CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 13, 2026, AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

Meeting presentations will be made available here (https://tinyurl.com/CPC8-13-26) by Monday, August 10, 2026. Compliant Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

Monique Lawshe, President
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Priscilla Chavez, Commissioner
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Sarah Johnson, Commissioner
Phyllis Klein, Commissioner
Brian Rosenstein, Commissioner
Jacob Saitman, Commissioner
Elizabeth Zamora, Commissioner

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Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Craig R. Weber, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's Rules and Operating Procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: https://planning-lacity-org.zoom.us/j/82823766613 OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 828 2376 6613 AND PASSCODE 982866. For hybrid meeting participation information, please click here. The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at https://planning.lacity.org/commissioners.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions,** limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that twelve (12) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to cpc@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case.

If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at **(213) 978-1299** or by email at cpc@lacity.org no

later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call **(213) 978-1300** or email cpc@lacity.org to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al **(213) 978-1300**. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at http://planning.lacity.org, by selecting "About," "Commissions, Boards & Hearings," filter by "City Planning Commission."

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
  - **Staff Report Back on Residential Care Facilities for the Elderly**.
- Advance Calendar
- Commission Requests

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. RECONSIDERATIONS

a. MOTIONS TO RECONSIDER – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 7.3, provided the Commission retains jurisdiction over the matter.

b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. CONSENT CALENDAR (5a and 5b)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

5a. **CPC-2026-1116-CU3-WDI** Council District: 5 – Yaroslavsky
CEQA: ENV-2026-1117-CE Last Day to Act: 09-27-26
Plan Area: Westwood

PUBLIC HEARING – Completed July 14, 2026

PROJECT SITE: 900 South Hilgard Avenue; 10794 West Le Conte Avenue

PROPOSED PROJECT:
Tenant improvement within an existing 15,629 square-foot vacant office building to accommodate a change of use to a new Kindergarten through 6th Grade private school serving up to 50 students and the construction of a 4,289 square-foot play area and mechanical screening on the building's roof top, reducing the total floor area from 15,629 square feet to 15,415 square feet. No change to the existing building height or massing is proposed.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Article 19, Section 15301, Class 1 (Existing Facilities), Section 15303, Class 3 (New Construction or Conversion of Small Structures), and Section 15332, Class 32 (In-Fill Development), an exemption from CEQA and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Chapter 1 Section 12.24 U.24(b) and Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use Permit to allow a K-6 private school use for a maximum of 50 students; and
3. Pursuant to LAMC Chapter 1 Section 12.37 I, a Waiver of Dedications and Improvements to waive street and corner dedications including a corner cut, roadway widening and improvements and sidewalk improvements along Hilgard Avenue and Le Conte Avenue, as required by Bureau of Engineering (BOE).

Applicant: Sutherland Dyke, Chippingford School Inc.
Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: Stephanie Escobar, City Planning Associate
stephanie.escobar@lacity.org
(213) 978-1492

5b. **CPC-2025-4639-CU3-TOIA-VHCA** Council District: 10 – Hutt
CEQA: ENV-2025-4640-CE Last Day to Act: 08-13-26
Plan Area: West Adams – Baldwin Hills – Leimert

PUBLIC HEARING – Completed May 1, 2026

PROJECT SITE: 3190 – 3240 South La Cienega Boulevard

PROPOSED PROJECT:
Construction, use, and maintenance of an eight-story, 379-unit, 304,000 square-foot residential development with a Floor Area Ratio of 5.96:1, three subterranean levels of parking and parking at the ground floor level, including 322 automobile parking spaces, 170 long term bicycle parking spaces, 17 short term bicycle parking

spaces and a total of 22,541 square feet of open space. The proposed building height is approximately 90 feet and six inches. The property is zoned R4-1-CPIO and R3-1VL-CPIO.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32, an exemption from CEQA and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Chapter 1 Section 12.24 U.26 and Chapter 1A Section 13.B.2.3 of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional use Permit for 120 percent increase in density over the Project site, in lieu of the otherwise permitted 35 percent increase in density allowable under LAMC Section 12.22 A.37;
3. Pursuant to LAMC Chapter 1A Section 12.22 A.38, A Density Bonus/ Transit Oriented Incentive Area (TOIA) Compliance Review for a Housing Development Project totaling 379 units and setting aside 42 units as Extremely Low Income Restricted Affordable Units for a period of 99 years or a term of no less than [55 (for rent) 45 (if for sale)] years if required by state or federal law, consistent with LAMC Chapter 1 Section 16.61 A, with the following requested On and Off-Menu Incentives and Waivers of Development Standards:
    a. An On-Menu Incentive to permit 22,541 square feet of open space, representing 10 percent of the residential unit area, in lieu of 39,025 square feet of open space as otherwise required by LAMC Chapter 1 Section 12.21 G.2;
    b. An On-Menu Incentive to permit a 20 percent reduction in ground floor height to permit an 8.8-foot ground floor height from finished floor to finished ceiling in lieu of the minimum ground floor height of 11 feet as otherwise required in the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section V-2.A.1.e;
    c. An Off-Menu Incentive to permit the transitional height to begin 25 feet above grade at the property line of the residential property abutting the east side of the adjacent alley for the first 25 feet in lieu of beginning the transitional height at grade at the adjacent residential property line as otherwise required in the West Adams – Baldwin Hills – Leimert CPIO Section V-2.A.2.b;
    d. A Waiver of Development Standards to permit a 98.7 percent increase in Floor Area Ratio (FAR) to allow a 5.96:1 FAR in lieu of the otherwise allowed 3:1 FAR in The West Adams – Baldwin Hills – Leimert CPIO Section V-2.B.1;
    e. A Waiver of Development Standards to permit a height increase to 90 feet and six-inches in lieu of the otherwise allowed 45 feet maximum height in the West Adams – Baldwin Hills Leimert – CPIO Section V-2.A.1.a; and
    f. A Waiver of Development Standards to permit a 41 percent reduction in the east side yard setback to allow six feet and six-inches in lieu of 11 feet as otherwise required by LAMC Chapter 1 Sections 12.10 C.2 and 12.11 C.2.

Applicant: S. D. Abraham, Mesa Rim, LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Staff: Kyle Winston, City Planner
kyle.winston@lacity.org
(213) 978-1348

6. **CPC-2025-3079-DB-VHCA** Council District: 5 – Yaroslavsky
CEQA: ENV-2025-3081-SE Last Day to Act: 08-13-26
Plan Area: West Los Angeles Continued From: 03-26-26

PUBLIC HEARING – Completed February 5, 2026

PROJECT SITE: 10535 Missouri Avenue; 1847 South Fairburn Avenue

PROPOSED PROJECT:
Construction of a six-story, 73-foot-six-inch-tall residential apartment building with 39 dwelling units, including three Very Low-Income units and three Moderate Income units. The Project will be approximately 49,464 square feet in floor area, with a Floor Area Ratio (FAR) of 4.35:1. The Project will provide 66 parking spaces at an at-grade and subterranean parking level. The site is currently improved with an existing duplex (Lot 14) and single-family dwelling (Lot 15), which will be demolished. No protected trees will be removed from the subject site; three existing, non-protected trees will be removed from the site; there is one existing street tree along the public right-of-way; no street trees will be removed; and the Project involves a haul route for the export of 6,600 cubic yards of soil.

REQUESTED ACTIONS:
1. Pursuant to Public Resources Code (PRC) Section 21080.66 and the provisions in Assembly Bill (AB) 130, that the Project is statutorily exempt from the California Environmental Quality Act ("CEQA") as a residential infill development;
2. Pursuant to Chapter 1 Sections 12.22 A.25(g) and (3) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 39 units, reserving three units for Very Low Income Household and three units for Moderate Income Household occupancy for a period of 99 years, with the following requested Off-Menu Incentives and Waivers of Development Standards:
    a. An Off-Menu Incentive for an increase in building height, up to 73-foot six-inch in lieu of the allowed 45 feet per the R3-1 Zone;
    b. An Off-Menu Incentive for an up to 45 percent increase in Floor Area Ratio (FAR) for a total FAR of 4.35:1 in lieu of the maximum FAR of 3:1, otherwise required per the R3-1 Zone;
    c. An Off-Menu Incentive for a minimum northerly side yard of seven feet in lieu of nine feet, otherwise required per the R3-1 Zone;
    d. An Off-Menu Incentive for a minimum southerly side yard of seven feet in lieu of nine feet, otherwise required per the R3-1 Zone; and
    e. A Waiver of Development Standards for an up to 25 percent decrease in the required open space, allowing a minimum of 3,525 square feet of open space in lieu of the required 4,700 square feet of open space otherwise required by LAMC Chapter 1 Section 12.21. G.2.

Applicant: David Hanasab
Representative: Matthew Hayden, Hayden Planning

Staff: Julissa Lopez-Hodoyan, Planning Assistant
julissa.lopez-hodoyan@lacity.org
(213) 978-1172

7. **CPC-2023-7894-GPA-ZC-CU-SPR-HCA** Council District: 2 – Nazarian
CEQA: ENV-2023-7895-MND Last Day to Act: 08-14-26
Plan Areas: Sun Valley – La Tuna Canyon Continued From: 06-25-26

PUBLIC HEARING – Completed March 10, 2026

PROJECT SITE: 7528 Bellaire Avenue

PROPOSED PROJECT:
Mixed-use commercial and residential development totaling 230,977 square feet, comprising approximately 217,827 square feet of commercial floor area and eight dwelling units (which were redesigned from the originally proposed eight one-bedroom units to now feature five one-bedroom units and three two-bedroom units) totaling 13,150 square feet. The Project Site is currently improved with a vacant single-family residence and two accessory structures/sheds.

REQUESTED ACTIONS:
1. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-7895-MND ("Mitigated Negative Declaration"), as circulated on October 2nd, 2025, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find that the mitigation measures have been made enforceable conditions on the project; and adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to City Charter Section 555 and Chapter 1 Section 11.5.6 of the Los Angeles Municipal Code (LAMC) Chapter 1 Section 11.5.6, a General Plan Amendment from Commercial Manufacturing, Parking Buffer, and Low Residential to Commercial Manufacturing for the entire site;
3. Pursuant to LAMC Chapter 1 Section 12.32, a Zone Change from RA-1, R1-1, and R2-1 to CM-1 for the entire site;
4. Pursuant to LAMC Chapter 1 Section 12.24 W.50, a Conditional Use Permit for storage of household goods within 500 feet of a residential use;
5. Pursuant to LAMC Chapter 1 Section 16.05, a Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential area; and
6. Pursuant to LAMC Chapter 1 Section 12.32 P, a minor change to parking requirements incidental to legislative actions to allow up to a 20 percent reduction in the required parking.

Applicant: Brett Henry, Trojan Storage of North Hollywood
Representative: Jeff McConnell/Katie Randazzo

Staff: Joshua Ordonez, Planning Assistant
joshua.ordonez@lacity.org
(213) 682-6370

The next regular meeting of the City Planning Commission
will be held on **Thursday, August 27, 2026 after 8:30 a.m.**

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at

ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Office at (213) 978-1300 or by email at cpc@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, **https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs.**

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ... "when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.