CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 10, 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/CPC9-10-26) by Tuesday, September 8, 2026. Compliant Day of Hearing Submissions will be added to this drive.

CLICK ON THE BLUE LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – July 9, 2026; July 23, 2026

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)

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-2025-2081-DB-VHCA** Council District: 14 – Jurado
CEQA: ENV-2025-2082-CE Last Day to Act: 09-26-26
Plan Area: Northeast Los Angeles

PUBLIC HEARING – Completed August 14, 2026

PROJECT SITE: 4127 East Supreme Court
(4127 – 4129 East Supreme Court; 4127 – 4129 North Mission Road)

PROPOSED PROJECT:
Demolition of the existing billboard structure on a 4,500-square-foot lot and the construction, use, and maintenance of a new, six-story 13-unit apartment building with two units reserved for Very Low-Income Households. The Project will include 13 one-bedroom units which will range from 532 square feet to 562 square feet. The building will have 9,499 square feet of floor area and a maximum building height of 78 feet. The Project will provide 1,105 square feet of open space consisting of a community room and rooftop open space.

The Project is eliminating required automobile parking spaces pursuant to California Government Code Section 65863.2 (AB 2097) and will provide 11 automobile parking spaces on the ground floor and a total of 17 bicycle parking spaces (15 long-term and two short-term). The Project also proposes to provide six new trees and to import approximately 215 cubic yards of earth materials.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Article 19, 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 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development Project consisting of a new six-story, 13-unit apartment building with two units reserved for Very Low-Income households, and requesting the following Off-Menu Incentives and Waivers of Development Standards:
    a. An Off-Menu Incentive for a 5.6 percent reduced rear yard setback of 17 feet in lieu of the 18 feet required per LAMC Chapter 1 Section 12.14 C.2;
    b. An Off-Menu Incentive for a 15.0 percent reduced open space of 1,105 square feet in lieu of the 1,300 square feet required per LAMC Chapter 1 Section 12.21 G.2;
    c. An Off-Menu Incentive for a 100 percent reduced north side yard setback of zero feet in lieu of the required nine feet per LAMC Chapter 1 Section 12.14 C.2;
    d. An Off-Menu Incentive for relief from Ordinance 173,070 (Subarea 7075A) to permit 100 percent residential development in lieu of prohibiting 100 percent residential development;
    e. A Waiver of Development Standards to permit a zero-foot south side yard setback in lieu of the required nine feet per LAMC Chapter 1 Section 12.14 C.2;
    f. A Waiver of Development Standards to permit zero-foot landscaped setbacks in lieu of the required five-foot landscaped setbacks (Commercial Corner Development) per LAMC Chapter 1 Section 12.22 A.23(a)(10)(i);
    g. A Waiver of Development Standards to permit a maximum building height of 78 feet, in lieu of a maximum of 25 feet and 33 feet (Transitional Height) as required per LAMC Chapter 1 Section 12.21.1 A.10;
    h. A Waiver of Development Standards to permit a maximum building height of 78 feet, in lieu of a maximum of 45 feet (Commercial Corner Development) as required per LAMC Chapter 1 Section 12.22 A.23(a)(1); and

i. A Waiver of Development Standards to permit a 41.4 percent increase in the Floor Area Ratio (FAR) to allow 2.12:1 in lieu of the 1.5:1 permitted in a commercial zone in Height District 1 per LAMC Chapter 1 Section 12.21.1 A.1.

Applicant: Brett Boston, Parkman Apartments, LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Staff: Linda Lou, City Planner
linda.lou@lacity.org
(213) 978-1473

6. **CPC-2026-3542-GPA-ZC** Council District: 7 – Rodriguez
CEQA: **CF 23-0929** Last Day to Act: 10-08-26
Plan Area: Sylmar

PUBLIC HEARING REQUIRED

PROJECT SITE: 16300 Foothill Boulevard

PROPOSED PROJECT:
Construction, use, and maintenance of a new two-story Los Angeles Fire Department fire station (Station No. 31) on a 35,067 square-foot vacant lot.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Article 19, 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 City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Sylmar Community Plan from Limited Industrial to Public Facilities; and
3. Pursuant to LAMC Section 12.32, a Zone Change from [Q]M1-1 to (T)PF-1.

Applicant: City of Los Angeles

Staff: Dang Nguyen, City Planner
dang.nguyen@lacity.org
(818) 374-5027

The next regular meeting of the City Planning Commission
will be held on **Thursday, September 24, 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.