

LOS ANGELES CITY PLANNING COMMISSION  
**OFFICIAL** MEETING MINUTES  
THURSDAY, JULY 23, 2026 REGULAR MEETING  
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2<sup>nd</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CA 91401

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](https://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, FILTER BY “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The City Planning Commission regular meeting of July 23, 2026 was conducted in person in the Van Nuys City Hall, Council Chamber, 2<sup>nd</sup> Floor and via Zoom webinar in a hybrid meeting format.

Commission Vice President Caroline Choe called the meeting to order at 8:32 a.m. with Commissioners Martina Diaz, Sarah Johnson, Phyllis Klein, and Brian Rosenstein in attendance.

Commission President Monique Lawshe and Commissioners Priscilla Chavez, Jacob Saitman, and Elizabeth Zamora were not in attendance.

Also in attendance were Lisa M. Webber, Deputy Director and Kimberly Huangfu, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez and Marcos G. Godoy, Administrative Clerks.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Lisa M. Webber, Deputy Director on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- There were no Commission requests.
- No meeting minutes to adopt.

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

No speakers addressed the Commission during Neighborhood Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsideration.

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**ITEM NO. 5a  
(CONSENT CALENDAR)**

**CPC-2024-3112-DB-VHCA**

CEQA: ENV-2024-3113-HES-PEIR

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Hutt

Last Day to Act: 07-31-26

**PUBLIC HEARING** – Completed April 9, 2026

**PROJECT SITE:** 2800, 2802, 2806, 2810, 2814 West Jefferson Blvd; 3411 South 8th Avenue

**IN ATTENDANCE:**

Isaiah Ross, City Planning Associate and Kyle Winston, City Planner, representing the Planning Department; and Gary Benjamin, representing the Applicant.

**MOTION:**

Commissioner Rosenstein moved to put forth the actions below in conjunction with the following Project, as stated on the record:

Construction, use, and maintenance of a six-story, 70-unit, 70,852 square-foot mixed use, multifamily development with a Floor Area Ratio of 3.34:1 and 2,000 square feet of ground floor commercial space, including 45 automobile parking spaces and a total of 6,602 square feet of common open space. The proposed building height is approximately 70 feet.

1. Determine, in the independent judgement of the decision maker pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, the Proposed Housing Project is within the scope of the program approved with the 2021 – 2029 Housing Element for which the 2021 – 2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendums; and adopt the Mitigation Monitoring Program (MMP) for the Proposed Housing Project;
2. Approve, pursuant to Chapter 1 Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentives Compliance Review for a Housing Development Project comprised of 70 dwelling units and setting aside nine units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following On- and Off Menu Incentives and Waivers of Development Standards:
  - a. An On-Menu Incentive to permit a 20 percent reduction in open space to allow 6,602 square feet in lieu of 8,250 square feet as otherwise required by LAMC Chapter 1A Section 12.21G.2;
  - b. An Off-Menu Incentive to eliminate the loading space requirements of LAMC Chapter 1A Section 12.21 C.6(d);
  - c. An Off-Menu Incentive to permit a minimum of 37 percent (63 feet and six-inches) of the length of the primary frontage to be provided as public interior space in lieu of a minimum of 75 percent as otherwise required by the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section II-2.D.3.d.1;
  - d. An Off-Menu Incentive to permit 123 percent increase in Floor Area Ratio (FAR) to allow a FAR of 3.34:1 for a total floor area of 70,852 square feet in lieu of the otherwise allowed 1.5:1 FAR by LAMC Chapter 1A Section 12.21.1 A.1;

- e. A Waiver of Development Standards to permit a 73 percent reduction in the required rear yard setback to permit five feet in lieu of the otherwise required 18 feet by LAMC Chapter 1A Section 12.14 C.2;
  - f. A Waiver of Development Standards to permit a 25-foot height increase to allow a height of 70 feet in lieu of the otherwise allowed 45 feet by LAMC Chapter 1A Section 12.21.1 A.1;
  - g. A Waiver of Development Standards to permit a height increase of three stories to allow a total of six stories in lieu of the otherwise allowed three stories by LAMC Chapter 1A Section 12.21.1 A.1; and
  - h. A Waiver of Development Standards to permit the transitional height to begin 31 feet above grade at the property line of the residential property abutting the south side of the adjacent alley in lieu of the otherwise required 15 feet by CPIO Section II-2.A.2.a;
- 3. Adopt the Conditions of Approval; and
  - 4. Adopt the Findings.

Commissioner Klein seconded the motion and the vote proceeded as follows:

Moved: Rosenstein  
 Second: Klein  
 Ayes: Diaz, Johnson, Choe  
 Absent: Chavez, Lawshe, Saitman, Zamora

**Vote: 5 – 0**

**MOTION PASSED**

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**ITEM NO. 5b  
 (CONSENT CALENDAR)**

**CPC-2020-1685-DB-SPR-VHCA**

CEQA: ENV-2020-1686-SE

Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla

Last Day to Act: 07-26-26

**PUBLIC HEARING** – Completed May 26, 2026

**PROJECT SITE:** 8465 – 8479 North Glenoaks Boulevard; 8400 and 8424 North Wheatland Avenue

**IN ATTENDANCE:**

Joshua Ordonez, Planning Assistant, Dang Nguyen, City Planner and Jojo Pewsawang, Senior City Planner, representing the Planning Department; and Argineh Mailian, representing the Applicant.

**MOTION:**

Commissioner Rosenstein moved to put forth the actions below in conjunction with the following Project, as stated on the record:

A new 48 feet and six inch high, four-story, 106,272 square foot, 93-unit multi-family residential apartment building on an approximately 54,514.4 square foot lot. The Project proposes a mix of market rate and affordable housing and will be comprised of 12 units (13 percent) for Low Income Households and seven units (seven percent) for Very Low-Income Households for a total of 19 affordable units and 74 market rate units.

- 1. Determine, based on the whole of the administrative record, that the Project is statutorily exempt from California Environmental Quality Act (CEQA) pursuant to California Public Resource Code Section 21080.66 (Assembly Bill 130);
- 2. Approve, pursuant to Chapter 1 Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 70 percent Density Bonus for a Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy, with the following Off-Menu Incentives and Waiver of Development Standards:

- a. An Off-Menu Incentive for an increase in Floor Area Ratio (FAR) up to 2.025:1 in lieu of the standard 1.5:1 limit pursuant to LAMC Chapter 1 Section 12.21.1 A.1;
  - b. An Off-Menu Incentive for an up to 74 percent increase in the height requirement, allowing up to 48 feet and six inches in height in lieu of the permitted 28 feet per the zoning regulation of R1P-1VL Zone pursuant to LAMC Chapter 1 Section 12.21.1 A.1;
  - c. An Off-Menu Incentive for a decrease in the side yard setback, permitting a four-foot side yard in lieu of the required seven-foot side yard pursuant to LAMC Chapter 1 Section 12.08 C2.A;
  - d. A Waiver of Development Standards to allow a building height of 48 feet and six inches in lieu of the permitted 33-foot transitional height limit in the R1P Zone pursuant to LAMC Chapter 1 Section 12.21.1 A.10;
  - e. A Waiver of Development Standards to eliminate the side yard plane break requirement per LAMC Chapter 1 Section 12.08 C2.A; and
  - f. A Waiver of Development Standards to allow a building height of 48 feet and six inches in lieu of the permitted 45 feet in the C2-1VL Zone pursuant to LAMC Chapter 1 Section 12.21.1 A.1;
3. Approve, pursuant to LAMC Chapter 1 Section 16.05, a Site Plan Review for a Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy;
  4. Adopt the Conditions of Approval; and
  5. Adopt the Findings.

Commissioner Klein seconded the motion and the vote proceeded as follows:

Moved: Rosenstein

Second: Klein

Ayes: Diaz, Johnson, Choe

Absent: Chavez, Lawshe, Saitman, Zamora

**Vote: 5 – 0**

## **MOTION PASSED**

There being no further business before the Commission, Commission Vice President Choe adjourned the meeting at 8:37 a.m.



Cecilia Lamas, Commission Executive Assistant II  
Los Angeles City Planning Commission



Caroline Choe, Vice President  
Los Angeles City Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**SEP 10 2026**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**