CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 22, 2026, AFTER 8:30 A.M.
VAN NUYS CITY HALL
COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET
VAN NUYS, CA 91401

Meeting presentations will be made available here (https://tinyurl.com/CPC10-22-26) by Monday, October 19, 2026. Compliant Day of Hearing 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
Caroline Choe, Vice President
Priscilla Chavez, Commissioner
Martina Diaz, Commissioner
Sarah Johnson, Commissioner
Phyllis Klein, Commissioner
Brian Rosenstein, Commissioner
Jacob Saitman, Commissioner
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
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 general 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/86393834224 OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 863 9383 4224 AND PASSCODE 524874. 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.

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. Materials are to be emailed to cpc@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48 hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to cpc@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to cpc@lacity.org and 15 hard copies must be submitted at the in-person meeting. 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.” For additional information regarding the format of this telephonic public meeting, please visit our website at http://planning.lacity.org.

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
  - Charter Reform updates related to Planning.
- Advance Calendar
- Commission Requests
- Meeting Minutes – September 10, 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 9.3, 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 (NO ITEMS)

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.

6. VTT-84600-1A

Council District: 13 – Soto-Martinez
Last Day to Act: 11-23-26

CEQA: ENV-2025-5791-SE
Related Case: CPC-2025-5792-DB-PR
Plan Area: Hollywood

PUBLIC HEARING REQUIRED

PROJECT SITE: 1350 – 1362 North Western Avenue; 1377 North Serrano Avenue; 5433 – 5499 West Fernwood Avenue

The Department of City Planning is requesting that the matter be continued to a date certain of January 14, 2027.

PROPOSED PROJECT:
Merger and re-subdivision of the project site into three airspace lots and three ground lots; and the merger of 10-foot and 12-foot-wide dedications along Western Avenue and a two-foot-wide dedication along Fernwood Avenue into the Project Site.

APPEAL:
An appeal of the August 27, 2026, Deputy Advisory Agency determination which:

1. Determined, 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. Approved, pursuant to Sections 17.03, 17.15 and 13B.7 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 84600, for the merger and re-subdivision of the Project site into three airspace lots and three ground lots; and the merger of 10-foot and 12-foot-wide dedications along Western Avenue and a two-foot-wide dedication along Fernwood Avenue into the Project site, as shown on the map stamp-dated January 12, 2026; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Georgetown 1350 Western, LLC
Representative: Kyndra Casper, DLA Piper, LLP

Appellant: Doug Haines, La Mirada Avenue Neighborhood Association

Staff: Michelle Carter, City Planner
michelle.carter@lacity.org
(213) 978-1262

7. **CPC-2025-5792-DB-PR** Council District: 13 – Soto-Martinez
CEQA: ENV-2025-5791-SE Last Day to Act: 11-12-26
Related Case: VTT-84600-1A
Plan Area: Hollywood

PUBLIC HEARING – Completed April 29, 2026

PROJECT SITE: 1350 – 1362 North Western Avenue; 1377 North Serrano Avenue; 5433 – 5499 West Fernwood Avenue

The Department of City Planning is requesting that the matter be continued to a date certain of January 14, 2027.

PROPOSED PROJECT:
Demolition of an existing surface parking lot and a parking structure and the construction, use, and maintenance of a new eight-story, 85-foot tall, 302,979 square-foot mixed-use building with 251 residential units, of which 21 units will be reserved for Very Low Income Households, and 2,489 square-feet of ground floor commercial space.

REQUESTED ACTIONS:
1. A Statutory Exemption from California Environmental Quality Act (CEQA) pursuant to California Public Resource Code Section 21080.66 (Assembly Bill 130);
2. Pursuant to Chapter 1 Section 12.22 A.37 and Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC), and Assembly Bill (AB) 1287, a Density Bonus to allow a 34 percent density increase to allow the construction of a new mixed-use building with 251 dwelling units, including 21 units reserved for Very Low Income Households, with the following requested On-Menu Incentives and Waivers or Modifications of Development Standards:
   a. An On-Menu Incentive to allow averaging of floor area ratio, density, parking, or open space, and permitting vehicular access across the entire project site;
   b. An On-Menu Incentive to allow a 47 percent increase in Floor Area Ratio (FAR) to permit a FAR of 2.2:1 in lieu of 1.5:1;
   c. A Waiver of Development Standards to allow a reduction in the residential side yard setback along Fernwood Avenue to permit five feet and six inches in lieu of 11 feet;
   d. A Waiver of Development Standards to allow a reduction in the residential rear yard setback along the interior east lot line to permit two feet and two inches in lieu of 20 feet; and
   2. Pursuant to LAMC Chapter 1 Section 16.05 and Chapter 1A Section 13B.2.4, a Project Review for a development project which creates or results in an increase of 50 or more dwelling units.

Applicant: Georgetown 1350 Western, LLC
Representative: Kyndra Casper, DLA Piper, LLP

Staff: Michelle Carter, City Planner
michelle.carter@lacity.org
(213) 978-1262

8. **CPC-2023-2306-GPA-VZC-HD-MCUP-PR** Council District: 1 – Hernandez
CEQA: ENV-2023-2307-EIR Last Day to Act: 11-09-26
Plan Area: Central City North

PUBLIC HEARING – Completed August 26, 2026

PROJECT SITE: 110 – 130 West College Street; 117 – 119 West Bruno Street; 943 – 973 North Main Street

PROPOSED PROJECT:
Removal of an existing surface parking lot to construct a new five-story, 232,802-square-foot commercial development consisting of 224,597 square feet of office, 4,095 square feet of restaurant, and 4,110 square feet of retail uses, on an approximately 2.2-acre site. The Project would have a maximum building height of 88 feet and includes parking within one subterranean level and two above-grade levels.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2023-2307-EIR, certified on August 28, 2026, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Charter Section 555 and Chapter 1 Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to amend the Central City North Community Plan to remove Footnote No. 7 from the Project Site, which would otherwise limit the Floor Area Ratio (FAR) for commercial development at the Project Site to a maximum of 1.5:1 FAR;
3. Pursuant to LAMC Chapter 1A Sections 13B.1.4.I., a Vesting Zone and Height District Change Ordinance from [Q]C2-2-RIO and [T][Q]C2-2-RIO to (T)(Q)C2-2D-RIO;
4. Pursuant to LAMC Chapter 1 Section 12.24 W.1, a Main Conditional Use Permit for the sale and dispensing of a full-line of alcohol beverages for on-site and off-site consumption within up to three establishments, in connection with the proposed restaurant and retail spaces; and
5. Pursuant to LAMC Chapter 1 Section 16.05, a Project Review for a development which creates, or results in an increase of 50,000 gross square feet or more of non-residential area.

Applicant: S&R Partners, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: Lakshmi Gangamreddypalli, Planning Assistant
lakshmi.gangamreddypalli@lacity.org
(213) 978-1394

9. **CPC-2026-4893-CA** Council District: Citywide
CEQA: ENV-2026-4894-SE; ENV-2020-6762-EIR Last Day to Act: 01-05-27
ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2
Plan Area: Citywide

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED CODE AMENDMENT:
The proposed Housing Element Sites and Minimum Density Amendment Ordinance (HESMD Amendment Ordinance) is a citywide Code Amendment in Chapters 1 and 1A of the Los Angeles Municipal Code (LAMC) that will: 1) clarify eligibility and review procedures, 2) permit a project to utilize adjacent sites, and 3) improve clarity and internal consistency by correcting errors, omissions, or ambiguous language.

The proposed Lower Income Sites Ordinance (LI Sites Ordinance) is a citywide ordinance that will: 1) adopt the Lower Income Rezoning Housing Element Sites List by ordinance; and 2) update the Lower Income Rezoning Housing Element Sites List consistent with current eligibility and site standards to ensure continued compliance with state law requirements.

The Housing Element Sites and Minimum Density Ordinance (HESMDO) was adopted in February of 2025 and established a ministerial review process for Prior Housing Element Sites and Lower Income Rezoning Housing Element Sites that provide at least 20 percent of units as affordable and available to Lower Income Households, locally codifying Housing Element Law in Government Code 65583.2.

REQUESTED ACTIONS:

1. Find and recommend the City Council find, based on the whole of the administrative record in the independent judgment of the decision maker, that the Proposed Project is statutorily exempt under the California Environmental Quality Act (CEQA) pursuant to the California Public Resources Code Section 21080.085(a); and find that the Project was assessed in the Housing Element Environmental Impact Report ("EIR") Number ENV-2020-6762 (SCH No. 2021010130) certified on November 29, 2021, and Addenda 1 and 2 (ENV-2020-6762-EIR-ADD1 and ENV-2020-6762-EIR-ADD2), and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR is required;
2. Approve and recommend that the City Council adopt, pursuant to Charter Section 558(b)(2) of the City Charter, and Chapter 1A Section 13B.1.3 of the Los Angeles Municipal Code (LAMC), the proposed HESMD Amendment Ordinance, to amend the Zoning Code including amendments to Chapter 1 and 1A of the LAMC, including revisions to sections 16.70, 12.22 A.37, 12.22 A.38, and 12.22 A.39 of Chapter 1 and any related Code sections of Chapter 1 and Sections 1.5.1, 1.5.13, 1.5.14, 1.5.15, 4C.15.2, 4C.15.4, 6B.2, 6C.2.1, 9.2.1, 9.2.2, 9.2.3, 9.2.4, 9.2.5, 9.2.6, and 14.3 of Chapter 1A and any related Code sections of Chapter 1A;
3. Approve and recommend the City Council adopt, pursuant to Charter Section 558(b)(2), the Lower Income Sites Ordinance;
4. Adopt the Staff Recommendation Report as the Commission's report; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Erika Cui, City Planner
erika.cui@lacity.org
(818) 374-5046

The next regular meeting of the City Planning Commission
will be held on **Thursday, November 12, 2026 after 8:30 a.m.**

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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 Executive Assistant at (213) 978-1299 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.