COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 27, 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/CPC8-27-26) by Monday, August 24, 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

- Election of Officers
- Legal actions and issues update
- Items of Interest
- 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 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 (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 Continued from: 08-13-26

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-2023-2109-HD-CPIO-ZV-PR*** Council District: 10 – Hutt
CEQA: ENV-2023-2110-MND Last Day to Act: 08-27-26
Plan Area: West Adams – Baldwin Hills – Leimert

PUBLIC HEARING – Completed April 24, 2026

PROJECT SITE: 5741 West Jefferson Boulevard; 3336, 3348, 3352 South La Cienega Place

PROPOSED PROJECT:
Construction of an approximately 303,453 square-foot, 86 foot, six-story, mixed-use building consisting of retail and self-storage uses with a 3.49:1 Floor Area Ratio (FAR). The Proposed Project will consist of 6,720

square feet of retail use, automobile parking at the ground floor and 296,733 square feet of self-storage use on the first floor through sixth floor levels. The Proposed Project will provide 58 automobile parking spaces and 66 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-2110-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Chapter 1 Section 12.32 of the Los Angeles Municipal Code (LAMC), a Height District change from Height District 1VL to Height District 2;
3. Pursuant to LAMC Chapter 1 Sections 13.14 and 12.32, a West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Amendment to allow:
    a. An increase in the Floor Area Ratio (FAR) to 3.49:1 in lieu of the otherwise permitted 1.5:1 FAR in the West Adams – Baldwin Hills – Leimert CPIO Section V-2.B.1;
    b. An increase in the allowable building height to approximately 85 feet and eight-inches in lieu of the otherwise permitted 45 feet in the West Adams – Baldwin Hills – Leimert CPIO Section V-2.A.1.a; and
    c. An Access driveway separated by a distance of approximately 78 feet and two-inches in lieu of the otherwise permitted minimum access driveway distance of 200 feet apart in the West Adams – Baldwin Hills – Leimert CPIO Section V-2.E.2.f;
4. Pursuant to LAMC Chapter 1 Section 12.27, a Zone Variance to allow a mixed-use, self-storage facility with ground floor retail in the MR1-1VL-CPIO Zone; and
5. Pursuant to LAMC Chapter 1 Section 16.05, a Project Review to allow the development project in excess of 50,000 square feet of nonresidential floor area.

*The hearing notice identified this case as CPC-2023-2109-HD-SP-ZV-SPR, reflecting the entitlements as originally filed. The case number has been modified to reflect the appropriate entitlements.

Applicant: Cherry Miao, Public Storage
Representative: Francis Park, Park and Velayos LLP

Staff: Isaiah Ross, City Planning Associate
isaiah.ross@lacity.org
(213) 238-7731

6. **VTT-73957-HCA-1A** Council District: 7 – Rodriguez
CEQA: ENV-2016-2070-MND Last Day to Act: 08-27-26
Related Case: DIR-2019-952-SPP-1A Continued from: 06-25-26
Plan Areas: Sunland – Tujunga – Lake View Terrace
Shadow Hills – East La Tuna Canyon

PUBLIC HEARING REQUIRED

PROJECT SITE: 8100, 8150, and 8160 West McGroarty Street; 10000 North McVine Terrace

The City Planning Department is requesting that the matter be continued to a date uncertain.

PROPOSED PROJECT:
Subdivision of two lots totaling 853,737 gross square feet (19.6 acres) and 830,113 net square feet (19.06 acres) currently improved with three existing buildings (one two-story single-family dwelling and three-car garage; and one approximately 2,379 square foot private school with accessory living quarters) to create 13 single-family lots with private street access. The Applicant proposed an Adjustment for Lot 7 to reduce the minimum required lot width to 60 feet in lieu of the otherwise required 70 feet.

APPEAL:
An appeal of the December 9, 2025, Deputy Advisory Agency determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2070-MND as circulated on May 15, 2025 ("Mitigated Negative Declaration"), 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; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Chapter 1 Sections 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. VTT-73957-HCA, for a maximum 13 lots, as shown on revised map stamp-dated February 12, 2019, in the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan. The Advisory Agency also approved an Adjustment to allow a 15 percent reduction of the lot width to allow 60 feet in lieu of otherwise required 70 feet as required by LAMC Section 12.07.01.C.4 for proposed Lot 7; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Albert Davitian and Aida Galstyan
Representative: Hayk Martirosian, Techna Land Co., Inc.

Appellant: McGroarty Environmental Review Coalition
Representative: Jamie T. Hall, Channel Law Group, LLP

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

7. **DIR-2019-952-SPP-1A** Council District: 7 – Rodriguez
CEQA: ENV-2016-2070-MND Last Day to Act: 08-27-26
Related Case: VTT-73957-HCA-1A Continued from: 06-25-26
Plan Area: Sunland – Tujunga – Lake View Terrace
Shadow Hills – East La Tuna Canyon

PUBLIC HEARING REQUIRED

PROJECT SITE: 8100, 8150, and 8160 West McGroarty Street; 10000 North McVine Terrace

The City Planning Department is requesting that the matter be continued to a date uncertain.

PROPOSED PROJECT:

A San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Compliance Review for the construction, use, and maintenance of 11 single-family dwelling units on the project site. The site is currently improved with three existing buildings. The existing single-family dwelling will remain, and the private school/accessory living quarters is proposed to be converted to a single-family residence. The additional 11 single-family dwelling units proposed for construction will result in a total of 13 single-family dwellings on the project site. The Applicant is proposing 47,720 cubic yards grading. The Applicant is proposing to remove seven protected trees of the existing 106 native protected trees and up to 63 non-protected trees.

APPEAL:
An appeal of the December 11, 2025, Director of Planning determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2070-MND as circulated on May 15, 2025 ("Mitigated Negative Declaration"), 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; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved with Conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code, a San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Permit Compliance Review for the construction, use, and maintenance of 11 single-family dwelling units for a total of 13 single-family dwellings on the Project site. The existing single-family dwelling will remain, and the private school/accessory living quarters is proposed to be converted to a single-family residence. The Applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. There are 106 native protected trees and 63 non-protected mature trees on the subject site. The Applicant is proposing to remove seven protected trees (six Oak and one Sycamore) and up to 63 non-protected trees. The subject site is not located within a Prominent Ridgeline Protection Area, Scenic Highway Corridor, or an Equestrian "K" District; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Albert Davityan
Representative: Hayk Martirosian, Techna Land Co., Inc.

Appellant: John Vasquez, McGroarty Environmental Review Coalition
Representative: Jamie T. Hall, Channel Law Group, LLP

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

8. **CPC-2022-6472-DB-CU-SPP-HCA** Council District: 3 – Blumenfield
CEQA: ENV-2022-6473-SE Last Day to Act: 08-27-26
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

PUBLIC HEARING – Completed May 12, 2026

PROJECT SITE: 5353 North Del Moreno Drive

PROPOSED PROJECT:
Demolition of existing improvements and the construction, use, and maintenance of a 41,567 square-foot mixed-use development, inclusive of a Residential Care Facility for Elderly (RCFE) comprised of 71 rooms, eight of which are to be reserved for Very Low Income Senior Citizens. The three-story 46-foot-high building with a 500 square-foot covered rooftop area will contain 40,559 square feet of residential floor area and 1,008 square feet of commercial floor area, inclusive of a 437 square-foot café and a 571 square-foot

physiotherapy center, having a maximum Floor Area Ratio (FAR) of 2.75:1. The rooms range from 210 to 215 square feet in size. The Project proposes providing zero automobile and zero bicycle parking spaces. On-site amenities include main living, dining and yoga rooms on the second and third floors. The Proposed Project includes the export of approximately 9,337 cubic yards of soil (haul route) and removal of 19 non-protected on-site trees.

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.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 71 rooms, eight of which (10 percent) are Restricted Affordable Housing Rooms for Very-Low Income households set aside for a period of 55 years, and 63 of which are market-rate rooms, with the following requested Off-Menu Incentives and Waivers of Development Standards:
    a. An Off-Menu Incentive to allow a zero-foot street dedication in lieu of the one-foot dedication otherwise required, pursuant to LAMC Chapter 1 Section 12.37;
    b. An Off-Menu Incentive to allow a waiver of Low Impact Development (LID) requirements otherwise required pursuant to LAMC Chapter 1 Section 64.70 (Ordinance Nos. 181,899 and 183,883);
    c. A Waiver of Development Standard to allow a Floor Area Ratio (FAR) of 2.75:1 in lieu of 1.0:1 FAR, as otherwise permitted pursuant to the Ventura – Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
    d. A Waiver of Development Standard to allow up to a 100 percent reduction in the required front yard setback, permitting a zero-foot front yard setback in lieu of the 18 inches otherwise required, pursuant to the Ventura – Cahuenga Boulevard Corridor Specific Plan, Section 7.A.3.a.ii;
    e. A Waiver of Development Standard to allow up to a 60 percent reduction in the required northern side yard setback, permitting a four-foot northern side yard setback in lieu of the seven feet otherwise required, pursuant to LAMC Chapter 1 Section 12.13.5.B.2;
    f. A Waiver of Development Standard to allow up to a 60 percent reduction in the required southern side yard setback, permitting a four-foot southern side yard setback in lieu of the seven feet otherwise required, pursuant to LAMC Chapter 1 Section 12.13.5.B.2;
    g. A Waiver of Development Standard to allow up to 75 percent reduction in the required rear yard setback to allow four-foot in lieu of 16 feet otherwise required pursuant to LAMC Chapter 1 Section 12.13.5.B.2;
    h. A Waiver of Development Standard to allow a lot coverage of 87 percent in lieu of the 60 percent otherwise permitted, pursuant to the Ventura – Cahuenga Boulevard Corridor Specific Plan Section 7.B.2;
    i. A Waiver of Development Standard to allow a height of 46 feet in lieu of the 30 feet otherwise permitted, pursuant to the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.f;
    j. A Waiver of Development Standards to allow zero transition in height in lieu of the minimum transition in height otherwise required pursuant to LAMC Chapter 1 Section 12.21.1.A.10;
    k. A Waiver of Development Standard to allow zero residential parking spaces in lieu of the 78 spaces otherwise required, pursuant to LAMC Chapter 1 Section 12.21 A.4;
    l. A Waiver of Development Standard to allow zero commercial parking spaces in lieu of the eight spaces, otherwise required by the Ventura – Cahuenga Boulevard Corridor Specific Plan Section 7.F.1.c and LAMC Chapter 1 Section 12.21 A.4;
    m. A Waiver of Development Standard to allow zero short-term bicycle parking spaces in lieu of the 11 bicycle parking spaces, seven for residential and four for commercial, otherwise required, pursuant to LAMC Chapter 1 Section 12.21 A.16;
    n. A Waiver of Development Standard to allow zero long-term bicycle parking spaces in lieu of the 11 bicycle parking spaces, seven residential and four commercial spaces, otherwise required, pursuant to LAMC Chapter 1 Section 12.21 A.16;
    o. A Waiver of Development Standards to allow zero square feet of landscape area in lieu of the otherwise required minimum landscape area, pursuant to LAMC Chapter 1 Sections 12.40 and 12.43; and
    p. A Waiver of Development Standards to allow zero trees in lieu of the otherwise required minimum number of trees, pursuant to LAMC Chapter 1 Sections 12.40 and 12.43;

3. Pursuant to LAMC Chapter 1 Section 12.24 W.27, a Conditional Use Permit to authorize hours of operation that exceed the hours of 7:00 a.m. to 11:00 p.m., as otherwise permitted within a Commercial Corner Development; and
4. Pursuant to LAMC Chapter 1 Section 11.5.7 C and the Ventura – Cahuenga Boulevard Corridor Specific Plan Section 9, a Project Compliance Review.

Applicant: Janet Jha
Representative: Akhilesh Jha

Staff: Adrineh Melkonian, City Planner
adrineh.melkonian@lacity.org
(213) 978-1301

The next regular meeting of the City Planning Commission
will be held on **Thursday, September 10, 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.