LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, SEPTEMBER 10, 2026 REGULAR MEETING
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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.** 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 September 10, 2026 was conducted in person in Los Angeles City Hall, Council Chamber, Room 340 and via Zoom webinar in a hybrid meeting format.

Commission President Monique Lawshe called the meeting to order at 8:34 a.m. with Commission Vice President Caroline Choe and Commissioners Martina Diaz, Brian Rosenstein, Jacob Saitman and Elizabeth Zamora in attendance.

Commissioners Priscilla Chavez, Sarah Johnson, and Phyllis Klein were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Deputy Director, and Parissh Knox and Ernesto Velazquez, Deputy City Attorneys. Commission Office Staff participation included Kinikia Gardner, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission Request:
  - Commissioner Diaz announced a planned absence for the meeting of September 24, 2026

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

Before proceeding to open Item No. 3, Commission President Lawshe re-opened Item No. 1 for the adoption of the meeting minutes.

ITEM NO. 1

- Meeting Minutes:
  Commissioner Klein moved to approve the Meeting Minutes of July 9, 2026 and July 23, 2026. Commissioner Rosenstein seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5a
(CONSENT CALENDAR)

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)

IN ATTENDANCE:
Linda Lou, City Planner, and Vanessa Soto, Senior City Planner, representing the Planning Department; and Gary Benjamin, representing the Applicant.

MOTION:
Commission Vice President Choe moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332

(Class 32), for in-fill development, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;

2. Approve, 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 totaling 13 units, reserving two units for Very Low-Income Household occupancy for a period of 55 years with 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.
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 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 HELD

PROJECT SITE: 16300 Foothill Boulevard

IN ATTENDANCE:
Phyllis Nathanson, Principal City Planner, Jojo Pewsawang, Senior City Planner, and Dang Nguyen, City Planner, representing the Planning Department; and Tammy Sam, Architect, City of Los Angeles, Department of Public Works, Bureau of Engineering, 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 new two-story Los Angeles Fire Department fire station (Station No. 31) on a 35,067 square-foot vacant property.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and recommend that the Mayor approve and the City Council adopt the attached Resolution, pursuant to City Charter Section 555, Chapter 1 Section 11.5.6 and Chapter 1A Section 13B.1.1 of the Los Angeles Municipal Code (LAMC), for a General Plan Amendment to amend the land use designation from Limited Industrial to Public Facilities for the entire site;
3. Approve and recommend that the City Council adopt the Ordinance, pursuant to LAMC Chapter 1 Section 12.32 and Chapter 1A Section 13B.1.4, for a Zone Change from [Q]M1-1 to (T)PF-1;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: **6 – 0**

MOTION PASSED

There being no further business before the Commission, Commission President Lawshe adjourned the meeting at 9:02 a.m.

Monique Lawshe, President
Los Angeles City Planning Commission

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

ADOPTED
CITY OF LOS ANGELES

OCT 22 2026

CITY PLANNING DEPARTMENT
COMMISSION OFFICE