



Regular Board Meeting Agenda
Tuesday, October 20th, 2026 at 6:30PM



Zoom Meeting - Participate Online or by Telephone

Participate online: join the meeting: <https://us02web.zoom.us/j/83490684441>
Participate by telephone: +1-669-900-6833 then enter Meeting ID: 834 9068 4441 and press #
In conformity with the January 1st, 2026 enactment of California Senate Bill 707 (Durazo) and LA City Council-approved Council File 23-1114, this meeting of GTLNC will be conducted virtually.

Supporting documents and files available at [GTLNC.org](https://www.gtlnc.org).

1. Call to Order. Roll Call. Announcements.
2. Brown Act Public Comment on Non-Agenda Items only. Please fill out a speaker card.
3. Updates from Community, City, Regional and State Representatives.
4. Items for consideration.
 - 4.1 Council File 09-0969-S4 (Planning Land Use Fees Update / Annual Inflation Adjustment). Increases public fees to appeal a proposed project to the Los Angeles City Planning Department from several hundred dollars to as much as a several thousand dollars.
 - 4.2 Ballot Measure PL — City Planning Department. Los Angeles City Charter Amendment PL | Council File 26-1100-S12 | November 3, 2026 election. Discussion of proposed changes to City planning authority, commission structure, land-use review procedures, and deadlines for certain General Plan Amendments. Refer to the Measure PL Neutral Briefing (Attachment 1) for summary of proposed changes and questions for Council consideration. Determine whether GTLNC should take a position on the measure. (Paul Hartel)
5. Approve minutes from prior GTLNC Regular Board Meeting: Tuesday, September 15th, 2026. (not available at agenda posting deadline).
6. Approve September 2026 GTLNC Monthly Expenditure Report. File 1 of 5
7. Consent Calendar.
 - 7.1 Approve up to \$595.68 for Moore Business Results invoice #GTLNC 2026 1001 dated October 1st, 2026 for GTLNC.org communication and developer services. File 2 of 5
 - 7.2 Approve up to \$314.28 for Moore Business Results invoice #GTLNC 2026 0901 dated September 1st, 2026 for GTLNC.org communication and developer services. File 3 of 5

8. Information Items.

- 8.1 Super El Niño / Los Angeles River Flood Control Request for Action (RFA). RFA prepared pursuant to GTLNC's unanimous approval of the concept on Tuesday, June 16th, 2026. The RFA alerts responsible agencies to area-specific potential flood risks in Greater Toluca Lake and surrounding area, and calls for appropriate emergency preparedness, public notifications, and related protective actions. No board action requested. (Mary O'Hare, Kelly Cole) File 4 of 5
- 8.2 Fast and Furious Rollercoaster Updates. Valley Village Residents Association, Studio City Neighborhood Council, Studio City Resident Association have now passed resolutions substantially identical to GTLNC's resolution, which was passed unanimously on Tuesday, August 18th, 2026. See undated letter from Councilmember Nazarian in response to community complaints about rollercoaster noise. Attachment 2
- 8.3 Los Angeles City Planning Update. In early November, the Southeast Valley Community Plans Update (SEV CPU) team will release draft zoning, the Implementation Chapter of the Policy Documents, and topical handouts on the **SEV CPU's website**. This will be the first time for the communities to review draft zoning. In tandem with this release, the SEV CPU team will host three virtual Community Workshops, one for each Community Plan update, to share draft zoning and hear feedback. Attachment 3.

9. GTLNC Committee Reports, including Treasurer's Report. File 5 of 5

- 10. Update on Rio Vista Elementary School PTA's Harvest Moon Festival on Saturday, October 17th, 2026 at North Weddington Park and GTLNC's contribution of \$2,000. (Kelly Cole)

11. Upcoming Events.

- 11.1 Saturday, October 11th, 2026: 11:00am to 1:00PM, GTLNC Coffee With A Cop at Magnolia Grille at 10530 Magnolia Blvd. in N. Hollywood, CA 91601. (Deborah Bartlett)
- 11.2 Thursday, November 12th, 2026: Los Angeles Planning Commission to hear staff report prepared following the Thursday, October 1st "Missing Middle" ordinance hearing.
- 11.3 Friday, December 4th, 2026: Toluca Lake Chamber Holiday Open House

12. New Business.

13. Old Business.

- 14. Next meeting date Tuesday, November 17th, 2026 at 6:30PM at Toluca Lake Elementary School, Auditorium, at 4840 Cahuenga Boulevard, North Hollywood 91601.

15. Adjournment.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: Every person wishing to address the Board must dial 1-669-900-6833 then enter Meeting ID: 834 9068 4441 and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. California Government Code Section 54953.8(b)(3).

The legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. California Government Code Section 54953.8(b)(4).

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. California Government Code Section 54953.8(b)(5).

A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to paragraph (5), to provide public comment until that timed public comment period has elapsed.

California Government Code Section 54953.8(b)(6)(A).

A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to paragraph (5), or otherwise be recognized for the purpose of providing public comment.

California Government Code Section 54953.8(b)(6)(B).

PUBLIC POSTING OF AGENDAS - GTLNC agendas are posted for public review as follows:

1. Discovery Store (Community Kiosk), at the Southeast corner of Forman Ave. and Riverside Dr.;
2. [GTLNC.org](https://www.gtlnc.org); or
3. You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>

THE AMERICANS WITH DISABILITIES ACT: 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 accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Board Secretary via email at media@gtlnc.org.

PUBLIC ACCESS OF RECORDS: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at [GTLNC.org](https://www.gtlnc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Board Secretary via email at media@gtlnc.org

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the GTLNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the GTLNC Bylaws. The Bylaws are available at our Board meetings and our website [GTLNC.org](https://www.gtlnc.org)

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a Secretary de la Mesa Directiva, por correo electrónico media@gtlnc.org para avisar al Concejo Vecinal.

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

GTLNC NEUTRAL BRIEFING: Charter Amendment PL AKA Ballot Measure PL

November 3, 2026 Ballot Measure | Council File 26-1100-S12

PURPOSE

Provide GTLNC members with a factual summary of the proposed Charter changes before considering whether GTLNC should take a position. The official voter pamphlet contains a supporting argument but no formally submitted opposition argument.

WHAT WOULD CHANGE?

1. Replace seven Area Planning Commissions (APCs)

The seven commissions, currently comprising 35 members, would be replaced by one Neighborhood Appeals Commission (NAC) with at least seven members. The NAC would hear qualifying appeals of quasi-judicial determinations made by the Department of City Planning. Appeals would be heard *de novo*—anew, rather than simply reviewing whether the original decision was erroneous.

2. Change authority over land-use decisions.

The Planning Department would receive express authority to investigate, hear, and determine quasi-judicial applications through designated staff, including hearing officers and other authorized personnel. The measure would repeal existing Charter provisions governing certain variances, conditional use permits, appeal procedures, multiple approvals, and delegation of authority. Many procedural details would then be governed by ordinance.

3. Change the deadline for certain General Plan Amendments.

If both the City Planning Commission and Mayor recommend approval, and the City Council does not act within 75 days of the Mayor's recommendation, the amendment would be deemed approved. Under current Charter language, the amendment is automatically denied if the Council misses that deadline.

4. Change Council review deadlines.

The measure establishes procedures and deadlines for certain City Council reviews of Planning Commission and Neighborhood Appeals Commission decisions, including a 30-day period for the relevant commission to reconsider a matter remanded by Council and a 21-day period for Council's final action.

5. Allow changes to the floor-area limit by ordinance.

The Charter's existing 13-times-buildable-area restriction would be subject to change by City Council ordinance. This would permit a change to the Charter's current limit; it would not, by itself, approve a particular building or development.

QUESTIONS GTLNC MEMBERS SHOULD CONSIDER

- Would replacing geographically based commissions with one commission improve consistency, or reduce neighborhood-level representation and oversight?
- What qualifications, geographic representation, appointment rules, and safeguards would govern the new commission and Planning Department decision-makers?
- Are the proposed deadlines appropriate, particularly when missing a deadline could result in approval rather than denial?
- What appeal rights and substantive standards would remain in the Charter, and which would be established later by ordinance?
- What are the implications of allowing Council to change the 13-times floor-area limit by ordinance?
- What evidence supports the proponents' claims of greater transparency, accountability, and reduced opportunities for corruption?

BEFORE GTLNC TAKES A POSITION

Members should review the actual Charter amendment—not just the ballot title or supporters' argument—and distinguish the measure's explicit provisions from predictions about their effects. The absence of a formal opposition argument is not evidence that no substantive concerns exist.

PRIMARY SOURCES

- Official Council File and adopted documents:
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?cfnumber=26-1100-S12&fa=ccfi.viewrecord>
- Official City voter-information pamphlet:
https://cityclerk.lacity.org/election/ENG101_NOV-2026_Voter_Info_Pamphlet.pdf

*Prepared as a neutral informational brief.
It does not recommend a Yes or No position.*



VOTER INFORMATION PAMPHLET



COMPILED BY PATRICE Y. LATTIMORE, CITY CLERK

★ **GENERAL MUNICIPAL ELECTION** ★
TUESDAY, NOVEMBER 3, 2026

Shall the City Charter be amended to: establish a Neighborhood Appeals Commission to replace Area Planning Commissions and establish a process for City Council review of Neighborhood Appeals Commission and City Planning Commission decisions; change the timing and process for City Council action on certain planning decisions; grant the Planning Department the authority to investigate, hear, and determine applications for quasi-judicial review; and allow for changes to floor area regulations by ordinance?

**IMPARTIAL SUMMARY
BY SHARON M. TSO, CHIEF LEGISLATIVE ANALYST**

This measure proposes changes to the City's planning and land use management. The measure would specify in the City Charter (Charter) the authorities and duties of the City Planning Department and Director of Planning, while concurrently modifying the authority of City Council to review planning and land use matters and replacing the seven Area Planning Commissions with a single new Neighborhood Appeals Commission.

The City governs planning and land use through the Charter (City's constitution) and ordinances (City laws). The Charter is the foundational document that establishes the powers and duties of key decisionmakers, which include the City Planning Department, City Planning Commission, Area Planning Commissions, Director of Planning, Office of Zoning Administration, the City Council and the Mayor. The Charter also establishes the processes and appeal rights for certain land use entitlements including General Plan Amendments, zone changes, variances, conditional use permits and similar quasi-judicial approvals.

This measure would:

- Replace the seven Area Planning Commissions (APCs) and their 35 Commissioners with a single, new Neighborhood Appeals Commission (NAC) with at least seven members, subject to qualification requirements concerning geographic or other representation to be defined by ordinance, and grant the NAC the power to hear administrative appeals and consider those appeals anew and without deference to earlier decisionmakers. This will eliminate the APC system that has been in place since the current Charter became effective in July 2000 and return the City to an oversight and decision-making structure that mirrors one that existed prior to 2000 which consisted of a single, five-member quasi-judicial body, the Board of Zoning Appeals.
- Specify in the Charter the responsibilities of the City Planning Department and Director of Planning by amending the Charter's section on the Office of Zoning Administration to grant the Department authority over quasi-judicial applications and the Director of Planning authority to appoint staff beyond the Office of Zoning

Administration to perform the duties of quasi-judicial review, as authorized by ordinance.

- Remove Charter sections that establish the processes and appeal rights for certain land use entitlements including General Plan Amendments, zone changes, variances, conditional use permits and similar quasi-judicial approvals, and delegation of legislative authority, thereby authorizing such matters to be governed by ordinance.
- Make changes to the existing process for City Council to assert jurisdiction in planning and land use matters. This measure will: (1) create a 30-day time limit for the City Planning Commission or Neighborhood Appeals Commission to concur with or dissent from City Council upon remand, after Council asserts jurisdiction; (2) require the Commissions' action on remand to be referred to City Council for a final vote; and (3) require City Council to act within 21 days or the action of the Commission becomes final. City Council's authority to assert jurisdiction in the planning and land use context is unique in that Council has the ability to act in place of the underlying Commission upon asserting jurisdiction.
- Deem General Plan Amendments automatically approved if City Council does not act within 75 days of approvals by the Mayor and City Planning Commission. This measure will: (1) replace current City law which provides for an automatic disapproval of the General Plan Amendment if the City Council does not take action on the matter, and (2) codify the 75-day time limit for City Council to act, which already exists in City law, in the Charter.
- Allow the City Council to change the Floor Area Restriction limitation by ordinance. The Charter currently imposes a floor area limit of 13 times the buildable area of a site.

This measure will become effective if approved by a majority of voters.

**FINANCIAL IMPACT STATEMENT
BY MATTHEW W. SZABO, CITY ADMINISTRATIVE OFFICER**

This measure will establish one Neighborhood Appeals Commission to replace the seven Area Planning Commissions; establish a process for City Council review of Neighborhood Appeals Commission and City Planning Commission decisions; change the timing and process for City Council action on certain planning decisions; grant the Planning Department the authority to investigate, hear, and determine applications for quasi-judicial review; and, allow the City Council to make changes to floor area regulations by ordinance. This measure is not anticipated to impact revenue. The annual administrative costs for commission staffing and resources are estimated to be reduced by \$360,000 from \$1.1 million to \$740,000. The cost reduction would positively impact the Planning Case Processing Special Fund, which is subsidized by the General Fund.

ARGUMENT IN FAVOR OF CHARTER AMENDMENT PL

Los Angeles has experienced the consequences of a planning system in which individual land-use decisions can become entangled with politics. When the rules are unclear or decisions depend too heavily on political discretion, it creates opportunities for special interests to seek preferential treatment and undermines public confidence in City Hall.

Measure PL is an important step toward changing that.

Measure PL modernizes Los Angeles' planning system by establishing clearer rules, more consistent procedures, and greater accountability for how planning decisions are made.

The measure replaces the existing Area Planning Commissions with a Neighborhood Appeals Commission, creating a more consistent citywide process for hearing planning appeals. It also establishes clearer procedures for when the City Council may review decisions of the Neighborhood Appeals Commission and City Planning Commission and improves the process and timelines for Council action on certain planning matters.

Measure PL also empowers professional Planning Department staff to investigate, hear, and decide appropriate quasi-judicial applications, helping streamline routine planning decisions while maintaining avenues for public review and oversight. It also allows building density to be updated by ordinance, giving Los Angeles greater flexibility to respond to changing housing, development, and neighborhood needs.

These reforms will make our planning system easier to understand and more efficient to navigate for any resident. Just as importantly, clearer lines of authority and consistent procedures make it harder for anyone to manipulate the system for preferential treatment.

Measure PL preserves public participation and oversight while creating a planning system that is more transparent, predictable, and accountable.

Los Angeles residents deserve to know who makes planning decisions, how those decisions are made, and that everyone plays by the same rules.

Streamline planning. Increase transparency. Strengthen accountability. Fight corruption.

Vote YES on Measure PL.

PERSONS SIGNING ARGUMENT IN FAVOR OF CHARTER AMENDMENT PL

RAYMOND MEZA

Chair

Charter Reform Commission

ROY SAMAAAN

President

Engineers & Architects Association

NO ARGUMENT AGAINST THIS MEASURE WAS SUBMITTED.

Arguments printed are the opinions of the authors and are not checked for accuracy by any City agency. In addition, the title beneath a signer's name is for identification purposes only and does not indicate that the individual is signing on behalf of the organization.

New provisions or language added to the Charter or to existing Charter sections are shown in underline type; words deleted from the Charter or from existing Charter sections are shown in ~~strikeout~~ type.

CHARTER AMENDMENT PL (CITY PLANNING DEPARTMENT)

TEXT OF THE PROPOSED BALLOT MEASURE

Section 1. Subsection (e) of Section 104 of the Charter of the City of Los Angeles is amended to read as follows:

(e) **Floor Area Restriction.** The total floor area contained in all the buildings on any one building site shall not exceed 13 times the buildable area of the site, unless as otherwise provided by Council, as such buildable area is defined by ordinance. The Council, by ordinance, may define and implement the provisions of this subsection and may ~~further restrict and regulate the total floor area, buildable area, and height or bulk of buildings or structures.~~

Sec. 2. Subsection (e) or Section 245 of the Charter of the City of Los Angeles, regarding City Council veto of board actions, is amended to read as follows:

(e) **Exceptions for Actions of the City Planning Commission and Neighborhood Appeals Commission** ~~Area Planning Commissions.~~ The Council shall not be limited to veto of actions of the City Planning Commission or Neighborhood Appeals Commission ~~Area Planning Commissions~~, but, subject to the time limits and other limitations of this section, after voting to bring the matter before it, shall have the same authority to act on a matter as that originally held by the City Planning Commission or Neighborhood Appeals Commission ~~Area Planning Commissions~~. If the Council vetoes and remands the matter, then the City Planning Commission or Neighborhood Appeals Commission shall have 30 days to take up the item again and concur or dissent. The action of the City Planning Commission or Neighborhood Appeals Commission on remand shall be presented to the Council in consideration of a final second vote on the matter by Council. Upon presentation of a final second vote, the Council shall have the same authority to act on a matter as that originally held by the City Planning Commission or Neighborhood Appeals Commission and must act, within 21 calendar days of said presentation, or the action of the City Planning Commission or Neighborhood Appeals Commission on remand becomes final. Calendar days that Council is in recess, arising from a Council-adopted recess schedule, shall be excluded from the 21 calendar days that Council has to act.

Sec. 3. Section 552 of the Charter of the City of Los Angeles is amended to read as follows:

Sec. 552. Neighborhood Appeals Commission. ~~Area Planning Commissions.~~

The Council shall adopt an ordinance creating a commission comprised of no fewer than seven members that considers appeals of quasi-judicial determinations made by the Department of City Planning. Members shall be appointed and removed in the same manner as members of the City Planning Commission, except that commissioner appointments shall be subject to qualification requirements concerning geographic or other representation as defined by ordinance. The Neighborhood Appeals Commission is a quasi-judicial agency, and shall have and exercise power to:

(a) hear and determine appeals of quasi-judicial determinations de novo, subject to procedures prescribed by ordinance; and

(b) hear and determine other matters delegated to it by ordinance.

The Council shall adopt an ordinance creating not less than five separate bodies to be known as Area Planning Commissions. The ordinance shall establish the boundaries of the area to be served by each Area Planning Commission, which shall be drawn so that all areas of the City are served by an Area Planning Commission. Each Area Planning Commission shall consist of five members. Members shall be appointed and removed in the same manner as members of the City Planning Commission, except that residency in the area served by the Area Planning Commission shall be a qualification for appointment. Except as provided in subsection (d), Area Planning Commissions are quasi-judicial agencies.

Each Area Planning Commission, with respect to matters concerning property located in the area served by the Area Planning Commission, shall have and exercise the power to:

~~(a) hear and determine appeals where it is alleged there is error or abuse of discretion in any order, requirement, decision, interpretation or other determination made by a Zoning Administrator;~~

~~(b) hear and make determinations on any matter normally under the jurisdiction of a Zoning Administrator when that matter has been transferred to the jurisdiction of the Area Planning Commission because the Zoning Administrator has failed to act within the time limits prescribed by ordinance;~~

~~(c) hear and determine applications for, or appeals related to, conditional use permits and other similar quasi-judicial approvals, in accordance with procedures prescribed by ordinance;~~

~~(d) make recommendations with respect to zone changes or similar matters referred to it from the City Planning Commission pursuant to Section 562; and~~

~~(e) hear and determine other matters delegated to it by ordinance.~~

Sec. 4. Subsection (e) of Section 555 of the Charter of the City of Los Angeles, regarding procedures for adoption the City's General Plan, is amended to read as follows:

(e) Votes Necessary for Adoption. If both the City Planning Commission and the Mayor recommend approval of a proposed amendment, the Council may adopt the amendment by a majority vote. If either the City Planning Commission or the Mayor recommends the disapproval of a proposed amendment, the Council may adopt the amendment only by a two-thirds vote. If both the City Planning Commission and the Mayor recommend the disapproval of a proposed amendment, the Council may adopt the amendment only by a three-fourths vote. If the Council proposes a modification of an amendment, the recommendations of the Commission and the Mayor on the modification shall affect only that modification. If the Council has not acted within 75 days of the Mayor's recommendation, and the proposed General Plan Amendment has received a recommendation of approval from both the City Planning Commission and the Mayor, then the amendment shall be deemed approved.

Sec. 5. Section 560 of the Charter of the City of Los Angeles is amended to read as follows:

Sec. 560. Hearings and Investigations.

The City Planning Commission and Neighborhood Appeals Commission ~~Area Planning~~

Commissions may authorize the Director of Planning or his or her designee to conduct hearings on behalf of the commission. The Director of Planning shall make investigations relative to all matters provided for in Sections 555 and 558 as the City Planning Commission may direct and shall file reports with the City Planning Commission.

Sec. 6. Section 561 of the Charter of the City of Los Angeles is amended to read as follows:

Sec. 561. Quasi-Judicial Review Office of Zoning Administration.

The Department of City Planning shall be responsible for the independent review and approval, conditional approval, or denial of quasi-judicial applications. The duties of quasi-judicial review shall be performed by designated City Planning staff, which shall include, but not be limited to, the Office of Zoning Administration, a Deputy Advisory Agency, and Hearing Officers, as authorized by ordinance, all of whom shall be appointed by the Director of Planning, subject to the civil service provisions of the Charter. Subject to rules and regulations as may be prescribed by ordinance, the Department of City Planning shall investigate, hear, and determine all applications for quasi-judicial review, and shall have other powers and duties with respect to zoning and land use determinations as prescribed by ordinance.

There shall be a quasi-judicial agency known as the Office of Zoning Administration. The duties of this office shall be performed by one or more Zoning Administrators as authorized by the Council, who shall be appointed by the Director of Planning subject to the civil service provisions of the Charter. If more than one Zoning Administrator is authorized, a position of Chief Zoning Administrator shall be established, the appointment to which shall be made by the Director of Planning, and the others shall be Associate Zoning Administrators. Subject to rules and regulations as may be prescribed by ordinance, the Office of Zoning Administration shall investigate and determine all applications for variances from any of the regulations and requirements of the zoning ordinances, and shall have other powers and duties with respect to zoning and land use as prescribed by ordinance.

The Council shall by ordinance provide time limits within which the Department of City Planning a Zoning Administrator must act for each type of case under its his or her jurisdiction. ~~If no determination is made by a Zoning Administrator within the prescribed time, the applicant may request that the matter be transferred to the jurisdiction of the Neighborhood Appeals Commission an Area Planning Commission or other board as prescribed by ordinance.~~

The Chief Zoning Administrator may adopt rules necessary to carry out the requirements prescribed by ordinance and which are not in conflict or inconsistent with those ordinances. ~~All rules and regulations shall be available for inspection in accordance with the requirements of the California Public Records Act.~~

Sec. 7. Section 562 of the Charter of the City of Los Angeles is repealed as follows:

Sec. 562. ~~Variances.~~

~~The Council shall prescribe by ordinance the procedures for the granting of variances subject to the following:~~

~~(a) Initial Hearing and Determination. All applications for variances shall be heard and determined by a Zoning Administrator except as otherwise provided in Section 564.~~

~~(b) Appeals Process. An aggrieved person may appeal a variance decision of the Zoning Administrator to the Area Planning Commission. The grant of a variance by the Area~~

Planning Commission may be further appealed to the City Planning Commission or Council as prescribed by ordinance. There shall be no further appeal from the decision of the Area Planning Commission to deny a variance. However, that action of the Area Planning Commission is subject to Council review pursuant to Section 245.

~~(c) Findings for Granting a Variance. The following findings shall be made before a variance may be granted:~~

~~(1) that the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations;~~

~~(2) that there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity;~~

~~(3) that the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question;~~

~~(4) that the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located; and~~

~~(5) that the granting of the variance will not adversely affect any element of the General Plan.~~

The grant of a variance may include conditions that will remedy a disparity of privileges and that are necessary to protect the public health, safety or welfare and assure compliance with the objectives of the General Plan and the purpose and intent of the zoning ordinance. A variance shall not be used to grant a special privilege or to permit a use substantially inconsistent with the limitations upon other properties in the same zone and vicinity. The Zoning Administrator may deny a variance if the conditions creating the need for the variance were self-imposed.

Sec. 8. Section 563 of the Charter of the City of Los Angeles is repealed as follows:

Sec. 563. Conditional Use Permits and Other Approvals:

~~(a) Subdivisions. The procedure for the approval of parcel maps, subdivision maps and other approvals granted pursuant to the State Subdivision Map Act shall be prescribed by ordinance.~~

~~(b) Conditional Use Permits and Other Similar Quasi-Judicial Approvals. The Council shall prescribe by ordinance the procedure for the granting of conditional use permits and similar quasi-judicial approvals subject to the following:~~

~~(1) Initial Determination. Applications for conditional use permits and similar quasi-judicial land use approvals shall be heard and determined either by the Zoning Administrator or Area Planning Commission as provided by ordinance. However, the City Planning Commission may adopt rules and regulations, subject to approval by ordinance, that identify classes or categories of quasi-judicial approvals that have citywide impact, and provide for those approvals to be heard and determined by the City Planning Commission instead of an Area Planning Commission.~~

~~(2) Appeals Process. An aggrieved person may appeal a decision of the Zoning Administrator with respect to a conditional use permit or similar quasi-judicial approval to the Area Planning Commission. Decisions of an Area Planning Commission, except those decisions made by the Area Planning Commission on appeal from a decision of the Zoning Administrator, may be appealed either to the City Planning Commission or Council, as provided by ordinance. However, the process for the approval of conditional use permits and similar quasi-judicial approvals may not include more than one level of appeal from the decision of a decision-making official or body. For purposes of this restriction:~~

~~(A) The use of hearing examiners or other methods by which recommendations are made to a decision-making official or body does not preclude an appeal from the decision of the decision-making official or body.~~

~~(B) If the Council is acting as the appellate body, the Council's action may be subject to Mayoral approval and Council override of Mayoral disapproval by a two-thirds vote of the Council, if so provided by ordinance.~~

~~(C) Council review of an action under Charter Section 245 shall not be considered an appeal for purposes of this section.~~

~~(D) The restrictions on appeals do not apply to any legislative actions.~~

Sec. 9. Section 564 of the Charter of the City of Los Angeles is repealed as follows:

Sec. 564. Projects Requiring Multiple Approvals.

~~If a project requires approvals by both the Zoning Administrator and either an Area Planning Commission or the City Planning Commission, those approvals that would otherwise be heard and determined by the Zoning Administrator shall be heard and determined by the Area Planning Commission or City Planning Commission, whichever has jurisdiction over the other approvals required for the project. Approvals for a project that requires both quasi-judicial and legislative actions shall be heard and determined by the City Planning Commission, except as provided in Section 565.~~

Sec. 10. Section 565 of the Charter of the City of Los Angeles is repealed as follows:

Sec. 565. Delegation of Legislative Authority to Area Planning Commissions.

~~The City Planning Commission may adopt rules and regulations, subject to approval by ordinance, identifying classes or categories of legislative actions for projects determined not to have citywide impact, and provide for action on those projects to be taken by an Area Planning Commission in lieu of the City Planning Commission.~~

Sec. 11. Severability. If any section, subsection, clause, sentence, phrase, or application of this Charter amendment or any portion thereof is held unconstitutional or invalid by any court or tribunal of competent jurisdiction, the remaining sections, subsections, clauses, sentences, phrases, portions, or applications of this Charter amendment shall remain in full force and effect, and to this end the provisions of this Charter amendment are severable. In addition, the voters declare that they would have passed all sections, subsections, clauses, sentences, phrases, portions, and applications of this Charter amendment without the section, subsection, clause, sentence, phrase, portion, or application held unconstitutional or invalid.



Adrin Nazarian

Councilmember, Second District

Dear Neighbors,

As a Universal City neighbor, I share your concern over the noise being generated by Universal's Fast and Furious roller coaster. I understand that the designers of the project made great efforts to reduce the noise produced by this ride, including four layers of sound mitigation, but now that we have experienced the reactions of the riders, it is clear that this level of shrieking and screaming is disturbing to the surrounding neighborhood.

The entire property of Universal City — the studio, the theme park, CityWalk, etc. — lies outside of the City of Los Angeles in unincorporated Los Angeles County, and is therefore beyond the jurisdiction of this office. That being said, residents of the City of Los Angeles are being affected by this situation and as their representative I have made it clear to the Universal organization that the present level of noise is concerning. That being the case, Universal is adding an additional sound barrier which Representatives of Universal have assured my office will be in place prior to the official opening of this attraction on September 16. At that time we will see if this mitigation is helpful.

Universal City is subject to the legal authority of Los Angeles County and its Board of Supervisors. Two County agencies, the Department of Regional Planning and the Department of Public Health, and a third-party acoustical consultant are currently testing noise levels around the attraction. If actual noise levels exceed the County's legal limits, these agencies can require compliance with the County's standards. While the City of Los Angeles has no direct authority over Universal, I will work with and support action by the County if it becomes necessary.

I want to thank County Supervisor Kathryn Barger for her attention to this matter, and most of all I want to recognize the work of our neighbors who are pursuing a solution to this matter. As the situation develops, I will do my best to keep the community informed. Please feel free to contact my office with any further questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Adrin Nazarian".

Adrin Nazarian
Councilmember, Second District
City of Los Angeles

Los Angeles City Hall • 200 N. Spring St. Room 435, Los Angeles, CA 90012 • (213) 473-7002

Attachment 3, Item 8.3

Email announcement from Los Angeles City Planning on Sunday, October 4th, 2026:

In early November, the Southeast Valley Community Plans Update (SEV CPU) team will be releasing draft zoning, the Implementation Chapter of the Policy Documents, and topical handouts on the **SEV CPU's website**. This will be the first time for the communities to review draft zoning. In tandem with the release, the SEV CPU team will be hosting three virtual Community Workshops, one for each Community Plan update, to share draft zoning and listen to feedback.

The SEV CPU covers the following three Community Plans:

- North Hollywood - Valley Village
- Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
- Van Nuys - North Sherman Oaks

Van Nuys - North Sherman Oaks Virtual Workshop Tuesday, Nov. 10, 2026 | 5:30 pm

Zoom link: **<https://planning-lacity-org.zoom.us/j/87083862449>**

Password: 910907

Or join via phone: +1 669 900 9128 or +1 213 338 8477

Webinar ID: 870 8386 2449

Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Virtual Workshop Monday, Nov. 16, 2026 | 5:30 pm

Zoom link: **<https://planning-lacity-org.zoom.us/j/81973690408>**

Password: 111690

Or join via phone: +1 213 338 8477 or +1 669 900 9128

Webinar ID: 819 7369 0408

North Hollywood - Valley Village Virtual Workshop Thursday, Nov. 19, 2026 | 5:30 pm

Zoom Link: **<https://planning-lacity-org.zoom.us/j/89400083786>**

Password: 735144

Or join via phone: +1 213 338 8477 or +1 669 900 9128

Webinar ID: 894 0008 3786

To learn more about the updates of the SEV Community Plans and to provide feedback, visit the **[project website](#)**, or email the SEV CPU team at **planning.southeastvalley@lacity.org**.

Thank you for your continued feedback and engagement in the Community Planning process. The SEV CPU encourages sharing this information with neighbors and friends and look forward to your participation!