

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, FEBRUARY 27, 2025, 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/CPC2-27-25>) by Monday, February 24, 2025.  
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  
Director  
Michael Newhouse, Vice President  
Maria Cabildo, Commissioner  
Caroline Choe, Commissioner  
Martina Diaz, Commissioner  
Phyllis Klein, Commissioner  
Karen Mack, Commissioner  
Jacob Saitman, Commissioner  
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP,  
  
Kevin J. Keller, 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

Cecilia Lamas, Commission Executive Assistant II  
[cpc@lacity.org](mailto: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.

**CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.**

**YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/85256614220> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 852 5661 4220 AND PASSCODE 934098.** 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>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

**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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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
- Advance Calendar
- Commission Requests
- Meeting Minutes – May 9, 2024; May 23, 2024

## **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](mailto: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. **ADM-2024-5202-DB-PHP-VHCA-1A**

CEQA: N/A

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 12 – Lee  
Last Day to Act: 03-03-25

#### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 7556 – 7572 North Woodlake Avenue

#### **PROPOSED PROJECT:**

Construction, use, and maintenance of a 332 unit, five-story, 73 foot two inch in height, 187,902 square foot, 100 percent affordable senior citizen housing development reserving 66 units for Moderate Income Household occupancy and 265 units for Low Income Household occupancy for a period of 55 years. One on site Manager's unit will be provided. The Project is providing 154 automobile parking spaces; 38 long-term and 19 short-term bicycle parking spaces; 28,800 square feet of open space; and 7,220 square feet of landscaping. A minimum of 83 trees will be provided.

#### **APPEAL:**

An appeal of the December 5, 2024 determination which:

1. Determined, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Public Resources Code (CA PRC) Section 21080(b)(1);
2. Approved with Conditions, pursuant to CA GC Section 65915 and Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Ministerial On-Menu Density Bonus Compliance Review for a 100 percent Affordable Housing Development (as defined in CA GC Section 65915(b)(1)(C) and (G)) for a project totaling 332 units in a senior citizen housing development, reserving one Manager's Unit, 66 units set aside for Moderate Income Household occupancy, and 265 units set aside for Low Income Household occupancy for a period of 55 years. As the Project requested a waiver from maximum controls on density, the Project is allowed five incentives and one waiver pursuant to CA GC Section 65915(e)(3) and the following were granted:
  - a. Side Yard (On-Menu Incentive). An up to 20 percent reduction in the required north side yard setback, for a minimum side yard of nine feet seven inches in lieu of the required 11 feet 11 and  $\frac{3}{4}$  inches;
  - b. Side Yard (On-Menu Incentive). An up to 20 percent reduction in the required south side yard setback, for a minimum side yard of nine feet seven inches in lieu of the required 11 feet 11 and  $\frac{3}{4}$  inches; and
  - c. Open Space (On-Menu Incentive). An up to 20 percent decrease in the required open space, allowing a minimum of 28,800 square feet of open space in lieu of the required 36,100 square feet of open space; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Jeff Zbikowski, JZ Development;  
Jill Ross Meer and Ron William Ross AS  
Co-Trustees of the William G. Ross and Joy A. Ross Survivor's Trust (Owner)  
Representative: Jeff Zbikowski, JZA

**Appellants:** 1. Carlos L. Morales/Robert C. Baker  
2. Eric Anderson  
3. Jeronnel Barican  
4. Robert J. Ball

**Staff:** Laura Frazin-Steele, City Planner  
[laura.frazinsteelle@lacity.org](mailto:laura.frazinsteelle@lacity.org)  
(818) 374-9919

7. [CPC-2024-4870-DB-HCA](#)  
CEQA: ENV-2024-4871-CE  
Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

Council District: 2 – Nazarian  
Last Day to Act: 02-27-25

**PUBLIC HEARING** – Completed January 10, 2025

**PROJECT SITE:** 4423 – 4425 North Cartwright Avenue

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new 11,919 square foot, five-story residential building consisting of 13 dwelling units with two units set aside for Very Low Income Households. The Project will provide eight on-site vehicle parking spaces within an at-grade parking garage.

**REQUESTED ACTIONS:**

1. Pursuant to California Exemption Quality Act (CEQA) Guidelines Section, Article 19, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development consisting of a total of 13 dwelling units including two units set aside for Very Low Income Households requesting the following Off-Menu Incentives and Waiver or Modification of Development Standards:
  - a. An Off-Menu Incentive to permit a reduced front yard to allow an 11-foot and three inches front yard in lieu of the otherwise required 15-feet;
  - b. An Off-Menu Incentive to permit a reduced southerly side yard setback to allow six feet in lieu of the otherwise required eight feet;
  - c. An Off-Menu Incentive to permit an increase in building height to allow 58 feet in height in lieu of the otherwise required 45 feet; and
  - d. A Waiver or Modification of Development Standard to permit reduced vehicle parking spaces to allow eight spaces on-site in lieu of the otherwise required 19 parking spaces.

**Applicant:** Bondfield, LLC c/o Saeed Saed  
Representative: Matthew Hayden, Hayden Planning

**Staff:** Stephanie Escobar, City Planning Associate  
[stephanie.escobar@lacity.org](mailto:stephanie.escobar@lacity.org)  
(213) 978-1492

8. [DIR-2019-7545-BSA-1A](#)

CEQA: N/A  
Plan Area: Venice

Council District: 11 – Park  
Last Day to Act: 12-31-25

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 29 – 47 East Windward Avenue

**PROPOSED PROJECT:**

A hand-painted sign placed on an existing freestanding wall that is located along the front property line, adjacent to Windward Avenue.

**APPEAL:**

An appeal of the November 4, 2021, Director of Planning's determination which:

1. Denied, pursuant to the provisions of Section 12.26K of the Los Angeles Municipal Code (LAMC), an appeal of the determination of the Department of Building and Safety (LADBS) concerning the determination to issue Sign Pre-Inspection Report under Building Permit No. 19048-30000-02053 stating that the sign does not meet the definition of a wall sign per LAMC Section 14.4.2 and 14.4.10, for a hand painted sign on an existing freestanding wall located along the front property line, adjacent to Windward Avenue; and
2. Found, that LADBS did not err nor abuse its discretion in deciding to not issue Building Permit No. 19048-30000-02053 for a hand painted sign placed on an existing freestanding wall that is located along the front property line, adjacent to Windward Avenue.

**Applicant/**

**Appellant:** Gerard Anthony Bill  
Representative: Daniel F. Freedman, Jeffer Mangels Butler & Mitchell LLP

**Staff:** Luis Lopez, Planning Assistant  
[luis.c.lopez@lacity.org](mailto:luis.c.lopez@lacity.org)  
(213) 978-1359

Charlie Rausch, Associate Zoning Administrator

The next regular meeting of the City Planning Commission  
will be held on **Thursday, March 13, 2025 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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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.