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CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 24, 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/CPC4-24-25>) by Monday, April 21, 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.

1. **[DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)**

- 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)

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-2024-4497-DB-VHCA
CEQA: ENV-2024-4498-CE
Plan Area: Wilshire

Council District: 5 – Yaroslavsky
Last Day to Act: 04-25-25

PUBLIC HEARING – Completed March 11, 2025

PROJECT SITE: 8620 West 3rd Street (8618 – 8620 West 3rd Street; 300 – 302 South Willaman Drive)

PROPOSED PROJECT:

Demolition of the existing uses and the development of a 20,495-square-foot mixed-use building, pursuant to the City's Density Bonus program. The building would include 8,550 square feet of medical office space and 18 dwelling units, including three dwelling units set aside for Very Low Income households. The building would comprise five stories, with a maximum building height of 56 feet over one subterranean level of parking. The Project would include eight vehicle parking spaces and a total of 24 bicycle parking spaces (20 long-term spaces and four short-term spaces). The Project would provide 2,042 square feet of open space.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32), 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 Section 12.22 A.25 of the Los Angeles Municipal Code, a Density Bonus Compliance Review to permit a mixed-use development project consisting of a total of 18 residential units, of which a minimum of three units will be set aside for Very Low Income households, and with 8,550 square feet of medical office space, along with the following requested Off-Menu Incentives and Waiver of Development Standards:
 - a. An Off-Menu Incentive to permit an increase in Floor Area Ratio (FAR) to allow a 3.19:1 FAR in lieu of the otherwise required 1.5:1 FAR;
 - b. An Off-Menu Incentive to permit an increase in height to allow five stories and 56 feet in lieu of the otherwise required two stories and 45 feet in the C2-1VL-O Zone;
 - c. An Off-Menu Incentive to permit a reduction in the required northerly side yard to allow a northerly side yard of two-feet and six-inches in lieu of the otherwise required eight-foot northerly side yard; and
 - d. A Waiver of Development Standards to permit a reduction in the required southerly side yard to allow a southerly side yard of five-feet in lieu of the otherwise required eight-foot southerly side yard.

Applicant: Peyman Banooni
Representative: Heather Lee

Staff: Michelle Carter, City Planner
michelle.carter@lacity.org

6. [CPC-2025-1648-CA](#)
CEQA: ENV-2025-1649-SE
Plan Area: Citywide

Council District: ALL
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED CODE AMENDMENT:

An ordinance amending Chapter 1 Sections 12.80 and 12.81, and Chapter 1A Sections 1.6.2 and 1.6.3, and other related sections, of the Los Angeles Municipal Code (LAMC) to make technical amendments to align with emergency shelter provisions in state law (Government Code Section 8698 et. seq).

REQUESTED ACTIONS:

1. Determine the Proposed Code Amendment is not a “project” pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378(b) and that the Project is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(4) and Government Code Section 8698.4(a)(4);
2. Approve and recommend that the City Council adopt the proposed ordinance to amend the Chapter 1 Sections 12.80 and 12.81 and Chapter 1A Sections 1.6.2 and 1.6.3 of the Los Angeles Municipal Code (LAMC) and any related Code sections of Chapter 1 and Chapter 1A;
3. Adopt the Staff Recommendation Report as the Commission’s report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Julia Heidelman, City Planner
julia.heidelman@lacity.org
(818) 374-5045

7. [CPC-2024-2579-CU3](#)
CEQA: SCH No. 2013091023
Plan Area: Encino – Tarzana

Council District: 6 – Padilla
Last Day to Act: 05-14-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 6100 North Woodley Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of an Advanced Water Purification Facility (“AWPF”) in conjunction with the existing Donald C. Tillman Water Reclamation Plant (“DCTWRP” or “Tillman Water Reclamation Plant”). The Project will include a new two-story, 48 foot in height, approximately 58,743 square foot building, outdoor storage area, pumping stations, and underground facilities. The new building will include building operations, treatment system, laboratory and additional support spaces on the first floor. The second floor of the building will house a visitor’s center. The new building will operate 24 hours per day, seven days per week, while the visitor’s center will be open to the public by appointment Monday through Friday from 8:00 a.m. to 5:00 p.m. No existing structure will be demolished under this project.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report (EIR) SCH No. 2013091023 as adopted on July 15, 2020, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project; and

- Pursuant to Chapter 1, Sections 12.24 U.19 and 21 of the Los Angeles Municipal Code (LAMC), and pursuant to Chapter 1A, LAMC Section 13B.2.3, a Conditional Use Class 3 to construct a 48 foot in height, approximately 58,743 square foot, Advanced Water Purification Facility (“AWPF”) in the OS and PF Zones in conjunction with the existing Donald C. Tillman Water Reclamation Plant (“DCTWRP” or “Tillman Water Reclamation Plant”).

Applicant: Ryan Thiha, LA Sanitation; U.S. Army Corps of Engineers
Representative: Behjat Zanjani, IEM

Staff: Laura Frazin-Steele, City Planner
laura.frazinstele@lacity.org
(818) 374-9919

- CPC-2024-1532-DB-VHCA**
CEQA: ENV-2024-1534-CE
Plan Area: Northridge

Council District: 12 – Lee
Last Day to Act: 05-05-25

PUBLIC HEARING – Completed February 18, 2025

PROJECT SITE: 17829 Halsted Street

PROPOSED PROJECT:

Construction, use, and maintenance of a new five-story, 100 percent affordable housing project containing 232 apartment units, of which 47 units will be reserved for Moderate Income households, 184 units will be reserved for Low Income households, and one unit will be unrestricted as a manager's unit. The Project would provide 63 parking stalls within one subterranean level and rise to a maximum building height of 63 feet.

REQUESTED ACTIONS:

- Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies;
- Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 232 units which will be 100 percent affordable, including 1 manager's unit, 184 units reserved for Low Income households, and 47 units reserved for Moderate Income households, along with the following requested Off-Menu Incentives and Waiver of Development Standards:
 - An Off-Menu Incentive to allow a 66 percent reduction in the west side yard to permit a five-foot setback in lieu of the 14.5-foot setback otherwise required;
 - An Off-Menu Incentive to allow a 66 percent reduction in the east side yard to permit a five-foot setback in lieu of the 14.5-foot setback otherwise required;
 - An Off-Menu Incentive to allow a 76 percent reduction in the front yard to permit a three-foot setback in lieu of the 12.5-foot setback otherwise required;
 - An Off-Menu Incentive to permit 63 parking stalls to be provided in lieu of the 318 stalls otherwise required per LAMC Section 12.21 A.4; and
 - An Off-Menu Incentive to allow for a 50 percent reduction in open space, permitting 11,650 square feet of open space in lieu of the 23,300 square feet otherwise required; and
 - A Waiver of Development Standards for a 1,941 percent increase in Residential Floor Area to permit 143,010 square feet in lieu of 7,008 square feet (20 percent of lot area) as otherwise required pursuant to LAMC Section 12.07.C.5.

Applicant: Leon Benrimon, Uncommon Developers
Representative: Olivia Joncich, Rand Paster & Nelson LLP

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

9. [VTT-84089-SL-HCA-1A](#)
CEQA: ENV-2023-6117-CE
Plan Area: West Adams – Baldwin Hills – Leimert
Related Cases: CPC-2023-6115-DB-HCA; ADM-2023-6116-SLD

Council District: 10 – Hutt
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 1904 – 1906 South Preuss Road

This City Planning Commission (CPC) originally heard this case on August 8, 2024. The Project was remanded back to the CPC for further consideration by the City Council on November 6, 2024 ([CF 24-1136](#)). The CPC shall receive new evidence, re-hear, and re-decide this case.

PROPOSED PROJECT:

Demolition of two existing single-family houses and the construction, use, and maintenance of 12 small lot homes with one unit reserved for Very Low Income Households. One small lot home will be constructed at each of the 12 small lots. Six small lot homes will encompass a floor area of 2,365 square feet and a building height of 45 feet (four-stories). Two small lot homes will encompass a floor area of 2,635 square feet and a building height of 44 feet and 11 inches. One small lot home will encompass a floor area of 2,288 square feet and a building height of 45 feet (four-stories). One small lot home will encompass a floor area of 2,288 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 2,281 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 1,341 square feet and a building height of 37 feet (three-stories). Each small lot home will provide two automobile parking spaces located on the ground-floor level, for a total of 24 automobile parking spaces. Vehicular access to the Project will be located along a central driveway off of South Preuss Road and the eastern adjacent alley.

APPEAL:

An appeal of the July 12, 2024, Advisory Agency's Determination which:

1. Determined, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Sections 17.03, 17.15, and 12.22 C.27 of the Los Angeles Municipal Code, the subdivision of two lots into 12 small lots in the West Adams – Baldwin Hills – Leimert Community Plan;
3. Adopted the Conditions of Approval; and
4. Adopted the Findings.

Applicant: Marc & Risa Dauer, Preuss Development, LLC
Representative: Kevin Scott, Brian Silveira & Associates

- Appellants:**
1. Arielle Mandell
Representative: Kristina Kropp, Luna & Glushon
 2. Concerned Residents of Shenandoah Street
Representative: Kristina Kropp, Luna & Glushon
 3. Howard Witkin
 4. Meyer Shwarzstein & Susan Kahn
 5. Shelly Rothschild

Staff: David Woon, Planning Assistant
david.woon@lacity.org
(213) 978-1368

10. [ADM-2024-4622-DB-PHP-1A](#)
CEQA: N/A
Plan Area: Van Nuys – North Sherman Oaks

Council District: 2 – Nazarian
Last Day to Act: 05-18-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 13840 West Sherman Way

PROPOSED PROJECT:

Construction, use, and maintenance of a new four-story, 47,382 square foot, 100 percent affordable multi-unit residential building consisting of 67 units reserved for Low-Income households, 18 units reserved for Moderate Income Households, and one manager's unit for a total of 86 units utilizing On-Menu Density Bonus Incentives pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC). The Project will provide 57 surface automobile parking spaces, 73 bicycle parking spaces, 7,189 square feet of open space, and a minimum of 22 on-site trees.

APPEAL:

An appeal of the March 4, 2025 Letter of Compliance 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 Government Code Section 65915(f)(5) and (j)(1) and California Public Resources Code Section 21080(b)(1) and 21080.27(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 86 units reserving one Manager's Unit, 18 units set aside for Moderate Income Household occupancy, and 67 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 up to five incentives and one waiver pursuant to CA GC Section 65915(e)(3) and the following On-Menu Incentives were granted:
 - a. Averaging of density, FAR, parking, access, and open space between the R1-1 and [Q]RD1.5.1 zones;
 - b. An up to 14 percent increase in Floor Area Ratio (FAR) for a total of 47,382 square feet and a 1.12:1 FAR averaged across both zones in lieu of 41,695 square feet otherwise allowed in the [Q]RD1.5-1 and R1 zones;
 - c. An up to 8.3 percent reduction in the east side yard to permit 6'-5" in lieu of 7' in the RD1.5 zone (LAMC 12.09.B.2(a); and
 - d. An up to 20 percent reduction in open space to permit 7,189 square feet in lieu of 8,950 square feet (LAMC 12.21.G); and
3. Adopted the Conditions of Approval and Findings.

Applicant: Lior Yehuda, LA Developed, LLC
Representative: Olivia Joncich, Vincent Arellano, Rand Paster Nelson LLP

Appellant: Gayane Khachikian
Representative: Lynette M. Jones

Staff: Maren Gamboa, City Planner
maren.gamboa@lacity.org
(213) 978-1358

The next regular meeting of the City Planning Commission
will be held on **Thursday, May 8, 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. 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.