

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 24, 2023 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/CPC8-24-23>) by Monday, August 21, 2023
Compliant Day of 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.

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

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.

1. [CPC-2020-1511-VCU-SPR](#)

CEQA: ENV-2020-1512-EIR; SCH No. 2020090536
Plan Area: Sherman Oaks – Studio City
Toluca Lake – Cahuenga Pass

Council District: 4 – Raman
Last Day to Act: 08-25-23

PUBLIC HEARING – Completed July 12, 2023

PROJECT SITE: 4147 – 4155 North Whitsett Avenue; 12506 – 12630 West Valley Spring Lane

PROPOSED PROJECT:

Redevelopment of a 16.1-acre site and adjacent 1.1-acre portion of property along the LA River, totaling 17.2-acres (749,344 cubic square feet) (Project Site), for use as an athletic and recreational facility for the Harvard-Westlake School and shared public use. The Project removes the existing golf course, driving range, and tennis facility to develop two athletic fields with bleacher seating, an 80,249 square-foot, two-story gymnasium with a maximum height of 30 feet, a 52-meter swimming pool with seating, eight tennis courts with seating, one level of below-grade parking and a surface parking lot. The Project includes ancillary field buildings, three security kiosks, exterior light poles, walls/fencing, and retention of the existing clubhouse structure, putting green, low brick retaining wall with weeping mortar, and golf ball-shaped light standards. The Project removes 240 existing trees and will plant 393 new trees, includes a 350,000-gallon stormwater capture and reuse system, provides 5.4 acres (235,224 square feet) of publicly-accessible open space and landscaped pathways connecting to the adjacent Zev Greenway river trail, and provides on-site landscaped areas and recreational facilities. The Project involves off-site improvements to the Valleyheart Drive public right-of-way, portions of the adjacent Zev Greenway, and an ADA-compliant ramp to the Zev Greenway at Coldwater Canyon Ave. Project development requires excavation and grading to a maximum depth of 21 feet below grade and a net cut/fill volume of 197,000 cubic yards.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code (PRC), the consideration and certification of the Environmental Impact Report (EIR), ENV-2020-1512-EIR (SCH No. 2020090536), for the above-referenced Project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California PRC, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California PRC, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 12.24 T of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use Permit to allow the operation of a private school athletic and recreational campus in the A1 Zone;
5. Pursuant to LAMC Section 12.24 F, a determination to permit the following maximum heights for light poles ancillary to the athletic and recreational campus, in lieu of the 30-foot height limit otherwise permitted by LAMC Section 12.21.1 A:
 - a. Four 55-foot-tall light poles on the east and west sides of the pool facility;
 - b. Two 80-foot-tall light poles each on the west and east sidelines of Field A;
 - c. Two 80-foot-tall light poles each on the north and south sidelines of Field B; and
 - d. Ten 40-foot-tall light poles located on all four sides of the proposed tennis courts;
6. Pursuant to LAMC Section 12.24 F, a determination to permit the following maximum heights for walls and fences ancillary to the athletic and recreational campus, in lieu of the six-foot maximum height limitation for fences and walls within front yards, and the eight-foot maximum height limitation for fences and walls within side yards, in the A1-1XL-RIO Zone:
 - a. A maximum 10-foot-height wall along Whitsett Avenue; and
 - b. A maximum 11-foot-height wall along Valley Spring Lane and Bellaire Avenue;
7. Pursuant to LAMC Section 16.05, a Site Plan Review to permit an increase of more than 50,000 square feet of non-residential floor area.

Applicant: Harvard-Westlake School
Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: Kimberly Henry, City Planner
kimberly.henry@lacity.org
(213) 847-3688

2. 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.

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 874 8260 0692** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 999800**.

****THE FOLLOWING ITEMS WILL BE HEARD AFTER 12:00 P.M.****

3. CONSENT CALENDAR (3a)

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.

3a. CPC-2022-7639-DB-CU-HCA

Council District: 5 – Yaroslavsky

Last Day to Act: 08-24-23

CEQA: ENV-2022-7640-EAF;

ENV-2013-622-EIR; SCH. No. 2013031038

Plan Area: Palms – Mar Vista – Del Rey

PUBLIC HEARING – Completed June 15, 2023

PROJECT SITE: 9431, 9439, 9443 West Venice Boulevard; 3780 South Cardiff Avenue

PROPOSED PROJECT:

Construction of a seven-story, 79-foot tall mixed-use residential apartment building with 47 dwelling units (including five Very Low Income units). The Project will be approximately 51,052 square feet in floor area including 2,627 square feet of restaurant space with a Floor Area Ratio (FAR) of 4.4:1. The Project will provide 38 parking spaces in a partial at-grade and subterranean parking level. The site is currently improved with a one-story commercial building which will be demolished. No protected trees will be removed from the subject site; two non-protected street trees will remain along the public right-of-way and two non-protected street trees will be removed. The Project will also require a haul route for the export of approximately 6,081 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15168 and 15162, the adequacy of the Project being within the scope of the Exposition Corridor Transit Neighborhood Plan (TNP) Program EIR No. ENV-2013-622-EIR, SCH. No 2013031038 (Program EIR);
2. Pursuant to CEQA Guidelines Section 21155.4, a Statutory Exemption from CEQA and the events specified in Section 21166 have not occurred;
3. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 47 units, reserving five units for Very Low Income Household occupancy for a period of 55 years, with the following requested Off-Menu Incentives and pursuant to LAMC Section 12.22 A.25(g)(3), the following Waivers of Development Standards:
 - a. An Off-Menu Incentive for a Floor Area Ratio (FAR) of 4.4:1 in lieu of 2:1 otherwise permitted by the Expo Corridor TNP Section 2.3.1 and Table F;
 - b. An Off-Menu Incentive for Non-Residential Use of five percent in lieu of the 20 percent otherwise required by the Expo Corridor TNP Section 2.2.3 and Table E; and
 - c. An Off-Menu Incentive for ground floor screening of zero feet in lieu of 25 feet for a portion of the frontage for parking and loading areas along Cardiff Avenue otherwise required by the Expo Corridor TNP Section 4.2.5.C.1.;
 - d. A Waiver of Development Standard for a height increase to 79 feet in lieu of the 68 feet otherwise allowed by the Expo Corridor TNP Section 2.4.1 and Table G;
 - e. A Waiver of Development Standard for a zero-foot westerly side yard setback in lieu of the five feet otherwise required by the Expo Corridor TNP Section 4.2.1.A.2;
 - f. A Waiver of Development Standard for a zero-foot easterly side yard setback in lieu of the five feet otherwise required by the Expo Corridor TNP Section 4.2.1.A.2;
 - g. A Waiver of Development Standard for the elimination of loading space requirements of LAMC Section 12.21 C.6;
 - h. A Waiver of Development Standard for a reduction in required open space to 4,468 square feet of open space in lieu of 5,550 square feet otherwise required by LAMC Section 12.21 G; and

- i. A Waiver of Development Standard for Non-Residential open space of zero square feet in lieu of 106 square feet of Non-Residential open space otherwise required by the Expo Corridor TNP Section 2.5.1.B.; and
4. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a project that seeks incentives that would facilitate a density increase greater than 35 percent per the Expo Corridor TNP for the purpose of calculating the required number of affordable units.

Applicant: Venice Cardiff, LLC
Representative: Jonathan Yang, Irvine & Associates, Inc.

Staff: Connie Chauv, City Planner
connie.chauv@lacity.org
(213) 978-0016

4. **DIR-2020-2067-TOC-1A**

Council District: 10 –

Hutt

CEQA: ENV-2020-2068-CE

Last Day to Act: N/A

Plan Area: Wilshire

PUBLIC HEARING: N/A

PROJECT SITE: 1447 South Hi Point Street

REQUESTED ACTIONS:

Action consistent with the terms of a court issued Writ in *Hi Point Neighbor's Association v. City of Los Angeles*, Los Angeles Superior Court Case No. 21STCP02223. The Revised Peremptory Writ of Mandamus, issued May 25, 2023, orders the City of Los Angeles to set aside its Tier 3 Transit Oriented Communities Affordable Housing Incentive Program approval in Planning Case No. DIR-2020-2067-TOC, relative to a 20 unit multi-family residential building; and nothing in the Writ limits or controls the discretion vested in the City.

Applicant: Hi Point M, LLC
Representative: Matthew Hayden, Hayden Planning; Ernest J. Guadiana, Elkins Kalt, et al.

Appellants: Katelyn Foley; Annette Wong and Brandon Araujo; John Kim; and Sarah Reed

Elaine Johnson, LA GLO Inc.
Representative: Jamie T. Hall, Channel Law Group, LLP

Petitioner: Hi Point Neighbor's Association
Representative: Jamie T. Hall, Channel Law Group, LLP

Staff: Donna Wong, Deputy City Attorney
donna.wong@lacity.org
(213) 978-8120

5. **CPC-2022-8060-DB-HCA**

Council District: 5 – Yaroslavsky

CEQA: ENV-2022-8061-CE

Last Day to Act: 09-05-23

ENV-2013-622-EIR; SCH. No. 2013031038

PUBLIC HEARING HELD – July 20, 2023

PUBLIC HEARING REQUIRED

PROJECT SITE: 10942 – 10948 West Pico Boulevard

PROPOSED PROJECT:

Construction of a five-story, 65-foot tall residential apartment building with 30 dwelling units (including four Very Low Income units). The Project will be approximately 22,375 square feet in floor area with a Floor Area Ratio (FAR) of 2.7:1. The Project will provide 16 parking spaces at grade. The site is currently improved with a one-story commercial building, which will be demolished. No protected trees will be removed from the subject site or adjacent public right-of-way; three existing non-protected street trees will remain along the public right-of-way. The Project will export approximately 900 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, 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 CEQA Guidelines Sections 15168 and 15162, the adequacy of the project being within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 (Program EIR).
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(2) and (3), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 30 units, reserving four units for Very Low Income Household occupancy for a period of 55 years, with the following requested On- and Off-Menu Incentives and pursuant to LAMC Section 12.22 A.25(g)(3), the following Waivers of Development Standards:
 - a. An On-Menu Incentive for a Floor Area Ratio of 2.7:1 in lieu of 2:1 otherwise permitted by the Exposition Corridor Transit Neighborhood Plan ("Expo TNP") Section 2.3.1 and Table F;
 - b. An On-Menu Incentive for a 20 percent reduction in the required open space, to allow 2,445 square feet in lieu of the 3,050 square feet otherwise required by LAMC Section 12.21 G;
 - c. An Off-Menu Incentive for a height increase to 65 feet in lieu of the 45 feet otherwise allowed by Expo TNP Section 2.4.1 and Table G;
 - d. A Waiver of Development Standard for the elimination of the transitional height requirements of LAMC Section 12.21.1.A.10; and
 - e. A Waiver of Development Standard for ground floor screening of 0 feet in lieu of 25 feet for a portion of the frontage for parking and loading areas along Veteran Avenue otherwise required by Expo TNP Section 4.2.5.C.1.

Applicant: Pico Veteran Holdings LLC
Representative: Dana Sayles, three6ixty

Staff: Connie Chauv, City Planner
connie.chauv@lacity.org
(213) 978-0016

6. [DIR-2021-10459-TOC-HCA-1A](#)
CEQA: ENV-2021-10460-CE;
ENV-2013-622-EIR; SCH. No. 2013031038
Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky
Last Day to Act: 09-01-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 2266 – 2280 South Westwood Boulevard

PROPOSED PROJECT:

Construction of a new six-story, 67-foot tall, 58-unit residential building (including six Extremely Low-Income units). The Project will have a proposed Floor Area Ratio (FAR) of approximately 3.63:1 with approximately 47,945 square feet of floor area. The Project will provide 37 parking spaces located in two subterranean levels. The Project will also provide 48 long-term and five short-term bicycle parking spaces in accordance with LAMC 12.21.A.16. The existing commercial building on-site is proposed to be demolished. The Project will involve grading of 11,020 cubic yards of soil and export approximately 13,750 cubic yards of soil and will require a haul route. One non-protected (Yew Pine) street tree located in the public-right-of-way is proposed to remain.

APPEAL:

Two appeals of the June 16, 2023, Director of Planning's determination which:

1. Determined that, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, 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. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 (Environmental Impact Report), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;
3. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Compliance Review for a qualifying Tier 3 project totaling 58 dwelling units, reserving six units for Extremely Low Income Household occupancy for a period of 55 years, with the following requested Additional incentives:

Additional Incentives:

- a. Height. A 22-foot increase in the building height, allowing 67 feet in lieu of the maximum 45 feet per the C4-1VL-POD Zone and Transitional Height per the TOC Guidelines; and
 - b. Open Space. A maximum 25 percent reduction in the required open space, allowing approximately 4,631.25 square feet in lieu of the 6,175 square feet otherwise required; and
4. Adopted the Conditions of Approval and Findings.

Applicant: David Safai, Westwood Lofts, LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Appellants: GE RealProp, LP
Representative: Robert P. Silverstein Esq., The Silverstein Law Firm, APC

Lottie Cohen and Yoram Cohen, Managing Members
Representative: Lottie Cohen, Westwood Lawyers

Staff: Norali Martinez, City Planner
norali.martinez@lacity.org
(213) 978-1346

7. [DIR-2022-6485-TOC-SPR-VHCA-1A](#)
CEQA: ENV-2022-6486-CE
Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian
Last Day to Act: 08-24-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 5240 North Lankershim Boulevard

PROPOSED PROJECT:

Construction, use and maintenance of a new seven-story (92-foot tall), 128-unit, mixed-use building with 13 dwelling units set aside as affordable for Extremely Low Income Households, and up to 5,000 square feet of ground floor commercial uses. The Project will provide 71 automobile parking spaces and 101 bicycle parking spaces.

APPEAL:

Appeal of the April 28, 2023, Director of Planning's determination which:

1. Determined that, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, 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 with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Housing Development project with a total of 128 dwelling units, including 13 units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following Tier 3 Base and Additional Incentives:

Base Incentives:

- a. Density. A 70 percent increase in density; and
- b. Parking. Provide 0.5 space per unit, and up to a 30 percent reduction in the required nonresidential parking;

Additional Incentives:

- c. Yards. Utilization of the RAS3 Zone setbacks; and
- d. Open Space. Up to a 25 percent decrease in required open space;
3. Approved with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Lankershim Los Angeles Apartments, LLC
Representative: Jessica Pakdaman, Rosenheim & Associates

Appellant: Supporters Alliance for Environmental Responsibility (SAFER)
Representative: Amalia Bowley Fuentes, Lozeau Drury LLP

Staff: Heather Bleemers, Senior City Planner
heather.bleemers@lacity.org
(213) 978-1332

8. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
 - Update on City Planning Commission Status Reports and Active Assignments
- Items of Interest
- Advance Calendar

- Commission Requests
- Meeting Minutes – March 23, 2023

9. 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.

10. RECONSIDERATIONS

- 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.
- 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.

The next regular meeting of the City Planning Commission
will be held on **Thursday, September 14, 2023 at 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.