

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 26, 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/CPC10-26-23>) by Monday, October 23, 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.

Samantha Millman, President
Monique Lawshe, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Ilissa Gold, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Jacob Noonan, Commissioner
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
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 ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/85160181807> AND USE MEETING ID: 851 6018 1807 AND PASSCODE 664684. Members of the public who wish to participate in the meeting and offer verbal public comment remotely to the City Planning Commission can either access the link located above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 851 6018 1807** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 664684**. For virtual meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted.

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 revised 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. **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. 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 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 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.

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. Please include your contact information (email or mailing address) and the case number associated with the item.

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. 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

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.

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. 851 6018 1807** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 664684**.

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. CPC-2022-9266-CU

CEQA: ENV-2004-1950-EIR-ADD5
Plan Area: Northeast Los Angeles

Council District: 14 – de Leon
Last Day to Act: 10-26-23
Continued from: 10-12-23

PUBLIC HEARING – Completed June 27, 2023

PROJECT SITE: 1590 North Eastlake Avenue; 1425 – 1501 North San Pablo Street;
1540 – 1580 East Alcazar Street

The Department of City Planning is requesting that the matter be continued to a date certain of November 2, 2023.

PROPOSED PROJECT:

Construction of a new seven-story, 143.5 feet in-height, multi-discipline research facility (USC Discovery and Translation Hub) proposed to be developed on the westerly portion of the USC Health Sciences Campus. The proposed building would contain two subterranean levels and comprise approximately 201,292 square feet of floor area. The proposed use would accommodate over 84 researchers and would support both "wet" (bench) and "dry" (computational) laboratory research.

REQUESTED ACTIONS:

1. Pursuant to California Exemption Quality Act (CEQA) Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in previously certified Environmental Impact Report (EIR) Case No. ENV-2004-1950-EIR, certified in August 2006 and as supported by the fifth Addendum dated September 2023, no major revisions are required to the EIR, and no subsequent EIR or negative declaration is required for approval of the Project; and
2. Pursuant to Sections 12.24 U.14 of the Los Angeles Municipal Code, a Major Conditional Use Permit to permit the development of 201,292 square feet of nonresidential floor area in the C2 Zone.

Applicant: Bryan Eck, University of Southern California
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac

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

7. **CPC-2023-1637-SP**

Council District: 3 – Blumenfield; 4 – Raman

CEQA: ENV-2023-1638-CE

Last Day to Act: 01-02-24

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills
Encino – Tarzana, Sherman Oaks – Studio City
Toluca Lake – Cahuenga Pass

PUBLIC HEARING – Completed September 14, 2023

PROJECT SITE: Ventura – Cahuenga Boulevard Corridor Specific Plan Area

PROPOSED AMENDMENT:

The City of Los Angeles is proposing to amend the Ventura-Cahuenga Boulevard Corridor Specific Plan pursuant to Sections 11.5.7 G and 12.32, of the Los Angeles Municipal Code (LAMC), to create an administrative process for signage review, update the Plan to align with the Processes and Procedures Ordinance and the Mobility Element, amend the Specific Plan's Plan Review Board appointments and administration, update references to corrected maps, and clean-up typos and plan language as well as code references.

REQUESTED ACTIONS:

1. The City Planning Commission shall consider an Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1, for existing structures, including interior alterations for tenant improvements) , Section 15303 (Class 3, as applied to small structures for limited changes of use and interior alterations related to tenant improvement), Section 15311 (Class 11, for on-premises signs), and Section 15320 (Class 20, for changes in reorganization of local government agencies relating to the PRB board appointments and administration, administrative project review process, updated language to reflect new ordinances and language clean up, recognition of a sixth community, and updated maps). There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Recommend, pursuant to Sections 11.5.7 G and 12.32 of the Los Angeles Municipal Code, that the City Council adopt the proposed ordinance to amend Ventura-Cahuenga Boulevard Corridor Specific Plan;
3. Adopt the Staff Recommendation report as the Commission report; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Courtney Schoenwald, City Planner
courtney.schoenwald@lacity.org
(818) 374-9916

8. [CPC-2016-3182-CA-AMDT2](#)

CEQA: ENV-2023-6040-CE

Plan Area: Citywide

Council District: ALL
Last Day to Act: 01-09-24

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED AMENDMENT:

An ordinance amending the Processes and Procedures Ordinance (Ordinance No. 187,712) to reinstate Section 11.5.14 (Redevelopment Plan Procedures) in Chapter 1 of the Los Angeles Municipal Code (LAMC) and remove references to the Chinatown and North Hollywood Redevelopment Plans that have expired. The Processes and Procedures Ordinance, adopted in 2022, amended Chapter 1 of the LAMC and established Chapter 1A of the LAMC to reorganize the administrative processes and procedures related to zoning and land use entitlements. As part of this comprehensive update, Section 11.5.14 (Redevelopment Plan Procedures) was inadvertently removed from Chapter 1 of the LAMC. The proposed ordinance is a technical and administrative correction to reinstate and update Section 11.5.14 in Chapter 1 of LAMC and does not propose any policy changes.

REQUESTED ACTIONS:

1. Recommend that the City Council determine, based on the whole of the administrative record, that the proposed ordinance is exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) and Section 15378(b)(5), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and Recommend that the City Council adopt the proposed ordinance;
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: Andrew Pennington, City Planner
andrew.pennington@lacity.org
(213) 978-1395

9. [AA-2020-5375-PMLA-VHCA-1A](#)

CEQA: ENV-2008-3471-EIR;(SCH NO. 1990011055)

CEQA Guidelines Sections 15168 and 15162

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

Related Case: DIR-2020-5379-SPP-VHCA-1A

Council District: 3 – Blumenfield
Last Day to Act: 10-26-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 6100 North Canoga Avenue

PROPOSED PROJECT:

Demolition of an 114,057 square foot existing one-story commercial retail building and proposed construction of an 1,163,048 square foot unified, multi-phased, Master-Planned, mixed-use development consisting of three buildings over three lots (Lots 1, 2, 3) to include a new 154 foot high twelve-story hotel with 204 guest rooms and ground floor commercial uses on Lot 1; a new 156 foot high eleven-story residential building with 445 dwelling units on Lot 2; a new 152 foot high eleven-story residential building with 407 dwelling units on Lot 3.

APPEAL:

Appeals of the December 12, 2022, Deputy Advisory Agency's determination which:

1. Determined, based on the whole of the administrative record that the Project is within the scope of the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055, 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; no major revisions are required to the Program EIR and no subsequent EIR or negative declaration is required for approval of the Project; and
2. Approved, pursuant to Sections 17.51 and 17.53 of the Los Angeles Municipal Code, a Preliminary Parcel Map No. AA-2020-5375-PMLA-VHCA, stamped-dated September 30, 2021 for the subdivision of one parcel into three parcels in the Downtown District of the Warner Center 2035 Specific Plan; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Kaplan Woodland Hills, Property Company, LLC
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP

Appellant: Jeff Bornstein
Representative: Jamie T. Hall, Channel Law Group, LLP

Staff: Sheila Toni, City Planning Associate
sheila.toni@lacity.org
(818) 374-5062

10. [DIR-2020-5379-SPP-VHCA-1A](#)

Council District: 3 – Blumenfield
Last Day to Act: 10-26-23

CEQA: ENV-2008-3471-EIR;(SCH NO. 1990011055)
CEQA Guidelines Sections 15168 and 15162
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills
Related Case: AA-2020-5375-PMLA-VHCA-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 6100 North Canoga Avenue

PROPOSED PROJECT:

Demolition of an 114,057 square foot, existing one-story commercial retail building and proposed construction of an 1,163,048 square foot unified, Multi-Phased, Master-Planned, mixed-use development consisting of three buildings over three lots (Lots 1, 2, 3) to include a new 154 foot high twelve-story hotel with 204 guest rooms and ground floor commercial uses on Lot 1; a new 156 foot high eleven-story residential building with 445 dwelling units on Lot 2; a new 152 foot high eleven-story residential building with 407 dwelling units on Lot 3.

APPEAL:

Appeals of the April 26, 2023, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record that the Project is within the scope of the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055, 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; no major revisions are required to the Program EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approved, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC) and Section 5.3.3 of the Warner Center 2035 Specific Plan, a Project Permit Compliance Review for the construction of

a 1,163,048 square foot unified, Master-Planned, Multiple-Phased, mixed-use development consisting of a 204 guest room hotel and two multifamily residential buildings with a total of 852 dwelling units, housed over three parcels pursuant to AA-2020-5375-PMLA-VHCA on a 8.8 acre lot; and

3. Adopted the Conditions of Approval and Findings.

Applicant: Kaplan Woodland Hills, Property Company, LLC
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP

Appellant: West Valley Alliance for Optimal Living
Representative: Jamie T. Hall, Channel Law Group, LLP

Staff: Sheila Toni, City Planning Associate
sheila.toni@lacity.org
(818) 374-5062

11. [DIR-2022-7247-TOC-SPR-HCA-1A](#)

CEQA: ENV-2022-7248-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 6 – Padilla

Last Day to Act: 10-26-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 7115 – 7131 North Van Nuys Boulevard;
14525 – 14537 West Sherman Circle

PROPOSED PROJECT:

Construction, use, and maintenance of a new six-story approximately 73 feet high mixed-use building with 214 residential units above approximately 15,804 square feet of commercial space on the ground floor. The project proposes to provide 238 vehicle parking spaces in two subterranean levels and a portion of the ground floor.

APPEAL:

Appeal of the May 18, 2023, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, 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 80 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following two incentives for a qualifying Tier 4 Project totaling 214 dwelling units, reserving a minimum of 24 units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Yards/Setbacks. Utilization of the side yard setback requirements of the RAS3 Zone for a project in a commercial zone; and
 - b. Transitional Height. A maximum building height that is stepped-back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade;
3. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development creating 50 or more residential dwelling units; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Benjamin Golshani, VNB, LLC
Representative: Shapour Shajirat, DCC

Appellant: Supporters Alliance for Environmental Responsibility (SAFER)

Representative: Brian Flynn, Lozeau Drury LLP

Staff: Sophia Kim, City Planner
sophia.kim@lacity.org
(213) 978-1208

The next special meeting of the City Planning Commission will be held on **Thursday, November 2, 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.