LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MAY 25, 2023 REGULAR MEETING
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2nd FLOOR
14410 SYLVAN STREET, VAN NUYS, CA 91401

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT **planning.lacity.org**. TO LISTEN TO THE AUDIO FILE: SELECT **"ABOUT", "COMMISSIONS, BOARDS & HEARINGS"**, filter by **"CITY PLANNING COMMISSION"**, LOCATE THE COMMISSION MEETING DATE AND SELECT THE "**AUDIO**" BUTTON.

The City Planning Commission meeting of May 25, 2023 was conducted in person in the Van Nuys City Hall, Council Chamber, 2nd Floor and via telephone and Zoom webinar in a hybrid meeting format.

Commission Vice President Caroline Choe called the meeting to order at 8:41 a.m. with Commissioners Monique Lawshe, Karen Mack, Jacob Noonan and Elizabeth Zamora in attendance.

Commission President Samantha Millman and Commissioners Maria Cabildo and Helen Leung were not in attendance.

Also in attendance were Lisa Webber, Deputy Director, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Linda Lou, Interim Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Denise Chavez, Administrative Clerks, and Kiyarra Woodrick, Office Trainee.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Lisa Webber, Deputy Director, on behalf of Vince P. Bertoni, Director of Planning, had no report.

- Donna Wong, Deputy City Attorney, had no report.

- There were no Commission requests.

- Meeting Minutes:
  Commissioner Noonan moved to approve the Meeting Minutes of February 9, 2023. Commissioner Lawshe seconded the motion and the vote proceeded as follows:

  Moved: Noonan
  Second: Lawshe
  Ayes: Choe, Mack, Zamora
  Absent: Cabildo, Leung, Millman

  Vote: 5 – 0

  MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION
No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT
One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS
There were no request for reconsideration.

ITEM NO. 5a
(CONSENT CALENDAR)

CPC-2022-4641-ZC-HD-CU-BL-SPR Council District: 6
CEQA: ENV-2018-4247-MND-REC1 Last Day to Act: 05-27-23
Plan Area: Van Nuys – North Sherman Oaks

PUBLIC HEARING – Completed February 28, 2023

PROJECT SITE: 6839 – 6845 North Woodley Avenue

IN ATTENDANCE:
Stephanie Escobar, City Planning Associate, Renata Ooms, City Planner, and Heather Bleemers, Senior City Planner, representing the Department.

MOTION:
Commissioner Mack moved to put forth the actions below in conjunction with approval of the following Project, as stated on the record:

Demolition of existing non-conforming residential uses and the construction, use, and maintenance of a new three-story self-storage facility. The proposed building is 37 feet in height and 80,000 square feet. The building is set back approximately 70 feet from the Woodley Avenue right-of-way to allow for a surface parking lot as well as landscaping and trees. Vehicle access is provided from one two-way driveway from Woodley Avenue. A total of 21 parking spaces will be provided (nine within the subject site and 12 on the abutting self-storage site to the north under the same ownership).

1. Find, based on the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2018-4247-MND adopted on February 13, 2019; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated February 2023, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approve and Recommend, that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from [Q]MR1-1 and [Q]P-1 to (Q)(T) M1-2D and a Height District Change from Height District 1 to Height District 2D;
3. Approve and Recommend, that the City Council adopt, pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 15-foot Building Line along Woodley Avenue for portions of the subject property, established under Ordinance No. 105,718;
4. Approve, pursuant to LAMC Section 12.24 W.50, a Conditional Use to allow a self-storage facility within 500 feet of a Residential Zone;
5. Approve, pursuant to LAMC Section 12.24 S, up to a 20 percent reduction in required parking in conjunction with the approved Conditional Use;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area;

7. Adopt the Conditions of Approvals; and
8. Adopt the Findings.

Commissioner Lawshe seconded the motion and the vote proceeded as follows:

Moved:	Mack
Second:	Lawshe
Ayes:	Choe, Noonan, Zamora
Absent:	Cabildo, Leung, Millman

Vote: 5 – 0

MOTION PASSED

ITEM NO. 5b
(CONSENT CALENDAR)

CPC-2021-7749-ZC-CU-SPR Council District: 6
CEQA: ENV-2016-4835-MND-REC1 Last Day to Act: 06-06-23
Plan Area: Arleta – Pacoima
Related Case: CPC-2016-4833-GPA-VZC-CU-SPR (Council File No. 18-0898)

PUBLIC HEARING – Completed March 28, 2023

PROJECT SITE: 14201 West Paxton Street; 10601 North Sharp Avenue

IN ATTENDANCE:
David Woon, Planning Assistant, Renata Ooms, City Planner, and Heather Bleemers, Senior City Planner, representing the Department.

MOTION:
Commissioner Mack moved to put forth the actions below in conjunction with approval of the following Project, as stated on the record:

Modification to a previously approved project under Case No. CPC-2016-4833-GPA-VZC-CU-SPR (Council File No. 18-0898) to permit the construction of a 168,537 square-foot self-storage building in lieu of the originally approved 100,000 square-foot self-storage facility. The Project will consist of 165,477 square feet of storage space with 1,137 storage units, 1,114 square feet of office space, and a 1,946 square-foot manager's residence with a garage. The Project will be three stories in height with a maximum height of 45 feet and a Floor Area Ratio (FAR) of 1.30 to 1. The Project will provide a total of 52 vehicular parking spaces.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole administrative record, the Project was assessed in Mitigated Negative Declaration, No. ENV-2016-4835-MND adopted on September 14, 2018; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated March 3, 2023, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change to modify the Qualified Classification for an increase in maximum allowable floor area from 100,000 square feet to 168,537 square feet;
3. Approve, pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to allow a storage building for household goods within 500 feet of an R Zone;
4. Approve, pursuant to LAMC Section 12.24 W.27, a Conditional Use Permit to deviate from LAMC Section 12.22 A.23 to allow less than 50 percent transparency on windows along exterior walls and doors on a ground floor fronting adjacent streets;

5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of more than 50,000 square feet of non-residential floor area;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

Commissioner Lawshe seconded the motion and the vote proceeded as follows:

Moved: Mack
Second: Lawshe
Ayes: Choe, Noonan, Zamora
Absent: Cabildo, Leung, Millman

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR Council District: 10 – Hutt
CEQA: ENV-2019-2568-SCEA Last Day to Act: 05-25-23
Plan Area: Wilshire

PUBLIC HEARING – Completed December 14, 2022

PROJECT SITE: 3431 – 3455 West 8th Street; 749 – 767 South Harvard Boulevard; 744 – 762 South Hobart Boulevard

IN ATTENDANCE:
Chi Dang, City Planner, Deborah Kahen, Senior City Planner, and Jane Choi, Principal City Planner, representing the department; Fernando Tovar, representing the Applicant; and Hakeem Parke-Davis on behalf of Council District 10 representing Councilmember Heather Hutt.

MOTION:
Commissioner Noonan moved to put forth the actions below in conjunction with approval of the following Project, with Modifications and Amendments, as stated on the record:

Demolition of the existing single-family house, commercial buildings, and parking lot for the construction of a new 292,820 square-foot, eight-story, 251-unit, mixed-use building containing 29 affordable housing units above two levels of subterranean parking. The Project proposes 46,000 square feet of commercial area, 15,500 square feet of office area, 284 parking stalls, 204 bicycle parking spaces, and 20,700 square feet of usable open space.

1. Find, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the Senate Bill 375 Sustainable Communities Environmental Assessment dated November 2022, Mitigation Monitoring and Reporting Program under Case No. ENV-2019-2568-SCEA(collectively known as the SCEA), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the Project will have a significant effect on the environment; Find that the City Council held a hearing on and adopted the SCEA on April 14, 2023 pursuant to PRC Section 21155.2(b)(6); Find the Project is a “transit priority project” as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Reports (EIR), including Southern California Association of Governments (SCAG)2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Connect SoCal)Program EIR SCH No. 2019011061; Find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be

identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and adopt the SCEA;
2. Approve and Recommend, that the Mayor and City Council adopt, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Wilshire Community Plan to re-designate the land use of the Project Site from Neighborhood Office Commercial to Regional Center Commercial;
3. Approve and Recommend, that the City Council adopt, pursuant to City Charter Section 558 and LAMC Section 12.32 F, a Vesting Zone Change and Height District Change on the Project Site from C2-1 and PB-1 to (T)(Q)C2-2D, consistent with the recommended General Plan Amendment, and approve two Developer Incentives to permit:
   a. To allow a 16-foot rear yard setback in lieu of the 20-foot rear yard setback otherwise required; and
   b. A 20 percent reduction to permit a minimum 20,580 square feet of overall usable open space in lieu of the minimum 25,725 square feet otherwise required;
4. Approve, pursuant to LAMC Section 12.24, a Conditional Use to allow for a full line of alcoholic beverages for on-site consumption, in conjunction with three restaurants;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a mixed-use development project that creates 252 dwelling units and 61,500 square feet of commercial floor area;
6. Adopt the Conditions of Approval, as Modified by the Commission; and
7. Adopt the Findings, as Amended by the Commission.

Commission Vice President Choe seconded the motion and the vote proceeded as follows:

Moved: Noonan
Second: Choe
Ayes: Lawshe, Mack, Zamora
Absent: Cabildo, Leung, Millman

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

CPC-2022-6189-CU-DB-ZAA-SPR-HCA Council District: 14 – de León
CEQA: ENV-2022-6190-CE Last Day to Act: 05-25-23
Plan Area: Northeast

PUBLIC HEARING – January 24, 2023

PROJECT SITE: 3601 – 3615 Mission Road; 2010 – 2036 Lincoln Park Avenue

IN ATTENDANCE:
Kevin Golden, City Planner, and Heather Bleemers, Senior City Planner, representing the Department; Jesi Harris, representing the Applicant.

MOTION:
Commissioner Mack moved to put forth the actions below in conjunction with approval of the following Project, as stated on the record:

Construction, use and maintenance of a new seven-story residential development with 184 residential units, including 47 Very Low Income units, above two levels of automobile parking under the Density Bonus program.

1. Determine, based on the whole of the administrative record, that the Project is exempt from 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. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for housing development project in which the density increase is greater than the 35 percent permitted in LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 184 dwelling units in lieu of the 64 dwelling units otherwise permitted with 47 dwelling units reserved for Very Low Income Households, with the following On and Off Menu Incentives and Waivers of Development Standards:
    a. An On-Menu Incentive to permit a 22 percent increase in the allowable Floor Area Ratio (FAR) to allow a FAR of 3.67:1 in lieu of the 3.0:1 FAR permitted in the R3-1 Zone pursuant to LAMC Section 12.21.1 A.1;
    b. An On-Menu Incentive to permit the area of land required to be dedicated for street or alley purposes to be included as lot area for the purposes of calculating the maximum density permitted by the R3 Zone;
    c. An Off-Menu Incentive to permit decrease in residential automobile parking to allow the provision of 103 parking spaces, with 18 in tandem, in lieu of the 216 parking spaces required pursuant to LAMC Section 12.21 A.4;
    d. A Waiver of Development Standard to permit a 50 percent decrease in required east side yard setbacks to allow a five-foot side yard setback in lieu of the 10 feet required by the R3-1 Zone pursuant to LAMC Section 12.10 C.2;
    e. A Waiver of Development Standard to permit a 50 percent decrease in required west side yard setbacks to allow a five-foot side yard setback in lieu of the 10 feet required by the R3-1 Zone pursuant to LAMC Section 12.10 C.2;
    f. A Waiver of Development Standard to permit a 41-foot increase in building height to allow up to 86 feet in lieu of the maximum 45 feet allowed in the R3-1 Zone pursuant to LAMC Section 12.21.1;
    g. A Waiver of Development Standard to permit a 20 percent reduction in required open space to allow the provision of 15,480 square feet in lieu of the 19,350 square feet required pursuant to LAMC 12.21 G.2; and
    h. A Waiver of Development Standard to permit 10 compact parking stalls and 93 standard stalls in lieu of the one standard parking stall per dwelling unit minimum required pursuant to LAMC Section 12.21 A.5(c);
4. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a fence of up to 12 feet in height, in lieu of 3.5 feet in height, and raised grade to encroach into the front yard setback for the R3-1 Zone; and
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of more than 50 dwelling units;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

Commissioner Noonan seconded the motion and the vote proceeded as follows:

Moved:	Mack
Second:	Noonan
Ayes:	Lawshe, Choe, Zamora
Absent:	Cabildo, Leung, Millman

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, Vice President Choe adjourned the meeting at 11:15 a.m.

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES
SEP 14 2023
CITY PLANNING DEPARTMENT
COMMISSION OFFICE