

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 25, 2024 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/CPC1-25-24>) by Monday, January 22, 2024.
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.

Vacant, 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/85199860522> AND USE MEETING ID: 851 9986 0522 AND PASSCODE 370622. 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 9986 0522** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 370622**. For hybrid 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. **Remote participation is available only for those wishing to provide public comment; 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 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 9986 0522** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 370622**.

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-2023-6416-SP-SPP

CEQA: EIR-1988-0026-SP-ZC-REC3
Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee
Last Day to Act: 02-02-24

PUBLIC HEARING REQUIRED

PROJECT SITE: Subarea B and a portion of Subarea A of the Porter Ranch Land Use and Transportation Specific Plan

PROPOSED PROJECT:

An amendment to the Porter Ranch Land Use and Transportation Specific Plan modifying the front and side yard requirements for 105 single family home lots: all 65 lots in Subarea B of the Specific Plan and the 40 horsekeeping lots in Subarea A of the Specific Plan.

The amendment would change the following:

1. Reduce the required minimum front yard from 25 feet to 20 feet on 105 lots; and
2. Continue to require a minimum 10 foot side yard for at least one side yard and reduce the other side yard requirement from 10 feet to five feet.

Adoption of the proposed amendment would bring all homes (existing and under-construction) on the subject 105 lots into compliance with the Porter Ranch Specific Plan. No physical changes to any homes would be necessitated as a result of this amendment.

No changes are proposed to modify any of the following: allowed uses, intensity of uses, horsekeeping pad requirements, residential density, allowed building height, allowed floor area, minimum lot width, minimum lot area, maximum lot coverage, parking requirements, sign requirements, tree/landscaping requirements, transportation/infrastructure requirements, equestrian trails, roadways, pedestrian infrastructure, or open space requirements.

REQUESTED ACTIONS:

1. The City Planning Commission shall consider, based on the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. EIR-1988-26-SP-ZC, certified on July 10, 1990; and pursuant to CEQA Guidelines 15162 and 15164, and as

supported by three subsequent addenda (dated March 2001, October 2006, and March 2017) and the addendum dated January 2024, no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project; and

2. Pursuant to Sections 11.5.7 G and 12.32 of the Los Angeles Municipal Code (LAMC), a Proposed Ordinance amending Section 7.A.3 of the Porter Ranch Land Use/Transportation Specific Plan.

Applicant: Porter Ranch Development Company, Toll Brothers Inc.
Representative: Stephen D. Mikhalevich, Toll Brothers Inc.

Staff: Renata Ooms, City Planner
renata.ooms@lacity.org
(213) 978-1222

7. **CPC-2022-7854-ZCJ-SPR-WDI**

CEQA: ENV-2022-7855-MND

Plan Areas: Reseda – West Van Nuys

Council District: 6 – Padilla

Last Day to Act: 01-29-24

PUBLIC HEARING – Completed November 14, 2023

PROJECT SITE: 16949 – 16955 West Sherman Way

PROPOSED PROJECT:

Demolition of existing structures and the construction, use and maintenance of a new, 111-unit, mixed-use development with six dwelling units set aside for Extremely Low and 13 dwelling units set aside for Very Low Income Households, and 4,500 square feet of ground floor commercial. The Project would have a maximum building height of 48 feet and four stories, including a two-level subterranean garage with 160 residential automobile parking spaces and 18 retail parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15074(b), in consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration (MND) Case No. ENV-2022-7855-MND and there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from CR-1VL, (Q)C1-1VL & P-1VL to (T)(Q)RAS4-1VL and pursuant to LAMC Section 11.5.11, the following two developer incentives:
 - a. Reduction in parking to allow 160 residential automobile parking spaces in lieu of the 198 residential parking spaces otherwise required; and
 - b. Relief from General Plan Footnote 7 to allow for a project to rise to four stories in lieu of three stories;
3. Pursuant to LAMC Section 16.05, a Site Plan Review for any development which creates, or results in an increase of 50 or more dwelling units; and
4. Pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements to waive a required future cul-de-sac along Cantlay Street.

Applicant: Egish Kuiumjian, Lion Signature, Inc.
Representative: Eric Lieberman, QES, Inc.

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

8. [DIR-2022-6375-TOC-WDI-VHCA-1A](#)
CEQA: ENV-2022-6376-CE
Plan Area: Hollywood

Council District: 13 – Soto-Martinez
Last Day to Act: 01-30-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 1212 North Orange Drive

PROPOSED PROJECT:

Construction, use, and maintenance of a new four-story, 14,328 square-foot, eight-unit apartment building measuring approximately 41 feet in height; it also proposes one attached Accessory Dwelling Unit (ADU) that is subject to separate ministerial review. The Project will provide 963 square-feet of usable open space, along with 16 vehicle parking spaces in one level of subterranean parking. The Project includes a request for a Waiver of Dedication and/or Improvement to waive the required six-foot dedication along Orange Drive.

APPEAL:

Appeal of the October 4, 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 12.21 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Community (TOC) Affordable Housing Incentive Program for a Tier 2 project with a total of eight dwelling units (and one Accessory Dwelling Unit subject to ministerial review), of which one will be reserved for Extremely Low Income Households for a period of 55 years:

Base Incentives:

- a. Density. A 60-percent increase in density to permit a base of eight dwelling units in lieu of five;
- b. Floor Area Ratio (FAR). A 4.7 percent increase in FAR to permit a 3.14:1 FAR in lieu of 3:1; and
- c. Parking. One parking space per unit in lieu of the two spaces per unit otherwise required.

Additional Incentives:

- a. Side Yard Setback. A 21-percent reduction in the southerly side yard setback to permit five feet, six inches in lieu of the seven feet otherwise required;
 - b. Height. An 11-foot increase to the building height to permit a maximum height of 41 feet in lieu of the maximum 30 feet otherwise permitted; and
 - c. Open Space. A 20-percent reduction in usable open space to permit a minimum of 960 square feet in lieu of the 1,200 square feet otherwise required;
3. Approved, pursuant to LAMC Section 12.37 I.2, a Waiver of Dedication and/or Improvement to allow a six-foot sidewalk easement in lieu of the required six-foot dedication along Orange Drive;
 4. Denied, pursuant to LAMC Section 12.37 I.2, a Waiver of Dedication and/or Improvement for the replacement of the existing curb along the easterly side of Orange Drive; and
 5. Adopted the Conditions of Approval and Findings.

Applicant/

Appellant: Houshmand Lalepour, Venicci Investment Group, Inc.
Representative: Sheri Bonstelle, Jeffer Mangels Butler & Mitchell LLP

Staff: Dylan Lawrence, City Planning Associate
dylan.lawrence@lacity.org
(213) 978-1182

PUBLIC HEARING REQUIRED

PROJECT SITE: 957 – 967 South Arapahoe Street

PROPOSED PROJECT:

Demolition of a two-story single-family dwelling and a two-story four-unit apartment building, and the construction, use, and maintenance of a new five-story residential building, 60 feet in height, containing a total of 109 dwelling units with 15 units reserved for Very Low Income Households, and one dwelling unit reserved for Extremely Low Income Households. The proposed development will contain 66,040 square feet of floor area, equating to a total floor area ratio (FAR) of approximately 3.46:1. The Project will provide a total of 11,150 square feet of open space comprised of private balconies, a fitness center, courtyard, multipurpose room, and roof decks. The Project will have one subterranean level that will contain a total of 57 vehicle parking stalls. The Project will provide a total of 88 bicycle parking stalls including, 80 long-term, and eight short-term parking stalls.

APPEAL:

Appeal of the September 7, 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 70 percent increase in density, an increase in the maximum allowable FAR by 50 percent, and minimum of zero parking spaces consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 3 development project totaling 109 dwelling units, reserving 15 units for Very Low Income (VLI) Households, and one unit for Extremely Low Income (ELI) Households for a period of 55 years;
3. Approved with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a new residential development resulting in a net increase of 50 or more dwelling units; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Shahram Shamsian, EL Investment, LLC
Representative: Behrouz Bozorgnia, Mobbil, Inc.

Appellant: Supporters Alliance for Environmental Responsibility (SAFER)
Representative: Brian Flynn, Lozeau Drury LLP

Staff: Trevor Martin, City Planner
trevor.martin@lacity.org
(213) 978-1341

The next regular meeting of the City Planning Commission
will be held on **Thursday, February 8, 2024 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 TTY-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.