

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MARCH 28, 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 (<http://tinyurl.com/CPC3-28-24>) by Tuesday, March 26, 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.

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

Vincent P. Berton, AICP, Director
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, 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/84222168957> AND USE MEETING ID: 842 2216 8957 AND PASSCODE 306197. 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. 842 2216 8957** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 306197**. 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
- Meeting Minutes - June 8, 2023

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. 842 2216 8957** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 306197**.

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-2019-4086-CU-ZV

CEQA: ENV-2019-4087-CE

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

Council District: 12 – Lee

Last Day to Act: 03-31-24

PUBLIC HEARING – Completed January 7, 2021

PROJECT SITE: 7401 North Shoup Avenue
(22431 West Valerio Street; 7400 North Sausalito Avenue)

PROPOSED PROJECT:

A public charter school operating as the El Camino Real Charter School Independent Study Program (ISP) serving grades 9 through 12 with a maximum of 150 students for on-site instruction daily. The ISP is proposed on a site improved with a 15,025 square foot existing facility that includes nine classrooms, a multi-purpose room with no fixed seating, a meeting room, and surface parking accommodating 78 automobile parking spaces and 12 bicycle parking spaces. The public charter school was previously approved under Case No. CPC-2016-1256-CU and the Applicant is currently requesting a new Conditional Use permit with modified conditions of approval.

Under the requested modifications, the applicant is proposing two signs accessory to the school use: 1.) an approximately 77.1 square foot, non-illuminated wall sign on an east facing wall that surrounds the parking lot at the southern portion of the site; and 2.) an approximately 2.4 square foot, non-illuminated wall sign on an east facing wall at the school frontage.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15301, 15311, and 15314 an Exemption from CEQA 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 Los Angeles Municipal Code (LAMC) Chapter 1, Section 12.24 U.24, a Conditional Use to modify operational conditions for the previous approval of a school in the A1-1 Zone; and
3. Pursuant to Chapter 1 of the LAMC, Section 12.27, a Zone Variance to permit two signs that exceed the allowable 20 square feet in area in the A1-1 Zone pursuant to Chapter 1 of the LAMC Section 12.21 A.7.

Applicant: David Hussey, El Camino Real Charter High School
Representative: Nicholas Brown, Seat at the Table

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

7. [CPC-2023-480-DB-HCA](#)

CEQA: ENV-2023-481-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 4 – Raman

Last Day to Act: 04-29-24

PUBLIC HEARING – Completed February 14, 2024

PROJECT SITE: 2336 – 2346 North Hyperion Avenue

PROPOSED PROJECT:

Demolition of the existing commercial buildings and garage for the construction of a new mixed-use, 15-unit apartment building with 17,893 square feet of floor area and a Floor Area Ratio (FAR) of 1.8:1. Two units will be set aside for Very Low Income households. The Project will be four stories and 60 feet in height, comprising three residential floors, ground-floor parking and 974 square feet of ground-floor commercial space, and one level of subterranean parking which includes 17 vehicular parking spaces, and 30 bicycle parking spaces. Additionally, the Project will provide four trees, and proposes the export of approximately 2,025 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; and
2. 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 mixed-use residential project totaling 15 dwelling units, reserving two units for Very Low Income household occupancy for a period of 55 years, with the following requested Off-Menu Incentives:
 - a. An Off-Menu incentive to allow a maximum FAR of 2.025:1 in lieu of 1.5:1 as otherwise permitted in the [Q]C2-1VL Zone; and
 - b. An Off-Menu incentive to provide relief from the height requirements of Ordinance No. 176,826 resulting in a height increase to 60 feet in lieu of 30 feet.

Applicant: Christopher & Craig Kinsling - CK Development
Representative: Sara Houghton, three6ixty

Staff: Marie Pichay, City Planning Associate
marie.pichay@lacity.org
(213) 978-1470

8. [DIR-2023-5089-TOC-SPP-VHCA-1A](#)

CEQA: ENV-2023-5090-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 04-02-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 1807 North Van Ness Avenue
(1807 and 1809 North Van Ness Avenue)

PROPOSED PROJECT:

Demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one 3,085 square-foot duplex, one 3,308 square-foot duplex, and one 1,079 square-foot single-family residence, for a total of five residential dwelling units located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

APPEAL:

Partial appeals of the January 3, 2024, 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 15303 (New Construction or Conversion of Small Structures) Class 3 and Section 15332 (In-Fill Development Project) Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applied;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 3 project with a total of five dwelling units, of which one dwelling unit will be reserved for Extremely Low Income Household Occupancy for a period of 55 years:

Base Incentives:

- a. Zero base incentives requested.

Additional Incentives:

- a. Side Yards. An up to 30 percent reduction in the required yard setback, for a minimum of four feet and 11 inches for the northerly and southerly side yards, in lieu of the otherwise required seven feet; and
 - b. Height. An up to 22-foot increase in the height requirement, allowing up to 52 feet in overall height, in lieu of the 30 feet permitted per the RD1.5-1XL Zone;
3. Approved with Conditions, pursuant to LAMC Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 186,735, a Project Permit Compliance Review for a project located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan; and
 4. Adopted the Conditions of Approval and Findings.

Applicant: Leeor Maciborski, The Leeor Maciborski Trust
Representative: Gary Benjamin, Alchemy Planning + Land Use

Appellants: Daniela Istrate

Podjanee Varea, Varea Family Trust

Staff: Yamilet Brizuela, City Planning Associate
[yamilet.brizuela@lacity.org](mailto:yamillet.brizuela@lacity.org)
(213) 202-5620

The next regular meeting of the City Planning Commission

will be held on **Thursday, April 11, 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.