

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 24, 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 August 24, 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 President Samantha Millman called the meeting to order at 8:41 a.m. with Commission Vice President Caroline Choe and Commissioners Maria Cabildo, Ilissa Gold, Helen Leung, Karen Mack, Jacob Noonan and Elizabeth Zamora in attendance.

Commissioner Monique Lawshe was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber, Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Marcos Godoy, Administrative Clerk, and Kiyarra Woodrick, Office Trainee.

ITEM NO. 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

IN ATTENDANCE:

Kimberly Henry, City Planner and Milena Zasadzien, Principal City Planner, representing the Planning Department; Edgar Khalatian, representing the Applicant; and Mashaël Majid on behalf of Councilmember Raman, representing Council District 4.

At approximately 11:15 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 11:27 a.m. with Commission Vice President Choe and Commissioners Cabildo, Gold, Leung, Mack, Noonan and Zamora in attendance.

At approximately 1:24 p.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 1:30 p.m. with Commission Vice President Choe and Commissioners Cabildo, Gold, Mack, Noonan and Zamora in attendance.

Commissioner Leung left the meeting during the break.

MOTION:

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

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 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 feet, 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 215 existing trees and plants 368 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, and provides on-site landscaped areas and recreational facilities. The Project involves off-site improvements to the Valleyheart Drive public right-of-way and portions of the adjacent Zev Greenway. 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.

1. Find, that the City Planning Commission has reviewed and considered the information contained in the EIR No. ENV-2020-1512-EIR (SCH No. 2020090536), dated March 2022, and the Final EIR, dated May 2023 (Harvard-Westlake River Park Project EIR), as well as the whole of the administrative record;
Certify the following:
 - a. The Harvard-Westlake River Park Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The Harvard-Westlake River Park Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
 - c. The Harvard-Westlake River Park Project EIR reflects the independent judgment and analysis of the lead agency.Adopt all of the following:
 - a. The related and prepared Harvard-Westlake River Park Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Harvard-Westlake River Park Project EIR.
2. Approve, pursuant to Section 12.24 T of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use to allow the operation of a private-school athletic and recreational campus in the A1 Zone;
3. Approve, 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 required 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;
4. Approve, pursuant to LAMC Section 12.24 F, a determination to permit maximum 10-foot height walls along Whitsett Avenue and Valley Spring Lane and ancillary to the athletic and recreational campus, in lieu of the eight-foot maximum height limitation for fences and walls within side yards and the six-foot maximum height limitation for fences and walls within front yards, in the A1-1XL-RIO Zone;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of non-residential area;
6. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated August 23, 2023; and
7. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 7 – 0

MOTION PASSED

Commission President Millman announced Item No. 7 would be taken out of order and announced that Commissioner Gold would recuse herself for Item No. 7.

ITEM NO. 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: 5260 North Lankershim Boulevard

IN ATTENDANCE:

More Song, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department.

MOTION:

Commission President Millman moved to continue the matter to a date certain of September 28, 2023. Commissioner Noonan seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

Commission President Millman announced Item No. 3a would be removed from the Consent Calendar.

ITEM NO. 3a
(CONSENT CALENDAR)

CPC-2022-7639-DB-CU-HCA

CEQA: ENV-2022-7640-EAF;

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

Plan Area: Palms – Mar Vista – Del Rey

Council District: 5 – Yaroslavsky

Last Day to Act: 08-24-23

PUBLIC HEARING – Completed June 15, 2023

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

IN ATTENDANCE:

Connie Chauv, City Planner, representing the Planning Department.

MOTION:

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

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.

1. Find, 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 ("Program EIR"), 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;
2. Determine, based on the whole of the record, that the project is Statutorily Exempt pursuant to Public Resources Code Section 21155.4 and the events specified in Section 21166 have not occurred;
3. Approve, 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 Off-Menu Incentives and 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;
4. Approve, 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;
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 4

DIR-2020-2067-TOC-1A
CEQA: ENV-2020-2068-CE
Plan Area: Wilshire

Council District: 10 – Hutt
Last Day to Act: N/A

PUBLIC HEARING: N/A

PROJECT SITE: 1447 South Hi Point Street

IN ATTENDANCE:

Esther Ahn, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department.

MOTION:

Commissioner Noonan moved to continue the matter to a date certain of September 28, 2023. Commissioner Gold seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 5

CPC-2022-8060-DB-HCA

CEQA: ENV-2022-8061-CE

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

Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky

Last Day to Act: 09-05-23

PUBLIC HEARING HELD – July 20, 2023

PUBLIC HEARING HELD

PROJECT SITE: 10942 – 10948 West Pico Boulevard

IN ATTENDANCE:

Connie Chauv, City Planner, Michelle Singh, Senior City Planner, and Theo Irving, Principal City Planner, representing the Planning Department; Dana Sayles, representing the Applicant; and Dylan Sittig on behalf of Councilmember Yaroslavsky, representing Council District 5.

MOTION:

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

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.

1. Determine, that based on the whole of the administrative record, the project is exempt 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. Find, based on the independent judgement 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 ("Program EIR"), 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. Approve, pursuant to 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 On- and Off-Menu Incentives and 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 Standards for the elimination of the transitional height requirements of LAMC Section 12.21.1.A.10; and
 - e. A Waiver of Development Standards for ground floor screening of zero 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;

4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 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 HELD

PROJECT SITE: 2266 – 2280 South Westwood Boulevard

IN ATTENDANCE:

Norali Martinez, City Planner, Michelle Singh, Senior City Planner, and Theo Irving, Principal City Planner, representing the Planning Department; Lottie Cohen, representing both Appellants; and David Safai, the Applicant.

MOTION:

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

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.

1. Determine, 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. Find, 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. Deny the appeals and sustain the Planning Director's Determination dated June 16, 2023;

4. Approve, 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;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 8

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 Cabildo moved to approve the Meeting Minutes of March 23, 2023. Commissioner Zamora seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0 – 1

MOTION PASSED

ITEM NO. 9

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 10

RECONSIDERATIONS

There were no requests for reconsideration.

There being no further business before the Commission, President Millman adjourned the meeting at 4:24 p.m.



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



Caroline Choe, Vice President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUL 25 2024

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**