

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, SEPTEMBER 28, 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 September 28, 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 8:47 a.m. with Commission Vice President Monique Lawshe and Commissioners Caroline Choe, Jacob Noonan and Elizabeth Zamora in attendance.

Commissioners Maria Cabildo, Ilissa Gold, Helen Leung and Karen Mack were 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

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Amy Brothers, Deputy City Attorney, had no report.

At approximately 8:51 a.m. Commissioner Ilissa Gold joined the meeting.

- There were no commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5a

CPC-2022-8053-DB-DRB-SPP-HCA

CEQA: ENV-2022-8054-CE

Plan Area: Westwood

Council District: 5 – Yaroslavsky

Last Day to Act: 09-28-23

PUBLIC HEARING – Completed April 19, 2023

PROJECT SITE: 1383 South Midvale Avenue

IN ATTENDANCE:

Kevin Fulton, City Planning Associate and Juliet Oh, Senior City Planner, representing the Planning Department.

MOTION:

Commissioner Choe 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 two multi-family dwellings with a total of eight units and the construction of a new, six-story, 79 foot – six inch multi-family dwelling over one basement level. The Project will provide 20 dwelling units, including five Very Low Income units and two Low Income units. The Project will be approximately 19,797 square feet with a Floor Area Ratio (FAR) of 4:1. The Project will provide 10 vehicular parking spaces and 20 long-term bicycle parking spaces in one above-ground level and one basement level and will provide two short-term bicycle parking spaces at ground level.

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. Approve, pursuant to Section 12.22 A.25 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 20 units, reserving five units for Very Low Income Household Occupancy and two units for 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 to permit an FAR of 4:1 in lieu of 3:1 as otherwise permitted in the [Q]R4-1L Zone;
 - b. An On-Menu Incentive to permit a building height of 79 feet – six inches, in lieu of the 75 feet otherwise permitted by the [Q]R4-1L zone;
 - c. An Off-Menu Incentive to permit an open space area of 540 square feet in lieu of 2,000 square feet of open space otherwise required by Section 6.A.1 of the Westwood Community Multi-Family Specific Plan;
 - d. A Waiver of Development Standards to permit two parking levels above the natural existing grade with a total height of 23.5 feet in lieu of one parking level above the natural existing grade otherwise permitted by Section 6.D of the Westwood Community Multi-Family Specific Plan;
 - e. A Waiver of Development Standards to permit a six-foot 3^{5/8}-inch northerly side yard setback in lieu of the nine-foot side yard setback otherwise required by LAMC Section 12.11 C.2;
 - f. A Waiver of Development Standards to permit a six-foot 3^{5/8}-inch southerly side yard setback in lieu of the nine-foot side yard setback otherwise required by LAMC Section 12.11 C.2;

- g. A Waiver of Development Standards to permit 18 percent landscaping of the northerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;
 - h. A Waiver of Development Standards to permit nine percent landscaping of the southerly side yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan; and
 - i. A Waiver of Development Standards to permit 40 percent landscaping of the front yard setback in lieu of the 50 percent otherwise required by Section 6.E.1 of the Westwood Community Multi-Family Specific Plan;
3. Approve, pursuant to LAMC Section 16.50, a Design Review for compliance with the requirements of the Westwood Community Design Review Board;
4. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a Project within the Westwood Community Multi-Family Specific Plan;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

Before proceeding to open Item No. 6 Commission Vice President Lawshe confirmed, on the record, that she listened to the audio for the previous meeting of August 24, 2023.

ITEM NO. 6

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

Council District: 10 – Hutt
Last Day to Act: N/A
Continued from: 08-24-23

PUBLIC HEARING: N/A

PROJECT SITE: 1447 South Hi Point Street

IN ATTENDANCE/VIA ZOOM WEBINAR:

Esther Ahn, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department; Brandon Araujo, Appellant (attended via Zoom); Jaimie T. Hall, representing the Appellant and Petitioner (attended via Zoom); and Ernest J. Guadiana, representing 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:

Demolition of an existing single-family residential structure and the construction, use, and maintenance of a new, five-story, multi-family residential building over one level of subterranean parking. The Project will contain 20 dwelling units, of which two units will be set aside for Extremely Low Income Households. The proposed building will encompass approximately 20,093 square feet in total building area. The Project proposes to provide 24 automobile parking spaces and 22 bicycle parking spaces.

1. Set aside the previous Tier 3 Transit Oriented Communities Affordable Housing Incentive Program approval in Planning Case No. DIR-2020-2067-TOC, consistent with the terms of a court issued Writ in *Hi Point Neighbor's Association v. City of Los Angeles*, Los Angeles Superior Court Case No. 21STCP02223 (issued May 25, 2023);
2. Determine, the Project is exempt pursuant to the City's September 15, 2021 Determination in Planning Case No. ENV-2020-2068-CE, and Council File No. 21-0481, and as upheld by the Superior Court in its judgement in *Hi Point Neighbor's Association v. City of Los Angeles*, Los Angeles Superior Court Case No. 21STCP02223, and as 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;
3. Deny the appeals and sustain the Planning Director's Determination dated December 30, 2020, to conditionally approve a project under the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (Los Angeles Municipal Code Sec. 12.22 A.31);
4. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three incentives for a qualifying Tier 3 project totaling 20 dwelling units, reserving two units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Yards/Setbacks. A 30 percent reduction in the required width of the two side yards to provide a minimum setback of five feet eight inches in lieu of the minimum eight feet otherwise required;
 - b. Height. A maximum increase of 22 feet in building height to permit a maximum building height of 57 feet in lieu of the maximum 35 feet otherwise permitted; and
 - c. Open Space. A maximum reduction of 25 percent in the required amount of open space;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

Before proceeding to open Item No. 7 Commission President Millman announced Commissioner Gold would be recusing herself for Item No. 07.

Commission Vice President Lawshe confirmed, on the record, that she listened to the audio for the previous meeting of August 24, 2023.

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: 09-28-23

Continued from: 08-24-23

PUBLIC HEARING HELD

PROJECT SITE: 5240 North Lankershim Boulevard

IN ATTENDANCE:

More Song, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department; SAFER, Appellant; Dave Rand, representing the Applicant; and Craig Bullock on behalf of Councilmember Krekorian, representing Council District 2.

MOTION:

Commissioner Choe 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 (92-foot tall), 128-unit, mixed-use building with 13 dwelling units set aside as affordable for Extremely Low Income Households, and up to 5,000 square feet of ground floor commercial uses. The Project will provide 71 automobile parking spaces and 101 bicycle parking spaces.

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. Deny the appeal and sustain the Planning Director's Determination dated April 28, 2023;
3. Approve with Conditions, pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC), a Site Plan Review for a development project creating 50 or more residential dwelling units, in conjunction with a Transit Oriented Communities (TOC) Housing Development project with a total of 128 dwelling units, including 13 units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following Tier 3 Base and Additional Incentives:
 - Base Incentives:
 - a. Density. A 70 percent increase in density; and
 - b. Parking. Provide 0.5 space per unit, and up to a 30 percent reduction in the required nonresidential parking;
 - Additional Incentives:
 - c. Yards. Utilization of the RAS3 Zone setbacks; and
 - d. Open Space. Up to a 25 percent decrease in required open space;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 9:55 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 10:08 a.m. with Commission Vice President Lawshe and Commissioners Choe, Noonan and Zamora in attendance.

Before proceeding to open Item No. 8 Commissioner Gold rejoined the meeting.

ITEM NO. 8

CPC-2021-9909-DB-SP-SPP-HCA

CEQA: ENV-2021-9910-CE

Plan Area: Sunland – Tujunga – Lake View Terrace
Shadow Hills – East La Tuna Canyon

Council District: 7 – Rodriguez

Last Day to Act: 09-28-23

PUBLIC HEARING – Completed April 25, 2023

PROJECT SITE: 7577 West Foothill Boulevard

IN ATTENDANCE:

More Song, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Edgar Khalatian, representing the Applicant.

MOTION:

Commissioner Choe 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 three-story residential building with 46 residential units, including seven units reserved for Very Low Income households. The Project proposes to provide 89 vehicle parking spaces.

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 that 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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development project consisting of 46 residential units, of which seven are proposed to be set aside for Very Low Income households, and with the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit averaging of floor area, density, parking, open space, and vehicular access throughout the project site;
 - b. An Off-Menu Incentive to permit a maximum building height of 42 feet in lieu of the otherwise permitted 33 feet as prescribed by Section 7.B.3 of the Foothill Boulevard Corridor Specific Plan;
 - c. An Off-Menu Incentive to permit a front yard setback of three feet along Plainview Avenue in lieu of the otherwise required setback;
 - d. A Waiver of Development Standards to permit a front yard setback of 10 feet along Foothill Boulevard in lieu of the otherwise required setback;
 - e. A Waiver of Development Standards to permit a front yard setback of 10 feet along Day Street and Wilsey Avenue in lieu of the otherwise required setback;
 - f. A Waiver of Development Standards to permit a building separation distance of 13 feet in lieu of the otherwise required 54 feet as prescribed by Section 7.B.5 of the Foothill Boulevard Corridor Specific Plan;
3. Dismiss a Specific Plan Amendment inasmuch as the amendment is not necessary to permit the proposed project;
4. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to permit the proposed project within the Foothill Boulevard Corridor Specific Plan;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Moved: Choe
Second: Zamora

Ayes: Gold, Lawshe, Millman, Noonan
Absent: Cabildo, Leung, Mack

Vote: 6 – 0

MOTION PASSED

Commission President Millman announced that Item Nos. 9 & 10 would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 9

CPC-2019-7239-GPAJ-VZCJ-HD-SP-SN-BL

CEQA: ENV-2019-7241-EIR; SCH No. 2020060573

Plan Area: North Hollywood – Valley Village

Related Case: CPC-2019-7240-DA

Council District: 2 – Krekorian

Last Day to Act: 09-28-23

PUBLIC HEARING – Completed July 26, 2023

PROJECT SITE: 11163 – 11347 and 11264 – 11280 West Chandler Boulevard;
11204 – 11270 West Cumpston Street; 5300 – 5320 North Bakman Avenue;
5311 – 5373 and 5356 – 5430 North Lankershim Boulevard.

Note: The District NoHo Project EIR also includes sites at 11041-11046 and 11440 West Chandler Boulevard.

IN ATTENDANCE:

Jason McCrea, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Maria Sullivan, LA Metro, representing the Applicant; and Craig Bullock on behalf of Councilmember Krekorian, representing Council District 2.

MOTION:

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

The District NoHo Project (Project) proposes a multi-phased, mixed-use development, to include up to 1,527 residential units (including 1,161 market-rate units and 366 affordable units), 105,125 square feet (sq. ft.) of retail/restaurant uses, and 580,374 sq. ft. of office space, on a 16-acre site. The proposed uses would be located within several buildings ranging in height from one to 28 stories, with up to four subterranean parking levels. Approximately two acres of publicly accessible open space in three plazas would be provided. Overall, the Project would remove 49,111 sq. ft. of industrial/warehouses uses and construct 2,209,027 square feet of new floor area, resulting in a Floor Area Ratio of 3.16:1. A Sign District would be implemented to allow for a comprehensive signage program, and would include digital displays, supergraphics, and off-site advertising.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report No. ENV-2019-7241-EIR, certified on August 22, 2023, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and Recommend that the Mayor and City Council adopt, pursuant to Charter Section 555, 556, and 558, a General Plan Amendment to the North Hollywood – Valley Village Community Plan to add a Regional Center land use designation, change the land use designation for the Project Site

to Regional Center, and to include the District NoHo Specific Plan (DNSP) zone as a corresponding zone of the Regional Center land use designation;

3. Approve and Recommend that the City Council adopt, pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from C2-2D-CA, CM-1VL, C4-2D, C4-2D-CA and PF-1VL to the District NoHo Specific Plan (DNSP) Zone, and a corresponding Code Amendment to add the DNSP Zone to LAMC Section 12.04 and a new LAMC Section 12.16.10;
4. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32, the establishment of the District NoHo Specific Plan to regulate development within the Project Site;
5. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 13.11 B, the establishment of the District NoHo Sign District Plan to regulate signage within the Project Site;
6. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 R, a Building Line Removal along Tujunga Avenue;
7. Recommend that the City Council further explore the feasibility of equal access to residential amenities between all buildings developed under the Specific Plan; and
8. Adopt the Findings, as Amended by the Commission, including Staff's Technical Modification dated September 26, 2023.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 10

CPC-2019-7240-DA

CEQA: ENV-2019-7241-EIR; SCH No. 2020060573

Plan Area: North Hollywood – Valley Village

Related Case: CPC-2019-7239-GPAJ-VZCJ-HD-SP-SN-BL

Council District: 2 – Krekorian

Last Day to Act: 09-28-23

PUBLIC HEARING – Completed July 26, 2023

PROJECT SITE: 11163 – 11347 and 11264 – 11280 West Chandler Boulevard;
11204 – 11270 West Cumpston Street; 5300 – 5320 North Bakman Avenue;
5311 – 5373 and 5356 – 5430 North Lankershim Boulevard.

Note: The District NoHo Project EIR also includes sites at 11041-11046 and 11440 West Chandler Boulevard.

IN ATTENDANCE:

Jason McCrea, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Maria Sullivan, LA Metro, representing the Applicant; and Craig Bullock on behalf of Councilmember Krekorian, representing Council District 2.

MOTION:

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

Development Agreement for the provision of public benefits in exchange for a proposed term of 15 years.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report No. ENV-2019-7241-EIR, certified on August 22, 2023, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Recommend that City Council approve, pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles; and
3. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 12:03 p.m.



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



Monique Lawshe, Vice President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 08 2024

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**