

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 26, 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 October 26, 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 Monique Lawshe called the meeting to order at 8:37 a.m. with Commissioners Maria Cabildo, Caroline Choe, Ilissa Gold, Helen Leung, Karen Mack and Elizabeth Zamora in attendance.

Commission President Samantha Millman and Commissioner Jacob Noonan were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Shana M. M. Bonstin, Lisa M. Webber, and Arthi Varma, Deputy Directors, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Marcos G. 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.
- 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

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

Before proceeding to open Item No. 6 Commission Vice President Lawshe announced Commissioner Mack would be recusing herself for the item.

ITEM NO. 6

CPC-2022-9266-CU

CEQA: ENV-2004-1950-EIR-ADD5

Plan Area: Northeast Los Angeles

Council District: 14 – de Leon

Last Day to Act: 10-26-23

Continued from: 10-12-23

PUBLIC HEARING – Completed June 27, 2023

PROJECT SITE: 1590 North Eastlake Avenue; 1425 – 1501 North San Pablo Street;
1540 – 1580 East Alcazar Street

IN ATTENDANCE:

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

MOTION:

Commissioner Cabildo moved to continue the matter to a date certain of November 2, 2023. Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

Before proceeding to open Item No. 6 Commissioner Mack rejoined the meeting.

ITEM NO. 6

CPC-2023-1637-SP

CEQA: ENV-2023-1638-CE

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

Encino – Tarzana, Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

Council District: 3 – Blumenfield; 4 – Raman

Last Day to Act: 01-02-24

PUBLIC HEARING – Completed September 14, 2023

PROJECT SITE: Ventura – Cahuenga Boulevard Corridor Specific Plan Area

IN ATTENDANCE:

Courtney Schoenwald, City Planner, Priya Mehendale, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department.

MOTION:

Commissioner Choe moved to put forth the actions below in conjunction with approval of the following Specific Plan Amendment, as stated on the record:

An amendment to the Ventura-Cahuenga Boulevard Corridor Specific Plan pursuant to Sections 11.5.7 G and 12.32, of the Los Angeles Municipal Code (LAMC), to create an administrative process for signage review, update the Plan to align with the Processes and Procedures Ordinance and the Mobility Element, amend the Specific Plan's Plan Review Board appointments and administration, update references to corrected maps, and clean-up typos and plan language as well as code references.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Case No. ENV-2023-1638-CE (Exhibit C) and CEQA Guidelines, Section 15301 (Class 1 for existing structures, including interior alterations for tenant improvements); Section 15303 (Class 3 as applied to small structures for limited changes of use and interior alterations related to tenant improvements); Section 15311 (Class 11 for on-premises signs); and Section 15320 (Class 20 for changes in reorganization of local governmental agencies relating to the Ventura-Cahuenga Boulevard Corridor Specific Plan Review Board (PRB) appointments and administration, administrative project review process, updated language to reflect new ordinances and language clean up, recognition of a sixth community, and updated maps). There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and Recommend that the City Council adopt, pursuant to Sections 11.5.7 G and 12.32 of the Los Angeles Municipal Code, the linked proposed zoning ordinance to amend the Ventura-Cahuenga Boulevard Corridor Specific Plan, as shown in Exhibit B, with a modification to Section 15.A.5 of the Specific Plan as follows (specific language is detailed in Attachment 1):
 - a. Add the neighborhood councils to those listed to receive written notification of a Plan Review Board member's term expiration prior to the end of the member's term.
3. Adopt the Staff Report as the Commission's Report on the subject; and
4. Adopt the Findings.

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

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

Vote: 6 – 1

MOTION PASSED

ITEM NO. 7

CPC-2016-3182-CA-AMDT2

CEQA: ENV-2023-6040-CE

Plan Area: Citywide

Council District: ALL

Last Day to Act: 01-09-24

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE:

Roberto Luna, City Planning Associate, Nuri Cho, Senior City Planner, Hagu Solomon-Cary, Principal City Planner, and Arthi Varma, Deputy Director, representing the Planning Department.

MOTION:

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

A proposed ordinance, known as the Redevelopment Plan Procedures Reinstatement Ordinance, amending the Processes and Procedures Ordinance (Ordinance No. 187,712) to reinstate Section 11.5.14 (Redevelopment Plan Procedures) in Chapter 1 of the Los Angeles Municipal Code (LAMC), remove references to the North Hollywood and Chinatown Redevelopment Plans that have expired, and make minor technical modifications. The Processes and Procedures Ordinance, adopted in 2022, amended Chapter 1 of the LAMC and established Chapter 1A of the LAMC to reorganize the administrative processes and procedures relative to zoning and land use entitlements. As part of this comprehensive update, Section 11.5.14 (Redevelopment Plan Procedures) was inadvertently removed from Chapter 1 of the LAMC. The proposed ordinance is a technical and administrative correction to reinstate and make technical modifications to Section 11.5.14 in Chapter 1 of LAMC and does not propose any policy changes.

1. Recommend that the City Council determine, based on the whole of the administrative record, that the proposed ordinance is exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) and Section 15378(b)(5), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and Recommend that the City Council adopt the proposed ordinance;
3. Recommended that the City Council instruct the City Attorney that the proposed ordinance be incorporated into Chapter 1A of the Los Angeles Municipal Code (new Zoning Code), subject to changes to conform to the format and style of the new Zoning Code;
4. Recommend that the City Council instruct that the proposed ordinance be incorporated into Chapter 1A of the Los Angeles Municipal Code (new Zoning Code), subject to changes to conform to the format and style of the new Zoning Code;
5. Adopt the Staff Recommendation Report as the Commission's Report on the subject; and
6. Adopt the Findings, including Staff's Technical Modification dated October 25, 2023.

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

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

Vote: 7 – 0

MOTION PASSED

Commission Vice President Lawshe announced that Item Nos. 8 & 9 would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 8

AA-2020-5375-PMLA-VHCA-1A

CEQA: ENV-2008-3471-EIR;(SCH NO. 1990011055)

CEQA Guidelines Sections 15168 and 15162

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

Related Case: DIR-2020-5379-SPP-VHCA-1A

Council District: 3 – Blumenfield

Last Day to Act: 10-26-23

PUBLIC HEARING HELD

PROJECT SITE: 6100 North Canoga Avenue

IN ATTENDANCE:

Sheila Toni, City Planning Associate, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Jamie T. Hall, representing the Appellant.

MOTION:

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

Demolition of an 114,057 square foot existing one-story commercial retail building and proposed construction of an 1,163,048 square foot unified, multi-phased, Master-Planned, mixed-use development consisting of three buildings over three lots (Lots 1, 2, 3) to include a new 154 foot high twelve-story hotel with 204 guest rooms and ground floor commercial uses on Lot 1; a new 156 foot high eleven-story residential building with 445 dwelling units on Lot 2; a new 152 foot high eleven-story residential building with 407 dwelling units on Lot 3.

1. Determine, based on the whole of the administrative record, that the Project is within the scope of the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055, 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; no major revisions are required to the Program EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Deny the appeal and sustain the Deputy Advisory Agency's Determination dated December 12, 2022;
3. Approved, pursuant to Sections 17.51 and 17.53 of the Los Angeles Municipal Code, a Preliminary Parcel Map No. AA-2020-5375-PMLA-VHCA, stamped-dated September 30, 2021 for the subdivision of one parcel into three parcels in the Downtown District of the Warner Center 2035 Specific Plan;
4. Adopt the Conditions of Approval, including Staff's Technical Modification dated October 23, 2023; and
5. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 10

DIR-2020-5379-SPP-VHCA-1A

CEQA: ENV-2008-3471-EIR;(SCH NO. 1990011055)

CEQA Guidelines Sections 15168 and 15162

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

Related Case: AA-2020-5375-PMLA-VHCA-1A

Council District: 3 – Blumenfield

Last Day to Act: 10-26-23

PUBLIC HEARING HELD

PROJECT SITE: 6100 North Canoga Avenue

IN ATTENDANCE:

Sheila Toni, City Planning Associate, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Jamie T. Hall, representing the Appellant.

MOTION:

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

Demolition of an 114,057 square foot, existing one-story commercial retail building and proposed construction of an 1,163,048 square foot unified, Multi-Phased, Master-Planned, mixed-use development consisting of three buildings over three lots (Lots 1, 2, 3) to include a new 154 foot high twelve-story hotel with 204 guest rooms and ground floor commercial uses on Lot 1; a new 156 foot high eleven-story residential building with 445 dwelling units on Lot 2; a new 152 foot high eleven-story residential building with 407 dwelling units on Lot 3.

1. Determine, based on the whole of the administrative record that the Project is within the scope of the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055, 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; no major revisions are required to the Program EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Deny the appeal and sustain the Planning Director's Determination dated April 26, 2023;
3. Approve, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC) and Section 5.3.3 of the Warner Center 2035 Specific Plan, a Project Permit Compliance Review for the construction of a 1,163,048 square foot unified, Master-Planned, Multiple-Phased, mixed-use development consisting of a 204 guest room hotel and two multifamily residential buildings with a total of 852 dwelling units, housed over three parcels pursuant to AA-2020-5375-PMLA-VHCA on a 8.8 acre lot;
4. Adopt the Conditions of Approval, including Staff's Technical Modification dated October 23, 2023; and
5. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

Before proceeding to open Item No. 11 Commission Vice President Lawshe announced that Commissioner Gold would be recusing herself for Item No. 11.

At approximately 10:31 a.m. Both Commissioner's Gold and Cabildo left the meeting.

ITEM NO. 11

DIR-2022-7247-TOC-SPR-HCA-1A

CEQA: ENV-2022-7248-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 6 – Padilla

Last Day to Act: 10-26-23

PUBLIC HEARING HELD

PROJECT SITE: 7115 – 7131 North Van Nuys Boulevard;
14525 – 14537 West Sherman Circle

IN ATTENDANCE:

Sophia Kim, City Planning Associate, Heather Bleemers, Senior City Planner, representing the Planning Department; Brian Flynn, representing the Appellant; and Shapour Shajirat, representing the Applicant.

MOTION:

Commissioner Cabildo 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 six-story approximately 73 feet high mixed-use building with 214 residential units above approximately 15,804 square feet of commercial space on the ground floor. The project proposes to provide 238 vehicle parking spaces in two subterranean levels and a portion of the ground floor.

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 May 18, 2023;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 80 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following two incentives for a qualifying Tier 4 Project totaling 214 dwelling units, reserving a minimum of 24 units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Yards/Setbacks. Utilization of the side yard setback requirements of the RAS3 Zone for a project in a commercial zone; and
 - b. Transitional Height. A maximum building height that is stepped-back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development creating 50 or more residential dwelling units;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, Vice President Lawshe adjourned the meeting at 10:47 a.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

SEP 12 2024

**CITY PLANNING DEPARTMENT
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