

**CITY PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
THURSDAY, NOVEMBER 21, 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/CPC11-21-24>) by Monday, November 18, 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  
Michael Newhouse, Vice President  
Maria Cabildo, Commissioner  
Caroline Choe, Commissioner  
Martina Diaz, Commissioner  
Phyllis Klein, Commissioner  
Karen Mack, Commissioner  
Jacob Saitman, Commissioner  
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, 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](mailto: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/89234010251> AND USE MEETING ID: 892 3401 0251 AND PASSCODE 394429.** 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. 892 3401 0251** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 394429**. 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – December 14, 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](mailto: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. 892 3401 0251** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 394429**.

#### **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 (5a)**

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.

##### **5a. CPC-2024-3390-DB-PR-VHCA**

CEQA: ENV-2024-3391-CE  
Plan Area: Arleta – Pacoima

Council District: 7 – Rodriguez  
Last Day to Act: 12-09-24

**PUBLIC HEARING** – Completed September 24, 2024

**PROJECT SITE:** 11623 Glenoaks Boulevard

##### **PROPOSED PROJECT:**

Demolition of an existing commercial (DMV) building and the construction, use, and maintenance of a seven story, 70-foot mixed-use building including 246 residential units, of which 28 units (11 percent) will be set aside for Very Low Income Household occupancy, and 28,302 square feet of ground floor commercial. The project proposes to provide 318 parking spaces within two subterranean levels.

##### **REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, 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. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 246 units, of which 28 units will be set aside for Very Low Income households, along with the following Off-Menu Incentives and Waiver of Development Standards:
  - a. An Off-Menu Incentive to allow an increase in the Floor Area Ratio (FAR) to 2.32:1 in lieu of the otherwise allowable 1.5:1 in the [Q]C2-1 Zone;
  - b. An Off-Menu Incentive to allow a building height of 70 feet in lieu of the 28-feet, six-inches otherwise allowed; and
  - c. A Waiver of Development Standards to allow relief from Transitional Height requirements pursuant to LAMC Section 12.21.1 A.10; and
3. Pursuant to LAMC Section 16.05, a Project Review for a project resulting in an increase of 50 or more dwelling units.

**Applicant:** Kevin Brunk, 118, LP  
Representative: Henry Harutunyan & Mike Ascione

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

**6. CPC-2023-6312-ZC-CU-SPR**

CEQA: ENV-2023-6313-MND

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee

Last Day to Act: 11-21-24

**PUBLIC HEARING** – Completed October 21, 2024

**PROJECT SITE:** 9129, 9143, 9145 North De Soto Avenue

**PROPOSED PROJECT:**

Construction, use and maintenance of a new self-storage facility comprised of four buildings (one four-story building; three one-story buildings) totaling approximately 108,248 square feet of floor area including one on site caretaker's dwelling unit.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-6313-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32. F of the Los Angeles Municipal Code (LAMC), a Zone Change from MR2-1 and P-1 to (T)(Q)C2-1;
3. Pursuant to LAMC Section 12.24 W.50, a Conditional Use to permit storage buildings for household goods (self-storage) in the proposed C2-1 Zone; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area.

**Applicant:** Matt Huss, 9143 De Soto Investments, LLC  
Representative: Sara Houghton, three6ixty

**Staff:** Correy Kitchens, City Planning Associate  
[correy.kitchens@lacity.org](mailto:correy.kitchens@lacity.org)  
(818) 374-5034

**7. CPC-2022-8567-DB-CDO-SPR-VHCA**

CEQA: ENV-2022-8568-CE

Plan Area: Reseda – West Van Nuys

Council District: 4 – Raman

Last Day to Act: 11-21-24

**PUBLIC HEARING** – Completed March 10, 2024

**PROJECT SITE:** 18430 – 18434 West Vanowen Street

**PROPOSED PROJECT:**

Demolition of the existing commercial building and carport and the construction, use, and maintenance of a new seven-story, 95-unit residential development. Fifteen percent of the base density, or 11 units, will be set aside for Very Low Income Households. The Project proposes 102 vehicle parking spaces located within the ground-floor and second-floor levels. The Project also proposes a total of 79 bicycle parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, 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. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a residential development project consisting of 95 dwelling units of which 11 units will be set aside for Very Low Income Households, and with the following On-Off Menu Incentives and Waivers of Development Standards:
  - a. An On-Menu Incentive to permit the averaging of FAR, density, open space, parking, and access across the [Q]C2-1L-CDO-RIO and RA-1L-RIO Zones;
  - b. An Off-Menu Incentive to permit a 15-foot and one-inch rear yard in lieu of 25 percent of the lot depth in the RA-1L-RIO Zone;
  - c. An Off-Menu Incentive to permit a total floor area of 90,112 square feet and a FAR of 3.11:1 across the [Q]C2-1L-CDO-RIO and RA-1L-RIO Zones in lieu of a FAR of 1.5:1 in the [Q]C2-1L-CDO-RIO and 25 percent of the lot area in the RA-1L-RIO Zone;
  - d. A Waiver of Development Standards to permit a height of seven stories and 74 feet and six inches in lieu of 45 feet otherwise permitted in the [Q]C2-1L-CDO-RIO Zone and 30 feet otherwise permitted in the RA-1L-RIO Zone;
  - e. A Waiver of Development Standards to waive transitional height limits otherwise required in LAMC Section 12.21.1 A.10;
  - f. A Waiver for an open space reduction to permit 5,487 square feet of open space in lieu of 10,750 square feet of open space required by LAMC Section 12.21.G.2;
  - g. A Waiver of Development Standards to permit a nine-foot westerly side yard in the [Q]C2-1L-CDO-RIO and RA-1L-RIO Zones in lieu of 10 feet required by LAMC Sections 12.14 C.2 and 12.07 C.2; and
  - h. A Waiver of Development Standards to permit a nine-foot easterly side yard in the [Q]C2-1L-CDO-RIO and RA-1L-RIO Zones in lieu of 10 feet required by LAMC Section 12.14 C.2 and 12.07 C.2;
3. Pursuant to LAMC Section 13.08, a Community Design Overlay Compliance Review with the design guidelines and standard of the Reseda Central Business District Community Design Overlay District (CDO); and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development resulting in 50 or more dwelling units.

**Applicant:** Daniel Kashani, 18434 Vanowen LLC  
Representative: Olivia Joncich, Rand Paster & Nelson, LLP

**Staff:** David Woon, Planning Assistant  
[david.woon@lacity.org](mailto:david.woon@lacity.org)  
(213) 978-1368

8. **DIR-2023-5803-TOC-HCA-1A**

CEQA: ENV-2023-5804-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – Soto-Martinez

Last Day to Act: 11-21-24

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1032 – 1044 North Manzanita Street

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new six-story, 50-unit residential building of which five dwelling units will be reserved for Extremely Low Income Households. The Project will contain 10 studio units, eight one-bedroom units (including loft units), 25 two-bedroom units, and seven three-bedroom units. The Project will rise to a maximum height of 79 feet and will comprise a floor area of 71,508 square feet with a Floor Area Ratio (FAR) of 4.43:1. The Project will provide 80 automobile parking spaces within the ground and subterranean floor level with access along North Manzanita Street. The Project will provide a total of 46 bicycle parking (four short-term and 42 long-term). A total of 5,126 square feet will be dedicated to open space which includes private balconies, a recreation room, and a roof deck.

**APPEAL:**

An appeal of the August 22, 2024, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from 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, a Tier 3 TOC housing development project consistent with the Transit Oriented Communities Affordable Housing Incentive Program with a total of 50 dwelling units, including five dwelling units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three Additional incentives:
  - a. Yard/Setbacks. A reduction of the northerly and southerly side yard setback by up to 30 percent;
  - b. Height. An increase in maximum building height by two additional stories up to 22 additional feet; and
  - c. Open Space. A reduction in open space by up to 25 percent of the otherwise required; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** c/o Jeff Martin, 1030 Manzanita LLC  
Representative: Matthew Hayden, Hayden Planning

**Appellant:** Guido Raimondo  
Representative: Hayley Uno, Lozeau Drury LLP

**Staff:** David Woon, Planning Assistant  
[david.woon@lacity.org](mailto:david.woon@lacity.org)  
(213) 978-1368



9. [DIR-2023-4996-TOC-HCA-1A](#)

CEQA: ENV-2023-4997-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 10 – Hutt

Last Day to Act: 11-21-24

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1459 South Hi Point Street

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new five-story, 19-unit residential building of which two dwelling units will be reserved for Extremely Low Income Households. The Project will contain one, one-bedroom unit, 11 two-bedroom units, and eight three-bedroom units. The Project will rise to a maximum height of 57 feet and will comprise a floor area of 20,420 square feet with a Floor Area Ratio (FAR) of 1.5:1. The Project will provide 24 automobile parking spaces and a total of 22 bicycle parking. A total of 2,492 square feet will be dedicated to open space.

**APPEAL:**

An appeal of the May 8, 2024, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from 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, 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 Additional incentives for a qualifying Tier 3 project totaling 19 dwelling units, including two units reserved for Extremely Low Income (ELI) Household occupancy, for a period of 55 years:

**Base Incentives:**

- a. Density. A 70 percent increase in density;
- b. Floor Area Ratio (FAR). A 50 percent increase in FAR to permit a maximum of 3.75:1 FAR in lieu of the 3:1 as otherwise required by LAMC Section 12.21.1 A.1; and
- c. Parking. Provide 0.5 spaces per unit.

**Additional Incentives:**

- a. Height. Increase of 22 feet to a maximum of 57 feet;
  - b. Open Space. Up to a 25 percent reduction in the open space required;
  - c. Side Yard Setbacks. Up to a 30 percent reduction in the required side yard setbacks to permit a minimum of 5'8" in lieu of the minimum eight feet, as otherwise required; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Ilan Douek, 1459 Hi Point, LLC  
Representative: Nick Leathers, Crest Real Estate

**Appellant:** Elaine Johnson, LA GLO Inc.  
Representative: Jamie T. Hall, Channel Law Group, LLP

**Staff:** Heather Bleemers, Senior City Planner  
[heather.bleemers@lacity.org](mailto:heather.bleemers@lacity.org)  
(213) 847-3682

The next regular meeting of the City Planning Commission  
will be held on **Thursday, December 12, 2024 after 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](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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.