

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, NOVEMBER 16, 2023 SPECIAL 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 special meeting of November 16, 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 8:54 a.m. with Commissioners Maria Cabildo, Caroline Choe, Ilissa Gold, and Helen Leung in attendance.

Commission President Samantha Millman and Commissioners Karen Mack, Jacob Noonan, and Elizabeth Zamora 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 Donna Wong, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Kiyarra Woodrick, Office Trainee, and Leitha Young, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Donna Wong, 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

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Commission Vice President Lawshe proceeded to open the Consent Calendar. Item No. 5a remained on consent. Consent Item No. 5b was removed from the Consent Calendar and Vice President Lawshe stated it would be taken out of order and heard at the end of the agenda.

**ITEM NO. 5a
(CONSENT CALENDAR)**

CPC-2021-3889-CU

CEQA: ENV-2021-3890-CE

Plan Area: Mission Hills – Panorama City – North Hills

Council District: 12 – Lee

Last Day to Act: 11-27-23

PUBLIC HEARING – Completed September 12, 2023

PROJECT SITE: 16243 West Chase Street

IN ATTENDANCE:

Esther Ahn, City Planner, and Heather Bleemers, 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, as stated on the record:

The Project involves a 5,940 square-foot residential home to be licensed and utilized as a 25-bed Congregate Living Health Facility.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, 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 12.24 U.12 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit to permit a 25-bed Congregate Living Health Facility (sanitarium) in the RA-1 Zone;
3. Approve, pursuant to LAMC Section 12.24 A.4(u), a 50 percent reduction in parking for a housing development occupied by disabled persons to provide six parking spaces in lieu of the 12 parking spaces otherwise required for sanitariums;
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: Cabildo
Ayes: Gold, Lawshe, Leung
Absent: Mack, Millman, Noonan, Zamora

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

CPC-2023-5273-CA

CEQA: ENV-2020-6762-EIR; SCH No. 2021010130
ENV-2020-6762-EIR-ADD1

Plan Area: Citywide

Council District: ALL
Last Day to Act: N/A

PUBLIC HEARING – Completed on October 11, 2023

PROJECT SITE: Citywide

IN ATTENDANCE:

Cally Hardy, City Planner, Jeanalee Obergfell, City Planner, and Matt Glesne, Senior City Planner, representing the Planning Department.

At approximately 10:10 a.m. Commission Vice President Lawshe announced that Commissioner Noonan joined the meeting.

MOTION:

Commissioner Cabildo moved to put forth the actions below in conjunction with approval of the following Code Amendment, with Modification and Amendments, as stated on the record:

An ordinance amending Chapter 1 and Chapter 1A of the Los Angeles Municipal Code, including Section 12.22 of Chapter 1 and Articles 9 and 13 of Chapter 1A, for the purpose of establishing procedures and performance standards for administrative approval of one hundred percent affordable housing projects.

1. Recommend that the City Council find, the Project was assessed in the Housing Element Environmental Impact Report ("EIR") No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021 and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022;
2. Approve and Recommend that the City Council adopt the Proposed Ordinance, as modified by the Technical Modifications dated November 15, 2023;
3. Recommend that the City Council instruct that the proposed Ordinance be incorporated into the New Zoning Code, subject to changes to conform to the format and style of the New Zoning Code;
4. Adopt the Staff Report as the Commission's Report on the subject; and
5. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 4 – 1

MOTION FAILED

ITEM NO. 6

CPC-2023-5273-CA

CEQA: ENV-2020-6762-EIR; SCH No. 2021010130

ENV-2020-6762-EIR-ADD1

Plan Area: Citywide

Council District: ALL

Last Day to Act: N/A

PUBLIC HEARING – Completed on October 11, 2023

PROJECT SITE: Citywide

IN ATTENDANCE:

Cally Hardy, City Planner, Jeanalee Obergfell, City Planner, and Matt Glesne, Senior City Planner, representing the Planning Department.

As stated in the City Planning Commission's Rules and Operating procedures under Rule 8.5 related to a Failure to Act – the Commission deliberated further, and a new motion was presented.

Commissioner Cabildo presented a new motion.

MOTION:

Commissioner Cabildo moved to put forth the actions below in conjunction with approval of the following Code Amendment, with Modification and Amendments, as stated on the record:

An ordinance amending Chapter 1 and Chapter 1A of the Los Angeles Municipal Code, including Section 12.22 of Chapter 1 and Articles 9 and 13 of Chapter 1A, for the purpose of establishing procedures and performance standards for administrative approval of one hundred percent affordable housing projects.

1. Recommend that the City Council find, the Project was assessed in the Housing Element Environmental Impact Report ("EIR") No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021 and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022;
2. Approve and Recommend that the City Council adopt the Proposed Ordinance, as modified by the Technical Modifications dated November 15, 2023;
3. Recommend that the City Council instruct that the proposed Ordinance be incorporated into the New Zoning Code, subject to changes to conform to the format and style of the New Zoning Code;
4. Adopt the Staff Report as the Commission's Report on the subject; and
5. Adopt the Findings, as Amended by the Commission.

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

Moved: Cabildo
Second: Choe
Ayes: Gold, Lawshe
Nay: Leung

Absent: Noonan, Mack, Millman, Zamora

Vote: 4 – 1

MOTION FAILED

As stated in the City Planning Commission's Rules and Operating procedures under Rule 8.5 related to a Failure to Act – the Commission deliberated further, and a new motion was presented.

Commissioner Choe presented a new motion.

ITEM NO. 6

CPC-2023-5273-CA

CEQA: ENV-2020-6762-EIR; SCH No. 2021010130

ENV-2020-6762-EIR-ADD1

Plan Area: Citywide

Council District: ALL

Last Day to Act: N/A

PUBLIC HEARING – Completed on October 11, 2023

PROJECT SITE: Citywide

IN ATTENDANCE:

Cally Hardy, City Planner, Jeanalee Obergfell, City Planner, and Matt Glesne, Senior City Planner, representing the Planning Department.

MOTION:

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

An ordinance amending Chapter 1 and Chapter 1A of the Los Angeles Municipal Code, including Section 12.22 of Chapter 1 and Articles 9 and 13 of Chapter 1A, for the purpose of establishing procedures and performance standards for administrative approval of one hundred percent affordable housing projects.

1. Recommend that the City Council find, the Project was assessed in the Housing Element Environmental Impact Report ("EIR") No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021 and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022;
2. Approve and Recommend that the City Council adopt the Proposed Ordinance;
3. Recommend that the City Council instruct that the proposed Ordinance be incorporated into the New Zoning Code, subject to changes to conform to the format and style of the New Zoning Code;
4. Adopt the Staff Report as the Commission's Report on the subject; and
5. Adopt the Findings, including Staff's Technical Modification dated November 15, 2023.

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

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

Vote: 5 – 1

MOTION PASSED

ITEM NO. 7

DIR-2022-8428-TOC-HCA-1A

CEQA: ENV-2022-8429-CE

Plan Area: Hollywood

Council District: 5 – Yaroslavsky

Last Day to Act: 11-16-23

PUBLIC HEARING HELD

PROJECT SITE: 806 – 814 North Sweetzer Avenue

IN ATTENDANCE:

Trevor Martin, City Planning Associate, and Heather Bleemers, Senior City Planner, representing the Planning Department; Shahab Ghods, representing the Applicant; and Luke Christopher and Blake Derry, Appellants.

MOTION:

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

Demolition of two two-story duplexes, and the construction, use, and maintenance of a new five-story residential building, 56 feet, zero inches in height, containing a total of 23 dwelling units with two units reserved for Very Low Income Households, and one dwelling unit reserved for Extremely Low Income Households. The proposed development will contain approximately 31,341 square feet of floor area, equating to a total Floor Area Ratio (FAR) of approximately 4:1. The proposed building's residential units will consist of six one-bedroom units, 13 two-bedroom units, and four three-bedroom units. The Project will have two subterranean levels that will contain a total of 47 vehicle parking stalls, and will provide a total of 26 bicycle parking stalls including, 23 long-term, and three short-term parking stalls. The Project will provide 2,467 square feet of open space consisting of private balconies, a gym, and rear yard.

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 July 6, 2023;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 60 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 Tier 2 project totaling 23 dwelling units, reserving two units for Very Low Income (VLI) Households, and one unit for Extremely Low Income (ELI) Households for a period of 55 years:
 - a. Yard/Setback. A maximum 30 percent reduction in the northerly side yard setback;
 - b. Height. An increase in building height by one additional story up to 11 additional feet; and
 - c. Open Space. A maximum reduction of 20 percent in the required amount of open space;
4. Adopt the Conditions of Approval, including Staff's Technical Modification dated November 14, 2023; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

Before proceeding to open Consent Item No. 5b Commission Vice President Lawshe announced Commissioner Gold be recusing herself for the item.

ITEM NO. 5b

CPC-2021-10706-CU-DB-SPR-HCA

CEQA: ENV-2021-10707-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian

Last Day to Act: 11-19-23

PUBLIC HEARING – Completed August 22, 2023

PROJECT SITE: 5000, 5004, 5006, 5010 Vineland Avenue; 10950 Hesby Street

IN ATTENDANCE:

Stephanie Escobar, City Planning Associate, and Heather Bleemers, Senior City Planner, representing the Planning Department; Athena Novak, 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:

Removal of a truck rental facility and a surface parking lot and the construction of a new approximately 123,918 square foot, seven-story, 78 feet and six inches in height, mixed-use residential building containing 139 residential units with 19 units set aside for Very Low Income Households. The Project will also provide 2,855 square feet of commercial space on the ground floor and 126 parking spaces within one subterranean and one at-grade parking level.

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(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 139 dwelling units, of which 19 will 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 Ratio (FAR) and density over two zones and to permit vehicular access from a less restrictive zone to a more restrictive zone;
 - b. An Off-Menu Incentive to permit an increase in FAR to allow a total FAR of 3.84:1 in the C4 and R3 Zones in lieu of the otherwise permitted 1.5:1 FAR in the C4 Zone and 3:1 FAR in the R3 Zone;
 - c. An Off-Menu Incentive to waive the otherwise required transitional height requirements pursuant to LAMC Section 12.21.1 in the C4 Zone;

- d. A Waiver of Development Standards to permit an easterly side yard setback of zero feet in lieu of the otherwise required 10 feet;
 - e. A Waiver of Development Standards to permit a westerly side yard setback of zero feet in lieu of the otherwise required 10 feet; and
 - f. A Waiver of Development Standards to waive the otherwise required 800 square feet of loading space;
3. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
 4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in more than 50 dwelling units;
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, Vice President Lawshe adjourned the meeting at 12:05 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
NOV 14 2024
CITY PLANNING DEPARTMENT
COMMISSION OFFICE