

**CITY PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
THURSDAY, DECEMBER 19, 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/CPC12-19-24>) by Monday, December 16, 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

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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/88388722548> AND USE MEETING ID: 883 8872 2548 AND PASSCODE 001508.** 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. 883 8872 2548** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 001508**. 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 – January 25, 2024

## **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. 883 8872 2548** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 001508**.

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 (NO ITEMS)**

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.

6. **CPC-2022-7045-CU3-DB-DRB-SPPC-HCA**

CEQA: ENV-2022-7046-CE  
Plan Area: Westwood

Council District: 5 – Yaroslavsky  
Last Day to Act: 12-19-24  
Continued from: 10-24-24

**PUBLIC HEARING** – Completed July 17, 2024

**PROJECT SITE:** 1515 South Veteran Avenue (1505, 1507, 1509, 1511, 1513, 1517, 1519, 1521, and 1523 South Veteran Avenue)

**PROPOSED PROJECT:**

Demolition of three existing multi-family dwellings and construction of a new 67-foot tall, six-story multi-family dwelling over one level of subterranean parking consisting of 65 parking spaces. The proposed Project will provide 47 dwelling units and one Accessory Dwelling Unit (ADU), including five Very Low Income dwelling units. The proposed Project will be approximately 92,090 square feet with a Floor Area Ratio (FAR) of 5.55:1. There are no Protected Trees on-site, however, one Street Tree is proposed for removal. The proposed Project also involves grading consisting of 10,840 cubic yards of cut and 85 cubic yards of fill and a haul route for the export of 10,775 cubic yards of earth.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption 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. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use Permit to allow a 47.5 percent increase in density over the project site in lieu of the 35 percent increase in density allowed under LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to allow the construction of a Housing Development Project totaling 47 dwelling units and one ADU, reserving five dwelling units for Very Low Income households for a period of 55 years with the following Off-Menu Incentives and Waivers of Development Standards:
  - a. An Off-Menu Incentive for an increase in FAR to 5:55:1 in lieu of the maximum of 3:1 allowed in the [Q]R3-1-O Zone;

- b. An Off-Menu Incentive for an increase in building height to 67 feet in lieu of the maximum of 45 feet allowed in the [Q]R3-1-O Zone; and
  - c. An Off-Menu Incentive for a reduction in open space to 3,686 square feet in lieu of the 9,400 square feet required by Section 6.A.1 of the Westwood Community Multi-Family Specific Plan;
  - d. A Waiver of Development Standards for a reduction in the front yard setback to six inches in lieu of the 15 feet required by LAMC Section 12.10. C.1;
  - e. A Waiver of Development Standards for a reduction in the northerly side yard setback to six feet 3-5/8 inches in lieu of the nine feet required by LAMC Section 12.10. C.2;
  - f. A Waiver of Development Standards for a reduction in the southerly side yard setback to six feet 3-5/8 inches in lieu of the nine feet required by LAMC Section 12.10. C.2.
4. Pursuant to LAMC Section 16.50, a Design Review for compliance with the requirements of the Westwood Community Design Review Board; and
  5. Pursuant to LAMC Section 13B.4.2. of Chapter 1A, a Project Compliance Review for a project in the Westwood Community Multi-Family Specific Plan.

**Applicant:** Brennen Hakimian Holdings LLC  
Representative: Dana Lydon, WTARCH

**Staff:** Kenton Trinh, City Planner  
[kenton.trinh@lacity.org](mailto:kenton.trinh@lacity.org)  
(213) 482-7092

**7. CPC-2023-6389-CU-DB-WDI-HCA-PHP**

CEQA: ENV-2023-6390-CE  
Plan Area: Hollywood

Council District: 13 – Soto-Martinez  
Last Day to Act: 02-26-25  
Continued from: 06-13-24

**PUBLIC HEARING** – Completed May 7, 2024

**PROJECT SITE:** 5720 – 5728 West Waring Avenue

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new 35,383 square feet, five-story residential apartment building with 35 units including seven affordable units set aside for Very Low Income Households. The proposed building will be 61 feet six inches in height. The Project will provide 3,923 square feet of open space for residents, 17 vehicle parking spaces, and 41 bicycle parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (Urban Infill), 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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a 105 percent increase in density, greater than the maximum 35 percent permitted in LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a Housing Development project consisting of a total of 35 residential units, of which seven units will be set aside for Very Low Income Households (41 percent of base units) and requesting the following On-Menu Incentives and Waivers or Modifications of Development Standards:
  - a. An On-Menu Incentive to allow a reduction in the required Easterly side yard to allow seven feet six inches in lieu of the eight-foot side yard otherwise required;
  - b. An On-Menu Incentive to allow a reduction in the required Westerly side yard to allow seven feet six inches in lieu of the eight-foot side yard otherwise required;

- c. An On-Menu Incentive to permit an increase in FAR to allow a 3.74:1 in lieu of the otherwise permitted 3:1 FAR;
  - d. A Waiver of Development Standard to allow a reduction in the required Front yard to allow 12 feet in lieu of the 15 feet front yard otherwise required; and
  - e. A Waiver of Development Standard to permit an increase in height to allow a building height of 61 feet and six inches in lieu of the maximum height of 30 feet required; and
4. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to waive the otherwise required dedications along Waring Avenue and the rear alley.

**Applicant:** Cy Kirshner & Andrew Meepos, 5728 Waring Partners, LP  
Representative: Jesi Harris, Brian Silveira & Associate

**Staff:** Louis Ortega Jr., Planning Assistant  
[louis.ortega@lacity.org](mailto:louis.ortega@lacity.org)  
(310) 231-2909

**8. CPC-2023-891-GPA-ZC-BL-CUB-CUX**

Council District: 13 – Soto-Martinez  
Last Day to Act: 12-19-24

CEQA: ENV-2023-892-ND

Plan Area: North Hollywood – Valley Village

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

**PROJECT SITE:** 11960 Victory Boulevard

**PROPOSED PROJECT:**

Expansion of an existing 6,059 square-foot church known as the Holy Trinity Armenian Church. The Project involves the addition of a new 5,688 square foot, two-story, daycare/school facility, a new 2,814 square foot lobby, a new 4,811 square foot covered courtyard, and a new 14,543 square foot, two-story, accessory use building consisting of new offices for the existing church on the first floor and a sports gym/banquet hall on the second floor. The second-floor banquet hall will provide the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, dancing, and live entertainment during events associated with the church. The new daycare building would have a maximum height of 26-feet and six-inches (26' 6") and the new gym/office building would have a maximum height of 34 feet (34'). The Project will maintain the existing 56 on-grade automobile parking spaces and provide 56 bicycle parking spaces. There are no existing protected trees on the project site. There is one existing unprotected tree on the project site and eight street trees to be maintained in the public right-of-way adjacent to the project site. The Project proposes to plan six new on-site trees.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2023-892-ND ("Negative Declaration"), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to change the land use designation from Low Medium II Residential to Community Commercial land use designation;
3. Pursuant to LAMC Section 12.32 F, a Zone Change from RD1.5-1 to C2-1L to construct new day care classes to an existing day care accessory use to an existing church;
4. Pursuant to LAMC Section 12.32 R, a Building Line Removal for the removal of the existing Building Line on the subject property along Victory Boulevard;
5. Pursuant to LAMC Section 12.24 W.1, a Conditional Use permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 6,930 square foot banquet hall with 308 indoor seats and live entertainment; and



6. Pursuant to LAMC Section 12.24 W.18, a Conditional Use permit to allow patron dancing in conjunction with a 6,930 square foot banquet hall.

**Applicant:** Ara Chakerian, Holy Trinity Armenian Church  
Representative: Sevana Mailian-Medzoyan, Mailian & Associates

**Staff:** Stephanie Escobar, City Planning Associate  
[stephanie.escobar@lacity.org](mailto:stephanie.escobar@lacity.org)  
(213) 978-1942

9. **DIR-2023-8208-TOC-HCA-1A**

Council District: 11 – Park  
Last Day to Act: 12-23-24

CEQA: ENV-2023-8209-CE;  
ENV-2024-2013-622-EIR (SCH. No. 2013031038)  
Plan Area: West Los Angeles

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 12202 – 12214 West Exposition Boulevard

**PROPOSED PROJECT:**

Construction of a new seven-story, 78-foot-tall residential development with 45 dwelling units including five units for Extremely Low-Income Household occupancy. The Project will have a Floor Area Ratio (FAR) of approximately 4.65:1 with approximately 67,396 square feet of floor area. The Project will provide one level of subterranean parking with 28 residential vehicular parking spaces, 39 long term residential bicycle parking spaces, and five short term residential bicycle parking spaces for a total of 44 residential bicycle parking spaces. The Project involves the export of approximately 5,950 cubic yards of soil. There are currently four existing, Non-Protected Significant trees on the Project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm) as part of the Project. There are six existing trees growing in the adjacent public-right-of-way that will remain.

**APPEAL:**

A partial appeal of the September 24, 2024 Planning Director's Determination which:

1. Determined, pursuant to California Environmental Quality Act (CEQA) Guidelines, 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. Found, 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 ("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. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program Compliance Review for a qualifying Tier 4 project totaling 45 dwelling units, reserving five units, equal to 11 percent of the total units, for Extremely Low Income Household Occupancy for a period of 55 years, with the following requested Additional Incentives:
  - a. Yards: An up to 35 percent reduction in the required side yard setbacks, for minimum side yards of six feet six inches in lieu of the required 10 feet, in the R3-1 Zone;
  - b. Height: An up to 33-foot increase in the height requirement, allowing up to 78 feet in height in lieu of the maximum allowed 45 feet in the R3-1 Zone; and

- c. Open Space: An up to 25 percent decrease in required open space, allowing a minimum of 5,438 square feet of open space in lieu of the required 7,250 square feet otherwise required per LAMC Section 12.21 G; and
- 4. Adopted the Conditions of Approval and Findings.

**Applicant:** Daniel Pourbaba, 12202 Exposition LLC  
Representative: Aaron Belliston, BMR Enterprises

**Appellant:** José G. Alvarez

**Staff:** Julissa Lopez-Hodoyan, Planning Assistant  
[julissa.lopez-hodoyan@lacity.org](mailto:julissa.lopez-hodoyan@lacity.org)  
(213) 978-1172

The next regular meeting of the City Planning Commission  
will be held on **Thursday, January 9, 2025 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](http://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 TIY-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.