

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JANUARY 25, 2024 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 regular meeting of January 25, 2025 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, and Elizabeth Zamora in attendance.

Commissioners Helen Leung, Karen Mack, Jacob Noonan, and were not in attendance.

Also in attendance were Lisa M. Webber, Deputy Director, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Cecilia Lamas, Commission Executive Assistant II, Kiyarra Woodrick, Office Trainee, and Marcos G. Godoy, Administrative Clerk.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Lisa Weber, Deputy Director on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Amy Brothers, Deputy City Attorney, reported on the following:
 - The City prevailed in the *Guerrero v. City of Los Angeles* case. The appellate court upheld the city's approval of a proposed subdivision in Los Angeles to build 42 single family homes. Opponents of the project claimed that the Mitigated Negative Declaration (MND) for the project was inadequate and there should have been an Environmental Impact Report (EIR). The City argued that the project opponents filed the lawsuit too late and the court agreed. The court noted that lawmakers intended CEQA have very strict timelines on the time in which projects might be challenged under CEQA. Therefore, the court decided that the project opponents lawsuit was time barred and that the court could not entertain the project opponents objections to the project.
- 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 Item No. 7 would be taken out of order.

ITEM NO. 7

CPC-2022-7854-ZCJ-SPR-WDI

CEQA: ENV-2022-7855-MND

Plan Areas: Reseda – West Van Nuys

Council District: 6 – Padilla

Last Day to Act: 01-29-24

PUBLIC HEARING – Completed November 14, 2023

PROJECT SITE: 16949 – 16955 West Sherman Way

IN ATTENDANCE:

Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; and Eric Lieberman, representing the Applicant.

MOTION:

Commissioner Choe moved to continue the matter to a date certain of February 22, 2024. Commissioner Zamora seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

CPC-2023-6416-SP-SPP

CEQA: EIR-1988-0026-SP-ZC-REC3

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee

Last Day to Act: 02-02-24

PUBLIC HEARING HELD

PROJECT SITE: Subarea B and a portion of Subarea A of the Porter Ranch Land Use and Transportation Specific Plan

IN ATTENDANCE:

Renata Ooms, City Planner, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Daniel Rosales representing Council District 12 on behalf of Councilmember Lee.

MOTION:

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

An amendment to the Porter Ranch Land Use and Transportation Specific Plan modifying the front and side yard requirements for 105 single family home lots: all 65 lots in Subarea B of the Specific Plan and the 40 horsekeeping lots in Subarea A of the Specific Plan.

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. EIR-1988-26-SP-ZC, certified on July 10, 1990; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the subsequent addenda (dated March 2001, October 2006, and March 2017) and the Addendum, dated January 2024, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the Project;
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 Proposed Ordinance amending Section 7.A.3 of the Porter Ranch Land Use/Transportation Specific Plan;
3. Adopt the Staff Report as the Commission's Report on the subject; and
4. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

DIR-2022-6375-TOC-WDI-VHCA-1A

CEQA: ENV-2022-6376-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 01-30-24

PUBLIC HEARING HELD

PROJECT SITE: 1212 North Orange Drive

IN ATTENDANCE:

Dylan Lawrence, City Planning Associate, Valentina Knox-Jones, City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; and Sherri Bonstelle, representing the Applicant/Appellant.

MOTION:

Commission Vice President Lawshe moved to put forth the actions below in conjunction with the following project, with Modifications, as stated on the record:

Construction, use, and maintenance of a new four-story, 14,328 square-foot, eight-unit apartment building measuring approximately 41 feet in height; it also proposes one attached Accessory Dwelling Unit (ADU) that is subject to separate ministerial review. The Project will provide 963 square-feet of usable open space, along with 16 vehicle parking spaces in one level of subterranean parking. The Project includes a request for a Waiver of Dedication and/or Improvement to waive the required six-foot dedication along Orange Drive.

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 in part and grant the appeal in part, sustain the Planning Director's Determination dated October 4, 2023;
3. Approve with Conditions, pursuant to Section 12.21 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Community (TOC) Affordable Housing Incentive Program for a Tier 2 project with a total of eight dwelling units (and one Accessory Dwelling Unit subject to ministerial review), of which one will be reserved for Extremely Low Income Households for a period of 55 years:
Base Incentives:
 - a. Density. A 60-percent increase in density to permit a base of eight dwelling units in lieu of five;
 - b. Floor Area Ratio (FAR). A 4.7 percent increase in FAR to permit a 3.14:1 FAR in lieu of 3:1; and
 - c. Parking. One parking space per unit in lieu of the two spaces per unit otherwise required.Additional Incentives:
 - a. Side Yard Setback. A 21-percent reduction in the southerly side yard setback to permit five feet, six inches in lieu of the seven feet otherwise required;
 - b. Height. An 11-foot increase to the building height to permit a maximum height of 41 feet in lieu of the maximum 30 feet otherwise permitted; and
 - c. Open Space. A 20-percent reduction in usable open space to permit a minimum of 960 square feet in lieu of the 1,200 square feet otherwise required;
4. Approve, pursuant to LAMC Section 12.37 I.2, a Waiver of Dedication and/or Improvement to allow a six-foot sidewalk easement in lieu of the required six-foot dedication along Orange Drive;
5. Deny, pursuant to LAMC Section 12.37 I.2, a Waiver of Dedication and/or Improvement for the replacement of the existing curb along the easterly side of Orange Drive;
6. Adopt the Conditions of Approval, as Modified by the Commission; and
7. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 9:45 a.m. before proceeding to open Item No. 9, Commission Vice President Lawshe announced Commissioner Gold would recuse herself for Item No. 9 and announced Commissioner Noonan joined the meeting.

ITEM NO. 9

DIR-2022-7885-SPR-HCA-1A

CEQA: ENV-2022-7886-CE

Plan Area: Wilshire

Council District: 1 – Hernandez

Last Day to Act: 01-25-24

PUBLIC HEARING HELD

PROJECT SITE: 957 – 967 South Arapahoe Street

IN ATTENDANCE:

Trevor Martin, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Brian Flynn, representing the Appellant; and Shahram Shamsian, representing the Applicant.

MOTION:

Commissioner Zamora moved to put forth the actions below in conjunction with the following project, as stated on the record:

Demolition of a two-story single-family dwelling and a two-story four-unit apartment building, and the construction, use, and maintenance of a new five-story residential building, 60 feet in height, containing a total of 109 dwelling units with 15 units reserved for Very Low Income Households, and one dwelling unit reserved for Extremely Low Income Households. The proposed development will contain 66,040 square feet of floor area, equating to a total floor area ratio (FAR) of approximately 3.46:1. The Project will provide a total of 11,150 square feet of open space comprised of private balconies, a fitness center, courtyard, multipurpose room, and roof decks. The Project will have one subterranean level that will contain a total of 57 vehicle parking stalls. The Project will provide a total of 88 bicycle parking stalls including, 80 long-term, and eight short-term parking stalls.

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 in part and granted the appeal in part, sustain the Planning Director's Determination dated September 7, 2023;
3. Approve with Conditions, pursuant Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for the construction of a new residential development resulting in a net increase of 50 or more dwelling units;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

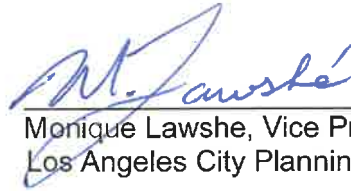
Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, Vice President Lawshe adjourned the meeting at 9:56 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

DEC 19 2024

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**