

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 23, 2025, 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/CPC1-23-25>) by Tuesday, January 21, 2025.
Compliant Day of Hearing 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.

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Cecilia Lamas, Commission Executive Assistant II
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 ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/88541266974> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 885 4126 6974 AND PASSCODE 004442. For hybrid meeting participation information, please click [here](#). Commission meetings are currently available remotely through a hybrid format; however Commissioners, Applicants, Appellants, and Planning staff are required to attend the meeting in person. **City Planning makes every effort to facilitate a strong hybrid connection, working within limitations to City infrastructure. If the hybrid connection is interrupted for any reason the in-person Commission meeting will continue as scheduled. Those joining remotely will have an opportunity to offer public comment, following the instructions below, provided a strong connection can be established. If you would like to guarantee your ability to offer public comment it is recommended that you attend the meeting in person.** Individuals unable to attend in person are encouraged to submit written public comments, which will be accepted in the Commission inbox until the Public Comment period for the agenda item is closed.

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 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. **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. 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 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 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.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email cpc@lacity.org to make a request for in person translation services.

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.

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. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests

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. 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.

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-2024-4459-CU3**

CEQA: ENV-2024-4460-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 02-01-25

PUBLIC HEARING – Completed November 19, 2024

PROJECT SITE: 5344, 5340, and 5330 South Alla Road;
12901, 12965, 12975, 12985, and 12995 West Coral Tree Place;
5305, 5361, and 5381 South Beethoven Street

PROPOSED PROJECT:

The Project proposes the relocation of the Developmental Kindergarten (DK) through 8th grade levels of the Westside Neighborhood School (currently located at 5400 and 5401 South Beethoven Street) to an existing two-story office building located at 5340 South Alla Road. The private school will occupy approximately 97,165 square-feet of the office building and the remaining 34,777 square feet will be occupied by a separate office tenant. The Early Childhood Center (preschool) portion of the school will remain at 12901 West Coral Tree Place. Improvements will be made to the existing office building to accommodate the new classrooms, administrative offices, and other school spaces. Portions of the existing surface parking lots will be converted into landscaping and play areas for students. Pick-up and drop-off for DK - 8th grade students will be located within the 5340 South Alla Road site and for preschoolers it will take place within the 12901 West Coral Tree Place site.

The Project proposes a change in the maximum enrollment for DK - 8th grade and preschool from 610 students (520 DK - 8th grade; 90 preschool) to 680 students (600 DK - 8th grade; 80 preschool).

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, exemptions from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1) and Section 15303 (Class 3), 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.24(b) of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use to permit the relocation of the Developmental Kindergarten through 8th grade levels of a private school into an existing two-story office building within the M2-1 Zone and consisting of a maximum enrollment of 600 students; and
3. Pursuant to LAMC Section 12.24 W.51, a Class 2 Conditional Use to permit a change to the maximum enrollment at an existing preschool/early childhood center to 80 students in the M2-1 Zone.

Applicant: Brad Zacuto, Westside Neighborhood School
Representative: Nicki Carlsen and Kathleen Hill, Alston & Bird

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

6. **CPC-2018-6402-CPU**
CEQA: ENV-2019-3379-EIR (SCH No. 2019080248)
Plan Area: Wilmington – Harbor City

Council District: 15 – McOsker
Last Day to Act: 04-09-25
Continued from: 01-09-25

PUBLIC HEARING REQUIRED

PROJECT SITE:

The Harbor LA Community Plans consist of the boundaries of the Harbor Gateway Community Plan Area (CPA) and the Wilmington-Harbor City Community Plan Area (CPA). The two community plan areas are collectively known as the Harbor LA Plans. The plan areas are geographically continuous of one another. The combined area of the Harbor LA Community Plans is approximately 15.3 square miles. The Harbor Gateway CPA contains approximately 3,229 acres and is situated in the southern portion of Los Angeles. The CPA is a narrow corridor which links the City's harbor, San Pedro, Wilmington and Harbor City communities to the main body of the City. The Harbor Gateway CPA is bordered by the South and Southeast Los Angeles CPAs to the north (at 120th Street); the cities of Gardena and Torrance to the west; and Carson and unincorporated Los Angeles County to the east; and it shares a common boundary with the Wilmington-Harbor City CPA to the south (at Sepulveda Blvd). The Wilmington-Harbor City CPA contains approximately 6,481 acres and is situated in the far southern portion of the City, near Los Angeles Harbor. It is bordered by the Harbor Gateway CPA to the north; the San Pedro CPA and the Port of Los Angeles to the south; and is adjacent to the cities of Torrance, Lomita, and Rancho Palos Verdes to the west; and the cities of Carson, Long Beach, and unincorporated Los Angeles County to the east. *The modification is located at the northwest corner of the intersection of McFarland Avenue and East Opp Street, Accessor Parcel Number (APN): 7425008009.*

PROPOSED PROJECT:

The proposed project includes amending both the policy documents and General Plan Land Use Maps for the Harbor Gateway and Wilmington-Harbor City Community Plans. Unless otherwise provided, the updated Harbor Gateway and Wilmington-Harbor City Community Plans are collectively referred to as the "Proposed Plans." The Proposed Plans would also adopt several zoning ordinances to implement the updates to the Community Plans, including rezoning all parcels in the CPAs to regulate specific uses and apply development standards (including height of structures, Floor Area Ratios, and site configuration) using the City's New Zoning Code, amendments to the Clean Up Green Up (CUGU) Overlay, and related amendments to the General Plan, including the Framework Element and Mobility Plan necessary to implement the Plan. The amendments to the Policy Documents and the General Plan Land Use Maps for the Harbor LA Community Plans are intended to guide development through the year 2040 by establishing the City's broad planning goals, policies, and objectives, the arrangement of land uses and intensities, as well as specific development standards for the Plan areas. The Harbor LA Community Plans are intended to improve the link between land use and transportation in a manner that is consistent with the City's adopted General Plan Framework Element, Mobility Element, Senate Bill 375 and other state laws. *Additionally, the proposed modifications to the Wilmington-Harbor City Community Plan consist of a General Plan Amendment and Zone Change to the parcel located at 1020 North McFarland Avenue, including amendments to the General Plan Land Use Map and accompanying exhibits.*

REQUESTED ACTIONS:

In addition to the February 8, 2024 City Planning Commission decision, the City Planning Commission shall consider the following:

1. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report (EIR) (City EIR No. ENV-2019-3379-EIR and State Clearinghouse No. 2019080248), and direct

- staff to prepare a Final EIR, EIR findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration;
2. Conduct a public hearing on the General Plan Amendment for 1020 N. McFarland Ave.;
 3. Modify the City Planning Commission action from February 8, 2024 to include the proposed land use and zoning for the property located at 1020 McFarland Avenue; Assessor Parcel Number (APN) 7425008009:
 - a. Modify the General Plan Land Use designation from Low Residential GPLU to Hybrid Industrial GPLU; and
 - b. Modify the zoning from [H1-FY1-12][RG2-1L][O] to [LB3-G3-14][IX6-15][O];
 4. Authorize the Director of Planning to make refinements to the Wilmington-Harbor City Community Plan Resolution, Community Plan (Policy Document), the General Plan Land Use and Zoning Change Maps and Matrices, Zoning Code Maps (illustrative maps), and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes (Exhibits A, A.1, A.3, A.4, A.8, B.1, and C.2), amending the Wilmington-Harbor City Community Plan as part of the General Plan Elements of the City of Los Angeles, and other geographic visual elements, as necessary to correspond to the proposed modifications of the subject parcel's land use and zoning.
 5. Authorize the Director of Planning to present the resolution, Community Plan (Policy Document) and General Plan Amendments, to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter;
 6. Approve the Staff Recommendation Report as the Commission's report on the McFarland GPA, and direct these changes to be incorporated into the Commission's report adopted on February 8, 2024 approval; and
 7. Approve and Recommend that the City Council adopt the Findings, as modified, and direct staff to prepare additional environmental findings for City Council Consideration.

Applicant: City of Los Angeles

Staff: Jessica Alvarado, City Planner
jessica.alvarado@lacity.org
 (213) 978-1221

7. CPC-2024-3020-DB-VHCA

CEQA: ENV-2024-3021-PEIR;
 ENV-2013-622-EIR (SCH. No. 2013031038)
 Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Hutt
 Last Day to Act: 01-23-25
 Continued from: 01-09-25

PUBLIC HEARING – Completed November 8, 2024

PROJECT SITE: 8931 – 8945 West Helms Place

PROPOSED PROJECT:

Construction of a five-story, 61-feet-seven-inch-tall residential apartment building with 78 dwelling units (including 11 Very Low-Income units and one Extremely Low Income unit). The Project will be approximately 48,432 square feet in floor area, with a Floor Area Ratio (FAR) of 3.52:1. The Project will provide 17 parking spaces at an at-grade parking level. The site is currently improved with three one-story single-family dwellings, which will be demolished. No protected trees will be removed from the subject site; five existing, non-protected trees will be removed; there are no street trees along the public right-of-way, and a project grading of 1,500 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15168 and 15162, the adequacy of the Project being within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR; 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;

2. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 78 units, reserving 11 units for Very Low Income and one unit for Extremely Low Income Household occupancy for a period of 55 years, with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive for a Floor Area Ratio (FAR) of 3.52:1 in lieu of 2:1 otherwise permitted by Expo TNP Section 2.3.1 and Table F;
 - b. An Off-Menu Incentive for non-residential use of zero percent in lieu of the 20 percent otherwise required by Expo TNP Section 2.2.3 and Table E;
 - c. An Off-Menu Incentive for ground floor screening of zero feet in lieu of 25 feet for a portion of the frontage for parking and loading areas along Helms Place otherwise required by Expo TNP Section 4.2.5.C.1;
 - d. A Waiver of Development Standard for a reduction in required open space to 3,938 square feet of open space in lieu of 7,875 square feet otherwise required by LAMC Section 12.21. G.2;
 - e. A Waiver of Development Standard for a three-foot front yard setback in lieu of the 10 feet otherwise required by Expo TNP Section 4.2.1.A.1; and
 - f. A Waiver of Development Standard for a reduction in required trees to 10 trees in lieu of the 20 trees otherwise required by LAMC Section 12.21 G.2.

Applicant: Sandy Albert, 8931 Helms LLC
 Representative: Jonathan Yang, Irvine & Associates, Inc.

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

8. [DIR-2023-4996-TOC-HCA-1A](#)
 CEQA: ENV-2023-4997-CE
 Plan Area: Wilshire

Council District: 10 – Hutt
 Last Day to Act: 01-23-25
 Continued from: 01-09-25

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
 (213) 847-3682

9. [DIR-2023-5190-TOC-HCA-1A](#)

CEQA: ENV-2023-5191-CE
 Plan Area: Southeast Los Angeles

Council District: 9 – Price Jr.
 Last Day to Act: 01-23-25
 Continued from: 01-09-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 3851 – 3855 South Grand Avenue

The Applicant is requesting that the matter be continued to a date certain of April 10, 2025.

PROPOSED PROJECT:

Construction, use and maintenance of a new five-story, 65'-1" height, mixed-use development with 12 residential dwelling units, including one unit for Extremely Low Income Household occupancy. The Project will provide approximately 12,616 square feet of floor area, of which 723 square feet will be for retail space and have a Floor Area Ratio (FAR) of 2.1:1. The Project is proposing six non-residential automobile parking spaces. No trees to be removed.

APPEAL:

An appeal of the December 11, 2023, Director of Planning's determination which:

- 1. Determined, 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. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3, to permit a mixed-use residential building with 723 square feet of retail space, consisting of 12 dwelling units, reserving a total of one affordable unit equal to eight percent of the total dwelling units for Extremely Low Income household occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC Section 12.21 A.31 and with the following:

Additional Incentives:

- a. Yard/Setbacks. Five-foot side yards per the RAS3 zone in lieu of the required eight foot side yard setbacks and a minimum five foot rear yard in lieu of the required 17 foot rear yard setback, as otherwise required in the CM Zone; and

- b. Open Space. An up to 25 percent reduction in the required open space, allowing a minimum of 1,020 square feet of open space in lieu of the 1,275 square feet otherwise required per LAMC Section 12.21; and
- 3. Adopted the Conditions of Approval and Findings.

Applicant: Hamid Razipour, Razi Grand Property LLC
 Representative: Gary Benjamin, Alchemy Planning + Land Use

Appellants: 1. Bryan Eck, University of Southern California
 Representative: William F. Delvac, Armbruster Goldsmith & Delvac LLP

2. Benny Tran, LAFC Stadium Co.
 Representative: DJ Moore, Latham & Watkins

Staff: Maneri Roman, Planning Assistant
maneri.roman@lacity.org
 (213) 682-6366

10. [DIR-2023-2838-TOC-SPP-SPR-HCA-1A](#)

CEQA: ENV-2023-2839-CE
 Plan Area: Hollywood

Council District: 4 – Raman
 Last Day to Act: 02-24-25
 Continued from: 01-09-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 4579 West Hollywood Boulevard (4601 – 4627 West Hollywood Boulevard;
 4571 – 4579 West Hollywood Boulevard; 1561 North Lyman Place)

PROPOSED PROJECT:

Demolition of an existing commercial building and surface parking lot and the construction, use, and maintenance of a seven-story, 174,021 square-foot, 181-unit mixed-use building within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

APPEAL:

A partial appeal of the September 17, 2024, Director of Planning's determination which:

1. Determined, that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 (Class 32 - In-Fill Development Project), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approved with Conditions, pursuant to Chapter 1, Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 4, to permit a project consisting of 181 residential units by reserving 20 dwelling units, equal to 11 percent of the total units, for Extremely Low Income Household Occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC Section 12.22 A.31, in addition to the following:

Additional Incentives:

- a. Height. An up to 22-foot increase in the height requirement, allowing up to 97 feet in height in lieu of the permitted 75 feet per Subarea C of the Vermont/Western SNAP Specific Plan; An increase of one-story in height to the stepback requirement per the SNAP which requires buildings with a property line fronting on a Major Highway, including Hollywood Boulevard, have the second floor set back 10 feet from the first floor frontage; and
- b. Open Space. An up to 25 percent reduction in the required open space, allowing a minimum of 14,625 square feet in lieu of the required 19,500 square feet of open space otherwise required;

3. Approved with Conditions, pursuant to the Chapter 1, LAMC Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 186,735, a Project Permit Compliance Review for the demolition of a commercial building and surface parking lot and the construction, use and maintenance of a seven-story, 174,021 square-foot, 181-unit mixed-use building within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
4. Approved with Conditions, pursuant to Chapter 1, LAMC Section 16.05, a Site Plan Review for a development project resulting in a net increase of 50 or more dwelling units; and
5. Adopted the Conditions of Approval and Findings.

Applicant: Kristin Harrison, Z Wayne Griffin Trust B.
 Representative: Warren Techentin, Warren Techentin Architecture

Appellant: Supporters Alliance for Environmental Responsibility (SAFER)
 Representative: Hayley Uno, Lozeau Drury LLP

Staff: Danalynn Dominguez, City Planner
danalynn.dominguez@lacity.org
 (213) 978-1340

11. [**CPC-2008-3470-SP-GPA-ZC-SUD-BL**](#) Council District: 3 – Blumenfield
 CEQA: ENV-2008-3471-EIR (SCH. No. 1990011055) Last Day to Act: N/A
 Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

PUBLIC MEETING – Completed October 23, 2024

PROJECT SITE: Warner Center 2035 Specific Plan Project Area

SUMMARY:
 A five-year status report on development in the Warner Center 2035 Specific Plan area for the five-year period from December 25, 2018 to December 25, 2023.

- REQUESTED ACTIONS:**
1. Approve the Warner Center 2035 Specific Plan Five-Year Status Report for the period between December 25, 2018 and December 25, 2023 pursuant to Section 10.4.2 of the Warner Center 2035 Specific Plan.
 2. Recommend to the City Council any actions necessary to ensure that the City’s implementation of the Plan complies with its requirements and stated intents.

Applicant: City of Los Angeles

Staff: Sheila Toni, City Planner
sheila.toni@lacity.org
 (818) 374-5062

12. [CPC-2023-5657-DB-VHCA](#)
CEQA: ENV-2023-5658-CE
Plan Area: West Los Angeles

Council District: 11 – Park
Last Day to Act: 01-23-25

PUBLIC HEARING – Completed October 4, 2024

PROJECT SITE: 1531 – 1535 South Sawtelle Boulevard

PROPOSED PROJECT:

Construction, use and maintenance of a five-story, nine-unit multi-family residential development including one unit set aside for Very Low-Income Household, with zero automobile parking spaces and a total of 1,575 square feet of common open space.

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 12.22 A.25(g)(2) and (3) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 9 dwelling units, reserving one unit for Very Low Income Household occupancy for a period of 55 years, with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a reduction in the required north side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone.;
 - b. An Off-Menu Incentive to allow a reduction in the required south side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone;
 - c. A Waiver of Development Standards to allow an increase in Floor Area Ratio (FAR) to 3.25:1 in lieu of the 1.5:1 FAR otherwise allowed in the [Q]C2-1 Zone; and
 - d. A Waiver of Development Standards to allow a height increase of 56 feet in lieu of the 45-foot or three stories otherwise required in the [Q]C2-1 Zone.

Applicant: Donghao Li, 1531 Sawtelle Boulevard, LLC
Representative: Gary Benjamin, Alchemy Planning and Land Use

Staff: Isaiah Ross, City Planning Associate
isaiah.ross@lacity.org
(213) 238-7731

The next regular meeting of the City Planning Commission
will be held on **Thursday, February 13, 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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.

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.