

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 22, 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 February 22, 2024 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 President Monique Lawshe called the meeting to order at 8:41 a.m. with Commissioners Maria Cabildo, Caroline Choe, Ilissa Gold, Helen Leung, Karen Mack and Jacob Noonan in attendance.

Commission Vice President Elizabeth Zamora was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, 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

- Vince P. Bertoni, Director of Planning, had no report.
- Amy Brothers, Deputy City Attorney, provided a brief legal update.
- 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 two items on the consent calendar. President Lawshe proceeded to remove both items.

ITEM NO. 5a

CPC-2023-6883-CU-DB-DRB-SPP-HCA

CEQA: ENV-2023-6884-CE

Plan Area: Westwood

Council District: 5 – Yaroslavsky

Last Day to Act: 03-05-24

PUBLIC HEARING – Completed December 6, 2023

PROJECT SITE: 10605 – 10613 1/2 West Eastborne Avenue

IN ATTENDANCE:

Kevin Fulton, City Planning Associate, and Juliet Oh, Senior City Planner, representing the Planning Department; and Matthew Hayden, representing the Applicant.

MOTION:

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

Demolition of two multi-family dwellings with seven total units and the construction of a new, five-story, 56-foot tall multi-family dwelling. The Project will provide 29 dwelling units, including four Very Low Income Units. The proposed structure will be approximately 34,645 square feet with a Floor Area Ratio (FAR) of 3.85:1. A total of 38 automobile parking spaces and 28 long-term bicycle parking spaces will be provided in two subterranean levels. The Project also includes grading for the export of 11,900 cubic yards of soil and fill of 100 cubic yards of soil.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State 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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a 65 percent increase in density in lieu of the otherwise permitted 35 percent increase in density allowed under LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 29 units, reserving four units for Very Low Income Household Occupancy for a period of 55 years, with the following three On-Menu Incentives and one Waiver of Development Standards:
 - a. An On-Menu Incentive to permit an FAR of 3.85:1 in lieu of 3:1 as otherwise permitted in the [Q]R3-1-O Zone;
 - b. An On-Menu Incentive to permit a building height of 56 feet, in lieu of the 45 feet otherwise permitted by the [Q]R3-1-O Zone;
 - c. An On-Menu Incentive to permit an open space area of 4,640 square feet in lieu of the 5,800

- square feet otherwise required by Section 6.A.1 of the Westwood Community Multi-Family Specific Plan; and
- d. A Waiver of Development Standards to permit 2,436 square feet (52.5 percent) of required open space located on the ground level in lieu of the 3,480 square feet (75 percent) otherwise allowed by Section 6.A.3 of the Westwood Community Multi-Family Specific Plan;
 4. Approve, pursuant to LAMC Section 16.50, a Design Review for compliance with the requirements of the Westwood Community Design Review Board;
 5. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a Project within the Westwood Community Multi-Family Specific Plan;
 6. Adopt the Conditions of Approval; and
 7. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 5b

CPC-2022-8820-VZC-CU-SPE-SPP-SPR

CEQA: ENV-2022-8821-MND

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 3 – Blumenfield

Last Day to Act: 02-26-24

PUBLIC HEARING – Completed December 12, 2023

PROJECT SITE: 20401 West Ventura Boulevard

IN ATTENDANCE:

Adrineh Melkonian, City Planner, Jojo Pewsang, Senior City Planner, and Blake Lamb, Principal City Planner representing the Planning Department; and Margo Conley, Applicant.

MOTION:

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

Demolition and removal of the existing remnant building foundation and parking lot for the construction of a three-story, 158,371 square foot mixed-use building, which would include a 156,917 square-foot climate-controlled storage for household goods with two subterranean levels and a 1,015 square-foot associated office, 1,400 square feet of neighborhood-serving commercial/retail spaces, and associated parking lot. The mixed-use building will be approximately 37 feet, 7 1/2 inch-high, measured from grade to the top of the roof structure with a maximum floor area ratio of 2.96:1. The Project proposes 22 shared parking spaces, 16 short-term and 24 long-term bicycle parking spaces. The Project also proposes the removal of 19 non-protected trees, export of approximately 32,598 cubic yards of material during the demolition phase and 41,000 cubic yards of soil. The hours of operation are from 7:00 a.m. to 11:00 p.m.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2022-8821-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the

environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. Approve and Recommend that the City Council adopt, pursuant to Sections 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from P-1LD, C2-1LD, and C4-1LD to C2-2;
3. Approve, pursuant to LAMC Section 12.24 W.50, a Conditional Use to allow for the development of a storage building for household goods within 500 feet of a residential use;
4. Approve, pursuant to LAMC Section 11.5.7 F, Specific Plan Exceptions from the Ventura/Cahuenga Boulevard Corridor Specific Plan, to allow the construction of a commercial building with:
 - a. 158,371 square feet of floor area in lieu of 53,433 square feet permitted or a 2.96:1 Floor Area Ratio (FAR) in lieu of a 1.0:1 FAR permitted in Section 6.B.3;
 - b. 37 feet 7½ inches in height in lieu of 30 feet as permitted in the Specific Plan Exception Section 7.E 1.e.2; and
 - c. Relief from the stepback requirements of the Specific Plan Exception Section 7.E.1.f;
5. Approve, pursuant to LAMC Section 11.5.7 C and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Specific Plan Project Permit Compliance Review, and a shared parking agreement in conformance with the requirements under LAMC Section 12.24 X.20(a) to permit 22 shared parking spaces in lieu of 43 spaces otherwise required;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in a net increase of 50,000 square feet of nonresidential floor area;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

Before proceeding to open Item No. 6, Commission President Lawshe confirmed, on the record, that Commissioners Leung, Mack and Noonan listened to the audio for the previous meeting of January 25, 2024. Therefore, all commissioners were able to participate for the item.

ITEM NO. 6

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: 02-22-24

Continued from: 01-25-24

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; Eric Lieberman, representing the Applicant; and Nadia Cantabrana representing Council District 6 on behalf of Councilmember Padilla.

MOTION:

Commissioner Mack moved to put forth the actions below in conjunction with the following project, with Modification and Amendments, as stated on the record:

Demolition of existing structures and the construction, use and maintenance of a new, 111-unit, mixed-use development with six dwelling units set aside for Extremely Low and 13 dwelling units set aside for Very Low Income Households, and 4,500 square feet of ground floor commercial. The Project would have a maximum building height of 48 feet and four stories, including a two-level subterranean garage with 165 residential automobile parking spaces and 18 retail parking spaces.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2022-7855-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from CR-1VL, (Q)C1-1VL & P-1VL to (T)(Q)RAS4-1VL and pursuant to LAMC Section 11.5.11, with the following two developer incentives:
 - a. Reduction in parking to allow 165 residential automobile parking spaces in lieu of the 198 residential parking spaces otherwise required; and
 - b. Relief from General Plan Footnote 7 to allow for a project to rise to four stories in lieu of three stories;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for any development which creates, or results in an increase of 50 or more dwelling units; and
4. Dismiss, pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements to waive a required future cul-de-sac along Cantlay Street;
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 7**CPC-2021-6426-GPA**

CEQA: ENV-2016-634-EIR (SCH. No. 2005051008)
Plan Area: Northridge

Council District: 12 – Lee
Last Day to Act: 02-22-24

PUBLIC HEARING – Completed December 12, 2023

PROJECT SITE: 18111 West Nordhoff Street

IN ATTENDANCE:

Correy Kitchens, City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; Egish Kuiumjian, Applicant; and Dan Rosales representing Council District 12 on behalf of Councilmember Lee.

MOTION:

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

Pursuant to City Charter Section 555 and Chapter 1 Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Mobility Element of the General Plan and the Northridge Community Plan to reclassify from a Collector Street to a Local Street for the following: Etiwanda Avenue between Halsted Street and Vincennes Street, and Lindley Avenue between Halsted Street and Plummer Street. No construction is proposed.

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. ENV-2016-634-EIR, certified on March 15, 2006, and the subsequent addendum (dated August 5, 2016); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and Recommend that the Mayor and City Council adopt, pursuant to Chapter 1 Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Northridge Community Plan and the Mobility Element to change the designation of the segment of Etiwanda Avenue between Halsted Street and Vincennes Street from Collector to a Local Street;
3. Approve and Recommend that the Mayor and City Council adopt, pursuant to Chapter 1 Section 11.5.6 of the LAMC, a General Plan Amendment to the Northridge Community Plan and Mobility Element to change the designation of the segment of Lindley Avenue between Halsted Street and Plummer Street from Collector to a Local Street; and
4. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 8

ADM-2023-5502-DB-HCA-1A

CEQA: N/A

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 02-26-24

PUBLIC HEARING HELD

PROJECT SITE: 7971 – 7979 West Sunset Boulevard

IN ATTENDANCE:

Alice Okumura, City Planning Associate, Trevor Martin, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Michael Gonzales, representing the Applicant; Sharon Morton, representing Appellants # 1,2, and 5; Dan Green, Appellant #3; Jaime Masada, Appellant #4; and Kelli Ellen, Appellant #6.

MOTION:

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

Construction, use, and maintenance of a new seven-story mixed use building 75 feet in height, containing a total of 41 dwelling units, including four units reserved for Very Low Income Households. The proposed development will contain 35,085 square feet of floor area, including 4,459 square feet of ground floor commercial space, equating to a Floor Area Ratio (FAR) of 3:1. The Project will provide 29 vehicular parking spaces and 46 bicycle parking spaces.

1. Determine, based on the whole of the record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. Deny the appeals and sustain the Planning Director's Determination dated December 13, 2023;
3. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, a ministerial review of Density Bonus Compliance for a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), for a project totaling 41 dwelling units, reserving four units for Very Low Income Household occupancy for a period of 55 years, along with the following two On-Menu Incentives for a qualifying project:
 - a. Floor Area Ratio (FAR): To permit a FAR of 3 to 1 in lieu of the otherwise required FAR of 1 to 1; and
 - b. Yard/Setback: To permit a reduction of the northern side yard setback to eight feet, in lieu of 10 feet otherwise allowed, for a total of a 20 percent reduction;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, Vice President Lawshe adjourned the meeting at 11:17 a.m.



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission



Monique Lawshe, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

FEB 13 2025

CITY PLANNING COMMISSION
COMMISSIONER'S FILE