

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 28, 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 March 28, 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 8:37 a.m. with Vice President Elizabeth Zamora and Commissioners Ilissa Gold, Helen Leung, Karen Mack, and Michael Newhouse in attendance.

Commissioners Maria Cabildo, Caroline Choe, and Jacob Noonan were not in attendance.

Also in attendance were Blake Lamb, Principal City Planner, and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Cecilia Lamas, Commission Executive Assistant II, Kiyarra Woodrick and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Blake Lamb, Principal City Planner on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Donna Wong, Deputy City Attorney, had no report.
- There were no commission requests.
- Meeting Minutes – The meeting minutes of June 8, 2023 were postponed.

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.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

CPC-2019-4086-CU-ZV

CEQA: ENV-2019-4087-CE

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

Council District: 12 – Lee

Last Day to Act: 03-31-24

PUBLIC HEARING – Completed January 7, 2021

PROJECT SITE: 7401 North Shoup Avenue
(22431 West Valerio Street; 7400 North Sausalito Avenue)

IN ATTENDANCE:

Laura Frazin-Steele, City Planner, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; Nicholas Brown, representing the Applicant; David Hussey and David Honde, Applicants; and Dan Rosales representing Council District 12 on behalf of Councilmember Lee.

MOTION:

Commission Vice President Zamora moved to put forth the actions below in conjunction with the following project, with Modification and Amendments, as stated on the record:

A public charter school operating as the El Camino Real Charter School Independent Study Program (ISP) serving grades 9 through 12 with a maximum of 150 students for on-site instruction daily. The ISP is proposed on a site improved with a 15,025 square foot existing facility that includes nine classrooms, a multi-purpose room with no fixed seating, a meeting room, and surface parking accommodating 78 automobile parking spaces and 12 bicycle parking spaces. The public charter school was previously approved under Case No. CPC-2016-1256-CU and the Applicant is currently requesting a new Conditional Use permit with modified conditions of approval.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301, 15311, and 15314, and 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 Los Angeles Municipal Code (LAMC) Chapter 1, Section 12.24 U.24, a Conditional Use to permit a public charter school operating as the El Camino Real Charter School Independent Study Program (ISP) serving grades 9 through 12 with a maximum of 150 students for on-site instruction daily in an existing 15,025 square foot facility including nine classrooms, a multi-purpose room with no fixed seating, a meeting room, and a minimum of 78 automobile parking spaces with modified conditions of approval from the previous entitlement granted under Case No. CPC-2016-1256-CU;
3. Approve, pursuant to Chapter 1 of the LAMC, Section 12.27, a Zone Variance to permit two signs

that exceed the allowable 20 square feet in area in the A1-1 Zone pursuant to Chapter 1 of the LAMC Section 12.21 A.7;

4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7

CPC-2023-480-DB-HCA

CEQA: ENV-2023-481-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 4 – Raman

Last Day to Act: 04-29-24

PUBLIC HEARING – Completed February 14, 2024

PROJECT SITE: 2336 – 2346 North Hyperion Avenue

IN ATTENDANCE:

Marie Pichay, City Planning Associate, Yi Lu, City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; and Sara Houghton, representing the Applicant.

MOTION:

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

Demolition of the existing commercial buildings and garage for the construction of a new mixed-use, 15-unit apartment building with 17,893 square feet of floor area and a Floor Area Ratio (FAR) of 1.8:1. Two units will be set aside for Very Low Income households. The Project will be four stories and 60 feet in height, comprising three residential floors, ground-floor parking and 974 square feet of ground-floor commercial space, and one level of subterranean parking which includes 17 vehicular parking spaces, and 30 bicycle parking spaces. Additionally, the Project will provide four trees, and proposes the export of approximately 2,025 cubic yards of soil.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, 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. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code, a Density Bonus/Affordable Housing Incentive Program Review totaling 15 dwelling units, with two units for Very Low Income Households for a period of 55 years, with the following two Off-Menu Incentives:
 - a. An Off-Menu Incentive to allow a maximum floor area ratio (FAR) of 2.025:1 in lieu of 1.5:1 as otherwise permitted in the [Q]C2-1VL Zone; and
 - b. An Off-Menu Incentive to provide relief from the height requirements of Ordinance No. 176,826 resulting in a maximum height of 60 feet in lieu of 30 feet;
3. Adopt the Conditions of Approval; and
4. Adopted the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

DIR-2023-5089-TOC-SPP-VHCA-1A

CEQA: ENV-2023-5090-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 04-02-24

PUBLIC HEARING HELD

PROJECT SITE: 1807 North Van Ness Avenue
(1807 and 1809 North Van Ness Avenue)

IN ATTENDANCE:

Yamilet Brizuela, City Planning Associate, Danalynn Dominguez, City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; Gary Benjamin, representing the Applicant; George Istrate, representing Appellant #1; and Podjanee Varee, Appellant #2.

MOTION:

Commission Vice President Zamora moved to put forth the actions below in conjunction with the following project, with Modification and Amendments, as stated on the record:

Demolition of an existing single-family dwelling and guest home; and the construction, use, and maintenance of one 3,085 square-foot duplex, one 3,308 square-foot duplex, and one 1,079 square-foot single-family residence, for a total of five residential dwelling units located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

1. Determine, that based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15303 (New Construction or Conversion of Small Structures) Class 3 and Section 15332 (In-Fill Development Project) Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applied;
2. Deny the appeals in part and grant the appeals in part, sustain the Planning Director's Determination dated January 3, 2024;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 3 project with a total of five dwelling units, of which one dwelling unit will be reserved for Extremely Low Income Household Occupancy for a period of 55 years:
Base Incentives:
 - a. Zero base incentives requested.Additional Incentives:
 - a. Side Yards. An up to 30 percent reduction in the required yard setback, for a minimum of four feet and 11 inches for the northerly and southerly side yards, in lieu of the otherwise required seven feet; and

- b. Height. An up to 22-foot increase in the height requirement, allowing up to 52 feet in overall height, in lieu of the 30 feet permitted per the RD1.5-1XL Zone;
4. Approve with Conditions, pursuant to 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 a project located within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
5. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated March 26, 2024; and
6. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 10:48 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 DEPARTMENT
COMMISSION OFFICE**