

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MAY 23, 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 May 23, 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 8:40 a.m. with Commissioners Maria Cabildo, Carolina Choe, Martina Diaz, Ilissa Gold, Michael Newhouse, and Jacob Noonan in attendance.

Vice President Elizabeth Zamora and Commissioner Karen Mack were not in attendance.

Also in attendance were Lisa Webber, Shana M. M. Bonstin, Deputy Directors and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Diego Janacua-Cortez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Kiyarra Woodrick, Diego Vazquez, Administrative clerks and Tionna Simpson, Office Trainee.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Lisa Webber, Deputy Director 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.

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. 5a
(CONSENT CALENDAR)**

CPC-2018-3286-VZC-HD-SPE-ELD-SPPA-SPP-SPR

CEQA: ENV-2018-3287-MND

Plan Area: Encino – Tarzana

Council District: 4 – Raman

Last Day to Act: 05-31-24

PUBLIC HEARING – Completed May 10, 2022

PROJECT SITE: 17017 – 17031 West Ventura Boulevard; 4929 North Genesta Avenue;
5018 North Amestoy Avenue

IN ATTENDANCE:

Adrineh Melkonian, City Planner and Jojo Pewsawang, Senior City Planner, representing the Planning Department.

MOTION:

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

Construction, use, and maintenance of two buildings located over one standard lot and one master ground lot containing three air space lots, separated by an alley. The first lot fronting Ventura Boulevard will be developed with a three-story, approximately 48 feet, two-inch-high medical office building containing 55,416 square feet of floor area. The second set of lots, which is to the north of the proposed medical office building across the alley, will contain 90 Eldercare guest rooms comprised of 66 senior assisted living guest rooms and 24 Alzheimer's/Dementia guest rooms in a five-story, 65-foot, in height building containing 80,225 square feet of floor area. The Project will provide a total of 364 parking spaces for both the Medical Office and Eldercare guest rooms located at grade and within three below-grade levels. Combined, the Project would contain approximately 135,641 square feet of floor area.

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 Mitigated Negative Declaration, No. ENV-2018-3287-MND, adopted on July 21, 2023, along with the associated Mitigation Monitoring Program; 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, pursuant to Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from C4-1VL to (T)C4-2 for the commercial portion of the proposed project and P-1VL to (T)C2-2 on the eldercare portion of the proposed project;
3. Approve, pursuant to LAMC Section 14.3.1, an Eldercare Facility Unified Permit for the development of an eldercare facility on a newly created 35,663 square foot lot (after the merger under VTT-74892) with 66 assisted living guest rooms and 24 Alzheimer's/Dementia guest rooms for a total of 90 guest rooms and the following deviations to permit:
 - a. 80,225 square feet of floor area in lieu of 35,663 square feet for a 2.25:1 FAR in lieu of a 1.0:1 FAR permitted in the Ventura / Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
 - b. A height of 65 feet in lieu of 30 feet permitted by Specific Plan Section 7.E.1.C.2; and
 - c. Relief from the transitional height limits in LAMC Section 12.21.1.A.10;

4. Approve, pursuant to LAMC Section 11.5.7 F, two Specific Plan Exceptions from the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560) for the proposed medical office building:
 - a. 55,416 square feet of floor area in lieu of 22,521 square feet permitted for a 2.46:1 Floor Area Ratio (FAR) in lieu of a 1.0:1 FAR permitted in Section 6.B.3; and
 - b. 87 percent lot coverage in lieu of 60 percent required in Specific Plan Section 7.B.2;
5. Approve, pursuant to LAMC Section 11.5.7 E, a Specific Plan Adjustment for the medical office building to permit a height of 48 feet, two inches in lieu of 45 feet otherwise permitted in Section 7.E.1.f of the Ventura-Cahuenga Boulevard Corridor Specific Plan;
6. Approve, pursuant to LAMC Section 11.5.7 C, a Specific Plan Project Permit Compliance Review;
7. Approve, pursuant to LAMC Section 16.50 C, a Site Plan Review for the development of 90 Eldercare guest rooms and 55,416 square feet of non-residential uses;
8. Adopt the Conditions of Approval; and,
9. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 5b (CONSENT CALENDAR)

CPC-2023-5228-VCU

CEQA: ENV-2023-5229-CE

Plan Area: Van Nuys – North Sherman Oaks

Related Case: CPC-2008-4954-CU-PA1

Council District: 2 – Krekorian

Last Day to Act: 05-31-24

PUBLIC HEARING – Completed May 1, 2024

PROJECT SITE: 13619, 13621, 13623, 13627, 13627 1/2, 13629, 13629 1/2, 13631, 13633, 13635, 13639, 13643, 13643 ½, 13645, 13647, 13649, 13651, 13653, 13655, 13657, 13661, 13665, Victory Boulevard; 6424, 6424 ½, 6428, 6434 1-47, 6450, 6456, 6460 Woodman Avenue

IN ATTENDANCE:

Jojo Pewsawang, Senior City Planner, representing the Planning Department.

MOTION:

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

Expansion of an existing private elementary school (Laurence School) to include an abutting apartment complex, commercial strip mall, and surface parking lot, resulting in an overall campus size of 224,229 square feet lot area with approximately 69,855 square feet of floor area. The Project will also replace 1,342 square feet of existing modular structures with 2,400 square feet of new modular structures. Adjacent to the new modulars will be the installation of eight sail shades for an additional floor area of 1,439 square feet. Maximum enrollment at the school will be expanded from 345 students to 450 students.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301 (Class 1), Section 15302 (Class 2), Section 15303 (Class 3), and 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 T of the Los Angeles Municipal Code, a Vesting Conditional Use to expand existing private elementary school uses by adding neighboring lots in the [Q]C1.5-1VL Zone;
3. Adopted the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated May 21, 2024; and
4. Adopted the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

Before proceeding to open Item No. 6, Commission President Lawshe announced that both Commissioners Cabildo and Gold would be recusing themselves for Item No. 6.

ITEM NO. 6

CPC-2022-9266-CU

CEQA: ENV-2004-1950-EIR-ADD5
Plan Area: Northeast Los Angeles

Council District: 14 – de Leon
Last Day to Act: 05-23-24
Continued from: 10-12-23; 10-26-23
11-02-23; 12-14-23
01-11-24; 03-14-24
05-09-24

PUBLIC HEARING – Completed June 27, 2023

PROJECT SITE: 1590 North Eastlake Avenue; 1425 – 1501 North San Pablo Street;
1540 – 1580 East Alcazar Street

IN ATTENDANCE:

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

MOTION:

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

Construction of a new seven-story, 143.5 feet in-height, multi-discipline research facility (USC Discovery and Translation Hub) proposed to be developed on the westerly portion of the USC Health Sciences Campus. The proposed building would contain two subterranean levels and comprise approximately 201,292 square feet of floor area. The proposed use would accommodate over 84 researchers and would support both "wet" (bench) and "dry" (computational) laboratory research.

1. Find, pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2004-1950-EIR, certified in August 2006 and as supported by the fifth addendum dated September 2023, no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project;
2. Approve, pursuant to Section 12.24 U.14 of the Los Angeles Municipal Code, a Major Conditional Use Permit to allow for the development of 201,292 square feet of nonresidential floor area in the C2 Zone;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Newhouse
Second: Lawshe
Ayes: Choe, Diaz, Noonan
Absent: Mack
Recuse: Cabildo, Gold

Vote: 5 – 0

MOTION PASSED

At approximately 11:09 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 11:19 a.m. with Commission Vice President Zamora and Commissioners Cabildo, Choe, Diaz, Newhouse, and Noonan in attendance.

Before proceeding to open Item No. 7, Commission President Lawshe announced that both Commissioners Cabildo and Gold rejoined the meeting.

ITEM NO. 7

CPC-2023-6037-DB-HCA

CEQA: ENV-2023-6038-CE

Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla

Last Day to Act: 05-23-24

PUBLIC HEARING – Completed February 27, 2024

PROJECT SITE: 8016 North Fair Avenue

IN ATTENDANCE:

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

MOTION:

Commissioner Noonan 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 54,604 square-foot residential building containing 39 units which are 100 percent affordable (restricted to one manager's unit as well as 31 units for Low Income and seven units for Moderate Income households). The Project proposes a maximum 47-foot-tall, four-story building containing 35 parking spaces within the first floor.

1. Determine, based on the whole of the administrative record, that 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 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 39 dwelling units which will be 100 percent affordable, including 1 manager's unit, 31 units reserved for Low Income households, and 7 units reserved for Moderate Income households, along with the following Off-Menu Incentives and Waiver of Development Standards:
 - a. An Off-Menu Incentive to allow an increased Residential Floor Area Ratio (RFAR) of 2.44 in lieu of the otherwise allowable 0.45 RFAR in a R1 Zone;
 - b. An Off-Menu Incentive to permit a 25 percent reduction in the required amount of open space;
 - c. An Off-Menu Incentive to allow relief from the required encroachment plane pursuant to LAMC Section 12.08 C.5;
 - d. An Off-Menu Incentive to permit a 15-foot front yard setback in lieu of the prevailing setback pursuant to LAMC Section 12.08 C.1; and
 - e. A Waiver of Development Standards to allow relief from the required sidewall plane break pursuant to LAMC Section 12.08 C.2;
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

Before proceeding to open Item No. 8, Commission President Lawshe announced that Commissioner Gold would be recusing herself for Item No. 8.

ITEM NO. 8

DIR-2022-9016-DB-SPR-VHCA-1A

CEQA: ENV-2022-9017-SCEA

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 05-23-24

PUBLIC HEARING HELD

PROJECT SITE: 4112 – 4136 South Del Rey Avenue

IN ATTENDANCE:

Michelle Carter, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Dave Rand, representing the Applicant; and Kristina Kropp, representing the Appellant.

At approximately 11:45 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 11:47 a.m. with Commission Vice President Zamora and Commissioners Cabildo, Choe, Diaz, Newhouse, and Noonan in attendance.

MOTION:

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

Demolition of all existing structures for the construction of a new six-story, 66 foot-high residential building with 210 units. The proposed building will be approximately 253,974 square feet with a Floor Area Ratio (FAR) of 2.06:1. The Project proposes to provide 282 automobile parking spaces in a five-level parking structure in the center of the Project site. The Project will also provide a minimum of 128 long-term bicycle parking spaces and 14 short-term bicycle parking spaces with 33,793 square feet of open space.

1. Find, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment (SCEA) No. ENV-2022-9017-SCEA, and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; Find that the City Council held a hearing on November 7, 2023 and adopted the SCEA on December 5, 2023 pursuant to PRC Section 21155.2(b)(6); Find the project is a "transit priority project" as defined by PRC Section 21155 and the project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; Find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and Adopt the SCEA and the Mitigation Monitoring Program prepared for the SCEA;
2. Deny the appeal in part and grant the appeal in part, sustain the Director of Planning determination dated December 22, 2023;
3. Approve with Conditions, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Extremely Low Income Households), for a project totaling 210 dwelling units, reserving 18 units for Extremely Low Income Household occupancy for a period of 55 years, as well as reserving three additional units for Moderate 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): an increase in FAR of 18 percent to permit a FAR of approximately 2.06:1 in lieu of the otherwise permitted 1.75:1; and
 - b. Height: a maximum increase in building height of 11 feet to permit a maximum building height of 66 feet in lieu of the otherwise permitted 55 feet;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development creating 50 or more residential dwelling units; and
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

Before proceeding to open Item No. 9, Commission President Lawshe announced that Commissioner Gold rejoined the meeting.

ITEM NO. 9

DIR-2022-6462-TOC-VHCA-1A

CEQA: ENV-2022-6463-CE

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Hutt

Last Day to Act: 05-23-24

PUBLIC HEARING HELD

PROJECT SITE: 4101 – 4119 West Exposition Boulevard

IN ATTENDANCE:

Kyle Winston, City Planner, and Connie Chauv, Senior City Planner, representing the Planning Department; Dale Goldsmith, representing the Applicant; and Mindy Zhao, Appellant.

MOTION:

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

Construction of a new five-story, 62-foot six-inch tall residential development with 36 dwelling units (including four units for Extremely Low Income Household occupancy, and one unit for Very Low Income Household occupancy). The Project will have a Floor Area Ratio (FAR) of approximately 3.6:1 with approximately 40,306 square feet of floor area and 3,150 square feet of Open Space. The Project will provide 28 parking spaces and involves the export of approximately 500 cubic yards of soil.

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 and sustain the Planning Director's Determination dated February 5, 2024;
3. Approve, 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 3 project totaling 36 dwelling units, reserving four units for Extremely Low Income Household occupancy, and one unit for Very Low Income Household occupancy, for a period of 55 years, with the following requested Additional Incentives:
 - a. Yards/Setbacks. A reduction in the required side yard setbacks, allowing five feet seven inches in lieu of the eight-foot east side yard; and a reduction in the required rear yard setback to allow 10 feet six inches instead of the 15 feet otherwise required in the R3-1 Zone;
 - b. Height. A 22-foot increase in building height, allowing a maximum building height of 67-feet in lieu of the 45 feet otherwise allowed in the R3-1 Zone; and
 - c. Open Space. A 25 percent reduction in the required open space, allowing 3,150 square-feet of open space in lieu of the 4,200 square feet otherwise required per LAMC Section 12.21.G;
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: Noonan
Second: Newhouse
Ayes: Cabildo, Choe, Diaz, Gold, Lawshe
Absent: Mack, Zamora

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 12:21 p.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 27 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**