

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 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 July 25, 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 8:34 a.m. with Commission Vice President Elizabeth Zamora and Commissioners Carolina Choe, Martina Diaz, and Karen Mack in attendance.

Commissioners Maria Cabildo and Michael Newhouse were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber and Arthi Varma, Deputy Director and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Kiyarra Woodrick, Administrative Clerk, and Tionna Simpson, Office Trainee.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, provided a brief report detailing housing development statistics for Fiscal Year 2023-2024.
- Amy Brothers, Deputy City Attorney, announced that Parissh Knox, Deputy City Attorney, is now assigned to the City Planning Commission.
- There no Commission Requests.
- Meeting Minutes:
Commission Vice President Zamora moved to approve the Meeting Minutes of August 23, 2023 and September 14, 2023. Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker 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-2022-3935-DB-SPR-WDI-HCA

CEQA: ENV-2022-3868-SCEA

Plan Area: Hollywood

Related Case: CPC-2022-3867-DB-MCUP-SPR-WDI-HCA

Council District: 13 – Soto-Martinez

Last Day to Act: 07-25-24

Continued from: 06-13-24; 06-27-24

PUBLIC HEARING – Completed March 6, 2024

PROJECT SITE: 1610 – 1638 North Las Palmas Avenue;
1623 – 1645 North Cherokee Avenue

IN ATTENDANCE:

Esther, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department.

MOTION:

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

Demolition of one existing structure, demolition of the covered patio area of an existing structure and associated surface parking lot and the construction, use, and maintenance of a new fifteen-story, 374,494-square-foot mixed-use building with 393 dwelling units, including 44 units (11 percent of the base density) set aside for Very Low-Income households with a maximum building height of 183 feet over three subterranean levels of parking with 336 vehicular parking spaces provided on-site and a total of 232 bicycle parking spaces (194 long-term spaces and 38 short-term spaces). The Project will maintain 11,333

square feet of existing commercial space. The Project provides 40,775 square feet of open space, including courtyards on the second and third levels, community and recreation rooms, roof deck areas, and private balconies.

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, No. ENV-2022-3868-SCEA ("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 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 2020-2045 RTP/SCS EIR SCH No. 20199011061; 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. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development project consisting of a total of 393 residential units, of which a minimum of 44 will be set aside for Very Low Income households, and with the following Off-Menu Incentives and Waivers or Modifications of Development Standards:
 - a. An Off-Menu Incentive to permit an increase in Floor Area Ratio (FAR) to allow a 4.76:1 FAR across the entire site;
 - b. An Off-Menu Incentive to permit a reduction in Building 2 to Building 1 building separation to allow 26 feet and nine inches in lieu of the otherwise required 42 feet;
 - c. A Waiver or Modification of a Development Standard to permit a reduction in Building 2 to Building 3 building separation to allow 20 feet in lieu of the otherwise required 42 feet;
 - d. A Waiver or Modification of a Development Standard to permit a reduction in the side yard to allow a 10-foot two-inches side yard in lieu of the otherwise required 16 feet in Building 1's northerly side yard;
 - e. A Waiver or Modification of a Development Standard to permit a reduction in the side yard to allow a five-foot five-inches side yard in lieu of the otherwise required 16 feet in Building 1's westerly side yard;
 - f. A Waiver or Modification of a Development Standard to permit a reduction in the side yard to allow a five-foot three-inches side yard in lieu of the otherwise required 16 feet in Building 2's southerly side yard;
 - g. A Waiver or Modification of a Development Standard to permit a reduction in the side yard to allow an 11-foot side yard in lieu of the otherwise required 16 feet in Building 3's easterly side yard;
 - h. A Waiver or Modification of a Development Standard to permit a reduction in the side yard to allow a 10-foot one-inch side yard in lieu of the otherwise required 16 feet in Building 3's southerly side yard;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms; and
4. Approve, pursuant to LAMC Section 12.37, a Waiver of Dedications and Improvements to waive the required dedication requirements along Las Palmas Avenue and Cherokee Avenue;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Moved: Zamora
Second: Choe
Ayes: Diaz, Lawshe, Mack

Absent: Cabildo, Newhouse

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

CPC-2022-3867-DB-MCUP-SPR-WDI-HCA

CEQA: ENV-2022-3868-SCEA

Plan Area: Hollywood

Related Case: CPC-2022-3935-DB-SPR-WDI-HCA

Council District: 13 – Soto-Martinez

Last Day to Act: 07-25-24

Continued from: 06-13-24; 06-27-24

PUBLIC HEARING – Completed March 6, 2024

PROJECT SITE: 6626 – 6636 West Hollywood Boulevard;
1638 – 1644 North Cherokee Avenue

IN ATTENDANCE:

Michelle Carter, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department; and Michael Gonzales, representing the Applicant.

MOTION:

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

Demolition of two existing structures, a partial demolition of a portion of the rear of two existing structures and the demolition of an associated surface parking lot and the construction, use, and maintenance of a new thirteen-story, 201,880-square-foot mixed-use building with 240 dwelling units, including 27 units (10.5 percent of the base density) set aside for Very Low-Income households with a maximum building height of 155 feet over two subterranean levels of parking with 108 vehicular parking spaces provided on-site and a total of 166 bicycle parking spaces (144 long-term spaces and 22 short-term spaces). The Project will maintain 27,881 square feet of existing commercial space. The Project provides 25,500 square feet of open space, including a courtyard on the third level, a community room on the 13th floor, roof deck area, and private balconies.

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, No. ENV-2022-3868-SCEA ("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 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 2020-2045 RTP/SCS EIR SCH No. 20199011061; 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. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development with a total of 240 units (with 27 units – 10.5

percent of the base density set aside for Very Low Income Households) in lieu of the base density of 256 units; and pursuant to LAMC Section 12.22 A.25(g)(3), two Off-Menu Incentives and two Waivers or Modifications of Development Standards:

- a. An Off-Menu Incentive to permit a 4.5:1 FAR in lieu of the otherwise permitted 2:1 FAR in the C4-2D-SN zone;
 - b. An Off-Menu Incentive to permit an increase in height to allow a building height of 155 feet in lieu of the otherwise required 45 feet;
 - c. A Waiver or Modification of a Development Standard to permit a reduction in the side yard to allow a 10-foot six-inches side yard in lieu of the otherwise required 16 feet in Building 6 easterly side yard; and
 - d. A Waiver or Modification of a Development Standard to permit a reduction in the side yard to allow a 10-foot five-inches side yard in lieu of the otherwise required 16 feet in Building 6 southerly side yard;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a maximum of five restaurant spaces totaling approximately 27,000 square feet of indoor space with a maximum of 690 indoor seats and approximately 3,000 square feet of outdoor patio space with a maximum of 210 outdoor seats;
 4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms;
 5. Approve, pursuant to LAMC Section 12.37, a Waiver of Dedications and Improvements to waive the required dedication requirements along Cherokee Avenue;
 6. Adopt the Conditions of Approval; and
 7. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

CPC-2016-3182-CA-AMDT3

CEQA: ENV-2024-2777-CE

Plan Area: Citywide

Council District: All

Last Day to Act: 09-27-24

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE:

Bonnie Kim, City Planner, Nuri Cho, Senior City Planner, Hagu Solomon-Cary, Principal City Planner, and Arthi Varma, Deputy Director, representing the Planning Department.

MOTION:

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

A proposed ordinance amending provisions in Sections 12.21, 12.24, 12.32, 13.08, 13.17, 16.03, 16.05,

17.01, 17.02, 17.03, 17.05, 17.06, 17.51, 17.53 and 18.12 of Chapter 1, and the Table of Contents, Sections 13A.1.7., 13A.2.1., 13A.2.2., 13A.2.4., 13A.2.7., 13A.2.9., 13A.2.10., 13B.1.4., 13B.2.1., 13B.2.2., 13B.2.3., 13B.2.4., 13B.2.5., 13B.4.1., 13B.4.2., 13B.4.3., 13B.4.4., 13B.4.5., 13B.5.1., 13B.5.2., 13B.5.3., 13B.5.4., 13B.5.5., 13B.7.2., 13B.7.3., 13B.7.5., 13B.7.6., 13B.7.7., 13B.7.8., 13B.8.4, 13B.8.5., 13B.8.6., 13B.8.7., 13B.10.3., 13B.10.4., and 13B.11.1. of Article 13 of Chapter 1A of the Los Angeles Municipal Code to address technical corrections and clarifications and bring certain provisions into compliance with state regulations as part of regular maintenance of the Zoning Code.

1. Determine, based on the whole of the administrative record, that the proposed ordinance is not a project under CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code;
2. Approve and Recommend that the City Council adopt, pursuant to Section 13B.1.3.D.3. of the Los Angeles Municipal Code, the proposed Zoning Code Amendment Ordinance (Exhibit A);
3. Adopt the Staff Recommendation Report as the Commission's report on the subject;
4. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 9

DIR-2021-1538-TOC-SPP-HCA-1A

CEQA: ENV-2021-1539-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 10-23-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 1115 North Berendo Street (1115 and 1117 North Berendo Street)

IN ATTENDANCE:

Danalynn Dominguez, City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; Ben Rocca, representing the Applicant; Fred Sifter, Appellant and Jamie T. Hall, representing the Appellant.

MOTION:

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

Demolition of an existing duplex and a detached garage, and the construction, use, and maintenance of a five-story, 15,479 square-foot, 30-unit residential building within Subarea C (Community Commercial) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

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 (In-Fill Development Project), and there is no substantial evidence demonstrating that any exceptions to a categorical exemption pursuant to State CEQA Guidelines, Section 15300.2 applied;

2. Deny the appeal and sustain the Director of Planning's determination dated April 24, 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 4 project with a total of 30 dwelling units, of which four dwelling units will be reserved for Extremely Low Income Household Occupancy for a period of 55 years:
Base Incentives:
 - a. Up to 80 percent increase in density;
 - b. 2.30:1 Floor Area Ratio (FAR); and
 - c. No residential parking;Additional Incentives:
 - a. Transitional Height per TOC in lieu of the required SNAP transitional height and an up to 11-foot increase to the stepback requirement per the SNAP; and
 - b. A 25 percent reduction in the minimum common open space dimension;
4. Approve with Conditions, pursuant to the LAMC Chapter 1, 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 duplex and a detached garage and the construction, use, and maintenance of a five-story, 15,479 square-foot, 30-unit residential building within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 10

DIR-2021-1238-TOC-SPP-HCA-1A

CEQA: ENV-2021-1239-CE
Plan Area: Hollywood

Council District: 13 – Soto-Martinez
Last Day to Act: 10-23-24

PUBLIC HEARING HELD

PROJECT SITE: 1114 North Heliotrope Drive

IN ATTENDANCE:

Danalynn Dominguez, City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; Ben Rocca, representing the Applicant; Fred Sifter, Appellant and Jamie T. Hall, representing the Appellant.

MOTION:

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

Demolition of an existing single-family dwelling and a detached garage, and the construction, use, and maintenance of a five-story, 15,450 square-foot, 30-unit residential building within Subarea C (Community Commercial) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

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 (In-Fill Development Project), and there is no substantial evidence demonstrating that any exceptions to a categorical exemption pursuant to State CEQA Guidelines, Section 15300.2 applied;
2. Deny the appeal and sustain the Director of Planning's determination dated April 24, 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 4 project with a total of 30 dwelling units, of which four dwelling units will be reserved for Extremely Low Income Household Occupancy for a period of 55 years:
Base Incentives:
 - a. Up to 80 percent increase in density;
 - b. 2.29:1 Floor Area Ratio (FAR); and
 - c. No residential parking;Additional Incentives:
 - a. Transitional Height per TOC in lieu of the required SNAP transitional height and an up to 11-foot increase to the setback requirement per the SNAP; and
 - b. A 25 percent reduction in the minimum common open space dimension;
4. Approve with Conditions, pursuant to the LAMC Chapter 1, 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 single-family dwelling and a detached garage and the construction, use, and maintenance of a five-story, 15,450 square-foot, 30-unit residential building within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings, as Amended by the Commission.

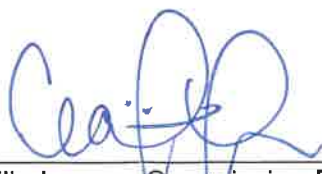
Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 11:04 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

MAR 13 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**