

COMMISSION MEETING AUDIO

**CITY PLANNING COMMISSION
CORRECTED REGULAR MEETING AGENDA
THURSDAY, MARCH 27, 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/CPC3-27-25>) by Monday, March 24, 2025.
Compliant Day of Hearing Submissions will be added to this drive.

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – August 8, 2024; September 12, 2024; September 26, 2024; October 10, 2024

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 (NO ITEMS)

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.

6. CPC-2024-6631-DB-WDI-VHCA

CEQA: ENV-2024-6632-CE

Plan Area: West Los Angeles

Council District: 11 – Park

Last Day to Act: 03-27-25

PUBLIC HEARING – Completed February 26, 2025

PROJECT SITE: 1770 – 1772 South Sawtelle Boulevard; 11269 Nebraska Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a 67 foot high, six-story, 32 unit mixed-use development including four units set aside for Very Low Income Households and two units set aside for Moderate Income Households, with 1,058 square feet of commercial space and two subterranean parking levels including 26 parking spaces. The Project includes a request for up to a 3.66:1 Floor Area Ratio (FAR) for a total of 29,642 square feet. There are no existing trees on site or within the public right-of-way adjacent to the subject property. There is an existing one story commercial office building proposed to be demolished and approximately 8,750 cubic yards of soil proposed to be exported as a part of the Project.

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 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development Project totaling 32 dwelling units and setting aside 4 units as Very Low Income Restricted Affordable Units and 2 units as Moderate Income restricted Affordable Units for a period of 55 years, with the following requested Off-Menu Incentives and Waiver of Development Standards:
 - a. An Off-Menu Incentive to allow an Floor Area Ratio (FAR) increase to 3.66:1 in lieu of the 1.5:1 FAR otherwise allowed by the C2-1VL Zone;
 - b. An Off-Menu Incentive to allow up to 67-feet and six-stories in height in lieu of the 45-feet and three stories otherwise allowed in the C2-1VL Zone;
 - c. An Off-Menu Incentive to allow a reduction in required rear yard setback to allow five-feet in lieu of the otherwise required 18-feet;
 - d. An Off-Menu Incentive to allow a northerly side yard setback of five-feet in lieu of the otherwise required nine-feet; and
 - e. A Waiver of Development Standards to allow full encroachment into the variable building line along Sawtelle Boulevard and Nebraska Avenue as imposed by Ordinance 82946; and
3. Pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvement to waive the three-foot dedication along Nebraska Avenue.

Applicant: Causeway Ventures Inc.
Representative: Daniel Ahadian, Nur Development | Consulting

Staff: Kyle Winston, City Planner

7. **CPC-2024-4893-DB-SPPC-HCA**

Council District: 3 – Blumenfield
Last Day to Act: 03-29-25

CEQA: ENV-2024-4894-CE

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

PUBLIC HEARING – Completed February 11, 2025

PROJECT SITE: 19923 West Ventura Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a 46,692-square foot mixed-use development comprising 54 units, six of which are to be reserved for Very Low Income households. The building will be six stories (85 feet and five inches high), containing 45,464 square feet of residential and 1,228 square feet of commercial floor area with a Floor Area Ratio (FAR) of 4.00:1. The unit mix will comprise five studios, 28 one-bedroom units, and 21 two-bedroom units. The Project's residential portion will provide 44 automobile parking spaces (provided as 30 standard parking spaces and seven tandem pairs of standard and compact parking spaces), 60 long-term bicycle parking stalls, and five short-term bicycle parking stalls. The commercial portion of the project will provide four automobile parking spaces, four long-term bicycle parking stalls, and five short-term bicycle parking stalls. The Project will provide a total of 5,926 square feet of open space located in a second floor courtyard, a roof deck, and private balconies. The Project proposes the removal of eight non-protected trees from the Project site, as well as grading and export of up to 3,663 cubic yards of earth.

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)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a project totaling 54 dwelling units (six units or 15 percent for Restricted Affordable Housing Units for Very Low Income households and 48 market-rate units), with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a Floor Area Ratio (FAR) of 4.00:1 in lieu of the otherwise permitted 1.0:1 per Ventura/Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
 - b. An Off-Menu Incentive to allow a height of 85 feet and five inches in lieu of the otherwise permitted 30 feet per Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.e.1;
 - c. An Off-Menu Incentive to allow 44 automobile parking spaces for the residential portion of the development in lieu of the otherwise required 89 spaces per Los Angeles Municipal Code Section 12.21 A.4(a);
 - d. A Waiver of Development Standards from the Ventura/Cahuenga Boulevard Corridor Specific Plan lot coverage standard as required by Specific Plan Section 7.B.2 to allow a lot coverage of 88 percent in lieu of the otherwise permitted 60 percent;
 - e. A Waiver of Development Standards from the Ventura/Cahuenga Boulevard Corridor Specific Plan height stepback standard as required by Specific Plan Section 7.E.1.g to allow the building to exceed 45 feet in height without providing at least a 10-foot stepback for each 10-foot increment above 45 feet; and
 - f. A Waiver of Development Standards from the compact parking stall standard as required by LAMC Section 12.21 A.5(c) to allow seven compact parking stalls to be provided while providing less than one standard parking stall per dwelling unit; and
3. Pursuant to Section 13B.4.2 of Chapter 1A of the LAMC and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Project Compliance to permit the construction of a mixed-use development comprising 54 dwelling units and 1,228 square feet of commercial floor area.

Applicant: Dan Hosseini
Representative: Heather Lee, Heather Lee Consulting

Staff: Abraham Lamontagne, Planning Assistant
abraham.lamontagne@lacity.org
(213) 978-1399

8. **VTT-84101-1A**

CEQA: ENV-2023-1255-MND

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

Related Cases: CPC-2023-1254-VZC-HD-ZAD-ZAA;
CPC-2009-1477-CU-ZV-ZAA-SPR-PA1

Council District: 12 – Lee

Last Day to Act: 03-27-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 7500 North Chaminade Avenue (7500 North Chaminade Avenue;
23241 West Cohasset Street; 23260 West Saticoy Street;
23217 – 23255 West Saticoy Street; 7619 – 7629 North Woodlake Avenue)

PROPOSED PROJECT:

A Vesting Tentative Tract Map for the merger and re-subdivision of the Project Site into two ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2), to facilitate the expansion and modernization of an existing high school campus. The Vesting Tentative Tract Map initially included a request for an airspace lot (Lot 3) for the vacation of a portion of the public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the two campuses. However, the airspace lot request was denied, and the pedestrian bridge will instead require authorization under a Revocable Permit issued by the Bureau of Engineering.

APPEAL:

An appeal of the September 18, 2024 Advisory Agency determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-1255-MND, 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; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program;
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map for the merger and re-subdivision of the project site into two ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2); denied airspace lot (Lot 3) for the vacation of a portion of public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the Main Campus to the North Campus; approved, pursuant to LAMC Section 17.13, a haul route approval for the export of approximately 17,800 cubic yards from the Main Campus and the export of approximately 720 cubic yards from the North Campus; and approved pursuant to LAMC Section 17.11, a Modification of Requirements in conjunction with a Vesting Tentative Tract Map for the waiver of required dedications and street improvements along Cohasset Street; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Robert S. Webb, Chaminade College Preparatory
Representative: Jessica Pakdaman, Rosenheim & Associates, Inc.,
Dave Rand, Rand Paster Nelson

Appellant: Coalition for Responsible Equitable Economic Development (CREED LA)
Representative: Andrew J. Graf, Adams Broadwell Joseph & Cardozo

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

9. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1

Council District: 12 – Lee
Last Day to Act: 03-27-25

CEQA: ENV-2023-1255-MND

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

Related Cases: VTT-84101-1A; CPC-2023-1254-VZC-HD-ZAD-ZAA

PUBLIC HEARING – Completed August 28, 2024

PROJECT SITE: 7500 North Chaminade Avenue (7500 North Chaminade Avenue;
23241 West Cohasset Street; 23260 West Saticoy Street;
23217 – 23255 West Saticoy Street; 7619 – 7629 North Woodlake Avenue)

PROPOSED PROJECT:

Expansion of an existing high school campus with no increase in student enrollment. The revised campus plan would include a total lot area of approximately 25.86 acres, inclusive of: 1) A new three-story school building, updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus; 2) An expanded school campus area of approximately 4.83 acres located across Saticoy Street, proposed for new athletic fields, an aquatic center/outdoor swimming pool, accessory facilities/structures and associated surface parking facilities; and 3) A new pedestrian bridge across Saticoy Street. The revised campus plan for the high school would include a total of 196,468 square feet of floor area equating to a Floor Area Ratio (FAR) of approximately 0.17:1 FAR and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2023-1255-MND as adopted on March 27, 2025, (“Mitigated Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 12.24 M of the Los Angeles Municipal Code (LAMC), a Plan Approval to allow the continued use and operation of an existing High School in the A1 and RS zones and the expansion of the High School to the property located across the street (North Campus), and to modify certain conditions of the original Conditional Use grant under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR.

Applicant: Robert S. Webb, Chaminade College Preparatory
Representative: Jessica Pakdaman, Rosenheim & Associates, Inc.,
Dave Rand, Rand Paster Nelson

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

10. CPC-2023-1254-VZC-HD-ZAD-ZAA

Council District: 12 –

Lee

CEQA: ENV-2023-1255-MND

Last Day to Act: 03-27-

25

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

Related Cases: VTT-84101-1A; CPC-2009-1477-CU-ZV-ZAA-SPR-PA1

PUBLIC HEARING – Completed August 28, 2024

PROJECT SITE: 7500 North Chaminade Avenue (7500 North Chaminade Avenue;
23241 West Cohasset Street; 23260 West Saticoy Street;
23217 – 23255 West Saticoy Street; 7619 – 7629 North Woodlake Avenue)

PROPOSED PROJECT:

Expansion of an existing high school campus with no increase in student enrollment. The revised campus plan would include a total lot area of approximately 25.86 acres, inclusive of: 1) A new three-story school building, updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus; 2) An expanded school campus area of approximately 4.83 acres located across Saticoy Street, proposed for new athletic fields, an aquatic center/outdoor swimming pool, accessory facilities/structures and associated surface parking facilities; and 3) A new pedestrian bridge across Saticoy Street. The revised campus plan for the high school would include a total of 196,468 square feet of floor area equating to a Floor Area Ratio (FAR) of approximately 0.17:1 FAR and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2023-1255-MND as adopted on March 27, 2025, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from the [Q]C1-1VL and P-1VL zones to the (T)(Q)C2-1 Zone on the new North Campus;
3. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to allow for existing eight-foot-tall perimeter fences and vehicular gates to remain within the front yards (along Cohasset Street and Keswick Street) and for the construction of a new 8-foot-tall-fence and vehicular gate within the front yard (along Cohasset Street) on the Main Campus, in lieu of the maximum height of 6 feet otherwise permitted in the front yard of the A1 Zone pursuant to LAMC Section 12.22 C.20(f);
4. Pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination, to allow for new structures related to the sports facilities on the new North Campus, including, but not limited to, a score board, netting and netting poles, lights and a pedestrian bridge, ranging in height from approximately 25 to 90 feet, in lieu of the 25-foot, 33-foot and 61-foot Transitional Height Limitations permitted within zero-199 feet of lots zoned RW1 or more restrictive pursuant to LAMC Section 12.21.1 A.10;
5. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow the following:
 - a. A maximum building height of 48 feet for the new Multistory Building on the Main Campus, in lieu of 45 feet otherwise permitted in the A1 Zone pursuant to LAMC Section 12.21.1; and
 - b. The encroachment of a proposed above-grade pedestrian bridge and associated support structures into the required front and side yard setbacks in the RS and A1 zones on the west side of Saticoy Street, and reduced setbacks along Cohasset Street (front yard) and along the easterly property lines (side yards) in the A1 Zone for existing encroaching structures (bleachers and buildings) to remain on the Main Campus, in lieu of the setbacks otherwise required pursuant to LAMC Sections 12.07.1 C and 12.05 C.

Applicant: Robert S. Webb, Chaminade College Preparatory
Representative: Jessica Pakdaman, Rosenheim & Associates, Inc.,
Dave Rand, Rand Paster Nelson

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

The next regular meeting of the City Planning Commission
will be held on **Thursday, April 10, 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 TTY-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.