

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 24, 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 October 24, 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 8:33 a.m. with Commission Vice President Michael Newhouse and Commissioners Martina Diaz, Phyllis Klein, Karen Mack, and Jacob Saitman in attendance.

Commissioners Caroline Choe, Maria Cabildo and Elizabeth Zamora were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber, Deputy Director and Kimberly Huangfu, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Kiyarra Woodrick and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Diaz announced a planned absence for the meeting of December 12, 2024.

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 were no items on the consent calendar.

Before proceeding to Item Nos. 6 and 7, Commission President Lawshe announced Item Nos. 6 and 7 would be heard concurrently as they are related to the same project, but separate motions will be taken.

ITEM NO. 6

CPC-2022-8609-ZC-HD-SPE-SPP-CU-SPR

CEQA: ENV-2022-8611-MND

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

Related Case: AA-2022-8610-PMLA-1A

Council District: 3 – Blumenfield

Last Day to Act: 10-24-24

Continued from: 08-22-24

09-12-24

PUBLIC HEARING – Completed May 14, 2024

PROJECT SITE: 21101 West Ventura Boulevard

IN ATTENDANCE:

Adrineh Melkonian, City Planner, Jojo Pewsawang, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; 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:

Minor improvements to an existing hotel on the site, including the configuration of hotel parking areas, demolition of the existing hotel swimming pool, and construction, use, and maintenance of a new pool and ancillary structures to the eastern portion of the hotel project site and a six-story, 112,204-square foot self-storage facility, including approximately 111,173 square feet of self-storage for household goods with an 804-square foot associated office and support space, with loading areas, and surface parking. The self-storage building will be a maximum of 80 feet four inches, as measured from grade to the top of the roof structure with a maximum Floor Area Ratio (FAR) of 3.7:1. The Project includes 95 vehicle parking spaces for the hotel site and 29 parking spaces for the self-storage building site to be provided in surface parking lots located on the Project Site. Additionally, the Project includes 16 short-term bicycle parking spaces and 16 long-term bicycle parking spaces.

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-2022-8611-MND, adopted on November 19, 2024; 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 City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from C4-1LD and P-1LD to

(T)C2-2;

3. Approve, pursuant to LAMC Section 11.5.7 F, Specific Plan Exceptions from the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560) in conjunction with the development of a self-storage building to permit:

Self-storage site (Parcel A):

- a. 112,204 square feet of floor area in lieu of 40,024 square feet permitted for a 3.7:1 FAR in lieu of a 1.25:1 FAR permitted in Section 6.B.1.a;
- b. 80 feet four inches in height in lieu of 45 feet as permitted in the Specific Plan Section 7.E 1.e.3; and
- c. Zero feet landscape buffer in lieu of 10 feet along Clarendon Street and six feet 11 inches in lieu of 10 feet along Alhama Drive as required in Specific Plan Section 7.D 1.b;

Hotel Site (Parcel B):

- a. Zero feet landscape buffer in lieu of 10 feet along Alhama Drive and four feet landscape buffer in lieu of 10 feet along Ventura Boulevard as required in Specific Plan Section 7.D 1.b; and
 - b. 95 parking spaces in lieu of 134 parking spaces as permitted in the Specific Plan Section 7.F.1.d;
4. 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 to permit the construction of a self-storage facility with an associated office space and the relocation of a swimming pool at an existing hotel;
 5. 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;
 6. Approve, pursuant to LAMC Section 12.24 S, a Conditional Use to allow up to 20 percent parking reduction for the storage building, otherwise required by the Code; and
 7. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development of a project resulting in a net increase of 50,000 square feet of nonresidential floor area;
 8. Adopt the Conditions of Approval, including Staff's Technical Modification dated October 21, 2024; and
 9. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7

AA-2022-8610-PMLA-1A

CEQA: ENV-2022-8611-MND

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

Related Case: CPC-2022-8609-ZC-HD-SPE-SPP-CU-SPR

Council District: 3 – Blumenfield

Last Day to Act: 10-24-24

Continued from: 08-22-24

09-12-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 21101 West Ventura Boulevard

IN ATTENDANCE:

Adrineh Melkonian, City Planner, Jojo Pewsawang, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; Sara Houghton, representing the Applicant.

MOTION:

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

Subdivision of one lot into two lots under Case No. AA-2022-8610-PMLA-1A.

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-2022-8611-MND ("Mitigated Negative Declaration") as circulated on March 21, 2024, 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. Deny the appeal and sustain the Advisory Agency's Determination dated May 30, 2024;
3. Approve, pursuant to Sections 17.51 and 17.53 of the Los Angeles Municipal Code, parcel Map No. AA-2022-8610-PMLA composed of one lot, located at 21101 Ventura Boulevard for a maximum of two lots, as shown on the map stamp-dated December 13, 2022, in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8**CPC-2022-7045-CU3-DB-DRB-SPPC-HCA**

CEQA: ENV-2022-7046-CE

Plan Area: Westwood

Council District: 5 – Yaroslavsky

Last Day to Act: 10-31-24

PUBLIC HEARING – Completed July 17, 2024

PROJECT SITE: 1515 South Veteran Avenue (1505, 1507, 1509, 1511, 1513, 1517, 1519, 1521, and 1523 South Veteran Avenue)

IN ATTENDANCE:

Kenton Trinh, City Planner, Juliet Oh, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Planning Department.

MOTION:

Commission Vice President Newhouse moved to continue the matter to a date certain of December 19, 2024. Commission President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Newhouse
Second: Lawshe
Ayes: Diaz, Klein, Mack, Saitman

Absent: Cabildo, Choe, Zamora

Vote: 6 – 0

MOTION PASSED

ITEM NO. 9

DIR-2019-6738-SPPA-SPP-TOC-SPR-HCA-M1-1A

CEQA: ENV-2024-359-CE

Plan Area: Hollywood

Council District: 4 – Raman

Last Day to Act: 02-27-25

PUBLIC HEARING HELD

PROJECT SITE: 1666 North Vermont Avenue (1642 – 1666 North Vermont Avenue;
4646 – 4650 West Prospect Avenue; and 4685 – 4697 West Hollywood Boulevard)

IN ATTENDANCE:

Yamillet Brizuela, City Planning Associate, Danalynn Dominguez, City Planner and Jane Choi, Principal City Planner, representing the Planning Department.

MOTION:

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

A modification which includes an increase in overall Floor Area Ratio (FAR), commercial FAR, the total open space, commercial parking, residential parking, overall height by a foot, transparency along Prospect Avenue, bike spaces, and removal of two previously proposed ground floor retail spaces for an expanded grocery store use. The modification also includes a decrease in residential square footage and transparency along the Hollywood Boulevard and Vermont Avenue frontages.

1. Determine, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (In-Fill Development Project), and there is no substantial evidence demonstrating that any exceptions contained in State CEQA Statute and Guidelines, Section 15300.2 applies;
2. Deny the appeal in part and grant the appeal in part, sustain the Planning Director's Determination dated May 29, 2024;
3. Approve with Conditions, pursuant to Chapter 1, Section 11.5.7 D of the Los Angeles Municipal Code (LAMC) and the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan Ordinance No. 186,735, a modification of the previously approved Project Permit Compliance Review for the demolition of two commercial structures, a surface parking lot, and a billboard; and the construction, use and maintenance of a seven-story, 126,770 square-foot, 139-unit mixed-use building providing 104 residential parking spaces and 41 commercial parking spaces within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
4. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated October 21, 2024; and
5. Adopt the Findings, as Amended by the Commission.

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

Moved: Diaz

Second: Klein

Ayes: Mack, Saitman, Newhouse, Lawshe

Absent: Cabildo, Choe, Zamora

Vote: **6 – 0**

MOTION PASSED

ITEM NO. 10

CPC-2022-4856-CA

CEQA: ENV-2022-4857-ND

Plan Area: Citywide

Council District: All

Last Day to Act: 12-30-24

PUBLIC HEARING HELD

PROJECT SITE: Citywide (Except those area covered by the new Zoning Code [Chapter 1A])

IN ATTENDANCE:

Danai Zaire, City Planner, Michelle Levy, Senior City Planner, and Ken Bernstein, Principal City Planner, representing the Planning Department.

MOTION:

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

Proposed Landscape and Site Design Ordinance replacing the City's Landscape Ordinance (Ordinance No. 170,978), comprising Sections 12.40-12.43 of the Los Angeles Municipal Code and Landscape Guidelines with new objective design standards through the Landscape and Site Design Ordinance and Point System. The proposed ordinance also introduces a new Outdoor Amenity Area definition and standards to allow greater flexibility for partially covered or enclosed outdoor spaces within private or shared open space amenity areas. Concurrently, the ordinance proposes related code amendments to sections of the Los Angeles Municipal Code (LAMC) concerning street tree requirements, common open space, landscape maintenance, and site amenities.

1. Recommend that the City Council find, pursuant to CEQA Guidelines Section 15074(a), the City Planning Commission considered the draft negative declaration (No. ENV-2022-4857) and in its independent judgment, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2022-4857-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; and Adopted the Negative Declaration;
2. Approve and Recommend that the City Council adopt, the following amendments to Chapter 1 of the Los Angeles Municipal Code (LAMC):
 - a. Amendments to LAMC Sections 12.03, 12.22, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, and 19.04 to replace the current 1996 Landscape Ordinance with the Landscape and Site Design Ordinance and associated Point System; and
 - b. Amendments to LAMC Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, and 12.22 to define Outdoor Amenity Areas and establish development standards;
3. Approve and Recommend that the City Council adopt related amendments to Section 62.177 of Chapter 6 (Establishment of Tree Replacement and Planting In-Lieu Fee) of Article 2 (Streets and Sidewalks) of the Los Angeles Municipal Code (LAMC) and amendments to Section 91.7012 of Chapter 9 (Planting and Irrigation of Cut and Fill Slopes in Hillside Areas) of Division 70: Grading, Excavations, and Fills, of Article 1 of the Los Angeles Municipal Code (LAMC) necessary for the implementation of the Landscape and Site Design Ordinance;
4. Adopt the Staff Recommendation Report as the Commission's Report on the subject; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 11:18 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

MAY 08 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**