

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, NOVEMBER 21, 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 November 21, 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 Vice President Michael Newhouse called the meeting to order at 8:30 a.m. with Commission Commissioners Martina Diaz, Phyllis Klein, Karen Mack, Jacob Saitman, and Elizabeth Zamora in attendance.

President Monique Lawshe and Commissioners Caroline Choe and Maria Cabildo 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, Diego Vazquez and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, gave a report detailing the formal legality related to CHIP.
- Kimberly Huangfu, Deputy City Attorney, gave a report related to legal updates.
- Commission Requests:
 - Commissioner Diaz announced a planned absence for the meeting of January 23, 2025.
- Meeting Minutes:

Commissioner Zamora moved to approve the Meeting Minutes of December 14, 2023. Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

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.

Commission President Lawshe announced that Item No. 5a would be removed from the Consent Calendar.

ITEM NO. 5a

CPC-2024-3390-DB-PR-VHCA
CEQA: ENV-2024-3391-CE
Plan Area: Arleta – Pacoima

Council District: 7 – Rodríguez
Last Day to Act: 12-09-24

PUBLIC HEARING – Completed September 24, 2024

PROJECT SITE: 11623 Glenoaks Boulevard

IN ATTENDANCE:

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

MOTION:

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

Demolition of an existing commercial (DMV) building and the construction, use, and maintenance of a seven story, 70-foot mixed-use building including 246 residential units, of which 28 units (11 percent) will be set aside for Very Low Income Household occupancy, and 28,302 square feet of ground floor commercial. The project proposes to provide 318 parking spaces within two subterranean levels.

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 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 246 units, of which 28 units will be set aside for Very

Low Income households, along with the following Off-Menu Incentives and Waiver of Development Standards:

- a. An Off-Menu Incentive to allow an increase in the Floor Area Ratio (FAR) to 2.322:1 in lieu of the otherwise allowable 1.5:1 in the [Q]C2-1 Zone;
 - b. An Off-Menu Incentive to allow a building height of 70 feet in lieu of the 28-feet, eight-inches otherwise allowed; and
 - c. A Waiver of Development Standards to allow relief from Transitional Height requirements pursuant to LAMC Section 12.21.1 A.10;
3. Approve, pursuant to LAMC Section 16.05, a Project Review for a project resulting in an increase of 50 or more dwelling units;
 4. Adopt the Conditions of Approval; and
 5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 6

CPC-2023-6312-ZC-CU-SPR

CEQA: ENV-2023-6313-MND

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee
Last Day to Act: 11-21-24

PUBLIC HEARING – Completed October 21, 2024

PROJECT SITE: 9129, 9143, 9145 North De Soto Avenue

IN ATTENDANCE:

Correy Kitchens, City Planner, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; Sara Houghton, representing the Applicant.

MOTION:

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

Construction, use, and maintenance of four self-storage buildings (one four-story building and three one-story buildings) totaling approximately 108,248 square feet of floor area and one on-site caretaker's dwelling unit. The Project will have a maximum height of 51 feet three inches and 21 parking spaces. The proposed hours of operation for the self-storage use are from 6:00 a.m. to 10:00 p.m., daily.

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-2023-6313-MND ("Mitigated Negative Declaration"), 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; Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

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 from MR2-1 and P-1 to (T)(Q)C2-1 across the entire property;
3. Approve, pursuant to LAMC Section 12.24 W.50, a Conditional Use to permit a self-storage use in the proposed (T)(Q)C2-1 Zone;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area;
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7

CPC-2022-8567-DB-CDO-SPR-VHCA

CEQA: ENV-2022-8568-CE

Plan Area: Reseda – West Van Nuys

Council District: 4 – Raman

Last Day to Act: 11-21-24

PUBLIC HEARING HELD

PROJECT SITE: 18430 – 18434 West Vanowen Street

IN ATTENDANCE:

David Woon, Planning Assistant, Esther, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department; and Olivia Joncich, representing the Applicant.

MOTION:

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

Demolition of the existing commercial building and carport and the construction, use, and maintenance of a new seven-story, 95-unit residential development. Fifteen percent of the base density, or 11 dwelling units, will be set aside for Very Low Income Households. The Project proposes 102 vehicle parking spaces located within the ground-floor and second-floor levels. The Project also proposes a total of 79 bicycle parking spaces.

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 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a residential development project consisting of 95 dwelling units of which 11 units will be set aside for Very Low Income Households, and with the following On-Off Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit the averaging of Floor Area Ratio (FAR), density, open space, parking, and access across the [Q]C2-1L-CDO-RIO and RA-1L-RIO Zones;
 - b. An Off-Menu Incentive to permit a 15-foot and 1-inch rear yard in lieu of 25 percent of the lot

- depth, or 25 feet, in the RA-1L-RIO Zone;
- c. An Off-Menu Incentive to permit a total floor area of 90,112 square feet and a FAR of 3.11:1 across the [Q]C2-1L-CDO-RIO and RA-1L-RIO Zones in lieu of a FAR of 1.5:1 in the [Q]C2-1L-CDO-RIO and 25 percent of the lot area in the RA-1L-RIO Zone;
 - d. A Waiver of Development Standards to permit a height of seven stories and 74 feet and six inches in lieu of 45 feet otherwise permitted in the [Q]C2-1L-CDO-RIO Zone and 30 feet otherwise permitted in the RA-1L-RIO Zone;
 - e. A Waiver of Development Standards to waive transitional height limits otherwise required in LAMC Section 12.21.1 A.10;
 - f. A Waiver for an open space reduction to permit 5,487 square feet of open space in lieu of 10,750 square feet of open space required by LAMC Section 12.21.G.2;
 - g. A Waiver of Development Standards to permit a 9-foot westerly side yard in the [Q]C2-1L-CDO-RIO and RA-1L-RIO Zones in lieu of 10 feet required by LAMC Sections 12.14 C.2 and 12.07 C.2; and
 - h. A Waiver of Development Standards to permit a 9-foot easterly side yard in the [Q]C2-1L-CDO-RIO and RA-1L-RIO Zones in lieu of 10 feet required by LAMC Section 12.14 C.2 and 12.07 C.2;
3. Approve, pursuant to LAMC Section 13.08, a Community Design Overlay Compliance Review with the design guidelines and standard of the Reseda Central Business District Community Design Overlay District (CDO);
 4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development resulting in 50 or more dwelling units;
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

DIR-2023-5803-TOC-HCA-1A

CEQA: ENV-2023-5804-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – Soto-Martinez

Last Day to Act: 11-21-24

PUBLIC HEARING HELD

PROJECT SITE: 1032 – 1044 North Manzanita Street

IN ATTENDANCE:

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

MOTION:

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

Construction, use, and maintenance of a new six-story, 50-unit residential building of which five dwelling units will be reserved for Extremely Low Income Households. The Project will contain 10 studio units, eight

one-bedroom units (including loft units), 25 two-bedroom units, and seven three-bedroom units. The Project will rise to a maximum height of 79 feet and will comprise a floor area of 71,508 square feet with a Floor Area Ratio (FAR) of 4.43:1. The Project will provide 80 automobile parking spaces within the ground and subterranean floor level with access along North Manzanita Street. The Project will provide a total of 46 bicycle parking (four short-term and 42 long-term). A total of 5,126 square feet will be dedicated to open space which includes private balconies, a recreation room, and a roof deck.

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 and sustain the Planning Director's determination dated August 22, 2024;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a Tier 3 TOC housing development project consistent with the Transit Oriented Communities Affordable Housing Incentive Program with a total of 50 dwelling units, including five dwelling units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three Additional incentives:
 - a. Yard/Setbacks. A reduction of the northerly and southerly side yard setback by up to 30 percent;
 - b. Height. An increase in maximum building height by two additional stories up to 22 additional feet; and
 - c. Open Space. A reduction in open space by up to 25 percent of the otherwise required;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 9

DIR-2023-4996-TOC-HCA-1A

CEQA: ENV-2023-4997-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 10 – Hutt

Last Day to Act: 11-21-24

PUBLIC HEARING HELD

PROJECT SITE: 1459 South Hi Point Street

IN ATTENDANCE:

Heather Bleemers, Senior City Planner, representing the Planning Department; and Ernesto Guidino, representing the Applicant.

MOTION:

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

Construction, use, and maintenance of a new five-story, 19-unit residential building of which two dwelling

units will be reserved for Extremely Low Income Households The Project will contain one, one-bedroom unit, 11 two-bedroom units, and eight three-bedroom units. The Project will rise to a maximum height of 57 feet and will comprise a floor area of 20,420 square feet with a Floor Area Ratio (FAR) of 1.5:1. The Project will provide 24 automobile parking spaces and a total of 22 bicycle parking. A total of 2,492 square feet will be dedicated to open space.

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 appeals and sustain the Planning Director's determination dated May 8, 2024;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three Additional incentives for a qualifying Tier 3 project totaling 19 dwelling units, including two units reserved for Extremely Low Income (ELI) Household occupancy, for a period of 55 years:
Base Incentives:
 - a. Density. A 70 percent increase in density;
 - b. Floor Area Ratio (FAR). A 50 percent increase in FAR to permit a maximum of 3.75:1 FAR in lieu of the 3:1 as otherwise required by LAMC Section 12.21.1 A.1; and
 - c. Parking. Provide 0.5 spaces per unit.Additional Incentives:
 - a. Height. Increase of 22 feet to a maximum of 57 feet;
 - b. Open Space. Up to a 25 percent reduction in the open space required; and
 - c. Side Yard Setbacks. Up to a 30 percent reduction in the required side yard setbacks to permit a minimum of 5'8" in lieu of the minimum eight feet, as otherwise required;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 0 – 1

There being no further business before the Commission, President Lawshe adjourned the meeting at 10:13 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 22 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**