

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, DECEMBER 19, 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 December 19, 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 8:35 a.m. with Commission Vice President Michael Newhouse and Commissioners Maria Cabildo, Martina Diaz, Karen Mack, Jacob Saitman, and Elizabeth Zamora in attendance.

Commissioners Caroline Choe and Phyllis Klein were not in attendance.

Also in attendance were 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, Diego Vazquez, Denise Chavez and Marcos G. Godoy, Administrative Clerks.

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.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Diaz announced a planned absence for the meetings of January 23, 2025 and February 27, 2025. Commissioner Saitman announced a planned absence for the meeting of February 27, 2025.
- Meeting Minutes:

Commissioner Zamora moved to approve the Meeting Minutes of January 25, 2024. Commissioner Saitman seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 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. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

CPC-2022-7045-CU3-DB-DRB-SPPC-HCA

CEQA: ENV-2022-7046-CE

Plan Area: Westwood

Council District: 5 – Yaroslavsky

Last Day to Act: 12-19-24

Continued from: 10-24-24

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 and Juliet Oh, Senior City Planner, representing the Planning Department; and Warren Techentin, representing the Applicant.

MOTION:

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

Demolition of three existing multi-family dwellings and construction of a new 67-foot tall, six-story multi-family dwelling over one level of subterranean parking consisting of 65 parking spaces. The proposed Project will provide 47 dwelling units and one Accessory Dwelling Unit (ADU), including five Very Low

Income dwelling units. The proposed Project will be approximately 92,090 square feet with a Floor Area Ratio (FAR) of 5.55:1. There are no Protected Trees on-site, however, one Street Tree is proposed for removal. The proposed Project also involves grading consisting of 10,840 cubic yards of cut and 85 cubic yards of fill and a haul route for the export of 10,775 cubic yards of earth.

1. Determine, based on the whole of the administrative record, that the Project is exempt from 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. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use Permit to allow a 47.5 percent increase in density over the Project site in lieu of the 35 percent increase in density allowed under LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to allow the construction of a Housing Development Project totaling 47 dwelling units and one ADU, reserving five dwelling units for Very Low Income households for a period of 55 years with the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive for an increase in FAR to 5:55:1 in lieu of the maximum of 3:1 allowed in the [Q]R3-1-O Zone;
 - b. An Off-Menu Incentive for an increase in building height to 67 feet in lieu of the maximum of 45 feet allowed in the [Q]R3-1-O Zone;
 - c. An Off-Menu Incentive for a reduction in open space to 3,686 square feet in lieu of the 9,400 square feet required by Section 6.A.1 of the Westwood Community Multi-Family Specific Plan;
 - d. A Waiver of Development Standards for a reduction in the front yard setback to six inches in lieu of the 15 feet required by LAMC Section 12.10. C.1;
 - e. A Waiver of Development Standards for a reduction in the northerly side yard setback to six feet 3-5/8 inches in lieu of the nine feet required by LAMC Section 12.10. C.2; and
 - f. A Waiver of Development Standards for a reduction in the southerly side yard setback to six feet 3-5/8 inches in lieu of the nine feet required by LAMC Section 12.10. C.2;
4. Approve, pursuant to LAMC Section 16.50, a Design Review for compliance with the requirements of the Westwood Community Design Review Board;
5. Approve, pursuant to LAMC Section 13B.4.2. of Chapter 1A, a Project Compliance Review for a project in the Westwood Community Multi-Family Specific Plan;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 7

CPC-2023-6389-CU-DB-WDI-HCA-PHP

CEQA: ENV-2023-6390-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 02-26-25

Continued from: 06-13-24

PUBLIC HEARING – Completed May 7, 2024

PROJECT SITE: 5720 – 5728 West Waring Avenue

IN ATTENDANCE:

Louis Ortega, Planning Assistant, Michelle Carter, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department; Jesi Harris, representing the Applicant; and Ted Walker representing Council District 13 on behalf of Councilmember Soto-Martinez.

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 35,383 square feet, five-story residential apartment building with 35 dwelling units including seven affordable units set aside for Very Low Income Households. The proposed building will be 61 feet six inches in height. The Project will provide 3,923 square feet of open space for residents, 17 vehicle parking spaces, and 41 bicycle parking spaces (33 long-term and eight short-term spaces).

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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a 70 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 35 dwelling units, of which a minimum of seven units will be set aside for Very Low Income households, and with the following On-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to allow a reduction in the required side yard to permit a seven-foot six-inches easterly side yard setback in lieu of the otherwise required eight-foot easterly side yard setback;
 - b. An On-Menu Incentive to allow a reduction in the required side yard to permit a seven-foot six-inches westerly side yard setback in lieu of the otherwise required eight-foot westerly yard setback;
 - c. An On-Menu Incentive to permit an increase in Floor Area Ratio (FAR) to allow a 3.74:1 FAR in lieu of the otherwise permitted 3:1 FAR;
 - d. A Waiver of Development Standard to allow a reduction in the required front yard to permit a twelve-foot front yard setback in lieu of the otherwise required fifteen-foot front yard; and
 - e. A Waiver of Development Standard to permit an increase in height to allow a building height of 61 feet six-inches in lieu of the otherwise required 30 feet;
4. Approve, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to waive the otherwise required dedications along Waring Boulevard and the rear alley;
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: Cabildo, Lawshe, Mack, Newhouse, Saitman
Absent: Choe, Klein

Vote: 7 – 0

MOTION PASSED

ITEM NO. 8

CPC-2023-891-GPA-ZC-BL-CUB-CUX

CEQA: ENV-2023-892-ND

Plan Area: North Hollywood – Valley Village

Council District: 2 – Nazarian

Last Day to Act: 12-19-24

PUBLIC HEARING – Completed September 24, 2024

PROJECT SITE: 11960 Victory Boulevard

IN ATTENDANCE:

Stephanie Escobar, City Planning Associate, Michelle Carter, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department; Sevana Mailian-Medzoyan, representing the Applicant.

MOTION:

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

Expansion of an existing 6,059 square-foot church known as the Holy Trinity Armenian Church. The Project involves the addition of a new 5,688 square foot, two-story, daycare/school facility, a new 2,814 square foot lobby, a new 4,811 square foot covered courtyard, and a new 14,543 square foot, two-story, accessory use building consisting of new offices for the existing church on the first floor and a sports gym/banquet hall on the second floor. The second-floor banquet hall will provide the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, dancing, and live entertainment during events associated with the church. The new daycare building would have a maximum height of 26-feet and six-inches (26' 6") and the new gym/office building would have a maximum height of 34 feet (34'). The Project will maintain the existing 56 on-grade automobile parking spaces and provide 56 bicycle parking spaces. There are no existing protected trees on the project site. There is one existing unprotected tree on the project site and eight street trees to be maintained in the public right-of-way adjacent to the project site. The Project proposes to plant six new on-site trees.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2023-892-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 Adopt the Negative Declaration;
2. Approve and Recommend that the Mayor and City Council adopt, pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Low Medium II Residential to Community Commercial land use designation;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 F, a Zone Change from RD1.5-1 to C2-1L;
4. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 15-foot Building Line along Victory Boulevard;

5. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed 6,930 square-foot banquet hall with live entertainment and a total of 308 indoor seats;
6. Approve, pursuant to LAMC Section 12.24 W.18, a Conditional Use permit to allow patron dancing in conjunction with a 6,930 square foot banquet hall with live entertainment;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 9

DIR-2023-8208-TOC-HCA-1A

CEQA: ENV-2023-8209-CE;
ENV-2024-2013-622-EIR (SCH. No. 2013031038)
Plan Area: West Los Angeles

Council District: 11 – Park
Last Day to Act: 12-23-24

PUBLIC HEARING HELD

PROJECT SITE: 12202 – 12214 West Exposition Boulevard

IN ATTENDANCE:

Julissa Lopez-Hoyoyan, Planning Assistant, Kyle Winston, City Planner and Connie Chauv, Senior City Planner, representing the Planning Department; Aaron Belliston, representing the Applicant; and Jose G. Alvarez, Appellant.

MOTION:

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

Construction of a new seven-story, 78-foot-tall residential development with 45 dwelling units including five units for Extremely Low-Income Household occupancy. The Project will have a Floor Area Ratio (FAR) of approximately 4.65:1 with approximately 67,396 square feet of floor area. The Project will provide one level of subterranean parking with 28 residential vehicular parking spaces, 39 long term residential bicycle parking spaces, and five short term residential bicycle parking spaces for a total of 44 residential bicycle parking spaces. The Project involves the export of approximately 5,950 cubic yards of soil. There are currently four existing, Non-Protected Significant trees on the Project site proposed to be removed (Queen Palm, Avocado, Mexican fan palm) as part of the Project. There are six existing trees growing in the adjacent public-right-of-way that will remain.

1. Determine, that based on the whole of the administrative record, 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. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the Exposition Corridor Transit

Neighborhood Plan Program EIR No. ENV-2013-622-EIR ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;

3. Deny the appeal and sustain the Planning Director's Determination dated September 24, 2024;
4. 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 4 project totaling 45 dwelling units, reserving five units, equal to 11 percent of the total units, for Extremely Low Income Household Occupancy for a period of 55 years, with the following requested Additional Incentives:
 - a. Yards: An up to 35 percent reduction in the required side yard setbacks, for minimum side yards of six feet six inches in lieu of the required 10 feet, in the R3-1 Zone;
 - b. Height: An up to 33-foot increase in the height requirement, allowing up to 78 feet in height in lieu of the maximum allowed 45 feet in the R3-1 Zone; and
 - c. Open Space: An up to 25 percent decrease in required open space, allowing a minimum of 5,438 square feet of open space in lieu of the required 7,250 square feet otherwise required per LAMC Section 12.21 G;
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: Cabildo, Lawshe, Mack, Newhouse, Saitman
Absent: Choe, Klein

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 10:25 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**