

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 27, 2025 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 February 27, 2025 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 8:31 a.m. with Commissioners, Caroline Choe, Phyllis Klein, Karen Mack, and Jacob Saitman in attendance.

President Monique Lawshe and Commissioners Maria Cabildo, Martina Diaz, and Elizabeth Zamora were not in attendance.

Also in attendance were Kevin J. Keller, Executive Officer, 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 Denise Chavez, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Kevin J. Keller, Executive Officer, on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- There were no commission requests.
- Meeting Minutes:
Commissioner Klein moved to approve the Meeting Minutes of May 9, 2024 and May 23, 2024. Commissioner Saitman seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0 – 1

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.

At approximately 8:42 a.m. Commission Vice President Newhouse announced Commissioner Cabildo joined the meeting.

Before proceeding to open Item No. 6, Commission Vice President Newhouse announced that Item No. 7 would be taken out of order and heard first.

ITEM NO. 7

CPC-2024-4870-DB-HCA

CEQA: ENV-2024-4871-CE

Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

Council District: 2 – Nazarian

Last Day to Act: 02-27-25

PUBLIC HEARING – Completed January 10, 2025

PROJECT SITE: 4423 – 4425 North Cartwright Avenue

IN ATTENDANCE:

Stephanie Escobar, City Planning Associate and Heather Bleemers, Senior City Planner, representing the Planning Department; Matthew Hayden, representing the Applicant.

MOTION:

Commissioner Klein 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 a new 11,919 square foot, five-story residential building consisting of 13 dwelling units with two units set aside for Very Low-Income Households. The Project will provide eight on-site vehicle parking spaces within an at-grade parking garage.

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 Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development consisting of a total of 13 dwelling units including two units set aside for Very Low-Income Households requesting the following Off-Menu Incentives and Waiver or Modification of Development Standards:
 - a. An Off-Menu Incentive to permit a reduced front yard to allow an 11-feet and three inches front yard in lieu of the otherwise required 15-feet;
 - b. An Off-Menu Incentive to permit a reduced southerly side yard setback to allow six feet in lieu of the otherwise required eight feet;
 - c. An Off-Menu Incentive to permit an increase in building height to allow 58-feet in height in lieu of the otherwise required 45-feet; and
 - d. A Waiver or Modification of Development Standard to permit reduced vehicle parking spaces to allow eight spaces on-site in lieu of the otherwise required 19 parking spaces;
3. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated February 26, 2025; and
4. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 6 – 0

MOTION PASSED

At approximately 9:17 a.m. Commission Vice President Newhouse recessed the meeting.

Before Commission President Choe proceeded to open Item No. 6, Commission Vice President Newhouse announced that he would be recusing himself for the Item No. 8. Therefore, Commissioner Choe would Chair the remainder of the meeting.

At approximately 9:19 a.m. Commission President Choe reconvened the meeting with Commissioners Cabildo, Klein, Mack, and Saitman in attendance.

ITEM NO. 6

ADM-2024-5202-DB-PHP-VHCA-1A

CEQA: N/A

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

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

PUBLIC HEARING HELD

PROJECT SITE: 7556 – 7572 North Woodlake Avenue

IN ATTENDANCE:

Laura Frazin-Steele, City Planner, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City

Planner, representing the Planning Department; Ryan Patterson and Jeff Zbikowski, representing the Applicant; Carlos L. Morales/Robert C. Baker, Appellant #1; Eric Anderson, Appellant #2; Robert J. Ball, Appellant #4; and Dan Rosales representing Council District 12 on behalf of Councilmember John Lee.

MOTION:

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

Construction, use, and maintenance of a 332 unit, five-story, 73-foot two inch in height, 187,902 square foot, 100 percent affordable senior citizen housing development reserving 66 units for Moderate Income Household occupancy and 265 units for Low Income Household occupancy for a period of 55 years. One on site Manager's unit will be provided. The Project is providing 154 automobile parking spaces; 38 long-term and 19 short-term bicycle parking spaces; 28,800 square feet of open space; and 7,220 square feet of landscaping. A minimum of 83 trees will be provided.

1. Determine, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Public Resources Code (CA PRC) Section 21080(b)(1);
2. Deny the appeals and sustain the Director of Planning's Letter of Compliance dated December 5, 2024;
3. Approve with Conditions, pursuant to CA GC Section 65915 and Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Ministerial On-Menu Density Bonus Compliance Review for a 100 percent Affordable Housing Development (as defined in CA GC Section 65915(b)(1)(C) and (G)) for a project totaling 332 units in a senior citizen housing development, reserving one Manager's Unit, 66 units set aside for Moderate Income Household occupancy, and 265 units set aside for Low Income Household occupancy for a period of 55 years. As the Project requested a waiver from maximum controls on density, the Project is allowed five incentives and one waiver pursuant to CA GC Section 65915(e)(3) and the following were granted:
 - a. Side Yard (On-Menu Incentive). An up to 20 percent reduction in the required north side yard setback, for a minimum side yard of nine feet seven inches in lieu of the required 11 feet 11 and $\frac{3}{4}$ inches;
 - b. Side Yard (On-Menu Incentive). An up to 20 percent reduction in the required south side yard setback, for a minimum side yard of nine feet seven inches in lieu of the required 11 feet 11 and $\frac{3}{4}$ inches; and
 - c. Open Space (On-Menu Incentive). An up to 20 percent decrease in the required open space, allowing a minimum of 28,800 square feet of open space in lieu of the required 36,100 square feet of open space; and
4. Adopt the Conditions of Approval and the Project Background narrative.

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 11:32 a.m. Commission President Choe recessed the meeting. Commission President Choe reconvened the meeting at 11:38 a.m. with Commissioners Cabildo, Klein, Mack, and Saitman in attendance.

ITEM NO. 8

DIR-2019-7545-BSA-1A

CEQA: N/A

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 12-31-25

PUBLIC HEARING HELD

PROJECT SITE: 29 – 47 East Windward Avenue

IN ATTENDANCE:

Charlie Rausch, Associate Zoning Administrator and Luis Lopez, Planning Assistant, representing the Planning Department; and Daniel Freedman representing the Applicant/Appellant.

MOTION:

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

A hand-painted sign placed on an existing freestanding wall that is located along the front property line, adjacent to Windward Avenue.

1. Deny the appeal and sustain the Director of Planning's determination dated November 4, 2021;
2. Deny, pursuant to the provisions of Section 12.26K of the Los Angeles Municipal Code (LAMC), an appeal of the determination of the Department of Building and Safety (LADBS) concerning the determination to issue Sign Pre-Inspection Report under Building Permit No. 19048-30000-02053 stating that the sign does not meet the definition of a wall sign per LAMC Section 14.4.2 and 14.4.10, for a hand painted sign on an existing freestanding wall located along the front property line, adjacent to Windward Avenue;
3. Find, that LADBS did not err nor abuse its discretion in deciding to not issue Building Permit No. 19048-30000-02053 for a hand painted sign placed on an existing freestanding wall that is located along the front property line, adjacent to Windward Avenue; and
4. Adopt the Findings.

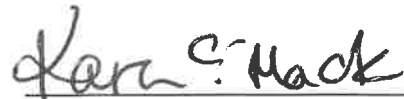
Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

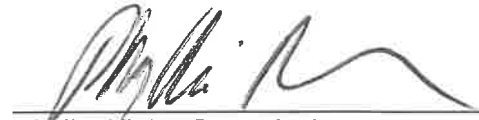
There being no further business before the Commission, President Choe adjourned the meeting at 12:04 p.m.



Karen Mack, Commissioner
Los Angeles City Planning Commission



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission



Phyllis Klein, Commissioner
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUN 26 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**