

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, FEBRUARY 22, 2024 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 (<http://tinyurl.com/CPC2-22-24>) by Tuesday, February 20, 2024. Compliant Day of Submissions will be added to this drive.

**RACIAL EQUITY VALUE STATEMENT:**

*Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.*

Monique Lawshe, President  
Elizabeth Zamora, Vice President  
Maria Cabildo, Commissioner  
Caroline Choe, Commissioner  
Ilissa Gold, Commissioner  
Helen Leung, Commissioner  
Karen Mack, Commissioner  
Jacob Noonan, Commissioner  
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director  
Shana M. M. Bonstin, Deputy Director  
Haydee Urita-Lopez, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

**CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.**

**YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/81337658766> AND USE MEETING ID: 813 3765 8766 AND PASSCODE 277134.** Members of the public who wish to participate in the meeting and offer verbal public comment remotely to the City Planning Commission can either access the link located above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 813 3765 8766** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 277134**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see revised submission guidelines below which have been modified to accommodate the hybrid meeting format.

**Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to [cpc@lacity.org](mailto:cpc@lacity.org). **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org). Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org) and 15 hard copies must be submitted at the in-person meeting. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

**Requests for reasonable modification or accommodation from individuals with disabilities**, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at [cpc@lacity.org](mailto:cpc@lacity.org) no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "City Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to [cpc@lacity.org](mailto:cpc@lacity.org). Please include your contact information (email or mailing address) and the case number associated with the item.

**Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.**

## **1. DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Legal actions and issues update
  - [Update on City Planning Commission Status Reports and Active Assignments](#)
- Items of Interest
- Advance Calendar
- Commission Requests

## **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](mailto: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.

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 813 3765 8766** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 277134**.

#### 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 (5a and 5b)**

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.

- 5a. **[CPC-2023-6883-CU-DB-DRB-SPP-HCA](#)**  
CEQA: ENV-2023-6884-CE  
Plan Area: Westwood

Council District: 5 – Yaroslavsky  
Last Day to Act: 03-05-24

**PUBLIC HEARING** – Completed December 6, 2023

**PROJECT SITE:** 10605 – 10613 1/2 West Eastborne Avenue

#### **PROPOSED PROJECT:**

Demolition of two multi-family dwellings with seven total units and the construction of a new, five-story, 56-foot tall multi-family dwelling. The Project will provide 29 dwelling units, including four Very Low Income Units. The proposed structure will be approximately 34,645 square feet with a Floor Area Ratio (FAR) of 3.85:1. A total of 38 automobile parking spaces and 28 long-term bicycle parking spaces will be provided in two subterranean levels. The Project also includes grading for the export of 11,900 cubic yards of soil and fill of 100 cubic yards of soil.

#### **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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a 65 percent increase in density in lieu of the otherwise permitted 35 percent increase in density allowed under LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 29 units, reserving four units for Very Low Income Household Occupancy for a period of 55 years, with the following On-Menu Incentives and Waivers of Development Standards:
  - a. An On-Menu Incentive to permit a Floor Area Ratio (FAR) of 3.85:1 in lieu of 3:1 as otherwise permitted in the [Q]R3-1-O Zone;
  - b. An On-Menu Incentive to permit a building height of 56 feet, in lieu of the 45 feet otherwise permitted by the [Q]R3-1-O Zone;

- c. An On-Menu Incentive to permit an open space area of 4,640 square feet in lieu of the 5,800 square feet otherwise required by Section 6.A.1 of the Westwood Community Multi-Family Specific Plan; and
- d. A Waiver of Development Standards to permit 2,436 square feet (52.5 percent) of required open space located on the ground level in lieu of the 3,480 square feet (75 percent) otherwise allowed by Section 6.A.3 of the Westwood Community Multi-Family Specific Plan;
- 4. Pursuant to LAMC Section 16.50, a Design Review for compliance with the requirements of the Westwood Community Design Review Board; and
- 5. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a Project within the Westwood Community Multi-Family Specific Plan.

**Applicant:** David & Ebby Hanasab  
 Representative: Matthew Hayden, Hayden Planning

**Staff:** Kevin Fulton, City Planning Associate  
[kevin.fulton@lacity.org](mailto:kevin.fulton@lacity.org)  
 (213) 978-1210

**5b. CPC-2022-8820-VZC-CU-SPE-SPP-SPR**

Council District: 3 – Blumenfield

CEQA: ENV-2022-8821-MND

Last Day to Act: 02-26-24

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

**PUBLIC HEARING** – Completed December 12, 2023

**PROJECT SITE:** 20401 West Ventura Boulevard

**PROPOSED PROJECT:**

Demolition and removal of the existing remnant building foundation and parking lot for the construction of a three-story, 158,371 square foot mixed-use building, which would include a 156,917 square-foot climate-controlled storage for household goods with two subterranean levels and a 1,015 square-foot associated office, 1,400 square feet of neighborhood-serving commercial/retail spaces, and associated parking lot. The mixed-use building will be approximately 37 feet, 7 1/2 inch-high, measured from grade to the top of the roof structure with a maximum floor area ratio of 2.96:1. The Project proposes 22 shared parking spaces, 16 short-term and 24 long-term bicycle parking spaces. The Project also proposes the removal of 19 non-protected trees, export of approximately 32,598 cubic yards of material during the demolition phase and 41,000 cubic yards of soil. The hours of operation are from 7:00 a.m. to 11:00 p.m.

**REQUESTED ACTIONS:**

- 1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2022-8821-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
- 2. Pursuant to Section 12.30 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from P-1LD, C2-1LD, and C4-1LD to C2-2;
- 3. 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;
- 4. Pursuant to LAMC Section 11.5.7 F, Specific Plan Exceptions from the Ventura/Cahuenga Boulevard Corridor Specific Plan, to allow the construction of a commercial building with:
  - a. 158,371 square feet of floor area in lieu of 53,433 square feet permitted or a 2.96:1 Floor Area Ratio (FAR) in lieu of a 1.0:1 FAR permitted in Section 6.B.3;
  - b. 37 feet 7½ inches in height in lieu of 30 feet as permitted in the Specific Plan Exception Section 7.E 1.e.2; and
  - c. Relief from the stepback requirements of the Specific Plan Exception Section 7.E.1.f;

5. 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, and a shared parking agreement in conformance with the requirements under LAMC Section 12.24 X.20(a) to permit 22 shared parking spaces in lieu of 43 spaces otherwise required; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in a net increase of 50,000 square feet of nonresidential floor area.

**Applicant:** Margo Conley

**Staff:** Adrineh Melkonian, City Planner  
[adrineh.melkonian@lacity.org](mailto:adrineh.melkonian@lacity.org)  
 (213) 978-1301

6. **CPC-2022-7854-ZCJ-SPR-WDI**

CEQA: ENV-2022-7855-MND  
 Plan Areas: Reseda – West Van Nuys

Council District: 6 – Padilla  
 Last Day to Act: 02-22-24  
 Continued from: 01-25-24

**PUBLIC HEARING** – Completed November 14, 2023

**PROJECT SITE:** 16949 – 16955 West Sherman Way

**PROPOSED PROJECT:**

Demolition of existing structures and the construction, use and maintenance of a new, 111-unit, mixed-use development with six dwelling units set aside for Extremely Low and 13 dwelling units set aside for Very Low Income Households, and 4,500 square feet of ground floor commercial. The Project would have a maximum building height of 48 feet and four stories, including a two-level subterranean garage with 160 residential automobile parking spaces and 18 retail parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15074(b), in consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration (MND) Case No. ENV-2022-7855-MND and there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from CR-1VL, (Q)C1-1VL & P-1VL to (T)(Q)RAS4-1VL and pursuant to LAMC Section 11.5.11, the following two developer incentives:
  - a. Reduction in parking to allow 160 residential automobile parking spaces in lieu of the 198 residential parking spaces otherwise required; and
  - b. Relief from General Plan Footnote 7 to allow for a project to rise to four stories in lieu of three stories;
3. Pursuant to LAMC Section 16.05, a Site Plan Review for any development which creates, or results in an increase of 50 or more dwelling units; and
4. Pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements to waive a required future cul-de-sac along Cantlay Street.

**Applicant:** Egish Kuumjian, Lion Signature, Inc.  
 Representative: Eric Lieberman, QES, Inc.

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



7. [CPC-2021-6426-GPA](#)

Council District: 12 – Lee  
Last Day to Act: 02-22-24

CEQA: ENV-2016-634-EIR (SCH. No. 2005051008)  
Plan Area: Northridge

**PUBLIC HEARING** – Completed December 12, 2023

**PROJECT SITE:** 18111 West Nordhoff Street

**PROPOSED PROJECT:**

Pursuant to City Charter Section 555 and Chapter 1 Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Mobility Element of the General Plan and the Northridge Community Plan to reclassify from a Collector Street to a Local Street Etiwanda Avenue between Halsted Street and Vincennes Street, and Lindley Avenue between Halsted Street and Plummer Street. No construction is proposed.

**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 the previously certified Environmental Impact Report No. ENV-2016-634-EIR, certified on March 15, 2006, and in the subsequent addendum (dated August 5, 2016) and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Chapter 1 Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Northridge Community Plan and the Mobility Element to change the designation of Etiwanda Avenue between Halsted Street and Vincennes Street from Collector to a Local Street; and
3. Pursuant to Chapter 1, LAMC Section 11.5.6, a General Plan Amendment to the Northridge Community Plan and the Mobility Element to change the designation of Lindley Avenue between Halsted Street and Plummer Street from Collector to a Local Street.

**Applicant:** Trustees of the California State University (CSUN)

**Staff:** Correy Kitchens, City Planning Associate  
[correy.kitchens@lacity.org](mailto:correy.kitchens@lacity.org)  
(818) 374-5034

8. [ADM-2023-5502-DB-HCA-1A](#)

Council District: 13 – Soto-Martinez  
Last Day to Act: 02-26-24

CEQA: N/A  
Plan Area: Hollywood

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 7971 – 7979 West Sunset Boulevard

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new seven-story mixed use building 75 feet in height, containing a total of 41 dwelling units, including four units reserved for Very Low Income Households. The proposed development will contain 35,085 square feet of floor area, including 4,459 square feet of ground floor commercial space, equating to a Floor Area Ratio (FAR) of 3:1. The Project will provide 29 vehicular parking spaces and 46 bicycle parking spaces.

**APPEAL:**

Appeals of the December 13, 2023, Director of Planning's determination which:

1. Determined, based on the whole of the record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. Approved pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, a ministerial review of Density Bonus Compliance for a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), for a project totaling 41 dwelling units, reserving four units for Very Low Income Household occupancy for a period of 55 years, along with the following two On-Menu Incentives for a qualifying project:
  - a. Floor Area Ratio (FAR): To permit a FAR of 3 to 1 in lieu of the otherwise required FAR of 1 to 1; and
  - b. Yard/Setback: To permit a reduction of the northern side yard setback to eight feet, in lieu of 10 feet otherwise allowed, for a total of a 20 percent reduction; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Alexander Massachi, 7979 Sunset LLC  
Representative: Dana Sayles, Three6ixty

- Appellants:**
1. Alberto J. Hernandez Sanchez
  2. Chris Weaver
  3. Dan Green
  4. Jaime Masada
  5. Jose Isabel Rosas Luna
  6. Kelli Ellen
  7. William Dawes

**Staff:** Alice Okumura, City Planning Associate  
[alice.okumura@lacity.org](mailto:alice.okumura@lacity.org)  
(213) 978-1356

The next regular meeting of the City Planning Commission will be held on **Thursday, March 14, 2024 at 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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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.