

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MAY 25, 2023 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 (<https://tinyurl.com/CPC5-25-23>) by Monday, May 22, 2023
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.

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

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

Cecilia Lamas, Commission Executive Assistant II
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/82334410053> AND USE MEETING ID: 823 3441 0053 AND PASSCODE 403600. 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. 823 3441 0053** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 403600**. For virtual meeting participation information, please click [here](#).

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. **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. 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 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 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. 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
- Meeting Minutes – February 9, 2023

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. 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. 823 3441 0053** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 403600**.

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-2022-4641-ZC-HD-CU-BL-SPR

CEQA: ENV-2018-4247-MND-REC1

Plan Area: Van Nuys – North Sherman Oaks

Council District: 6
Last Day to Act: 05-27-23

PUBLIC HEARING – Completed February 28, 2023

PROJECT SITE: 6839 – 6845 North Woodley Avenue

PROPOSED PROJECT:

Demolition of existing non-conforming residential uses and the construction, use, and maintenance of a new three-story self-storage facility. The proposed building is 37 feet in height and 80,000 square feet. The building is set back approximately 70 feet from the Woodley Avenue right-of-way to allow for a surface parking lot as well as landscaping and trees. Vehicle access is provided from one two-way driveway from Woodley Avenue. A total of 21 parking spaces will be provided (nine within the subject site and 12 on the abutting self-storage site to the north under the same ownership).

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 Mitigated Negative Declaration No. ENV-2018-4247-MND as adopted on February 13, 2019, (“Mitigated Negative Declaration”), as supported by the Addendum dated February 2023, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), A Zone Change from [Q]MR1-1 and [Q]P-1 to (T)M1-2D;
3. Pursuant to LAMC Section 12.32 F, a Height District Change from Height District 1 to Height District 2D;
4. Pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 15-foot Building Line along Woodley Avenue for portions of the subject property, established under Ordinance No. 105,718;
5. Pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to allow a self-storage and truck rental facility within 500 feet of a Residential Zone;
6. Pursuant to LAMC Section 12.24 S, a 20 percent reduction in required parking in conjunction with the requested Conditional Use Permit; and

7. Pursuant to LAMC Section 16.05, a Site Plan Review for a new development comprising more than 50,000 square feet of nonresidential use.

Applicant: Gregg Buskett
Representative: Johnathan Razbannia, JMR Land Use Consultants

Staff: Stephanie Escobar, Planning Assistant
stephanie.escobar@lacity.org
(213) 978-1492

5b. CPC-2021-7749-ZC-CU-SPR

CEQA: ENV-2016-4835-MND-REC1

Plan Area: Arleta – Pacoima

Related Case: CPC-2016-4833-GPA-VZC-CU-SPR (Council File No. 18-0898)

Council District: 6
Last Day to Act: 06-06-23

PUBLIC HEARING – Completed March 28, 2023

PROJECT SITE: 14201 West Paxton Street; 10601 North Sharp Avenue

PROPOSED PROJECT:

Modification to a previously approved project under Case No. CPC-2016-4833-GPA-VZC-CU-SPR (Council File No. 18-0898) to permit the construction of a 168,537 square-foot self-storage building in lieu of the originally approved 100,000 square-foot self-storage facility. The Project will consist of 165,477 square feet of storage space with 1,137 storage units, 1,114 square feet of office space, and a 1,946 square-foot manager's residence with a garage. The Project will be three stories in height with a maximum height of 45 feet and a Floor Area Ratio (FAR) of 1.30 to 1. The Project will provide a total of 52 vehicular parking spaces.

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 Mitigated Negative Declaration No. ENV-2016-4835-MND as adopted on September 14, 2018, ("Mitigated Negative Declaration"), as supported by the Addendum dated March 2023, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change to modify the Qualified Classification for the Project site to increase the maximum floor area from 100,000 square feet to 168,537 square feet;
3. Pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to allow a storage building for household goods within 500 feet of a R Zone;
4. Pursuant to LAMC Section 12.24 W.27, a Conditional Use Permit to allow deviation from LAMC Section 12.22 A.23 to allow less than 50 percent transparent windows along the exterior walls and doors on the ground floor fronting adjacent streets; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of more than 50,000 square feet of non-residential floor area.

Applicant: Brett Henry, Trojan Storage of Arleta, LLC
Representative: Nick Leathers, Crest Real Estate

Staff: David Woon, Planning Assistant
david.woon@lacity.org
(213) 978-1368

6. [CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR](#)

CEQA: ENV-2019-2568-SCEA

Plan Area: Wilshire

Council District: 10 – Hutt

Last Day to Act: 05-25-23

PUBLIC HEARING – Completed December 14, 2022

PROJECT SITE: 3431 – 3455 West 8th Street; 749 – 767 South Harvard Boulevard;
744 – 762 South Hobart Boulevard

PROPOSED PROJECT:

Demolition of the existing single-family house, commercial buildings, and parking lot for the construction of a new 292,820 square-foot, eight-story, 251-unit, mixed-use building containing 29 affordable housing units above two levels of subterranean parking. The Project proposes 46,000 square feet of commercial area, 15,500 square feet of office area, 284 parking stalls, 204 bicycle parking spaces, and 20,700 square feet of usable open space.

REQUESTED ACTIONS:

1. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Wilshire Community Plan to re-designate the land use of the Project site from Neighborhood Office Commercial to Regional Commercial Center;
2. Pursuant to City Charter Section 558 and LAMC Section 12.32 F, a Vesting Zone Change and Height District change to modify the Zone and Height District for the subject lots from C2-1 and PB-1 to C2-2;
3. Pursuant to LAMC Section 11.5.11(e), requesting the following two Developer Incentives:
 - a. To permit a 16-foot rear yard setback in lieu of the 20-foot rear yard setback otherwise required; and
 - b. To permit a 20 percent reduction to permit a minimum 20,580 square feet of overall usable open space in lieu of the minimum 25,725 square feet otherwise required;
4. Pursuant to LAMC Section 12.24, a Main Conditional Use to allow for a full line of alcoholic beverages for on-site consumption, in conjunction with three restaurants; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a mixed-use development project that creates 251 dwelling units and 61,500 square feet of commercial floor area.

Note: The City Council held a public hearing on April 14, 2023 and adopted the Sustainable Communities Environmental Assessment and Mitigation Monitoring Program prepared for this project (ENV-2019-2568-SCEA) under Council File No. 22-1593.

Applicant: Charles Park & Associates, LLC
Representative: Steve S. Kim

Staff: Chi Dang, City Planner
chi.dang@lacity.org
(213) 978-1307

PUBLIC HEARING – January 24, 2023**PROJECT SITE:** 3601 – 3615 Mission Road; 2010 – 2036 Lincoln Park Avenue**PROPOSED PROJECT:**

Construction, use and maintenance of a new seven-story residential development with 184 residential units, including 47 Very Low Income units, above two levels of automobile parking under the Density Bonus program.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332, Class 32, an Exemption from CEQA, 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 to allow a Density Bonus for housing development project in which the density increase is greater than the 35 percent permitted in LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus for a housing development project consisting of 184 dwelling units in lieu of the 64 dwelling units otherwise permitted with 47 dwelling units reserved for Very Low Income Households, requesting the following On-Off Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to permit a 22 percent increase in the allowable Floor Area Ratio (FAR) to allow a FAR of 3.67:1 in lieu of the 3.0:1 FAR permitted in the R3-1 Zone pursuant to LAMC Section 12.21.1 A.1;
 - b. An On-Menu Incentive to permit the area of land required to be dedicated for street or alley purposes to be included as lot area for the purposes of calculating the maximum density permitted by the R3 Zone;
 - c. An Off-Menu Incentive to permit decrease in residential automobile parking to allow the provision of 103 parking spaces, with 18 in tandem, in lieu of the 216 parking spaces required pursuant to LAMC Section 12.21 A.4;
 - d. A Waiver of Development Standard to permit a 50 percent decrease in required east side yard setbacks to allow a five-foot side yard setback in lieu of the 10 feet required by the R3-1 Zone pursuant to LAMC Section 12.10 C.2;
 - e. A Waiver of Development Standard to permit a 50 percent decrease in required west side yard setbacks to allow a five-foot side yard setback in lieu of the 10 feet required by the R3-1 Zone pursuant to LAMC Section 12.10 C.2;
 - f. A Waiver of Development Standard to permit a 41-foot increase in building height to allow up to 86 feet in lieu of the maximum 45 feet allowed in the R3-1 Zone pursuant to LAMC Section 12.21.1;
 - g. A Waiver of Development Standard to permit a 20 percent reduction in required open space to allow the provision of 15,480 square feet in lieu of the 19,350 square feet required pursuant to LAMC 12.21 G.2; and
 - h. A Waiver of Development Standard to permit 10 compact parking stalls and 93 standard stalls in lieu of the one standard parking stall per dwelling unit minimum required pursuant to LAMC Section 12.21 A.5(c);
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a fence of up to 12 feet in height, in lieu of 3.5 feet in height, and raised grade to encroach into the front yard setback for the R3-1 Zone; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review findings for a development project which creates, or results in an increase of more than 50 dwelling units.

Applicant: Shay Yadin, Lincoln Park Holdings, LLC
Representative: Brian Silveira, Brian Silveira & Associates

Staff: Kevin Golden, City Planner
kevin.golden@lacity.org
(213) 978-1396

The next regular meeting of the City Planning Commission
will be held on **Thursday, June 8, 2023 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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.

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.