

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, NOVEMBER 16, 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/CPC11-16-23>) by Monday, November 13, 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
Monique Lawshe, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Ilissa Gold, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Jacob Noonan, Commissioner
Elizabeth Zamora, 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/81591270622> AND USE MEETING ID: 815 9127 0622 AND PASSCODE 964519. 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. 815 9127 0622** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 964519**. 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 their 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. **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

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. 815 9127 0622** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 964519**.

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-2021-3889-CU

CEQA: ENV-2021-3890-CE

Plan Area: Mission Hills – Panorama City – North Hills

Council District: 12 – Lee

Last Day to Act: 11-27-23

PUBLIC HEARING – Completed September 12, 2023

PROJECT SITE: 16243 West Chase Street

PROPOSED PROJECT:

The Project involves a 5,940 square-foot residential home to be licensed and utilized as a 25-bed Congregate Living Health Facility.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, 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.12 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a 25-bed Sanitarium/Congregate Living Health Facility in the RA-1 Zone; and
3. Pursuant to LAMC Section 12.24 A.4(d)(2), a 50 percent reduction in parking for a housing development occupied by disabled persons to provide six parking spaces in lieu of the 12 parking spaces otherwise required for sanitariums.

Applicant: Rob Mikitarian
Representative: Matt Goulet, Urbanomics Planning

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

5b. [CPC-2021-10706-CU-DB-SPR-HCA](#)
CEQA: ENV-2021-10707-CE
Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian
Last Day to Act: 11-19-23

PUBLIC HEARING – Completed August 22, 2023

PROJECT SITE: 5000, 5004, 5006, 5010 Vineland Avenue; 10950 Hesby Street

PROPOSED PROJECT:

Removal of a truck rental facility and a surface parking lot and the construction of a new approximately 123,918 square foot, seven-story, 78 feet and six inches in height, mixed-use residential building containing 139 residential units with 19 units set aside for Very Low Income Households. The Project will also provide 2,855 square feet of commercial space on the ground floor and 126 parking spaces within one subterranean and one at-grade parking level.

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 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 139 dwelling units, of which seven (19) will be set aside for Very Low Income Households and requesting the following On - and Off-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit averaging of FAR and density over two zones and to permit vehicular access from a less restrictive zone to a more restrictive zone;
 - b. An Off-Menu Incentive to permit an increase in floor area ratio (FAR) to allow a total FAR of 3.84:1 in the C4 and R3 zones in lieu of the otherwise permitted 1.5:1 FAR in the C4 Zone and 3:1 FAR in the R3 Zone;
 - c. An Off-Menu Incentive to waive the otherwise required transitional height requirements pursuant to 12.21.1;
 - d. A Waiver of Development Standards to permit an easterly side yard setback of zero feet in lieu of the otherwise required 10 feet;
 - e. A Waiver of Development Standards to permit a westerly side yard setback of zero feet in lieu of the otherwise required 10 feet; and
 - f. A Waiver of Development Standards to waive the otherwise required 800 square feet of loading space;
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in more than 50 dwelling units.

Applicant: Alan Kleinman, NoHo Properties, LLC
Representative: Athena Novak, AHN & Associates

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

6. [CPC-2023-5273-CA](#)

CEQA: ENV-2020-6762-EIR; SCH No. 2021010130
ENV-2020-6762-EIR-ADD1
Plan Area: Citywide

Council District: ALL
Last Day to Act: N/A

PUBLIC HEARING – Completed on October 11, 2023

PROJECT SITE: Citywide

PROPOSED AMENDMENT:

An ordinance amending Chapter 1 and Chapter 1A of the Los Angeles Municipal Code, including Section 12.22 of Chapter 1 and Articles 9 and 13 of Chapter 1A, for the purpose of establishing procedures and performance standards for administrative approval of one hundred percent affordable housing projects.

REQUESTED ACTIONS:

1. Recommend that the City Council find, the Project was assessed in the Housing Element Environmental Impact Report (“EIR”) No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021 and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022;
2. Recommend that the City Council instruct that the proposed Ordinance be incorporated into the New Zoning Code, subject to changes to conform to the format and style of the New Zoning Code;
3. Recommend the adoption of the proposed ordinance (Exhibit A);
4. Adopt the Staff Report as the Commission’s report on the subject; and
5. Adopt the Findings;

Applicant: City of Los Angeles

Staff: Jeanalee Obergfell, City Planner
jeanalee.obergfell@lacity.org
(213) 978-0092

7. [DIR-2022-8428-TOC-HCA-1A](#)

CEQA: ENV-2022-8429-CE
Plan Area: Hollywood

Council District: 5 – Yaroslavsky
Last Day to Act: 11-16-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 806 – 814 North Sweetzer Avenue

PROPOSED PROJECT:

Demolition of two two-story duplexes, and the construction, use, and maintenance of a new five-story residential building, 56 feet, zero inches in height, containing a total of 23 dwelling units with two units reserved for Very Low Income Households, and one dwelling unit reserved for Extremely Low Income Households. The proposed development will contain approximately 31,341 square feet of floor area, equating to a total Floor Area Ratio (FAR) of approximately 4:1. The proposed building's residential units will consist of six one-bedroom units, 13 two-bedroom units, and four three-bedroom units. The Project will have two subterranean levels that will contain a total of 47 vehicle parking stalls, and will provide a total of 26 bicycle parking stalls including, 23 long-term, and three short-term parking stalls. The Project will provide 2,467 square feet of open space consisting of private balconies, a gym, and rear yard.

APPEAL:

An appeal of the July 6, 2023, Director of Planning's determination which:

1. Determined, 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. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 60 percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three incentives for a Tier 2 project totaling 23 dwelling units, reserving two units for Very Low Income (VLI) Households, and one unit for Extremely Low Income (ELI) Households for a period of 55 years:
 - a. Yard/Setback. A maximum 30 percent reduction in the northerly side yard setback;
 - b. Height. An increase in building height by one additional story up to 11 additional feet; and
 - c. Open Space. A maximum reduction of 20 percent in the required amount of open space; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Jesse Sarshar & Sharon Hanassab, BH Holding, LLC
Representative: Shahab Ghods, Plus Architects

Appellant: Luke Christopher Blake Derry

Staff: Trevor Martin, City Planning Associate
trevor.martin@lacity.org
(213) 978-1341

The next special meeting of the City Planning Commission
will be held on **Thursday, December 7, 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.