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September 3, 2025

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**REPORT RELATIVE TO THE APPEAL FILED BY AN AGGRIEVED PARTY FOR CASE NO.
CPC-2023-3134-DB-SPP-HCA; COUNCIL FILE No. 25-0813 FOR THE PROPERTY LOCATED
AT 16610-16618 VENTURA BOULEVARD**

On May 22, 2025, the City Planning Commission approved a Density Bonus Compliance Review and Project Permit Compliance Review for a proposed mixed-use project (CPC-2023-3134-DB-SPP-HCA). On July 16, 2025, an appeal was filed by the Encino Property Owners Association, a California non-profit mutual benefit corporation, appealing the entirety of the decision. Per LAMC 13B.1.4.G.1.b of Chapter 1A, appeals of a Density Bonus Compliance Review are only appealable by the applicant if denied. The remainder of the entitlements are appealable by the applicant or an aggrieved party.

APPEAL SUMMARY

The appellant contends that the City's Categorical Exemptions are not appropriate. The appellant also contends that the City improperly approved the Project Permit Compliance Review and Density Bonus Compliance Review with the following Incentives and Waiver:

- a. Off-Menu Incentive to allow a floor area ratio of 2.3:1 in lieu of the otherwise permitted 1.5:1 per the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 6.B.1.a;
- b. Off-Menu Incentive to allow a height of 62 feet in lieu of the otherwise permitted 45 feet per the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.c.1;
- c. Off-Menu Incentive to allow deviation from the Transitional Height as required by LAMC 12.21.1A.10; and,
- d. Waiver of Development Standards from the Ventura/Cahuenga Boulevard Corridor Specific Plan Stepback requirements of the specific plan Section 7.E.g.

PROJECT SUMMARY

The project is located at 16610-16618 West Ventura Boulevard in the Encino-Tarzana Community Plan area. The Proposed Project will consist of the demolition and removal of all existing structures from the project site and the construction, use, and maintenance of a 45,960 square feet mixed-use development comprised of 45 residential units, eight (8) of which are to be reserved for Very Low Income households. The requested entitlements include a Project Permit Compliance Review and Density Bonus Compliance Review with three incentives and one waiver mentioned above.

A. APPEAL ANALYSIS

Appellant's main claims against the project are:

1. Appellant Claim

The Approval for Density Bonus Compliance Review including all of the requested Off-Menu Incentives and a Waiver of Development Standards (step-back, transitional height) is not supported by law and/or substantial evidence.

Staff Response

Pursuant to Section 65915 of the California Government Code, the granting of a Density Bonus Compliance Review shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. The project meets all requirements for the granting of the Density Bonus and the Off-Menu Incentives and Waiver of Development Standards.

2. Appellant Claim

The Findings for Project Permit Compliance are not supported by law and/or substantial supporting evidence. In particular, the Project does not substantially comply with the applicable regulations, findings, standards, and provisions of the Ventura-Cahuenga Corridor Specific Plan.

Staff Response

The Appellant claims there is no substantial evidence to grant the project's requested entitlement. However, all findings for the approval of a Project Permit Compliance Review can be made in the affirmative based on the project's design, environmental review, City Departmental review, community input, and compliance to various Municipal Codes and General, Community, Specific Plans. The City Planning Commission made these findings in their July 2, 2025 approval of the project. The Appellant has submitted no substantial evidence as it related to project noncompliance with the applicable regulations, findings, standards, and provisions of the Ventura-Cahuenga Corridor Specific Plan. The granting of a Density Bonus pursuant to Section 65915 of the California Government Code does not preclude a finding that the project is in conformance with all applicable zoning regulations including the Specific Plan.

3. Appellant Claim

The Categorical Exemptions pursuant to the California Environmental Quality Act are inappropriate. Therefore, this finding cannot be made with substantial supporting evidence.

Staff Response

The project is an infill project with on-premise signs. There are no significant noise, air quality, greenhouse gas, energy, or traffic impacts found by various environmental studies. The projects design and operation comply with Federal, regional AQMD, and City of Los Angeles standards. On April 12, 2023, and April 22, 2025, LADOT found the project would not result in a significant transportation impact based the Vehicle Miles Travel, the VMT assessment. It is also important to note that the LADOT traffic assessment report includes access and circulation analysis. The site plan and access through the alley was reviewed and stamped by LADOT on May 19, 2025. The Appellant's claim is that the project is not consistent with all General Plan Policies and therefore not qualified for CEQA Exemptions. The response is that the Class 32 Exemption states the project must be consistent with all applicable policies, and not all policies. The approval of a Density Bonus Compliance Review, Incentives or concessions, waivers or reductions of development standards, pursuant to section 69515 of the Government Code shall not be grounds for determining that the project is inconsistent with the applicable General Plan, Zoning Ordinance, or Local Coastal Ordinance, which is the case here.

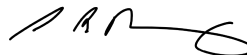
B. RECOMMENDATION

Staff recommends that the City Council deny the appeal and sustain the CPC's determination to find that no subsequent EIR, ND, or MND is required for approval of the Project.

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