

CATEGORICAL EXEMPTION AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the properties located at 16610 – 16618 West Ventura Boulevard.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from the CEQA pursuant to State CEQA Guidelines, Article 19, Section 15311, Class 11 and Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Encino Property Owners Association, a California non-profit mutual benefit corporation (Representative: Robert L. Glushon / Kristina Kropp, Luna & Glushon), and THEREBY SUSTAIN the LACPC's determination in approving, pursuant to Los Angeles Municipal Code Section 11.5.7 C, Project Permit Compliance Review pursuant to Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan; for the demolition and removal of all existing structures, and construction, use, and maintenance of a new 45,960-square foot mixed-use development comprised of 45 residential units, eight of which are to be reserved for Very Low Income households, the building will be a five-story (62 feet high) containing 42,560 square feet of residential and 3,400 square feet of commercial floor area with a maximum Floor Area Ratio (FAR) of 2.3:1, the Project residential portion will provide 63 vehicle parking spaces, 45 long-term, and five short term bicycle parking stalls, the project commercial portion will provide 14 vehicle parking spaces, two long-term, and two short term bicycle parking stalls, the Project proposes the removal of three non-Protected trees from the project site, the Project also proposes grading and export of up to 12,584 cubic yards of earth, the Project proposes a sign program including two Walls signs; for the properties located at 16610 – 16618 West Ventura Boulevard, subject to Conditions of Approval.

Applicant: Benelisha Group Inc.

Representative: Armin Gharai, GA Engineering Inc.

Case No. CPC-2023-3134-DB-SPP-HCA-1A

Environmental No. ENV-2023-3135-CE

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – SEPTEMBER 29, 2025

(LAST DAY FOR COUNCIL ACTION – SEPTEMBER 26, 2025)

Summary:

At a regular meeting held on September 9, 2025, the PLUM Committee considered a report from the LACPC and an appeal for the properties located at 16610 – 16618 West Ventura Boulevard. Department of City Planning staff recommended not adding the Conditions submitted by the Appellant on September 8, 2025. Councilmember Raman provided comments to deny the appeal. After an opportunity for public comment, and presentation from the Applicant Representative, the Committee recommended to deny the appeal and thereby sustain the LACPC's determination in approving a Project Permit Compliance Review for the project. The Appellant was given an opportunity to comment, but neither the Appellant nor their representative came forward to do so. This matter is now submitted to the Council for consideration.

Respectfully Submitted, 
PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-