

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, APRIL 10, 2025, AFTER 8:30 A.M.  
LOS ANGELES CITY HALL  
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC4-10-25>) by Monday, April 7, 2025.  
Compliant Day of Hearing 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  
Michael Newhouse, Vice President  
Maria Cabildo, Commissioner  
Caroline Choe, Commissioner  
Martina Diaz, Commissioner  
Phyllis Klein, Commissioner  
Karen Mack, Commissioner  
Jacob Saitman, Commissioner  
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
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.

**YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/83439526350> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 834 3952 6350 AND PASSCODE 375601.** For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **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 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.

**Translation Services** may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email [cpc@lacity.org](mailto:cpc@lacity.org) to make a request for in person translation services.

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.

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.

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

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – October 24, 2024; November 14, 2024

## **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.

## **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-2024-6309-ZC-HD**

CEQA: ENV-2024-6310-CE

Plan Area: South Los Angeles

Related Case: CPC-2016-1032-GPA-ZC-HD-BL-ZAD-SPR

Council District: 9 – Price, Jr.

Last Day to Act: 04-21-25

**PUBLIC HEARING** – Completed February 4, 2025

**PROJECT SITE:** 800, 806, 812, 816, and 820 West Martin Luther King, Jr. Boulevard;  
4011 South Hoover Street

**PROPOSED PROJECT:**

The Project involves the reconfiguration of the ground floor plan, enhancement of facade materials, and enclosure of the rooftop steel structure (resulting in an additional 11 feet of building height) of a previously approved building (“West Structure”) as part of a proposed Hyundai car dealership.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15301 (existing structure), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Pursuant to Section 13B.1.4-H of the Los Angeles Municipal Code, a Zone Change and Height District Change to modify the previous approval to allow a maximum building height of 65 feet, instead of 54 feet plus an additional 11 feet for elevator shafts, solar panels, and equipment otherwise permitted, to utilize the West Structure as a Hyundai dealership instead of a Honda dealership.

**Applicant:** HODLA Re Holdings, LLC  
Representative: Edgar Khalatian, Mayer Brown LLP

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

5b. [CPC-2024-5977-DB-VHCA](#)  
CEQA: ENV-2024-5978-CE  
Plan Area: Wilshire

Council District: 5 – Yaroslavsky  
Last Day to Act: 04-11-25

**PUBLIC HEARING** – Completed January 23, 2025

**PROJECT SITE:** 361 North La Brea Avenue

**PROPOSED PROJECT:**

Demolition of an existing car rental facility and parking lot for the construction of a new 40,505 square foot, 75 foot tall (82-foot two-inches as measured to the top of the elevator tower), six-story, 40 unit, mixed-use building containing five units set aside for Very Low-Income households. The Project proposes 2,143 square feet of ground floor commercial area, 16 parking stalls, 43 bicycle parking spaces, and 4,832 square feet of Open Space.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) State Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (Urban Infill), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1, Section 12.22 A.25(g) and Government Code Section 65915(d)(2)(F), a Density Bonus to permit a housing development consisting of 40 dwelling units, with five affordable units set aside for Very Low Income households, requesting the following Off-Menu Incentives:
  - a. An Off Menu Incentive to permit a Floor Area Ratio (FAR) increase of up to 3.91:1, in lieu of the 1.5:1 FAR otherwise permitted in the C2-1VL zone;
  - b. An Off-Menu Incentive to permit a building height of 75 feet in lieu of the 45 feet required per the C2-1VL Zone;
  - c. An Off-Menu Incentive to permit relief from the 33 foot Transitional Height limit for the portion of the site that is within 99 feet of a residential zone; and
  - d. An Off-Menu Incentive to allow a southerly side yard setback of five feet in lieu of the nine feet otherwise required.

**Applicant:** Samuel Einhorn  
Representative: Daniel Ahadian NUR - Development | Consulting

**Staff:** Bryant Wu, City Planning Associate  
[bryant.wu@lacity.org](mailto:bryant.wu@lacity.org)  
(213) 202-5435

6. [DIR-2023-5190-TOC-HCA-1A](#)  
CEQA: ENV-2023-5191-CE  
Plan Area: Southeast Los Angeles

Council District: 9 – Price Jr.  
Last Day to Act: 04-10-25  
Continued from: 01-09-25; 01-27-25

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3851 – 3855 South Grand Avenue

**PROPOSED PROJECT:**

Construction, use and maintenance of a new five-story, 65'-1" height, mixed-use development with 12 residential dwelling units, including one unit for Extremely Low Income Household occupancy. The Project will provide approximately 12,616 square feet of floor area, of which 723 square feet will be for retail space and have a Floor Area Ratio (FAR) of 2.1:1. The Project is proposing six non-residential automobile parking spaces. No trees to be removed.

**APPEAL:**

An appeal of the December 11, 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, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3, to permit a mixed-use residential building with 723 square feet of retail space, consisting of 12 dwelling units, reserving a total of one affordable unit equal to eight percent of the total dwelling units for Extremely Low Income household occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC Section 12.21 A.31 and with the following:

**Additional Incentives:**

- a. Yard/Setbacks. Five-foot side yards per the RAS3 zone in lieu of the required eight-foot side yard setbacks and a minimum five foot rear yard in lieu of the required 17 foot rear yard setback, as otherwise required in the CM Zone; and
  - b. Open Space. An up to 25 percent reduction in the required open space, allowing a minimum of 1,020 square feet of open space in lieu of the 1,275 square feet otherwise required per LAMC Section 12.21; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Hamid Razipour, Razi Grand Property LLC  
Representative: Gary Benjamin, Alchemy Planning + Land Use

**Appellants:** 1. Bryan Eck, University of Southern California  
Representative: William F. Delvac, Armbruster Goldsmith & Delvac LLP  
  
2. Benny Tran, LAFC Stadium Co.  
Representative: DJ Moore, Latham & Watkins

**Staff:** Maneri Roman, Planning Assistant  
[maneri.roman@lacity.org](mailto:maneri.roman@lacity.org)  
(213) 682-6366

7. [CPC-2021-9958-TDR-SPR-HCA](#)  
CEQA: ENV-2021-9959-EIR  
Plan Area: Central City  
Related Cases: CPC-2018-6388-SN; CPC-2024-8052-DA

Council District: 14 – Jurado  
Last Day to Act: 04-10-25

**PUBLIC HEARING** – Completed January 29, 2025

**PROJECT SITE:** 700 South Flower Street; 700 West 7th Street; 711 South Hope Street

**PROPOSED PROJECT:**

The Project Site is currently developed with The Bloc, a mixed-use development comprised of a 26-story hotel and a 33-story office building on the northern portion of the site, and a nine-story podium building containing commercial uses, six levels of above-ground parking, and two levels of subterranean parking on the southern portion of the site. The Project proposes the development of a residential tower with up to 466 units, enclosure of the existing rooftop parking level, and the addition of two above-ground parking levels above the existing nine-story podium building. All existing uses would remain, excluding 24,342 square feet of theater and retail uses (located in the podium building) which would be demolished to accommodate the new residential tower. Once constructed, the Project and existing uses would total 1,894,988 square feet of floor area on a 4.3-acre

site, resulting in a Floor Area Ratio (FAR) of 10.2:1, and have a maximum height of 710 feet, or 53 stories. In addition, a Sign District would be established that includes Digital Displays and off-site signage.

**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-2021-9959-EIR, certified on February 11, 2025, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights of up to 470,674 square feet of floor area from the City of Los Angeles Convention Center (Donor Site, located at 1201 South Figueroa Street) to the Project Site (Receiver Site); and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

**Applicant:** Dan Cote, NREA-TRC 700 LLC  
Representative: Andie Adame, Craig Lawson & Co., LLC

**Staff:** Kathleen King, City Planner  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)  
(213) 847-3624

**8. CPC-2018-6388-SN**

CEQA: ENV-2021-9959-EIR

Plan Area: Central City

Related Cases: CPC-2021-9958-TDR-SPR-HCA; CPC-2024-8052-DA

Council District: 14 – Jurado

Last Day to Act: 04-10-25

**PUBLIC HEARING** – Completed January 29, 2025

**PROJECT SITE:** 700 South Flower Street; 700 West 7th Street; 711 South Hope Street

**PROPOSED PROJECT:**

The establishment of a Sign District to regulate signage within the Project Site, including Digital Displays and off-site signage.

**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-2021-9959-EIR, certified on February 11, 2025, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project; and
2. Pursuant to Section 13.11 of the Los Angeles Municipal Code, the establishment of a Sign District (-SN Supplemental Use District) to regulate signage within the Project Site.

**Applicant:** Dan Cote, NREA-TRC 700 LLC  
Representative: Andie Adame, Craig Lawson & Co., LLC

**Staff:** Kathleen King, City Planner  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)  
(213) 847-3624



9. [CPC-2024-8052-DA](#)

Council District: 14 – Jurado

CEQA: ENV-2021-9959-EIR

Last Day to Act: 04-10-25

Plan Area: Central City

Related Cases: CPC-2021-9958-TDR-SPR-HCA; CPC-2018-6388-SN

**PUBLIC HEARING** – Completed January 29, 2025

**PROJECT SITE:** 700 South Flower Street; 700 West 7th Street; 711 South Hope Street

**PROPOSED PROJECT:**

A Development Agreement for the provision of public benefits in exchange for a proposed term of 20 years.

**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-2021-9959-EIR, certified on February 11, 2025, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project; and
2. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the developer and the City of Los Angeles for a term of 20 years.

**Applicant:** Dan Cote, NREA-TRC 700 LLC  
Representative: Andie Adame, Craig Lawson & Co., LLC

**Staff:** Kathleen King, City Planner  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)  
(213) 847-3624

10. [DIR-2023-2587-TOC-SPP-HCA-1A](#)

Council District: 13 – Soto-Martinez

CEQA: ENV-2023-2588-CE

Last Day to Act: 08-26-25

Plan Area: Hollywood

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5271 West Sunset Boulevard (5271 – 5277 West Sunset Boulevard)

**PROPOSED PROJECT:**

Demolition of a two-story, four-unit apartment building and accessory structure and the construction, use, and maintenance of a four-story, 16,820 square-foot mixed-use building, consisting of 19 dwelling units and 570 square feet of commercial floor area within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Plan (SNAP) Specific Plan.

**APPEAL:**

An appeal of the December 11, 2024, 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 (In-Fill Development Project), 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 the Los Angeles Municipal Code (LAMC) Chapter 1, Section 12.22 A.31, a Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 3 project with a total of 19 dwelling units, of which two dwelling units will be reserved for Extremely-Low Income Household Occupancy for a period of 55 years.

**Base Incentives:**

- a. Density. An up to 70 percent increase in density, allowing up to 19 units in lieu of 11 units; and

- b. Floor Area Ratio (FAR). An up to two percent increase in residential FAR, allowing up to 2.04:1 of residential FAR in lieu of 2:1 per SNAP Subarea B.

**Additional Incentives:**

- a. Height. (i) An up to 4.25 percent increase in the height requirement, allowing up to 52 foot, three inches of maximum building height in lieu of the maximum 50 feet per SNAP Subarea B; (ii) Transitional height per TOC in lieu of the otherwise required SNAP Transitional height requirement for a lot that abuts a parcel within the SNAP Subarea A; (iii) A one-story increase in height allowance of the portion of the building located within 10 feet of the property line, allowing up to three stories in lieu of the maximum two stories within 10 feet of the property line along Sunset Boulevard per SNAP Subarea B; (iv) An up to 11-foot increase in height allowance of the portion of the building located within 15 feet of the property line, allowing up to 41 feet of maximum building height in lieu of the maximum 30 feet within 15 feet of the property line along Sunset Boulevard per SNAP Subarea B;
  - b. Open Space Dimension. An up to 25 percent reduction to permit a minimum common space width of 15 feet in lieu of the minimum 20 feet otherwise required; and
  - c. Open Space Setback. An up to 25 percent reduction to permit a minimum distance of 15 feet from the roof perimeter to the required common open space area in lieu of the minimum 20 feet otherwise required.
- 3. Approved with Conditions, pursuant to the Los Angeles Municipal Code (LAMC) Chapter 1, Section 11.5.7 C, a Project Permit Compliance Review for the demolition of a two-story, four-unit apartment building and accessory structure and the construction, use, and maintenance of a four-story, 16,820 square-foot mixed-use building, consisting of 19 dwelling units and 570 square feet of commercial floor area within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan; and
  - 4. Adopted the Conditions of Approval and Findings.

**Applicant:** Michael Eghabli and Farshad Zaghi

**Appellant:** Richard Fleming, 5271 W Sunset Blvd Tenants Union

**Staff:** Yamilet Brizuela, City Planning Associate  
[yamilet.brizuela@lacity.org](mailto:yamillet.brizuela@lacity.org)  
(213) 202-5620

- 11. [TT-51669-IND-M3-1A](#)  
CEQA: 93-0244 (MND), ENV-2009-599-EIR (SCH No. 2009031002)  
Plan Area: Central City North  
Related Cases: TT-51669-IND; TT-51669-IND-M1; TT-51669-IND-M2

Council District: 1 – Hernandez  
Last Day to Act: 04-10-25

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 201 West Sotello Street

**PROPOSED PROJECT:**

Modification of Condition Nos 12.a, 12.b, 12.c and S-3 (m) of the recorded final Tract Map No. 51669-IND for Lot Nos. 1, 3 and 4.

**APPEAL:**

A partial appeal of the October 21, 2024, Director of Planning's determination which:

- 1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in Mitigated Negative Declaration, No. 93-0244, adopted on July 11, 1994; and the Cornfield Arroyo Seco Specific Plan (CASP) Environmental Impact Report No. ENV-2009-599-EIR, SCH No. 2009031002, certified on June 28, 2013, and the addendum dated September 23, 2022, and pursuant to CEQA Guidelines 15162 and 15164, no major revisions are



required to the EIR and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;

2. Approved, pursuant to Sections 17.03 and 17.14 of the Los Angeles Municipal Code, a modification to Condition Nos. 12.a, 12.b, 12.c and S-3 (m) for Lot Nos. 1, 3 and 4 of recorded final Tract Map No. 51669-IND; and
3. Adopted the Conditions of Approval and Findings.

**Applicant/**

**Appellant:** Kacy Keys, Praxis Development Group  
Representative: Dana Sayles, three6ixty

**Staff:**

Yi Lu, City Planner  
[yi.lu@lacity.org](mailto:yi.lu@lacity.org)  
(213) 978-1287

The next regular meeting of the City Planning Commission  
will be held on **Thursday, April 24, 2025 after 8:30 a.m.**

Van Nuys City Hall  
Council Chamber, 2nd Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

**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 TIY-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.