

## Advice to Public

If you wish to provide written comments to the Commission, please abide by the following policy:

### REQUIREMENTS FOR SUBMISSION OF MATERIALS

#### Initial Submissions

Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on this announcement.

#### Secondary Submissions

All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than 48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting). Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on this announcement.

#### Day of Hearing Submissions

Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on this announcement.

#### Non-Complying Submissions

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. The Commission Rules and Operating Procedures are available online at [planning.lacity.org](http://planning.lacity.org) by selecting "About", "Commissions, Boards & Hearings" and selecting the specific Commission.

Department of City Planning  
P.O. Box 6069  
Sherman Oaks, CA 91413



## Notice of Public Meeting



Aviso de Audiencia Pública | 공청회 통지  
公开听证会通知 | Abiso ng Pagdinig sa Publiko  
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## Attention

This courtesy notice is sent to you because you attended an initial hearing or you have requested to be notified on this matter. All interested persons are invited to attend the meeting where you may listen, ask questions, and/or present testimony regarding the requested actions and or the project. The environmental document will be among the matters considered at the meeting.

**Los Angeles Department of City Planning  
Commission Office**  
(213) 978 - 1300  
Citywide: [cpc@lacity.org](mailto:cpc@lacity.org)

## Meeting Information

### Meeting Held By:

**City Planning Commission**

### Meeting Location:

**Los Angeles City Hall  
200 North Spring Street, Room 340  
Los Angeles, CA 90012**

### Meeting Date and Time:

**June 12, 2025 after 8:30 A.M.**

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

To view the meeting agenda and to search the date of the meeting, please visit [Planning4LA.org/hearings](https://planning4la.org/hearings) for the meeting agenda and search the date of the meeting.

Planning Commission Meetings can be listened to by dialing **(213) 621-2489 OR (818) 904-9450**.

### Public Meeting Previously Held:

February 24, 2025

### Assigned Staff:

Nashya Sadono-Jensen, City Planning Associate  
[nashya.sadono-jensen@lacity.org](mailto:nashya.sadono-jensen@lacity.org)  
213-978-1363

## Project Information

### Project Location:

8251-8271 West Melrose Avenue and 705-711 North Harper Avenue, Los Angeles, CA 90046

### Case Number(s):

CPC-2024-3202-DB-PR-VHCA

### CEQA:

ENV-2024-3203-CE

### Council District:

5 - Yaroslavsky

### Community Plan Area:

Hollywood

### Land Use Designation:

Neighborhood Office Commercial

### Plan Overlay(s):

N/A

### Zone(s):

C4-1XL

### Applicant and Applicant Representative (if applicable):

David Pourbaba, TOVA LLC (A)  
Jordan Beroukhim, Beroukhim & Company (R)

### Appellant(s) (if applicable):

N/A

## Project Description

The project includes the demolition of four (4) existing commercial buildings, and an associated surface parking lot, and the construction, use, and maintenance of a mixed-use building consisting of 90 dwelling units, with 10 units restricted to Very Low Income Households, and 15,271 square feet of commercial uses, resulting in a total floor area of 110,300 square feet, or a floor area ratio (FAR) of 4.52:1. The proposed project is comprised of a six (6)-story, 69-foot in height mixed-use building, with two (2) subterranean parking levels. The project includes 96 automobile parking spaces on-site within two (2) subterranean levels, 94 bicycle parking spaces (78 long-term and 16 short-term), and 7,840 square feet of open space. There are three (3) existing Street Trees in the public right-of-way adjacent to the project site. The project will maintain all three (3) existing Street Trees and plant three (3) new Street Trees and 20 new trees on-site. There are no existing Protected Trees on-site. Development of the Project will require the cut and export of approximately 20,194 cubic yards of soil. No import or fill is proposed.