

LOS ANGELES CITY PLANNING COMMISSION  
**OFFICIAL** MEETING MINUTES  
THURSDAY, APRIL 10, 2025 REGULAR MEETING  
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](https://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The City Planning Commission regular meeting of April 10, 2025 was conducted in person in Los Angeles City Hall, Council Chamber, Room 340 and via Zoom webinar in a hybrid meeting format.

Commission President Monique Lawshe called the meeting to order at 8:39 a.m. with Commission Vice President Michael Newhouse and Commissioners Caroline Choe, Phyllis Klein, Karen Mack, and Elizabeth Zamora in attendance.

Commissioners Maria Cabildo, Martina Diaz, and Jacob Saitman were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Deputy Director, Parissh Knox and Kimberly Huangfu, Deputy City Attorneys. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez, Marcos G. Godoy, and Nora Morales, Administrative Clerks, and Nathan Gallardo, Office Trainee.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Vince P. Bertoni, Director of Planning, had no report.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission Requests:
  - Commissioner Klein announced a planned absence for the meeting of May 8, 2025.
- The Meeting Minutes of October 24, 2024 and November 14, 2024 were postponed.

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

No speakers addressed the Commission during Neighborhood Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

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**ITEM NO. 5a  
(CONSENT CALENDAR)**

**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

**IN ATTENDANCE:**

Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; and Edgar Khalatian, representing the Applicant.

**MOTION:**

Commissioner Zamora moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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.

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve and recommend that the City Council adopt, 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, subject to the Tentative “T” and Qualified “Q” Classifications and “D” Development Limitations;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Zamora  
Second: Choe  
Ayes: Klein, Lawshe, Mack, Newhouse  
Absent: Cabildo, Diaz, Saitman

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 5b  
(CONSENT CALENDAR)**

**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

**IN ATTENDANCE:**

Bryant Wu, City Planning Associate, Chi Dang, City Planner, Deborah Kahen, Senior City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; and Daniel Ahadian, representing the Applicant.

**MOTION:**

Commissioner Zamora moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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.

1. Determine, based on the whole of the administrative record, that the Project is exempt from 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. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit a housing development project consisting of 40 dwelling units, of which 5 units will be set aside for Very Low Income households for a period of 55 years, with the following Off-Menu Incentives:
  - a. An Off-Menu Incentive to permit an increase in Floor Area Ratio (FAR) 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 Transitional Height limit for the portion of the site that is within 199 feet of a single-family 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;
3. Adopt the Conditions of Approval, including Staff's Technical Modification dated April 8, 2025; and
4. Adopt the Findings.

Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Zamora  
Second: Choe  
Ayes: Klein, Lawshe, Mack, Newhouse  
Absent: Cabildo, Diaz, Saitman

**Vote: 6 – 0**

**MOTION PASSED**

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Before proceeding to open Item No. 6, Commission President Lawshe announced that Commission Vice President Newhouse would be recusing himself for the item.

Commission President Lawshe also confirmed, on the record, that Commissioner Mack listened to the audio for the previous meeting of January 23, 2025. Therefore, Commissioner Mack was able to participate for the item.

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**ITEM NO. 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; 01-23-25

**PUBLIC HEARING REQUIRED**

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

**IN ATTENDANCE:**

Maneri Roman, Planning Assistant, Anacany Hurtado, City Planner, Connie Chauv, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Planning Department.

**MOTION:**

Commissioner Choe moved to continue the matter to a date certain of May 8, 2025. Commission President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Choe  
Second: Lawshe  
Ayes: Klein, Mack, Zamora  
Recuse: Newhouse  
Absent: Diaz, Cabildo

**Vote: 5 – 0**

**MOTION PASSED**

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Commission President Lawshe announced that Commissioner Cabildo joined the meeting.

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Before proceeding to open Item Nos. 7, 8, and 9, Commission President Lawshe announced that Commissioner Cabildo would be recusing herself for the item, and that all items would be heard concurrently as they are related to the same project, but separate motions would be taken.

At approximately 8:50 a.m. Commission President Lawshe announced that Commission Vice President Newhouse rejoined the meeting.

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**ITEM NO. 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

**IN ATTENDANCE:**

Kathleen King, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; and Andie Adame and Jim Hanks, representing the Applicant.

**MOTION:**

Commission President Lawshe moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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, and have a maximum height of 710 feet, or 53 stories.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report (EIR) No. ENV-2021-9959-EIR, certified on February 11, 2025; and, pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and recommend that the City Council approve, pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (TFAR) for the transfer 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);
3. Request, pursuant to LAMC Section 14.5.12, that within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more dwelling units;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings, including Staff's Technical Modification dated April 8, 2025.

Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Lawshe  
Second: Choe  
Ayes: Klein, Mack, Newhouse, Zamora  
Recuse: Cabildo  
Absent: Diaz, Saitman

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 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

**IN ATTENDANCE:**

Kathleen King, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; and Andie Adame and Jim Hanks, representing the Applicant.

**MOTION:**

Commission President Lawshe moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report (EIR) No. ENV-2021-9959-EIR, certified on February 11, 2025, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and recommend that the City Council approve, 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; and
3. Adopt the Findings, including Staff's Technical Modification dated April 8, 2025.

Commissioner Klein seconded the motion and the vote proceeded as follows:

Moved: Lawshe  
Second: Klein  
Ayes: Choe, Mack, Newhouse, Zamora  
Recuse: Cabildo  
Absent: Diaz, Saitman

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 9**

**CPC-2024-8052-DA**

CEQA: ENV-2021-9959-EIR

Plan Area: Central City

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

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

**IN ATTENDANCE:**

Kathleen King, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; and Andie Adame and Jim Hanks, representing the Applicant.

**MOTION:**

Commission President Lawshe moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report (EIR) No. ENV-2021-9959-EIR, certified on February 11, 2025 and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and recommend that the City Council approve, pursuant to Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles for a term of 20 years; and
3. Adopt the Findings.

Commission Vice President Newhouse seconded the motion and the vote proceeded as follows:

Moved: Lawshe  
Second: Newhouse  
Ayes: Choe, Klein, Mack, Zamora  
Recuse: Cabildo  
Absent: Diaz, Saitman

**Vote: 6 – 0**

**MOTION PASSED**

Before proceeding to open Item No. 10, at approximately 10:16 a.m. Commission President Lawshe announced that Commissioner Cabildo rejoined the meeting.

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## ITEM NO. 10

### **DIR-2023-2587-TOC-SPP-HCA-1A**

CEQA: ENV-2023-2588-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 08-26-25

### **PUBLIC HEARING HELD**

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

### **IN ATTENDANCE:**

Yamillet Brizuela, City Planning Associate, Danalynn Dominguez, City Planner, Deborah Kahen, Senior City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; Michael Eghabli and Farshad Zaghi, Applicants; and Ted Walker representing Council District 13 on behalf of Councilmember Hugo Soto-Martinez.

### **MOTION:**

Commission President Lawshe moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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.

1. Determine, 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. Deny the appeal and sustain the Director of Planning's determination dated December 11, 2024;
3. Approve 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.

4. Approve 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;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

Commissioner Cabildo seconded the motion and the vote proceeded as follows:

Moved: Lawshe  
Second: Cabildo  
Ayes: Choe, Klein, Mack, Newhouse, Zamora  
Absent: Diaz, Saitman

**Vote: 7 – 0**

#### **MOTION PASSED**

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At approximately 11:16 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 11:22 a.m. with Commission Vice President Newhouse and Commissioners Cabildo, Choe, Klein, Mack, and Zamora in attendance.

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#### **ITEM NO. 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

##### **IN ATTENDANCE:**

Yi Lu, City Planner, Vanessa Soto, Senior City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; and Dana Sayles, representing the Applicant.

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At approximately 11:38 a.m. Commission President Lawshe announced Commissioner Cabildo left the meeting.

##### **MOTION:**

Commissioner Klein moved to continue the matter to a date certain of July 10, 2025. Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Klein  
Second: Mack  
Ayes: Choe, Lawshe, Newhouse, Zamora  
Absent: Cabildo, Diaz, Saitman

**Vote:**            6 – 0

**MOTION PASSED**

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There being no further business before the Commission, President Lawshe adjourned the meeting at 11:41 a.m.



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Cecilia Lamas, Commission Executive Assistant II  
Los Angeles City Planning Commission



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Monique Lawshe, President  
Los Angeles City Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**JUN 26 2025**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**