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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



**DEPARTMENT OF CITY PLANNING
Executive Office**

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

June 4, 2025

TO: City Planning Commission
FROM: Gabriela Juárez, AICP, City Planner

**ADDITIONAL INFORMATION FOR ITEM 1. Items of Interest - Informational
Presentation on the City's Climate Vulnerability Assessment (CVA)**

For ease of reference, please find the completed Climate Vulnerability Assessment as well as additional resources and information found on the Climate Vulnerability Assessment website linked below:

1. Climate Vulnerability Report ([full resolution](#)) ([optimized](#))
2. [StoryMap](#)
3. [Climate Equity webpage](#)



CITY TOURISM DEPARTMENT

LOS ANGELES CONVENTION CENTER
1201 S. FIGUEROA STREET
LOS ANGELES, CA 90015

(213) 765-4601

June 9, 2025

Los Angeles City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

SUBJECT: SOUTH PARK TOWERS PROJECT

Project Address: 1600-1618 South Flower Street, 1601-1623 South Hope Street, 426-440 West Venice Boulevard, Los Angeles, CA 90015

Case Numbers: CPC-2018-3336-SN-TDR-CUB-SPR-MS, VTT-82213, and ENV-2018-3337-SCEA

As Chief Tourism Officer and Executive Director of the Los Angeles City Tourism Department (CTD), I would like to express our support for the Venice Hope Group, LLC.'s proposed hotel, the South Park Towers Project (Project), at 1600 South Flower Street. The project's key location just blocks away from the Los Angeles Convention Center (LACC) would further the City's goals of increasing tourism and convention growth by adding more hotel rooms to meet future demand, which in turn increases economic development of the region and creates long-term benefits for our residents, businesses, and other stakeholders.

The mission of CTD is to enhance and increase Los Angeles' prominence as a world-class tourist and convention destination. CTD promotes policies that drive economic development, create jobs, and improve the experience visitors have when visiting the City's unique cultural, sports, entertainment, and leisure attractions.

This expansion also serves the goals of the City's Tourism Master Plan, which is a destination management plan that analyzes Los Angeles' tourism assets and looks at what infrastructure is required in order to handle the large increase in visitation expected in the upcoming years. Two key recommendations from the Tourism Master Plan are to support the proposed expansion of the LACC and to identify and advocate for new hotel development opportunities.

The Project would deliver 300 new hotel guest rooms, which would improve the City's hotel stock and be consistent with the goals of the Tourism Master Plan. Hotels are essential providers of high-quality jobs and account for a substantial part of the workforce in Los Angeles County. These entry-level, well-paying jobs lead to careers and economic stability.

Also, the Project has the ability to improve the City's tax base and help fund LA's General Fund to pay for City services. CTD welcomes projects willing to invest in the City and facilitate the continued strengthening of the hospitality industry. As the Project also contemplates 250 residential dwelling units and ground floor retail uses, the realization of this development would increase critical mass needed to support local and regional businesses.

For the reasons noted above, and generally to advance the City's major tourism-related initiatives and further build Los Angeles as a world-class destination, CTD enthusiastically supports the South Park Towers Project and looks forward to its approval and eventual opening.

Respectfully submitted,

A handwritten signature in black ink that reads "Doane Liu". The signature is written in a cursive, flowing style.

Doane Liu
Executive Director

DL:kn
Exec. Ref. 25-012

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER YADEGAR, FARAMARZ TR T O Y FAMILY TRUST 0 PO BOX 16152 BEVERLY HILLS CA 90209	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC CERTIFICATE: Pending-Review BY: RICKEY JACKSON DATE: 11/24/2015
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SITE IDENTIFICATION
ADDRESS: 1721 S FLOWER ST 90015

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
WRIGHT TRACT		15		M R 10-32	124-5A205 141	5126-010-008

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT Convert 2nd Fl. of (E) office/warehouse/garage to hostess dance hall per ZA 99-2571 (CUX) 16 required parking spaces for existing uses (under modification per ZA 2003-9927) 8 offsite parking located at 1616 S Flower.

USE	PRIMARY	OTHER
	Dance Hall - hostess	Night Club Office

PERMITS
00016-10000-18797 | 15016-10000-24130 |

STRUCTURAL INVENTORY		
ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	0 Sqft	
A2 Occ. Group	0 Sqft	
A2 Occ. Load	232 Max Occ.	232 Max Occ.
Parking Req'd for Site (Auto+Bicycle)	16 Stalls	16 Stalls
Provided Offsite for Bldg	8 Stalls	8 Stalls

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

APPROVAL
CERTIFICATE NUMBER: 142167
BRANCH OFFICE: LA
COUNCIL DISTRICT: 9
BUREAU: INSPECTN
DIVISION: BLDGINSP
STATUS: Intent to Correct CofO
STATUS BY: RICKEY JACKSON
STATUS DATE: 11/24/2015

PERMIT DETAIL

PERMIT NUMBER PERMIT ADDRESS

00016-10000-18797 1721 S Flower St

PERMIT DESCRIPTION

Change of use from office/warehouse/garage to hostess dance hall/
warehouse/garage per ZA 99-2571 (CUX) (Expired after 5 years) Change is on 2nd
floor only. No food or drink allowed.TO ESTABLISH THE REQUIRED PARKING FOR THE EXISTING USES
UNDER MODIFICATION PER ZA 2003-9927(PA4), DATED JANUARY 26,
2012.

STATUS - DATE - BY

Permit Finaled - 11/10/2015

RICKEY JACKSON

15016-10000-24130 1721 S Flower St

Issued - 11/10/2015

COMCASH COMCASH

PARCEL INFORMATIONArea Planning Commission: South Los Angeles
Certified Neighborhood Council: Downtown Los Angeles
Community Plan Area: Southeast Los Angeles
Energy Zone: 8
Methane Hazard Site: Methane Zone
Oil Well: None
Thomas Brothers Map Grid: 634-D6Census Tract: 2240.10
Cmpt. Fill Grd.: CFG 2000
Council District: 9
Fire District: 2
Near Source Zone Distance: 7.96519
Parking Dist.: CCPD
Zone: M2-2-OCensus Tract: 2240.20
Cmpt. Fill Grd.: CFG-2000
District Map: 124-5A205
LADBS Branch Office: LA
Near Source Zone Distance: 0
Thomas Brothers Map Grid: 634**PARCEL DOCUMENT**

Affidavit (AFF) AFF 52339

City Planning Cases (CPC) CPC 84-0226 (SP)

City Planning Cases (CPC) CPC-1990-346-CA

City Planning Cases (CPC) CPC-2005-361-CA

Community Development Block Grant (CDBG) LARZ-Central
City

Ordinance (ORD) ORD 162128

Ordinance (ORD) ORD-162128

Parking Layout (PKLY) PKG-5267

Zoning Administrator's Case (ZA) ZA-1999-2571-CUX

Zoning Administrator's Case (ZA) ZA-2003-9927-CU

Zoning Information File (ZI) ZI 1941

Zoning Information File (ZI) ZI-1941 Council District 9
Redevelopment ProjectZoning Information File (ZI) ZI-2412 Fast Food
Establishments

Affidavit (AFF) AFF-52339

City Planning Cases (CPC) CPC-18222

City Planning Cases (CPC) CPC-2005-1122-CA

Community Development Block Grant (CDBG)

BID-FIGUEROA CORRIDOR

Community Development Block Grant (CDBG) SEZ-LOS
ANGELES STATE ENTERPRISE ZONE

Ordinance (ORD) ORD 171682

Ordinance (ORD) ORD-171681

Specific Plan Area (SPA) South Los Angeles Alcohol Sales

Zoning Administrator's Case (ZA) ZA-1999-2571-CUX

(DANCE HALL)

Zoning Information File (ZI) ZI 1117

Zoning Information File (ZI) ZI 2126

Zoning Information File (ZI) ZI-2374 LOS ANGELES STATE
ENTERPRISE ZONE

Zoning Information File (ZI) ZI-2427 FWY Adj Advisory

Notice for Sensitive Uses

Affidavit (AFF) PKG 5267

City Planning Cases (CPC) CPC-1983-506-SP

City Planning Cases (CPC) CPC-2005-1124-CA

Community Development Block Grant (CDBG) LARC-LoS
Angeles

Community Redevelopment Area (CRA) ZI 1941 CD 9

CORRIDORS

Ordinance (ORD) ORD-130253

Ordinance (ORD) ORD-171682

Zoning Administrator's Case (ZA) ZA 99-0038 (CUZ)

Zoning Administrator's Case (ZA) ZA-1999-38-CUZ

Zoning Information File (ZI) ZI 1231

Zoning Information File (ZI) ZI-1117 MTA Project

Zoning Information File (ZI) ZI-2385 Greater Downtown
Housing Incentive Area**CHECKLIST ITEMS**

Attachment - Owner-Builder Declaration

Attachment - Plot Plan

Permit Flag - Not a Fire Life Safety Project

PROPERTY OWNER, TENANT, APPLICANT INFORMATION**OWNER(S)**

Yadegar, Faramarz Tr T O Y Family Trust

Yadegar, Faramarz Tr T O Y Family Trust

0 Po Box 16152
8900 Burton Way

BEVERLY HILLS CA 90209

BEVERLY HILLS CA 90211

TENANT**APPLICANT**

Relationship Owner-Bldr

-Owner-Builder

Relationship Owner

Faramarz Yadegar-

11

(213) 746-2710

BUILDING RELOCATED FROM:**(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) Dardashti, Bijan Rahim	5371 Wilshire Blvd # 203, Los Angeles, CA 90036	NA	C13487	
(O), Owner-Builder	,	NA	0	(213) 746-2710
(O), Owner-Builder	,	NA	0	

SITE IDENTIFICATION-ALL**ADDRESS:**

1721 S FLOWER ST 90015

LEGAL DESCRIPTION-ALL

TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
WRIGHT TRACT		15		M R 10-32	124-5A205 141	5126-010-008

Recorded at the request of
and mailed to:

Arnold Schwartz
(Name)

1374 So. Flower
(Address)

Los Angeles, CA 90015

COPY of Document Recorded

84-1182551

SPACE ABOVE THIS LINE FOR RECORDERS USE

CONVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California:

Lot 1 of tract No. 22198 in the City of Los Angeles.

as recorded in Book 791 Page 19 and 20, Records of Los Angeles County.

Parking site address: 1616 So. Flower Street

And pursuant to Section 12.2685 of the Los Angeles Municipal Code the undersigned hereby covenant and agree to and with said City that an off-site parking area containing not less than 8

(number) usable and accessible automobile parking spaces which comply with Section 12.21A5 of the Los Angeles Municipal Code will be provided and maintained on the above described property to provide the required

parking for the use of the building located at 1721 So. Flower Street

in said City upon that land legally described as follows: Lot 15 of Wright Tract

as recorded in Book 10 Page 32, Records of Los Angeles County. This covenant and agreement shall run with the land and shall be binding upon ourselves, any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect so long as the use or building requiring such parking is maintained without providing off-street automobile parking spaces on the same lot and/or another lot as required by the provisions of the Los Angeles Municipal Code or unless otherwise released by authority of the Superintendent of Building of the City of Los Angeles.

Dated this 1st day of October, 1984

Signature of Parking Site Owner

Jerry Greenfield

(sign)

I (WE) the mortgagee or trust deed beneficiary agree to the above stated conditions by affixing my (our) signature hereto:

Signature of Mortgagee or Trust Deed Beneficiary

(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

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(sign)

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(sign)

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(sign)

(sign)

(sign)

(sign)

(sign)

(sign)

NOTARIZATION FOR INDIVIDUAL

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

On this 1st day of October, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

Jerry Greenfield

Donald L. Oken

known to me to be the persons whose names are subscribed to this instrument and acknowledged that he (she or they) executed it.

WITNESS my hand and official seal.

Notary Public - California

My Comm. Expires 12/31/85

APPROVED BY

P. Brennan

OFFICIAL SEAL

P. BRENNAN

NOTARY PUBLIC - CALIFORNIA

105 ANGELES COUNTY

My Comm. Expires 12/31/85

APPROVED BY

P. Brennan

OFFICIAL SEAL

P. BRENNAN

NOTARY PUBLIC - CALIFORNIA

105 ANGELES COUNTY

My Comm. Expires 12/31/85

APPROVED BY

P. Brennan

OFFICIAL SEAL

NOTARIZATION FOR CORPORATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

On this 1st day of October, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

Jerry Greenfield

Donald L. Oken

known to me to be the persons whose names are subscribed to this instrument and acknowledged that he (she or they) executed it.

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NOTARY PUBLIC - CALIFORNIA

105 ANGELES COUNTY

My Comm. Expires 12/31/85

APPROVED BY

P. Brennan

OFFICIAL SEAL

P. BRENNAN

NOTARY PUBLIC - CALIFORNIA

105 ANGELES COUNTY

My Comm. Expires 12/31/85

APPROVED BY

P. Brennan

OFFICIAL SEAL

MUST BE APPROVED BY
Dept. of Building & Safety
prior to recording

FOR DEPARTMENT USE ONLY

Branch Office LA

District Map 123205

Assessor's

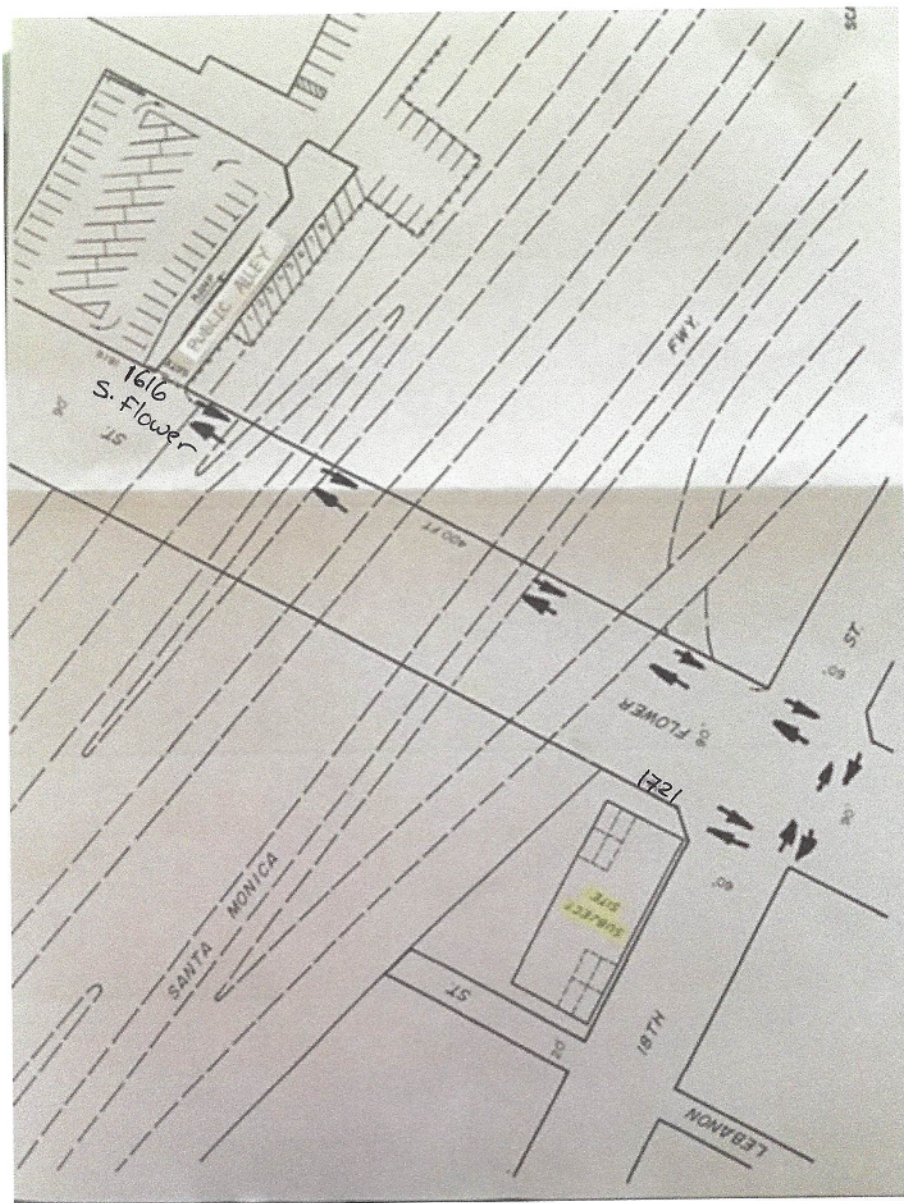
5267

5267

8 additional pkg. spaces for these
offices are maintained at 1616 S.
Flower St.

Off. Street Pkg. Att:

Recorded L.A. County Doc. # 84-1182551



PRICE


1616



Internet Document Imaging System

Result of Document Search by Address

Address **1721 FLOWER**

1. To print a summary overview, check mark the column for the desired record, then click here for [printer friendly format](#).
2. To obtain the summary of the document, click on any of the result records below, (i.e. Document Type, ... Doc number).
3. To view the digital document, click on the digital icon ()

Sort By

Then By

Then By

Then By

Doc Type ▼ Ascending ▼

Sub Type ▼ Ascending ▼

Doc Date ▼ Ascending ▼

Doc Number ▼ Ascending ▼

Sort

Pre-selected addresses:

All ▼

<input type="checkbox"/>	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
<input type="checkbox"/>	ADMINISTRATIVE APPROVAL	MISCELLANEOUS	8/8/1997		
<input type="checkbox"/>	ADMINISTRATIVE APPROVAL	MISCELLANEOUS	10/9/1997		
<input type="checkbox"/>	AFFIDAVIT	PARKING	10/1/1984	PKG 5267	
<input type="checkbox"/>	BUILDING PERMIT	ALTERATION	2/10/1971	1971LA23768	
<input type="checkbox"/>	BUILDING PERMIT	ALTERATION	10/2/1984	1984LA97342	
<input type="checkbox"/>	BUILDING PERMIT	ALTERATION	8/15/1997	1997LA66562	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ADDITION	5/24/1940	1940LA20460	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	5/24/1940	1940LA20460	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	2/24/1971	1971LA23768	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	10/2/1984	1984LA97342	

[Print](#)

August 31, 2017

Document Report

DocumentsDocument Number(s)
PKG 5287Record Description

Record ID: 1417938
Doc Type: AFFIDAVIT
Sub Type: PARKING
Doc Date: 10/01/1984
Status: ISSUED
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: BUILDING LOCATED AT 1721 S. FLOWER ST. HAS PARKING LOCATED AT 1818 S. FLOWER ST.

Property Address(es)1721 S FLOWER ST 90015-0000
1818 S FLOWER STLegal Description(s)

Tract: WRIGHT TRACT
Block: Lot: 15 Arb:
Map Reference: M R 10-32 Modifier: FR
Tract: TR 22198
Block: Lot: 1 Arb:
Map Reference: Modifier:

PIN(s)124-5A205 141
124-5A205 55Assessor Number(s)5134-008-008
5126-010-008Council District(s)

9



August 31, 2017

Document Report

Census Tracts(s)

2240.200

District Offices(s)

LA

Faramarz “Fred” Yadegar

Trustee, T.O.Y. Family Trust

1721 S. Flower Street

Los Angeles, CA 90015

(213) 268-5890 | sibelle.of.ca@gmail.com

June 9, 2025

City Planning Commission

City of Los Angeles

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

Re: Appeal of Vesting Tentative Tract Map No. 82213-1A

Case No. VTT-82213-1A / ENV-2018-3337-SCEA

Dear Chair and Commissioners:

Note on PLUM Committee Record: Prior PLUM Committee materials mistakenly characterized by Director of City Planning my eight parking spaces as subject to a private lease. In fact, these stalls are secured by a **recorded Covenant and Agreement** (Instrument No. 84-1182551), granting perpetual rights. Moreover, my support for the Project has always been **conditioned** on preserving the sole driveway entrance at 1616 S. Flower, to protect my Certificate of Occupancy. This clarification should guide your review of the Appeal.

Below is a point-by-point reply—“Answers to Staff Findings”—responding to each Staff Finding in the Appeal Recommendation Report for VTT-82213-1A.

1. Staff Finding: Map-only approvals need not expressly recite private covenants.

My Reply:

Under California’s Subdivision Map Act (§ 66474.9) and the Stipulated Judgment in LASC BC492202, the City **must** ensure tentative maps do not conflict with recorded covenants. By creating a single master ground lot, the Department effectively nullified Instrument 84-1182551. A condition requiring recordation of a new covenant preserving those eight spaces—with the same ingress at 1616 S. Flower—on the merged lot is mandatory.

2. Staff Finding: Eight off-site spaces still appear on the Site Plan, so the Judgment is satisfied.

My Reply:

Merely showing eight stalls in a large garage does **not** satisfy the Covenant or Judgment. Both require those stalls be accessed **only via the driveway at 1616 S. Flower and the public alley**. Moving the driveway to Hope Street blocks that route and violates “direct ingress/egress.” Unless the 1616 Flower entrance remains, the Judgment is rendered meaningless.

3. Staff Finding: LAMC 12.21.A.4(g) allows measuring “750 feet” from any point on the merged lot.

Code Excerpt:

“The automobile parking spaces required by Paragraphs (b), (c), (d) and (e) hereof, shall be provided either on the same lot as the use for which they are intended to serve or on another lot not more than 750 feet distant therefrom; said distance to be measured horizontally along the streets between the two lots; **except that where the parking area is located adjacent to an alley, public walk or private easement which is easily usable for pedestrian travel between the parking area and the use it is to serve, the 750-foot distance may be measured along said alley, walk or easement.**”

My Reply:

LAMC 12.21.A.4(g) explicitly contemplates measuring along an alley when it is “easily usable.” Here, the **only** easily usable pedestrian path is the public alley at 1616 S. Flower. Treating the merged boundary as the reference defeats the ordinance’s intent to encourage safe alley connections. The Commission must require that all 750-foot measurements derive from the **single parcel** at 1616 Flower, via the existing alley.

4. Staff Finding: Interim parking during construction will be provided on-site or on other applicant-owned parcels.

My Reply:

During demolition, **no** on-site garage exists. Relying on unnamed “other parcels” is speculative and does not guarantee eight equivalent spaces for 1721 Flower. The Settlement Agreement and Judgment require an **irrevocable**, recorded covenant on specific alternate parcels **within 2,000 feet before** any demolition starts. That recorded covenant must be a condition of any demolition/grading permit.

5. Staff Finding: PA-5’s signage/attendant requirements from 2004 still apply.

My Reply:

PA-5 addressed a small dance hall in 2004—not a 23-story, 550-room hotel with 250 residences. To truly protect the covenant’s eight spaces, they must be **physically segregated and gated**, with **key-fob or coded-card access**, and monitored **at all hours** by a dedicated attendant or valet. Generic “Reserved” signage in a 1,000-stall facility is insufficient.

6. Staff Finding: No taking or due process violation because off-site parking still exists.**My Reply:**

A regulatory taking occurs when a valid property right—here, direct alley access to covenant stalls—is functionally destroyed. Relocating that access to Hope Street forces users into a multi-level garage, across busy streets, and beyond 750 feet—effectively extinguishing the covenant. That is both a taking and a due process violation unless the historic alley entrance is fully preserved.

7. Staff Finding: The City’s only obligation under the Judgment is to remain neutral; private parties enforce covenants.**My Reply:**

In reality, **the City**—through **LADBS** and **Deputy City Attorney Charles Sewell**—was integrally involved from the outset. The 2015 Settlement Agreement (§ 3(a)) expressly records that counsel for both sides “working cooperatively” met with City officials (including Mr. Sewell) to secure a formal **City Approval** confirming that the eight-space Covenant would maintain 1721 Flower’s Certificates of Occupancy. The City Attorney’s Office explicitly reviewed and signed off on the Covenant’s validity. Under **CCP § 664.6**, the City retained jurisdiction to enforce that Judgment and must ensure that no map or permit approval undermines it. Allowing VTT-82213 to proceed without preserving the 1616 Flower entrance places the City in contempt of its own court order.

8. Staff Finding: The overall parking provided by the Project is inadequate and will negatively impact neighborhood parking.**Staff Response 8:**

The Staff asserts the Project’s 283 spaces (including the Appellant’s eight) exceed the 241-space requirement after reductions, that robust transit service will substitute for

personal vehicles, and that the Downtown Community Plan envisions reduced parking minimums consistent with this supply.

Counterargument to Staff Response 8:

1. Quantitative Shortfall vs. Actual Demand

- 250 residences + 300 hotel rooms (1.5 cars/room) + 13,120 sf retail generate demand for over **600 spaces**, not 283.
- Full code requires 355 stalls; Project provides 283—a **72-stall deficit**. Even counting the eight covenant spaces, the neighborhood loses 64 guaranteed stalls, pushing spillover onto local streets.

2. Covenant Rights vs. Transit Aspirations

- A **recorded covenant** and court-confirmed Judgment trump aspirational transit goals. Existing users still **rely** on street/garage parking—today, not in the future.

3. Transit Doesn't Replace Hotel/Medical/Residential Parking

- **Luggage-laden hotel guests, medical visitors, and families** are unlikely to use transit first/last mile. Off-peak transit is sparse.

4. Localized Spillover & Safety

- Narrow streets and curb restrictions and Metro line already strain traffic. Even a handful of circling cars causes congestion, blocks driveways, and impedes emergency access.

5. Legal Hierarchy

- **Private rights** and **court orders** must be honored before policy goals. Nullifying covenant parking without compensation or relocation triggers takings and due process claims.

In sum, the City must **deny** any final map, permit, or CoO until it adopts and enforces **these conditions**:

1. Preserve the 1616 S. Flower entrance and adjacent alley as the sole access for the eight covenant stalls as has been since 1984.
2. Use the 1616 S. Flower parcel (not the new merged lot) for all 750-foot LAMC 12.21.A.4(g) measurements.
3. Record an interim off-site covenant for eight stalls within 2,000 feet before demolition.

4. Segregate and gate the eight stalls, with key-fob access and attendant monitoring **at all hours**.
5. Preserve the public alley—open, level, ADA-compliant—and maintain a clear path between 1721 and 1616 Flower.
6. Confirm the City’s enforcement role—LADBS and City Attorney must verify covenant compliance before issuing any permits or CoOs.

Respectfully,

Faramarz “Fred” Yadegar
Trustee, T.O.Y. Family Trust

June 9, 2025

Los Angeles City Planning Commission
Los Angeles City Hall
200 North Spring Street, Room 272
Los Angeles, CA 90012
c/o Cecilia Lamas, Commission Executive Assistant II

**SUBJECT: Response to Staff Reports for the proposed project at 1600 S Flower St;
Case Numbers CPC-2018-3336-SN-TDR-CUB-SPR-MSD & VTT-82213-1A;
Agenda Items 6 and 7 on the June 12, 2025, CPC Agenda**

Dear Honorable City Planning Commissioners,

Irvine & Associates, Inc., represents Venice Hope Group, LLC (the "Applicant"), for the proposed mixed-use hotel and multi-family housing development project located at 1600-1618 S Flower St, 1601-1623 S Hope St, and 426-440 W Venice Blvd, known as "South Park Towers," with the Subdivision Case Vesting Tentative Tract Map ("VTTM") No. 82213 ("VTT-82213"). The VTTM was considered by the Advisory Agency and Subdivision Committee in a hearing on March 5, 2025, having been found to meet all City requirements and meeting all required Findings of approval. The Advisory Agency issued its Letter of Determination ("LOD") on April 3, 2025, approving the VTTM. An appeal of the VTTM was filed by Faramarz Yadegar ("Appellant") on April 14, 2025 ("Appeal"). The approved VTTM has a related case, CPC-2018-3336-SN-TDR-CUB-SPR-MSD ("CPC Case"), under consideration by the City Planning Commission ("CPC").

This thoughtfully designed Project aligns with the City's urgent need for housing and hotel guest rooms in the Downtown Los Angeles neighborhood of South Park, within walking distance to the Los Angeles Convention Center and multiple transit and bus lines. By adhering to the objectives of the Downtown Design Guide, the Project embodies a balanced approach to growth and sustainability in line with the City's planning goals. The approved VTTM creates one master ground lot and subdivides the site into four airspace lots to allow the development of a high-density urban mixed-use project containing a maximum of 250 residential apartment units, a hotel with 300 guest rooms, and approximately 13,120 square feet of commercial space (including medical office and retail uses), along with a ground floor paseo.

We have reviewed the Appeal Staff Report (Agenda Item 6) and thank staff for its great work and thoroughness in preparing the report. We agree with Staff's analysis and recommendation to deny the Appeal and provide the following additional comments.

The Appeal Staff Report thoroughly responds to all Appeal issues concerning claims of lack of compliance with the Covenant and Los Angeles Municipal Code regarding eight parking spaces for 1721 Flower St. As the Applicant has repeatedly told the Appellant, it has been and will continue to comply with the Covenant. As the Appeal Staff Report demonstrates, the Project Plans clearly make provision for the eight spaces on site. With respect to the issue of provision of availability of eight spaces off-site during project construction, the Applicant owns multiple properties within 2,000 feet of 1721 S Flower St that could serve as temporary

relocated parking during the construction period of South Park Towers. Thus, the eight parking spaces will be provided within 2,000 feet of 1721 S Flower St during construction.

Regarding the Staff Report for the CPC Case (Agenda Item 7), the project team requests a small change to the wording of Condition of Approval No. 32.e.

Condition 32.e.: As currently worded, Condition 32.e. states:

32. Paseo. The Project shall provide a minimum 4,200 square-foot hardscaped and landscaped pedestrian paseo extending north-south through the middle of the Project Site, from Venice Boulevard to the alley, as shown in Exhibit A, May 29, 2025. The Paseo shall meet the following requirements:

...

e. At least 40 percent of the Paseo area shall be landscaped with planting.

However, the Downtown Design Guide provision, Section 7.D.1, from which this 40% requirement comes, requires projects requesting a reduction in open space to provide a Public Amenity Space that meets specific requirements, including 40% landscaping. The term "Public Amenity Space" is specifically defined on page 75 of the Downtown Design Guide and is separate from the entire Paseo. As such, the Applicant requests that the wording of Condition 32.e. be amended to read:

e. At least 40 percent of the Public Amenity Space within the Paseo area shall be landscaped with planting.

Additionally, the Applicant requests two minor changes to the Sign District Ordinance under consideration, regarding Section 7's Standards for Specific Types of Signs, 7.A.5.d. and 7.B.5.

Section 7.A.5.d.: As currently worded, 7.A.5.d. states:

d. No Digital Display shall be made operative until a Certificate of Occupancy has been issued for the building on which the Digital Display is located.

The Applicant requests that this provision be amended to read:

d. No Digital Display shall be made operative until a Temporary or permanent Certificate of Occupancy has been issued for the building on which the Digital Display is located.

Section 7.B.5.: As currently worded, 7.B.5. states:

5. Operation. No Supergraphic Sign shall be installed until a Certificate of Occupancy has been issued for the building on which the Supergraphic Sign is located.

The Applicant requests that this provision be amended to read:

5. Operation. No Supergraphic Sign shall be installed until a Temporary or permanent Certificate of Occupancy has been issued for the building on which the Supergraphic Sign is located.

Conclusion

The proposed project provides much needed housing, hotel rooms, and commercial space, with unique ground floor paseo and public amenities within the dynamic and growing South Park neighborhood of Downtown LA. Given the location in very close proximity to the Los Angeles Convention Center, the additional hotel rooms is supportive of the City's ongoing effort to strengthen use of the Convention Center. The project enjoys broad support from South Park and Downtown LA stakeholders. While making the most of nearby transit access, the project design provides adequate parking for all on-site uses as well as maintain the Appellant's eight covenanted spaces per the terms of the Covenant. Planning Department staff have analyzed the sufficiency of parking provision, and the Advisory Agency and Subdivision Committee have approved the Vesting Tentative Tract Map. We respectfully urge the City Planning Commission to approve the Project and deny the Appeal as recommended by Planning Staff and advance this transformative opportunity for Los Angeles.

Thank you for your consideration.

Sincerely,



Tanner Blackman
Irvine & Associates, Inc.

CC: Milena Zasadzien, Mindy Nguyen, & More Song, Dept. of City Planning
Kevin Ocubillo, Office of Councilmember Ysabel Jurado



Support for Proposed Development at 8251 Melrose Avenue

Adriana Cheso <chesophotography@gmail.com>

Wed, Jun 4, 2025 at 4:27 PM

To: nashya.sadono-jensen@lacity.org

Cc: cpc@lacity.org

Hi Nashya and CPC team,

As a nearby property owner and engaged stakeholder in the Melrose District, I am writing to express my strong support for the proposed mixed-use development at [8251 Melrose Avenue](#). This project embodies the type of infill, transit-accessible urbanism that Los Angeles has long needed but under-delivered—particularly in high-demand commercial corridors.

The adaptive reuse of this underperforming, outdated office structure into a vibrant, vertically integrated building offers tangible benefits across several vectors: (1) it addresses our region's chronic housing undersupply by adding multi-family units in a job-rich, walkable neighborhood; (2) it introduces a ground-level activation strategy aligned with neighborhood principles; and (3) it also provides ample parking to its residents.

Of particular note is the developer's commitment to small-format retail stalls conducive to local entrepreneurship—rather than large-format chains—creating an ecosystem that supports community-serving businesses while encouraging pedestrian engagement. This kind of intentional ground floor programming fosters both economic development and social cohesion, which is especially valuable in a post-pandemic recovery environment.

Given the scale, typology, and programmatic orientation of this proposal, I believe it represents a net-positive evolution for Melrose Avenue and a textbook example of sustainable urban infill. I urge the Planning Department and relevant bodies to approve this project and help move Los Angeles closer to the inclusive, livable city we aspire to be.

Kindly,

Adriana

Cheso Photography & Events



Jun 9, 2025

**City of Los Angeles
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 8251-8271 West Melrose Avenue,
CPC-2024-3202-DB-PR-VHCA**

To: cpc@lacity.org

**Cc: Nashya Sadono-Jensen, City Planning Associate
nashya.sadono-jensen@lacity.org ; City Clerk's Office, clerk.cps@lacity.org; City
Attorney's Office, cityatty.help@lacity.org**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 90-unit housing development project at 8251-8271 West Melrose Avenue, which includes 10 very low-income units. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), and California Environmental Quality Act ("CEQA") guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id.* at subd. (d)) or reduce the project's density (*id.* at subd. (j)) unless, again, such written findings are made. As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a

**2221 Broadway, PH1, Oakland, CA 94612
www.calhdf.org**

thorough analysis of the economic, social, and environmental effects of the action.” (*Id.* at subd. (b).)

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to floor area ratio, height, and open space. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id.* at subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Furthermore, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to section 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will increase the city’s tax base; it will bring new customers to local businesses; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more

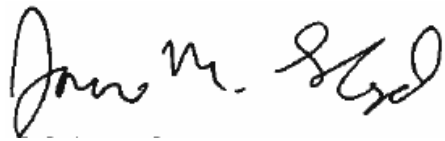
urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

Eva P. Nathanson
715 ½ N. Harper Ave
Los Angeles, CA 90046

Nashya Sadono-Jensen
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
(213) 978-1363
nashya.sadono-jensen@lacity.org
cpc@lacity.org

Katy Yaroslavsky
City Council District 5 Councilwoman
City Hall Office
200 N. Spring Street, Suite 440
Los Angeles, CA 90012
(213) 473-7005
Councilmember.Yaroslavsky@lacity.org

June 4, 2025

Re: Opposition to Proposed Development Project

Concerning Property at:
8251-8271 Melrose Ave. & 705-711 N. Harper Ave, Los Angeles CA 90046

Case Number: CPC-2024-3202-DB-PR-VHCA
Environmental Case Number: ENV-2024-3203-CE
Council District No. 5

Dear Councilmember Yaroslavsky and Members of the Planning Commission,

My name is Eva Nathanson and I am writing to express my deep opposition to the proposed development at 8251 Melrose Avenue.

My family has lived on this property since 1961 and I have owned it since 1988. This is not just my home — it is the foundation of my life in Los Angeles, the place where I raised my children and continue to be actively involved in my community. I am 84 years old, and I am deeply concerned that this development threatens not only the safety and character of our neighborhood, but also my personal health and well-being.

1. A Threat to Neighborhood Character

Over the past 60 years, I've watched this neighborhood evolve — but never at the expense of its soul. The small businesses along this stretch of Melrose, including Harper Salon, Reformation, Carrera Café, and Posh Pet Care, bring life, beauty, and human scale to our community.

Replacing these with a massive commercial development spanning 15,000 square feet and hosting three large tenants would forever change the spirit of the area. It would create something cold, oversized, and out of place — likely catering to corporate chains rather than neighborhood-serving businesses.

This neighborhood is not just a commercial zone. It is home to families, elders, and people like me who have lived here for decades. Our community deserves thoughtful development that enhances, not destroys, its character.

2. Troubling Developer Conduct

The developer, Illulian Group, promotes themselves as “rule breakers” and “disruptors.” This is not what I want in a neighbor. Urban development should be based on transparency, respect, and long-term accountability — not marketing slogans.

The developer has already demonstrated a lack of consideration for neighbors. Trash and delivery trucks as well cars of customers of their current commercial tenants frequently block our shared alley. These seemingly small disruptions have major consequences for someone like me, whose only vehicle access is via that alley.

3. Inadequate and Unrealistic Parking Plans

The proposed project includes 90 residential units and three large commercial spaces — but only 96 parking spots. This is not just insufficient, it’s dangerous. Overflow parking will flood our already congested side streets and alleyways.

The alley behind the property, which I rely on to access my garage, already suffers from frequent illegal parking and commercial obstruction. I fear that this project will create even more congestion and block emergency vehicle access — a frightening prospect for someone my age.

The development also calls for a loading zone across the alley from my vehicle entrance. That would bring in additional trucks, blocking access completely and creating conditions that would make it impossible for an ambulance or emergency personnel to reach my home.

4. Profound Personal and Psychological Impacts

I must speak frankly here. I am a Holocaust survivor. Between the ages of 2 and 4, I was hidden in dark, airless, windowless rooms as my mother and I eluded the Nazis hunting for us Jews. Being deprived of light and air for such a long period during my early childhood left deep emotional scars.

This proposed building — six stories high and directly beside my home — would cast new shadows over my property, depriving it of light and air. Worse still, the prolonged construction and the inevitable dust, noise, and blocked alley access would make me feel trapped once again — echoing those traumas I have spent a lifetime learning to live with.

At this stage in my life, my health and mental well-being are fragile. This project would compromise both. I do not want to live out my remaining years in darkness, anxiety, and fear. No one should have to.

5. A Risky Environmental Situation

I have already lived through the consequences of poorly planned development next door. When the property at 714-718 N. Sweetzer was developed (abutting my property to the west), they hit an underground aquifer during excavation. That mistake caused years of flooding, black mold, and ongoing discharge of water.

My home suffered structural damage, including cracks in the walls and misaligned doors. Despite repeated concerns, no one took responsibility.

The proposed project at 8251 Melrose will involve even deeper excavation, even closer to my home. I am terrified that this will lead to more flooding, more damage, and more risk to my health and property — with no real recourse or accountability.

6. Enforcement Gaps and Ongoing Impacts

I have little confidence that any mitigation measures proposed by the developer will be enforced once the project is approved. It will fall on me and my neighbors to deal with the traffic, noise, and health impacts — just as we have with past projects.

At my age, I cannot keep fighting battles that shouldn't exist in the first place. I am asking you now to intervene before harm is done.

In closing, I ask you from the bottom of my heart: please do not approve this development. Please consider the residents who have lived here, contributed to this neighborhood, and deserve to live in dignity, peace, and safety.

This is my home. Please help me protect it.

Sincerely,

Eva P. Nathanson

Resident of 715 ½ N. Harper Ave, 90046.



Fwd: Support New Project on Melrose

Jackson Brenford <jacksonbrenford@gmail.com>
To: cpc@lacity.org

Thu, Jun 5, 2025 at 8:00 AM

Hi CPC - can you accept delivery of the below

----- Forwarded message -----

From: **Jackson Brenford** <jacksonbrenford@gmail.com>
Date: Tue, Jun 3, 2025 at 1:00 PM
Subject: Support New Project on Melrose
To: <nashya.sadono-jensen@lacity.org>
Cc: <Councilmember.Yaroslavsky@lacity.org>

Dear City Officials,

As the owner of a local store here on Melrose, I am writing to show my support for the project at [8251 Melrose Avenue](#). Our neighborhood has been in need of new housing options and an updated retail environment for years. Melrose is a famous street and pedestrian friendly - having new and modern projects here will only help the area.

Adding a dynamic mix of housing and inviting retail stalls will create a livelier atmosphere and bring more customers to all of us who rely on foot traffic. I especially appreciate that the retail spaces are designed to be "neighborhood-friendly," helping small businesses like mine thrive.

Thank you for considering this project that will bring new life and vitality to Melrose Avenue!

Jackson



Fwd: Proceed with 8251 Melrose

Kimberly Taylor <kimberlytayorly@gmail.com>
To: cpc@lacity.org

Wed, Jun 4, 2025 at 6:34 PM

Please see below email i was told to forward to you

----- Forwarded message -----

From: **Kimberly Taylor** <kimberlytayorly@gmail.com>
Date: Tue, Jun 3, 2025 at 7:13 AM
Subject: Proceed with 8251 Melrose
To: <nashya.sadono-jensen@lacity.org>

Hi Miss Jensen

I live in the Melrose neighborhood and I'm writing to support the new development at [8251 Melrose Avenue](#). As a young professional in the area, I know how difficult it is to find affordable housing near work. This project will add much-needed apartments to an area that has seen very little new construction in recent years.

The idea of incorporating neighborhood-friendly retail on the ground floor is also exciting. Spaces like coffee shops or studios bring life to the street and make it easier to connect with neighbors.

I believe this project is a great example of how we can adapt to our city's needs while creating vibrant and inclusive communities. Please support it!

Sincerely,
Kimberly

Crafting welcome interiors since 2017



CPC-2024-320-DB-PR-VHCA Address 8251-8271 West Melrose Ave. & N. Harper Ave., LA, 90046

matt berg <sqrclrv@gmail.com>
To: cpc@lacity.org

Reference # CPC-2024-320-DB-PR-VHCA Address [8251-8271 West Melrose Ave. & N. Harper Ave., LA, 90046](#)

Dear Hearing Officer,

Thank you for your good work for our city and its inhabitants.

Many of us who are opposed to this project are not against sensible development. We all want a more beautiful and functional city, but just building densely and building up is not good planning :

The present building is only 2 stories high and within the traditional character of our neighborhood . Only one building on Melrose in this area is 4 stories, the rest are 1-3 stories and that is what

The fact is that having a 6-story building with approximately 100 parking spaces means 100 more cars turning at that corner. We already have crazy traffic on Melrose and that will just shut down

And after this building, other developers will want 6 and 8 and 10 stories up and down the street and then we will have a concrete jungle of cars and fumes and pollution and noise. It's going to b

Let's talk reality. This project is not about replacing that building, it's solely about maximizing profit for a couple of people at the expense of the rest of us. Besides, Harper is too narrow to accom

Our public officials should be working on creating public parking in this area for the local businesses rather than building for the sake of a few developers and stressing the traffic and parking situ

The homeless in this part of town are from other places and the few affordable units in that building are not going to the homeless population, many of the homeless population have dependency a

Additionally, I really question the veracity of the speakers in favor of the proposal. It sure seemed like many of them were organized by the developers. First, they all spoke at the end of the hear point that they were given. I highly doubt that even one of the families that lost their homes in Altadena or Palisades will be waiting for that building to be finished to move into it. Sixth, one fem is blocked?

We will have more fires when there is no cold air blowing from the ocean anymore because of all of the high rises and the cutting down of the trees and the carbon produced by all of these new ca

We don't have housing because the city never planned any housing or incentivized the developers to build or develop any part of the city except the West side could get the most profit. The city w

So, now the mantra is density without a transportation system and without any regard to the environment and the geography or the community. Once this is built, other developers will use it as a j

We are not required to go through this nightmare and destroy our quality of life so a couple already wealthy landlords can make a windfall at the expense of our families and our neighborhood. W

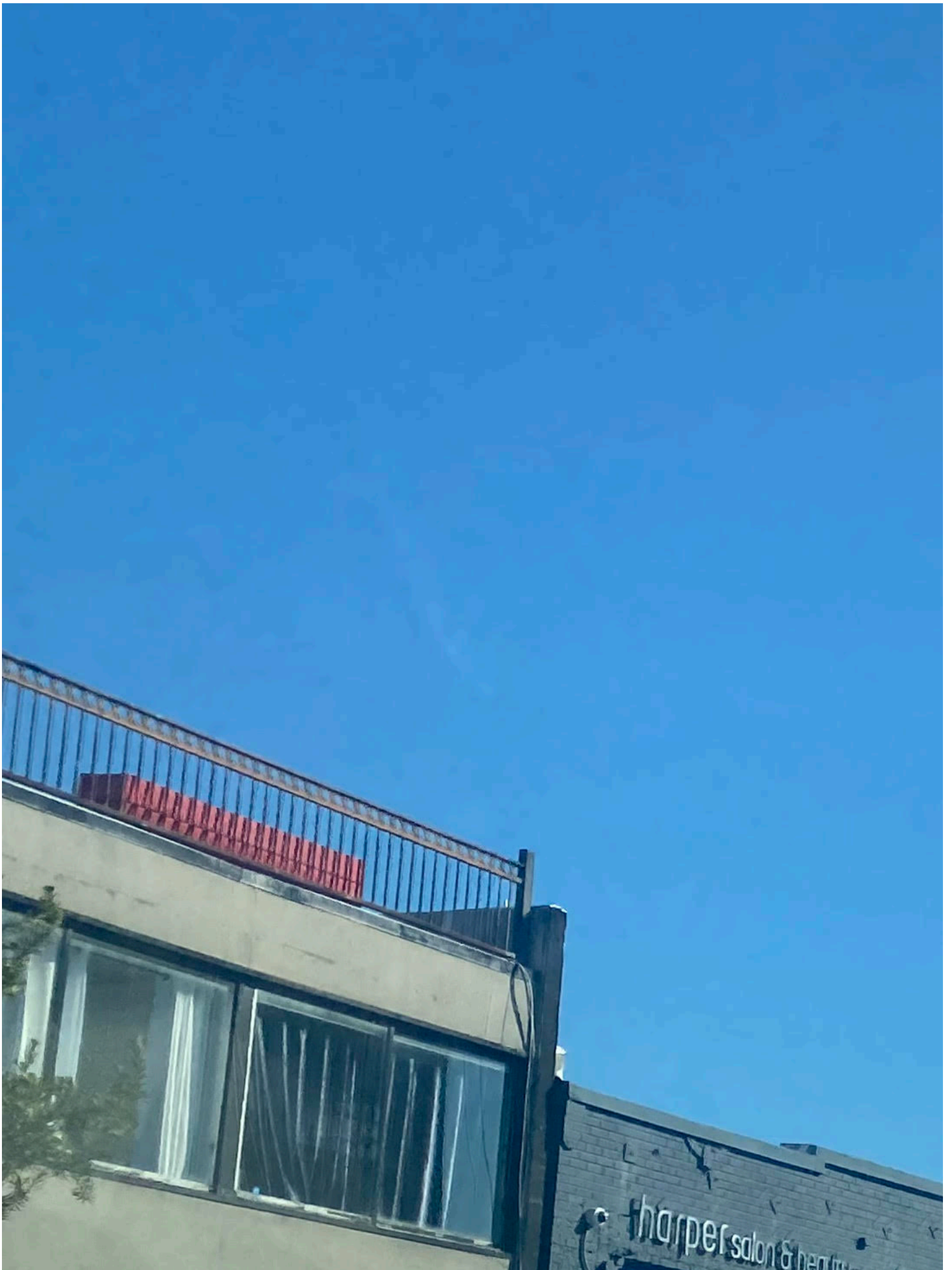
My daughter has been sick for over a year with respiratory illness and a lot of it has to do with the increased pollution and the dryness. We've had an unprecedented number of days with high pol

The proposed property plan just develops the property as much as possible without any restraint and not even parking spaces for the retail.
They need to scale down this building, provide public parking for the retail space

Below is a photo of morning (9:30 am) traffic at Harper off of Melrose at that we have every day. Which goes from the intersection of San Vicente through La Cienega, passing Harper and to f

Just imagine another 100 cars turning into and out of this building from Melrose! Melrose will be completely shutdown. It will be impossible to go anywhere in either direction and stressing eve

Already it's difficult enough for us to go to West Hollywood Park and to take my son to West Hollywood Elementary. Additionally, more cars will be racing down my street, La Jolla, to criss-cros







Thank you, Matthew Berger, Marcelle Berger, Taina Berger, Leonardo Berger



8251 Must Be Built

Macy Coquia <macycoquia@gmail.com>

To: nashya.sadono-jensen@lacity.org

Cc: cpc@lacity.org

Thu, Jun 5, 2025 at 8:57 AM

To the Planning Commission and Community Stakeholders,

As a business owner, resident, and economic development advocate in the Melrose corridor, I am writing in support of the proposed redevelopment at [8251 Melrose Avenue](#). This project aligns closely with both community development goals and market-based realities in Los Angeles, offering a rare example of sensitive densification and neighborhood-aligned growth.

This mixed-use development introduces a well-balanced program—integrating 5 stories of housing atop activated commercial space—that not only enhances land-use efficiency but also contributes to the city's broader efforts to mitigate the ongoing housing crisis. As vacancy rates for rental housing in central LA remain near historic lows, this project contributes meaningfully to supply while avoiding displacement, as it replaces a single-use commercial asset with a diversified, multi-use footprint.

Moreover, the proposed retail model is particularly thoughtful: instead of mono-brand flagships or passive retail facades, it incorporates neighborhood-scale, flexible-use stalls that can accommodate small businesses, wellness concepts, and community-serving services. These spaces will meaningfully enhance daytime and evening vibrancy along this stretch of Melrose, complementing existing retail without cannibalizing it.

From both an economic and livability standpoint, the project offers catalytic potential: it brings new residents, supports local commerce, and contributes to a more walkable and dynamic neighborhood fabric. I support its approval and encourage expeditious entitlement and permitting so that its benefits can be realized in a timely manner.

Warm regards,
Macy | TPG Events

Case # CPC-2024-3802-DB-PR-VHA 8251-8291 W. Melrose Ave & 705-711 N. Harper Ave

NAME Davidman SIGNATURE Davidman ADDRESS 75070 Harper Ave E-MAIL cheobas55@global.net PHONE # 518-445-9911

NAME JESSICA TENDEN SIGNATURE Jessica Tenden ADDRESS 950 N KINGS RD #112 WETH090069 E-MAIL JESSICA.TENDEN@WETH090069 PHONE # 203-51910323

NAME Kelle D. Dumit SIGNATURE Kelle D. Dumit ADDRESS 1049 Havenhurst #12 Weth090046 E-MAIL tdpa430@live.com PHONE # (203) 884-6433

NAME Taiwo Sokan SIGNATURE Taiwo Sokan ADDRESS 1252 Havenhurst Dr #3 E-MAIL taiwosokan@gmail.com PHONE # 862-205-9375

NAME Brittany Elias SIGNATURE Brittany Elias ADDRESS 707 N Harper E-MAIL Brittanymelias@gmail PHONE # 760-841-6571

NAME ERIN HAWKINS SIGNATURE Erin Hawkins ADDRESS 1038 N. HARPER E-MAIL ERINSHAWKINS@gmail PHONE # (323) 433-9457

NAME INGERID Solomon SIGNATURE Ingrid Solomon ADDRESS 721 N. Harper Ave E-MAIL ingerisolom@aol.com PHONE # (323) 549-9527

NAME Asaf Eisenberg

SIGNATURE [Signature]

ADDRESS 6011 Alh # 400

E-MAIL

PHONE #

NAME Nagar Harper

SIGNATURE [Signature]

ADDRESS 715 N. Harper Ave

E-MAIL

PHONE #

NAME Goyle Gole

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E-MAIL goylegold@aol.com

PHONE # 1213 507 9033

NAME Pm Sirota

SIGNATURE [Signature]

ADDRESS 9108 W 25th 90034

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PHONE # 1310 720 1658

NAME Robert Reel

SIGNATURE [Signature]

ADDRESS

E-MAIL

PHONE # 0310 4356723

NAME Ami Pained

SIGNATURE [Signature]

ADDRESS

E-MAIL

PHONE # 1323 6559830

NAME Dillon Muelken

SIGNATURE [Signature]

ADDRESS 428-Rivwood

E-MAIL

PHONE # 1323 821 4819

NAME Amel Jaser

SIGNATURE [Signature]

ADDRESS 919 E 65th St.

E-MAIL

PHONE # 306544062

NAME Jorge

SIGNATURE [Signature]

ADDRESS Jorge Gonzalez

E-MAIL

PHONE # 323 4933446

NAME Thomas Diney

SIGNATURE [Signature]

ADDRESS 919 E 65th St

E-MAIL

PHONE # 213 9490203

NAME Charles

SIGNATURE [Signature]

ADDRESS 11266 McDonalds Culver Ct. 90230

E-MAIL

PHONE # 310 3987576

NAME Gregory Withers

SIGNATURE [Signature]

ADDRESS 11111 Guine Road #221

E-MAIL

PHONE # 1310 3436397

NAME Bridgette Johnson

SIGNATURE [Signature]

ADDRESS 11111 Guine Road #221

E-MAIL

PHONE # 1949 813 8900

NAME AG1 ARENOLD

SIGNATURE [Signature]

ADDRESS 1910 N. Van Ness St

E-MAIL

PHONE # 1323 394157

NAME Deborah

SIGNATURE [Signature]

ADDRESS 2508 Saint Georges

E-MAIL

PHONE # 6610106

Case # CPC-2024-3202-DB-PR-VHCA

8251-8291

W. Melrose 705-711 N. Harper Ave

NAME Brian Weber

SIGNATURE [Signature]

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E-MAIL webbrian@gmail.com

PHONE # 310-494-1502

NAME Oliver Mwa

SIGNATURE [Signature]

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E-MAIL olivermwa@yahoo

PHONE # 310-777-7787

NAME Dina Jadaiah

SIGNATURE [Signature]

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PHONE # (714) 473-6774

NAME David Kauerth

SIGNATURE [Signature]

ADDRESS 899 W. Kilbuck Dr.

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NAME Carina Schall

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SIGNATURE [Signature]

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E-MAIL 104JOMBAG@gmail.com PHONE # 323 782 9175

NAME Philippe Raut

SIGNATURE [Signature]

ADDRESS 612 N. 4th Jolla

E-MAIL bristilleprod@gmail.com PHONE # 323-6553803

NAME Danielle Abrams

SIGNATURE [Signature]

ADDRESS 626 N LA Jolla Ave

E-MAIL dabrams@qtd PHONE # 310-922-7105

NAME Blue Stecher

SIGNATURE [Signature]

ADDRESS 652 N. La Jolla Ave

E-MAIL bluestecher@gmail.com PHONE # 714-225-4296

NAME Blue Stecher

SIGNATURE [Signature]

ADDRESS 652 N. La Jolla Ave

E-MAIL ptado@scholmail.com PHONE # 323

NAME Zion KALI

SIGNATURE [Signature]

ADDRESS 646 N. LA Jolla

E-MAIL zkalie55@gmail.com PHONE # 646 323-5781218

NAME Erin Corkey

SIGNATURE [Signature]

ADDRESS 8211 Melrose Ave

E-MAIL emcorkey@gmail.com PHONE # 760-208-332

Dear City Planning Commission:

These are the reasons the neighbors oppose the project at 8251-8271 West Melrose Ave. & 705-711 No. Harper Ave. L.A, 90046. This list was investigated, researched, discussed, & shared with the people surrounding the project, & most signed our petition in opposition. (about **250 signatures in opposition, which we sent you**)

Why You Should Oppose This Project
8251-8271 West Melrose Ave. & 705-711 No. Harper Ave.
Case # CPC-2024-3202-DB-PR-VHCA

1.Status Quo: The peaceful & safe status quo is just fine. Of course improvements could be made to the existing commercial building, like with paint & new windows. The existing other buildings like the dress shop, coffee shop, & grooming salon are attractive, quaint, & neighborhood favorites. Why do we have to suffer this huge impact for the Company to make more money, destroy the character of the neighborhood, & cause major traffic congestion.

2.Trustworthiness of Company On the company website, the Illulian Group states “We like to break the rules when deemed necessary....We disrupt conventional wisdom in our operations to achieve success with minimum time, investment and risk.” The Mid City West Neighborhood Council was not notified of the impending project. The residents & businesses were not given enough notification & adequate time to prepare, hear, & connect to the Public Hearing on 2/24/25. Six of the last positive speakers at the end of the Hearing were suspicious like with their reasons, location of project, & did not live in surrounding area.

3. Parking There are 90 units & 3 ground floor commercial spaces. The project will provide 96 automobile spaces. Where will people who do not have/cannot find a parking space go? You guessed it, our permit parking streets that are not adequately patrolled.

4. Harm: The govt. Abundant housing advocates want over building & increased density, but when is enough, enough? People need space & sunlight to thrive not darkness & over-crowding. This 6 story monstrosity does not fit the character of Melrose Ave. with its mainly 1 & 2 with some 3 story quaint shops. Traffic congestion on our neighborhood streets will be horrendous. The demolition & excavation will be major, & will cause an increase of noise, pollution, tremors, & possible damage to at least nearby properties. Emergency vehicles will have a difficult time maneuvering the streets.

5. Accommodation Any accommodation with the company will surely create a situation where it will be violated, & we will constantly have to call the city & possibly the police with the future difficulty of enforcement & even response. What right does this Company have to impact our lives, families, & neighborhood in such a negative way for their singular financial gain. What are they giving us except a nightmare of noise, traffic congestion, tremors, a monstrosity. & parking problems.

6. Hazardous Aquifer Near the Surface During the building & excavation for the luxury condos on the 700 block of Sweetzer a few years ago, an aquifer was struck when digging for underground parking despite the developer having conducted a hydrology study. The result was 100s & 1000s of gallons of water being discharged onto the street several times a day since 2018 All of this caused hazardous conditions including a layer of algae, broken-up pavement due to the repeated re-pouring of the building's foundation,

mosquitos breeding in the water & flooding leading to black mold in the building. It also risks unstable foundations should the water table rise in heavy rain. Given this high water table so close to this proposed project it's likely this construction would also hit an aquifer that could create a volume & velocity that could overwhelm the water system. This known unusually high water table directly adjacent to this project surely calls for further environmental review.

In conclusion, what will you as the City Planning Commission do to help the residents & businesses surrounding this proposed project? Once again, we ask you to look closely at the negative impacts of this project on our neighborhood; & at the very least, reduce the amount of stories proposed & require the necessary environmental studies of hydrology, soil, etc. BEFORE the demolition & excavation of the present buildings at 8251-8271 West Melrose Ave. & 705-711 No. Harper Ave. L.A. 90046 & share them with us. This is so important because it will prevent buildings from being torn down & lives & businesses being disrupted/destroyed for nothing, & the land being vacant like 2 areas in West Hollywood.

Sincerely,
Mary Louise Monahan
(323) 651-1760
monahanm@att.net

June 4, 2025

Dear City Planning Commission:

This letter is from businesses & residents who oppose the construction of an enormous 6 story building in our neighborhood. It is located at 8251-8271 West Melrose Ave. & 705-711 No. Harper Ave. L.A. 90046
Case # CPC-2024-3202-DB-PR-VHCA.

Under the CEQA Exemption paragraph, we do not feel that it is adequate for the “environmental review, (to be that) the applicant has submitted a Historic Resources Assessment, along with an air quality & noise report. After reading the documents, the Historical section is irrelevant at this point, but the air quality & noise reports were hypothetical & no way address what will actually take place. A major environmental issue of course is the shallow ground water that has not been addressed by the applicant. (700 block, east side of Sweetzer Ave, ongoing since 2018, documented by City & CD5) “The Class 32 Exemption is not available for any project that requires mitigation measures to reduce potential environmental impacts to less than significant.

According to Jennifer Torres from CD5, the water table studies seem to indicate that the hydrology & soil studies would be done by the “Grading Division, but only after a building permit is requested, which occurs post-entitlement.” However, we feel strongly that soil & water table studies by a neutral party need to be done & shared with us BEFORE demolition & excavation to avoid buildings being torn down & lives & businesses being disrupted/destroyed for nothing & the land being left vacant like 2 present areas in West Hollywood.

We have therefore asked Councilwoman Yaroslavsky to amend/ add in addition to her letter to Nashya Sadonoo-Jensen that these **environmental studies like hydrology, soil, etc. be done BEFORE DEMOLITION & EXCAVATION & shared with us.**

In addition, the developer appears to have made some inconsistent statements in his application. "The CEQA review is intended to foster transparency & integrity in public decision making, while ensuring land use decisions take into account the full impact of development on natural & human environments." With that said, I would like to cite a few examples where the applicant's answers in his application seem incorrect:

(1) He stated NO under the Sensitive Uses designation, which asks "Is the project site located within 500 ft. of any of the following: residences - single family, apartments, condominiums...&/or retirement homes." That is not true; all of these are within 500 ft. There is also in the near future a 23 unit construction site a block away on Sweetzer.

(2) Under Grading, many items listed as TBD although if answered in the positive would be disqualifying, like "20,000 or more cubic yds. of soil exported." For the developer to build 2 subterranean parking lots, there will be a tremendous amount of soil that will need to be removed from the site. Plus the other construction site of 23 units a block away on Sweetzer.

(3) Under Biological Resources.... "Would project alter or encroach on any water resources?" He answered NO. Although, it has been historically documented with L.A. Street Maintenance & Shannan Calland of CD5 that an underground aquifer was struck during construction of a bldg. across the alley from the project on Sweetzer Ave. The water release, erosion, & hazardous conditions of algae growth, broken up pavement, etc. have been ongoing since 2018 & up to the present time.

(4) Under Transportation... "Is the project proposing new driveways or introducing new vehicle access to property from the public right of way on a street designated as a Blvd. or Ave. or on a collector or local street within 75 ft. from the intersecting street?" His answer was NO. However, the

egress & ingress to the bldg. Is located on Harper Ave & is a short distance to the traffic light & intersection of Harper Ave. & Melrose Ave. Plus a loading dock at the rear is located on an alley; & across it, is the driveway/parking area of 2 single family homes. Once again, neighboring streets are narrow, only 1 car can pass at a time, & they were not made for this kind of traffic before or after construction. In addition, there will be many construction trucks for the demolition/excavation & construction for this project & another at 806 N. Sweetzer going up & down Melrose Ave. & neighboring streets, which would cause major congestion. He has also checked a box incorrectly that indicates "this project would not result in any significant traffic, noise, air quality or water quality impacts." If it does LADOT needs to be contacted to initiate a Transportation Engineering Design Review by LADOT

Community Outreach.. We canvassed, walked, researched & spoke to many residents, businesses, & visitors about the enormous project; we collected over **250 signatures in opposition on a petition.** Our group also contacted many community groups & associations & many painted a dismal picture of the city & its politicians being in the "pocket of the developers" & not caring about our neighborhood & quality of life.

Once again, we ask you to look closely at the negative impacts of this project on our neighborhood; & at the least, reduce the amount of stories proposed & require the necessary environmental studies of hydrology, soil, etc. BEFORE the demolition & excavation of the present buildings at 8251-8271 West Melrose Ave. & 705-711 No. Harper Ave. L.A. 90046 & share them with us. This is so important because it will prevent buildings from being torn down & lives & businesses being disrupted/destroyed for nothing & the land being left vacant, like 2 areas in West Hollywood.

Sincerely,
Mary Louise Monahan
Spokesperson for Opposition Group
monahanm@att.net

(323) 651-1760

June 1, 2025

Dear City Planning Commission

This letter is from the businesses & residents who are opposed to the huge 6 story building at 8251-8271 West Melrose Ave. & 705-711 No. Harper Ave. L.A.90046. Case # CPC-2024-3202-DB-PR-VHCA.

At a meeting on May 6, 2025 with Jennifer Torres, Planning Deputy CD5, our group told her that we canvassed, walked, researched, & spoke to many residents, businesses, & visitors about the enormous project - about 250 signatures in opposition. The few that approved of the building most of the time had no real investment in the community (of property, passion, business, residence). Most people were appalled at the enormity of the building, how out of character it would be for the area in appearance, scale, & height, nearby groundwater issues on Sweetzer, & how it would disrupt their daily life with traffic gridlock, tremors/pollution from the demolition & excavation, & safety concerns for emergency vehicles.

All the community groups I contacted painted a dismal picture of the City & the Councilwoman's office being in "the pocket of the developers" & not caring about the community & its quality of life on a daily basis. They voiced no hope for us in trying to oppose this development.

The Mid-City West Neighborhood Council was not even notified of the project until we made them aware; & then when they were because of us sending them notification & the petition of opposition, a virtual meeting (May 20, 2025) was scheduled, but without adequate time for us to respond at it. Another is scheduled for June 12, 2025

Early on in the beginning, I notified the CD5 office of our opposition with very few tangible results. We were not able to secure a meeting with Katie Yaroslavsky, & when I spoke to Jennifer Torres, Thao Tran, & Shannon Calland they all said immediately that developers were allowed to do this because of State law & in so many words just "too bad" what a sizable

portion of the neighborhood wants. (**250 signatures in opposition** on a petition) Our meeting with Jennifer Torres on May 6, 2025 was a step forward. After listening to us, studying, & researching the matter, she got back to us on May 30, 2025 In this reply, she said office would “submit a letter outlining the aquifer concern & requesting action to prevent damage to aquifer.”

Sara Tuft, who was at our meeting with Jennifer Torres, contacted Street Maintenance & Shannan Calland about the aquifer issue on Sweetzer, which has been a problem since at least 2018. The service requests keep being closed even though there is still a daily problem with water release & erosion. Please refer to her detailed email narrative to you about the groundwater. The city enables public safety & environmental harm both by providing exceptions to developers in its regulations as well as looking past - literally denying- the damage after its been done.

In conclusion, most people don't feel their voices are being heard, & there is no one in the City that will take up their cause. I guess the City could go a step further like West Hollywood has done & deny the citizens a voice on development projects.

WHAT A SAD STATE OF AFFAIRS!! What will you as the City Planning Commission do to help the residents & businesses surrounding this proposed project?

Sincerely,
Mary Louise Monahan
Spokesperson for the Opposition
(323) 651-1760
monahanm@att.net



N Harper Ave Emergency Vehicle Access [CPC-2024-3202-DB-PR-VHCA]

R W <westcoastnative@gmail.com>

Thu, Jun 5, 2025 at 9:37 AM

To: cpc@lacity.org

Hello

I am forwarding these additional concerns at the request of Nashya Sadono-Jensen. If you could kindly confirm receipt. Thank you!

-Reymond

----- Forwarded message -----

From: R W <westcoastnative@gmail.com>

Date: Wed, Jun 4, 2025 at 3:26 PM

Subject: N Harper Ave Emergency Vehicle Access [CPC-2024-3202-DB-PR-VHCA]

To: Jennifer Torres <Jenny.torres@lacity.org>, Nashya Sadono-Jensen <nashya.sadono-jensen@lacity.org>

Cc: Neighbors <savesweetzer@gmail.com>, <ingrsolom@aol.com>, Martin Kvitky <marsyl@flash.net>, <e.nathanson@att.net>, <brian@poshpetcare.com>, Keith Nakata <keithnakata@mac.com>, Kelly Duda <kellyduda8@gmail.com>, mary louise monahan <monahanm@att.net>, <stanton.shipley@gmail.com>, <hburgarella@midcitywest.org>, Shannan Calland <shannan.calland@lacity.org>

Hello Jennifer & Nashya-

Thank you Jennifer for receiving my last email! If I may also submit to you both the following: In our initial neighborhood outreach meeting with Jennifer, we raised concerns about vehicle ingress/egress for properties on the 700 block of N Harper, particularly regarding emergency service access.

In addition to the public safety of all local residents, Shalom Garden Inc. at [743-745 N Harper Ave](#) is a licensed senior care facility (Lic 197607118 & 197607119) which regularly relies on emergency service vehicles and personnel. As you know, N Harper Ave is a narrow neighborhood street. Have the appropriate agencies been consulted to determine whether mitigation measures are needed based on the existing vehicle infrastructure?

Namely specific requirements by:

Los Angeles Fire Code/Fire Marshall: Will the entry and exit routes of the 700 block of N Harper remain navigable under all conditions? Has the Fire Marshall been notified of this project and made aware of the entry/exit design so that it may be determined if emergency access will be hindered?

CEQA – Emergency Access Impacts: As CEQA also has emergency access requirements, have studies concluded that emergency vehicle service will not be impeded—not only to the senior facility, but also to the regular residents on this block of N Harper?

California Department of Social Services: Given that Shalom Garden Inc. is licensed by CDSS, can the city confirm that emergency vehicle access will remain unobstructed in compliance with CDSS guidelines?

Please also keep in mind that in addition to this new Melrose project, N Harper is already uncharacteristically impacted by "Pink Wall" tourism.

Thank you for receiving these additional concerns.

-Reymond



8251 Melrose

Steven Neman <stevenneman@gmail.com>

Thu, Jun 5, 2025 at 7:22 AM

To: cpc@lacity.org

Hello,

I am the owner of a boutique shop on Melrose Avenue, and I'm writing to express my enthusiastic support for the proposed development at [8251 Melrose Avenue](#). As a fellow small business operator, I see firsthand how the lack of foot traffic and housing density can be a challenge for local businesses. The added apartments above a floor of community-focused retail will be a major boost for everyone.

The new retail stalls will complement the existing businesses, making the street more vibrant and walkable. More residents also means more customers for our shops, and I see this as a win-win for the whole area.

Please consider approving this thoughtful project. I think this would be a strong development for the area and help local business.

Thank you,
Steven Neman



8251 Melrose project

Shawn Shayan <shawنشayan9@gmail.com>
To: cpc@lacity.org

Wed, Jun 4, 2025 at 4:30 PM

Hello,

I live down the street from the proposed 8251 Melrose project. I wanted to send an email in regards to you in favor of this

I've lived in the area for over 5 years and have watched as housing has become increasingly out of reach for so many Angelenos. Many of my friends are unable to live here due to the lack of housing!! It's because other people are always shooting down new projects, but then complain about how there's no housing. I don't get it

More housing is needed in our city. This is exactly the kind of development we should be supporting. I fully support this project and i'm excited to finally start seeing more apartments available for rent in the area. Please keep up the good work and make it easier for our City to flourish

--

Thank you,

Shawn Shayan
(310) 890-2222



Fwd: Proceed with 8251 melrose project

Teresa Howard <teresajhoward1983@gmail.com>
To: cpc@lacity.org

Wed, Jun 4, 2025 at 9:03 PM

Nashya from city planning asked me to please forward the email i initially sent her

----- Forwarded message -----

From: **teresajhoward1983** <teresajhoward1983@gmail.com>
Date: Mon, Jun 2, 2025 at 6:08 PM
Subject: Proceed with 8251 melrose project
To: <nashya.sadono-jensen@lacity.org>
Cc: <jenny.torres@lacity.org>, <Councilmember.Yaroslavsky@lacity.org>

Dear City Planning Department,

I am writing to voice my strong support for the proposed mixed-use development at [8251 Melrose Avenue](#). As a long-time resident living just two blocks away on Sweetzer Ave, I've seen how the area has struggled to keep up with the city's housing demand. Replacing the outdated office building on Melrose with a modern and beautiful structure that includes much-needed housing and neighborhood-friendly retail is exactly what we need.

We'll also finally have some new retail in the area. This is a beautiful neighborhood and this is one of the few projects I've seen that is actually improving it for the better.

Thank you for sending out the neighbor letters a few weeks ago
T.H.

Delivery via E-Mail: nashya.sadno-jensen@lacity.org

Nashya Sadono-Jensen
City Planning Associate, Central Project Planning
Los Angeles City Planning
200 N. Spring Street, Room 621
Los Angeles, CA 90012

Re: 8251 West Melrose Avenue proposal; Case No. CPC-2024-3202-DB-PR-VHCA

Dear Nashya:

We are writing to voice concerns regarding the proposed 6-story mixed-use building at 8251 West Melrose Avenue. Our understanding from the February 24 hearing was that the city is considering an unprecedented exemption for the C4-1XL Zone, to allow a massive mixed-use building of 69 feet and six stories and two subterranean levels on Melrose Avenue, where a 30 foot maximum height is allowed—**this appears to be a 302% increase above existing zoning regulations**. We are unsure of why the City would even be considering such a massive deviation from its zoning plan, especially given local residents' knowledge of our neighborhood and associated concerns from them expressed during the February 24 hearing. In fact, I did not hear a single local resident voice support at the hearing – only concerns. Toward the end of the hearing, some late-joiners to the Zoom spoke in support, but without any indication that they were actually local residents (and with some easy online searches during the hearing, it became clear to us that these late-joiners were actually commercial real estate agents, not local residents).

We live in the Ainsley Building a half-block away, at 728 N. Sweetzer, and we are very concerned about any hasty approval of a structure that has not been sufficiently vetted and that would deviate so significantly from the neighborhood's plan. Before expressing concerns with this particular project, we want to note our support more broadly to create more housing in Los Angeles, which is desperately needed. But development must be done in a smart and thoughtful way, and we have serious concerns that the appropriate assessments have not yet been performed for this proposed development.

First, we were concerned when an elderly Holocaust survivor who lives next to the building site brought up noise abatement at the hearing – such a massive construction project bordering on a residential neighborhood would cause significant noise and disruption. We, too, are concerned that noise abatement has not been properly assessed. No noise study has been conducted, and based on prior noise analyses the City has conducted for similar projects, it appears that construction of this massive structure will cause significant and unavoidable noise impacts on a single-family structure. **Therefore, an exception to the proposed categorical exemption pursuant to CEQA Guidelines Section 15300.2 does apply.**

Second, we are very familiar with the traffic on our block of Melrose, and are certain that this building would cause traffic and flow issues that would cause safety issues on Melrose, a very busy street, as well as on Harper Ave. and Sweetzer Ave. With commercial spaces planned on the ground floor, how would deliveries to those commercial spaces be made given that there is only a very small alleyway behind the building site, and Melrose was never contemplated for

buildings of this size? Further, with 90 units ordering deliveries of their own (Amazon, food deliveries) that are only increasing, the street is certain to be jammed up many times a day, with illegal parking (with hazards on, but still illegal) causing potential safety issues for existing residents. We would ask that the city conduct a study into the traffic and congestion that would stem from the proposed building, and also consider parking congestion as it appears that only 16 short-term spaces for parking are being contemplated, and not every one of the 90 dwelling units would have an assigned long-term parking space.

Third, we are concerned about this extremely heavy building resting on the same geographic layers that our Ainsley building is atop. I am on the HOA board for the Ainsley and am very familiar with the issues caused by water seepage from underneath our own residential building—we have sump pumps running continuously, with water directed into the gutters on Sweetzer in front of our building at various times throughout the day (an issue that the city has now taken issue with after the developer turned the building over to the HOA). And when it rains, the water issues are significant – we have had major water intrusions into our basement structures because of this particular area of the city. The HOA was only recently told by our developer that the entire block rests on an extremely watery base, and that the weight of our building means that our subterranean parking would flood (even on non-rainy days) if pumps were not continuously working. This begs the question: where would such a large building bordering on Melrose pump its water, particularly given this building size represents a 302% increase above existing zoning regulations? We would ask that the city investigate the ground water impacts that are certain to be caused by the massive proposed building.

Fourth, we do not understand how five lots that had one- to two-story commercial buildings can be changed into a massive 6-story-above-ground building and add significant population density (90 units) without changing the character of our section of the neighborhood. Melrose Avenue is a famed shopping district, and is not lined with large apartment buildings that break the flow of the pedestrian shopping experience. With a large building causing traffic situations with its ingress and egress, and commercial and residential deliveries going on, pedestrians strolling Melrose Avenue will be impacted. (And because pedestrians on Melrose are not accustomed to looking for cars crossing the sidewalk to go in and out of buildings, pedestrian safety is also a serious concern.)

In short, we were shocked to learn that the city is even considering allowing the exemptions requested by the developer here and allowing this building to be approved. There is so much more investigation that should be done by impartial inspectors, geologists, and specialists in the issues noted above. We will be present at the hearing in June, along with many of the residents who voiced concerns at the prior hearing. So we wanted to provide some of our serious concerns in advance.

Best regards,

Wade Ackerman
George King
Residents at 728 N. Sweetzer Ave.



Jun 9, 2025

City of Los Angeles
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

**Re: Proposed Housing Development Project at 446 South Shatto Place,
DIR-2024-437-TOC-PHP-HCA-1A**

To: cpc@lacity.org

Cc: Bryant Wu, City Planning Associate, bryant.wu@lacity.org ; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 60-unit housing development project at 446 South Shatto Place, which includes 7 very low-income units. These laws include the Housing Accountability Act ("HAA") and California Environmental Quality Act ("CEQA") guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id.* at subd. (d)) or reduce the project's density (*id.* at subd. (j)) unless, again, such written findings are made. As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

Furthermore, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to section 15332 of the

2221 Broadway, PH1, Oakland, CA 94612
www.calhdf.org

CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

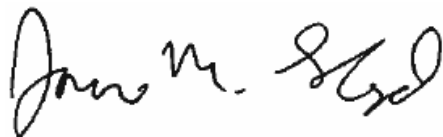
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will increase the city's tax base; it will bring new customers to local businesses; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a stylized, flowing script.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a stylized, flowing script.

James M. Lloyd
CalHDF Director of Planning and Investigations



Subject: Concern Regarding Building Approval Adjacent to My Condominium

Wenda Wang <wendalang@gmail.com>
To: Victoria Yee <yee.victoria@gmail.com>
Cc: cpc@lacity.org

Mon, Jun 2, 2025 at 6:36 PM

Dear Los Angeles City Planning Commission,

I am writing to express my concerns about the recent approval of the building project located next to my condo. As a resident, I am deeply affected by the construction and its subsequent impact on my property and quality of life.

Firstly, the new building significantly compromises my privacy, as it overlooks my living space directly. This intrusion has made it impossible for me to maintain the privacy I previously enjoyed.

Secondly, due to construction restrictions, I am unable to trim or maintain my trees along the property line. As a result, I feel compelled to remove them entirely, which is unfortunate as they provide both natural beauty and a privacy buffer. This, in turn, forces me to redesign and redo my deck area, incurring unexpected costs and inconvenience.

Furthermore, the new building blocks sunlight from entering my condominium, diminishing natural light, and negatively affecting my living environment.

I respectfully request that the City Planning Commission consider these concerns and explore potential solutions to mitigate the negative impacts on my property and well-being. I appreciate your attention to this matter and look forward to your response.

Thank you for your time and understanding.

Sincerely,

Wenda Wang

Wendalang@gmail.com

[456 Shatto pl, apt 7, Los Angeles](#)

DAY OF HEARING SUBMISSIONS