



DEPARTMENT OF CITY PLANNING

**SUBDIVISIONS (AND HEARING OFFICER)**  
**WEDNESDAY, NOVEMBER 20, 2024**

**VIRTUAL HEARING INSTRUCTIONS**

This Public Hearing will be conducted entirely virtually and will allow for remote public comment. Attend the meeting virtually by using the following link or phone number:

JOIN BY WEBINAR	JOIN BY PHONE
<p>Join from a PC, Mac, iPad, iPhone or Android device. Please click this URL to join: <a href="https://planning-lacity-org.zoom.us/j/81677913136">https://planning-lacity-org.zoom.us/j/81677913136</a></p> <p>Meeting ID: 816 7791 3136</p> <p>Passcode: 132731</p>	<p>Participants may also join by phone: (213) 338-8477 or (669) 900-9128</p> <p>When prompted, enter the Meeting ID of: 816 7791 3136 #</p>

You will be automatically muted when entering the meeting.

Please note that meetings may run longer than expected. Periodically throughout the hearing, staff will note what item on the agenda is currently being heard.

To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to “raise your hand” virtually following staff calling the item.

Planning Staff will call upon speakers using the last four digits of the phone number (Phone) or by name (Webinar), if available. Each speaker’s audio will be unmuted as they are called upon. Speakers typically are given 1-2 minutes to speak and at the end of the specified time limit for public comment, you will hear a buzzer sound or a verbal indicator and Planning Staff will ask you to conclude your remarks. Soon thereafter, your audio will again be muted and Planning Staff will move on to the next speaker.

For additional information on the virtual meeting format, please visit:

<https://planning.lacity.org/about/oza-virtual-instructions>

If applicable, meeting presentations and other relevant documents will be made available at the following link 72 hours before the hearing: <https://tinyurl.com/shared-drive>

Please fill out the following [Interested Parties Form](https://tinyurl.com/interested-parties) if you wish to be notified when a decision on an item on the agenda is rendered. Please include the relevant case number and staff contact in your submission.  
<https://tinyurl.com/interested-parties>

ITEM NO.	APPROXIMATE TIME	CASE NO.	CD	OWNER / ENGINEER	PROPERTY ADDRESS / COMMUNITY PLAN	ZONE
1	9:00 AM  Staff Contact: Bryant Wu	<a href="#">VTT-83441-HCA-M1:</a> <a href="#">DIR-2021-3772-TOC-CDO-</a> <a href="#">HCA-PHP</a> ENV-2021-3773-CE  The project is proposing the modification of conditions of approval of recorded Tract Map No. VTT-83441-CN-HCA that approved the merger of 34 existing lots into a one-lot subdivision with 248 residential units and 29,800 square feet of commercial space. The modifications requested are for condition numbers S-3.(i)a.i and S-3.(i)a.ii to maintain the existing 26-foot wide half roadway and to construct a 17-foot sidewalk with tree wells along Judge John Aiso Street.	14	City of Los Angeles/ Little Tokyo Service Center	122-230 N. Judge John Aiso, 200 N. Central Ave, 308-312 & 307-331 E. Jackson / Central City Community Plan	PF-2D-C DO and [Q]C4-2D-CDO
2	9:30 AM  Staff Contact: Erin Strelch (213) 847-3626	<a href="#">CPC-2022-5829-VCU-SPR:</a> <a href="#">VTT-83917</a> ENV-2022-5830-EIR  The Project would demolish two storage warehouses and existing surface parking for the construction of a new production studio campus consisting of two, five-story office buildings that may include up to 8,000 square feet of ground level retail, inclusive of up to 4,000 square feet of restaurant space; five studio buildings; three covered production support areas; and a five-story parking structure. In total, the Project would construct 675,611 square feet of new floor area on a	14	Shep Wainwright, Alameda Studio Owner, LLC / Mike White, Forma Engineering Inc.	1206-1338 E. 6th Street, 1205-1321 Wholesale Street, 1210-1361 Produce Street, 635, 639 Mill Street, and 640 S. Alameda Street / Central City North Community Plan	M3-1-RIO

		14.6-acre site, for a floor area ratio of up to 1.06:1.				
3	11:00 AM  Staff Contact: Tamar Gharibian (213) 978-1797	<a href="#">CPC-2021-4069-GPAJ-VZC</a> <a href="#">J-HD-CU-MCUP-SPR-HCA</a> <a href="#">VTT-82974-CN-HCA</a> ENV-2021-4071-EIR  The Project would demolish the existing surface parking and cold storage facility and warehouse uses for the construction of a new mixed-use development comprised of 1,589 residential units, including affordable housing units; 411,113 square feet of office space; and 145,748 sf of restaurant/retail uses. In total, the Project would construct approximately 2.3 million square feet of floor area on a 7.6-acre site, for an FAR of 7.13:1. The proposed uses would be built within 10 distinct buildings that would range in height from two to 30 stories.	14	Standard-Southern Corporation / Engineer	400 S. Central Avenue / Central City Community Plan	M2-2D and M2-2D-O

**Abbreviations:** **AA** - Advisory Agency; **APC** - Area Planning Commission; **CC** - Condominium Conversion; **CD** - Council District; **CN** - Condominium; **CPC** - City Planning Commission; **CU** - Conditional Use; **DAA** - Deputy Advisory Agency; **DB** - Density Bonus; **ENV** - Environmental Assessment Case; **GPA** - General Plan Amendment; **HD** - Height District Change; **PMLA** - Parcel Map; **SL** - Small Lot; **SPR** - Site Plan Review; **TOC** - Transit Oriented Communities; **TT** - Tentative Tract; **VTT** - Vesting Tentative Tract; **WDI** - Waiver of Dedication and Improvements; **ZA** - Zoning Administrator; **ZAA** - Zoning Administrator Adjustment; **ZAD** - Zoning Administrator Determination; **ZC** - Zone Change; **ZV** - Zone Variance  
**EIR** - Environmental Impact Report; **MND** - Mitigated Negative Declaration; **ND** - Negative Declaration; **CE** - Categorical Exemption

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

**Acomodos** - Como entidad cubierta bajo el Título II de la Ley sobre Estadounidenses con Discapacidades, la Ciudad de Los Ángeles no discrimina por razones de discapacidad. Para solicitar un acomodo razonable, como la traducción e interpretación entre el inglés y otros idiomas, favor de enviar un correo electrónico o llamar al personal asignado con un mínimo de 3 días (72 horas) antes de la audiencia pública o, como alternativa, enviar un correo electrónico a [per.planning@lacity.org](mailto:per.planning@lacity.org) usando el mismo plazo. Asegúrese de identificar el idioma al que necesita que se traduzca el inglés e indique si la solicitud es para servicios de traducción oral o escrita. Si se solicita la traducción de un documento escrito, incluya el documento que se traducirá, como un archivo adjunto a su correo electrónico.

**Telecommunication Relay Services** -

**\*\*\*This public hearing agenda is not the required public hearing notice and may be subject to change at any time.\*\*\***

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.

**Exhaustion of Administrative Remedies and Judicial Review** - If you challenge an application or item included on a public hearing agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**Notice to Paid Representatives:** If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code SS 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).