



**CITY OF LOS ANGELES**  
AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER  
**HEARING AGENDA**  
**SUBDIVISIONS/HEARING OFFICER**

**Wednesday, February 12, 2025**

**VIRTUAL HEARING INSTRUCTIONS**

The Department of City Planning Public Hearing will be conducted remotely. 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/83996330063">https://planning-lacity-org.zoom.us/j/83996330063</a> WEBINAR ID: 839 9633 0063 PASSCODE: 983837</p>	<p>Participants may also join by phone: 1 213 338 8477 or 1 669 900 9128 (San Jose) When prompted, enter the Webinar ID: 839 9633 0063</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>

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If applicable, meeting presentations and other relevant documents will be made available at the following link 72 hours before the hearing: <https://tinyurl.com/5p2fw6xr>

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>.

APPROXIMATE TIME & STAFF	CASE NOS.	CD	OWNER / REPRESENTATIVE	PROPERTY ADDRESS/ COMMUNITY PLAN	ZONE
1. 9:30 A.M. Monica Taimoori 213-682-6372 <a href="mailto:monica.taimoori@lacity.org">monica.taimoori@lacity.org</a>  DAA: Kyle Winston	<a href="#">AA-2024-2692-PM-CN-HCA</a> ENV-2024-2693-CE	15	Wole Adefeso, Konstro Designs & Engineering Inc.	1612 W 206th Street <i>Harbor Gateway Community Plan Area</i>	RD1.5-1
2. 10:00 A.M.> Mimi Fuchs 213-978-1415 <a href="mailto:filomena.fuchs@lacity.org">filomena.fuchs@lacity.org</a>  DAA: Vanessa Soto	<a href="#">AA-2024-2744-PM-SL-HCA</a> ENV-2024-2745-CE	5	Songdong Hu (658 Lillian LLC) / James Woodson (JRW Consulting)	658 N. Lillian Way <i>Wilshire Community Plan Area</i>	C2-1

**\*\*\*\*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 §§ 48.01 et seq. More information is available at <https://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).

**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 Service's-**

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) communication