

**CITY PLANNING COMMISSION**  
**\*CORRECTED\* REGULAR MEETING AGENDA**  
**THURSDAY, MARCH 13, 2025, AFTER 8:30 A.M.**  
**LOS ANGELES CITY HALL**  
**JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340**  
**200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC3-13-25>) by Monday, March 10, 2025.  
Compliant Day of Hearing Submissions will be added to this drive.

**RACIAL EQUITY VALUE STATEMENT:**

*Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.*

Monique Lawshe, President  
Michael Newhouse, Vice President  
Maria Cabildo, Commissioner  
Caroline Choe, Commissioner  
Martina Diaz, Commissioner  
Phyllis Klein, Commissioner  
Karen Mack, Commissioner  
Jacob Saitman, Commissioner  
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Haydee Urita-Lopez, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

**CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.**

**YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/87880030955> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 878 8003 0955 AND PASSCODE 437523.** For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

**Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to [cpc@lacity.org](mailto:cpc@lacity.org). **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48 hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org). Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org) and 15 hard copies must be submitted at the in-person meeting. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

**Requests for reasonable modification or accommodation from individuals with disabilities**, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at [cpc@lacity.org](mailto:cpc@lacity.org) no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

**Translation Services** may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email [cpc@lacity.org](mailto:cpc@lacity.org) to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, 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.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "City Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to [cpc@lacity.org](mailto:cpc@lacity.org). Please include your contact information (email or mailing address) and the case number associated with the item.

## **1. DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – June 13, 2024; June 27, 2024; July 11, 2024; July 25, 2024

## **2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to [cpc@lacity.org](mailto:cpc@lacity.org). At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

## **3. GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

## **4. RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.

- b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

**5. CONSENT CALENDAR (5a and 5b)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

**5a. ENV-2020-3533-EIR; (SCH No. 2020120119)**

Council District: 11 – Park  
Last Day to Act: N/A

**\*PROJECT SITE:** 12531 – 12575 West Beatrice Street; 5410 – 5454 South Jandy Place

**PROPOSED PROJECT:**

The preparation of an Environmental Impact Report (EIR) for a Project that proposes the demolition of an existing 23,072 square-foot office building and two accessory buildings, totaling 7,188 square feet; the retention of an 87,881 square-foot office building; and the construction of a new eight-story office building with up to 196,100 square feet of office space and 3,400 square feet of ground floor commercial space. Upon completion, the Project would total 287,381 square feet of floor area on an approximately 4.5-acre site, with a Floor Area Ratio (FAR) of 1.46:1. The new office building would include three above-grade and two subterranean levels of parking and would have a maximum building height of 135 feet to the top of the parapet.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code (PRC), the consideration and certification of the Environmental Impact Report (EIR), ENV-2020-3533-EIR, SCH No. 2020120119, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California PRC, the adoption of the proposed Mitigation Measures and the Mitigation Monitoring Program; and
3. Pursuant to Section 21081 of the California PRC, the adoption of the required Findings of the certification of the EIR.

**Applicant:** Kevin Mansfield, NSB Associates, Inc.  
Representative: Clare Bronowski, Rand, Paster & Nelson, LLP

**Staff:** Kathleen King, City Planner  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)  
(213) 847-3624

**5b. CPC-2023-8315-DB-WDI-HCA**

CEQA: ENV-2023-8316-CE  
Plan Area: West Los Angeles

Council District: 11 – Park  
Last Day to Act: 04-04-25

**PUBLIC HEARING** – Completed February 11, 2025

**PROJECT SITE:** 1709 – 1721 1/2 South Beloit Avenue

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new 81,961 square feet, seven-story residential building with 102 dwelling units including 14 affordable units set aside for Very Low Income Households. The proposed building

will be 80 feet in height. The Project will provide 12,723 square feet of open space for residents and 97 parking spaces within two subterranean parking levels and within the ground floor level.

#### **REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) State Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (Urban Infill), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a Housing Development project consisting of a total of 102 residential units, of which 14 units will be set aside for Very Low Income Households (26 percent of base units) and requesting the following requested Off-Menu Incentives and Waivers of Development Standards:
  - a. An Off-Menu Incentive to permit a decrease in the required step back to allow a zero foot step back in lieu of the twenty-five foot setback otherwise required per Ordinance 186,249 Section A;
  - b. An Off-Menu Incentive to permit two two-way driveways in lieu of the one two-way driveway otherwise required per Ordinance 186,249 Section B.1b;
  - c. An Off-Menu Incentive to permit a decrease in driveway distance to allow thirty-five feet between driveways in lieu of the otherwise required fifty feet per Ordinance 186,249 Section B.1c;
  - d. An Off-Menu Incentive to permit an increase in the required Floor Area Ratio (FAR) to allow a 5.26:1 FAR in lieu of the 3:1 FAR otherwise required in the [Q]R4-1 Zone;
  - e. A Waiver of Development Standard to allow a decrease in the required front yard to allow a zero foot front yard setback in lieu of the 15 foot front yard otherwise required in the [Q]R4-1 Zone;
  - f. A Waiver of Development Standard to allow a decrease in the required easterly side yard setback to allow a zero foot northerly side yard in lieu of the ten foot northerly side yard otherwise required in the [Q]R4-1 Zone;
  - g. A Waiver of Development Standard to allow a decrease in the required westerly side yard setback to allow a five foot southerly side yard in lieu of the ten foot southerly side yard otherwise required in the [Q]R4-1 Zone; and
  - h. A Waiver of Development Standard to allow a decrease in the required rear yard to allow a thirteen foot, four-inches rear yard setback in lieu of the 19 feet otherwise required in the [Q]R4-1 Zone; and
3. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to waive the otherwise required dedications along Beloit Avenue.

**Applicant:** Elliot Nayssan, EJKS, LLC  
Representative: Matthew Hayden, Hayden Planning

**Staff:** Louis Ortega Jr., Planning Assistant  
[louis.ortega@lacity.org](mailto:louis.ortega@lacity.org)  
(310) 231-2909

6. [CPC-2018-3544-GPA-VZC-HD-CU-SPR](#)  
CEQA: ENV-2018-3545-MND  
Plan Area: South Los Angeles

Council District: 1 – Hernandez  
Last Day to Act: 04-30-25

#### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2250 – 2270 West Pico Boulevard, 1309 – 1315 South Arapahoe Street

#### **PROPOSED PROJECT:**

Construction of a new hotel development comprised of two six-story, 76-foot six-inch tall buildings separated by an alley. The Project will provide a total of 125 guest rooms, 77,828 square feet of floor area, and 2.99:1 Floor Area Ratio (FAR). The Project will provide 84 parking spaces across three levels of subterranean parking. The Project involves the demolition of an existing 9,627 square-foot market and surface parking

areas, and the grading of 24,900 cubic yards of soil; zero trees will be removed from the subject site and adjacent public right-of-way.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-3545-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the South Los Angeles Community Plan from Commercial Manufacturing and Low Medium II to Neighborhood Commercial, and to amend Footnote No. 4 of the Community Plan Map to allow Height District No. 2;
3. Pursuant to LAMC Section 12.32 Q and F, a Vesting Zone Change and Height District Change from [Q]C2-1 and RD1.5-1 to C2-2;
4. Pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to allow a hotel located within 500 feet of an R Zone; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase of 50,000 square feet or more of nonresidential floor area.

**Applicant:** Min Chun Helen Chen, Da Yuh Development, Inc.

**Staff:** Connie Chauv, Senior City Planner  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
(213) 978-0016

7. [CPC-2024-4111-DB-PR-VHCA](#)  
CEQA: ENV-2024-4112-HES  
Plan Area: Wilshire

Council District: 10 – Hutt  
Last Day to Act: 03-15-25

**PUBLIC HEARING** – Completed December 10, 2024

**PROJECT SITE:** 550 South Shatto Place

**PROPOSED PROJECT:**

Demolition of the existing uses, and re-purposing of the existing church building for the construction, use and maintenance of a new eight-story, 262,638 square-foot mixed-use building with 318 dwelling units, including 35 dwelling units (11 percent) set aside for Very Low Income households and 21,482 square feet of commercial space, with a maximum building height of 96 feet over two subterranean levels of parking. The Project includes 234 vehicle parking spaces and a total of 171 bicycle parking spaces (155 long-term spaces and 16 short-term spaces) and 24,431 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies.

**REQUESTED ACTIONS:**

1. The proposed project is within the scope of the program approved in the 2021-2029 Housing Element, and the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-672-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, adequately describes the activity for the purposes of CEQA;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development project consisting of a total of 318 residential units, of which a minimum of 35 dwelling units will be set aside for Very Low Income households, and with the following requested Off-Menu Incentives and Waivers of Development Standards:
  - a. An Off-Menu Incentive to permit an increase in the Floor Area Ratio (FAR) to allow a 4.29:1 FAR in lieu of the otherwise required 1.5:1 FAR;



- b. An Off-Menu Incentive to permit an increase in height to allow eight stories and 96 feet in lieu of the otherwise required six stories and 75 feet in the CR-1 Zone;
  - c. A Waiver of Development Standard to allow a reduction in the required rear yard setback to permit a 10-foot rear yard in lieu of the otherwise required 20 feet;
  - d. A Waiver of Development Standard to allow a 25 percent reduction in the required open space to permit 24,431 square feet in lieu of the otherwise required 32,575 square feet;
  - e. A Waiver of Development Standards to allow a reduction in the side yard to permit a westerly side yard of five feet;
  - f. A Waiver of Development Standards to allow a reduction in the side yard to allow an easterly side yard of five feet;
  - g. A Waiver of Development Standard to allow a 29 percent reduction in the tree requirement to permit 57 trees in lieu of the otherwise required 80 trees;
  - h. A Waiver of Development Standard to allow a reduction in the required passageway to permit 10 feet in lieu of the otherwise required 22 feet; and
3. Pursuant to LAMC Section 16.05 and Section 13B.2.4. of Chapter 1A, a Project Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms.

**Applicant:** Chase Pense, TF Shatto GP, LLC  
Representative: Tim Moran, Irvine and Associates

**Staff:** Michelle Carter, City Planner  
[michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)  
(213) 978-1262

The next regular meeting of the City Planning Commission  
will be held on **Thursday, March 27, 2025 after 8:30 a.m.**

Van Nuys City Hall  
Council Chamber, 2nd Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

#### **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 Section 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).

#### **Reasonable Accommodations Consistent with Federal and State Law**

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 and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at [cpc@lacity.org](mailto:cpc@lacity.org).

#### **Telecommunication Relay Services**

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 Communications Assistant (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.