

COMMISSION MEETING AUDIO

**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.

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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. 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.

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
(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
(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
(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
(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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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.

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 TTY-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.