

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MAY 8, 2025, AFTER 8:30 A.M.
LOS ANGELES CITY HALL, BOARD OF PUBLIC WORKS
EDWARD R. ROYBAL SESSION ROOM, ROOM 350
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC5-8-25>) by Monday, May 5, 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
(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.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/88182253059> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 881 8225 3059 AND PASSCODE 052393. 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. **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. 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 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 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 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. 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 – October 24, 2024; November 14, 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.

- 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 (NO ITEMS)

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.

6. DIR-2023-5190-TOC-HCA-1A

CEQA: ENV-2023-5191-CE

Plan Area: Southeast Los Angeles

Council District: 9 – Price Jr.

Last Day to Act: 05-22-25

Continued from: 01-09-25; 01-27-25; 04-10-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 3851 – 3855 South Grand Avenue

PROPOSED PROJECT:

Construction, use and maintenance of a new five-story, 65-foot, one-inch height, mixed-use development with 12 residential dwelling units, including one unit for Extremely Low Income Household occupancy. The Project will provide approximately 12,616 square feet of floor area, of which 723 square feet will be for retail space and will have a Floor Area Ratio (FAR) of 2.1:1. The Project proposes six non-residential automobile parking spaces. No trees to be removed.

APPEAL:

An appeal of the December 11, 2023, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), the following project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3, to permit a mixed-use residential building with 723 square feet of retail space, consisting of 12 dwelling units, reserving a total of one affordable unit equal to eight percent of the total dwelling units for Extremely Low Income household occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC Section 12.21 A.31 and with the following:

Additional Incentives:

- a. Yard/Setbacks. Five-foot side yards per the RAS3 zone in lieu of the required eight foot side yard setbacks and a minimum five foot rear yard in lieu of the required 17 foot rear yard setback, as otherwise required in the CM Zone; and
- b. Open Space. An up to 25 percent reduction in the required open space, allowing a minimum of 1,020 square feet of open space in lieu of the 1,275 square feet otherwise required per LAMC Section 12.21; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Hamid Razipour, Razi Grand Property LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Appellants: 1. Bryan Eck, University of Southern California
Representative: William F. Delvac, Armbruster Goldsmith & Delvac LLP

2. Benny Tran, LAFC Stadium Co.
Representative: DJ Moore, Latham & Watkins

Staff: Maneri Roman, Planning Assistant
maneri.roman@lacity.org
(213) 682-6366

7. [CPC-2017-1014-CU-ZAA-SPR](#)

CEQA: ENV-2017-1015-EIR (SCH No. 2017121007)
Plan Area: Harbor

Council District: 15 – McOsker
Last Day to Act: 06-11-25

PUBLIC HEARING – Completed April 24, 2025

PROJECT SITE: 15116 – 15216 South Vermont Avenue;
747 – 861 West Redondo Beach Boulevard

PROPOSED PROJECT:

The Prologis Vermont and Redondo Project (Project) includes the construction of a one-story, 53-foot tall, 340,298 square-foot warehouse/manufacturing/high-cube/warehouse/distribution center, including a 25,000 square-foot mezzanine and up to 40,000 square feet of incidental office uses. The Project also includes a total of 194 automobile surface parking spaces, 36 dock high truck loading positions, and surface parking for up to 71 truck trailers.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2017-1015-EIR, SCH No. 201712107, 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 Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 12.24 U.14 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a Major Development Project which creates 250,000 square feet or more of warehouse floor area;
5. Pursuant to LAMC Sections 12.24 W.27 and 12.22 A.23, a Conditional Use Permit for a Commercial Corner Development in the M Zone to allow:
 - a. 24-hour operations in lieu of the otherwise permitted hours of operation from 7:00 a.m. to 11:00 p.m.; and
 - b. The exterior walls and doors of the ground floor fronting adjacent streets to consist of less than the otherwise required minimum 50 percent;
6. Pursuant to LAMC Section 12.28 A, an Adjustment to allow for a maximum building height of 53 feet, in lieu of the otherwise permitted 45 feet in the M2-1VL-O Zone; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development which results in an increase of 50,000 gross square feet or more of non-residential floor area.

Applicant: Prologis L.P.
Representative: Edgar Khalatian, Mayer Brown L.L.P.

Staff: Kiersten Turner, Planning Assistant
kiersten.turner@lacity.org
(213) 756-1731

PUBLIC HEARING REQUIRED

PROJECT SITE: 13475 – 13485 West Beach Avenue

PROPOSED PROJECT:

Demolition of a one-story commercial building for the construction, use, and maintenance of a new seven-story mixed-use development. The development will be located within the jurisdiction of the City of Los Angeles and Culver City. On the City of Los Angeles portion of the site, the Project proposes 64 dwelling units, of which 16 will be reserved for Very Low Income Households, and will include 833 square feet of retail space. The Project will encompass a floor area of 69,269 square feet and a building height of 76 feet and 6 inches. The Project will also provide 39 vehicular parking spaces (38 residential and one commercial) and 72 bicycle spaces. In total, the mixed-use development in its entirety proposes 79 dwelling units of which 21 units will be reserved for as affordable units, 2,723 square feet of retail space, encompasses a floor area of 90,640 square feet, and provides 57 vehicular parking spaces and 96 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, 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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a 188.75. percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 64 dwelling units, of which sixteen units will be set aside for Very Low Income Households in lieu of the base density of 22 units; and pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), requesting the following On-Off Menu Incentives and Waiver of Development Standards:
 - a. On-Menu Incentive to permit the base density to be calculated using pre-dedicated lot area pursuant to LAMC Section 12.22 A.25;
 - b. Off-Menu Incentive to permit a 40 percent reduction in the required easterly side yard to allow a six-foot side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.c and LAMC Section 12.17.2;
 - c. Off-Menu Incentive to permit relief from the mixed-use calculation pursuant to Glencoe/Maxella Specific Plan Section 6.D.5 to allow a floor area ratio of 4.01 to 1;
 - d. Off-Menu Incentive to permit a 95 percent reduction in the required westerly side yard to allow a six-inch side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.c and LAMC Section 12.17.2; and
 - e. Waiver of Development Standard to permit a 21-foot and six-inch increase in height to allow a maximum building height of 76 feet and six inches in lieu of the height limit of 55 feet and step back requirements pursuant to Glencoe/Maxella Specific Plan Section 6.E and LAMC Section 12.17.2.

Applicant: Brian Poliquin, PK Architecture
Representative: Jesi Harris, Brian Silveira & Associates

Staff: David Woon, Planning Assistant
david.woon@lacity.org
(213) 978-1368

PUBLIC HEARING – Completed February 5, 2025

PROJECT SITE: 5416 – 5418, 5420, 5424-5428 and 5430 West Carlton Way

PROPOSED PROJECT:

Demolition of seven existing residential buildings and accessory uses, inclusive of a 16-unit apartment building, a four-unit apartment building, three single family dwellings, and a duplex building, the maintenance of an existing eight-unit apartment building, and the construction, use, and maintenance of a new 131-unit apartment building, for a total of 139 units, on an approximately 37,688.3 square-foot (0.87 acre) site within Subarea A of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The proposed project is comprised of an eight-story, 105-foot and four-inch in height residential building, with one at-grade parking level and two and a half subterranean parking levels, and a total of 144,851 square feet of floor area resulting in a floor area ratio (FAR) of 4.8:1. The Project will provide 148 vehicular parking spaces, 70 long term and two short term bicycle parking spaces, 3,405 square feet of usable open space, 35 on-site trees and 10 street trees. The Project will require the export of approximately 26,100 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, 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 Chapter 1 of the Los Angeles Municipal Code (LAMC), Section 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentives Program Review to permit the following Off-Menu Incentives and Waivers of Development Standards for a Housing Development Project totaling 139 dwelling units, reserving 15 units for Very Low Income Household occupancy for a period of 55 years:
 - a. An Off-Menu Incentive to permit a 12-foot, six-inch minimum building setback along Carlton Way, in lieu of a 14-foot, 11.28-inch minimum building setback, as otherwise required by SNAP Section 7-E;
 - b. An Off-Menu Incentive to permit an 18-foot, three-inch maximum building setback along Carlton Way, in lieu of a 14-foot, 11.88-inch maximum building setback, as otherwise required by SNAP Section 7-E;
 - c. An Off-Menu Incentive to permit roof lines of up to 169-feet, one-inch without breaks, in lieu of the minimum 40-foot roof line breaks, as otherwise required by SNAP Development Standards Section IV-13;
 - d. A Waiver of Development Standard for a 66-foot, six-inch height increase to permit a maximum building height of 105-feet, four-inches, in lieu of the 38-foot, 10-inch maximum height, as otherwise required by SNAP Section 7-D;
 - e. A Waiver of Development Standard to permit four lots with a total combined area of 37,688 square feet to be tied together to form a single building site in lieu two lots with a total combined area of 15,000 square feet, as otherwise required by SNAP Section 7-A;
 - f. A Waiver of Development Standard for a 70 percent rear yard reduction to permit six feet, in lieu of 20 feet, as otherwise required by LAMC Section 12.11 C.3;
 - g. A Waiver of Development Standard for a 54.6 percent westerly side yard reduction to permit five feet, in lieu of 11 feet, as otherwise required by LAMC Section 12.11 C.2;
 - h. A Waiver of Development Standard for a 58.4 percent reduction of the space between buildings width requirement, to permit nine-foot, two-inch width between buildings, in lieu of the minimum width of 22 feet, as otherwise required by LAMC Section 12.21 C.2(a);
 - i. A Waiver of Development Standard for a 72.8 percent passageway width reduction, to permit a six-foot passageway in lieu of the minimum passageway width of 22 feet, as otherwise required by LAMC Section 12.21 C.2(b); and

- j. A Waiver of Development Standard for a 74.4 percent reduction in required open space to permit a minimum of 3,405 square feet of open space, in lieu of 13,300 square feet, as otherwise required by SNAP Section 7.F; and
3. Pursuant to Chapter 1A of the LAMC Section 13.B.4.2, a Specific Plan Project Compliance to allow the demolition of seven existing residential buildings and accessory uses, inclusive of a 16-unit apartment building, a four-unit apartment building, three single family dwellings, a detached garage, and a duplex building, the construction, use and maintenance of a new 8-story, 131-unit residential building and the maintenance of an existing two-story, eight-unit residential building, for a total of 139 units, within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP Specific Plan.

Applicant: Maria Flores, 5430 Carlton, LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Staff: Danalynn Dominguez, City Planner
danalynn.dominguez@lacity.org
(213) 978-1340

The next regular meeting of the City Planning Commission
will be held on **Thursday, May 22, 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 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.