

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 14, 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/CPC8-14-25>) by Monday, August 11, 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
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Martina Diaz, Commissioner
Phyllis Klein, Commissioner
Karen Mack, Commissioner
Jacob Saitman, Commissioner
Elizabeth Zamora, Commissioner
Vacant, 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/88610591954> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 886 1059 1954 AND PASSCODE 776297. 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 – February 8, 2024; March 13, 2025

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 (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. CPC-2024-2450-DB-CDP-SPPC-CUB-VHCA-MEL**
CEQA: ENV-2024-2452-HES-PEIR
Plan Area: Venice

Council District: 11 – Park
Last Day to Act: 08-28-25

PUBLIC HEARING – Completed July 7, 2025

PROJECT SITE: 825 South Hampton Drive

PROPOSED PROJECT:

Demolition of five, one-story, commercial buildings and the construction of a new four-story, 36,716 square-foot mixed-use development consisting of 30 dwelling units (including three units restricted to Very Low-Income Households), 2,598 square feet of retail use, an 818 square-foot restaurant with 286 square feet of Service Floor area and 31 seats, requesting on-site sale and consumption of a full line of alcoholic beverages, and two levels of subterranean parking providing 50 parking spaces. In addition, the Project includes a landscaped plaza, roof deck, and three new street trees, where one existing street tree will be protected in place.

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 Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentives Compliance Review for a Housing Development Project comprised of 30 dwelling units, of which three dwelling units will be set aside for Very Low-Income households, requesting the following On- and Off Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to permit a Floor Area Ratio (FAR) increase of 32.4 percent resulting in a total FAR of 1.98:1 in lieu of 1.5:1, otherwise required by Venice Coastal Zone Specific Plan Section 11.B.3;
 - b. An Off-Menu Incentive to permit a building height of 44 feet seven inches (14-foot seven inches increase) in lieu of the 30 feet height limit, otherwise required Venice Coastal Zone Specific Plan Section 10.F.3.a; and
 - c. A Waiver of Development Standards to permit a Roof Access Structure with a maximum height of 11 feet six inches in lieu of 10 feet, otherwise required by the Venice Coastal Zone Specific Plan Section 9.C;
3. Pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the California Coastal Zone;
4. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
5. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 818 square foot restaurant, providing 31 indoor seats, with hours of operation from 7:00 a.m. to 11:00 p.m., daily; and

6. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of 30 Residential Units in the Coastal Zone.

Applicant: SFJ Venice, LLC
Representative: Susan Steinberg, Howard Robinson & Associates

Staff: Ira Brown, City Planner
ira.brown@lacity.org
(213) 978-1453

5b. CPC-2024-4114-CU3-DB-SPPC-PR-VHCA

CEQA: ENV-2024-4115-CE
Plan Area: Hollywood

Council District: 4 – Raman
Last Day to Act: 09-01-25

PUBLIC HEARING – Completed July 23, 2025

PROJECT SITE: 4765, 4767, 4773 West Hollywood Boulevard;
1710, 1718, 1720 North Berendo Street

PROPOSED PROJECT:

Construction, use, and maintenance of a new 86-unit mixed-use building with nine units restricted to Very Low Income Households, on an approximately 28,472 square-foot (0.65 acre) site within Subarea A and Subarea B of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The proposed project is comprised of a six-story, 69-foot in height mixed-use building, with approximately 2,596 square feet of commercial space, one at-grade parking level and one subterranean parking level, and a total of 93,286 square feet of floor area resulting in a Floor Area Ratio (FAR) of 3.57:1. The Project will provide 93 vehicular parking spaces, 49 residential bicycle parking spaces and eight commercial bicycle parking spaces, 10,086 square feet of usable open space, 11 new street trees, four existing street trees, and 14 new on-site trees. The Project will require the export of approximately 20,000 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 (In-Fill Development), 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 Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use Permit for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25, allowing a density bonus increase of 42.5 percent to permit 86 residential units with nine units Very Low Income restricted affordable units in lieu of 60 base density as otherwise permitted in Subarea A and Subarea B of the Vermont/Western SNAP Specific Plan;
3. Pursuant to LAMC Chapter 1 Section 12.22 A.25, a Density Bonus Review for a housing development project consisting of 86 dwelling units (of which nine units will be set aside for Very Low Income households) in lieu of the base density of 60 units, requesting the following On- and Off Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to average the floor area, density, open space, and parking over the Project site, and to permit vehicular access from a less restrictive zone to a more restrictive zone;
 - b. An Off-Menu Incentive to permit a 19-foot height increase to permit a maximum building height of 69 feet in lieu of 50 feet otherwise allowed in Section 8.B. of the SNAP;
 - c. An Off-Menu Incentive to permit a 31-foot and six-inch height increase in the SNAP Subarea A lot to permit a maximum building height of 69 feet, in lieu of a maximum height of 37 feet and six inches allowed in Section 7.D. of the SNAP;

- d. A Waiver of Development Standard to permit a 78.5 percent floor area increase to the 2:1 Floor Area Ratio (FAR) permitted in Subarea B of the Vermont/Western SNAP Specific Plan and a 19 percent floor area increase to the 3:1 FAR permitted in the RD1.5-1XL Zone to allow a 3.57:1 FAR;
 - e. A Waiver of Development Standard to waive the transitional height limits otherwise required in Section 8. C. of the SNAP to allow an overall height of 69 feet; and
 - f. A Waiver of Development Standard for an up to 100-percent reduction in the minimum easterly side yard setback to permit zero feet in lieu of the minimum nine-feet required by LAMC Section 12.09.1.B.2;
4. Pursuant to LAMC Chapter 1A Section 13 B.4.2, a Specific Plan Project Compliance to allow the construction, use, and maintenance of a new six-story, 86-unit mixed-use building with approximately 2,596 square feet of commercial floor area within Subarea A (Neighborhood Conservation) and Subarea B (Mixed Use Boulevards) of the Vermont/Western SNAP Specific Plan; and
 5. Pursuant to LAMC Chapter 1 Section 16.05, a Project Review for a development project creating 50 or more dwelling units.

Applicant: Jason Lewis, Barrister Square, LLC
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP

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

6. CPC-2022-6859-GPA-HD-ZAD-WDI

CEQA: ENV-2022-6860-ND (SCH. NO. 2025041295)
Plan Area: Wilmington – Harbor

Council District: 15 – McOsker
Last Day to Act: 08-19-25

PUBLIC HEARING – Completed May 28, 2025

PROJECT SITE: 1420, 1500 North Coil Avenue; 1532, 1540, 1542 North Alameda Street

PROPOSED PROJECT:

Improvement and expansion of an existing one-story, 42-foot tall, 221,496 square-foot cold storage facility, resulting in a two-story, 65-foot tall, 267,960 square foot facility, with a total 0.36:1 Floor Area Ratio (FAR). The expansion includes the demolition of a 27,157square foot existing cold dock for a new 71,331 square feet freezer, resulting in a net addition of 44,174 square feet of new floor area. The improvements include 2,290 square feet of a new engine/mechanical room, electrical room, and fire pump room. The Project also involves a new automated racking system, other interior improvements, and decreasing the length of the existing double rail spur. The Project will provide 114 parking spaces, with no trees to be removed, and the grading of less than 500 cubic yards of soil and import of 7,000 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2022-6860 (“Negative Declaration”), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Wilmington – Harbor City Community Plan to amend Footnote No. 10 of the Community Plan Map to allow 65-foot height limit, in lieu of the 45 feet otherwise allowed;
3. Pursuant to LAMC Section 12.32, a Zone Change from Height District 1VL to 1LD;
4. Pursuant to LAMC Section 12.24 X.22, a Zoning Administrator Determination to allow Transitional Height of 65 feet within a distance of 100 to 199 feet from R1 Zone, in lieu of the 61 feet otherwise required by LAMC 12.21.1.A.10; and

5. Pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements from 15-foot dedication and all improvement requirements along Coil Avenue, and from 10-foot dedication and all improvement requirements along Drumm Avenue, which adjoin the project site's frontages.

Applicant: Konoike Pacific Calif Inc.
Representative: John Parker, Pacific Crest Consultants

Staff: Norali Martinez, City Planner
norali.martinez@lacity.org
(213) 978-1346

The next regular meeting of the City Planning Commission
will be held on **Thursday, August 28, 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.