



AGENDA

Los Angeles City Planning Virtual Public Hearing

Thursday, September 25, 2025

Subdivision and Hearing Officer Agenda

This public hearing will be conducted entirely virtually and will allow for remote public comment. Attend the meeting virtually by using the following link or phone number:

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Please click this URL to join:

<https://planning-lacity-org.zoom.us/j/81713002108>

Meeting ID: **817 1300 2108**

Passcode: **013182**

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Meeting ID: **817 1300 2108#**

Item	Approximate Time and Staff Contact	Case Type	Case Numbers & Information	Applicant Information	Project Location	Zone
1	9:30 AM Staff Contact: Julissa Lopez-Hodeyan 213-978-1172 DAA: Esther Serrate	Subdivision	Item 1 - Continued to a different day New Public Hearing Notice will be mailed. AA-2025-1576-PM-CC-HCA ; ENV-2025-1577-CE Project description: Condominium conversion of two (2) attached single-family dwelling units in the R2-1 zone.	Shahram J Koma SK Trust (Applicant/Owner) / Ifa Kashefi KM Engineering Consulting Group (Applicant Representative)	1924 Federal Avenue / West Los Angeles Community Plan Council District: 11	R2-1
2	10:00 AM Staff Contact: Yamillet Brizuela 213-202-5620 DAA: Deborah Kahan	Subdivision	VTT-84762-SL ENV-2025-1299-CE Project description: Merger and re-subdivision of an (e) bungalow court into 9 small lots for a total of 10 units, with a request to	Aaron Belliston, Melrose Ten LLC (Applicant / Owner) / Aaron Belliston, BMR Enterprise (Representative)	4061 West Melrose Avenue (4061-4069 ½ West Melrose Avenue) / Hollywood Community Plan Area	RD1.5-1XL

			waive the 2-ft street widening improvement requirement along W. Melrose Ave.		Council District 13	
3	10:30 AM Staff Contact: Bryant Wu 213-202-5435 DAA: Deborah Kahren	Subdivision	VTT-84282-SL-HCA ; ENV-2024-2732-CE Project description: Demolition of an existing duplex & subdivision of one lot into 5 small lots for 5 small lot single family homes. The request includes an Adjustment for height increase.	David Hu; 2048 Holly Dr., LLC (Applicant/Owner) / James Woodson; JRW Consulting (Rep)	2048 North Holly Drive / Hollywood Community Plan Area Council District 4	RD2-1XL

Abbreviations: **AA** - Advisory Agency; **ADJ**- Adjustment **APC** - Area Planning Commission; **CC** - Condominium Conversion; **CD** - Council District; **CN** - Condominium; **CPC** - City Planning Commission; **DAA** - Deputy Advisory Agency; **DB** - Density Bonus; **ENV** - Environmental Assessment Case; **GPA** - General Plan Amendment; **HD** - Height District Change; **PM, PMLA** - Parcel Map; **SL** - Small Lot; **PR** - Project Review; **TOC** - Transit Oriented Communities; **TT** - Tentative Tract; **VTT** - Vesting Tentative Tract; **WDI** - Waiver of Dedication and Improvements; **ZA** - Zoning Administrator; **CU#** - Class # Conditional Use; **ZC** - Zone Change; **ZV** - Zone Variance; **EIR** - Environmental Impact Report; **MND** - Mitigated Negative Declaration; **ND** - Negative Declaration; **SCEA** - Sustainable Communities Environmental Assessment; **SCPE** - Sustainable Communities Project Exemption; **SE** - Statutory Exemption; **CE** - Categorical Exemption;



If applicable, meeting presentations and other relevant documents will be made available at the following link 72 hours before the hearing:
[Folder Link](#)



Please fill out the following [Interested Parties Form](#) if you wish to be notified when a decision on an agenda item is rendered. Please include the relevant case number and staff contact in your submission.
<https://tinyurl.com/interested-parties>



You will be automatically muted when entering the meeting.

Please note that meetings may run longer than expected. Periodically throughout

Virtual Hearing Instructions

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 by name if available (Webinar) or by using the last four digits of the phone number (Phone) , 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. Each speaker may only participate once. Additional comments can be provided in written form to the staff contact listed for the agenda item.

For additional information on the virtual meeting format, please visit: <https://planning.lacity.gov/about/oza-virtual-instructions>

This public hearing agenda is not the required public hearing notice and may be subject to change at any time.

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 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 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 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 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.

Exhaustion of Administrative Remedies and Judicial Review - If you challenge an application or item included on a public hearing agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing 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 led 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.

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 SS 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.