

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, OCTOBER 9, 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/CPC10-9-25>) by Monday, October 6, 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  
Caroline Choe, Vice President  
Priscilla Chavez, Commissioner  
Martina Diaz, Commissioner  
Sarah Johnson, Commissioner  
Phyllis Klein, Commissioner  
Brian Rosenstein, Commissioner  
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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.

**YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/86178216183> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 861 7821 6183 AND PASSCODE 186931.** 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**

- Recognition of former Commissioners: Maria Cabildo and Karen Mack
- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests

## **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 (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-2024-7352-BSA-1A**

CEQA: N/A  
Plan Area: Wilmington – Harbor City

Council District: 15 – McOsker  
Last Day to Act: N/A

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 23416 and 23514 South President Avenue

***This City Planning Commission (CPC) originally heard this case on June 26, 2025. The Project was remanded back to the CPC, by the City Council, for further review and consideration on August 21, 2025 ([Council File No. 24-0711-S1](#)). The CPC shall receive new evidence, re-hear, and re-decide this case.***

**PROPOSED PROJECT:**

A use of land building permit for a new recreational vehicle park as a Public Benefit Project.

**APPEAL:**

An appeal of the April 9, 2025, Associate Zoning Administrator's Determination, on behalf of the Director of Planning, which:

1. Pursuant to Los Angeles Municipal Code (LAMC), Chapter 1A, Section 13B.10.2., denied an appeal to the Director of Planning alleging that the Los Angeles Department of Building and Safety (LADBS) erred and abused its discretion by preparing to issue Supplemental Building Permit No. 24026-10000-00086 for the use of land in conjunction with a new recreational vehicle park as a Public Benefit Project, pursuant to LAMC, Chapter 1, Section 14.00 A.7, compliant with the required performance standards and without requiring a conditional use permit; and
2. Found that the Los Angeles Department of Building and Safety (LADBS) did not err or abuse its discretion in preparing to issue Supplemental Building Permit No. 24026-10000-00086 for the use of land in conjunction with a new recreational vehicle park, as a Public Benefit Project compliant with the required performance standards and without requiring a conditional use permit.

**Property Owner:** Stuart Silver, Ocean's 11 RV Park, LLC

**Appellant:** Concerned Residents of Green Meadows West-Harbor City  
Representative: Kristina Kropp, Luna & Glushon

**Staff:** Undine Petrulis, City Planner  
[undine.petrulis@lacity.org](mailto:undine.petrulis@lacity.org)  
(213) 978-1170

Phyllis Nathanson, Associate Zoning Administrator

7. [VTT-82974-CN-HCA-1A](#)  
CEQA: ENV-2021-4071-EIR (SCH No. 2022030295)  
Plan Area: Downtown  
Related Case: CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

Council District: 14 – Jurado  
Last Day to Act: 10-09-25

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 400 South Central Avenue (364 – 448 and 425 – 433 South Central Avenue;  
715 and 730 East 4th Street)

**PROPOSED PROJECT:**

Merger and re-subdivision of the site into four ground lots and 27 airspace lots and for condominium purposes, and a Haul Route for the export of up to 651,000 cubic yards of soil.

**APPEAL:**

An appeal of the August 20, 2025, Deputy Advisory Agency's determination which:

1. Pursuant to Public Resources Code (PRC) Sections 21801.6 and 21082.1(c), the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for this Project, which includes the Draft EIR, ENV-2021-4071-EIR (State Clearing House [SCH] No. 2022030295), dated October 2023, and the Final EIR, dated October 2024 (Fourth and Central Project EIR), as well as the whole of the administrative record; and CERTIFIED the following:
  - a. The Fourth and Central Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b. The Fourth and Central Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
  - c. The Fourth and Central Project EIR reflects the independent judgment and analysis of the lead agency.ADOPTED the following:
  - a. The related and prepared Fourth and Central Project EIR Environmental Findings;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the Fourth and Central Project EIR.
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 82974-CN-HCA (stamped map, dated April 21, 2021) for the merger and re-subdivision of the site into four ground lots and 27 airspace lots and for condominium purposes, and a Haul Route for the export of up to 651,000 cubic yards of soil.

**Applicant:** Standard-Southern Corporation  
Representative: Edgar Khalatian, Mayer Brown, LLP

**Appellants:** 1. Kristin Fukushima, Little Tokyo Community Council  
2. Yukio Kawaratani

**Staff:** Tamar Gharibian, Planning Assistant  
[tamar.gharibian@lacity.org](mailto:tamar.gharibian@lacity.org)  
(213) 978-1797

8. [CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA](#)  
CEQA: ENV-2021-4071-EIR (SCH No. 2022030295)  
Plan Area: Downtown  
Related Case: VTT-82974-CN-HCA-1A

Council District: 14 – Jurado  
Last Day to Act: 10-09-25

**PUBLIC HEARING** – Completed November 20, 2024

**PROJECT SITE:** 400 South Central Avenue (364 – 448 and 425 – 433 South Central Avenue;  
715 and 730 East 4th Street)

**PROPOSED PROJECT:**

The Fourth & Central Project (Project) would consist of three distinct sites with a total land area of approximately eight acres, comprised of the following areas: North Site (1.35 acres) located at the northeast corner of 4th Street and Central Avenue; South Site (5.99 acres) located south of 4th Street between Central Avenue and Alameda Street; and West Site (0.32 acres) located at the northwestern intersection of Gladys Avenue and Central Avenue. The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and would adaptively reuse, if feasible, a portion of a six-story cold storage building on the North Site while demolishing the remaining warehouse uses. The Project would include a mix of residential, office, and restaurant/retail uses within ten distinct buildings within the Project Site totaling up to 2,318,534 square feet of floor area. The Project would include: 1,589 residential units, including affordable housing units, totaling 1,761,673 square feet; 411,113 square feet of office uses; and 145,748 square feet of restaurant/retail uses. The Project would include 90,113 square feet of publicly-accessible open space. The proposed buildings would range in height from two to 30 stories, with a maximum height of 364 feet. Parking would be provided in up to four levels of subterranean parking and in above-grade parking podiums.

**REQUESTED ACTIONS:**

1. Pursuant to PRC Sections 21081.6 and 21082.1(c), the decision-maker shall consider the information contained in the EIR prepared for the Project, which includes the Draft EIR, ENV-2021-4071-EIR (SCH No. 2022030295), dated October 2023, and the Final EIR, dated October 2024 (Fourth and Central Project EIR), as well as the whole of the administrative record;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Downtown Community Plan to change the land use designation on a portion of the Project Site from Hybrid Industrial to Community Center;
3. Pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone and Height District Change to (T)(Q)C2-3D\*;
4. Pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
  - a. A 19 percent increase in the allowable Floor Area Ratio (FAR), from 6:1 to 7.13:1; and
  - b. Averaging of FAR, parking, and open space across the Project Site;
5. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to permit the sale and dispensing of a full line of alcoholic beverages for on-site and/or off-site consumption within up to 10 establishments; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of more than 50,000 square feet of non-residential floor area, or 50 or more dwelling units.

\*Note: the Project retains vested rights to request the C2-3D Zone.

**Applicant:** Standard-Southern Corporation  
Representative: Edgar Khalatian, Mayer Brown, LLP

**Staff:** Tamar Gharibian, Planning Assistant  
[tamar.gharibian@lacity.org](mailto:tamar.gharibian@lacity.org)  
(213) 978-1797

9. [CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR](#)

CEQA: ENV-2024-116-MND

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 10-27-25

**PUBLIC HEARING** – Completed September 3, 2025

**PROJECT SITE:** 12681 West Jefferson Boulevard

**PROPOSED PROJECT:**

Construction of an 82,324 square-foot, 44-foot three-inch, three-story mixed-use building over a basement consisting of retail and self-storage uses. The Proposed Project will consist of 3,959 square feet of retail use and parking at ground floor and 78,365 square feet of self-storage use at the second and third floors and basement level. The Proposed Project will provide 70 automobile parking spaces and 64 bicycle parking spaces. The Proposed Project will require approximately 13,541 cubic yards of grading and export. The Proposed Project will be developed at the vacant portion of a site that is currently developed with an existing 216,584 square-foot self-storage building that will remain.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2024-116-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 City Charter Section 556 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Palms – Mar Vista – Del Rey Community Plan to amend Footnote No. 1 of the Community Plan Map to indicate that Height District No. 2 is applicable to the Project site;
3. Pursuant to LAMC Section 12.32, a Height District Change from Height District No. 1 to 2 to allow the Proposed Project to be developed with a Floor Area Ratio of 2.1:1 and approximately 298,908 square feet of floor area;
4. Pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to allow a storage building for household goods in the M2 Zone within 500 feet from an R Zone and residential use;
5. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a building height of 44 feet 3 inches in lieu of the maximum building height of 37 feet for storage buildings for household goods allowed by LAMC Section 12.17.6 A.10; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review to allow a development project that is creating 50,000 gross square feet or more of nonresidential floor area.

**Applicant:** Cherry Miao, Public Storage  
Representative: Francis Park, Park & Velayos LLP

**Staff:** Kenton Trinh, City Planner  
[kenton.trinh@lacity.org](mailto:kenton.trinh@lacity.org)  
(213) 482-7092



10. [CPC-2024-5346-DB-CU3-CDP-SPPC-MEL-PHP-HCA](#)

CEQA: ENV-2024-5347-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 10-12-25

**PUBLIC HEARING** – Completed August 18, 2025

**PROJECT SITE:** 657 and 659 East Sunset Avenue

**PROPOSED PROJECT:**

Demolition of two existing duplexes and the construction of a new four-story, 18,773 square foot 25-unit apartment building, comprised of 19 market-rate units and six units set aside for Very Low-Income households, and the removal of two street trees, providing 11 vehicular parking spaces on-site.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Sections 15301 (Class 1) and 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 12.22 A.25 of the Los Angeles Municipal Code (LAMC) and Government Code Section 65915, a Density Bonus/Affordable Housing Incentive Compliance Review for a Housing Development Project comprised of 25 dwelling units, of which six 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 allow a front-yard setback of 12 feet in lieu of 15 feet, as required by LAMC Section 12.09.1 B.1;
  - b. An Off-Menu Incentive to allow a northerly side-yard setback of five feet in lieu of seven feet, as required by LAMC Section 12.09.1 B.2(a);
  - c. An Off-Menu Incentive to allow a southerly side-yard setback of five feet in lieu of seven feet, as required by LAMC Section 12.09.1 B.2(a);
  - d. An Off-Menu Incentive to allow a flat roof with a height of 48 feet 7.5 inches lieu of 25 feet, as required by the Venice Coastal Zone Specific Plan Section 10.G.3.a; and
  - e. A Waiver of Development Standards to allow zero square feet of open space in lieu of the required 2,525 square feet, as required by LAMC Section 12.21 G.2.;
3. Pursuant to LAMC Chapter 1 Section 12.24 U.26, a Class 3 Conditional Use to permit a Housing Development Project totaling 25 dwelling units, a 77.5 percent increase in the base density of nine dwelling units in addition to the 88.75 percent increase in density permitted by LAMC Section 12.22 A.25 and Government Code Section 65915;
4. Pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for the proposed project on a lot located within the Single Permit Jurisdiction of the Coastal Zone;
5. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the Oakwood Subarea of the Venice Coastal Zone Specific Plan; and
6. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Administrative Procedures, a Mello Act Compliance Review for the demolition of four units and the construction of 25 new Residential Units in the Coastal Zone.

**Applicant:** Sondra and Henry Abouaf  
Representative: Kevin Scott, Brian Silveira & Associates

**Staff:** Luis Lopez, Planning Assistant  
[luis.c.lopez@lacity.org](mailto:luis.c.lopez@lacity.org)  
(213) 978-1359

**PUBLIC HEARING** – Completed September 16, 2025

**PROJECT SITE:** 1268 – 1290 West Pacific Coast Highway; 25900 South Frampton Avenue

**PROPOSED PROJECT:**

The Proposed Project includes the construction of a new six-story, 80-foot-tall mixed-use residential building comprised of 354 dwelling units (including 42 Very Low-Income Units). The Project will be approximately 406,855 square feet in floor area, including 1,500 square feet of commercial, with a Floor Area Ratio (FAR) of 2.6:1. The Project will provide 560 residential and 15 commercial parking spaces, for a total of 575 parking spaces, in a six-story above-grade parking garage. The Project will include the grading of 53,000 cubic yards and export of 7,000 cubic yards of soil, and removal of 24 non-protected trees.

The Project involves the closure of an existing mobile home park containing 88 spaces. All existing structures will be removed for the Proposed Project. The closure was heard at a previous separate hearing conducted by the Deputy Advisory Agency for Related Case No. AA-2019-5528-MPC.

**REQUESTED ACTIONS:**

1. The Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), was certified on November 24, 2021, adequately describes the activity for the purposes of CEQA and Addendum No. ENV-2020-6762-EIR-ADD1 was adopted on June 12, 2022 and Addendum No. ENV-2020-6762-EIR-ADD2 was adopted on December 10, 2024, the Proposed Housing Development was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendum, and adopt the Mitigation Monitoring (MMP) for the Proposed Housing Project;
2. Pursuant to Sections 12.22 A.25(g)(2) and (3) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 354 units, reserving 42 units for Very Low Income Household occupancy for a period of 55 years, with the following requested On- and Off-Menu Incentives:
  - a. An On-Menu Incentive for an averaging of Floor Area Ratio, Density, Parking, Open Space, and permitting Vehicular Access from a less restrictive zone to a more restrictive zone;
  - b. An Off-Menu Incentive for a Floor Area Ratio (FAR) of 2.6:1 in lieu of 1.5:1 as otherwise permitted in the [Q]C2-1VL & [Q]CM-1VL zones and Footnote Nos. 8 and 10 of the Community Plan;
  - c. An Off-Menu Incentive for a 35-foot and three-story increase in the maximum building height to allow 80 feet and six stories in lieu of 45 feet and three stories as otherwise permitted in the [Q]C2-1VL & [Q]CM-1VL zones, Footnote Nos. 8 and 10 of the Community Plan, and LAMC Section 12.22 A.23;
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the following six Waivers of Development Standards:
  - a. A Waiver of Development Standards for an eight-foot easterly side yard setback in lieu of the 10 feet otherwise required by the [Q]C2-1VL & [Q]CM-1VL Zones;
  - b. A Waiver of Development Standards for an eight-foot westerly side yard setback in lieu of the 10 feet otherwise required by the [Q]C2-1VL & [Q]CM-1VL Zones;
  - c. A Waiver of Development Standards for 39 percent of the required yards/setbacks to be landscaped in lieu of the 50 percent otherwise required by Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B);
  - c. A Waiver of Development Standards for 25 percent of the required open space to be landscaped in lieu of the 50 percent otherwise required by Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B);
  - d. A Waiver of Development Standards for a recreation room to be counted towards 25 percent of the required open space, in lieu of the 10 percent otherwise allowed by Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B); and



- e. A Waiver of Development Standards for a waiver from architectural treatment requirements of Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B);
- 4. Pursuant to LAMC Section 12.24 V, a Vesting Conditional Use to allow a Mixed Commercial/ Residential Use Development on the subject site;
- 5. Pursuant to LAMC Section 12.24, a Conditional Use to allow a development combining residential and commercial uses on the subject site as required by Footnote No. 9 of the Wilmington - Harbor City Community Plan; and
- 6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase in 50 or more dwelling units.

**Applicant:** ROI 1280 LLC  
Representative: Luciralia Ibarra, SITIO

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

12. [ZA-2025-2976-ZAI-1A](#)  
CEQA: ENV-2025-3305-CE  
Plan Area: Citywide

Council District: ALL  
Last Day to Act: N/A

## **PUBLIC HEARING REQUIRED**

**LOCATION:** Citywide

### **ZONING ADMINISTRATOR INTERPRETATION (ZAI):**

A Zoning Administrator's Interpretation (ZAI) applicable to oil/gas well operations in the City of Los Angeles, issued by the Chief Zoning Administrator on June 12, 2025, interpreting the meaning of "well maintenance" in the Los Angeles Municipal Code (LAMC), as activities triggering a "Rework Permit" from the California Geologic Energy Management Division and/or notification per South Coast Air Quality Management District Rule 1148.2 for "Well Rework" and/or "Injection" including one or more of the following activities: acidizing, hydraulic fracturing, gravel packing, maintenance acidizing, matrix acidizing, and acid fracturing.

This ZAI provides an interpretation of existing terminology in the LAMC that assists in the procedural implementation of LAMC Sections 13.01-H and 13.01-I. The issuance of this ZAI that interprets "well maintenance" is not a "project", as defined by the CEQA Guidelines, and qualifies pursuant to CEQA Guidelines Section 15378 as an administrative and procedure-making activity to assist in the implementation of the City's preexisting Zoning Code provisions regarding oil well sites. Even assuming that the ZAI is considered a project, the ZAI is exempt under the Class 8 and common-sense exemptions, pursuant to CEQA Guidelines Sections 15308 and 15061(b)(3), respectively. The ZAI identifies the oil well activities that qualify as "well maintenance" in order to implement a review process intended to minimize land use impacts, such as elevated noise levels, frequent odor events, increased emissions exposure, spill incidents affecting the public right-of-way, and truck traffic congestion, among others. Thus, the ZAI is an action taken by a regulatory agency, as authorized by local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment. Moreover, the ZAI only provides an interpretation of preexisting language in the Zoning Code to assist in the implementation of a previously established application process, and does not have the potential for causing a significant effect on the environment.

### **APPEAL:**

Appeals of the June 12, 2025, Zoning Administrator's Interpretation which:

1. Determined the issuance of the ZAI that defines "well maintenance" is not a "Project" as that term is defined by the California Environmental Quality Act (CEQA) Guidelines, Section 15378;
2. Determined, even assuming that the ZAI is considered a Project, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) (Common

Sense Exemption) and Article 19, Section 15308, Class 8 (Actions by Regulatory Agencies for Protection of the Environment), and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and

3. Issued, pursuant to Chapter 1A Section 13A.1.7.D.2. of the LAMC, a ZAI of “well maintenance” relating to oil/gas well operations in the City of Los Angeles.

**Applicant:** City of Los Angeles

**Appellants:** 1. Warren E&P, Inc.; Warren Resources of California, Inc.; Warren Resources, Inc.  
Representative: Ty Thompson, Warren Resources, Inc.

2. Matthew Wickersham, Alston & Bird LLP on behalf of E&B Natural Resources Management Corporation, Hillcrest Beverly Oil Corporation, E&B ENR I, LLC, and Elysium Natural Resources, LLC

**Staff:** Sarahi Ortega, City Planner  
[sarahi.ortega@lacity.org](mailto:sarahi.ortega@lacity.org)  
(213) 978-1383

Estineh Mailian, Chief Zoning Administrator

The next regular meeting of the City Planning Commission  
will be held on **Thursday, October 23, 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.