

LOS ANGELES CITY PLANNING COMMISSION
UNOFFICIAL MEETING MINUTES
THURSDAY, JULY 10, 2025 REGULAR MEETING
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The City Planning Commission regular meeting of July 10, 2025 was conducted in person in Los Angeles City Hall, Council Chamber, Room 340 and via telephone and Zoom webinar in a hybrid meeting format.

Commissioner Choe, as the Chair, called the meeting to order at 8:38 a.m. with Commissioners Maria Cabildo, Phyllis Klein, Karen Mack, and Jacob Saitman, and in attendance.

Commission President Monique Lawshe and Commissioners Martina Diaz and Eizabeth Zamora were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Deputy Director, and Parissh Knox, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez, and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, gave a report detailing the signing of a new law regarding CEQA.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

**ITEM NO. 5a
(CONSENT CALENDAR)**

CPC-2023-6763-CU

CEQA: ENV-2023-6764-CE

Plan Area: Southeast Los Angeles

Council District: 15 – McOsker

Last Day to Act: 07-10-25

Continued from: 06-12-25; 06-26-25

PUBLIC HEARING – Completed April 21, 2025

PROJECT SITE: 9702 – 9718 South Holmes Avenue; 1800 – 1804 East 97th Street

IN ATTENDANCE:

Ira Brown, City Planner, Juliet Oh, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Planning Department; and Armen Ross, representing the Applicant.

MOTION:

Commissioner Cabildo moved to put forth the actions below in conjunction with the following Project, as stated on the record:

The Project is for the change of use of a portion of a 12,062 square foot Sunday school to a charter high school (College Bridge Academy) at 9702 – 9718 South Holmes Avenue and 1800 – 1804 East 97th Street in the [Q]R4-1 Zone. The scope of work does not propose any physical changes at this time and will maintain the existing 30 foot in height building. The campus will utilize the fellowship hall for assemblies and will maintain their 40 existing parking spaces. The charter school enrollment will have a maximum of 24 students in each grade (grades 9-12) for a total of 96 students. Hours of operation for the charter school will be Monday through Friday 7:30 a.m. to 6:30 p.m. with a limited number of special events annually extending beyond these hours.

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15301 (Class 1) and Section 15305 (Class 5), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code, a Conditional Use to allow the change of use of a portion of an existing Sunday school to a charter high school serving grades 9-12, located in the [Q]R4-1 Zone;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

Commissioner Klein seconded the motion and the vote proceeded as follows:

Moved: Cabildo
Second: Klein
Ayes: Choe, Mack, Saitman
Absent: Diaz, Lawshe, Zamora

Vote: 5 – 0

MOTION PASSED

Before proceeding to open Item 6, Commission Chair Choe confirmed, on the record, that both Commissioners Noonan and Newhouse listened to the audio for the previous meeting of February 8, 2024. Therefore, both commissioners were able to participate for the item.

ITEM NO. 6

TT-51669-IND-M3-1A

CEQA: 93-0244 (MND), ENV-2009-599-EIR (SCH No. 2009031002)

Plan Area: Central City North

Related Cases: TT-51669-IND; TT-51669-IND-M1; TT-51669-IND-M2

Council District: 1 – Hernandez

Last Day to Act: 07-10-25

Continued from: 04-10-25

PUBLIC HEARING HELD

PROJECT SITE: 201 West Sotello Street

IN ATTENDANCE:

Yi Lu, City Planner, Vanessa Soto, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Planning Department; and Dana Sayles and Alex De Good, representing the Applicant/Appellant.

MOTION:

Commissioner Saitman moved to put forth the actions below in conjunction with the following Project, as stated on the record:

Modification of Condition Nos. 12.a, 12.b, 12.c and S-3 (m) of the recorded final Tract Map No. 51669-IND for Lot Nos. 1, 3 and 4.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. 93-0244, adopted on July 11, 1994; and the Cornfield Arroyo Seco Specific Plan (CASP) Environmental Impact Report No. ENV-2009-599-EIR, SCH No. 2009031002, certified on June 28, 2013, and the addendum dated September 23, 2022, and pursuant to CEQA Guidelines 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Deny the appeal in part; grant the appeal in part and modify the Advisory Agency's Determination of Tract Map No. TT-51669-IND-M3 for modification to Condition Nos. 12.a, 12.b, 12.c and S-3 (m) of the recorded final Tract Map No. 51669-IND for Lot Nos. 1, 3 and 4, located at 201 West Sotello Street, as shown on map stamp-dated November 17, 2023;
3. Adopt the Conditions of Approval, as Modified by the Commission; and
4. Adopt the Findings, as Amended by the Commission.

Commissioner Cabildo seconded the motion and the vote proceeded as follows:

Moved: Saitman
Second: Cabildo
Ayes: Choe, Klein, Mack
Absent: Diaz, Lawshe, Zamora

Vote: 5 – 0

MOTION PASSED

Before proceeding to open Item Nos. 7 and 8, Commission Chair Choe confirmed, on the record, that she and Commissioner Saitman listened to the audio for the previous meeting of June 26, 2025. Therefore, they were able to participate for both items.

Commission Chair Choe announced both items would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 7

VTT-82213-1A

CEQA: ENV-2018-3337-SCEA

Plan Area: Downtown

Related Case: CPC-2018-3336-SN-TDR-CUB-SPR-MS

Council District: 14 – Jurado

Last Day to Act: 07-10-25

Continued from: 06-12-25; 06-26-25

PUBLIC HEARING HELD

PROJECT SITE: 1600 – 1618 South Flower Street; 1601 – 1623 South Hope Street;
426 – 440 West Venice Boulevard

IN ATTENDANCE:

More Song, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Faramarz "Fred" Yadegar, Appellant; Ted Blackman, representing the Applicant; and Kevin Ocubillo representing Council District 14 on behalf of Councilmember Jurado.

MOTION:

Commission Chair Choe moved to put forth the actions below in conjunction with the following Project, with Modifications, as stated on the record:

A Vesting Tentative Tract Map to create one ground lot and four airspace lots, and a Haul Route for the export of up to 28,000 cubic yards of soil.

1. Find, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment (SCEA) No. ENV-2018-3337-SCEA, and Erratum dated September 2024, and all comments received, after imposition of all mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find that the City Council held a hearing on and adopted the SCEA on October 1, 2024 pursuant to PRC Section 21155.2(b); Find the Project is a "transit priority project" as defined by PRC Section 21155, and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Reports (EIRs), including SCAG 2020-2045 RTP/SCS EIR (SCH No. 2015031035); Find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the SCEA and the Mitigation Monitoring Program prepared for the SCEA;
2. Deny the appeal and sustain the decision of the Advisory Agency dated April 3, 2025;
3. Approve, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 82213 (stamped map, dated June 11, 2018) to create one ground lot and four airspace lots; and a Haul Route for the export of 28,000 cubic yards of soil;
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings.

Commissioner Klein seconded the motion and the vote proceeded as follows:

Moved: Choe
Second: Klein
Ayes: Cabildo, Mack, Saitman
Absent: Diaz, Lawshe, Zamora

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

CPC-2018-3336-SN-TDR-CUB-SPR-MS

CEQA: ENV-2018-3337-SCEA

Plan Area: Downtown

Related Case: VTT-82213-1A

Council District: 14 – Jurado

Last Day to Act: 07-10-25

Continued from: 06-12-25; 06-26-25

PUBLIC HEARING – Completed March 5, 2025

PROJECT SITE: 1600 – 1618 South Flower Street; 1601 – 1623 South Hope Street;
426 – 440 West Venice Boulevard

IN ATTENDANCE:

More Song, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Faramarz "Fred" Yadegar, Appellant; Ted Blackman, representing the Applicant; and Kevin Ocubillo representing Council District 14 on behalf of Councilmember Jurado.

MOTION:

Commission Chair Choe moved to put forth the actions below in conjunction with the following Project, with Modifications and Amendments, as stated on the record:

The South Park Towers Project (Project) proposes the demolition of 89,510 square feet of commercial uses within four buildings for the construction of a two-tower, mixed-use development consisting of 250 residential dwelling units, 300 hotel guest rooms, and 13,120 square feet of ground floor retail uses, for a total of 452,630 floor area on an approximately 1.6-acre site, and up to 23 stories in building height.

1. Find, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment (SCEA) No. ENV-2018-3337-SCEA and Erratum dated September 2024, and all comments received, after imposition of all mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find that the City Council held a hearing on and adopted the SCEA on October 1, 2024 pursuant to PRC Section 21155.2(b); Find the Project is a "transit priority project" as defined by PRC Section 21155, and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIRs, including SCAG 2020-2045 RTP/SCS EIR (SCH No. 2015031035); Find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the SCEA and the

Mitigation Monitoring Program prepared for the SCEA;

2. Approve and recommend that the City Council adopt the Modified ordinances, pursuant to Section 12.32 S of the Los Angeles Municipal Code (LAMC), an ordinance for the establishment of a Sign District (-SN Supplemental Use District) Zoning designation for the Project Site and an ordinance to provide a comprehensive set of sign regulations for the Project Site;
3. Approve and recommend that the City Council approve, pursuant to LAMC Section 14.5.6 B, a Transfer of Floor Area Rights and associated Public Benefits Payment for the transfer of greater than 50,000 square feet of floor area of up to 226,121 square feet of floor area for a Transit Area Mixed-Use Project, from the City of Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 6:1 FAR in lieu of the otherwise permitted 3:1 FAR;
4. Request that within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee, pursuant to LAMC Section 14.5.12;
5. Approve, pursuant to LAMC Sections 12.24 W.1 and 12.24 S, a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the proposed hotel; and a 20 percent reduction in the required amount of vehicle parking;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a proposed development project which will create an increase of more than 50 dwelling units or guest rooms;
7. Approve, pursuant to LAMC Section 12.21 G, a Director's Determination to allow for up to a 10 percent reduction in the total required residential open space;
8. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated July 9, 2025; and
9. Adopt the Findings, as Amended by the Commission.

Commissioner Klein seconded the motion and the vote proceeded as follows:

Moved: Choe

Second: Klein

Ayes: Cabildo, Mack, Saitman

Absent: Diaz, Lawshe, Zamora

Vote: 5 – 0

MOTION PASSED

Before proceeding to open Item No. 9, Commission Chair Choe confirmed, on the record, that she and Commissioner Saitman listened to the audio for the previous meeting of June 26, 2025. Therefore, they were able to participate for the item.

ITEM NO. 9

CPC-2024-3202-DB-PR-VHCA

CEQA: ENV-2024-3203-CE

Plan Area: Hollywood

Council District: 5 – Yaroslavsky

Last Day to Act: 07-10-25

Continued from: 06-12-25; 06-26-25

PUBLIC HEARING – Completed February 24, 2025

PROJECT SITE: 8251 – 8271 West Melrose Avenue; 705 – 711 North Harper Avenue

IN ATTENDANCE:

Nashya Sadono-Jensen, City Planning Associate, Danalynn Dominguez, City Planner, Deborah Kahen, Senior City Planner, and Jane Choi, Principal City Planner representing the Planning Department; and Jordan Beroukhim, representing the Applicant.

MOTION:

Commissioner Cabildo moved to put forth the actions below in conjunction with the following Project, as stated on the record:

Demolition of four existing commercial buildings, and an associated surface parking lot, and the construction, use, and maintenance of a mixed-use building consisting of 90 dwelling units, with 10 units restricted to Very Low Income Households, and 15,271 square feet of commercial uses, resulting in a total floor area of 110,300 square feet, or a Floor Area Ratio (FAR) of 4.52:1. The proposed project is comprised of a six-story, 69-foot in height mixed-use building, with two subterranean parking levels. The Project includes 96 automobile parking spaces on-site within two subterranean levels, 94 bicycle parking spaces (78 long-term and 16 short-term), and 7,840 square feet of open space. There are three existing street trees in the public right-of-way adjacent to the project site. The Project will maintain three existing street trees and plant three new Street Trees and 20 new on-site trees. There are no existing protected trees on-site. Development of the Project will require the cut and export of approximately 20,194 cubic yards of soil. No import or fill is proposed.

1. Determine, based on the whole of the administrative record, that the Project is exempt from 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. Approve, pursuant to Chapter 1 Section 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Determination to permit the construction of a Housing Development Project totaling 90 dwelling units, reserving 10 units for Very Low Income households for a period of 55 years, with the following On- and Off Menu Incentive Incentives:
 - a. An On-Menu Incentive to permit a 20 percent reduction in the required open space to provide 7,840 square feet in lieu of the 9,800 square feet, as otherwise required in the C4-1XL Zone;
 - b. An Off-Menu Incentive to permit a 302 percent increase in Floor Area Ratio (FAR) to allow a 4.52:1 FAR in lieu of the 1.5:1 FAR permitted in the C4-1XL Zone; and
 - c. An Off-Menu Incentive to permit a maximum building height of 69 feet in lieu of the 30 feet maximum permitted in the C4-1XL Zone;
3. Approve, pursuant to LAMC Chapter 1 Section 16.05, a Project Review for a development project that resulting in a net increase of 50 or more dwelling units;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

Commissioner Saitman seconded the motion and the vote proceeded as follows:

Moved: Cabildo
Second: Saitman
Ayes: Choe, Klein, Mack
Absent: Diaz, Lawshe, Zamora

Vote: 5 – 0

MOTION PASSED

Before proceeding to open Item No. 10, Commission Chair Choe confirmed, on the record, that she and Commissioner Saitman listened to the audio for the previous meeting of June 26, 2025. Therefore, they were able to participate for the item.

ITEM NO. 10

DIR-2024-437-TOC-PHP-HCA-1A

CEQA: ENV-2024-438-CE

Plan Area: Wilshire

Council District: 1 – Hernandez

Last Day to Act: 07-10-25

Continued from: 06-12-25; 06-26-25

PUBLIC HEARING HELD

PROJECT SITE: 446 South Shatto Place

IN ATTENDANCE:

Bryant Wu, City Planning Associate, Chi Dang, City Planner, Deborah Kahen, Senior City Planner, and Jane Choi, Principal City Planner representing the Planning Department; Victoria Yee, Appellant; and Andrew Brady, representing the Applicant.

MOTION:

Commissioner Klein moved to put forth the actions below in conjunction with the following Project, with Modifications, as stated on the record:

Construction, use, and maintenance of a new seven-story, 90-foot six-inch tall apartment building with 60 units, including seven Extremely Low-Income units. The Project will have approximately 44,846 square feet of Floor Area for a Floor Area Ratio (FAR) of 4.23:1. The Project is providing 40 vehicular parking spaces and the planting of 15 new trees on-site.

1. Determine, 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 (In-Fill Development Project), 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. Deny the appeal and sustain the Director of Planning's determination dated January 31, 2025;
3. Approve, 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 4, to permit a project consisting of 60 residential units by reserving seven dwelling units, equal to 11.67 percent of the total units, for Extremely Low-Income Household Occupancy for a period of 55 years, with the following Base and Additional Incentives:
Base Incentives:
 - a. An increase of up to 4.25:1 in Floor Area Ratio (FAR); and
 - b. A reduction in vehicular parking spaces.Additional Incentives:
 - a. Yard Setbacks. To utilize RAS 3 Yard setbacks for projects located in Commercial Zones in lieu of CR-1 setbacks;
 - b. Height. An up to 33-foot increase in the height requirement, allowing up to 90-feet six-inches in height in lieu of the permitted 75 feet per the LAMC Section 12.21.1;
 - c. Open Space. An up to 25 percent reduction in the required Open Space to allow a minimum of 4,500 square feet of Open Space in lieu of 6,000 square feet; and
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings.

Commissioner Saitman seconded the motion and the vote proceeded as follows:

Moved: Klein
Second: Saitman

Ayes: Cabildo, Choe, Mack
Absent: Diaz, Lawshe, Zamora

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, Commission Chair Choe adjourned the meeting at 11:50 a.m.



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission



Monique Lawshe, President
Los Angeles City Planning Commission

ADOPTED

CITY OF LOS ANGELES

NOV 06 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**