

LOS ANGELES CITY PLANNING COMMISSION  
**UNOFFICIAL** MEETING MINUTES  
THURSDAY, AUGUST 14, 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](https://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 August 14, 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.

Commission President Monique Lawshe called the meeting to order at 8:39 a.m. with Commissioners Caroline Choe, Martina Diaz, Karen Mack, Jacob Saitman, and Eizabeth Zamora in attendance.

Commissioners Maria Cabildo and Phyllis Klein 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**

- Lisa Webber, Deputy Director, on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:  
Commissioner Cabildo moved to approve the Meeting Minutes of February 8, 2024 and March 13, 2025. Commissioner Zamora seconded the motion and the vote proceeded as follows:

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

**Vote: 6 – 0**

**MOTION PASSED**

---

**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

No speakers addressed the Commission during Neighborhood Council presentations.

---

**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

Several speakers addressed the Commission during general public comment.

---

**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

---

Commission President Lawshe announced that Item Nos. 5a and 5b on the consent calendar would be removed.

---

**ITEM NO. 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

**IN ATTENDANCE:**

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

**MOTION:**

Commission President Lawshe moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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.

1. Determine, in the independent judgment of the decisionmaker pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, 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), certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendums; and adopt the Mitigation Monitoring Program (MMP) for the Proposed Housing Project;

2. Approve, pursuant to Section 12.22 A.25 of the 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, with 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 by 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 Venice Coastal Zone Specific Plan Section 9.C;
3. Approve, 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. Approve, 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. Approve, pursuant to LAMC Section 12.24 W.1, a Class 2 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;
6. Approve, 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;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

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

**Vote: 6 – 0**

**MOTION PASSED**

---

**ITEM NO. 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

**IN ATTENDANCE:**

Danalynn Dominguez, City Planner, Deborah Kahen, Senior City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; and David Goldberg, representing the Applicant.

---

At approximately 9:11 a.m. Commission President Lawshe announced that Commissioner Cabildo joined the meeting.

---

**MOTION:**

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

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.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, 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 12.24 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 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. Approve, 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, with 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. Approve, pursuant to LAMC Chapter 1A Section 13 B.4.2, a Specific Plan Project Compliance for the construction, use and maintenance of six (6)-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;
5. Approve, pursuant to LAMC Chapter 1 Section 16.05, a Project Review for a development project creating 50 or more dwelling units;

6. Adopt the Conditions of Approval; and
7. Adopt the Findings, as Amended by the Commission, including Staff's Technical Modification dated August 12, 2025.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

---

**ITEM NO. 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

**IN ATTENDANCE:**

Norali Martinez, City Planner, Connie Chauv, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Planning Department; John Parker, representing the Applicant; and Pamela Thronton on behalf of Councilmember Tim McOsker, representing Council District 15.

**MOTION:**

Commission President Lawshe moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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 27,157 square feet of an existing cold dock for a new 71,331 square foot 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 reducing 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.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2022-6860-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; Adopt the Negative Declaration;
2. Approve and recommend that the Mayor and City Council adopt the resolution, 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 a site-specific 65-foot height limit, in lieu of the 45 feet otherwise allowed;
3. Approve and recommend that the City Council adopt the attached ordinance, pursuant to LAMC Section 12.32, for a Height District Change from Height District No. 1VL to 1L;

4. Approve, 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 the R1 zone, in lieu of the Transitional Height of 61 feet otherwise allowed by LAMC 12.21.1.A.10;
5. Approve, pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements from a 10-foot dedication and some improvement requirements along Drumm Avenue;
6. Deny pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements from a 15-foot dedication and all improvement requirements along Coil Avenue;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

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

**Vote: 7 – 0**

**MOTION PASSED**

---

There being no further business before the Commission, President Lawshe adjourned the meeting at 10:30 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**