LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, NOVEMBER 6, 2025 SPECIAL 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 special meeting of November 6, 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 8:45 a.m. with Commission Vice President Caroline Choe and Commissioners Sarah Johnson, Brian Rosenstein, and Elizabeth Zamora in attendance.

Commissioners Priscilla Chavez, Martina Diaz, Phyllis Klein, and Jacob Saitman 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 Los Angeles City Planning Entitlement & Housing Activity for Fiscal Year 2024-2025.

- Parissh Knox, Deputy City Attorney, had no report.

- There were no Commission requests.

- Meeting Minutes:
  Commissioner Zamora moved to approve the Meeting Minutes of June 26, 2025, July 10, 2025, and August 14, 2025. Commission President Lawshe seconded the motion and the vote proceeded as follows:

  Moved: Zamora
  Second: Lawshe
  Ayes: Choe, Johnson, Rosenstein
  Absent: Chavez, Diaz, Klein, Saitman

  Vote: 5 – 0

  MOTION PASSED

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. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

CPC-2025-5329-SN Council District: 9 – Price, Jr.
CEQA: Second Addendum to ENV-2011-585-EIR Last Day to Act: 12-29-25
(SCH No. 2011031049)
Plan Area: Downtown

PUBLIC HEARING HELD

PROJECT SITE: 1111 – 1301 South Figueroa Street; 1206 West Pico Boulevard;
1211 West Pico Boulevard; 1260 South LA Live Way;
740 – 1110 Chick Hearn Court; 751 West 12th Street;
Assessor Parcel Number (APN) 5138016908; and APN 5138016909

IN ATTENDANCE:
Jason McCrea, City Planner, and Milena Zasadzien, Principal City Planner, representing the LA City Planning Department; and Doane Liu, Convention Center Executive Director, on behalf of the City of Los Angeles Tourism Department, Applicant.

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

An Amendment to the Convention Center and Arena Sign District for modifications of the signage program and other technical updates.

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 the Convention and Event Center Project Environmental Impact Report EIR No. ENV-2011-0585-EIR, SCH No. 2011031049, certified in October 2012, and the Addendum and Joint Analysis dated December 2021; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Second Addendum, dated August 2025, that no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approve and recommend that the City Council adopt the Ordinance, pursuant to Chapter 1A Section 8.2.3.D of the Los Angeles Municipal Code, for an amendment to the Convention Center and Arena Sign District (Ordinance No. 188,078); and
3. Adopt the Findings.

Commission Vice President Choe seconded the motion and the vote proceeded as follows:

Moved: Rosenstein
Second: Choe
Ayes: Johnson, Lawshe, Zamora
Absent: Chavez, Diaz, Klein, Saitman

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

CPC-2022-9268-DB-HCA Council District: 7 – Rodríguez
CEQA: ENV-2022-9270-CE Last Day to Act: 11-23-25
Plan Area: Sylmar

PUBLIC HEARING HELD

PROJECT SITE: 13916 West Polk Street

IN ATTENDANCE:
Dang Nguyen, City Planner, Jojo Pewsawang, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; Janet Jha, Applicant; and Akhilesh Jha, representing the Applicant.

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

Construction, use, and maintenance of a 40-unit Residential Care Facility for the Elderly (RCFE) on a 48,284.1 square foot lot with eight units to be rented at low income households and 32 units to be rented at market rate. The Project is proposed for four-stories and 44 feet in height and will have 96,522 square feet of floor area and zero automobile parking spaces. As proposed, two non-protected off-site trees will be removed.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit the construction, use, and maintenance of a Residential Care Facility for the Elderly (RCFE) with the following Off-Menu Incentives and Waivers of Development Standards pursuant to the State

Government Code Section 65943(c); pursuant to the State Government Code Sections 65589.5 ("Builder's Remedy" provision of the Housing Accountability Act); Government Code Sections 65940-65943 ("Permit Streamlining Act"), Government Code Sections 65915 et. seq. (Density Bonus):

a. An Off-Menu Incentive for a residential floor area ratio (FAR) of 2.00:1 in lieu of the maximum allowable 0.2:1 residential floor area ratio (RFAR) pursuant to Chapter 1, LAMC Section 12.07 C.5.;
b. An Off-Menu Incentive for a Waiver of Low Impact Development ("LID") requirements under Chapter VI, LAMC Section 64.70 (Ordinance Nos. 181,899 and 183,883);
c. A Waiver of Development Standards of the required 37-foot building line located on the front yard setback on Polk Street pursuant to LAMC Section 12.07 C, and the Building Line established by Ordinance No. 99,113 to provide a zero-foot front yard setback;
d. A Waiver of Development Standards of the required 25-foot front yard setback on Lyle Street pursuant to LAMC Section 12.07 C to provide a zero-foot front yard setback;
e. A Waiver of Development Standards of the required 12-foot side yard setback pursuant to LAMC Section 12.07 C to provide a zero-foot side yard setback;
f. A Waiver of Development Standards of 80 covered automobile parking spaces as required under LAMC Section 12.21 A.4 to provide zero covered automobile parking spaces;
g. A Waiver of Development Standards of maximum 30-foot building height as allowed under LAMC Section 12.21.1 to provide a 44-foot building height;
h. A Waiver of Development Standards of all Equine-keeping standards as required under LAMC Sections 13.05 and 12.24 X.5;
i. A Waiver of Development Standards of 10 short-term bicycle parking spaces as required under LAMC Section 12.21 A.16 to provide zero short-term bicycle parking spaces;
j. A Waiver of Development Standards of 19 long-term bicycle parking spaces as required under LAMC Section 12.21 A.16 to provide zero long-term bicycle parking spaces;
k. A Waiver of Development Standards of required 6,850 square feet of open space as required under LAMC Section 12.21 G to provide 1,713 square feet of open space;
l. A Waiver of Development Standards of required landscaping pursuant to LAMC Sections 12.40-12.43 and 12.21 G to provide zero landscaping;
m. A Waiver of Development Standards of 10 required tree plantings pursuant to LAMC Sections 12.21 A.6(g); 12.21 G; and 12.40-12.43 to provide zero tree plantings; and
n. A Waiver of Development Standards of requirement permitting a maximum of 50 percent of the required front yard to be improved and used for driveway access pursuant to LAMC Section 12.21 C.1(g);

3. Dismiss the request for a Waiver of Development Standards for dedications and improvements on Polk Street and Lyle Street insomuch as the request is no longer needed;
4. Adopt the Conditions of Approval, including Staff's Technical Modification dated November 3, 2025; and
5. Adopt the Findings.

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

Moved: Zamora
Second: Johnston
Ayes: Choe, Lawshe, Rosenstein
Absent: Chavez, Diaz, Klein, Saitman

Vote: 5 – 0

MOTION PASSED

At approximately 10:13 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 10:27 a.m. with Commission Vice President Choe and Commissioners Johnson, Rosenstein, and Zamora in attendance.

Before proceeding to open Item Nos. 8 and 9, Commission President Lawshe announced both items would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 8

ZA-2022-6687-CUB-DB-SPR-HCA-1A Council District: 13 – Soto-Martinez
CEQA: ENV-2022-6688-EIR (SCH No. 2023050659) Last Day to Act: 12-01-25
Plan Area: Hollywood
Related Case: VTT-83987-VHCA-1A

PUBLIC HEARING HELD

PROJECT SITE: 5950 – 6048 West Hollywood Blvd; 6037 West Carlton Way

IN ATTENDANCE:
Erin Strelich, City Planning Associate, More Song, City Planner, Christina Toy Lee, Associate Zoning Administrator, Mindy Nguyen, Senior City Planner, Milena Zasadzien, Principal City Planner, representing the Planning Department; Spencer Kallik, representing the Applicant; Aidan P. Marshall, representing Appellant #1; Taylor Megdal, representing Appellant #2; and Ted Walker representing Council District 13 on behalf of Councilmember Hugo Soto-Martinez.

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

The Project proposes a mixed-use development comprised of 350 residential units (including 44 units for Very Low Income households), 136,000 square feet (sf) of office, 18,004 sf of retail, and 4,038 sf of restaurant. The proposed uses would be within three primary buildings (Buildings A, B, and C), and 11 low-rise structures dispersed throughout the Project Site. Building A would be a 136,000 sf, six-story office and retail building; Building B would be a 289,079 sf, 35-story residential tower; and Building C would be a 23,560 sf, four-story residential building. Buildings A and B and the low-rise structures would front Hollywood Boulevard (Hollywood Lot) and Building C would be located on a single lot fronting Carlton Way (Carlton Lot). One of the low-rise structures would be a 4,038 square-foot, two-story restaurant and the remaining 10 structures would include 38 residential townhomes, ranging from two to four stories in height. Upon completion, the Project would result in a total floor area of 501,185 sf on a 3.7-acre site, with a maximum building height of 419 feet. All of the existing improvements and uses on the Project Site would be demolished.

1. Find that the City Planning Commission has reviewed and considered the information contained in the Draft EIR, ENV-2022-6688-EIR (SCH No. 2023050659), dated November 2024, and the Final EIR, dated May 2025 (6000 Hollywood Boulevard Project EIR), as well as the whole administrative record; CERTIFY the following:
   a. The 6000 Hollywood Boulevard Project EIR has been completed in compliance with CEQA;
   b. The 6000 Hollywood Boulevard Project EIR was presented to the decision-making body of the lead agency; and
   c. The 6000 Hollywood Boulevard EIR reflects the independent judgement and analysis of the lead agency;

   ADOPT the following:
   a. The related and prepared 6000 Hollywood Boulevard Project EIR Environmental Findings;
   b. The Statement of Overriding Considerations; and

c. The Mitigation Monitoring Program prepared for the 6000 Hollywood Boulevard Project EIR;
2. Deny the appeals and sustain the Zoning Administrator's determination dated September 2, 2025;
3. Approve, pursuant to Chapter 1, Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant in the C4 Zone;
4. Approve, pursuant to LAMC Chapter 1, Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project setting aside a minimum of 11 percent (44 units) of the base density for Very Low Income households for a period of 55 years, and with the following two On-Menu Incentives:
   a. A Floor Area Ratio (FAR) increase on the C4-zoned lots from 1.5:1 to 3:1, and on the R4-zoned lot from 3:1 to 4.05:1; and
   b. Averaging of FAR, density, parking, open space, and vehicle access across the entire Project Site;
5. Approve, pursuant to LAMC Chapter 1, Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

Moved: Lawshe
Second: Rosenstein
Ayes: Choe, Johnson, Zamora
Absent: Chavez, Diaz, Klein, Saitman

Vote: 5 – 0

MOTION PASSED

ITEM NO. 9

VTT-83987-VHCA-1A Council District: 13 – Soto-Martinez
CEQA: ENV-2022-6688-EIR (SCH No. 2023050659) Last Day to Act: 12-01-25
Plan Area: Hollywood
Related Case: ZA-2022-6687-CUB-DB-SPR-HCA-1A

PUBLIC HEARING HELD

PROJECT SITE: 5950 – 6048 West Hollywood Blvd; 6037 West Carlton Way

IN ATTENDANCE:
Erin Strelich, City Planning Associate, More Song, City Planner, Christina Toy Lee, Associate Zoning Administrator, Mindy Nguyen, Senior City Planner, Milena Zasadzien, Principal City Planner, representing the Planning Department; Spencer Kallik, representing the Applicant; Aidan P. Marshall, representing the Appellant; and Ted Walker representing Council District 13 on behalf of Councilmember Hugo Soto-Martinez.

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

Vesting Tentative Tract Map No. 83987 for the merger and re-subdivision of an approximately 3.7-acre site into one ground lot and nine airspace lots; and a Haul Route for the export of up to 252,000 cubic yards of soil.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified EIR No. ENV-2022-6688-EIR (SCH No. 2023050659), certified on December 17, 2025, and pursuant to CEQA Guideline, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Deny the appeal and sustain the Advisory Agency's determination dated September 2, 2025;
3. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 83987 (stamped map, dated April 25, 2025) for the merger and re-subdivision of an approximately 3.7-acre site into one ground lot and nine airspace lots; and a Haul Route for the export of up to 252,000 cubic yards of soil;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Rosenstein
Second: Lawshe
Ayes: Choe, Johnson, Zamora
Absent: Chavez, Diaz, Klein, Saitman

Vote: 5 – 0

MOTION PASSED

ITEM NO. 10

DIR-2024-7640-BSA-1A Council District: 9 – Price, Jr.
CEQA: N/A Last Day to Act: 12-07-25
Plan Area: South Los Angeles

PUBLIC HEARING HELD

PROJECT SITE: 2656 (2654) South Magnolia Avenue

IN ATTENDANCE:
Jordann Turner, Associate Zoning Administrator, representing the Planning Department; Shahen Akelyan, Assistant Deputy Superintendent of Buildings II, representing the Los Angeles Department of Building & Safety; Jean Frost, representing the Appellant; Patrick Jen and Henry Fan, representing the Property Owner.

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

An appeal of the Department of Building and Safety action of issuing a permit for the demolition of a one-story duplex.

1. Deny the appeal and sustain the Associate Zoning Administrator's Determination, on behalf of the Director of Planning dated September 5, 2025; and
2. Determine, pursuant to Chapter 1A Section 13B.10.2 of Los Angeles Municipal Code, that the Los Angeles Department of Building and Safety (LADBS) did not err or abuse their discretion in its determination to issue Permit No. 23019-20000-02741 for the demolition of the one-story duplex building;

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

Moved:	Lawshe
Second:	Rosenstein
Ayes:	Choe, Johnson, Zamora
Absent:	Chavez, Diaz, Klein, Saitman

Vote: **5 – 0**

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 12:20 p.m.

Monique Lawshe, President
Los Angeles City Planning Commission

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

ADOPTED
CITY OF LOS ANGELES

FEB 26 2026

CITY PLANNING DEPARTMENT
COMMISSION OFFICE