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- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

# **SECONDARY SUBMISSIONS**



**Feb 6, 2025**

**City of Los Angeles  
City Planning Commission  
200 North Spring Street  
Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 7014 – 7022 West Sunset Boulevard;  
CPC-2024-480-DB-SPR-VHCA**

**To: [cpc@lacity.org](mailto:cpc@lacity.org)**

**Cc: Dylan Lawrence, City Planning Associate, [dylan.lawrence@lacity.org](mailto:dylan.lawrence@lacity.org); City Clerk's Office, [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org); City Attorney's Office, [cityatty.help@lacity.org](mailto:cityatty.help@lacity.org)**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 112-unit housing development project at 7014 – 7022 West Sunset Boulevard, which includes 12 units for very low-income households. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), and California Environmental Quality Act (“CEQA”) regulations.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (d).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).) The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above.

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to: averaging of floor area, density, parking, open space, and vehicle access to allow the site to be developed as a unified project; and front yard setback, unless it makes written findings as required by Gov. Code, § 65915, subd. (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (Gov. Code, § 65915, subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Additionally, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to § 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more Than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

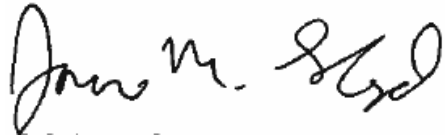
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at [www.calhdf.org](http://www.calhdf.org).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal stroke extending to the right.

Dylan Casey  
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a stylized, cursive script.

James M. Lloyd  
CalHDF Director of Planning and Investigations



**Feb 6, 2025**

**City of Los Angeles  
City Planning Commission  
200 North Spring Street  
Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 6136 West Manchester Avenue;  
CPC-2022-6064-DB-MCUP-CDO-SPR-HCA-PHP**

**To: [cpc@lacity.org](mailto:cpc@lacity.org)**

**Cc: Michelle Carter, City Planner, [michelle.carter@lacity.org](mailto:michelle.carter@lacity.org); City Clerk's Office, [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org); City Attorney's Office, [cityatty.help@lacity.org](mailto:cityatty.help@lacity.org)**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 489-unit housing development project at 6136 West Manchester Avenue, which includes 64 units for very low-income households. These laws include the Housing Accountability Act ("HAA") and the Density Bonus Law ("DBL").

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (d).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).) The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above.

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to FAR, side yard, residential units on the ground floor, transitional height requirements, and front setback, unless it makes written findings as required by Gov. Code, § 65915, subd. (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (Gov. Code, § 65915, subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

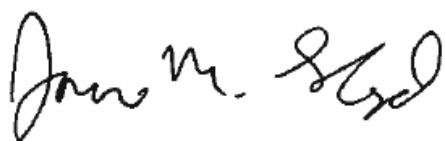
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal line extending to the right.

Dylan Casey  
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'Jane M. S. S.', with a long horizontal line extending to the right.

James M. Lloyd  
CalHDF Director of Planning and Investigations





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## 2/13 Meeting > Support for 6136 W Manchester Ave / 8651 La Tijera Blvd.

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**Kimberly Fox** <kimberlyfox.losangeles@gmail.com>  
To: Michelle Carter <michelle.carter@lacity.org>, cpc@lacity.org

Sat, Feb 8, 2025 at 4:11 PM

Dear Planning Commissioners - I'm writing regarding the CityView project up for your review in your 2/13/25 meeting.

CPC-2022-6064-CU-DB-MCUP-CDO-SPR-HCA-PHP  
APN 4123-004-011

I urge the Commission to approve this project.

### CONTEXT: BREAKING THE BARRIER

For this developer, it's been a long journey (PR nightmare?) getting this project permitted. Sadly, that's their bad luck as the first project introducing our community to an abrupt height shift from 1950s-era low-rise R1 to next-generation by-right density bonus buildings (7-8 stories) in the downtown Westchester area.

Any developer introducing the *first example* of this change is going to get hammered by community fear and emotion.

Which is why—in my experience—most for-profit developers do everything they can to avoid a community conversation in these 'new format debut' circumstances.

CityView did quite the opposite, and that impresses me.

### PROJECT SUPPORT SPECIFICS

I've lived off of La Tijera for almost 20 years and, after multiple public presentations and NC PLUC meetings reviewing the project, I am convinced this building is going to be an asset for our community, for several reasons:

1. The development of a % of new affordable units in an area rich with transit. That's a major win for our community.
2. The developer's willingness to listen to the community and make substantive changes to the plan in response. This is VERY unusual based on my experience working with for-profit developers while I sat on our local NC Planning and Land Use Committee, and after.
3. The design of the building: I appreciate its architecture, the interesting facade, the care taken with screening above-ground levels of parking, etc. This is not a cheap, hit-and-run developer project.
4. PUBLIC open space: it is very sensitive for a by-right project from a for-profit developer to dedicate some of the project's open space to creating a *public* plaza adjacent to our beloved 1950s shopping area known as "The Triangle." It is a thoughtful, generous gesture that is (again) VERY unusual.
5. Builder will operate: the community gets a better building (both in design and contextual functionality) when the company building the project also intends to operate it. Developers who build-to-flip tend to deliver barely-acceptable buildings that ignore community benefit or context accommodation.

With thanks,

Kimberly S Fox  
W 74th Street (1.6 miles from this new project)  
Westchester, CA 90045



**Feb 6, 2025**

**City of Los Angeles  
City Planning Commission  
200 North Spring Street  
Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 5785 – 5799 West Corbett Street;  
CPC-2024-2707-DB-HCA**

**To: [cpc@lacity.org](mailto:cpc@lacity.org)**

**Cc: Louis Ortega Jr., Planning Assistant, [louis.ortega@lacity.org](mailto:louis.ortega@lacity.org); City Clerk's Office, [clerk.cps@lacity.org](mailto:clerk.cps@lacity.org); City Attorney's Office, [cityatty.help@lacity.org](mailto:cityatty.help@lacity.org)**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 80-unit housing development project at 5785 – 5799 West Corbett Street, which includes 11 units for very low-income households. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), and California Environmental Quality Act (“CEQA”) regulations.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (d).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).) The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above.

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to easterly side yard, westerly side yard, rear yard, FAR, height, and recreation room open space, unless it makes written findings as required by Gov. Code, § 65915, subd. (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (Gov. Code, § 65915, subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Additionally, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to § 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more Than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

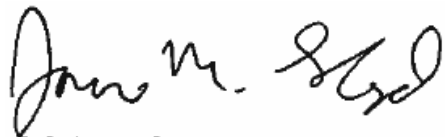
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

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Sincerely,



Dylan Casey  
CalHDF Executive Director



James M. Lloyd  
CalHDF Director of Planning and Investigations

# **DAY OF HEARING SUBMISSIONS**



## Department of City Planning

City Hall, 200 N. Spring Street, Room 763, Los Angeles, CA 90012

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February 11, 2025

TO: City Planning Commission

FROM: Michelle Carter, City Planner

**TECHNICAL MODIFICATION TO THE FEBRUARY 13, 2025, CITY PLANNING COMMISSION AGENDA FOR CASE NO. CPC-2022-6064-DB-MCUP-CDO-SPR-HCA-PHP; 6136 WEST MANCHESTER AVENUE; 8651 SOUTH LA TIJERA BOULEVARD**

The following correction shall be incorporated into the Agenda for the City Planning Commission (CPC) meeting on February 13, 2025, related to Item No. 5c on the meeting agenda.

The subject agenda states that the project under Item No. 5c includes Requested Action No.6 which states Pursuant to Ordinance No. 185,573, a reduction in the required on-site trees and payment of an in-lieu fee to allow 79 on-site trees in lieu of 123 trees. The requested action is not included in the Staff Recommendation Report because it has been determined that an entitlement request is not required since there is an administrative process with the Los Angeles Department of Public Works that is appropriate for the request.

The correction herein is to delete Requested Action No.6 of Item No. 5c.



## Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

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February 11, 2025

TO: City Planning Commission

FROM: Louis Ortega Jr., Planning Assistant

### **TECHNICAL MODIFICATION TO THE FEBRUARY 13, 2025, CITY PLANNING COMMISSION AGENDA FOR CASE NO. CPC-2024-2707-DB-HCA; 5785 -5799 WEST CORBETT STREET**

The following correction shall be incorporated into the Agenda for the City Planning Commission (CPC) meeting on February 13, 2025, related to Item No. 5d on the meeting agenda.

The subject agenda Item No. 5d includes a typographical error in the project description reflecting an incorrect square footage of open space that is provided.

The correction herein is to modify the project description of item No. 5d. The proposed project description is corrected to read as follows:

Construction, use, and maintenance of a new 81,961 square feet, eight-story residential apartment building with 80 units including eleven affordable units set aside for Very Low Income Households. The proposed building will be 87 feet in height. The Project will provide ~~6,024~~ **8,200** square feet of open space for residents and 103 parking spaces within three subterranean parking levels.

### **TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2024-2707-DB-HCA; 5785 -5799 WEST CORBETT STREET**

The following technical corrections are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of February 13, 2025, related to Item No. 5d. on the meeting agenda. Deleted text is shown in ~~strike-through~~ and added text is shown in underline.

### **PROPOSED PROJECT:**

The project involves the construction, use, and maintenance of a new eight-story residential building containing 80 dwelling units, including 11 affordable units, set aside for Very Low Income Households, with a maximum building height of 87 feet. The project includes 103

vehicular parking spaces provided within three (3) subterranean parking levels and a total of 69 bicycle parking spaces (62 long-term spaces and seven [7] short-term spaces). The project provides ~~6,024~~ 8,200 square feet of open space including a courtyard, recreation rooms, roof decks, and private balconies.

## **PROJECT ANALYSIS**

### **PROJECT SUMMARY**

The project involves the construction, use, and maintenance of a new eight-story 81,961 square foot residential building with 80 residential units, including 11 units reserved for Very Low Income households, with a maximum building height of 87 feet, as shown in Figure 1 below. The project includes 103 vehicular parking spaces provided within three (3) levels of subterranean parking and a total of 69 bicycle parking spaces (62 long-term spaces and [7] short-term spaces). The project provides ~~6,024~~ 8,200 square feet of open space including a courtyard, recreation rooms, wet bars, roof decks, and private balconies.

## **CONDITIONS OF APPROVAL**

### **Density Bonus Conditions**

**5. Housing Requirements.** Prior to the issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make ~~15 percent Very Low Income and eight (8) percent~~ 23 percent Very Low Income Set aside for affordable units, as defined by the Government Code Section 65915 and pursuant to AB 1287. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.





# *Los Angeles / Orange Counties Building and Construction Trades Council*

*Affiliated with the Building & Construction Trades Dept., AFL-CIO*

1626 Beverly Boulevard  
Los Angeles, CA 90026-5784  
Phone (213) 483-4222  
(714) 827-6791  
Fax (213) 483-4419



February 10, 2025

VIA EMAIL

Los Angeles City Planning Commission  
c/o Department of City Planning  
200 North Spring Street  
Los Angeles, CA 90012  
cpc@lacity.org

Re: Case No.: CPC-2018-2600-ZV-TDRDD-SPR-MCUP; CEQA No.: ENV-2018-2601-SCEA  
1105-1123 South Olive Street, Los Angeles  
City Planning Commission Hearing, February 13, 2024, Item 5.a

Dear President Lawshe and Honorable Commissioners:

I am writing on behalf of the Los Angeles/Orange Counties Building & Construction Trades Council, which is comprised of over 25 individual trade unions, to urge the City Planning Commission to approve the high-rise mixed-use Project that will be considered as Item 5.a on the Commission's February 13, 2025 agenda.

The Project is a 51-story mixed-use building with 536 residential units and approximately 4,000 square feet of ground floor commercial space.

The Project will provide thousands of well-paying union jobs to construct the high-rise building. The Project will also create much needed housing in the South Park district and serve as an important catalyst for the revival of downtown Los Angeles. As part of TFAR approval, the Project will pay approximately \$13 million dollars to the City of Los Angeles -- \$11.462 million as the public benefit to be used for affordable housing and \$1.374 million as the transfer payment. The public benefit payment has been designated for the construction of affordable housing.

The Project will be constructed pursuant to a Project Labor Agreement between the Project's general contractor and the numerous trade unions in the Building & Construction Trades Council. The Project Labor Agreement will ensure well-paying jobs and high-quality construction. The developer of this project is an affiliate of Mack Real Estate Group, which owns the nearby Aven project, which was also constructed with a Project Labor Agreement.

For these reasons, I urge you to approve the entitlements requested for the Project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ernesto Medrano', is written over the printed name and title.

Ernesto Medrano  
Executive Secretary

EM: aht.opei.537



October 10, 2024

Councilmember Marqueece Harris-Dawson  
Chair, Planning and Land Use Management Committee  
200 N Spring Street Los Angeles, CA 90012

**Re: Support for 1105 S. Olive Street**

Dear Councilmember Harris-Dawson,

The South Park Business Improvement District is pleased to express our support for the Mack Real Estate Group's mixed-use development project at 1105 S. Olive Street. We welcome thoughtful developments that create vibrant spaces for residents, employees, and visitors, while also enhancing sustainability by increasing density near jobs and transit.

The proposed project will transform a surface-level parking lot into a 51-story high-rise tower, featuring 536 residential units in the heart of the South Park neighborhood of Downtown LA. The ground floor will include retail space and will thoughtfully connect to South Park Commons, a public park created by Mack Real Estate as part of their adjacent AVEN project. This integration not only enhances public spaces but also activates the streetscape, supporting the growth of local businesses.

Increased residential density and pedestrian activity play a vital role in improving public safety. A bustling, populated environment fosters community interaction and vigilance, making our streets safer for everyone. Developments like 1105 S. Olive Street are essential for shaping Downtown's character and contribute significantly to our city's environmental sustainability and housing production goals. By providing more housing in job-rich, walkable areas, we can effectively reduce vehicle miles traveled and greenhouse gas emissions, all while offering much-needed housing options for Angelenos.

We believe that 1105 S. Olive Street will be a valuable addition to the DTLA neighborhood. Thank you for considering our support, and we look forward to the project's approval.

In Service,

Nolan A. Marshall III  
Executive Director  
South Park Business Improvement District



December 8, 2024

Dylan Lawrence, City Planning Associate

[dylan.lawrence@lacity.org](mailto:dylan.lawrence@lacity.org)

(213) 978-1182

Dear City Planning Commission,

We are writing to you in support of the proposed mixed use 112-unit development, including 12 affordable units, 7014 – 7022 West Sunset Boulevard; 1438 – 1446 North Sycamore Avenue, case number CPC-2024-480-DB-SPRVHCA. We urge the commission to find the project exempt from CEQA and approve it with the requested Density Bonus and incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part. This project will help provide that much needed housing by replacing a commercial building, an institutional building, and a parking lot with no loss of existing residential units.

This project is in a great location for housing, in a walkable neighborhood near bus stops, grocery stores, schools and restaurants. Again, we urge the city to find the project exempt from CEQA and approve it with the requested Density Bonus and incentives.

Best Regards,

*Azeen Khanmalek*

Azeen Khanmalek  
AHLA Executive Director

*Tami Kagan-Abrams*

Tami Kagan-Abrams  
AHLA Project Director



February 10, 2024

Michelle Carter, City Planner

[michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)

213-978-1262

Dear City Planning Commission,

We are writing to you in support of the proposed 489-unit mixed use development, including 64 affordable units and 6 live-work units at 6136 W Manchester Avenue, case number CPC-2022-6064-DB-MCUP-CDO-SPR-HCA-PHP. We urge the city to approve the project with the requested Density Bonus and incentives.

This project is in a great location for housing, with multiple bus stops, schools, and shopping nearby in Westchester Village and jobs in and around LAX, and will also enhance the community with infrastructure improvements and streetscape beautification. The project will provide this much needed housing without the loss of any residential units, by replacing an auto parts store.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part. This project is a good project for Los Angeles and for the region and we urge the city to approve the project with the requested Density Bonus and incentives.

Best Regards,

*Azeen Khanmalek*

Azeen Khanmalek  
AHLA Executive Director

*Tami Kagan-Abrams*

Tami Kagan-Abrams  
AHLA Project Director



# TRACI PARK

LOS ANGELES COUNCILWOMAN ★ 11TH DISTRICT

February 13, 2025

City Planning Commission  
Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**RE: 6136 Manchester Avenue (CPC-2022-6064-DB-MCUP-CDO-SPR-HLA-DHP)**

Dear City Planning Commissioners:

This project is broadly supported by the Neighborhood Council of Westchester Playa, Westchester Streetscape Improvement Association, the Westchester Business Improvement District and many Westchester residents.

This mixed-use, mixed-income development will provide much needed housing and commercial space for neighborhood serving businesses. This development demonstrates what can be achieved when developers and community stakeholders invest the time to listen to each other's concerns and collaboratively work towards a shared vision.

Thank you for your consideration.

Very truly yours,

**TRACI PARK**  
Councilwoman, 11th District  
City of Los Angeles

P: (626) 314-3821  
F: (626) 389-5414  
E: [info@mitchtsailaw.com](mailto:info@mitchtsailaw.com)



139 South Hudson Avenue  
Suite 200  
Pasadena, California 91101

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**VIA E-MAIL**

February 6, 2025

Los Angeles City Planning Commission  
Van Nuys City Hall  
Council Chamber, 2nd Floor  
14410 Sylvan Street  
Van Nuys, CA 91401  
Em: [cpc@lacity.org](mailto:cpc@lacity.org)

**RE: City of Los Angeles, 6136 West Manchester Avenue Project (CPC-2022-6064-CU-DB-MCUP-CDO-SPR-HCA-PHP, ENV-2022-6065-SCEA, SCH# 2023070575), CPC Hearing on 2/13/25, Agenda item 5c.**

Dear City Planning Commission Staff,

On behalf of the Western States Regional Council of Carpenters (“**Western Carpenters**” or “**WSRCC**”), my Office is submitting these comments for the City of Los Angeles’ City Planning Commission meeting addressing the project located at 6136 West Manchester Avenue Project (CPC-2022-6064-CU-DB-MCUP-CDO-SPR-HCA-PHP, ENV-2022-6065-SCEA, SCH# 2023070575) (“**Project**”).

WSRCC would like to express its support for this Project. After further reviewing this Project, WSRCC believes that the Project will benefit the environment and the local economy by practicing protocols that will protect worker health and safety and will incorporate adequate environmental mitigation.

Should the City have any questions or concerns, the City should feel free to contact my office.

Sincerely,



Mitchell M. Tsai

Attorneys for Western States Regional Council of Carpenters





February 10, 2025

Louis Ortega Jr., Planning Assistant

[louis.ortega@lacity.org](mailto:louis.ortega@lacity.org)

(310) 231-2909

Dear City Planning Commission,

We are writing to you in support of the proposed 80-unit development, including 11 affordable units, at 5785 – 5799 West Corbett Street, case number CPC-2024-2707-DB-HCA. We urge the commission to find the project exempt from CEQA and approve it with the Density Bonus and incentives.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. This project will help provide that much needed housing by replacing a vacant lot. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing, near a La Cienega/Jefferson Metro E Line stop, bus stops, restaurants, and shopping, as well as multiple parks and green spaces. Again, we urge the city to find the project exempt from CEQA and approve it with the Density Bonus and incentives.

Best Regards,

*Azeen Khanmalek*

Azeen Khanmalek  
AHLA Executive Director

*Tami Kagan-Abrams*

Tami Kagan-Abrams  
AHLA Project Director

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Em: [cpc@lacity.org](mailto:cpc@lacity.org)

**RE: City of Los Angeles, East End Studios ADLA Project (CPC-2022-5829-VCU, ENV-2022-5830-EIR, VTT-83917, SCH 2023020196), CPC Hearing on 2/13/25, Agenda item 5e.**

Dear City Planning Commission Staff,

On behalf of the Western States Regional Council of Carpenters (“**Western Carpenters**” or “**WSRCC**”), my Office is submitting these comments for the City of Los Angeles’ City Planning Commission meeting addressing the East End Studios ADLA Project (CPC-2022-5829-VCU, ENV-2022-5830-EIR, VTT-83917, SCH 2023020196) (“**Project**”).

WSRCC would like to express its support for this Project. After further reviewing this Project, WSRCC believes that the Project will benefit the environment and the local economy by practicing protocols that will protect worker health and safety and will incorporate adequate environmental mitigation.

Should the City have any questions or concerns, the City should feel free to contact my office.

Sincerely,



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City of Santa Monica – Ocean Avenue Project  
January 25, 2023  
Page 2 of 2

Jeremy Herwitt

Attorneys for Western States Regional Council of Carpenters