GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **"Initial Submissions"**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.

- **"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.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

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

SECONDARY SUBMISSIONS

DLA Piper LLP (US)
2000 Avenue of the Stars
Suite 400 North Tower
Los Angeles, California 90067-4735
www.dlapiper.com

Kyndra Casper
kyndra.casper@us.dlapiper.com
T 310.595.3241
F 310.595.3437

February 9, 2026

VIA E-MAIL: CPC@LACITY.ORG

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

Re: Voluntary Condition for Item 5.a CPC-2025-4306-DB-PR-ZV
Project Address: 747-787 S Alameda Street, Los Angeles, CA 90021

Honorable Planning Commissioners:

We represent the applicant Alameda Square Owner, LLC ("Applicant") of the ROW Multifamily Project in the above referenced case. On behalf of the Applicant, we respectfully request the following voluntary condition be added to the conditions of approval as also referenced in the staff report:

> "The applicant agrees to remove the fence along Alameda Street when it is no longer required by the commercial, office, and/or light industrial tenants of the ROW for security purposes and thus becomes operationally feasible to do so."

We respectfully request that the above condition be added to the Letter of Determination for Case No. CPC-2025-4306-DB-PR-ZV. Please let us know if you have any questions or require additional information. Thank you for your consideration.

Sincerely,

DLA Piper LLP (US)

Kyndra Casper
Partner

cc: Heather Bleemers (heather.bleemers@lacity.org)
Michelle Carter (michelle.carter@lacity.org)
Esther Ahn (esther.ahn@lacity.org)

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
kylah@lozeaudrury.com

VIA EMAIL

February 9, 2026

Monique Lawshe, President
Caroline Chloe, Vice-President
Priscilla Chavez, Commissioner
Martina Diaz, Commissioner
Sarah Johnson, Commissioner
Phyllis Klein, Commissioner
Brian Rosenstein, Commissioner
Jacob Saitman, Commissioner
Elizabeth Zamora, Commissioner
City Planning Commission
200 North Spring Street
Los Angeles CA, 90012
cpc@lacity.org

Michelle Carter, City Planner
200 North Spring Street
Los Angeles, CA 90012
michelle.carter@lacity.org

Re: Comments on Sunset & Highland Tower (6800 – 6814 W. Sunset Blvd) Mixed-Use Project (CPC-2023-6705-VCU-DB-SPR-RDP-RDPA-VHCA; ENV-2023-6706-SE), February 12, 2026 City Planning Commission Meeting Agenda Item No. 5c.

Dear Honorable President Lawshe, Vice-President Chloe, Honorable Commissioners, and Planner Carter:

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") and its members living or working in the City of Los Angeles ("City") regarding the Sunset & Highland Tower (6800 – 6814 W. Sunset Blvd) Mixed-Use Project (CPC-2023-6705-VCU-DB-SPR-RDP-RDPA-VHCA; ENV-2023-6706-SE) ("Project"), The Project involves the demolition of existing buildings including a fast-food restaurant and residential structures. The Project proposes the construction of a new 42-story, 586,000 square-foot mixed-use building consisting of 384 dwelling units, including 115 hotel guest rooms. The Project will also include 23,000 square feet of commercial space, with a maximum building height of 520 feet over five levels of subterranean parking.

City staff recommends that the Planning Commission determine that the Project is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to AB130. AB 130 establishes a new statutory exemption from CEQA for qualifying infill housing projects. (See AB 130 § 59; Pub. Res. Code § 21080.66 ["PRC"].) As discussed below, AB 130 specifies construction labor standards for certain types of projects, including buildings taller than 85 feet, such as the proposed Project here. However, the Project here does not comply with the construction and labor standards required under AB130. Therefore, under AB 130, SAFER respectfully requests that the Planning Commission require as a condition of approval that the applicant for the Project: (1) employ a skilled and trained construction workforce; and (2) pay its construction workforce prevailing wages.

DISCUSSION

AB 130 states that the labor standards of Government Code § 65913.4(a)(8) ["Gov. Code"] apply to buildings over 85 feet in height for any housing development project that otherwise qualifies for a CEQA exemption under AB 130. (PRC § 21080.66(d)(2); AB 130 § 59(d)(2).) Here, the Project will be 520 feet tall, thereby triggering the labor standards of Gov. Code § 65913.4(a)(8).

I. The Applicant must employ a skilled and trained construction workforce to build the Project.

Gov. Code § 65913.4(a)(8)(F)(i) states, inter alia, that the developer for any project over 85 feet tall shall enter construction contracts with prime contractors only if the contract contains an enforceable commitment that the prime contractor and subcontractors at every tier will use a skilled and trained workforce, as defined in Public Contract Code § 2601(d), to perform work on the project that falls within an apprenticeable occupation, as defined in PCC § 2601(a), in the building and construction trades. (Gov. Code § 65913.4(a)(8)(F)(i)(I).)

Public Contract Code § 2601(d) ("PCC") defines a "skilled and trained workforce" as a workforce that meets the following conditions, among others:

> (1) All workers performing work in an apprenticeable occupation in the building and construction trades are either skilled journeypersons or apprentices registered in an apprenticeship program approved by the chief.
>
> (2)(A) For work performed on or after January 1, 2017, at least 30 percent of the skilled journeypersons employed to perform work on the contract or project by every contractor and each of its subcontractors at every tier are graduates of an apprenticeship program for the applicable occupation. This requirement shall not apply to work performed in the occupation of teamster. . . .

> (2)(D) For work performed on or after January 1, 2020, at least 60 percent of the skilled journeypersons employed to perform work on the contract or project by every contractor and each of its subcontractors at every tier are graduates of an apprenticeship program for the applicable occupation, except that the requirements of subparagraph (A) shall continue to apply to work performed in the following occupations: acoustical installer, bricklayer, carpenter, cement mason, drywall installer or lather, marble mason, finisher, or setter, modular furniture or systems installer, operating engineer, pile driver, plasterer, roofer or waterproofer, stone mason, surveyor, teamster, terrazzo worker or finisher, and tile layer, setter, or finisher.

(PCC § § 2601(d).) PCC § 2601(a) defines an "apprenticeable occupation" as an occupation for which the Chief of the Division of Apprenticeship Standards of the Department of Industrial Relations had approved an apprenticeship program pursuant to California Labor Code § 3075 ["CLC"] before 2014.

Here, because the Project building will be over 85 feet tall, the applicant must use a skilled and trained workforce at every tier to perform work on the Project that falls within an apprenticeable occupation in the building and construction trades.

II. The Applicant must pay its construction workforce prevailing wages for the Project.

For any development that is not entirely a public work, Gov. Code § 65913.4(a)(8)(A) requires, *inter alia*, that all construction workers employed in the execution of the subject project be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations under CLC §§ 1733 and 1733.9. However, apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. (Gov. Code § 65913.4(a)(8)(A)(i).) Additionally, the development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work and shall also provide notice of all contracts for the performance of the work to the Department of Industrial Relations for the portions of the development that are not a public work. (Gov. Code § 65913.4(a)(8)(A)(ii).)

Here, because the Project is not a wholly public work and will be over 85 feet tall, the Applicant must pay all its construction workers prevailing wages.

CONCLUSION

For these reasons, the Planning Commission must require the applicant to use a skilled and trained construction workforce and pay its construction workforce prevailing wages in compliance with the labor standards set forth in AB130.

Sincerely,



Kylah Staley

LOZEAU DRURY LLP

Planning CPC <cpc@lacity.org>

Secondary Submission for CUP for Frostig School CPC-2025-4636-CU3

avanek <avanek@verizon.net> Mon, Feb 9, 2026 at 10:38 PM
To: cpc@lacity.org

Please accept this letter of support for the Frostig School seeking to open at 3655 S. Centinela Avenue, Los Angeles, 90066 (CPC-2025-4636-CU3).

I have seen the presentation by Dale Goldsmith and company, and am very familiar with the existing church at the address, having lived in the area for more than a quarter century.
I strongly support the conversion of this church into a Frostig School.

I have been teaching for more than a decade, often to special needs students, and I know how difficult obtaining a quality education can be for them.
Bringing a specialized private school for these learners will be a tremendous benefit to the community, and I implore the CPC consider granting them their CUP.

Thank you.

Aaron Vanek

DALE J. GOLDSMITH
T: 310.254.9054
E: Dale@AGD-Landuse.com

February 9, 2026

BY EMAIL

The Honorable City Planning Commission
of the City of Los Angeles
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Attn: Cecilia Lamas, Commission Executive Assistant II

Commissioner cpc@lacity.org

Re: 3655-3681 South Centinela Avenue and 12412 West Windward Avenue
CPC-2025-4636-CU3-WDI
(Item No 7 on the Commission's February 12, 2026 Agenda)

Dear Commissioners:

We represent The Marianne Frostig Center for Educational Therapy (the "School"), which is requesting approvals under the above-referenced case number to convert an existing church into a small private school for children with learning challenges. We are writing on behalf of our client to (a) respectfully request the following minor change to condition of approval A.2.b for the reasons set forth below, and (b) draw your attention to the revised recommendation letter from the Bureau of Engineering ("BOE").

A. Requested Revision to Condition A.2.b

Revise this condition as follows:

2. Use. The use of the subject property shall be limited to Kindergarten through high school uses serving Kindergarten through 12th grade students for the Frostig School. The 3,935 square-foot outdoor playground shall be limited to the area located southeast of the main school building, and limited to occupancy by Frostig School personnel, students, authorized volunteers and authorized visiting guests.

   a. The maximum student enrollment for the Frostig School Louma G. Campus (Kindergarten through 12th grade) shall be limited to 80 students.

   b. A maximum of ~~20~~ 30 full-time equivalent faculty and administrative staff members shall be permitted at the Frostig School Louma G. Campus at all times.

Justification: The School's initial enrollment will be approximately 35 students. Over the next decade, the School hopes to increase enrollment gradually to 80 students. The School needs 20 faculty and administrative staff for the initial enrollment level. As the enrollment increases, so will the need for faculty and staff, and the School will need 30 full-time equivalent staff at full enrollment. The above revision will allow the School to have sufficient faculty and staff at full enrollment.

B. Revised BOE Report

On December 26, 2025, BOE issued a revised recommendation report to City Planning that added a 15-foot sidewalk widening along Centinela Avenue. This recommendation report is included as Exhibit E to the Staff Report from City Planning.

BOE issued a revised recommendation report on February 4, 2026 that removed the 15-foot sidewalk widening. We have attached it for your information.

Thank you for your consideration.

Very truly yours,



Dale Goldsmith

cc: Councilmember Traci Park's Office
Attn: Craig Bullock and Jeff Khau
Iris Wan, Department of City Planning

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: February 4, 2026

To: Vincent P. Bertoni, Director
Department of City Planning
Attn: Iris Wan (City Planner)

From: Hui M. Huang, Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering (BOE)

Subject: **Case No. CPC-2025-4636-CU3 (3655-3681 South Avenue & 12412 West Windward Avenue) – Revised Memo No. 1**

The following recommendations identifying the infrastructure deficiencies adjacent to the above-referenced site. The recommendations are respectfully submitted for your consideration in the approval of a Class 3 Conditional Use Permit application:

1. Dedication Required:

   Centinela Avenue (Avenue I) – None.

   Windward Avenue (Local Street) – None.

   Alley (West of Centinela Avenue) - A 2.5-foot wide strip of land along the property frontage to complete 10-foot wide half right-of-way in accordance with Alley standards.

2. Improvements Required:

   Centinela Avenue – Repair and/or replace any damaged, cracked, broken or off-grade concrete curb, gutter, sidewalk and roadway pavement. Close any unused driveways with full-height curb, gutter and sidewalk.

   Windward Avenue – Reconstruct the curb return at Windward Avenue and the alley west of Centinela Avenue. Repair or replace any broken, damaged, or off-grade adjacent asphalt concrete pavement.

   Alley – Remove existing broken asphalt pavement in the alley along the rear property line and reconstruct a new 10-foot wide half alley with 2-foot concrete longitudinal center gutter. Construct new concrete standard alley intersection at the intersection with Windward Avenue. Repair or replace any broken or off-grade pavement. All these improvements shall suitably transition to join the existing improvements satisfactory to the City Engineer.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Upgrade all existing curb ramps to comply with ADA requirements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting at https://lalights.lacity.org or via https://appointments.lacity.org/apptsys/Public/Account.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment at (213) 485-1062 or via https://appointments.lacity.org/apptsys/Public/Account.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-0562 or via https://appointments.lacity.org/apptsys/Public/Account.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants at (213) 482-6543 or via https://appointments.lacity.org/apptsys/Public/Account.

3. Provide proper drainage for street being improved and for the site being developed.

4. Sewer lines exist in the alley west of Centinela Avenue. Extension of house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

5. Submit a request to the West Los Angeles (WLA) District Office sewer counter to determine the capacity of the existing public sewer to accommodate the proposed development at https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

6. Obtain a Revocable Permit from the WLA District Office for any landscaping, fence, wall and structures to remain in the dedicated right-of-way https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

7. Submit a parking area and driveway plan to the WLA District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to the Bureau of Engineering Permit Case Management Division - Land Development Group, via the Customer Service Request system at https://dscsr.lacity.org/.

From: Kim Petrarca
To: Dean Conklin; Alix Wisner
Subject: Fwd: Letter of Support
Date: Friday, January 30, 2026 10:05:26 AM
Attachments: image008.png

Dear City of LA,

Our names are Randall Park and Jae Suh. We have an amazing 13 year old daughter named Ruby who is a fun, happy, and immensely creative girl who happens to be on the autism spectrum. After she was diagnosed at age 4, we had her at various schools that focus on neurodiverse students. But none of them felt like the right fit for Ruby, who has very specific needs. Teaching Ruby requires a deep understanding of who she is as a person - something that requires patience, persistence and an absolute belief in her abilities and potential.

The moment she joined the Frostig West family, we knew she was at the right place. Like all kids, Ruby thrives in an environment where she feels safe, valued, and free to be her. But here, she also works hard, faces challenges, and embraces new experiences that have opened up her world. The teachers and staff are all such wonderful people - kind hearted, talented, and smart. They all love what they do, and it shows every day. This school has been an absolute godsend for us and for so many of the families at Frostig West. We feel so lucky to be a part of this community.

The only piece that had been missing was a permanent campus. So when we found out that the school had found a building to serve as our very own campus, that thrilled us to no end. All the things at a typical school that had been missing - like a playground, a cafeteria, a stage for performances - were now possibilities for Ruby and her schoolmates. A permanent campus will give these kids a stronger sense of identity, school pride, and a tangible place to serve as their second home.

We are so excited for Ruby's school to have a permanent location, and we are willing to do whatever it takes to help with the process. Thank you so much for your time!

- Randall & Jae

--
Kim Petrarca, M.A.
Director of Frostig School West
16221 Mulholland Drive, Los Angeles, CA 90049

FrostigSchool

From:	Kim Petrarca
To:	Dean Conklin; Alix Wisner
Subject:	Fwd: Rhys x Frostig School West
Date:	Friday, January 30, 2026 10:07:11 AM
Attachments:	image008.png

---------- Forwarded message ---------
From: **Damian Manning** <daegloe@gmail.com>
Date: Thu, Jan 29, 2026 at 2:32 PM
Subject: Rhys x Frostig School West
To: Kim Petrarca <kim@frostig.org>
Cc: Rebecca Brey <rebecca.brey@gmail.com>

Hi Kim, FSW means so much to our family that it's difficult to put into words.

Our son Rhys started attending the elementary school in the fall of 2024 soon after we relocated from NYC. It was a challenging, cross country move for everyone, but especially for Rhys who has autism and medical disabilities. We toured other schools beforehand and were terrified by the conditions and inadequacy of the programs. We seriously considered packing up and heading back east. Our visit to Frostig West turned everything around and we haven't looked back.

Rhys goes to bed every night and wakes up every morning asking to go to school -- even on the weekends! When we pick him up at the end of the day, he pleads to stay longer and insists on saying goodbye to every classmate before he leaves. He adores his teachers, who are all lovely and deeply care about their students -- even helping babysit on occasion. The community of parents, who host support groups and plan gatherings, are wonderful. Most importantly, Rhys is now learning and growing as an individual at an accelerated pace. He finally has a place that accepts him for who he is, and you can see that he feels proud of what he's achieving. We're so grateful.

We can't imagine a better school for Rhys. It sounds cliché, I know. It's the truth.

Best,
Damian

--
Kim Petrarca, M.A.
Director of Frostig School West
16221 Mulholland Drive, Los Angeles, CA 90049



FrostigSchool.org

MARLA & DR. KUO CHAO

435 S Rossmore Ave • Los Angeles • CA • 90020
917-699-3177 • marlachao10@gmail.com

January 30, 2026

RE: POSITIVE IMPACT OF FROSTIG SCHOOL WEST ON THE LOS ANGELES COMMUNITY

Dear Members of the Permitting Committee,

We are submitting this letter to underscore the meaningful and positive impact Frostig School West has had on our family and on the broader neurodiverse community, and to express our strong support for the permitting of Frostig School West in Mar Vista.

Our son has been attending Frostig School West since 2022, when he entered seventh grade. He is on the autism spectrum and was diagnosed at three years old. His challenges include limited expressive speech, intellectual disability, and significant social communication needs. He is also a kind and loving child with an exceptional memory, a talent for piano and music, and a deep care for his classmates.

Frostig School West is a warm and welcoming community of dedicated educators, families, and neurodiverse students, each with unique strengths and needs. Through Frostig, our family has found a true sense of belonging; something that was not accessible to us within the traditional public school system, nor through other private or religious schools we explored.

Prior to Frostig, our son attended a small, inclusive private school for kindergarten through sixth grade. Despite accommodations and support, he struggled as academic and organizational demands increased in the upper elementary years. School became a major source of stress for him and for our family. It was clear that he required an environment specifically designed to meet his learning profile and emotional needs.

At Frostig, students are able to work at their own pace, are treated with dignity, and are celebrated for who they are. The school thoughtfully incorporates movement, breaks, modified coursework, quiet learning environments, physical activity, and explicit social skills instruction, while still meeting graduation requirements. This structured yet nurturing approach allows students who previously struggled, or who experienced bullying or inadequate services elsewhere, to thrive.

The difference for our son has been profound. He looks forward to school, transitions easily in the morning, and returns home calm and regulated at the end of the day. For families of

neurodiverse children, this level of stability and well-being is not a small achievement; it represents a dramatic and life-changing improvement.

Beyond serving students in elementary, middle, and high school, Frostig School West is deeply committed to preparing students for life beyond graduation. Through collaboration among families and educators, the school works to build pathways toward independence, meaningful employment, and community engagement. Frostig families are invested not only in their own children, but in the success of alumni and the broader neurodiverse community.

Frostig families are active members of the Los Angeles community, working in fields such as education, medicine, business, entertainment, and real estate. Many of us have children attending public and private schools throughout the city, and we are deeply connected to and invested in our neighborhoods. Frostig School West is an important and responsible contributor to this community.

We respectfully urge the committee to support the permitting of Frostig School West. The school provides an essential service to families like ours and plays a vital role in ensuring that neurodiverse students are given the opportunity to learn, grow, and participate fully in our community.

Thank you for your time, consideration, and service.

Marla Chao
Kuo Chao

January 30, 2026

A Letter in Support of The Frostig School's West LA Campus Project

Dear Sirs and Madams,

I am the parent of child with an autism diagnosis. His name is Tommy Harden. He is now 19 and taking college classes at Berkeshires Community College in Massachusetts; Tommy wanted to go "back East" for school. I can say with 100% conviction that his education at Frostig made this possible. Marianne Frostig founded the school in Culver City in 1951. She was a USC professor and a pioneer in Special Education research and instruction. In 1979, the school moved to Pasadena. For 75 years, Frostig has been providing a caring, nurturing environment for children with learning difficulties.

In 2018, Frostig began a program in rented classrooms in West LA. Tommy was a part of that first cohort on the Westside, and he continued at Frostig until his graduation after 12th grade. So I can say from experience that Frostig is an amazing school, full of caring and committed professionals.

Recent research indicates that nearly 1 in 12 children in California may have autism; that's more than 8%. The autism spectrum is just that, and there is a broad range of abilities and needs across that spectrum. Many children with autism can function in a normal school setting. But many cannot. Having a Frostig campus on the Westside is important to those kids and their families. Helping those kids become successful and independent adults is important to all of us.

There are a 1,000 great reasons for welcoming the Frostig School to Mar Vista. But the children in our population that Frostig will serve are the most important ones.

Thank you for your consideration.

Sincerely,



J David Harden
638 Hanley Ave
Los Angeles, CA 90049

Daniel Soiseth
5033 Topanga Canyon Blvd.
Woodland Hills, CA. 91364

January 23, 2026

To Whom It May Concern:

I write this letter of support for Frostig West School because I believe so strongly in the incredible work they do for children on the spectrum. They would be a great addition to any neighborhood in LA!

My family was blessed to find this school for our son when he was suffering in the special education programs of LAUSD during his middle school years.

After a successful experience in a tiny local elementary school the larger middle school, with the amazing reputation was not able to provide an environment that allowed our son to feel safe and understood so he could thrive in his education.

Honestly, they did the best they could but it wasn't a fit for his needs. He would often cry at pick up because it just wasn't working and that was heartbreaking.

It was suggested to us to check out Frostig West and little did we know that would transform his educational experience and our whole family's life.

Frostig is exceptional! They understand their student's needs and foster an environment where everyone can find success in their own way at their own pace.

Frostig has been renting space at Bel Air Presbyterian Church but recently purchased a building in West LA for a forever location. The students and parents are so excited to have a real school to call their own.

The community is loving, supportive, respectful and would be a great addition to any neighborhood in LA. I sincerely hope the permitting process can happen smoothly and would be happy to discuss any concerns there might be regarding this approval process.

Thanks for your consideration.

Best,

Daniel Soiseth
Danielsoiseth@gmail.com
818-326-7182

To whom it may concern,

I am writing to offer my passionate support for Frostig West's new home on Centinela Ave.

As a parent of a special needs child, I am often faced with a difficult question: *will my child fit in*? Whether considering birthday parties, playground visits or – most significantly – schools, there is a persistent concern about how he will be met with his unique, neurodiverse personality.

It may seem from the outside that there are many schools in Los Angeles where a child with special needs would be welcome. In reality, there are not. This is why our family is so deeply grateful to have found Frostig West. Our son is not only welcomed everyday by a knowledgeable and caring staff, he is challenged academically and socially in a way my wife and I thought may not have been in the cards for him. He loves going to school every day. After years of searching, we finally found a place where he can go each day to be safe and loved.

We are thrilled at the possibility of a new dedicated home for Frostig West School which can fit our growing community and the needs of all our kids. Our circle of parents is engaged and ready to help the new location be positive part of the west side of LA and a place

where kids who have been not welcome elsewhere, can thrive.

Thank you for your time. Please feel free to reach out to me with any questions.

Sincerely,
Andrew Bowler

(917) 723 9146
afbowler@gmail.com

To Whom It May Concern,

This letter is meant to show support for Frostig School West. Our daughter has been attending Frostig since 2023 when she entered as a 4th grader and we cannot fully explain how impactful this school has been to her life. Prior to entering Frostig, our daughter was enrolled in a SLD program at a LAUSD charter school. She was struggling to learn due to the curriculum not being modified to her abilities. She was not able to really connect with peers due to minimal involvement by teachers to assist in socialization. She did not want to be in school, would elope constantly from the classroom and had behavioral issues due to being in an environment she could not navigate.

Once she started at Frostig, we saw change. It was slow change at first, small steps forward and then backward and then forward again. It took time for her to trust her new environment, but thanks to the consistent warmth, patience, understanding, persistence and security the Frostig staff showed her, our daughter began to trust again. She began to love school, she would ask to go even on the weekends. She began to make friends and really feel connected to her peers.

We have seen so much growth in our daughter over the last 3 years. The Frostig staff has encouraged her independence, pushed her to work to her capabilities, cheered her on every time an achievement is attained and created an environment where she feels comfortable and safe to be herself. Our daughter had a BII since starting preschool, and we always assumed she would need one. Thanks to the amazing Frostig staff, we were able to phase out her 1:1 over a year ago and our daughter still continues to do well.

We are beyond thankful to have our daughter at Frostig School West. We truly believe in the mission and vision for this school and we are always encouraging families we know of kids who are neurodivergent to look into Frostig as a school option.

We are hopeful that Frostig will continue to grow and be able to enroll more students who are unable to find a school environment that fits their individual needs. More schools like Frostig are needed to serve this very special population of children and without Frostig our daughter would not be thriving the way she is currently.

Sincerely,

Amita Shenoy-current parent

DAY OF HEARING SUBMISSIONS

Item No. 07

Department of City Planning

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

February 10, 2026

TO: City Planning Commission

FROM: Iris Wan, City Planner

ADDITIONAL INFORMATION FOR CASE NO. CPC-2025-4636-CU3-WDI; 3655 South Centinela Avenue

Transmitted herewith is a revised report from the Bureau of Engineering (dated February 4, 2026). This report supersedes the previous report (dated December 26, 2025), which recommended the construction of a 15-foot-wide concrete sidewalk along Centinela Avenue.

The February 4, 2026 report eliminated the requirement for the construction of the 15-foot-wide concrete sidewalk. The recommended dedication and improvements along the abutting alley remain unchanged.

Per recommended Conditions of Approval No. 33 (Waiver of Dedication and Improvements), the proposed project is required to provide all improvements required by the Bureau of Engineering or other agencies, with the exception of the dedication and improvements required along the abutting alley to the west.

Attachments:
Revised BOE recommendation report dated February 4, 2026

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: February 4, 2026

To: Vincent P. Bertoni, Director
Department of City Planning
Attn: Iris Wan (City Planner)

Michael Soto Digitally signed by Michael Soto Date: 2026.02.04 16:31:55-08'00'

From: Hui M. Huang, Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering (BOE)

Subject: **Case No. CPC-2025-4636-CU3 (3655-3681 South Avenue & 12412 West Windward Avenue) – Revised Memo No. 1**

The following recommendations identifying the infrastructure deficiencies adjacent to the above-referenced site. The recommendations are respectfully submitted for your consideration in the approval of a Class 3 Conditional Use Permit application:

1. Dedication Required:

   Centinela Avenue (Avenue I) – None.

   Windward Avenue (Local Street) – None.

   Alley (West of Centinela Avenue) - A 2.5-foot wide strip of land along the property frontage to complete 10-foot wide half right-of-way in accordance with Alley standards.

2. Improvements Required:

   Centinela Avenue – Repair and/or replace any damaged, cracked, broken or off-grade concrete curb, gutter, sidewalk and roadway pavement. Close any unused driveways with full-height curb, gutter and sidewalk.

   Windward Avenue – Reconstruct the curb return at Windward Avenue and the alley west of Centinela Avenue. Repair or replace any broken, damaged, or off-grade adjacent asphalt concrete pavement.

   Alley – Remove existing broken asphalt pavement in the alley along the rear property line and reconstruct a new 10-foot wide half alley with 2-foot concrete longitudinal center gutter. Construct new concrete standard alley intersection at the intersection with Windward Avenue. Repair or replace any broken or off-grade pavement. All these improvements shall suitably transition to join the existing improvements satisfactory to the City Engineer.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Upgrade all existing curb ramps to comply with ADA requirements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting at https://lalights.lacity.org or via https://appointments.lacity.org/apptsys/Public/Account.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment at (213) 485-1062 or via https://appointments.lacity.org/apptsys/Public/Account.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-0562 or via https://appointments.lacity.org/apptsys/Public/Account.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants at (213) 482-6543 or via https://appointments.lacity.org/apptsys/Public/Account.

3. Provide proper drainage for street being improved and for the site being developed.

4. Sewer lines exist in the alley west of Centinela Avenue. Extension of house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

5. Submit a request to the West Los Angeles (WLA) District Office sewer counter to determine the capacity of the existing public sewer to accommodate the proposed development at https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

6. Obtain a Revocable Permit from the WLA District Office for any landscaping, fence, wall and structures to remain in the dedicated right-of-way https://engpermits.lacity.org/public or via https://appointments.lacity.org/apptsys/Public/Account.

7. Submit a parking area and driveway plan to the WLA District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to the Bureau of Engineering Permit Case Management Division - Land Development Group, via the Customer Service Request system at https://dscsr.lacity.org/.

Honorable Commissioners,

We respectfully submit this request for reconsideration regarding the Planning Commission's approval of the Venice Auxiliary Pump Plant (VAPP), 128 and 133 Hurricane;DIR-2017-4167; ZA-2017-3950 (plant); DIR-2017-4173; ZA-2017-3953 (parking lot)Plant, specifically as it relates to the surface parking lot component presented as a required element of the project. Heard on January 22, 2026

During the CPC hearing, it was repeatedly stated that the surface parking lot was a "requirement" of the Coastal Development Permit issued by the California Coastal Commission

However, a careful review of the Coastal Commission Staff Report approved on September 11, 2025, reveals a critical distinction that was not clearly presented to the Commission.

While the Coastal Development Permit (CDP) approval includes the parking lot within the scope of the approved project, the Staff Report does **not** establish that the parking lot is operationally required for the wastewater pumping plant itself. Rather, the parking lot is associated with public coastal access and parking standards within the Venice Specific Plan area**. It is a discretionary project element—not an operational necessity of the VAPP infrastructure.**

At the CPC hearing, Commissioners relied on the representation that construction of the parking lot was required to comply with the Coastal Commission. That framing significantly influenced deliberations

However, the Coastal Commission approval does not mandate that the parking lot must remain permanent if the City seeks a modification. The City could request an amendment to the CDP, particularly given that the parking lot serves a "nice to have" public access function rather than a **core wastewater infrastructure function.**

The practical impact of this distinction is profound. The parking lot necessitated a General Plan Amendment and zone change from residential to Public Facilities (PF), permanently altering the land-use character adjacent to residential property. If the parking lot is not required for VAPP operations, then the justification for rezoning residential soil to industrial public facility use merits reconsideration.

This matter is not about opposing wastewater infrastructure. It is about ensuring that permanent land use changes and zoning decisions are based on operational necessity rather than discretionary amenities.

Accordingly, We respectfully request that the Commission: Reconsider the parking lot

1. Reexamine the record regarding whether the surface parking lot is truly required for VAPP operations.
2. Direct staff to clarify whether the Coastal Development Permit mandates permanent inclusion of the parking lot **or whether amendment remains an available option**.

The integrity of the Commission's decision-making process depends on accurate representation of regulatory requirements. Where a discretionary project element was presented as mandatory, reconsideration is appropriate.

Thank You,

The Peninsula Community At Large

Feb 11, 2026

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

Re: Proposed Housing Development Project at 757 – 787 South Alameda Street, CPC-2025-4306-DB-PR-ZV

To: cpc@lacity.org

Cc: Esther Ahn, esther.ahn@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org;

Dear Los Angeles Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 1,000-unit housing development project at 757 – 787 South Alameda Street; 1318 – 1396 East 7th Street; 136 – 196 South Central Avenue; 1301 – 1327 East 8th Street; 700 – 760 South Market Court; 720 – 746 South Terminal Street; and 760 South Warehouse Street, which includes 114 very low-income units. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), and California Environmental Quality Act ("CEQA") Guidelines.

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, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id*. at subd. (d)) or reduce the project's density (*id*. at subd. (j)) unless, again, such written findings are made. 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. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a

thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

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 Ratio (FAR), density, parking, open space, or vehicular access; front yard fence height; building width; build-to-depth; ground story transparency ; ground story height; through access; pedestrian access; primary street transparency; and build-to-width. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings 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. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id*. at 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.)

Furthermore, the project is eligible for a streamlined environmental review pursuant to section 15168 of the CEQA guidelines. 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.)

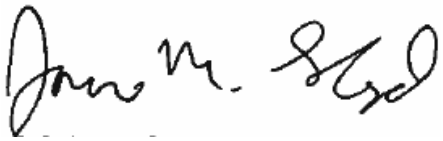
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will increase the city's tax base; it will bring new customers to local businesses; 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 City 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.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

YSABEL JURADO
L.A. CITY COUNCIL MEMBER
DISTRICT 14

February 11, 2026

City Planning Commission
Los Angeles City Hall
John Ferraro Council Chamber, 3rd Floor, Room 340
200 North Spring Street, Los Angeles, Ca 90012

Subject: Letter of Support for CPC-2025-4306-DB-PR-ZV
Site Address: 757-787 S Alameda Street, 1318-1396 E 7th Street, 136-196 S Central Avenue, 1301-1327 E 8th Street, 700-760 S Market Court, 720-746 S Terminal Street, 760 S Warehouse Street

Dear Commissioners:

I am writing to share our office's support for the proposed ROW DTLA residential development project, which would demolish existing surface parking lots to make way for three eight-story buildings totaling 1,000 residential units, including 114 units reserved for Very Low Income households.

Councilmember Jurado is a strong advocate for building much-needed affordable housing in Los Angeles. This project meaningfully advances that goal while bringing thoughtful residential growth and economic vitality to a largely industrial and historically disinvested area of Downtown LA.

Our office agrees with the Department of City Planning's recommendation that the City Planning Commission approve the requested Project Review, Zone Variance, and Density Bonus with one on-menu incentive, one off-menu incentive, and eight waivers of development standards. The inclusion of 114 Very Low Income units represents a significant public benefit and aligns with our shared commitment to expanding housing access for working families.

At the same time, we encourage the applicant to thoughtfully consider voluntary conditions proposed by Downtown community members who broadly support the project but seek stronger guarantees around accessibility and neighborhood integration, especially considering anticipated expanded transit along Alameda Street and subsequent increased foot traffic. We encourage the applicant to establish a clearer timeline for the removal of existing and proposed exterior fencing to enhance pedestrian access throughout the site, in collaboration with community and City partners. As this project moves forward, our office urges the City and the

applicant to continue proactive and transparent engagement with local stakeholders to ensure the development reflects the needs of a growing residential community.

Thank you for your consideration. Should you have any questions, please contact me, Ina Morton, Planning Deputy, at christina.annmorton@lacity.org, or Kevin Ocubillo, Planning Director, at kevin.ocubillo@lacity.org.

Sincerely,

Ina Morton
Planning Deputy
Office of Councilmember Ysabel Jurado
Los Angeles City Council, Fourteenth District

CITY OF LOS ANGELES

CALIFORNIA

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

JENS MIDTHUN
PRESIDENT

TERESA Y. HILLERY
VICE PRESIDENT OF ADMINISTRATION

DAMION WAGNER
VICE PRESIDENT OF
OUTREACH & COMMUNICATIONS

TERIN NGO
SECRETARY

TATHEER ADNAN
TREASURER

DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

WWW.DLANC.COM

EMAIL: INFO@DLANC.COM

February 10, 2026

Los Angeles Department of City Planning
200 N. Spring Street, Room 525
Los Angeles, CA 90012

VIA EMAIL

RE: **Planning Case No:** CPC-2025-4306-DB-PR-ZV; VTT-84331-HCA; ENV-2024-8218-HES
Project Address: 787 South Alameda Street, Los Angeles, CA 90021
Applicant: Jeffrey Goldberg [Company: Alameda Square Owner, LLC]

Project Description: Demolition of a parking lot and construction of a commercial residential mixed-use project, with 3 buildings, 884,278 SF of floor area, 1,000 dwelling units, and 6547 sf of commercial space.

To Whom It May Concern:

At our regularly held public meeting on February 10, 2026 the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request.

DLANC **supports** the Applicant's requests in Planning Case No. CPC-2025-4306-DB-PR-ZV; VTT-84331-HCA; ENV-2024-8218-HES. DLANC's support is conditioned on the Applicant agreeing to the following stipulations for the project.

In DLANC's view, the information presented provides adequate justification for granting the Applicant's requests. *Subject to the conditions set forth below* and any additional conditions recommended by the LAPD or Council District Office, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

CONDITION 1: Applicant will maintain pedestrian access if the sidewalk is temporarily closed during construction.

CONDITION 2: Applicant ensures any temporary walkways covered due to construction are provided with adequate lighting.

CONDITION 3: Storefronts of ground-floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety.

CONDITION 4: Owner/Operator will come back and present to DLANC PLUC should owner/operator change for retail uses serving alcohol.

CONDITION 5: All exterior alcoves or recessed vestibules, such as those for egress stairs, maintenance accessways, or loading docks, shall be provided with security cameras and lighting.

CONDITION 6: Applicant includes a designated area within the project to accommodate pet waste to mitigate pollution of the public right-of-way. If this is not feasible, a designated area should be provided along the public right-of-way, along with a detailed plan for cleaning and ongoing maintenance.

CONDITION 7: Applicant considers a reasonable timeline for the future removal of the existing exterior fencing, specifically fronting Alameda Street, and works with the Department of City Planning, Council District 14, and the Neighborhood Council on refining strategies around removal of such fence. If the fence is removed for construction access, or is required to be extensively modified for issues such as Exit Discharge from the proposed buildings to the public right-of-way, Fire Department access, or is required to be changed during plan check or inspection process by a permitting authority, the applicant shall be required to seek a plan approval or equivalent administrative process, from the Department of City Planning for modification for their Conditions of Approval.

CONDITION 8: Applicant shall provide enhanced architectural and area lighting along the Alameda Street frontage of the site to ensure a safe, and pedestrian-friendly experience along the public right-of-way. In addition, the Applicant works with the Department of City Planning's Urban Design Studio to ensure that exterior design treatments along the Alameda Street frontage of the site, including landscaping and any improvements to existing fencing to remain, maintains transparency and permeability to promote eyes on the street and enhance pedestrian safety.

DLANC strongly supports the Department of City Planning having the flexibility, as allowed under the base zoning, to permit the applicant-requested modifications to density, floor area ratio (FAR), and building height. Maximizing these metrics is critical for meeting the need for housing creation and fostering greater urban vitality within the Downtown area.

If possible, please send a digital copy of your decision letter via e-mail to pluc@dlanc.com in lieu of a hard copy. Thank you in advance for your consideration of the comments presented in this letter.

Sincerely,





Jens Midthun
President,
DLANC

Andrew Wong, AIA
Chair,
DLANC Planning & Land Use Committee

Cc:

Kevin Ocubillo, Council District 14 (via email)
City Planning Commission (via email)
Department of City Planning, Urban Design Studio (via email)

DLA Piper LLP (US)
2000 Avenue of the Stars
Suite 400 North Tower
Los Angeles, California 90067-4735
www.dlapiper.com

Kyndra Casper
kyndra.casper@us.dlapiper.com
T 310.595.3241
F 310.595.3437

February 11, 2026

VIA E-MAIL: CPC@LACITY.ORG

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

Re: Updated Voluntary Conditions for Item 5.a CPC-2025-4306-DB-PR-ZV
Project Address: 747-787 S Alameda Street, Los Angeles, CA 90021

Honorable Planning Commissioners:

We represent the applicant Alameda Square Owner, LLC ("Applicant") of the ROW Multifamily Project in the above referenced case. On February 9, 2026 we sent a letter to request a voluntary condition be added to the conditions of approval for the Project ("February 9 Letter"). After the February 9 Letter was sent, we received the support letter and recommended conditions from the Downtown Los Angeles Neighborhood Council ("DLANC"). While the Applicant agrees with the incorporation of recommended conditions 1 to 6, the Applicant would propose the following voluntary conditions instead of conditions 7 and 8 as written by DLANC. We believe the following voluntary conditions meet the intent of recommended conditions 7 and 8 while still allowing the Project to be viable.

On behalf of the Applicant, we respectfully request the following two (2) voluntary conditions be added to the conditions of approval. The first condition below has been modified from the February 9 Letter to include continuing collaboration with the Council Office, Department of City Planning, and DLANC.

(1) "The applicant agrees to remove the fence along Alameda Street when it is no longer required by the commercial, office, and/or light industrial tenants of the ROW for security purposes and thus becomes operationally feasible to do so. The applicant will work with the Council Office, Department of City Planning and Neighborhood Council related to the future removal of the fence."

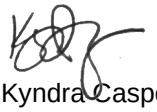
(2) "Applicant shall provide enhanced architectural and area lighting along the Alameda Street frontage of the site to promote a safe and pedestrian-friendly experience along the public right-of-way."

We respectfully request that the above condition be added to the Letter of Determination for Case No. CPC-2025-4306-DB-PR-ZV. Please let us know if you have any questions or require additional information.

Thank you for your consideration.

Sincerely,

DLA Piper LLP (US)



Kyndra Casper
Partner

cc: Heather Bleemers (heather.bleemers@lacity.org)
Michelle Carter (michelle.carter@lacity.org)
Esther Ahn (esther.ahn@lacity.org)

Feb 11, 2026

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

Re: Proposed Housing Development Project at 1433 – 1439 West Jefferson Boulevard, CPC-2025-215-DB-HCA

To: cpc@lacity.org

Cc: Maneri Roman, maneri.roman@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org;

Dear Los Angeles Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 16-unit housing development project at 1433 – 1439 West Jefferson Boulevard, which includes 2 very low-income units. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), AB 130, and California Environmental Quality Act ("CEQA") Guidelines.

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, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id*. at subd. (d)) or reduce the project's density (*id*. at subd. (j)) unless, again, such written findings are made. 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. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

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 ground floor height, open space, setback, side yards, Floor Area Ratio (FAR), building height, loading spaces, and rear yards. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings 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. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id*. at 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.)

Furthermore, the project is eligible for an exemption from environmental review pursuant to section 15332 of the CEQA guidelines. The project is also eligible for a statutory exemption from CEQA review under AB 130 (Pub. Res. Code, § 21080.66). 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.)

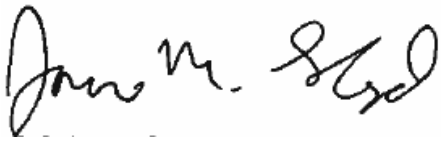
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will increase the city's tax base; it will bring new customers to local businesses; 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 City 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.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

Feb 11, 2026

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

Re: Proposed Housing Development Project at 6800 – 6814 West Sunset Boulevard, CPC-2023-6705-VCU-DB-SPR-RDP-RDPA-VHCA

To: cpc@lacity.org

Cc: Michelli Carter, michelle.carter@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org;

Dear Los Angeles Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 384-unit housing development project at 6800 – 6814 West Sunset Boulevard , which includes 52 very low income senior units and 26 moderate income senior units. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), and AB 130.

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, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id*. at subd. (d)) or reduce the project's density (*id*. at subd. (j)) unless, again, such written findings are made. 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. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

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 Ratio ("FAR"), parking and open space, and permitting vehicular access from a less restrictive zone to a more restrictive zone; commercial parking and access to parking stalls; height; FAR; and westerly side yard setback. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings 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. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id*. at 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.)

Furthermore, the project is eligible for a statutory exemption from CEQA review under AB 130 (Pub. Res. Code, § 21080.66). 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.)

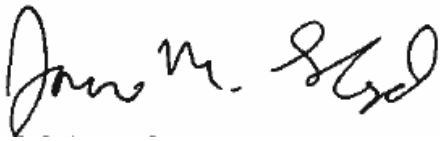
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will increase the city's tax base; it will bring new customers to local businesses; 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 City 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.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
kylah@lozeaudrury.com

VIA EMAIL

February 11, 2026

Monique Lawshe, President
Caroline Chloe, Vice-President
Priscilla Chavez, Commissioner
Martina Diaz, Commissioner
Sarah Johnson, Commissioner
Phyllis Klein, Commissioner
Brian Rosenstein, Commissioner
Jacob Saitman, Commissioner
Elizabeth Zamora, Commissioner
City Planning Commission
200 North Spring Street
Los Angeles CA, 90012
cpc@lacity.org

Michelle Carter, City Planner
200 North Spring Street
Los Angeles, CA 90012
michelle.carter@lacity.org

Re: Comments on Sunset & Highland Tower (6800 – 6814 W. Sunset Blvd) Mixed-Use Project (CPC-2023-6705-VCU-DB-SPR-RDP-RDPA-VHCA; ENV-2023-6706-SE), February 12, 2026 City Planning Commission Meeting Agenda Item No. 5c.

Dear Honorable President Lawshe, Vice-President Chloe, Honorable Commissioners, and Planner Carter:

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") and its members living or working in the City of Los Angeles ("City") regarding the Sunset & Highland Tower (6800 – 6814 W. Sunset Blvd) Mixed-Use Project (CPC-2023-6705-VCU-DB-SPR-RDP-RDPA-VHCA; ENV-2023-6706-SE) ("Project"). We hereby withdraw our comment letter dated February 9, 2026.

Sincerely,

Richard Drury
LOZEAU DRURY LLP

Feb 11, 2026

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

Re: Proposed Housing Development Project at 5048–5056 West Jefferson Boulevard, CPC-2025-63-DB-CU3-HCA

To: cpc@lacity.org

Cc: Isaiah Ross, isaiah.ross@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org;

Dear Los Angeles Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 33-unit housing development project at 5048–5056 West Jefferson Boulevard, which includes 7 very low-income units. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), AB 130, and California Environmental Quality Act ("CEQA") Guidelines.

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, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id*. at subd. (d)) or reduce the project's density (*id*. at subd. (j)) unless, again, such written findings are made. 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. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

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 southerly rear yard setback; height; Floor Area Ratio ("FAR"); percentage of the residential component of a mixed use project; easterly side yard; loading space requirements; and westerly side yard setback. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings 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. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id*. at 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.)

Furthermore, the project is eligible for an exemption from environmental review pursuant to section 15332 of the CEQA guidelines. The project is also eligible for a statutory exemption from CEQA review under AB 130 (Pub. Res. Code, § 21080.66). 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.)

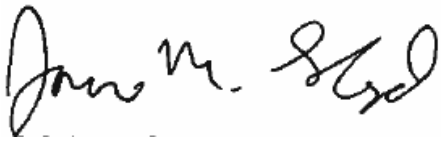
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will increase the city's tax base; it will bring new customers to local businesses; 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 City 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.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

spcaLA
Friends for life®
Society for the Prevention of Cruelty to Animals Los Angeles, since 1877

spcaLA.com
1-888-772-2521
REPORT ANIMAL CRUELTY: 1-800-540-7722

February 10, 2026

RE: Case No.: CPC-2025-63-DB-CU3-HCA

Honorable Commission members,

Thank you for the opportunity to comment.

The project sounds intriguing and, correctly executed, could be an improvement to the community. That said - we are concerned that the parking currently in the plan, 6 spaces, is not nearly enough.

As a business operator next door, I am concerned that our customers and clients will not have available parking, will not stop, and it will therefore affect our ability to find homes for our animals. (Our block already lost a lot of street parking to the bike lane).

Additionally, all construction projects come with offensive noises, smells, large vehicles and access issues which would directly impact our work and the quiet enjoyment and use of our premises.

We would like to know what steps have been included in this proposal to mitigate such a prolonged disruption, before filing opposition or support for this project.

Sincerely yours,

Madeline Bernstein
President
spcaLA
(323) 730-5300, ext. 3344

Planning CPC <cpc@lacity.org>

CPC-2025-4636-CU3

Rosita Medina <rosalma.medina@gmail.com> Tue, Feb 10, 2026 at 3:20 PM
To: cpc@lacity.org

I am writing regarding the proposed redevelopment of the Mormon church located at Centinela and Windward in Mar Vista into a school for neurodiverse learners. Schools are valuable assets that enrich communities and model positive civic engagement as they educate the next generation of citizens and leaders.

I **support** the addition of Frostig School to our Mar Vista neighborhood **if the Conditional Use Permit addresses and codifies the following:**

- The school **shall not purchase, lease, or otherwise acquire** any additional residentially zoned land abutting it. Acquiring commercially zoned property is **prohibited**.
- The school shall adopt rules to **discourage drivers** from dropping off or picking up students off campus in the school's vicinity.
- All vehicles carrying students, parents, faculty, staff, guests or other persons having business with the School **shall be prohibited from parking or queuing on surrounding residential streets at any time.**
- **A minimum of 30%** of enrolled students shall arrive and depart by bus or vanpool daily. Carpooling (minimum 2 students/car) shall be encouraged for all others.
- All vehicles transporting children to and from the campus **shall load/unload students using the designated carpool pattern.** I suggest the drop-off/pick-up take place at the point where the **alley exits onto Windward** so students can get out of the vehicles and immediately onto the sidewalk rather than unloading/loading on Windward in front of the school's steps.
- Students who drive **shall not be allowed** to park in the neighborhood.
- It is the school's responsibility to scale events to the available parking, encourage rideshare/carpooling, or locate off-site parking that **is not in the residential neighborhood.**
- The School shall inform parents, students, faculty, and staff of all rules regulating school traffic and parking, and **the school shall discipline** anyone who violates them.

Additional concerns exist regarding amplified sound, especially during evenings and weekends, though I trust the CUP will place reasonable limits on those.

Thank you for considering these concerns.

Sincerely,

Rosita Medina (Mar Vista Resident)
3615 Colonial Ave. LA, 90066