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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.

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

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS



Re: 825 N Virgil Recycling Center Appeal Area Planning Commission

Ben Phen <phenmedia@gmail.com>

Tue, Jun 9, 2026 at 2:43 PM

To: Ted Walker <ted.walker@lacity.org>, apccentral@lacity.org

Cc: Chih-Wei Hsu <chih-wei.hsu@lacity.org>

Forwarding my statement to : apccentral@lacity.org in regards to the hearing today June 9th for Planning Case: [ZA-2023-4473-ZV-1A](#),

I am the resident most affected, and closest in proximity to the proposed variance and location of the recycle operation. I previously have endorsed and supported approval of the variance, and I continue to do so for this appeal. The recycling center has made arrangements with me that are mutually beneficial and would apply if/only and when the variance is approved. On that basis ,and as the party most directly affected by the operation, I do fully support the recycling center remaining where it is, and I endorse approval of the variance.

Ben P.

[813 N Virgil Ave, Los Angeles, CA 90029](#)

2606021830

On Tue, Jun 9, 2026 at 1:14 PM Ted Walker <ted.walker@lacity.org> wrote:

We have noted your support. If you have not already, make sure you give any comment ahead of the hearing to apccentral@lacity.org so it can be added to the Commissioners' files.

Thanks,
Ted

On Mon, Jun 8, 2026 at 11:44 PM Ben Phen <phenmedia@gmail.com> wrote:

Ted ,

Thank you for reaching out. I previously have endorsed and supported approval of the variance, and I continue to do so for the appeal.

The recycling center has made arrangements with me that are mutually beneficial and would apply if the variance is approved. As the party most directly affected by the operation, I support the recycling center remaining where it is, and I endorse approval of the variance.

Ben P.

[813 N Virgil Ave, Los Angeles, CA 90029](#)

2606021830

On Mon, Jun 8, 2026 at 1:44 PM Ted Walker <ted.walker@lacity.org> wrote:

Hello Ben,

My name is Ted Walker, and I, along with Chih-Wei Hsu, are Planning Deputies from Council District 13.

We have been told by another member of our team that you have been in contact with our office before as it relates to the Planning Case: [ZA-2023-4473-ZV-1A](#), which is the denial of a Zone Variance to allow for a Recycling Center to operate within 100 feet of an R zone at [825 N Virgil](#).

As you may be aware, the applicant has appealed the denial and the hearing for the appeal is tomorrow evening at 4:30 PM, and will be heard by the LA Central Area Planning Commission-[agenda linked here](#).

Just wanted to make sure you were aware of this hearing in the case you wanted to attend and provide any testimony. We were told you might be impacted by its operations.

Thanks and let us know if you have any questions,
Ted Walker

--

Ted Walker
Planning Deputy

200 N Spring Street,
Room 480
Los Angeles, CA 90012
Tel: (213) 473-7013
Email: ted.walker@lacity.org



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PLEASE NOTE: E-mail correspondence with the office of Councilmember Hugo Soto-Martínez (including any attachments) may be subject to public disclosure under the California Public Records Act.

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Los Angeles City Council City Hall
200 N. Spring St.
Los Angeles, CA 90012
January 22, 2024

Letter of Opposition to Zone Variance Request at 825 N. Virgil Avenue

The East Hollywood Neighborhood Council is **opposed** to the “zone variance to allow the relocation of the mobile recycling center within 100' of the abutting RD1.5-XL Zone (27' away from the RD1.5 Zone) at 825 N Virgil Avenue.

- 1) The East Hollywood Neighborhood Council acknowledges that recycling centers provide one of the only mechanisms for unhoused community members to generate income. Many of our housed neighbors that are living on the financial margins are also dependents on recycling centers in order to supplement limited incomes. For this reason, the East Hollywood Neighborhood Council is not opposed to the creation and management of recycling centers in the boundaries of East Hollywood.
- 2) However, recycling centers within the boundaries of East Hollywood must also adhere to basic community standards of cleanliness, limited noise, and crime prevention. While the nature of the recycling business and the clientele of these recycling centers can provide inherent challenges to meeting the aforementioned standards, it is still the responsibility of the city of Los Angeles to make sure that either these standards are upheld or that the location of the recycling center is such that these inherit issues do not cause wider community problems.
- 3) For these reasons, the city of Los Angeles’s municipal code does not allow for such recycling centers to be within 100’ from residential properties as to not unduly disturb the lives of the citizenry.
- 4) The East Hollywood Neighborhood Council, after multiple community meetings and input from community stakeholders, believes that the recycling center, located at 825 N. Virgil Avenue, is in fact a disruption to both the commercial and residential properties nearby. Residential property owners within 100’ from the recycling center have complained of noise starting at 6am daily from bottles, physical violence, public intoxication, and public urination. Commercial property owners have expressed concern about cleanliness issues at the location’s parking lot, surrounding streets, and sidewalks as a result of the recycling center.

- 5) For these reasons, the East Hollywood Neighborhood Council believes that the current code is appropriate for this location and that granting a variance to the city ordinance would be highly detrimental to the community.

For these reasons, the East Hollywood Neighborhood Council strongly opposes the granting of a "zone variance to allow the relocation of the mobile recycling center within 100' of the abutting RD1.5-XL Zone (27' away from the RD1.5 Zone) at 825 N Virgil Avenue.

Sincerely,

Christopher Martinez
President
The East Hollywood Neighborhood Council

Christopher Martinez