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- **Initial Submissions:** Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by 4 p.m. Monday of the week prior to the week of the Commission meeting. Initial Submissions are appended to the end of the Staff Report, which can be accessed by clicking on the Case Number linked from the Agenda.

- **Secondary Submissions:** All written materials received after the close of the Initial Submission period, but no later than 48 hours before the Commission meeting, shall not exceed ten (10) pages. For Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting.

- **Day of Hearing Submissions:** Submissions received after the close of the Secondary Submission period must not exceed two (2) written pages, including exhibits.

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Secondary Submissions

Planning CPC <cpc@lacity.org>

130 College St, Chinatown.

Gregory K Kimura <Greg.K.Kimura@kp.org> Thu, Oct 15, 2026 at 5:37 PM
To: "cpc@lacity.org" <cpc@lacity.org>
Cc: "helen.campbell@lacity.org" <helen.campbell@lacity.org>, "lakshmi.gangamreddypalli@lacity.org" <lakshmi.gangamreddypalli@lacity.org>

Los Angeles City Planning Commission:

For 25yrs I have worked in Chinatown and have lived in Victor Heights for the past 12yrs. It has been great to see the focus City Planning has for all the improvements that have occurred in this area. My friends and neighbors that have long been living in the area are also pleased with the new developments which has added to the appeal and a feeling of safety in the community. I represent them in support of the creative office project at 130 West College Street and we are excited to see it move forward.

A large homeless community has grown around this site which makes this development even more welcome.

Thanks for your consideration.

Greg Kimura

213-248-1372

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Planning CPC <cpc@lacity.org>

130 College Project

Gianna Paris <parisgianna98@gmail.com> Tue, Oct 20, 2026 at 10:01 AM
To: cpc@lacity.org
Cc: helen.campbell@lacity.org, lakshmi.gangamreddypalli@lacity.org

To whom it may concern:

I live in Chinatown at the Mozaic Apartments near Union Station. I support the project proposed at the existing bus parking lot located at 130 West College Street next to the Metro Station. I view a project like this as a catalyst for positive change in the community. Less parking lots and more jobs and housing is the right recipe for safer and more walkable neighborhoods.

Thanks!

Gianna

Community Impact Statement
Historic Cultural North Neighborhood Council
Re: Proposed Creative Office Project at 130 College St., Chinatown
Case Numbers: ***CPC-2023-2306-GPA-VZC-HD-MCUP-SPR, ENV-2023-2307-EIR***

The Historic Cultural North Neighborhood Council is pleased to express its support for the proposed creative office project at 130 College St. in Chinatown.

The Historic Cultural North Neighborhood Council represents a diverse and historically significant area encompassing the northern portion of Downtown, including Chinatown and surrounding districts rich in cultural heritage, civic institutions, and small business corridors. Our stakeholders include residents, workers, business owners, property owners, and community organizations who are deeply invested in ensuring the economic vitality of this area remains strong.

Our neighborhood has long been a center of cultural heritage, small business activity, and community life. As Chinatown continues to evolve, it is essential that new development contributes positively to the local economy while respecting the area's historic character and community identity. We believe that the proposed creative office project at 130 College St. represents a thoughtful step in that direction as it will transform a surface parking lot in an underutilized industrial area of Chinatown into a well-designed place of commerce and community activity.

The introduction of creative office space at this location, which is directly adjacent to Chinatown's Metro Station, will attract a steady daytime workforce to the community and support nearby small businesses, including restaurants, retail shops, and service providers that rely on consistent weekday foot traffic. Compared with the existing surface parking lot, the project's introduction of increased open space, pedestrian enhancement, and economic activity can help stabilize legacy businesses in the Chinatown community and create new opportunities for local entrepreneurs. This project is therefore essential to the community at a time when so many companies are leaving the area and taking their workforce away from our local businesses.

Additionally, projects that attract creative industries often foster innovation, collaboration, and cultural exchange. When integrated carefully into a historic district, and developing a new building on a surface parking lot, such creative office uses can complement existing community assets rather than displace them. We encourage the project team to continue engaging with local stakeholders to ensure that the 130 College St. project's design, programming, and operations remain sensitive to Chinatown's cultural significance.

We also emphasize the importance of incorporating community benefits where possible, including local hiring, partnerships with neighborhood organizations, and public-facing elements that contribute to the vibrancy and transformation of the industrial area.

Overall, the Historic Cultural North Neighborhood Council supports the proposed creative office project at 130 College St. as an opportunity to strengthen the local economy, activate the streetscape, and contribute to a more resilient and dynamic Chinatown.

Planning CPC <cpc@lacity.org>

130 College Street Project

Jasper Chew <jasperhchew@gmail.com> Thu, Oct 15, 2026 at 10:09 AM
To: "cpc@lacity.org" <cpc@lacity.org>
Cc: "helen.campbell@lacity.org" <helen.campbell@lacity.org>, "lakshmi.gangamreddypalli@lacity.org" <lakshmi.gangamreddypalli@lacity.org>

Honorable Planning Commission:

I am writing you today to voice my support for the proposed project at 130 College Street in Chinatown. Unfortunately, I am unable to attend the hearing on October 22, but I want to relay that as someone who lives in Chinatown, and less than a half-mile from this property, I welcome development that will help revitalize the more industrial side of town. Given all the new housing coming down the pipeline in Chinatown, this creative office project helps provide some much-needed balance and job opportunities. Maybe most importantly, this area needs some love. I like the proposed publicly accessible open space. I also like the space dedicated to neighborhood-serving retail and restaurant, which will be a great compliment to the adjacent A Line Station.

This is a well-designed project that will be a positive addition to the Chinatown community.

Best,

Jasper Chew
888 N. Alameda St.
Los Angeles, CA 90012

image001.jpg
95K

Planning CPC <cpc@lacity.org>

130 College Street --- Item 8 on Thursday's CPC agenda

Jeffrey Gold <jeffreydgold@gmail.com> Tue, Oct 20, 2026 at 9:20 AM
To: cpc@lacity.org
Cc: helen.campbell@lacity.org, lakshmi.gangamreddypalli@lacity.org

To whom it may concern:

I would like to go on record in support of the proposed creative office project at 130 College Street coming before the Planning Commission on Thursday. I remember reading about this project in Urbanize LA several years ago having been very familiar with this side of town next to the Chinatown Metro Station. I have to give credit to the architects here as this design, inclusive of all this outdoor space and ground-level activation, is a perfect compliment to the adjacent public transit hub.

As it exists today, the property is parking for buses. This use might have made sense 30 years ago, but today, especially next to a metro station, we don't want surface parking lots, we want jobs and housing! I look forward to seeing this project built---it's long overdue!

Jeffrey Gold
Los Angeles, CA
Sent from my iPhone

LA/OC UNION SINCE 1908 BUILDING & CONSTRUCTION TRADES

Los Angeles/Orange Counties Building and Construction Trades Council

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

October 20, 2026

Los Angeles City Planning Commission
City of Los Angeles, Department of City Planning
221 N. Figueroa Street
Los Angeles, CA 90012

Re: ENV-2023-2307-EIR

Honorable President Lawshe and Planning Commissioners:

The Los Angeles/Orange Counties Building and Construction Trades Council represents 160,000 skilled construction workers in 48 local unions and district councils. Our members build the essential infrastructure that keeps California moving forward, delivering high-quality results that benefit communities across Los Angeles and Orange County.

We strongly support the proposed creative office project located at 130 W. College Street in Council District 1 coming before you at the October 22, 2026, Planning Commission Hearing.

Creating jobs and new revenue sources has never been more vital for Los Angeles. Our Building Trades unions are in an unprecedented drive to recruit new members from underserved communities, including veterans, women, the formerly incarcerated and those with other barriers to employment. Many of these new members are residents of Council District 1.

All union projects like this create critical opportunities for our communities. Union apprentices earn while they learn, and these workers gain the critical job skills that turn into careers with middle-class wages, family-sustaining benefits, and secure retirements. Hiring local residents also cuts down commute times, is environmentally friendly, and keeps their paychecks right in District 1.

We believe in building for the future, and we support development that will help facilitate significant and sustainable employment growth. Our Building Trades unions stand strongly, together, to build it.

Thank you,

Ernesto Medrano
Executive Secretary

EM: ag/OPEIU#537/afl-cio

Planning CPC <cpc@lacity.org>

130 College Street Project Support

Ryan Lawrence <rrlawrence@gmail.com> Thu, Oct 15, 2026 at 11:07 PM
To: cpc@lacity.org
Cc: helen.campbell@lacity.org, lakshmi.gangamreddypalli@lacity.org

Planning Commission:

My name is Ryan Lawrence. I am a lifelong Angeleno and someone who uses the A Line frequently. This project is exactly the kind of development the city needs to build, adjacent to public transit hubs like Chinatown's A Line Station. Lots of employment, places to eat, bike parking, and general activity. There's no point to have mass transit if we don't build complimentary developments around it like this one. This is a good project, and I look forward to seeing it built.

Thank you,

Ryan

Day of Hearing Submissions

Department of City Planning

City Hall, 200 North Spring Street, Room 272, Los Angeles, CA 90012

October 20, 2026

TO: City Planning Commission

FROM: Lakshmi Gangamreddypalli, Planning Assistant

TECHNICAL MODIFICATIONS TO STAFF RECOMMENDATION REPORTS FOR CASE NO. CPC-2023-2306-GPA-VZC-HD-MCUP-PR LOCATED AT 130 W COLLEGE ST (110–130 W COLLEGE ST, 117–119 W BRUNO ST, and 943–973 N MAIN ST)

The following technical modifications are presented for your consideration to be incorporated into the Staff Recommendation Report related to Item No. 8 on the meeting agenda for the City Planning Commission meeting of October 22, 2026. All proposed revisions relate to clarifying that the Vesting Zone Change and Height District Change would remove existing Q Conditions from two existing Ordinances, rather than just one. Deleted text is shown in ~~**strikethrough**~~ and added text is shown in **underline**.

PROJECT ANALYSIS SECTION

Page A-14, Requested Entitlements, Vesting Zone Change and Height District Change, 2nd Paragraph

Revise the following sentence to clarify the requested Vesting Zone Change and Height District Change would remove existing Q Conditions from two ordinances:

> The Vesting Zone Change and Height District Change are requested to remove ~~**a**~~ Q Condition**s** pursuant to Ordinance No. 164,855 (Subarea 720), which otherwise limits the commercial FAR at the western portion of the Project Site to a maximum of 1.5:1, **and Ordinance No. 163,510, which otherwise limits the commercial FAR at the eastern portion of the Project Site to a maximum of 1.5:1;** and to apply a uniform zoning designation of (T)(Q)C2-2D-RIO to the Project Site.

FINDINGS SECTION

Page F-1, General Plan/Charter Findings, Finding 1, 3rd Paragraph

> The Project Site is also subject to the Q Conditions per Ordinance No. 164,855 (Subarea 720) **and Ordinance No. 163,510**, which contain~~s~~ the same commercial FAR limitations. The associated request for a Vesting Zone Change and Height District Change would remove the existing Q Condition**s**.

Page F-19, Entitlement Findings, 1st Paragraph

The following are the required findings pursuant to LAMC Section 13B.1.4 of Chapter 1A for the requested Vesting Zone and Height District Change from [Q]C2-2-RIO and [T][Q]C2-2-RIO to (T)(Q)C2-2D-RIO, and removal of the existing Q Condition**s** included in Ordinance No. 164,855 (Subarea 720) **and Ordinance No. 163,510,** which limit~~s~~ the commercial FAR to 1.5:1.

Page F-19, Entitlement Findings, Finding 7b, 1st Paragraph

The request for the Vesting Zone Change and Height District Change would change the zoning on the Project Site from [Q]C2-2-RIO and [T][Q]C2-2-RIO to (T)(Q)C2-2D-RIO, and remove the existing Q Condition**s** included in Ordinance No. 164,855 (Subarea 720) **and Ordinance No. 163,510,** limiting the commercial FAR to 1.5:1.

Item No. 9

Department of City Planning

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

October 21, 2026

TO: City Planning Commission

FROM: Jenna Monterrosa, Principal City Planner

TECHNICAL MODIFICATIONS TO STAFF RECOMMENDATION REPORT AND REVISED RECOMMENDED ACTIONS FOR CASE NO. CPC-2026-4893-CA

TECHNICAL MODIFICATIONS TO FINDINGS

The following technical correction is to be incorporated into the **Findings** of the staff recommendation report to be considered at the City Planning Commission meeting of October 22, 2026 related to Items No. 9 on the meeting agenda:

INSTRUCTION: Revise Findings section C. State Housing Element Discussion, beginning on the first full paragraph of page F-22 to further clarify the City continues to meet state mandated obligations to meet the RHNA allocation shortfall, as follows:

With these modifications, the updated inventory of LI Sites maintains compliance with the RHNA allocation of LI Sites, providing a total realistic capacity[5] of approximately 345,390~~348,340~~ Lower Income units, continuing to exceed the required 130,553 units to meet the identified shortfall of Lower Income units. Additionally, 58% of the LI Sites are zoned for residential uses, exceeding the required 50% threshold per 65583.2 (h)(2). With this update, 51% of all LI Sites are within Higher Opportunity Areas, and more than 50% of all sites that are part of the RHNA Rezoning Program are within Higher Opportunity Areas, consistent with Program 121 of the 2021-2029 Housing Element.

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[5] Total realistic capacity is the number of units counted towards meeting the City's RHNA Rezoning Shortfall inclusive of site suitability adjustment discount factors which provide a realistic assumption of development potential at a site level.

Of the rezoning efforts inclusive of the Citywide Housing Incentive Program (CHIP), Downtown Los Angeles Community Plan, Hollywood Community Plan, certain incentive programs offered in AHIP, the Low Rise Ordinance, and the forthcoming eligibility updates to the MIIP, more than 760,000 total units of realistic capacity are available to accommodate the portion of the City's share of the regional housing need that could not be accommodated through the identification of sites in the 2021-2029 Housing Element. The sites have appropriate zoning and development standards and are more than adequate to meet the need for 255,433 units identified in the 2021-2029 Housing Element. As mentioned above, of this capacity, approximately 345,390~~348,340~~ units of realistic capacity are identified as LI Sites, and meet the requirements of California Government Code Section 65583.2(h). Additionally, approximately 120,200 units are allocated for Moderate Income units, exceeding the required 61,729 units to meet the identified shortfall of Moderate Income Units. Furthermore, approximately 279,500 sites are allocated for Above Moderate Income units, exceeding the required 51,887 units to meet the Above Moderate Income shortfall.

Based on the sites inventory and sites rezoned through the RHNA Rezoning program, as well as the most recent Annual Progress Report on the Housing Element submitted to HCD, the City has a remaining unmet need of 110,273 Very Low Income Units, 59,205 Low Income Units, 73,553 Moderate Income Units, and 127,039 Above-Moderate Income Units. In addition, as of permitting data available as of April 1, 2026, the City has a remaining capacity of 183,952 Very Low Income Units, 183,952 Low Income Units, 122,005 Moderate Income Units, and 398,531 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations. Therefore, the City finds that there are adequate remaining sites to accommodate the remaining RHNA Allocation for the planning period, and in compliance with the requirements of GCS 65583.2.

TECHNICAL MODIFICATIONS TO RECOMMENDED ACTIONS

The following technical correction is to be incorporated into the **Recommended Actions** of the staff recommendation report to be considered at the City Planning Commission meeting of October 22, 2026 related to Items No. 9 on the meeting agenda:

INSTRUCTION: Revise Recommended Actions as follows:

1. **Recommend** the City Council find, based on the whole of the administrative record in the independent judgement of the decision maker, that the proposed Project is statutorily exempt under the California Environmental Quality Act (CEQA) pursuant to the California Public Resources Code Section 21080.085(a); and find that the Project was assessed in the Housing Element Environmental Impact Report ("EIR") Number ENV-2020-6762 (SCH No. 2021010130) certified on November 29. 2021, and Addenda 1 and 2 (ENV-2020-6762-EIR-ADD1 and ENV-2020-6762-EIR-ADD2), and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR is required;

2. **Approve** and **Recommend**, that the City Council **adopt**, pursuant to Charter Section 558(b)(2) of the City Charter, and Section 13B.1.3 of Chapter 1A of the Los Angeles Municipal Code (LAMC), the proposed HESMD Amendment Ordinance, to amend the

Zoning Code including amendments to Chapter 1 and 1A of the LAMC, including revisions to sections 16.70, 12.22 A.37, 12.22 A.38, and 12.22 A.39 of Chapter 1 and any related Code sections of Chapter 1 and Sections 1.5.1, 1.5.13, 1.5.14, 1.5.15, 4C.15.2, 4C.15.4, 6B.2, 6C.2.1, 9.2.1, 9.2.2, 9.2.3, 9.2.4, 9.2.5, 9.2.6, and 14.3 of Chapter 1A and any related Code sections of Chapter 1A;

3. **Approve** and **Recommend** the City Council **adopt** pursuant to Charter Section 558(b)(2) of the City Charter the attached Lower Income Sites Ordinance;

4. Adopt the Staff Recommendation Report as the Commission's report; and

5. Adopt the attached Findings, and the revisions to the Findings as proposed in the technical modification dated October 21, 2026.

Sincerely,



JENNA MONTERROSA
Principal City Planner, Citywide Policy Division

Planning CPC <cpc@lacity.org>

130 College Project (Chinatown)

camden lambertson <camdenlambertson@yahoo.com> Wed, Oct 21, 2026 at 10:14 AM
To: "cpc@lacity.org" <cpc@lacity.org>
Cc: "helen.campbell@lacity.org" <helen.campbell@lacity.org>, "lakshmi.gangamreddypalli@lacity.org" <lakshmi.gangamreddypalli@lacity.org>

Los Angeles Planning Commission:

Chinatown is an important region of our city, rich in history, culture, and community. Like so many parts of LA, Chinatown needs investment. This is especially true for the area surrounding 130 College Street. Go there today and you will see a bus parking lot adjacent to another large empty lot, some old dilapidated industrial buildings, a public storage facility, you get the picture... The uses surrounding Chinatown's A Line Station should be teaming with things to do, places to eat, job centers, housing, etc. At the moment, this area has none of the above with the exception of some apartments. The proposal before you tomorrow will bring some needed light, activity, commerce and it looks like even some trees to a section of Chinatown that has been forgotten.

This is a good project that will be beneficial to Chinatown and the greater Los Angeles. I respectfully ask that you vote to approve these plans tomorrow and help make positive change to our city.

Sincerely,

Camden
310.995.1983

Planning CPC <cpc@lacity.org>

130 College Street Project Support

Dominique Banos <dominique@dblofirm.com> Wed, Oct 21, 2026 at 3:46 PM
To: "cpc@lacity.org" <cpc@lacity.org>
Cc: "helen.campbell@lacity.org" <helen.campbell@lacity.org>, "lakshmi.gangamreddypalli@lacity.org" <lakshmi.gangamreddypalli@lacity.org>

Dear Planning Commissioners:

I am unable to attend the hearing on Thursday, October 22, so I would like to submit the following brief comment of support for the proposed project at 130 College Street, item 8 on your agenda.

As someone who lives near this property in Chinatown, I would like to express my strong support for the proposed project. Replacing a surface parking lot with a beautiful new development that will create jobs and make the area safer should face no opposition. This project promises not to displace any residents, any workers and promises not have any environmental impacts detrimental to local wildlife or the environment. As an industrial side of Chinatown I believe this project will greatly benefit the area, and I look forward to seeing it approved and built!

Thank you for your time,

Dominique Banos

Local resident and Business owner

ATTORNEYS AT LAW
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Civil. Family. Litigation.
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earliest. No e-mails received after 12:00 Noon on Friday will be checked until Monday morning at the earliest. No e-mails are checked on Holidays. The Firm's Policy generally is to respond to all e-mails within 48 hours.

Planning CPC <cpc@lacity.org>

CPC-2026-4893-CA - Draft LI Sites Ordinance and HESMD Amendment Ordinances ENV-2026-4894-SE; ENV-2020-6762-EIR, -ADD1, -ADD2 Item: Oct. 22, 2026 hearing, Van Nuys City Hall

John Birkett <jfbirkett@gmail.com>
To: cpc@lacity.org
Cc: housingelement@lacity.org

Thu, Oct 22, 2026 at 1:23 AM

Dear President and Members of the Commission:

Thank you for the opportunity to comment. I support clear rules for the Housing Element sites. I have five questions that I could not answer from the draft text, and one request for a written interpretation.

1. Chapter 1A, Sec. 9.2.6 B.3.b says that if a Supplemental District or Special Zone provision "conflicts with the procedures, requirements, and provisions of this Section," this Section "shall prevail." The draft adopts 24,798 unique listed parcels and lets abutting lots join a listed site. Please clarify:
   (a) Does "conflicts" reach use-mix, ground-floor and commercial-frontage requirements, or only procedures such as extra hearings?
   (b) B.3.a refers to "any Specific Plan, Supplemental District or Special Zone," but B.3.b omits Specific Plans. Is that intentional? Do CPIOs count?
   (c) Chapter 1 (LAMC 16.70) has no counterpart to B.3.b. Which chapter governs the listed parcels?
   (d) May a qualifying project be entirely residential where a specific plan would otherwise require commercial uses? Many successful commercial districts, such as downtown Westchester and Ventura Boulevard, rely on such provisions.
   (e) How does the City read Gov. Code 65583.2(h) and (i) on 100 percent residential use and the 50 percent residential floor-area requirement for mixed-use sites?

2. About the list. I matched the fully listed parcel numbers to County Assessor data (about 95 percent matched).
   (f) The ordinance says sites were removed if they no longer meet 65583.2 (h)(2) but does not state how sites were selected. About 43 percent of the matched parcels (roughly 10,000) have Assessor codes for existing multi-unit residential, for example 5060 and 5068 Argus Dr. Was existing use screened? Where is the method published?
   (g) Two listed parcels at 5051 Argus Dr (APNs 5686009006 and 5686009007) are Assessor-coded mobile home parks. Sec. 65583.2(g)(3) calls for a replacement policy for sites with existing rent-restricted or lower income housing. Is the Resident Protections Ordinance that policy, and does it cover mobile home parks?
   (h) 29 list entries have masked or partial numbers (for example "5689******", "5520******", "5406011***", "5545015BRK"). In my data the 5689 prefix covers 731 parcels and the 5520 prefix covers 479. Do prefix entries include every parcel in that map book? Please publish complete parcel numbers.

3. Requests.
   (1) Issue a written, citywide interpretation of Sec. 9.2.6 B.3.b (for example an Implementation Memorandum under B.3.d and LAMC 16.70 G) that answers 1(a) through 1(e).
   (2) Consider adding one express sentence to B.3.b stating whether use-mix, ground-floor and commercial-frontage requirements continue to apply to

streamlined projects. Either answer gives certainty; I ask only that the City state which it intends.

(3) Publish the site-selection criteria, say whether existing use was screened, and replace masked entries with complete parcel numbers.

(4) Please identify which listed parcels fall in a Specific Plan, Supplemental District or Special Zone with commercial-use requirements.

(5) Because this item was circulated shortly before the hearing, please keep the record open until the interpretation is available.

Thank you. I would welcome a written response.

Respectfully,

John Birkett
Westchester, CA
jfbirkett@gmail.com