

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, NOVEMBER 6, 2025, AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC11-6-25>) by Monday, November 3, 2025.
Compliant Day of Hearing Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

Monique Lawshe, President
Caroline Choe, Vice President
Priscilla Chavez, Commissioner
Martina Diaz, Commissioner
Sarah Johnson, Commissioner
Phyllis Klein, Commissioner
Brian Rosenstein, Commissioner
Jacob Saitman, Commissioner
Elizabeth Zamora, Commissioner

Vincent P. Berton, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's Rules and Operating Procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/87219293210> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 872 1929 3210 AND PASSCODE 895034. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org/commissioners>. **Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions**, limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that twelve (12) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to cpc@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case.

If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no

later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call **(213) 978-1300** or email cpc@lacity.org to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al **(213) 978-1300**. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "City Planning Commission."

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
 - [Los Angeles City Planning Entitlement & Housing Activity for Fiscal Year 2024-2025](#)
- Advance Calendar
- Commission Requests
- Meeting Minutes – June 26, 2025; July 10, 2025; August 14, 2025

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. RECONSIDERATIONS

- a. **MOTIONS TO RECONSIDER** – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 7.3, provided the Commission retains jurisdiction over the matter.

- b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. CONSENT CALENDAR (NO ITEMS)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6. CPC-2025-5329-SN

CEQA: Second Addendum to ENV-2011-585-EIR
(SCH No. 2011031049)
Plan Area: Downtown

Council District: 9 – Price, Jr.
Last Day to Act: 12-29-25

PUBLIC HEARING REQUIRED

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

PROPOSED PROJECT:

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

REQUESTED ACTIONS:

1. The City Planning Commission shall consider, based on the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2011-0585-EIR, certified on October 2012, and the Addendum and Joint Analysis, dated December 2021; and, pursuant to CEQA Guidelines 15162 and 15164, and the Second Addendum dated August 2025, no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project; and
2. Pursuant to Section 8.2.3.D. of the Los Angeles Municipal Code, an Amendment to the Convention Center and Arena Sign District (Ordinance No. 188,078).

Applicant: City of Los Angeles
Representative: Doane Liu, City Tourism Department

Staff: Jason McCrea, City Planner
jason.mccrea@lacity.org
(213) 847-3672

PUBLIC HEARING REQUIRED

PROJECT SITE: 13916 West Polk Street

PROPOSED PROJECT:

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

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit the construction, use, and maintenance of a Residential Care Facility for the Elderly (RCFE) with the following requested Off-Menu Incentives and Waivers of Development Standards pursuant to the State Government Code Section 65943(c); pursuant to the State Government Code Sections 65589.5 ("Builder's Remedy" provision of the Housing Accountability Act); Government Code Sections 65940-65943 ("Permit Streamlining Act"), Government Code Sections 65915 et. seq. (Density Bonus):
 - a. An Off-Menu Incentive for a residential floor area ratio (FAR) of 2.00:1 in lieu of the maximum allowable 0.2:1 residential floor area ratio (RFAR) pursuant to Chapter 1, LAMC Section 12.07 C.5.;
 - b. An Off-Menu Incentive for a Waiver of Low Impact Development ("LID") requirements under Chapter VI, LAMC Section 64.70 (Ordinance Nos. 181,899 and 183,883);
 - c. A Waiver of Development Standards for a required 20-foot dedication and associated improvements on Polk Street and 20-foot dedication and associated improvements on Lyle Street pursuant to LAMC Section 12.37;
 - d. A Waiver of Development Standards of the required 37-foot building line located on the front yard setback on Polk Street pursuant to LAMC Section 12.07 C, and the Building Line established by Ordinance No. 99,113 to provide a zero-foot front yard setback;
 - e. A Waiver of Development Standards of the required 25-foot front yard setback on Lyle Street pursuant to LAMC Section 12.07 C to provide a zero-foot front yard setback;
 - f. A Waiver of Development Standards of the required 12-foot side yard setback pursuant to LAMC Section 12.07 C to provide a zero-foot side yard setback;
 - g. A Waiver of Development Standards of 80 covered automobile parking spaces as required under LAMC Section 12.21 A.4 to provide zero covered automobile parking spaces;
 - h. A Waiver of Development Standards of maximum 30-foot building height as allowed under LAMC Section 12.21.1 to provide a 44-foot building height;
 - i. A Waiver of Development Standards of all Equine-keeping standards as required under LAMC Sections 13.05 and 12.24 X.5;
 - j. A Waiver of Development Standards of 10 short-term bicycle parking spaces as required under LAMC Section 12.21 A.16 to provide zero short-term bicycle parking spaces;
 - k. A Waiver of Development Standards of 19 long-term bicycle parking spaces as required under LAMC Section 12.21 A.16 to provide zero long-term bicycle parking spaces;
 - l. A Waiver of Development Standards of required 6,850 square feet of open space as required under LAMC Section 12.21 G to provide 1,713 square feet of open space;
 - m. A Waiver of Development Standards of required landscaping pursuant to LAMC Sections 12.40-12.43 and 12.21 G to provide zero landscaping;
 - n. A Waiver of Development Standards of 10 required tree plantings pursuant to LAMC Sections 12.21 A.6(g); 12.21 G; and 12.40-12.43 to provide zero tree plantings; and

- o. A Waiver of Development Standards of requirement permitting a maximum of 50 percent of the required front yard to be improved and used for driveway access pursuant to LAMC Section 12.21 C.1(g).

Applicant: Janet Jha
Representative: Akhilesh Jha

Staff: Dang Nguyen, City Planner
dang.nguyen@lacity.org
(818) 374-5027

8. ZA-2022-6687-CUB-DB-SPR-HCA-1A

CEQA: ENV-2022-6688-EIR (SCH No. 2023050659)
Plan Area: Hollywood
Related Case: VTT-83987-VHCA-1A

Council District: 13 – Soto-Martinez
Last Day to Act: 12-01-25

PUBLIC HEARING REQUIRED

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

PROPOSED PROJECT:

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

APPEAL:

An appeal of the September 2, 2025, Associate Zoning Administrator's Determination which:

1. Pursuant to California Public Resources Code (PRC) Sections 21081.6 and 21082.1(c), the Zoning Administrator has reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, ENV-2022-6688-EIR (State Clearing House [SCH] No. 2023050659), dated November 2024, and the Final EIR, dated May 2025 (6000 Hollywood Boulevard Project EIR), as well as the whole administrative record; and

CERTIFY the following:

- a. The 6000 Hollywood Boulevard Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 6000 Hollywood Boulevard Project EIR was presented to the decision-making body of the lead agency; and
- c. The 6000 Hollywood Boulevard EIR reflects the independent judgement and analysis of the lead agency.

ADOPT the following:

- a. The related and prepared 6000 Hollywood Boulevard Project EIR Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the 6000 Hollywood Boulevard Project EIR; and
2. Approved, pursuant to Chapter 1 Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant in the C4 Zone; and

3. Approved, pursuant to LAMC Chapter 1 Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project setting aside a minimum of 11 percent (44 units) of the base density for Very Low Income households for a period of 55 years, and with the following On-Menu Incentives:
 - a. An On-Menu Incentive for a Floor Area Ratio (FAR) increase on the C4-Zoned lots from 1.5:1 to 3:1, and on the R4-zoned lot from 3:1 to 4.05:1; and
 - b. An On-Menu Incentive for an averaging of FAR, density, parking, open space, and vehicle access across the entire Project Site;
4. Approved, pursuant to LAMC Chapter 1 Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units; and
5. Adopted the Conditions of Approval and Findings.

Applicant: 6000 Hollywood Boulevard Associates, LLC
 Representative: Spencer B. Kallick, Allen Matkins Leck Gamble Mallory & Natsis LLP

Appellants: 1. CREED LA
 Representative: Aidan P. Marshall, Adams Broadwell, Joseph & Cardozo

2. Taylor Megdal, SEC Hollywood Gower, LLC

Staff: Erin Strelch, City Planning Associate
erin.strelch@lacity.org
 (213) 847-3626

Christina Toy-Lee, Associate Zoning Administrator

9. **VTT-83987-VHCA-1A**
 CEQA: ENV-2022-6688-EIR (SCH No. 2023050659)
 Plan Area: Hollywood
 Related Case: ZA-2022-6687-CUB-DB-SPR-HCA-1A

Council District: 13 – Soto-Martinez
 Last Day to Act: 12-01-25

PUBLIC HEARING REQUIRED

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

PROPOSED PROJECT:

Merger and re-subdivision of an approximately 3.7-acre site into one ground lot and nine airspace lots; and a Haul Route for the export of up to 252,000 cubic yards of soil.

APPEAL:

An appeal of the September 2, 2025, Deputy Advisory Agency's determination which:

1. Found, pursuant to California PRC Sections 21081.6 and 21082.1(c), that based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified EIR No. ENV-2022-6688-EIR, certified on September 2, 2025, and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 83987 (stamped map, dated April 25, 2025) for the merger and re-subdivision of an approximately 3.7-acre site into one ground lot and nine airspace lots; and a Haul Route for the export of up to 252,000 cubic yards of soil; and
3. Adopted the Conditions of Approval and Findings.

Applicant: 6000 Hollywood Boulevard Associates, LLC
 Representative: Spencer B. Kallick, Allen Matkins Leck Gamble Mallory & Natsis LLP

Appellant: CREED LA
Representative: Aidan P. Marshall, Adams Broadwell, Joseph & Cardozo

Staff: Erin Strellich, City Planning Associate
erin.strellich@lacity.org
(213) 847-3626

10. DIR-2024-7640-BSA-1A

CEQA: N/A
Plan Area: South Los Angeles

Council District: 9 – Price, Jr.
Last Day to Act: 12-07-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 2656 (2654) South Magnolia Avenue

PROPOSED PROJECT:

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

APPEAL:

An appeal of the September 5, 2025, Associate Zoning Administrator's Determination, on behalf of the Director of Planning, which:

1. Found, pursuant to Chapter 1A Section 13B.10.2 of Los Angeles Municipal Code, that the Los Angeles Department of Building and Safety (LADBS) did not err or abuse their discretion in its determination to issue Permit No. 23019-20000-02741 for the demolition of the one-story duplex building; and
2. Adopted the Findings.

Property Owner: BURSA 701 30th LLC, et al
Representatives: Patrick Jen, Henry Fan, Charles Kim

Appellant: West Adams Heritage Association, Jean Frost Vice President; Jim Childs (ADHOC), Ken Gootkin (Gootkin Properties)

Staff: Undine Petrulis, City Planner
undine.petrulis@lacity.org
(213) 978-1170

Jordann Turner, Associate Zoning Administrator

The next regular meeting of the City Planning Commission
will be held on **Thursday, November 13, 2025 after 8:30 a.m.**

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.