

**PLANNING AND LAND USE MANAGEMENT COMMITTEE**

**TUESDAY, JUNE 9, 2026 - 2:00 PM**

**JOHN FERRARO COUNCIL CHAMBER  
ROOM 340, CITY HALL  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

**MEMBERS: COUNCILMEMBER BOB BLUMENFIELD, CHAIR  
COUNCILMEMBER HEATHER HUTT  
COUNCILMEMBER ADRIN NAZARIAN  
COUNCILMEMBER JOHN S. LEE  
COUNCILMEMBER NITHYA RAMAN**

**Candy Rosales - Legislative Assistant - (213) 978-1078  
Questions can be submitted to [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)**

**Submit written comment at [LACouncilComment.com](https://lacitycomment.com)**

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**MULTIPLE AGENDA ITEM COMMENT**

**ITEM(S)**

(1) **24-1200-S60**

Communication from the Mayor relative to the reappointment of Mr. Steven Welliver to the Central Los Angeles Area Planning Commission for the term ending June 30, 2031. Mr. Welliver's current term expires on June 30, 2026.

Financial Disclosure Statement: Pending

Community Impact Statement: None submitted

**TIME LIMIT FILE - JULY 5, 2026**

**(LAST DAY FOR COUNCIL ACTION - JULY 1, 2026)**

(2) **25-1200-S11**

Communication from the Mayor relative to the reappointment of Mr. Julio Esperias, Jr. to the South Los Angeles Area Planning Commission for the term ending June 30, 2031. Mr. Esperias, Jr.'s current term expires on June 30, 2026.

Financial Disclosure Statement: Filed

Community Impact Statement: None submitted

**TIME LIMIT FILE - JULY 10, 2026**

**(LAST DAY FOR COUNCIL ACTION - JULY 1, 2026)**

(3) **23-1200-S114**

Communication from the Mayor relative to the reappointment of Ms. Eunice Song to the East Los Angeles Area Planning Commission for the term ending June 30, 2031. Ms. Song's current term expires on June 30, 2026.

Financial Disclosure Statement: Filed

Community Impact Statement: None submitted

**TIME LIMIT FILE - JULY 5, 2026**

**(LAST DAY FOR COUNCIL ACTION - JULY 1, 2026)**

(4) **21-1404**  
**CD 13**

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and related CEQA findings; report from the Central Los Angeles Area Planning Commission (CLAAPC); and appeals filed by: 1) Casey Maddren, Citizens for a Better LA; and 2) Romulus Zamora & UNITE HERE Local 11 (Representative: Jordan Sisson, Law Offices of Gideon Kracov, from the determination of the CLAAPC in approving a Categorical Exemption as the environmental clearance for a Plan Approval to modify conditions of approval to reflect a 14,427 square-foot increase in the total floor area (from 79,376 square feet to 93,803 square feet), including a 1,450 square-foot increase in the total commercial floor area (from 4,581 square feet to 6,031 square feet), and the removal of all on-site automobile parking spaces, in conjunction with the expansion and continued operation of an existing hotel; for the properties located at 6415 - 6419 West Selma Avenue.

Applicant: 6417 Selma Holdings, LLC

Representative: Alfred Fraijo Jr., Sheppard Mullin Richter & Hampton, LLP.

Case Nos: ZA-2013-3504-ZV-PA1-1A;

ENV-2018-7559-CE-1A

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted

(5) **26-0554**  
**CD 8**

Mitigated Negative Declaration, No. ENV-2024-326-MND, State Clearinghouse (SCH) No. 2025110100, Mitigation Measures, Mitigation Monitoring Program pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15074(b), and related CEQA Findings; report from the Los Angeles City Planning Commission (LACPC); and appeals filed by 1) Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Victoria Yundt, Lozeau Drury LLP); and 2) CREED LA (Representative: Aidan P. Marshall), from the

determination of the LACPC in in: 1) Approving, pursuant to Section 12.24 U.15 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow a motion picture studio with incidental uses, including outdoor sets in the C2 Zone; 2) Approving, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcohol for on-site consumption for up to four establishments including two restaurants, an outdoor plaza and campus events from 7:00 a.m. to 2:00 a.m. daily; 3) Approving, pursuant to LAMC Section 12.24 W.18, a Main Conditional Use Permit to allow dancing and live entertainment at four on-site locations including two restaurants, an outdoor plaza and campus events; 4) Approving, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review and Design Review for a project within the boundaries of the Crenshaw Corridor Specific Plan; 5) Approving, pursuant to LAMC Section 16.05, a Site Plan Review for a development project in excess of 50,000 square feet in net new non-residential or non-warehouse use in the C2-Zone; 6) Approving, pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to waive the three-foot dedication requirement along Don Felipe Drive and 15-foot dedication requirement along Stocker Street, and to provide a 3-foot sidewalk widening along Don Felipe and a three-foot sidewalk widening along Stocker in lieu of the 12-feet along Stocker Street as otherwise required; for the construction of a campus for studio and sound stage production totaling approximately 256,758 square feet with a 1.15:1 Floor Area Ratio within six new buildings ranging in height from one story (14 feet height) up to a height of seven stories (110 feet high). The Project includes approximately 111,814 square feet of studio production and associated ancillary facilities; approximately 18,033 square feet of restaurant/retail space; 126,911 square feet of office spaces and a parking garage with 344 parking stalls, and a 2,684 square foot community room. The Project also includes the removal of 29 non-protected on-site trees, no trees within the public right-of-way are proposed to be removed; for the properties located at 3701 - 3761 Stocker Street, subject to Conditions of Approval; and adoption of project findings.

Applicant: 3731-41 Stocker Opportunity LLC & 37513761 Stocker Traditional LLC

Representative: Nichole Smith, Horizon Development + Entitlement

Case No. CPC-2024-325-CU-MCUP-CUX-SPP-DRB-SPR-WDI-1A

Environmental No. ENV-2024-326-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted

**TIME LIMIT FILE - JUNE 22, 2026**

**(LAST DAY FOR COUNCIL ACTION - JUNE 19, 2026)**

(6) **26-0622**  
**CD 5**

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of Fox Apartments, located at 10251 - 10257 West Santa Monica Boulevard; and 1749 - 1755 South Ensley Avenue, in the list of Historic-Cultural Monuments.

Applicant: Adrian Scott Fine, Los Angeles Conservancy

Owners: SM Ensley Property LLC; and Sandra Borie, Trustee, Sandra Borie Trust

Case No. CHC-2025-6217-HCM

Environmental No. ENV-2025-6218-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

**TIME LIMIT FILE - JULY 15, 2026**

**(LAST DAY FOR COUNCIL ACTION - JULY 1, 2026)**

(7) **26-0623**  
**CD 1**

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of Sparkletts Bottling Plant and Offices, located at 4500 - 4556 East Lincoln Avenue; 1406 - 1416 North Avenue 45; and 1431 - 1449 North Avenue 46, in the list of Historic-Cultural Monuments.

Applicant: David Dellinger, Eagle Rock Valley Historical Society

Owners: Sparkletts Drinking Water Corporation; and Foremost Water Corporation

Case No. CHC-2026-332-HCM

Environmental No. ENV-2026-333-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

**TIME LIMIT FILE - JULY 15, 2026**

**(LAST DAY FOR COUNCIL ACTION - JULY 1, 2026)**

(8) **26-0643**  
**CD 4**

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of Fred and Elizabeth Schaarmann House, located at 7850 West Torreyson Drive; and 7896 West Mulholland Drive, in the list of Historic-Cultural Monuments.

Owners/Applicants: Adam W. Walker, Trustee, Wicks Fund Trust; and Wicks Walker

Case No. CHC-2026-338-HCM

Environmental No. ENV-2026-339-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

**TIME LIMIT FILE - JULY 15, 2026**

**(LAST DAY FOR COUNCIL ACTION - JULY 1, 2026)**

(9) **26-0691**

**CD 5**

Negative Declaration No. ENV-2023-5445-ND and related California Environmental Quality Act (CEQA) Findings pursuant to CEQA Guidelines Section 15074(b); reports from the Mayor and the Los Angeles City Planning Commission relative to a Resolution for a General Plan Amendment (GPA) to the Wilshire Community Plan, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), to amend the land use designation of the Project site from Limited Commercial to Regional Commercial; a draft Zone Change Ordinance relative to effectuating a Zone Change and Height District Change from CR-1L-O and CR-1VL-O to (T)(Q)C2-2D-O, pursuant to LAMC Section 12.32 F; and, adoption of Project Findings; for the change of use of an existing five-story building from medical offices to medical clinics including a surgery center, which requires a GPA, Zone Change, and Height District Change to change the property's underlying land use designation to Regional Commercial, and the property's zone and height district to (T)(Q)C2-2D-O, to allow the change of use; construction consists of interior tenant improvements only; the existing 68,500-square-foot building would not change in size, and no changes are proposed to the exterior or footprint of the existing building or parking structure; vehicular access to the Project Site would continue to be via two driveways into the parking structure, one off of San Vicente Boulevard and one off of the alley; no changes are proposed to the existing hardscape or street trees; for the property located at 640 South San Vicente Boulevard, subject to Conditions of Approval.

Applicant: Jose Nazar, Land of the Free LP

Applicant Representative: Nick Leathers, Crest Real Estate

Case No. CPC-2023-5444-GPA-ZC-HD

Environmental No. ENV-2023-5445-ND

**TIME LIMIT FILE - JULY 18, 2026**

**(LAST DAY FOR COUNCIL ACTION - JULY 1, 2026)**

(10) **23-0861**  
**CD 14**

Statutory Exemption pursuant to Public Resources Code (PRC), Section 21080.085, Boyle Heights Community Plan Update Environmental Impact Report No. ENV-2016-2906 and Addendum; Adopt Mitigation Monitoring Program; Department of City Planning reports and recommended actions report, and City Attorney Report and draft Ordinances relative to implementing the Boyle Heights

Community Plan to: 1) Establish the Boyle Heights Community Plan Implementation Overlay District for the Boyle Heights Community Plan area, 2) Amend the Los Angeles River Improvement Overlay District, 3) Amend the Clean Up Green Up Supplemental Use District, 4) Amend the Adelante Eastside Redevelopment Plan, 5) Amend Chapter 1A of the Los Angeles Municipal Code (LAMC), and 6) Amend the zoning maps in Chapter I and Chapter 1 A of the LAMC to remove the zones for the Boyle Heights Community Plan area from the Zoning Map for Chapter I of the LAMC and to add the zones for the Boyle Heights Community Plan area to the Zoning Map for Chapter 1A of the LAMC; adopt findings for the Boyle Heights Community Plan Update, including findings related to Council modifications and Electric Vehicle (EV) Charging Facilities; the Boyle Heights Community Plan area (CPA) is located immediately east of Downtown Los Angeles and the Los Angeles River and rail corridor and encompasses an area of approximately 4,271 acres, it is roughly bounded by the San Bernardino Freeway (I-10 Freeway) and Marengo Street to the north, the Union Pacific and Santa Fe Railroad lines to the south, Indiana Street to the east, and the Los Angeles River to the west, the southern and eastern borders of the CPA align with the city limits of Los Angeles adjoining the City of Vernon located to the south and the unincorporated community of East Los Angeles located to the east of the CPA, with a small area of the southeast corner of the CPA aligning with the City of Commerce. Located to the north are the Los Angeles communities of Lincoln Heights, El Sereno, and Ramona Gardens; and, located to the west are the industrial districts and public facilities of Downtown, which includes the Arts District.

Applicant: City of Los Angeles

Case Nos. CPC-2016-2905-CPU; CPC-2016-2905-CPU-M1

Environmental Nos. ENV-2016-2906-EIR; ENV-2016-2906-EIR-ADD1

Fiscal Impact Statement: No

Community Impact Statement: None submitted

**TIME LIMIT FILE - SEPTEMBER 3, 2026**

**(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 2, 2026)**

Mitigated Negative Declaration (MND), No. ENV-2025-2885-MND, Mitigation Monitoring Program prepared for the MND, Mitigation Measures, and related California Environmental Quality Act (CEQA) Findings, pursuant to CEQA Guidelines Section 15074(b); Los Angeles City Planning Commission and Department of City Planning reports and recommendations; and, proposed Oil and Gas Drilling Ordinance amending Sections 12.03, 12.20, 12.23, 12.24, and 13.01 of Chapter I of the Los Angeles Municipal Code (LAMC), and Sections 1.4.7., 5D.9.7., 8.2.4., 12.1.2., 12.5.4., 13B.2.2., and Division 14.3 of Chapter 1A of the LAMC, to prohibit new oil and gas extraction and make existing extraction activities a nonconforming use in all zones. **(Also referred to the Energy and Environment Committee and Planning and Land Use Management Committee.)**

Case No. CPC-2025-2884-CA

Environmental No. ENV-2025-2885-MND

Fiscal Impact Statement: Yes

Community Impact Statement: Yes

For: North Westwood Neighborhood Council

(12) **26-0265**

Motion (Nazarian - Park) relative to an evaluation of the alignment of Department of Water and Power capital planning, distribution upgrades, and interconnection processes with areas targeted for higher-density housing. **(This item was referred to Energy and Environment Committee and Planning and Land Use Management Committee.)**

Community Impact Statement: None submitted

(13) **26-0804**

Motion (Raman – Blumenfield) relative to amending Section 8. Sign Regulations of the Ventura/Cahuenga Boulevard Corridor Specific Plan to add a new provision for the conversion of existing, legally permitted Original Art Murals to on-site Wall Signs.

Community Impact Statement: None submitted

(14) **15-0103-S4**

Report from the Department of City Planning relative to a Climate Vulnerability Assessment.

Fiscal Impact Statement: No

Community Impact Statement: Yes

For, if Amended: Palms Neighborhood Council

## **GENERAL PUBLIC COMMENT**

### **SUPPORTING MATERIALS**

Materials relating to items on the agenda are available on the Office of the City Clerk's Council File Management System found at <https://cityclerk.lacity.org/lacityclerkconnect> by entering the Council File number (e.g., 00-0000) associated with the agenda item.

### **PUBLIC INPUT AT CITY COUNCIL COMMITTEE MEETINGS**

Members of the public who wish to speak on one or multiple items shall have an opportunity to speak up to one minute per item up to a total of two minutes for two or more agenda items. At regular meetings, members of the public shall also have an opportunity to speak up to one minute for general public comment on any matter within the subject-matter jurisdiction of the Committee. The Committee is not required to take general public comment at special meetings. The Committee may limit the total amount of time for public comment on any specific agenda item, on all agenda-items collectively, and/or on general public comment, based on the anticipated time required to hear from public speakers on any given or all agenda items, on the availability of Committee members and the need to maintain quorum, and on any other relevant factor. The Committee shall not discuss or take action relative to any general public comment except as explicitly permitted under the Brown Act.

### **COMMITTEE INFORMATION, ASSIGNMENTS, AND STRUCTURE**

<https://clerk.lacity.gov/clerk-services/cps/council-committee-meetings/info-assignments-structure>

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### **NOTICE TO PAID REPRESENTATIVES**

If a member of the public is compensated to monitor, attend, or speak at this meeting, City law may require them to register as a lobbyist and report this activity. More information can be found at Los Angeles Municipal Code 48.01 et seq. or at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). Further assistance can be found by contacting the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

### **EXHAUSTION OF ADMINISTRATIVE REMEDIES**

A member of the public seeking to challenge a City action in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk prior to the public hearing in time reasonably to be considered by the Committee members. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

## **TELECOMMUNICATIONS RELAY SERVICE (TRS) COMMUNICATIONS**

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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 TTY-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 detail 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 caller 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.

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