

PLANNING AND LAND USE MANAGEMENT COMMITTEE

TUESDAY, JUNE 23, 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**

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MULTIPLE AGENDA ITEM COMMENT

ITEM(S)

(1) **26-0622**
CD 5

CONTINUED FROM 6/9/26; REQUEST TO CONTINUE TO 8/11/26

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 - SEPTEMBER 6, 2026

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 4, 2026)

(2) **23-1200-S60**

Communication from the Mayor relative to the reappointment of Ms. Nancy Yap to the Board of Building and Safety Commissioners for the term ending June 30, 2031. Ms. Yap's current term expires on June 30, 2026.

Financial Disclosure Statement: Pending

Community Impact Statement: None submitted

TIME LIMIT FILE - JULY 16, 2026

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

(3) **24-0606-S1**

Report from the City Administrative Officer and recommended actions relative to requesting authorization to execute first amended and restated contracts to extend the term for an additional 20 months through December 31, 2027 and increase the total maximum compensation by \$1.1 million from \$3 million to \$4.1 million with 25 on-call consultants as follows: AECOM Technical Services, Inc., Alta Planning and Design, Arup US, Inc (formerly Arup North America, Ltd.), City Design Studio LLC., DDK Communications, Dudek & Associates, Inc., Dyett & Bhatia, Finn Partners, M. Arthur Gensler Jr. & Associates, Inc. (Gensler), Gruen Associates, Here Design Studio, MIG (Moore Iacofano Goltsman, Inc.), Pastilla, Perkins Eastman, PLACEWORKS, Rios Hale Clementi Studios (Rios), Skidmore, Owings, & Merrill LLP, Stoss LU, RDC-S111, Inc. (dba Studio One Eleven), SWA Group, Sax Productions, Inc., Toole Design Group, LLC. Trifiletti Consulting, Inc., and ZELDESIGN (ZHarrison and Associates) for on-call planning, urban design, marketing, strategic communication, and public outreach services to various planning projects, additionally, the first amended and restated contracts for AECOM Technical Services, Inc. and Kounkuey Design Initiative add the Regional Early Action Planning (REAP) 2.0 grant provisions.

Fiscal Impact Statement: Yes

Financial Policies Statement: Yes

Community Impact Statement: None submitted

TIME LIMIT FILE - AUGUST 4, 2026

(LAST DAY FOR COUNCIL ACTION - AUGUST 4, 2026)

(4) **25-0917**

Motion (Nazarian – Blumenfield) relative to instructing the Los Angeles Department of Building and Safety in consultation with the Los Angeles Fire Department , Department on Disability, and the City Attorney to report on an analysis of best practices and feasibility for requiring that residential and commercial buildings exceeding a certain number of stories (e.g., 10, 15, or 20) maintain more than one operational elevator at all times; and related matters.

Community Impact Statement: None submitted

(5) **26-0264**

Motion (Nazarian – Padilla) relative to requiring housing developers to provide transit passes for tenants as a condition of utilizing housing incentives. **(This item is referred to the Housing and Homelessness Committee, Planning and Land Use Management Committee, and Transportation Committee.) (The Transportation Committee approved the matter on March 11, 2026.)**

Community Impact Statement: None submitted.

(6) **26-0141**

Motion (Nazarian – Blumenfield) relative to identifying and reporting on potential funding sources that could be utilized to fund the preparation of the requested traffic and emergency access analyses, including legally permissible cost-recovery mechanisms, and to advise Council on the feasibility of deploying such funds for this purpose; and related matters.

Community Impact Statement: Yes

For: Studio City Neighborhood Council

(7) **26-0386**

Motion (Padilla – Lee) relative to requesting a report on establishing a program to allow the Los Angeles Fire Department to proactively demolish high-risk abandoned structures. **(This item is referred to the Public Safety Committee and Planning and Land Use Management Committee.) (The Public Safety Committee approved the matter on April 22, 2026.)**

Community Impact Statement: Yes

For: Westside Neighborhood Council

(8) **26-0794**
CD 15

Motion (McOsker - Nazarian) relative to instructing the Department of City Planning, in coordination with the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, the City

Attorney, and any other relevant departments, to immediately evaluate and report on any and all actions available to the City of Los Angeles, including pursuant to the City's police powers to limit, discontinue, phase out, revoke or withhold permits for, declare a public nuisance, or otherwise curtail operations at Rancho LPG and/or JCI; and related matters.

Community Impact Statement: None submitted

(9) **26-0889**
CD 11

Motion (Park – Blumenfield) relative to instructing the Department of City Planning, in consultation with the City Attorney, to prepare and present a Resolution for a General Plan Amendment and Zone Change Ordinance to reclassify the land acquired by Will Rogers State Historical Park in the land swap and lot line adjustment completed in 2000, as “Open Space” in the General Plan and “OS-1XL” in the Zoning Code, and reclassify the land acquired by the Private Parcel for the property located at 14217 West Sunset Boulevard, as “Minimum Residential” in the General Plan with the corresponding “RE-40-1” in the Zoning Code; and related matters.

Community Impact Statement: None submitted

(10) **25-1083-S3**

Motion (Jurado – Padilla) relative to requesting the City Attorney, with support from the Department of City Planning, to consider adding the Low-Rise Ordinance a Low-Rise Bonus that grants any project in the Low-Rise Incentive Area a form limited density, 3.0 Floor Area Ratio, and up to 4 stories in height in exchange for an affordability set aside of either 8 percent extremely low income units, 12 percent low income units, or 50 percent moderate income units, pursuant to Exhibit 2B: Recommendations for Deeper and More Affordability Pursuant to Amending Motion 4C, attached to the Los Angeles City Planning Commission Report dated May 19, 2026, and as adopted by the Council on June 3, 2026 requesting the City Attorney to prepare and present the draft ordinance; and related matters.

Community Impact Statement: None submitted

(11) **26-0734**

Previously assessed Venice Auxiliary Pumping Plant Environmental Impact Report State Clearinghouse No. 2015111038, Addendums

dated October 29, 2021 and June 2024; California Environmental Quality Act Findings; reports from the Mayor and the Los Angeles City Planning Commission relative to a Resolution for a General Plan Amendment to amend the: 1) Venice Community Plan General Plan Land Use Map to amend the land use designation of the subject site from Low Medium II Residential to Public Facility; 2) Certified Venice Local Coastal Program Land Use Plan (LUP) map to amend the land use designation of the subject site from Low Medium II Multiple Family Residential to Public Facility; and 3) Certified Venice Local Coastal Program LUP to amend related text to facilitate the proposed project, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC); and a draft Zone Change Ordinance from RW2-1 to PF-1, pursuant to LAMC Chapter 1A Section 13B.1.4; for the construction of a two-story, 2,283 square-foot wastewater pumping plant to supplement the capacity of the existing Venice Pumping Plant for conveyance of wastewater to the Hyperion Treatment Plant and a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces; for the properties located at 128, 133 and 139 East Hurricane Street; 3813 and 3817 South Esplanade; and 3913 South Esplanade West; and adoption of project findings.

Applicant: Department of Public Works (DPW) and LA Sanitation and Environment

Representative: DPW and Bureau of Engineering

Case No. CPC-2024-2010-GPA-ZC-CU3-SPPC

Environmental No. State Clearinghouse No. 2015111038; Venice Auxiliary Pumping Plant Project Environmental Impact Report

Fiscal Impact Statement: No

Community Impact Statement: None submitted

TIME LIMIT FILE - JULY 29, 2026

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

(12) **26-0680**
CD 3

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, and

related CEQA Findings; report from the Los Angeles City Planning Commission (LACPC); and an appeal filed by Marianne King, from the determination of the LACPC in approving, pursuant to Los Angeles Municipal Code Chapter 1 Section 13.08 E and Chapter 1A Section 13B.2.5, a Director Determination; for the construction, use, and maintenance of a three-story, 39-foot six inch in height, 34-unit, 13,937 square foot Residential Care Facility for the Elderly on a 7,503.7 square foot lot including four units reserved for Very Low Income Senior Citizens and 30 units at Market Rate for Seniors. No automobile or bicycle parking is proposed. The Applicant will demolish an existing one-story, approximately 1,420 square foot single-family dwelling and remove two on-site non-protected trees; for the property located at 7354 North Baird Avenue, subject to Conditions of Approval, and adoption of project findings.

Applicant: Rajesh and Alaknanda Kumar

Representative: Akhilesh Jha

Case No. CPC-2024-3381-DB-CDO-VHCA-1A

Environmental No. ENV-2024-3382-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

TIME LIMIT FILE - JULY 7, 2026

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

(13) **26-0879**
CD 13

Statutory Exemption from the California Environmental Quality Act as a Sustainable Communities Project pursuant to Public Resources Code Section 21155.1, and an Appeal filed by Holland Partner Group, on a portion of the determination of the Board of Building and Safety Commissioners dated June 2, 2026, solely to Condition C.1 (Hauling Operations), for the demolition of 2 structures, and the construction of a 6 story mixed-use 166-unit apartment building with 24 Very Low Income units, ground floor parking and 2 levels of subterranean parking; for the properties located at 1911, 1915, 1921-1931 West Sunset Boulevard and 1910, 1918, 2000, 2008, 2010, 2016 and 2018 West Reservoir Street, subject to Conditions of Approval; and adoption of project findings.

Applicant: Holland Partner Group

Owner: 1911 West Sunset Owner, LLC c/o Chris Riha

Board File No. 260011

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(14) **26-0721**
CD 11

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 and 15332, and related CEQA Findings; report from the Los Angeles City Planning Commission (LACPC); and an appeal filed by Richard Garvey from the determination of the LACPC in: 1) Approving, pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13B.9.1, a Coastal Development Permit for the proposed project on a lot located within the Single Permit Jurisdiction of the Coastal Zone, 2) Approving, pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for the proposed project on a lot located within the North Venice Subarea of the Venice Coastal Zone Specific Plan, and 3) Approving, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review; for the demolition of two single-family dwellings, and the construction of a 26,889 square-foot, five story, mixed-use building consisting of 20 residential units in the Coastal Zone, of which four residential units will be set aside for Very Low Income Households; 3,676 square-feet of restaurant uses, including 2,098 square feet of indoor dining Service Floor area and 467 square feet of outdoor dining Service Floor area; 656 square feet of office uses; a one level-subterranean garage; and a roof deck with a solar trellis and a roof access structure, providing 28 parking spaces; for the properties located at 1410 - 1422 South Main Street, subject to Conditions of Approval; and adoption of project findings.

Applicant: Three on the Tree, LLC

Representative: Tony Russo, Crest Real Estate

Case No. CPC-2021-2020-DB-CDP-SPPC-MEL-HCA-1A

Environmental No. ENV-2021-2021-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

TIME LIMIT FILE - JULY 19, 2026

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

(15) **26-0681**
CD 11

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3 (New Construction or Conversion of Small Structures), and related CEQA Findings; report from the West Los Angeles Area Planning Commission (WLAAPC); and an appeal filed by Elise Slifkin-McClure, Dennis McClure and Patrick Kane Dossett, from the determination of the WLAAPC in: 1) Approving, pursuant to Section 11.5.7 F. of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Coastal Bluffs Specific Plan to allow: a) A height of 15 feet within the area between the front lot line, adjacent to and parallel to the street, and an imaginary line located 38 feet toward the rear lot line there from, in lieu of the nine feet otherwise permitted by Section 5.A.3.a. of the Specific Plan, and b) An overall height of 49 feet 11 inches in lieu of the 45 feet otherwise permitted by Section 5.A.3.d. of the Specific Plan; 2) Approving, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the proposed project on a lot located in a Dual Permit Jurisdiction Area of the California Coastal Zone; and 3) Approving, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of two new residential units in the Coastal Zone; for the construction of a new four-story, 2,452 square-foot single-family dwelling with an attached two-car garage, attached 742 square-foot Accessory Dwelling Unit, basement, patio, courtyard, roof deck, retaining walls, on-grade stairs, and elevated driveway, the project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export; for the properties located at 237 and 239 East Montreal Street, subject to Conditions of Approval; and adoption of project findings.

Applicant: Justin Brevoort

Representative: Gregory J. Shoop

Case No. APCW-2022-3943-SPE-CDP-MEL-HCA-1A

Environmental No. ENV-2022-3944-CE

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted

TIME LIMIT FILE - JUNE 24, 2026

(LAST DAY FOR COUNCIL ACTION - JUNE 24, 2026)

(16) **21-0643**

Report from the City Administrative Officer relative to approving, pursuant to Section 5.321(l) of the Los Angeles Administrative Code, the allocation of \$9,423,000 from the Development Services Trust Fund (Fund 58V) for the continuation of consultant services for the BuildLA Project; and related matters.

Fiscal Impact Statement: Yes

Financial Policies Statement: Yes

Community Impact Statement: None submitted

TIME LIMIT FILE - AUGUST 17, 2026

(LAST DAY FOR COUNCIL ACTION - AUGUST 14, 2026)

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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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.

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