

PATRICE Y. LATTIMORE
CITY CLERK

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CALIFORNIA

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OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 25-1037

Council Meeting Date: October 29, 2025

Agenda Item No.: 7

Agenda Description: CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES, ARTICLE 19, SECTION 15332, CLASS 32, AND RELATED CEQA FINDINGS; COMMUNICATION FROM THE LOS ANGELES CITY PLANNING COMMISSION (LACPC); AND AN APPEAL filed by Eva Nathanson (Representative: Andrew Sachs), from the determination of the LACPC in: 1) approving a Density Bonus/Affordable Housing Incentive Program Determination, pursuant to Chapter 1 Section 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), to permit the construction of a Housing Development Project with the On-Menu Incentive to permit a 20 percent reduction in the required open space to provide 7,840 square feet in lieu of the 9,800 square feet, as otherwise required in the C4-1XL Zone; and, 2) approving a Project Review, pursuant to LAMC Chapter 1 Section 16.05, for a development project resulting in a net increase of 50 or more dwelling units; for the demolition of four existing commercial buildings, and an associated surface parking lot, and the construction, use, and maintenance of a mixed-use building consisting of 90 dwelling units, with 10 units restricted to Very Low Income Households, and 15,271 square feet of commercial uses, resulting in a total floor area of 110,300 square feet, or a Floor Area Ratio (FAR) of 4.52:1, the proposed project is comprised of a six-story, 69-foot in height mixed-use building, with two subterranean parking levels, the Project includes 96 automobile parking spaces on-site within two subterranean levels, 94 bicycle parking spaces (78 long-term and 16 short-term), and 7,840 square feet of open space, there are three existing street trees in the public right-of-way adjacent to the project site, the Project will maintain three existing street trees and plant three new Street Trees and 20 new on-site trees, there are no existing protected trees on-site, development of the Project will require the cut and export of approximately 20,194 cubic yards of soil, no import or fill is proposed; for the properties located at 8251 - 8271 West Melrose Avenue; and 705 - 711 North Harper Avenue, subject to Conditions of Approval; and adoption of project findings.Applicant: David Pourbaba, TOVA LLC & Melrose Harper LLCRepresentative: Jordan Beroukhim, Beroukhim & Company, LLCCase No. CPC-2024-3202-DB-PR-VHCA-1AEnvironmental No. ENV-2024-3203-CE(Planning and Land Use Management Committee report to be submitted in Council. If a public hearing is not held in Committee, an

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opportunity for public comment will be provided.)(Please visit www.lacouncilfile.com for background documents.)

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

Council Vote:

YES	Blumenfield	YES	Harris-Dawson	YES	Hernandez
YES	Hutt	YES	Jurado	YES	Lee
YES	McOsker	ABSENT	Nazarian	ABSENT	Padilla
YES	Park	ABSENT	Price Jr.	ABSENT	Raman
YES	Rodriguez	YES	Soto-Martínez	YES	Yaroslavsky



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Adopted Report(s)Title
Report from Planning and Land Use Management Committee_10-28-25