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CITY CLERK

Council and Public Services Division
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October 3, 2025

CPC-2024-3202-DB-PR-VHCA-1A
ENV-2024-3203-CE
Council District 5

NOTICE TO OWNER(S) AND OCCUPANT(S) WITHIN A 300-FOOT RADIUS, APPLICANT(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, October 28, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and related CEQA findings; report 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.

Applicant: David Pourbaba, TOVA LLC & Melrose Harper LLC
Representative: Jordan Beroukhim, Beroukhim & Company, LLC
Case No. CPC-2024-3202-DB-PR-VHCA-1A

Environmental No. ENV-2024-3203-CE

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **25-1037** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff:

Nashya Sadono-Jensen

(213) 978-1363

nashya.sadono-jensen@lacity.org

For inquiries about the meeting, contact City Clerk staff:

Candy Rosales

(213) 978-1078

clerk.plumcommittee@lacity.org

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action 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 delivered to the City Clerk at, or prior to, the public hearing. 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. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.