

ITEM NO. 7

File No. [25-1037](#)

CATEGORICAL EXEMPTION, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the properties located at 8251 – 8271 West Melrose Avenue; and 705 – 711 North Harper Avenue.

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the revised FINDINGS of the Los Angeles City Planning Commission (LACPC), as modified by the PLUM Committee on October 28, 2025, as the Findings of Council, attached to the Council file.
3. RESOLVE TO DENY the Appeal filed by Eva Nathanson (Representative: Andrew Sachs), and THEREBY SUSTAIN 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 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

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – NOVEMBER 1, 2025

(LAST DAY FOR COUNCIL ACTION – OCTOBER 31, 2025)

Summary:

At a regular meeting held on October 28, 2025, the PLUM Committee considered a report from the LACPC and an Appeal for the properties located at 8251 – 8271 West Melrose Avenue; and 705 – 711 North Harper Avenue. DCP staff provided an overview of the matter. A representative from Council District 5 provided comments, which have been uploaded to the Council file. The Appellant and Applicant representatives provided comments on the matter. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the determination of the LACPC to approve a Density Bonus/Affordable Housing Incentive Program Determination with the On-Menu Incentive, a Project Review, revised Findings, and Conditions of approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	YES
RAMAN:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-