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# City of Los Angeles CALIFORNIA



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[clerk.lacity.org](http://clerk.lacity.org)

November 26, 2025

CPC-2022-6859-GPA-HD-ZAD-WDI-1A  
ENV-2022-6860-ND  
Council District 15

## **NOTICE TO OWNER(S), 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, December 9, 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: Negative Declaration, No. ENV-2022-6860-ND (ND), and related Environmental findings; report from the Los Angeles City Planning Commission (LACPC); and an Appeal filed by Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA) (Representative: Andrew Graf, Adams Broadwell Joseph & Cardozo), from the LACPC's determination in approving, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.22, a Zoning Administrator Determination to allow Transitional Height of 65 feet within a distance of 100 to 199 feet from the R1 zone, in lieu of the Transitional Height of 61 feet otherwise allowed by LAMC 12.21.1.A.10; for the improvement and expansion of an existing one-story, 42-foot tall, 221,496 square-foot cold storage facility, resulting in a two-story, 65-foot tall, 267,960 square foot facility, with a total 0.36:1 Floor Area Ratio, the expansion includes the demolition of 27,157 square feet of an existing cold dock for a new 71,331 square foot freezer, resulting in a net addition of 44,174 square feet of new floor area, the improvements include 2,290 square feet of a new engine/mechanical room, electrical room, and fire pump room, the Project also involves a new automated racking system, other interior improvements, and reducing the length of the existing double rail spur, the Project will provide 114 parking spaces, with no trees to be removed, and the grading of less than 500 cubic yards of soil and import of 7,000 cubic yards of soil; for the properties located at 1420, 1500 North Coil Avenue; and 1532, 1540, 1542 North Alameda Street, subject to Conditions of Approval.

Applicant: Richard Burke, Konoike Pacific Calf Inc.  
Representative: John Parker, Pacific Crest Consultants  
Case No. CPC-2022-6859-GPA-HD-ZAD-WDI-1A  
Environmental No. ENV-2022-6860-ND

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](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **25-1198-S1** by visiting: [www.lacouncilfile.com](http://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.

<b>For inquiries about the project, contact City Planning staff:</b>
Norali Martinez (213) 978-1346 <a href="mailto:norali.martinez@lacity.org">norali.martinez@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>
Candy Rosales (213) 978-1078 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

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.