

(When required)

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State of California)
County of Los Angeles) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:
25-1208 and 25-1208-S1

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/26/1954, Case No. 599,382. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

11/14/2025

Executed on: 11/14/2025
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Robert J. Gantley

Signature



Email * A 0 0 0 0 0 7 2 6 2 1 0 6 *

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DJ #: 3986495

NOTICE OF PUBLIC HEARING

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:
Council file (CF) No. 25-1208 – Case No. VTT-82213-2A
Sustainable Communities Environmental Assessment (SCEA) No. ENV-2018-3337-SCEA, Erratum dated September 2024, Mitigated Monitoring Program, and Environmental Findings; report from the Los Angeles City Planning Commission (LAPC), and an Appeal filed by Faramarz Yadegar, from the determination of the LAPC in denying the appeal, and sustaining the decision of the Deputy Advisory Agency dated April 3, 2025; and approving, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 82213 (stamped map, dated June 11, 2018) to create one ground lot and four airspace lots; and a Haul Route for the export of 28,000 cubic yards of soil, for the property located at 1600 South Flower Street (1600-1618 South Flower Street, 1601-1623 South Hope Street, 426-440 West Venice Boulevard), subject to Modified Conditions of Approval.
CF No. 25-1208-S1 – Case No. CPC-2018-3336-SN-TDR-CUB-SPR-MS-1A
Sustainable Communities Environmental Assessment (SCEA) No. ENV-2018-3337-SCEA, Erratum dated September 2024, Mitigated Monitoring Program, and Environmental Findings; report from the LAPC; and an Appeal filed by Faramarz Yadegar, from the determination of the LAPC in: 1) Approving a Conditional Use Permit, pursuant to LAMC Sections 12.24 W.1 and 12.24 S, for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the proposed hotel; and a 20 percent reduction in the required amount of vehicle parking; 2) Approving a Site Plan Review, pursuant to LAMC Section 16.05, for the construction of a proposed development project which will create an increase of more than 50 dwelling units or guest rooms; and 3) Approving a Director's Determination, pursuant to LAMC Section 12.21 G, to allow for up to a 10 percent reduction in the total required residential open space; for the proposed demolition of 89,510 square feet of commercial uses with four buildings for the construction of a two-tower, mixed-use development consisting of 250 residential dwelling units, 300 hotel guest rooms, and 13,120 square feet of ground floor retail uses, for a total of 452,630 floor area on an approximately 1.6-acre site, and up to 23 stories in building height; for the property located at 1600 South Flower Street (1600-1618 South Flower Street, 1601-1623 South Hope Street, 426-440 West Venice Boulevard), subject to Modified Conditions of Approval.
Applicant: Jacob Taban, Venice Hope Group, LLC
Representative: Alex Irvine, Irvine and Associates Inc

Case Nos. VTT-82213-2A; CPC-2018-3336-SN-TDR-CUB-SPR-MS-1A
Environmental No. ENV-2018-3337-SCEA
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>.
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. **25-1208 and 25-1208-S1** by visiting: <http://www.lacouncilfile.com>.
Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.
PATRICE Y. LATTIMORE, CITY CLERK of the City of Los Angeles
11/14/25

DJ-3986495#