

PATRICE Y. LATTIMORE  
CITY CLERK

RUBEN VIRAMONTES  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



OFFICE OF THE  
CITY CLERK

Council and Public Services Division  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1040

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

KAREN BASS  
MAYOR

November 14, 2025

VTT-82213-2A  
CPC-2018-3336-SN-TDR-CUB-SPR-MS-1A  
ENV-2018-3337-SCEA  
Council District 14

**NOTICE TO OWNER(S) AND OCCUPANT(S) WITHIN A 500-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, 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 (LACPC); and an Appeal filed by Faramarz Yadegar, from the determination of the LACPC 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 LACPC; and an Appeal filed by Faramarz Yadegar, from the determination of the LACPC 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 the demolition of 89,510 square feet of commercial uses within 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-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. **25-1208** and **25-1208-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.

**For inquiries about the project, contact City Planning staff:**

More Song

(213) 978-1319

[more.song@lacity.org](mailto:more.song@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1078

[clerk.plumcommittee@lacity.org](mailto: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.