

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Vesting Tentative Tract Map appeal regarding the property located at 4061 West Melrose Avenue (4061 – 4069 ½ West Melrose Avenue).

Recommendations for Council action:

1. RESOLVE TO GRANT THE APPEAL filed by Dustin Cañez and Stephen Webb, and THEREBY OVERTURN the determination of the Central Los Angeles Area Planning Commission (CLAAPC) dated July 24, 2026 which denied the appeal and sustained the determination of the Deputy Advisory Agency's Determination dated February 26, 2026, and approved pursuant to Chapter 1 Sections 17.06, 17.15, and 12.22 C.27, and Chapter 1A Sections 13B.7.3.D. and 13B.7.3.I. of the Los Angeles Municipal Code, the Vesting Tentative Tract Map No. 84762-SL (stamped map dated January 26, 2026) for the merger and resubdivision of three lots, totaling 15,513 square feet, into nine small lots; for the properties located at 4061 West Melrose Avenue (4061 – 4069 ½ West Melrose Avenue).
2. INSTRUCT the Department of City Planning to prepare Findings.
3. DISAPPROVE a waiver of a two-foot widening improvement requirement along West Melrose Avenue, adjacent to the project's street frontage, to retain the existing 20-foot adjacent half roadway with a five-foot sidewalk in lieu of the required 22-foot adjacent half roadway.

[On August 12, 2026 the City Council adopted Motion (Soto-Martinez – Nazarian), pursuant to Charter Section 245, asserting jurisdiction over the May 12, 2026 action of the CLAAPC.]

Applicant: Aaron Belliston, Melrose Ten, LLC

Representative: Aaron Belliston, BMR Enterprises

Case No. VTT-84762-SL-1A

Environmental No: ENV-2025-1299-CE

Fiscal Impact Statement: None submitted by the CLAAPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

TIME LIMIT FILE - SEPTEMBER 2, 2026

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 2, 2026)

Summary:

At a regular meeting held on August 25, 2026, the PLUM Committee considered a report from the CLAAPC and a Vesting Tentative Tract Map appeal regarding the property located at 4061 West Melrose Avenue (4061 – 4069 ½ West Melrose Avenue). Department of City Planning staff provided an overview of the matter. A representative from Council District 13 provided comments in support of granting the appeal. After an opportunity from public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to grant the appeal and overturn the determination of the CLAAPC, which denied the appeal and sustained the determination of the Deputy Advisory Agency's

Determination, and approved the Vesting Tentative Tract Map No. 84762-SL (stamped map dated January 26, 2026) for the merger and resubdivision of three lots, totaling 15,513 square feet, into nine small lots; instructed the Department of City Planning to prepare Findings; and disapproved a waiver of a two-foot widening improvement requirement along West Melrose Avenue, adjacent to the project's street frontage, to retain the existing 20-foot adjacent half roadway with a five-foot sidewalk in lieu of the required 22-foot adjacent half roadway. 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:	YES
LEE:	YES
RAMAN:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-