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VIA EMAIL

August 13 2018

City of Los Angeles
City Planning and Land Use Management Committee
Attention: Zina H. Cheng
200 North Spring Street, RM 272
Los Angeles, CA 90012

cc: Honorable Jose Huizar
Honorable Marqueece Harris-Dawson
Honorable Mitchell Englander
Honorable Bob Blumenfield
Honorable Curren D. Price, Jr.
Honorable Mike Bonin

RE: DIR-2012-3537-CDP-DB-SPR-MEL; TT-70786; ENV-2012-3536-MND-REC1

Honorable Committee:

I'd like to address a few points in applicant's letter responding to the appeals dated August 10, 2018. As follows:

- "The appeals before you represent a small but vocal minority that was substantially outnumbered by supporters in the last public hearing." Pg. 1.

We believe our Councilperson, Mike Bonin, and the Council District know where the community stands as a result of years of interactions at farmers markets, every other kind of public event in the area, phone calls and emails. Perhaps they'll decide to speak to this topic. The Neighborhood Council has also taken a position and stands firmly aligned with following the 37 foot height limit in the Del Rey Lagoon Specific Plan and not giving public property to the applicant. Likely a representative of the Neighborhood Council will also speak at the hearing and present their position. A community petition has gathered in excess of 3,600 signatures opposing this project. The community petition, unlike applicant's efforts, has not been walked on clipboards and pushed by a ground war waged by paid "supporters."

- “The Director of Planning and the Deputy Advisory Agency approved the Project, as modified, and the Commission affirmed those approvals. . .” Pg, 1.

Let’s be procedurally clear. The City Planning Commission denied the appeals as to the Tentative Tract Map, only. The City Planning Commission heard the rest of the case, as a separate matter, including the coastal development permit, density bonus decision and site plan review, took a vote on the appeals and came to “no decision.” That leaves the Director’s Determination, arguably, in place as the operative decision but is not an affirmation of the Director’s Determination by the City Planning Commission.

As Applicant has raised the Director’s Determination as the clarion call of independent judgement—it’s now worth considering the merits of the Director’s Determination from a procedural due process and substantive due process perspective. At the time the project was filed, the procedure in place in the Planning Department was for coastal development permits to be heard as quasi-judicial matters through the Zoning Administrator. The Coastal Development permit for this matter was heard in a separate hearing before Lourdes Green—no other planning staff attended the hearing.

At the time I objected to the violation of the City’s multiple approvals ordinance and the separation of the decision makers for the different case elements. Under the City’s Planning procedures in place at the time, and under the Multiple Approvals Ordinance LAMC §12.36, the Zoning Administrator should have decided the whole case, other than the Tract Map portion, including the whether or not to award density bonuses, site plan review, coastal development permit and Mello Act determinations. LAMC §12.36(3)(“If a project requires approvals separately decided by the Zoning Administrator and the Director, as the initial decision-maker, then the Zoning Administrator shall have initial decision-making authority for all of the approvals.”)

Subsequent to the filing of this case (originally filed in 2012), the Planning Department adopted a different procedure, via a Memorandum dated July 1, 2015. The procedure by its terms was to apply only to cases filed after August 1, 2015. For cases filed prior to this date, the Zoning Administrator was to retain authority to make all approvals.

“Those cases with CDP’s (stand alone or multiple-entitlement applications) filed prior to August 1, 2015, will continue to be processed by the Office of the Zoning Administrator with the initial decision issued solely by the Zoning Administrator.” Memorandum dated July 1, 2015 of Lisa Webber, Deputy Director of Planning attached.

A subsequent Technical Bulletin dated October 1, 2015 was issued by the Office of the Zoning Administrator. The Technical Bulletin again made it clear that the changes addressed in the Technical Bulletin were effective August 1, 2015. But even assuming the Technical Bulletin applies in this case, the Technical Bulletin would require co-signature by the Zoning Administrator on the determination letter for DIR-2012-3537-CDP-DB-SPR-MEL --and we don't have a co-signature by the Zoning Administrator.

“Notwithstanding LAMC Section 12.36-C, 3, the Department has concluded that the most expeditious and administratively effective way to process these requests under the geographic restructuring program -- balancing the intent of the Coastal Act provisions and the MAO -- is to require bundling of the entitlement requests, for processing via the West-South Neighborhood Projects section. Each entitlement action will be determined by the respective authority and their decision issued within a joint letter of determination, co-signed by the Director of Planning and Zoning Administrator.” Technical Bulletin 26, October 1, 2015 issued by the Office of the Zoning Administrator.”

The persons who signed the Directors Determination Letter are Juliet Oh, Debbie Lawrence and Faisal Roble—none of whom were in the Office of the Zoning Administrator or zoning administrators at the time of the decision. See attached Response to Public Records Act Requests. When the Director's Determination was decided on March 16, 2018, the Lourdes Green was still employed by the City of Los Angeles and her co-signature, as the only person who heard the Coastal Development Permit hearing, should appear on the Director's Determination letter but it does not.

Now this is not a petty distinction, as the Zoning Administrators are declared under the City Charter to have civil service protections, presumably to preserve their independence, and designated to hear “quasi-judicial” matters. City Charter Section 253. The Multiple Approvals Ordinance makes it clear that Site Plan Review and Coastal Development Permit decision are “quasi-judicial.” LAMC §12.36A The City did not comply with Charter Section 253, the Multiple Approvals Ordinance or its own internal procedures in how this case was decided.

The way the Director's Determination decided the Coastal Development permit portion of this case faces an additional problem. Namely, the Coastal Act itself calls for the broadest possible public participation. Public Resource Code §30006 (“The Legislature further finds and declares that the public has a right to fully participate in decisions affecting coastal planning, conservation, and development . . .”). The Commission has adopted minimum standards for Coastal Development permit processes for local governments which have not yet adopted a local coastal plan. Among the requirements are: “[D]esignation of a discretionary body or bodies which

will review applications for and issue coastal development permits” and “[T]he method by which interested persons may communicate concerns to the designated discretionary body or bodies which will issue coastal development permits.” 14 CA ADC 13302(b) and (e)(1). To date, we don’t have a decision where the discretionary decision body designated by the City heard or received input from the public as part of its decision making process on the Coastal Development permit. In other words, the Director’s Determination was also rendered in violation of the Coastal Act and is void.

But let’s take things one step further—what input did the “decision maker(s)” actually have and take into consideration. In September 2017, well after the hearing on the Coastal Development Permit and outside the context of any hearing—the newly designated decision makers Juliet Oh and Debbie Lawrence, who had not participated in the City’s own public hearing process on the Coastal Development permit-- received a copious briefing from Applicant’s attorneys to acquaint them with the Coastal Act. The public was not made aware of this briefing or give a chance to counter prior to issuance of the Director’s Determination. Meanwhile, in the chains of emails back and forth on the Coastal Act, entirely missing is any cc: or response from Lourdes Green, the Zoning Administrator who heard the Coastal Development hearing, and should have been participating in the Director’s Determination as a co-signer.

So do we have a valid Director’s Determination at all? I say no and reserve my rights. But because we are unlikely to revert to the starting line, I suggest you, the Planning and Land Use Committee of the City Council, are the first decision maker who has actually heard the public. You can consider the Director’s Determination for what it is worth as input or evidence but that’s all. Given the procedural deviations, including excluding the proper decision maker, you should also consider the credibility of the evidence as at best tainted or biased. I will note that in the record below Ms. Julie Ross filed documents showing in excess of \$600,000 spent lobbying the Los Angeles City Planning Department by applicant as of December 2014 for this project and leave it at that.

- ***“The Coastal Zone will remain, in effect, an exclusionary zone for new affordable housing stock.” Pg. 2***

Applicant neglects to tell you that Playa del Rey has retained its affordable housing stock probably as a result of character and scale restrictions. Playa del Rey has 204 buildings with rent stabilized housing standing in the plan area. If you take just a few of the buildings with more than one such unit, you get to over 300 rent stabilized units in a plan area with 350 buildings surveyed. Letter Vanessa Cabello of June 17, 2018 submitted to the City Planning Commission. Playa del Rey’s rent stabilized housing already sustains socio-economic diversity. Julie Ross is submitting a survey that addresses this point. Applicant also neglects to tell you that the “density bonus” here is not being used to create additional housing—72 units would really be 103 if the bonus was used. The density bonus, incentives, increased height, increased floor area and

reduced parking and public land are all being used to create more lucrative luxury units at the expense of the Coastal Act and the community. I would suggesting that the primary low income housing issue here is displacement, as applicant's building engenders a wave of gentrification similar to that experienced in Venice and many other Council Districts across the City.

Applicant is also wrong to assume that affordable housing is forever precluded if incentives, such as height and parking reductions, are not automatically allowed at particularly sensitive locations in the Playa del Rey coastal zone and in the absence of an operative local coastal plan. Clearly, a local coastal plan could take a nuanced approach and design incentives for affordable housing which are context specific. Local Coastal Plans in other communities have done exactly this and have found favor with the Coastal Commission. What is prevented, if appellants' position is adopted, is wholesale, unbridled, out of scale and character development of a number of lots in lower Playa del Rey, on the back of Density Bonus Law, in a way which generates conflicts with the Chapter 3 priorities of the Coastal Act.

The Venice Land Use Plan is an example, although perhaps not the best, of a reconciliation of affordable housing objectives supported by density bonuses and incentive provisions tailored for the coastal zone and Venice. The issue is that the City of Los Angeles needs to do the work to develop a local coastal plan, including density bonus incentives, for lower Playa del Rey not proceed as if the Coastal Act does not exist, leaving Playa del Rey unable to ever adopt a local coastal plan which remotely resembles what both the Coastal Commission and the City of Los Angeles found would be appropriate (i.e. the Del Rey Lagoon Specific Plan).

- “Director's and Deputy Advisory Agency's decisions to approve the Project and adopt the MND were supported by substantial evidence, as was the decision of the Commission to uphold those approvals. The appellants once again fail to meet their burden on appeal, and the City Council and this committee should uphold that decision.” Pg. 2

Obviously, I contest the validity of the Director's decision. But I also contest applicant's characterization of the “burden” appellants bear to demonstrate that the Director's Decision and CPC Tract Map Decision were not supported by “substantial evidence.” There is no such burden.

You as the Planning and Land Use Committee of the City Council (“PLUM”), and after you the City Council itself, are deciding each of the matters before you de novo. De novo means you get to decide with fresh eyes and do not defer or need to find error in the proceedings below. As a legislative body sitting to review a discretionary decision, absent clear statutory intent to the contrary, under a long line of California cases you sit de novo and the burden is on the applicant to establish that you should grant the entitlement sought. This is true even though the proceeding styles itself as an appeal.

[a] hearing before a city council on an application for a CUP after hearing by a planning commission is a proceeding de novo. That this is so is established by a venerable line of cases, including Russian Hill Improvement Assn. v. Board of Permit Appeals (1967) 66 Cal.2d 34, 46, 56 Cal.Rptr. 672, 423 P.2d 824; McDonald's Systems of California, Inc. v. Board of Permit Appeals (1975) 44 Cal.App.3d 525, 539, 119 Cal.Rptr. 26; Laarutta v. City Council (1970) 9 Cal.App.3d 890, 895, 96 Cal.Rptr. 627; and Anderson v. Pittengerj (1961) 197 Cal.App.2d 188, 195, 17 Cal.Rptr. 54. As such, the burden is on the applicant to establish to the satisfaction of a majority of the city council that the application should be approved. As a de novo hearing, all issues are before the reviewing body, in this case the city council. Breakzone Billards v. City of Torrance (Second District 2000) 81 Cal.App.4th 1205, 1221.

In addition, as the PLUM and ultimately through you the City Council, based on the City's own ordinances and the Subdivision Map Act, hears testimony and finds facts, in the first instance, without regard to the prior findings of the Director of Planning or the City Planning Commission. LAMC Chapter 1, Section 17.06A.4 (enabling the Council to take testimony and evidence as it sees fit and requiring the Council to "render its decision on the appeal based upon the testimony and documents produced before it"); Government Code Section 664525(d)(1) and (2) (enabling the Council to hear testimony and take evidence and requiring the Council to "declare its findings based upon the testimony and documents produced before it or before the advisory board or the appeal board. . ."). This is all the more true as under the Streets and Highway Code Section 8320, only a legislative body can decide to vacate right of way and under Streets and Highway Code Section 8324(a) and (b), the legislative body hears evidence and the legislative body "finds, from the evidence submitted.. ."

Similarly, final decisions under the California Environmental Quality Act ("CEQA") must be made by an "elected body." In the context of a Mitigated Negative Declaration, which we are operating under here, as pointed out by Michelle Black in her letter, appellants' arguments need only present a "fair argument" that there may be a substantial environmental impact. If there is an argument on both sides, even if applicant may have the better argument, an environmental impact report is required.

None of this squares with applicant's view of the world—which is appellants must prove the Director, on the one hand, and the City Planning Commission, on the other with respect to the Tentative Tract Map, lacked "substantial evidence." This is essentially an abuse of discretion standard. This leaves PLUM and ultimately the City Council, which is the statutorily designated decision maker, acting as a mere rubber stamp for decisions made by the Planning Department.

Applicant has the burden of proof that he is entitled to the entitlements sought. The standard of review is de novo. Applicant has erroneously reversed both of these

elements, repetitively in his letter, in an attempt to deter you from discharging your duties and exercising your authority. Essentially, under applicant's view of the planning process—all power rests with the planning staff.

- “However, the law also requires a liberal interpretation that favors provision of the maximum number of housing units. *Id.* at §65915(t). (Quoting Kalnel Gardens)” Pg. 4

Yes—affordable housing is a priority and should be accommodated to the extent feasible but the holding and outcome in Kalnel Gardens are very clear. If you are picking between complying with the Coastal Act and density bonus law—you defer to the Coastal Act.

the Coastal Act takes precedence over statutes awarding density and height increase bonuses for proposed residential developments that include affordable housing units. Kalnel Gardens v. City of Los Angeles (2016) 3 Cal.App. 5th 927, 936.

- **“8. The City Followed and Correctly Applied the Procedural and Substantive Requirements of the Density Bonus.”** Pg. 16.

In order to make the required findings for the Tract Map, you must find the City complied with its land use element. In order for this to be true, the Director must have properly applied the City's Affordable Housing Incentive Ordinance. These issues also feature in applicant's Housing Accountability Act argument below. In my letter dated June 12, 2018, addressed to City Planning Commission, I argued the Director failed to properly apply the Affordable Housing Incentive Ordinance for a number of reasons and I incorporate those reasons into this letter. I reserve the right to challenge the Director's Determination on each of these grounds.

That said, four arguments were extremely simple, so I will repeat them for your consideration.

A. Applicant Cannot Have an On Menu Height Incentive Across the Alley from an R-1 Lot.

Appellant has argued that Vista del Mar Lane, in the middle of applicant's lot, is a paper street and can lawfully be used for parking. Applicant has steadfastly maintained Vista del Mar Lane is classified as an alley and cannot be used for parking. This leaves applicant unable to claim a height incentive. If Vista del Mar Lane is an “alley,” then Trolley Place on the West side of the project is also an “alley.” Specifically, both were declared an alley in Tract Map 8301. In fact, both are parts of the same horseshoe shaped original alley shown on Tract Map 8301. Both were named as streets in the same street ordinance. LEG 2873-2877. Both are shown in the Cadastral

Map for the City of Los Angeles as “alley” as of January 2018 but also have associated street names as they were officially opened as streets and named and renamed. Both are conveyed in applicant’s deed by parcels which reference their street names “Vista del Mar Lane” and “Trolley Place” respectively, and further reference both streets as “formerly known as an alley.” LEG 2480 to 2489, Parcels 7 and 12. Both are referred to in the TT Map as streets which were formerly an alley. Both are referred to in the City Planning Commission’s Tract Map Determination dated June 28, 2018 (the “CPC TT Decision”) and the Director’s Determination by their street names and as an alley. Director’s Determination at pg. 22 “Vista Del Mar Lane (alley westerly of Vista Del Mar) within the tract boundary; the project also proposes merger of a corner portion of Trolley Place (alley) and Vista del Mar. . . ;” and CPC TT Decision pg. 1 Conditions of Approval: “no objection to street and alley mergers, then . . . a variable width strip of land along Trolley Place (in excess of a 20-foot wide alley right of way), and the 20-foot wide and variable width public right of way of Vista Del Mar Lane (the alley westerly of Vista Del Mar). . . ”

County Cadestral Map

City Zimas Map



Applicant complains about the quality of the evidence. I have also provided the original of Tract Map 8301 at the bates numbers referenced above. Further I note the words of applicant’s deeds, the Director’s Determination the CPC TT Map Decision and applicant’s own proposed Tract Map are all competent evidence of the existence of Trolley Place, an alley, between the City’s R-1 lot and the project site. But aren’t we after all proceeding a in a land use matter with relaxed rules of evidence? Don’t you

simply weigh the evidence based on your judgement? If you believe the County Cadestral Map system accurately reflects the Tract Map information or if you believe the City Zimas System likely shows the correct location of the City's R-1 lot you are free to consider the same.

Despite these facts, applicant maintains Trolley Place no long exists and the whole of Trolley Place plus the City's R-1 lots are designated a local street under the 2035 Mobility Element. This is directly contrary to the City's insistence and finding that the R-1 lot in the middle of the street which is now called "Pacific" still exists and decision to apply the transitional height rule from the lot. The existence of the R-1 lot, as previously found by the City, leaves Trolley Place, a 20 foot right of way to the East of the R-1 lot. Under the Complete Streets Guide a strip of land which is 20 feet wide or less is classified as an "alley."

Alleys provide additional access outside of the main street network. They also offer opportunities for implementing green features such as permeable paving, stormwater management, lush plantings, and other sustainable practices.

Alley width: 20'

City of Los Angeles, Complete Streets Guide, pg. 30.

Accordingly, because applicant's project is located across an "alley" from an R-1 lot, the project is not entitled to the on-menu, 11 foot height incentive requested in the Affordable Housing Referral Form. LAMC §12.22.25(f)(5)(iii) ("No additional height shall be permitted for any portion of a building in a Housing Development Project located on a lot . . . across an alley from a lot classified in an R1 or more restrictive zone.").

B. Applicant's Project Does Not Provide Required Set-Backs or Request Incentives Waiving the Requirements.

The project is a mixed commercial and residential development and does not request any set-back waivers as incentives. Mixed use on a commercial C-4 lot allows the commercial uses to run lot line to lot line but requires a side yard and rear yard set-back starting at the first floor used for residential equal to that required for an R-4 lot. LAMC §12.16C. The R-4 side yard set-back is 5 feet with an additional foot for each foot above two stories, not exceeding 16 feet. The rear yard set-back is 15 feet, with one foot for each additional story above the third story. LAMC §12.11 (2) and (3). The project plans reflect no such set-backs. In addition, because the project has sought an on-menu height incentive an additional set-back of one foot for each foot of height incentive received is required. LAMC §12.22.25(f)(5)(i)(b) ("For each foot of additional height the building shall be set back one horizontal foot.") Again, the project plans reflect no such set-backs

and no set-back waivers were sought by the project—either through the Affordable Housing Incentive Ordinance incentive menu or otherwise.

Applicant states the City has consistently not applied the additional one foot set-back where the transitional height rules apply instead. I note applicant provides not City policy document to support this assertion. Nonetheless, I will assume applicant is correct, as frankly the interpretation seems fair. But what applicant neglects to mention is that the transitional height rule only affects the portion of the project adjacent to Trolley Place. This can be seen in the Exhibit A Plans which show the transitional height radius and is described by applicant in its very argument on this point. The remainder of the project is not already subject to the transitional height rules and, hence, should by the plain language of the Affordable Housing Incentive Ordinance be subject to the one foot set-back for each additional foot of height incentive. Given that the City is not applying the transitional height rule on the Culver Boulevard or on Vista del Mar sides of the building—the one foot set-back should apply—even assuming applicant’s logic is correct.

C. Applicant is Seeking an On-Menu Height Incentive; Such Incentive Does Not Modify the 36 Foot Height Incentive Found in the General Plan.

In my letters to Greg Shoop early on in the case and in my appeal to the City Planning Commission, I also argued that the Affordable Housing Incentive Ordinance does not allow an on-menu modification of a standard in the General Plan. Specifically, the 36 foot height limit found in the Westchester-Playa del Rey Community Plan (Section V-Urban Design, Design Considerations for Special Areas, C. Playa Del Rey Commercial Areas, Page V-13 to 14) could only be modified by an off-menu incentive which applicant did not seek or some other mechanism. Subdivision 25 of Section A of Section 12.22 of the Los Angeles Municipal Code defines “Incentives” which a developer may request under the ordinance as “a modification to a City development standard or requirement of Chapter I of this Code (zoning).” Again, this is not a petty matter, as the initial decision maker and final decision maker for the project would have been different, City procedures for evaluating the incentives would have been different and the notice requirements and the notice itself would have been different as discussed in my prior letter and appeal.

D. The Incentives Are Not Required to Make the Building Feasible.

Applicant has responded to this argument with a long discussion of economic feasibility and economic models. The argument in my June 12, 2018 letter to the City Planning Commission was predicated on none of the above. I simply filed the work sheets and sign offs for a 45 foot building, with the same number of units and more retail space, which applicant had already worked out with the Department of Building and Safety. On this basis, I am arguing that applicant unequivocally does not need 3 feet of the requested height incentive and that the Director must exercise his discretion to make this finding and deny the three additional feet.

- **“10. Substantial Evidence Supports Approval of the Tentative Tract Map, and Neither the Deputy Advisory Agency Nor the Commission Erred.”** Pg. 20.

As noted above, error is not the correct standard. As a Committee of the City Council and ultimately as the City Council, you are acting de novo.

- “However, it is important to note that these effects are effects of the environment on the Project, not physical effects of the Project on the environment. Consequently, these do not constitute impacts under CEQA and do not require analysis, except to the extent the Project would physically exacerbate the effects. *Building Industry Assn. v. Bay Area Air Quality Mgmt. Dist.*, 2 Cal. App. 5th 1067 (2016). Here, no evidence indicates a direct, quantifiable link between the Project and tsunami uprush or sea level rise. Consequently, such effects are not considered effects of the Project.” Pg. 31.

This mischaracterizes appellants flood and sea level rise arguments. First, Mr. Adam Haussan’s letter submitted to the City Planning Commission and submitted again to you establishes that applicant’s project, despite its attempts to model away from the problem, will enhance flooding risk in the already flood prone lower Playa del Rey. I have further argued that construction water discharge down the storm drain in the already flood prone lower Playa del Rey will enhance flooding risk as we have no analysis of the adequacy of the drain and the quantity of water, no matter whose estimate you use, is substantial. That’s an impact on the environment from the project—not an impact of the environment on the project. Second, sea level rise poses a risk, as established by the Coastal Commission letter cited extensively in my August 10, 2018 letter, that the project will have an adverse effect over its life on the beach, acting as a sea wall and causing erosion. That’s an adverse effect of the project on the environment again. Third, the project filled with sea water and pumping out sea water will involve, as is the case for any parking lot, gas and oil spilled on the surface being pushed into and contaminating the surface water and generate at least temporarily a parking problem as vehicles need to be relocated.

- **“(f) The Record for the Project Includes a Geotechnical Report.”**
Pg, 31.

The Geotechnical Report prepared for the project has been rendered inadequate by the siting of the dual force main adjacent to the project, subsequent to Geocon’s work, and the change in elevation of the lowest level of the project. This creates a project which stands or loads on the dual force main rather than below it. Despite applicant’s strident protest that the Geotechnical Report is adequate—the CPC TT Decision Condition 27 is requiring a new Geotechnical Report and a foundation which complies with the new report. If the old report remained adequate, why would the City be requiring a new one? This is an overt deferred mitigation at best and a denial of

required information from the decision maker and the public both for Coastal Development Permit purposes and for CEQA review.

- **“(g) The Haul Route Has not been Established, but Hauling is Required to Occur Off-Peak Traffic Hours.” Pg. 31.**

Regardless of the policy provisions cited, applicant is required as part of the Coastal Development Permit process, as a result of the volume of dirt export declared in the MND, to include a haul route application as part of the Application. We have inadequate information on which to base a Coastal Development Permit decision based on the City’s own standards. Absent a haul route, we are unable to verify calculations used by applicant in the MND although Ms. Genis’ letter, which remains unresponded to, illustrated amply the errors of the calculations. Inaccurate information cannot serve as the basis for a complaint CEQA review. Incomplete information cannot serve as the basis for the grant of a Coastal Development permit.

- **“12. State Law Forbids a Denial or Reduction in Density of the Project, and Subjects the City to Substantial Liability for a Denial.” (Referencing the Housing Accountability Act) Pg. 32.**

I incorporate by reference the portions of the City Attorney’s Respondent’s Brief in the appeal of the Kalnel Gardens case (“City Respondent’s Brief”). LEG 2629- 2662 which address the the interaction between the Coastal Act and the Housing Accountability Act (“HAA”). Suffice it to say, the City took the position that the HAA does not trump the Coastal Act. I’ll allow the City’s own positions, asserted in court, and which the City is judicially estopped to deny, to stand as my proxy in this argument.

First, the project does not qualify as for HAA protection in the coastal zone as it does provide at least 20% of its units for rent to low income households or 100% of its units for rent to moderate income households. HAA itself defers to the Coastal Act. Government Code §65589.5(e).

The Coastal Act limits the reach of the HAA in the Coastal Zone. Specifically, the Coastal Act references the HAA, but only extends coverage to those projects in the Coastal Zone that constitute “residential development applications for low- and moderate-income housing, as defined in paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.” Pub. Res. Code § 30604 (f). Paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code, in turn, defines low-and moderate-income housing to mean that “either (A) at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, or (B) 100 percent of the units shall be sold or rented to moderate-income

households as defined in Section 50093 of the Health and Safety code, or middle-income households, as defined in Section 65008 of this code. City Respondent's Brief, page 10.

To the extent you find the project as proposed does not comply with the Coastal Act for any of the reasons offered by appellants:

Even where the HAA applies in the Coastal Zone, the Coastal Act does not adopt the HAA's standard that projects cannot be denied unless the agency makes written findings that the project would have a specific, adverse impact upon the public health or safety. Instead, the Coastal Act makes clear that such projects must also be denied if "the density sought by the applicant cannot feasibly be accommodated on the site in a manner that is in conformity with Chapter 3 (commencing with Section 30200) or the certified local coastal program." Pub. Res. Code § 30604 (f). Chapter 3 of the Coastal Act provides, among other things, that permitted development shall "be visually compatible with the surrounding areas." Pub. Res. Code §30251. Pg. 13.

Third, nothing in the HAA would appear to require a City to vacate public right of way to enable a housing project. So denial of this project predicated on the Tentative Tract Map denial does not implicate HAA. City Opposition at the Trial Court Level in Kalnel Gardens. ("City Opposition in Kalnel") LEG 2775-2799.

I'd like to add a few additional arguments.

HAA does not limit the authority of the City to deny the project CEQA clearance. Government Code §65589.5(e).

Applicant relies on Government Code §§65589.5(f) to argue the entire "development" must be accommodated. The Section actually requires interpretation of "development standards, conditions and policies" to "accommodate development at the permitted density." Here, the density requested by applicant is not the "permitted density" but rather something much lower, which could be accommodated in a smaller building envelope. Applicant's own argument illustrates this point when it notes "by right" dwelling units are 96 and elsewhere in the same Director's Determination we learn the "permitted density" with "density bonus" is 103 dwelling units. At 72 units, applicant's project provides 69% of the "permitted density" but seeks a building envelope with height and FAR incentives which exceed area development standards. Given the nearly 30% difference, there is nothing to say the City could not accommodate the density applicant is seeking within a building envelop which meets all of the City's development standards, conditions and policies. This option has never been presented by Applicant. Applicant simply does not want to build this building

because a larger, more luxurious building is more profitable at the beach. Even the current 48 foot building, reduced from 56 feet, was submitted under cover of a letter from applicant's counsel protesting. (So do you even have a project in front of you now?).

The project does not comply with the applicable “objective general plan, zoning, and subdivision standards and criteria, including design review standards [“Objective Standards”], in effect at the time that the housing development project’s application is determined to be complete.” The Project does not comply with multiple elements of the zoning code and General Plan, which integrate the Del Rey Lagoon Specific Plan and Regional Interpretive Guidelines. See my August 10, 2018 letter and the analysis above regarding density bonus incentives.

Another issue here is whether the project is judged by the “Objective Standards” before or after density bonus incentives and concessions are applied. Applicant’s position is based on Government Code §65915(j) and Section 12.22-A.25(g)(2)(c) of the Municipal Code which provide that incentives and concessions in and of themselves should not be deemed to require an amendment of the general plan, local coastal plan or other zoning ordinances. Applicant reads these provisions into HAA and turns the Objective Standards which a project must meet to qualify for HAA protection into something different from the actual standards set forth in the City’s laws. Applicant cites no case which supports this approach. My position is simpler, the plain meaning of the statute should be respected and “general plan, zoning and subdivision standards and criteria, including design review standards” means just what it says. HAA does not reference to density bonus law to lower the bar these standards set and you are not required to either.

But even assuming applicant is correct, I have argued that applicant’s project is using incentives it did not request and is not entitled to the height over the General Plan 36 feet, set-backs and height adjacent to an R-1 lot it has received. Accordingly, applicant’s project is not in compliance with the Objective Standards.

In addition, applicant’s position makes no sense because the incentives in the Affordable Housing Incentive Ordinance are innately discretionary. The Director retains discretion to deny incentives if they are not required to make the project feasible or create specific health and safety risks. The project is also subject to discretionary Coastal Development Permit and Site Plan Review. Hence, the question of what incentives applicant is entitled to is open until the case is decided and the very incentives at issue should not be used to rationalize findings of consistency with Objective Standards. Of course, the purely ministerial “density bonus”—i.e. the right to an increase in the number of units mandated by State law—is different but the rest of what density bonus law brings should not be used to measure HAA compliance.

Moreover, the instant case does not come within the provisions of HAA requiring

written findings because applicant has not applied for a project which complies with the applicable “objective general plan and zoning standards and criteria.” Government Code §65589.5(j)(1). In addition, even now applicant’s development application is not complete. You lack the actual Exhibit A Plans applicant intends to have approved. You lack the haul route required for the Coastal Development permit application. You don’t have an actual TT Map in front of you which depicts no vacation of 5 feet of Vista del Mar. The project plans were submitted under “protest” and I could not find anything withdrawing the protest. Accordingly, the 30 day time clock to issue a letter stating the deficiencies of the project has not begun to run. Your decision can serve as the findings and letter.

Finally, applicant is dead wrong when he states that you cannot find “substantial evidence” contrary to the determinations of the Planning Department and his letter. Again, you are the PLUM and the City Council, not a rubber stamp. You are hearing this case de novo and the burden is on him.

- **13. Denial of the Project Would Violate the State Fair Employment and Housing Act.**

The protected class in Government Code §12955 is based on “source of income” or perception of “source of income.” For purposes of the code, source of income is something different than level of income.

(p)(1) For the purposes of this section, “source of income” means lawful, verifiable income paid directly to a tenant or paid to a representative of a tenant. For the purposes of this section, a landlord is not considered a representative of a tenant.

Even if you accept everything applicant says about the denial of its project being motivated by a desire to exclude low income persons from Playa del Rey— a persons income level has nothing to do with their “source of income” as defined.

Additionally, FEHA like the Fair Housing Act follows Title VII. Imputing motive from the statements of a manager of a defendant is routine. Imputing statements from the constituents of a City at a First Amendment privileged hearing or in First Amendment privileged letters is unprecedented. The case cited by applicant below in the Fair Housing Act section makes it clear a municipality is not responsible for the statements of its constituents.

In addition, adopting applicant’s position will have a chilling effect on public discourse and for this reason alone a City should be given very wide latitude to hear the views of its constituents. To interpret FEHA as applicant has would violate the First Amendment of the United States Constitution in one of our most cherished values—the

right to participate freely and openly in public decision making. A more narrow construction and application of FEHA and who is responsible for whose conduct in a government decision making process is highly preferable if not constitutionally mandated.

- **14. Denial of the Project Would Violate Other Anti-Discrimination Provisions of the Government Code.**

First, Government Code §6008(a) applies to a “city, county, city and county, or other local governmental agency.” Consistent with the City Attorney’s Opposition Brief in Kalnel Gardens, the provision does not apply to the City of Los Angeles to the extent that it is sitting and deciding on the Coastal Development Permit as an agent of the State of California.

Coastal Commission-a state agency-and is not acting as a local agency weighing in on local interests. See, e.g., Charles A. Apratt Construction Co., Inc. v. California Coastal Com., 162 Cal. App. 4th 1068, 1075 (2008)(“[u]nder the Coast Act’s legislative scheme, ... the [local coastal program] and the development permits issued by local agencies pursuant to the Coastal Act are not solely a matter of local law, but embody state policy.”).

Like the Housing Accountability Act and Density Bonus Law, Government Code §65008(a) only regulates actions by local agencies not state agencies and does not apply to your coastal development permit decision.

Government Code §65008(a) also requires proof of a causal connection between the land use decision and a desire to specifically deny a person housing based on income. The local agency must have taken an “action. . . because of” the intended occupancy by persons of low income. Here you have all valid reasons outlined in the appellants’ arguments and the record below as grounds for your decision. Whatever decision you make is predicated on the facts before you not “because of” the intended occupancy of low income persons.

Applicant wants to impute the motive of barring density bonus projects from a community member or members to the City of Los Angeles. Even if it is true that some members of a given community wanted to exclude all density bonus projects, because they want to exclude low income persons from their community, their actions, words or decisions are not those of the City of Los Angeles. Here, applicant cannot show anyone to whom it is ascribing a motive to exclude low income individuals is an agent of the City of Los Angeles. Again, even if such individuals exist in a community, the City is not accountable for its constituents’ beliefs, desires or most importantly exercise of their First Amendment freedoms.

Finally, I would suggest that while not determinative of a claim under

Government Code §65008(a) the analysis in the case applicant cited in the Federal Fair Housing Act section of its letter is certainly persuasive that: (1) preserving character and scale is a legitimate motive which overcomes an insinuation that you took action because you wanted to deny housing to persons who have low incomes; and (2) that community statements in the course of a planning process are not imputed to show intent to discriminate by a municipality.

- **15. Denial of the Project Would Violate the Federal Fair Housing Act.**

Oddly, applicant has chosen to cite as his sole authority a case where a developer lost at summary judgment. In the Budnick v. Town of Carefree case, the developer was denied a special use permit and attempted to assert a “disparate impact” theory to establish disability discrimination. The Budnick case makes it clear just how difficult establishing this type of claim will be for applicant.

Applicant can proceed on three different theories but each will stumble.

To prove disparate treatment, applicant must show a prima facie case:

(1) the “plaintiff is a member of a protected class”; (2) the plaintiff “applied for a [special] use permit and was qualified to receive it;” (3) the permit was denied despite plaintiff’s qualification; and (4) “defendant approved a[special] use permit for a similarly situated party during a period relatively near the time” it denied plaintiff’s request. Budnick v. Town of Carefree (2008) 518 F.3rd 1109, 1114.

Here, a fair reading of the evidence establishes that applicant’s project is not entitled to a Coastal Development Permit for a myriad of reasons. Applicant himself establishes there is no one similarly situated who has been granted a permit as he boldly states no affordable housing, frankly large apartment complexes, have been built in lower Playa del Rey in 22 years. Looking at apartment complexes outside the lower Playa del Rey area which received height incentives and parking reductions is not looking at similarly situated applicants as the Chapter 3 Priorities are not implicated by these developments and more to the point no Coastal Development Permit is applied for.

As to the denial of the Tract Map, there has not been any similar request to abandon major streets in lower Playa del Rey or alleys which are used for community parking during a relative near period of time. So again applicant will not be able to find a similarly situated project which was granted the benefits he seeks in his tract map. Again, as to looking outside lower Playa del Rey, you are leaving the coastal zone and even if you go to another location in the coastal zone you will not find a community as parking challenged as lower Playa del Rey based on the record proved by Mr. Gentzlinger and the extra-ordinary circumstance of a community operating a tandem parking lot in an alley, part of the very same alley applicant proposes to take for its

*If applicant gets past this hurdle, the City can present its reasons for denying the Coastal Development Permit and the Tract Map. There are plenty of reasons in appellants' submissions. One of the reasons acknowledged as legitimate by the court in Budnick was a desire to preserve the scale and character of the community—one of the same issues we have here. *Id.* at 1116. Then Applicant will bear the burden of proving by a preponderance of the evidence that the reasons provided by the City for denying the Coastal Development Permit and the Tract Map are mere pretexts. *Id.* 1114.*

*As an alternative to satisfying the elements of a prima facie case, applicant could produce direct evidence or circumstantial evidence of discriminatory intent. *Id.* Here apparently, applicant intends to rely on constituent statements. This tactic will not work as constituents are not agents of the City. See above. The Fair Housing Act follows Title VII and “agents” are defined as those who are managers of the defendant. While the lines may be a little blurry around who is or is not a “manager” for the City—clearly constituents are not. The Budnick court specifically found that the comments of project neighbors “do not show discriminatory motive on the part of” the municipality. *Id.* 1117. This approach of imputing motive from constituent statements is also likely to chill exercise of First Amendment freedoms to participate freely and openly in public discourse or to cause the City to do so. A more narrow interpretation of whose behavior the City is responsible for during public discourse is accordingly constitutionally required.*

A further potential theory is disparate impact which requires the following showings:

*1) the occurrence of certain outwardly neutral ... practices, and (2) a significantly adverse or disproportionate impact on persons of a particular [type] produced by the [defendant's] facially neutral acts or practices. . . *Id.* 1118.*

The Budnick court looked for “statistical evidence” to establish discrimination. Here, in lower Playa del Rey, we have a large, long-term stable renter population in rent controlled units. My guess is the City's practice of preserving scale and character, sticking to the 37 foot height limit, and not encouraging luxury dwellings with a mere few affordable housing units—like the project—has preserved a statistical balance. Income statistic wise Playa del Rey will look great against neighboring Playa Vista where “affordable housing” buildings abound but few if any person of low to moderate means actually live in the token units.

Bottom line, the Budnick case is an outline for how the City should approach and prepare for a summary judgement motion.

City of Los Angeles
Planning and Land Use Committee
August 13, 2018
Page 19

16. PLUM Should Uphold the Determinations of the Director of Planning, Deputy Advisory Agency and Commission to Approve the Project and Deny the Appeals.

PLUM should look at the evidence in front of it, forget the nasty rhetoric, and decide this case on its merits recognizing applicant has the burden of proof and PLUM has the authority and responsibility to decide fairly.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Kathryn M. Schwertfeger". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Kathryn M. Schwertfeger



EXECUTIVE OFFICE

City Hall • 200 N. Spring Street, Room 763 • Los Angeles, CA 90012



July 1, 2015

TO: All Staff
Other Interested Parties

FROM: Lisa Webber *LW*
Deputy Director of Planning

SUBJECT: **COASTAL DEVELOPMENT PERMITS AND RELATED COASTAL DEVELOPMENT APPLICATIONS TO BE PROCESSED BY THE WEST-SOUTH NEIGHBORHOOD PROJECTS SECTION, BEGINNING AUGUST 1, 2015**

The ongoing geographic restructuring of the Department's Plan Implementation Division has further expanded the role of the West-South Neighborhood Projects Section in managing and conducting case processing functions for projects located within the City's coastal zone boundaries.

As part of this restructuring, beginning August 1, 2015, the processing of Coastal applications will be conducted by the West-South Neighborhood Projects Section. Applications for Coastal entitlements and clearances including Coastal Development Permits (CDPs) pursuant to LAMC Sec. 12.20.2, Mello Act compliance, and Specific Plan Project Permit compliance (LAMC Sec. 11.5.7), whether stand-alone or multiple-approvals requests, will be processed by the West-South Neighborhood Projects Section.

The Development Services Center will continue to serve as the intake staff for Coastal Development Permit and related coastal-zone applications and to provide initial guidance regarding project entitlements. Coastal Exemptions will continue to be processed at the Development Services Center.

The most noticeable change in procedure is that the Department of Planning's "permit granting authority" for Coastal Development Permits as established under LAMC Section 12.20.2 will be assumed by the Director of Planning (Director). The Zoning Administrator (ZA) will no longer act as the permit granting authority for Coastal Development Permits.¹

¹ Section 12.20.2-G of the Los Angeles Municipal Code ("Code") provides for discretionary consideration of Coastal Development Permits establishing that a "permit granting authority" shall have the authority to approve, conditionally approve, or disapprove any application for a Permit under the provisions of the California Coastal Act of 1976 subject to express written findings. The Zoning Administrator currently acts as the Department of Planning's "permit granting authority" for Coastal Development Permits pursuant to the Los Angeles Municipal Code Section 12.20.2. The Los Angeles Municipal Code ("Code") does not specify or limit permit granting authority solely to the Zoning Administrator, thus the Director of Planning is able to serve in that capacity or delegate the authority to another entity within the Department.

In some cases, a coastal development project may require entitlements from both the Director and the ZA. Under LAMC Sec. 12.36-C, 3 (Multiple Approvals Ordinance (MAO)), the ZA maintains authority to act on both applications, while the Director has no authority to act on applications within the ZA's jurisdiction. Notwithstanding the provisions of the MAO, the Department has concluded that the most expeditious and administratively effective way to process these requests under the geographic restructuring program -- balancing the intent of the Coastal Act provisions and the MAO -- is to require bundling of the entitlement requests. The requests will be shepherded together through the entitlement process by the West-South Neighborhood Projects Section, with a single determination letter issued via the West-South Neighborhood Projects Section that is co-signed by the Director and ZA and includes the ZA's decision regarding entitlements under ZA authority. A technical bulletin will be issued in the near future to provide more detailed explanation of procedures regarding processing of applications for projects requiring joint Director of Planning and Zoning Administrator entitlements.

Those cases with CDPs (stand alone or multiple-entitlement applications) filed *prior to August 1, 2015*, will continue to be processed by the Office of Zoning Administration with an initial determination issued solely by the Zoning Administrator.

Questions

Questions about this memorandum may be directed to Planning Department staff at the Development Services Center and the Senior City Planner, Plan Implementation Division, West-South Neighborhood Projects Section.

LW:LKW:lw

From: chankael <chankael@aim.com>

To: beatrice.pacheco <beatrice.pacheco@lacity.org>

Subject: Public Records Act Request

Date: Mon, Jul 30, 2018 4:01 pm

Beatrice this is a formal public records act request. Please feel free to address this separately from the request made earlier today. The request is as follows:

1. Any and all documents related to the change in process for Coastal Development Permits effective August 1, 2015 whereby the Director of Planning rather than the Zoning Administrator issues the initial decision for Coastal Development Permits.
2. Any and all documents related to the Memorandum adopted by Juliet Webber, Associate Director of the City of Los Angeles Planning Department, dated July 1, 2015 whereby initial decisions regarding Coastal Development Permits were reassigned from the zoning administrator to the Director of Planning.
3. Any and all documents related to the authority of Ms. Juliet Webber or the Director of Planning to reassign initial decisions regarding Coastal Development Permits from the Zoning Administrator to the Director of Planning.

Thanks.

Kathryn M. Schwertfeger
(310) 985-1581

From: Beatrice Pacheco <beatrice.pacheco@lacity.org>

To: Chankael <chankael@aol.com>

Subject: PRA Response -CDP Process

Date: Wed, Aug 1, 2018 12:47 pm

Attachments: PRA Response - CDP Process.pdf (60K), Tech. Bulletin #26, CDP Processing.pdf (336K)

Hello, Kathryn:

Attached please find our response from the Dept. of City Planning and a second attachment as well. Thank you.

--



Beatrice Pacheco, Chief Clerk
Department of City Planning

T: (213) 978-1260 | **FAX:** (213) 978-1263

200 N. Spring St., Room 575

Los Angeles, CA 90012



PROCESSING OF COASTAL DEVELOPMENT PERMIT APPLICATIONS DIRECTOR OF PLANNING/ZONING ADMINISTRATOR JOINT DETERMINATIONS

The ongoing geographic restructuring of the Department's Plan Implementation Division has further expanded the role of the West-South Neighborhood Projects section in managing and conducting case processing functions for projects located within the City's coastal zone boundaries. As of August 1, 2015, the processing of all Coastal Development Permit (CDP) applications will be conducted by the Plan Implementation Division, West-South Neighborhood Projects section, which includes the coastal communities.

In some cases, a coastal development project may require entitlements from both the Director of Planning and the Zoning Administrator as the initial decision makers. Under LAMC Sec. 12.36-C, 3, (Multiple Approvals Ordinance, (MAO)) the Zoning Administrator has the authority to act on both applications.

Notwithstanding LAMC Section 12.36-C, 3, the Department has concluded that the most expeditious and administratively effective way to process these requests under the geographic restructuring program -- balancing the intent of the Coastal Act provisions and the MAO -- is to require bundling of the entitlement requests, for processing via the West-South Neighborhood Projects section. Each entitlement action will be determined by the respective authority and their decision issued within a joint letter of determination, co-signed by the Director of Planning and Zoning Administrator.

This Technical Bulletin provides specific guidance regarding those projects within the coastal zone requesting multiple approvals that require discretionary review by both the Director of Planning and Zoning Administrator as the initial decision makers. *This bulletin does not address routing or procedures for those coastal development projects where entitlements may be bundled for consideration by the City or Area Planning Commissions as the initial decision maker pursuant to LAMC Section 12.36. Separate procedures have been established pursuant to LAMC Section 12.36.*

This Technical Bulletin supplements guidance provided in Technical Bulletin No. 19, and supersedes discussion within that bulletin specific to Coastal Development Permits and related entitlement requests only. All other discussion within Technical Bulletin No. 19 remains in effect.

Joint Application and Review Process

For those projects subject to the provisions of LAMC Section 12.20.2 seeking entitlements from the Director of Planning and also entitlements from the Zoning Administrator as the initial decision makers, the procedural steps shall be as follows:

1. Application filed at Development Services Center (DSC). Separate case file numbers will be assigned to those entitlements within the Director of Planning's authority (DIR) and those entitlements within the Zoning Administrator's authority (ZA). The DIR and ZA cases will be filed simultaneously and bundled together for routing to and processing by the West-South Neighborhood Projects section.¹
2. Transmit bundled applications from the DSC to the West-South Neighborhood Projects section.
 - a) West-South Neighborhood Projects section staff will conduct the "30-Day Review for Acceptance" (see Technical Bulletin #17).
 - b) Senior Planner from the West-South Neighborhood Projects section coordinates with the Senior Planner from the Office of Zoning Administration (OZA) regarding the assignment of Project Planners within the West-South Neighborhood Projects section and the OZA, and overall timeframe for case processing.
 - c) West-South Neighborhood Projects section Project Planner serves as the lead planner/point person on the joint application - responsible for preparing the environmental clearance, hearing notice, hearing coordination, background research, draft determination letter including all draft Findings and Conditions, and other standard case processing tasks.
 - d) OZA Project Planner serves as the OZA liaison, and provide guidance to the West-South Neighborhood Project Planner regarding any background information that may be specifically relevant to the ZA entitlements, draft Findings and Conditions, as well as any post-hearing follow-up on the ZA entitlement review, if necessary.
3. Joint Public Hearing. A joint public hearing for the DIR and ZA cases will be conducted by a West-South Neighborhood Projects section hearing officer.
 - a) The hearing may be in partnership with a Zoning Administrator or designated OZA hearing officer; the need for the Zoning Administrator's (or their designee) attendance at the hearing will be at the discretion of the Zoning Administrator. The West-South Neighborhood Projects section hearing officer may serve as the designee of the Zoning Administrator in hearing the ZA matters at the discretion of the Zoning Administrator.
 - b) *An Associate Zoning Administrator will need to be present at the initial hearing for those matters that include consideration of a variance pursuant to LAMC Sec. 12.27.*
4. After the Public Hearing. OZA Project Planner will:

¹ *If necessary, the Development Services Center staff will coordinate with the West-South Neighborhood Projects and Office of Zoning Administration support staff to determine the appropriate application(s).*

- a) review the draft Findings and any applicable Conditions relative to the ZA case for any modifications needed to reflect the record; and,
 - b) forward the finalized Findings and Conditions to the West-South Neighborhood Projects section Project Planner.
5. Letter of Determination. Prepared by West-South Neighborhood Projects staff. The actions of both the Director of Planning and Zoning Administrator will be issued within one determination letter, co-signed by the Director and Zoning Administrator.
6. Appeals. If appealed, the West-South Neighborhood Projects section staff will attend and present the matter to the Area Planning Commission for consideration and determination.
- a) The West-South Neighborhood Projects section Project Planner and clerical support staff will be responsible for all coordination with the Commission secretariat regarding the appeal hearing scheduling, presentation of the case at the Commission meeting, and any follow-up tasks post-hearing.
 - b) The OZA Project Planner may assist the West-South Neighborhood Projects section staff with preparation for the appellate hearing. The OZA Project Planner may also provide guidance regarding any revisions to the Findings and/or Conditions of Approval if modified by the Commission.
 - c) The attendance of the OZA staff and/or Associate Zoning Administrator at the appeal hearing is at the discretion of the Zoning Administrator.
 - d) In the event of a Section 245 action, the West-South Neighborhood Projects staff will similarly be responsible for coordinating scheduling, and presenting the matter before the PLUM committee and City Council.

DEPARTMENT OF
CITY PLANNING

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(213) 978-1274

<http://planning.lacity.org>

August 2, 2018

SENT VIA EMAIL TO CHANKAEL@AOL.COM, NOT FOLLOWED BY U.S. MAIL

Ms. Schwertfeger:

RE: Public Records Act Request For Records Regarding Zoning Administrators and Members of the "Offices of Zoning Administrator" as of March 16, 2018

This letter is in response to your request dated August 1, 2018, seeking from the Department of City Planning pursuant to the California Public Records Act (CPRA) records regarding the above.

Please be advised that this office has made its determination on your request as required by Government Code section 6253(c). The Department of City Planning has attached the records which may be responsive to your request to the same email containing this letter. As you may or may not know, Lourdes Green, retired on April 14, 2018.

If I can be of further assistance, please contact me at (213) 978-1260.

Sincerely,

Beatrice Pacheco
Custodian of Records

BP:bp

From: Beatrice Pacheco <beatrice.pacheco@lacity.org>

To: Chankael <chankael@aol.com>

Subject: PRA Response and Attachments

Date: Thu, Aug 2, 2018 2:43 pm

Attachments: PRA Response - Zoning Administrators.pdf (66K), Three Zoning Office Letterheads.pdf (178K), FEBRUARY 2018 ASSIGNMENT.pdf (241K), MAY 2018 ASSIGNMENT.pdf (238K), April Employee List 2018.pdf (176K), November Employee List.pdf (298K)

Hello, Kathryn:

Attached please find our response and attachments from the Dept. of City Planning, thank you.

Please be aware that we did not have a March nor April Assignment List. Also, we did not have Employee Lists from December 2017 through March 2018. FYI you will find the Zoning office staff on the second page of each assignment list.

Thank you.

--



Beatrice Pacheco, Chief Clerk

Department of City Planning

T: (213) 978-1260 | **FAX:** (213) 978-1263

200 N. Spring St., Room 575

Los Angeles, CA 90012



CHARLES J. RAUSCH, JR.
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
LOURDES GREEN
THEODORE L. IRVING
ALETA D. JAMES
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FERNANDO TOVAR
DAVID S. WEINTRAUB
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CITY OF LOS ANGELES
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ERIC GARCETTI
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SAMPLE

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March 01, 2018

AMC Fallbrook 7 (A)
American Multi-Cinema, Inc.
1150 Ash Street
Leawood, KS 66211

ROIC California, LLC (O)
8905 Towne Center Drive, Unit 108
San Diego, CA 92122

F. Michael Ayaz (R)
Cindy Block
2222 Damon Street
Los Angeles, CA 90021

CASE NO. ZA 2017-2209(CUB)
CONDITIONAL USE
6731 North Fallbrook Avenue (6405-
6799 ½ North Fallbrook Avenue, 22800-
22950 West Vanowen Street, and 22835-
22915 West Victory Boulevard)
Canoga Park – Winnetka – Woodland
Hills – West Hills Planning Area
Zone : QC2-1VL
D. M. : 180B097, 183B197
C. D. : 12 - Englander
CEQA : ENV-2017-2210-MND
Legal Description: Lot 2-12 & 17, Tract
43447

Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, I hereby APPROVE:

a Conditional Use to allow the sale and dispensing a full line of alcoholic beverages for on-site consumption in conjunction with an existing movie theatre in the QC2-1VL Zone; and

Pursuant to Los Angeles Municipal Code Section 12.24-W, 27, I hereby APPROVE:

a Conditional Use to allow the hours of operation to exceed the Commercial Corner/Mini-Shopping Center Development in lieu of the permitted hours of 7:00 a.m. to 11:00 p.m.,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

CHARLES J. RAUSCH, JR.
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
LOURDES GREEN
THEODORE L. IRVING
ALETA D. JAMES
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<http://planning.lacity.org>

April 11, 2018

SAMPLE

Eddie Yang (A)
Kickin KAsian
17620 West Ventura Boulevard
Encino, CA 91316

The Encino Group, CA General
Partnership (O)
17401 Gresham Street
Sherwood Forest, CA 91325

Sheryl Brady (R)
Permit Place
13400 Riverside Drive
Sherman Oaks, CA 91302

CASE NO. ZA-2017-4968-CUB
CONDITIONAL USE
17620 West Ventura Boulevard
Encino – Tarzana Planning Area
Zone : C4-1VL
C.D. : 5
D.M. : 171B129
CEQA: ENV-2017-4971-CE
Legal Description: Arb 1, Lot PT4, Block 1,
Tract 2955

Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, I hereby APPROVE:

a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant,

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of The property, except as such regulations are herein specifically varied or required.
2. The use and development of The property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

LISA M. WEBBER
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
THEODORE L. IRVING
ALETA D. JAMES
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CITY OF LOS ANGELES
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Department of City Planning
Employee List
November 2017
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A	Abb tt, David	978-1424	CH 825	GIS	GIS Spec	9/2T
	Acosta, Graciela	202-5473	FIG 525	CCU	C P Assc	9/1M
	Acosta, Monique	978-1173	CH 621	Proj Pln-Central	C P Assc	72
	Adlersberg, Melvina	202-5434	FIG 525	CCU	SR Adm Clk	9/2M
	Aguilar, Julianna	978-1594	CH 825	GIS	GIS Spec	9/2M
	Agustin, Hermi 818	374-5028	VN 251	DSC-Valley	C P	8
	Agustin, Zenaida	978-1286	CH 570	Acct & Purch	SR Acct II	9/1M
	Ahn, Esther	978-1486	CH 701	Code Studies	C P Assc	9/1F
	Alba, Lauren	978-1190	CH 620	External Affairs	Pub Rel Spec II	8
	Alfaro, Armando 818	374-5042	VN 351	GIS	GIS Spec	9/2M
	Alhashimi, Omar	978-1437	CH 825	GIS	GIS Spec	8
	Aliasghar, Jasmine	482-7077	FIG 400	DSC-Metro	Adm Clk	9/2M
	Alofaituli, Melissa	978-1201	CH 667	Com Pln	C P	9/1M
	Alvarado, Jessica	978-1221	CH 667	Com Pln	Pln Asst	9/2F
	Amaya, Esther	978-1211	CH 667	Com Pln	C P Assc	8
	Arceneaux, Brittany	978-1911	CH 667	Com Pln	C P Assc	9/1F
	Armstrong, Etta	978-1128	CH 532	Commission	CEA I	9/2F
	Arrivillaga, Harold	482-6983	FIG 400	DSC-Metro	SR Adm Clk	9/2F
	Atkinson, Ashley	978-1196	CH 763	PMU	C P Assc	9/2F
	Avila, Ralph 818	374-9915	VN 351	DSC	SR CP	8
	Awakuni, Iris	202-5475	FIG 525	CCU	C P	9/2M
	Awakuni, Kit	482-0441	FIG 1030	Case Mgmt	C P	9/2M
	Ayars, Nicholas	978-1347	CH 763	EPS	C P Assc	9/2F
B	Bai, Lin	978-1877	CH 278E	DEMO	OSRA I	9/1F
	Bakkoury, Aziz	978-0702	CH 272B	GIS	GIS Spec	9/2M
	Batson, Teresa	978-1165	CH 763	EPS	Pln Asst	9/2F
	Bazan, Phillip	978-1309	CH 763	EPS	M A II	9/2M
	Bell, Denise 310	231-2912	2ND FL	DSC-WestLA	Adm Clk	9/1F
	Benicia, Daisy 818	374-1126	VN 251	DSC-Valley	Pln Asst	9/2F

	Bernstein, Ken	978-1181	CH 601	Policy Planning	PR C P	8
	Bertoni, Vincent	978-1271	CH 525C	Exec Off	Director	8
	Bilow, Justin	482-7083	FIG 525	DSC	C P Assc	8
	Bleemers, Heather	978-0092	CH 763	EPS	C P	9/1F
	Boghoshkhanian, 818 Shakeh	374-5039	VN 351	Graphics	Gr Supv I	9/2F
	Bonstin, Shana	978-1217	CH 621	Proj Pln-Central	PR C P	8
	Bowin, Claire	978-1213	CH 278	Citywide	SR CP	8
	Briones, Amanda	978-1328	CH 620	Proj Pln-Central	C P Assc	9/2M
	Briski, Ariane	978-2289	CH 667	HPOZ	C P Assc	9/2F
	Brown, Ira	978-1453	CH 721	Proj Pln-West/South	Pln Asst	8
	Bui, June	978-1408	CH 825	IT - App	Prog Anl IV	9/1F
	Butler, Tiffany	978-1283	CH 525	Admin	SR M A I	9/1F
C	Calderon, Andre	978-1395	CH 621	Proj Pln-Central	Pln Asst	9/2M
	Caldwell, Reuben	978-1209	CH 667	Com Pln	C P	9/2F
	Campbell, Helen	978-1162	CH 720	Com Pln	C P Assc	9/1M
	Carr, Brian	482-7078	FIG 400	DSC-Metro	Pln Asst	9/2F
	Carter, Michelle	978-1262	CH 763	EPS	Pln Asst	9/2F
	Chambeshi, Ivory	482-7076	FIG 400	DSC-Metro	C P Assc	9/2F
	Chan, Jason	978-1310	CH 721	Proj Pln-West/South	C P	8
	Chang, Angela	978-1434	CH 278F	DEMO	OSRA I	9/2F
	Chang, Eva	978-0628	CH 750	Com Pln	Pln Asst	8
	Chang, Jonathan	978-2642	CH 750	EIR	Pln Asst	9/1F
	Chang, Lameese	-	CH 667	Com Pln	C P	9/2F
	Chang, Michael	978-1452	CH 825	IT	Sys Anl II	9/1F
	Chapman, Lydia	978-1797	CH 601	HPOZ	Pln Asst	9/2M
	Chauv, Connie	978-0016	CH 720	Proj Pln-West/South	C P Assc	9/1F
	Chew, Dennis 818	374-5025	VN 251	DSC-Valley	C P Assc	9/1F
	Chiang, Jack	978-0195	CH 763H	OZA	AZA	8
	Chiu, Jonathan	978-3304	CH 763	PMU	Pln Asst	9/2F
	Cho, Nuri	978-1177	CH 621	Proj Pln-Central	C P Assc	8
	Choi, Jane	978-1379	CH 620	Proj Pln-Central	SR CP	8
	Choudhury, Alam	978-1467	CH 720	Proj Pln-West/South	C P	9/1F
	Chu, Henry	978-1225	CH 763K	OZA	AZA	8
	Clarke, Linda	202-5425	FIG 525	DSC-Metro	SR Adm Clk	9/1M
	Claros, Eric	202-5448	FIG 525	DSC	C P	9/2F
	Cobian, Marie	978-0626	CH 667	Com Pln	C P	9/1M
	Coleman, Erin	978-1338	CH 701	Code Studies	C P Assc	9/1F
	Como, Alan	473-9985	CH 721	Proj Pln-West/South	C P	9/2F
	Corella, Giselle	978-1357	CH 750	Neigh Pln	C P Assc	9/2F
	Covarrubias, Lisette	978-1321	CH 620	External Affairs	C P Assc	8
	Crowell, Mary 818	374-5074	VN 351	Proj Pln-Valley	SR Adm Clk	72
	Cruz, Sara	978-1189	CH 559	OHR	Pln Asst	8
	Cunza Ferro, Jessica	978-0850	CH 570	Admin	Off Train	8
D	Dacey, John	978-1301	CH 621	Proj Pln-Central	C P Assc	9/2M
	Dai, Ming	978-1428	CH 825	IT - App	DB Arch	9/1M
	Dang, Chi	978-1307	CH 621	Proj Pln-Central	Pln Asst	9/2F
	Dean, Gloria	482-7089	FIG 400	DSC-Metro	SR Adm Clk	9/2W

	Del Poso, Collette	978-0631	CH 804	Graphics	Gr Dsgnr I	9/2F
	Dela Cruz, Rodel	978-1292	CH 570	Acct & Purch	SR Acct I	9/2F
	Dermengi Dragland, Renata	473-9919	CH 705	Urban Design	C P Assc	8
	Diaz, Rita	978-1461	CH 825	GIS	OET	9/1M
	Diefenderfer, Patricia	978-1170	CH 667	Neigh Pln	SR CP	8
	Dieudonne, David	978-1432	CH 825	GIS	GIS Supv I	9/1F
	Doffou, Akoua	978-1431	CH 825	GIS	GIS Spec	8
	Dominguez, Danalynn	482-7092	FIG 400	DSC-Metro	Pln Asst	9/2M
	Donado, Xandro	978-0633	CH 804	Graphics	Gr Dsgnr III	9/2F
	Dong, Betty	978-1392	CH 825	GIS	CH GIS	9/1F
	Douglas, Jason	978-1917	CH 278C	Citywide	Pln Asst	9/1F
	Dresser, Nora	482-7079	FIG 525	DSC	C P	9/1F
	Duenas, Bob	202-5424	FIG 525	DSC	SR CP	8
	Duroy, Rose	978-1284	CH 570	Acct & Purch	Acct II	9/2M
E	Eck, Bryan	978-1304	CH 667	Com Pln	C P	9/1F
	Espinosa-Salas, Zuriel	978-2390	CH 720	Proj Pln-West/South	C P Assc	9/1F
	Espinoza, Jaime	978-1250	CH 763	Code Studies	Pln Asst	9/2F
F	Fan, Cuong	978-1468	CH 825	GIS	GIS Supv I	9/2F
	Farfan, Stacy	978-1369	CH 721	Proj Pln-West/South	Pln Asst	9/2F
	Fargo, Timothy 818	374-9911	VN 430	Proj Pln-Valley	C P	9/1M
	Firestone, Carrie	978-1271	CH 525	Exec Off	E A Asst III	9/2F
	Foreman, Jon	978-1387	CH 763D	OZA	SR CP	8
	Frazin Steele, Laura 818	374-9919	VN 430	Proj Pln-Valley	C P	9/2F
	Furuya, Bradley	978-1218	CH 601	HPOZ	Pln Asst	8
G	Gable, Emily	978-1342	CH 750	Neigh Pln	Pln Asst	9/2F
	Gallardo, Elizabeth	978-1297	CH 667	Com Pln	C P Assc	9/2F
	Gamboa, Matthew	978-1358	CH 720	Com Pln	Pln Asst	9/2F
	Garcia, Marisa	978-1371	CH 721	Proj Pln-West/South	Off Train	8
	Garcia, Steve	978-1388	CH 721	Proj Pln-West/South	Pln Asst	8
	Gardner, Kinikia	978-1445	CH 621	Proj Pln-Central	C P	9/1F
	Gershennhorn, Sara	978-1391	CH 667	Com Pln	Pln Asst	8
	Gershon, Sheila	202-5474	FIG 525	CCU	C P Assc	9/1F
	Getuiza, Cheryl	978-1203	CH 525	External Affairs	Pub Info Dir I	8
	Ghazarian, Rubina	978-1194	CH 272F	Citywide	C P	9/2F
	Giessinger, Lambert	978-1183	CH 559	OHR	Architect	9/2F
	Ginete, Gina	978-0169	CH 570	Acct & Purch	Acct II	9/2F
	Giron, Rony	202-5403	FIG 525	Revocation	C P Assc	9/2F
	Glasco, Renee	978-1134	CH 532	Commission	CEA I	8
	Glesne, Matthew	978-2666	CH 272G	Citywide	C P	8
	Glick, Tom 818	374-5054	VN 351	Com Pln	C P	9/1F
	Golden, Kevin	978-1396	CH 620	Proj Pln-Central	C P	9/1M
	Goldman, Sarah 310	231-2902	2ND FL	DSC-WestLA	Pln Asst	9/1F
	Gonzalez, Griselda	978-1210	CH 721	Proj Pln-West/South	C P	9/1M
	Gonzalez, Ulises	202-5411	FIG 525	DSC-Metro	C P Assc	9/1F
	Gooding, Claude	202-5445	FIG 525	CCU	C P Assc	9/1F
	Gordon, Alissa	978-1456	CH 721	Proj Pln-West/South	C P Assc	9/2M
	Gorska, Karolina	978-1475	CH 705	Urban Design	Pln Asst	8
	Green, Lourdes	978-1313	CH 763J	OZA	AZA	8
	Guth, Naomi	978-1198	CH 601	HPOZ	C P	72

H	Hall Bradley, Tyna	978-1305	CH 721	Proj Pln-West/South	SR Adm Clk	9/1M	Killeen, Jason	978-1915	CH 525	Admin	CH M A	8	McFarlane, Sandra	978-1255	CH 575	Auto Records	SR Adm Clk	9/2M
	Hamilton, Diane	978-1471	CH 763	OZA	SR Adm Clk	8	Kim, Bonnie	978-1330	CH 701	Code Studies	C P Assc	9/2F	Mehendale, Priya	978-1380	CH 667	Com Pln	C P	9/2F
	Hansen, Janet	978-1191	CH 559	OHR	SR CP	8	Kim, Jae	978-1322	CH 720	Proj Pln-West/South	SR CP	8	Meikonian, Adrineh	818 374-9900	VN 351	Com Pln	Pln Asst	8
	Harari, Tal	978-1204	CH 667	Com Pln	C P Assc	9/1F	Kim, Sophia	978-1208	CH 667	Com Pln	Pln Asst	9/1M	Mercadel, Dwayne	978-1449	CH 272B	GIS	GIS Spec	Var
	Hardy, Cally	978-1643	CH 272D	Citywide	Pln Asst	9/2F	Kim, Steve	482-7340	FIG 400	DSC-Metro	C P	9/1F	Mik, Lena	978-2717	CH 278D	Citywide	C P Assc	9/2F
	Heath, Alex	978-0627	CH 667	Com Pln	C P Assc	9/2F	King, Kathleen	978-1195	CH 750	Major Proj	C P Assc	9/2F	Montenegro, Michelle	818 374-9905	VN 351	Com Pln	Pln Asst	9/1F
	Hendricks, Nick	978-1383	CH 763F	EPS	SR CP	8	King, Marianne	818 374-5059	VN 430	Proj Pln-Valley	C P Assc	9/1F	Monterrosa, Jenna	978-1377	CH 763	EPS	C P	8
	Henry, Kimberly	978-1216	CH 601	HPOZ	C P Assc	9/1M	Kitchens, Correy	818 374-5034	VN 351	Com Pln	Pln Asst	8	Munoz, Stacy	978-1354	CH 763	OZA	M A II	9/2F
	Henry, Tom	818 374-5027	VN 251	DSC-Valley	C P Assc	9/1M	Kitching, Diana	978-1308	CH 278H	Citywide	C P	9/1F	N Nathanson, Phyllis	978-1474	CH 701	Code Studies	SR CP	8
	Hernandez, Christine	978-1458	CH 575	Auto Records	Off Train	9/1F	Knox-Jones, Valentina	818 374-5038	VN 430	Proj Pln-Valley	C P	9/2M	Navarrete, Darlene	978-1332	CH 750	Major Proj	SR Adm Clk	9/1M
	Hernandez, Elvia	978-0639	CH 801A	Graphics	Gr Supv I	9/1F	Krawczyk, Laura	978-1212	CH 667	Neigh Pln	C P Assc	9/2F	Nelson, Carl	978-1419	CH 825	GIS	GIS Spec	8
	Hernandez, Jason	978-1276	CH 621	Proj Pln-Central	Pln Asst	8	Ky, Tim	978-1423	CH 825	IT	SR Sys Anl I	9/1F	Netburn, Oliver	978-1382	FIG 525	CCU	C P	9/2M
	Hernandez, Lorena	978-1429	CH 825	GIS	GIS Spec	9/2M							Nguyen, Mindy	978-1241	CH 620	Proj Pln-Central	C P	9/2F
	Hernandez, Miguel	818 374-9918	VN 430	Proj Pln-Valley	Adm Clk	9/1M	L La, My	978-1301	CH 621	Proj Pln-Central	C P Assc	9/1F	Norman, Charles	978-1417	FIG 525	IT - App	SR Sys Anl I	9/1M
	Hershey, Jonathan	978-1337	CH 763	Neigh Pln	SR CP	8	Lam, Erika	818 374-5046	CH 667	Com Pln	C P Assc	9/1F	Nunez, Monica	978-1244	CH 525	Exec Off	Secretary	9/1F
	Hewawitharana, Srimal	978-1359	CH 750	EIR	Env Spec II	9/2M	Lam, Ly	978-1206	CH 525	Admin	SR M A II	8	Nuno O Donnell, Elva	818 374-5066	VN 351	Major Proj	C P	9/2F
	Himan, Gary	978-1425	CH 825	GIS	GIS Supv I	9/1M	Lamas, Cecilia	978-1299	CH 532	Commission	CEA I	9/1F	O O'Donnell, Dan	818 374-9907	VN 430	Proj Pln-Valley	C P	9/2M
	Holaza, Joan	978-1256	CH 575	Auto Records	SR Adm Clk	9/1F	Lamb, Blake	978-1167	CH 621C	Proj Pln-Central	SR CP	8	Oh, Juliet	978-1186	CH 721	Proj Pln-West/South	C P	9/1F
	Hounsell, Sarah	818 374-9917	VN 430	Proj Pln-Valley	C P	8	Lamborn, William	978-1470	CH 750	EIR	C P	9/1F						
	Howe, James	202-5439	FIG 525	CCU	Pln Asst	8	Larios, Nelson	978-1327	CH 617	Doc Imaging	SR Adm Clk	9/2M	Olivo, David	978-1205	CH 667	Neigh Pln	C P	9/2F
	Hsu, William	978-2289	CH 272E	Citywide	Pln Asst	9/1F	Lawrence, Debbie	978-1163	CH 721	Proj Pln-West/South	SR CP	8	Ooms, Renata	978-1222	CH 667	Neigh Pln	C P Assc	9/1F
	Huerta, Alejandro	978-1454	CH 750	EIR	C P Assc	8	Leal, Abram	978-1433	CH 825	GIS	GIS Spec	9/2F	Orellana, Anna	978-1227	CH 525	Admin	SR Adm Clk	72
	Huffman, Niall	978-3405	CH 701	Code Studies	C P Assc	9/2F	Lee, Charles	978-1441	CH 825	GIS	GIS Supv II	9/1M	Orellana, Cristina	818 374-5030	VN 251	DSC-Valley	Adm Clk	9/1F
	Hughen, William	978-1182	CH 763	EPS	Pln Asst	8	Lee, Christina	473-9723	CH 750	Major Proj	C P	72	Ortega, Felipe	202-5435	FIG 525	CCU	Adm Clk	8
I	Ibarra, Luci	978-1378	CH 750	Major Proj	SR CP	8	Lee, Jae	978-1282	CH 570	Acct & Purch	Acct Clk	72	Ortiz, Cruz	978-1440	CH 825	GIS	GIS Supv I	9/1F
	Ibarra, Sergio	978-1333	CH 750	EIR	C P	9/2M	Leilua, Fipe	482-6982	FIG 400	DSC-Metro	Pln Asst	9/1F	P Pacheco, Beatrice	978-1260	CH 575	Operations	CH Clk	9/2M
	Idemudia, Nina	978-1339	CH 667	Com Pln	C P Assc	9/2F	Levy, Michelle	978-1886	CH 278	Citywide	C P	8	Pallini Tipton, Conni	978-1179	CH 667	Com Pln	SR CP	8
	Inzunza Armenta, Fabiola	978-1302	CH 278A	Citywide	Pln Asst	9/2F	Lim, Joann	978-1341	CH 763	EPS	Pln Asst	9/1F	Park, Christina	473-9987	CH 601	HPOZ	Pln Asst	8
	Irving, Theodore	978-1366	CH 763I	OZA	AZA	8	Lopez, Erick	978-1323	CH 701	Code Studies	C P	9/1F	Parke Davis, Hakeem	978-1487	CH 621	Proj Pln-Central	C P Assc	9/2M
	Isaia, Antonio	978-1353	CH 763	Neigh Pln	C P Assc	9/1M	Lopez, Jacob	978-1261	CH 575	Auto Records	Adm Clk	9/1M	Parker, Phyllis	202-5460	FIG 525	DSC	C P	9/1F
J	Jackson, Scott	978-1494	CH 825	GIS	GIS Spec	9/1F	Lopez, Linda	978-1473	CH 667	Com Pln	C P Assc	9/2F	Pearson, Sarah	473-9983	CH 750	Major Proj	C P	9/1F
	James, Aleta	202-5402	FIG 525	CCU	AZA	8	Lu, Yi	978-1287	CH 701	Code Studies	C P Assc	9/1F	Perez, Yovana	482-7093	FIG 400	DSC-Metro	C P Assc	8
	Janacua Cortez, Diego	978-1657	CH 721	Neigh Pln	Pln Asst	9/2F	Luevano, Moidel	978-1492	CH 278B	Citywide	C P Assc	9/2M	Pewsawang, Jojo	978-1214	CH 763	EPS	C P	9/1F
	Jefferson, Don	978-1240	CH 621	Proj Pln-Central	SR Adm Clk	8	Luckett, Stephanie	978-1447	CH 825	IT	Sys Anl II	9/2M	Pham, Natalie	978-1288	CH 525	Admin	M Asst	9/1F
	Jimenez, Susan	978-1344	CH 750	EIR	Adm Clk	9/2M	Lucky, Joe	978-1340	CH 620	Proj Pln-Central	C P Assc	9/2F	Pina, Christophe	978-1012	CH 1725	Citywide	C P Assc	8
	Jones, Kevin	818 374-5072	VN 430	Proj Pln-Valley	SR CP	8	Lum, Matthew	978-1172	CH 721	Proj Pln-West/South	C P Assc	9/1F	Przekop, Maritza	482-0482	FIG 400	DSC-Metro	C P	9/2F
	Jones, Melissa	978-1192	CH 559	OHR	Pln Asst	8							Q Quan, Lily	978-1127	CH 528	Exec Off	E A Asst III	9/2M
	Jorgensen, Andrew	978-1281	CH 667	Com Pln	C P Assc	9/2F	Luong, Timmy	978-1407	CH 825	GIS	GIS Spec	9/2F	Quan, Matthew	978-1320	CH 721	Proj Pln-West/South	C P Assc	9/1F
	Juarez, Gabriela	978-1199	CH 667	Com Pln	C P	9/1F	M Macedo, Edber	482-7084	FIG 400	DSC-Metro	Pln Asst	9/2M						
K	Kahen, Deborah	978-1202	CH 701	Code Studies	C P	9/2F	Macpherson, Laura	978-1187	CH 667	Com Pln	C P	9/2F	Quitoriano, Vincent	202-5420	FIG 525	DSC-Metro	C P Assc	9/1M
	Kahinju, Brenda	978-1316	CH 763	EPS	Adm Clk	9/1M	Mai, Lesi	978-1246	CH 825	GIS	GIS Spec	9/1M	Quon, Franklin	978-0496	CH 763C	OZA	AZA	8
	Kannan, Bindu	978-1376	CH 721	Proj Pln-West/South	Pln Asst	9/2M	Mailian, Estineh	202-5427	FIG 525	DSC	PR C P	8	Quon, Mary	978-1393	CH 825	IT	Secretary	9/1F
	Karapetian, Aida	202-5450	FIG 525	DSC-Metro	Pln Asst	9/1M	Malone Brown, Peggy	818 374-5036	VN 430	Proj Pln-Valley	C P Assc	72	R Ramos, Jesse	482-7078	FIG 400	DSC-Metro	Pln Asst	9/1M
	Katigbak, Steven	978-1349	CH 667	Com Pln	C P Assc	9/2F	Martin, Trevor	310 231-2909	VN 251	DSC-WestLA	Pln Asst	9/2F	Ramos, Jesus	818 374-5037	VN 351	GIS	GIS Supv I	9/2F
	Keller, Kevin	978-1272	CH 525	Exec Off	Deputy	8	Martinez, Heber	978-1398	CH 825	IT	Sys Anl II	9/1M	Ranick, Louisa	818 374-9906	VN 351	Graphics	Gr Dsgnr II	9/2M
	Kelley, Clare	978-1207	CH 667	Com Pln	C P Assc	9/1F	Martinez, Lucerito	818 374-5058	VN 430	Proj Pln-Valley	Pln Asst	8	Rausch, Charlie	978-1306	CH 750	OZA	CH Z A	8
	Kerner, Uwe	978-1253	CH 525	Admin	M Asst	9/2F							Reaser, Richard	978-1240	CH 621	Proj Pln-Central	Pln Asst	9/2F
	Keshishian, Yeghig	978-1324	CH 620	External Affairs	Pub Info Dir II	8	Martinez Maza, Norali	202-5441	FIG 525	DSC-Metro	C P Assc	9/1F	Reyes, Maria	978-1160	CH 621	Proj Pln-Central	Proj Asst	9/2M
	Khanmalek, Azeen	978-1336	CH 620	Proj Pln-Central	C P Assc	9/2F	Matsuda, Hiroyuki	978-1390	CH 825	GIS	GIS Spec	9/2M	Richardson, Mary	978-1478	CH 763	Code Studies	C P Assc	9/2F
	Khau, Jeffrey	978-1346	CH 721	Proj Pln-West/South	Pln Asst	9/2M	McCoy, Noah	310 231-2903	2ND FL	DSC-WestLA	C P Assc	9/1M	Rishi, Kiran	978-1169	CH 667	Com Pln	C P Assc	9/2F
													Roble, Faisal	978-1168	CH 721B	Proj Pln-West/South	PR C P	8

General Contacts & Fax Numbers

Contact	Gen. Phone No.	FAX No.	Room No.	MS
Executive Office	(213) 978-1271	(213) 978-1275	CH 525	395
Accounting & Purchasing	(213) 978-1282	(213) 978-2232	CH 570	395
Automated Records & Files	(213) 978-1259	(213) 978-1263	CH 575	395
Case Management	(213) 482-0441	(213) 482-6874	FIG 10th FL	994
Code Studies	(213) 978-1891	N/A	CH 701	395
Commission Secretariat	(213) 978-1300	(213) 978-1079	CH 532	395
Condition Compliance	(213) 202-5464	N/A	FIG 525	994
Dev. Svcs. Ctr. (Metro)	(213) 482-7077	(213) 202-7070	FIG 4th FL	994
Dev. Svcs. Ctr. (Valley)	(818) 374-5050/5051	(818) 374-5075	VN 2nd FL	366
Dev. Svcs. Ctr. (West L.A.)	(310) 231-2595	(310) 231-2597	West L.A. 2nd FL	3664
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Project Planning - Valley	(818) 374-9941	(818) 374-9955	VN 4th FL	66
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Valley Neighborhood Projects	(818) 374-9941	(818) 374-9955	VN 4th FL	366
Zoning Administration	(213) 978-1318	(213) 978-1334	CH 763	395

Department Hotline (213) 978-2991 N/A

"FCD" shows staff trained in:

+ = First Aid

= Cardio-Pulmonary Resuscitation (CPR)

& = Disaster Preparedness

UPDATES TO THE PHONE ROSTER

PLEASE E-MAIL: Anna Orellana

Prepared: Rev. 11/7/2017



Department of City Planning
Assignment List
DRAFT FEBRUARY 2018
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Central, West/South and Valley Project Planning
And Frequently Utilized Ordinances
 General Information – 213-978-1160

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Alameda District Specific Plan, Chi Dang	213-978-1307
..... Unit Head, May Sirinopwongsagon	213-978-1372
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Avenue 57/Pasadena Gold Line, Nicole Sanchez.....	213-978-3034
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Boyle Heights Com Plan, Hakeem Parke-Davis.....	213-978-1487
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..... Unit Head, Courtney Schoenwald	818-374-9904
Canoga Park Commercial Corridor, CDO, Alycia Witzling	818-374-5044
..... Unit Head, Courtney Schoenwald	818-374-9904
Canoga Park Downtown CDO; Streetscape, Alycia Witzling	818-374-5044
..... Unit Head, Courtney Schoenwald	818-374-9904
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Coastal Bluffs Specific Plan, David Solaiman-Tehrani.....	213-978-1193
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..... Lucy Martinez (T, F).....	818-374-5058
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..... Sarah Hounsell (W).....	818-374-9917
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Community Planning Division

Community Plans

Division Manager, Craig Weber– 213-978-1311
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..... Kiran Rishi	213-978-1169
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..... Giselle Corella	213-978-1357
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Hollywood/Wilshire,	
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..... Unit Head, Patricia Diefenderfer	213-978-1170
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..... Emily Gable	213-978-1342
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San Pedro/Harbor,	
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Citywide Policy

Division Manager, Ken Bernstein – 213-978-1181
Section Head, Claire Bowin - 213-978-1213
General Information – 213-978-1164

Demographics,	
..... Lin Bai	213-978-1877
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..... Unit Head, Jack Tsao	213-978-1367
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Office of Historic Resources (OHR)

Division Manager, Ken Bernstein – 213-978-1181
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SurveyLA, Janet Hansen	213-978-1191
Architect, Lambert Giessinger	213-978-1183
Preservation Planner, Sara Cruz	213-978-1189
Preservation Planner, Melissa Jones,	213-978-1192

OHR Historic Preservation Overlay Zones (HPOZ) Unit

Division Manager, Ken Bernstein – 213-978-1181
Unit Head, Naomi Guth - 213-978-1198
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Proposed 27 th & 28 th Streets, Blair Smith	213-978-1174
52 nd Place/Tifal Brothers Tract, Bradley Furuya	213-978-1218
Adams Normandie, Bradley Furuya	213-978-1218
Angelino Heights, Christina Park	213-473-9987
Balboa Highlands, Sara (Suki) Gershenhorn	213-473-1391
Banning Park, Eva Chang	213-978-0628

Carthay Circle, Blair Smith	213-978-1174
Carthay Square, Blair Smith	213-978-1174
Country Club Park, Bradley Furuya	213-978-1218
Gregory Ain Mar Vista Tract, Lydia Chapman	213-978-1797
El Sereno–Berkshire, Blair Smith	213-978-1174
Hancock Park, Kimberly Henry	213-978-1216
....., Suki Gershenhorn	213-473-1391
Harvard Heights, Ariane Briski	213-978-1391
Highland Park-Garvanza, Veena Snehanish	213-978-1220
Hollywood Grove, Ariane Briski	213-978-1391
HPOZ Interim Control Ordinance, Bradley Furuya	213-978-1218
Jefferson Park, Lydia Chapman	213-978-1797
La Fayette Square, Christina Park	213-473-9987
Lincoln Heights, Blair Smith	213-978-1174
Melrose Hill, Lydia Chapman	213-978-1797
Miracle Mile North, Eva Chang	213-978-0628
**North University Park, Blair Smith	213-978-1174
Pico Union, Christina Park	213-473-9987
South Carthay, Blair Smith	213-978-1174
Spaulding Square, Ariane Briski	213-978-1391
Stonehurst, Sara (Suki) Gershenhorn	213-473-1391
University Park Bradley Furuya	213-978-1218
Van Nuys, Sara (Suki) Gershenhorn	213-473-1391
Vinegar Hill, Eva Chang	213-978-0628
West Adams Terrace, Lydia Chapman	213-978-1797
Western Heights, Ariane Briski	213-978-1391
Whitley Heights, Kimberly Henry	213-978-1216
Wilshire Park, Bradley Furuya	213-978-1218
Windsor Square, Kimberly Henry	213-978-1216
Windsor Village, Bradley Furuya	213-978-1218
**North University Park is a Specific Plan area that complies with HPOZ regulations	

Zoning Administration Division

Chief Zoning Administrator, Charlie Rausch – 213-978-1318
General Information – 213-978-1318

Associate Zoning Administrators	
..... Jack Chiang	
..... Henry Chu	
..... Lourdes Green	
..... Theodore Irving	
..... Aleta James	
..... Frank Quon	
..... Fernando Tovar	
..... David Weintraub	
..... Maya Zaitzevsky	
Sr. City Planner, Jon Foreman	213-978-1387
Management Support–Hearing Coordinator, Stacy Munoz	213-978-1354

Code Studies

Division Manager, Tom Rothmann – 213-978-1891

Sr. City Planner, Phyllis Nathanson	213-978-1474
re:Code LA Unit 1	
..... Erin Coleman	213-978-1338
..... Bonnie Kim	213-978-1330
..... Unit Head, Erick Lopez	213-978-1323
re:Code LA Unit 2	
..... Esther Ahn	213-978-1486
..... Jaime Espinoza	213-978-1250
..... Mary Richardson	213-978-1478
..... Unit Head, Deborah Kahen	213-978-1202
Targeted Code Amendments	
..... Niall Huffman	213-978-3405
..... Yi Lu	213-978-1287
..... Patrick Whalen	213-978-1370

Citywide Projects

Division Manager, Charlie Rausch – 213-978-1306

Expedited Processing Section	
General Information	213-978-1316
Expedited Processing	
Sr. City Planner, Nick Hendricks	213-978-1383
Administrative Support, Brenda Kahinju	213-978-1316
Major Projects	
General Information	213-978-1332
Metro, Luci Ibarra	213-978-1378
Valley, Elva Nuno-O'Donnell	818-374-5066
Environmental Analysis, Vacant	213-978-XXXX

Information Technologies Division

Director of Systems, James VanGerpen – 978-1399
General Information – 213-978-1393
Help Desk Helpline – 213-978-1455

Systems Section

Section Head, David Terukina	213-978-1427
BuildLA, eFile, PCTS, PDIS, Charles Norman	213-202-5422
Cybersecurity, Esther Tam	213-978-1381
Database Architect, Ming Dai	213-978-1428
eForms, Web, Rowlen Shue	213-978-1409
Infrastructure, Cam Vuong	213-978-1466
ZIMAS, Tim Ky	213-978-1423

GIS Section

Section Head, Betty Dong	213-978-1392
Data Maintenance Unit, Fae Tsukamoto	213-978-1420
..... General Plans/ Land Use, Cruz Ortiz	213-978-1440
..... SurveyLA/Radius Maps, David Dieudonne	213-978-1432
..... ZIMAS/Citywide Data, Vacant	213-978-XXXX
..... Zoning/Cases, Nicole Sabutis (Acting)	213-978-1436
..... Product Unit, Charles Lee	213-978-1441
..... Case Support, Cuong Fan	213-978-1468
..... Data Analytics, Jesus Ramos	818-374-5037
..... re:Code LA, Gary Himan	213-978-1425

Graphic Services Section

Section Head, City Hall, Elvia Hernandez	213-978-0639
Section Head, Valley – Shakeh Boghoskhanian	818-374-5039

Development Services Division

Division Manager, Estineh Mailian - 213-482-0421

Development Service Centers

General Information – Metro Public Counter, 4th Fl	213-482-7077
Metro Counter, Nora Dresser	213-482-7079
Metro Counter, Maritza Przekop	213-482-0482
Metro Counter, Herman Van Buren	213-482-7074
Metro Counter Housing Unit, Ulises Gonzalez	213-202-5411
Metro Counter Wireless Unit, Tina Vacharkulksemsuk	213-202-5423

Case Management, 10th Fl

City Planner, Kit Awakuni	213-482-0441
City Planner, Susan Zermeno	213-482-7073
City Planner, Christina Toy-Lee	213-482-0376

Nuisance Abatement / Revocations

General Information, 5th Fl	213-202-5464
Sr. Planner, Bob Duenas	213-202-5460
Sr. Administrative Clerk, Melvina Adlersberg	213-202-5434
Administrative Clerk, Felipe Ortega	213-202-5435
City Planner, Iris Awakuni	213-202-5447
BEST, Vanessa Soto	213-202-5409
MViP, Vacant	213-202-XXXX
Nuisance Abatement / Revocations, Lynda Smith	213-202-5408

General Information – Valley Public Counter, Rm 251

Sr. Planner, Ralph Avila	818-374-9915
Valley Counter, Hermingildo Agustin	818-374-5028
Valley Counter, Anna Vidal	818-374-5029
General Information – West LA Public Counter, 2nd FL	310-231-2598
Sr. Planner, Ralph Avila	310-231-2907
West LA Counter, Susan Whisnant	310-231-2906

Commission

Unit Head, Rocky Wiles– 213-978-1389
General Information – 213-978-1300

City Planning Commission, James Williams	213-978-1295
Central APC, Etta Armstrong	213-978-1128
Cultural Heritage, Etta Armstrong	213-978-1128
East Los Angeles APC, Cecilia Lamas	213-978-1299
Harbor APC, Etta Armstrong	213-978-1128
North Valley APC, Renee Glasco	213-978-1134
South Los Angeles, Renee Glasco	213-978-1134
South Valley, Renee Glasco	213-978-1134
West Los Angeles APC, Cecilia Lamas	213-978-1299

Prepared: 12/6/2017



**Department of City Planning
Assignment List
MAY 2018
planning.lacity.org**

**Central, West/South and Valley Project Planning
And Frequently Utilized Ordinances**
General Information – 213-978-1160

COMMUNITY

Alameda District Specific Plan, Chi Dang	213-978-1307
..... Unit Head, May Sirinopwongsagon	213-978-1372
Arleta-Pacoima Community Plan, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
Atwater Village POD, Nicole Sanchez	213-978-3034
..... Unit Head, Greg Shoop	213-978-1243
Avenue 57/Pasadena Gold Line, Nicole Sanchez.....	213-978-3034
..... Unit Head, Greg Shoop	213-978-1243
Baseline Mansionization Ordinance and Baseline Hillside Ordinance, Erick Lopez.....	213-978-1323
..... Unit Head, Erick Lopez	213-978-1323
Bel Air - Beverly Crest Com Plan, Alissa Gordon.....	213-978-1456
..... Unit Head, Debbie Lawrence	213-978-1163
Boyle Heights Com Plan, Hani Baker	213-978-1363
..... Unit Head, Kevin Golden	213-978-1396
Brentwood – Pacific Palisades Com Plan, Kenton Trinh	213-978-1290
..... Unit Head, Griselda Gonzalez.....	213-978-1210
Broadway CDO, Isaiah Ross	213-978-1368
..... Unit Head, May Sirinopwongsagon	213-978-1372
Broadway Sign District, Isaiah Ross	213-978-1368
..... Unit Head, May Sirinopwongsagon	213-978-1372
Bunker Hill Specific Plan, Chi Dang	213-978-1307
..... Unit Head, May Sirinopwongsagon	213-978-1372
Canoga Park/West Hills/Winnetka/Woodland Hills Com Plan, Alycia Witzling	818-374-5044
..... Andre Calderon	818-374-5061
..... Unit Head, Courtney Schoenwald	818-374-9904
Canoga Park Commercial Corridor, CDO, Canoga Park Downtown CDO; Streetscape, Alycia Witzling	818-374-5044
..... Andre Calderon	818-374-5061
..... Unit Head, Courtney Schoenwald	818-374-9904
Central City Com Plan, Chi Dang	213-978-1307
..... Unit Head, May Sirinopwongsagon	213-978-1372
Central City North Com Plan, Michael Sin	213-978-1345
..... Unit Head, May Sirinopwongsagon	213-978-1372
Central City West Specific Plan, Hakeem Parke-Davis	213-978-1487
..... Unit Head, Kevin Golden	213-978-1396
Century City North & South Specific Plan, Connie Chauv	213-978-0016
..... Unit Head, Jason Chan	213-978-1310
Chatsworth/Porter Ranch Com Plan, Christine Bustillos	818-374-5072
..... Unit Head, Valentina Knox-Jones	818-374-5038
Coastal Bluffs Specific Plan, David Solaiman-Tehrani	213-978-1193
..... Unit Head, Debbie Lawrence	213-978-1163
Colorado Blvd SP/DRB, Santos Sanchez	213-978-1361
..... Unit Head, Greg Shoop	213-978-1243
Cornfield Arroyo Seco Specific Plan, Chi Dang	213-978-1307
..... Unit Head, May Sirinopwongsagon	213-978-1372
Crenshaw Corridor Specific Plan, Steve Garcia.....	213-978-1388
..... Unit Head, Alan Como	213-473-9985
Cypress Park – Glassell Park CDO, Nicole Sanchez	213-978-3034
..... Unit Head, Greg Shoop	213-978-1243

Devonshire/Topanga Corridor SP/DRB, Christine Bustillos	818-374-5072
..... Unit Head, Valentina Knox-Jones	818-374-5038
Downtown Design Guide, Chi Dang	213-978-1307
..... Unit Head, May Sirinopwongsagon	213-978-1372
Downtown San Pedro CDO, Kyle Winston.....	213-978-1348
..... Unit Head, Alan Como	213-473-9985
Downtown Westchester CDO, David Solaiman-Tehrani.....	213-978-1193
..... Unit Head, Debbie Lawrence	213-978-1163
Echo Park ICO/CDO, Hani Baker	213-978-1363
..... Unit Head, Kevin Golden	213-978-1396
Encinitas Sign District, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
Encino-Tarzana Com Plan, Alycia Witzling	818-374-5044
..... Andre Calderon	818-374-5061
..... Unit Head, Courtney Schoenwald	818-374-9904
Figueroa/7 TH Street Sign District, Michael Sin	213-978-1345
..... Unit Head, May Sirinopwongsagon	213-978-1372
Figueroa/Olympic Sign District, Chi Dang	213-978-1307
..... Unit Head, May Sirinopwongsagon	213-978-1372
Figueroa/7 TH Street Sign District, Michael Sin	213-978-1345
..... Unit Head, May Sirinopwongsagon	213-978-1372
Fletcher Square CDO Santos Sanchez.....	213-978-1361
..... Unit Head, Greg Shoop	213-978-1243
Foothill Boulevard Corridor Specific Plan, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
Girard Tract Specific Plan, Alycia Witzling	818-374-5044
..... Andre Calderon	818-374-5061
..... Unit Head, Courtney Schoenwald	818-374-9904
Glencoe-Maxella Specific Plan, Jeff Khau	213-978-1346
..... Unit Head, Juliet Oh.....	213-978-1186
Granada Hills Specific Plan & DRB w/ Signs, Christine Bustillos	818-374-5072
..... Unit Head, Valentina Knox-Jones	818-374-5038
Granada Hills/Knollwood Com Plan, Christine Bustillos	818-374-5072
..... Unit Head, Valentina Knox-Jones	818-374-5038
Harbor Gateway Com Plan, Kyle Winston	213-978-1348
..... Unit Head, Alan Como	213-473-9985
Hollywood Com Plan, Jason Hernandez.....	213-978-1276
..... Unit Head, Mindy Nguyen	213-978-1241
Hollywood Signage Supp Use District, Jason Hernandez	213-978-1276
..... Unit Head, Mindy Nguyen	213-978-1241
Hollywoodland Specific Plan & DRB, Ricky Reaser	213-978-1326
..... Unit Head, Mindy Nguyen	213-978-1241
Jordan Downs Specific Plan, Stacy Farfan	213-978-1369
..... Unit Head, Alan Como	213-473-9985
Larchmont Boulevard "Q" Conditions, Ruben C. Vasquez	213-978-1741
..... Unit Head, Iris Wan.....	213-978-1397
LAX-EI Segundo Dunes Specific Plan, David Solaiman-Tehrani	213-978-1193
..... Unit Head, Alam Choudhury	213-978-1467
Lincoln Blvd CDO, Ira Brown	213-978-1453
..... Unit Head, Juliet Oh.....	213-978-1186
Lincoln Heights CDO, Santos Sanchez.....	213-978-1361
..... Unit Head, Greg Shoop.....	213-978-1243
Little Tokyo CDO, Isaiah Ross	213-978-1368
..... Unit Head, May Sirinopwongsagon	213-978-1372
Los Angeles Sports & Entertainment District (LASED) (Staples Center – Specific Plan), Chi Dang.....	213-978-1307
..... Unit Head, May Sirinopwongsagon	213-978-1372
Loyola Marymount University Specific Plan, David Solaiman-Tehrani	213-978-1193
..... Unit Head, Debbie Lawrence	213-978-1163
Loyola Village CDO, David Solaiman-Tehrani.....	213-978-1193
..... Unit Head, Debbie Lawrence	213-978-1163
Mello Coordinator, Juliet Oh	213-978-1186
..... Unit Head, Juliet Oh	213-978-1186
Melrose "Q" Limitations, Ricky Reaser	213-978-1326
..... Unit Head, Mindy Nguyen	213-978-1241
Miracle Mile CDO, Rony Giron.....	213-978-1395
..... Unit Head, Iris Wan.....	213-978-1397
Mission Hills/Panorama City-North Hills- Sepulveda Community Plan, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
Mt. Washington/Glassell Park SP, John Dacey	213-978-1301
..... Santos Sanchez (backup).....	213-978-1361
..... Unit Head, Greg Shoop	213-978-1243
Mulholland Scenic Corridor SP, Alycia Witzling	818-374-5044
..... Andre Calderon	818-374-5061
..... Unit Head, Courtney Schoenwald	818-374-9904

North Westwood Village SP, Julia Duncan	213-978-1172
..... Zurriel Espinosa	213-978-1249
..... Unit Head, Jason Chan	213-978-1310
Northeast Hillside Ordinance, Nicole Sanchez	213-978-3034
..... Unit Head, Greg Shoop.....	213-978-1243
Northeast LA Community Plan, Santos Sanchez	213-978-1361
..... Unit Head, Greg Shoop.....	213-978-1243
North Hollywood /Valley Village Com Plan, Marianne King (T).....	818-374-5059
..... Lucy Martinez (F).....	818-374-5058
..... Unit Head, Sarah Hounsell	818-374-9917
North University Park SP/DRB, Blair Smith.....	213-847-3649
..... Unit Head, Naomi Guth	213-978-1198
Northridge Community Plan, Christine Bustillos	818-374-5072
..... Unit Head, Valentina Knox-Jones	818-374-5038
Oaks "D" Limitations, Ricky Reaser	213-978-1326
..... Unit Head, Mindy Nguyen	213-978-1241
Oaks Hillside Mansionization Overlay, Ricky Reaser	213-978-1326
..... Unit Head, Mindy Nguyen	213-978-1241
Oxford Triangle Specific Plan, Jeff Khau.....	213-978-1346
..... Unit Head, Juliet Oh.....	213-978-1186
Pacific Palisades Commercial Village SP/DRB, Kenton Trinh	213-978-1290
..... Unit Head, Griselda Gonzalez	213-978-1210
Pacific Palisades Community, Kenton Trinh.....	213-978-1290
..... Alex Truong	213-473-9769
..... Unit Head, Griselda Gonzalez	213-978-1210
Pacoima CDO & Streetscape Plan, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
Palms Mar Vista Community Plan, Alissa Gordon.....	213-978-1456
..... Unit Head, Debbie Lawrence	213-978-1163
Panorama City CDO & Streetscape Plan, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
Paramount Pictures Specific Plan, Unit Head, Elva Nuno O'Donnell.....	818-374-5066
Park Mile SP/DRB, Joe Luckey	213-978-1340
..... Unit Head, Iris Wan	213-978-1397
Playa Vista Specific Plan, , David Solaiman-Tehrani	213-978-1193
..... Unit Head, Debbie Lawrence	213-978-1163
Ponte Vista Specific Plan, Kyle Winston	213-978-1348
..... Unit Head, Alan Como	213-473-9985
Porter Ranch Land Use/Trans Specific Plan w/DRB, Christine Bustillos	818-374-5072
..... Unit Head, Valentina Knox-Jones	818-374-5038
Priority Housing Central City/Central City North/ Boyle Heights Coordinator, Amanda Briones	213-978-1328
..... Unit Head, Vacant.....	213-978-XXXX
Priority Housing West/South Coordinator, Connie Chauv	213-978-0016
..... Unit Head, Jason Chan.....	213-978-1310
Priority Housing Wilshire/Hollywood Coordinator, Monique Acosta	213-978-1173
..... Unit Head, Christina Toy Lee.....	213-978-1167
Reseda Central Business District CDO & Streetscape, Alycia Witzling	818-374-5044
..... Andre Calderon	818-374-5061
..... Unit Head, Courtney Schoenwald	818-374-9904
Reseda/West Van Nuys Plan & CDO, Alycia Witzling	818-374-5044
..... Andre Calderon	818-374-5061
..... Unit Head, Courtney Schoenwald	818-374-9904
San Gabriel/Verdugo Mountains SP, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
San Pedro (CPIO), Kyle Winston	213-978-1348
..... Unit Head, Alan Como	213-473-9985
San Pedro Community Plan, Kyle Winston	213-978-1348
..... Unit Head, Alan Como	213-473-9985
San Pedro Specific Plan, Kyle Winston.....	213-978-1348
..... Unit Head, Alan Como	213-473-9985
San Vicente Specific Plan & DRB, Alissa Gordon	213-978-1456
..... Unit Head, Debbie Lawrence	213-978-1163
Sepulveda Corridor Specific Plan, Connie Chauv	213-978-0016
..... Unit Head, Michelle Singh.....	213-978-1166
Sherman Oaks/Studio City/Toluca Lake/Cahunega Pass Com Plan, Marianne King (T).....	818-374-5059
..... Lucy Martinez (F).....	818-374-5058
..... Unit Head, Sarah Hounsell	818-374-9917
Silverlake/EchoPark/Elysian Valley Com Plan, Hani Baker.....	213-978-1363
..... Unit Head, Kevin Golden	213-978-1396

South Los Angeles Alcohol Specific Plan, Steve Garcia	213-978-1388
..... Unit Head, Alan Como	213-473-9985
South Los Angeles Com Plan, Steve Garcia.....	213-978-1388
..... Unit Head, Alan Como	213-473-9985
South Los Angeles Design Q, Steve Garcia.....	213-978-1388
..... Unit Head, Alan Como	213-473-9985
Southeast Los Angeles Com Plan, Steve Garcia	213-978-1388
..... Unit Head, Alan Como	213-473-9985
Southeast Los Angeles Design Q, Steve Garcia.....	213-978-1388
..... Unit Head, Alan Como	213-473-9985
Sun Valley CDO & Streetscape Plan, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
Sun Valley/La Tuna Canyon Com Plan, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
Sunland/Tujunga/Shadow Hills/Lake View Terrace/ East La Tuna Canyon Com Plan, Peggy Malone-Brown	818-374-5036
..... Unit Head, Laura Frazin-Steele.....	818-374-9919
Sylmar Community Plan, Christine Bustillos	818-374-5072
..... Unit Head, Valentina Knox-Jones	818-374-5038
Toluca Lake Village CDO, Marianne King (T)	818-374-5059
..... Lucy Martinez (F).....	818-374-5058
..... Unit Head, Sarah Hounsell	818-374-9917
Urban Design Studio, Renata Dragland.....	213-473-9919
..... Karolina Gorska	213-978-1475
..... Unit Head, Sarah Molina-Pearson.....	213-473-9983
USC Specific Plan, Stacy Farfan	213-978-1369
..... Unit Head, Alan Como	213-473-9985
Valley Circle/Plummer St Scenic Corridor Specific Plan, Christine Bustillos	818-374-5072
..... Unit Head, Valentina Knox-Jones	818-374-5038
Valley Village Specific Plan, Marianne King (T)	818-374-5059
..... Lucy Martinez (F).....	818-374-5058
..... Unit Head, Sarah Hounsell	818-374-9917
Van Nuys/North Sherman Oaks Com Plan, Marianne King (T).....	818-374-5059
..... Lucy Martinez (F).....	818-374-5058
..... Unit Head, Sarah Hounsell	818-374-9917
Van Nuys CBD, CDO & Streetscape Plan, Marianne King (T).....	818-374-5059
..... Lucy Martinez (F).....	818-374-5058
..... Unit Head, Sarah Hounsell	818-374-9917
Venice Coastal Specific Plan, Jeff Khau	213-978-1346
..... Ira Brown	213-978-1453
..... Bindu Kannan	213-978-1376
..... Unit Head, Juliet Oh.....	213-978-1186
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..... Ira Brown	213-978-1453
..... Bindu Kannan	213-978-1376
..... Unit Head, Juliet Oh.....	213-978-1186
Ventura/Cahuenga Blvd Corridor Specific Plan; Encino, Sherman Oaks, Studio City/Cahuenga, Tarzana, and Woodland Hills Streetscape Plans Marianne King (T).....	818-374-5059
..... Lucy Martinez (F).....	818-374-5058
..... Unit Head, Sarah Hounsell	818-374-9917
Vermont/Western (SNAP) Station Neighborhood Area Specific Plan, (General inquiries for SNAP email: planning.snap@lacity.org) Nuri Cho	213-978-1177
..... Unit Head, Mindy Nguyen	213-978-1241
Warner Center 2035 Plan, Tracy Williams	818-374-9910
..... Unit Head, Tim Fargo.....	818-374-9911
West Adams CPIO, Stacy Farfan.....	213-978-1369
..... Unit Head, Alan Como	213-473-9985
West Adams/Baldwin Hills/Leimert Park Com Plan, Stacy Farfan	213-978-1369
..... Unit Head, Alan Como	213-473-9985
West LA Community Plan, Connie Chauv.....	213-978-0016
..... Unit Head, Jason Chan.....	213-978-1310
West Pico Boulevard CDO, Alissa Gordon.....	213-978-1456
..... Unit Head, Debbie Lawrence	213-978-1163
Westchester-Playa Del Rey Com Plan, David Solaiman-Tehrani	213-978-1193
..... Unit Head, Debbie Lawrence	213-978-1163
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..... Unit Head, Jason Chan.....	213-978-1310
Westlake Community Plan, Hakeem Parke-Davis.....	213-978-1487
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West Wilshire Blvd CDO, Alissa Gordon.....	213-978-1456
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Westwood Village SP, Julia Duncan.....	213-978-1172
..... Zuriel Espinosa.....	213-978-1249
..... Unit Head, Jason Chan.....	213-978-1310
Wilmington-Harbor City Com Plan, Kyle Winston.....	213-978-1348
..... Unit Head, Alan Como.....	213-473-9985
Wilshire Community Plan, Ruben C. Vasquez.....	213-978-1741
..... Unit Head, Iris Wan.....	213-978-1397
Wilshire Westwood Scenic Corridor & DRB,	
..... Julia Duncan.....	213-978-1172
..... Zuriel Espinosa.....	213-978-1249
..... Unit Head, Jason Chan.....	213-978-1310

Community Planning Division

Community Planning - Metro

Division Manager, Craig Weber – 213-978-1311
General Information – 213-978-1164

South & Harbor Unit

South LA Community Plan Update, Marie Cobian	213-978-0626
Slauson Corridor Transit District, Teresa Batson	213-978-1165
Unit Head, Sr. City Planner, Reuben Caldwell	213-978-1209

Central Unit

Downtown Community Plan Update, Bryan Eck	213-978-1304
Purple Line Transit District, Renata Dragland	213-978-1205
CRA Land Use, Giselle Corella.....	213-978-1357
Unit Head, Sr. City Planner, Patricia Diefenderfer.....	213-978-1170

East & Central Unit

Hollywood Community Plan Update, Priya Mehendale	213-978-1380
Boyle Heights Community Plan Update, Kiran Rishi	213-978-1169
Unit Head, Sr. City Planner, Haydee Urita-Lopez	213-978-1325

West Unit

Venice LCP, Laura MacPherson.....	213-978-1187
Westside Mobility, Renata Ooms.....	213-978-1222
Unit Head, Sr. City Planner, Jonathan Hershey	213-978-1337

Community Planning - Valley

Division Manager, Blake Lamb – 818-374-9914
General Information – 818-374-5074

West Valley Unit

SW Valley Community Plan Update, Claudia Rodriguez.....	818-374-5067
Orange Line Transit District, Laura Krawczyk	213-978-1212
Unit Head, Sr. City Planner, Christine Saponara.....	818-374-5068

East Valley Unit

Ventura Boulevard Specific Plan Amendment,	
..... Andy Rodriguez	818-374-5047
Unit Head, Sr. City Planner, David Olivo.....	818-374-9915

Citywide Policy

Division Manager, Arthi Varma – 213-978-1273
General Information – 213-978-1164

General Plan, River/Wildlife, Demographics	
Section Head: Conni Pallini-Tipton	213-978-1179
Demographics,	
..... Lin Bai	213-978-1877
..... Angela Chang.....	213-978-1434
..... Unit Head, Jack Tsao	213-978-1367
CEQA/General Plan	
..... Matt Gertz.....	213-978-1886
..... Unit Head, Diana Kitching.....	213-978-1308

General Plan	
..... Ariane Briski	213-978-2289
..... Jason Douglas.....	213-978-1917
..... Lena Mik.....	213-978-2717
..... Nina Phinowoung	213-978-1302
..... Unit Head, Vacant	
General Plan/River/Wildlife Corridor	
..... Chris Pina.....	213-978-1012
..... Unit Head, Conni Pallini-Tipton	213-978-1179
Housing,	
..... Cally Hardy	213-978-1643
..... William Hsu	213-978-1558
..... Unit Head, Matthew Glesne	213-978-2666
Mobility,	
..... Qiwana Williams.....	213-978-1912
..... Babak Dorji.....	213-978-1558
..... Unit Head, Rubina Ghazarian	213-978-1194

Office of Historic Resources (OHR)

Division Manager, Ken Bernstein – 213-847-3652
General Information – 213-847-3676

SurveyLA, Janet Hansen	213-847-3651
Mills Act, Lambert Giessinger	213-847-3648
Historic Places LA, Sara Delgadillo Cruz	213-847-3650
Mills Act, Melissa Jones.....	213-847-3679

OHR Historic Preservation Overlay Zones (HPOZ) Unit

Division Manager, Ken Bernstein – 213-847-3652
Unit Head, Naomi Guth - 213-847-3644
General Information – 213-847-3676

52 ND Place/Tifal Brothers Tract, Lydia Chapman.....	213-847-3646
Adams Normandie, Mickie Torres-Gil	213-847-3691
Angelino Heights, Christina Park	213-847-3643
Balboa Highlands, Suki Gershenthorn	213-847-3675
Banning Park, Bradley Furuya	213-847-3642
Carthay Circle, Blair Smith	213-847-3649
Carthay Square, Blair Smith	213-847-3649
Country Club Park, Bradley Furuya	213-847-3642
Gregory Ain Mar Vista Tract, Lydia Chapman.....	213-847-3646
El Sereno–Berkshire, Blair Smith.....	213-847-3649
Hancock Park, Suki Gershenthorn.....	213-847-3675
Harvard Heights, Amanda Kainer	213-847-3647
Highland Park-Garvanza, Katie DeBiase	213-847-3659
Hollywood Grove, Amanda Kainer.....	213-847-3647
Jefferson Park, Lydia Chapman.....	213-847-3646
La Fayette Square, Katie DeBiase.....	213-847-3659
Lincoln Heights, Blair Smith.....	213-847-3649
Melrose Hill, Amanda Kainer	213-847-3647
Miracle Mile, Christina Park	213-847-3643
Miracle Mile North, Mickie Torres-Gil.....	213-847-3691
**North University Park, Mickie Torres-Gil	213-847-3691
Oxford Square, Bradley Furuya	213-847-3642
Pico Union, Christina Park.....	213-847-3643
South Carthay, Blair Smith	213-847-3649
Spaulding Square, Amanda Kainer.....	213-847-3647
Stonehurst, Suki Gershenthorn.....	213-847-3675
Sunset Square, Amanda Kainer	213-847-3647
University Park Bradley Furuya	213-847-3642
Van Nuys, Suki Gershenthorn	213-847-3675
Vinegar Hill, Bradley Furuya	213-847-3642
West Adams Terrace, Kimberly Henry.....	213-847-3645
Western Heights, Amanda Kainer.....	213-847-3647
Whitley Heights, Amanda Kainer	213-847-3647
Wilshire Park, Bradley Furuya	213-847-3642
Windsor Square, Kimberly Henry.....	213-847-3645
Windsor Village, Bradley Furuya.....	213-847-3642
**North University Park is a Specific Plan area that complies with HPOZ regulations	

Code Studies

Division Manager, Tom Rothmann – 213-978-1891

Sr. City Planner, Phyllis Nathanson	213-978-1474
re:Code LA Unit 1	
..... Azeen Khanmalek.....	213-978-1336
..... Bonnie Kim	213-978-1330
..... Patrick Whalen	213-978-1370
..... Unit Head, Erick Lopez	213-978-1323
re:Code LA Unit 2	
..... Esther Ahn.....	213-978-1486
..... Jaime Espinoza	213-978-1250
..... Niall Huffman	213-978-3405
..... Unit Head, Deborah Kahen.....	213-978-1202
re:Code LA Unit 3	
..... Yi Lu	213-978-1287
..... Mary Richardson	213-978-1478
..... Unit Head, Erin Coleman	213-978-1338

Zoning Administration Division

Chief Zoning Administrator, Charlie Rausch – 213-978-1318
General Information – 213-978-1318

Associate Zoning Administrators

..... Jack Chiang	
..... Henry Chu	
..... Theodore Irving	
..... Aleta James	
..... Frank Quon	
..... Fernando Tovar	
..... David Weintraub	
..... Maya Zaitzevsky	

Sr. City Planner, Jon Foreman.....	213-978-1387
Management Support–Hearing Coordinator, Stacy Munoz	213-978-1354

Citywide Projects

Division Manager, Charlie Rausch – 213-978-1306

Expedited Processing Section

General Information.....	213-978-1316
Expedited Processing	
Sr. City Planner, Nick Hendricks.....	213-978-1383
Major Projects	
General Information.....	213-847-3683
Metro, Luci Ibarra	213-847-3634
Metro, Heather Bleemers.....	213-847-3682
Valley, Elva Nuno-O'Donnell.....	818-374-5066

Information Technologies Division

Director of Systems, James VanGerpen – 978-1399
General Information – 213-978-1393
Technical Support – 213-978-1455

Systems Section

Section Head, David Terukina	213-978-1427
BuildLA, eFile, PCTS, PDIS, Charles Norman	213-202-5422
Cybersecurity, Esther Tam	213-978-1381
Database Architect, Ming Dai	213-978-1428
eForms, Web, Rowlen Shue.....	213-978-1409
Infrastructure, Cam Vuong.....	213-978-1466
ZIMAS, Vacant	213-978-XXXX

GIS Section

Section Head, Betty Dong	213-978-1392
Data Maintenance Unit, Fae Tsukamoto.....	213-978-1420
..... General Plans/ Land Use, Cruz Ortiz	213-978-1440
..... Ordinance Maps, Cuong Fan.....	213-978-1468
..... SurveyLA/Radius Maps, David Dieudonne	213-978-1432
..... ZIMAS/Citywide Data, Vacant.....	213-978-XXXX
..... Zoning/Cases, Nicole Sabutis (Acting).....	213-978-1436
Product Unit, Charles Lee.....	213-978-1441
..... Case Support, Timmy Luong	213-978-1407
..... Data Analytics, Jesus Ramos	818-374-5037
..... re:Code LA, Gary Himan.....	213-978-1425

Graphic Services Section

Section Head, City Hall, Elvia Hernandez	213-978-0639
Section Head, City Hall, Xandro Donado	213-978-0633
Section Head, Valley – Shakeh Boghoskhanian	818-374-5039

Development Services Division

Division Manager, Estineh Mailian - 213-482-0421

Development Service Centers

General Information – Metro Public Counter, 4th FI	213-482-7077
Metro Counter, Sr. City Planner, Ralph Avila	213-482-0421
Metro Counter, Nora Dresser	213-482-7079
Metro Counter, Herman Van Buren	213-482-7074
Metro Counter Housing Unit, Eric Claros	213-202-5448
Metro Counter Housing Unit, Ulises Gonzalez	213-202-5411
Metro Counter Wireless Unit, Tina Vacharkulksemsuk.....	213-202-5423

Case Management, 10th FI

Sr. City Planner, Sarah Molina-Pearson	213-482-0376
City Planner, Kit Awakuni	213-482-0441
City Planner, Susan Zermeno	213-482-7073
City Planner, Vacant.....	213-482-XXXX

Nuisance Abatement / Revocations

General Information, 5th FI	213-202-5464
Sr. Planner, Bob Duenas	213-202-5460
Sr. Administrative Clerk, Melvina Adlersberg	213-202-5434
Administrative Clerk, Vacant.....	213-202-XXXX
City Planner, Vacant.....	213-202-XXXX
BEST, Vanessa Soto	213-202-5409

Nuisance Abatement / Revocations,

Sr. City Planner, Jae Kim.....	213-978-1322
City Planner, Alam Choudhry.....	213-978-1467
City Planner, Lynda Smith	213-202-5408
General Information – Valley Public Counter, Rm 251	818-374-5050/5051
Sr. Planner, Maritza Przekop	818-374-5033
Valley Counter, Herminigildo Agustin.....	818-374-5028
Valley Counter, Anna Vidal.....	818-374-5029
General Information – West LA Public Counter, 2nd FL	310-231-2598
Sr. Planner, Maritza Przekop.....	310-231-2907
West LA Counter, Susan Whisnant.....	310-231-2906

Commission

Unit Head, Rocky Wiles– 213-978-1389
General Information – 213-978-1300

City Planning Commission, James Williams.....	213-978-1295
Central APC, Etta Armstrong	213-978-1128
Cultural Heritage, Etta Armstrong	213-978-1128
East Los Angeles APC, Cecilia Lamas	213-978-1299
Harbor APC, Etta Armstrong	213-978-1128
North Valley APC, Jason Wong	213-978-1296
South Los Angeles Etta Armstrong	213-978-1128
South Valley, Jason Wong.....	213-978-1296
West Los Angeles APC, Cecilia Lamas	213-978-1299

Prepared: 05-10-18

H	Hall Bradley, Tyna	978-1305	CH 721	Proj Pln-West/South	SR Adm Clk	9/1M	Killeen, Jason	978-1915	CH 525	Admin	CH M A	8	McFarlane, Sandra	978-1255	CH 575	Auto Records	SR Adm Clk	9/2M
	Hamilton, Diane	978-1471	CH 763	OZA	SR Adm Clk	8	Kim, Bonnie	978-1330	CH 701	Code Studies	C P Assc	9/2F	Mehendale, Priya	978-1380	CH 667	Com Pln	C P	9/2F
	Hansen, Janet	978-1191	CH 559	OHR	SR CP	8	Kim, Jae	978-1322	CH 720	Proj Pln-West/South	SR CP	8	Meikonian, Adrineh	818 374-9900	VN 351	Com Pln	Pln Asst	8
	Harari, Tal	978-1204	CH 667	Com Pln	C P Assc	9/1F	Kim, Sophia	978-1208	CH 667	Com Pln	Pln Asst	9/1M	Mercadel, Dwayne	978-1449	CH 272B	GIS	GIS Spec	Var
	Hardy, Cally	978-1643	CH 272D	Citywide	Pln Asst	9/2F	Kim, Steve	482-7340	FIG 400	DSC-Metro	C P	9/1F	Mik, Lena	978-2717	CH 278D	Citywide	C P Assc	9/2F
	Heath, Alex	978-0627	CH 667	Com Pln	C P Assc	9/2F	King, Kathleen	978-1195	CH 750	Major Proj	C P Assc	9/2F	Montenegro, Michelle	818 374-9905	VN 351	Com Pln	Pln Asst	9/1F
	Hendricks, Nick	978-1383	CH 763F	EPS	SR CP	8	King, Marianne	818 374-5059	VN 430	Proj Pln-Valley	C P Assc	9/1F	Monterrosa, Jenna	978-1377	CH 763	EPS	C P	8
	Henry, Kimberly	978-1216	CH 601	HPOZ	C P Assc	9/1M	Kitchens, Correy	818 374-5034	VN 351	Com Pln	Pln Asst	8	Munoz, Stacy	978-1354	CH 763	OZA	M A II	9/2F
	Henry, Tom	818 374-5027	VN 251	DSC-Valley	C P Assc	9/1M	Kitching, Diana	978-1308	CH 278H	Citywide	C P	9/1F	N Nathanson, Phyllis	978-1474	CH 701	Code Studies	SR CP	8
	Hernandez, Christine	978-1458	CH 575	Auto Records	Off Train	9/1F	Knox-Jones, Valentina	818 374-5038	VN 430	Proj Pln-Valley	C P	9/2M	Navarrete, Darlene	978-1332	CH 750	Major Proj	SR Adm Clk	9/1M
	Hernandez, Elvia	978-0639	CH 801A	Graphics	Gr Supv I	9/1F	Krawczyk, Laura	978-1212	CH 667	Neigh Pln	C P Assc	9/2F	Nelson, Carl	978-1419	CH 825	GIS	GIS Spec	8
	Hernandez, Jason	978-1276	CH 621	Proj Pln-Central	Pln Asst	8	Ky, Tim	978-1423	CH 825	IT	SR Sys Anl I	9/1F	Netburn, Oliver	978-1382	FIG 525	CCU	C P	9/2M
	Hernandez, Lorena	978-1429	CH 825	GIS	GIS Spec	9/2M							Nguyen, Mindy	978-1241	CH 620	Proj Pln-Central	C P	9/2F
	Hernandez, Miguel	818 374-9918	VN 430	Proj Pln-Valley	Adm Clk	9/1M	L La, My	978-1301	CH 621	Proj Pln-Central	C P Assc	9/1F	Norman, Charles	978-1417	FIG 525	IT - App	SR Sys Anl I	9/1M
	Hershey, Jonathan	978-1337	CH 763	Neigh Pln	SR CP	8	Lam, Erika	818 374-5046	CH 667	Com Pln	C P Assc	9/1F	Nunez, Monica	978-1244	CH 525	Exec Off	Secretary	9/1F
	Hewawitharana, Srimal	978-1359	CH 750	EIR	Env Spec II	9/2M	Lam, Ly	978-1206	CH 525	Admin	SR M A II	8	Nuno O Donnell, Elva	818 374-5066	VN 351	Major Proj	C P	9/2F
	Himan, Gary	978-1425	CH 825	GIS	GIS Supv I	9/1M	Lamas, Cecilia	978-1299	CH 532	Commission	CEA I	9/1F	O O'Donnell, Dan	818 374-9907	VN 430	Proj Pln-Valley	C P	9/2M
	Holaza, Joan	978-1256	CH 575	Auto Records	SR Adm Clk	9/1F	Lamb, Blake	978-1167	CH 621C	Proj Pln-Central	SR CP	8	Oh, Juliet	978-1186	CH 721	Proj Pln-West/South	C P	9/1F
	Hounsell, Sarah	818 374-9917	VN 430	Proj Pln-Valley	C P	8	Lamborn, William	978-1470	CH 750	EIR	C P	9/1F						
	Howe, James	202-5439	FIG 525	CCU	Pln Asst	8	Larios, Nelson	978-1327	CH 617	Doc Imaging	SR Adm Clk	9/2M	Olivo, David	978-1205	CH 667	Neigh Pln	C P	9/2F
	Hsu, William	978-2289	CH 272E	Citywide	Pln Asst	9/1F	Lawrence, Debbie	978-1163	CH 721	Proj Pln-West/South	SR CP	8	Ooms, Renata	978-1222	CH 667	Neigh Pln	C P Assc	9/1F
	Huerta, Alejandro	978-1454	CH 750	EIR	C P Assc	8	Leal, Abram	978-1433	CH 825	GIS	GIS Spec	9/2F	Orellana, Anna	978-1227	CH 525	Admin	SR Adm Clk	72
	Huffman, Niall	978-3405	CH 701	Code Studies	C P Assc	9/2F	Lee, Charles	978-1441	CH 825	GIS	GIS Supv II	9/1M	Orellana, Cristina	818 374-5030	VN 251	DSC-Valley	Adm Clk	9/1F
	Hughen, William	978-1182	CH 763	EPS	Pln Asst	8	Lee, Christina	473-9723	CH 750	Major Proj	C P	72	Ortega, Felipe	202-5435	FIG 525	CCU	Adm Clk	8
I	Ibarra, Luci	978-1378	CH 750	Major Proj	SR CP	8	Lee, Jae	978-1282	CH 570	Acct & Purch	Acct Clk	72	Ortiz, Cruz	978-1440	CH 825	GIS	GIS Supv I	9/1F
	Ibarra, Sergio	978-1333	CH 750	EIR	C P	9/2M	Leilua, Fipe	482-6982	FIG 400	DSC-Metro	Pln Asst	9/1F	P Pacheco, Beatrice	978-1260	CH 575	Operations	CH Clk	9/2M
	Idemudia, Nina	978-1339	CH 667	Com Pln	C P Assc	9/2F	Levy, Michelle	978-1886	CH 278	Citywide	C P	8	Pallini Tipton, Conni	978-1179	CH 667	Com Pln	SR CP	8
	Inzunza Armenta, Fabiola	978-1302	CH 278A	Citywide	Pln Asst	9/2F	Lim, Joann	978-1341	CH 763	EPS	Pln Asst	9/1F	Park, Christina	473-9987	CH 601	HPOZ	Pln Asst	8
	Irving, Theodore	978-1366	CH 763I	OZA	AZA	8	Lopez, Erick	978-1323	CH 701	Code Studies	C P	9/1F	Parke Davis, Hakeem	978-1487	CH 621	Proj Pln-Central	C P Assc	9/2M
	Isaia, Antonio	978-1353	CH 763	Neigh Pln	C P Assc	9/1M	Lopez, Jacob	978-1261	CH 575	Auto Records	Adm Clk	9/1M	Parker, Phyllis	202-5460	FIG 525	DSC	C P	9/1F
J	Jackson, Scott	978-1494	CH 825	GIS	GIS Spec	9/1F	Lopez, Linda	978-1473	CH 667	Com Pln	C P Assc	9/2F	Pearson, Sarah	473-9983	CH 750	Major Proj	C P	9/1F
	James, Aleta	202-5402	FIG 525	CCU	AZA	8	Lu, Yi	978-1287	CH 701	Code Studies	C P Assc	9/1F	Perez, Yovana	482-7093	FIG 400	DSC-Metro	C P Assc	8
	Janacua Cortez, Diego	978-1657	CH 721	Neigh Pln	Pln Asst	9/2F	Luevano, Moidel	978-1492	CH 278B	Citywide	C P Assc	9/2M	Pewsawang, Jojo	978-1214	CH 763	EPS	C P	9/1F
	Jefferson, Don	978-1240	CH 621	Proj Pln-Central	SR Adm Clk	8	Luckett, Stephanie	978-1447	CH 825	IT	Sys Anl II	9/2M	Pham, Natalie	978-1288	CH 525	Admin	M Asst	9/1F
	Jimenez, Susan	978-1344	CH 750	EIR	Adm Clk	9/2M	Lucky, Joe	978-1340	CH 620	Proj Pln-Central	C P Assc	9/2F	Pina, Christophe	978-1012	CH 1725	Citywide	C P Assc	8
	Jones, Kevin	818 374-5072	VN 430	Proj Pln-Valley	SR CP	8	Lum, Matthew	978-1172	CH 721	Proj Pln-West/South	C P Assc	9/1F	Przekop, Maritza	482-0482	FIG 400	DSC-Metro	C P	9/2F
	Jones, Melissa	978-1192	CH 559	OHR	Pln Asst	8							Q Quan, Lily	978-1127	CH 528	Exec Off	E A Asst III	9/2M
	Jorgensen, Andrew	978-1281	CH 667	Com Pln	C P Assc	9/2F	Luong, Timmy	978-1407	CH 825	GIS	GIS Spec	9/2F	Quan, Matthew	978-1320	CH 721	Proj Pln-West/South	C P Assc	9/1F
	Juarez, Gabriela	978-1199	CH 667	Com Pln	C P	9/1F	M Macedo, Edber	482-7084	FIG 400	DSC-Metro	Pln Asst	9/2M						
K	Kahen, Deborah	978-1202	CH 701	Code Studies	C P	9/2F	Macpherson, Laura	978-1187	CH 667	Com Pln	C P	9/2F	Quitoriano, Vincent	202-5420	FIG 525	DSC-Metro	C P Assc	9/1M
	Kahinju, Brenda	978-1316	CH 763	EPS	Adm Clk	9/1M	Mai, Lesi	978-1246	CH 825	GIS	GIS Spec	9/1M	Quon, Franklin	978-0496	CH 763C	OZA	AZA	8
	Kannan, Bindu	978-1376	CH 721	Proj Pln-West/South	Pln Asst	9/2M	Mailian, Estineh	202-5427	FIG 525	DSC	PR C P	8	Quon, Mary	978-1393	CH 825	IT	Secretary	9/1F
	Karapetian, Aida	202-5450	FIG 525	DSC-Metro	Pln Asst	9/1M	Malone Brown, Peggy	818 374-5036	VN 430	Proj Pln-Valley	C P Assc	72	R Ramos, Jesse	482-7078	FIG 400	DSC-Metro	Pln Asst	9/1M
	Katigbak, Steven	978-1349	CH 667	Com Pln	C P Assc	9/2F	Martin, Trevor	310 231-2909	VN 251	DSC-WestLA	Pln Asst	9/2F	Ramos, Jesus	818 374-5037	VN 351	GIS	GIS Supv I	9/2F
	Keller, Kevin	978-1272	CH 525	Exec Off	Deputy	8	Martinez, Heber	978-1398	CH 825	IT	Sys Anl II	9/1M	Ranick, Louisa	818 374-9906	VN 351	Graphics	Gr Dsgnr II	9/2M
	Kelley, Clare	978-1207	CH 667	Com Pln	C P Assc	9/1F	Martinez, Lucerito	818 374-5058	VN 430	Proj Pln-Valley	Pln Asst	8	Rausch, Charlie	978-1306	CH 750	OZA	CH Z A	8
	Kerner, Uwe	978-1253	CH 525	Admin	M Asst	9/2F							Reaser, Richard	978-1240	CH 621	Proj Pln-Central	Pln Asst	9/2F
	Keshishian, Yeghig	978-1324	CH 620	External Affairs	Pub Info Dir II	8	Martinez Maza, Norali	202-5441	FIG 525	DSC-Metro	C P Assc	9/1F	Reyes, Maria	978-1160	CH 621	Proj Pln-Central	Proj Asst	9/2M
	Khanmalek, Azeen	978-1336	CH 620	Proj Pln-Central	C P Assc	9/2F	Matsuda, Hiroyuki	978-1390	CH 825	GIS	GIS Spec	9/2M	Richardson, Mary	978-1478	CH 763	Code Studies	C P Assc	9/2F
	Khau, Jeffrey	978-1346	CH 721	Proj Pln-West/South	Pln Asst	9/2M	McCoy, Noah	310 231-2903	2ND FL	DSC-WestLA	C P Assc	9/1M	Rishi, Kiran	978-1169	CH 667	Com Pln	C P Assc	9/2F
													Roble, Faisal	978-1168	CH 721B	Proj Pln-West/South	PR C P	8

General Contacts & Fax Numbers

Contact	Gen. Phone No.	FAX No.	Room No.	MS
Executive Office	(213) 978-1271	(213) 978-1275	CH 525	395
Accounting & Purchasing	(213) 978-1282	(213) 978-2232	CH 570	395
Automated Records & Files	(213) 978-1259	(213) 978-1263	CH 575	395
Case Management	(213) 482-0441	(213) 482-6874	FIG 10th FL	994
Code Studies	(213) 978-1891	N/A	CH 701	395
Commission Secretariat	(213) 978-1300	(213) 978-1079	CH 532	395
Condition Compliance	(213) 202-5464	N/A	FIG 525	994
Dev. Svcs. Ctr. (Metro)	(213) 482-7077	(213) 202-7070	FIG 4th FL	994
Dev. Svcs. Ctr. (Valley)	(818) 374-5050/5051	(818) 374-5075	VN 2nd FL	366
Dev. Svcs. Ctr. (West L.A.)	(310) 231-2595	(310) 231-2597	West L.A. 2nd FL	3664
Doc. Imaging/Duplicating/Mail	(213) 978-1327	N/A	CH 617	395
Expedited Processing	(213) 473-9984	(213) 978-4656/1343	CH 721	395
Help Desk Helpline	(213) 978-1455	(213) 978-1404	CH 825	395
Major Projects & EIR (Metro)	(213) 978-1332	(213) 978-1343	CH 750	395
Major Projects (Valley)	(818) 374-5066/5074	(818) 374-5070	VN 3rd FL	366
Office of Historic Resource	(213) 978-6364	(213) 978-0017	CH 559	395
Personnel Office	213 473-9958	(213) 978-1289	CH 2nd FL	395
Policy Planning	(213) 978-1164	(213) 978-1477	CH 667	395
Project Planning - Central	(213) 978-1160	(213) 978-1226	CH 621	395
Project Planning - West/Coastal	(213) 978-1371	(213) 978-8115/4656	CH 720	395
Project Planning - Valley	(818) 374-9941	(818) 374-9955	VN 4th FL	66
Publications	(213) 978-1255	(213) 978-1263	CH 575	395
Valley Neighborhood Projects	(818) 374-9941	(818) 374-9955	VN 4th FL	366
Zoning Administration	(213) 978-1318	(213) 978-1334	CH 763	395

Department Hotline (213) 978-2991 N/A

"FCD" shows staff trained in:

+ = First Aid

= Cardio-Pulmonary Resuscitation (CPR)

& = Disaster Preparedness

UPDATES TO THE PHONE ROSTER

PLEASE E-MAIL: Anna Orellana

Prepared: Rev. 11/7/2017