

DIRECTOR'S REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: August 6, 2026

HEARING DATE: August 12, 2026 AGENDA ITEM: 9(b)

PROJECT NUMBER: PRJ2026-003185-(1)

PERMIT NUMBER: Zoning Conformance Review No. RPPL2026002714

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 3508 City Terrace Drive, Los Angeles, CA 90063

OWNER: Casa Real Properties LLC

APPLICANT: Amir Mirzadeh

CASE PLANNER: Angelo Huang, Planner
Ahuang@planning.lacounty.gov

PURPOSE

This agenda item is a Preliminary Application public meeting, pursuant to Senate Bill ("SB") 35, for a proposed multifamily residential development project. LA County Planning staff ("Staff") is not requesting that the Regional Planning Commission ("Commission") take any action during or after the public meeting.

PUBLIC MEETING REQUIREMENT PURSUANT TO SB 35

Pursuant to California Government Code Section 65913.4(q), the Commission must hold a Preliminary Application public meeting within 45 days after Staff receives an applicant's notice of intent regarding any proposed residential development project located in a census tract that is designated as any of the following areas on the most recent "Opportunity Map" published by the California Tax Credit Allocation Committee ("CTCAC") and the California Department of Housing and Community Development ("HCD"):

- A moderate resource area;
- A low resource area; or
- An area of high segregation and poverty.

The purpose of the public meeting is for the Commission to receive written and verbal public comments regarding the proposed residential development project.

PROJECT DESCRIPTION

This proposed multifamily residential development project consists of an apartment building with four new dwelling units, a mailroom, and a trash enclosure located at 3508 City Terrace Drive ("Project Site") in the C-2 (Neighborhood Business) Zone within the Metro Planning Area. No vehicle parking is proposed as a part of this project. Pursuant to SB 35 a Preliminary Application public meeting is required.

Staff cannot accept an application for streamlined ministerial review of the Project pursuant to SB 35 until after the Preliminary Application meeting. Therefore, Staff has not reviewed the proposed plans and has not provided any comments to the applicant regarding the Project's design.

ENVIRONMENTAL ANALYSIS

The Project is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to California Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 because it requires ministerial review.

Report
Reviewed By: Elsa M. Rodriguez
Elsa Rodriguez, Acting Supervising Planner

Report
Approved By: M. Glaser
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Proposed Plans
EXHIBIT B	Project Summary