

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to pending litigation and court issued Writ of Mandate in the case of [Janet Jha v. City of Los Angeles](#), Los Angeles Superior Court Case No. 23STCP03499, the case concerns a Permit Streamlining Act Appeal related to a 40-unit housing development at 13916 West Polk Street under the Housing Accountability Act.

Recommendations for Council action:

1. VACATE AND SET ASIDE the City Council's June 27, 2023 action and findings on the Project application, pursuant to the Writ in Los Angeles Superior Court Case No. 23STCP03499 (Lawsuit).
2. REMAND the Project application to the Department of City Planning for further review and action on the Project's application consistent with the Writ in the Lawsuit.

(The City Council may recess to Closed Session, pursuant to California Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case.)

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

Community Impact Statement: None submitted

Summary:

At a regular meeting held on May 13, 2025, the PLUM Committee considered a City Attorney report in Closed Session to discuss pending litigation and court issued Writ of Mandate in the case of Janet Jha v. City of Los Angeles, Los Angeles Superior Court Case No. 23STCP03499, the case concerns a Permit Streamlining Act Appeal related to a 40-unit housing development at 13916 West Polk Street under the Housing Accountability Act. An opportunity for public comment was provided. The Committee voted in Open Session to approve the recommendations contained in the City Attorney report, as listed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	ABSENT
RAMAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-