



Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



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Monday, October 24, 2022
11:00 a.m.

For the redevelopment of an existing commercial shopping center with a new eight-story mixed-use residential and commercial building with 362 residential units

Project Located at:

6501-6521 South Sepulveda Boulevard

Hearing Conducted by:

Hearing Officer on behalf of the City Planning Commission

Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (<https://zoom.us/>) and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: 826 8135 2740 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/82681352740>
Enter Meeting ID: 82681352740 and Passcode: 248286

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

6501-6521 South Sepulveda Boulevard,
6502-6520 South Arizona Avenue,
Los Angeles, CA 90045

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The project involves the demolition of an existing commercial shopping center, industrial building, and associated surface parking lots, the maintenance of an existing one-story commercial restaurant building, and the construction, use, and maintenance of a new eight-story mixed-use building with 362 residential units and approximately 3,700 square feet of new commercial space on the ground floor. 41 residential units will be reserved for Very Low Income households. The project will provide 520 vehicle parking spaces.

Actions Requested

Acciones solicitadas • 요청된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

On behalf of the City Planning Commission, the Hearing Officer will take public testimony regarding the following:

1. An exemption from CEQA pursuant to California Public Resource Code Section 21155.2, the Sustainable Communities Environmental Assessment (SCEA) prepared for this project (ENV-2021-4938-SCEA), as well as the whole of the administrative record;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 362 residential units, of which a minimum of 41 will be set aside for Very Low Income households, and with the following Incentives:
 - a. An Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 3.85:1 in lieu of the otherwise permitted 1.5:1;
 - b. An Off-Menu Incentive to allow a 26 percent reduction in the required amount of open space;
 - c. An Off-Menu Incentive to allow a zero-foot distance between main buildings in lieu of the otherwise required distance;
3. Pursuant to LAMC Sections 12.24 U.26, a Conditional Use to allow a density bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
4. Pursuant to LAMC Section 16.05, Site Plan Review for a development project creating 50 or more residential dwelling units; and
5. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to waive the otherwise required dedications and improvements along Arizona Avenue and Sepulveda Boulevard.

NOTE: The public hearing for an exemption from CEQA pursuant to California Public Resource Code Section 21155.2, the Sustainable Communities Environmental Assessment (SCEA) prepared for this project (ENV-2021-4938-SCEA), will be conducted separately by the Planning and Land Use Management Committee of the Los Angeles City Council on Tuesday September 20 2022.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):
CPC-2021-4937-CU-DB-SPR-WDI-HCA

Environmental Case Number(s):
ENV-2021-4938-SCEA

Related Case Number(s):
None

Overlay(s):
Los Angeles Coastal Transportation Corridor

Zone:
C4-1

Land Use Designation:
General Commercial

Community Plan Area:
Westchester - Playa del Rey

Council District:
11 - Bonin

Applicant:
FRH Realty, LLC

Representative:
Jonathan Lonner, Burns & Bouchard, Inc.

Assigned Staff Contact Information:

More Song, City Planner
more.song@lacity.org
(213) 978-1319
200 North Spring Street, Room 763
Los Angeles, CA 90012

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.