



South Robertson Neighborhoods Council

Requested SORO NC Land Use Committee meeting date

Thursday, October 13, 2022

Project information

Planning case number

PAR-2022-6447-AHRF and PAR-2022-6500-VHCA

Project name

8787 Venice Boulevard Mixed Use Project

Project address

8787 Venice Boulevard
Los Angeles, 90034

Contact information

Information for

Owner

Name

Wally Marks

Address

8758 Venice Boulevard, Suite 100
Los Angeles, CA, 90034

Phone number

(310) 204-1865

Email

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Representative of the

Owner

Representative name

Shane Swerdlow

Address

3221 Hutchison Avenue, Suite D
Los Angeles, CA, 90034

Phone number

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Email

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Project background

1. Description of what is being requested of this Committee that is not "by right"

Density Bonus Affordable Housing Incentive Program Compliance Review for a mixed-use development with residential, retail, and office uses.

2. Description of project

- a. Size of property 25022
- b. Size of proposed building(s) 148448

Proposed project is

within allowable "by right" size

3. Proposed use of property

Existing surface parking lot and associated improvements would be demolished to accommodate a new 6-story mixed-use building with 148,448 SF, including 69,176 SF of commercial (office and ground floor retail) floor area, and 73 dwelling units (including 11 Very Low Income units). By allocating 15% of its residential density as affordable units, the Project qualifies for various incentives and waivers under State Density Bonus law.

4. Describe the community benefit from your proposed use of the property

The Project offers a broad array of community benefits. It will create a vibrant, attractively designed mixed-use development at the epicenter of one of the region’s most walkable, jobs-rich neighborhoods, served by the Metro E (Expo) Line and other high-quality transit options. The pedestrian realm will be transformed with thoughtfully designed landscape and hardscape features, which will extend along the public sidewalks and throughout the project site. The project will add new affordable and market rate housing units precisely where such housing is needed: along a transit corridor in an amenity-rich neighborhood. The project site is an increasingly rare example of a property where existing conditions are limited to surface parking with no existing housing units. Therefore no dwelling units will be removed to accommodate the new development. The project will provide adequate on-site vehicular and bicycle parking. Sustainability features will include, and not be limited to, electric vehicle parking, green roof, solar panels, and drought tolerant landscaping.

5. Parking spaces

- a. Currently on property 140
- b. Required by code 329
- c. Breakdown of the actual spaces

Standard spaces 315

Compact spaces 12

Handicap spaces 2

6. Trash enclosure and loading dock

a. Trash enclosure

b. Loading dock

Additional notes on trash and loading

Trash and loading areas will be located along a drive aisle that runs east-west through the interior of the Project Site.

7. Have you provided any additional amenities we should know about to offset requested discretionary approvals affects on adjacent neighbors and/or the SORO community?

As described in the community benefits overview, the project provides net-new affordable and market

rate housing, office, and community-serving retail uses in a compatible, attractively design building within walking distance of jobs and high-quality transit options. The proposed hardscape and landscape features along the public sidewalks and throughout the project will set a new pedestrian-oriented standard that creates a lush park-like ambiance along walkways that currently lack shade trees. Art elements will be integrated throughout the project. Sustainability features will include, and not be limited to, bike parking, electric vehicle parking, green roof, solar panels, and drought tolerant landscaping. Robust on-site amenities will include pedestrian paseos and plazas, landscaped terraces, gym, extensive business lounge (with features to support residents who work remotely), and dog grooming room.

8. Outreach

For discretionary approval, SORO requires, *prior* to this meeting, your notification of neighbors within a 500 foot radius of the project. You must also notify us of the results of sign-offs by neighbors within this 500 foot radius.