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RE Case #'s: CPC-2022-8382-DB-VHCA and ENV-2022-8383-SCPE

Dear Kyle Winston, Los Angeles City Planner

The South Robertson Neighborhoods Council (SORO NC) General Board supports the proposed Mixed-Use Commercial & Residential development at 8787 Venice Blvd. in Los Angeles because of the State mandate for additional housing with the following conditions: 1-The Applicant implement a legal means to prevent the residential tenants from being able to access the special street parking permits associated with a Helms address. 2-.....

This proposed mixed-use project which combines both commercial & residential zoned properties adjacent to single family residences and duplexes has angered the adjacent residents. The State mandated emergency housing codes allows waivers to eliminate transitional heights and over densify if providing low-income housing. This proposed massive residential tower adjacent to small one & two story small homes with gardens will block the south sun to many homes and create a ricochet sound affect from the I-10 freeway; overrun the narrow Helms & Hutchison Avenues with exponential amount of cars; and poorly affect the adjacent well established neighborhood's quality of life. SORONC Land Use Committee believes there needs to be common sense compromise along shared property lines of single family and duplex properties and 6-story massive new apartments.

Yours, on behalf of the South Robertson Neighborhoods Council General Board

Michael Lynn

President

**8787 VENICE BLVD
LA 90034**

South Robertson
Neighborhood Council

March 16, 2023

Please note: This presentation is for informational purposes only and is not intended to substitute or replace any information in the entitlement application or the zoning code.

PRESENTATION OUTLINE

- **PROJECT BACKGROUND**
- **ENTITLEMENT INFORMATION: DENSITY BONUS LAW**
- **RESPONSES TO WHAT WE'VE HEARD**

AERIAL VIEW



Web Dev with Luke

PeopleReady

8773 Venice Blvd Parking

HELMS AVENUE

HUTCHISON AVENUE

VENICE BOULEVARD

8813 Venice Blvd Parking

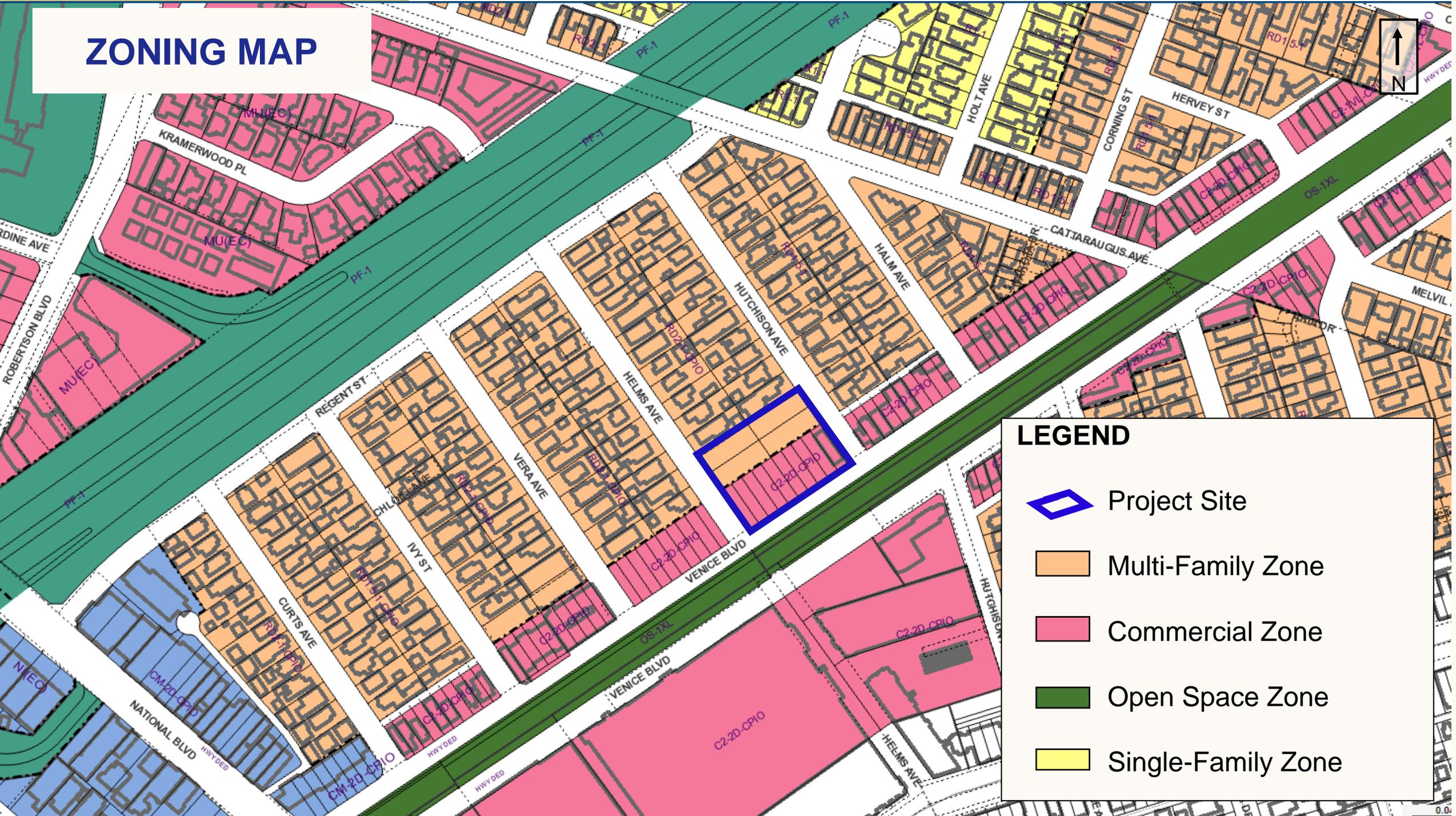
Creative Housing Associates

Father's Office Commissary

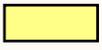
SITE PHOTOS



ZONING MAP



LEGEND

-  Project Site
-  Multi-Family Zone
-  Commercial Zone
-  Open Space Zone
-  Single-Family Zone

THE PROJECT



Southwest Perspective

Mixed-Use (Residential/Commercial)

- 73 One-Bedroom Apartment Units
 - 11 Restricted Affordable
- 69,176 SF Commercial

Floor Area

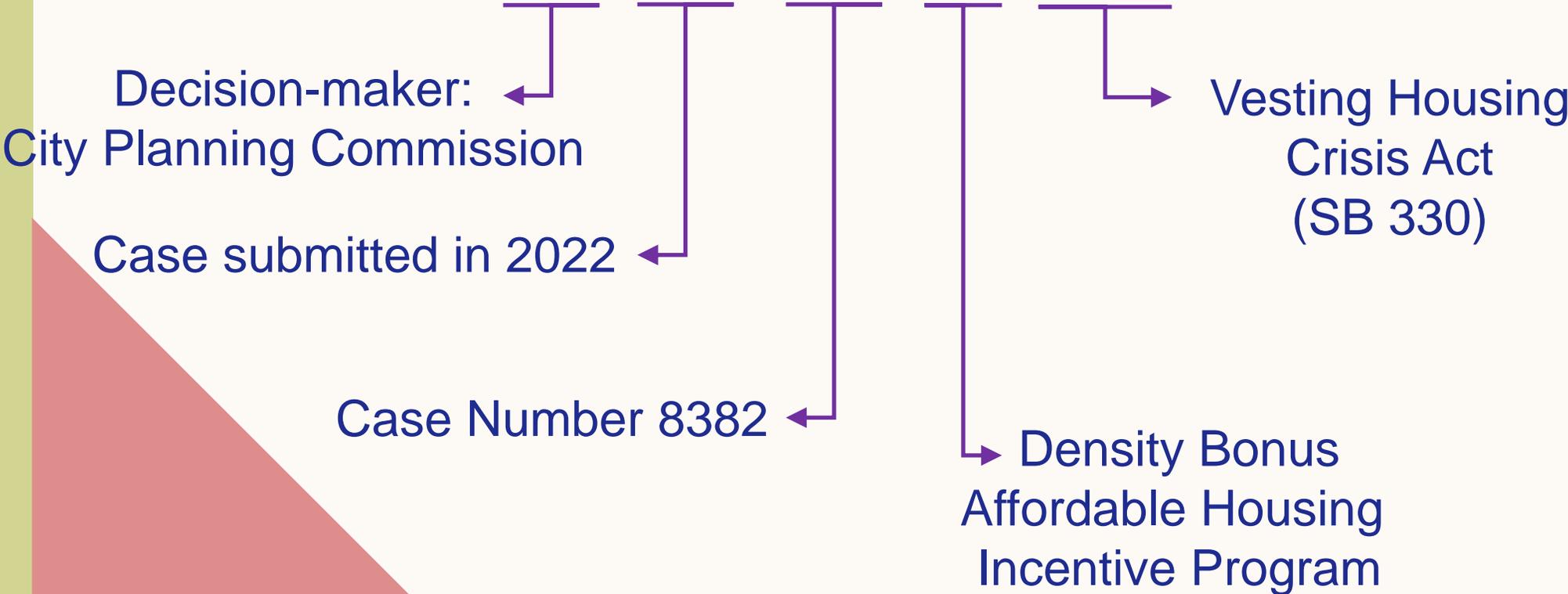
- 79,272 SF Residential (53%)
- 69,176 SF Commercial (47%)
- 148,448 SF Total (3.53 to 1 FAR)

ENTITLEMENT REQUEST

DENSITY BONUS LAW

PLANNING CASE NUMBER

CPC-2022-8382-DB-VHCA



Decision-maker:
City Planning Commission

Case submitted in 2022

Case Number 8382

Density Bonus
Affordable Housing
Incentive Program

Vesting Housing
Crisis Act
(SB 330)

DENSITY BONUS LAW

- A state law to incentivize production of both market rate and affordable housing.
- A project is eligible for relief from development standards for the production of housing if project includes:
 - ✓ **Housing Development Project:** At least 50% of the floor area is residential
 - ✓ **On-Site Restricted Affordable Units:** At least 15% of density restricted affordable for Very Low Income households.

DENSITY BONUS LAW

Incentives and Waivers*

Incentive: A modification of Zoning Code requirements that enables the construction of affordable housing (California Government Code 65915(k)).

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- **On-Menu Incentive:** Incentives pre-evaluated in LAMC Section 12.22.A.25(f).
- **Off-Menu Incentive:** Project specific incentives that were not pre-evaluated.

Waiver: Relief from development standard that would otherwise physically preclude the construction of housing.

* Provided definitions are intended to summarize the definitions provided in the code. Code sections are provided for reference only.

**DENSITY BONUS
LAW**

**“On-menu” (pre-
evaluated) incentives**

On-Menu Incentive

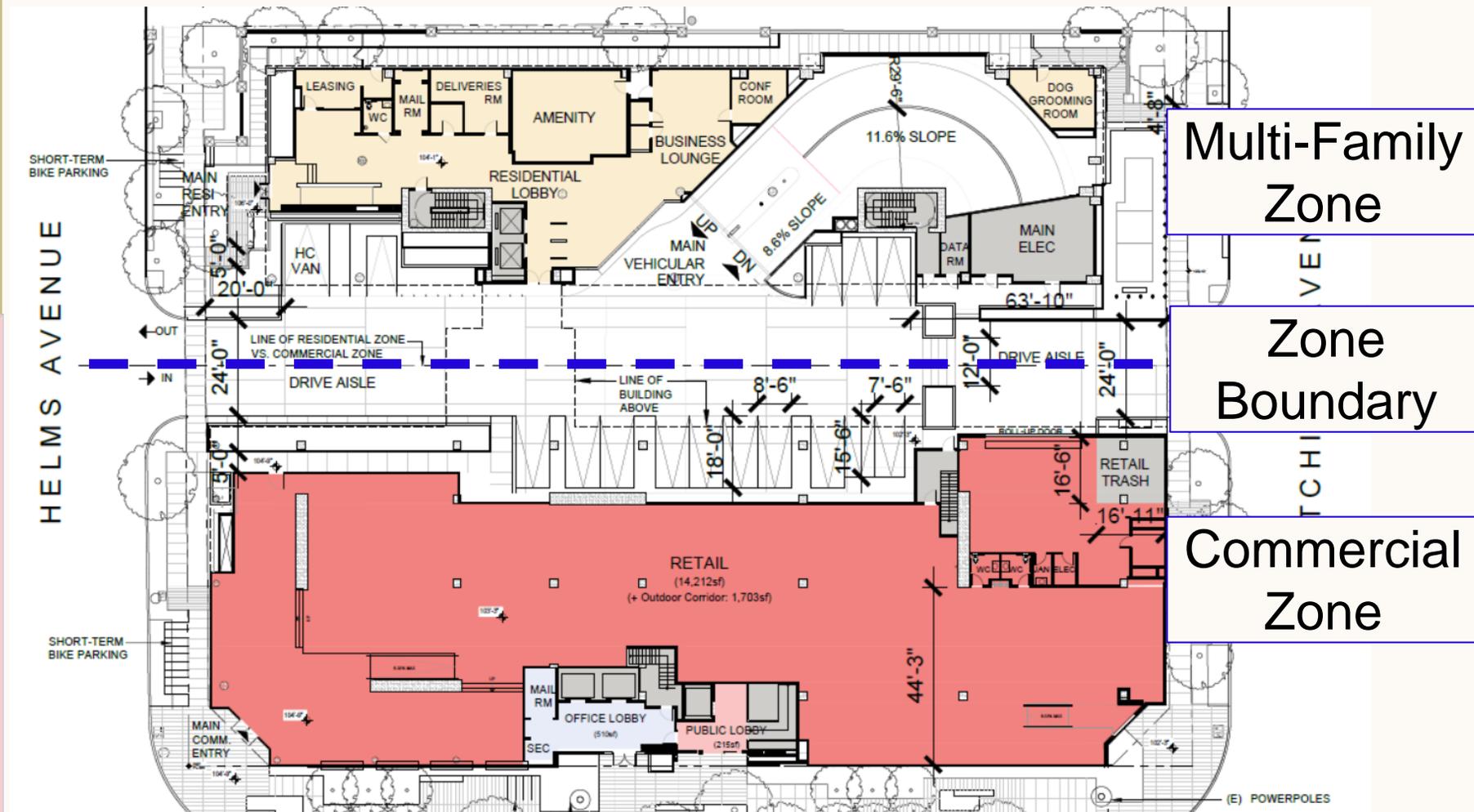
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- 1) “Averaging” or blending, of allowable development across the project site.
- 2) Floor Area Increase up to 35%

DENSITY BONUS LAW

“On-menu” (pre-evaluated) incentives

1) “Averaging” of allowable development across project site. 11



Ground Floor Plan

2) Floor Area Increase up to 35%

DENSITY BONUS LAW

“On-menu” (pre-evaluated) incentives

Table 1. Permitted and Proposed Floor Area

Parcel Group	By Right FAR	Buildable Lot Area (SF)	Permitted Floor Area with On-Menu 35% Floor Area Increase (SF)	Proposed Floor Area (SF)	Proposed FAR	% Increase
Parcel Group C (Commercial)	3 to 1	25,022	101,339	85,349	3.53 to 1	18%
Parcel Group D (Multi-Family)	3 to 1	17,025	68,951	63,099		
TOTAL	3 to 1	42,047	170,290	148,448		

The project is eligible for a 35% floor area increase. Only 18% floor area increase is proposed.

DENSITY BONUS LAW

“Off-menu” (project
specific) incentives

Off-Menu Incentive

Height increase across the Project site

- 22-foot height increase in Multi-Family
- 23.5-foot height increase in Commercial

Table 2. Permitted and Proposed Height

	Multi-Family Zone	Commercial Zone
By Right	45 feet	55 feet
Density Bonus Incentive	22 feet	23.5 feet
Proposed	67 feet	78.5 feet

DENSITY BONUS LAW

Proposed Waivers

PROPOSED WAIVERS

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- Relief from transitional height from OS zone in Venice Boulevard median.
 - ✓ Note there is no transitional height requirement adjacent to the north, multi-family zoned neighborhood.
 - ✓ Transitional Height (LAMC Section 12.21.1.A.10) is required from single-family, agricultural or open space zones (OS, in our case)
- Interior amenities to count up to 36% of open space requirement.

DENSITY BONUS LAW

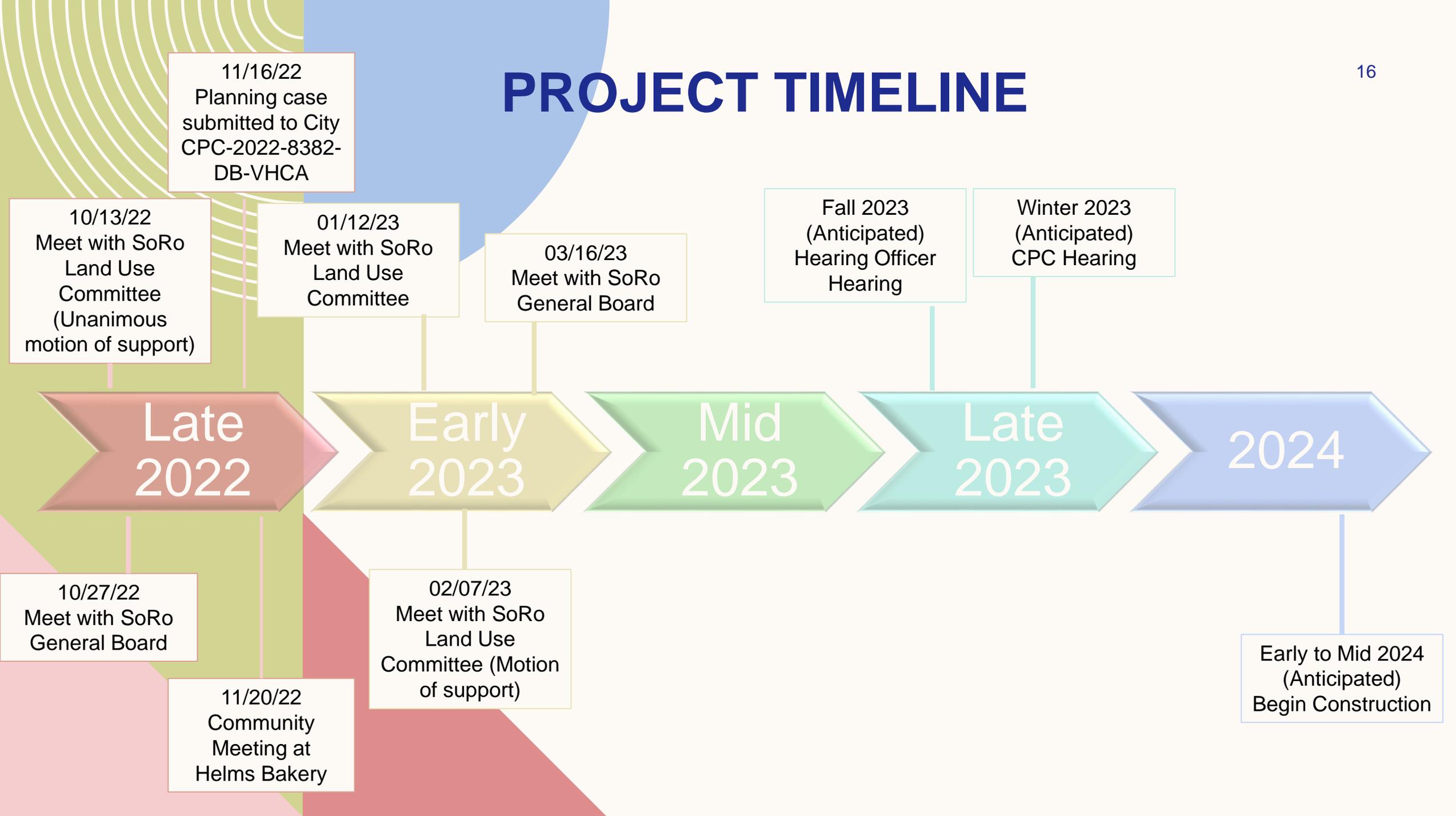
Proposed Waivers

- Interior amenities (Business Center and Fitness Room) to count up to 36% of open space requirement. ¹⁵

Table 3. Required and Proposed Open Space Ratios

	Required	Proposed
Outdoor	At least 50%	60%
Private (Balconies or Patios)	Up to 50%	4%
Interior	Up to 25%	36%

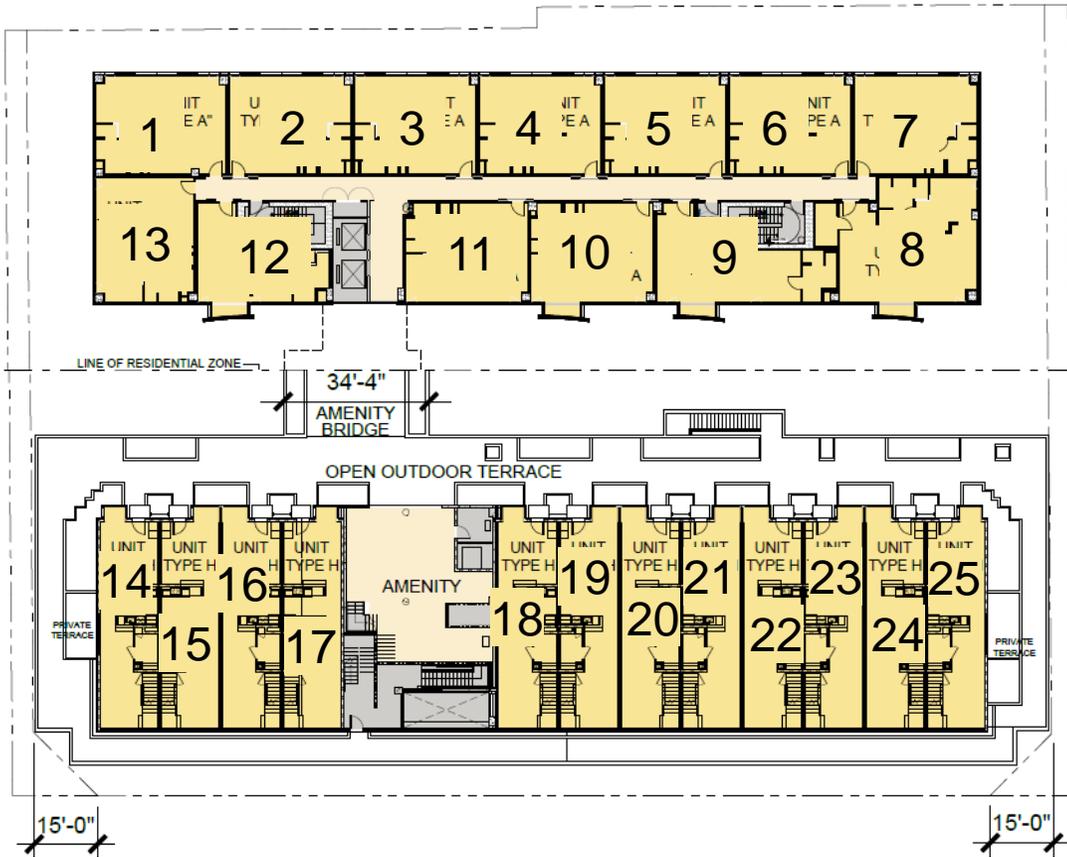
PROJECT TIMELINE



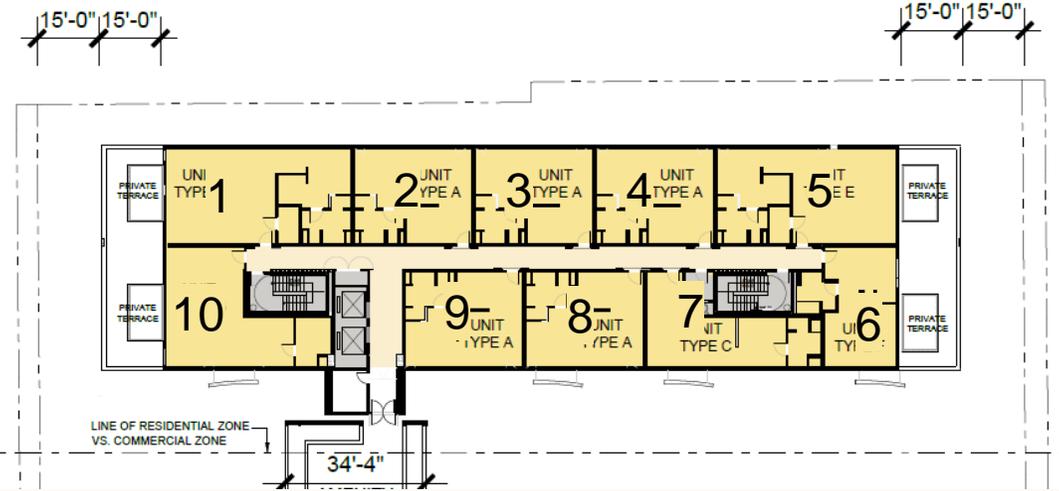
WHAT WE'VE HEARD

- HEIGHT
- UNIT TYPES
- PARKING
- TRAFFIC
- PUBLIC SAFETY
- PEDESTRIAN SAFETY
- OPEN SPACE
- DESIGN COMPATIBILITY WITH HELMS BAKERY
- RETAIL USES

HEIGHT



LEVEL 5 – 25 units



LEVEL 6 – 10 units

Height increase necessary to provide Levels 5 and 6, which totals 35 dwelling units.

DESIGN CONSIDERATIONS

- Massing designed to appear as two buildings
- Massing includes 15-foot step back at 6th floor along all street frontages
- No balconies oriented toward residential neighborhood.
- Outdoor open space internal to project. No outdoor open space, such as roof decks, oriented toward residential neighborhood.
- Rooftops designed to include 6,500+ SF of living roof.



Project Rendering – Helms Perspective



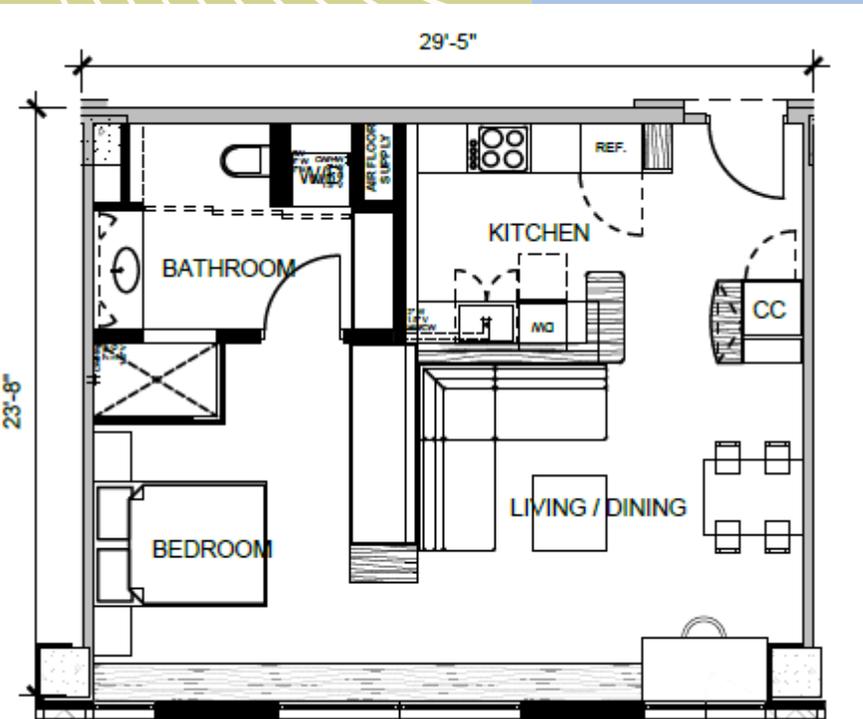
Project Rendering – Hutchison Perspective



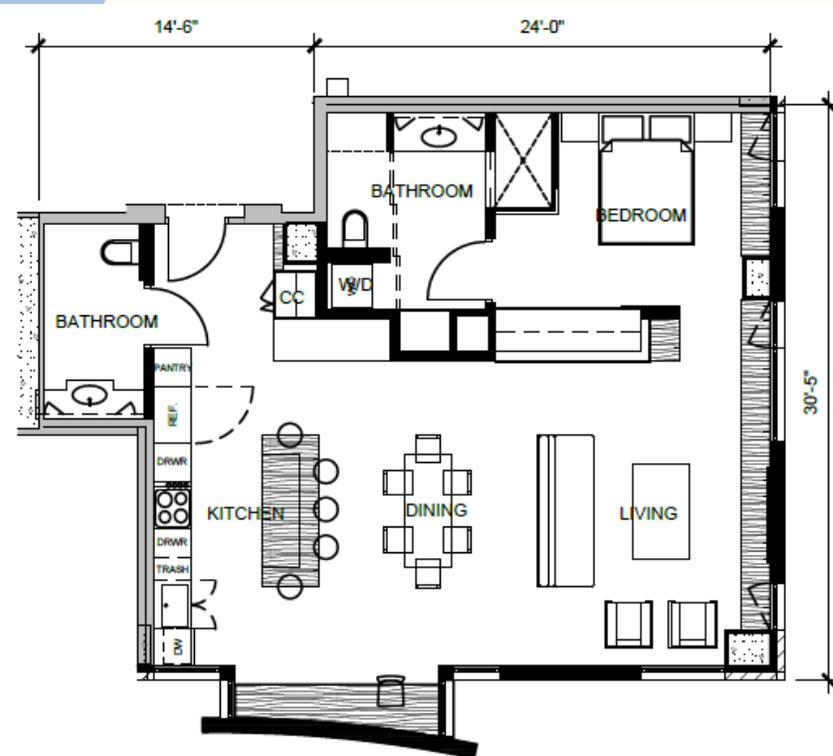
Project Rendering – Venice Perspective

VARYING UNIT TYPES

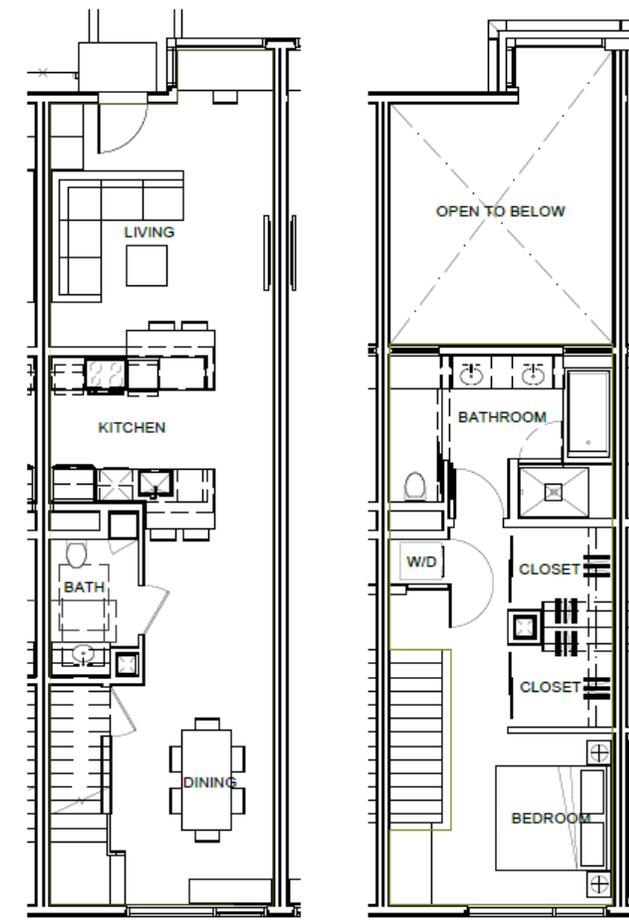
- 8 units types with sizes ranging from 560 SF – 1,099 SF



Unit A (Most Common): 720 SF



Unit D: 1,050 SF



Unit H (2-story): 1,099 SF

PARKING

Table 4. Required/Permitted and Proposed Parking

	LAMC 12.21.A.4 Minimum Parking Requirement	CPIO Maximum Permitted Parking	Proposed**
Parcel Group C	171 spaces	90% of LAMC 154 spaces	154 spaces
Parcel Group D	110 spaces	100% of LAMC 110 spaces	110 spaces
AFF 2009-0435260 On-Site Replacement	-	-	29 spaces
AFF 2014-0633020 On-Site Replacement	-	-	36 spaces
Total			329 spaces

**Any excess parking may be made available by lottery to neighborhood for lease.

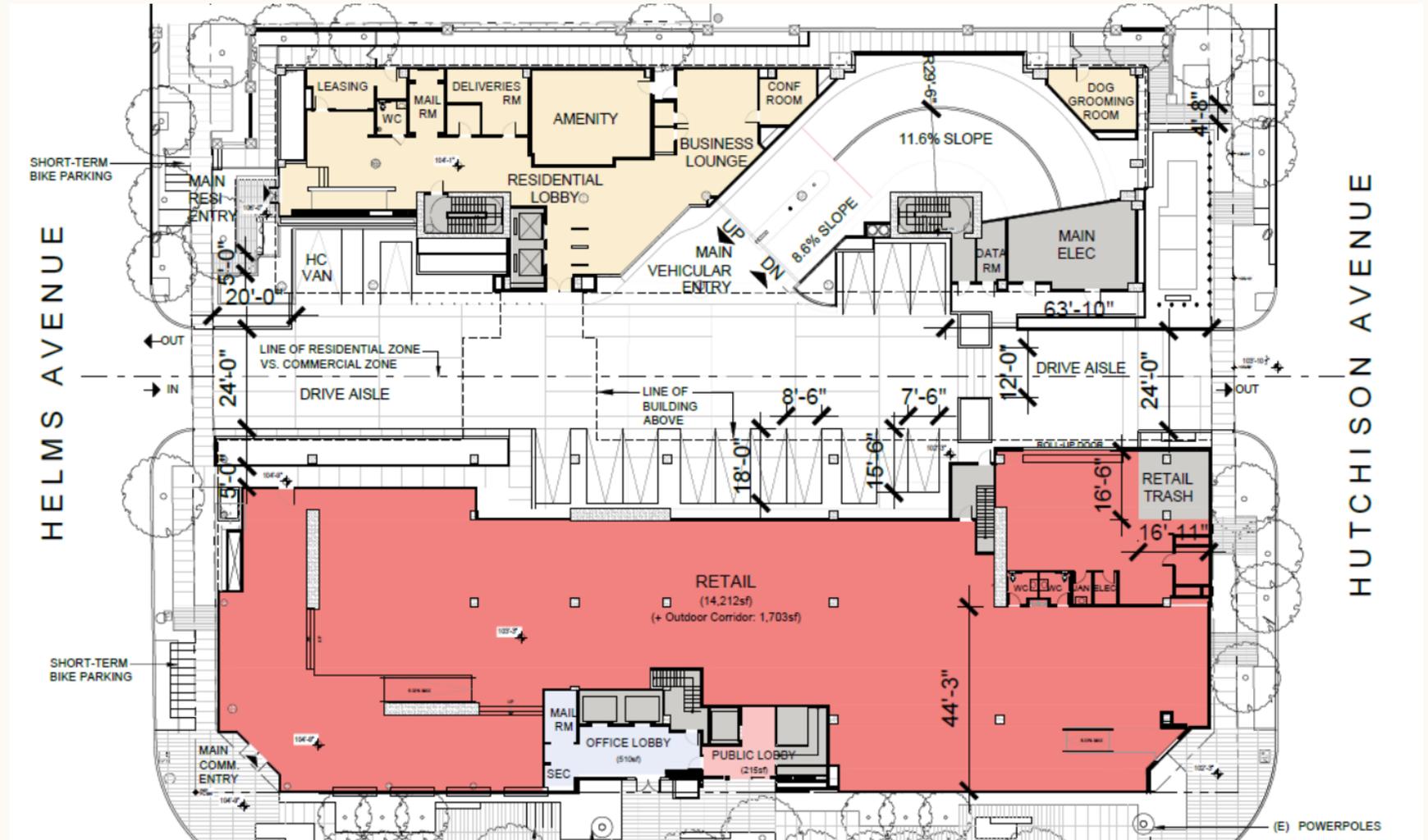
TRAFFIC

Transportation Demand Management Strategies (“TDMs”) as required by LADOT:

- Parking pricing strategies (unbundling)
- Secure bike parking and showers
- On-site car share for residents
- Promotions and marketing to encourage multi-modal transit use

TRAFFIC

- Project designed with internal drive aisle for on-site passenger, vehicle loading and app-based loading



Ground Floor Plan

PUBLIC SAFETY

- ✓ On-site personnel
 - Residential property manager
 - Maintenance staff
- ✓ Security cameras
- ✓ Secure subterranean parking
- ✓ Active ground floor uses that increase “eyes on the street”



Existing Venice Boulevard Frontage



Proposed Venice Boulevard Frontage

PEDESTRIAN ENHANCEMENTS

VENICE

- 22+ foot sidewalk width to be maintained and improved
- 0- to 2-foot setback proposed on Venice in accordance with CPIO:

D. **Building Design.** In addition to any regulations set forth by the underlying zone and the LAMC, the following design regulations shall apply to Parcel Groups A, B, C, and E.

1. *Sidewalk Frontage.*

- a. The maximum setback for the Primary Frontage from the sidewalk shall be two feet.



Aerial View of Venice Boulevard Existing Conditions

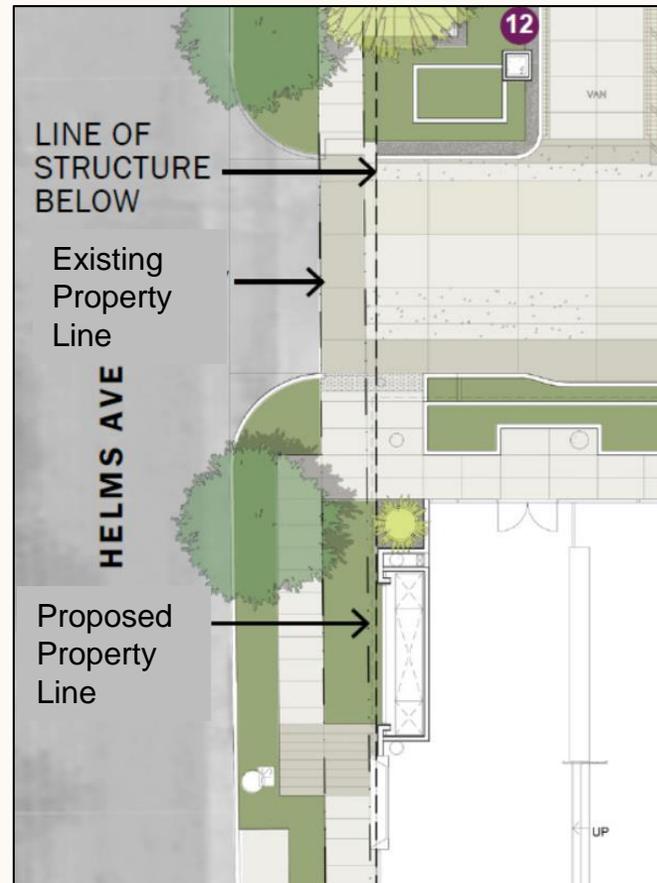


Proposed Landscape Plan

PEDESTRIAN ENHANCEMENTS

HELMS AND HUTCHISON

- On both Hutchison and Helms, sidewalk will be increased to 15 feet (existing is 10 feet).
- Significant streetscape and landscape improvements to improve the pedestrian realm and create a linear park.



Proposed Landscaping and Sidewalk Increase

OPEN SPACE

Density Bonus waiver to apply Interior amenities (Resident Remote Work Center and Fitness Room) to count up to 36% of open space requirement for residential tenants (not available to the public).

Table 5. Required and Provided Open Space

	Required	Proposed
Outdoor	At least 50%	60%
Private (Balconies or Patios)	Up to 50%	4%
Interior	Up to 25%	36%

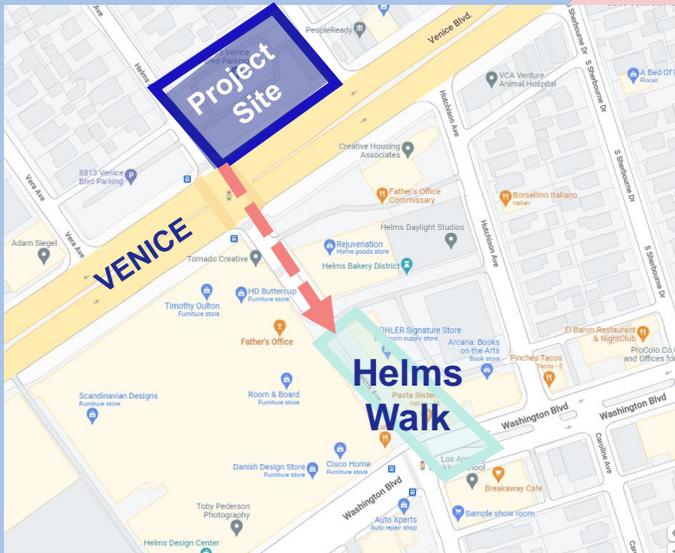
OPEN SPACE

- Publicly available open space at Helms Walk 28



Outdoor Dining At Father's Office

Helms Walk



DESIGN COMPATIBILITY

- Neutral color palette on cementitious panels references adjacent Helms Bakery in a modernist contemporary idiom.
- Solid exterior massing and repetitive vertical elements akin to Helms Bakery.

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Project Rendering



Helms Bakery

DESIGN COMPATIBILITY

- Existing north PL improvements, including trees and wall, will be retained, with new landscaping and hedge 30 added



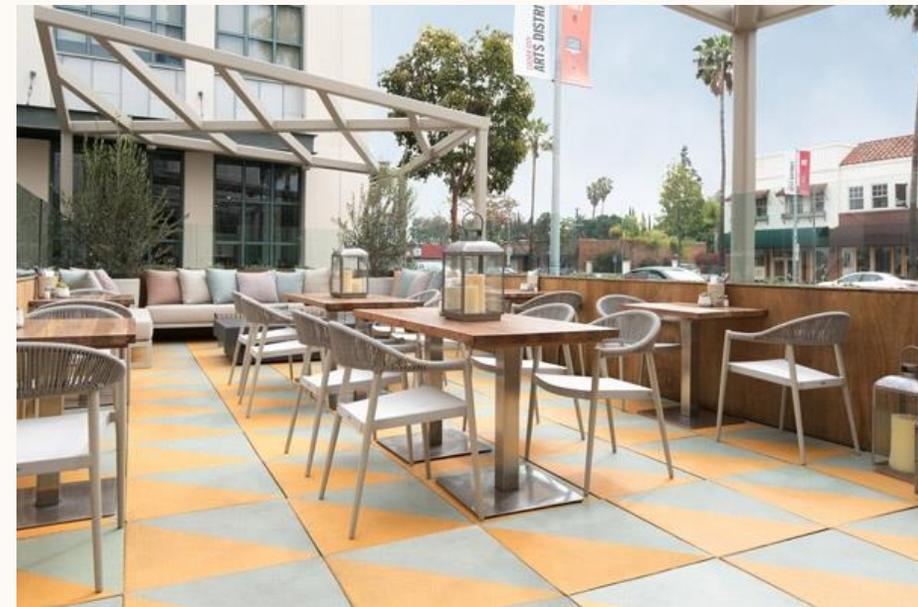
Wall along north property line



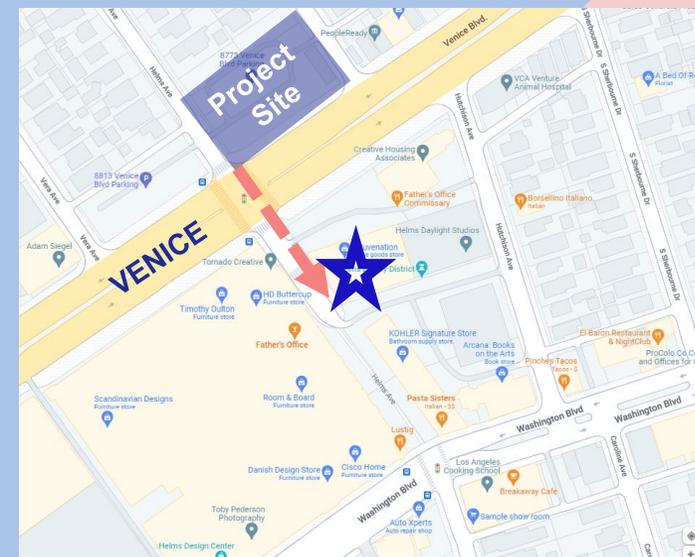
North property line landscaping

RETAIL USES

- Tenant(s) to be determined by market (retail store anticipated).
- There are several existing and proposed café and restaurant uses at the Helms Bakery District including:
 - Pasta Sisters
 - Father's Office
 - Helms Bakery/Cafe (coming soon)
 - Lustig (coming soon)



Pasta Sisters Outdoor Patio



THANK YOU



Southwest Perspective