



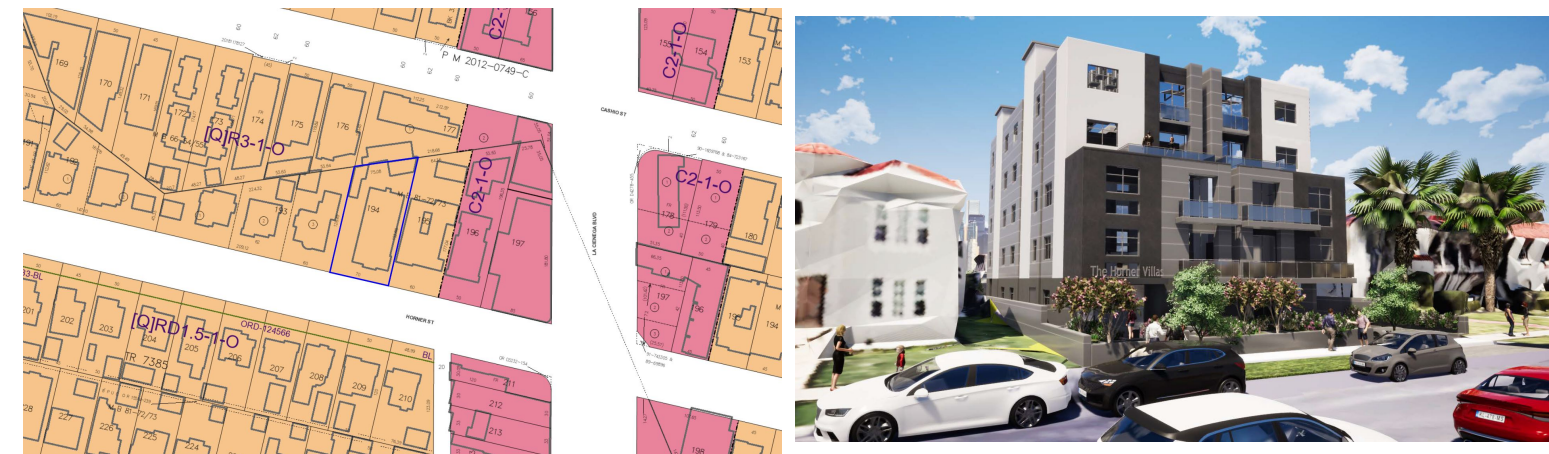
Department of City Planning
P.O. Box 6069
Sherman Oaks, CA 91413

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, July 24, 2023
9:00 AM Pacific Time

Demolition of existing buildings and construction of a new 29-unit multi-family residential building

Project Located at:

**8521 W. Horner Street
Los Angeles, CA 90035**

Hearing Conducted by:

Hearing Officer on behalf of the City Planning Commission

This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: +1 669 900 9128 or +1 213 338 8477
When prompted, enter the Meeting ID: 842 7867 3505

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/84278673505>
Enter Meeting ID: 84278673505 and Passcode: 013413

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

8521 W. Horner Street, Los Angeles, CA 90035

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

Proposed Project

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

The project involves the demolition of a two-story, eight-unit multi-family residential building and two one-story garage buildings, and the construction of a five-story multi-family residential building containing 29 dwelling units, including six (6) units set aside for Very Low Income Households. The proposed building will be 61 feet in height with 24,164 square feet of floor area and have 30 automobile parking spaces, 31 bicycle parking spaces, and 2,882.25 square feet of open space.

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 California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in CEQA Guidelines, Section 15300.2 regarding cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use to permit a 122.5-percent density bonus for a Housing Development Project in which the density increase is greater than the maximum 35 percent permitted in LAMC Section 12.22 A.25, allowing a total of 29 dwelling units in lieu of 13 units as otherwise permitted in the [Q]R3-1-O Zone; and
3. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Review to permit the following On-Menu Incentives and Waivers of Development Standards for a Housing Development Project totaling 29 dwelling units, reserving six (6) units for Very Low Income Households for a period of 55 years:
 - a. An On-Menu Incentive for an 11-foot increase in the maximum building height to allow 56 feet in lieu of 45 feet as otherwise permitted per [Q] Qualified Condition No. 2 in Ordinance No. 167,938;
 - b. An On-Menu Incentive for a 24-percent increase in the maximum floor area ratio to allow 3.7:1 in lieu of 3:1 as otherwise permitted in the [Q]R3-1-O Zone;
 - c. An On-Menu Incentive for a 20-percent reduction in the westerly side yard setback to allow 6 feet, 5 inches in lieu of 8 feet as otherwise required in the [Q]R3-1-O Zone;
 - d. A Waiver of Development Standard to allow 800 square feet of usable open space to be located at the rooftop level as otherwise not permitted by [Q] Qualified Condition No. 5 in Ordinance No. 167,938; and
 - e. A Waiver of Development Standard to allow an average width of less than 20 feet for common usable open space as otherwise required by [Q] Qualified Condition No. 5.b in Ordinance No. 167,938.

Case Information

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

Case Number(s):
CPC-2022-3161-DB-CU-HCA-PHP

Environmental Case Number(s):
ENV-2022-3162-CE

Related Case Number(s):
N/A

Overlays(s):
None

Zone:
[Q]R3-1-O

Land Use Designation:
Medium Residential

Community Plan Area:
Wilshire

Council District:
5 - Katy Young Yaroslavsky

Assigned Staff Contact Information:

Applicant:
Horner Property, LLC

Nuri Cho, City Planner
Nuri.Cho@lacity.org
213-978-1177

Representative:
Jordan Beroukhim, Beroukhim & Company, LLC

200 N. Spring Street, Room 620
Los Angeles, CA 90012

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 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.