



Department of City Planning
5979 E PACIFIC COAST HWY APT 3
LONG BEACH, CA 90803

Notice of Public Hearing

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



Traducción
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Pagsasalin
Թարգմանություն



Monday, July 14, 2025
10:00 a.m.

For a new residential apartment building

Project Located at:

943 West 82nd Street

Hearing Conducted by:

Hearing Officer

This public hearing will be conducted entirely virtually 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: 885 7435 5189 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/88574355189>
Enter Meeting ID: 885 7435 5189 and Passcode: 490559

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.

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Project Address

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

943 - 945 West 82nd Street
Los Angeles, CA 90044

Proposed Project

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

The proposed project consists of the construction of a new four-story, approximately 45-foot, 39-unit multi-family apartment building, including 11 Very Low Income units, with 21,406 square-feet of Floor Area and a 3.37:1 FAR. The existing single-family dwelling will be demolished. No vehicular parking spaces will be provided. No (0) protected trees will be removed from the subject site and there are no street trees along the public right-of-way.

Actions Requested

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

The Hearing Officer, on behalf of the City Planning Commission, will consider:

- 1. An Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32 - Infill) and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines 15300.2 applies.
- 2. Pursuant to LAMC Section 12.22 A.25(g)(2) and (3), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 39 units, reserving 11 units for Very Low Income Household occupancy for a period of 55 years, with the following requested incentives:
 - a) An On-Menu Incentive for a 20% side yard reduction, to allow a 5-foot 7 1/4-inch westerly side yard in lieu of the otherwise required 7 foot side yard per LAMC Section 12.10.
 - b) An On-Menu Incentive for a 20% side yard reduction, to allow a 5-foot 7 1/4-inch easterly side yard in lieu of the otherwise required 7 foot side yard per LAMC Section 12.10.
 - c) An On-Menu Incentive for a 12.33% increase in FAR, for a total FAR of 3.37:1 in lieu of the maximum FAR of 3:1 otherwise allowed by the R3-1 Zone.
 - d) An Off-Menu Incentive to allow 2,062 square feet of open space in lieu of the otherwise required 4,125 square feet per LAMC Section 12.21 G.
- 3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use to allow a 225% increase in density over the project site, in lieu of the otherwise permitted 35% increase in density allowable under LAMC Section 12.22 A.25.



Case Information

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

Case Number(s): CPC-2024-5722-CU3-DB-HCA-PHP	Environmental Case Number(s): ENV-2024-5723-CE
Related Case Number(s): N/A	Overlay(s): South Los Angeles Alcohol Sales Specific Plan
Zone: R3-1	Community Plan Area: South Los Angeles
Land Use Designation: Medium Residential	
Council District: 8 - Harris-Dawson	Assigned Staff Contact Information: Maneri Roman, Planning Assistant maneri.roman@lacity.org (213) 682-6366 200 N. Spring Street, Suite 721 Los Angeles, CA 90033
Applicant: Chris Limon / Kingdom Builders Properties LLC	
Representative: Bill Robinson	

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 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. 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.