



**Department of City Planning**  
GC MAPPING SERVICE, INC.  
3055 WEST VALLEY BOULEVARD,  
ALHAMBRA CA 91803

# 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

📞 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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**Monday, July 7, 2025**

**1:00 p.m.**

The construction of a new four-story, 36,716 square-foot, mixed-use development consisting of 30 dwelling units and groundfloor commercial uses.

**Project Located at:**

**825 S. Hampton Dr.**

**Hearing Conducted by:**

West / South / Coastal Project  
Planning 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: 814 5242 5015 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/81452425015>  
Enter Meeting ID: 814 5242 5015 and Passcode: 418238

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](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

### Project Address

**825 South Hampton Drive, 90291**

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 demolition of five, one-story, commercial buildings and the construction of a new four-story, 36,716 square-foot mixed-use development consisting of 30 dwelling units (including 3 units restricted to Very Low-Income Households), 2,598 square feet of retail use, an 818 square-foot restaurant with 286 square feet of Service Floor Area and 31 seats, requesting on-site sale and consumption of a full line of alcohol beverages, and two (2) levels of subterranean parking providing 50 parking spaces. In addition, the project includes a landscaped plaza and new street trees.

Actions Requested

Acciones solicitadas • 요청 된 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 testimony regarding the following:

1. The Proposed Project is within the scope of the program approved in the 2021-2029 Housing Element, and the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-672-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, adequately describes the activity for the purposes of CEQA.
2. Pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentives Compliance Review for a Housing Development Project comprised of 30 dwelling units, of which three (3) dwelling units will be set aside for Very Low-Income households, with the following requested Incentives and Waiver of Development Standards:
  - a. An On-Menu Incentive to permit an FAR increase of 32.4 percent resulting in a total FAR of 1.98:1 in lieu of 1.5:1 permitted per Venice Coastal Zone Specific Plan Section 11.B.3;
  - b. An Off-Menu Incentive to permit a building height of 44 feet 7 inches (14 foot 7 inches increase) in lieu of the 30 feet height limit per Venice Coastal Zone Specific Plan Section 10.F.3.a; and
  - c. A Waiver to permit a Roof Access Structure with a maximum height of 11 feet 6 inches in lieu of 10 feet, as otherwise required pursuant to the Venice Coastal Zone Specific Plan Section 9.C;
3. Pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the California Coastal Zone;
4. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
5. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale of a full line of alcoholic beverages in conjunction with a proposed 818 square foot restaurant, providing 31 indoor seats, with hours of operation from 7:00 AM to 11:00 PM, daily; and
6. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of 30 Residential Units in the Coastal Zone.

Case Information

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

<b>Case Number(s):</b> CPC-2024-2450-DB-CDP-SPPC-CUB-VHCA-MEL	<b>Environmental Case Number(s):</b> ENV-2024-2452-HES-PEIR
<b>Related Case Number(s):</b> N/A	<b>Overlays(s):</b> Venice Coastal Zone Specific Plan
<b>Zone:</b> C2-1	
<b>Land Use Designation:</b> Community Commercial	<b>Community Plan Area:</b> Venice
<b>Council District:</b> 11 - Park	<b>Assigned Staff Contact Information:</b>  Ira Brown, City Planner ira.brown@lacity.org (213) 978-1453 200 N. Spring Street Room 721 Los Angeles, CA 90012
<b>Applicant:</b> SFJ Venice LLC	
<b>Representative:</b> Susan Steinberg	

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](http://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](mailto: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.