



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

📍 311 • Traducción • 번역 • 翻译 • Pagsasalín • Թարգմանություն



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
번역 • 翻译
Pagsasalín
Թարգմանություն



Friday, November 8, 2024
10 a.m.

Construction, use and maintenance of a 5-story, 78-unit multi-family residential development, with 17 parking spaces.

Project Located at:

8931 - 8945 Helms Place

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: 839 5982 5196#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/83959825196>
Enter Meeting ID: 839 5982 5196 and Passcode: 285904

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

8931 - 8945 Helms Place, 90034

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

Construction, use and maintenance of a five-story, 78-unit multi-family residential development, including 12 units set aside for Very Low-Income Households, with ground-floor parking, including 17 parking spaces and a total of 3,942 square feet of common and private open space.

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. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168 and 15162, the project is within the scope of the Exposition Corridor Transit Neighborhood Plan (Expo TNP) approved on July 3, 2018 with EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"); the Program EIR adequately describes the activity for the purposes of CEQA; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program.
- 2. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project totaling 78-dwelling units and setting aside 15% (12 units) as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentives and waivers:
 - a. An Off-Menu Incentive to allow an up to 176% increase in FAR for a total FAR of 3.52:1 in lieu of the maximum FAR of 2:1, otherwise allowed in the MU(EC) Zone, per Expo TNP Section 2.2.1.
 - b. An Off-Menu Incentive to allow an up to 100% reduction in the required Non-Residential Use, allowing zero (0)% in lieu of the otherwise required 20% per the Expo TNP Section 2.2.3.
 - c. An Off-Menu Incentive to allow relief from the Ground Floor Screening requirement in the Expo TNP Section 4.2.5.C.1.
 - d. An Off-Menu Incentive to allow an up to 50% open space decrease in the required open space, allowing a minimum of 3,938 square feet of open space in lieu of the required 7,875 square feet of open space, per LAMC Section 12.21. G.2.
 - e. A Waiver of Development Standards to allow an up to 70% reduction in the required yard setback, for a minimum front yard of 3-feet in lieu of the required 10-feet, per Expo TNP Section 4.2.1.A.1.
 - f. A Waiver of Development Standards to allow an up to 50% reduction in the required trees, for a minimum of 10 trees in lieu of the required 20 trees, per LAMC 12.21. G.2.

Case Information

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

Case Number(s): CPC-2024-3020-DB-VHCA	Environmental Case Number(s): ENV-2024-3021-EAF; (PEIR) State Clearinghouse No. 2013031038
Related Case Number(s):	Overlays(s): Exposition Corridor Transit Neighborhood Plan
Zone: MU(EC)	Community Plan Area: West Adams - Baldwin Hills - Leimert
Land Use Designation: Community Commercial	Assigned Staff Contact Information: Julissa, Lopez-Hodoyan, Planning Assistant julissa.lopez-hodoyan@lacity.org (213) 978-1172 200 N. Spring Street, Room 721 Los Angeles, CA 90012
Council District: 10 - Heather Hutt	
Applicant: Sandy Albert (8931 Helms LLC)	
Representative: Jonathan Yang (Irvine & Associates, Inc)	

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.