



Department of City Planning

P.O. Box 6069

Sherman Oaks, CA 91413

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
Pagsasalin
Թարգմանություն



Monday, February 24, 2025

10:00 a.m.

The construction of a 6-story mixed-use building over 2 subterranean parking levels, including 90 residential units and 3 ground-floor retail spaces.

Project Located at:

8251 West Melrose Avenue

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: 894 3850 0169 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/89438500169>

Enter Meeting ID: 894 3850 0169 and Passcode: 107235

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.

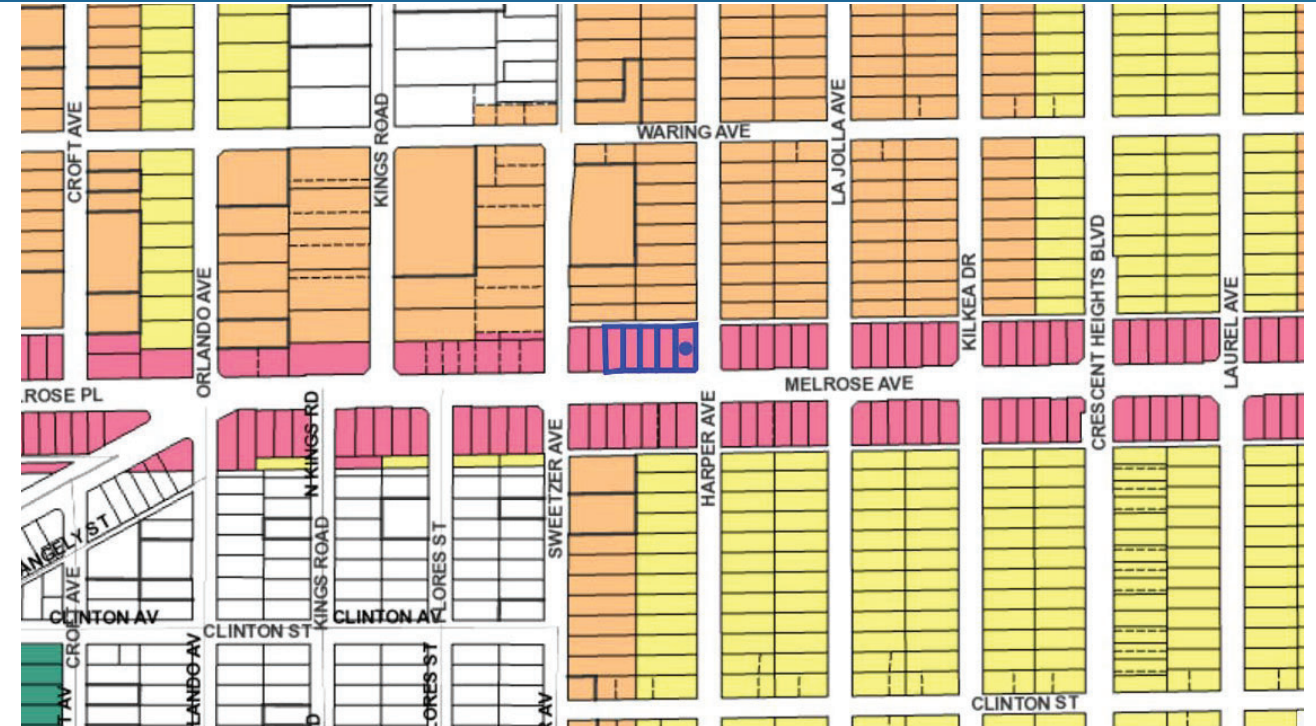
The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

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



Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

8251-8271 West Melrose Avenue and 705-711 North Harper Avenue,
Los Angeles, CA 90046

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The construction, use, and maintenance of a new, six (6)-story mixed-use building, with two (2) subterranean parking levels, totaling 110,300 square feet. The project is utilizing the City's Density Bonus program. The project site consists of five (5) lots that are developed with one- to two-story commercial buildings. All structures on-site are proposed to be demolished. The new building will include 90 dwelling units, including 10 dwelling units set aside for Very Low Income Households, and three (3) ground-floor commercial spaces measuring a total of 15,271 square feet. The building will have a maximum building height of 69 feet. The project will provide 96 automobile parking spaces. The project will include 94 bicycle parking spaces (78 long-term spaces and 16 short-term spaces). The project will provide 7,855 square feet total of open space, include common open space, private balconies, and recreation rooms. There are three (3) existing street trees that will remain. The project is proposing two (2) new street trees and 21 on-site 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 consider:

- 1. An Exemption from CEQA pursuant to the CEQA Guidelines, Section 15332, Class 32 (in-fill development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 2. Pursuant to Chapter 1 of the Los Angeles Municipal Code (LAMC) Section 12.22-A.25(g), a Density Bonus for a housing development project consisting of 90 dwelling units (of which 10 units will be set aside for Very Low Income households) in lieu of the base density of 66 units, and requesting the following incentives:
 - a. An on-menu incentive to allow for a 20 percent reduction in the required open space to provide 7,840 square feet in lieu of the 9,800 square feet as required in the C4-1XL Zone.
 - b. An off-menu incentive to permit a 302 percent increase in FAR to allow a 4.52:1 FAR in lieu of the 1.5:1 FAR permitted in the C4-1XL Zone.
 - c. An off-menu incentive to allow a maximum building height of 69 feet in lieu of the 30 feet maximum permitted in the C4-1XL Zone.
- 3. Pursuant to Chapter 1 of the LAMC Section 16.05, a Project Review for a development project which results in an increase of 50 or more residential dwelling units.



Case Information

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

Case Number(s): CPC-2024-3202-DB-PR-VHCA	Environmental Case Number(s): ENV-2024-3203-CE
Related Case Number(s): N/A	Overlay(s): N/A
Zone: C4-1XL	Community Plan Area: Hollywood
Land Use Designation: Neighborhood Office Commercial	
Council District: 5 - Yaroslavsky	Assigned Staff Contact Information: Nashya Sadono-Jensen, City Planning Associate nashya.sadono-jensen@lacity.org (213) 978-1363 200 North Spring Street, Room 621 Los Angeles, CA 90012
Applicant: David Pourbaba TOVA LLC & Melrose Harper LLC	
Representative: Jordan Beroukhim Beroukhim & Company, LL	

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.