



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 • Pagsasalin • Թարգմանություն



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Tuesday, March 11 2025

1:00 p.m.

Construction of a mixed-use development with 64 dwelling units and 777 square feet of commercial space.

Project Located at:

13475 - 13485 West Beach 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: 869 0892 5306 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/86908925306>

Enter Meeting ID: 869 0892 5306 and Passcode: 057302

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

13475 - 13485 West Beach Avenue

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 one-story commercial building for the construction, use, and maintenance of a new seven-story mixed-use development. The development will be located within the jurisdiction of the City of Los Angeles and Culver City. On the City of Los Angeles portion of the site, the project proposes 64 dwelling units of which 16 will be reserved for Very Low Income Households and 777 square feet of retail space. The project will encompass a floor area of 65,279 square feet and a building height of 76 feet and 6 inches. The project will also provide 39 vehicular parking spaces (38 residential and 1 commercial) and 72 bicycle spaces.

In total, the mixed-use development in its entirety proposes 79 dwelling units of which 21 units will be reserved for as affordable units, 2,645 square feet of retail space, encompasses a floor area of 86,650 square feet, and provides 57 vehicular parking spaces and 96 bicycle parking spaces.

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 public testimony regarding the following:

- 1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32) 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 Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use Permit to allow a 190 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
- 3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 64 dwelling units, of which sixteen (16) units will be set aside for Very Low Income Households in lieu of the base density of 22 units; and pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), the following one (1) On-Menu Incentive, three (3) Off-Menu Incentives, and one (1) Waiver of Development Standards:
 - a. On-Menu Incentive to permit the base density to be calculated using pre-dedicated lot area pursuant to LAMC Section 12.22 A.25;
 - b. Off-Menu Incentive to permit a 40 percent reduction in the required easterly side yard to allow a 6-foot side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.c and LAMC Section 12.17.2.;
 - c. Off-Menu Incentive to permit relief from the mixed-use calculation pursuant to Glencoe/Maxella Specific Plan Section 6.D.5 to allow a floor area ratio of 3.78 to 1;
 - d. Off-Menu Incentive to permit a 95 percent reduction in the required westerly side yard to allow a 6-inch side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.b and LAMC Section 12.17.2, and;
 - e. Waiver of Development Standard to permit a 21-foot and 6 inch increase in height to allow a maximum building height of 76 feet and 6 inches in lieu of the height limit of 55 feet and step back requirements pursuant to Glencoe/Maxella Specific Plan Section 6.E and LAMC Section 12.17.2.

Case Information

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

Case Number(s): CPC-2024-5389-DB-CU3-HCA	Environmental Case Number(s): ENV-2024-5390-CE
Related Case Number(s): N/A	Overlays(s): N/A
Zone: CM(GM)-2D-CA	
Land Use Designation: General Commercial and Commercial Manufacturing	Community Plan Area: Palms - Mar Vista - Del Rey
Council District: 11 - Park	Assigned Staff Contact Information: David Woon, Planning Assistant david.woon@lacity.org (213) 978-1368 200 North Spring Street, Room 763 Los Angeles, CA 90012
Applicant: Brian Poliquin, PK Architecture	
Representative: Jesi Harris, Brian Silveira & Associates	

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.