



Department of City Planning
Quality Mapping Service
14549 Archwood Street, #301
Van Nuys, CA 91405

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



Friday May 16, 2025
10:00 a.m.

Construction, use, and maintenance
of a new residential apartment
building

Project Located at:

2930 - 2936 South Sepulveda
Boulevard

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: 827 8221 4899#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/82782214899>
Enter Meeting ID: 827 8221 4899 and Passcode: 669056

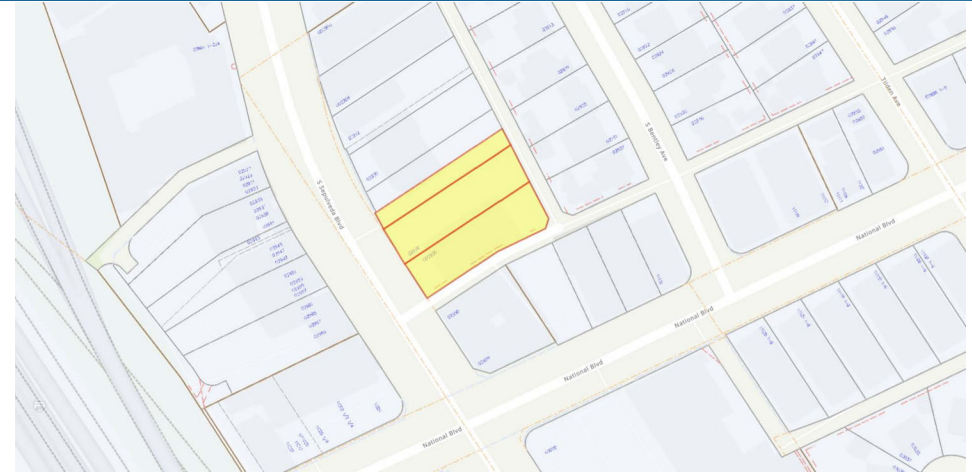
You will be auto-muted when entering the meeting. To comment on an
agenda item, click the raise hand icon (Webinar) or press *9 (Phone)
to "raise your hand" virtually following staff calling the item.

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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311 • Traducción • 번역 • 翻译 • Pagsasalín • Թարգմանություն



Project Address

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

2930 - 2936 South Sepulveda Boulevard

Proposed Project

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

Construction, use, and maintenance of a 71 foot high, six story, 77 unit
residential development including 12 units set aside for Very Low Income
Households, and two subterranean parking levels including 84 parking
spaces. The project includes a total Floor Area of 77,972 square feet with a
1.35:1 FAR. There are no existing trees on site, however there are two (2)
existing trees within the public right-of-way adjacent to the subject property.
There is an existing one-story commercial office building and surface parking
lot proposed to be demolished, and a haul route for the export of
approximately 9,771 cubic yards of soil proposed as a part of the project.

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, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, 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 LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project totaling 77 dwelling units and setting aside 12 units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentives and waivers:
 - a. An On-Menu incentive to average density, floor area, vehicular access, and parking across the C2-1VL and R4P-1 Zones.
 - b. An On-Menu incentive to allow an increase in floor area by 35% to 1.35:1 or 77,972 sq ft.
 - c. An Off-Menu incentive to allow a rear yard reduction to 5-feet in lieu of 18-feet.
 - d. A Waiver of Development Standards to eliminate the Transitional Height requirement at the C2-1VL Zone.
 - e. A Waiver of Development Standards to allow an increase in height from 45-feet to 71 feet in the C2-1VL Zone.
- 3. Pursuant to LAMC Section 13B.2.4, a Project Review for a development that creates more than 50 new residential dwelling units.



Case Information

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

Case Number(s): CPC-2024-5548-DB-PR-HCA	Environmental Case Number(s): ENV-2024-5549-CE
Related Case Number(s): N/A	Overlay(s): West Los Angeles Transportation Improvement and Mitigation
Zone: C2-1VL; R4P-1	Community Plan Area: West Los Angeles
Land Use Designation: Community Commercial	Assigned Staff Contact Information: Kyle Winston, City Planner kyle.winston@lacity.org 213-978-1348 200 N. Spring Street, Room 721 Los Angeles, CA 90012
Council District: 5 - Yaroslavsky	
Applicant: George Garikian	
Representative: Rodney Khan, Khan Consulting, 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.