



Department of City Planning
200 North Spring Street, Room 721
Los Angeles, CA 90012

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



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Tuesday, September 16, 2025
11:00 a.m.

For a new mixed-use development

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: 812 9372 6651#

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/81293726651>
Enter Meeting ID: 812 9372 6651 and Passcode: 019305

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 Located at:

1290 West Pacific Coast Highway

Hearing Conducted by:

Hearing Officer

Project Address

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

1268 West Pacific Coast Highway, 1270 West Pacific Coast Highway, 1290 West Pacific Coast Highway, 25900 South Frampton Avenue, Harbor City, CA 90710

Proposed Project

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

The proposed project includes the construction of a new six-story, 80-foot tall mixed-use residential building comprised of 354 dwelling units (including 42 Very Low Income Units). The project will be approximately 406,855 square feet in floor area, including 1,500 square feet of commercial, with a Floor Area Ratio ("FAR") of 2.6:1. The project will provide 560 residential and 15 commercial parking spaces, for a total of 575 parking spaces, in a six-story above-grade parking garage. The project will include the grading of 53,000 cubic yards and export of 7,000 cubic yards of soil, and removal of 24 non-protected trees.

The project involves the closure of an existing mobilehome park containing 88 spaces. All existing structures will be removed for the proposed project. The closure was heard at a previous separate hearing.

Actions Requested

Acciones solicitadas • 요청된 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. The Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), was certified on November 24, 2021, adequately describes the activity for the purposes of CEQA and Addendum No. ENV-2020-6762-EIR-ADD1 was adopted on June 12, 2022 and Addendum No. ENV-2020-6762-EIR-ADD2 was adopted on December 10, 2024, the Proposed Housing Development was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendum, and adopt the Mitigation Monitoring (MMP) for the Proposed Housing Project.
2. Pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25(g)(2) and (3), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 354 units, reserving 42 units for Very Low Income Household occupancy for a period of 55 years, with the following requested On- and Off-Menu Incentives:
 - a. Averaging of Floor Area Ratio, Density, Parking, Open Space, and permitting Vehicular Access from a less restrictive zone to a more restrictive zone (On-Menu);
 - b. A Floor Area Ratio (“FAR”) of 2.6:1 in lieu of 1.5:1 as otherwise permitted in the [Q]C2-1VL & [Q]CM-1VL zones and Footnote Nos. 8 and 10 of the Community Plan (Off-Menu);
 - c. A 35-foot and three-story increase in the maximum building height to allow 80 feet and six (6) stories in lieu of 45 feet and three (3) stories as otherwise permitted in the [Q]C2-1VL & [Q]CM-1VL zones (Off-Menu);
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the following five (5) Waivers of Development Standards:
 - a. A 8-foot easterly side yard setback in lieu of the 10 feet otherwise required by the [Q]C2-1VL & [Q]CM-1VL zones;
 - b. 25 percent of the required open space to be landscaped in lieu of the 50 percent otherwise required by Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B);
 - c. 39 percent of the required yards/setbacks to be landscaped in lieu of the 50 percent otherwise required by Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B);
 - d. Recreation room to be counted towards 25 percent of the required open space, in lieu of the 10 percent otherwise allowed by Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B);
 - e. Waiver from architectural treatment requirements of Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B);
4. Pursuant to LAMC Section 12.24 V and T, a Vesting Conditional Use to allow a Mixed Commercial/Residential Use Development on the subject site;
5. Pursuant to LAMC Section 12.24, a Conditional Use to allow a development combining residential and commercial uses on the subject site as required by Footnote No. 9 of the Wilmington - Harbor City Community Plan; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase in 50 or more dwelling units.

Case Information

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

Case Number(s):

CPC-2021-9522-DB-VCU-CU-SPR-HCA

Environmental Case Number(s):

ENV-2021-9523-HES-PEIR

Related Case Number(s):

AA-2019-5528-MPC

Overlays(s):

N/A

Zone:

[Q]C2-1VL, [Q]CM-1VL

Land Use Designation:

Community Commercial, Limited Manufacturing

Community Plan Area:

Wilmington- Harbor City

Council District:

15 - McOsker

Assigned Staff Contact Information:

Norali Martinez, City Planner
norali.martinez@lacity.org
213-978-1346
200 North Spring Street, Room 721
Los Angeles, CA 90012

Applicant:

ROI 1280 LLC

Representative:

Luciralia Ibarra, SITIO

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 500 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.