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CITY CLERK

Council and Public Services Division
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January 30, 2026

CPC-2021-9522-DB-VCU-CU-SPR-HCA-1A
ENV-2021-9523-HES-PEIR
Council District 15

**NOTICE TO OWNER(S), AND OCCUPANT(S) WITHIN A 300-FOOT RADIUS, APPLICANT(S),
APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, February 24, 2026** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Housing Element Checklist, and all its appendices prepared for this proposed housing project, the proposed project is within the scope of the program approved in the 2021-2029 Housing Element Environmental Impact Report (EIR) No. ENV-2020-6762-EIR, State Clearinghouse (SCH) No. 2021010130, certified November 24, 2021, the Addendum No. ENV-2020-6762-EIR-ADD1 adopted June 12, 2022, and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted December 10, 2024, adequately describes the activity for the purposes of the California Environmental Quality Act (CEQA), Mitigation Monitoring Program, and related California Environmental Quality Act Findings; report from the Los Angeles City Planning Commission (LACPC); and an Appeal filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Victoria Yundt, Lozeau Drury LLP), from the determination of the LACPC in: 1) Approving a Density Bonus/Affordable Housing Incentive Program Compliance Review, pursuant to Sections 12.22 A.25(g)(2) and (3) of the Los Angeles Municipal Code (LAMC), with an On-Menu Incentive for an averaging of Floor Area Ratio, Density, Parking, Open Space, and permitting Vehicular Access from a less restrictive zone to a more restrictive zone; 2) Approving a Vesting Conditional Use, pursuant to LAMC 12.24 V to allow a Mixed Commercial/ Residential Use Development on the subject site; 3) Approving a Conditional Use, pursuant to LAMC Section 12.24 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 4) Approving a Site Plan Review, pursuant to LAMC Section 16.05 for a development project resulting in an increase in 50 or more dwelling units; for the proposed construction of a new six-story, 80-foot-tall mixed-use residential building comprised of 354 dwelling units, including 42 Very Low-Income Units for a period of 55 years, the Project will be approximately 406,855 square feet in floor area, including 1,500 square feet of commercial, with a Floor Area Ratio 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; for the properties located at 1268, 1270

and 1290 West Pacific Coast Highway, and 25900 South Frampton Avenue, subject to modified Conditions of Approval.

Applicant: Alex Wong, ROI 1280 LLC
Representative: Luciralia Ibarra, SITIO
Case No. CPC-2021-9522-DB-VCU-CU-SPR-HCA-1A
Environmental No. ENV-2021-9523-HES-PEIR
Related Case No. AA-2019-5528-MPC

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: www.LACouncilComment.com.

In addition, you may view the contents of Council file No. **25-1532** by visiting: www.lacouncilfile.com.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

For inquiries about the project, contact City Planning staff: Norali Martinez (213) 978-1346 norali.martinez@lacity.org
For inquiries about the meeting, contact City Clerk staff: Candy Rosales (213) 978-1078 clerk.plumcommittee@lacity.org

Candy Rosales
Deputy City Clerk, Planning and Land Use Management Committee

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.