

HOUSING ELEMENT CHECKLIST, 2021-2029 HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2020-6762-EIR, STATE CLEARINGHOUSE (SCH) NO. 2021010130, ADDENDUM NO. ENV-2020-6762-EIR-ADD1, ADDENDUM NO. ENV-2020-6762-EIR-ADD2, MITIGATION MONITORING PROGRAM, RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the properties located at 1268, 1270 and 1290 West Pacific Coast Highway, and 25900 South Frampton Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE, in the independent judgment of the decision maker, pursuant to CEQA Guidelines Section 15168(c), based on the whole of administrative record, including the Housing Element Checklist, and all its appendices, prepared for this proposed housing project, 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 EIR No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, the Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 12, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024, were prepared, the Proposed Housing Development was adequately described in the EIR and Addenda, and the impacts of the proposed project are within the scope of the EIR and the Addenda, and ADOPT the Mitigation Monitoring Program for the proposed project.
2. ADOPT the amended FINDINGS of the Los Angeles City Planning Commission (LACPC), as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Victoria Yundt, Lozeau Drury LLP), inasmuch as the appellant withdrew their appeal on January 22, 2026, and THEREBY SUSTAIN 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: AA-2019-5528-MPC

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – MARCH 6, 2026

(LAST DAY FOR COUNCIL ACTION – MARCH 6, 2026)

Summary:

At its regular meeting held on February 24, 2026, the PLUM Committee considered a report from the LACPC and an appeal for the properties located at 1268, 1270 and 1290 West Pacific Coast Highway, and 25900 South Frampton Avenue. After an opportunity for public comment, in which neither the applicant nor the appellant spoke on the matter, the Committee recommended to deny the appeal inasmuch as the appellant withdrew their appeal on January 22, 2026, and sustain the LACPC’s determination in approving a Density Bonus/Affordable Housing Incentive Program Compliance Review, with an On-Menu Incentive, a Vesting Conditional Use, a Conditional Use, a Site Plan Review, and the Mitigation Monitoring Program. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	ABSENT
NAZARIAN:	YES
LEE:	ABSENT
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-