



**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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**Thursday, July 24, 2025**

**9:30 a.m.**

For a Mobilehome Closure Impact  
Report

### Project Located at:

1290 West Pacific Coast Highway

### Hearing Conducted by:

Deputy Advisory Agency

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: 831 3962 5811 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/83139625811>  
Enter Meeting ID: 831 3962 5811 and Passcode: 743353

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](https://planning4la.org/hearings). Please note that  
virtual meeting instructions will be provided on the meeting agenda.

### 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 is for the closure of an existing mobilehome park  
containing 88 spaces (42 currently occupied). The Closure Impact Report will  
address the impact on the residents to be displaced, and propose mitigation  
to the adverse impacts on the residents due to the closure of the  
mobilehome park. All existing structures will be demolished and  
mobilehomes will be removed for the future project.

The future project will be heard separately at a later hearing. The future  
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.



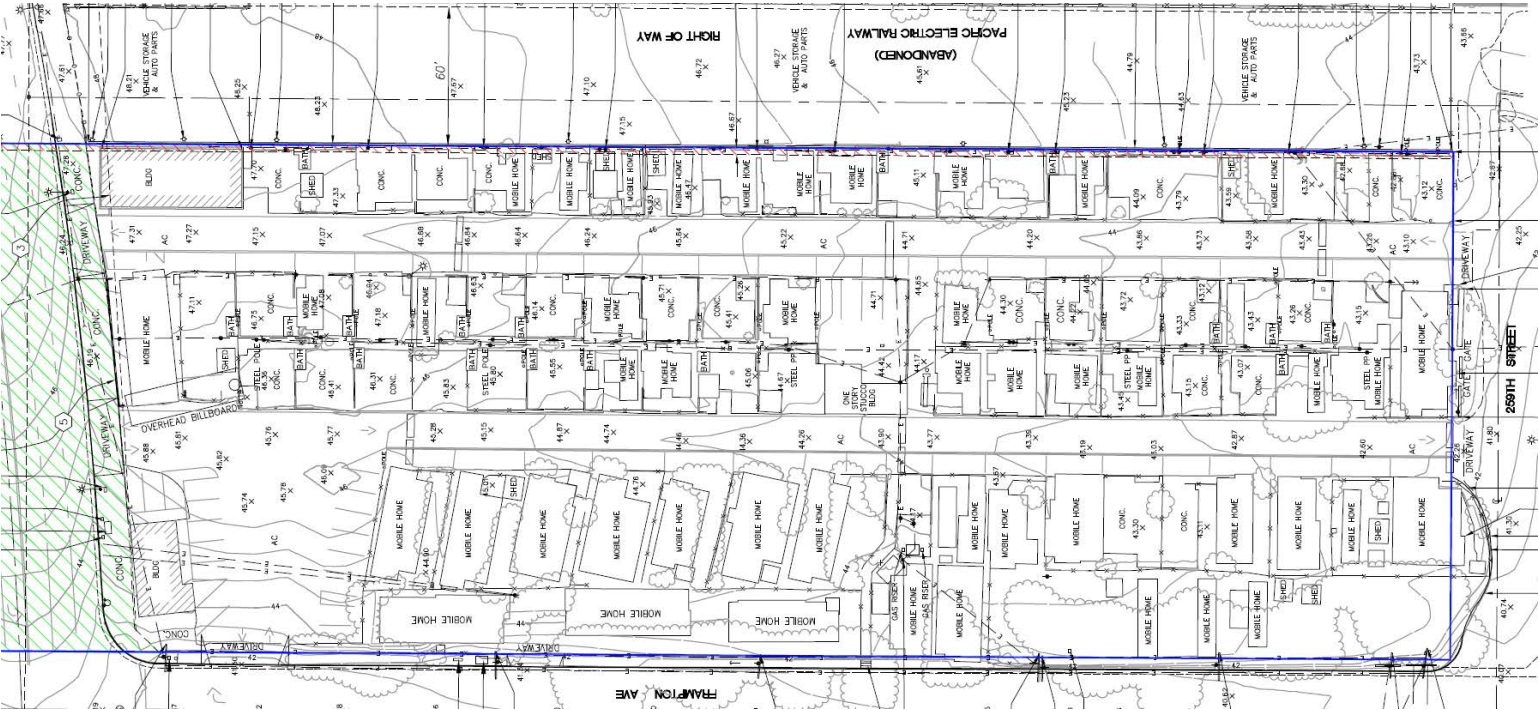
Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency will consider whether:

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 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 was adopted on December 10, 2024, the Proposed Housing Development project 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 Program (MMP) for the Proposed Housing Project.

2. Pursuant to California Government Code Section 65863.7 and 65863.8, as well as, and Los Angeles Municipal Code ("LAMC") Section 47.08, 47.09, 17.04 a request for the approval of a Mobilehome Closure Impact Report.



Case Information

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

Case Number(s): AA-2019-5528-MPC Environmental Case Number(s): ENV-2021-9523-HES-PEIR

Related Case Number(s): CPC-2021-9522-DB-VCU-CU-SPR-HCA Overlay(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:

Applicant: ROI 1280 LLC Norali Martinez, City Planner norali.martinez@lacity.org 213-978-0016 200 North Spring Street, Room 721 Los Angeles, CA 90012

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 abutting 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](http://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](mailto: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.