

POLICY MOTION

COMMITTEE: Planning and Land Use Management (PLUM)

TITLE: Opposition to Department of City Planning file ADM-2021-9120-DB for a new development at 12759 Caswell

PURPOSE: This motion is to express the Mar Vista Community Council's opposition to a proposed development which involves the demolition of two single-family homes on Caswell Ave. between Moore St. and Wage St. and the construction of a five-story, 14-unit apartment building.

BACKGROUND:

On November 3rd, 2021, DHA Development, LLC, represented by ROCCA Development, submitted plans subject to administrative approved to the Los Angeles Department of City Planning (LA DCP) to affect the demolition of two single-family homes at 12759 and 12791 W. Caswell Ave. in MVCC Zone 7. The plans submitted stipulated the construction of a five-story, 14-unit, 16,948 square-foot apartment building with 22 parking spaces, of which 14 spaces will be houses in a subterranean sixth level of the building. One three-bedroom unit would be covenanted low income (up to 80% AMI), and one two-bedroom unit very low income (up to 50% AMI). The developer is requesting three on-menu incentives pursuant to SB 1818/LAMC 12.22 A.25, which are as follows 1) Height increase from 45 feet to 56 feet, 2) a one side-yard reduction from 7 to 8 feet, and 3) a floor-area ratio increase from 3.0 to 3.16.

THE MOTION:

The MVCC is against Department of City Planning file ADM-2021-9120-DB for a new development at 12759 Caswell.

DIRECTED TO:

City of Los Angeles Department of City Planning
Attn: David Woon
Planning Assistant
david.woon@lacity.org
213-978-1368

ROCCA Development
James Woodson
JWoodson@roccadevelopment.com

Office of City of Los Angeles Councilmember Mike Bonin
Attn: Len Nguyen
Senior Planning Deputy
len.nguyen@lacity.org

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ACTION/VOTE COUNT:

MVCC PLUM Committee meeting, January 18th, 2022

Motion of opposition moved by Mary Hruska, seconded by Tommy McHenry

Motion of opposition approved by MVCC PLUM 10 (yeas); 4 (nays); no abstentions