

# **POLICY MOTION**

**COMMITTEE: Planning and Land Use Management (PLUM)**

**TITLE: Action concerning Department of City Planning file CPC-2021-10394-CU-DB-HCA-PHP for a new development at 12735-7 Mitchell**

**PURPOSE: This motion is to express the Mar Vista Community Council's position on a proposed development which involves the demolition of a single-family home and a triplex on Mitchell Ave. between Zanja St. and Wage St. and the construction of a six-story, 15-unit apartment building.**

## **BACKGROUND:**

On December 20<sup>rd</sup>, 2021, 12737 Mitchell Development, LLC, represented by Brian Silveira & Associates, submitted plans subject to administrative approved to the Los Angeles Department of City Planning (LA DCP) to affect the demolition of a single-family home and a triplex at 12735 and 12737 W. Mitchell Ave. in MVCC Zone 7. The plans submitted stipulated the construction of a six-story, 15-unit, 19,046.5 square-foot apartment building with 15 parking spaces and 49 bicycle rack spaces. Three two-bedroom units would be covenanted very low income (up to 50% AMI). The developer is requesting two on-menu incentives pursuant to LAMC 12.10 C3, which are as follows 1) a reduction in the north-facing setback from 9 feet to 7.2 and 2) a reduction in the south-facing setback from 9 feet to 7.2 feet; one on-menu incentive pursuant to LAMC 12.21.1 A, that being a 33 percent increase in the floor-area ratio (FAR) from 3 to 3.98; and three off-menu incentives, which are as follows: in increase in height from 45 feet to 67 feet; 15 parking spaces instead of the required 21, with 12 in tandem; and 6 compact parking stalls and 9 standard stalls instead of the required 1 standard stall per dwelling unit.

## **THE MOTION:**

The MVCC is Opposed to Department of City Planning file **CPC-2021-10394-CU-DB-HCA-PHP** for a new development at 12735 Mitchell.

## **DIRECTED TO:**

City of Los Angeles Department of City Planning  
Attn: Dylan Sittig  
Community Liaison  
dylan.sittig@lacity.org  
213-978-1197

Office of City of Los Angeles Councilmember Mike Bonin  
Attn: Len Nguyen  
Senior Planning Deputy  
len.nguyen@lacity.org  
7166 W Manchester Ave.

## **POLICY MOTION**

Los Angeles, CA 90045

Brian Silveira & Associates

Attn: Jesi Harris

1501.5 Cabrillo Ave.

Venice, CA 90291

704-722-7332

[harrislanduse@gmail.com](mailto:harrislanduse@gmail.com)

### **ACTION/VOTE COUNT:**

MVCC PLUM Committee meeting, February 1st, 2022

Motion of opposition moved by Tommy McHenry, seconded by Hellen Fallon

Motion of opposition approved by MVCC PLUM 6-3-1

MVCC Board Meeting, February 16th, 2022

Motion of opposition moved by Director XXX, seconded by Director XXX

Motion of opposition approved by the MVCC Board XX-XX-XX



break

