

POLICY [DIRECTOR] MOTION

DIRECTOR: DIRECTOR RUESCH

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 approve the 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 20th, 2021, 12737 Mitchell Development, LLC, represented by Brian Silveira & Associates, submitted plans subject to administrative approval 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: an 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 Approves Department of City Planning file **CPC-2021-10394-CU-DB-HCA-PHP** for a new development at 12735 Mitchell.

DIRECTED TO:

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