



**MarVista.org**

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Certified Neighborhood Council  
August 13, 2002

**VIA EMAIL**

**TO:** City of Los Angeles Department of City Planning  
Attn: David Woon, Planning Assistant  
[David.Wood@LACity.org](mailto:David.Wood@LACity.org)

**CC:** ROCCA Development  
James Woodson  
[JWoodson@roccadevelopment.com](mailto:JWoodson@roccadevelopment.com)

**RE: **Opposed to ADM-2021-9120-DB****

Dear Planning Assistant Woon:

On November 3, 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.

At the regularly scheduled meeting held January 26, 2022, the Mar Vista Community Council unanimously opposed this demolition and construction.

They are requesting a Density Bonus of 35%, height increase of 25%, reduction of side yards by 15%, and increase FAR by 5.5% with 12 market rate units. There are multiple adverse impacts that will result from this project, a major factor regarding physical environment is the Urban Heat Island effect. According to their own environmental assessment form, 90% of the lot will be covered either by the building or by paving and hardscape. Infiltrate will be lost. It is also out-of-scope and character for the neighborhood as their own renderings displays the rest of the area is only two-story structures.

One of the things that CEQA covers is the cumulative effect, you shouldn't just interpret one project in isolation. It should be interpreted in terms of the entire area and the overall effects. So imagine multiple buildings and the subsequent effect.

While removing two low income homes for two low income apartments might be considered an even swap, the current trees, available ground, and green space will not be replaced. In fact, this removes infiltrate while it adds to the Urban Heat Island effect, removes infiltrate all of which contributes to Climate Change. Something the City of Los Angeles has invested millions of dollars into fighting.

Thank you for your thoughtful consideration of the matter,

Kathryn Wheeler, Chair  
Mar Vista Community Council  
[Chair@MarVista.org](mailto:Chair@MarVista.org)