

## **DEVELOPMENT INFORMATION**

*12761 W. CASWELL AVENUE*

### **PROPERTY INFORMATION\***

*\*Per City of Los Angeles Department of City Planning Zoning Information Map Access System (ZIMAS)*

**Street Addresses:** 12759-12761 W. Caswell Avenue, Los Angeles, CA 90066

**Legal Description:** Lot 138, Del Mar Tract

**Assessor's Parcel Number:** 4236-018-021

**Lot Area:** Approximately 7,118.5 square feet / 0.163 acres

### **PROPOSED DEVELOPMENT**

New construction, use, and maintenance of a 6-story, approximate 67-foot in height, approximate 19,130-square foot apartment building (the project) containing 16 total units (6 one-bedroom / 10 three-bedroom), including 2 units (20%) set aside as affordable housing for Very Low Income (VLI) households, with at-grade and subterranean parking providing 20 on-site vehicular parking spaces and 18 bicycle parking spaces (16 long term and 2 short term). Existing site improvements/landscaping to be removed/replaced.

### **ENTITLEMENT REQUESTS**

A **Density Bonus** pursuant to Los Angeles Municipal Code Chapter 1 Section ("LAMC") 12.22 A 25 / Assembly Bill ("AB") 1287 and procedures per LAMC Chapter 1A Section 13B.2.3, with four on-menu incentives and one waiver of development standards for a project setting aside 20% of its base units (2 units) for VLI households, including:

- A by right density bonus pursuant to LAMC 12.22 A 25 (c) (1) / AB 1287 to permit a 50% increase in density;
- A by right density bonus pursuant to LAMC 12.22 A 25 (c) (1) / AB 1287 to permit an additional "stackable" increase in density up to 20%, for a total density increase of 70%;

- An on-menu incentive pursuant to LAMC Section 12.22 A 25 (f) (1) to permit a 20% reduced east side yard of 7-feet, 3-inches feet in lieu of the otherwise required 9 feet;
- An on-menu incentive pursuant to LAMC Section 12.22 A 25 (f) (1) to permit a 20% reduced west side yard of 7-feet, 3-inches feet in lieu of the otherwise required 9 feet;
- An on-menu incentive pursuant to LAMC Section 12.22 A 25 (f) (4) (i) to permit a 35% increase in Floor Area Ratio ("FAR") of 4.05:1 in lieu of the otherwise required 3:1;
- An on-menu incentive pursuant to LAMC Section 12.22 A 25 (f) (6) / AB 1287 to permit a 20% reduction in Open Space of 1,880 square feet in lieu of the otherwise required 2,350 square feet; and
- A waiver of development standards pursuant to LAMC Section 12.22 A 25 (g) (3) to permit increased building height of 67 feet in lieu of the otherwise required 45 feet.

