

POLICY MOTION

COMMITTEE: PLUM

TITLE: 12761 Caswell Ave.

PURPOSE: Conditional use permit

BACKGROUND: Conditional Use Permit for a Density Bonus, on-menu incentives and a height increase for a new 19-unit Multifamily Residential Building.

THE MOTION: The MVCC supports a Conditional Use Permit for a Density Bonus, on-menu incentives and a height increase for a new 19-unit Multifamily Residential Building at 12761 Caswell Ave. The project is proposed as a 6-story, approximate 67-ft in height, approximate 19,130 sf apartment building containing 16-units, including 2 very low income units and 20 vehicle parking spaces.

DIRECTED TO:

City of Los Angeles Department of City Planning
Attn: David Woon, City planning Associate
Project Planning, David.Woon@lacity.org
213-978-1368

Office of City of Los Angeles Councilmember Traci Park
Attn: Jeff Khau
Planning Deputy
Jeff.Khau@lacity.org

ACTION/VOTE COUNT:

MVCC PLUM Committee meeting, May 1st, 2025

Motion of support moved by Steve Paddock, seconded by Charlene Samiley

Motion of support approved by MVCC PLUM COMMITTEE 05Y-00N-00A

MVCC Board Meeting, June 26th, 2025

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

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

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.

