

POLICY MOTION

COMMITTEE: Planning & Land Use Management (PLUM)

TITLE:

Proposed 5-story, 81 unit affordable Apartment located at 11848 W Venice Blvd.
Building Case No. EAR-2026-852-AH-VHCA Filed 02/20/26 assigned to Phillip Bazan

BACKGROUND:

The Proposed Building applying Under The ZI-2512 Housing Element Site, which Limits the review to a ministerial review only. The project is located within a R3-1 Zone that is backing up to an R1 zone with no alley separating the 2 zones. The proposed project is for a 5 story, 55'10" high apartment building set back 15' from the R1 parcels.

The proposed building would have 81 100% affordable income apartments and would be exempt from any Parking requirements.

THE MOTION:

MVCC does not support the project as currently conceived. While we acknowledge the need for affordable housing, the proposed project does not follow the requirements as set forth in the Executive Directive # 1 dated July 1, 2024. Specifically, item 1J8.

The building height limit shall be stepped back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of any adjoining lot in the RW1 zone or more restrictive zone

We ask the applicant to reconsider the overall massing so that it will be in compliance with the required transitional setback as called out in the Executive Directive.

DIRECTED TO:

City Clerk -Clerk.CIS@lacity.org

Councilmember-Traci Park CD-11, councilmember.park@lacity.org

CD11- Matt Holden, matthew.halden@lacity.org

CD11 Jeff Khau, jeff.khau@lacity.org

LAC Planning – Phillip Bazan, phillip.bazan@lacity.org

ACTION/VOTE COUNT:

Motion by MVCC PLUM March 12, 2026

Moved by Paddock, second by Hedge

Vote: (5) Yes- Paddock, Hedge, 3 community members

(2) No- 2 Community Members

(1) Abstention- Blue

MVCC Board Meeting,

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

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