

11848 West Venice Boulevard

Mar Vista Community Council
March 19th, 2026

Case No. EAR-2026-852-AH-VHCA



PROJECT SITE - ZONING

ZONING INFORMATION	
Project Address	11842-11850 W. Venice Boulevard
Lot Area	14,221 sq ft
Existing Zoning	R3-1
Community Plan	Palms - Mar Vista - Del Rey
Land Use Designation	Medium Residential



PROJECT DESCRIPTION



Proposed construction of 100% affordable apartment building

- 81-units, all 1 bedroom
- 5-story
- Height of 55'-10"
- FAR of 4.46:1

Citywide Housing Incentive Program (CHIP) Ordinance

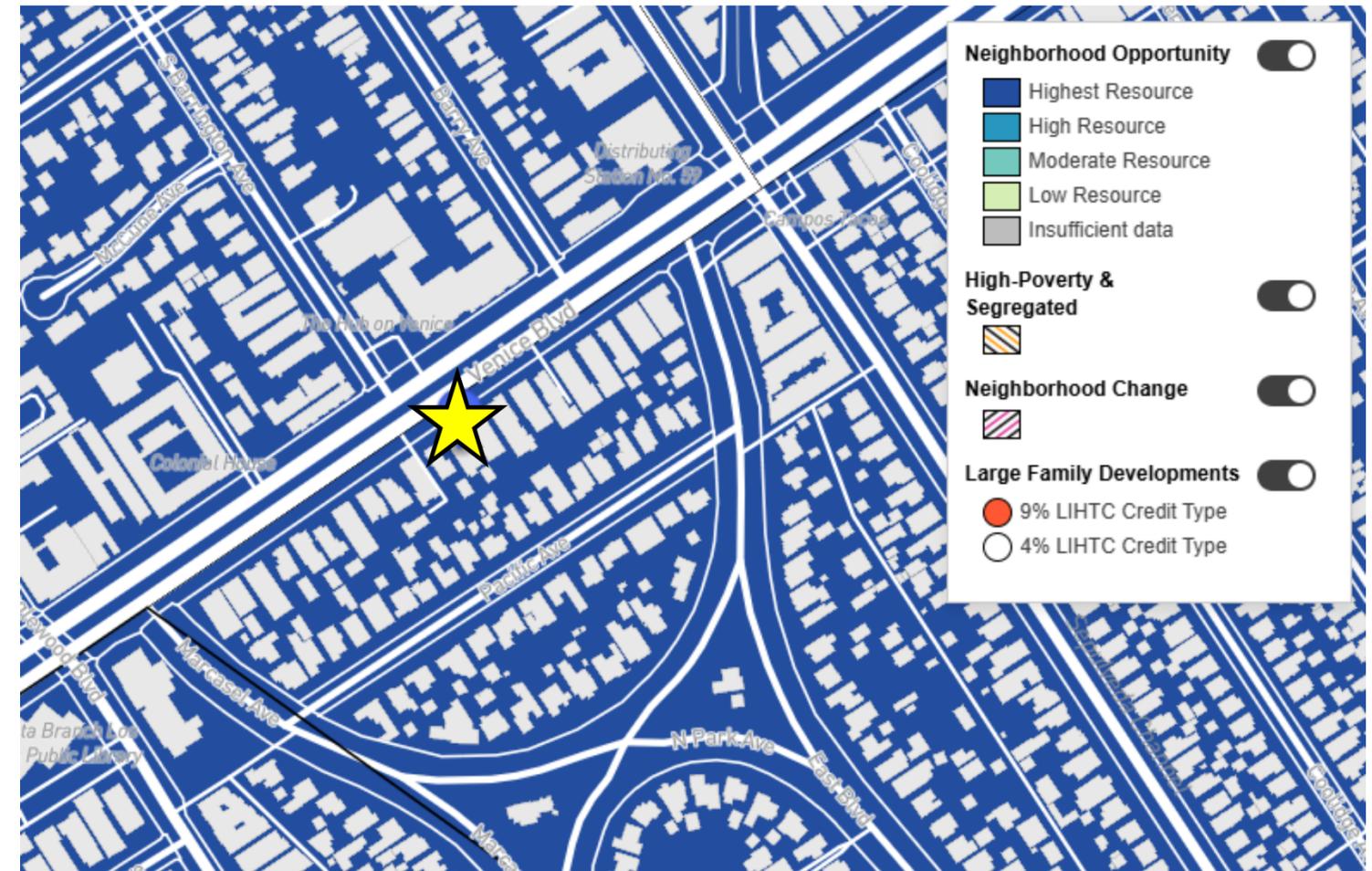
Affordable Housing Incentive Program (AHIP)- streamlines review procedures and offers incentives for eligible project types in order to expand access to affordable housing near transit, jobs, along major corridors, and in particular cases, in higher opportunity areas.

- Includes both state-required and local development incentives for 80-100% affordable developments
- Functions to expand opportunities for affordable housing construction, with greater incentives for both 100% affordable developments under AHIP
- Developers can request Incentives not on the pre-vetted Menu of Incentives and waivers or reductions of any development standards to allow for the project's physical construction.
- **Ministerial, Exempt from CEQA**

AHIP ELIGIBILITY ANALYSIS

In order to be eligible for the Affordable Housing Incentive Program the project must meet the following:

- Satisfy the definition of a 100% affordable housing project reserving 100% of total units as restricted affordable
- Shall not include a lot any lots located in an RW and more restrictive zone
- Shall not include any lots located in a manufacturing zone
- Shall not include any lots located in a Very High Fire Hazard Severity Zone
- The project does not require the demolition of Designated Historic Resource.



TCAC Opportunity Map, 2026

ENTITLEMENT REQUESTS

Expanded Administrative Review: for an approval of an Affordable Housing Incentive Program (“AHIP”) application for a Project having 81 residential dwelling units, with all units reserved for affordable households.

Base Incentive:

- 81 Units (*unlimited density permitted*)
- To allow zero parking spots (*zero parking required*)
- Height increase to 55'-10" (*78-feet permitted*)
- Increase in FAR to 4.46:1 (*4.65:1 permitted*)

Additional Incentives:

- Open space reduction for 10% of unit area (3,937 square feet)
- Southeasterly side yard reduction from eight (8) feet to five (5) feet nine (9) inches
- Rear yard reduction from 15 feet to 10 feet
- Front yard reduction from 15 feet to 10 feet
- Long term bike parking reduction from 62 stalls to 32 stalls
- ***Waiver:*** to locate the long-term bike parking more than 100 ft from the lobby

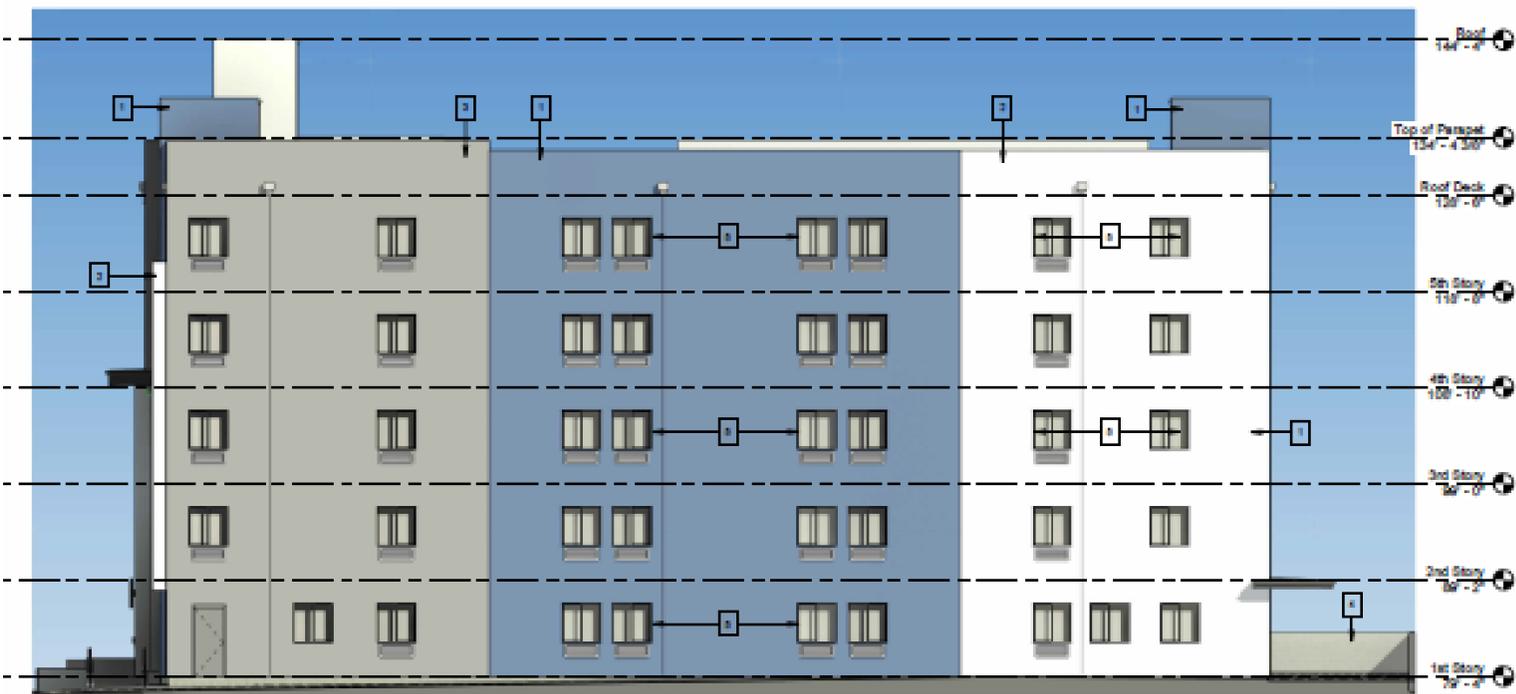
ELEVATIONS



East Elevation



North Elevation (Venice Boulevard)



West Elevation



South Elevation

Thank you!