

September 18, 2023

Honorable Members of the Planning and Land Use Management Committee

Re: Recommendation for the 905 Beacon Ave. Project

Dear Planning and Land Use Management (PLUM) Committee Members,

Our Council Office would like to express its support for the 905 Beacon Ave. Project which will deliver a total of 145 new housing units, 22 of which will be affordable to a mix of incomes, (15 to extremely low income families, and 7 to moderate income families). This project will also deliver 2,000 sq feet of commercial space, over 15,000 sq. feet of open space, 111 bicycle parking spaces and mostly subterranean parking spaces to Westlake.

We would like to express our appreciation to the development team for working with our Council Office to voluntarily covenant an additional 5% of housing, or 7 units at 150% AMI, in order to bring the total affordable housing in this project to 15% instead of the 10% minimum required as a Transit Priorities Project.

While we understand that there is a great need for low income affordable housing, our Office consistently encourages each project that comes across our desk to go beyond the bare minimum requirements of our policies to help deliver additional covenanted units whenever possible. We are pleased that the developers of this project answered that call as our Office works on the longer term strategy to improve these policies.

We recommend denying the appeal and supporting the construction of the 905 Beacon Ave. project, which will deliver 145 new units of housing, 22 units of which will be covenanted affordable housing.

Thank you,



Eunisses Hernandez
Los Angeles City Councilmember, 1st District

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