

1439 W. Jefferson Blvd.

CPC-2025-215-DB-WDI-HCA



Architectural rendering of a modern building facade featuring a central brick section with a perforated pattern and dark wood-grain panels on either side. The building is situated in an urban environment with other buildings and a street scene.

BARBACOA HECHO EN HOYO  
BIRRIA • MENUDO  
MOLE POBLANO  
CEMITAS POBLANAS

Old Mill Cafe

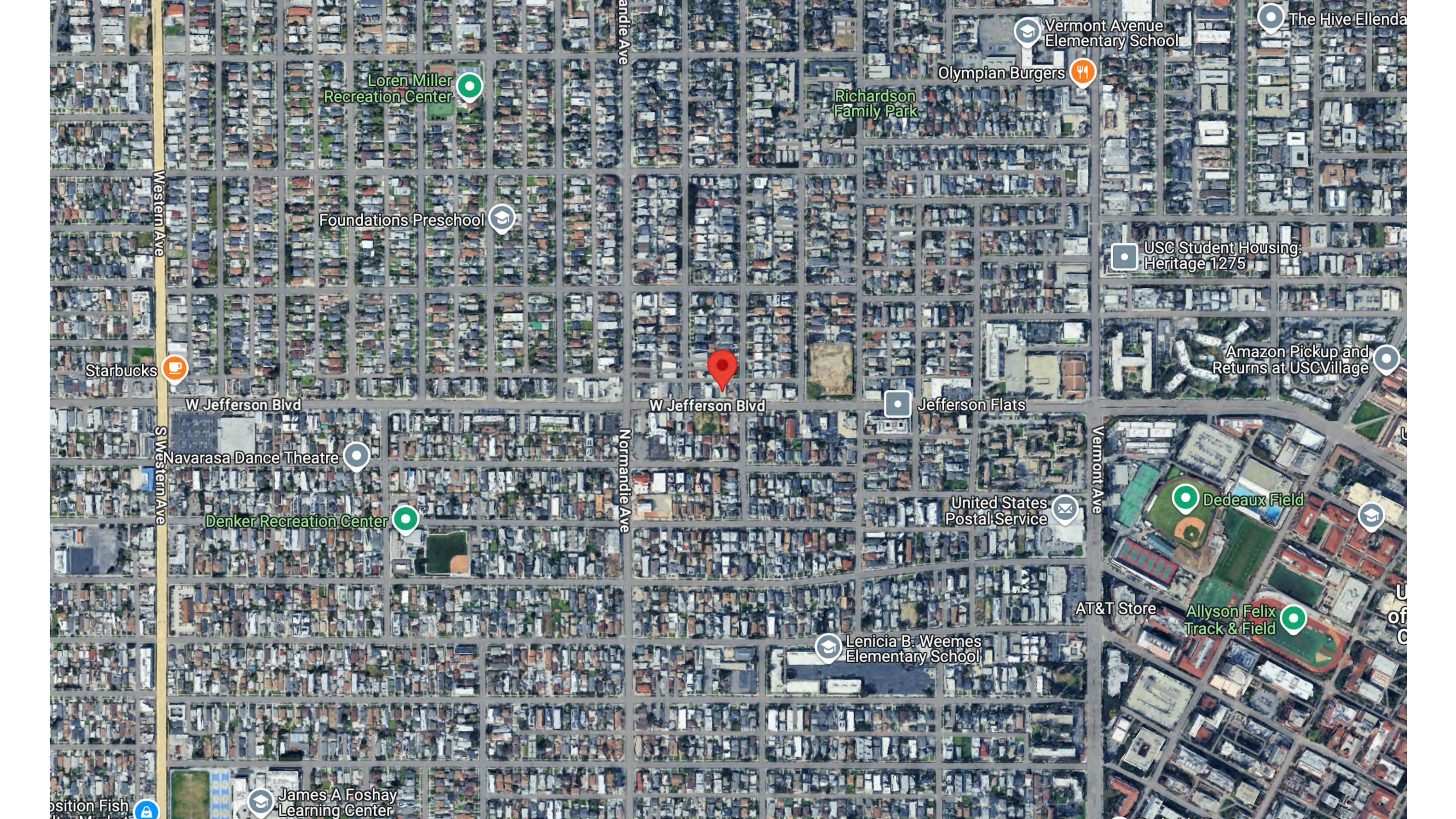
LOS POBLANOS  
RESTAURANT

Old Mill Cafe



## Proposed Project:

- 15 dwelling units
  - 1 one-bedroom unit
  - 13 two-bedroom units, including two Very Low Income units (\$929/month)
  - 1 three-bedroom unit
- 471 square feet of restaurant/cafe space
- 69 feet and six stories
- 11,943 square feet (3.03 FAR)



The Hive Ellenda

Vermont Avenue Elementary School

Olympian Burgers

Loren Miller Recreation Center

Richardson Family Park

Foundations Preschool

USC Student Housing: Heritage 1275

Starbucks

Amazon Pickup and Returns at USC Village

W Jefferson Blvd

W Jefferson Blvd

Jefferson Flats

Western Ave  
S Western Ave

Navarasa Dance Theatre

Normandie Ave

Denker Recreation Center

United States Postal Service

Vermont Ave

Dedeaux Field

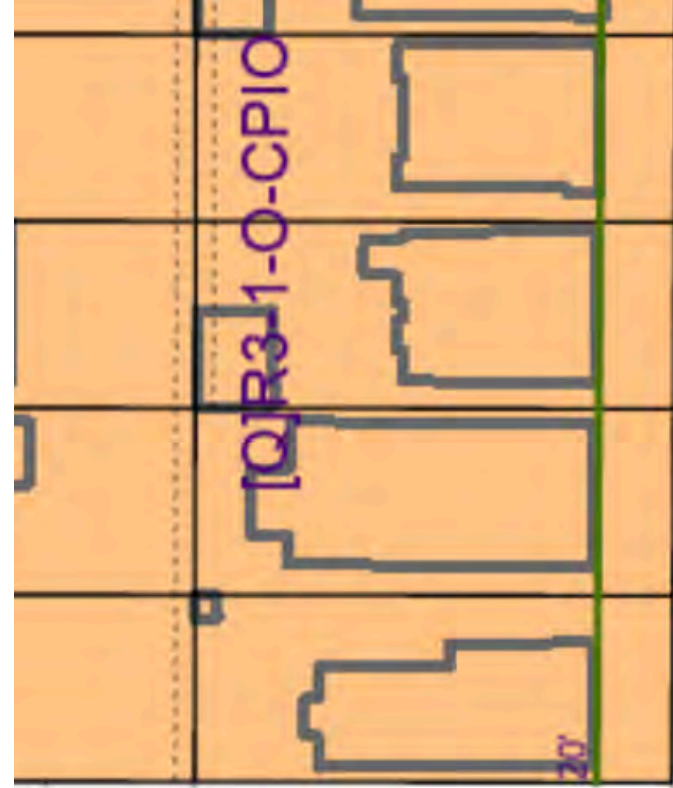
AT&T Store

Allyson Felix Track & Field

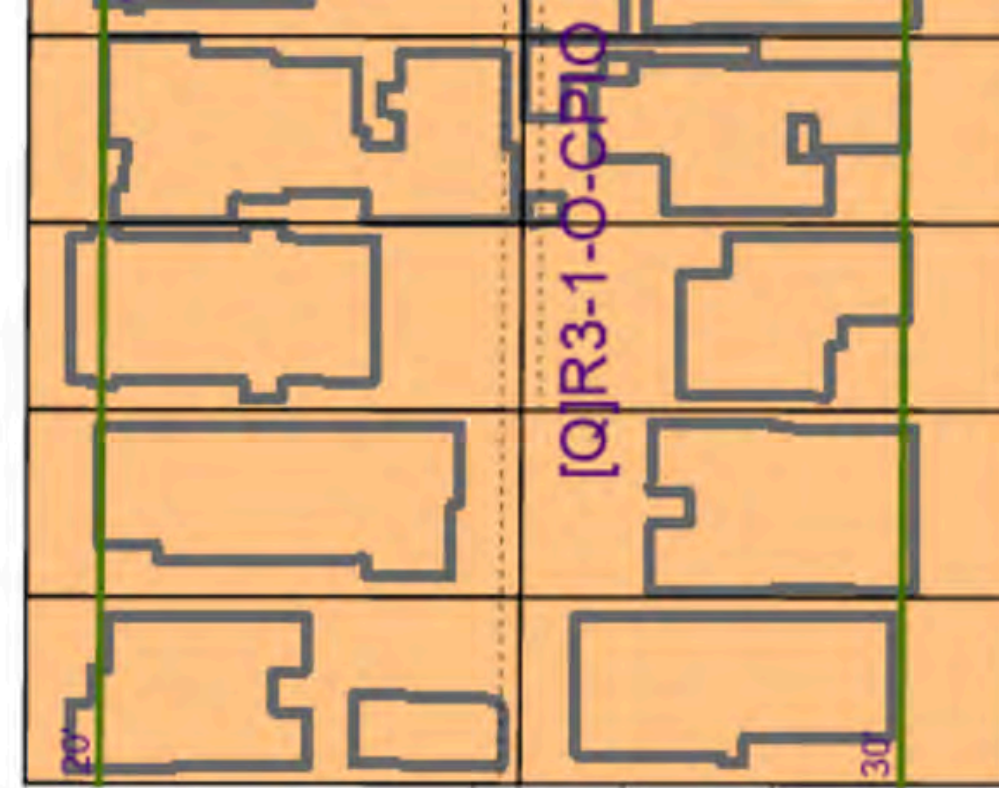
Lenicia B. Weemes Elementary School

James A Foshay Learning Center

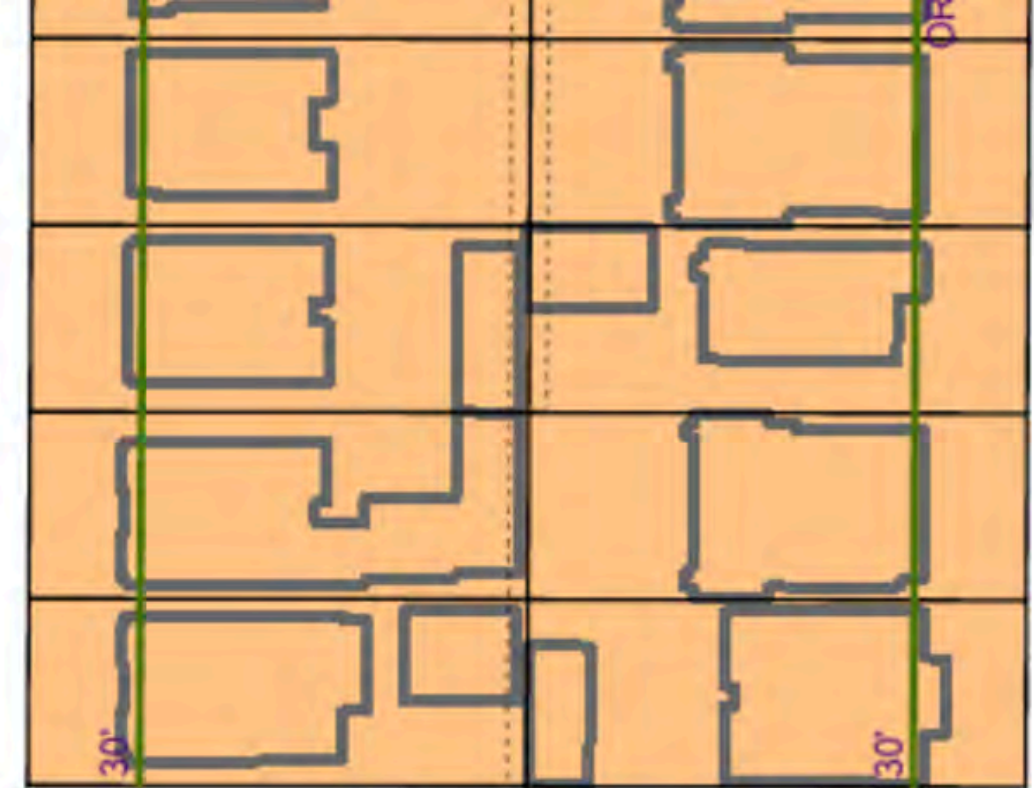
Position Fish



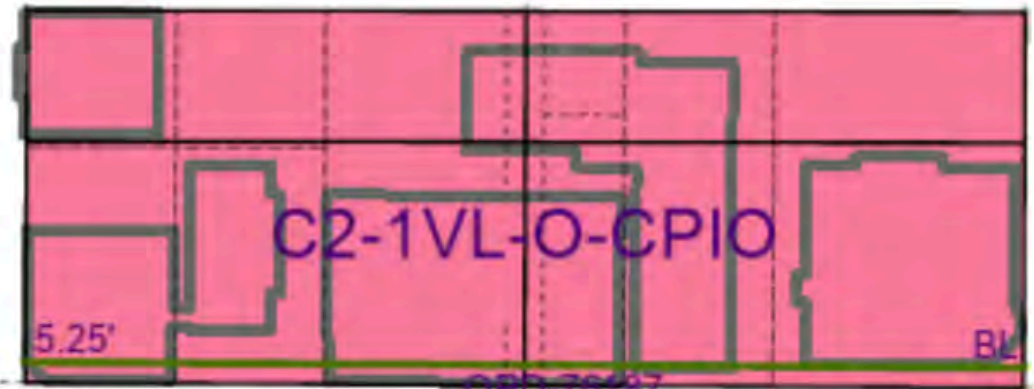
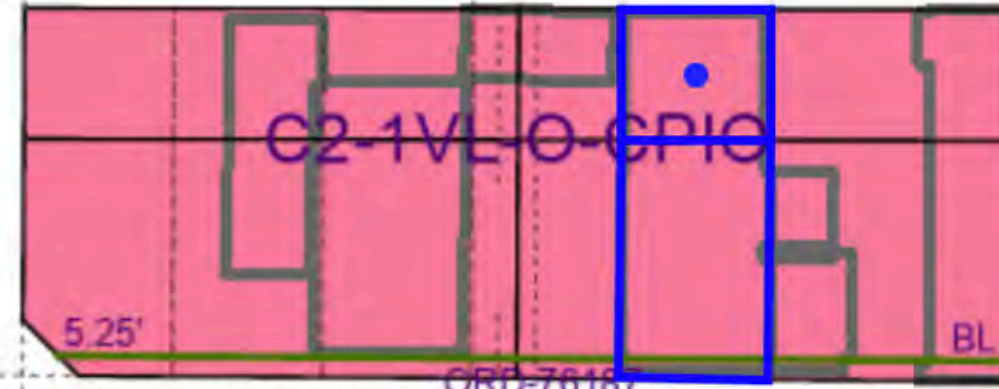
KENWOOD AVE



RAYMOND AVE

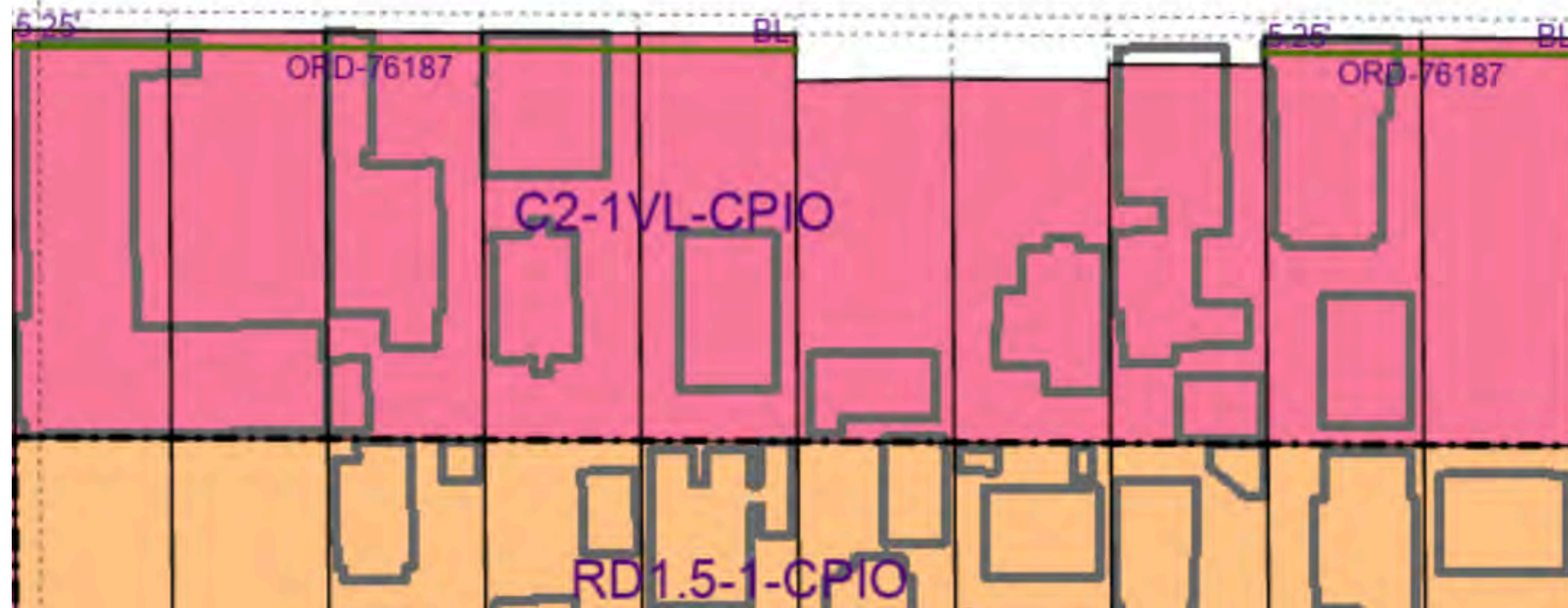


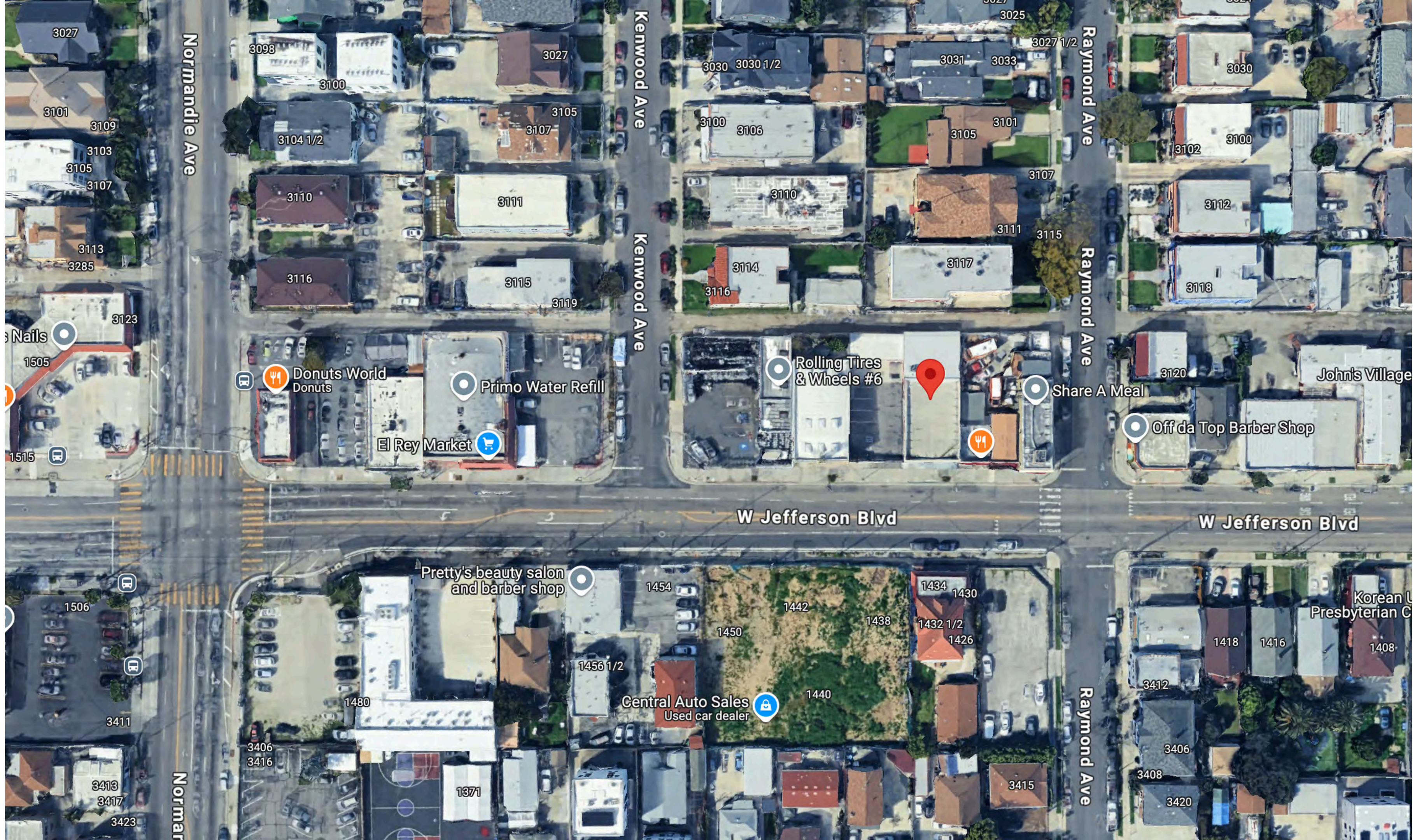
VAN BUREN PL



JEFFERSON BLVD

HWY DED





Normandie Ave

Kenwood Ave

Kenwood Ave

Raymond Ave

Raymond Ave

W Jefferson Blvd

W Jefferson Blvd

Normar

Raymond Ave

3027  
3101  
3109  
3103  
3105  
3107  
3113  
3285  
3123  
1505  
1515  
1506  
3411  
3413  
3417  
3423

3098  
3100  
3104 1/2  
3110  
3116  
3111  
3115  
3119  
Donuts World Donuts  
Primo Water Refill  
El Rey Market

3030 3030 1/2  
3100 3106  
3110  
3114  
3116  
3117  
3111 3115  
Rolling Tires & Wheels #6  
Share A Meal

3025  
3027 1/2  
3031 3033  
3030  
3102 3100  
3112  
3118  
3120  
John's Village  
Off da Top Barber Shop

1454  
1442  
1450  
1438  
1456 1/2  
1480  
1440  
1371  
3406  
3416  
3415

1434 1430  
1432 1/2 1426  
1418 1416  
1408  
3412  
3406  
3408  
3420  
Korean U Presbyterian C

Central Auto Sales  
Used car dealer

Pretty's beauty salon  
and barber shop

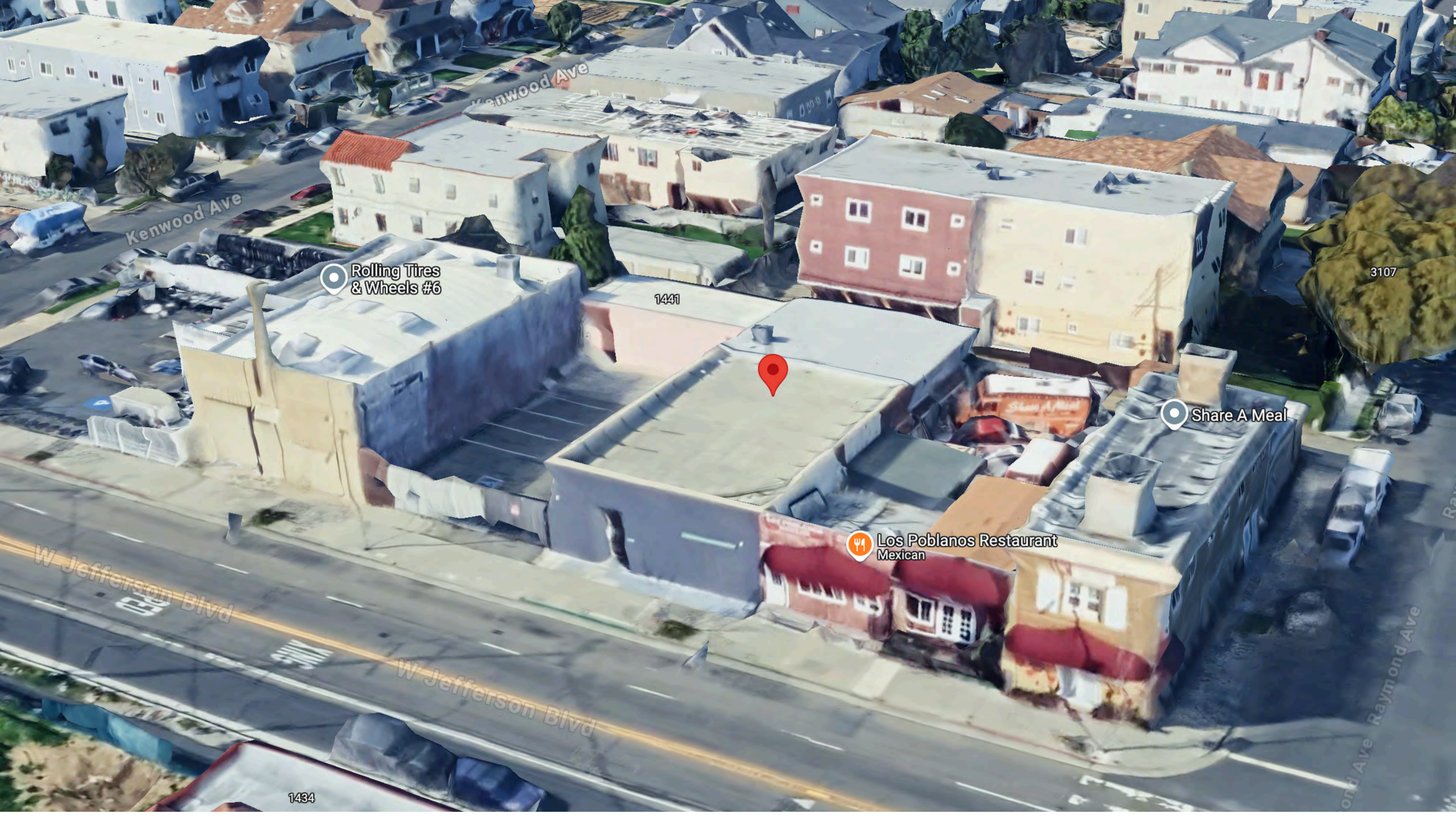
Rolling Tires & Wheels #6

Share A Meal

Off da Top Barber Shop

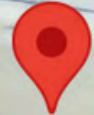
John's Village

Korean U  
Presbyterian C



Rolling Tires & Wheels #6

1441



Share A Meal

Los Poblamos Restaurant  
Mexican

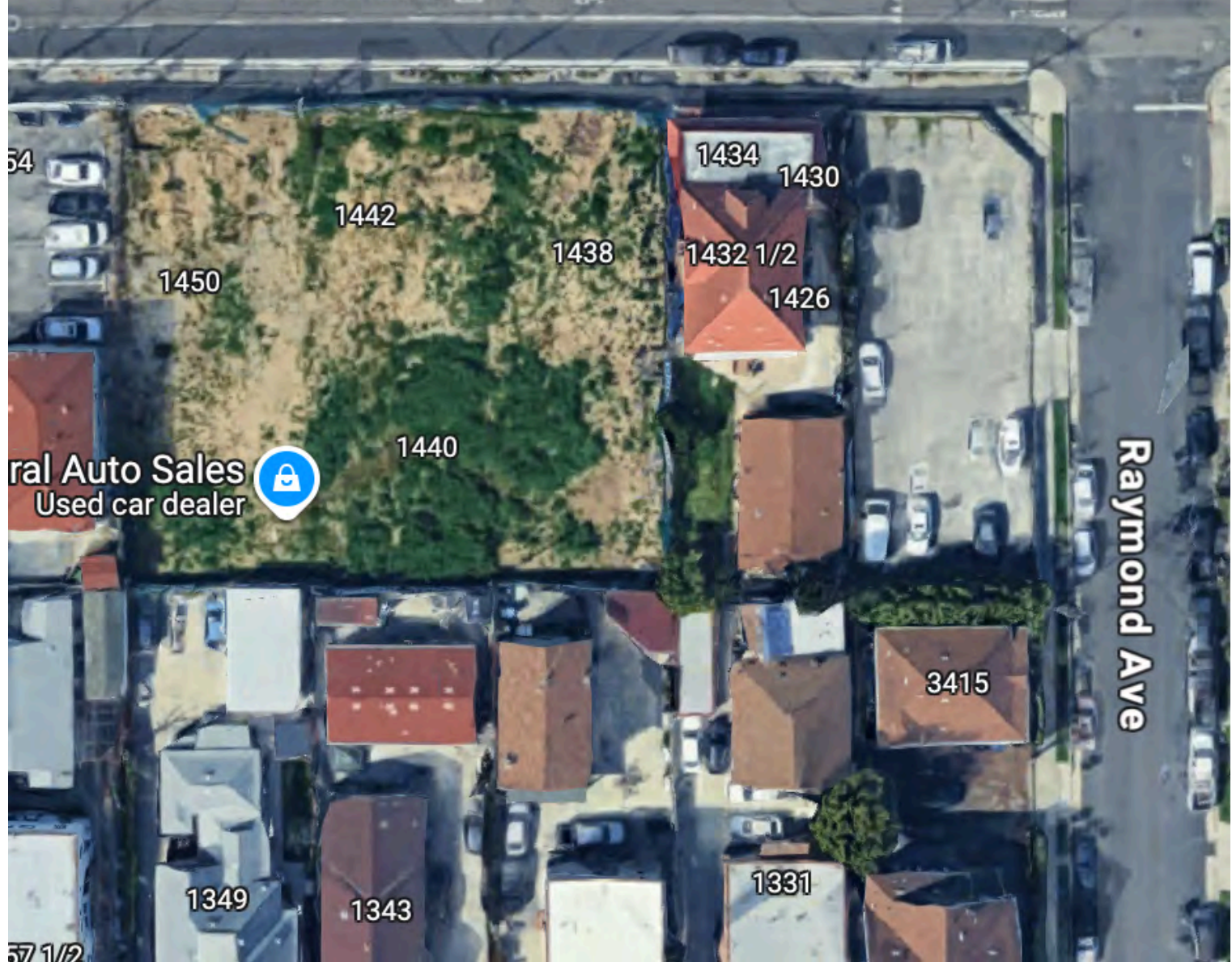
W Jefferson Blvd

W Jefferson Blvd

1434

3107

Raymond Ave







NO PARKING  
ANY TIME  
TOW AWAY ZONE

1439

Jefferson Blvd





LOS POBLANOS  
RESTAURANT

Share A Meal  
Vegan & Vegetarian

LOS POBLANOS  
RESTAURANT

BARBACOA HECHO EN HOYO  
BIRRIA • MENUDO  
MOLE POBLANO  
CEMITAS POBLANAS

BARBACOA  
HECHO EN HOYO  
CEMITAS POBLANAS  
BURRITOS TACOS  
HUARACHES  
MOLE POBLANO  
TORTAS SOPES  
BIRRIA

W Jefferson Blvd

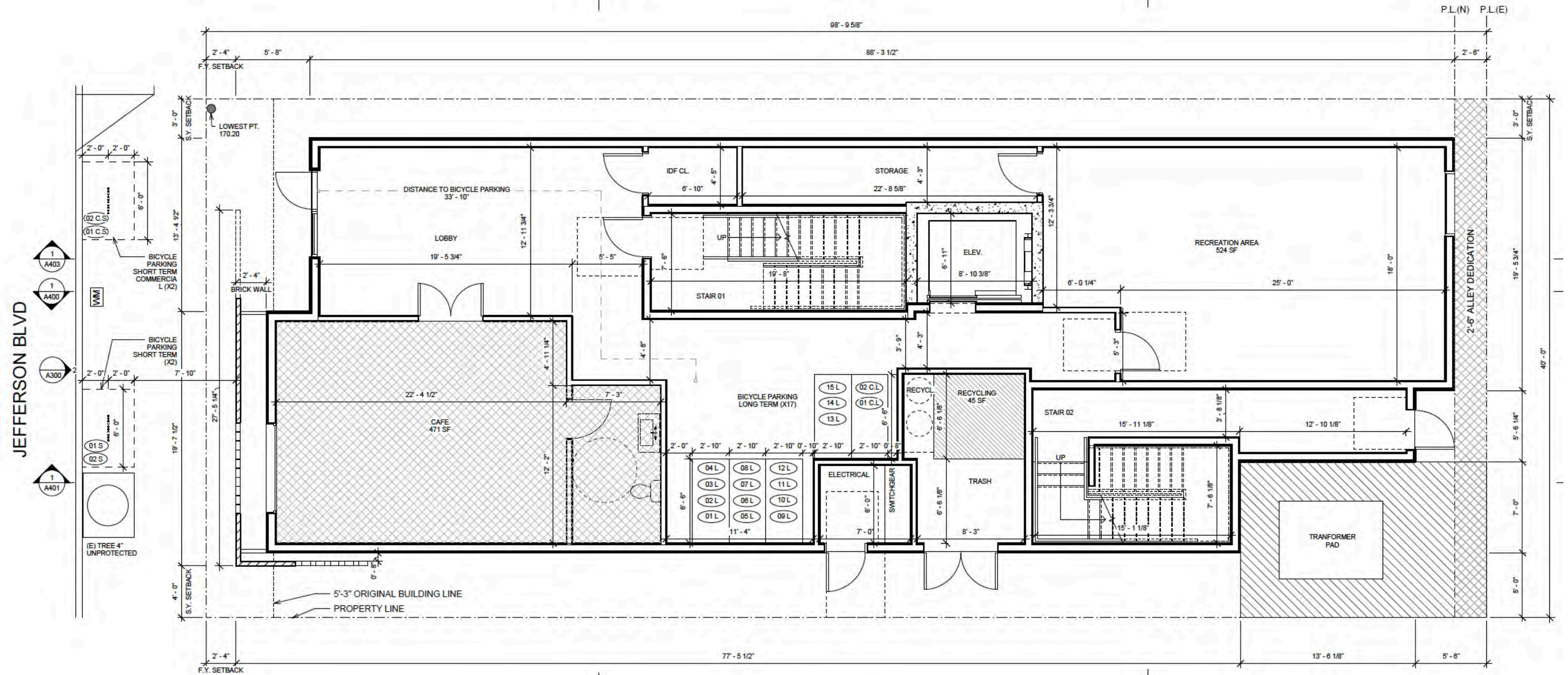


VICE

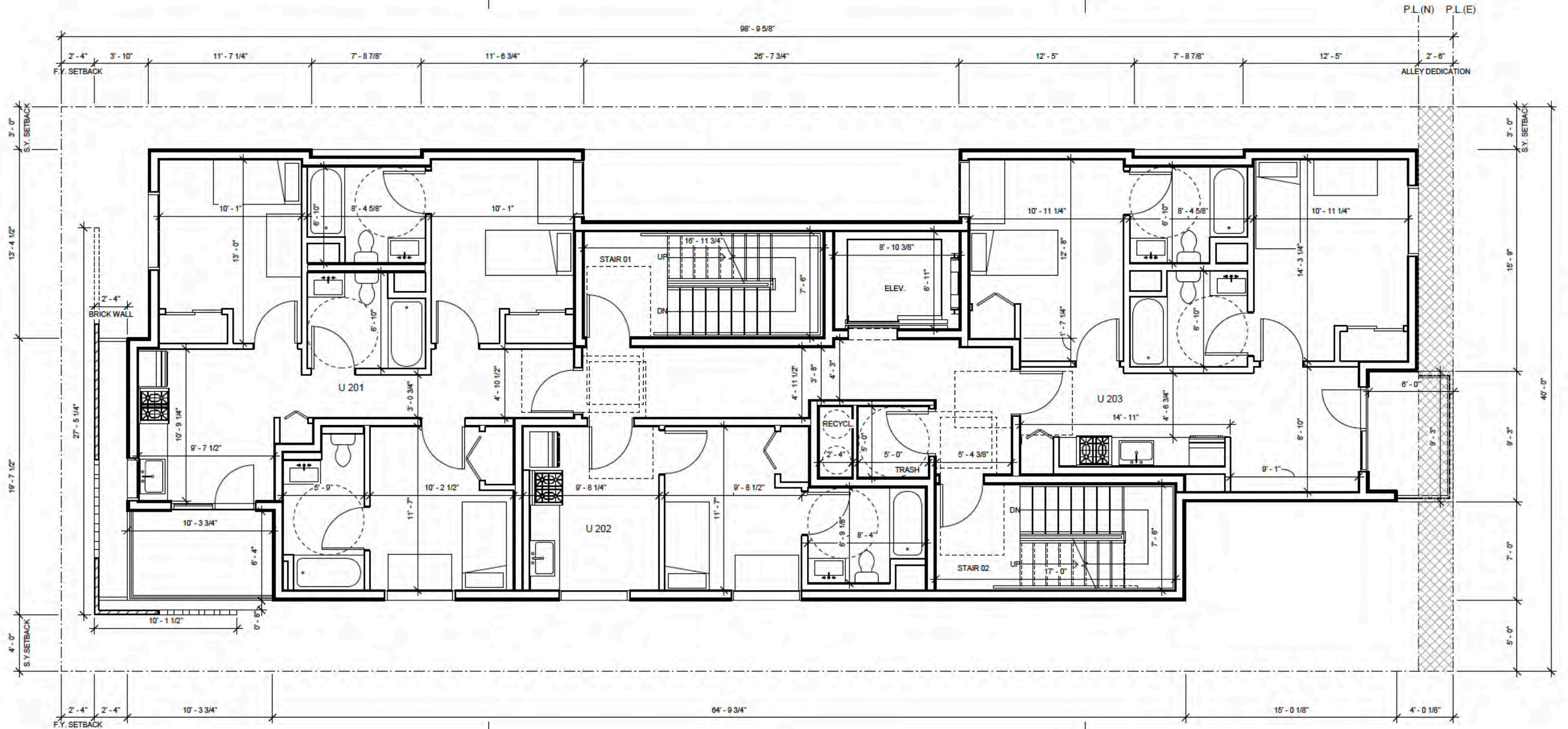
EFB

1000  
1000  
1000

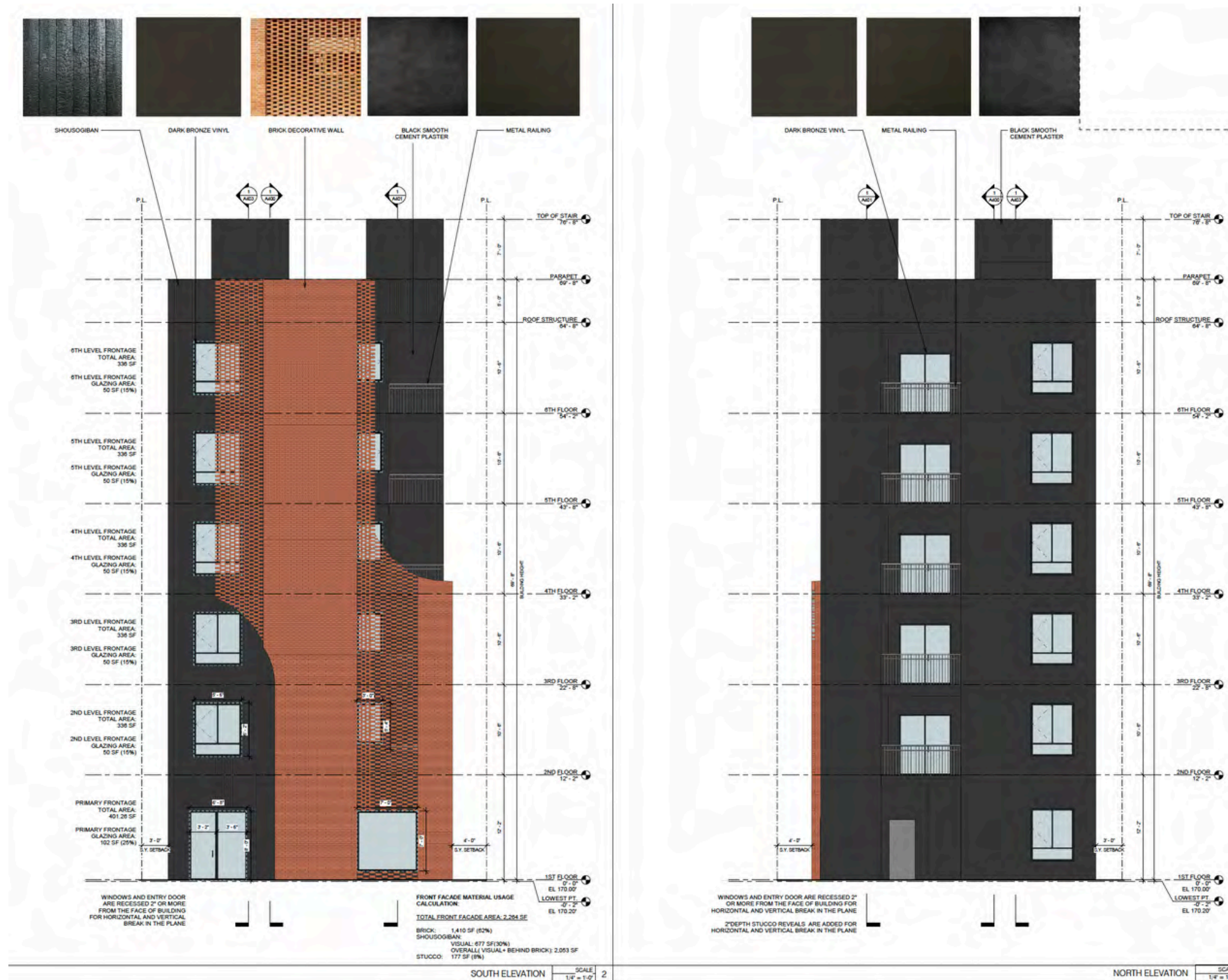
# Ground Floor



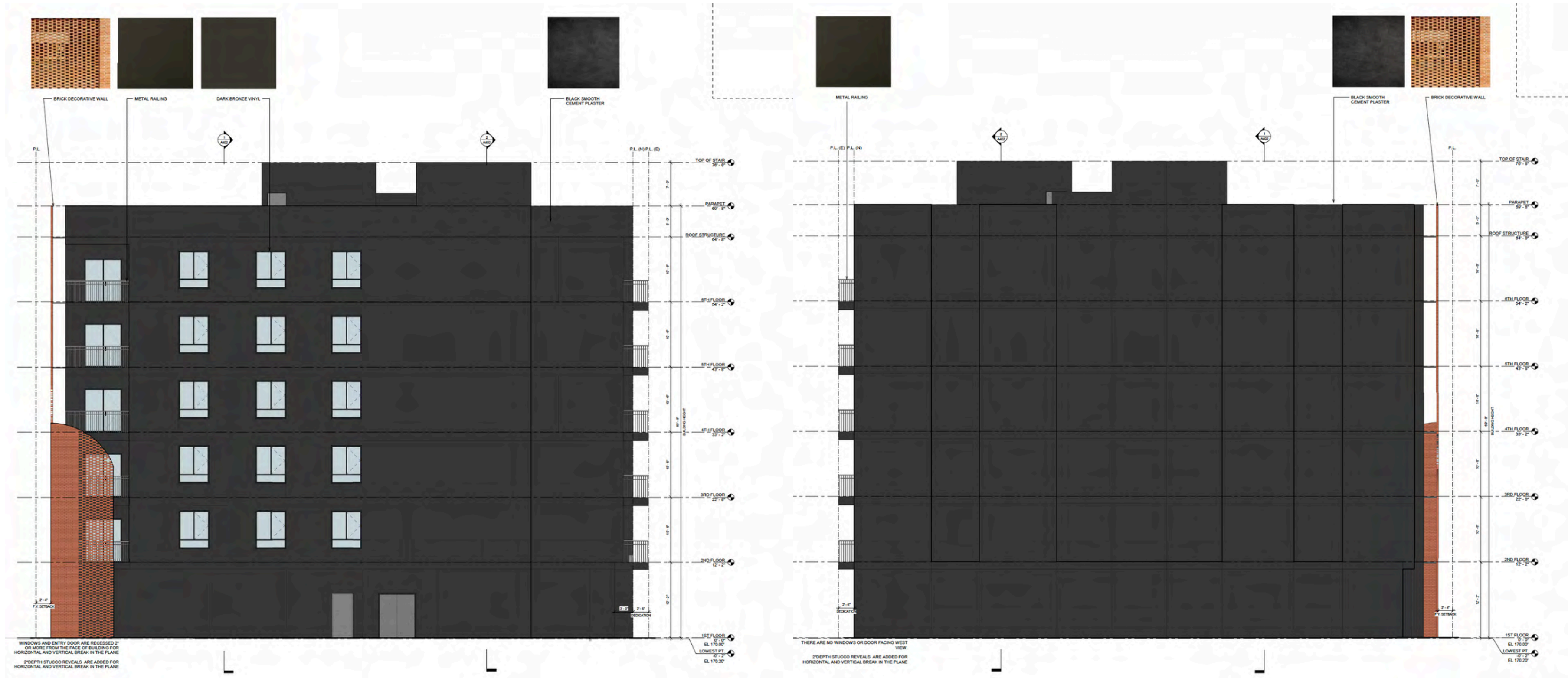
# Upper Floors



# Front and Rear Elevations

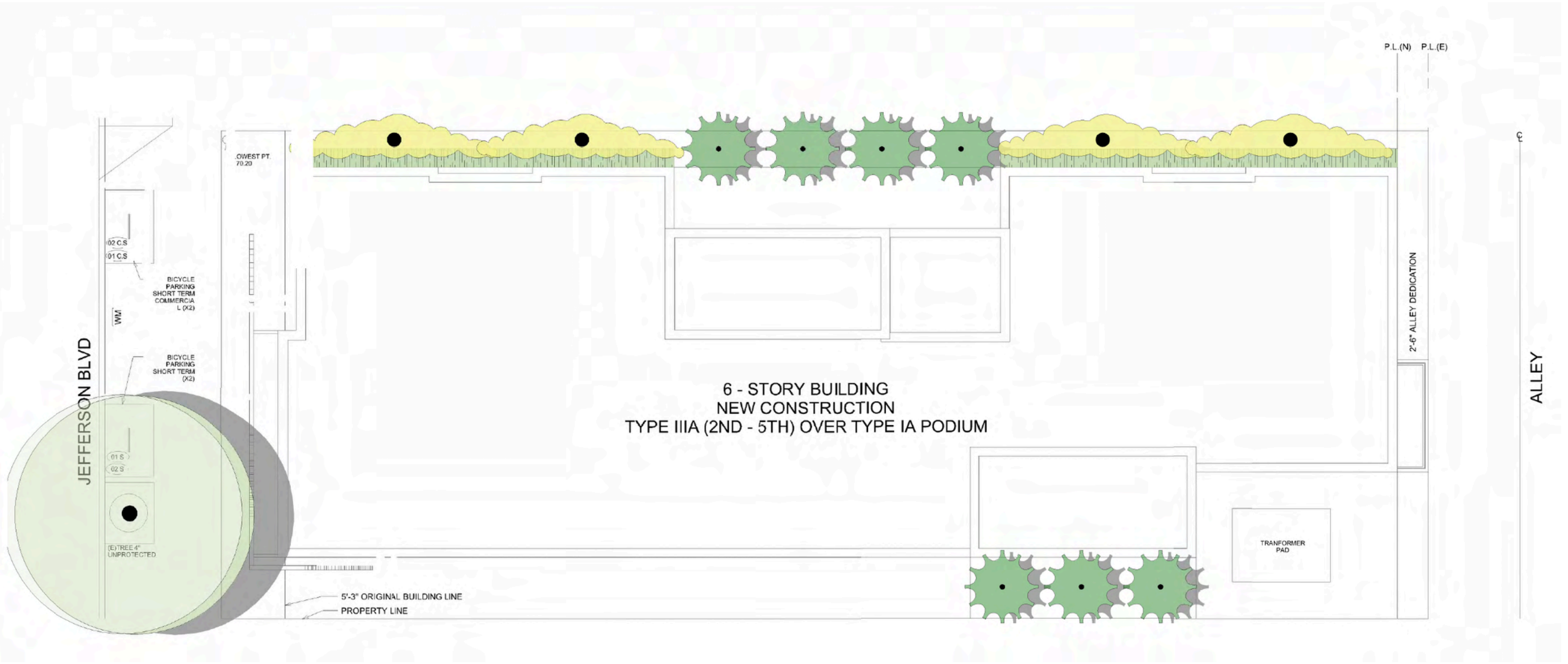


# Side Elevations





# Planting Plan



# Application Requests

- Off-Menu Incentives

- 21% Ground Floor height reduction, to permit 11', in lieu of 14'.
- 100% recreational open space reduction.
- 55.5% front building line setback reduction, to permit 2'-4", in lieu of 5'-3".
- 50% east side yard reduction, to permit 4', in lieu of 8'.

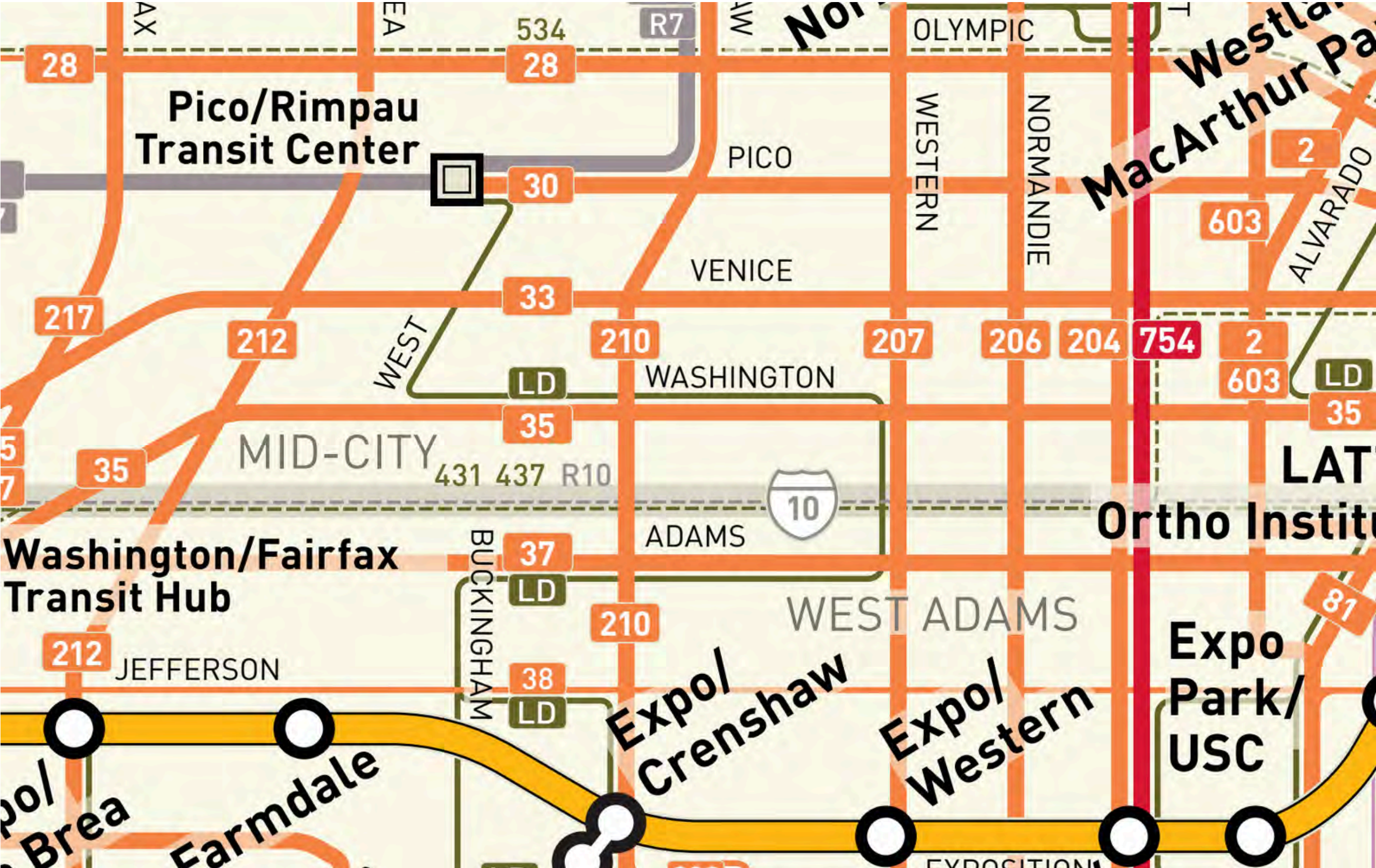
- Waivers of Development Standards

- FAR increase from 1.5 to 3.03.
- 24'-8" height increase to permit 69'-8", in lieu of 45'.
- Three-story height increase, to permit six stories, in lieu of three stories for a mixed-use project.
- 62.5% west side yard reduction, to permit 3', in lieu of 8'.
- Waiver of loading zone.

- Waiver of Dedication

- Waiver of 9' roadway widening dedication along Jefferson Blvd.

# Transit Network

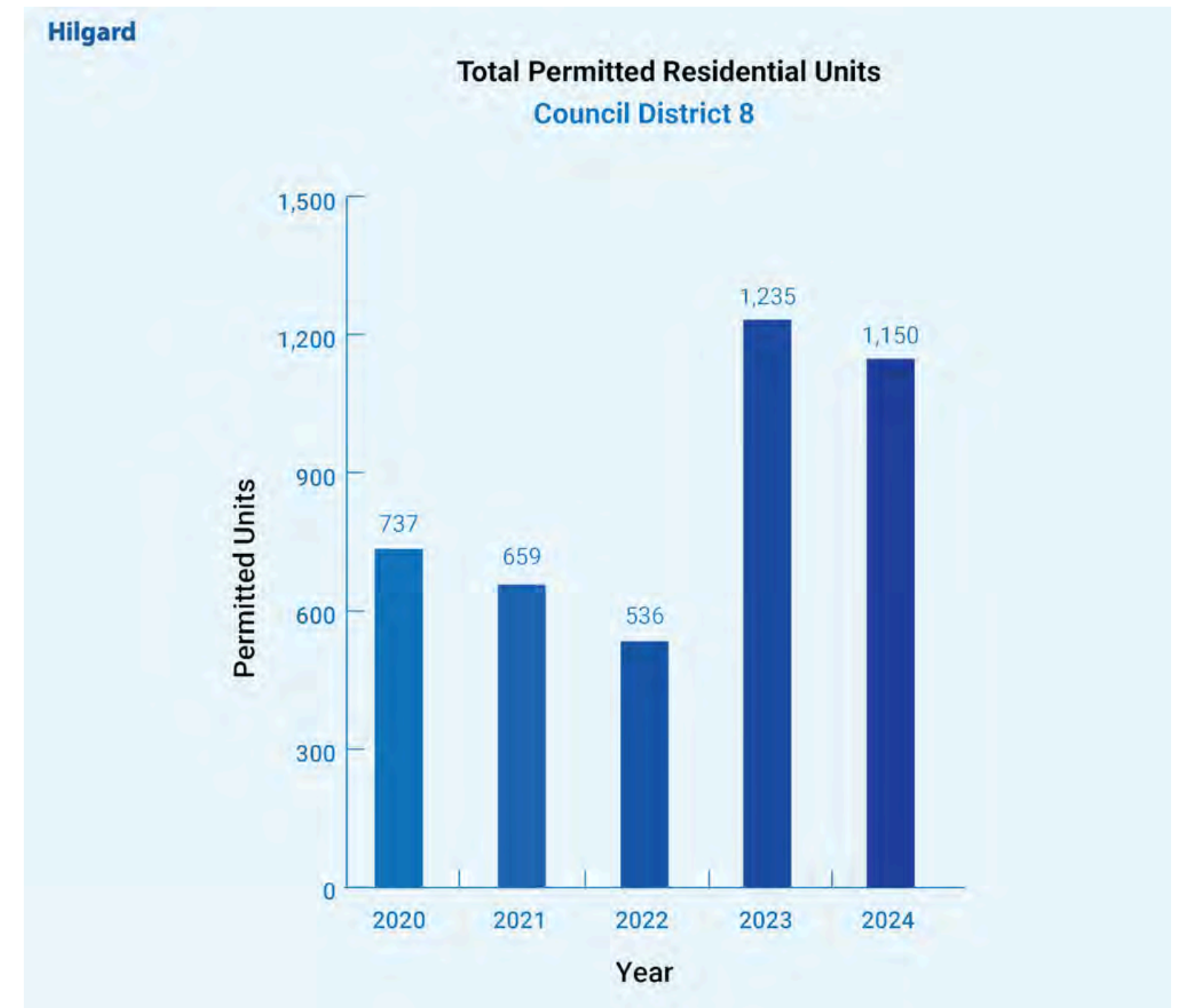
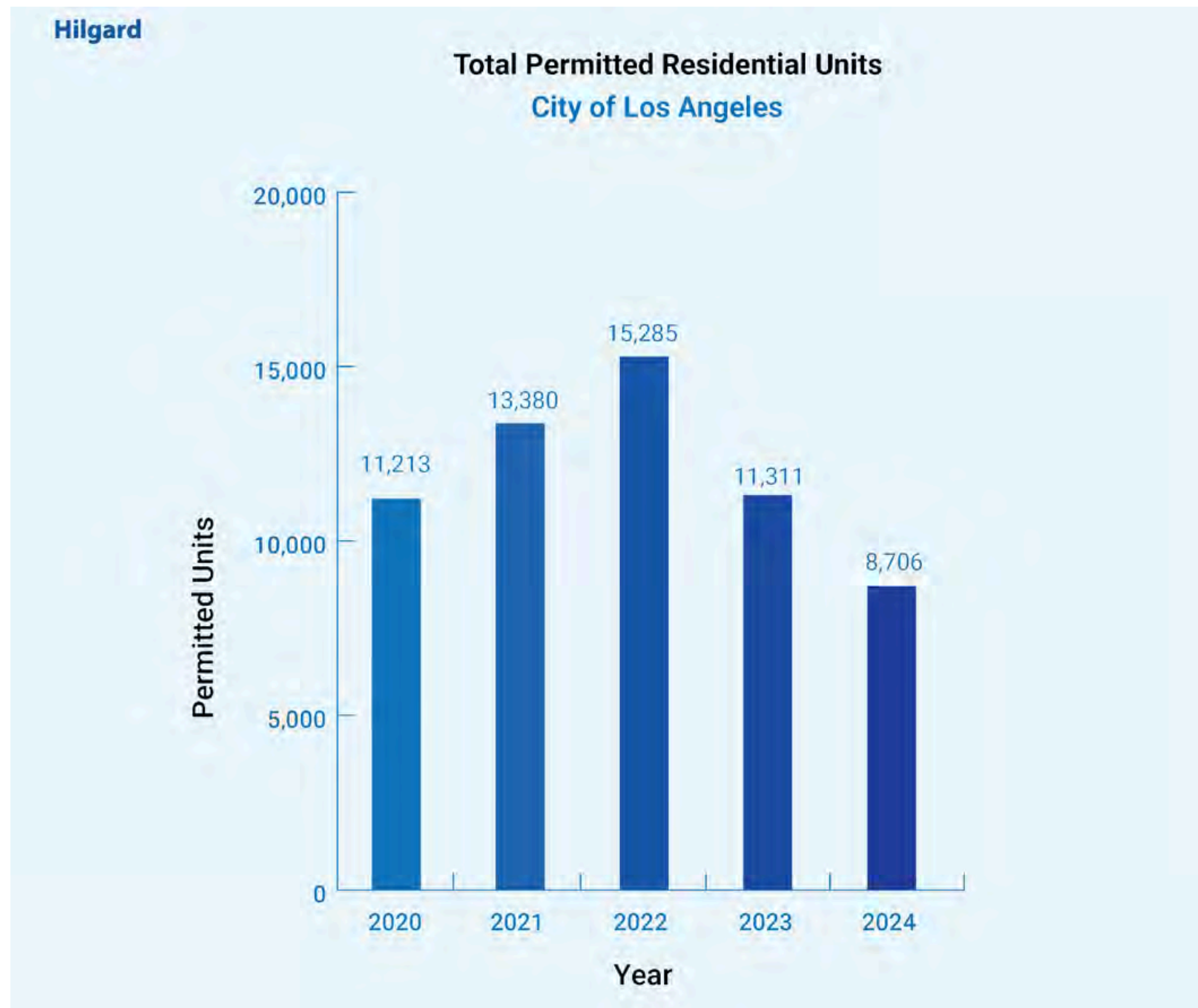




- 2021-2029 Regional Housing Needs Assessment for the City of Los Angeles:
  - 456,643 total new housing units
- “Per the 2021-2029 RHNA, the City needs to produce about 57,000 units per year in the the 6th Housing Element Cycle; however, the City has only been producing an average of 16,700 units per year since 2014, indicating substantial changes are needed to achieve these housing goals.”
  - City of LA Housing Element, 2021

# Report: L.A. residential permitting dropped 23% in 2024

Just 8,706 single-family homes and apartments were permitted last year





**Thank you!**

