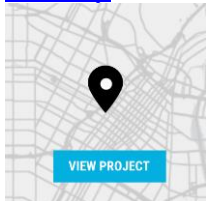


LaTerra upsizing proposed project 4112 Del Rey Avenue using AB 1287

Revised plan adds more height and housing

[Del Rey](#)



January 27, 2025, 9:30AM

Steven Sharp



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[LaTerra Development](#) is taking advantage of recent changes to state law to revise its plans for a multifamily residential complex just east of Lincoln Boulevard in [Del Rey](#).

Last week, LaTerra submitted [a new application](#) for a site at [4112 S. Del Rey Avenue](#), where the Century City-based firm received approvals last year for the construction of a six-story, 210-unit apartment complex. As a condition of approval for density bonus incentives, that project would be required to provide 18 units of deed-restricted [very low-income affordable housing](#).



Six-story, 210-unit development approved in 2024 TCA Architects

Shortly before that project received its entitlements, Los Angeles Planning officials [began implementation of AB 1287](#), which allows developers additional development incentives beyond those typically offered by the density bonus in exchange for the provision of an additional set-aside of moderate-income housing.

LaTerra is using the provisions of AB 1287 to now propose a taller eight-story building on the Del Rey site, featuring 270 studio, one-, two-, and three-bedroom apartments with parking for 350 vehicles. The new project would include 24 units of very low-income housing as well as 11 units of moderate-income housing.



East and west elevations TCA Architects

The project's design team remains unchanged from the original plan, with TCA Architects serving as architects and [MJS Landscape Architecture](#) as landscape architect. As with the prior iteration, the building is described as being a contemporary California Coastal modern style with an exterior of plaster, wood, glass, and metal. Planned amenities include a pool deck and a courtyard.

LaTerra has also developed similar multifamily residential buildings in [Los Feliz](#) and [West Hollywood](#). The developer is currently building a 573-unit apartment complex in [Burbank](#), and has plans for an [even larger development just south of Hollywood Burbank airport](#).

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