

SITE PLAN REVIEW – LAMC 16.05

City of Los Angeles – Department of City Planning

CPC 2015-2025

CASE NO. DIR _____ SPR

PROJECT NAME / ADDRESS 6701 Sunset Boulevard

SITE PLAN REVIEW APPROVAL IS REQUESTED FOR:

- A development project that results in an increase of 50,000 gross square feet of non-residential floor area.
- A development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- A change of use to a fast food establishment resulting in a net increase of 500 or more average daily vehicle trips as determined by the Department of Transportation.
- A change of use other than to a fast-food establishment resulting in a net increase of 1,000 or more average daily vehicle trips as determined by the Department of Transportation.

PROJECT DESCRIPTION - Describe the project, listing the component uses and their floor area and/or dwelling units, for both the existing development and the total proposed project.

See attachment A

HEIGHT: various Feet various Stories

PROJECT Uses >>>	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet below)			RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
	Office	Commercial		Units/Rooms	Square Feet	
Existing Development	TBD	TBD		TBD		
Demolition (-)	TBD	TBD		TBD		
New Construction (+)	up to 95k	up to 185k		950 / 308	TBD	1,424,391
Net Change (±)	TBD	TBD		TBD / 308		
Total Project	up to 95k	up to 185k				1,424,391

RESIDENTIAL DWELLINGS For Parking Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,600 Feet of a Mass Transit Station or Major Bus Route ?
		Less Than 3	3 Rooms	More than 3	
Standard Condominiums	190			190	
Senior Citizen					
Affordable (LAMC 12.22A25d)	690 (70*)	323	146	291	Yes

Project includes 950 units total: 190 condos and 760 rental, 70 of which will be affordable.
 Parking option 1 will be utilized for the rental portion of the project.

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
	TBD	2071	2263

Project will utilize Parking Option 1 for the rental units.

Does the Project have existing non-conforming parking rights? Yes (Explain) No

Is any portion within a parking structure? Yes (Describe) No

*See attachment A

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
	950	507	405	38

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space		23,459	19%
Common Open Space	53,988	71,411	59%
Landscaped Area in Common Open Space	13,497	25,702	21%
Total Open Space	107,975	120,572	100 %

Identify each area of useable Open Space on the Site Plan and/or Floor Plans, including the square footage of each area and calculations used to achieve the figures listed above.

Describe Recreational Amenities:

Community room and courtyard, including landscaped garden, common open space gathering and seating area, lounge space, game areas, etc.

SITE PLAN REVIEW FINDINGS:

A Site Plan Review determination requires the decision-maker to make findings relative to the project request. The applicant must assist the decision-maker by attaching information supporting the following findings:

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.
2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.
3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.