MASTER LAND USE PERMIT APPLICATION - SUPPLEMENTAL INFORMATION
7002-7004 Van Nuys Boulevard, Los Angeles, CA 91405

- SITE INFORMATION:
  - Street Address: 7002-7004 Van Nuys Boulevard, Los Angeles, California 91405
  - Lot area: Approximately 60,489 gross square feet / 1.38 acres
  - Assessor’s Parcel Numbers: 2328-007-002

- ACTIONS REQUESTED:
  - A Vesting Zoning Change pursuant to LAMC Section 12.32 from [T][Q]C2-1L to RAS4-1L to permit the new construction, use and maintenance of a 170-unit mixed-use building including 18 Very Low Income affordable housing units, with approximately 2,112 square feet of ground-floor commercial space, approximately 26,263 square feet of open space, and 329 on-site parking spaces;
  - Site Plan Review pursuant to LAMC Section 16.05 for a residential development that is greater than 50 dwelling units; and
  - Environmental Assessment pursuant to the California Environmental Quality Act (CEQA).

- BACKGROUND INFORMATION:

  SUBJECT PROPERTY

  The subject property is located at 7002-7004, Los Angeles, California, 91405 (the “Property”). The Property is legally described as Lot FR 18 of Tract TR 3868 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 41 page 80 of maps, in the office of the County recorder of said County, and assigned Assessor’s Parcel Number 2217-007-047.

  The Property is a rectangular-shaped, relatively flat, approximately 1.38-acre parcel of land with approximately 60,489 gross square feet of surface land area. The site fronts approximately 107 feet along the east side of Van Nuys Boulevard, 30 feet along the western terminus of Hart Street, with a lot depth of approximately 595 feet. The site is currently improved with four existing commercial automotive buildings totaling approximately 11,310 square feet and surface parking.

  ZONING INFORMATION

  The subject site is zoned [T][Q]C2-1L, and is designated for Commercial Uses by the Van Nuys – North Sherman Oaks Community Plan (the “Community Plan”). The total floor area contained in all the main buildings on a lot in the southerly portion of the site in the [T][Q]C2-1L zone is limited to one-and-one-half times the buildable area of the lot (1.5:1 Floor Area Ratio – (FAR)) by Height District No. 1L. The Q Condition onsite is permanent, effectuated by Ordinance No. 162,889 effective January 29th, 1988 currently limits all uses onsite to “mini-storage” facility uses only with a maximum 25 foot height limit. This zone change was permanent, with permanent Q conditions even
though the mini-storage facility that was the subject of the original zone change was never constructed.

Lastly, According to Footnote #3 of the Community Plan, the Community Commercial land use designation limits Height District 1L to a maximum of six stories and 75 feet.

SURROUNDING PROPERTIES

Property in the surrounding area is classified in the C2-1L, P1, [Q]R3-1, and R3-1 zones. West across Van Nuys Boulevard are multiple automotive commercial uses, a fast food restaurant, and multi-family residential uses. To the immediate south of the site is a charter middle school and the Housing Authority of the City of Los Angeles. To the north of the site immediately adjacent to the site is a mini-market, a restaurant, and multi-family uses. To the immediate east of the site is a YMCA and a retirement living residential use. Within a few blocks of this site, there are numerous new commercial and mixed-use residential buildings constructed to 4.5 FAR and 6 stories.

STREETS AND CIRCULATION:

Van Nuys Boulevard, adjoining the subject property to the south is a designated by Mobility Plan 2035 as a Boulevard II (Major Highway Class II), with a dedicated and improved width of 135 feet. Boulevard II roadways require widths of 110 feet, or a 55-foot half right-of-way. As a result, it is anticipated that the Project will require no highway dedications or improvements on Van Nuys Boulevard.

Hart Street, abuts the subject property to the east and is designated as a Local Street – Standard with a dedicated and improved width of 60 feet. Hart Street terminates into the eastern end of the subject property with circulation continuing west of the subject property and Van Nuys Boulevard. No highway dedications or improvements are anticipated.

RELATED CASES

- **CPC-2005-2293-ZC-DD-SPR** – On January 9th, 2006 the City Council adopted a zone change from C2-1L and P-1L to RAS4-1L for the proposed construction, use, and maintenance of a six-story 96-unit multi-family complex located at 6818-6832 N. Van Nuys Boulevard.

- **CPC-2012-972-ZC-HD-SPR-CU-ZV** – On October 31st, 2012, the City Council adopted a zone change from [Q]C2-1L AND [Q]C2-2D to RAS3-1L for the proposed construction, use, and maintenance of a six-story 354-unit condominium complex located at 14500 W. Sherman Circle.

- **ORD-178036, CPC-2005-ZC-DD-SPR** – On October 24, 2006 the City Council adopted a zone change from C2-1L to (T)(Q)RAS4-1L for the proposed construction of a 96-unit mixed-use project including 14,245 square feet of ground floor retail space located at 6818-6832 North Van Nuys Boulevard.
CPC-2003-5686-ZC-CU-ZAA-ZV – On March 5, 2004 the City Planning Commission approved a zone change from R1-1 to (T)(Q)RD1.5-1 and R1-1/R3-1 to (T)(Q)R3-1 for the proposed construction, use, and maintenance of 45 affordable apartment units on 13751 West Sherman Way.

PROJECT DESCRIPTION

The proposed Project involves new construction of a mixed-use residential development on a 1.38 gross acre property located in the [T][Q]C2-1VL Zone.

The Project includes 170 residential apartment units and approximately 2,112 square feet of neighborhood-serving commercial uses with a total of 329 parking spaces. The building is 172,894 square feet, with a 2.86:1 FAR\(^1\), and a maximum building height of 66 feet and 5 stories. The project will include eighteen (18) Very-Low Income housing units pursuant to LAMC 12.22.A.25.

Units

The Applicant, 7006 Van Nuys, LLC, (the “Applicant”) proposes to redevelop the subject property with a new mixed-use building containing 170 residential apartment units including 11.8% very low income units, and approximately 2,112 square feet of ground floor retail. The building is an approximately 172,894 square foot, 5-story, maximum 66-foot in height building providing 4 residential levels with a mezzanine above ground floor neighborhood-serving commercial/retail and two levels of parking (one at grade level and one subterranean level).

The building contains 5 studio apartments, 86 one-bedroom apartments, 71 two-bedroom apartments, and 8 three-bedroom apartments ranging in size from 604 square feet to 1,224 square feet. Some units feature a minimum 50 square-foot private balcony space providing private open space for outdoor living and relaxing. The kitchens are efficiently sized and feature energy star rated appliances including refrigerator, dishwasher, and ranges. The bedrooms are spacially designed with large closet space and natural light. Studio apartments average 604 square feet, one bedroom apartments average 755 square feet, two bedroom apartments average 940 square feet, and three bedroom apartments average 1,224 square feet.

The development also includes a ground floor neighborhood-serving commercial/retail component. The approximate 2,112 square-foot space is located along the Van Nuys Boulevard frontage of the property. Fronting a major boulevard with limited existing retail uses and with nearby commercial and residential uses, the space is ideally situated to serve the surrounding neighborhood.

\(^1\) Per buildable area calculations and dedications and setbacks.
Parking is provided in one level of at-grade parking and one level of subterranean parking. The at-grade parking is accessed via Van Nuys Boulevard, and the subterranean parking level is accessed from the alley to the west of the property. There are 252 vehicular spaces required for the residential portion of the Project and 4 vehicular spaces required for the commercial portion of the Project pursuant to LAMC 12.21.A.25(d)(2). There are 329 total on-site parking spaces to serve the Project exceeding the code-required minimum. The Project also provides 199 bicycle parking spaces, 197 for the residential portion of the Project and 2 for the commercial portion.

The Project’s varied material and color palette includes multiple hues of greys and white and textures including glass, brick, and wood. Horizontal wood elements counter the vertical line of windows and glass doors. The building facades and landscape treatments create an attractive street frontage not typical in the area which hosts older low rise commercial uses such as gas stations and markets. As the Project’s building activates the street frontages, it also conceals the Project’s internal parking and back of house uses. Given the pleasing architectural design elements, the Project avoids the unattractive blank walls and stucco boxes, while concealing its parking from street view.

The Project at the ground floor has been carefully designed to maximize the pedestrian experience, with ground-floor retail that opens onto Van Nuys Boulevard and can be accessed from the building’s residential lobby and elevators. 7,243 square feet of drought tolerant landscaping is provided through the Project in the common open space areas and roof deck to enhance the active and passive common areas. Entrances to the residential building are provided via street level with both indoor and outdoor entrances available off of Van Nuys Boulevard.

The development provides approximately 26,263 square feet of open space, including a community room, courtyards, a rear terrace, a pool, and private balconies on each unit. Landscaping and planters are provided throughout the first floor and along the front, rear, and side yards. All bathroom and plumbing fixtures will be water-conserving fixtures. There are also storage, electrical, and trash/recycling areas for the building, as required by LAMC.

In accordance with the Van Nuys – North Sherman Oaks Community Plan and Citywide Design Guidelines, the building provides a variety of architectural materials and building planes, with special attention to the surrounding residential environment while also creating a pedestrian-scaled Project at the Van Nuys Boulevard street level. The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The building is designed with multiple façade breaks along the east-west building line to maximize natural light in all units and to provide open interior common areas, offering a visual connection to the outside.

The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the development will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and high performance building envelopment. The proposed landscaping plan provides a mix of ground
cover and trees to compliment the architecture. Plant material has been selected for temperature hardiness and low water use.
ZONE CHANGE—ADDITIONAL FINDINGS

The Council shall approve an ordinance only after making findings that its action is consistent with the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice.

1. The proposed land use ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice.

The project is requesting a Zone Change pursuant to LAMC 12.32 from [T][Q]C2-1L to RAS4-1L. There is no proposed change in the land use classification on site. The Q Condition, established by Ordinance No. 162,889 effective January 26th, 1988 limits uses onsite to “mini-storage” facilities only which restricts a reasonable development on the site. The mini-storage facility that was the subject of the zone change was never constructed even though the Q Condition became permanent. As a result, there is no other permitted use on this site other than public storage. Thus the Applicant is seeking a Zone Change to a RAS4 zone to remove the Q Condition and allow development of a mixed-use project. Thus, to bring the property into conformance with surrounding zoning in the same vicinity of the Project, the requested zone change is appropriate.

The RAS zones were established to provide a mechanism “to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors. The RAS4 zone is intended to provide a tool to accommodate projected population growth in mixed-use and residential projects that is compatible with existing properties” (LAMC 12.11.5). The proposed RAS 4 Zone Change request is appropriate in this location on a Boulevard II to promote new housing and the city with much needed affordable housing.

The zone change is necessitated by the Q Condition onsite, established by Ordinance No. 162,889 effective January 26th, 1988 limits uses onsite to “mini-storage” facilities. The mini-storage facility permitted by this ordinance was never constructed and as such the Q Condition limits site usage to an outdated land use that is no longer appropriate for a site adjacent to multi-family residential and neighborhood serving commercial uses. Additionally, the project site is located in a Transit Priority Area designated by the City of Los Angeles for mixed-use developments that would be well served by transit adjacency. The Zone Change is appropriate to further the City’s and the Van Nuys - North Sherman Oaks Community Plan’s goal of locating high density residential and mixed-use buildings along transit corridors in a rapidly redeveloping area.

As indicated in the list of related cases referenced above, properties in the surrounding area have been approved for RAS zoning and developed or under construction for development of multi-family residential uses. Specifically, the City Council adopted a zone change to RAS4 for the site located at 6818-6832 N. Van Nuys Boulevard. This zone change was adopted in conjunction with a 96-unit condominium complex in with 14,245 square feet of ground floor retail space. This site is located approximately 1000 feet south of the Project site. The Project is designed at a scale consistent with nearby multi-family residential buildings and is similar in height and scale with the multi-family residential buildings immediately to the east of the Project.
The proposed Project is requesting a zone change pursuant to LAMC Section 12.32 from [T][Q][C2-1VL] RAS4-1L to permit the new construction, use and maintenance of a mixed-use project consisting of 170 residential apartment units including 18 very low income units, approximately 2,112 square feet of commercial space and 329 on-site parking spaces.

The Project is designed to fully comply with the RAS4 Zone standards and would create new for-rent residential opportunities in the greater Van Nuys area. The Project includes 170 residential units with an average unit size of 815 square feet. The units range in size from 604 to 1,224 square feet and include 8 studio units, 80 one-bedroom units, 74 two-bedroom units, and 8 three-bedroom units. Specifically, in accordance with LAMC Section 12.11.5.(A) the Project includes uses permitted in the R4 zone including multi-family residential and ground floor commercial uses. The Project complies with all restrictions and limitations contained within LAMC Section 12.11.5.(B) including the sale of new merchandise, signage requirements, and the site is not designated Public, Quasi-Public, Public/Quasi-Public Use, other Public, or Open Space. Per LAMC Section 12.11.5.(C), the Project includes 8-foot side yards and a 17 foot rear yard setback. The Project also complies with the loading space requirement by utilizing a portion of the interior parking structure for this purpose.

The Project includes 5 levels of Type IIIA construction over a 1-level subterranean parking garage. The building is 172,894 square feet with a 2.86:1 FAR and a maximum building height of 66 feet. The RAS4 Zone with Height District No. 1 permits a base FAR of 3:1. The Project would provide a 2.86:1 FAR in conformance with this development standard.

The Project site bridges residential and commercial zones and uses and proposes to build new residential with ground floor commercial to revitalize an under developed site in a way that is compatible with surrounding uses and land use designations. Although not required by the RAS zone, the Project provides a ground-floor commercial component to create an active ground floor within the public domain. The construction of a new building to house 170 residential units and 2,112 square feet of commercial space will help foster the ongoing healthy evolution of this area of the City.

According to the adopted City of Los Angeles Housing Element, the City is in need of new dwelling units to serve both the current population and the projected population. In conjunction with housing demand, the cost of housing continues to rise. An objective of the Van Nuys – North Sherman Oaks Community Plan is to “promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.” The proposed project will provide the Van Nuys community with 170 residential units with much needed affordable units set aside for Very Low Income households. Additionally, the Project will be compatible and complementary with adjacent commercial and residential uses. Changing the existing zoning to the proposed RAS4 zone is consistent with the objectives of the Community Plan, and is consistent with the corresponding Neighborhood Office Commercial land use designation.

The Community Plan encourages new housing in proximity to goods, services, and facilities. The site not only incorporates commercial uses that can serve its residents, as well as housing units that are
also close to existing commercial establishments providing residents the opportunity to walk to their destinations.

The proposed Zone Change is therefore in conformance with the public necessity, convenience, general welfare, and good zoning practice.
In granting an approval, the Director, or the Area Planning Commission on appeal, shall find:

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The subject site is currently zoned [T][Q]C2-1VL, and is designated for Commercial Uses by the Van Nuys – North Sherman Oaks Community Plan and Neighborhood Office Commercial by the General Plan. The Project is requesting a Zone Change to RAS4-1L to bring the existing zoning into conformance with the underlying land use classification which will facilitate the provision of new market-rate and affordable housing opportunities within the area. The total floor area contained in all the main buildings is limited to 3.0:1 under the RAS4 zoning, and 75 feet in height and 6 stories by Height District No. 1L.

The RAS zones were established to provide a mechanism “to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors. The RAS4 zone is intended to provide a tool to accommodate projected population growth in mixed-use and residential projects that is compatible with existing properties” (LAMC 12.11.5). The proposed RAS 4 Zone Change request is appropriate in this location on a Boulevard II to promote new housing and the city with much needed affordable housing.

The site is located approximately directly adjacent to Van Nuys Boulevard which has major bus route stops. The Project is consistent with the following policies and objectives of the Van Nuys – North Sherman Oaks Community Plan:

**RESIDENTIAL:**

Objective 1-1 To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.1 Designate specific lands to provide for adequate multi-family residential development.

Policy 1-1.2 Protect existing single family residential neighborhood from new, out-of scale development.

Policy 1-1.3 Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Policy 1-1.4 Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.
Policy 1-1.6 The City should promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multiple family residences.

Objective 1-2 To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1 Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

Policy 1-2.3 Encourage multiple residential development in commercial zones.

Objective 1-3 To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Policy 1-3.1 Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

Policy 1-3.2 Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposes.

Objective 1-5 To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-5.1 Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-5.2 Promote housing in mixed use projects in transit corridors.

Policy 1-5.3 Ensure that new housing opportunities minimize displacement of the residents.

The Project supports the primary residential goal of the Van Nuys – North Sherman Oaks Community Plan by providing a high quality and secure new multi-family development along a major roadway. The residential units are available to all ages and ethnicities in the community and are designed with an attractive street frontage to encourage pedestrian utilization of the ground floor commercial uses. Furthermore, the provision of multiple-bedroom units, including two and three bedroom layouts, provides opportunities for families with children and multi-generational families with aging relatives in addition to single occupants.

The Project does not involve the demolition or displacement of any residential units and includes the addition of 170 multi-family residential units including very low income affordable housing units.
in support of Objective 1-1. While the Community Plan objective reflects a goal for 2010, the Project’s addition of multi-family units to the community supports the ongoing growth of the region’s population.

The Project is consistent in use, height, and scale with nearby multi-family residential projects and does not involve the demolition of any existing residential units. The Project supports Objective 1-3 by providing a thoughtfully designed multi-family residential building along a commercial corridor with multiple adjacent multi-family residential buildings nearby.

The Project would not involve the demolition or altering of a historic structure. The site is currently developed with automotive commercial uses and surface parking lot. The Project would not exclude anyone based on age, income, or ethnicity.

The Project is located in one of the only designated Transit Priority Areas in the valley. The site is well served by public transit routes including the north and south bound Metro 237/656 lines at Van Nuys Boulevard/Vose Street and as well as the south and northbound Metro 744/788 lines at Van Nuys Boulevard/Sherman Way. The Project provides parking in excess of LAMC requirements for the new onsite residential and commercial uses and is designed to ensure Project services (deliveries, trash, etc) do not interrupt traffic along major arterials adjacent to the site.

For all of these reasons cited above, the Project is in substantial conformance with the purposes, intent and provisions of the General Plan and the applicable community 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.

The Project has been designed for optimal building orientation, lot coverage, massing, parking, and other required improvements for a residential project. The proposed configuration for this new project (including height, bulk and setbacks), off-street parking, loading, lighting, landscaping, trash collection, and other such pertinent improvements, will be consistent and compatible with existing and future development on the neighboring properties, and with the requested RAS4 zoning.

All parking, trash, loading, and other back-of-house uses have been carefully located within the interior parking structure, out of sight from residents of the community, or from neighboring properties. All rooftop equipment will be carefully screened to ensure development compatible with existing properties.

Parking is provided in one level of at-grade parking and one level of subterranean parking. The at-grade parking is accessed via Van Nuys Boulevard, and the subterranean parking level is accessed via internal ramping from the at grade parking level. There are 248 vehicular spaces required for the residential portion of the Project and 4 vehicular spaces required for the commercial portion of the Project pursuant to LAMC 12.21.A.25(d)(2). There are 329 total on-site parking spaces to
serve the Project exceeding the code-required minimum. The Project also provides 199 bicycle parking spaces, 197 for the residential portion of the Project and 2 for the commercial portion.

The Project is designed with multiple façade breaks along the east-west building line to create open space and access to air and light for the interior of the building and to break down the mass where the building is most visible. This design creates a large south facing outdoor courtyard and pool area along the middle of the building and is designed for active and passive uses with ample natural light. Additionally, 5 interior landscaped courtyards, open to the sky, are provided through the building to break up the internal form and provide residents passive open space. A large 19,250 square foot roof terrace is provided with the primary space located along the northern roof of the building with four smaller roof patios provided at each corner of the building. Additionally, one of these roof patios will serve as a “dog walk” area for residents of the building and their pets.

The Project’s varied material and color palette includes multiple hues of greys and white and textures including glass, brick, and wood. Horizontal wood elements counter the vertical line of windows and glass doors. The building facades and landscape treatments create an attractive street frontage not typical in the area which hosts older low rise commercial uses such as gas stations and markets. As the Project’s building activates the street frontages, it also conceals the Project’s internal parking and back of house uses. Given the pleasing architectural design elements, the Project avoids the unattractive blank walls and stucco boxes, while concealing its parking from street view.

The Project at the ground floor has been carefully designed to maximize the pedestrian experience, with ground-floor retail that opens onto Van Nuys Boulevard and can be accessed from the building’s residential lobby and elevators. 7,243 square feet of drought tolerant landscaping is provided through the Project in the common open space areas and roof deck to enhance the active and passive common areas. Entrances to the residential building are provided via street level with both indoor and outdoor entrances available off of Van Nuys Boulevard.

The building features landscaping along the street level and above the first floor that will allow for an active street experience and privacy and quiet on the residential floors. In accordance with LAMC Section 12.11.5.(A) the Project permits uses permitted in the RAS4 zone including multi-family residential and ground floor neighborhood-serving commercial uses. The Project will comply with all restrictions and limitations contained within LAMC Section 12.11.5.(B) including the sale of new merchandise, signage requirements. The site is not designated Public, Quasi-Public, Public/Quasi-Public Use, other Public, or Open Space. Per LAMC Section 12.11.5.(C), the Project includes minimum 8-foot side yards and a 17 foot rear yard setbacks. The Project also complies with the requirement for an on-site loading space by utilizing a portion of the parking structure at grade, accessed from a curb cut on Van Nuys Boulevard.

Project lighting will be designed not to shine on adjacent properties and will be shielded in accordance with typical lighting design standards. Lighting intensity will comply with all applicable City of Los Angeles Department of Building and Safety standards pertaining to illumination intensity (candle feet) and lighting design.
Thus, the Project consists of an arrangement of buildings and structures and other site improvements that 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.**

The Project includes approximately 26,263 square feet of usable common and private open space areas. Open space includes residential amenities such as a large southern facing pool deck, a community room, 5 interior courtyards with passive seating programming, a large common roof deck, and units that feature a 50-foot minimum private balcony. All outdoor open space areas will be landscaped with varying types of both drought-tolerant and shade species.

As an infill redevelopment site, it has outstanding access to community resources, parks, and public transportation. There are major bus routes running along Van Nuys Boulevard and nearby Sherman Way, the Van Nuys Boulevard stops are within 150 feet of the subject property including the north and south bound Metro 237/656 lines at Van Nuys Boulevard/Vose Street and as well as the south and northbound Metro 744/788 lines at Sherman Way/Van Nuys. The Project includes parking in excess of LAMC requirements for the new onsite residential and commercial uses and is designed to ensure Project services (deliveries, trash, etc.) do not interrupt traffic along major arterials adjacent to the site.

Overall the Project as designed is beautiful, safe/secure and comfortable, centrally located, is universally accessible, has appropriate amenities, ample open space, sustainably designed and offers a unique living conditions for all the residents and their visitors to enjoy.
RESIDENTIAL CITY WIDE DESIGN GUIDELINES –
CHECKLIST FOR PROJECT SUBMITTAL

Please refer to the attached CPC-4046, the Residential – Citywide Design Guidelines Checklist for Project Submittal form for further details.