

# SITE PLAN REVIEW – LAMC 16.05

City of Los Angeles – Department of City Planning

CASE No. DIR CPC 2014-4705 SPR

PROJECT NAME / ADDRESS 6220 W Yucca St.; 1771, 1777 & 1779 N. Vista Del Mar Ave; 6210-6224 W Yucca St;  
1756 & 1760 N. Argyle Ave., Hollywood, Los Angeles

## 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.

**REVISED**

Submitted on 7/9/15

Authorized by: Will Gubler

Comment: .....

HEIGHT: 368 Feet        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
	Commercial			Units/Rooms	Square Feet	
Existing Development	0			43 / 0	16,957	
Demolition ( - )	N/A			43 / 0	16,957	16,957
New Construction ( + )	6,980			191 / 260	365,470	372,450
Net Change ( ± )	6,980			148 / 260	348,513	355,493
Total Project						372,450

RESIDENTIAL DWELLINGS For Parking Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,500 Feet of a Mass Transit Station or Major Bus Route ?
		Less Than 3	3 Rooms	More than 3	
Standard	152	0	57	95	
Senior Citizen	0				
Affordable (LAMC 12.22A25d)	39	0	15	24	Yes

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
	43	436	456

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

Is any portion within a parking structure? ☒ Yes (Describe) \* ☐ No

\*See Attachment to MLUA containing Project Description and Findings

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
	191	72	107	12

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space		6250	27%
Common Open Space	11338	16530	73%
Landscaped Area in Common Open Space	2834	9620	42%
Total Open Space	22675	22780	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:

Swimming pools/pooldeck space, landscaped gardens, common open space gathering and seating areas, lounge space, game areas, shared fire pit lounges and outdoor BBQs, recreational lawn and other landscaped open spaces.

#### 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.