



**APPLICATIONS:**

**SITE PLAN REVIEW SUPPLEMENTAL APPLICATION**

Case No. DIR CPC 2018-2114-ZC5-HD-CU-MCUP SPR

Project Name / Address Please see Attachment A.

**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.
- A single-family residential development with a cumulative Residential Floor Area of 17,500 square feet or larger located in the Hillside Construction Regulation "HCR" Supplemental Use District.

**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.

Height: Varies Feet Varies Stories

PROJECT	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet below)			RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
	Uses	Car Rental	Office	Retail/Rest.	Units/Rooms	
Existing Development	1,237	114,303		-	-	115,540
Demolition ( & )	1,237	--		-	-	-1,237
New Construction ( % )	--	--	30,176	1,005	1,256,974	1,287,150
Net Change ( √ )	-1,237	0	+30,176	+1,005	+1,256,974	+1,287,150
Total Project	0	114,303	30,176	1,005	1,256,974	1,401,453

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	872	370	370	132	
Senior Citizen	133*	112*	21*	--	
Affordable (LAMC 12.22A25d)	*	*	*		

\* = Also affordable.

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
	97	987	1,521

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

Is any portion within a parking structure?  Yes (Describe)  No  
 Parking is all below grade.

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
	1,005	482	391	132

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space	24,800	24,800	21%
Common Open Space	95,375	95,375	79%
Landscaped Area in Common Open Space	23,844	23,844	
<b>Total Open Space</b>	<b>120,175</b>	<b>120,175</b>	<b>100 %</b>

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 rooms; fitness rooms; game rooms; recreation rooms; landscaped courtyard; landscaped roof terrace; pool; amenity decks; residential screening rooms; service desks; locker rooms; libraries.

**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.