



APPLICATIONS:

SITE PLAN REVIEW SUPPLEMENTAL APPLICATION

Case No. DIR _____ SPR

Project Name / Address 1424-1454 Wilcox Ave; 6450-6462 W. Sunset Blvd; 1413-1447 Cole Pl; 6503 De Longpre Ave

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: 276 Feet 15 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 |
|------------------------|---|----------|-----------|--|-------------|-------------------------|
| | Retail | Office | Warehouse | Units/Rooms | Square Feet | |
| Existing Development | 19,266 | 2,130 | 4,848 | 0 | N/A | 26,244 |
| Demolition (&) | 19,266 | 2,130 | 4,848 | 0 | N/A | 26,244 |
| New Construction (%) | 12,141 | 433,175 | 0 | 0 | N/A | 445,158 |
| Net Change (√) | -7,125 | +431,045 | -4,848 | 0 | N/A | +418,914 |
| Total Project | 12,141 | 431,045 | 0 | 0 | N/A | 445,158 |

| 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 | N/A | | | | |
| Senior Citizen | N/A | | | | |
| Affordable (LAMC 12.22A25d) | N/A | | | | |

| PARKING (All Projects) | EXISTING PARKING SPACES | PROPOSED PROJECT | |
|---------------------------|----------------------------|--------------------------------|-----------------|
| | | Spaces Required (LAMC 12.21A4) | Spaces Provided |
| | | | 856 |

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

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

| RESIDENTIAL DWELLINGS For Open Space Calculation | TOTAL UNITS | UNITS BY # OF HABITABLE ROOMS (LAMC 12.03) | | |
|---|-------------|--|---------|-------------|
| | | Less Than 3 | 3 Rooms | More than 3 |
| | N/A | | | |

| OPEN SPACE (LAMC 12.21G) For Residential Projects | REQUIRED (Square Feet) | PROVIDED (Square Feet) | % OF TOTAL PROVIDED |
|--|---------------------------|---------------------------|------------------------|
| Private Open Space | N/A | | |
| Common Open Space | N/A | | |
| Landscaped Area in Common Open Space | N/A | | |
| Total Open Space | N/A | | 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:

This is an office, restaurant, and retail project.

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.