

8/31/2021 7:17:41 AM

REVISED
PLANS

HIGHLAND PARKING BUILDING

1032 N. HIGHLAND AVE
LOS ANGELES, CA 90038

PLANNING SUBMITTAL
AUGUST 31, 2021

EXHIBIT "A"
Page No. 1 of 10
Case No. 2A-2021-0324



Cover Sheet

Highland Parking Building
1032 N. Highland Ave
Los Angeles, CA 90038

7/02/21
PLANNING SUB.

8/31/21
PLANNING SUB.

Date: 8/31/21

By Author

Project No:
2105

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PROJECT DESCRIPTION

Address: 1032, 1034 N. Highland Ave

Assessor's Parcel Number (APN): 5532027009

Zone Designation: MR1-1-SN

Proposed Uses:

Parking Building, Office (Accessory)
Office Building, if used only for offices of industrial firms

Lot Area: 8,250 sf

Floor Area (See A-2)

Allowable: 1.5:1 = 8,250 X 1.5 = 12,375 sf

Provided Floor Area: 4,260 sf
 1st/Ground Floor = 200 sf (Office Accessory)
 Mezzanine A = 2,780 sf (Office Industrial Use)
 Mezzanine B = 1,280 sf (Storage)

Setbacks

Required/Provided
 Front: 15ft/0ft via Zoning Administrator's Adjustment (ZAA)
 Side: 0ft/0ft
 Rear: 0ft/0ft

Height

Allowable: No limit
 Provided: 43'-4", 1-story w/ 2 mezzanine levels

Vehicle Parking

Required: 1 per 500sf Office/Storage = 4,260/500 = 9 spaces
 Provided: 53 spaces (48 Automated/ 2 Standard / 3 Accessible)
 EV Parking: None required for addition/renovation projects

Bicycle Parking

Required/Provided: Short Term = 2 Long Term = 2

2020 Los Angeles Building Code

Building Occupancy: S-2 Parking / B Office
 Construction Type : Type II-B Fully Sprinklered
 Floor Area:

Ground Floor: S-2 Parking = 8,150 sf
 Mezzanine A: B Office = 2,780 sf
 Mezzanine B: S-2 Storage = 1,280 sf

PROJECT TEAM

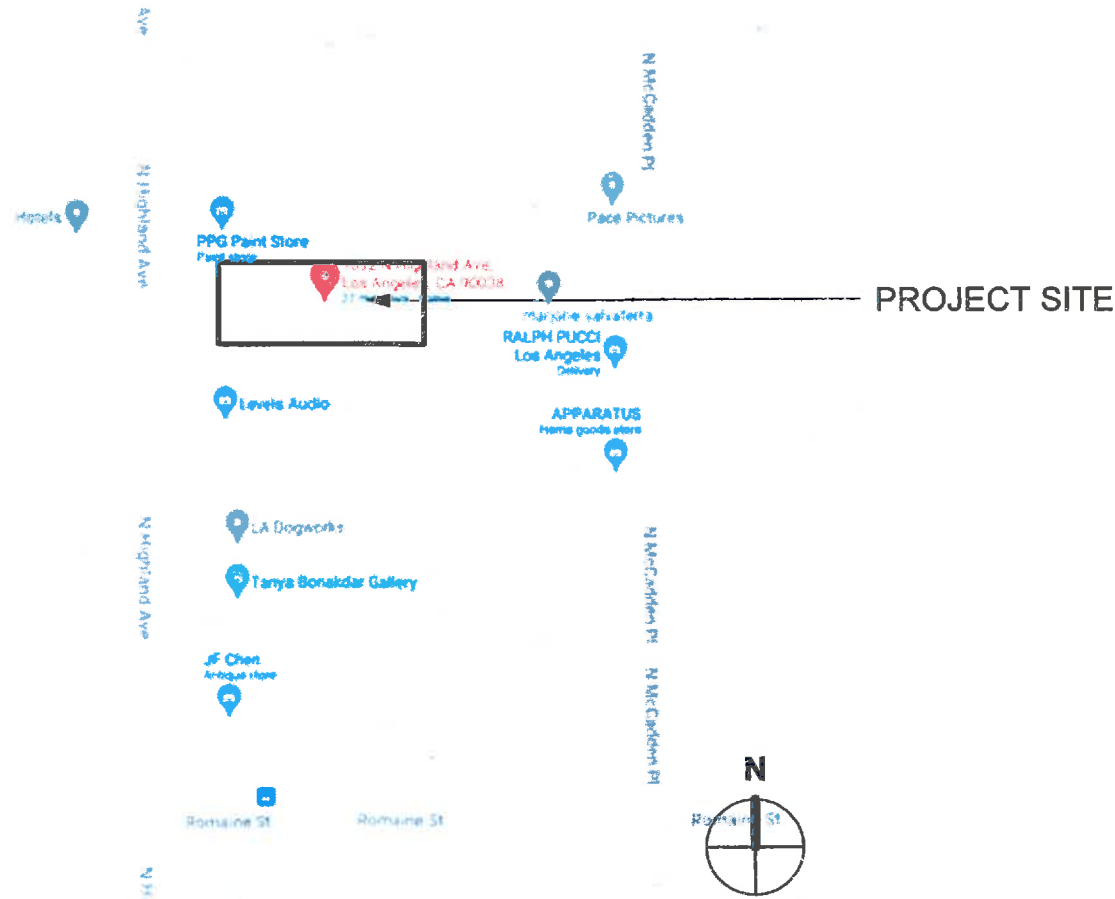
Owner
 Caretakers Collection LLC
 325 N. Larchmont Blvd., Suite 197
 Los Angeles, CA 90004
 Attn: Matthew Katz

Architect
 DFH Architects, LLP
 1544 20th St
 Santa Monica, CA 90404
 Attn: James Fischer

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VICINITY MAP



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