

SEPULVEDA & CENTINELA

6501 S. SEPULVEDA BLVD., LOS ANGELES, CA 90045

carrierjohnson + culture
architecture + environments + brand strategy + graphics



ZONING SUMMARY

ZONE: CA-1
LOS ANGELES COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
WESCHSTER - PLAYA DEL REY COMMUNITY PLAN
TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES

HEIGHT SUMMARY:
ALLOWABLE HEIGHT: PER LAMC UNLIMITED
375 ABOVE SEA LEVEL PER AIRPORT HAZARD ZONE
PROPOSED HEIGHT: 58' OVERALL HEIGHT + 10 FT ELEVATORS & STAIRS
54' FROM AVERAGE GRADE PLANE

DENSITY SUMMARY:
ALLOWABLE DENSITY: 1 UNIT PER 400 SF
SITE AREA: 96,000 SF
96,000 SF / 400 = 241 UNITS BASE DENSITY
ALLOWABLE INCREASE TO 50% UNDER ORDINANCE NO. 185373
DENSITY BONUS: PER LAMC 12.22 A.25 AND 12.24 U.26(a)(1) THROUGH (5)
50% DENSITY BONUS WITH 17% VERY LOW INCOME SET ASIDE (41 VERY LOW INCOME UNITS)

PROPOSED DENSITY:
STUDIO: 120 UNITS
ONE BEDROOM: 118 UNITS
TWO BEDROOM: 128 UNITS
366 UNITS TOTAL

FLOOR AREA SUMMARY:
ALLOWABLE FAR PER LAMC: 1.5
ALLOWABLE BUILDING AREA: 144,045 SF (96,000 SF X 1.5)
ALLOWED FAR (WITH DENSITY BONUS INCENTIVE): 3.0
ALLOWABLE BUILDING AREA: 288,090 SF (96,000 SF X 3.0)

PROPOSED BUILDING AREA: 3.85 FAR (OFF-MENU DENSITY BONUS INCENTIVE)

LEVEL 01	32,928 SF
LEVEL 02	8,441 SF
LEVEL 03	48,773 SF
LEVEL 04	37,884 SF
LEVEL 05	37,884 SF
LEVEL 06	37,884 SF
LEVEL 07	37,884 SF
LEVEL 08	37,884 SF
TOTAL	239,666 SF

OTHER FLOOR AREA:
LEVEL 01 PARKING, UTILITY, STORAGE: 97,568 SF
LEVEL 01 PARKING, UTILITY: 52,484 SF
LEVEL 02 PARKING, STAIRWAYS, SHAFTS: 57,120 SF
LEVEL 03 PARKING, STAIRWAYS, SHAFTS: 24,810 SF
LEVEL 04 STAIRWAYS, SHAFTS: 17,638 SF
LEVEL 05 STAIRWAYS, SHAFTS: 1,484 SF
LEVEL 06 STAIRWAYS, SHAFTS: 1,484 SF
LEVEL 07 STAIRWAYS, SHAFTS: 1,484 SF
LEVEL 08 STAIRWAYS, SHAFTS: 2,537 SF
TOTAL: 239,480 SF

SETBACKS:
REQUIRED:
FRONT YARD (S. SEPULVEDA BLVD.) - NONE
FRONT YARD (ARIZONA AVE.) - NONE (THROUGH LOT)
SIDE YARD (W. CENTINELA AVE.) 5' + 1' FOR EACH STORY ABOVE 2ND, NOT TO EXCEED 15'
SIDE YARD (SOUTH FRONTAGE) 5' + 1' FOR EACH STORY ABOVE 2ND, NOT TO EXCEED 15'
PROVIDED:
FRONT YARD (S. SEPULVEDA BLVD.) - 10'
FRONT YARD (ARIZONA AVE.) - 7'
SIDE YARD (W. CENTINELA AVE.) - 14'
SIDE YARD (SOUTH FRONTAGE) AT INTERIOR P.L. - 15'

RESIDENTIAL PARKING SUMMARY:
80118 & 82348 RESIDENTIAL PARKING REQUIRED:
0 - 1 BEDROOM: 236 X 1.0 = 236 SPACES
2 - 2 BEDROOM: 126 X 1.5 = 189 SPACES
RESIDENTIAL PARKING PROVIDED:
LEVEL 01: 180 SPACES (118 STANDARD, 33 TANDEM, 29 COMPACT)
LEVEL 01: 71 SPACES (53 STANDARD, 5 TANDEM, 5 COMPACT, 8 ACCESSIBLE)
LEVEL 02: 147 SPACES (123 STANDARD, 5 TANDEM, 17 COMPACT, 2 ACCESSIBLE)
LEVEL 03: 72 SPACES (45 STANDARD, 13 TANDEM, 14 COMPACT)
TOTAL: 480 SPACES (328 STANDARD, 56 TANDEM, 75 COMPACT, 19 ACCESSIBLE)
OF THE ABOVE 98 SPACES SHALL BE EV CAPABLE AND 48 SHALL HAVE EVCS PER LAMC.

LONG TERM BICYCLE PARKING:
125 UNITS = 1 PER UNIT: 35 SPACES
25-100 UNITS = 1 PER 10 UNITS: 50 SPACES
100-200 UNITS = 1 PER 2 UNITS: 50 SPACES
200+ UNITS = 1 PER 10 UNITS: 85.5 SPACES
TOTAL LONG TERM BICYCLE PARKING: 168 SPACES REQUIRED

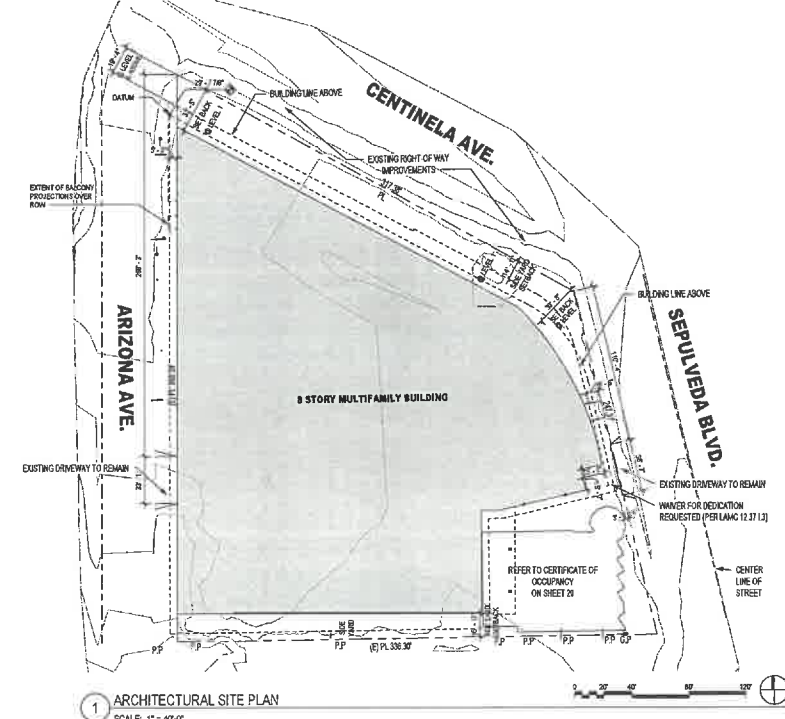
SHORT TERM BICYCLE PARKING:
125 UNITS = 1 PER 10 UNITS: 2.5 SPACES
25-100 UNITS = 1 PER 15 UNITS: 5.0 SPACES
100-200 UNITS = 1 PER 20 UNITS: 5.0 SPACES
200+ UNITS = 1 PER 40 UNITS: 4.0 SPACES
TOTAL SHORT TERM BICYCLE PARKING: 17 SPACES REQUIRED

NON-RESIDENTIAL PARKING SUMMARY:
LAMC COMMERCIAL PARKING REQUIRED:
EXISTING RESTAURANT 1 SPACE PER 100 SF: 7 SPACES - EXISTING GRANDFATHERED UNDER
71 SPACES @ 200 SF / 100' CERTIFICATE OF OCCUPANCY
NEW RESTAURANT: 1 SPACE PER 100 SF: 37 SPACES (3,700 SF / 100' - NEW
50% BICYCLE REDUCTION APPLIED TO NEW: 5 SPACES - LE 20 ADDITIONAL BIKE PARKING
38 SPACES REQUIRED

NON-RESIDENTIAL PARKING PROVIDED:
LEVEL 01: 45 SPACES (07 STANDARD, 2 COMPACT, 1 ACCESSIBLE)
OF THE ABOVE 8 SPACES SHALL BE EV CAPABLE AND 4 SHALL HAVE EVCS PER LAMC.
LEVEL 01: 11 ACCESSIBLE OF THE ABOVE 104 SPACES SHALL BE EV CAPABLE AND 52 SHALL HAVE EVCS PER LAMC.

OVERALL TOTAL PARKING SPACES PROVIDED: 620 SPACES
(378 STANDARD, 56 TANDEM, 77 COMPACT, 11 ACCESSIBLE)
OF THE ABOVE 104 SPACES SHALL BE EV CAPABLE AND 52 SHALL HAVE EVCS PER LAMC.

NOTE: PARKING MAY FLUCTUATE DUE TO COLUMN LOCATIONS & GARAGE INFRASTRUCTURE.



LONG TERM BICYCLE PARKING

1 PER 100 SF	2 SPACES
TOTAL LONG TERM BICYCLE PARKING	6 SPACES REQUIRED

15% BICYCLE REDUCTION

- REDUCED LONG TERM	20 SPACES REQUIRED
- REDUCED SHORT TERM	18 SPACES REQUIRED
- PROVIDED LONG TERM	11 SPACES PROVIDED
- PROVIDED SHORT TERM	18 SPACES PROVIDED

SHORT TERM BICYCLE PARKING

1 PER 40 SF	1 SPACES
TOTAL SHORT TERM BICYCLE PARKING	1 SPACES REQUIRED

TOTAL BICYCLE PARKING REQUIRED:

LONG TERM BICYCLE PARKING	161 SPACES
SHORT TERM BICYCLE PARKING	17 SPACES
TOTAL BICYCLE PARKING PROVIDED	161 SPACES

LONG TERM BICYCLE PARKING: 161 SPACES
SHORT TERM BICYCLE PARKING: 17 SPACES

OPEN SPACE SUMMARY:

REQUIRED OPEN SPACE CALCULATIONS

4 - 3 BATHROOMS	238 UNITS	180 SF UNIT	21,840 SF
+ 3 BATHROOMS	125 UNITS	225 SF UNIT	28,125 SF
TOTAL	363 UNITS		50,965 SF

50% OF MENU INCENTIVE REDUCTION

50% OF 50,965 SF	25,482 SF
50% OF 25,482 SF	12,741 SF
TOTAL	12,741 SF

COMMON OPEN SPACE PROVIDED (31 FT MIN. DIMENSION, 400 SF MIN. AREA)

LEVEL 4 COURTYARD	14,800 SF (OPEN TO SKY)
LEVEL 4 CLUBHOUSE & FITNESS MEMBERSHIP	2,480 SF (RECREATION ROOM)
LEVEL 4 CLUBHOUSE & FITNESS MEMBERSHIP	1,200 SF (RECREATION ROOM)
LEVEL 4 CLUBHOUSE	2,140 SF (RECREATION ROOM)
LEVEL 1 ROOF DECK	1,800 SF (RECREATION ROOM)
SUBTOTAL	23,820 SF COMMON OPEN SPACE
TOTAL RECREATION ROOM AREA 75% OF 50,965 SF IS LESS THAN 75% OF THE TOTAL REQUIRED	28,110 SF OPEN SPACE

PRIVATE OPEN SPACE PROVIDED (8 FT MIN. DIMENSION, 54 SF MIN. AREA)

LEVEL 11	88 SF
LEVEL 14	1,066 SF
LEVEL 15	1,066 SF
LEVEL 16	1,066 SF
LEVEL 17	1,066 SF
LEVEL 18	1,066 SF
SUBTOTAL	6,358 SF PRIVATE OPEN SPACE
OVERALL TOTAL OPEN SPACE PROVIDED:	29,148 SF

AT LEAST 25% OF REQUIRED OPEN SPACE SHALL BE PLANTED WITH GROUND COVER SHRUBS OR TREES. AT LEAST ONE SHRUB OR TREE FOR EVERY FOUR SQUARE FEET SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE FAIRWAY.

1 TREE PER 4 UNITS @ 362 UNITS = 91 TREES

PROJECT & SITE DATA

SCOPE OF WORK:
NEW CONSTRUCTION OF A 8-STORY, 362 UNIT MIXED-USE BUILDING OVER 1 LEVEL, BELOW GRADE PARKING UTILIZING THE CALIFORNIA STATE DENSITY BONUS ON-MENU AND OFF-MENU INCENTIVES.

PROPOSED PROJECT INCLUDES 126 STUDIOS, 110 ONE BEDROOMS, 120 TWO BEDROOMS, 10,765 SF RESTAURANT SPACE (INCLUDES 7,889 SF EXISTING HISTORIC RESOURCE TO REMAIN), COMMON AREAS, AND PARKING AREAS.

PROJECT SITE: 8501 S. SEPULVEDA BLVD., LOS ANGELES, CA 90045
ASSESSOR NO.: 4110-001-006 / 4110-001-007 / 4110-001-004 / 4110-001-005
TRACT: RANCHO SAUSAL REDONDO
MAP REFERENCE: PAT 1507508
BLDG.: NONE
LOTS: PT 13 & 12S R1-W4
COMBINED LOT AREA: 2,295 AC, 94,000 SF

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF FRACTIONAL SECTION 18, TOWNSHIP 2 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 507 AND 508 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID SECTION IS SHOWN ON THE MAP FILED IN CASE NO. 11829 SUPERIOR COURT OF SAID COUNTY ON JUNE 21, 1984, A COPY OF SAID MAP APPEARS IN THE FILES OF THE COUNTY SURVEYORS OF SAID COUNTY AS CLERK'S FILED MAP NO. 218, CONVEYED TO HARRY J. QUINN ET AL. BY DEEDS RECORDED JUNE 21, 1984 AS INSTRUMENT NO. 1895, IN BOOK 5123 PAGE RECORDED, LYING NORTH-EASTERLY OF A LINE PARALLEL WITH AND 100 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF A STRIP OF LAND 50 FEET WIDE, DESCRIBED IN DEED TO CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN BOOK 488 PAGE 12 OF DEEDS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:
BEGINNING AT THE WESTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET WIDE THE CENTER LINE OF SAID BOULEVARD BEING SHOWN IN THE COUNTY SURVEYORS FILED MAP BOOK SET PAGES 14, 21 AND 31 ON FILE IN THE OFFICE OF THE ENGINEER OF SAID COUNTY, DISTANT ALONG SAID WESTERLY LINE SOUTH 12°30'30" EAST, 152 FEET FROM SAID SOUTHWESTERLY LINE, THENCE NORTH 12°30'30" WEST, 88 FEET, THENCE SOUTH 77°29'00" WEST TO SAID PARALLEL LINE, THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING, ALSO EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBONS AND MINERALS, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF SAID LAND, AS RESERVED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITICAL, IN DEED RECORDED MARCH 17, 1975 IN BOOK D-6586 PAGE 630 OF OFFICIAL RECORDS.

PARCEL 2, (APN 4110-001-006 AND 4110-001-007)
THAT PORTION OF FRACTIONAL SECTION 18, TOWNSHIP 2 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 507 AND 508 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID SECTION IS SHOWN ON THE MAP FILED IN CASE NO. 11829 SUPERIOR COURT OF SAID COUNTY ON JUNE 21, 1984, A COPY OF SAID MAP APPEARS IN THE FILES OF THE COUNTY SURVEYORS OF SAID COUNTY AS CLERK'S FILED MAP NO. 218 DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND DISTANT 2292.11 FEET, MEASURED AT RIGHT ANGLES, NORTHERLY FROM THE SOUTHERLY LINE OF SAID SECTION 18, WITH A LINE PARALLEL TO AND DISTANT 33.00 FEET, MEASURED AT RIGHT ANGLES, EASTERLY FROM THE WESTERLY LINE OF SAID SECTION 18, THENCE NORTH 00°48'47" EAST, 367.96 FEET, MORE OR LESS, ALSO SAID LINE PARALLEL TO SAID WESTERLY LINE, TO A POINT IN THE SOUTHWESTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY RIGHT OF WAY 60 FEET WIDE WHICH LIES IMMEDIATELY ADJACENT TO AND SOUTHWESTERLY OF CENTINELA AVENUE (60 FEET WIDE AS SHOWN ON MAP NO. 8521 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY), THENCE SOUTHWESTERLY EAST, 311.29 FEET, ALSO SAID SOUTHWESTERLY LINE, TO A POINT IN THE SOUTHWESTERLY LINE OF SEPULVEDA BOULEVARD (100 FEET WIDE) AS SHOWN ON MAP NO. 8091-42 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, THENCE SOUTH 12°45'15" EAST, 36.00 FEET, MORE OR LESS, ALSO SAID SEPULVEDA BOULEVARD, TO AN INTERSECTION WITH A LINE PARALLEL TO AND DISTANT 2092.11 FEET, MEASURED AT RIGHT ANGLES, NORTHERLY FROM THE SOUTHERLY LINE OF SAID SECTION 18, THENCE SOUTH 87°52'00" WEST, 138.18 FEET ALONG SAID LAST MENTIONED PARALLEL LINE TO THE WESTERLY LINE OF SAID LAND.

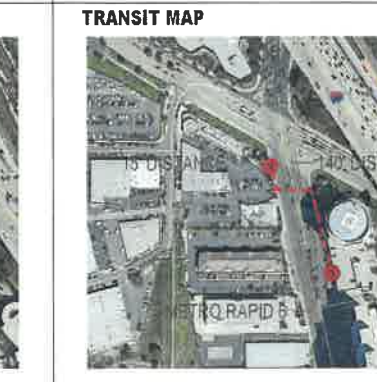
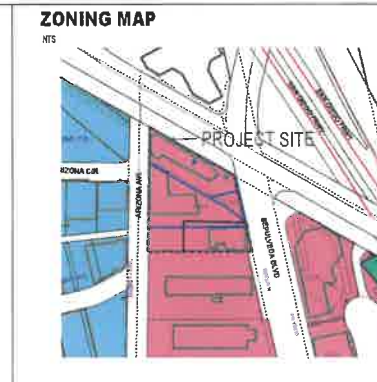
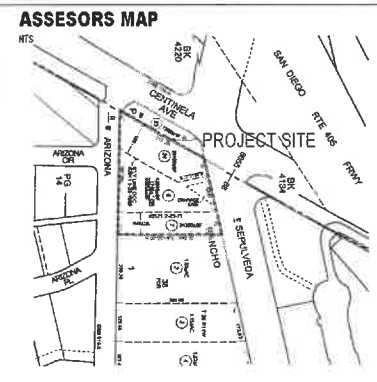
EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF SEPULVEDA BOULEVARD, DISTANT THEREON SOUTH 12°45'15" EAST, 36.00 FEET, FROM THE SOUTHWESTERLY LINE OF THAT STRIP OF LAND 50 FEET WIDE AS DESCRIBED IN DEED TO CALIFORNIA CENTRAL RAILWAY COMPANY RECORDED IN BOOK 488 PAGE 12 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE SOUTH 77°29'00" WEST, TO A LINE WHICH IS PARALLEL WITH AND 100 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID SOUTHWESTERLY LINE OF THE 50 FOOT STRIP OF LAND, THENCE ALONG SAID PARALLEL LINE, NORTH 60°30'20" WEST TO THE WESTERLY LINE OF SAID LAND.

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REQUESTED ENTITLEMENT ACTIONS:

A Conditional Use (CU) pursuant to Section 12.24 U.26 of the LAMC for a Density Bonus of 50% (50% in lieu of the otherwise allowed 25 percent (25%) identified in Section 12.22 A.25 of the LAMC, Density Bonus (DB) pursuant to Section 12.22 A.25 of the LAMC for a project with the following three (3) Off-Menu Incentives: 1) Reduced Spacing between Buildings - 3 in lieu of 2.5 ft, 2) 50 percent reduction in Open Space (25,110 sq ft in lieu of 50,965 sq ft), and 3) Floor Area Ratio increase from 1.5 to 3.85. Site Plan Review (SPR) pursuant to Section 16.05 of the LAMC for a project that results in the creation of greater than 100 new residential dwelling units. Waiver of Dedication and Improvement (WADI) pursuant to Section 12.37.13 of the LAMC to waive the 18-foot dedication requirement and 8-foot roadway widening improvement requirement along Sepulveda Boulevard, and to waive the 1-foot roadway widening improvement requirement along Arizona Avenue, and a Sustainable Communities Environmental Assessment (SCEA), pursuant to CEQA Guidelines 15162 and 15164 to determine, based on the whole of the administrative record, that no subsequent SCEA, environmental impact report, or negative declaration is required for the Project.



PROJECT TEAM

OWNER: FAIRFIELD RESIDENTIAL
3365 MIRA SOCORRO PLACE, SUITE 100
SAN DIEGO, CA 92121
658.457.2123

ARCHITECT: CARRIERJOHNSON + CULTURE
188 W P ST #100
SAN DIEGO, CA 92101
619.238.2553

CIVIL ENGINEER: FUSCO ENGINEERING, INC.
620 WILSHIRE BOULEVARD, SUITE 1140
LOS ANGELES, CA 90017
213.963.8822

PROJECT SUMMARY

DRAWING NO. 001

EXHIBIT "A" of 2
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Case No. CA 2021-4037

SEPULVEDA & CENTINELA
6501 S. SEPULVEDA BLVD.

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