

FINDINGS AND JUSTIFICATIONS

Response to the previous round of comments is attached for reference.

PART 1: VERMONT/WESTERN SNAP – SUBAREA A

Project Address: 1135 N Westmoreland Ave, Los Angeles, CA 90029

Project: New 4-story, 23-unit, 100% affordable apartment building, approximately 12,782 SF, on an existing vacant lot

Specific Plan: Vermont/Western Station Neighborhood Area Plan

Subarea: A – Neighborhood Conservation

1. Subarea A Compliance

The proposed project complies with the applicable requirements of **SNAP Section 7** and is designed to be compatible with the existing residential character of the neighborhood.

The property immediately north, at **1137 N Westmoreland Ave**, contains a 4-story apartment building with a scale comparable to the proposed project. Properties to the south include a duplex, a single-family residence, and a 4-unit apartment building. The proposed residential use and building scale are compatible with the surrounding development pattern.

2. Transitional Height and Building Height

The transitional height is calculated from the property to the south, establishing a base height of **39'-2"**, as shown on **A3.02**.

One elevator shaft and one stairway shaft are located within 10 feet of the roof perimeter and are included in the height calculation pursuant to **SNAP Section 7.D**. The maximum permitted height is **53'-6 1/2"**, as shown on **A3.00**. The proposed height increase of **14'-4 1/2"** is within the applicable SNAP incentive allowance.

3. Front Setback

The proposed **13'-4" front setback** complies with the applicable SNAP requirements and is consistent with the established setback of the neighboring property, which is approximately **13'-1"** as shown on the survey.

4. Open Space

The project complies with **SNAP Section 7.F**. The open space calculation is based on the applicable requirements of **LAMC 12.22 A.39(f)(2)(ix)** and is shown on **A1.20**. More than 50% of the required open space is provided at the ground level.

5. Bicycle Parking

The proposed bicycle parking complies with **SNAP Section 7.G**. The required and provided bicycle parking calculations are shown on **A0.00**.

Overall Finding

The proposed project is consistent with the intent and applicable requirements of **Vermont/Western SNAP Subarea A – Neighborhood Conservation**. The project provides 100% affordable housing on an existing vacant lot while maintaining a compatible building scale, setback, height, and open-space relationship with the surrounding residential neighborhood.

PART 2: SNAP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The proposed project is designed to comply with the Vermont/Western SNAP Development Standards and Design Guidelines. The design respects the prevailing character of the neighborhood, is compatible with surrounding structures, and incorporates appropriate architectural and landscape features.

1. Landscaping

The project complies with the applicable landscaping requirements. Landscape and irrigation plans are provided. The tree calculation also complies with the applicable requirements, as shown on **L2.00**.

2. Trash and Recycling

Trash and recycling areas are provided within enclosed and screened areas.

3. Roofline Breaks

The roofline is broken up at intervals of **less than 40 feet** through the use of varying parapet heights. The roofline breaks are identified by the **blue dimensions on A3.00**.

4. Façade Relief

Façade relief is provided through the use of **varied exterior materials and building projections/pop-outs**. The façade relief is identified by the **blue dimensions on A3.00**.

Overall, the proposed design incorporates the applicable SNAP Development Standards and Design Guidelines while maintaining compatibility with the surrounding neighborhood.