

# ENTITLEMENT SET 3100 WILSHIRE BLVD

LOS ANGELES, CA 90010

**OWNER**  
3100 WILSHIRE, LLC.  
8 10th Street  
San Francisco, CA 94103

**ARCHITECTS**  
HARTSHORNE PLUNKARD  
ARCHITECTURE CORP.  
315 W. Walton Street  
Chicago, IL 60610

**CIVIL ENGINEER**  
PSOMAS  
555 S. Flower Street  
Los Angeles, CA 90071



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**EXHIBIT A**  
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**SITE PLAN LEGEND**

**PROJECT NAME**  
3100 WILSHIRE

**PROJECT DESCRIPTION**  
MIXED-USE DEVELOPMENT WITH 297 RESIDENTIAL UNITS INCLUDING 11% ELI / 33 AFFORDABLE UNITS WITH 7,110 SF OF COMMERCIAL SPACE (RESTAURANT / RETAIL)  
34-STORIES / 393 FEET

**PROJECT SITE ADDRESSES**  
3100 W. WILSHIRE BOULEVARD, LOS ANGELES, CALIFORNIA 90010  
(INCLUDES 3002, 3104, 3108 W. WILSHIRE BOULEVARD & 659, 663 S. WESTMORELAND AVENUE)

**APN**  
5077-011-001

**OWNER / APPLICANT**  
3100 WILSHIRE, LLC  
8 10TH STREET  
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**ARCHITECT**  
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**LAND USE ENTITLEMENTS**  
PSOMAS  
555 S. FLOWER STREET, SUITE 4300  
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EMAIL: KATHERINE.CASEY@PSOMAS.COM

**PROJECT SUMMARY**

**ZONING AND GENERAL PLAN LAND USE DESIGNATION**  
3100, 3102, 3104, 3108 W. WILSHIRE BOULEVARD & 659 S. WESTMORELAND AVENUE (LOTS 1 & 2) C4-2  
663 S. WESTMORELAND AVENUE C2-2  
GENERAL PLAN LAND USE DESIGNATION REGIONAL CENTER COMMERCIAL

<b>LOT AREA AND BUILDABLE AREA</b>	
LOT AREA (AS PER PSOMAS ALTA SURVEY, MARCH 18, 2020)	52,830 SF
BUILDABLE AREA (LAMC SECTION 12.21.A.16 (A)(1)(I) - MIXED-USE IN C2 AND C4 ZONES - BUILDABLE AREA - LOT AREA)	37,880 SF

<b>FLOOR AREA</b>	
ALLOWABLE & PROPOSED FLOOR AREA	FAR
BUILDABLE AREA (37,880 SF) C2 & C4 ZONES	6.9:1 197,200 SF
TOC TIER 4 - SECTION 14.1.A.v. BASE INCENTIVE + 55% FAR / +105,204 SF	9.3:1 305,784 SF

RESIDENTIAL	288,674 SF
RESTAURANT / RETAIL	7,110 SF
<b>TOTAL FLOOR AREA</b>	<b>305,784 SF</b>

<b>DENSITY</b>	
ALLOWED & PROPOSED DENSITY	
BASE DENSITY - RESIDENTIAL DWELLING UNITS	165 UNITS
LOT AREA 32,800 SF / 200 SF	
LAMC SECTION 12.22.A.18 (A) - DEVELOPMENTS COMBINING RESIDENTIAL & COMMERCIAL USES ALLOWED PER C2 AND C4 ZONES	
TOC TIER 4 - SECTION 14.1.A.v. BASE INCENTIVE + 80% DWELLING UNITS	132 UNITS
<b>TOTAL DWELLING UNITS ALLOWED &amp; PROPOSED</b>	<b>297 UNITS</b>

<b>HEIGHT</b>	
NO HEIGHT LIMIT (C4-2 AND C2-2 ZONES - LAMC SECTION 12.21.A.3)	
HEIGHT PROPOSED	393 FEET 34 STORIES

<b>AUTOMOBILE PARKING</b>	
REQUIRED PARKING SPACES	297 RESIDENTIAL DWELLING UNITS
TOC TIER 4 - SECTION 14.2.A.3 BASE INCENTIVES - NO REQUIRED PARKING FOR RESIDENTIAL UNITS	0 SPACES

<b>COMMERCIAL PARKING</b>	
RESTAURANTS - 7,110 SF (5,110 SF - GROUND FLOOR / 2,000 SF - MEZZANINE)	
REQUIRED PARKING - 2 PER 1,000 SF / LAMC SECTION 12.21.A.4.(4)(3) 6	10
GROUND FLOOR - 5,110 SF	4
TOC TIER 4 - SECTION 14.2.A - BASE INCENTIVE -40% FOR GROUND FLOOR COMMERCIAL	6 SPACES
GROUND FLOOR COMMERCIAL SPACES REQUIRED	4
MEZZANINE LEVEL SPACES REQUIRED - 2,000 SF / 2 PER 1,000 SF	10 SPACES
<b>TOTAL COMMERCIAL PARKING SPACES REQUIRED</b>	<b>10 SPACES</b>

<b>TOTAL AUTOMOBILE PARKING SPACES PROVIDED</b>	
RESIDENTIAL	400
COMMERCIAL	10
<b>TOTAL PARKING SPACES PROVIDED</b>	<b>410 SPACES</b>

**BICYCLE PARKING SPACES**

<b>LAMC SECTION 12.21.A.16 (A)(1)(I) - RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS</b>						
DWELLING UNITS	SHORT-TERM SPACES REQ'D			LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES	RATIO	UNITS	# OF SPACES
One - 1B	1 per 10 units	33	3	1 per unit	33	33
Two - 1B	1 per 15 units	75	5	1 per 15 units	75	50
Three - 1B	1 per 20 units	100	5	1 per 20 units	100	50
Two + 1	1 per 10 units	57	3	1 per 4 units	57	14
<b>TOTAL</b>		<b>297</b>	<b>14</b>		<b>297</b>	<b>149</b>

LAMC Section 12.21.A.16(A) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

<b>LAMC SECTION 12.21.A.16 (A)(2) - COMMERCIAL BICYCLE PARKING REQUIRED</b>	
RESTAURANT / RETAIL (7,110 SF)	4
SHORT TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	4
LONG TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	8 SPACES
<b>TOTAL COMMERCIAL BICYCLE SPACES REQUIRED</b>	<b>12 SPACES</b>

<b>TOTAL RESIDENTIAL &amp; COMMERCIAL BICYCLE PARKING</b>	
SHORT TERM (149 RESIDENTIAL / 4 COMMERCIAL)	18 SHORT
LONG TERM (149 RESIDENTIAL / 4 COMMERCIAL)	153 LONG
<b>TOTAL BICYCLE PARKING SPACES REQUIRED / PROVIDED</b>	<b>171 SPACES</b>

<b>ELECTRIC VEHICLE PARKING</b>	
LAMC SECTION 99.04.106.4.2 AND 4.4	
30% OF TOTAL PARKING SPACES PROVIDED (410 SPACES)	123 SPACES
CONSISTING OF:	
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 10% OF TOTAL PROVIDED	41 EVCS
ELECTRIC VEHICLE READY SPACES (EVRS)	82 EVR
<b>NOTE: THE NUMBER OF EVCS CAN BE REDUCED TO 40% OF THE TOTAL NUMBER OF EV SPACES REQUIRED FOR THE BUILDING</b>	

<b>YARD SETBACKS</b>	
TOC TIER 4 ADDITIONAL INCENTIVES - SECTION 14.1.A.3 - COMMERCIAL ZONES	
COMMERCIAL ZONES MAY UTILIZE ANY OR ALL BASE ZONE YARD REQUIREMENTS	
FRONT YARD - WILSHIRE BOULEVARD	REQUIRED 0 FEET
C4 ZONE - LAMC SECTION 12.21.A.1	PROVIDED 0 FEET

<b>SIDE YARD - WESTERLY PROPERTY LINE</b>	
COMMERCIAL - 0' (SEE LAMC SECTION 12.21.A.1.1) / 2' (SEE LAMC SECTION 12.21.A.1)	REQUIRED 0 FEET
RESIDENTIAL - BASE 30' - LAMC SECTION 14.1.1	PROVIDED 5 FEET

<b>SIDE YARD - EASTERLY PROPERTY LINE - WESTMORELAND AVENUE</b>	
COMMERCIAL - BASE 30' - LAMC SECTION 12.21.A.1	REQUIRED 0 FEET
RESIDENTIAL - LAMC SECTION 12.22.A.18 (2)(1)	PROVIDED 45 FEET

<b>REAR YARD</b>	
COMMERCIAL & RESIDENTIAL - BASE 20' (SEE LAMC SECTION 12.21.A.1)	REQUIRED 5 FEET
	PROVIDED 5 FEET

**OPEN SPACE**

<b>REQUIRED OPEN SPACE</b>		
UNIT DESCRIPTION	# OF UNITS	OPEN SPACE
STUDIO (LESS THAN 3 HABITABLE ROOMS) (700 SF REQUIRED PER UNIT)	36	3,600 SF
1 BEDROOM (LESS THAN 3 HABITABLE ROOMS) (700 SF REQUIRED PER UNIT)	180	18,000 SF
2 BEDROOM (3 HABITABLE ROOMS) (725 SF REQUIRED PER UNIT)	69	6,625 SF
3 BEDROOM (MORE THAN 3 HABITABLE ROOMS) (175 SF REQUIRED PER UNIT)	12	2,100 SF
<b>SUBTOTAL</b>	<b>297</b>	<b>32,325 SF</b>
TOC TIER 4-ADDITIONAL INCENTIVE SECTION 14.1.A.3		
25% REDUCTION IN REQUIRED OPEN SPACE		8,081 SF
<b>TOTAL OPEN SPACE REQUIRED</b>		<b>24,244 SF</b>

<b>PROPOSED OPEN SPACE</b>		
COMMON OPEN SPACE		
MINIMUM 10% OF TOTAL REQUIRED OPEN SPACE (2,424 SF)		
LOCATION	AMOUNT (SF)	TOTAL OPEN SPACE
LEVEL 2 - AMENITY DECK	335	
LEVEL 3 - AMENITY DECK & POOL	5,012	
LEVEL 3 - AMENITY DECK & POOL	6,858	
LEVEL 3 - INDOOR OPEN SPACE	6,065	
<b>MINIMUM OF 25% OF TOTAL REQUIRED OPEN SPACE (6,062 SF)</b>		<b>18,494 SF</b>

<b>PRIVATE OPEN SPACE</b>		
135 BALCONIES @ 50 SQUARE FEET		5,750 SF
<b>TOTAL OPEN SPACE PROVIDED</b>		<b>24,244 SF</b>



**PROJECT INFORMATION**

3100 Wilshire Blvd, Los Angeles, CA

**EXHIBIT A**  
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