



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### City Planning Commission

<b>Date:</b>	<b>January 27, 2021</b>	<b>Case No.:</b>	<b>CPC-2020-5994-DB-SPR-VHCA</b>
<b>Time:</b>	After 8:30 A.M.*	<b>CEQA No.:</b>	<b>ENV-2020-5995-SCPE</b>
<b>Place:</b>	The CPC meeting will be conducted entirely telephonically by Zoom [ <a href="https://zoom.us/">https://zoom.us/</a> ]. The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <a href="https://planning.lacity.org/about/commissionsboards-hearings">https://planning.lacity.org/about/commissionsboards-hearings</a> and/or by contacting <a href="mailto:cpc@lacity.org">cpc@lacity.org</a>	<b>Incidental Cases:</b>	n/a
		<b>Related Cases:</b>	n/a
		<b>Council No.:</b>	5 –Koretz
		<b>Plan Area:</b>	West Los Angeles
		<b>Specific Plan:</b>	West Los Angeles Transportation Improvement and Mitigation
		<b>Redevelopment Plan:</b>	n/a
		<b>Overlay:</b>	Neighborhood Overlay District: Westwood/Pico
<b>Public Hearing:</b>	December 1, 2021	<b>Certified NC:</b>	Westside
<b>Appeal Status:</b>	The Density Bonus on-menu incentives and Site Plan Review are appealable to the City Council by any party. The Density Bonus off-menu waivers are not appealable.	<b>GPLU:</b>	Neighborhood Commercial
		<b>Zone:</b>	C4-1VL-POD
<b>Expiration Date:</b>	March 28, 2022	<b>Applicant:</b>	2121 Westwood LLC
<b>Multiple Approval:</b>	Yes	<b>Representative:</b>	Dana Sayles, three6ixty
<b>PROJECT LOCATION:</b>	2107-2121 S. Westwood Boulevard		
<b>PROPOSED PROJECT:</b>	The project involves the demolition of four existing one-story commercial retail buildings, one residential unit and surface parking, and the construction, use, and maintenance of a 80,500 square foot, five-story mixed-use building with 92 dwelling units and 1,525 square-feet of commercial tenant space. A total of 11 units (15 percent of the base dwelling units) are set aside for Very Low Income households. Ground-floor commercial tenant space would be concentrated along Westwood Boulevard frontage. The building would rise to a maximum height of 56 feet and would have a Floor Area Ratio (FAR) of 3 to 1. Two levels of subterranean parking provide for 125 parking spaces. A total of 81 bicycle parking spaces would also be provided.		
<b>REQUESTED ACTIONS:</b>	<ol style="list-style-type: none"><li>1. The City Council determined at its January 12, 2022 hearing that based on the whole of the administrative record, the Project is statutorily exempt from CEQA as a Sustainable Communities Project ("SCP") pursuant to PRC 21155.1;</li><li>2. Pursuant to LAMC Section 12.22 A.25, a <b>Density Bonus</b> for a residential-commercial development project consisting of 92 dwelling units, of which 11 units will be set aside for Very Low Income Households, and the following three incentives and three waivers:</li></ol>		

- a. An On-Menu Incentive to allow a 20 percent reduction in open space in lieu of the otherwise required pursuant to LAMC Section 12.21 G;
  - b. An Off-Menu Incentive to allow a floor area ratio of 3 to 1 in lieu of the otherwise permitted 1.5 to 1 pursuant to the C4-1VL-POD Zone;
  - c. An Off-Menu Incentive to allow a maximum height of 56 feet and five stories in lieu of the otherwise permitted 45 feet and three stories in the C4-1VL-POD Zone;
  - d. An Off-Menu Waiver of Development Standards to allow building height to be stepped-back at a 45-degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining rear lot in the R1 Zone in lieu of the otherwise required transitional height requirements of LAMC 12.21.1-A.10;
  - e. An Off-Menu Waiver of Development Standards to allow a reduced northern side yard of 5 feet in lieu in lieu of the otherwise required 8-foot side yard pursuant to LAMC Section 12.16.C.2;
  - f. An Off-Menu Waiver of Development Standards to allow a reduced southern side yard of 5 feet in lieu in lieu of the otherwise required 8-foot side yard pursuant to LAMC Section 12.16.C.2; and
3. Pursuant to LAMC Section 16.05, **Site Plan Review** for a development project resulting in an increase in 50 or more residential dwelling units.

#### RECOMMENDED ACTIONS:

1. The City Council determined at its January 12, 2022 hearing that based on the whole of the administrative record, the Project is statutorily exempt from CEQA as a Sustainable Communities Project ("SCP") pursuant to PRC 21155.1;
2. **Approve a Density Bonus** for a residential-commercial development project consisting of 92 dwelling units, of which 11 units will be set aside for Very Low Income Households, and requesting the following incentives and waivers:
  - a. An On-Menu Incentive to allow a 20 percent reduction in open space in lieu of the otherwise required pursuant to LAMC Section 12.21 G;
  - b. An Off-Menu Incentive to allow a floor area ratio of 3 to 1 in lieu of the otherwise permitted 1.5 to 1 pursuant to the C4-1VL-POD Zone;
  - c. An Off-Menu Incentive to allow a maximum height of 56 feet and five stories in lieu of the otherwise permitted 45 feet and three stories in the C4-1VL-POD Zone;
  - d. An Off-Menu Waiver of Development Standards to allow building height to be stepped-back at a 45-degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining rear lot in the R1 Zone in lieu of the otherwise required transitional height requirements of LAMC 12.21.1-A.10;
  - e. An Off-Menu Waiver of Development Standards to allow a reduced northern side yard of 5 feet in lieu in lieu of the otherwise required 8-foot side yard pursuant to LAMC Section 12.16.C.2; and



- f. An Off-Menu Waiver of Development Standards to allow a reduced southern side yard of 5 feet in lieu in lieu of the otherwise required 8-foot side yard pursuant to LAMC Section 12.16.C.2;
3. **Approve a Site Plan Review** for a development project resulting in an increase of 50 or more residential dwelling units; and
4. **Adopt** the attached Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP  
Director of Planning



Heather Bleemers  
Senior City Planner



Renata Ooms  
City Planner

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## PROJECT ANALYSIS

### PROJECT SUMMARY



*Figure 1. Proposed Development*

The Project proposes the demolition of four vacant commercial buildings, one vacant second floor residential unit and the development of a five-story residential-commercial building with 92 new dwelling units including 11 units set aside for Very Low Income Households. The project includes 1,525 square feet of ground floor retail along Westwood Boulevard. In exchange for reserving a portion of the project for affordable housing, the applicant requests three Incentives for a reduction in open space (on-menu) and an increase in Floor Area Ratio (FAR) (off-menu) and an increase in height (off-menu) and three Waivers of Development Regulations for transitional height and reductions to side yards. The project was originally contemplated as a residential project. However, in response to community input, the applicant added ground floor commercial to the project. With the addition of commercial uses, the proposed five story building was no longer eligible for the TOC Tier 2 height incentive and thus submitted a modified entitlement request for Density Bonus with off-menu incentives.

The project, shown in the rendering in **Figure 1** above, would encompass a total floor area of approximately 80,500 square feet, equating for a FAR of 3 to 1. The building would rise to a maximum height of 56 feet and have two subterranean levels of parking. The project would provide a mix of 19 studio units, 59 one-bedroom units, seven one-bedroom plus loft units, two two-bedroom units, and four three-bedroom unit. The proposed building will observe a zero-foot front yard, a rear yard of 17 feet, and side yards of five feet. A total of 7,740 square feet of open space would be provided, including a ground floor interior courtyard, a roof deck, private balconies, and indoor community amenity areas (recreation room and fitness room).

All parking is located underground. The project would provide a total of 125 automobile parking spaces within two subterranean garage levels. Of the parking spaces, 118 will be reserved for the 92 residential units with the remaining seven (7) parking spaces reserved for commercial uses. A total of 38 spaces would be reserved for electric vehicle parking. The project would provide a total of 81 bicycle parking spaces; 72 long-term spaces would be provided in enclosed rooms and lockers. Residential long-term bike storage areas are located on the ground floor and commercial bike lockers are located Level 1 of the parking garage. Nine (9) short-term spaces would be located along the sidewalk fronting Westwood Boulevard. A bike workspace is also provided behind the lobby.



**Figure 2:** Ground Floor with Westwood Blvd at bottom. Retail shown in pink, residential lobby and indoor amenity space in yellow, courtyard in green, bicycle storage and bike workspace in blue.

The ground floor of the building is emphasized with expansive glazing and windows along the Westwood Boulevard frontage. The residential lobby includes windows and doors fronting Westwood Boulevard. The mail room and secured package area are located behind the lobby, as well as a bike storage room and bike work room. A recreation room is oriented towards the pedestrian realm of Westwood Boulevard. A 1,525 square-foot retail space is located along Westwood Boulevard, with windows and doors opening to the street. The commercial space can be subdivided into three individual retail stores. A residential fitness room and an open-air ground floor courtyard are located behind the storefront retail. The garage takes ingress and egress access from a single driveway on Westwood Boulevard, at the south end of the building. The Project will close existing driveways, consolidating vehicular access into one driveway. The ground floor site plan is shown in **Figure 2**.

Most of the open space is located on the roof deck, which is oriented wholly towards Westwood Boulevard. This space will be programmed with amenities meant to encourage communal use by residents. Other open space areas include the central landscaped courtyard and the ground floor recreation room and fitness center. Several residential units include private patios and balconies. The sides of the building are setback five feet from the adjacent commercial uses. The 17-foot rear yard as well as the stepped-back design of the front façade provide opportunities for privately accessible balconies and patios. The rear and sides of the ground floor are lined with residential units, most of which open to the rear yard which is setback from the adjacent properties by 17 feet. No private patios are provided on fourth and fifth floors of the rear façade to protect the privacy of the abutting single family properties on Midvale Avenue. The rear and front step backs are shown in **Figure 3**.



**Figure 3.** Southern Building Elevation with setbacks and step backs noted.  
The rear yard on the left and the front yard on the right.

## **PROJECT BACKGROUND**

### **Project Site**

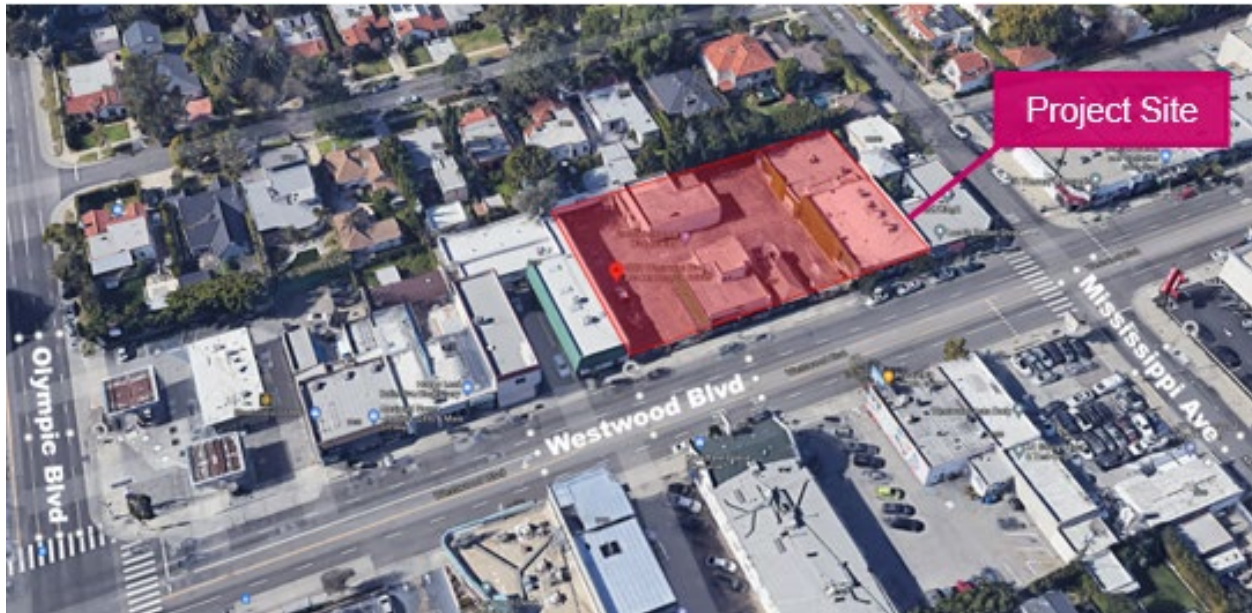
The subject property is comprised of four flat lots with a total lot area of 27,018 net square feet (0.62 acres) in the West Los Angeles Community Plan area. The property has a combined frontage of approximately 200 feet along the west side of Westwood Boulevard. Currently, the site is developed with four, one-story commercial buildings with one residential unit and surface parking lots, all of which are subject to demolition with the implementation of the proposed project.

### **General Plan Land Use Designation and Zoning**

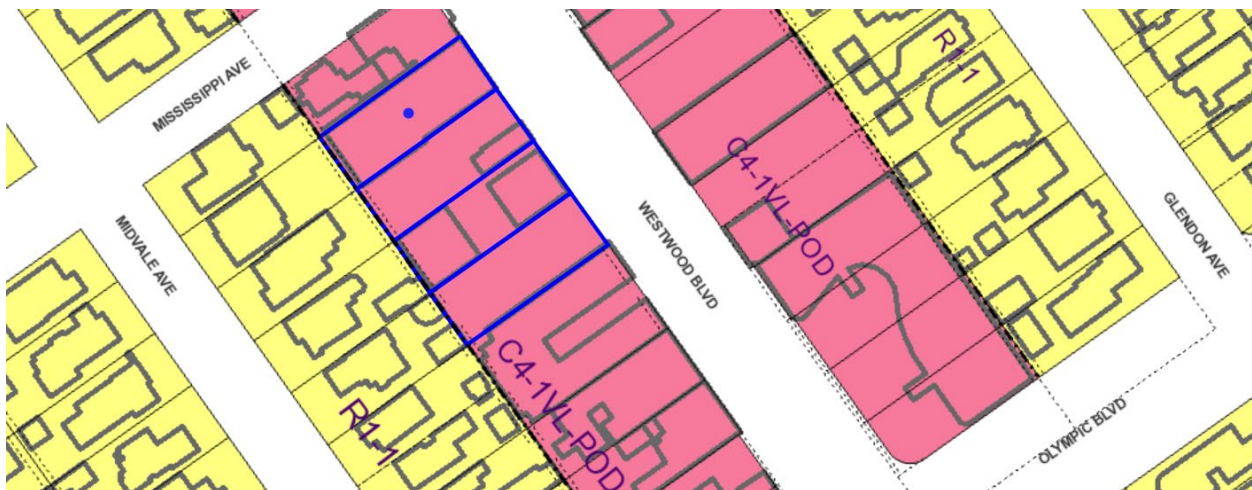
The project site is located within the West Los Angeles Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Neighborhood Commercial land uses with the corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, P. The project site is zoned C4-1VL-POD and is thus consistent with the existing land use designation. The site is also located in a Tier 2 Transit Oriented Communities Affordable Housing Incentive area, the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP), and the Westwood/Pico Neighborhood Overlay District. The Project is subject to Department of Transportation clearance of the WLA TIMP.

The Westwood/Pico Neighborhood Oriented District (NOD) was enacted through Ordinance 171,859, effective January 24, 1998. The NOD established the POD suffix on the project site. The NOD is a Supplemental Use District per LAMC Section 13.07 and requires compliance with development regulations including but not limited to use, yards, height, and building frontage design. Projects in the NOD require a review and administrative clearance from Los Angeles City Planning prior to the issuance of any permit for construction, relocation, addition, change of use, or exterior alteration of a building facade facing Westwood Boulevard, Pico Boulevard or Overland Avenue (Z.I. NO. 2256). The proposed project is not seeking deviations from the NOD and will be subject to administrative clearance.





**Figure 4. Project Site and Surrounding Area**



**Figure 5. Project Site and Surrounding Zoning**

### Surrounding Properties

The project site is located in an urbanized area along the Westwood Boulevard commercial corridor, one block north of Olympic Boulevard and four blocks south of Santa Monica Boulevard, as shown in **Figure 4** above. This section of the Westwood Boulevard is zoned C4-1VLA-POD on both the east and west sides of the street. Single family neighborhoods zoned R1-1 are located behind the primary commercial corridor, as show in **Figure 5** above. The project site is surrounded by commercial uses to north, south, and east and single-family residential uses to the west, the abutting commercial properties to the north and south are improved with one- and two-story commercial retail and office buildings. Across Westwood Boulevard to the east and are commercial retail and office budlings ranging from one to three stories in height. Properties along Westwood Boulevard further to the north and south are developed with similar one to two story commercial retail and office uses. The properties abutting the site to the west are zoned R1-1 and are developed with four single family homes that front Midvale Avenue.

## Streets, Circulation, and Transit

Westwood Boulevard, adjoining the subject property to the east is an Avenue II requiring a right-of-way width of 86 feet and a roadway width of 56 feet and is currently dedicated to a right-of-way width of 80 feet and a roadway width of 56 feet, and is improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

The following bus and rail transit lines connect the community to and around the project site:

Metro E Line (Expo)	0.7 miles to Westwood/Rancho Park Station
Metro Rapid Bus 704 / Metro Bus 4	0.4 miles to Santa Monica/Westwood stop
Big Blue Bus Rapid R12	0.1 miles to Olympic/Westwood stop
Big Blue Bus 8	0.1 miles to Olympic/Westwood stop
Big Blue Bus 1	0.4 miles to Santa Monica/Westwood stop

## Relevant Cases

### Subject Property:

Case No. DIR-2010-3266-POD – On April 13, 2011, the Director of Planning approved a Director's Determination for 2115 and 2121 Westwood Boulevard to:

- approve the construction of a new, two-story, approximately 3,500 square-foot commercial storage and office building with eight parking spaces, ancillary to an existing retail wine store at 2115 Westwood Boulevard, in the Westwood/Pico POD;
- allow relief from Facade Treatment regulations in LAMC Section 13.07 to allow a deviation from the requirement that at least 75 percent of the building frontage at the ground floor of a building adjoining a Pedestrian Oriented Street be devoted to entrances for pedestrians, display windows or windows affording views into retail, office or lobby space;
- allow relief from the Facade Treatment regulations of the Westwood/Pico POD to allow a 86.5 foot setback in lieu of the required five foot maximum setback for new buildings;
- allow relief from the Building Frontage regulations of the Westwood/Pico POD to allow for 30 percent of the first 10 feet of building to be articulated with wall treatments in lieu of 50 percent; and
- allow relief from the Parking regulations of the Westwood/Pico POD to allow for a screened solid wall having a height of eight feet (up to nine feet in sections) in lieu of four feet.

Case No. ZA-2009-3144-CUB – On June 16, 2010, the Zoning Administrator approved a conditional use to allow the sale and dispensing for consideration of beer and wine for on-site and off-site consumption in conjunction with a proposed wine tasting retail store located at 2115 South Westwood Boulevard.

Case No. ZA-1992-1206-CUB-ZV – On February 11, 1993, the Zoning Administrator approved a conditional use to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed wine-tasting facility accommodating approximately 16 persons having hours of operation from 8 p.m. to 11 p.m. (after hours) within an existing liquor and deli store located at 2107 South Westwood Boulevard; and dismissed that portion of the application seeking deviations from the mini mall regulations as this is the only business on the site and is not a mini-mall.

Surrounding Properties: There are no relevant Density Bonus and Site Plan Review cases identified to be within a 1,500-foot radius of the project site.

## Requested Actions

The applicant is requesting a Density Bonus with incentives and waivers of certain development standards to facilitate the development of the proposed project. The applicant's request includes three incentives to allow reduced open space (on-menu), increased FAR (off-menu), increased height (off-menu) and three waivers to allow alternative transitional height and reduced side yards. Staff has subsequently recommended that the project be approved with incentives and waivers as follows:

- a. An On-Menu Incentive to allow a 20 percent reduction in **open space** in lieu of the otherwise required pursuant to LAMC Section 12.21 G;
- b. An Off-Menu Incentive to allow a **floor area ratio** of 3 to 1 in lieu of the otherwise permitted 1.5 to 1 pursuant to C4-1VL-POD Zone; and
- c. An Off-Menu Incentive to allow a maximum **height** of 56 feet and five stories in lieu of the otherwise permitted 45 feet and three stories in the C4-1VL-POD Zone;
- d. An Off-Menu Waiver of Development Standards to allow **transitional building height** to be stepped-back at a 45-degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining rear lot in the R1 Zone in lieu of the otherwise required transitional height requirements of LAMC 12.21.1-A.10;
- e. An Off-Menu Waiver of Development Standards to allow a decrease in yards to permit a northern side yard of five feet in lieu in lieu of the required eight feet pursuant to LAMC Section 12.16.C.2; and
- f. An Off-Menu Waiver of Development Standards to allow a decrease in yards to permit a southern **side yard** of five feet in lieu in lieu of the required eight feet pursuant to LAMC Section 12.16.C.2.

As detailed in the Findings, the incentives for reduced open space, increased FAR and increased height are required to provide for affordable housing costs. Code requirements for transitional height and side yards would have the effect of physically precluding construction of the proposed project. The incentives and waivers will accommodate the construction of affordable units in the 92-unit development.

The applicant is also requesting a **Site Plan Review** entitlement, Pursuant to LAMC Section 16.05, for a development project resulting in an increase of 50 or more residential dwelling units.

## Density Bonus / Affordable Housing Incentive Program

In accordance with California Government Code Section 65915 and LAMC Section 12.22 A,25, in exchange for setting aside a minimum percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives and waivers allowing for relief from development standards. The applicant has requested to utilize the provisions of City and State Density Bonus laws as follows:

### Density

The subject property is zoned C4-1VL-POD, which limits density to one dwelling unit per 400 square feet of lot area. The subject property has a total lot area of 27,018 square feet, and as such, the permitted base density on the subject property is 68 units. In exchange for reserving a portion of the project toward affordable housing, the applicant is entitled to a maximum 35 percent



by-right density bonus. The applicant is seeking an additional 35 percent density bonus to allow for a total of 92 dwelling units in exchange for setting aside 11 units for Very Low Income Households (15 percent of the base density).

#### Automobile Parking

AB 2345 made changes to the parking provisions in Density Bonus law. For all Density Bonus projects, the maximum parking ratio that can be required for two- and three-bedroom units is 1.5 spaces per unit and 2.5 spaces per unit for four or more bedrooms. Zero- and one-bedroom units will continue to require one space. The new parking ratios effectively replaced the ratios provided in LAMC 12.22 A.25(d)(1). The project is required to provide a total of 99 residential parking spaces and 7 commercial parking spaces for a total of 105 required spaces. The project has elected to provide 20 additional spaces for a total 125 parking spaces.

Electric Vehicle charging stations will be installed on a total of 13 spaces (10% of total provided spaces) and 25 spaces will be ready for future EV installation (20% of total provided spaces).

#### Incentives

Pursuant to the LAMC and California Government Code Section 65915, the applicant is entitled to three incentives in exchange for reserving a minimum of 15 percent of the base density for Very Low Income households. The proposed project will set aside 11 units, which is equal to approximately 15 percent of the base number of units, for Very Low Income households. Accordingly, Staff has recommended that the project be granted three incentives as follows:

- a. **Open Space (On-Menu).** The requested incentive for a reduction in open space is expressed in the Menu of Incentives in the State Density Bonus requirements, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. Per LAMC Section 12.21 G, new construction projects resulting in six or more residential units must conform with Open Space requirements. Staff recommends that an On-Menu Density Bonus Incentive be granted to allow a reduction of open space by 20 percent in order to provide a minimum of 7,800 square feet of open space in lieu of the required 9,750 square feet.
- a. **Floor Area Ratio (Off-Menu).** The subject property is zoned C4-1VL-POD which allows for a maximum FAR of 1.5 to 1. The net lot area of the subject property is 27,018 square feet and the maximum floor area of the underlying zone is 40,527 square feet. The Density Bonus provisions of the LAMC provide for an On-Menu Incentive for 3 to 1 FAR in commercial zones located along Major Highways. Although the subject site is commercially zoned, Westwood Boulevard is not classified as a Major Highway and thus the project is not eligible for an On-Menu 3 to 1 FAR Incentive. Staff recommends an Off-Menu Density Bonus Incentive to increase the maximum FAR to 3 to 1, to allow a floor area of up to 81,054. The proposed project has a floor area of 80,500 square feet. Approval of the incentive would permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The requested incentive is equivalent to a Tier 2 TOC FAR incentive.
- b. **Height (Off-Menu).** The subject property is within a 1VL height district which limits building height to 45 feet or three (3) stories. The On-Menu Density Bonus Incentive for height allows for an increase in 11 feet and one (1) story. The proposed project is not eligible for this on-menu incentive because it includes ground floor commercial uses and thus is subject to the stories limitation. Staff recommends granting an off-menu incentive to allow an increase in the maximum height by 11 feet and two (2) stories for a maximum height of 56 feet and five (5) stories.

### Waiver of Development Standards

Per California Government Code Section 65915(e)(1) and Section 12.25 A.25(g) of the LAMC, a project that provides 15 percent of the base density for Very Low Income households qualifies for three incentives, and may also request other “waiver(s) or reduction(s) of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria...at the densities or with the concessions or incentives permitted under [State Density Bonus Law]”. In addition to the three recommended incentives, staff has recommended that the project be granted three Waivers of Development Standards, as follows:

- a. **Transitional Height.** The subject site is zoned C4-1VL-POD and the rear abutting lots are zoned R1. C zoned lots which abut R1 lots are subject to transitional height limitations pursuant to LAMC Section 12.21.1.A.10. Within 200 feet of an R1 zoned lot the following height restrictions apply: maximum of 25 feet within 49 feet of the R1 lot, maximum of 33 feet within 50-99 feet of the R1 lot, and maximum of 61 feet within 100-199 feet of an R1 lot. Staff has recommended granting a waiver for a utilize an alternative height transition to allow building height to be stepped-back at a 45-degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining rear lot in the R1 Zone in lieu of the otherwise required transitional height requirements. The requested transitional height alternative is equivalent to a Tier 2 TOC height incentive.
- b. **Northern Side Yard.** The subject property's C4 Zone requires five-story residential development to provide a minimum 8-foot side yard. Staff has recommended granting a waiver for a reduction in the required northern side yard to allow for 5 feet in lieu of the otherwise required eight feet.
- c. **Southern Side Yard.** The subject property's C4 Zone requires five-story residential development to provide a minimum 8-foot side yard. Staff has recommended granting a waiver for a reduction in the required southern side yard to allow for 5 feet in lieu of the otherwise required eight feet. The two requested yard waivers are equivalent to a Tier 2 TOC incentive for RAS3 Zone yards.

### **Housing Replacement**

Pursuant to Government Code Section 65915(c)(3) and State Assembly Bills 2222 and 2556, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application for a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form or rent or price control; or occupied by Low or Very Low Income households. On December 7, 2021, the Los Angeles Housing Department (LAHD) determined that there is one existing one-bedroom unit on site and that the existing unit is protected by the Rent Stabilization Ordinance (RSO) and is subject to replacement pursuant to the requirements of SB 330. LAHD concluded that **one (1) unit needs to be replaced with the equivalent type, restrict to Very Low Income Households.**

### **PUBLIC HEARING**

A public hearing on this matter was held by the Hearing Officer virtually on December 1, 2021. Comments from the hearing are document in Public Hearing and Communications, Page P-1.

## **ISSUES AND CONSIDERATIONS**

### **Professional Volunteer Program**

The proposed project was reviewed by the Urban Design Studio's Professional Volunteer Program (PVP) on June 15, 2021. The resulting comments focus primarily on rear façade treatment and transparency. The PVP appreciated the step backs and courtyard features of the project. The PVP suggested use of larger windows to replace the clerestory windows on the rear façade at the fourth and fifth floors as well providing additional window treatments and architectural features such as recessions or metal awnings to provide depth and interest. The PVP also suggested provided stairwell access from the lobby to allow residents the option to take the stairs rather than the elevator.

The applicant provided revised plans in response to PVP comment. Additional window treatments and façade texture are provided at the upper floors of the rear façade (See **Figure 6**) and are included as project conditions. The ground floor was reconfigured to allow for stairway access from the main residential lobby. The project has been conditioned to provide larger windows at the upper rear levels.



**Figure 6.** Rendering of rear elevation. Above: the original design presented to PVP. Below: revised design with fourth and fifth floor with window treatments and linear façade detail.

### **Height**

Neighbors with properties on Midvale Avenue, located directly to the west of the site, expressed concern over the project's proposed height of 56 feet and five stories. As part of the Density Bonus Incentives, the applicant can request height beyond what is permitted by the underlying zone in exchange for providing affordable units. The proposed project will receive an off-menu Density Bonus for an additional 11 feet and two stories in height and in exchange for providing 11

affordable units for Very Low Income Households. The proposed deviation from the 45 foot and three story height limitation would allow the project to acquire more buildable space to accommodate the entirety of the units proposed, inclusive of the 11 affordable units.

It should be noted that residential-commercial projects, like the proposed project, are subject to height limitations as measured in feet and number of stories while 100% residential projects are subject to height as measured in feet only. The Density Bonus provisions of LAMC 12.22 A.25 includes an on-menu incentive for an additional 11 feet and one story. Similarly, the TOC Guidelines offer an incentive for additional height of 11 feet and one story. The project was originally proposed as a Tier 2 TOC project with no ground floor commercial and qualified for the Tier 2 TOC height incentive. However, in response to community input, the applicant added ground floor commercial to the project. With the addition of commercial uses, the proposed 56 foot, five story building was no longer eligible for the TOC Tier 2 height incentive and thus submitted a modified entitlement request for Density Bonus with off-menu incentives.

### **Project Sustainability Features**

As shown on the attached plans, the applicant will reserve 15 percent of the total roof area for the future installation of solar panels. The Project will comply with the City's recently adopted Electric Vehicle Charging Ordinance which includes electric vehicle ready and electric vehicle charging requirements that exceed current state standards. The Electric Vehicle (EV) ordinance requires that 30 percent of the total number of parking spaces provided shall be electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment (EVSE). In total, the project will dedicate 13 spaces for EV and 25 spaces for future EVSE. The project is designed to achieve at 54 percent less water consumption than the average household use in the region. Thermal hot water panels and collectors shall be provided

### **Sustainable Communities Project Exemption (SCPE)**

Pursuant to Senate Bill (SB) 375 and Public Resources Code (PRC) Section 21155.1, a project that qualifies as a Transit Priority Project and is declared by a legislative body to be a Sustainable Communities Project is statutorily exempt from the California Environmental Quality Act (CEQA). These SB 375 clearances are intended to meet the goals of the Sustainable Communities Strategy to encourage higher density, infill development located near transit.

The City of Los Angeles, as the Lead Agency, prepared a SCPE, Case No. ENV-2020-5995-SCPE, for the proposed project. A public hearing was held on December 7, 2021, when the SCPE was presented to the Planning and Land Use Management Committee (PLUM). PLUM recommended the adoption of the SCPE as Council action. The City Council heard and adopted the SCPE on January 12, 2022 which found that the project qualifies as a transit priority project and complies with the environmental criteria, land use criteria, and affordable housing criteria set forth in Public Resource Code Section 21155.1.

### **CONCLUSION**

The project implements the goals and policies of the West Los Angeles Community Plan by providing additional housing, including affordable housing, to the neighborhood and introducing ground floor commercial uses along Westwood Boulevard, a pedestrian oriented street and primary commercial corridor on in West Los Angeles.

Based on the public hearing and information submitted to the record, staff recommends that the City Planning Commission approve the Density Bonus and Site Plan Review for a five-story, residential-commercial building with 92 units (reserving 11 units, for Very Low Income households, equivalent to 15% of the base) and ground floor commercial tenant space.

## CONDITIONS OF APPROVAL

Pursuant to Sections 12.22 A.25 and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

### A. Development Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans dated December 17, 2021, submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file.
2. **Residential Density.** The project shall be limited to a maximum density of 92 dwelling units including Density Bonus Units.
3. **Affordable and Income Restricted Units.**
  - a. A minimum of 11 dwelling units, that is 15 percent of the base dwelling units permitted in the C4-1VL-POD Zone, shall be reserved as Very Low Income units, as defined by the State Density Bonus Law per Government Code Section 65915(c)(2).
  - b. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 15 percent of the base number of dwelling units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination, dated December 7, 2021. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. The project shall also comply with any other requirements stated in project's SB 330 Determination, including but not limited to replacement unit requirements and requirements regarding relocation, right of return, and right to remain for occupants of protected units.
5. **Incentives (On-Menu)**
  - a. **Open Space.** The project shall be permitted a reduction in Open Space requirements by 20 percent, in lieu of the otherwise required pursuant to LAMC Section 12.21 G
6. **Incentives (Off-Menu)**
  - a. **Floor Area Ratio.** The project shall be permitted a maximum floor area ratio of 3 to 1 in lieu of the otherwise permitted 1.5 to 1 FAR of the C4-1VL-POD Zone;
  - b. **Height.** A maximum height of 56 feet and five stories in lieu of the otherwise permitted 45 feet and three stories in the C4-1VL-POD Zone.

7. **Waivers of Development Standards**

- a. **Transitional Height.** transitional building height to be stepped-back at a 45-degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining rear lot in the R1 Zone in lieu of the otherwise required transitional height requirements of LAMC 12.21.1-A.10.
- b. **Side Yard.** A northern side yard of five feet in lieu in lieu of the otherwise required 8-foot side yard pursuant to LAMC Section 12.16.C.2.
- c. **Side Yard.** A southern side yard of five feet in lieu in lieu of the otherwise required 8-foot side yard pursuant to LAMC Section 12.16.C.2.

8. **Parking.**

- a. **Automobile Parking for Residential Uses.** Minimum residential automobile parking requirements shall be provided consistent with California Government Code Section 65915(p). The project may utilize California Government Code Section 65915(p)(1)) to provide one on-site parking space for each zero and one-bedroom unit, 1.5 on-site parking spaces for each two- to three-bedroom units, 2.5 on-site parking spaces for each four and more bedroom units..<sup>1</sup>
- b. **Automobile Parking for Commercial Uses.** Commercial automobile parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
- c. **Unbundled Parking.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by HCIDLA.
- d. **Adjustment of Parking.** In the event that the composition of residential units changes (i.e. the number of bedrooms), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to California Government Code Section 65915(p).
- e. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
- f. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article9, Chapter IX of the LAMC.

9. **Circulation.** The applicant shall submit a parking and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval.

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<sup>1</sup> Pursuant to a December 17, 2014 memorandum from the Director of Planning, Assembly Bill 744 requires local jurisdictions to approve alternative parking ratios.

**Site Plan Review Conditions**

10. **Materials.** A variety of high-quality exterior building materials, consistent with Exhibit A, shall be used. Substitutes of an equal quality shall be permitted, to the satisfaction of the Department of City Planning.
11. **Ground Floor.** The project shall maintain ground floor storefront glazing as shown in Exhibit A.
12. **Windows.** Clerestory windows shall not be used at the fourth and fifth floor rear façade unless they are located within a bathroom. Clerestory windows located within habitable rooms or kitchens shall be replaced with windows similar in size to other windows provided throughout the building. A revised elevation plan shall be submitted to Planning for review.
13. **Window treatments.** The fourth and fifth floor rear windows shall be treated with integral awnings as shown in Exhibit A.
14. **Rear Façade.** The fourth and fifth floor rear façade shall include vertical and horizontal linear architectural details as shown in Exhibit A.
15. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
16. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer(s), if located at-grade and facing the public right-of-way, shall be screened with landscaping and/or materials consistent with the building façade on all exposed sides (those not adjacent to a building wall).
17. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, walkways, common open space and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
18. **Landscaping.**
  - a. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
  - b. **Trees in Rear Yard.** Mature trees shall be planted along the rear lot line as show in the Landscape Plans of Exhibit A.
  - c. **Tree Wells and other Planters.**
    - i. The minimum depth of tree wells on the rooftop or any other location where planters are used shall be as follows:
      - (1) Minimum depth for trees shall be 42 inches.
      - (2) Minimum depth for shrubs shall be 30 inches.
      - (3) Minimum depth for ground cover shall be 18 inches.
    - ii. The minimum amount of soil volume for tree wells on the rooftop or any other location where planters are used shall be based on the size of the tree at maturity:

- (1) 600 cubic feet for a small tree (less than 25 feet tall at maturity).
- (2) 900 cubic feet for a medium tree (25-40 feet tall at maturity).
- (3) 1,200 cubic feet for a large tree (more than 40 feet tall at maturity).

- 19. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
- 20. **Parking.** With the exception of vehicle and pedestrian entrances, fresh air intake grilles, and metal security grilles, all vehicle parking shall be enclosed along all sides of the building.
- 21. **Trash.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way. Trash and recycle receptacles shall be stored within a fully enclosed portion of the building at all times.
- 22. The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
- 23. **Solar.** The project shall dedicate a minimum of 15 percent of the total roof area will be reserved for the future installation of a photovoltaic system, in substantial conformance with the plans stamped "Exhibit A", and comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

**B. Environmental Conditions**

**24. PM-CUL-1: Tribal Cultural Resource Inadvertent Discovery.**

In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- a. Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (213) 978-1222.
- b. If the City determines, pursuant to Public Resources Code Section 21074(a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- c. The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.



- d. The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
  - e. If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
  - f. The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
  - g. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton.
25. **PM-CUL-2: Human Remains Inadvertent Discovery.** In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance activities, the following procedures shall be followed:
- a. Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033
  - b. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
  - c. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
  - d. The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
  - e. The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
  - f. If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.
26. **PM-CUL-3: Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered at the project site during construction or

the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

27. **PM-CUL-4: Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate.
28. **PM-Energy-1:**
- a. The Project shall be designed to achieve at least 54.9 percent less water consumption than the average household use in the region.
  - b. Thermal hot water panels and collectors shall be provided.
  - c. Water efficient appliances and fixtures shall be installed throughout the development.
29. **PM-NOISE-1:**
- a. Construction and demolition shall be restricted to the hours of 7:00 AM to 9:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday, pursuant to LAMC Section 41.40.
  - b. Construction staging areas for the Project Site shall be as far from sensitive receptors as possible.
  - c. Hold a preconstruction meeting with the job inspectors and general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.
  - d. Ensure that construction equipment is properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.
  - e. Ensure that impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust can and should be used. External jackets on the tools themselves can and should be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures can and should be used, such as drills rather

- than impact equipment, whenever such procedures are available and consistent with construction procedures.
- f. Ensure that construction equipment is not idling for an extended time in the vicinity of noise-sensitive receptors.
  - g. Locate fixed/stationary equipment (such as generators, compressors, rock crushers, and cement mixers) as far as possible from noise-sensitive receptors.
  - h. Impact pile drivers will not be used.

**C. Administrative Conditions**

- 30. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
- 31. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 32. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
- 33. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
- 34. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
- 35. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
- 36. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary

by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

37. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
38. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
39. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
40. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
41. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
42. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

### **DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS**

1. Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:

- a. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

Based on the set-aside of 15 percent of the base density for Very Low Income households, the applicant is entitled to three incentives under both Government Code Section 65915 and the LAMC. The three requests for deviations of open space calculations, increased FAR, and increased height qualify as the proposed development incentives.

**Open Space (On-Menu).** Based on the unit mix of the project, 9,750 square feet of Open Space is required (Per LAMC Section 12.21 G). Staff recommends that an On-Menu Density Bonus Incentive be granted to allow a reduction of open space by 20 percent in order to provide a minimum of 7,800 square feet of open space in lieu of the required 9,750 square feet. The incentive for a 20% reduction in open space is expressed in the Menu of Incentives in the State Density Bonus requirements, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs.

The requested incentive will result in building design or construction efficiencies that provide for affordable housing costs. Reducing the amount of open space increases the amount of floor area available for residential uses, including the affordable units. The requested incentive provides a construction efficiency by allowing the developer to provide additional market rate units without an accompanying increase in required openspace, thus reducing the per-unit cost of construction which helps offset the cost of affordable units.

**Floor Area Ratio (Off-Menu).** The subject property is zoned C4-1VL-POD which allows for a maximum FAR of 1.5 to 1. The net lot area of the subject property is 27,018 square feet, therefore the maximum floor area would be 40,527 square feet. The proposed project has a floor area of 80,500 square feet. Staff recommends an Off-Menu density bonus incentive to increase the maximum FAR to 3 to 1, to allow a floor area of up to 81,054. This incentive is equivalent to the Tier 2 TOC incentive for additional FAR. The Density Bonus provisions of the LAMC provide for an On-Menu incentive for 3 to 1 FAR in commercial zones located along Major Highways. Although

the subject site is commercially zoned, Westwood Boulevard is not classified as a Major Highway and thus the project is not eligible for an On-Menu 3 to 1 FAR Incentive.

The additional floor area will allow the developer to expand the building envelope so the additional units can be constructed, and the overall space dedicated to residential units is increased. The additional market rate units which can be constructed within the additional floor area will offset the cost of the affordable units.

**Height (Off-Menu).** The subject C4 zoned property is within a 1VL height district which limits building height to 45 feet and further limits buildings with commercial uses to three stories. The proposed project includes ground floor commercial so is subject to the three story limitation. The on-menu Density Bonus Incentive for height allows for an increase in 11 feet and one (1) story. Staff recommends granting an off-menu incentive to allow an increase in the maximum height by 11 feet and two (2) stories for a maximum height of 56 feet and five (5) stories.

The proposed increase in two residential levels supports the inclusion of units reserved for Very Low Income Households. The additional height allows for the additional market rate floor area to be constructed which will help subsidize the operational costs of the affordable units. Therefore, the incentive supports the applicant's proposal to reserve 11 units for Very Low Income Households, and 81 market-rate units, for a total of 92 units.

- b. The incentives would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income and moderate-income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(B) and 65589.5(d)).**

There is no evidence that the proposed Incentives will have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)).

There is no substantial evidence in the record that any of the Incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The property is also not located on a substandard street in a Hillside area. Although the project site is located within a potential liquefaction zone, a methane buffer zone and a special grading area, the project will be required to comply with all applicable regulations for development in such zones, and thus will not present any specific adverse impacts upon public health or safety. The project site is not located in a Very High Fire Hazard Severity Zone, or any other special hazard area. Therefore, there is no substantial evidence that the proposed project, and thus the requested Incentives, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource. Based on the above, there is no basis to deny the requested Incentives.

- c. **The waiver[s] or reduction[s] of development standards will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1))**

A project that provides 15 percent of the base density for Very Low Income households is entitled to three Incentives under both Government Code Section 65915 and the LAMC and may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria” as outlined by State Density Bonus law. The applicant proposes to set aside 11 units for Very Low Income households, equal to approximately 16 percent of the base density of the site. As such, the requests for a deviation from transitional height requirements and reduced north and south side yards are recommended as waivers of development standards. Without the requested waivers, the existing development standards would preclude the development of the proposed density bonus units and project amenities for the reasons stated as follows.

**Transitional Height.** The subject site is zoned C4-1VL-POD and the rear abutting lots are zoned R1. Commercially zoned lots which abut R1 lots are subject to transitional height limitations pursuant to LAMC Section 12.21.1.A.10. Within 200 feet of an R1 zoned lot the following height restrictions apply: maximum of 25 feet within 49 feet of the R1 lot, maximum of 33 feet within 50-99 feet of the R1 lot, and maximum of 61 feet within 100-199 feet of an R1 lot. Staff has recommended granting a waiver for a utilize an alternative height transition to allow building height to be stepped-back at a 45-degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining rear lot in the R1 Zone. The requested transitional height alternative is equivalent to a Tier 2 TOC height incentive.

The standard transitional height requirement would limit the ability to construct the 92 residential dwelling units and the Restricted Affordable Units which are of a sufficient size. This development standard would have the effect of physically precluding construction of a development providing 92 dwelling units, of which a minimum of 11 units will be set aside for Very Low Income households. The waivers for an alternate transitional height at the rear façade will enable the project to increase the overall space dedicated to residential use, thereby allowing for the provision of affordable residential units. This waiver supports the applicant’s decision to provide 11 units as affordable housing units reserved for Very Low Income Households.

**Yards (North Side Yard and South Side Yard).** The subject property’s C4 Zone requires a five-story residential development to provide a minimum eight-foot side yard on either side of the building. The project is in need of a yard reduction through development standard waivers to reduce both side yards to five feet. The requested side yards are equivalent to a Tier 2 TOC RAS3 Zone yards incentive. Staff recommends granting a waiver of development rights to allow a minimum five-foot northerly side yard and a five-foot southerly side yard.

An eight-foot north and south side yard would limit the ability to construct the residential dwelling units permitted by-right and the Restricted Affordable Units which are of a sufficient size. This development standard would have the effect of physically precluding construction of a development providing 92 dwelling units, of which a minimum of 11 units will be set aside for Very Low Income households. The waivers for a reduced north side yard and south side yard enable the project to increase the



overall space dedicated to residential use, thereby allowing the project to be built to its requested FAR and requested height while also observing transitional height at the rear of the project. These waivers support the applicant's decision to provide 11 units as affordable housing units reserved for Very Low Income Households.

**d. The Incentives are contrary to State/federal law.**

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

**SITE PLAN REVIEW FINDINGS**

**2. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. There are twelve elements of the General Plan. The majority of the policies derived from these elements are in the form of code requirements of the Los Angeles Municipal Code. Except for those entitlements requested herein, the project does not propose to deviate from any of the requirements of any of the requirements of the Los Angeles Municipal Code. The General Plan is divided into 35 Community Plans.

The project site is located within the West Los Angeles Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Neighborhood Commercial land uses with the corresponding zones of C1, C1.5, C2, C4, RAS3, RAS4, P. The project site is zoned C4-1VL-POD and is thus consistent with the existing land use designation. The site is also located in a Tier 2 Transit Oriented Communities Affordable Housing Incentive area, the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP), and the Westwood/Pico Neighborhood Oriented District. The Project is subject to Department of Transportation clearance of the WLA TIMP. The site is not located within an interim control ordinance.

The Westwood/Pico Neighborhood Oriented District (NOD) was enacted through Ordinance 171,859, effective January 24, 1998. The NOD established the POD suffix on the project site. The NOD is a Supplemental Use District per LAMC Section 13.07 and requires compliance with development regulations including but not limited to use, yards, height, and building frontage design. Projects in the NOD require a review and administrative clearance from Los Angeles City Planning prior to the issuance of any permit for construction, relocation, addition, change of use, or exterior alteration of a building facade facing Westwood Boulevard, Pico Boulevard or Overland Avenue (Z.I. NO. 2256). The proposed project is not seeking deviations from the NOD and will be subject to administrative clearance.

The proposed project is consistent with the following goals, objectives, and policies of the **West Los Angeles Community Plan**:

**GOAL 1: A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.**

*Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.*

*Policy 1-1.1: Protect existing single family residential neighborhoods from new out-of scale development and other incompatible uses.*

*Policy 1-1.3: Provide for adequate multi-family residential development.*

The proposed project is a 92 unit multi-family development. The project is located along Westwood Boulevard, the primary commercial corridor in this West Los Angeles neighborhood. The project design includes front setbacks, rear setbacks, rear step backs, and rear landscaping with mature trees to buffer the proposed five story building from the rear abutting single family neighborhood. Therefore, the project is consistent with Goal No. 1, Objective No. 1-1, and Policy Nos. 1-1.1 and 1-1.3 above.

*Objective 1-2: To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities.*

*Policy 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.*

The proposed 92 unit commercial-residential development is located along the primary commercial corridor in the neighborhood, Westwood Boulevard, and half a block north of Olympic Boulevard. Multiple transit services are provided in this area. The following bus and rail transit lines connect the community to and around the project site: Metro E Line (Expo), 0.7 miles to Westwood/Rancho Park Station; Metro Rapid Bus 704 / Metro Bus 4, 0.4 miles to Santa Monica/Westwood stop; Big Blue Bus Rapid R12, 0.1 miles to Olympic/Westwood stop; Big Blue Bus 8, 0.1 miles to Olympic/Westwood stop; and Big Blue Bus 1, 0.4 miles to Santa Monica/Westwood stop. The combination of access to local retail services, the inclusion of neighborhood serving retail space within the proposed project, and access to multiple local transit stations insure that the project is consistent with Objective 1-2 and Policy 1-2.1 above.

*Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.*

*Policy: 1-3.1 Require architectural compatibility and adequate landscaping for new multi-family residential development to protect the character and scale of existing residential neighborhoods.*

The proposed five-story project abuts a single-family neighborhood to the rear. The project protects the character and scale of the existing residential neighborhood by including a landscaped buffer of mature trees and included a 17-foot rear yard setback and upper floor steps backs at the fourth and fifth floors. Therefore, the project is consistent with the objective and policy regarding architectural compatibility and adequate landscaping for the protection of the scale of existing residential neighborhoods.

*Objective 1-4: To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens.*

*Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.*

The proposed 92 unit project includes 11 units set aside for Very Low Income Households in addition to the 81 market rate units. The project includes units of varying size as well. Therefore, the project is consistent with the object and policy related to promoting affordable housing, and increasing choice in type and price of housing.

The proposed project is consistent with the Goals, Objectives, and Policies, of the **General Plan's Housing Element 2021 – 2029** adopted in November 2021 as described below.

*Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

*Policy 1.2-1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.*

*Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.*

*Policy 1.3-1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.*

The proposed project would result in the construction of a new five-story mixed-use development with 92 dwelling units and ground floor commercial space. The project would provide 81 market-rate units and set aside 11 units for Very Low Income households. In addition, the project would accommodate a variety of household sizes with a unit mix ranging from studio to three-bedroom units. The project would be developed in a transit priority area, serviced by multiple public transit stops including the Metro E Line light rail service and multiple bus lines. The project's proximity to public transit would allow individuals to connect to essential services and centers, including employment centers, schools, and grocery markets. Surrounding the project site are a mix of residential and commercial uses. As such, the proposed project would complement the surrounding community while expanding housing opportunities along a transit-rich, high opportunity area.

The proposed project is also consistent with the Goals, Objectives, and Policies, of the **General Plan's Mobility Element**, also known as Mobility Plan 2035, which provides policies with the ultimate goal of developing a balanced transportation network for all users. The project supports the following policies of the Mobility Element:

*Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

*Policy 5.2: Support ways to reduce vehicle miles traveled (VMT) per capita.*

*Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.*

The project's proximity to multiple public transit lines provides commercial patrons and residents access to various modes of transportation. The proposed project is located within three-quarters mile from the Metro E (Expo) line Westwood/Rancho Park Station and within one-half mile from three Big Blue Bus Rapid lines (R12, 1, and 8). These public transit lines provide residents and workers access to work centers, destinations, and other neighborhood services across Los Angeles. Therefore, the project supports the reduction of VMT per capita, connecting individuals to public transportation infrastructure.

As detailed above, the proposed project is in substantial conformance with the purposes, intent and provisions of the West Los Angeles Community Plan and General Plan. The project is consistent with the applicable general plan designation and policies as well as with applicable zoning designation and regulations.

- 3. 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.**

The arrangement of the proposed development is consistent and compatible with existing and future development in neighboring properties. The subject site is located within the West Los Angeles Community Plan on Westwood Boulevard between Olympic Boulevard to the south and Mississippi Avenue to the north. The project site is bound by Westwood Boulevard to the east which is developed with general commercial uses; commercially zoned and developed properties to the north and south; and four single family residential homes to the west along Midvale Avenue.

The proposed project includes the construction of a commercial-residential building with 92 residential units, inclusive of 11 units set aside for Very Low Income Households, and approximately 1,525 square feet of ground floor commercial space. The project provides a total of 125 automobile parking spaces and 81 bicycle parking spaces. The subject property is a relatively flat parcel, comprised of four lots with a combined area of approximately 27,000 square feet (0.62 acres).

#### Height, Bulk, and Setbacks

The subject property is within the 1VL height district allows for a maximum height of 45 feet within three stories. However, the proposed project's off-menu density bonus incentive to increase its maximum height by 11 feet and two stories, As such, the project proposes a maximum height of 56 feet within five stories.

The C4-1VL zoning of the site normally allows for a maximum Floor Area Ratio (FAR) of 1.5 to 1; however, as permitted through the Density Bonus program and LAMC Section 12.22-A,25, Housing Developments may qualify for a FAR increase in exchange for setting aside a portion of the proposed residential units toward affordable housing. The project's total floor area ratio is 3:1, equating to approximately 80,500 square feet of floor area.

The proposed building is within a commercial zone and is not required to provide a front yard setback. The project provides the minimum required 17-foot rear yard setback required of five-story commercial-residential developments in the C4 Zone. The C4-1VL zone normally requires eight-foot side yards for five story buildings. However, staff recommends granting a waiver of development rights to allow for five-foot side yards in order to allow affordable units to be included on site. The five foot side yards abut commercially zoned and developed lots and are compatible with the development along Westwood Boulevard.

To minimize the bulk and massing of the proposed building, the project has been designed with setbacks at the upper levels along both the front and rear facades. The front facade complies with the POD Supplemental Use District transitional height requirement (all portions of the building above 40 feet in height, including the roof and roof structure, are set back from the front lot line at a 45-degree angle). Balconies are also strategically utilized at the fourth floor to create an additional 3-foot setback area which further reduces the bulk and massing

of the front façade. Additionally, the project includes variations in building materials and the exterior walls of the building are also articulated, incorporating street-facing, balconies and windows, and breaks in the entire massing to allow visibility to internal residential units. The ground floor consists of glass and transparent storefront glazing along the majority of street frontage. The project design employs various architecture methods to establish a distinguishable and attractive building design. A variety of building materials and finishes, as well as landscape and hardscape materials, will result in a design that is complementary to the neighborhood.

The subject site is zoned C4-1VL-POD and the rear abutting lots are zoned R1. C zoned lots which abut R1 lots are subject to transitional height limitations pursuant to LAMC Section 12.21.1.A.10. Within 200 feet of an R1 zoned lot the following height restrictions normally apply: maximum of 25 feet within 49 feet of the R1 lot, maximum of 33 feet within 50-99 feet of the R1 lot, and maximum of 61 feet within 100-199 feet of an R1 lot. Staff has recommended granting a waiver for a utilize an alternative height transition to allow building height to be stepped-back at a 45-degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining rear lot in the R1 Zone in lieu of the otherwise required transitional height requirements. The requested transitional height alternative is equivalent to a Tier 2 TOC height incentive. The proposed rear façade is set back from the abutting R1 zoned property line by 17 feet at the ground floor through the third floor, 38 feet at the fourth floor, and 51 feet at the fifth floor. The proposed transition significantly reduces the bulk and massing of the rear of the building as viewed from the single-family homes along Midvale Avenue. The project's landscape plan includes planting mature trees along the full length of the rear property line. The trees will serve to further buffer the abutting single-family homes from the proposed five story building. The combination of setbacks, step backs, and landscaping ensure that the proposed project will be compatible with the surrounding development.

The project is proposed with clerestory windows at rear fourth and fifth levels. The intention of these small windows is to provide privacy to the abutting single family homes. However, the step backs in combination with landscaping sufficiently shield the single-family homes from view. Staff has recommended a condition to require a revised plan set replacing the clerestory windows with full size windows as the clerestory windows are not necessary to ensure the development is compatible with surrounding context.

#### Off-Street Parking Facilities

The project includes a total of 125 automobile parking spaces and 81 bicycle parking spaces for residential and commercial uses, consistent with the requirements of the LAMC and Density Bonus provisions. The project is required to provide a minimum of 105 parking spaces and exceeds this requirement by 20 additional spaces. All parking is located underground, within two subterranean levels, and will not be visible from the street or from adjacent properties. One ingress and egress driveway along Westwood Boulevard is provided. The project will consolidate the number of driveways currently located at this site and reduce the number of curb cuts from two to one. The driveway is located at the south-western corner of the site, the furthers location from the nearest intersection (Westwood Boulevard and Mississippi Avenue). Therefore, for the reasons stated above, the off-street parking facilities will be compatible with the existing and future developments in the neighborhood.

#### Lighting

Lighting for the proposed project has been conditioned to be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the

public right-of-way, nor from above. Therefore, the lighting will be compatible with the existing and future developments in the neighborhood.

#### On-Site Landscaping

Various types of vegetation and trees are integrated into the design of the building facades to minimize the visual impact of the maximum 56-foot-tall building and buffering from neighboring properties. The proposed project's landscaping creates a pedestrian-friendly ground floor that helps unify and bolster continuity between the neighborhood and the project site as a whole along Westwood Boulevard Avenue. Furthermore, the project has been conditioned to require that all open areas not used for buildings, driveways, parking areas, recreational facilities or walks be attractively landscaped. Additionally, the applicant has committed to planting mature trees along the entire length of the rear lot line to provide a buffer between the abutting single family and the proposed project. Therefore, as designed and conditioned, the on-site landscaping of the proposed project will be compatible with the existing and future developments in the neighborhood.

#### Trash Collection

The project will include centralized on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development. Additionally, all trash and recycling areas are conditioned to be enclosed and not visible to the public. Trash collection will occur within trash rooms designated for commercial and residential on basement level. The trash rooms are not visible from the public right-of-way. Therefore, as proposed and conditioned, the project is compatible with existing and future development on neighboring properties.

As described above, 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 will be compatible with existing and future development on adjacent and neighboring properties.

#### **4. The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The project would provide 16,641 square feet of open space, inclusive of the third-floor courtyards, the seventh-floor pool terrace, the ground floor recreation area, and residential patio spaces. The project's amenities would include a roof deck, landscaped ground floor courtyard, fitness room, recreation room, and private balconies and patios associated with select dwelling units. These amenities would provide residents a space for gathering, socialization, recreation, and relaxation.

The project would also accommodate off-street parking within two subterranean parking levels. Long-term and short-term bicycle parking would also be accommodated within the project's enclosed bike storage rooms and locker areas and on the sidewalk fronting Westwood Boulevard. Residents would have access to a bike workstation on the ground floor. In addition, to the proposed on-site retail opportunities for residents to enjoy, the project is located in a commercial area with many businesses and numerous transit amenities including local bus and rail lines and bike infrastructure. Therefore, as proposed, and conditioned, the project provides a variety of recreational and service amenities to improve habitability for the residents while minimizing impacts on neighboring properties.

**ENVIRONMENTAL FINDINGS**

5. Environmental Finding. Pursuant to Senate Bill (SB) 375 and Public Resources Code (PRC) Section 21155.1, a project that qualifies as a Transit Priority Project and is declared by a legislative body to be a Sustainable Communities Project is statutorily exempt from the California Environmental Quality Act (CEQA). These SB 375 clearances are intended to meet the goals of the Sustainable Communities Strategy to encourage higher density, infill development located near transit. In order to qualify as a Transit Priority Project, the project must be consistent with general land use policies of an adopted Sustainable Communities Strategy per PRC Section 21155(a) and meet the criteria in PRC Section 21155(b) related to minimum density, residential uses, and distance from a major transit stop or high-quality transit corridor. In order to qualify as a Sustainable Communities Project, the project must meet all environmental criteria in PRC Section 21155.1(a), all land use criteria in PRC Section 21155.1(b), and one public benefit criteria in PRC Section 21155.1(c). A public hearing must be held by City Council prior to declaring a project to be a Sustainable Communities Project and the City Council is required to find the necessary criteria are met in Subsections (a), (b) and (c) of PRC Section 21155.1. Unlike other CEQA clearances, the SCP Exemption must be approved by the City Council, even if the initial decision-maker or appellate body is a lower decision-making body or officer.

The City of Los Angeles, as the Lead Agency, prepared a SCPE, Case No. ENV-2020-5995-SCPE, for the proposed project. The Department of City Planning recommended that the City Council consider and determine that the project is exempt from CEQA pursuant to PRC Section 21155.1 as a Transit Priority Project and Sustainable Communities Project. A public hearing was held on December 7, 2021 when the SCPE was presented to the Planning and Land Use Management Committee (PLUM). PLUM recommended the adoption of the SCPE as Council action. The City Council heard and adopted the SCPE on January 12, 2022, which found that the project qualifies as a transit priority project and complies with the environmental criteria, land use criteria, and affordable housing criteria set forth in PRC Section 21155.1, and as such determined that the project is exempt from CEQA pursuant

## **PUBLIC HEARING AND COMMUNICATIONS**

### **PUBLIC HEARING**

A public hearing for Case No. CPC-2020-5994-DB-SPR-VHCA was held virtually by the Hearing Officer on Wednesday, December 1, 2021. The purpose of the hearing was to receive public testimony on behalf of the City Planning Commission as the decision maker on the case. The public hearing was attended by the applicant's representative, a representative from Council District 5 and members of the public.

### **Applicant Presentation**

The applicant's representative, Dana Sayles, presented an overview of the project. Following a description of the site, neighborhood, proposed building, entitlements requested, zoning and other regulations, Ms. Sayles provided details about how the project evolved through the community outreach process, and the project's sustainability features. Ms. Sayles highlighted the following in her presentation:

- Originally the project was contemplated as a 100% residential, Tier 2 TOC with 109 units within a five-story building with a height of 56 feet. The applicant modified the proposal in response to community concerns about impacts to the rear abutting single family neighborhood and a desire for commercial activation of Westwood Boulevard. Larger rear step backs to the upper floors were added, ground floor commercial space along Westwood was added, and the project was reduced from 109 units to 92 units. With the addition of commercial uses at the ground floor, the proposed five-story project was no longer eligible for Tier 2 TOC height incentives. The underlying zone C4-1L-POD allows for a maximum height of 45 feet and three stories for buildings with commercial uses. The Tier 2 TOC height incentive allows for additional height of 11 feet and one-story. The introduction of commercial uses required the applicant to convert the entitlement request from a TOC to a Density Bonus request.
- Ground commercial space and residential amenity space with store front glazing activate the pedestrian realm along Westwood Boulevard.
- Parking is below grade within two subterranean levels. The project provides 125 parking spaces, which is above the 105-space minimum required.
- There are 72 bike parking spaces within two secure bike rooms, one at the ground floor near the lobby and a second in the garage. There is also a bike workspace.
- The ground floor includes residential units.
- The project includes a 17-foot rear yard setback from the abutting R1 Zoned properties. The project is requesting a side yard reduction.
- Rear landscaping will provide a visual barrier to single family residences to west. The applicant has committed to work with residents to select tree species to ensure the most screening. There are currently no trees on site. The project will be adding approximately 100 trees to the site. Existing street trees will remain.
- Sustainable features include: meeting all Building Code and Title 24 regulations, future solar panel installation, and 30% EV parking with 10% installed.
- The project has requested a Sustainable Communities Project Statutory Exemption which was heard by the Planning and Land Use Management Committee of Council.
- Residential units range in size from 450 to 1,490 square feet to accommodate households of various sizes and compositions.
- Amenities include a central courtyard and other indoor common areas, a roof top deck oriented towards Westwood Boulevard, and private patios and balconies.



- The project requests transitional height equivalent to what is offered through TOC. In response to community engagement, the building is stepped back at the upper floors to minimize the appearance of upper floors. At the fifth floor, project is stepped back more than 50 feet from adjacent residents, reducing view impacts into adjacent yards.
- The building design includes clean lines and robust transparency. The design approach was to mitigate the height with horizontal bands along the front façade and separations by balconies. The rear of building is designed to minimize impacts to the single-family residential neighbors. To protect the neighbor's privacy, balconies at rear and side will be opaque, the rear step backs are inaccessible, and upper story windows allow are designed to prevent views into the neighboring properties.
- The applicant team is proud of the collaboration achieved with the community, they lead two open houses, and attended several meetings. The two open houses were held on November 12, 2020 (12:00 PM and 5:30 PM) and notices were mailed to 100 owners and occupants and were attended by 12 neighbors/owners. The applicant attended two meetings with Westwood South of Santa Monica HOA and one with the Westside Neighborhood Council. The project is supported by both the Westwood South of Santa Monica HOA and Westside Neighborhood Council.
- Summary of Project changes:
  - Reduction in unit count from 109 to 92
  - Addition of ground floor commercial uses
  - Addition of "Pedestrian Oriented District (POD)" clearance
  - Further "stepping back" of building immediately abutting single family R1 uses to the west to reduce visual intrusion.
  - No substantial reduction in number of parking spaces provided (128 originally proposed, 125 currently proposed) despite reduction in unit count.
  - Commitment to providing mature trees and landscaping at the rear of the property to shield single family homes from view
  - Commitment to providing opaque balcony railings
  - Incorporation of an acoustic sound wall at the rear property line
- Provides needed multifamily housing in a community of mostly single-family housing.

### Public Testimony

Nine members of the public spoke at the public hearing. Five individuals spoke in favor of the project, including four local residents. Three of the five who spoke in favor stated affiliation with either the Westside Council or the Westwood South of Santa Monica HOA board. Comments made in favor include:

- The community will benefit from the addition of 92 new housing units and the commercial activation of Westwood Boulevard, the primary commercial corridor for this neighborhood.
- The applicant was engaged in extensive community outreach, was responsive to community concerns, made concessions, and implemented meaningful project changes. The building design is sensitive to the surrounding community and neighbors and is consistent with the Neighborhood Oriented Design Overlay (POD).
- Design features including additional step backs, privacy glass, mature trees at the rear property line, and sustainability features are appreciated.
- The project is an appropriate scale for the street and the step backs at the rear are sensitive to the single family neighborhood at the rear.

Four commentators voiced opposition to the project. All four identified themselves as living in the abutting single-family neighborhood or in close proximity to the project. Two speakers stated they lived on Midvale Avenue on the block directly abutting the project site to the rear. The following concerns were raised:

- Concerns about the project's height and number of stories, view and sunlight obstruction. A preference for three stories instead of five stories was expressed.
- Concerns that TOC benefits were inappropriately applied to a Density Bonus project.
- Concerns about insufficient parking, traffic, and left turns out of the project driveway.
- Concerns about the project reducing the value of homes on Midvale Avenue.
- For people living in the neighborhood to the west, this project is not an improvement.
- The community needs more low-income units, but the applicant should be providing more low-income units in order to receive additional floor area.
- Trees planted at the property line are not sufficient to reduce impacts to the abutting properties. There should be an Alley separating the site from abutting single-family homes.
- Concerns that the project will exacerbate capacity issues at the local LAUSD schools.
- Concerns about lack of communication with the community.
- Concerns about construction impacts.

One attendee was unable to provide comment due to technical issues. This attendee was provided with contact information for submitting written comment.

### **Council Office**

Mr. Daniel Skolnick spoke at the hearing on behalf of Councilmember Paul Koretz, Council District 5. Mr. Skolnick acknowledged the concerns raised by community members and encouraged members of the public to reach out to Planning, the applicant team, and the Council Office to continue a dialogue. Mr. Skolnick praised and thanked the applicant team and the community for their collaboration stating that the project was revised in response to community concerns.

### **Applicant's Response**

Ms. Sayles addressed concerns raised during public comment, providing the following responses:

**Clarification on the application.** The project is a Density Bonus project with off-menu incentives and waivers that mirror TOC incentives. The project has less floor area and few units than what TOC allows for this site. The setbacks are the same as what TOC would allow.

**Alley.** There is a public utility easement but not a public alley. This was a design challenge, normally an alley would provide a buffer between a commercial and residential area. However, this is not the condition on Westwood Boulevard.

**Height, rear yard, views, shade.** The project is in a transit priority area and therefore is exempt from CEQA related shade and shadow impacts. Views are not regulated. The site is on the west side of Westwood Boulevard and the abutting single-family homes are to the southwest of the site. The proposed building is not at an orientation where shade will impact the abutting single-family homes. The comment that the 20-foot trees will not block a 50-foot building is accurate.

**Parking.** No parking deviations are requested. The project requires 105 parking spaces and the applicant elected to provide 125.

**Traffic.** There is an existing commercial use on the site and are many existing trips generated by the site. The project would have no traffic impact. The project is mid-block, and there is a center turn lane and thus there likely will not be a need to restrict left turns from the site. However, during plan check, the LADOT will review the driveway plan and place restrictions if needed.

**Construction.** Construction is anticipated to take 24 months. This would be a shorter time period without subterranean parking. The management company, RBM, has a positive track record and

has not received complaints from neighbors. Installation of acoustic sound wall will provide protection to neighbors. The project would abide by the City's construction rules such as, no construction on Sundays, no hauling during rush hour.

**School capacity.** LAUSD does not require consultations for this type of project and does not have a authority to deny a project due to enrollment levels in neighborhood schools. The project will be required to pay a school impact fee.

**Communication.** Ms. Sayles apologized to community members who did not feel informed. She reiterated that the hearing was noticed to those within a 500-foot radius of the project and that applicant team worked with WSSN and WNC to provide mailers for community meetings.

### **WRITTEN COMMUNICATION**

Planning received 16 comment letters on the proposed project, including:

- A support letter from the Westside Neighborhood Council
- A support letter from the Westwood South of Santa Monica Homeowners Association
- Three support letters from local residents
- Six support letters from the development community
- Five opposition letters from local residents

Comment letters are described in detail below and are attached in Exhibit D of this Report.

**Westside Neighborhood Council (WNC)** – in a memo dated June 18, 2021, the WNC stated support for the proposed project and voted to **recommend approval** at its May 14, 2021 meeting. The WNC believes the design of the project is sensitive to adjacent residential uses in the neighborhood immediately behind the proposed project. The WNC supports the specific design features that addressed impacts to the residential uses: the additional setbacks to the rear of the building; limited use of rear windows on the rear; use of privacy glass; use of a combination of property line walls and planting of mature trees along the rear property line to reduce impacts to rear yard privacy for the residential neighbors behind the project. Additionally, the project compliments the neighborhood by including pedestrian oriented and neighborhood serving uses on the ground floor. The WNC believes the proposed Density Bonus project has a superior design to the previously submitted version of this project which requested Tier 2 TOC incentives.

**Westwood South of Santa Monica Homeowners Association (WSSM HOA)** – In a memo dated November 30, 2021, the WSSM HOA stated **support** for the project and recommended approval of the requested density bonus incentives and waivers and Site Plan Review. The letter states that the project will be an asset to the community. It provides needed housing, has incorporated design features sensitive to the rear abutting neighbors and made modifications to the street-level design and uses to incorporate active pedestrian-oriented uses.

**Margaret and Charles Healy** – On November 30, 2021, Planning received a letter of **support** from residents located two blocks south of the project at 2370 Midvale Avenue. The letter states that the developer has worked closely with WSSM HOA and with the neighbors. The developer listened concerns about privacy and design and revised the project to incorporate active pedestrian-oriented uses. The project is an asset to Westwood Boulevard and to our community and hope it will serve as a model for future projects on Westwood Boulevard.

**Scott Oeser** – in a memo dated November 16, 2021, Mr. Oeser, a local resident, states strong **support** for the project, urging approval.

**Gunter Prentner** - In a memo date November 3, 2021, Mr. Prentner, a resident of West Los Angeles, states **support** for the project and urging approval.

**Rafi Orfahli, JNM Realty, Inc.** – in a memo dated November 8, 2021, JNM Realty, Inc expresses strong **support** for the project, urging approval.

**Rob Renshaw, Renshaw Investment Group, Inc.** – In a memo dated November 3, 2021, Renshaw Investment Group expresses strong **support** for the project, urging approval.

**Jonathan Taksa, Taksa Investment Group, Inc.** – In a memo dated November 3, 2021, Taksa Investment Group expresses strong **support** for the project, urging approval.

**Pietro Amirkhanian, Tower Investment Group** – In a memo dated November 3, 2021, Tower Investment Group expresses strong **support** for the project, urging approval.

**David Passman, The Passman Group** – in a memo dated November 2, 2021, The Passman Group expresses strong **support** for the project, urging approval.

**Jeff Gray, Conroy Commercial Inc.** – In a memo dated November 2, 2021, Conroy Commercial Inc. stated strong **support** for the project, urging approval.

**Valerie Hazon** – In an email dated November 24, Ms. Hazon, a local resident and homeowner, states **opposition** to the proposed project and requests that the decisionmaker deny the project. She states that the applicant has asks for more than the Density Bonus program allows and for incentives that are “clearly restricted in the Density Program itself.” The letter states that the Density Bonus Program has taken away the height restrictions and setbacks for commercial properties adjacent to single family homes. She states that these restrictions were in place for many years and were the reason why many homeowners were willing to buy homes behind commercial streets. She is concerned that if the project is approved in its current form that it may be used as precedence for other such projects and states that the project “will likely be appealed and/or litigated by the affected homeowners.”

**Adrienne Tien** – in an email to Planning dated November 21, 2021, Adrienne Tien, a local homeowner one block away at Midvale Avenue and Mississippi Avenue, states **opposition** to the project. Adrienne Tien states concerns regarding her investment in her home and traffic. She states that the waiver of regulations cannot be justified if the regulations are in place to preserve what is “wonderful” about the neighborhood.

**Freddy Rath** – in an email to Planning dated November 10, 2021, Mr. Rath, who resides in a single-family home directly abutting the project site to the rear (2112 Midvale Avenue), states **opposition** to the project. Mr. Rath states that the project is “illegal and needs to be adjusted to meet guidelines.”

**Yinghui and Qian** – in an email to Planning on November 5, 2021, residents expressed **opposition** to the proposed project, stated that five stories is not appropriate for the area and the proposed building will devalue the area.

**M. Elad** – in an email to Planning on November 4, 2021, local resident M. Elad stated **opposition** to the proposed project, stating that the project will have a negative impact on the neighborhood, that the proposed deviations from established regulations violate the commitment the City made to the residents when the rules were established. The letter further states that the requested deviations are not justified.



# 2121 WESTWOOD BLVD. APARTMENTS

## 92 UNIT SB1818 MULTI FAMILY DEVELOPMENT

### PROJECT INFO

PROJECT SCOPE	NEW 5-STORY, 92 DWELLING-UNIT, MIXED-USE, AFFORDABLE HOUSING PROJECT (11 VLI UNITS = 68 BASE x 15%) WITH 5 LEVELS OF TYPE IIIA APARTMENTS AND RETAIL AND GROUND FLOOR, OVER 4 LEVELS OF TYPE IA BASEMENT PARKING LEVELS WITH ADDITIONAL INCENTIVES PER 12.22A.25 AND AB 1818.
LEGAL DESCRIPTION	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  PARCEL A: LOT 2 AND 3, IN BLOCK 47, OF TRACT 5609, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN 65, PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY OF SAID COUNTY.  PARCEL B: LOTS 4 AND 5 IN BLOCK 47 OF TRACT NO. 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PROJECT SITE INFORMATION	SITE ADDRESS: 2107 – 2121 S. WESTWOOD BLVD. LOS ANGELES, CA 90025 ZONE: C4-1VL-POD APN: 4322-001-021, 4322-001-015, 4322-001-016
GENERAL PLAN LAND USE DESIGNATION:	NEIGHBORHOOD COMMERCIAL
SB1818 INCENTIVES (11% VERY LOW INCOME - 8VLI)	<b>ON MENU INCENTIVES:</b> - 20% OPEN SPACE REDUCTION PER LAMC  <b>OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS:</b> - 3.0:1 FAR INCREASE IN LIEU OF 1:5:1 - 11-FOOT AND 2-STORY HEIGHT INCREASE IN THE 1VL HEIGHT DISTRICT FOR A MIXED-USE BUILDING - NORTH AND SOUTH SIDE YARD REDUCTION FROM 8' TO 5' - WAIVER OF TRANSITIONAL HEIGHT REQUIREMENT
FUNDING:	THIS PROJECT IS 100% PRIVATELY FUNDED.

### SITE AREA

LOT AREA:	27,018.3 SF (FROM ZIMAS)
BUILDABLE AREA (C4):	27,018.3 SF
NET LOT AREA (AFTER DEDICATIONS):	26,418.17 SF

### DENSITY

LOT AREA PER UNIT (C4):	400 SF
BASE DENSITY:	27,018.3 SF / 400 SF = 68 UNITS
MAXIMUM BONUS WITH SB1818:	35% BONUS DENSITY W/15% VERY LOW INCOME (VLI)
ALLOWED DENSITY:	68 + (68 UNITS x 0.35) = 92 UNITS
PROPOSED DENSITY:	92 UNITS
PROPOSED AFFORDABLE UNITS:	68 UNITS x 0.15 = 11 (11 VERY LOW INCOME (VLI))

### FAR (ZONING CODE)

BASE FAR PER C4:	1.5 FAR (40,527 SF)
MAXIMUM BONUS WITH SB1818 ON MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS	27,018 x 3.0 = 81,054 SF

PROPOSED FAR (SEE SHEET A03)	80,480 SF
<b>PROPOSED BUILDING BREAKDOWN</b>	
LEVEL	Area

02 - GROUND FLOOR	17720 SF
03 - SECOND FLOOR	18839 SF
04 - THIRD FLOOR	18841 SF
05 - FOURTH FLOOR	14861 SF
06 - FIFTH FLOOR	10219 SF
GRAND TOTAL AREA:	80480 SF < 81,054 SF

### OPEN SPACE (SEE SHEET A23)

SB1818 ON MENU INCENTIVE – 20% REDUCTION IN REQUIRED OPEN SPACE

<b>OPEN SPACE</b>	
1 BEDROOM (100 SF/UNIT X 79 UNITS)	7,900 SF
2 BEDROOM (125 SF/UNIT X 10 UNITS)	1250 SF
3 BEDROOM (175 SF/UNIT X 3 UNITS)	525 SF
<b>TOTAL OPEN SPACE</b>	<b>9,675 SF</b>
SB1818 ON-MENU INCENTIVE 20% REDUCTION	-1,935 SF
<b>TOTAL OPEN SPACE REQUIRED</b>	<b>7,740 SF</b>
<b>PRIVATE OPEN SPACE PROVIDED</b>	
1ST FLOOR (10 X 50 SF)	500 SF
2ND FLOOR (2 X 50 SF)	100 SF
3RD FLOOR (2 X 50 SF)	100 SF
4TH FLOOR (2 X 50 SF)	100 SF
5TH FLOOR (6 X 50 SF)	300 SF
<b>TOTAL PRIVATE OPEN SPACE</b>	<b>1,100 SF</b>
<b>COMMON OPEN SPACE PROVIDED</b>	
AMENITY (ALLOWABLE 25%) REC ROOM ( 776 SF) FITNESS ROOM (958 SF) COURTYARD ROOF DECK	1,734 SF
<b>TOTAL COMMON OPEN SPACE REQ:</b> (7,740 SF - 1,100 SF)	<b>6,640 SF</b>
<b>TOTAL COMMON OPEN SPACE PROVIDED:</b>	<b>6,640 SF</b>
<b>TOTAL OPEN SPACE PROVIDED:</b> (PRIVATE: 1,100 SF + COMMON: 6,640 SF)	<b>7,740 SF</b>

### BUILDING AREA (CBC)

(SEE SHEET A04 - INCLUDE PARKING AREA)

<b>BUILDING AREA FOR TYPE I-A CONSTRUCTION AREA</b>
<b>PROPOSED BUILDING AREA</b>
00 - P4 - PARKING 11,013 SF
00 - P3&P2-PARKING 23,512 SF
00 - P1 - PARKING 12,803 SF
<b>TOTAL BUILDING AREA 47,328 SF</b>

<b>ALLOWABLE BUILDING AREA FOR TYPE III-A CONSTRUCTION AREA #1</b>
FLOOR AREA PER SECTION 506:
2 (Aa) = TOTAL AREA (SF) ALLOWED
2 (24,000) = <b>48,000 SF</b>
<b>PROPOSED BUILDING AREA</b>
02 - GROUND FLOOR 8,303 SF
03 - SECOND FLOOR 8,466 SF
04 - THIRD FLOOR 8,466 SF
05 - FOURTH FLOOR 6,232 SF
06 - FIFTH FLOOR 3,953 SF
<b>TOTAL BUILDING AREA 35,420 SF</b>

<b>ALLOWABLE AREA FOR TYPE III-A CONSTRUCTION AREA #2</b>
FLOOR AREA PER SECTION 506:
2 (Aa) = TOTAL AREA (SF) ALLOWED
2 (24,000) = <b>48,000 SF</b>
<b>PROPOSED BUILDING AREA</b>
02 - GROUND FLOOR 9,964 SF
03 - SECOND FLOOR 10,440 SF
04 - THIRD FLOOR 10,440 SF
05 - FOURTH FLOOR 8,656 SF
06 - FIFTH FLOOR 5,729 SF
<b>TOTAL BUILDING AREA 45,230 SF</b>

### LOT COVERAGE

HARDSCAPE:	PENDING
LANDSCAPE:	PENDING
BUILDING FOOTPRINT:	72%
<b>BUILDING HEIGHT:</b>	
BASE HEIGHT:	45' - 0"
PROPOSED HEIGHT:	56' ABOVE LOWEST ADJACENT GRADE SB1818 OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS: – 11 ADDITIONAL FEET
TRANSITIONAL HEIGHT:	SB1818 OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS: – REAR – BUILDING HEIGHT STEPPED BACK AT 45 DEGREE ANGLE MEASURED FROM A HORIZONTAL PLANE ORIGINATING 15'-0" ABOVE GRADE AT PROPERTY LINE OF ADJOINING LOT IN R1 ZONE  FRONT – (LAMC 13.07 POD) 40'-0" HEIGHT TAKEN 5'-0" FROM LOWEST ADJACENT GRADE. ALL PORTIONS ABOVE 40'-0" SET BACK FROM FRONT LOT LINE AT A 45 DEGREE ANGLE, FOR A HORIZONTAL DISTANCE NOT LESS THAN 20'-0"
STORIES:	5 STORY MIXED USE BUILDING (STORY INCREASE) (SB1818 OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS)

### SETBACKS

SETBACKS REQUIRED:	FRONT – 0' SIDE – 8'-0" REAR – 17'-0"
SETBACKS PROPOSED:	FRONT – 0' SIDE – 5'-0" (PER SB1818 OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS) REAR- 17'-0"

### UNIT CALCULATIONS

LEVEL	STUDIO	1 BEDROOM	1 BEDROOM + LOFT (2 BD)	2 BEDROOM	3 BEDROOM	TOTAL PER LEVEL
GROUND FLOOR	2	12	0	0	0	14
SECOND FLOOR	5	22	0	0	0	27
THIRD FLOOR	5	15	7	0	0	27
FOURTH FLOOR	5	5	0	3	1	14
FIFTH FLOOR	0	8	0	0	2	10
<b>TOTAL:</b>	17	62	7	3	3	<b>92 UNITS</b>

### UNIT TYPE SUMMARY

UNIT NAME	NET ( S.F. )	GROSS ( S.F. )	NO. OF BEDROOMS	NO. OF BATHROOMS
UNIT A	456 SF	506 SF	0	1
UNIT A-1	465 SF	516 SF	0	1
UNIT B	530 SF	616 SF	1	1
UNIT C	606 SF	659 SF	1	1
UNIT D	590 SF	650 SF	1	1
UNIT D-1	573 SF	632 SF	1	1
UNIT E	589 SF	680 SF	1	1
UNIT F	612 SF	700 SF	1	1
UNIT F-1	624 SF	697 SF	1	1
UNIT F-2	624 SF	697 SF	1	1
UNIT G	539 SF	645 SF	1	1
UNIT H	563 SF	622 SF	1	1
UNIT I	545 SF	608 SF	1	1
UNIT J	597 SF	669 SF	1	1
UNIT K	571 SF	629 SF	1	1
UNIT K-1	565 SF	615 SF	1	1
UNIT L	531 SF	588 SF	1	1
UNIT L-1	545 SF	602 SF	1	1
UNIT M	477 SF	533 SF	1	1
UNIT N	575 SF	646 SF	1	1
UNIT O	595 SF	671 SF	1	1
UNIT P	693 SF	758 SF	1	1
UNIT Q	614 SF	691 SF	1	1
UNIT R	573 SF	644 SF	1	1
UNIT S	477 SF	553 SF	1	1
UNIT T	1,029 SF	1,194 SF	2	2
UNIT T-1	787 SF	924 SF	2	2
UNIT T-2	832 SF	984 SF	2	2
UNIT T-3	884 SF	1,022 SF	2	2
UNIT U	1,097 SF	1,187 SF	2	2
UNIT V	1,036 SF	1,125 SF	2	2
UNIT W	959 SF	1039 SF	2	2
UNIT X	1,112 SF	1,235 SF	3	3
UNIT Z	1,491 SF	1,613 SF	3	3
UNIT ZA	1,350 SF	1,479 SF	3	3

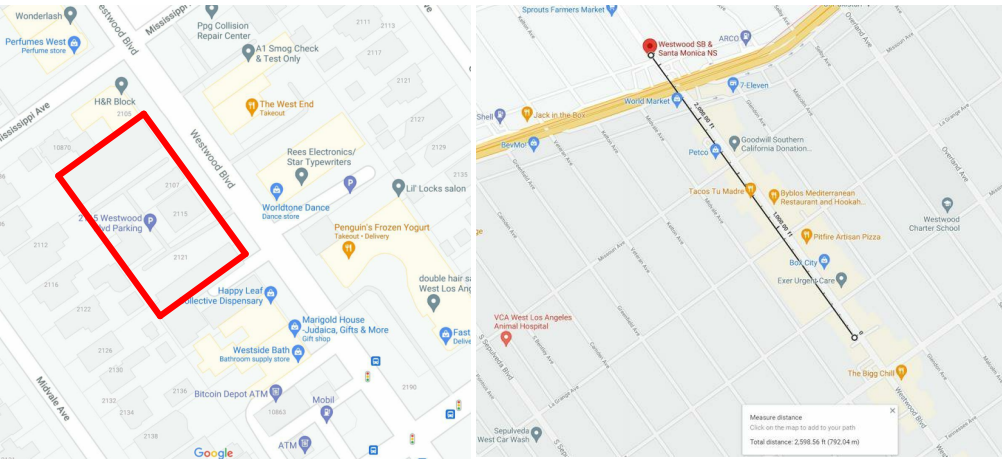
#### NOTE:

- METHANE BUFFER ZONE
- SPECIAL GRADING AREA

### BICYCLE PARKING CALCULATION

<b>LONG-TERM</b>	
<b>RESIDENTIAL LONG-TERM BICYCLE PARKING (92 UNITS)</b> <i>(PER LAMC 12.21 A.16 (a)(1)(i))</i>	
1-25 UNITS 1 SPACE/UNIT (25 UNITS = 1 SPACE)	25 SPACES
26-100 UNITS 1 SPACE/1.5 UNITS (67 UNITS = 1.5 SPACES)	45 SPACES
<b>TOTAL RES. LONG-TERM REQUIRED</b>	<b>70 SPACES</b>
<b>TOTAL RES. LONG-TERM PROVIDED</b>	<b>70 SPACES</b>
<b>COMMERCIAL LONG-TERM BICYCLE PARKING REQUIREMENTS</b> <i>(PER LAMC 12.21 A.16 (a)(2))</i>	
COMMERCIAL LONG-TERM (SEE A10 ) 1 PER 2000 SF (MIN. 2 SPACES) (548SF + 509SF + 466SF) / 2000	2 SPACES
<b>TOTAL COMM. LONG-TERM REQUIRED</b>	<b>2 SPACES</b>
<b>TOTAL COMM. LONG-TERM PROVIDED</b>	<b>2 SPACES</b>
<b>TOTAL LONG-TERM SPACES PROVIDED (70 + 2)</b> (RESIDENTIAL + COMMERCIAL)	<b>72 SPACES</b>
<b>SHORT-TERM</b>	
<b>RESIDENTIAL SHORT-TERM BICYCLE PARKING (92 UNITS)</b> 1-25 UNITS 1 SPACE/10 UNITS (25 UNITS = 10 SPACES) 26-100 UNITS 1 SPACE/15 UNITS (67 UNITS = 15 SPACES)	2.5 SPACES 4.4 SPACES
<b>TOTAL RES. SHORT-TERM REQUIRED</b>	<b>7 SPACES</b>
<b>TOTAL RES. SHORT-TERM PROVIDED</b>	<b>7 SPACES</b>
<b>COMMERCIAL SHORT-TERM BICYCLE PARKING REQUIREMENTS</b> <i>(PER LAMC 12.21 A.16 (a)(2))</i>	
COMMERCIAL SHORT-TERM 1 PER 2000 SF (MIN. 2 SPACES) (548SF + 509SF + 466SF) / 2000	2 SPACES
<b>TOTAL COMM. SHORT-TERM REQUIRED</b>	<b>2 SPACES</b>
<b>TOTAL COMM. SHORT-TERM PROVIDED</b>	<b>2 SPACES</b>
<b>TOTAL SHORT-TERM SPACES PROVIDED (7 + 2)</b> (RESIDENTIAL + COMMERCIAL)	<b>9 SPACES</b>

### VICINITY MAP



### PROJECT TEAM

<b>OWNER/APPLICANT:</b> 2121 WESTWOOD LLC 800 S. FIGUEROA STREET, SUITE 620 LOS ANGELES, CA 90017 CONTACT PERSON: HIRO KOBAYASHI (213) 488-9039	<b>FASCADÉ ACCESS:</b> OLYMPIQUE 26429 RANCHO PARKWAY SOUTH #145 LAKE FOREST, CA 92630 TEL. (949) 535-2830
<b>ARCHITECT:</b> DE ARCHITECTS, AIA. 1535 6TH STREET SUITE 101 SANTA MONICA, CA 90401 TEL. (310) 451-7917	<b>LANDSCAPE ARCHITECT:</b> SOLA INC 380 N PALM STREET, SUITE B BREA, CA 92821 TEL. (562) 905-0800
<b>STRUCTURAL ENGINEER:</b> JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245 TEL. (213) 239-9600	<b>MECHANICAL/PLUMBING/ENERGY CONSULTANT:</b> MINS ENGINEERING 1600 SAWTELLE BLVD. SUITE 300 LOS ANGELES, CA 90025 TEL. (310)445-8474
<b>SHORING:</b> CEFALI & ASSOCIATES, INC. 4344 LAUREL CANYON BOULEVARD, SUITE 3 STUDIO CITY, CA 91604 TEL. (818) 752-1812	<b>ELECTRICAL ENGINEER:</b> ABRARI & ASSOCIATES CONSULTING ELECTRICAL ENGINEERS 1713 STANDARD AVE. GLENDALE, CA 91201 TEL. (310) 445-8474
<b>SURVEY:</b> M & G CIVIL ENGINEERING & LAND SURVEYING 347 S ROBERTSON BLVD BEVERLY HILLS, CA 90211 TEL. (310) 659-0871	<b>CIVIL:</b> JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245 TEL. (213) 239-9600
<b>GEOTECHNICAL:</b> IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD. SUITE #1 PASADENA, CA 91107 TEL. (626) 844-6641	

### PARKING CALCULATION

<b>RESIDENTIAL PARKING</b>	
PARKING REQUIRED PER SB1818 PARKING OPTION1:	79 (STUDIO/1BR) X 1 = 79 SPACES 10 (2BR) X 2 = 20 SPACES 3 (3BR) X 2 = 6 SPACES <b>TOTAL = 105 SPACES</b>
PARKING PROVIDED:	P1 – 30 STANDARD SPACES (INCLUDES 3 H/C, 4 EV) / 4 COMPACT SPACES = <b>34 TOTAL</b> P2 – 10 STANDARD SPACES (INCLUDES 9 EV) / 6 COMPACT SPACES = <b>16 TOTAL</b> P3 – 32 STANDARD SPACES (INCLUDES 4 EV) / 4 COMPACT SPACES = <b>36 TOTAL</b> P4 - 20 STANDARD SPACES (INCLUDES 20 EV) / 12 COMPACT SPACES = <b>32 TOTAL</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>118 TOTAL SPACES (INCLUDES 3 H/C, 37 EV)</b>
<b>COMMERCIAL PARKING</b>	
<b>PARKING REQUIRED</b> (LAMC 12.21A4 COMMERCIAL 1 PER 200 SF)	RETAIL-1: 1 PER 200 SF= 548 SF/200 SF = 2.74 SPACES RETAIL-2: 1 PER 200 SF= 509 SF/200 SF = 2.55 SPACES RETAIL-3: 1 PER 200 SF= 466 SF/200 SF = 2.33 SPACES <b>TOTAL: 8 SPACES</b>
<b>TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL W/ ORDINANCE</b> (LAMC 12.21A4: 20% OF BICYCLE PARKING SPACE APPLIED TOWARD REQUIRED PARKING )	8 SPACES x 0.80 = <b>7 SPACES</b>
PARKING PROVIDED:	P1 - 1 STANDARD SPACES (INCLUDES 1 H/C) - SEE SHEET A09 - 23 P2 - 6 STANDARD SPACES - SEE SHEET A09 - 4, 5, 6, 7, 8, 9  <b>7 DIRECTLY ACCESSIBLE STANDARD SPACES (INCLUDES 1 H/C &amp; 1 EV)</b>
<b>TOTAL PARKING PROVIDE:</b>	<b>7 TOTAL SPACES (INCLUDES 1 H/C, 1 EV)</b>
<b>TOTAL PARKING (RESIDENTIAL + COMMERCIAL)</b>	
PARKING PROVIDED:	99 DIRECTLY ACCESSIBLE STANDARD SPACES (INCLUDES 4 H/C & 38 EV) <b>26 DIRECTLY ACCESSIBLE COMPACT SPACES</b>
<b>EV PARKING</b>	
EVCS: SEE	10% OF 125 SPACES = SHEET A08: P4 SHEET A09: P3 SHEET A09: P2
EV: SEE	30% OF 125 SPACES - 13 EVCS = SHEET A08: P4 SHEET A09: P3 SHEET A09: P2 SHEET A10: P1
	<b>13 SPACES</b> (EV CHARGING STATIONS) 13, 14, 15, 16, 17, 18, 19, 20 24 9, 13, 14, 15  <b>25 SPACES</b> (FUTURE* EV READY SPACES) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 1, 4, 25 1, 2, 3, 10, 11, 12, 16 1, 24, 25  <b>38 TOTAL SPACES</b>



SHEET NAME	SHEET #
PROJECT INFORMATION	A00
SURVEY / EXISTING PLOT PLAN	A01
SITE PLAN	A02
FAR CALCULATION	A03
ALLOWABLE BUILDING AREA PER CBC	A04
RENDER	A05
RENDER	A06
RENDER	A07
P4 - GARAGE	A08
P3& P2 GARAGE	A09
P1 - GARAGE	A10
GROUND FLOOR	A11
SECOND FLOOR	A12
THIRD FLOOR	A13
FOURTH FLOOR	A14
FIFTH FLOOR	A15
ROOF	A16
ELEVATION	A17
ELEVATION	A18
ELEVATION	A19
ELEVATION	A20
BUILDING SECTION	A21
BUILDING SECTION	A22
OPEN SPACE	A23
WESTWOOD POD COMPLIANCE SHEET	A24
ACTIVE AND TRANSPARENT EXHIBIT	A24a
TYP. UNIT PLAN	A25
BICYCLE ROOM / CLEARANCE	A26
RENDER	A27
RENDER	A28
PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL	LP-1.
PRELIMINARY LANDSCAPE PLAN - ROOF FLOOR	LP-2.

DEA

DE ARCHITECTS AIA

1535 6TH STREET, SUITE 101  
SANTA MONICA, CA 90401  
310.451.7917

WWW.DEARCHITECTS.NET

THE ABOVE DRAWINGS, SPECIFICATIONS AND DESIGNS ARE THE PROPERTY OF DE ARCHITECTS, AIA. NO PART THEREOF SHALL BE COPIED OR USED WITH ANY OTHER WORK OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN DEVELOPED WITHOUT THE WRITTEN CONSENT OF DE ARCHITECTS, AIA.

DE ARCHITECTS AIA, DON EMPACKERIS WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

PROJECT  
INFORMATION

ISSUE

2021-12-17

SHEET NO.

A00



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## WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

SURVEY / EXISTING  
PLOT PLAN

ISSUE

2021-12-17

SHEET NO.

A01

**EXHIBIT "A"**  
Page No. 2 of 32  
Case No. CPC-2020-5994-DB-SPR-VHAC

## SURVEY CERTIFICATE:

To HIRO KOBAYASHI,  
FIDELITY NATIONAL TITLE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11 (above ground only), 13, 14, 16, 17, 18, 20 of Table A thereof. The field work was completed on 2/3/2020.

Dated: 02/05/2020Cynthia A. De Leon  
Cynthia A. De Leon  
RCE 31604 - Exp. 12-31-20

(signed)



## LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:  
LOTS 2 AND 3, IN BLOCK 47, OF TRACT 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:  
LOTS 4 AND 5, IN BLOCK 47, OF TRACT NO. 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4322-001-021, 4322-001-015, 4322-001-016

## REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY ORDER NO. 00043058-004-N-T-12 WITH AN EFFECTIVE DATE OF DECEMBER 15, 2019, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERRED IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

## BASIS OF BEARINGS:

THE BEARING NORTH 35° 36' 20" WEST ON THE SIDE LINE OF WESTWOOD BOULEVARD AS SHOWN ON TR. NO. 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 65, PAGES 72-73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## LAND AREA:

LOTS 2 & 3: 13,512.74 SQ. FT. OR 0.3102 ACRES, MORE OR LESS.  
LOT 4: 6,756.41 SQ. FT. OR 0.1551 ACRES, MORE OR LESS.  
LOT 5: 6,756.44 SQ. FT. OR 0.1551 ACRES, MORE OR LESS.

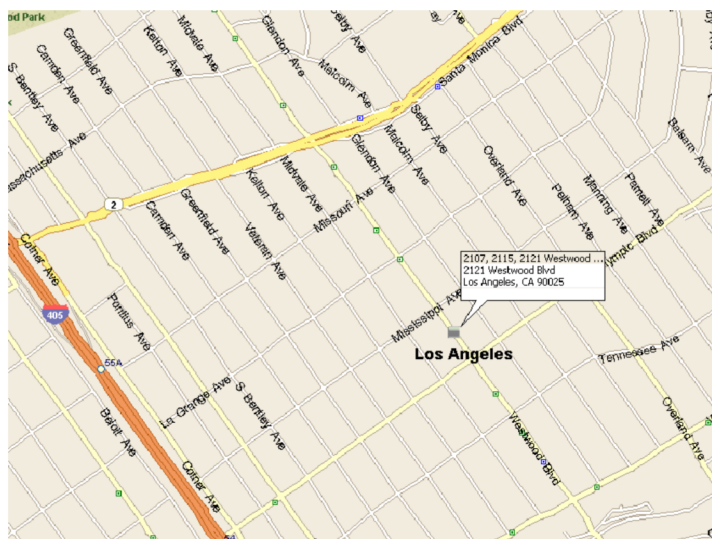
TOTAL AREA: 27,025.60 SQ. FT. OR 0.6204 ACRES, MORE OR LESS.

## BENCHMARK:

BM ID: 15-26360  
DESCRIPTION: 1/2" DIA. SPK IN CURB OLIMPIC BLVD, 7.8FT W/D BCR W/D WESTWOOD BLVD W END CB (PRESET 2001)  
ELEVATION: 198.849 FT

## FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "C" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAIN.  
FIRM PANEL NO. 060370595S  
EFFECTIVE DATE: 09/26/2008

VICINITY MAP  
NOT TO SCALEM&G CIVIL ENGINEERING AND  
LAND SURVEYING

TITLE: <b>ALTA/NSPS LAND TITLE SURVEY</b>			
2107, 2115 & 2121 WESTWOOD BOULEVARD, LOS ANGELES, CA 90025			
CLIENT: HIRO KOBAYASHI	JOB NO.: 20-15984		
SCALE: 1" = 10'	DATE: 2/5/20		
DESIGNED BY: F.C. / WC	REVISION (S):		
DRAWN BY: MC			
CHECKED BY: C.D.L.			
		SHEET 1 OF 1 SHEET	

## MISCELLANEOUS NOTES:

- 1) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 2) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING DISTRICT.
- 3) THERE ARE NO WETLANDS ON OR ADJACENT TO THE SUBJECT PROPERTY PER THE UNITED STATES FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY AND NO SITE. THIS STATEMENT SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACTUAL FIELD WETLANDS DELINEATION OR ENVIRONMENTAL ASSESSMENT REPORT.

## LEGEND:

APN - ASSESSOR'S PARCEL NO.  
A.C. - ASPHALT CONCRETE  
C.C. - CONC. CURB & GUTTER  
EST. - ESTABLISHED  
F.D. - FENCED  
F.F. - FENCED FLOOR ELEV.  
INTER. - INTERSECTION  
M.B. - MAP BOOK  
M.P. - METERS PER  
SSOM - STANDARD SURVEY  
T.C. - TOP OF CURB ELEV.  
T.M. - TOP OF MOUNTAIN  
T.W. - TOP OF WALL ELEV.

PROPERTY LINE  
CENTERLINE  
RETAINING WALL  
ENCLOSING LINE  
FENCE LINE  
OVERHEAD WIRE

## SYMBOLS:

COLUMN  
DRAIN  
GATE POST  
GAS METER  
GAS VALVE  
PARK METER  
POST  
POWER POLE  
STREET LIGHT BOB  
STREET LIGHT BOB  
TRAFFIC LIGHT  
CONTROL BOX  
TREE  
WATER METER

## PARKING COUNT:

25 STRIPED PARKING SPACES + 1 HANDICAP PARKING SPACE ONSITE  
TOTAL: 26 STRIPED PARKING SPACES ONSITE

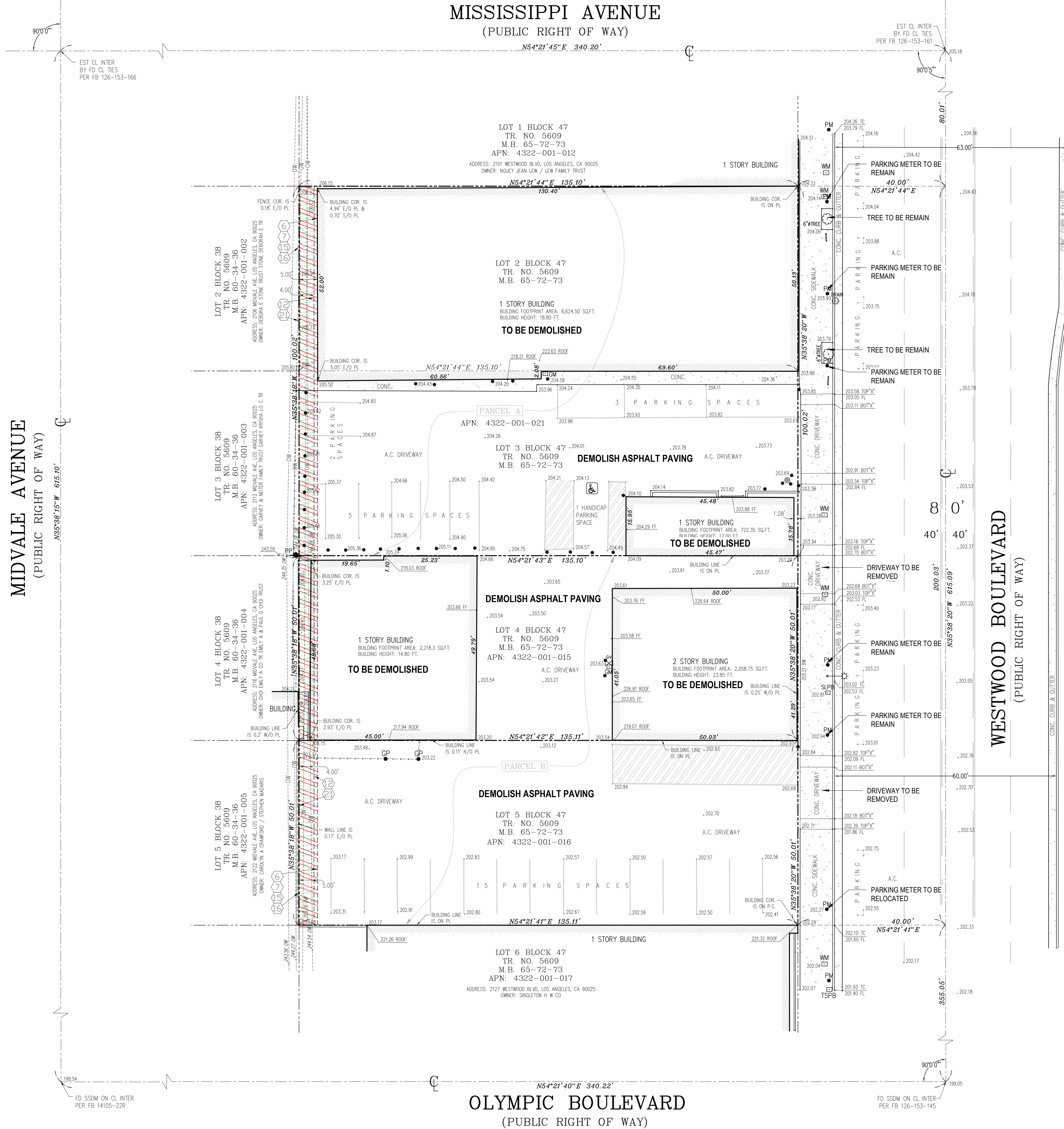
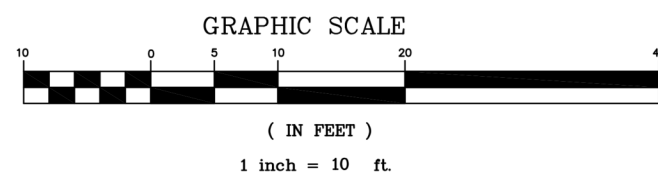
## SCHEDULE B / EASEMENT(S):

6. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 2048, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
7. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 2027, PAGE 31, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
8. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 4551, PAGE 12, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
9. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 5504, PAGE 15A, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
10. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 1700, PAGE 297, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
11. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
12. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
13. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
14. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
15. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
16. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
17. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
18. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
19. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON
20. AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO. BOOK 3946, PAGE 11, OFFICIAL RECORDS  
AFFECTS: THE REAR 5 FEET  
- PLOTTED HEREON

## ZONING AND ZONING REQUIREMENTS:

THE SUBJECT PROPERTY IS ZONED "C4-1X-PD" (COMMERCIAL ZONE, PER CITY OF LOS ANGELES)  
ZONING INFORMATION (D) Z-2556 WESTWOOD / PIDO  
ZONING INFORMATION (D) Z-2192 WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MODERNIZATION  
ZONING INFORMATION (D) Z-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES

NOTE:  
THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE (ZC) AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.





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SPECIFICATIONS AND DESIGNS ARE  
THE PROPERTY OF DE ARCHITECTS,  
AIA. NO PART THEREOF SHALL BE  
COPIED OR USED WITH ANY OTHER  
WORK OTHER THAN THE SPECIFIC  
PROJECT FOR WHICH THEY HAVE BEEN  
DEVELOPED WITHOUT THE WRITTEN  
CONSENT OF DE ARCHITECTS, AIA.

DE ARCHITECTS AIA, DON EMPAKERIS WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY, OR FOR OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

## WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

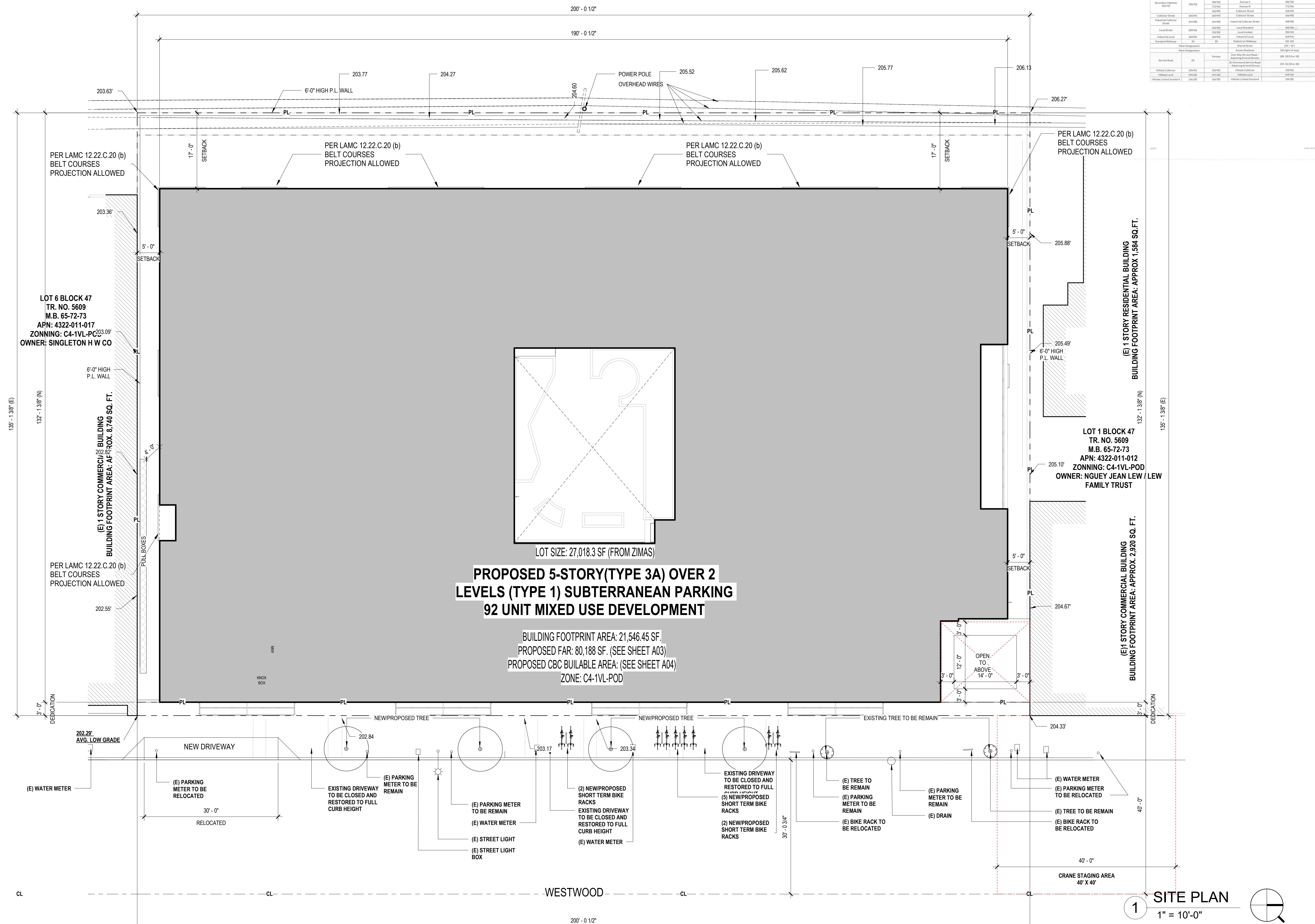
## SITE PLAN

SSUE

2021-12-17

SHEET NO.

# A02

[illegible]



ZONING FLOOR AREA TABULATION

ALLOWABLE FLOOR AREA

FAR	3.00
BUILDABLE AREA	27,018 SF X 3.00
TOTAL ALLOWABLE AREA	81,054 SF

PROPOSED BUILDING BREAKDOWN

LEVEL	Area
02 - GROUND FLOOR	17720 SF
03 - SECOND FLOOR	18839 SF
04 - THIRD FLOOR	18841 SF
05 - FOURTH FLOOR	14861 SF
06 - FIFTH FLOOR	10219 SF
GRAND TOTAL AREA:	80480 SF < 81,054 SF

FAR = 80,480/ 27,018 = 2.978

ZONING CODE FLOOR AREA

(AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.)  
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

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③ FAR - THIRD FLOOR  
1" = 30'-0"



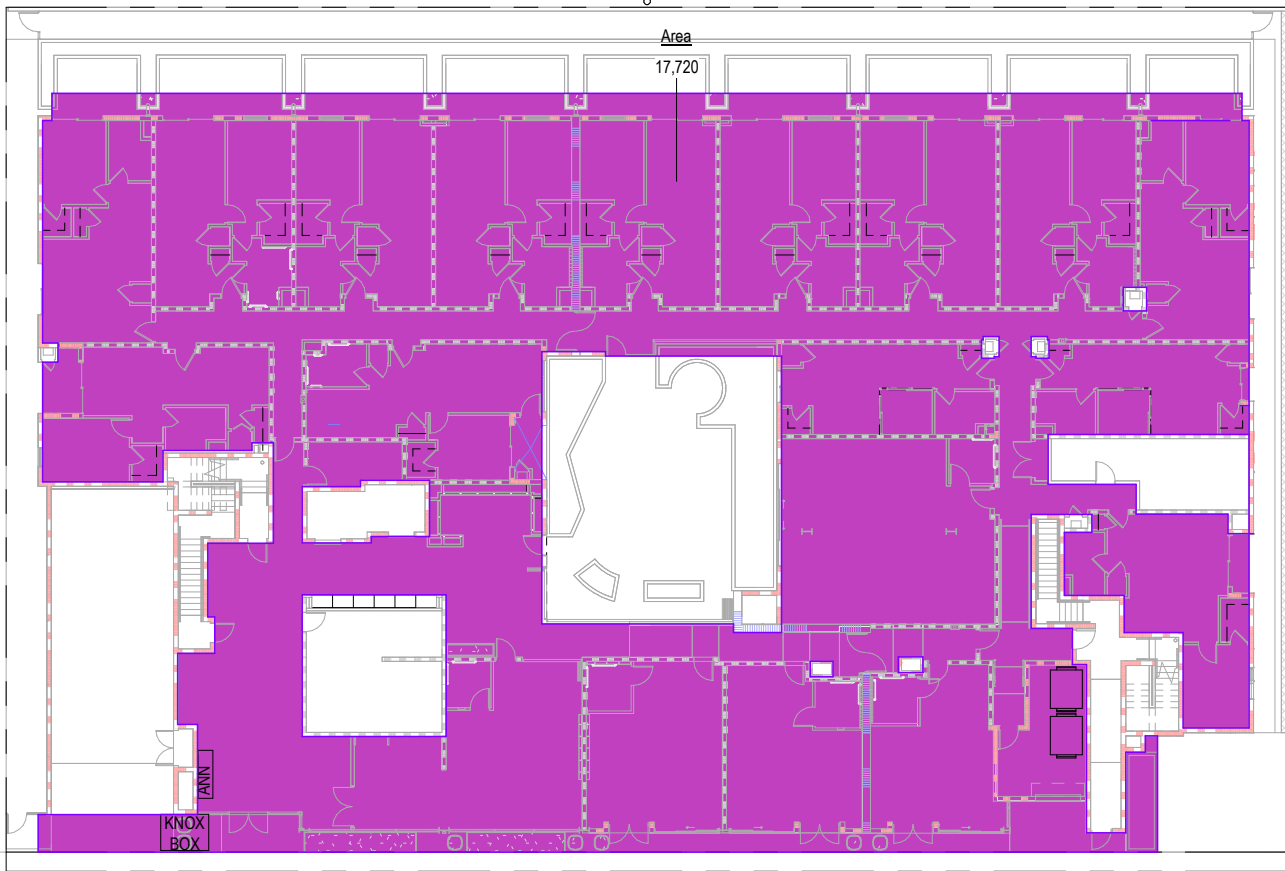
⑤ FAR - FIFTH FLOOR  
1" = 30'-0"



② FAR - SECOND FLOOR  
1" = 30'-0"



④ FAR - FOURTH FLOOR  
1" = 30'-0"



① FAR - GROUND FLOOR  
1" = 30'-0"



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BUILDING AREA PER CBC

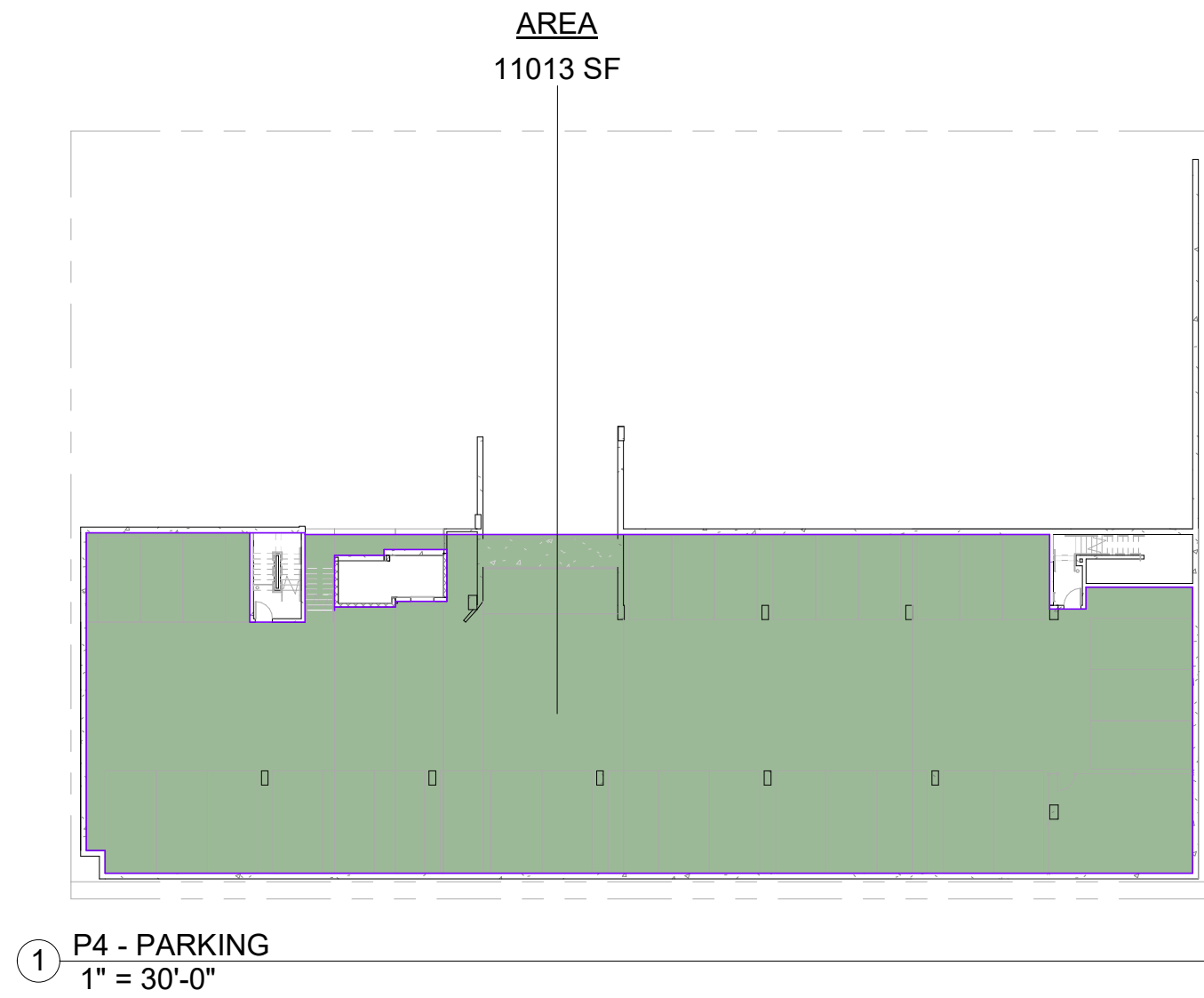
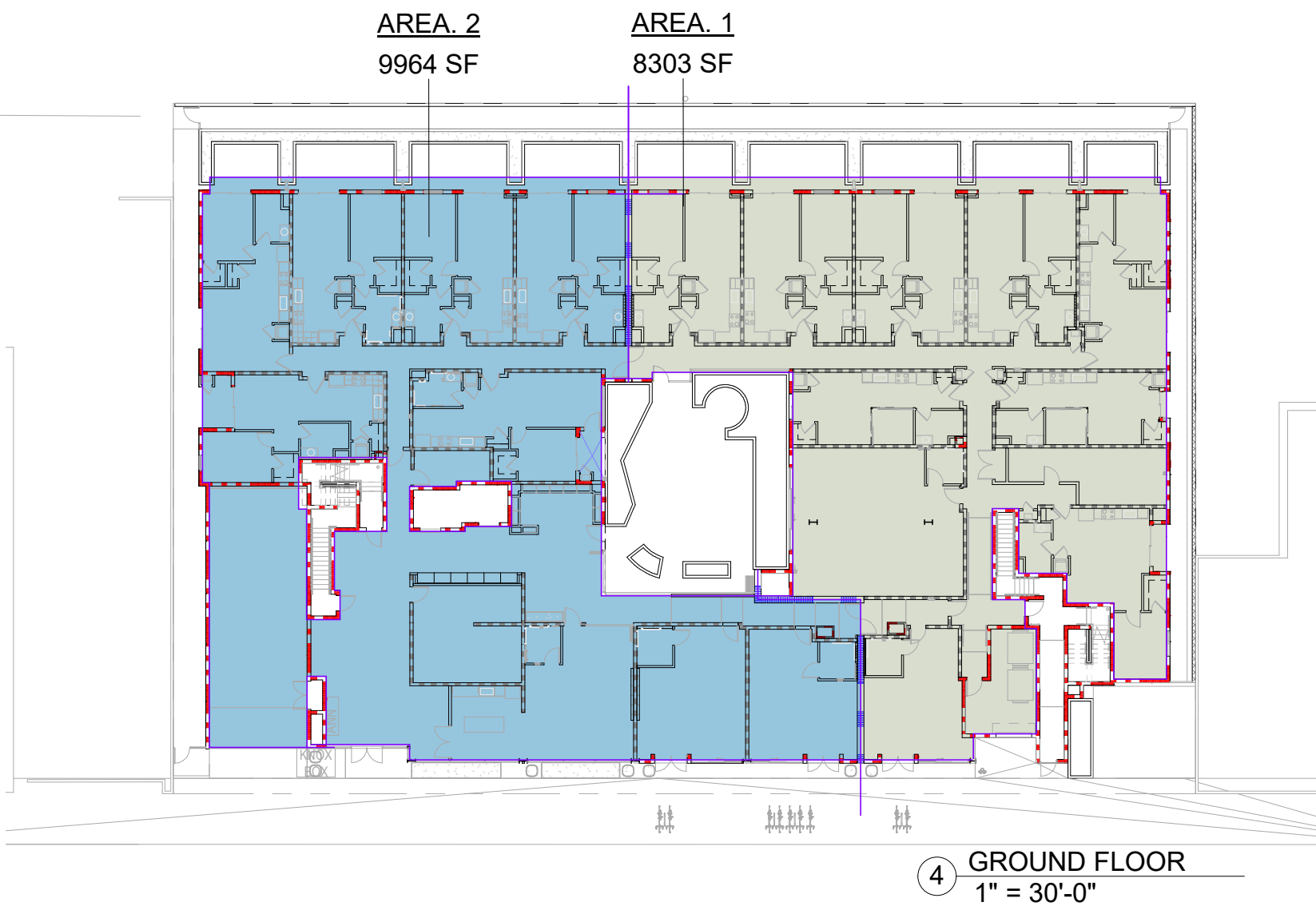
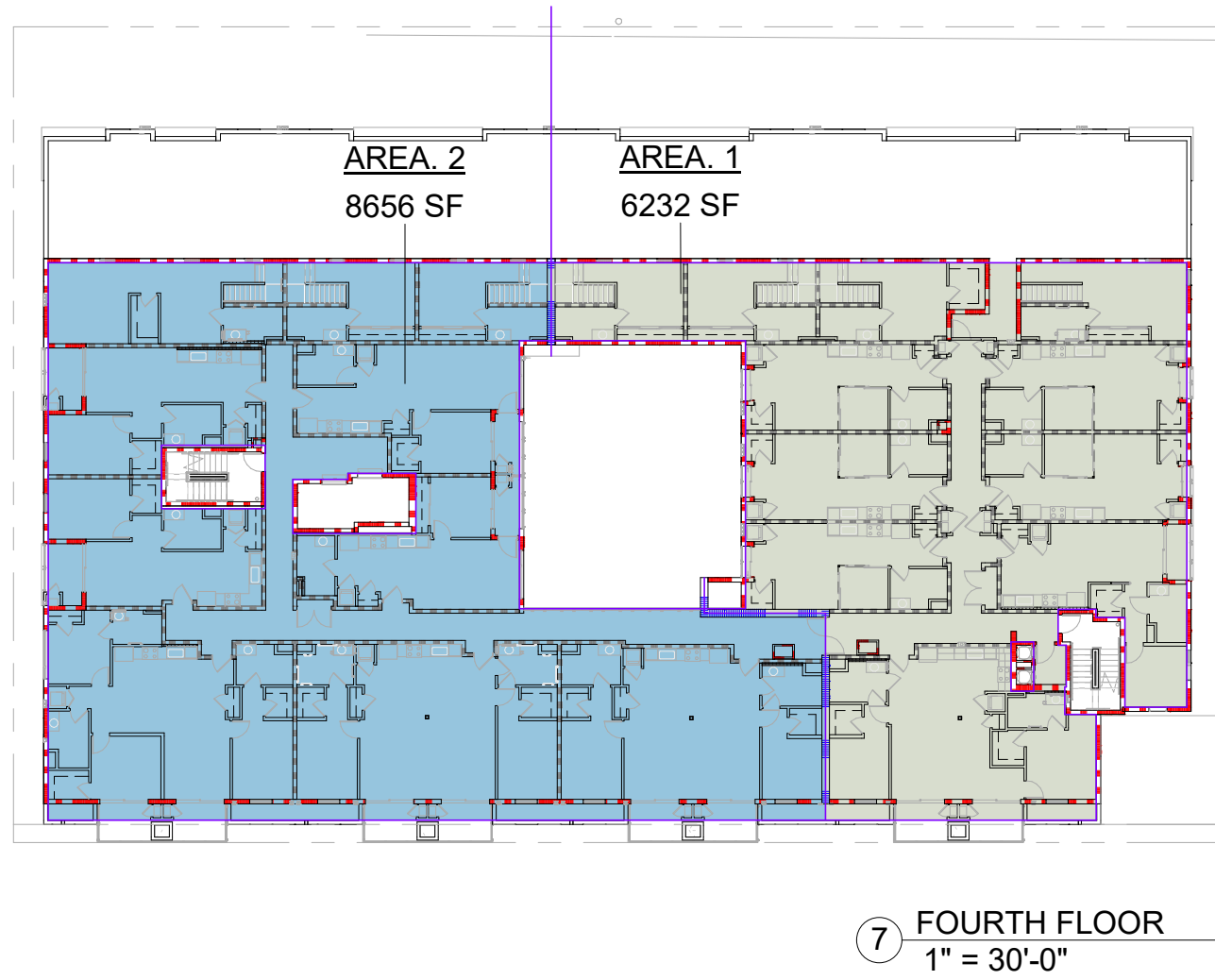
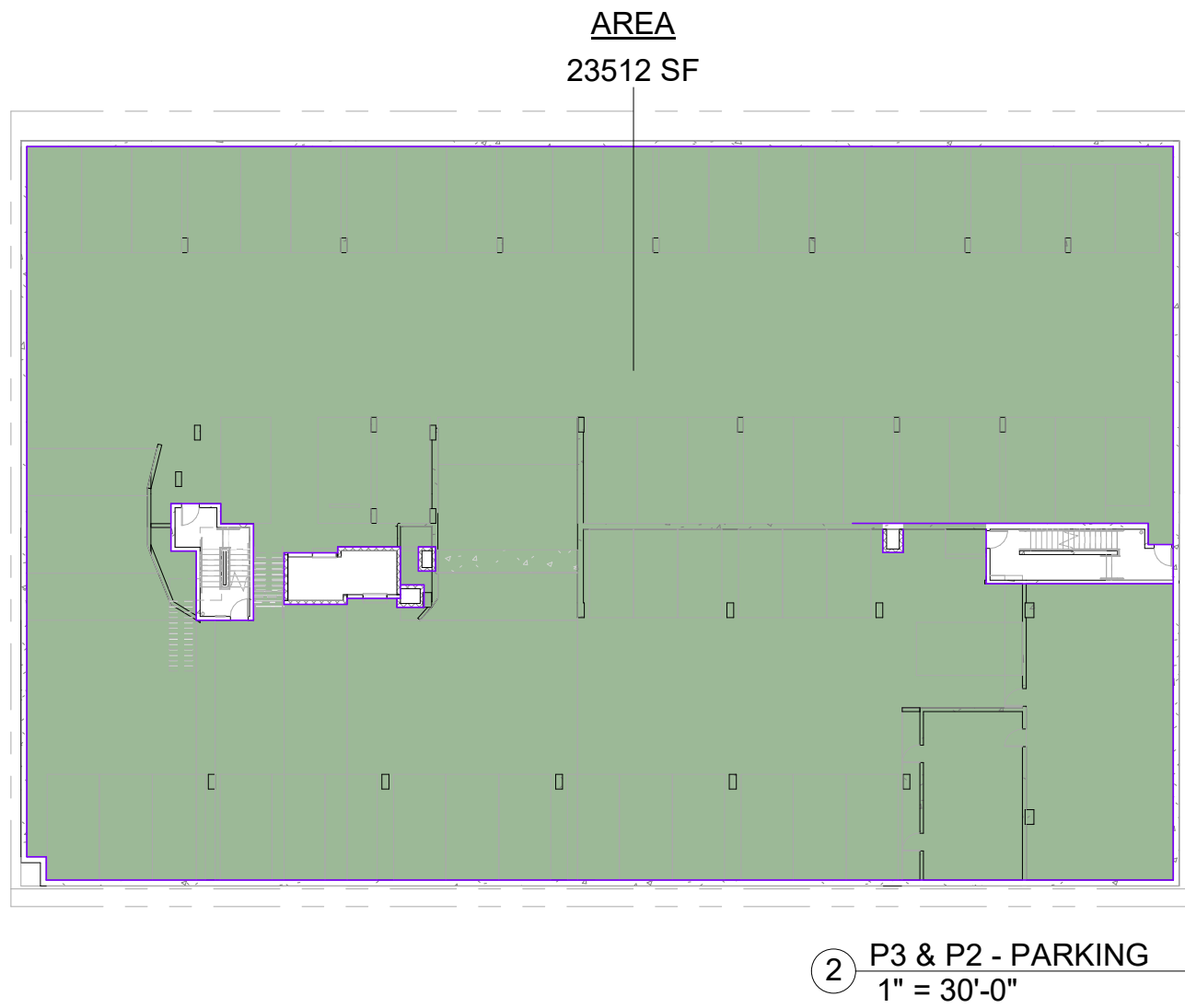
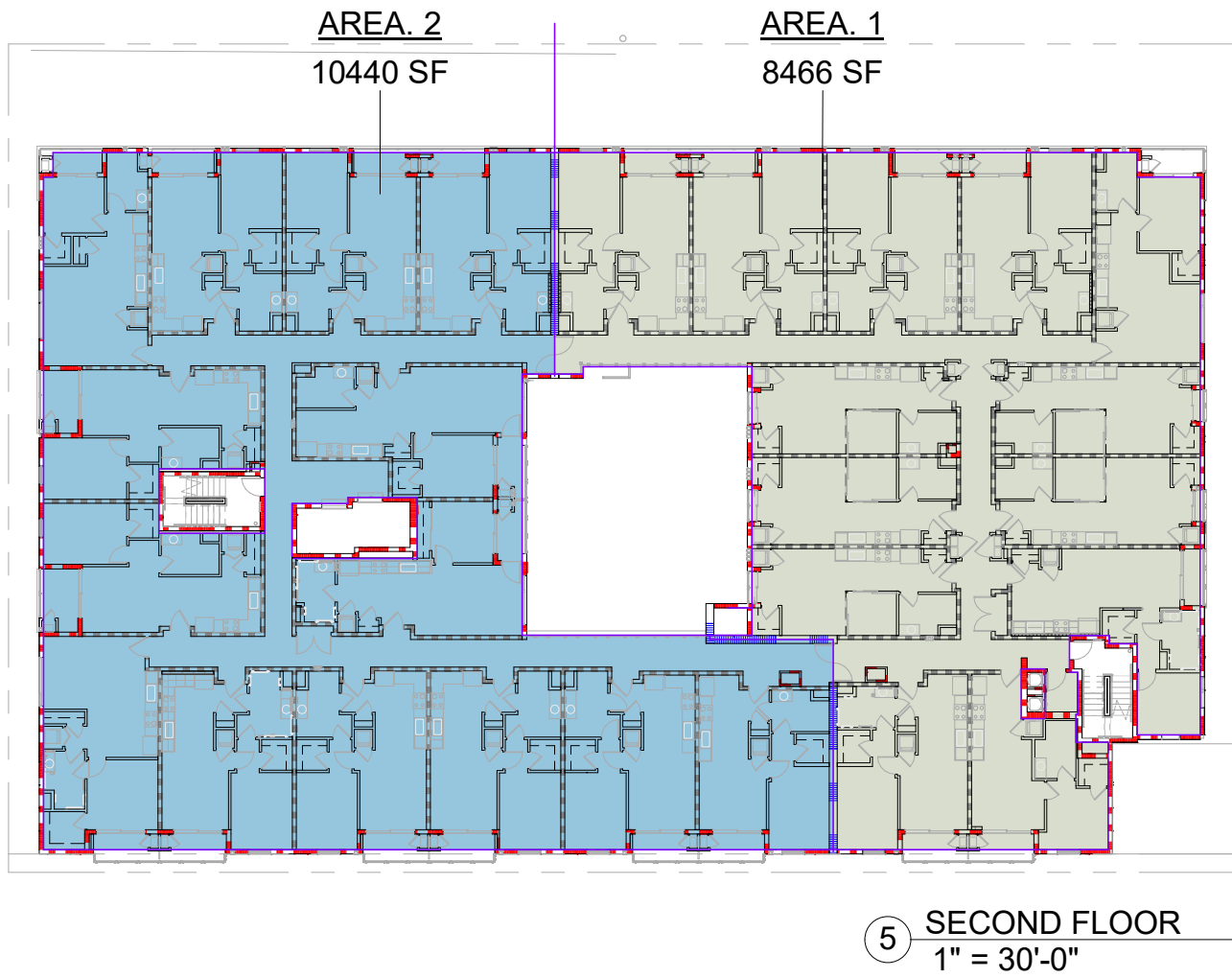
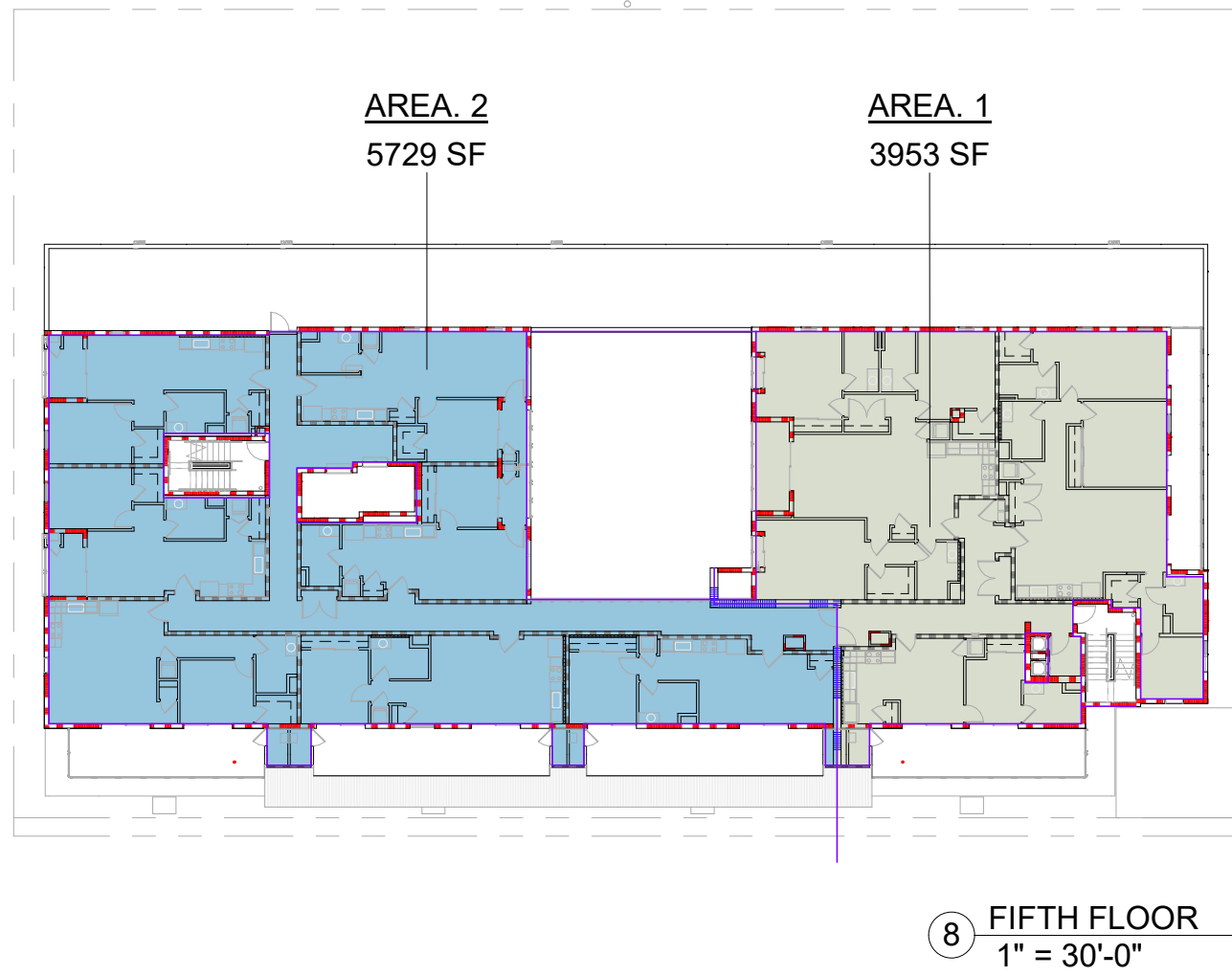
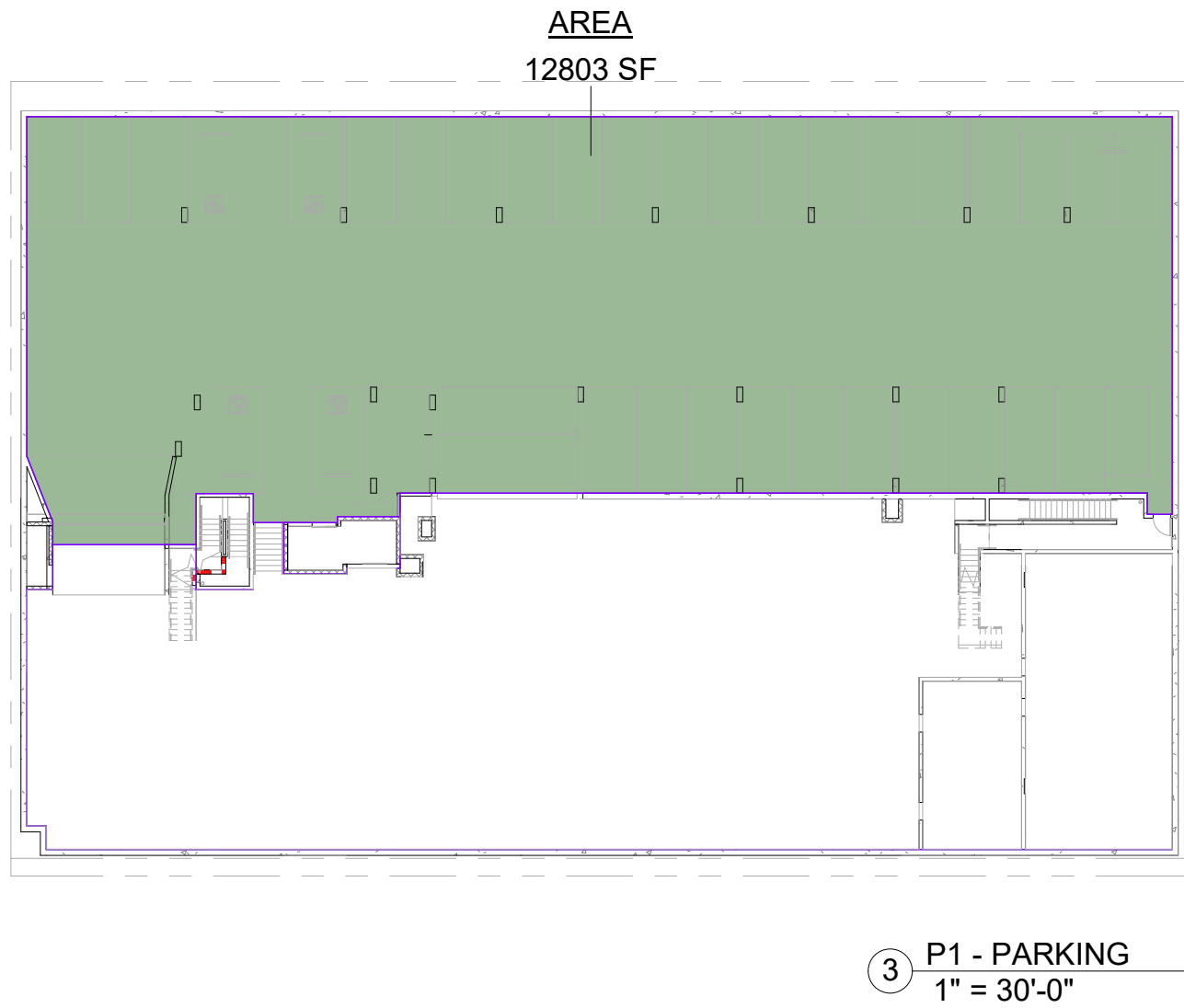
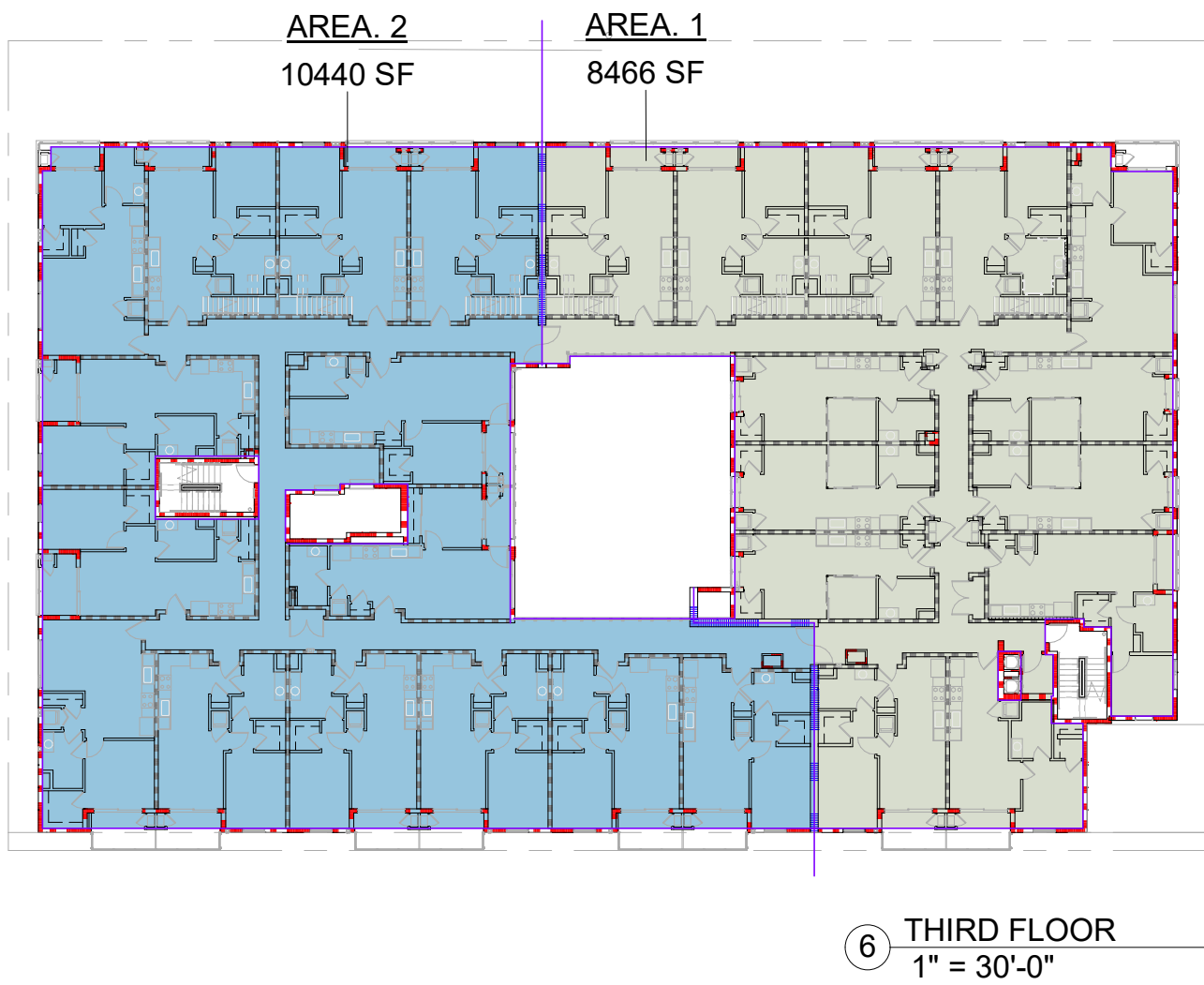
ALLOWABLE BUILDING AREA FOR TYPE I-A CONSTRUCTION AREA	
FLOOR AREA PER SECTION 506:	
2 (Aa) =	TOTAL AREA (SF) ALLOWED
2 (UNLIMITED) =	UNLIMITED SF
PROPOSED BUILDING AREA	
00 - P4 - PARKING	11,013 SF
00 - P3&P2 - PARKING	23,512 SF
00 - P1 - PARKING	12,803 SF
TOTAL BUILDING AREA	47,328 SF

ALLOWABLE BUILDING AREA FOR TYPE III-A CONSTRUCTION AREA #1	
FLOOR AREA PER SECTION 506:	
2 (Aa) =	TOTAL AREA (SF) ALLOWED
2 (24,000) =	48,000 SF
PROPOSED BUILDING AREA	
02 - GROUND FLOOR	8,303 SF
03 - SECOND FLOOR	8,466 SF
04 - THIRD FLOOR	8,466 SF
05 - FOURTH FLOOR	8,232 SF
06 - FIFTH FLOOR	3,963 SF
TOTAL BUILDING AREA	35,420 SF

ALLOWABLE AREA FOR TYPE III-A CONSTRUCTION AREA #2	
FLOOR AREA PER SECTION 506:	
2 (Aa) =	TOTAL AREA (SF) ALLOWED
2 (24,000) =	48,000 SF
PROPOSED BUILDING AREA	
02 - GROUND FLOOR	9,964 SF
03 - SECOND FLOOR	10,440 SF
04 - THIRD FLOOR	10,440 SF
05 - FOURTH FLOOR	8,656 SF
06 - FIFTH FLOOR	5,729 SF
TOTAL BUILDING AREA	45,230 SF

BUILDING CODE FLOOR AREA

FLOOR AREA, GROSS. THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.





THE ABOVE DRAWINGS, SPECIFICATIONS AND DESIGNS ARE THE PROPERTY OF DE ARCHITECTS, AIA. NO PART THEREOF SHALL BE COPIED OR USED WITH ANY OTHER WORK, OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN DEVELOPED WITHOUT THE WRITTEN CONSENT OF DE ARCHITECTS, AIA.

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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

RENDER

ISSUE

2021-12-17

SHEET NO.

A05



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WESTWOOD APARTMENTS

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RENDER

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A06





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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

RENDER

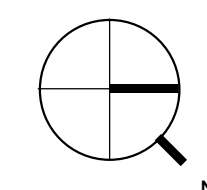
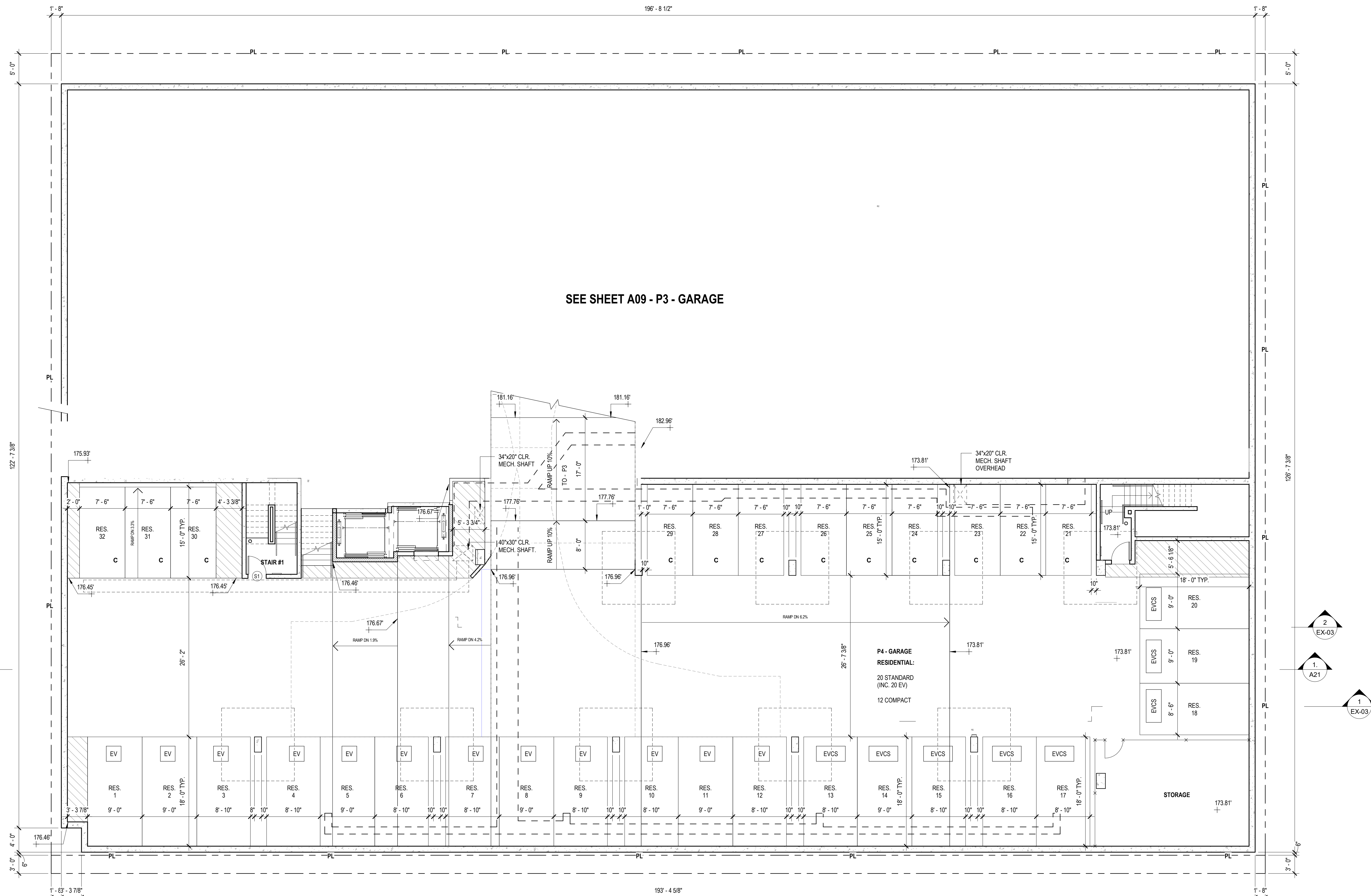
ISSUE

2021-12-17

SHEET NO.

A07





P4	20 STANDARD 12 COMPACT
P3	32 STANDARD 4 COMPACT
P2	16 STANDARD 6 COMPACT
P1	31 STANDARD 4 COMPACT
TOTAL:	125 SPACES

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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

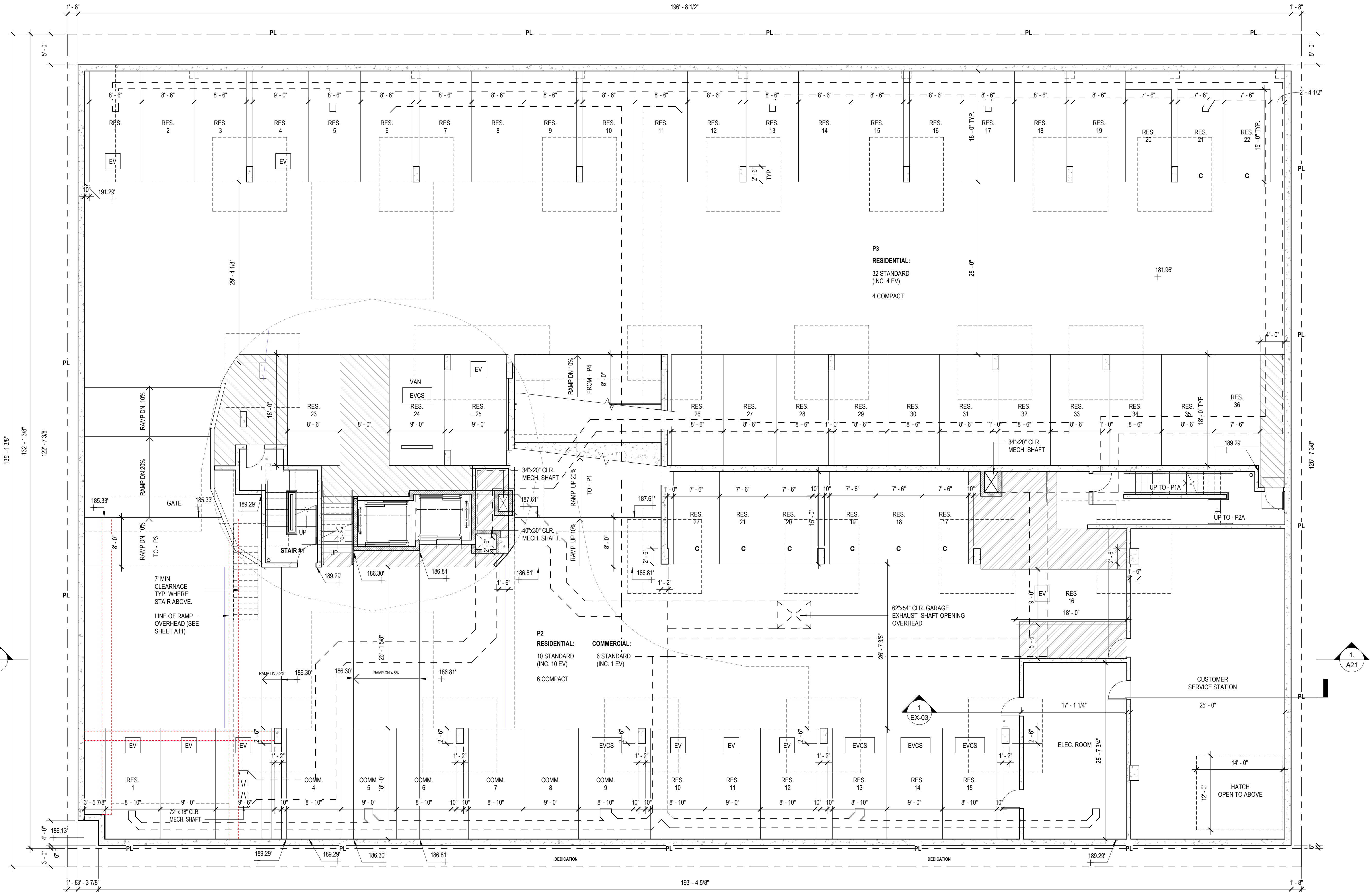
P3& P2 GARAGE

ISSUE

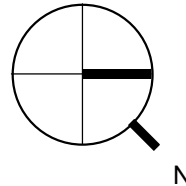
2021-12-17

SHEET NO.

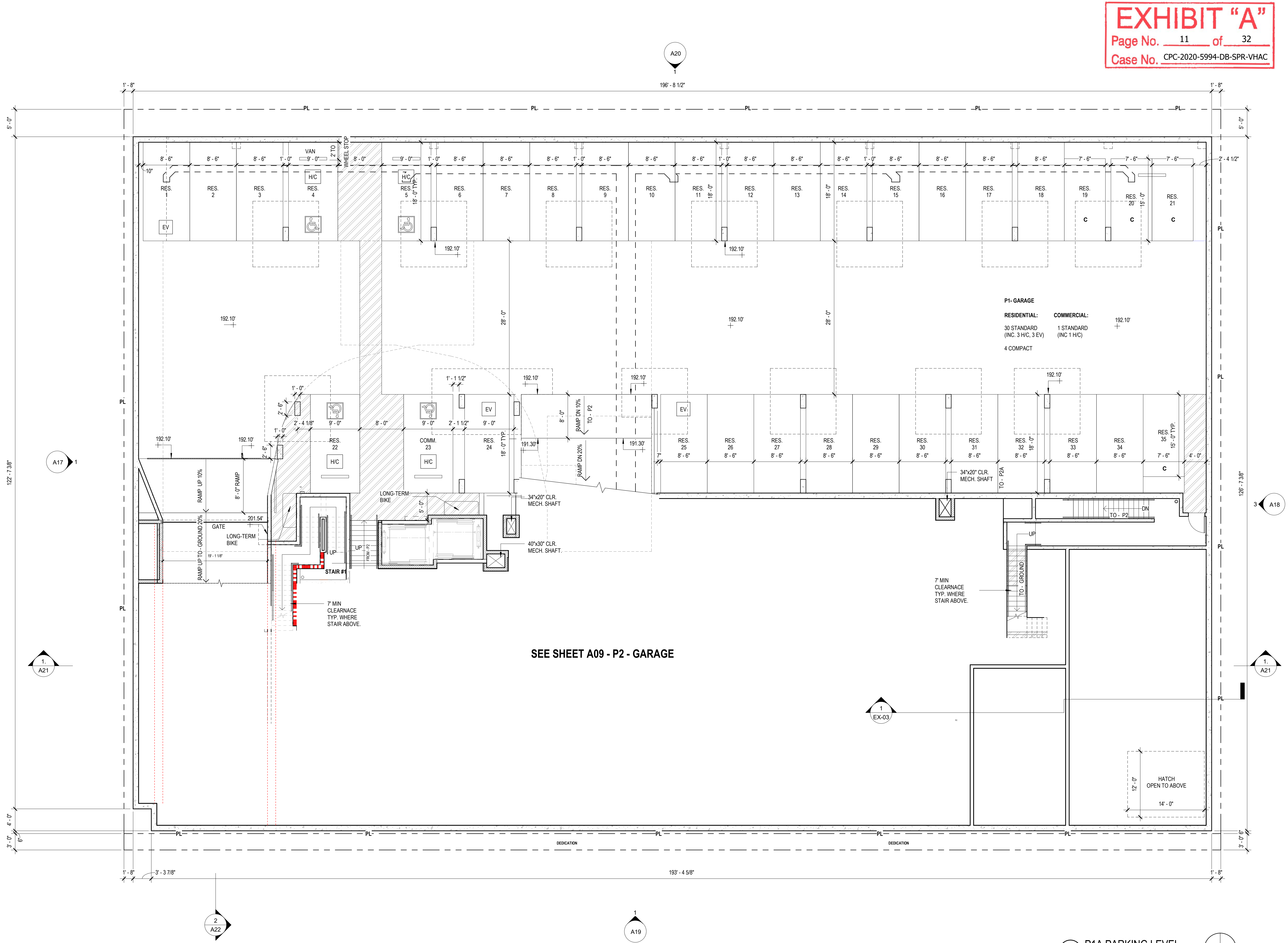
A09



1 P3 & P2 PARKING LEVEL  
1/8" = 1'-0"







**EXHIBIT "A"**  
Page No. 11 of 32  
Case No. CPC-2020-5994-DB-SPR-VHAC

**WESTWOOD  
SCHEMATIC DESIGN**

P1A GARAGE 13,138 SF

**PARKING CALCULATION**

P4	20 STANDARD 12 COMPACT
P3	32 STANDARD 4 COMPACT
P2	16 STANDARD 6 COMPACT
P1	31 STANDARD 4 COMPACT
<b>TOTAL:</b>	<b>125 SPACES</b>

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**DEA**

DE ARCHITECTS AIA  
1535 4TH STREET, SUITE 101  
SANTA MONICA, CA 90401  
310.451.7917  
WWW.DEARCHITECTS.NET

**WESTWOOD APARTMENTS**

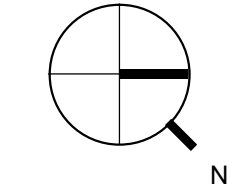
2121 Westwood Blvd. Los Angeles, CA

P1 - GARAGE

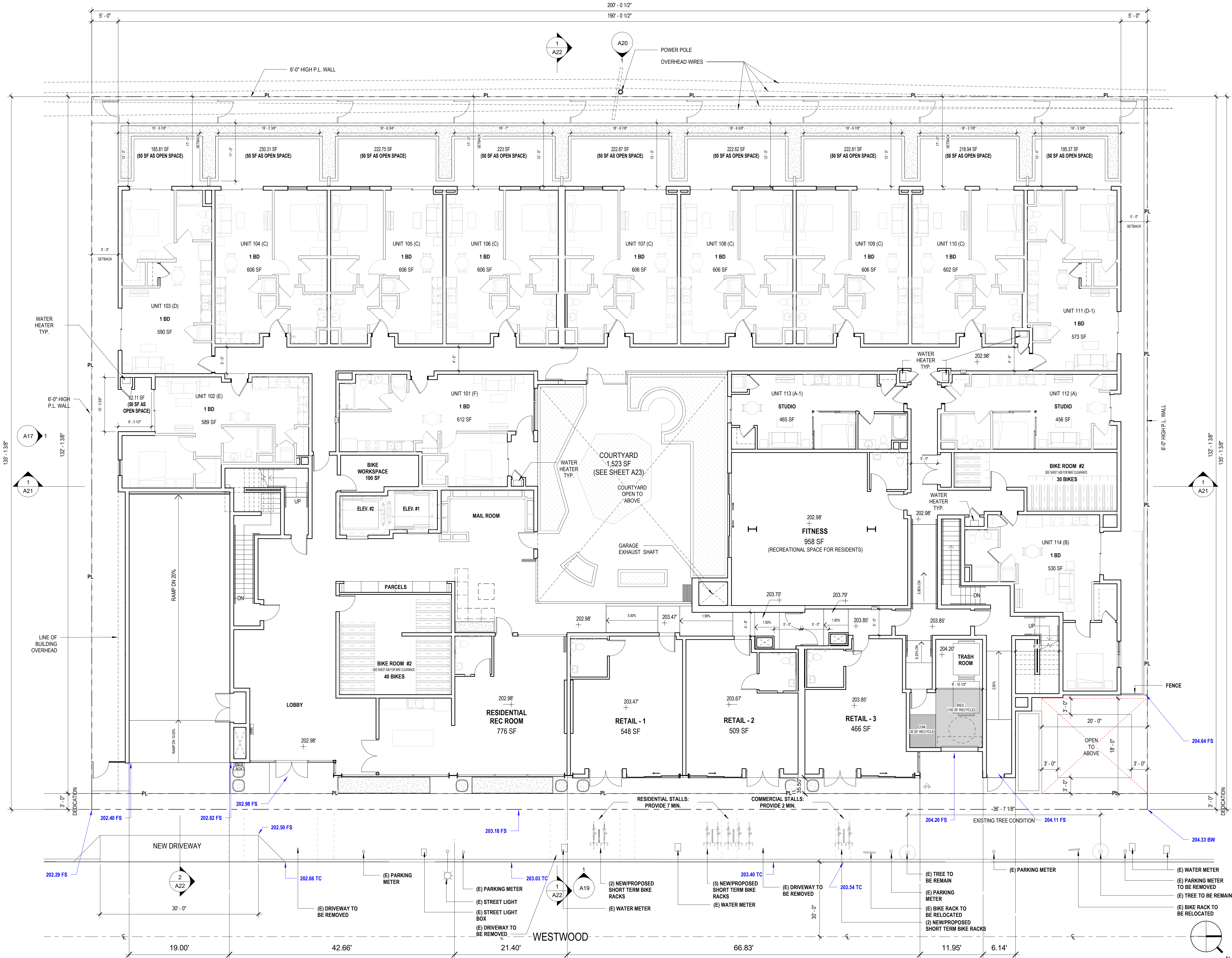
ISSUE  
2021-12-17

SHEET NO.  
**A10**

1 P1A PARKING LEVEL  
1/8" = 1'-0"







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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

EXHIBIT "A"  
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Case No. CPC-2020-5994-DB-SPR-VHAC

GROUND FLOOR

ISSUE  
2021-12-17

SHEET NO.

A11



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2121 Westwood Blvd. Los Angeles, CA

SECOND FLOOR

ISSUE

2021-12-17

SHEET NO.

A12

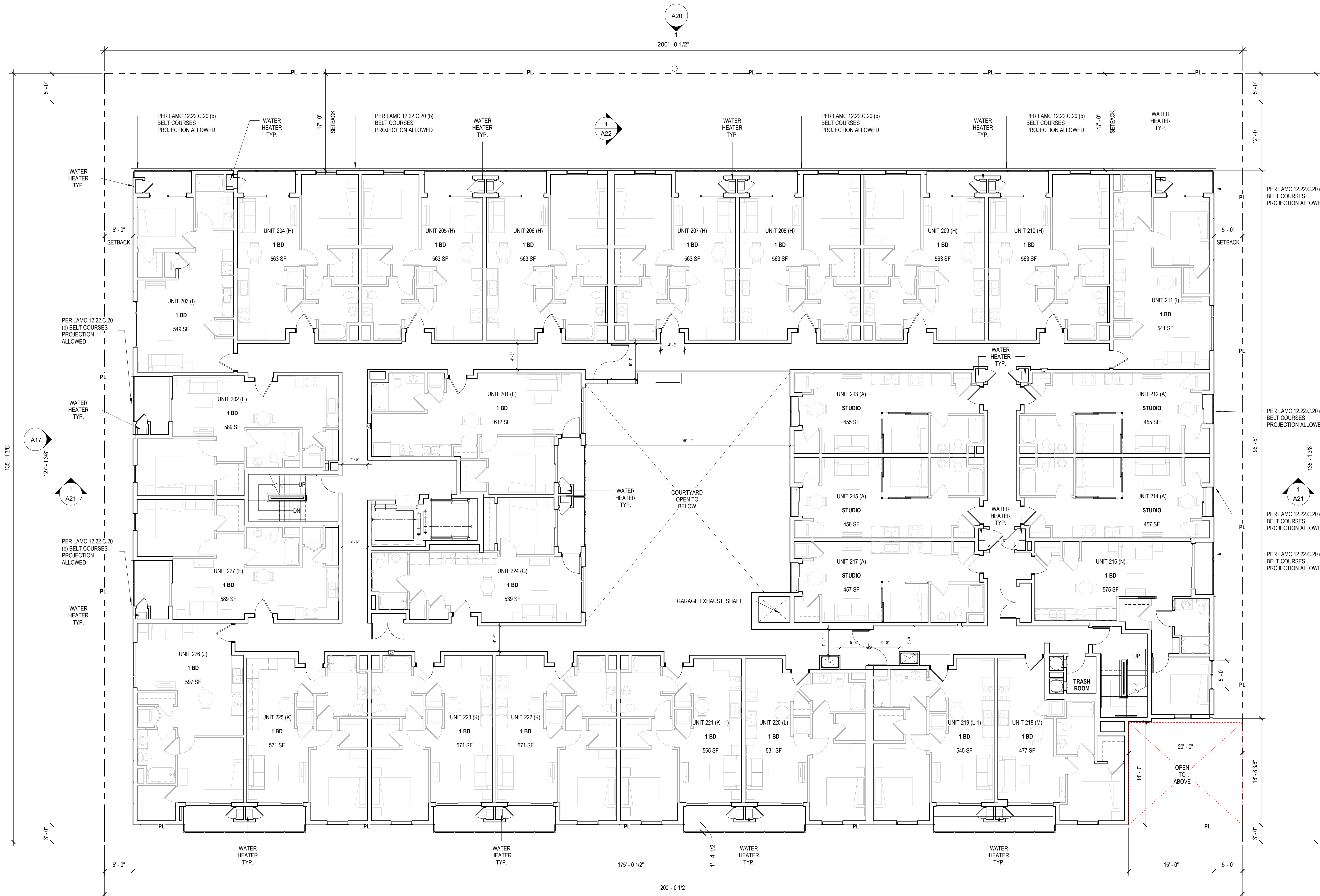
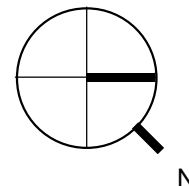


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1 SECOND FLOOR  
1/8" = 1'-0"





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THIRD FLOOR

ISSUE

2021-12-17

SHEET NO.

A13

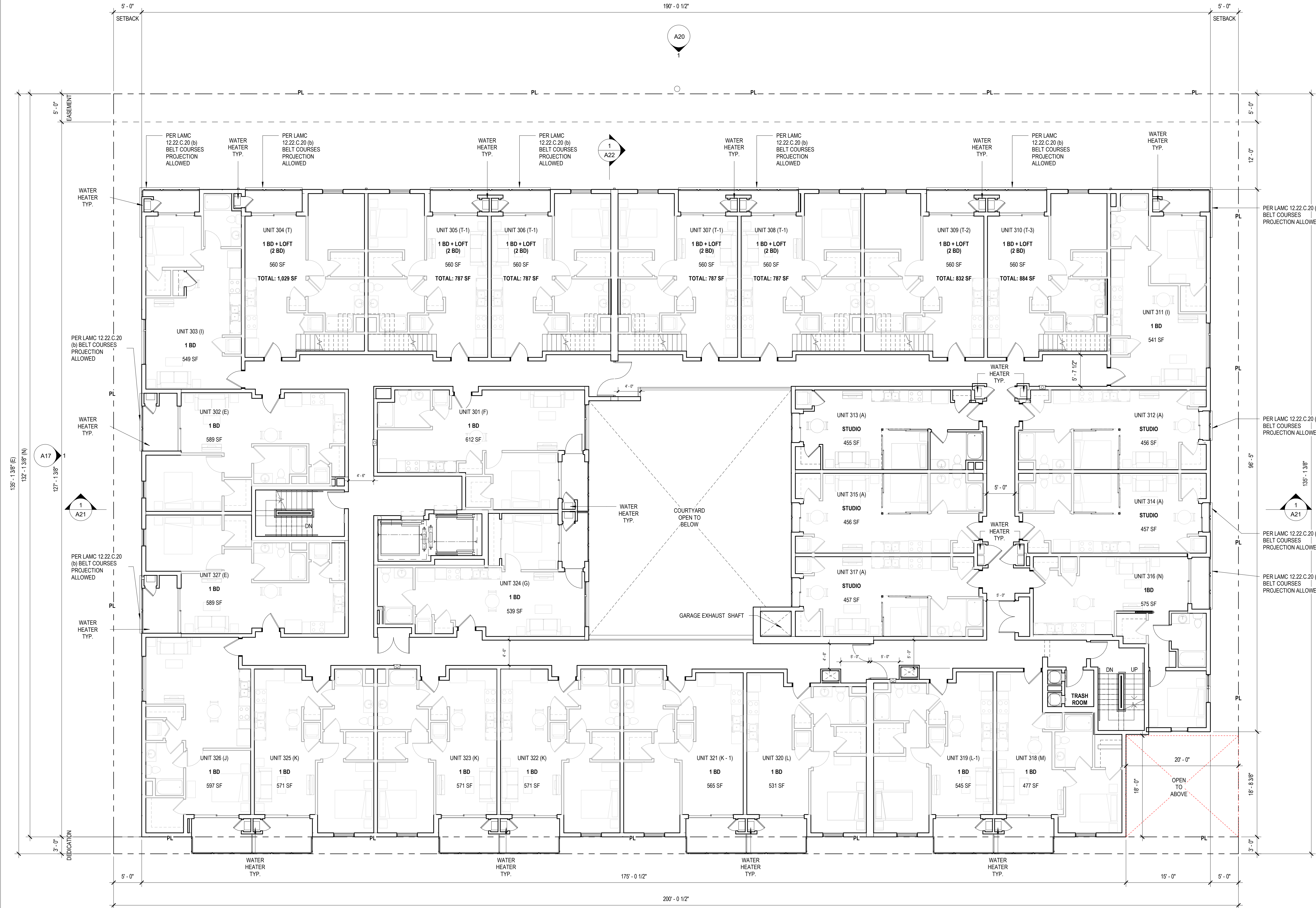
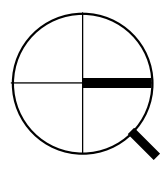


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1 THIRD FLOOR  
1/8" = 1'-0"



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## WESTWOOD APARTMENTS

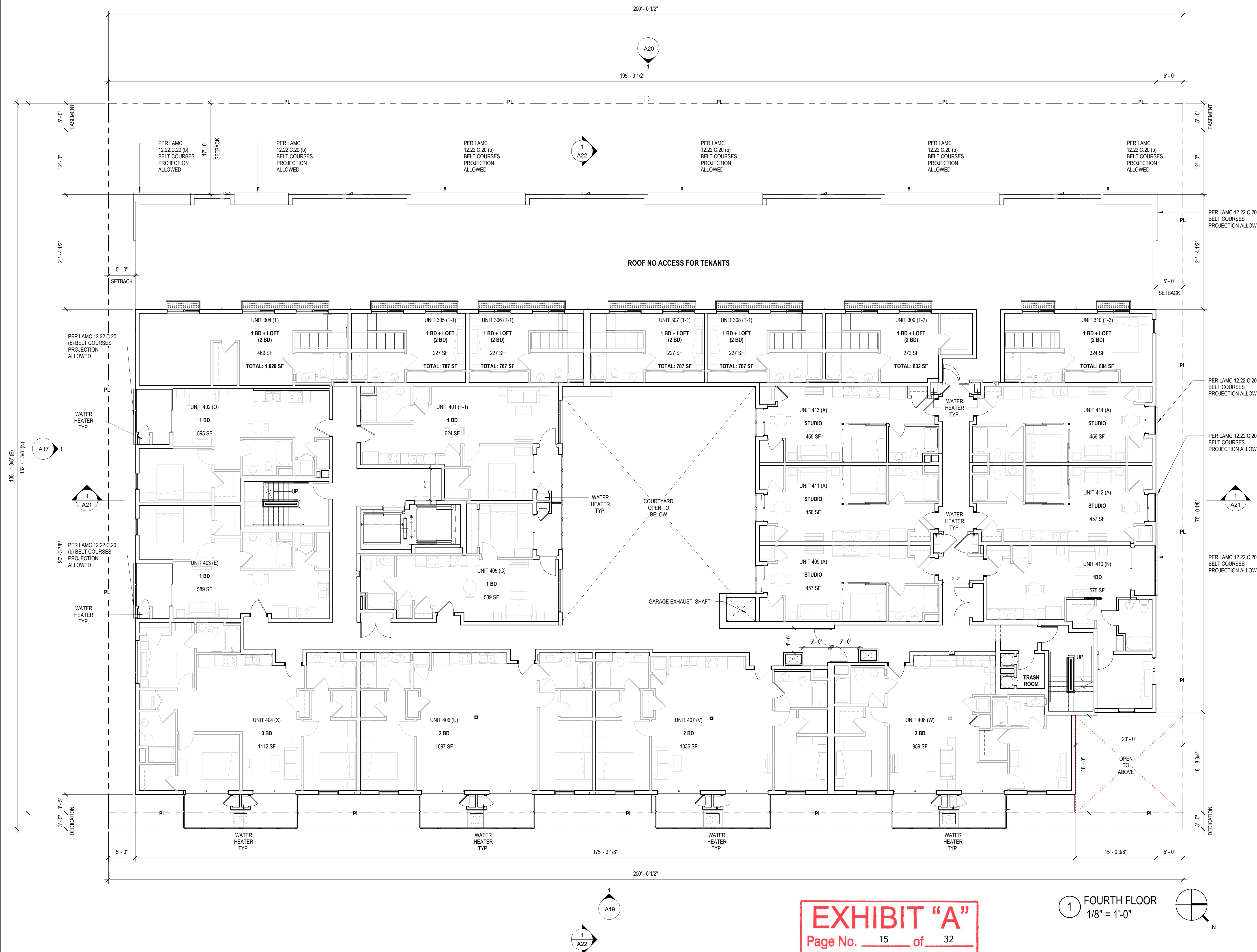
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FOURTH FLOOR

ISSUE 2021-12-

SHEET NO.

# A14





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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

FIFTH FLOOR

ISSUE

2021-12-17

SHEET NO.

A15

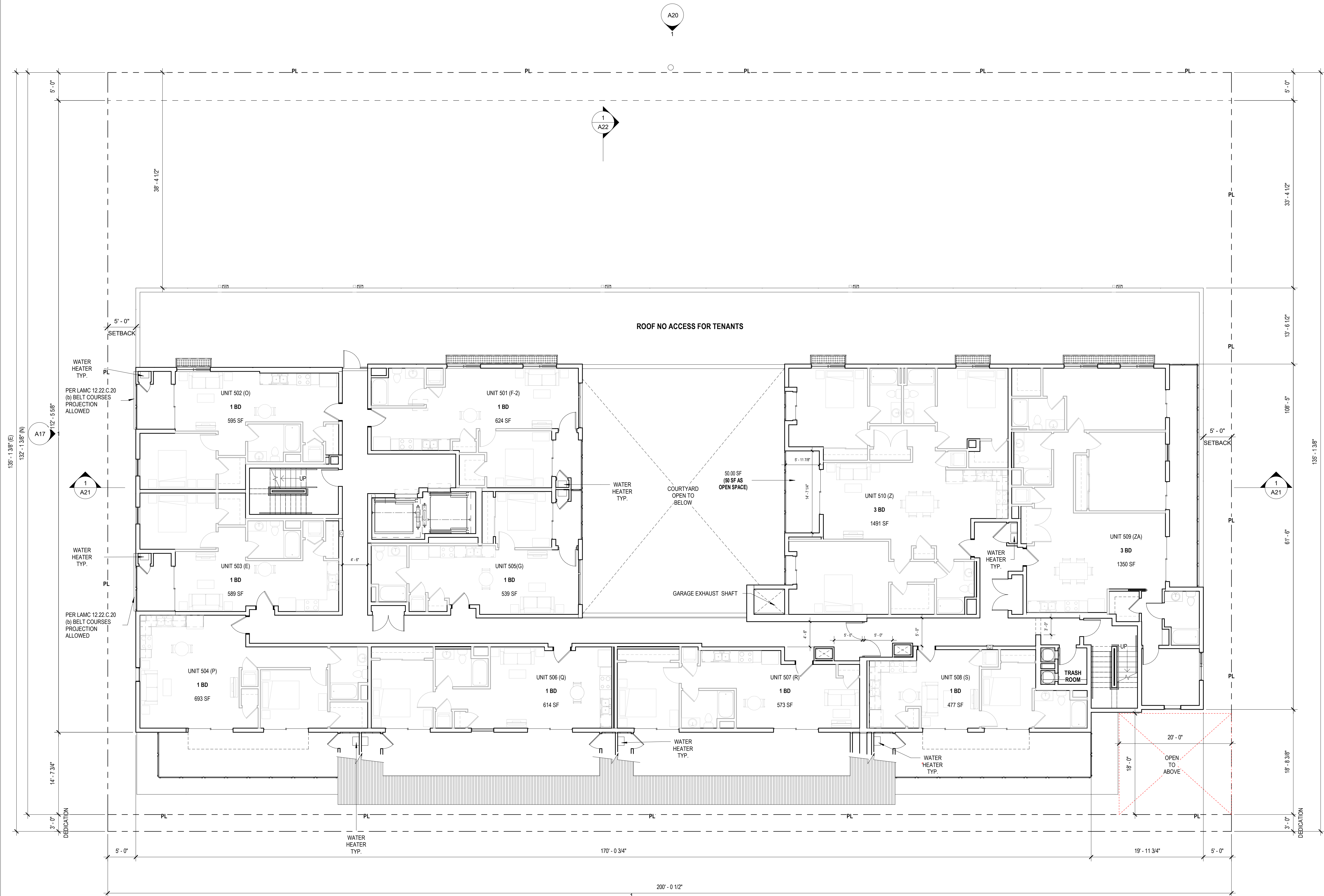
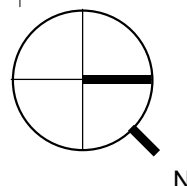
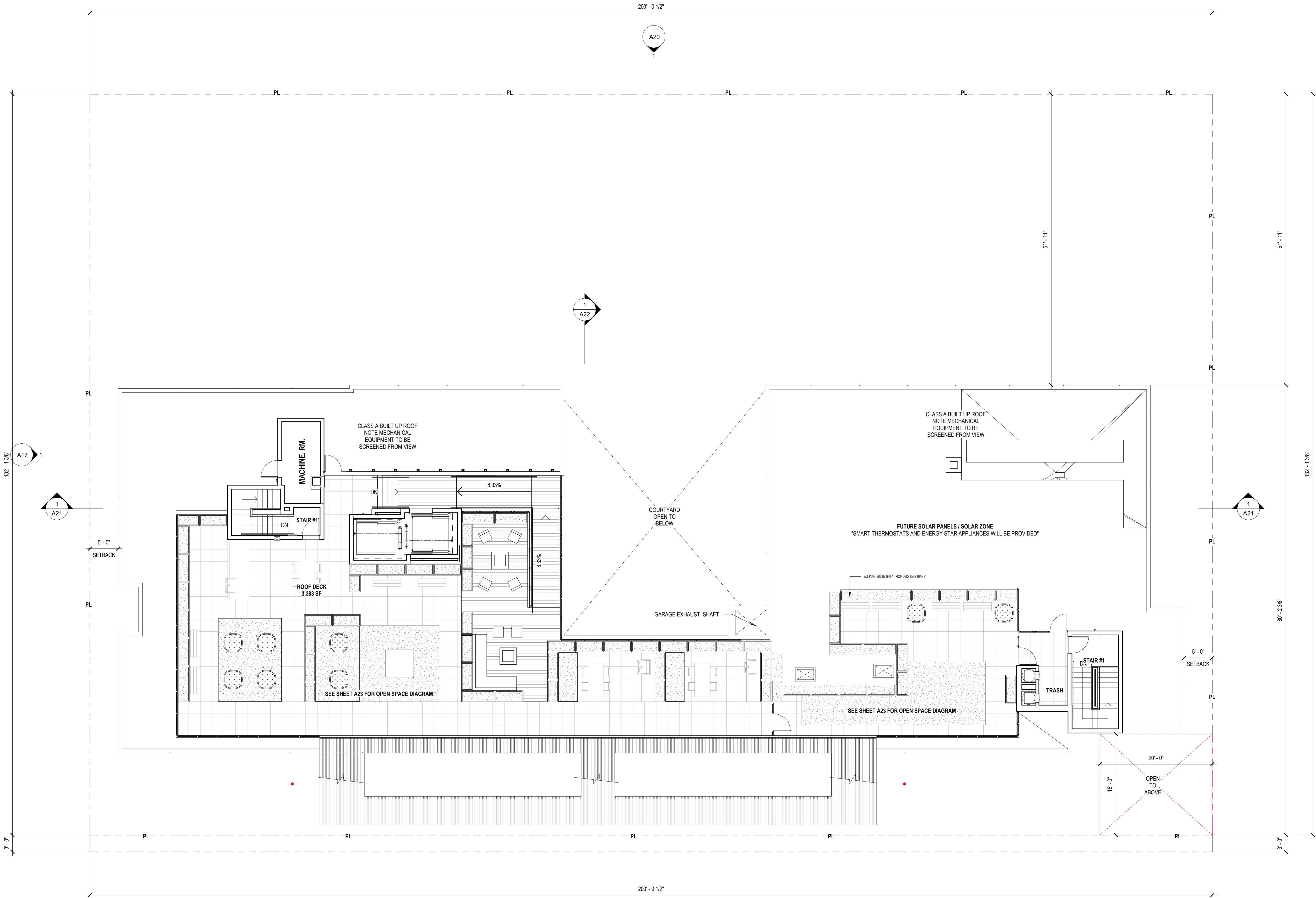


EXHIBIT "A"  
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Case No. CPC-2020-5994-DB-SPR-VHAC

1 06 - FIFTH FLOOR  
1/8" = 1'-0"





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WESTWOOD APARTMENTS

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ROOF

ISSUE

2021-12-17

SHEET NO.

A16

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Page No. 17 of 32  
Case No. CPC-2020-5994-DB-SPR-VHAC

1 07 - ROOF LEVEL  
1/8" = 1'-0"

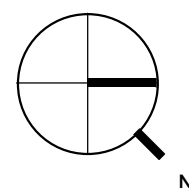




EXHIBIT "A"

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Case No. CPC-2020-5994-DB-SPR-VHAC

KEYNOTE LEGEND

D	DESCRIPTION
01	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DEW391 BOYSENBERRY SHADOW
02	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE5818 MIDNIGHT HAZE
03	GLASS GUARDRAIL
06	FIBER CEMENT PANEL, AMERICAN FIBER CEMENT CORPORATION, CEMBRIT PATINA, COLOR - P020 GRANITE
07	5/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE616 EQUINOX

DEA

DE ARCHITECTS AIA

1535 4TH STREET, SUITE 101  
SANTA MONICA, CA 90401  
310.451.7917

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SEE SHEET A22 FOR STEPBACK REQUIREMENTS

SOUTH ELEVATION

WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

ELEVATION

ISSUE

2021-12-17

SHEET NO.

A17



KEYNOTE LEGEND	
D	DESCRIPTION
01	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DEW391 BOYSENBERRY SHADOW
02	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE5818 MIDNIGHT HAZE
03	GLASS GUARDRAIL
06	FIBER CEMENT PANEL, AMERICAN FIBER CEMENT CORPORATION, CEMBRIT PATINA; COLOR - P020 GRANITE
07	5/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE616 EQUINOX

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NORTH ELEVATION

WESTWOOD APARTMENTS

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ELEVATION

ISSUE

2021-12-17

SHEET NO.

A18



KEYNOTE LEGEND	
D	DESCRIPTION
01	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DEW391 BOYSENBERRY SHADOW
02	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE5818 MIDNIGHT HAZE
03	GLASS GUARDRAIL
05	METAL WINDOW CANOPY, KYNAR FINISH, COLOR - DE616 EQUINOX
06	FIBER CEMENT PANEL, AMERICAN FIBER CEMENT CORPORATION, CEMBRIT PATINA, COLOR - P020 GRANITE
07	5/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE616 EQUINOX

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WESTWOOD APARTMENTS

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ISSUE

2021-12-17

SHEET NO.

A19



EXHIBIT "A"

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Case No. CPC-2020-5994-DB-SPR-VHAC

KEYNOTE LEGEND

D	DESCRIPTION
01	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DEW391 BOYSENBERRY SHADOW
02	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE5818 MIDNIGHT HAZE
03	GLASS GUARDRAIL
06	FIBER CEMENT PANEL, AMERICAN FIBER CEMENT CORPORATION, CEMBRIT PATINA, COLOR - P020 GRANITE
07	5/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE616 EQUINOX

DEA

DE ARCHITECTS AIA

1535 4TH STREET, SUITE 101  
SANTA MONICA, CA 90401  
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ELEVATION

ISSUE

2021-12-17

SHEET NO.

A20

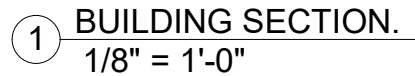


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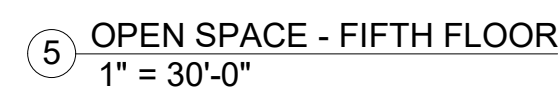
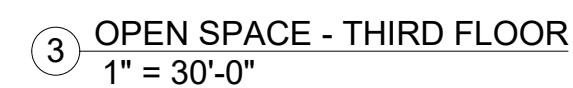
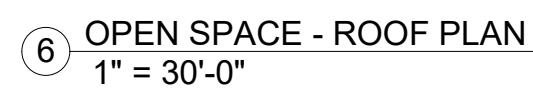
2021-12-17

# A21



② GARAGE RAMP SECTION  
1/8" = 1'-0"





TOTAL COMMON OPEN SPACE PROVIDED	6,640 SF
TOTAL OPEN SPACE PROVIDED:	7,740 SF

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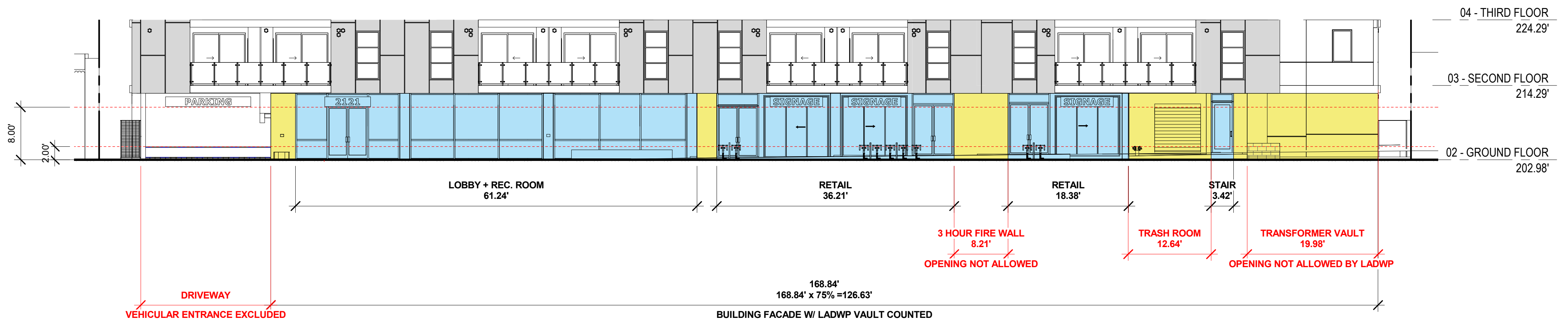
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SHEET NO.

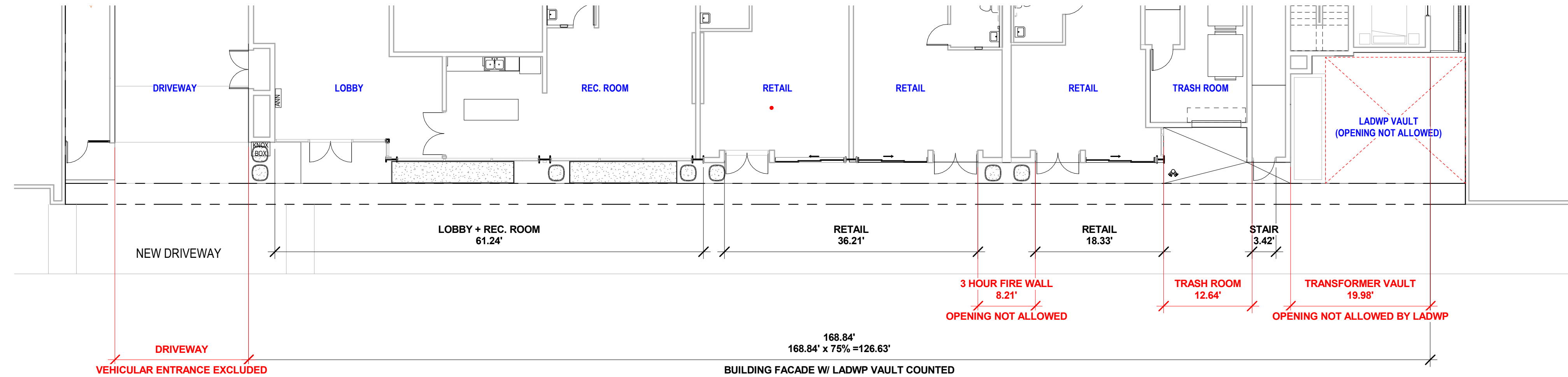
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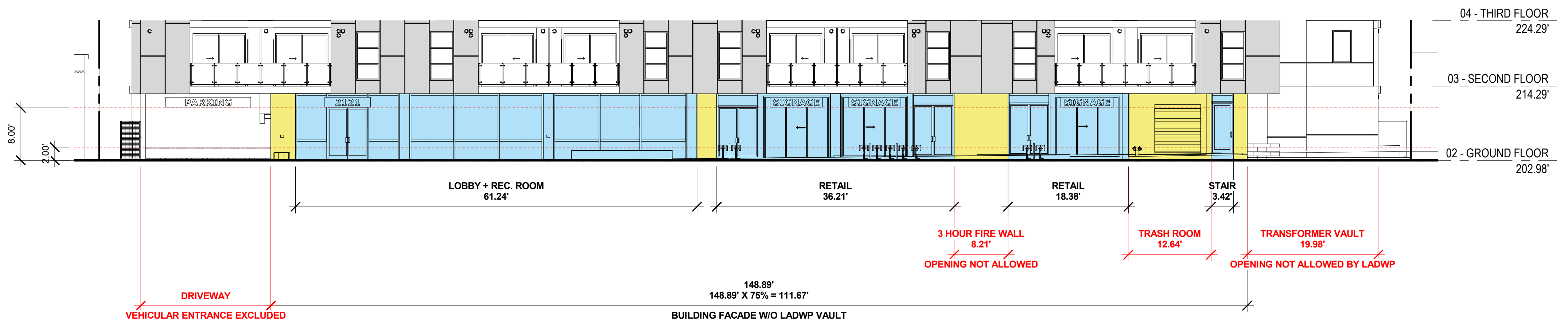




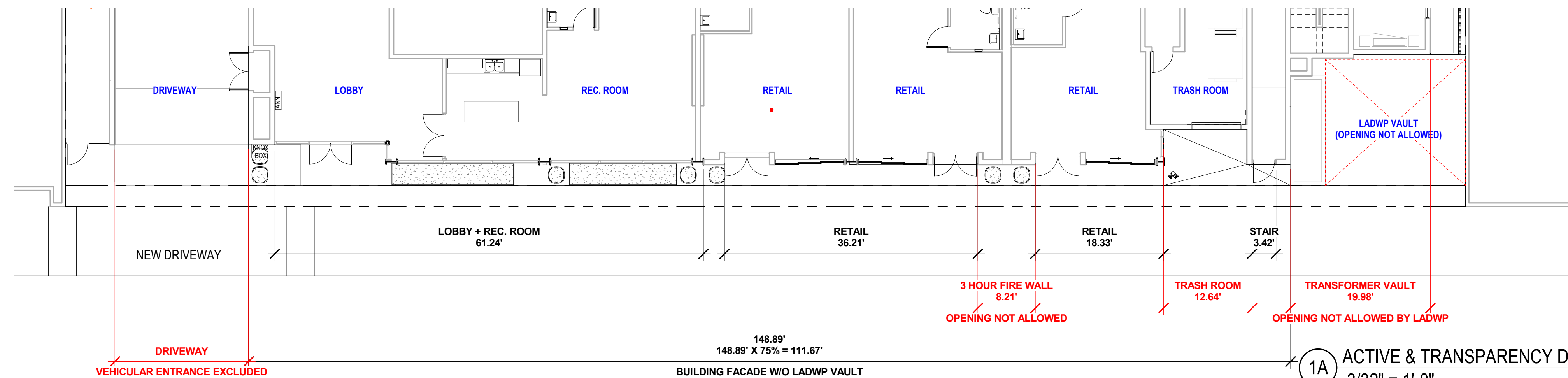
2B ACTIVE & TRANSPARENCY DIAGRAM  
3/32" = 1'-0"



2A ACTIVE & TRANSPARENCY DIAGRAM  
3/32" = 1'-0"



1B ACTIVE & TRANSPARENCY DIAGRAM  
3/32" = 1'-0"



1A ACTIVE & TRANSPARENCY DIAGRAM  
3/32" = 1'-0"

## LADWP VAULT COUNTED TOWARDS BUILDING FACADE

REQUIRED:  
MIN. 75% OF GROUND FLOOR 168.84' x 75% = 126.63' (75%)

PROVIDED:  
SEE TABLE BELOW = 119.25' (71%)

AREA BREAKDOWN	
LOBBY + REC. ROOM	61.24'
RETAIL	36.21'
RETAIL	18.38'
STAIR	3.42'
TRASH ROOM	12.64'
TRANSFORMER VAULT	19.98'
TOTAL:	119.25'

EXHIBIT "A"

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## LADWP VAULT NOT COUNTED TOWARDS BUILDING FACADE

REQUIRED:  
MIN. 75% OF GROUND FLOOR 148.89' x 75% = 111.67' (75%)

PROVIDED:  
SEE TABLE BELOW = 119.25' (80%)

AREA BREAKDOWN	
LOBBY + REC. ROOM	61.24'
RETAIL	36.21'
RETAIL	18.38'
STAIR	3.42'
TRASH ROOM	12.64'
TRANSFORMER VAULT	19.98'
TOTAL:	119.25'

DEA

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1535 4TH STREET, SUITE 101  
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WESTWOOD APARTMENTS

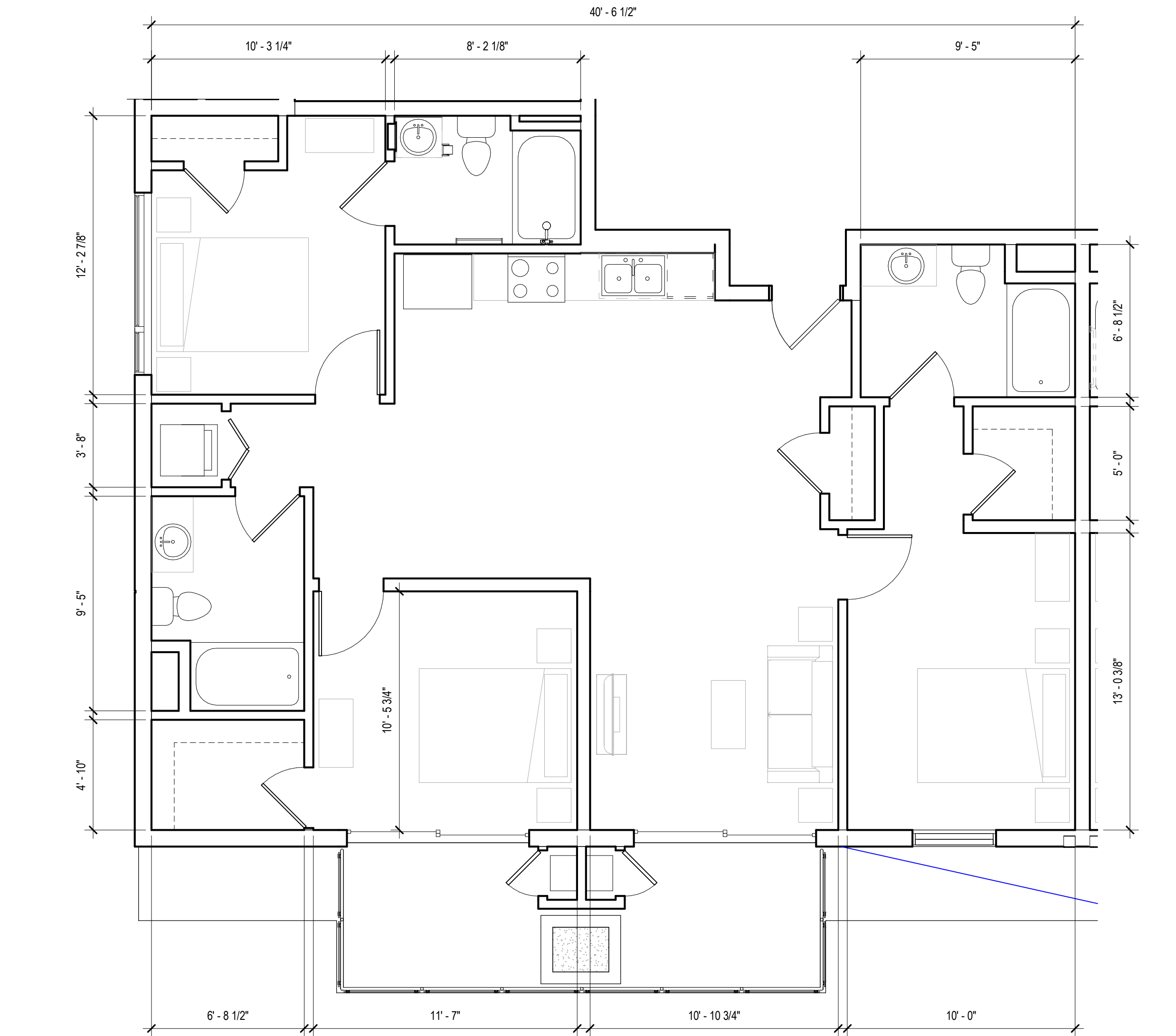
2121 Westwood Blvd. Los Angeles, CA

ACTIVE AND  
TRANSPARENT  
EXHIBIT  
ISSUE

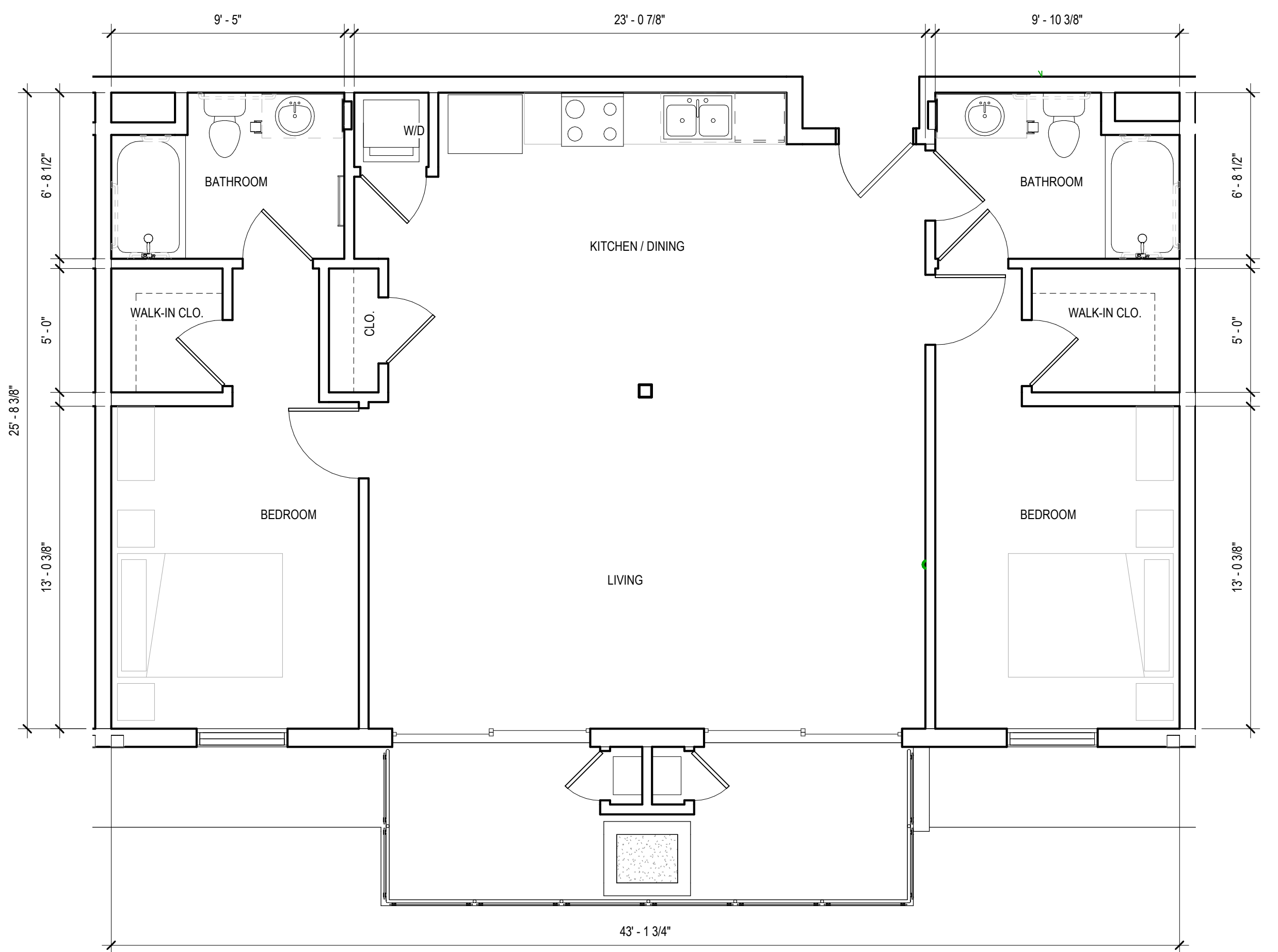
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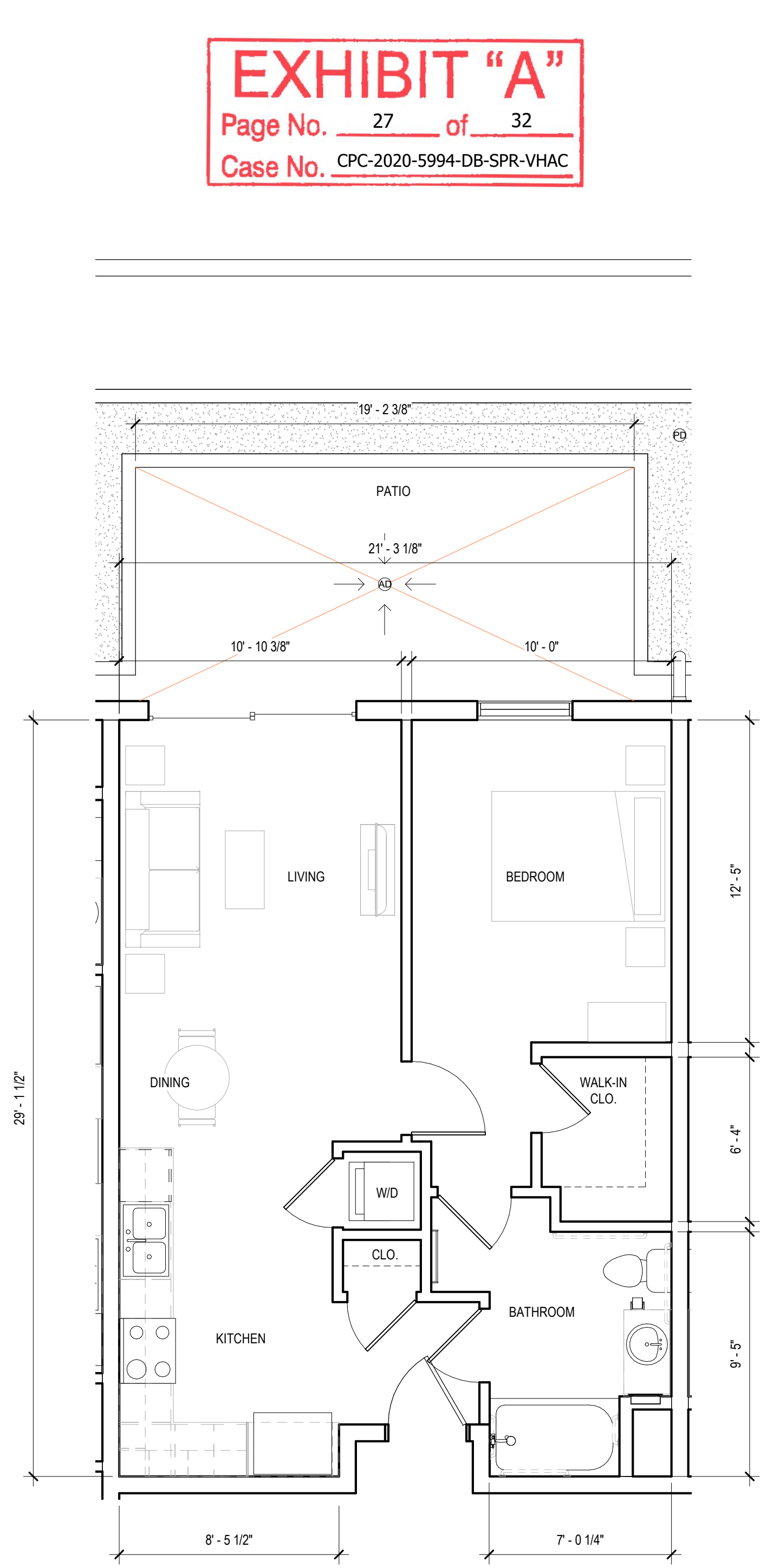
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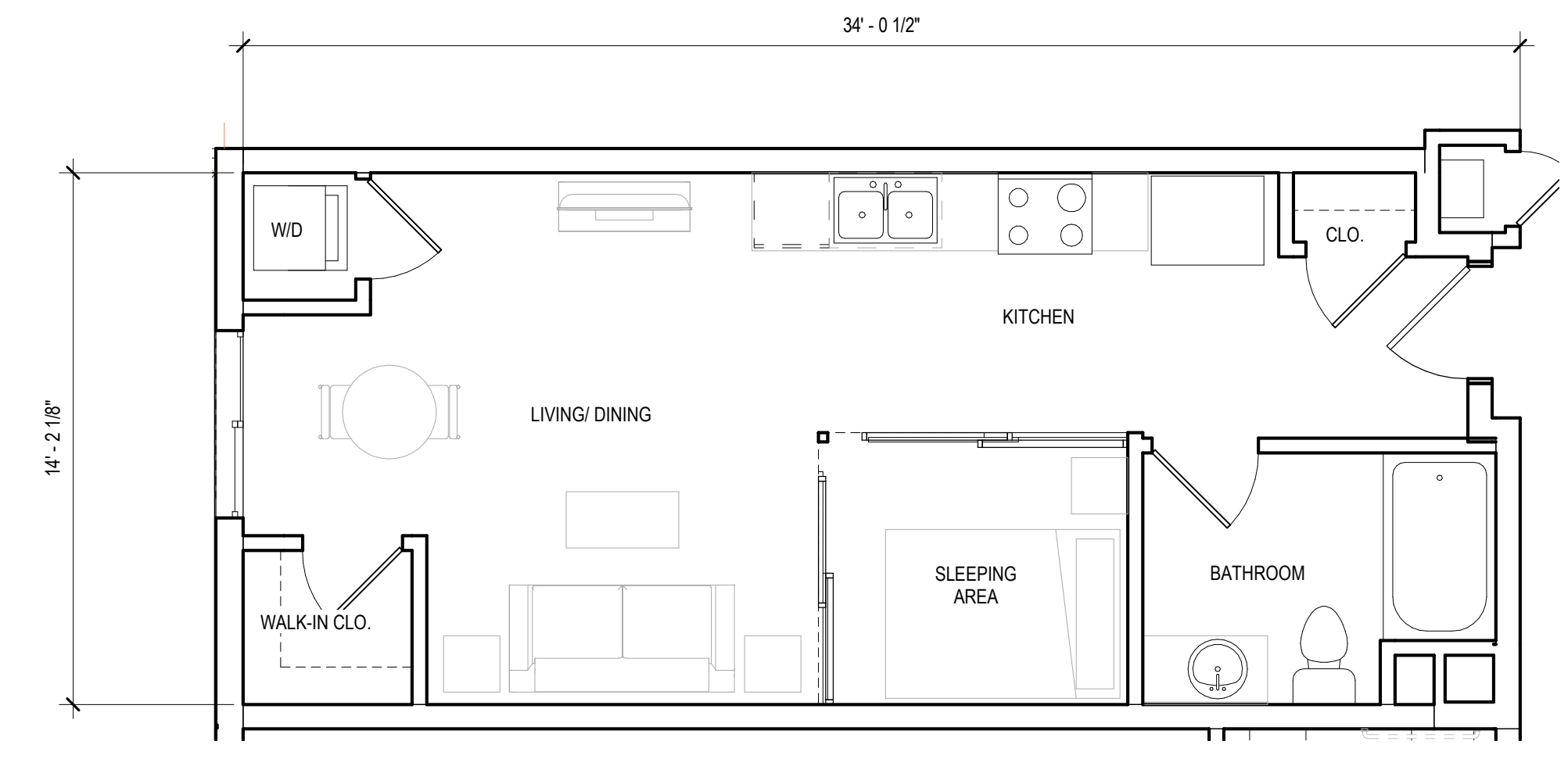
5 3 BEDROOM TYP.  
1/4" = 1'-0"



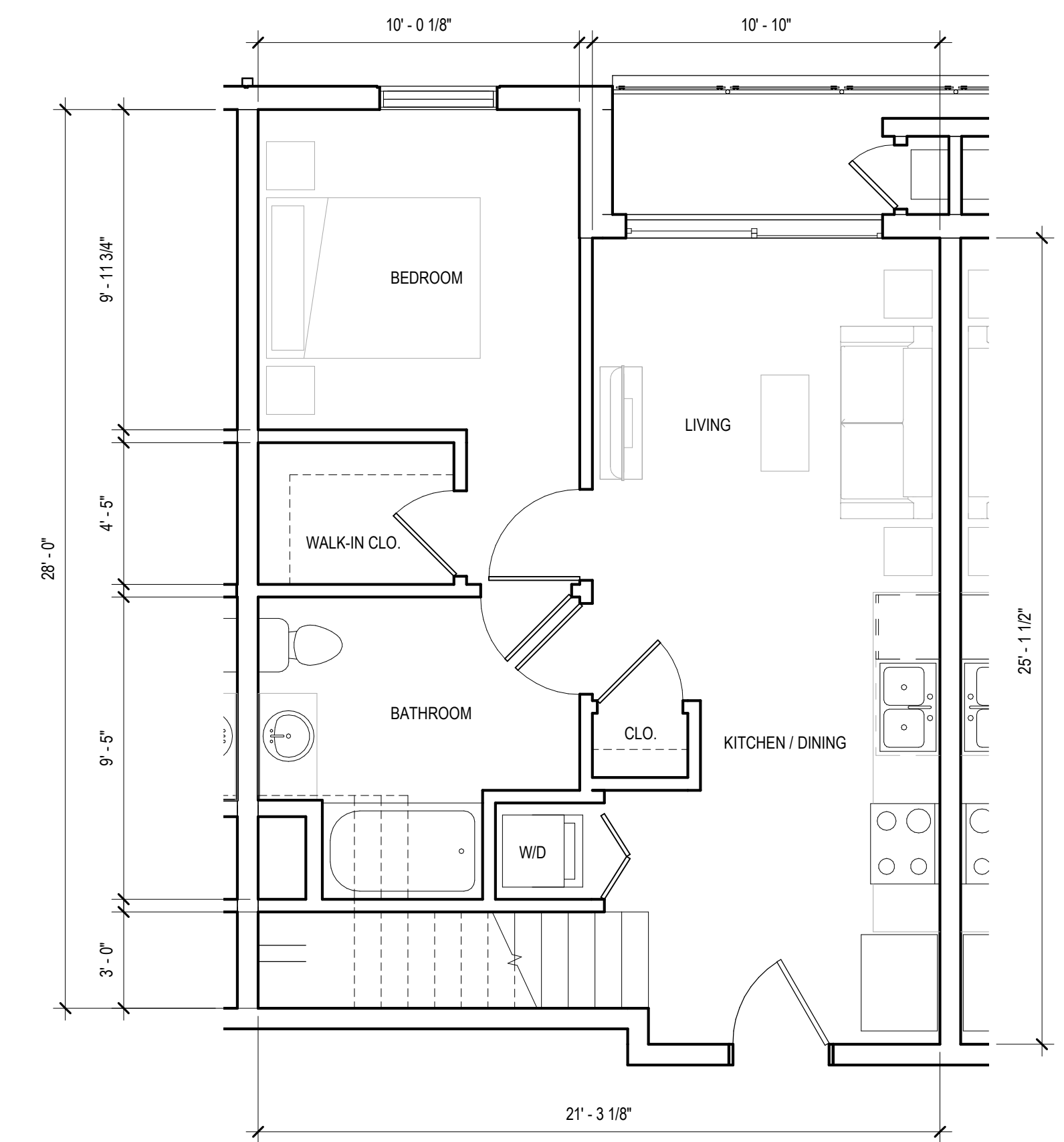
4 2 BEDROOM TYP.  
1/4" = 1'-0"



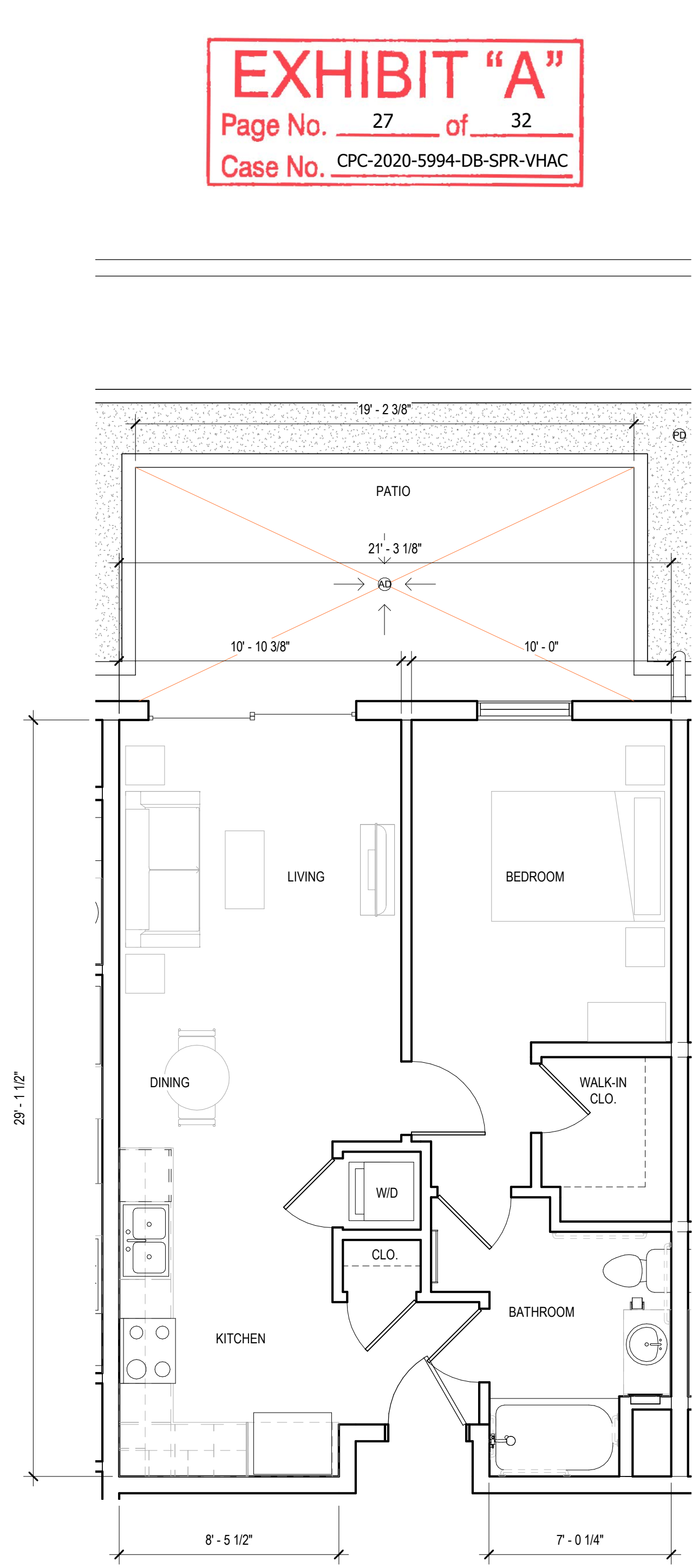
3 1 BEDROOM TYP.  
1/4" = 1'-0"



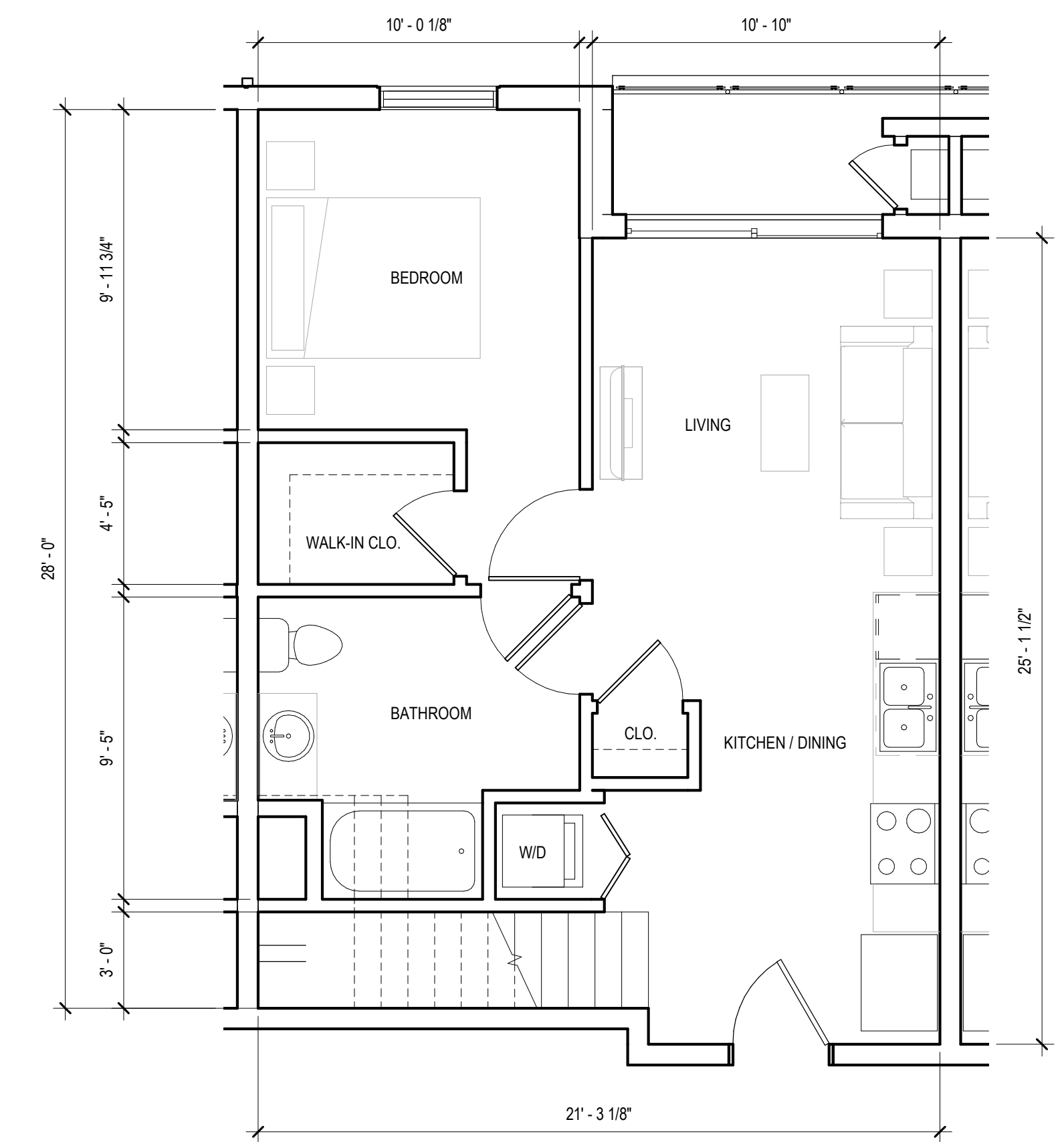
1 STUDIO TYP.  
1/4" = 1'-0"



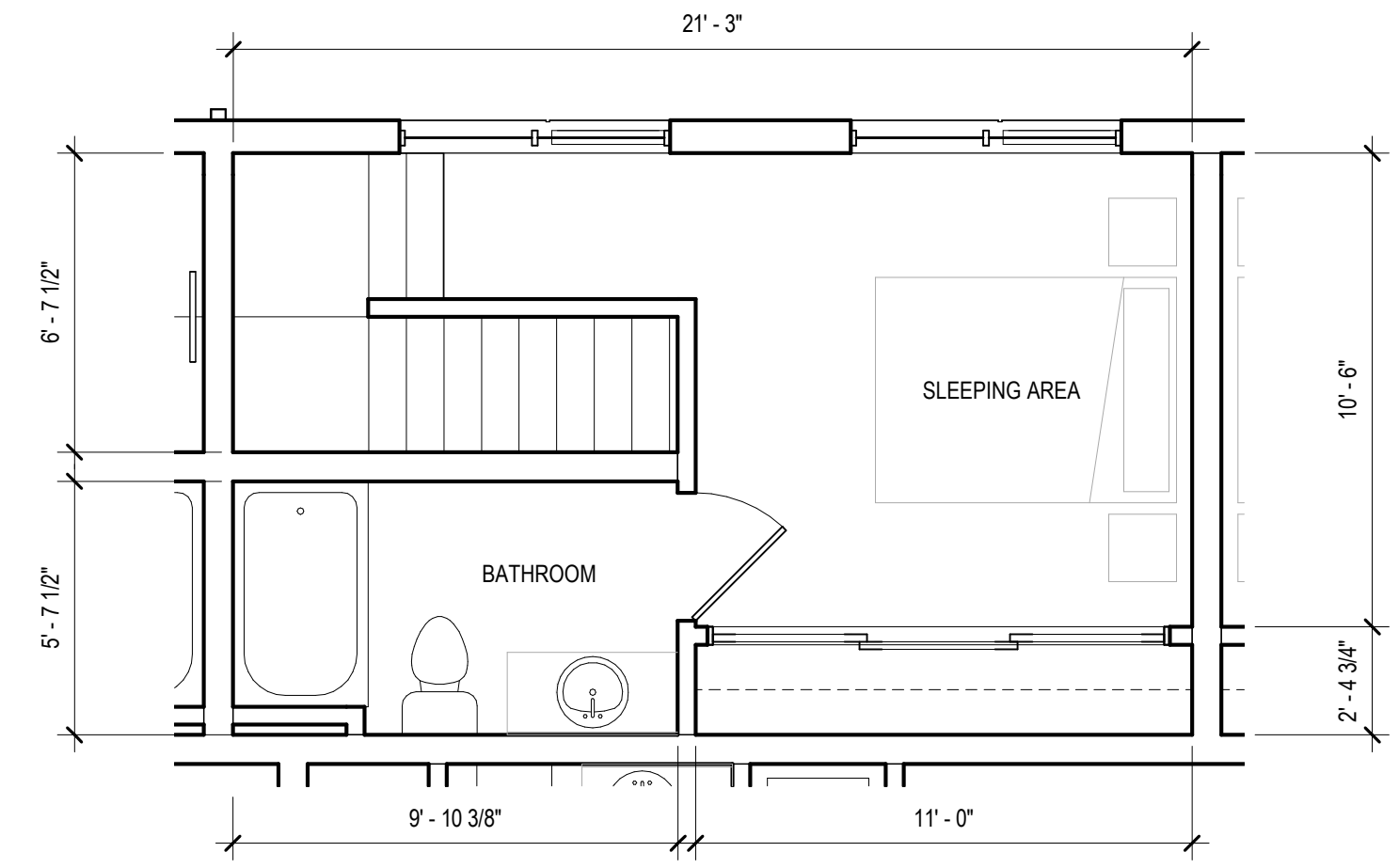
2 1 BEDROOM + LOFT TYP.  
1/4" = 1'-0"



3 1 BEDROOM TYP.  
1/4" = 1'-0"



2 1 BEDROOM + LOFT TYP.  
1/4" = 1'-0"



2A 1 BEDROOM + LOFT TYP.  
1/4" = 1'-0"

EXHIBIT "A"  
Page No. 27 of 32  
Case No. CPC-2020-5994-DB-SPR-VHAC

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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

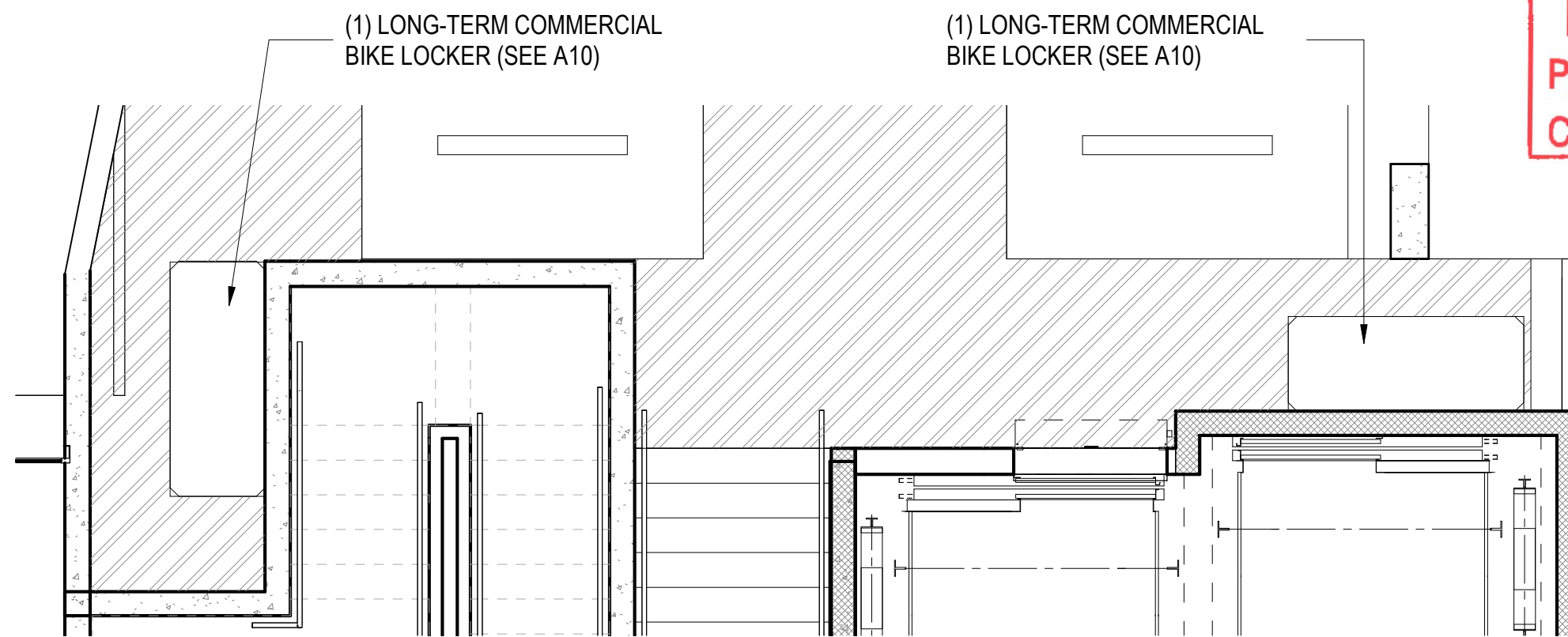
TYP. UNIT PLAN

ISSUE  
2021-12-17

SHEET NO.

A25





BIKE LOCKERS

Specifications and Space Use

Model 351, 351P, 352

351

351P

352

Structure and Finish

- 100% 100% Recycled
- The new model Bargebox plastic composite, UV and graffiti resistant.
- Resistant to chemicals, acid rain, salt, and sea water.
- Comes standard with choice of 4 handle lock with three types of padding handle system.

Models 351, 351P, 352

351

351P

352

Structure and Finish

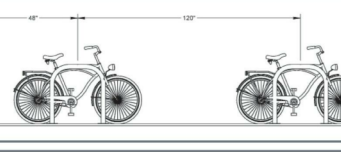
- 100% 100% Recycled
- Medium model Bargebox plastic composite
- UV and graffiti resistant.
- Resistant to chemicals, acid rain, salt, and sea water.
- Comes standard with lockless T-handle lock system.
- 4 different lock methods
- Clear Model (2 per lockset)
- 4 different lock methods
- Expanded locker numbers (Starting at 1 series unless ordered)

- Bargebox universal plastic composite lock system is resistant to tampering and theft.
- 4 different lock methods
- Clear Model (2 per lockset) and 4 different lock methods
- Standard locking mechanism is compatible with all major lock brands

DERO

[www.dero.com](http://www.dero.com) 1.800.851.0212

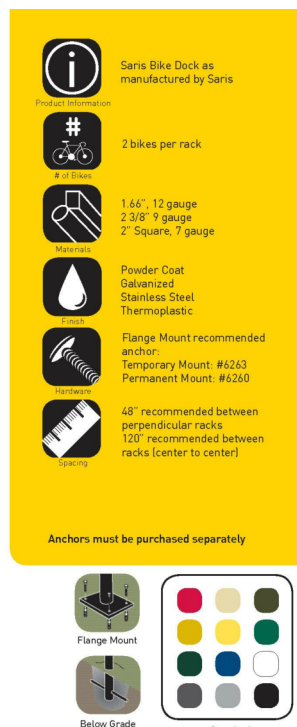
### Recommended Spacing



The diagram illustrates the recommended spacing for bicycle racks. The top section shows two bicycles parked side-by-side with a 40-inch spacing between them. The bottom section shows a row of five bicycles parked side-by-side with a 24-inch spacing between them.

### Product Details

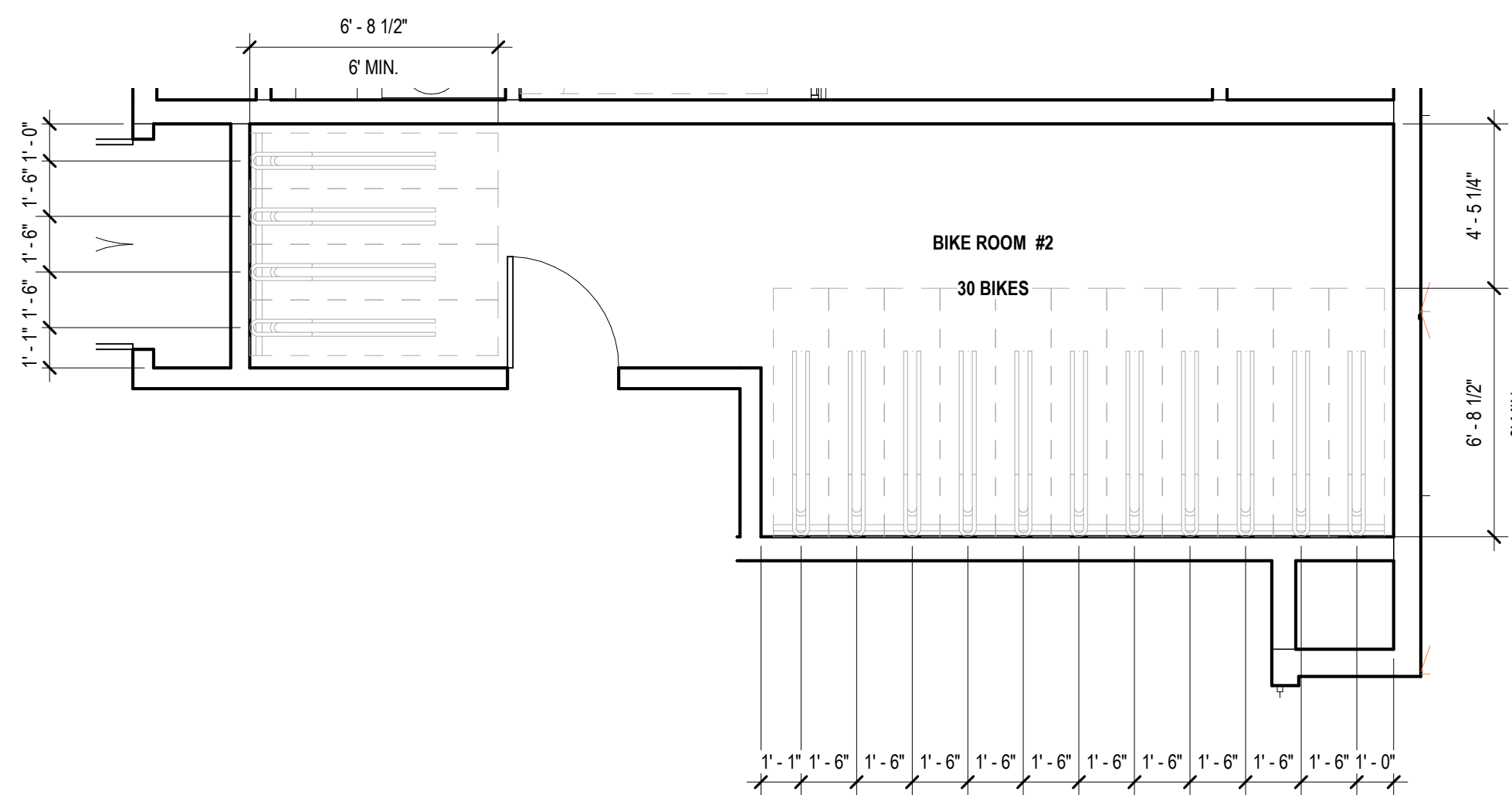
- 1.6X, 12 gauge schedule 40 pipe -- most affordable solution
- 2.38", 7 gauge schedule 40 pipe -- larger diameter pipe leaves less space between the lock and rack, which provides better security
- 2" square, 7 gauge schedule 40 pipe -- square tubing reduces efforts from thieves using pipe cutters
- Offers 2 points of contact for bike stability
- Meets ABEP guidelines



DE ARCHITECTS AIA  
1535 6TH STREET, SUITE 101  
SANTA MONICA, CA 90401  
310.451.7917  
[WWW.DEARCHITECTS.NET](http://WWW.DEARCHITECTS.NET)

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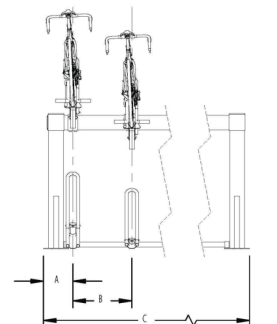


3 BIKE ROOM #2 @ GROUND FLOOR - STACK RACK  
1/4" = 1'-0"



Specifications			
# Bikes	Starting Dim. (A)	Bike Spacing (B)	Overall Length (C)
16	12"	18"	150"
16	12"	20"	164"
16	12"	24"	192"

**Note:** Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.



**Recommended Spacing**

6' MIN.

84"

90"

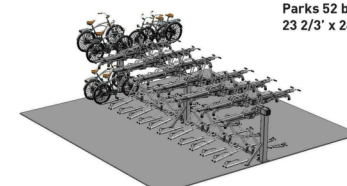
### Product Details

- Can be built as single sided or double sided unit
- Flexibility in bike spacing during planning or installation
- Few moving parts to minimize maintenance
- Security locking cable is 3/4" structural steel cable, sheathed in vinyl coating
- Requires 108" ceiling clearance [low ceiling height model can be provided if needed for ceiling height of 100"]

### Single-Sided Layout



### Double-Sided Layout

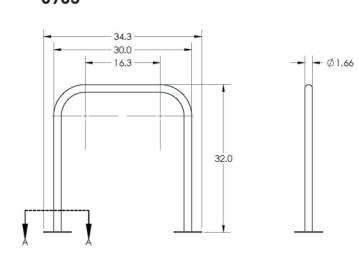



Saris Bicycle Parking & Storage Solutions 800.783.7257 x174 [www.sarisparking.com](http://www.sarisparking.com)

[illegible]

## BIKE DOCK

The bike dock is a simple and intuitive design that provides space efficient, high security bike parking. The bike dock accommodates two bikes, supporting them at two points and allowing for quick compatibility of both the wheel and bike frame.



Specifications - 1A: macro-milled steel tubing, 12 gauge						
Model #	# of tubes	Type of material	length	width	height	Notes/Preparations
0001	2	Isoline gauge	17.5in	3.0"	1.44"	MP + 15°
0002	2	Range indicator	17.5in	3.0x3.4"	0"	MP + 15°

Specifications - 2: 200: micro-milled steel pipe, 7 gauge						
Model #	# of tubes	Type of material	length	width	height	Notes/Preparations
0011	2	Isoline gauge	17.5in	3.0"	1.44"	MP + 15°
0012	2	Range indicator	20.5in	3.0x3.4"	0"	MP + 15°

Specifications - 3: 42: 8.5/16" square tubing, 7 gauge						
Model #	# of tubes	Type of material	length	width	height	Notes/Preparations
0021	2	Isoline gauge	20.5in	3.0"	2"	MP + 15°
0022	2	Range indicator	19.5in	3.0x4"	0"	MP + 15°

Note: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

2121 Westwood Blvd. Los Angeles, CA

BICYCLE ROOM /  
CLEARANCE

ISSUE  
2021-12

SHEET NO

# A26



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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

RENDER

ISSUE

2021-12-17

SHEET NO.

A27





EXHIBIT "A"

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Case No. CPC-2020-5994-DB-SPR-VHAC

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SANTA MONICA, CA 90401  
310.451.7917

WWW.DEARCHITECTS.NET

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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

RENDER

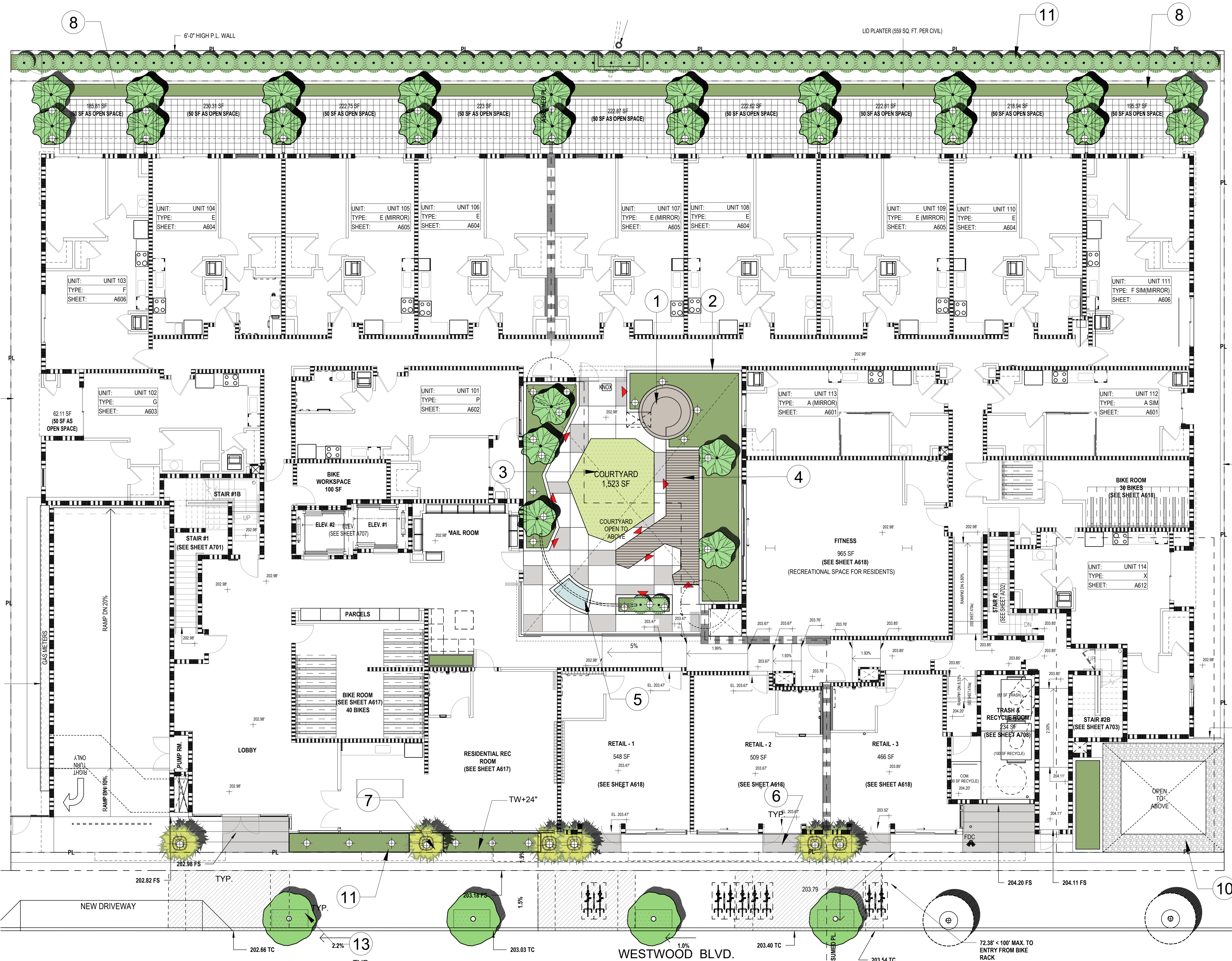
ISSUE

2021-12-17

SHEET NO.

A28





#### KEYNOTES

1. FOLLY BIRD CAGE PAVILION



2. 30" H. PLANTER

3. LAWN



4. 12" H. SEATING PLATFORM



5. RAIN CURTAIN W/ SPACE FRAME

6. CONCRETE PAVING

7. PLANT POTS



8. 36" H. OVERSTRUCTURE PLANTER

9. BENCH

10. GRAVELS

11. 18" CORTEN STL. PLANTER

W/ CRUSHED ROCKS



12. ON-GRADE PLANTING AREA

13. STREET TREE WELL PER PUBLIC WORKS

#### LIGHTING LEGEND

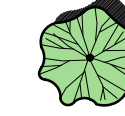
TREE UPLIGHT  
VOLT ALL STAR CAST BRASS SPOTLIGHT  
VAL-2000-4-BBZ  
<https://www.vollighting.com/>

LED RECESSED PATH LIGHT  
VOC DECK LIGHT  
VDL-6000-4-BWH  
[https://www.vollighting.com](https://www.vollighting.com/)



#### PLANTING LEGEND

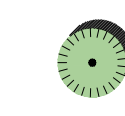
##### TREES



CERCIDIUM HYBRID  
'DESERT MUSEUM'  
DESERT MUSEUM PALO VERDE



OLEA EUROPAEA  
'MAJESTIC BEAUTY'  
FRUITLESS OLIVE



PRUNUS CAROLINA 'COMPACTA'  
CAROLINA CHERRY



NEW STREET TREE  
PER CITY OF L.A. URBAN FORESTRY  
STREET TREE DIV.



EXISTING STREET TREE  
TO REMAIN



##### SHRUBS & GROUNDCOVERS

AGAVE ATTENUATA

FOXTAIL AGAVE

PHORMIUM TENAX

'RAINBOW SUNRISE'

NEW ZEALAND FLAX

BERBERIS THUNBERGII

'ATROPUPUREA'

REDLEAF JAPANESE BARBERRY

DIETES BICOLOR

FORTNIGHT LILY

NASSELLA TENUISSIMA

MEXICAN FEATHER GRASS

JUNCUS PATENS

'ELK BLUE'

CALIFORNIA GRAY RUSH

SENECIO MANDRALISCAE

KLEINIA

AGROSTIS PALLENS

WEST COAST NATIVE BENTGRASS

CALIFORNIA NATIVE GRASS

VINE

BOUGAINVILLEA

'SAN DIEGO RED'

BOUGAINVILLEA RED (VINE TYPE)

#### SIZE & QUAN.

24" BOX / 25 EA.

24" BOX / 6 EA.

24" BOX / 66 EA.

TOTAL PROPOSED LANDSCAPE AREA: 2,546 SF.  
- GROUND LEVEL: 1,742 SF.  
(ON SITE): 1,670 SF.  
(OFF SITE): 72 SF.  
- ROOF LEVEL: 804 SF.

TOTAL COMMON OPEN SPACE AREA PROPOSED: 5,025 SF.  
- GROUND LEVEL - COURTYARD: 1,534 SF.  
- ROOF LEVEL: 3,491 SF.  
TOTAL LANDSCAPE AREA PROVIDED: 1,248 SF. (25%)  
- GROUND LEVEL - COURTYARD: 444 SF.  
- ROOF LEVEL: 804 SF.

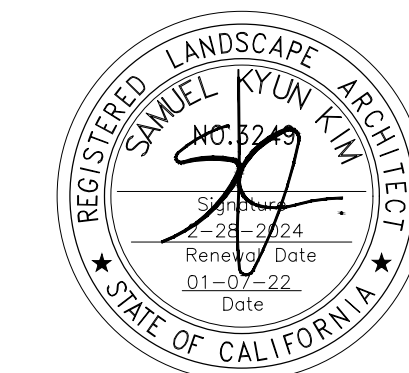
"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS".



**SQLA INC**  
Landscape Architects

2649 Saturn Street  
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[la@sqlainc.com](mailto:la@sqlainc.com)

T. 562-905-0800  
F. 562-905-0880  
[www.sqlainc.com](http://www.sqlainc.com)



# DEA

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SANTA MONICA, CA 90401  
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## WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

PRELIMINARY  
LANDSCAPE PLAN  
- GROUND LEVEL

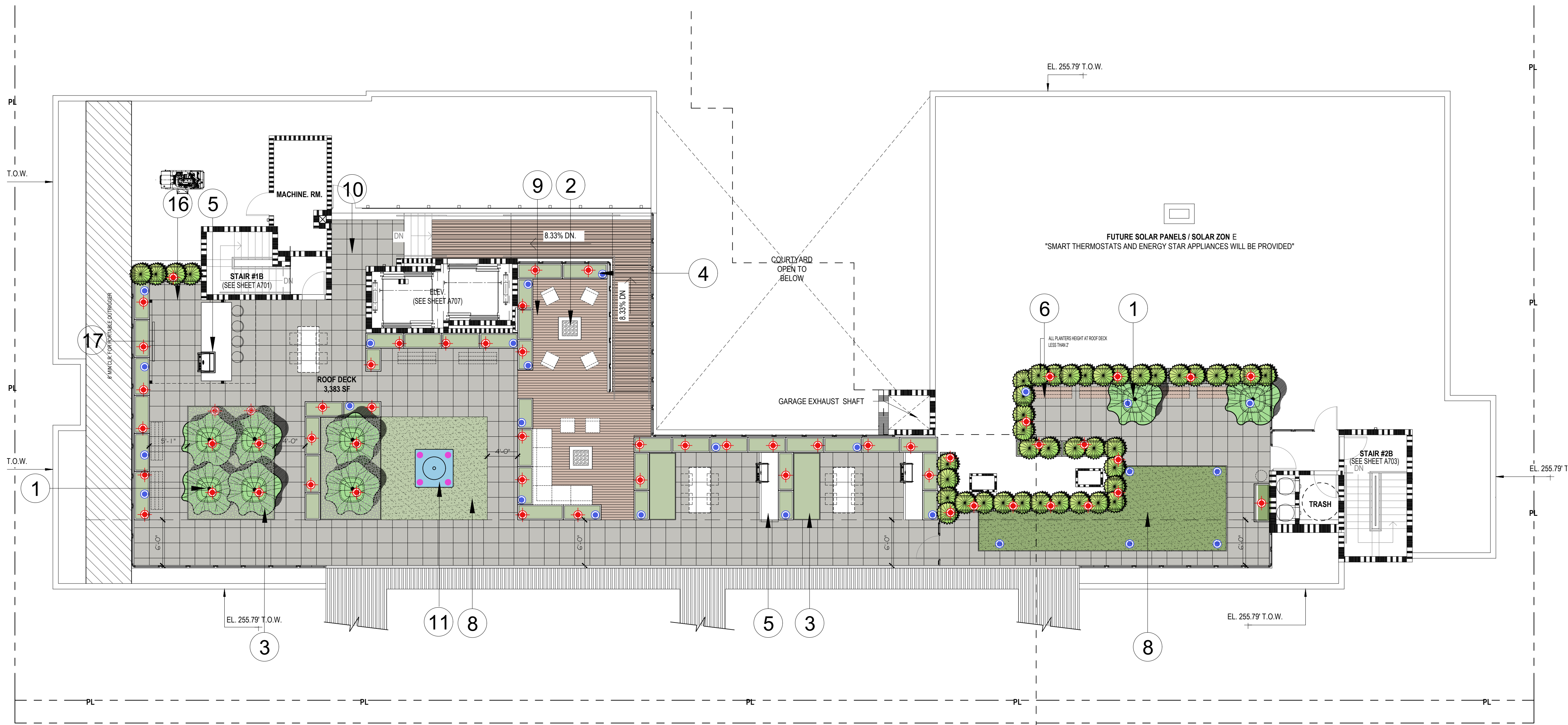
**EXHIBIT "A"**  
Page No. 31 of 32  
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#22032  
SHEET NO.

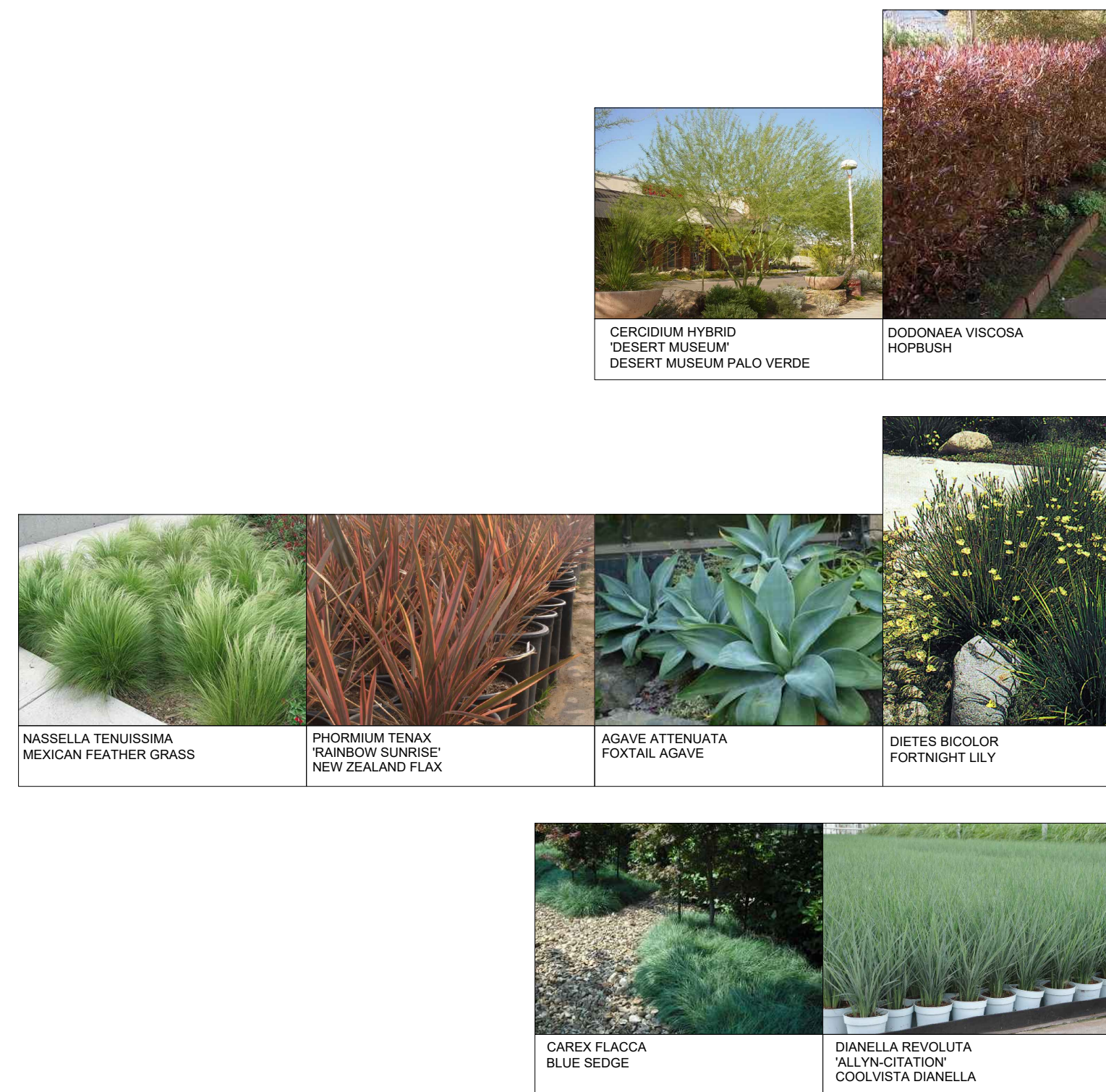
LP-1

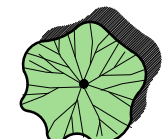

ISSUE





**1 PRELIMINARY LANDSCAPE PLAN - ROOF FLOOR**  
SCALE: 1/8"= 1'-0"



PLANTING LEGEND	
TREES	SIZE & QUAN.
 CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX / 8 EA.
 DODONAEA VISCOSA HOPBUSH	15 GAL./ 42 EA.
LANDSCAPE AREA	
AGAVE ATTENUATA FOXTAIL AGAVE	
PHORMIUM TENAX 'RAINBOW SUNRISE' NEW ZEALAND FLAX	
DIETES BICOLOR FORTNIGHT LILY	
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	
DIANELLA REVOLUTA 'ALLYN-CITATION' COOLVISTA DIANELLA	
CAREX FLACCA BLUE SEDGE	

COMMON OPEN SPACE AREA PROPOSED: 3,491 SF.  
LANDSCAPE AREA PROVIDED: 1,154 SF. (34%)

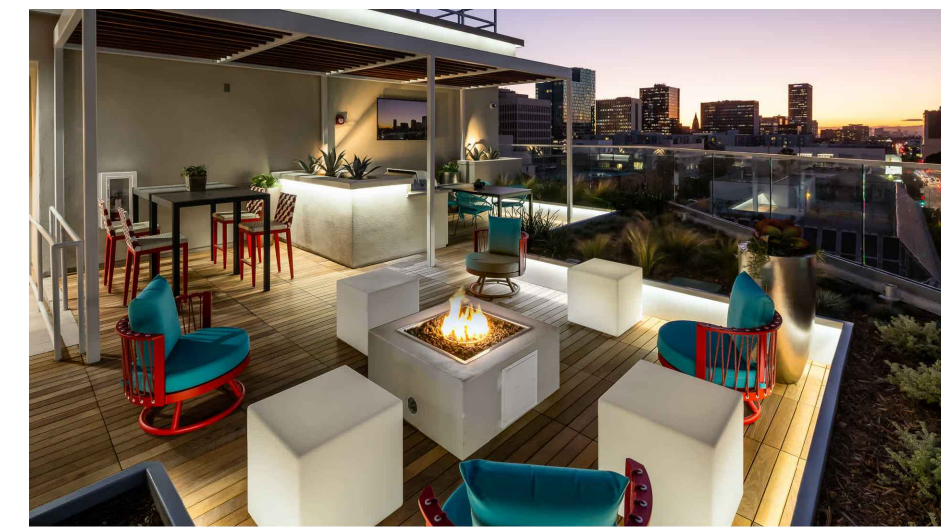
**LIGHTING LEGEND**



**EXHIBIT "A"**  
Page No. 32 of 32  
Case No. CPC-2020-5994-DB-SPR-VHAC

**KEYNOTES**

1. TREE POT
2. FIREPIT W/ LOUNGE CHAIRS



3. GREENROOF



4. 24" H. FIBERGLASS PLANTER



5. BBQ/COUNTER

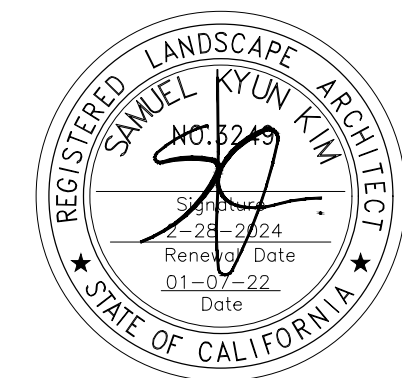


6. BENCH
7. GREEN WALL W/ OUTDOOR TV
8. SYNTHETIC GRASS



9. 24" SQ. IPE WOOD PEDESTAL PAVERS
10. 24" SQ. PORCELAIN PEDESTAL PAVERS
11. QUIET ZEN WATERFEATURE (SKIM FOUNTAIN BY B2G)
15. 42"H. DOG GATE AND FENCE
16. PREFAB TRELLIS STRUCTURE W/ BACKDROP & TV
17. OUTDOOR TV

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**WESTWOOD APARTMENTS**

2121 Westwood Blvd. Los Angeles, CA

PRELIMINARY  
LANDSCAPE PLAN  
- ROOF FLOOR

ISSUE

#22032  
SHEET NO.

LP-2

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS".



**Exhibit B**  
Environmental Clearance  
ENV-2020-5995-SCPE

The City Council determined at its January 12, 2022 hearing that based on the whole of the administrative record, the Project is statutorily exempt from CEQA as a Sustainable Communities Project pursuant to PRC 21155.1.

Link to Council File Number 21-1190 with SCPE documents:  
<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-1190>



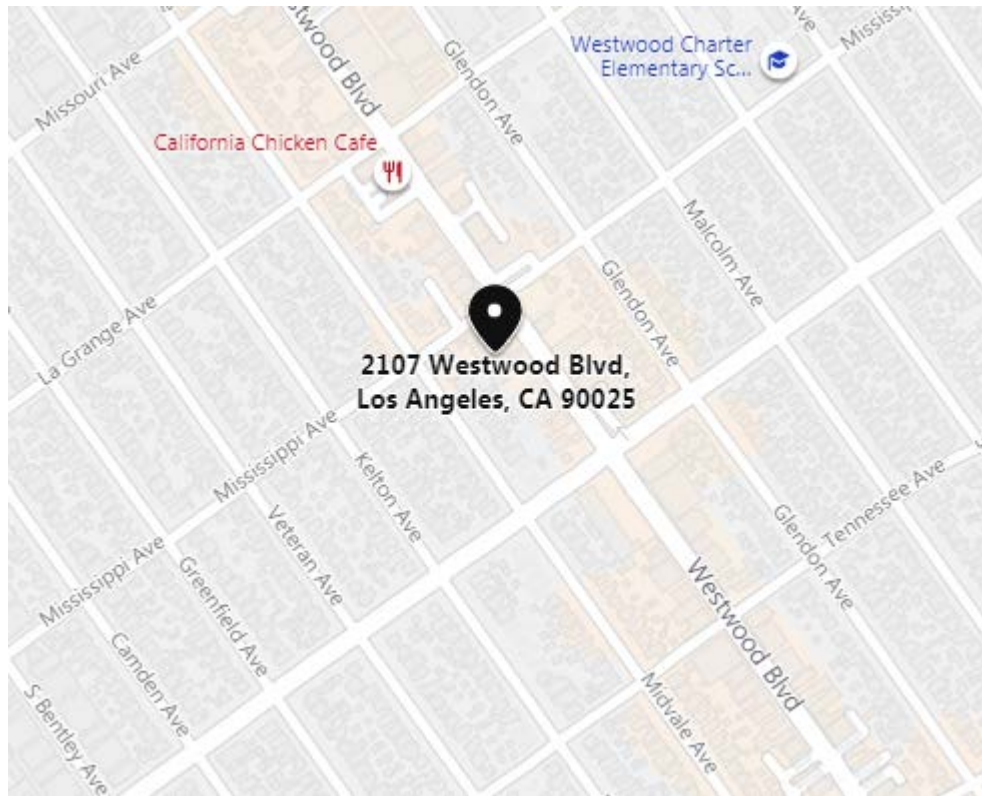
**Exhibit C**

**Maps**

(Vicinity Map, Radius Map, ZIMAS Map)

# Vicinity Map

---



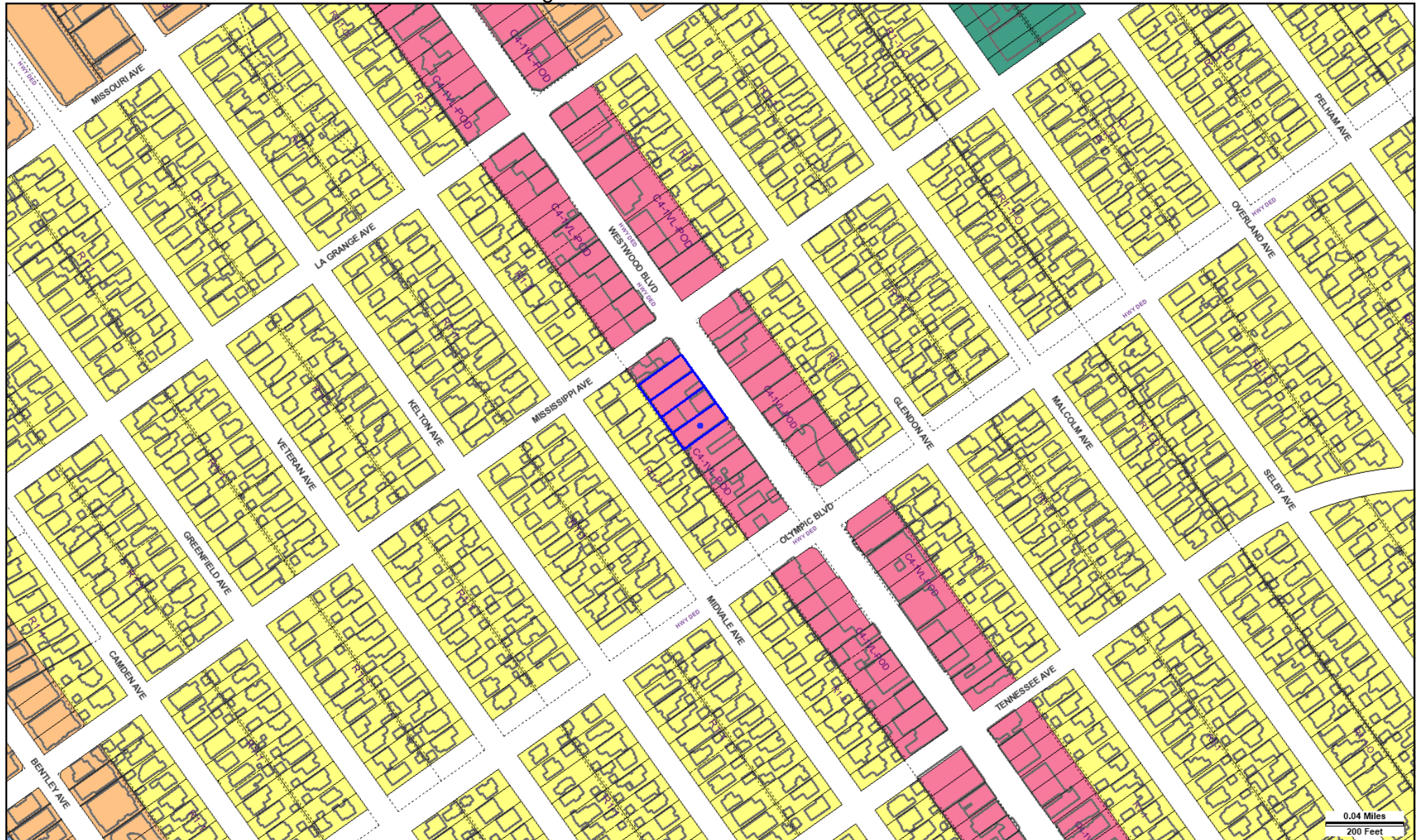
Address: 2107-2121 WESTWOOD BLVD

 #21-093









Address: 2121 S WESTWOOD BLVD

APN: 4322001016

PIN #: 126B153 180

Tract: TR 5609

Block: 47

Lot: 5

Arb: None

Zoning: C4-1VL-POD

General Plan: Neighborhood Commercial



**Exhibit D**

Public Comment





**WESTSIDE NEIGHBORHOOD COUNCIL**

P.O. Box 64370 Los Angeles, CA 90064

**www.wncla.org (310) 474-2326**



**OFFICERS**

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Lisa Morocco, Vice-Chair  
Mary Williams, Secretary  
Jane Wishon, Parliamentarian  
Shannon Burns, Treasurer

**BOARD MEMBERS**

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Karriann Hinds  
Jeff Hronek  
Mary Kusnic  
Jose Lustre  
Sean McMillan  
Louis Schillace  
Mark Sedlander  
Joseph Roth  
Jae Wu

June 18, 2021

City of Los Angeles Department of City Planning

Attn: Renata Ooms

200 North Spring Street

Los Angeles, CA 90012

Via email: [renata.ooms@lacity.org](mailto:renata.ooms@lacity.org)

**RE: 2107-2121 South Westwood Boulevard  
Case No. CPC-2020-5994-DB-SPR-VHCA-C4-1VL-POD (Neighborhood  
Commercial)**

Dear Ms. Ooms:

The Westside Neighborhood Council reviewed and considered the mixed-use development project at 2107-2121 South Westwood Boulevard at its May 14, 2021 meeting and approved a motion to support the proposed project including certain conditions and minor modifications. We believe that the design of this project reflects sensitivity to adjacent residential uses in the neighborhood immediately behind the proposed project.

Some of the key design features that addressed impacts to the residential uses directly behind the building include: the additional setback to the rear of the building that occurs on the 3rd, 4<sup>th</sup> and 5<sup>th</sup> floor levels; limited use of rear windows on the rear of the building that include the use of privacy glass; use of a combination of property line walls and planting of mature trees along the rear property line to reduce impacts to rear yard privacy for the residential neighbors behind the project, to name a few features. Additionally, the project compliments the neighborhood by including pedestrian oriented and neighborhood serving uses on the ground floor. We believe that this project has a superior design to what is permitted by right under the TOC which does not allow ground floor retail consistent with the POD Neighborhood Commercial zoning. Projects with these type of design features especially the additional rear setback on upper floors and ground floor retail should be encouraged for our POD zoned corridors along Westwood and Pico Boulevards.

We appreciate consideration of our motion and comments. Please keep us informed of future meetings and hearings associated with this matter during all phases of future consideration. Please do not hesitate to contact us with any questions.

Sincerely,

*Terri Tippet*

---

Terri Tippet, Chair  
Westside Neighborhood Council

Cc: Councilman Paul Koretz, CD5 ([paul.koretz@lacity.org](mailto:paul.koretz@lacity.org))  
Daniel Skonick, Planning Deputy, CD5 ([daniel.skolnick@lacity.org](mailto:daniel.skolnick@lacity.org))  
Angel Izard, District Deputy, CD5 ([angel.izard@lacity.org](mailto:angel.izard@lacity.org))

## Motion

The Westside Neighborhood Council supports the development project at 2107-2121 South Westwood Boulevard **as presented** at its May 14, 2021 meeting with the following conditions and modifications:

1. Minor modifications are made to the location and design of the landscaping and bench(s) along the front façade of the building (in the setback area) so that the bench is relocated to be immediately adjacent to the front entry and the that the raised planters become one continuous planter along the front façade except for where the bench is located.
2. Guest parking is allowed to be shared during certain limited times of day (peak hour lunch and dinner periods) with food pickup and delivery services vehicles to maximize use of parking spaces (if permitted by City zoning regulations).
3. The applicant and owner will continue to work with the 6 directly affected property owners on the 2100 block of Midvale Avenue at the rear of the subject property regarding the following project features and refinements: a) rear property line wall height (possibly taller than 6 feet if permitted by City zoning regulations); b) choice of tree species to be located along the rear property line; c) use of opaque “privacy” glass for rear windows and rear side windows, and if possible for corner balconies on the 4<sup>th</sup> and 5<sup>th</sup> floors.
4. Location of rooftop air conditioning units as far away from the rear of the building as feasible and the implementation of sound baffling measures to reduce noise transmission levels.
5. The rooftop deck closes at 9 pm daily with nightly security patrol.
6. Lease requirement of no parking permits and parking in R-1 neighborhood (e.g. Midvale Avenue).

Motion made by Broide; Seconded by Christensen

Vote in favor (15-0): Jae Wu (Seat 1), Lisa Morocco (Seat 2), Jeff Hronek (Seat 3), Kimberly Christensen (Seat 4), Vicki Curry (Seat 6), Barbara Broide (Seat 7), Teri Tippit (Seat 8), Mary Williams (Seat 10), Mary Kusnic (Seat 11), Mark Sedlander (Seat 12), Jane Wishon (Seat 13), Caryn Friedman (Seat 15), Joanne Dorfman (Seat 17), Joseph Roth (Seat 18), Jose Luste (Seat 19)

Absent: Louis Schillace (Seat 5)

Ineligible: Sean McMillan (Seat 9), Ira Newlander (Seat 14 - alternate), Karrriann Hinds (Seat 16 –new member)





Renata Ooms <renata.ooms@lacity.org>

---

**CPC-2020-5994-DB-SPR-HCA / ENV-2020-5995-SCPE / CF 21-1190. Project located at: 2107-2121 Westwood Blvd., LA 90025 / HEARING DEC. 1, 2021**

---

**Barbara Broide** <bbroide@hotmail.com>

Tue, Nov 30, 2021 at 9:02 AM

To: "Renata Ooms (Wally's)" <renata.ooms@lacity.org>

Cc: Daniel Skolnick <daniel.skolnick@lacity.org>, Angel Iward - CD 5 <angel.iward@lacity.org>, Terri Tippit <tmtippit@ca.rr.com>, Kim Christensen WOW <mail.kimchristensen@gmail.com>

Dear Ms. Ooms,

Attached please find our letter of support for the project located at 2107-2121 Westwood Blvd. submitted on behalf of Westwood South of Santa Monica Blvd. Homeowners Association (WSSM).

We have met with the project representatives on a number of occasions and wish to voice our support for the proposed project and entitlements sought.

Thank you,  
Barbara Broide - President



**WSSM support letter to DCP re 2107-2121 Westwood Blvd..docx**  
121K



Westwood South of Santa Monica Blvd Homeowners' Association  
P.O. Box 64213, Los Angeles, CA 90064  
wssmhoa.org • info@wssmhoa.org



November 30, 2021

Renata Ooms, City Planner  
200 North Spring Street, Room 763  
Los Angeles, CA 90021  
Via Email: [renata.ooms@lacity.org](mailto:renata.ooms@lacity.org)

RE: CPC-2020-5994-DB-SPR-HCA / ENV-2020-5995-SCPE / CF 21-1190  
2107-2121 Westwood Blvd., LA 90025

Dear Ms. Ooms:

It is with great pleasure that we submit our letter of support for entitlements requested for the mixed-use project located at 2107-2121 Westwood Blvd. in the heart of the Westwood South of Santa Monica Blvd. (WSSM) community. Representatives of the proposed project met with the Board of Directors and neighbors of the proposed project on a number of occasions and have designed a building that provides much needed housing, is respectful of the pedestrian orientation of the Westwood Pico Pedestrian Oriented District Overlay, and is sensitive to the concerns of its neighbors. The project will create 92 housing units, including eight units designated for Very Low-Income Households while also respecting the character of its surroundings. In doing so, it will be an asset to our community.

Not only does WSSM seek to support this project, but we view this project as a model both in terms of the process that took place during community outreach, but also as a model to serve as an exemplar for future mixed-use developments on Westwood Blvd. The developer of this project incorporated design features sensitive to the neighbors located directly behind the project and made modifications to the street-level design and uses to incorporate active pedestrian-oriented uses despite the fact that the initial proposed project under TOC guidelines would have allowed for pedestrian-oriented ground floor uses to be ignored.

As a result of community outreach, the changes incorporated from the initial design resulted in a much-improved project that then required a refiled project application resulting in the current process. The project seeks a set of on- and off-menu incentives and waivers (noted as two incentives and four waivers), all of which the WSSM Board supports

We recommend that the City grant the requested density bonus approve the requested two incentives and four waivers, approve Site Plan Review, and grant Project Permit Compliance with the Westwood Pico Pedestrian Oriented District Overlay.

We would be happy to answer any questions that you may have. Thank you for your consideration.

Yours sincerely,

A handwritten signature in blue ink that reads 'Barbara Broide'.

Barbara Broide  
President, Westwood South of Santa Monica Blvd. HOA

cc: Daniel Skolnick, Planning Deputy - CD 5





Renata Ooms <renata.ooms@lacity.org>

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## 2107-2121 Westwood Blvd.

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**Margret** <thehealyfamily1@verizon.net>  
To: renata.ooms@lacity.org

Tue, Nov 30, 2021 at 11:42 PM

RE: CPC-2020-5994 - DB - SPR-HCA/ENV-2020-5995-SCPE/CF21-1190  
2107-2121 Westwood Blvd.  
LA 90025

Dear Ms. Ooms,

We strongly support the project proposed for 2107-2121 Westwood Blvd. The developer has worked closely with our Homeowners Association (WSSM) and with the neighbors who live close to the project and beyond in our community. The developer listened to our concerns about privacy and design and reworked his project to incorporate active pedestrian-oriented uses.

We are convinced that this project will be an asset to Westwood Blvd. and to our community. It will, we hope, serve as a model for future projects on Westwood Blvd.

Sincerely,  
Margaret and Charles Healy  
2370 Midvale Ave.

Sent from my iPad



Renata Ooms <renata.ooms@lacity.org>

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## Construction Development at Wally's Site Westwood Blvd.

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**AC Tien** <adricat99@gmail.com>  
To: renata.Ooms@lacity.org

Sun, Nov 21, 2021 at 3:26 PM

Dear Renata,

I am deeply concerned about the proposed development at the aforementioned site on Westwood Blvd. (90025)

How can all the waivers of regulations passed and agreed upon to preserve what is wonderful about our LA neighborhood be justified.

Who stands to gain...surely not our city and its residents and in this particular case myself and neighbors. My whole wealth is invested in my single family home. Please do not allow those seeking their own profits only to build up and out and create horrendous traffic in our paradise of a neighborhood.

Thank you,  
Homeowner one block away on the Westwood alley way at Midvale and Mississippi.

*Adrienne Tien*





Renata Ooms <renata.ooms@lacity.org>

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## 2112 Midvale Avenue Los Angeles, CA 90025 Owners / Freddy Rath and Rebecca Pedooem

2 messages

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**Freddy Rath** <freddyath@yahoo.com>

Wed, Nov 10, 2021 at 9:20 AM

To: renata.ooms@lacity.org

Cc: rebecca pedooem <rebecca.pedooem@gmail.com>

Hi Renata,

Good morning! I wanted to email you my concerns with the project on the old Wally's site, which is literally behind the end of my backyard. I've gotten together with other neighbors to contest what is being built is actually not under city ordinance and wanted to express my concerns. The project current plans is illegal and needs to be adjusted to meet guidelines.

Please let me know when the zoom call regarding this project will be, so I can express all my concerns during that meeting as well.

Sincerely,

Freddy Rath  
2112 Midvale Los Angeles, CA 90025  
(702) 358-4120 Cell  
[freddyath@yahoo.com](mailto:freddyath@yahoo.com)

Sent from my iPhone

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**Renata Ooms** <renata.ooms@lacity.org>

Wed, Nov 10, 2021 at 9:55 AM

To: Freddy Rath <freddyath@yahoo.com>

Cc: rebecca pedooem <rebecca.pedooem@gmail.com>

Hi Freddy,  
Please see attached notice with the hearing information.  
Thank you,  
Renata



**Renata Ooms**

Pronouns: She, Hers, Her

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 763

Los Angeles, CA 90012

T: (213) 978-1222 | [Planning4LA.org](http://Planning4LA.org)



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**CPC-2020-5994-DB-SPR-HCA 2121 Westwood - RescheduledHearingNotice final.pdf**  
1129K



Renata Ooms <renata.ooms@lacity.org>

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## 2100 block , Westwood Blvd

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**Tova Elad** <tovaelad@yahoo.com>  
To: Renata.Ooms@lacity.org

Thu, Nov 4, 2021 at 6:57 PM

Hi Renata,

I would like to voice my concern about the construction project on the 2100 block of Westwood Blvd. The city established regulations in order to accommodate the neighborhood. Any exceptions to these regulation violate that commitment. There must be a very good reason for the city to violate it's own rules. The proposed project does not provide any such reasons; Actually, the requested waivers will hurt our neighborhood in multiple ways. Therefore we see no reason to approve any of them.

A concerned neighbor. M. Elad

[Sent from Yahoo Mail for iPhone](#)





Renata Ooms <renata.ooms@lacity.org>

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## CPC-2020-5994-DB-SPR-HCA

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valerie hazon <valeriehazon@sbcglobal.net>

Tue, Oct 26, 2021 at 4:13 PM

To: "renata.ooms@lacity.org" <renata.ooms@lacity.org>

Renata,

I just received a notice for a public hearing regarding the referenced project.

The proposed design includes an off-menu incentive that **doubles the allowed building floor area** as well as four off-menu waivers, one of which is asking for **one more floor above and beyond the additional floors that Transit Oriented Project already are allowed to have.**

This project backs to single family homes which needless to say will be severely impacted and will set a precedence for other such projects up and down the street.

I would like to know how is it possible for the city to even consider such a design which includes more than the already generous TOC guidelines.

Is it at all possible for the city to approve these aggressive design allowances despite the anticipated resistance from the neighborhood?

Valerie and Dan Hazon  
(310) 985-0244



Renata Ooms <renata.ooms@lacity.org>

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## CPC-2020-5994-DB-SPR-HCA

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**valerie hazon** <valeriehazon@sbcglobal.net>  
To: "renata.ooms@lacity.org" <renata.ooms@lacity.org>

Wed, Nov 24, 2021 at 12:03 PM

Dear Renata,

I would like to voice my objection to this project because it is asking for a lot more than the Density Program allows.

The proposed mixed-use project is calling for:

1. An extra 5th floor
2. Double the building Floor Area (1.5:1 to 3:1) without providing the required number of "Very Low Income Units"
3. Reduced set back of 38' instead of 50' as it applies to the 4th floor
4. A total of 6 waivers/incentives instead of only 2

The relatively new Density Bonus Program had taken away the height restrictions and set backs for commercial properties adjacent to single family homes. These restrictions were in place for very many years and the reason why many homeowners were willing to buy homes behind commercial streets.

This application is asking for incentives that are clearly restricted in the Density Program itself. Please do not permit this developer to ask for more than this generous program already allows at the expense of the residents in the area. If it is approved in its current form it may be used as precedence for other such projects and will likely be appealed and/or litigated by the affected homeowners which will be a waste of time and resources for everyone.

Please confirm that this email will be presented at the hearing.

My best,

Valerie Hazon





Renata Ooms <renata.ooms@lacity.org>

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## Concerns regarding the Westwood - Olympic Development

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Yinghui Zhu <zyh910102@gmail.com>

Fri, Nov 5, 2021 at 6:37 PM

To: "renata.ooms@lacity.org" <renata.ooms@lacity.org>

Cc: 董倩 <ediedq@gmail.com>

Hi there,

I am writing this email regarding the proposed apartment building on Westwood Blvd and north to Olympic Blvd, and I want to express my concerns.

According to the notification for the public hearing, I noticed that there is a potential 5-story apartment building development on Westwood Blvd. I went there and looked at the land and surrounding buildings. According to my own opinion, I don't think the proposed development idea is reasonable. I am working in the similar field, and worked on multiple affordable housing development projects. Although developers want to maximize their units by applying as many incentives as possible, the development has to consider the surrounding buildings and the impact to the neighborhood. When the surrounding buildings are only one story commercial and residential buildings, it doesn't make any sense at all to build a 5-story building and block all the lights and view of the surroundings. I cannot imagine how will the people living close by suffer from the new building. The new building will greatly depreciate the value of the neighborhood and may have very bad potential influence on this area.

The neighbor around Westwood is famous for its quietness and suburban style. A 5-story multi family apartment building doesn't match the style of this area and will break the quietness of this area.

I really hope the city will carefully consider the voice from the neighbors and prevent this type of development from happening.

Best regards,

Yinghui and Qian

Residence of this neighborhood

November 2, 2021  
Renata Ooms  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles CA 90012

**Subject: 2121 Westwood Blvd. Los Angeles, CA 90025**

Dear Renata Ooms:

Conroy Commercial Inc. would like to express our strong support for RBM of California's Westwood project. We believe this project will benefit all of us who live and work in the Community by creating jobs, generating money for the local economy, and creating much-needed housing in Los Angeles.

2121 Westwood Blvd is new mixed-use commercial and residential building consisting of 92 residential units and 1,551 sf of commercial space bringing crucially needed housing to Los Angeles, including affordable units. The 5-story mixed use project includes five residential levels with commercial space on the bottom level, ground floor parking and Two levels of subterranean parking.

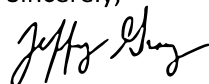
2121 Westwood is an investment into the West Los Angeles community and is estimated to generate millions of dollars for the local economy. RBM of California has a track record of successfully bringing crucially needed housing to Los Angeles, including affordable units and housing near transit corridors and is committed to creating 2121 Westwood with its community in mind.

RBM of California takes great pride in their communities and is dedicated to the safety and well-being of their community members. During the planning and design of the building, RBM did extensive outreach to the neighboring stakeholders to incorporate their feedback into the design of the building. With continued safety efforts and community involvement, this project is sure to be a success.

Conroy Commercial Inc. **strongly** supports RBM of California's 2121 Westwood apartments and respectfully urges your approval to continue this important housing project.

If you have any questions, please feel free to contact me at 310-874-6920. Thank you for your consideration.

Sincerely,



Jeff Gray

conroy



5877 WEST 3RD STREET  
LOS ANGELES CA 90036  
310 275 3233 [conroycommercial.com](http://conroycommercial.com)

CONROY COMMERCIAL, INC. | BROKER LIC. 01772254



November 3, 2021

Renata Ooms  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles CA 90012

**Subject: 2121 Westwood Blvd. Los Angeles, CA 90025**

Dear Renata Ooms:

I am a resident in West Los Angeles near 2121 Westwood Boulevard. While the area has over the years gone through phases of modernization, it is still lacking inventory related to housing. Unfortunately, the supply of affordable housing has not kept up with the demand for people wanting to live there. That is why I would like to express my strong support for RBM of California's Westwood project. This project will benefit the area overall and give some people the opportunity to live closer to where they work. It will also create jobs and aid the local community and businesses, as well as create much-needed housing in the area.

The project at 2121 Westwood Blvd is new mixed-use commercial and residential building with 92 residential units and 1,551 sf of commercial space. The design is a five-story mixed use project with five residential levels and some commercial space on the bottom level. It also includes ground floor parking, as well as two levels of subterranean parking. This is an investment into the West Los Angeles community. RBM of California has successfully developed other projects in the general West Los Angeles area, including affordable units and housing near transit corridors. They take pride in the communities they are investing in. During the planning and design of the building, RBM did extensive outreach to the neighborhood to listen and incorporate their feedback into the design of the project.

I support RBM of California's 2121 Westwood apartments project and respectfully urge your approval for it.

If you have any questions, please feel free to contact me at 310-446-7976. Thank you for your consideration.

Sincerely,



Gunter Prentner

CC:

The Honorable Members of the Planning and Land Use Management Committee  
The Honorable Members of the City Planning Commission

## **JNM Realty, Inc.**

2055 S. Bundy Dr. #210  
Los Angeles, Ca 90025  
(310) 746-5923

11/8/21

Renata Ooms  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles CA 90012

**Subject: 2121 Westwood Blvd. Los Angeles, CA 90025**

Dear Renata Ooms:

JNM Realty, Inc. would like to express our strong support for RBM of California's Westwood project. We believe this project will benefit all of us who live and work in the Community by creating jobs, generating money for the local economy, and creating much-needed housing in Los Angeles.

2121 Westwood Blvd is new mixed-use commercial and residential building consisting of 92 residential units and commercial space bringing crucially needed housing to Los Angeles, including affordable units.

2121 Westwood is an investment into the West Los Angeles community and is estimated to generate millions of dollars for the local economy. RBM of California has a track record of successfully bringing crucially needed housing to Los Angeles, including affordable units and housing near transit corridors and is committed to creating 2121 Westwood with its community in mind.

RBM of California takes great pride in their communities, and is dedicated to the safety and well-being of their community members. During the planning and design of the building, RBM did extensive outreach to the neighboring stakeholders to incorporate their feedback into the design of the building. With continued safety efforts and community involvement, this project is sure to be a success.

JNM Realty, Inc. **strongly** supports RBM of California's 2121 Westwood apartments and respectfully urges your approval to continue this important housing project.

If you have any questions, please feel free to contact me at Rorfahli@gmail.com. Thank you for your consideration.

Sincerely,

Rafi Orfahli

CC:

The Honorable Members of the Planning and Land Use Management Committee  
The Honorable Members of the City Planning Commission





November 2, 2021

Renata Ooms  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles CA 90012

**Subject: 2121 Westwood Blvd. Los Angeles, CA 90025**

Dear Renata Ooms:

The Passman Group would like to express our strong support for RBM of California's Westwood project. We believe this project will benefit all of us who live and work in the Community by creating jobs, generating money for the local economy, and creating much-needed housing in Los Angeles.

2121 Westwood Blvd is new mixed-use commercial and residential building consisting of 92 residential units and 1,551 sf of commercial space bringing crucially needed housing to Los Angeles, including affordable units. The 5-story mixed use project includes five residential levels with commercial space on the bottom level, ground floor parking and two levels of subterranean parking.

2121 Westwood is an investment into the West Los Angeles community and is estimated to generate millions of dollars for the local economy. RBM of California has a track record of successfully bringing crucially needed housing to Los Angeles, including affordable units and housing near transit corridors and is committed to creating 2121 Westwood with its community in mind.

Having the pleasure of working personally with RBM of California, I know that they take great pride in their communities, and are dedicated to the safety and well-being of their community members. During the planning and design of the building, RBM did extensive outreach to the neighboring stakeholders to incorporate their feedback into the design of the building. With continued safety efforts and community involvement, this project is sure to be a success.

The Passman Group **strongly** supports RBM of California's 2121 Westwood apartments and respectfully urges your approval to continue this important housing project.

If you have any questions, please feel free to call me at (310) 859-8011. Alternatively, my email is [dp@thepassmangroup.com](mailto:dp@thepassmangroup.com). Thank you for your consideration.

Sincerely,

David Passman  
Founder | The Passman Group, Inc.  
DRE# 01795153

CC:

The Honorable Members of the Planning and Land Use Management Committee  
The Honorable Members of the City Planning Commission

**Renshaw Investment Group, Inc.  
2373 Kelton Ave  
Los Angeles, CA 90064**

11/3/21  
Renata Ooms  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles CA 90012

**Subject: 2121 Westwood Blvd. Los Angeles, CA 90025**

Dear Renata Ooms:

Renshaw Investment Group would like to express our strong support for RBM of California's Westwood project. We believe this project will benefit all of us who live and work in the Community by creating jobs, generating money for the local economy, and creating much-needed housing in Los Angeles.

2121 Westwood Blvd is new mixed-use commercial and residential building consisting of 92 residential units and 1,551 sf of commercial space bringing crucially needed housing to Los Angeles, including affordable units. The 5-story mixed use project includes five residential levels with commercial space on the bottom level, ground floor parking and Two levels of subterranean parking.

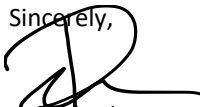
2121 Westwood is an investment into the West Los Angeles community and is estimated to generate millions of dollars for the local economy. RBM of California has a track record of successfully bringing crucially needed housing to Los Angeles, including affordable units and housing near transit corridors and is committed to creating 2121 Westwood with its community in mind.

RBM of California takes great pride in their communities, and is dedicated to the safety and well-being of their community members. During the planning and design of the building, RBM did extensive outreach to the neighboring stakeholders to incorporate their feedback into the design of the building. With continued safety efforts and community involvement, this project is sure to be a success.

Renshaw Investment Group **strongly** supports RBM of California's 2121 Westwood apartments and respectfully urges your approval to continue this important housing project.

If you have any questions, please feel free to contact me at *[Insert Email or Phone Number]*. Thank you for your consideration.

Sincerely,



Rob Renshaw  
President

CC:

The Honorable Members of the Planning and Land Use Management Committee  
The Honorable Members of the City Planning Commission



November 16, 2021

Renata Ooms  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles CA 90012

**Subject: 2121 Westwood Blvd. Los Angeles, CA 90025**

Dear Renata Ooms:

As a resident who lives in the community, I would like to express my strong support for RBM of California's Westwood project, located at 2121 Westwood Blvd., Los Angeles, CA 90025. This project will benefit all of us who live and work in the community by creating jobs, generating money for the local economy, and creating much-needed housing in Los Angeles.

2121 Westwood Blvd is an attractive, pedestrian-oriented, brand new mixed-use commercial and residential building consisting of 92 residential units and 1,551 sf of commercial space bringing crucially needed housing to Los Angeles, including affordable apartment units. The five-story mixed use project includes five residential levels with retail space on the bottom level. Ground floor parking and two levels of subterranean parking will be provided as well.

2121 Westwood is an investment into the West Los Angeles community and is estimated to generate millions of dollars for the local economy. RBM of California has a track record of successfully bringing crucially needed housing to Los Angeles, including affordable units and housing near transit corridors and is committed to creating 2121 Westwood with our community in mind.

RBM of California is a reputable builder who takes great pride in their communities and is dedicated to the safety and well-being of their community members. During the planning and design of the building, RBM did extensive outreach to the neighboring stakeholders to incorporate their feedback into the design of the building. With continued safety efforts and community involvement, this project is sure to be a success.

Please be advised that I **strongly** support RBM of California's 2121 Westwood apartment/retail project and respectfully urge your approval to continue this important housing project for the community.

If you have any questions, please feel free to contact me at 310-398-4754 or [scottoeser@aol.com](mailto:scottoeser@aol.com). Thank you for your consideration.

Sincerely,

Scott Oeser  
Community Resident

CC: The Honorable Members of the Planning and Land Use Management Committee  
The Honorable Members of the City Planning Commission

TAKSA INVESTMENT GROUP, INC.

November 3, 2021

Renata Ooms  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles CA 90012

**Subject: 2121 Westwood Blvd. Los Angeles, CA 90025**

Dear Renata Ooms:

Taksa Investment Group, Inc. would like to express our strong support for RBM of California's Westwood project. We believe this project will benefit all of us who live and work in the Community by creating jobs, generating money for the local economy, and creating much-needed housing in Los Angeles.

2121 Westwood Blvd is new mixed-use commercial and residential building consisting of 92 residential units and 1,551 sf of commercial space bringing crucially needed housing to Los Angeles, including affordable units. The 5-story mixed use project includes five residential levels with commercial space on the bottom level, ground floor parking and Two levels of subterranean parking.

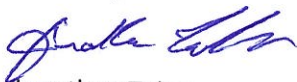
2121 Westwood is an investment into the West Los Angeles community and is estimated to generate millions of dollars for the local economy. RBM of California has a track record of successfully bringing crucially needed housing to Los Angeles, including affordable units and housing near transit corridors and is committed to creating 2121 Westwood with its community in mind.

RBM of California takes great pride in their communities, and is dedicated to the safety and well-being of their community members. During the planning and design of the building, RBM did extensive outreach to the neighboring stakeholders to incorporate their feedback into the design of the building. With continued safety efforts and community involvement, this project is sure to be a success.

Taksa Investment Group, Inc. **strongly** supports RBM of California's 2121 Westwood apartments and respectfully urges your approval to continue this important housing project.

If you have any questions, please feel free to contact me at 424.672.8220. Thank you for your consideration.

Sincerely,



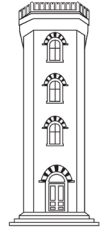
Jonathan Taksa  
President

CC:

The Honorable Members of the Planning and Land Use Management Committee  
The Honorable Members of the City Planning Commission



Tower Investments Group  
1 S Fair Oaks Ave, Suite 206  
Pasadena, CA 91105  
Tel: (424) 255 – 4075  
Fax: (424) 255 – 4077  
[info@towerinvestmentsgroup.com](mailto:info@towerinvestmentsgroup.com)  
[www.towerinvestmentsgroup.com](http://www.towerinvestmentsgroup.com)



TOWER INVESTMENTS GROUP

11/10/2021

Renata Ooms  
Los Angeles City Planning  
200 N. Spring Street, Room 763  
Los Angeles CA 90012

**Subject: 2121 Westwood Blvd. Los Angeles, CA 90025**

Dear Renata Ooms:

Tower Investments Group ("Tower") would like to express our strong support for RBM of California's Westwood project. We believe this project will benefit all of us who live and work in the Community by creating jobs, generating money for the local economy, and creating much-needed housing in Los Angeles.

2121 Westwood Blvd is new mixed-use commercial and residential building consisting of 92 residential units and 1,551 sf of commercial space bringing crucially needed housing to Los Angeles, including affordable units. The 5-story mixed use project includes five residential levels with commercial space on the bottom level, ground floor parking and Two levels of subterranean parking.

2121 Westwood is an investment into the West Los Angeles community and is estimated to generate millions of dollars for the local economy. RBM of California has a track record of successfully bringing crucially needed housing to Los Angeles, including affordable units and housing near transit corridors and is committed to creating 2121 Westwood with its community in mind.

RBM of California takes great pride in their communities and is dedicated to the safety and well-being of their community members. During the planning and design of the building, RBM did extensive outreach to the neighboring stakeholders to incorporate their feedback into the design of the building. With continued safety efforts and community involvement, this project is sure to be a success.

Tower **strongly** supports RBM of California's 2121 Westwood apartments and respectfully urges your approval to continue this important housing project.

If you have any questions, please feel free to contact me at [pietro@towerinvestmentsgroup.com](mailto:pietro@towerinvestmentsgroup.com). Thank you for your consideration.

Sincerely,

Pietro Amirkhanian

Managing Partner

CC:

The Honorable Members of the Planning and Land Use Management Committee

The Honorable Members of the City Planning Commission