

EXISTING

PROJECT SUMMARY:

PROJECT ADDRESS : 5521 N. RESEDA BLVD. (LOT 39)
5531 N. RESEDA BLVD. (LOT 40 & 41)
5545 N. RESEDA BLVD. (LOT 18)
18525 W. CLARK ST. (LOT 42)
18531 W. CLARK ST. (LOT 43E)

LEGAL DESCRIPTION : LOT 18, LOT 39, LOT 40, LOT 41, LOT 42 AND LOT 43E PER ASSESSOR MAP

PROJECT DESCRIPTION : A NEW PROPOSED MIXED USED PROJECT CONTAINING 170 DWELLING UNITS IN A 4 STORY STRUCTURE (TYPE VA CONSTRUCTION) OVER RETAIL AND / OR RESTAURANT, LIVE-WORK UNITS & PARKING AT STREET LEVEL (TYPE IA CONSTRUCTION) OVER TWO LEVELS OF SUBTERRANEAN PARKING (TYPE IA CONSTRUCTION)

SPECIAL NOTE #1 : THE PROPOSED PROJECT WILL UTILIZE AND MEET CODE SECTION 12.22A.25 DENSITY BONUS (AS REVISED PER AB744).

SPECIAL NOTE #2 : THE PROJECT IS LOCATED LESS THAN 1500 FT FROM A TRANSIT RAPID STATION

SPECIAL NOTE #3 : THE PROJECT WILL USE TWO INCENTIVES ALLOWED BY SECTION 12.22A FOR
1) F.A.R. INCREASE
2) HEIGHT INCREASE

POSSIBLE DEDICATION #1 : 5'-0" DEDICATION ALONG RESEDA BLVD.
PER BLVD. II DESIGN STANDARDS (NAVIGATE LA.COM)

NEIGHBORHOOD COUNCIL : TARZANA

ZONE

LOT #	AREA	AREA AFTER DEDICATION	EXISTING ZONE	PROPOSED ZONE
LOT # 18-C	14,118 SF	13,618 SF	C2	C2
LOT # 18-P	15,000 SF	15,000 SF	P	C2
LOT # 39	*7,634 SF	7,337 SF	C2	C2
LOT # 40	*7,702 SF	7,426 SF	C2	C2
LOT # 41	*7,702 SF	7,426 SF	C2	C2
LOT # 42	*13,927 SF	13,927 SF	R1	C2
LOT # 43E	*5,131 SF	5,131 SF	R1	C2
TOTAL	*71,214 SF	69,865 SF		

*PER SURVEY

NOTE:

1) ZONE CHANGE REQUIRED.

GENERAL PLAN / LAND USE : COMMUNITY COMMERCIAL & MEDIUM RESIDENTIAL

SPECIAL PLAN AREA : VENTURA & CUHUENGA BLVD. CORRIDOR SPECIFIC PLAN

LOT SIZE (BEFORE DEDICATION) 71,214 SF = (C2: 52,156 SF + R3:19,058 SF)

LOT SIZE (AFTER DEDICATION) 69,865 SF = (C2: 69, 865 SF)

LOT COVERAGE (@75%) : ALLOWED = GROSS LOT AREA x 75%
PER VBSP SEC. 7B1 ALLOWED = 71,214 SF x 75% = 53,411 SF
PROPOSED = ± 53,300 SF

DENSITY

LOT #	AREA	BASE DENSITY ALLOWED	DENSITY BONUS
LOT # 18-C	14,118 SF	1/400 = 35 UNITS	11% VERY LOW INC.
LOT # 18-P	15,000 SF	1/400 = 38 UNITS	
LOT # 39	7,634 SF	1/400 = 19 UNITS	
LOT # 40	7,702 SF	1/400 = 19 UNITS	
LOT # 41	7,702 SF	1/400 = 19 UNITS	
LOT # 42	13,927 SF	1/400 = 35 UNITS	
LOT # 43E	5,131 SF	1/400 = 13 UNITS	
TOTAL	71,214 SF	178 UNITS	+ 35% = 241 UNITS

NOTE:

1) 11% VERY LOW INCOME = 35% INCREASE.

2) 11% X 178 UNITS = 20 UNITS.

3) ASSUMES REMOVAL OF Q CONDITIONS DURING ENTITLEMENT PROCESS.

RESEDA & CLARK MIXED-USE

P/2 OPOSED

BUILDABLE LOT AREA : = GROSS LOT AREA - DEDICATIONS
= 89,865 SF

FLOOR AREA RATIO (FAR) : ZONE C-2 FAR = 3
(WITH DENSITY BONUS)
SEE SPECIAL NOTE #2

BUILDABLE FLOOR AREA : = BUILDABLE LOT AREA x FAR
PER 12.21.A.1 & 12.22.A.25(f)(4)(i)
= 89,865 SF x 3
= 269,595 SF

PROPOSED FLOOR AREA :
STORAGE = ± 5,000 SF
GROUND FLOOR = ± 26,000 SF
2ND FLOOR = ± 41,500 SF
3RD FLOOR = ± 41,500 SF
4TH FLOOR = ± 39,700 SF
5TH FLOOR = ± 38,200 SF
TOTAL BUILDING = ±191,900 SF

HEIGHT : BASE HEIGHT = 45'-0"
DENSITY BONUS = ADDITIONAL 11'-0" = 56'-0"

PROPOSED PROGRAM : RESIDENTIAL = ± 170 UNITS
RETAIL AND/OR RESTAURANT = ± 6,000 SF RETAIL

UNIT TYPE	AREA	QUANTITY	PERCENTAGE
S1 (STUDIO)	± 585 SF	32 UNITS	19%
S2 (STUDIO)	± 510 SF	4 UNITS	2%
A1 (1 BED)	± 700 SF	57 UNITS	35%
A2 (1 BED)	± 770 SF	4 UNITS	2%
A3 (1 BED)	± 670 SF	4 UNITS	2%
A4 (1 BED)	± 750 SF	4 UNITS	2%
B1 (2 BED)	± 1,030 SF	30 UNITS	18%
B2 (2 BED)	± 1,060 SF	4 UNITS	2%
B3 (2 BED)	± 970 SF	4 UNITS	2%
B4 (2 BED)	± 940 SF	4 UNITS	2%
B5 (2 BED)	± 1,090 SF	4 UNITS	2%
B6 (2 BED)	± 980 SF	4 UNITS	2%
B7 (2 BED)	± 950 SF	4 UNITS	2%
B8 (2 BED)	± 960 SF	4 UNITS	2%
LIVE-WORK	± 1,400 SF	7 UNITS	6%
TOTAL		170 UNITS	

PARKING REQUIRED / PROVIDED (BASED ON PROGRAM) : RESTAURANT AND/OR RETAIL : 6,000/100 SF = 60 SPACES
RESIDENTIAL : SINGLE & 1 BEDROOM (1/UNIT) = 105 SPACES
2 BEDROOM (2/UNIT) = 130 SPACES
SUB-TOTAL = 235 SPACES
TOTAL = 295 SPACES
SURPLUS = 22 SPACES

BICYCLE PARKING : RESIDENTIAL LONG TERM(1/UNIT) = 170 SPACES
RESIDENTIAL SHORT TERM = 17 SPACES
COMMERCIAL (5% OF PARKING) = 3 SPACES

OPEN SPACE (REQUIRED) : STUDIO / 1 BEDROOM = 105 UNITS X 100 S.F. PER UNIT = 10,500 S.F.
2 BEDROOM & LIVE WORK = 65 UNITS X 125 S.F. PER UNIT = 8,125 S.F.
TOTAL = 18,625 S.F.
OPEN SPACE LANDSCAPED AREA REQUIRED (18,625 X 25%) = 4,656 S.F.

SHEET INDEX

A0.01 - PROJECT INFORMATION
A0.02 - SITE STUDY & ANALYSIS
A0.03 - SITE STUDY & ANALYSIS
A0.04 - DESIGN NARRATIVE
A0.05 - DESIGN NARRATIVE
A0.06 - RENDERINGS
A0.07 - RENDERINGS
A1.01 - PLOT PLAN
L-01 - COLORED SITE / LANDSCAPE PLAN
A2.01 - GROUND FLOOR PLAN
A2.02 - P1, P2 & FLOOR PLAN
A2.03 - 2ND & 3RD FLOOR PLAN
A2.04 - 4TH & 5TH FLOOR PLAN
A2.05 - UNIT PLANS
A2.06 - UNIT PLANS
A3.01 - BUILDING ELEVATIONS
A3.02 - BUILDING ELEVATIONS
A3.03 - BUILDING ELEVATIONS - COLORED
A3.04 - BUILDING ELEVATIONS - COLORED
A3.05 - BUILDING ELEVATIONS - MATERIAL
A4.01 - BUILDING SECTION



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FOR WCC&E PROPERTIES, LLC.

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PROJECT INFORMATION

SHEET NO	A0.01
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