

# 69-UNIT APARTMENT

923, 925, 931, 931 1/2, 933, 933 1/2, 935, 937 S KENMORE AVE. LA. CA 90006

INCENTIVE 1 : 35% FAR INCREASE (FROM 3:1 TO 4.05:1)  
INCENTIVE 2 : REAR SETBACK (20% REDUCTION)

RENDERING



**EXHIBIT "A"**  
Page No. 1 of 18  
Case No. DIR-2016-4209-DB

## PROJECT INFORMATION

**PROJECT ADDRESS :**  
923, 925, 931, 931 1/2, 933, 933 1/2, 935, 937 S KENMORE AVE. LA. CA 90006

**PROJECT DESCRIPTION :**  
69-UNIT NEW APARTMENT WITH 5 STORIES OF RESIDENTIAL TWO(2) ON-MENU INCENTIVES USED : (1) FAR INCREASE OF 35% AND (2) 20% REDUCTION IN REAR YARD SETBACK OF 15'-3" IN LIEU OF REQUIRED 19'-0"

**LEGAL DESCRIPTION**

ASSESSOR PARCEL NUMBER : 5094023027, 5094023028, 5094023029  
LOT : 604 614 62  
TRACT : WEST NINTH STREET HEIGHTS  
ZONING : R4-1  
PROPOSED AREA : (ZONING) 55,100 SF

TOTAL LOT AREA : 19,235.2 S.F. + 1050.0 S.F. (ALLEY) = 20,285.2 S.F.  
III-B ON I-A PODIUM  
R-2, 5-2 (PARKING)  
UNLIMITED  
ALLOWABLE HEIGHT TYPE I-A (GROUP 5-2) : 75'-0"  
ALLOWABLE HEIGHT TYPE III-B (GROUP R-4) : UNLIMITED  
ALLOWABLE NUMBER OF STORIES TYPE III-B (GROUP R-2) : 5  
PROPOSED NUMBER OF STORIES TYPE III-B (GROUP R-2) : 5

CONSTRUCTION TYPE : III-B + I-A PODIUM  
# OF STORY : 6 STORY  
5 STORY RESIDENTIAL  
OVER PODIUM WITH  
BASEMENT PARKING

FIRE SPRINKLER SYSTEM :  
- FULLY AUTOMATIC-SPRINKLERS THROUGHOUT TO COMPLY WITH NFPA-13R

## ZONING ANALYSIS

TOTAL LOT AREA : 19,235.2 S.F. + 1050.0 S.F. (ALLEY) = 20,285.2 S.F.  
BUILDABLE AREA : 14,700 S.F.  
BASE ZONE ALLOWABLE FAR : 3 : 1 (44,100 S.F.)  
FLOOR AREA RATIO : 4.05 : 1 (59,535 S.F.)  
PROPOSED FLOOR AREA : INCENTIVE 1 55,100 S.F.  
BUILDING HEIGHT (ZONING CODE) : UNLIMITED BUILDING HEIGHT  
PROPOSED BUILDING HEIGHT : 62'-0"

**RESIDENTIAL SETBACKS**

HIGHWAY DEDICATION : 0'-0" (REQD 0'-0")  
FRONT : 25'-0" (REQD 25'-0")  
SIDE(NORTH) : 10'-0" (REQD 10'-0")  
SIDE(SOUTH) : 10'-0" (REQD 10'-0")  
REAR : INCENTIVE2 15'-3" (REQD 19'-0")

**UNIT DENSITY**

AREA / UNIT (R4 FROM CENTER LINE OF ALLEY) : 400 SF / UNIT  
ALLOWABLE UNIT : 51 UNITS  
PROPOSED UNIT (35% INCREASE) : 69 UNITS  
R50 : YES, 5 UNITS  
EXISTING UNIT : 5 UNITS

LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
THIRD FL	4	6	3	-	13
FOURTH FL	4	6	4	-	14
FIFTH FL	4	6	4	-	14
SIXTH FL	4	6	4	-	14
SEVENTH FL	4	6	4	-	14
TOTAL	20	30	19	-	69

**OWNER / APPLICANT INFO :**  
5WV INVESTMENT, LLC  
ATTN: STUART WHANG & SARA LEE  
3435 WILSHIRE BLVD., SUITE 1190, LOS ANGELES, CA 90010  
213-531-6531  
saralee@us-attorneys.com

**REPRESENTATIVE INFO :**  
TCS  
213-531-6531  
1125 W. 6TH ST. SUITE 205 LOS ANGELES, CA. 90017

## UNIT TABULATION

TYPE	AREA	#	TOTAL AREA
STUDIO	365 S.F.	20	7,300 S.F.
1 BED	670 S.F.	5	3,350 S.F.
1 BED	574 S.F.	5	2,870 S.F.
1 BED	645 S.F.	15	9,675 S.F.
1 BED	595 S.F.	5	2,975 S.F.
2 BED	969 S.F.	5	4,825 S.F.
2 BED	840 S.F.	5	4,200 S.F.
2 BED	900 S.F.	5	4,500 S.F.
2 BED	930 S.F.	4	3,720 S.F.
TOTAL		69	43,415 S.F.

## AREA TABULATION

TYPE	UNIT	COMBACH	TOTAL AREA
GROUND	-	350 S.F.	350 S.F.
2ND FLOOR	-	820 S.F.	820 S.F.
3RD FLOOR	7,939 S.F.	3,260 S.F.	11,199 S.F.
4TH FLOOR	8,869 S.F.	1,760 S.F.	10,629 S.F.
5TH FLOOR	8,869 S.F.	1,760 S.F.	10,629 S.F.
6TH FLOOR	8,869 S.F.	1,760 S.F.	10,629 S.F.
7TH FLOOR	8,869 S.F.	1,760 S.F.	10,629 S.F.
ROOF	-	215 S.F.	215 S.F.
TOTAL	43,415 S.F.	11,625 S.F.	55,100 S.F.

## PARKING (OPTION 2\_AB 744)

LEVEL	STUDIO	1 BED	2BED	3BED	TOTAL
REQUIRED	10	15	9.5	-	35
PROVIDED	10 + 15 + 9.5 = 34.5				77
	R: 59, G: 18				

\* 2 ACCESSIBLE SPACES INCLUDING 1 VAN ACCESSIBLE COUNTED TOWARDS NUMBER OF REQUIRED SPACES.  
\* REQUIREMENT : 0.5 SPACE / 1 BED, 1 SPACE / 2BED

## BICYCLE PARKING

REQUIRED	SHORT	LONG	7 SPACES	69 SPACES
PROVIDED	72	-	-	72

\* LONG-TERM REQUIREMENT : 1 / UNIT  
\* SHORT-TERM REQUIREMENT : 1 / 10 UNITS

## OPEN SPACE

OPEN SPACE REQUIREMENT	LESS THAN 3 HABITABLE ROOM (100UNIT)	3 HABITABLE ROOM (125UNIT)	MORE THAN 3 HABITABLE ROOM (175UNIT)
REQUIRED	5,000 SF	2,375 SF	-
TOTAL	7,375 SF		
TYPE OF OS	COMMUNITY AREA		PRIVATE AREA
	ROOF DECK	COURT YARD	FITNESS BALCONY
PROVIDED	2,920 SF	820 SF	940 SF
TOTAL	4,660 SF		2,700 SF

## LANDSCAPE

REQUIRED	935 S.F. (3,740 X 25% = 935 S.F.)
PROVIDE	962.7 SF

## TREE

REQUIRED	17 TREES (69 UNITS/4 = 17.25)
PROVIDE	18 TREES

## SHEET INDEX

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## VICINITY MAP



PROJECT

JCB NUMBER 000000

LICENSE STAMP

SCALE 1" = 1'-0"

DATE 11/30/17

SHEET

TITLE SHEET

T0.00

**TCS**  
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