

LOS ANGELES CITY MULTIFAMILY - ZONING ANALYSIS

**BASIC INFORMATION**

3552 S. Western Ave - 6152 sf  
 3566 S. Western Ave - 3562 sf  
 APN: 5041012054 (no address) - 3805 sf  
 1682 W. 35th Place - 6800 sf  
 1676 W. 35th Place - 6800 sf  
 1672 W. 35th Place - 6800 sf  
 1677 W. 36th Street - 6804 sf

ADDRESS  
 A.P.N.  
 TRACT  
 BLOCK/LOT



**ZONING CODE SUMMARY**

	<u>BY RIGHT:</u> <u>ALLOWED/</u> <u>REQUIRED</u>	<u>CPIO DENSITY BONUS:</u> <u>PROVIDED/ PROPOSED</u>	<u>NOTES</u>
Zone	<b>C2-2D-O-CPIO</b>	<b>C2-2D-O-CPIO</b>	Proposed General Plan, South LA CPIO
Lot Size (sf) (lots combined)	<b>40,723 SF</b>	<b>40,723 SF</b>	Per Simas; according to owner ~40,000 SF
Buildable Area L1	31,758 SF	31,758 SF	10' all around setback, per SLA CPIO 100% residential setbacks
Buildable Area L2	31,121 SF	31,121 SF	Per SLA CPIO Residential Transition Height
Buildable Area L3 + ABV.	27,355 SF	27,355 SF	Per SLA CPIO Residential Transition Height
Max. Height (ft)	60'	<b>75'</b>	Base height Per SLA CPIO Tier F
Max. Height (Stories)	4	<b>5</b>	Bonus height per SLA CPIO Tier F Affordable Project
Max FAR	<b>1.7:1.0</b>	<b>3.5:1.0</b>	Base FAR: 1.5:1; Per SLA CPIO Bonus FAR: 3.45:1; Per SLA CPIO Tier F Affordable
Max Floor Area	54,783 SF	<b>109,565 SF</b>	Bonus + 15% unified lots bonus Base: 31,758 x 1.5 = 47,637 sf Bonus: 31,758 x 3.45 = 109,565 sf
DU / Acre			
Min Lot Area / DU	800 SF	<b>300 SF</b>	1 DU per 800sf - Base density per SLA CPIO Tier F 1 DU per 300 sf - Bonus density per SLA CPIO Tier F
Max by-right DUs	<b>50 Units</b>	<b>135 Units</b>	

**Additional By Right ADUs**

*Up to 25% of DUs can be created from non-resi as new ADU's*

New Market Rate ADUs **34.0 Units** **25%**

**Grand Total DUs at Completion 169 Units**

Max. Height (ft)	60'	<b>75'</b>	<i>Per CPIO Bonus</i>
Max. Height (Stories)	4	<b>5</b>	<i>Per CPIO Bonus</i>
Front Yard Setback (ft)	6-10'	<b>10'</b>	<i>Frontage to Western; for 100% residential 6-10'</i>
Side Yard Setback (ft)	6-10'	<b>10'</b>	<i>6' to 10' for 100% residential; subject to residential transition</i>
Rear Yard Setback (ft)	6-10'	<b>10'</b>	<i>6' to 10' for 100% residential; subject to residential transition</i>

**Proposed Unit Mix (As CofO)**

Type	Qty Units	Avg RSF	Total RSF
Studios	67.0 Units	450 SF	30,150 SF
1 Bed	68.0 Units	500 SF	34,000 SF
2 Bed	0.0 Units	1,050 SF	0 SF
3 Bed	0.0 Units	1,300 SF	0 SF

<b>Total / W.A Residential</b>	<b>135.0 Units</b>	<b>475 SF</b>	<b>64,150 SF</b>
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**PROPOSED UNIT MIX (Post ADU Conversion)**

Type	Qty Units	Avg RSF	Total RSF
1-Bdrm (ADU)	34.0 Units	500 SF	17,000 SF
Studios	<b>67.0 Units</b>	<b>450 SF</b>	30,150 SF
1 Bdrm	<b>68.0 Units</b>	<b>500 SF</b>	34,000 SF
2 Bdrm	<b>0.0 Units</b>	<b>1,050 SF</b>	0 SF
3 Bdrm	<b>0.0 Units</b>	<b>1,300 SF</b>	0 SF
<b>Total / W.A Residential</b>	<b>169.0 Units</b>	<b>480 SF</b>	<b>81,150 SF</b>

**PARKING REQUIREMENT**

	<u>ALLOWED/ REQUIRED</u>	<u>PROVIDED/ PROPOSED</u>	<u>NOTES</u>
Parking Option 1: 1 space per 0-1 bedroom units	<u>135</u>		Option 1 Assumes all 1 bedrooms Option 2 will allow for greater unit mix without additional parking as option 1 would require Option 3 selected Per CPIO Tier F
Parking Option 2: 1 space per restricted affordable unit, 40%	<u>135</u>	68	
Parking Option 3 per CPIO: 50% reduction in overall parking	<u>68</u>		
<b>Total Vehicular Parking</b>	<b>68</b>	<b>68</b>	
Long-Term Bike Parking (Space / I	1	169.0 Units	
Short-Term Bike Parking (Space / I	0.1	17	
<b>Total Bike Parking</b>		<b>186</b>	