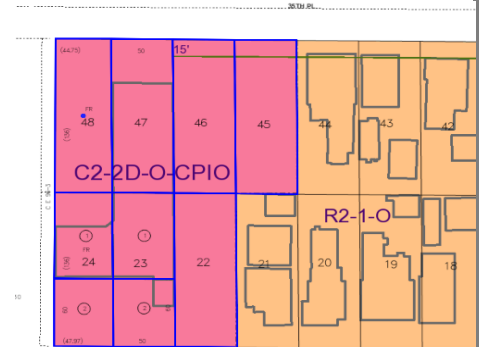


LOS ANGELES CITY MULTIFAMILY - ZONING ANALYSIS

**BASIC INFORMATION**

3552 S. Western Ave - 6195 sf  
 3566 S. Western Ave - 3562 sf  
 3574 S. Western Ave - 2856 sf  
 ARB#5041-01-2054 No Address - 3805 sf  
 1682 W. 35th Place - 6800 sf  
 1676 W. 35th Place - 6800 sf  
 1672 W. 35th Place - 6800 sf



ADDRESS  
 A.P.N.  
 TRACT  
 BLOCK/LOT

**ZONING CODE SUMMARY**

	<u>ALLOWED/ REQUIRED</u>	<u>PROVIDED/ PROPOSED</u>	<u>NOTES</u>
Zone	<b>C2-2D-O-CPIO</b>		Proposed General Plan, South LA CPIO
Lot Size (sf) (lots combined)	<b>46,624 SF</b>	<b>46,624 SF</b>	Per Simas; according to owner ~40,000 SF
Buildable Area L1	41,073 SF	41,073 SF	6' MIN. all around setback, per SLA CPIO 100% residential setbacks
Buildable Area L2	39,180 SF	39,180 SF	Per SLA CPIO Residential Transition Height
Buildable Area L3 + ABV.	35,370 SF	35,370 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 Bonus + 15% unified lots bonus Base: 43,579 x 1.5 = 80,368 sf Bonus: 43,579 x 3.45 = 150,347 sf
Max Floor Area	80,368 SF	<b>150,347 SF</b>	
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>54 Units</b>	<b>155 Units</b>	
<b>Additional By Right ADUs</b>			<i>Up to 25% of DUs can be created from non-resi as new ADU's</i>
New ADUs		39.0 Units	<b>25% (to be market rate)</b>
<b>Grand Total DUs at Completion</b>		<b>194 Units</b>	
Max. Height (ft)	60'	75'	<i>Per CPIO Bonus</i>
Max. Height (Stories)	4	5	<i>Per CPIO Bonus</i>
Front Yard Setback (ft)	6-10'	6'	<i>Frontage to Western; for 100% residential 6-10' setback</i>
Side Yard Setback (ft)	6-10'	6'	<i>6' to 10' for 100% residential; subject to residential transition</i>
Rear Yard Setback (ft)	6-10'	6'	<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	77.0 Units	450 SF	34,650 SF
1 Bed	78.0 Units	500 SF	39,000 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>155.0 Units</b>	<b>475 SF</b>	<b>73,650 SF</b>

### **PROPOSED UNIT MIX (Post ADU Conversion)**

Type	Qty Units	Avg RSF	Total RSF
1-Bdrm (ADU)	39.0 Units	500 SF	19,500 SF
Studios	<b>77.0 Units</b>	<b>450 SF</b>	34,650 SF
1 Bdrm	<b>78.0 Units</b>	<b>500 SF</b>	39,000 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>194.0 Units</b>	<b>480 SF</b>	<b>93,150 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>155</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 Per CPIO Tier F is 50% reduction Per Zimas, AB2097 for 0 parking
Parking Option 2: 1 space per restricted affordable unit, 40%	<u>155</u>	0	
Parking Option 3 per CPIO: 50% reduction in overall parking	<u>78</u>		
<b>Total Vehicular Parking</b>	<b>0</b>	<b>0</b>	
Long-Term Bike Parking (Space / DU)	1	194.0 Units	
Short-Term Bike Parking (Space / DU)	0.1	19	
<b>Total Bike Parking</b>		<b>213</b>	