



architecture
development
management

3530 WILSHIRE BLVD. SUITE 615
LOS ANGELES, CA 90010
213.984.4015

14971 FOOTHILL BLVD.
SYLMAR, CA 91342

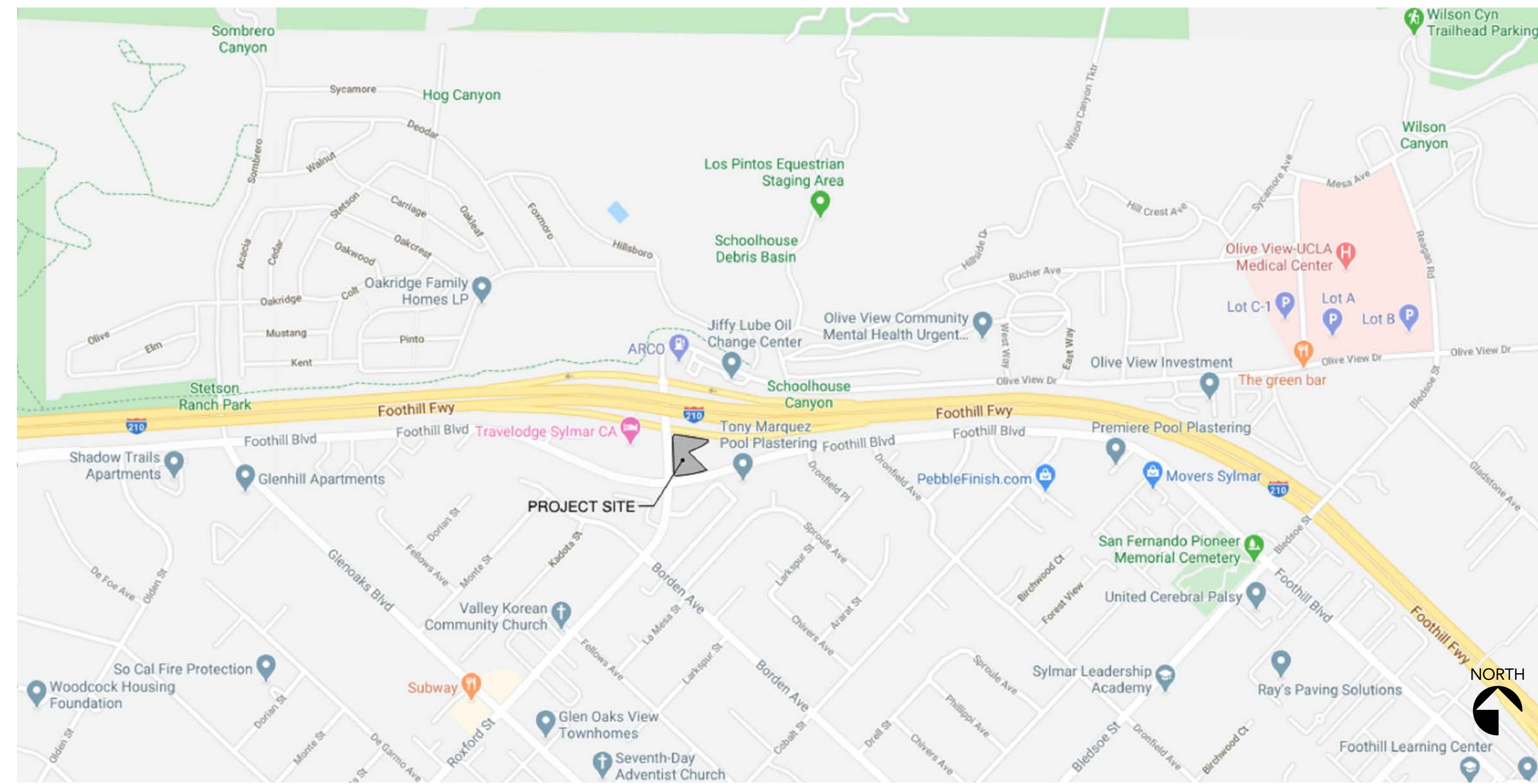
PLANNING SET

FOOTHILL APARTMENTS

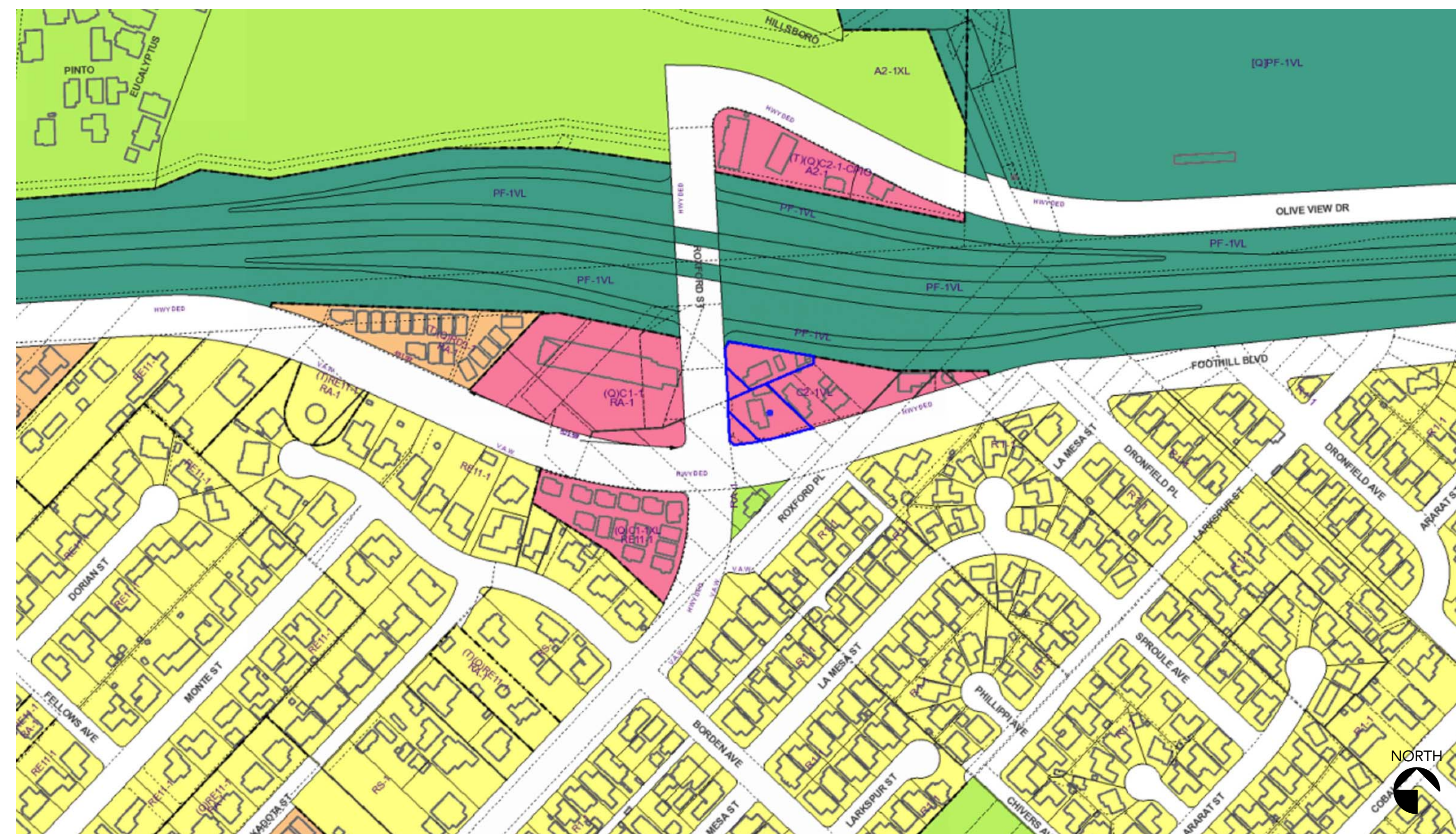
INCENTIVES PROPOSED FOR CONDITIONAL USE

#	TYPE	BASE INCENTIVE	PROPOSED INCENTIVE	TYPE OF INCENTIVE
1	HEIGHT	45'-0"	61'-0"	OFF MENU
2	FLOOR AREA	BUILDABLE AREA: 31,894.20 SF 31,894 SF X 1.5 = 47,841 SF 47,841 SF X 1.15 = 55,017 SF	94,930 SF	OFF MENU
3	DENSITY	BUILDABLE AREA: 31,894.20 SF 31,894 SF / 400 SF = 80 UNITS (BASE) 80 UNITS X 1.35 = 108 UNITS	132 RESIDENTIAL UNITS	OFF MENU

VICINITY MAP



ZONING MAP



ZONING INFORMATION

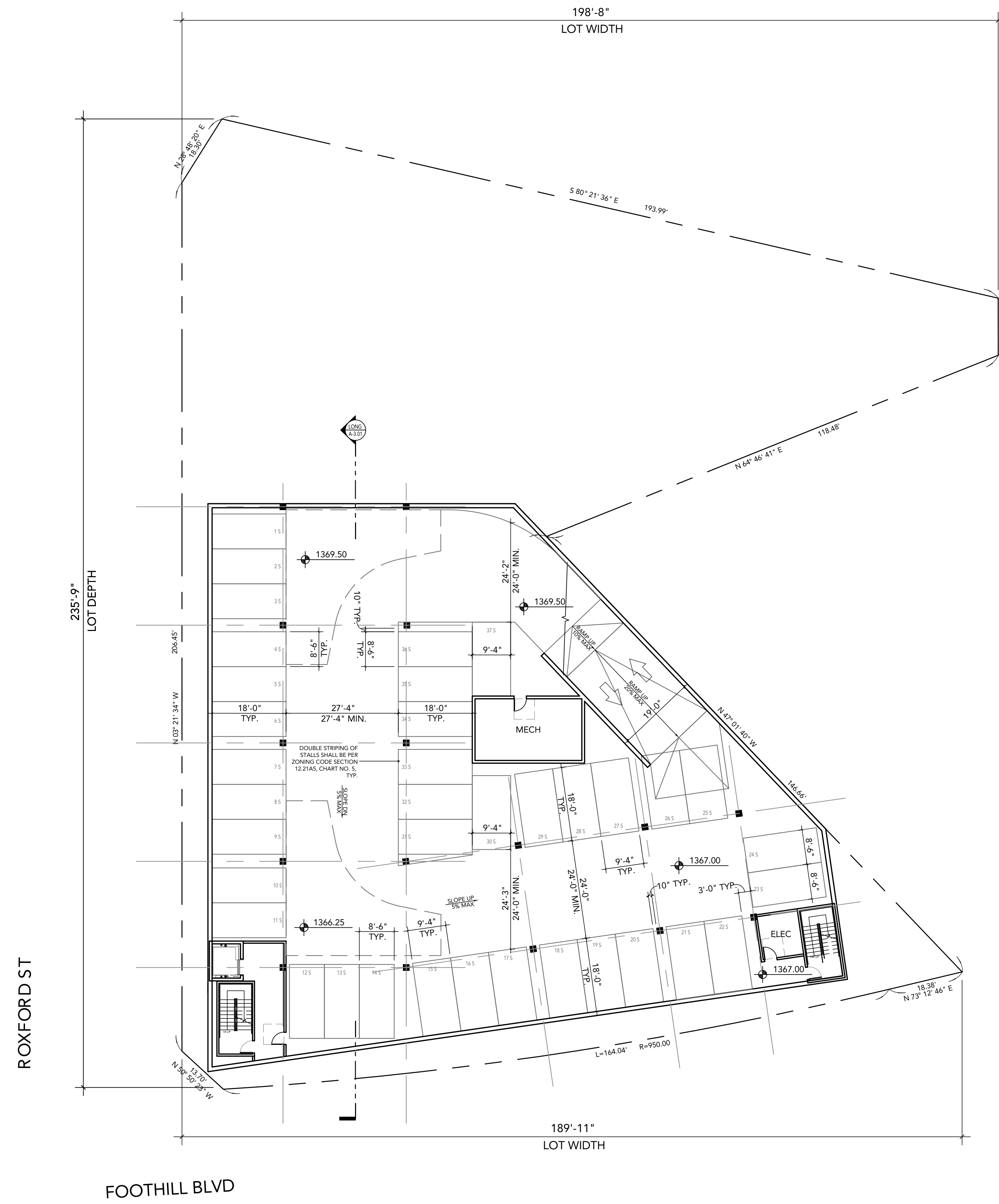
PROJECT ADDRESS:	14971 FOOTHILL BLVD & 14960 ROXFORD ST SYLMAR, CA 91342	LEGAL DESCRIPTION:	2502-002-021: *TR=11746*LOT COM AT MOST N COR OF LOT 14 TH SE ON NE LINE OF SD LOT 146.66 FT TH W ON N LINE OF FOOTHILL BLVD AND N ON E LINE OF ROXFORD ST TO NW LINE OF SD LOT TH NE TO BEG POR OF LOTS 13 AND LOT 14 2502-002-030: *TR=LOS ANGELES OLIVE GROWERS ASSOCIA- TION LANDS* LOT COM AT INTERSECTION OF E LINE OF ROXFORD ST WITH NW LINE OF LOT 14 TR NO 11746 TH NE ON SD NW LINE 94.40 FT TH N 64c46'41" E 118.48 FT TH N 3c 25'10" W 14.12 FT TH NW ON NE LINE OF FOOTHILL FRWY AND S ON SD E LINE TO BEG POR OF LOTS 4 AND LOT 5 BLK 118
APN(S):	2502-002-021, 2502-002-030	LAND USE:	COMMUNITY COMMERCIAL
ZONING/HEIGHT DISTRICT:	C2-1VL		
COMMUNITY PLAN:	SYLMAR COMMUNITY PLAN		
LOT AREA:	31,894.20 SF		
ZONING INFORMATION:	ZI-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES ZI-2438 EQUINE KEEPING IN THE CITY OF LOS ANGELES		

PROJECT DATA

PROJECT DESCRIPTION:	NEW MIXED USE PROJECT WITH 132-UNIT MULTI-FAMILY RESIDENTIAL APARTMENTS AND 2 UNITS OF COMMERCIAL WITH BASEMENT AND GROUND LEVEL PARKING. COMMERCIAL CORNER DEVELOPMENT (12.22.A.23) WITH AFFORDABLE HOUSING UNITS.	TOTAL ZONING AREA:	94,930 SF
BUILDING HEIGHT:	61'-0" (56'-0" TO TOP OF PARAPET +5'-0" ARCHITECTURAL PROJECTIONS) 66'-0" TO TOP OF STAIRWAYS AND ELEVATORS AT ROOF (PER SEC 12.21.1 EXCEPTION B.3.A)	COMMERCIAL AREA:	
SETBACKS:	FRONT: 0'-0" (ROXFORD ST) 1 PER SEC. 12.22.A.18.c.3. SIDE: 0'-0" (FOOTHILL FWY) 0'-0" (FOOTHILL BLVD) 8'-0" REAR: 17'-0"	RESIDENTIAL ZONING AREA:	
NUMBER OF STORIES:	5	RESIDENTIAL UNIT MIX:	
NUMBER OF RESIDENTIAL UNITS:	132 (TOTAL OF 19 VERY LOW INCOME (VLI) RESTRICTED AFFORDABLE UNITS PROVIDED)	TYPE	MARKET RATE
NUMBER OF COMMERCIAL UNITS:	2	STUDIO	14
		1 BED	91
		2 BED	8
		3 BED	0
		TOTAL	113

OFF-STREET AUTOMOBILE PARKING	TOTAL PARKING REQUIRED:	143 SPACES REQUIRED	TOTAL PARKING PROVIDED:	143 SPACES				
	COMMERCIAL REQUIRED (PER LAMC 12.21.A.4.c):		COMMERCIAL PROVIDED:					
	AREA	REQ'D PER UNIT	TOTAL REQUIRED					
	1,337 SF	1/500 SF	3					
RESIDENTIAL REQUIRED (PER LAMC 12.21.A.4.a):		RESIDENTIAL PROVIDED:						
PARKING	REQ'D PER UNIT	TOTAL UNITS	TOTAL REQUIRED					
STUDIO	1	16	16					
1-BED	1.5	104	156					
2-BED, 3-BED	2	12	24					
TOTAL	-	132	196					
REDUCTION ²	-	(56)						
TOTAL REQUIRED			140					
EVCS PARKING:		COMMERCIAL EVCS PROVIDED:						
COMMERCIAL EVCS REQUIRED (PER TABLE 11B-228.3.2.1 and LAMC 99.05.106)		TYPE	B2	B1	GROUND	TOTAL		
TYPE	REQUIREMENT	TOTAL	EVCS	0	0	1		
EVCS	30% OF TOTAL	1	ACCESSIBLE	0	0	1		
ACCESSIBLE	2% OF TOTAL EVCS	1 VAN	W/ CHARGING STATION	0	0	1		
W/ CHARGING STATION	10% OF TOTAL	1						
RESIDENTIAL REQUIRED (PER LAMC 99.04.106):		RESIDENTIAL EVCS PROVIDED:						
TYPE	REQUIREMENT	TOTAL	TYPE	B2	B1	GROUND	TOTAL	
EVCS	30% OF TOTAL	42	EVCS	0	22	20	42	
ACCESSIBLE	2% OF TOTAL EVCS	2	ACCESSIBLE	0	2	0	2	
W/ CHARGING STATION	10% OF TOTAL	14	ACCESSIBLE STAT.	0	7	7	14	
TOTAL BICYCLE PARKING REQUIRED:	224 SPACES	TOTAL BICYCLE PARKING PROVIDED:	224 SPACES					
COMMERCIAL REQUIREMENTS		TYPE	GROUND	2ND	3RD	4TH	5TH	TOTAL
SHORT TERM	1/10,000 SF (2 MIN.)	2	SHORT TERM	32	0	0	0	32
LONG TERM	1/5,000 SF (2 MIN.)	2	LONG TERM	120	18	18	18	192
TOTAL		4	TOTAL	152	18	18	18	224
RESIDENTIAL (132 UNITS) REQUIREMENTS		TYPE	1-25 UNITS	26-100 UNITS	101-132 UNITS	TOTAL		
SHORT TERM	1/10 UNITS = 2.5	1/15 UNITS = 5	1/20 UNITS = 1.6	9				
LONG TERM	1/UNIT = 25	1/1.5 UNITS = 50	1/2 UNITS = 16	91				
TOTAL				100				
4 X 56 (BICYCLE PARKING REPLACEMENT ²)				224				
TOTAL REQUIRED				224				
OPEN SPACE REQUIRED:	13,600 SF	OPEN SPACE PROVIDED:	13,808 SF					
UNIT	REQ'D PER UNIT	TOTAL UNITS	TOTAL	LOCATION	TOTAL AREA			
STUDIO	100 SF	16	1,600 SF	NORTH COURTYARD	893 SF			
1 BED	100 SF	104	10,400 SF	SOUTH COURTYARD	912 SF			
2 BED	125 SF	10	1,250 SF	REAR YARD	1,889 SF			
3 BED	175 SF	2	350 SF	ROOF DECK	10,114 SF			
TOTAL		132	13,600 SF	TOTAL	13,808 SF			

FOOTHILL FWY



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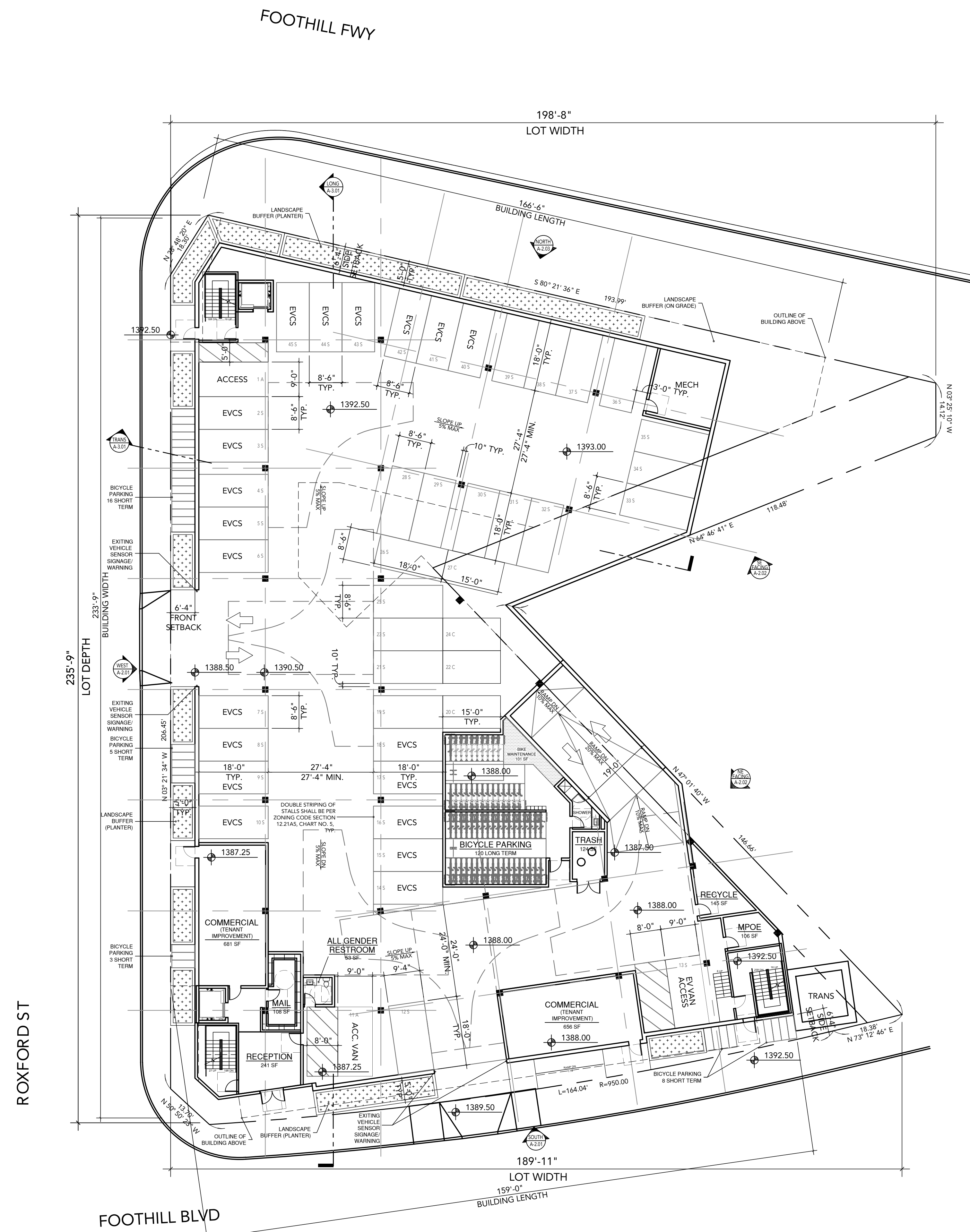
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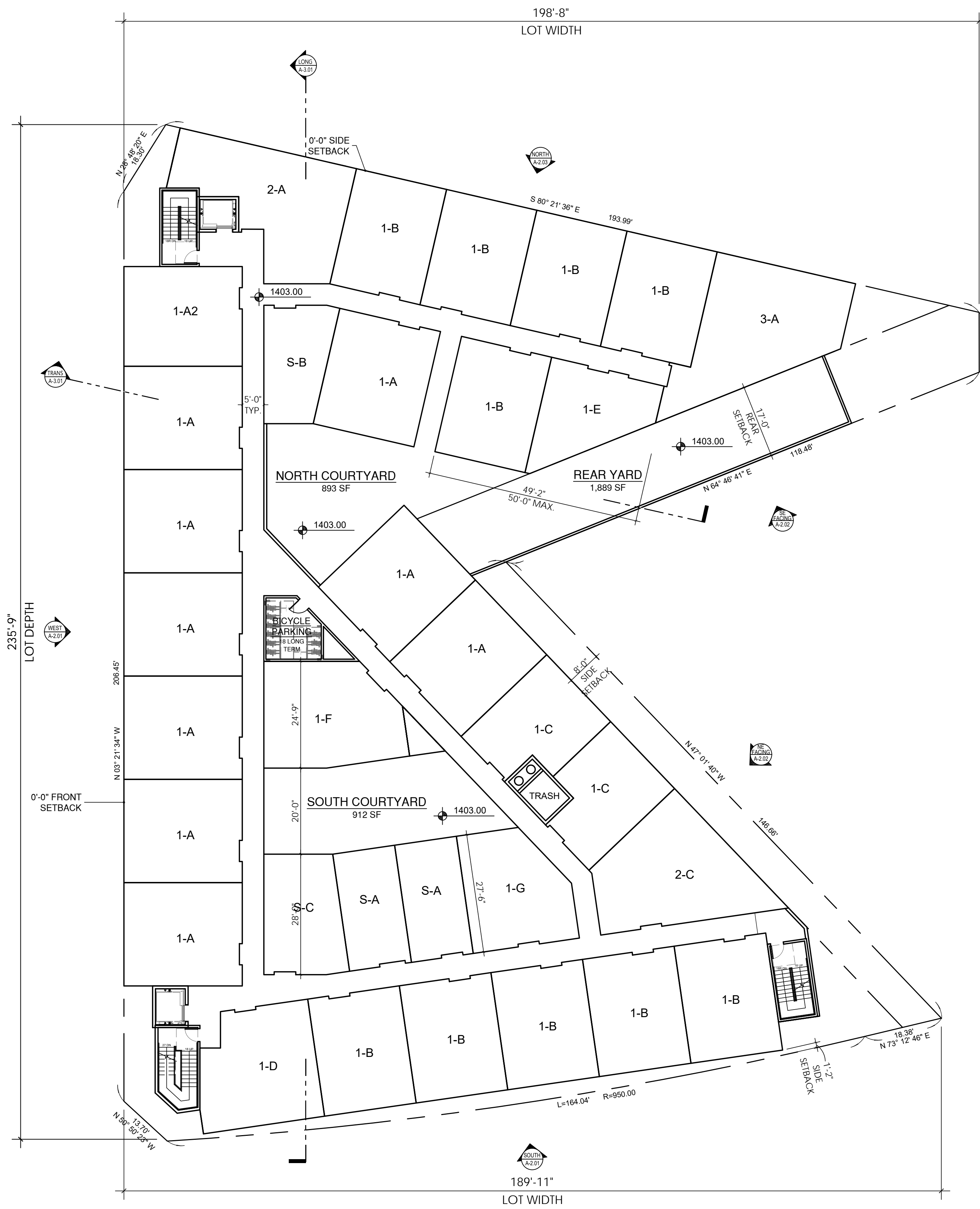
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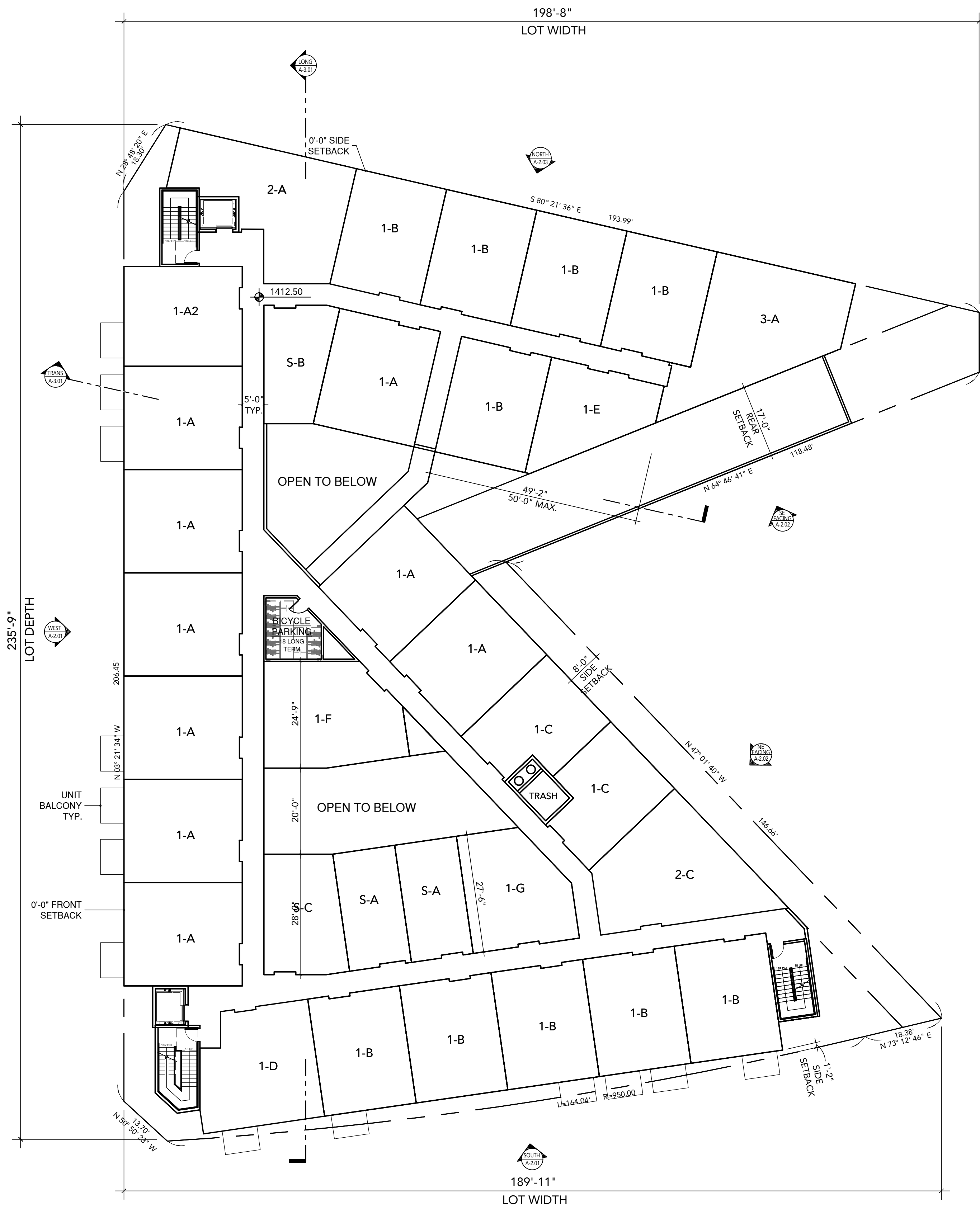
PLANNING SET

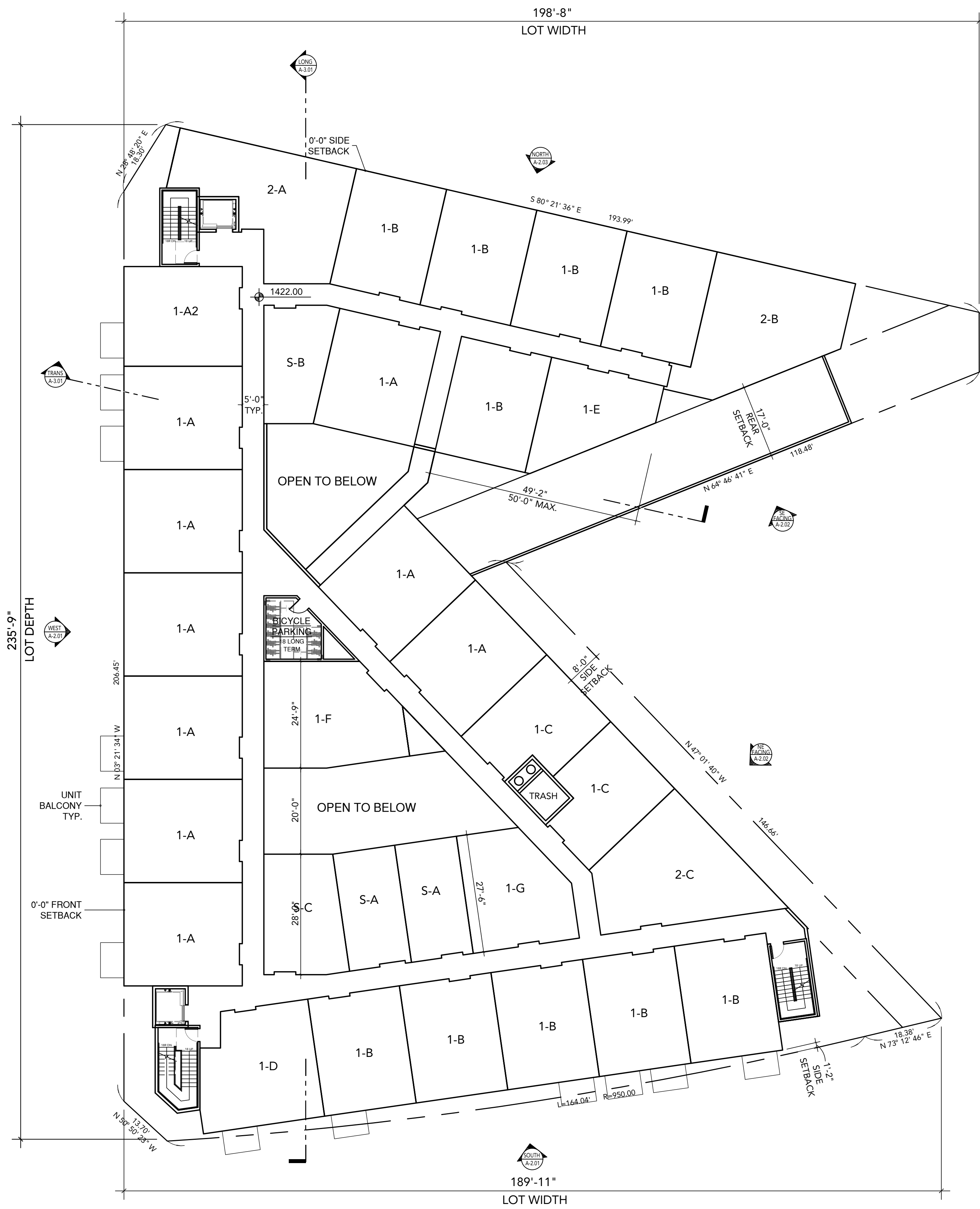
BASEMENT 2 FLOOR PLAN A-1.01

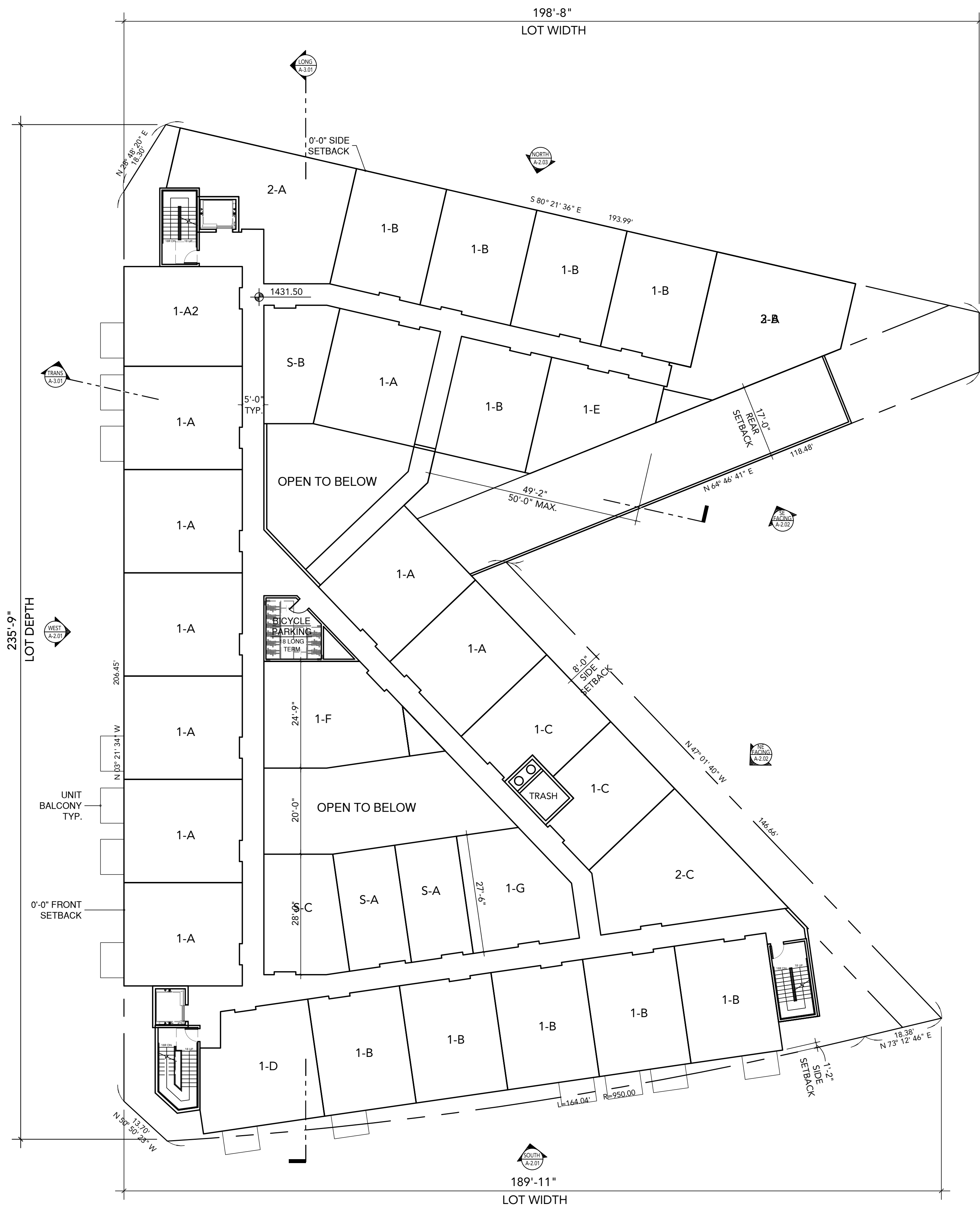
FOOTHILL APARTMENTS

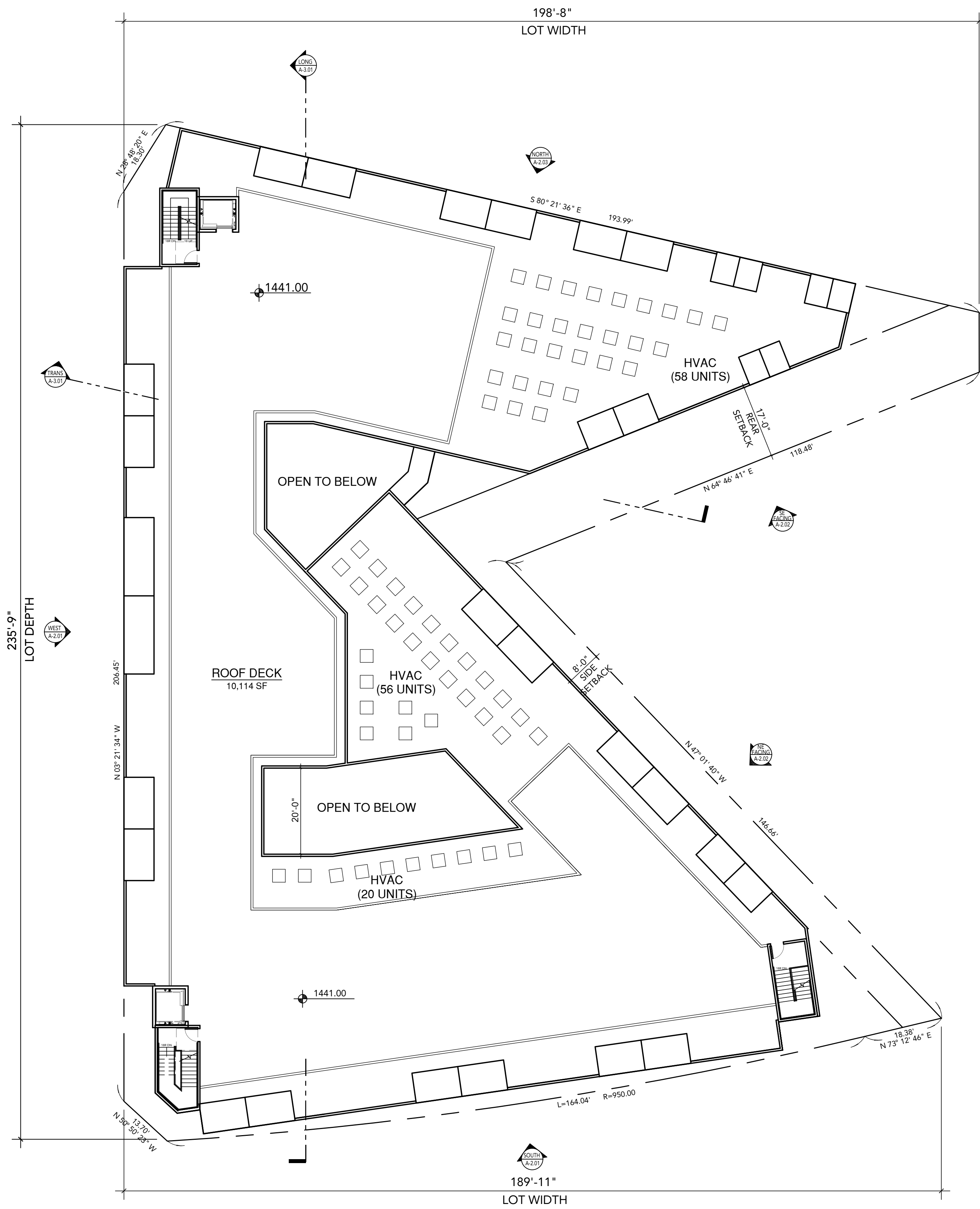


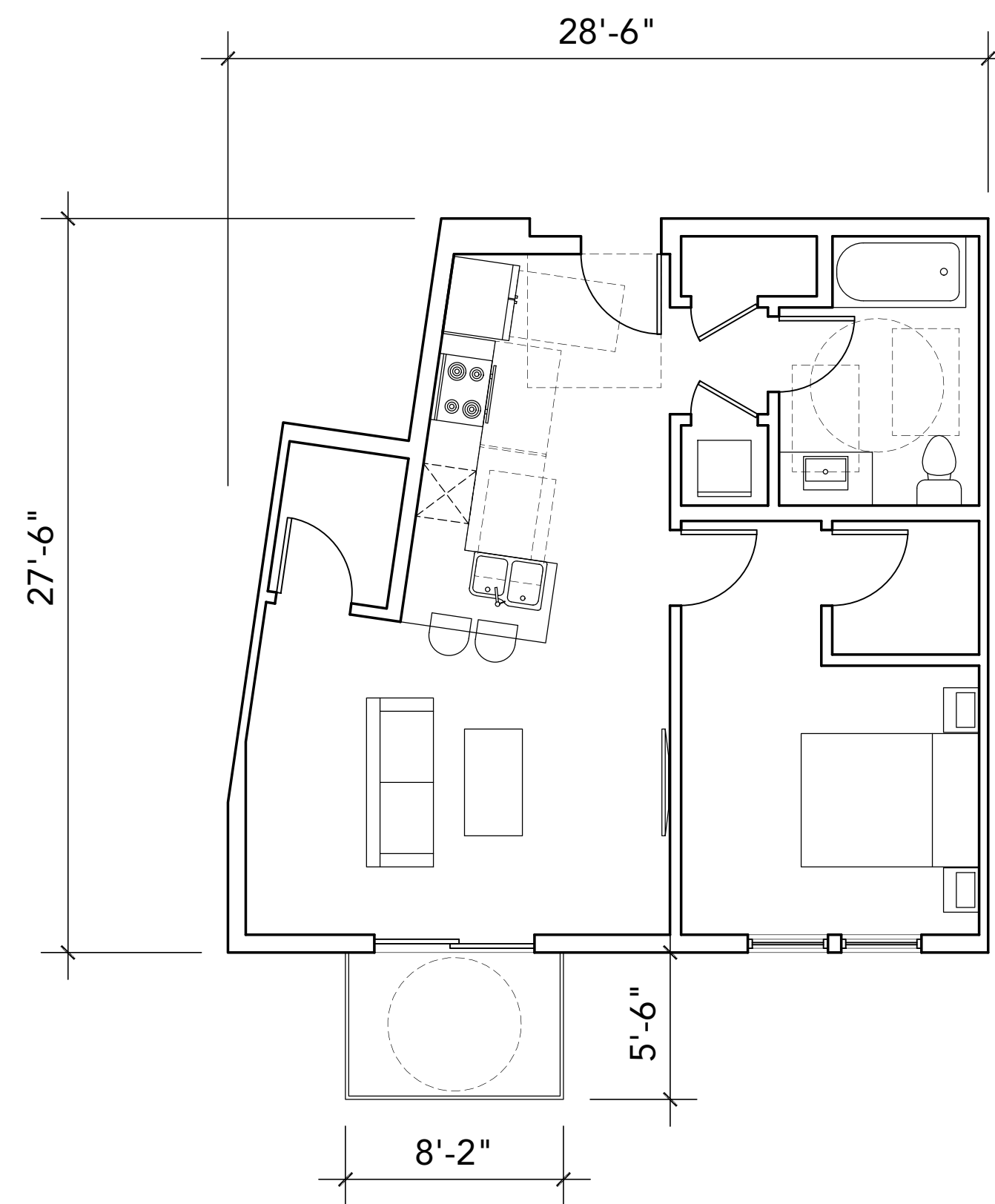




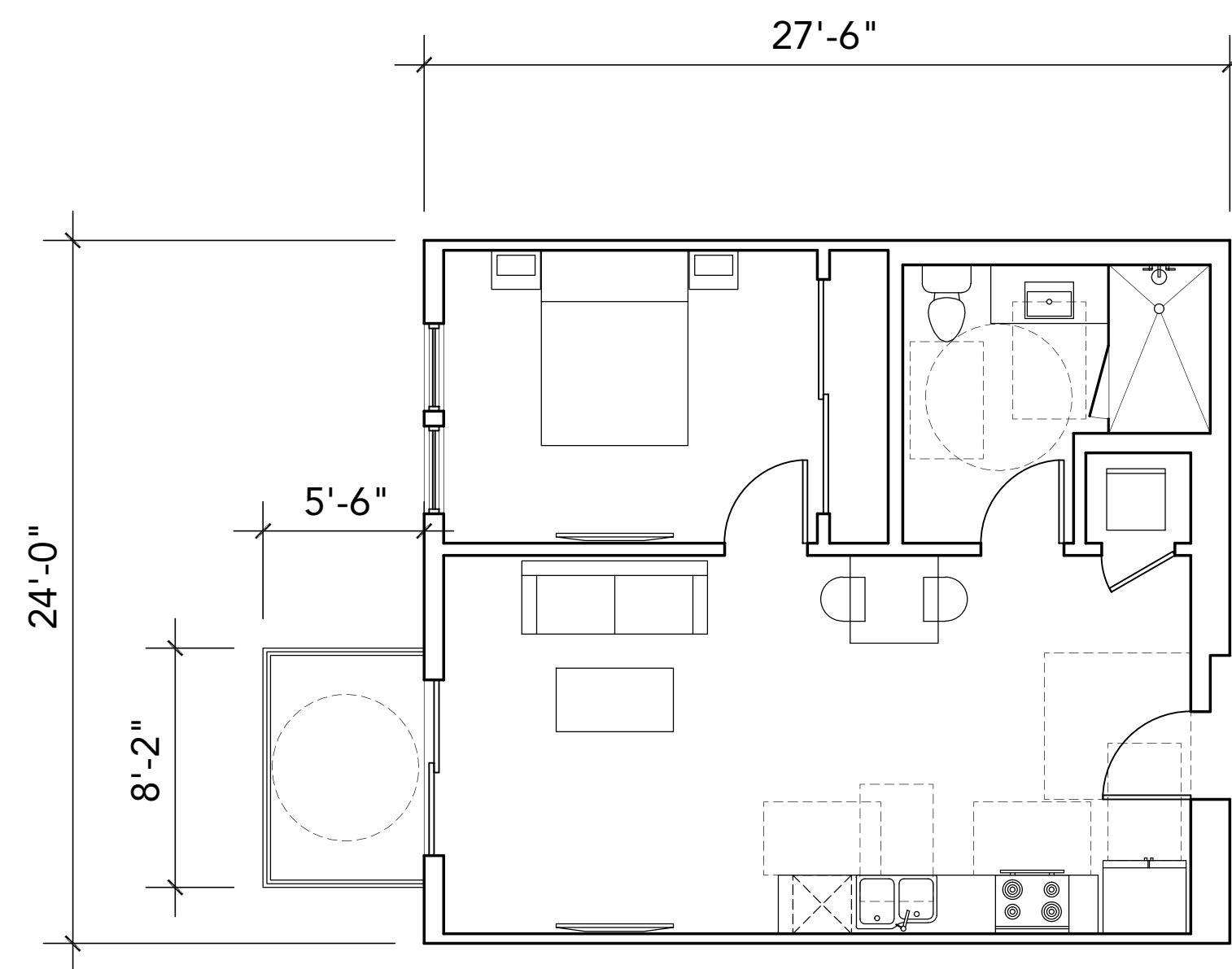




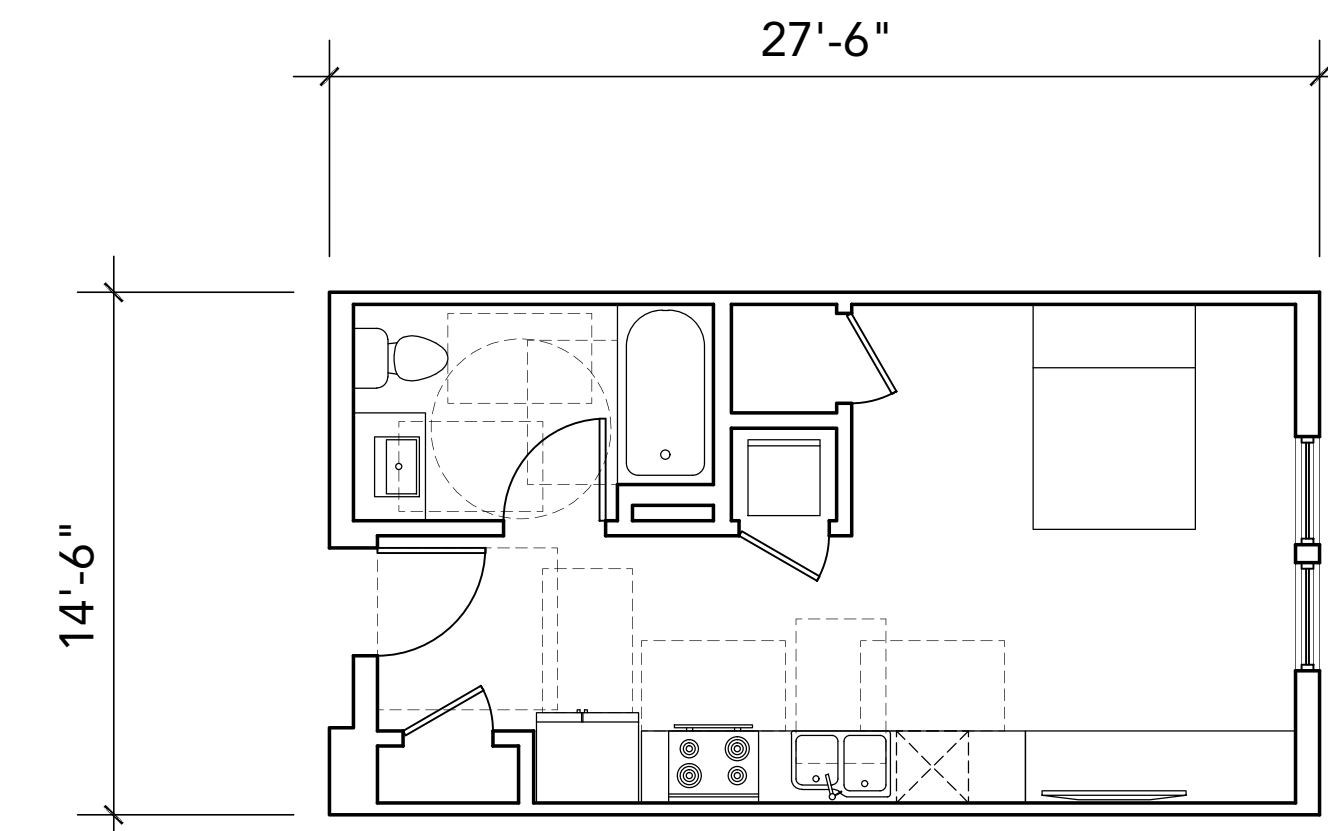




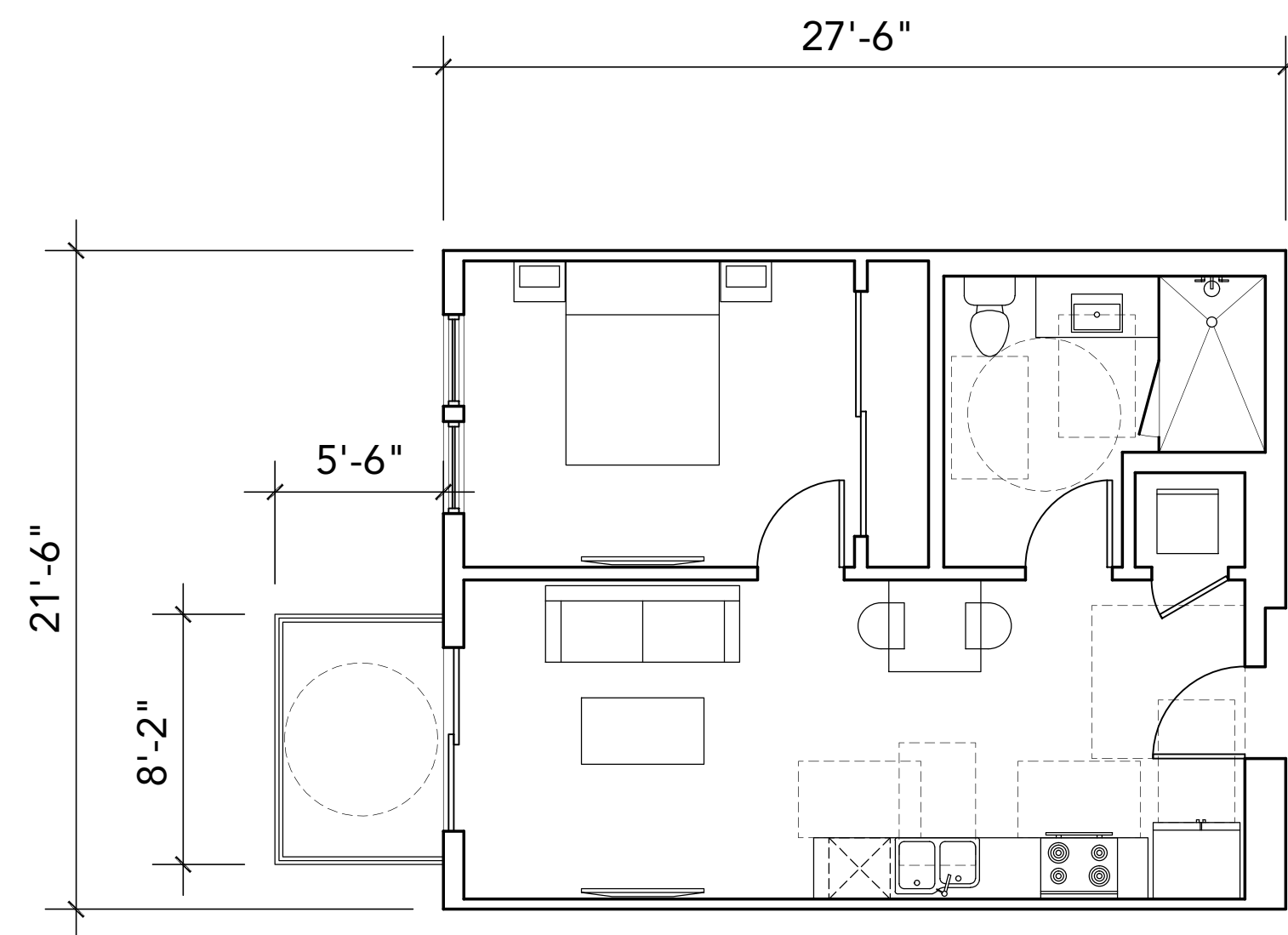
1-BEDROOM TYPE D
713 SF



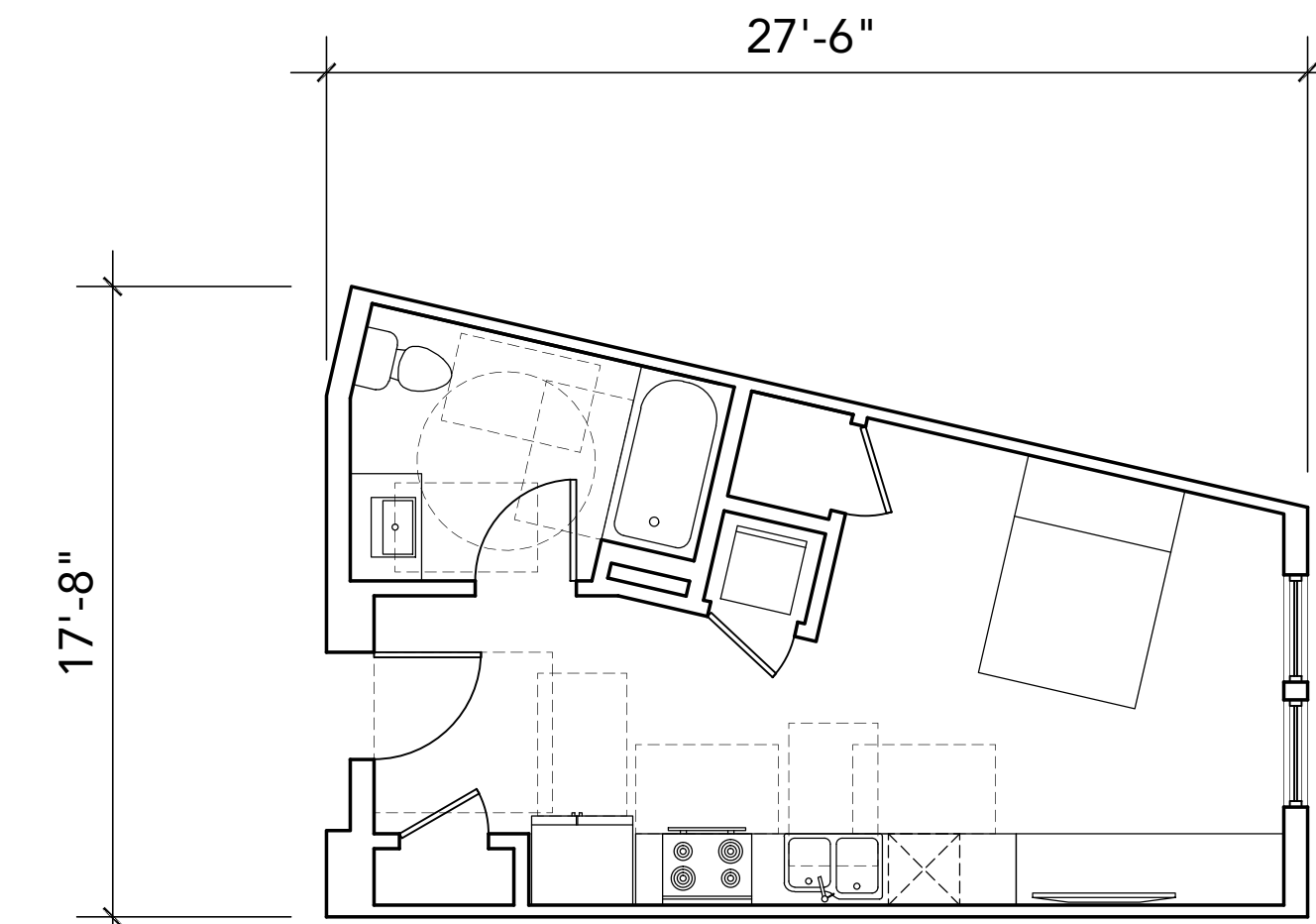
1-BEDROOM TYPE A
641 SF



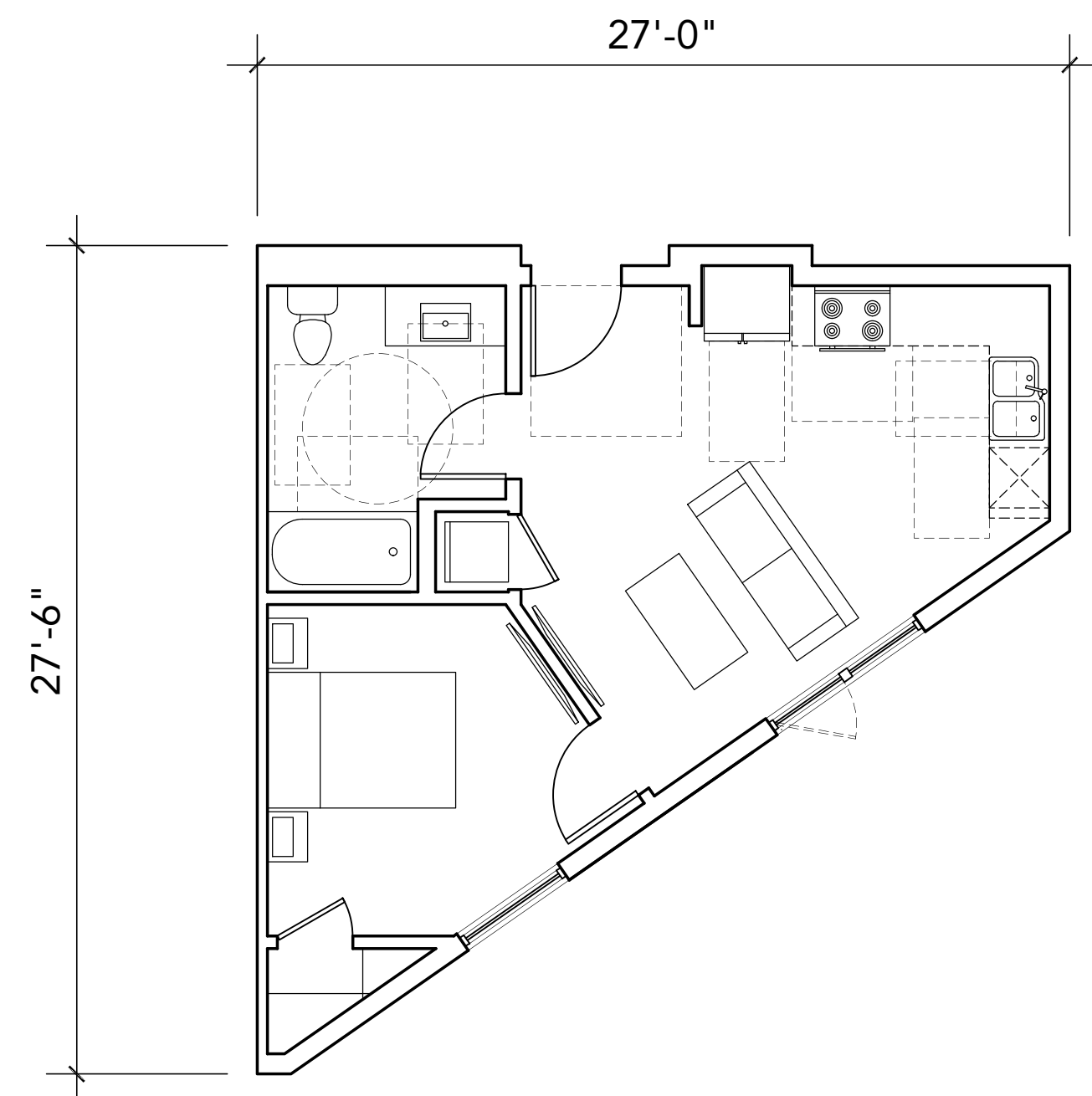
STUDIO TYPE A
385 SF



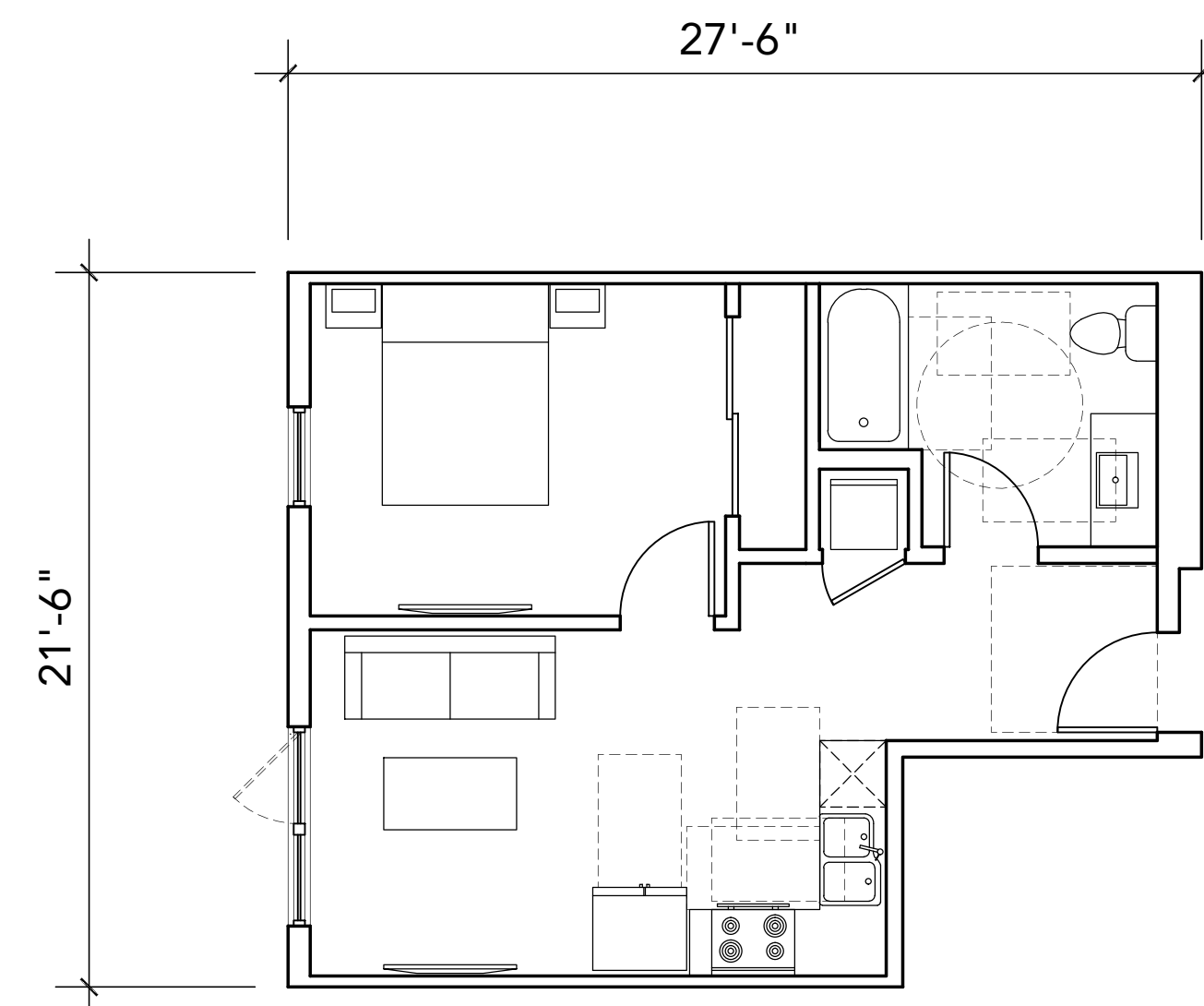
1-BEDROOM TYPE B
574 SF



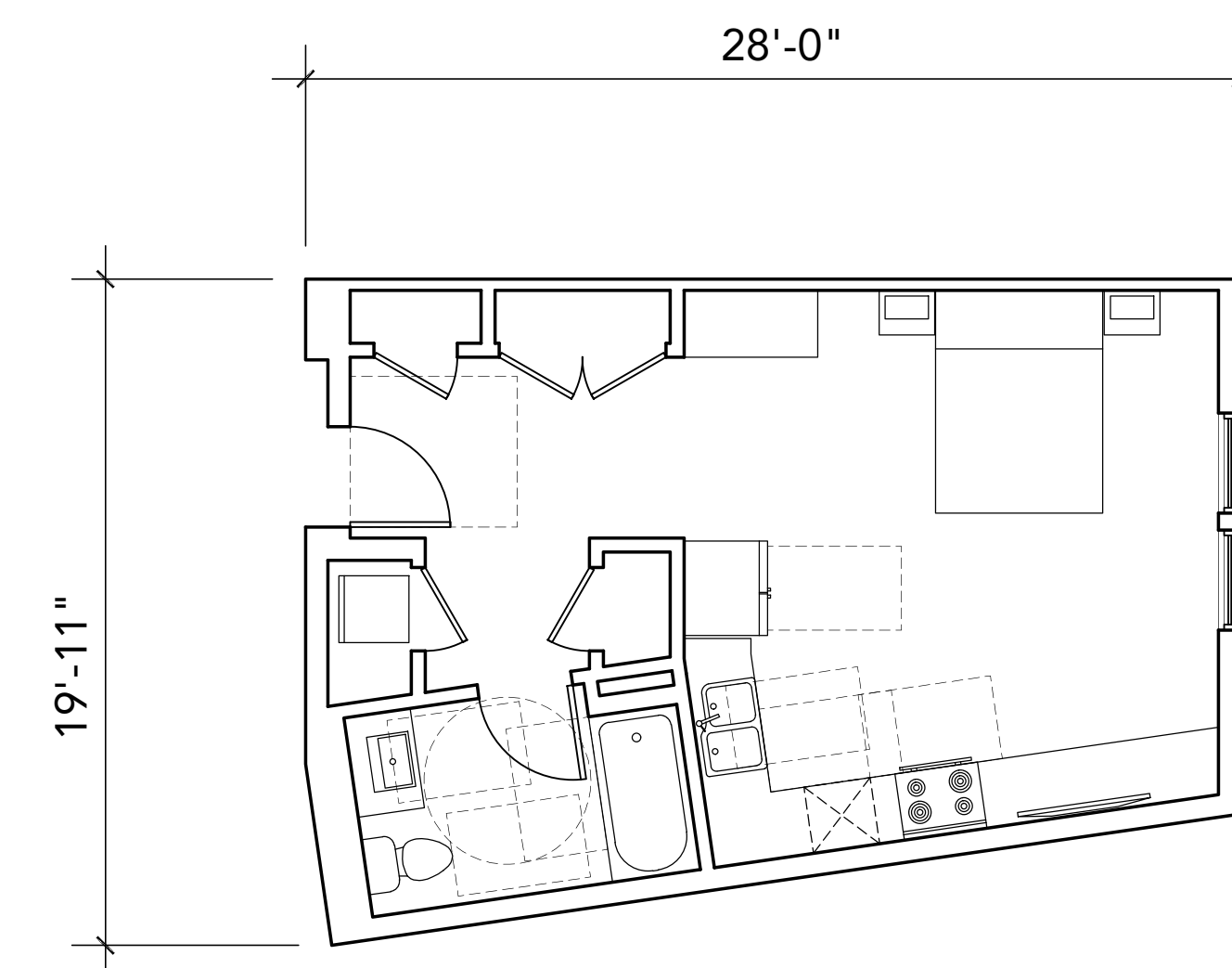
STUDIO TYPE B
391 SF



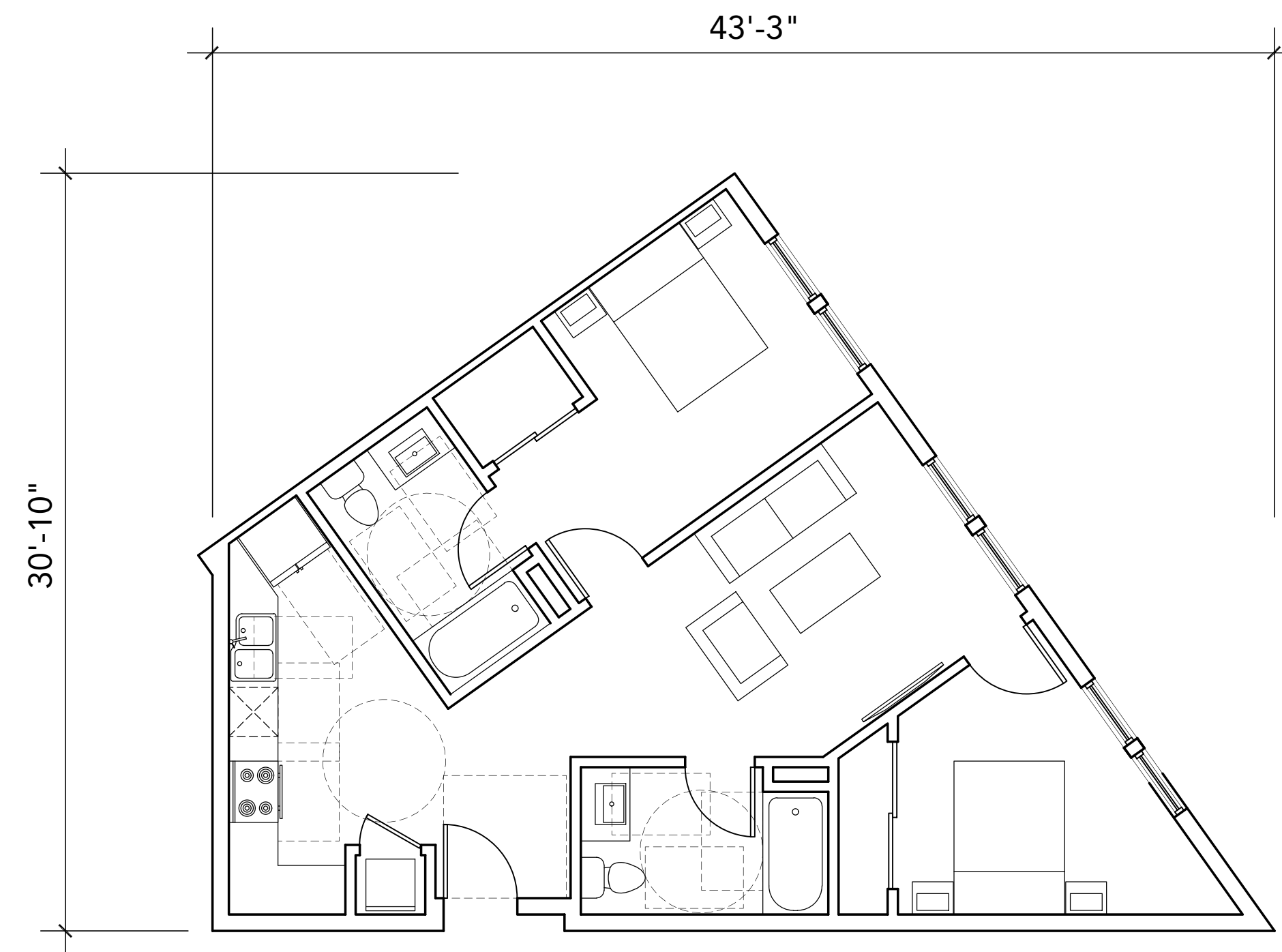
1-BEDROOM TYPE E
472 SF



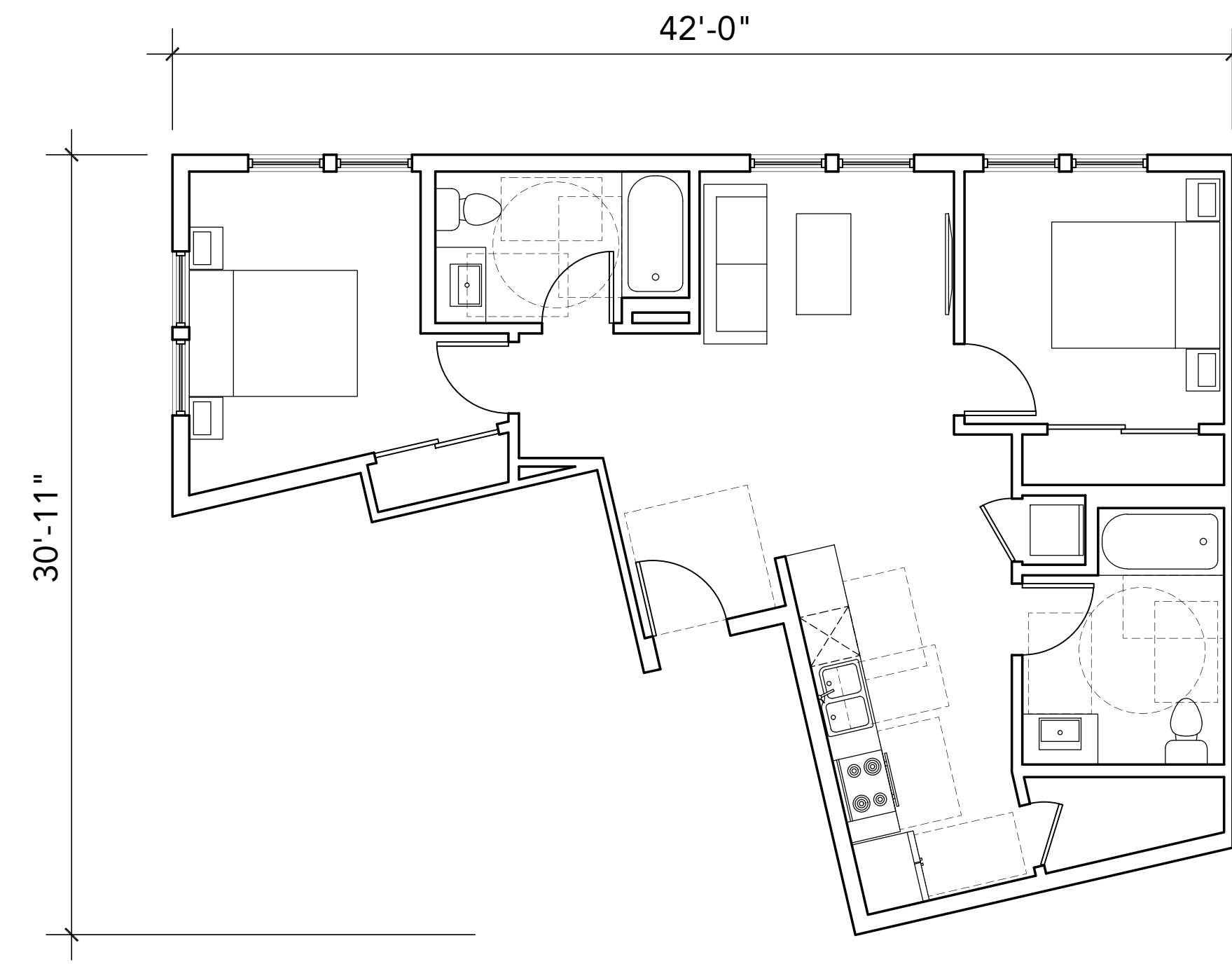
1-BEDROOM TYPE C
511 SF



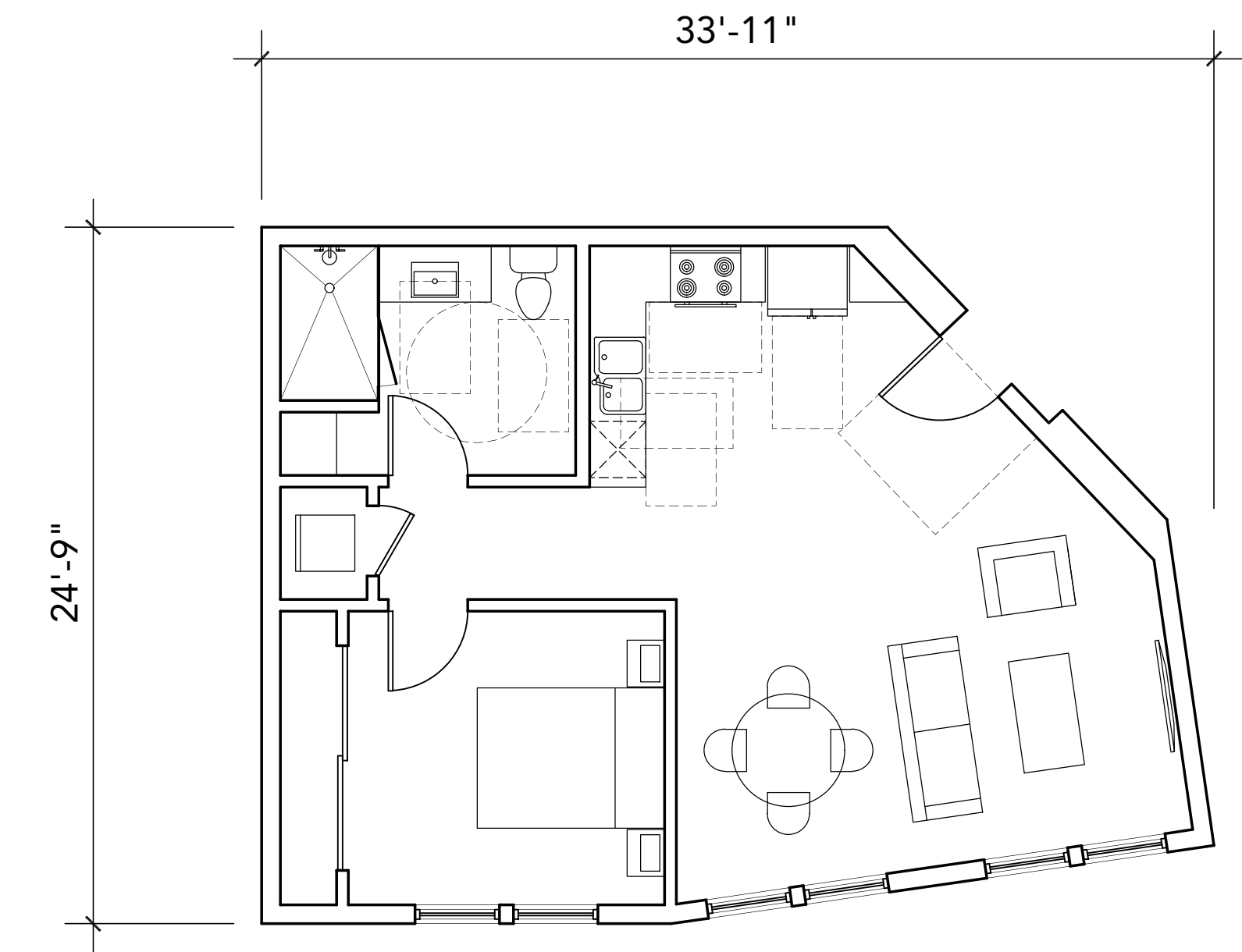
STUDIO TYPE C
487 SF



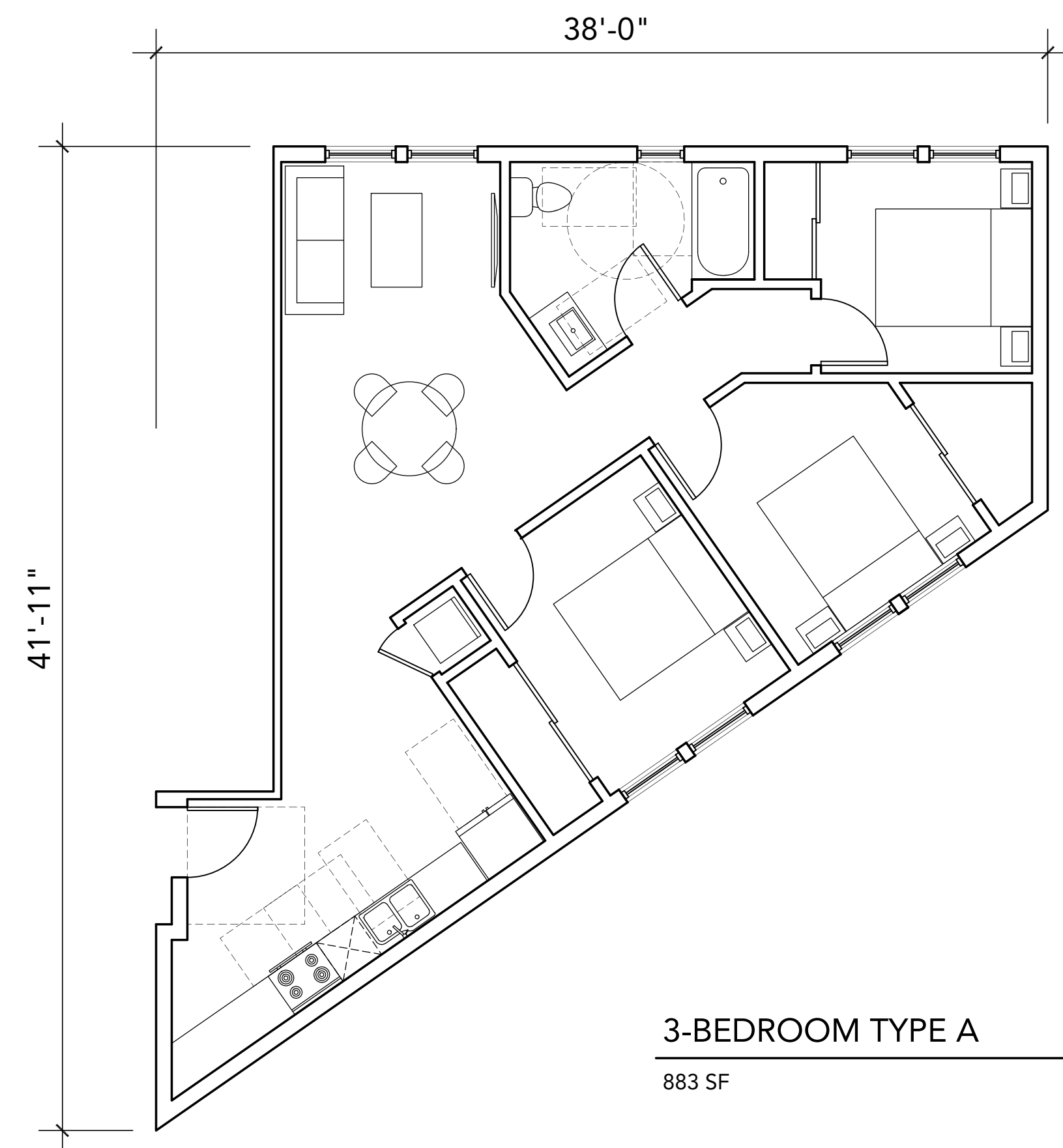
2-BEDROOM TYPE C
845 SF



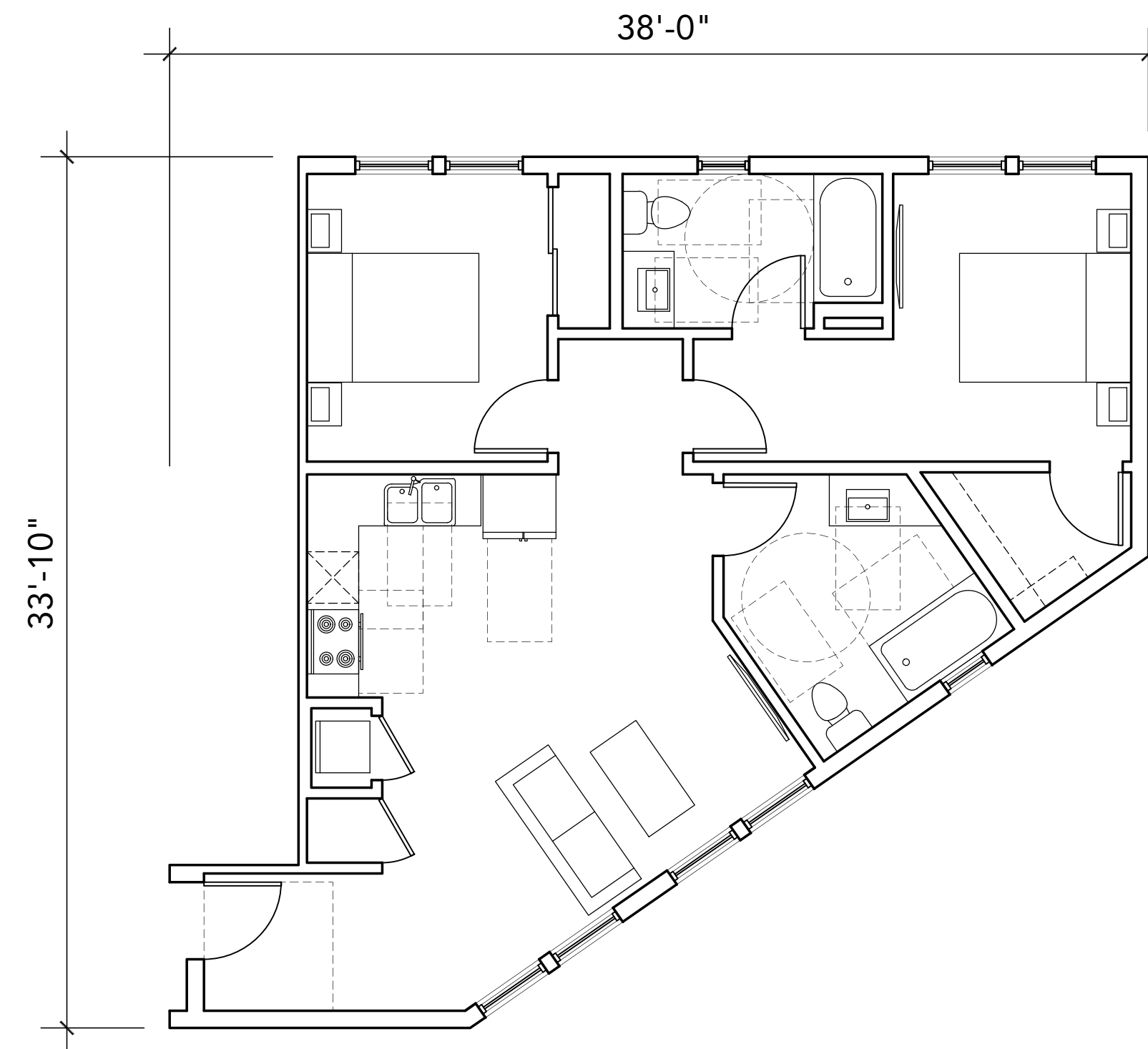
2-BEDROOM TYPE A
852 SF



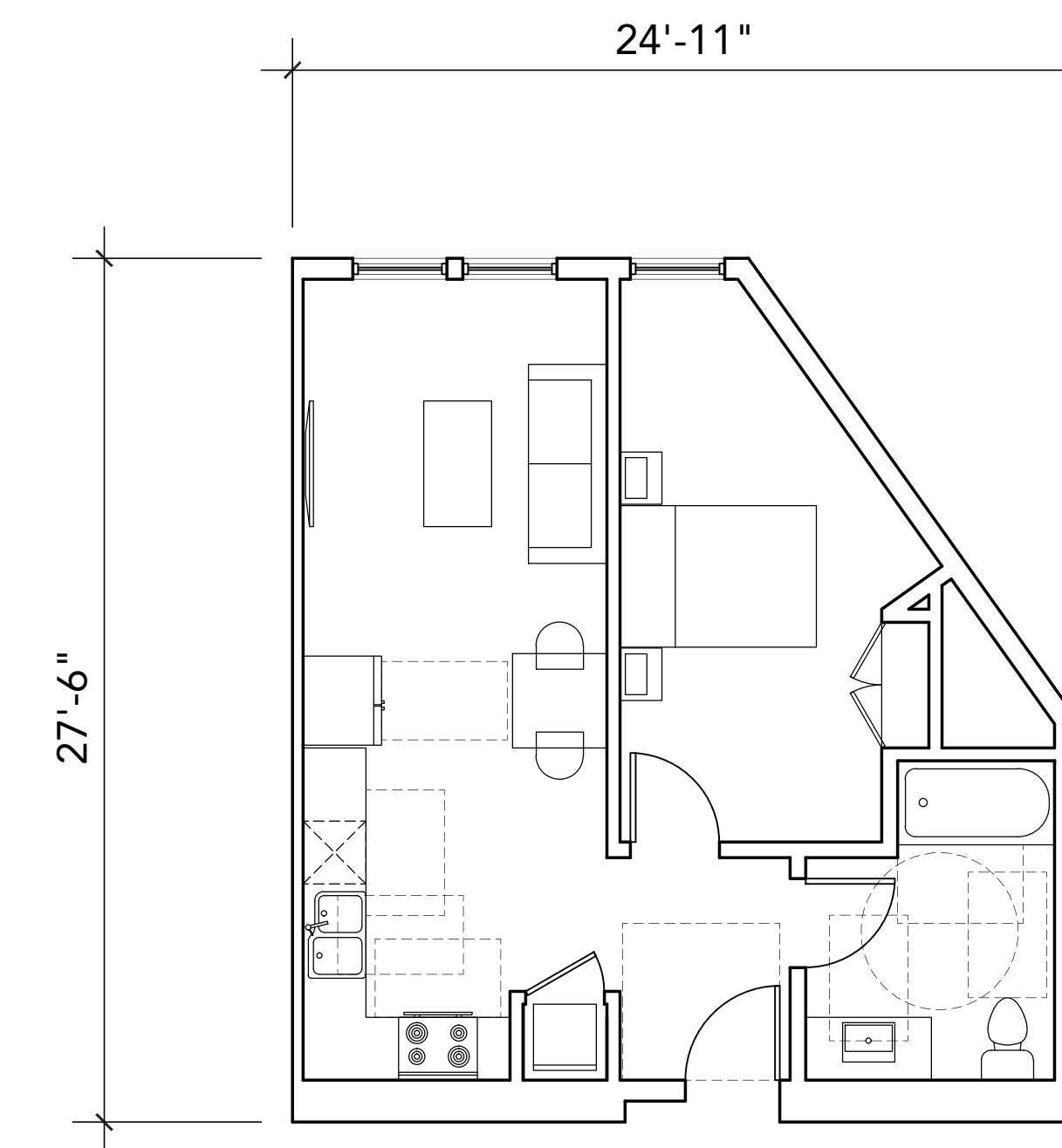
1-BEDROOM TYPE F
708 SF



3-BEDROOM TYPE A
883 SF



2-BEDROOM TYPE B
843 SF



1-BEDROOM TYPE G
596 SF



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