



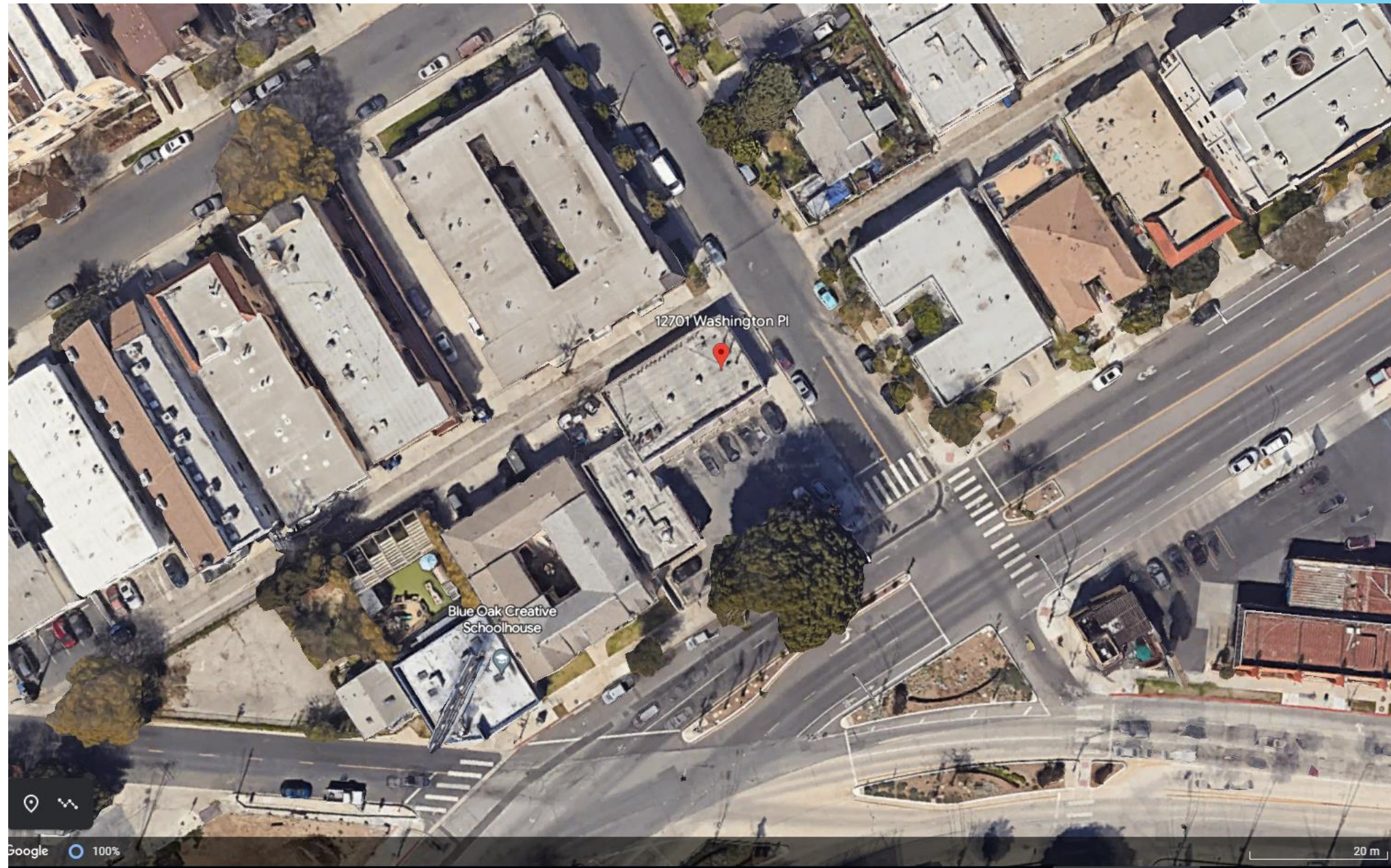
Project Overview

12701 W Washington Place, Los Angeles, CA 90066

PROJECT OVERVIEW

- ▶ New mixed-use residential and retail building with 34 apartments
 - 29 one bedroom, 5 studios
 - 4 Very Low Income (VLI) units
- ▶ 5 stories tall with 2-level basement garage
- ▶ Includes 39 total parking spaces
- ▶ Includes 46 total bicycle parking spots
- ▶ 2,250 square feet of ground floor commercial space

Aerial View of 12701 W Washington Place





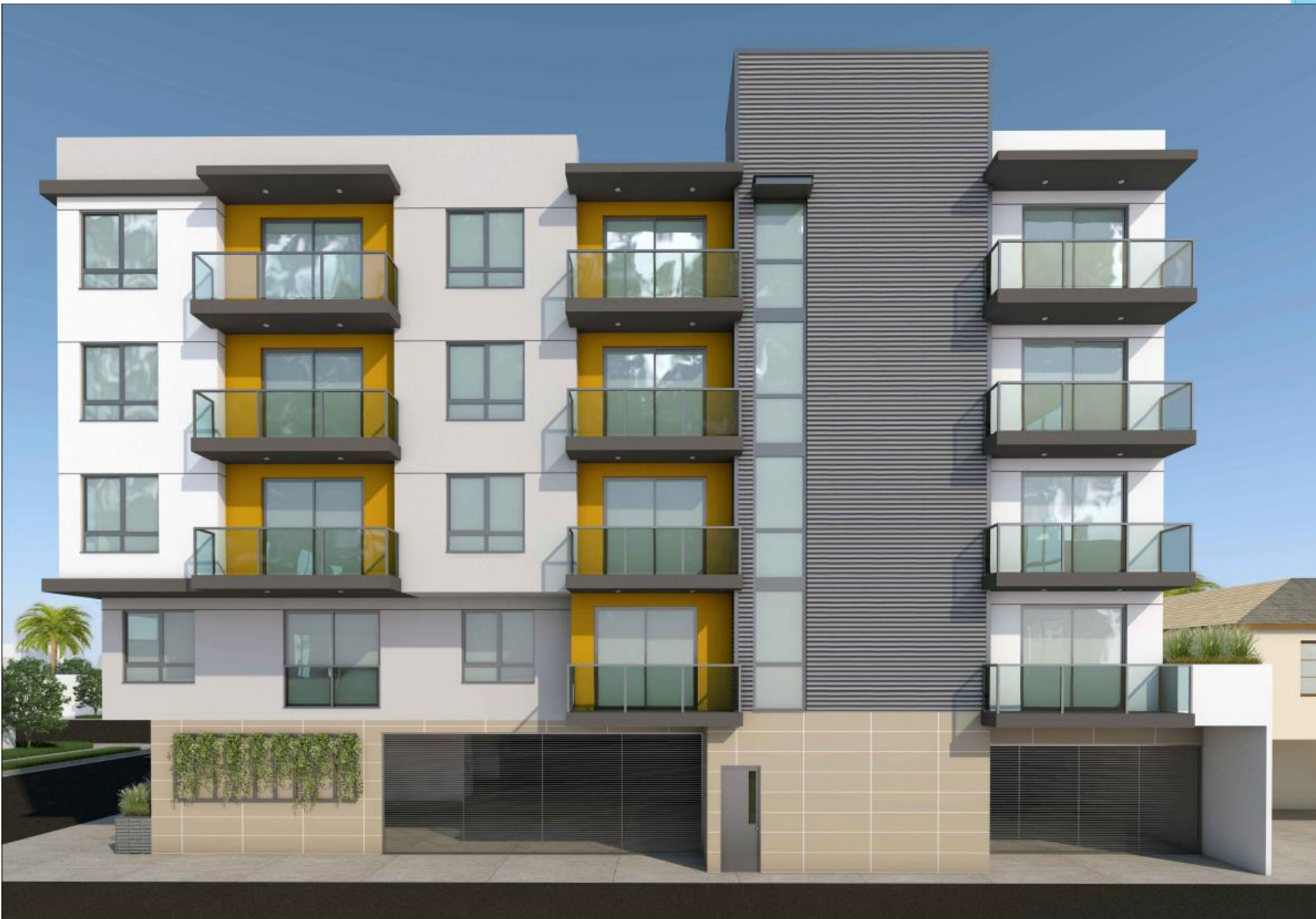
WASHINGTON BLVD-WADE ST VIEW



South Elevation: Building facing Washington



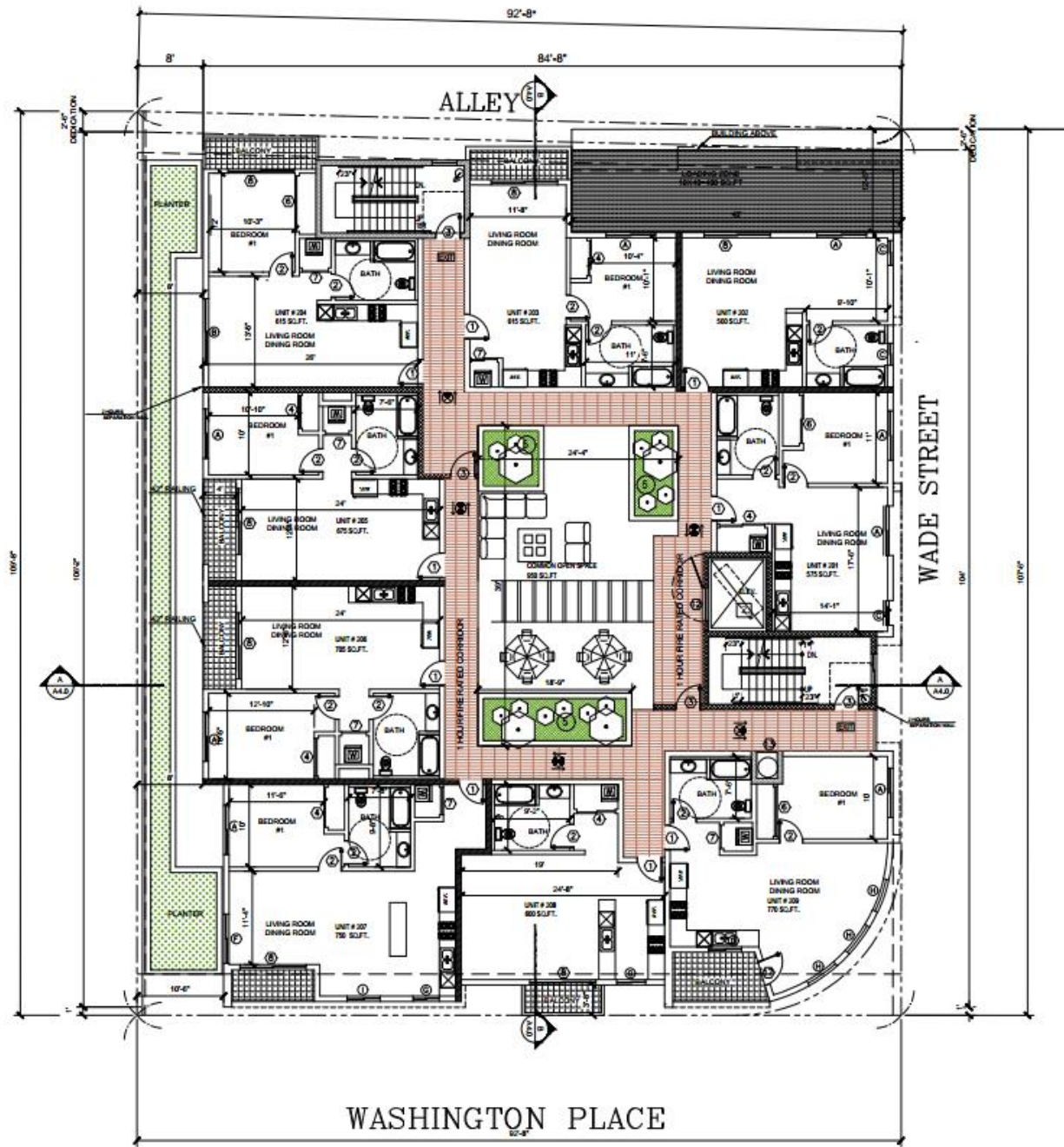
East Elevation: Building facing Wade



North Elevation: Building facing alley



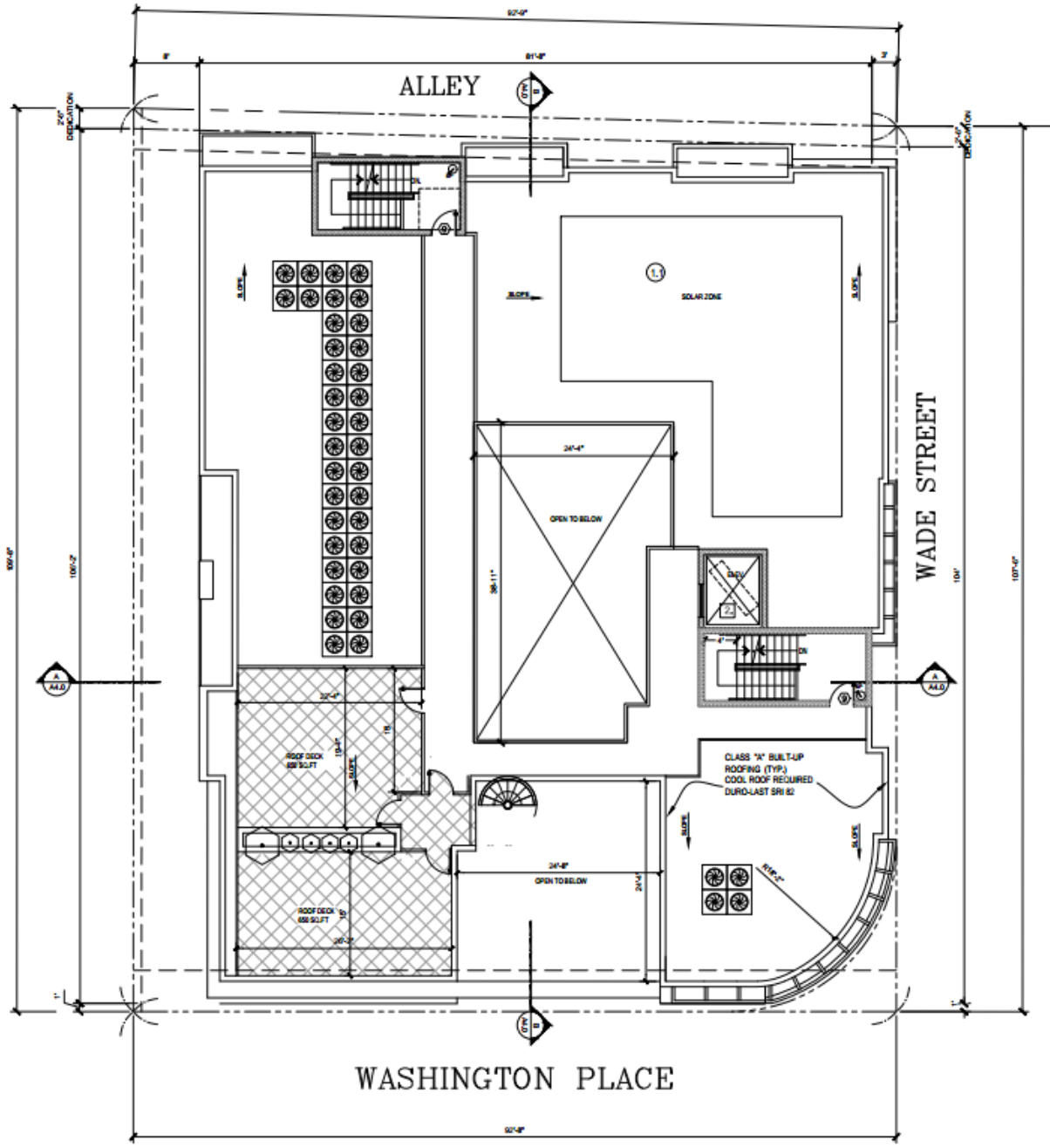
North-West Elevation: Building facing Washington



WASHINGTON PLACE

2ND FLOOR PLAN

SCALE: 1/8"=1'-0"



ROOF PLAN

SCALE: 1/8"=1'-0"

ENTITLEMENT REQUESTS

1. 35% Density Bonus per LAMC 12.22.A25 (Base Incentive)
2. Parking reduction per Option 1, LAMC 12.22.A25, Affordable Housing (Base Incentive)
3. Parking reduction per LAMC 12.21.A4, Bicycle Parking Ordinance
4. Off-menu incentive for floor area increase from 1.5:1 to 3:1 per LAMC 12.22.A25, Affordable Housing
5. Waiver of 3 feet and 20 feet corner radius dedication on Wade Street

DENSITY CALCULATION

LOT AREA = 10,066.7 SQ. FT (PER SURVEY PLAN)

HALF ALLEY = 696 SQ. FT

TOTAL AREA = 10,066.7 + 696 = 10,762.7 SQ. FT

C2-1 DENSITY = 1 UNIT/400 SQ. FT

ALLOWABLE UNITS = 10,762.7/400 = 26.91 = 27 UNITS

ALLOWABLE INCREASE PER DENSITY BONUS

27 X 1.35% = 36.45 = 37 UNITS

REQUESTED UNITS = 34 UNITS

11% X 34 = 3.74 = 4 UNITS ALLOCATED TO VERY LOW INCOME TENANTS

PROJECT COMMUNITY BENEFITS

- ▶ 34 modern residential housing units added to Mar Vista
- ▶ 4 Very Low Income (VLI) units - available to individuals whose income is 50% of area median income
- ▶ 2,250 square feet of commercial space on ground level
 - ▶ Commercial space on first floor improves neighborhood walkability and storefront activation
 - ▶ Potential opportunity for local new business
- ▶ Improved landscaping adjacent to the public right of way

Questions?

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the frame, creating a modern, layered effect against the white background.