



KEN STOCKTON ARCHITECTS, INC.
ARCHITECTURAL DESIGN ≈ PLANNING

August 31, 2016

To: Sherman Oaks Neighborhood Council
Land Use and Planning Committee

Subject: 12917 Addison Street, Sherman Oaks, CA 91423

Project Description:

Proposed 3-Story 28-Unit Apartment Building over 1-Level of Basement Parking Garage. The Existing Zone for the property is RE15-1 and the owner is filing a Zone Change with Los Angeles City Planning to have the property changed to R3 zoning. The gross lot area of the property is 24,399.4 square feet (0.56 acres). After a dedication of land is given to the City of Los Angeles for street widening including curb, gutter, and sidewalk, the net lot area will be 23,099.4 square feet. Per Zoning Code Floor Area definition, the building will be 30,922 square feet resulting in a 1.71:1 F.A.R. The building has a unit mix consisting of (7) 1-bedroom/1-bath, (12) 2-bedroom/2-bath, and (9) 3-bedroom/2-bath units. The LA City required open space for this building is 3,775 square feet. The building proposes to have 9,145 square feet of open space for its tenants to enjoy. The R3 zone and the RE15 zone both have a maximum allowable building height of 45-feet. The proposed building will conform to the building height requirements and will be 45-feet. The required parking per Los Angeles Municipal Code dictates a total of (52) stalls for the density of the building with an allowable reduction of up to 10% for Bicycle Parking. The owner has provided (47) parking stalls for the 28-unit building and utilized the 10% automobile parking reduction as allowed per the Bike Parking Ordinance.

The owner requests the Sherman Oaks Neighborhood Council Land Use and Planning Committee to consider his request for a zone change to R3, Medium Residential, as specified in the City of Los Angeles adopted General Plan for this property. The property is located one parcel west of Coldwater Canyon Boulevard and is abutted on two sides to multifamily properties already zoned R3. The density of 28-units is based on the R3 zone allowable density of 800 square feet per unit divided by the NET lot area (after dedication). The 45-foot building height is allowed in the Existing RE15 zone as well as the Proposed R3 zone. The Proposed Parking complies with LA City Zoning requirements and ordinances for required parking based on the density provided. The only request the owner is submitting to LA City Planning is to consider the RE15 to R3 zone change per the adopted General Plan for this parcel. The project is expecting to receive a Mitigated Negative Declaration as part of the Environmental review.

Respectfully,

Richard Stockton, Architect
License# C-35492