

8787 VENICE BLVD

Los Angeles, CA 90034



Vicinity Map



Property Owner & Applicant

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ENTITLEMENT SET

08/19/2022

Aleks Istanbulu Architects
+
AC MARTIN

PROJECT DESCRIPTION	
LOCATION	
Address	8787 VENICE BLVD, LOS ANGELES CA 90034
Cross Street	HELMS AVENUE & HUTCHINSON AVENUE
LEGAL DESCRIPTION	
LEGAL DESCRIPTION	LOTS 85 - 99 by Tract No. 5500 M.B 60/42
APN	VARIES PER LOT (SEE ZIMAS)
THOMAS BROTHERS GRID	PAGE 632 - GRID H7
Site Survey Existing Conditions	SEE G-SUR
BUILDING DESCRIPTION	
BUILDING HEIGHT	6 STORIES; 78.5' MAX @ C2, 67' MAX @ RD2
CONSTRUCTION TYPES	TYPE IB
USES	RETAIL, OFFICE, RESIDENTIAL, PARKING
OCCUPANCY GROUPS	A, B, R, AND S2
DESCRIPTION	DEMOLITION OF EXISTING IMPROVEMENTS AND CONSTRUCTION OF A NEW 6-STORY MIXED-USE BUILDING WITH UP TO 73 DWELLING UNITS (INCLUDING 15% OF UNITS AS RESTRICTED AFFORDABLE AT THE VERY LOW INCOME LEVEL). THE ENTITLEMENT REQUEST IS AN AFFORDABLE HOUSING DENSITY BONUS INCENTIVE AND WAIVERS TO (1) AVERAGE DENSITY, FLOOR AREA, OPEN SPACE, PARKING, AND VEHICLE ACCESS ACROSS THE PROJECT SITE; (2) INCREASE FLOOR AREA RATIO; (3) INCREASE HEIGHT; (4) OBTAIN RELIEF FROM TRANSITIONAL HEIGHT REQUIREMENTS; AND (5) INCREASE THE PERCENTAGE OF RECREATION ROOM AREA USED TO ACHIEVE THE PROJECT'S USABLE OPEN SPACE REQUIREMENT.

LOT AREA AND ZONING INFORMATION		
C2-2D-CPIO/PARCEL GROUP C	LOT AREA (SF)	BUILDABLE AREA (SF)
APN 4312-006-041	25,022	25,022
RD2-1-CPIO/PARCEL GROUP D		
APN 4312-006-026	5,036	-
APN 4312-006-013	5,724	-
APN 4312-006-025	5,630	-
APN 4312-006-014	5,630	-
TOTAL	22,020	17,025
TOTAL	47,042	42,047

DENSITY				
PERMITTED	LOT AREA	RATIO AREA PER UNIT		UNITS
C2-2D-CPIO	25,022	1 UNIT PER	400	62
RD2-1-CPIO	22,020	1 UNIT PER	2,000	11
TOTAL				73
PROPOSED	UNITS	%		
TOTAL	73			
STUDIO	0	0%		
1 BEDROOM	73	100%		
2 BEDROOM	0	0%		

FLOOR AREA - ZONING				
PERMITTED	FAR		BLDG AREA (SF)	PERMITTED FAR
Parcel Group C	3	to 1	25,022	75,066
Parcel Group D	3	to 1	17,025	51,075
TOTAL			42,047	126,141
	BASE FLOOR AREA		% INCREASE	PERMITTED FAR
Parcel Group C	75,066		35%	101,339
Parcel Group D	51,075		35%	68,951
TOTAL	126,141		35%	170,290
			4.05	to 1 (max)
PROPOSED	FLOOR AREA	% INCREASE	FAR	
TOTAL	148,448		3.53	to 1
BY PARCEL GROUP USE	PARCEL GROUP C	PARCEL GROUP D		
COMMERCIAL	69,176	0		
RESIDENTIAL	16,173	63,099		
TOTAL	85,349	63,099		

FLOOR AREA - CBC				
Level	Residential (SF)	Commercial (SF)	Shared (SF)	Total (SF)
B4	3,450		18,010	21,460
B3	10,488		12,421	22,909
B2	11,178			11,178
B1	2,276	1,732	31,673	35,681
N-L1, S-L1	6,870	19,574	5,633	32,077
N-L2, S-L2	11,468	18,434		29,902
N-L3, S-L3	11,613	18,434		30,047
N-L4, S-L4	11,613	18,434		30,047
N-L5	11,613			11,613
N-L6, S-L5	21,033			21,033
S-L6	8,671			8,671
Sub Total	110,273	76,608	67,737	254,618
%	59.0%	41.0%		
TOTAL FLOOR AREA		186,881		254,618

YARDS AND SETBACKS				
REQUIRED	FRONT (HELMS)	FRONT (HUTCHISON)	SIDE	REAR
Parcel Group C	0-2 FT (20 FT AT PEDESTRIAN AMENITY)	0-2 FT (20 FT AT PEDESTRIAN AMENITY)	0-2 FT (20 FT AT PEDESTRIAN VENICE)	N/A
Parcel Group D	16 FT +/- 5 FT	17.5 FT +/- 5 FT	9 (NORTH)	N/A
PROPOSED				
Parcel Group C	0 to 2 FT	0 to 2 FT	0-2 FT (20 FT AT PEDESTRIAN AMENITY)	N/A
Parcel Group D	15	16	10FT (W) / 15FT (E)	N/A

LOT COVERAGE				
	LOT AREA	LOT COVERAGE	MINIMUM %	PROPOSED%
Parcel Group C	23,796	19,573	30%	82.3%
Parcel Group D	21,139	11,495	50%	54.4%

HEIGHT

PROPOSED HEIGHTS LISTED IN THIS TABLE ARE NOT INCLUSIVE OF LIMITED PERMITTED EXCEPTIONS PURSUANT TO LAMC SECTION 12.21.1.B.3 AND WEST ADAMS-BALDWIN HILLS- LEIMERT CPIO SECTIONS VI-2.A.1.f AND VI-2.A.1.g

PERMITTED (FT)			
OVERALL HEIGHT	PERMITTED	DENSITY BONUS	PROPOSED
PARCEL GROUP C	55	78.5	78.5
PARCEL GROUP D	45	67	67
GROUND FLOOR		MAXIMUM	
GROUND FLOOR	11	25	11' - 25' (ACTUAL HEIGHT VARIES)
ABOVE GROUND LEVELS		14' OR LESS (ACTUAL HEIGHT VARIES)	
LEVELS 2-6	-	14	

OPEN SPACE

OPEN SPACE REQUIREMENTS

UNIT TYPE	# OF HABITABLE ROOMS	UNIT COUNT	REQ'D SF OF OPEN SPACE PER UNIT	REQ'D OPEN SPACE PER TYPE
STUDIO	1	0	100	0
1 BEDROOM	2	73	100	7,300
2 BEDROOM	3	0	125	0
TOTAL		73		

TOTAL AREA REQUIRED (COMMON & PRIVATE) 7,300
 MIN 50% OF REQ'D AS COMMON 3,650
 MAX 25% OF REQ'D MAY BE INTERIOR 1,825

OPEN SPACE PROVIDED (WITH DENSITY BONUS)

LEVEL	PRIVATE OPEN SPACE	INTERIOR OPEN SPACE	EXTERIOR COMMON OPEN SPACE	TOTAL
LEVEL B2		1,600		1,600
LEVEL 1 - NORTH		1,008		1,008
LEVEL 1 - SOUTH				0
LEVEL 5 - SOUTH	100		4,392	4,492
LEVEL 6 - NORTH	200			200
TOTAL	300	2,608	4,392	7,300
PERCENTAGE	4%	36%	60%	

VEHICULAR PARKING			
	RATIO	AREA (SF)	SPACES
RETAIL STORES, GENERAL	4:1,000 SF	16,130	65
OFFICE	2:1,000 SF	53,046	106
Total		69,176	171
PARCEL GROUP C MAXIMUM (REDUCTION)		90%	154

RESIDENTIAL			
	RATIO	UNITS	SPACES
< 3 HABITABLE ROOMS	1 SPACE: UNIT	-	
= 3 HABITABLE ROOMS	1.5 SPACE: UNIT	73	110
> 3 HABITABLE ROOMS	2 SPACE: UNIT		
AFF 2009-0435261/AFF 2014-0633020			65
TOTAL REQUIRED			329

PROVIDED			
		SPACES	LEVEL
STANDARD		28	LEVEL1/B1
COMPACT		12	LEVEL1/B1
ADA VAN & EV		2	LEVEL1/B1
API SYSTEM (INCLUDING 6 ADA)		287	B1-B4 (API)
BY PARKING STALL TYPE			
TRADITIONAL STALL		42	
AUTOMATED STALL		287	
TOTAL PROVIDED		329	

BICYCLE PARKING

AREA/USE	SHORT TERM	LONG TERM	REQUIRED
1 - 25 UNITS	1:10	1:1	NOTE: LONG TERM BIKE PARKING PROVIDED WITHIN API (AUTOMATED PARKING)
26 - 100 UNITS	1:15	1:1.5	
RESIDENTIAL SUBTOTAL	5	58	

COMMERCIAL			
	1:2,000 SF	1:2,000 SF	NOTE: 14,427 SF COMMERCIAL PROVIDED. NO LOCKERS AND SHOWERS REQUIRED PER LAMC 91.6307
RETAIL USE SUBTOTAL	8	8	

OFFICE			
	1:10,000 SF	1:5,000 SF	NOTE: REQUIRES LOCKERS AND SHOWERS FOR OFFICE FLOOR AREA GREATER THAN 50,000 SF PER LAMC 91.6307
OFFICE USE SUBTOTAL	5	11	

PROPOSED			
TOTAL (R, B AND C USES)	18	77	



SANTA MONICA FREEWAY (I-10)

CATTARAUGUS AVENUE

S. HALM AVENUE

HUTCHINSON AVENUE

HELMS AVENUE

VERA AVENUE

VENICE BOULEVARD

HD BUTTERCUP
FURNITURE

HELMS BAKERY



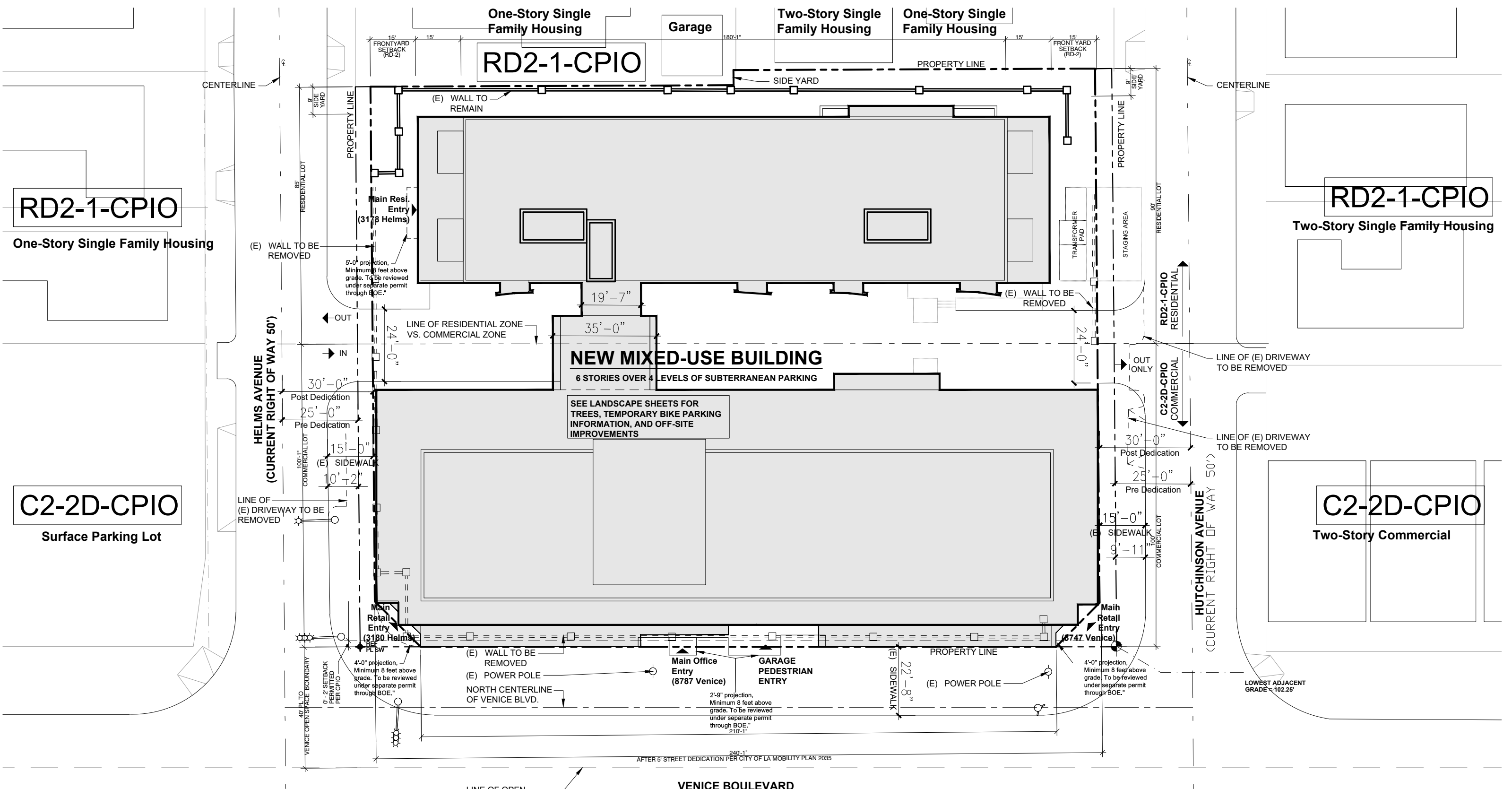






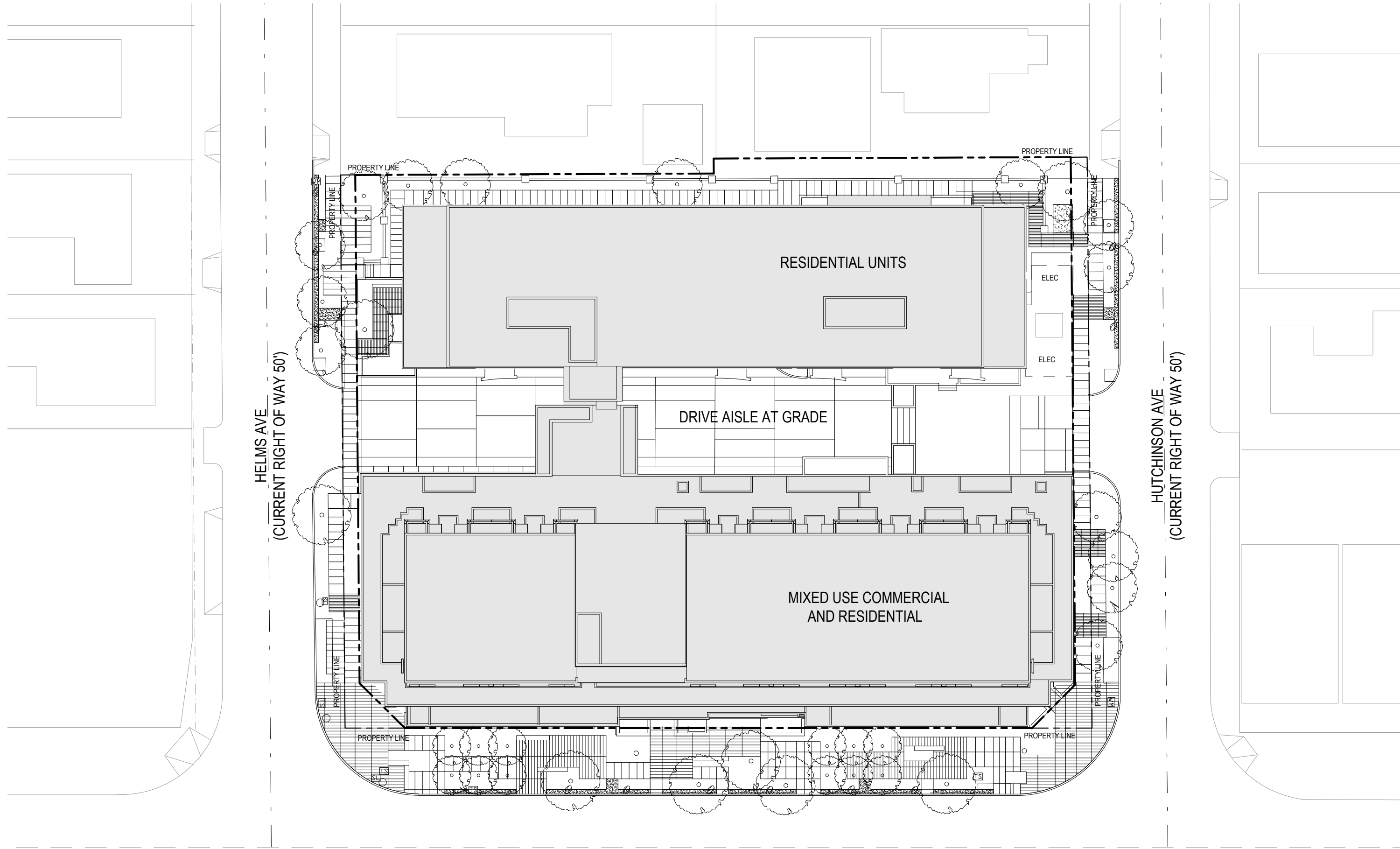






Location:
 Address: 8787 Venice Blvd, Los Angeles, CA 90034
 Cross Street: Helms Ave. & Hutchinson Ave.

Legal Description:
 Legal Description: Lots 85 - 99 by Tract No. 5500 M.B 60/42
 Assessor's Parcel Number: Varies per Lot (see Zimas)
 Thomas Brothers Grid: PAGE 632 - GRID H7
 Site Survey Existing Conditions: SEE G-SUR

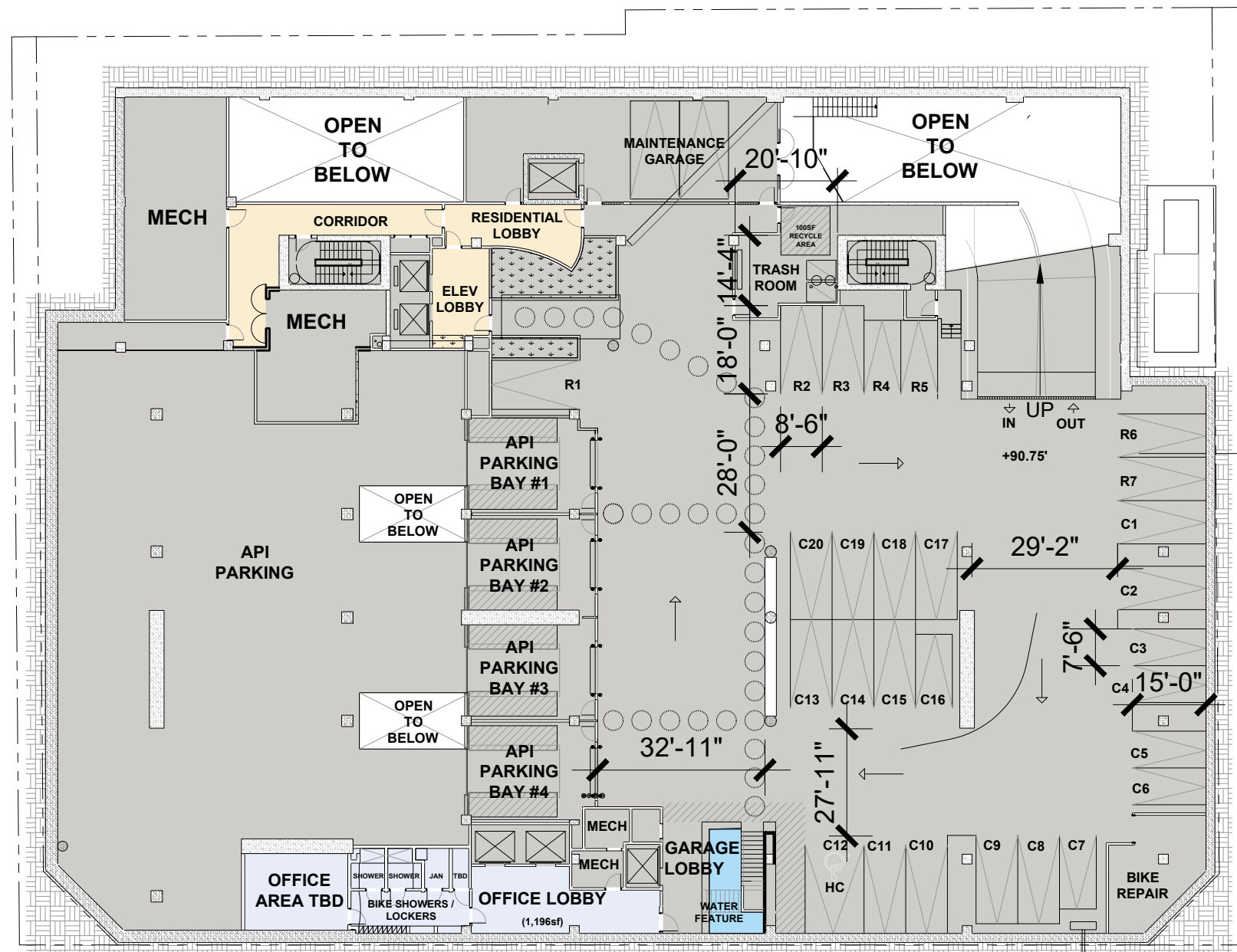


HELMS AVE
(CURRENT RIGHT OF WAY 50')

HUTCHINSON AVE
(CURRENT RIGHT OF WAY 50')

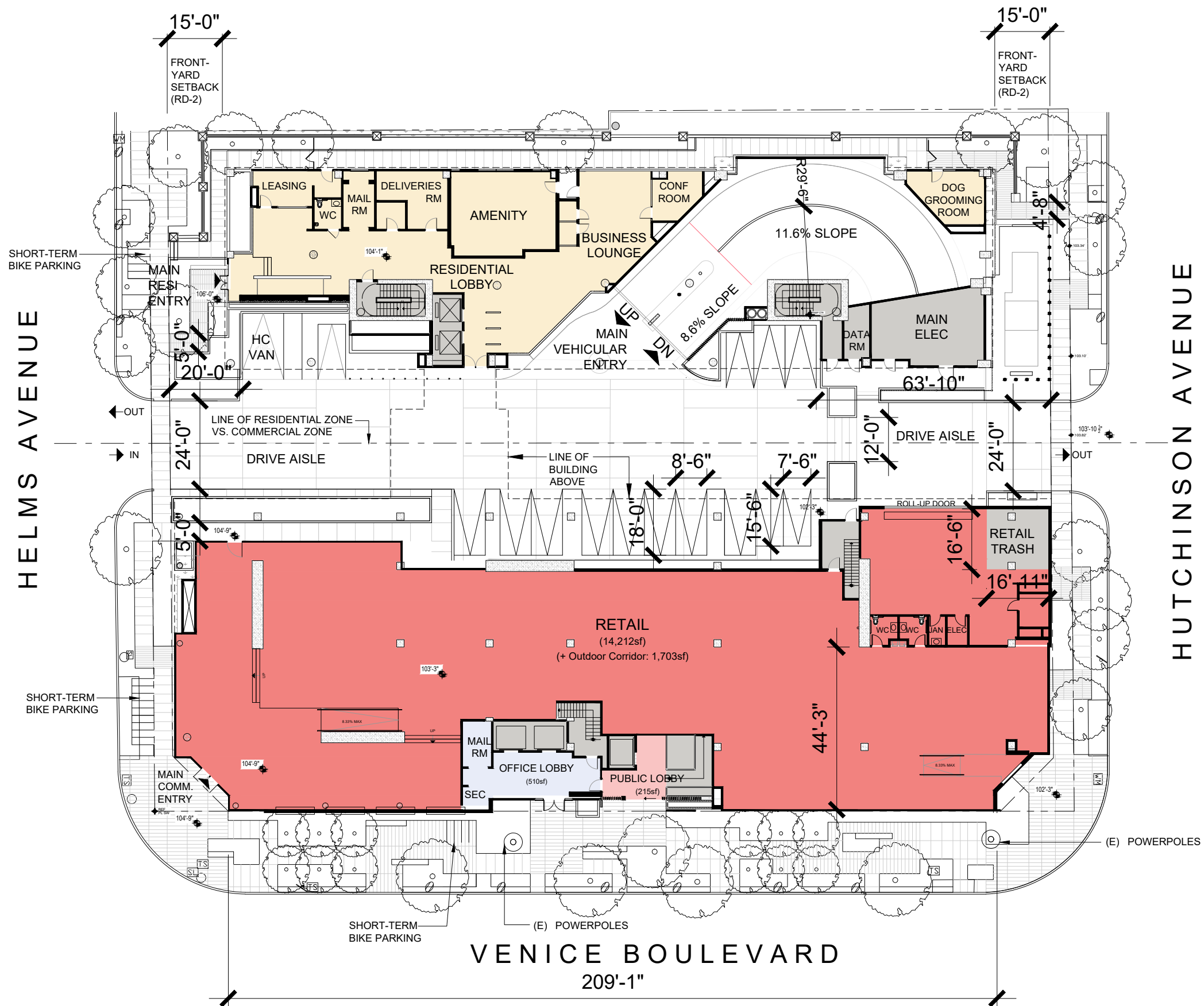
VENICE BLVD
(160' RIGHT OF WAY)





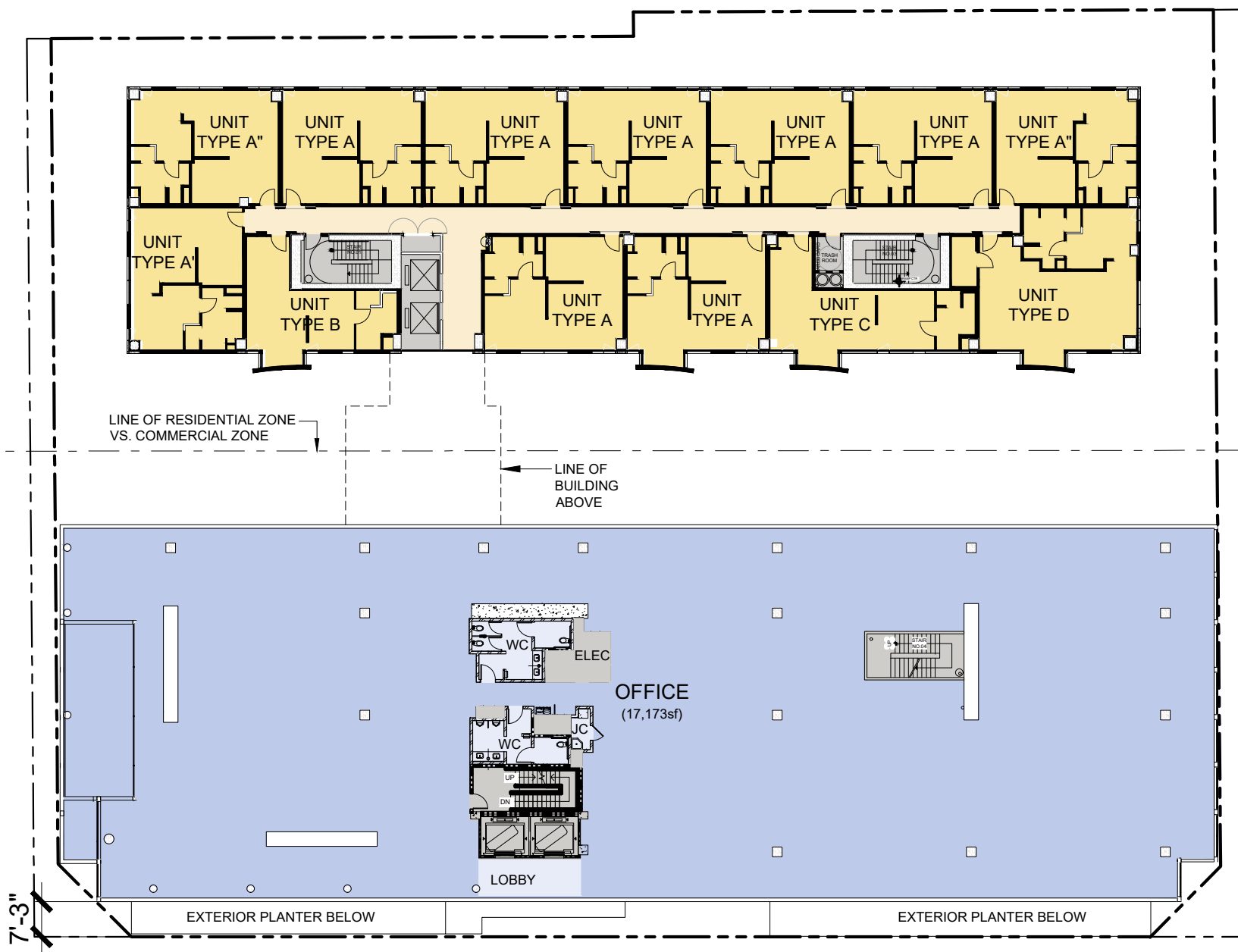
- RESIDENTIAL AMENITY, LOBBY, AND CORRIDORS
- RESIDENTIAL UNITS
- OFFICE AMENITY, LOBBY AND CORRIDORS
- OFFICE
- RETAIL LOBBY AND STAGING
- RETAIL
- PARKING, BUILDING CORES, MECH, STORAGE, ETC.





- RESIDENTIAL AMENITY, LOBBY, AND CORRIDORS
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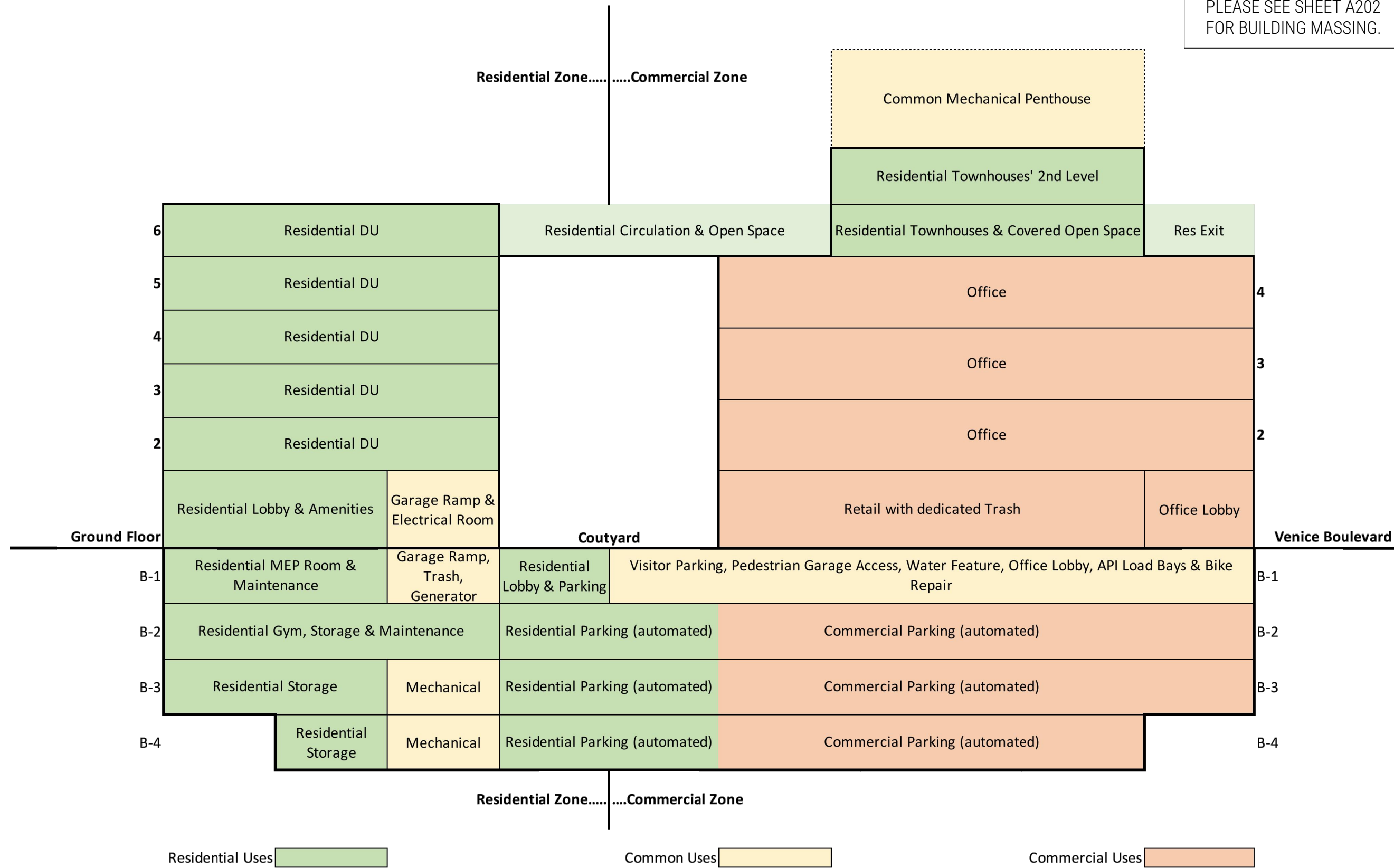


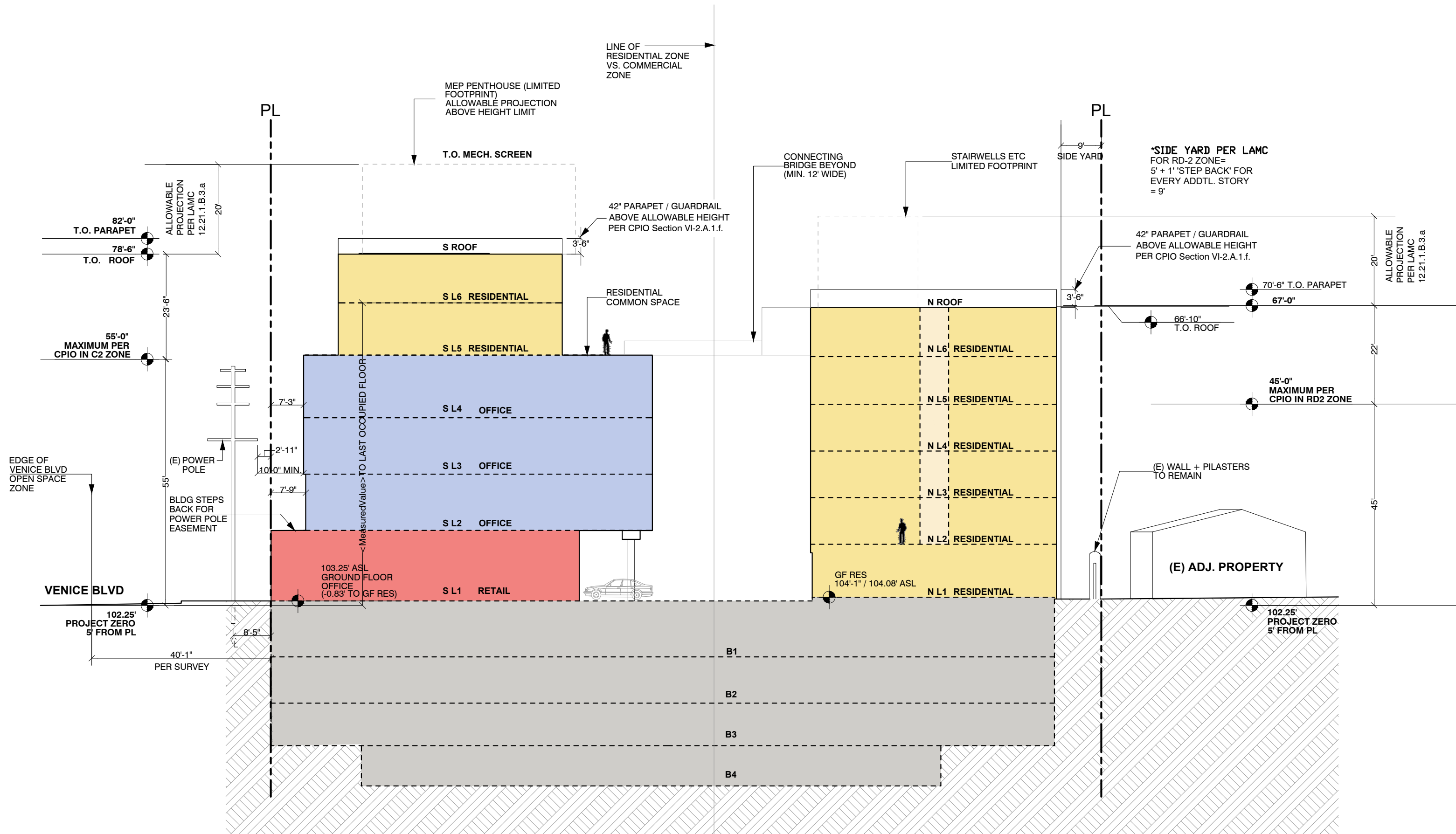


- RESIDENTIAL AMENITY, LOBBY, AND CORRIDORS
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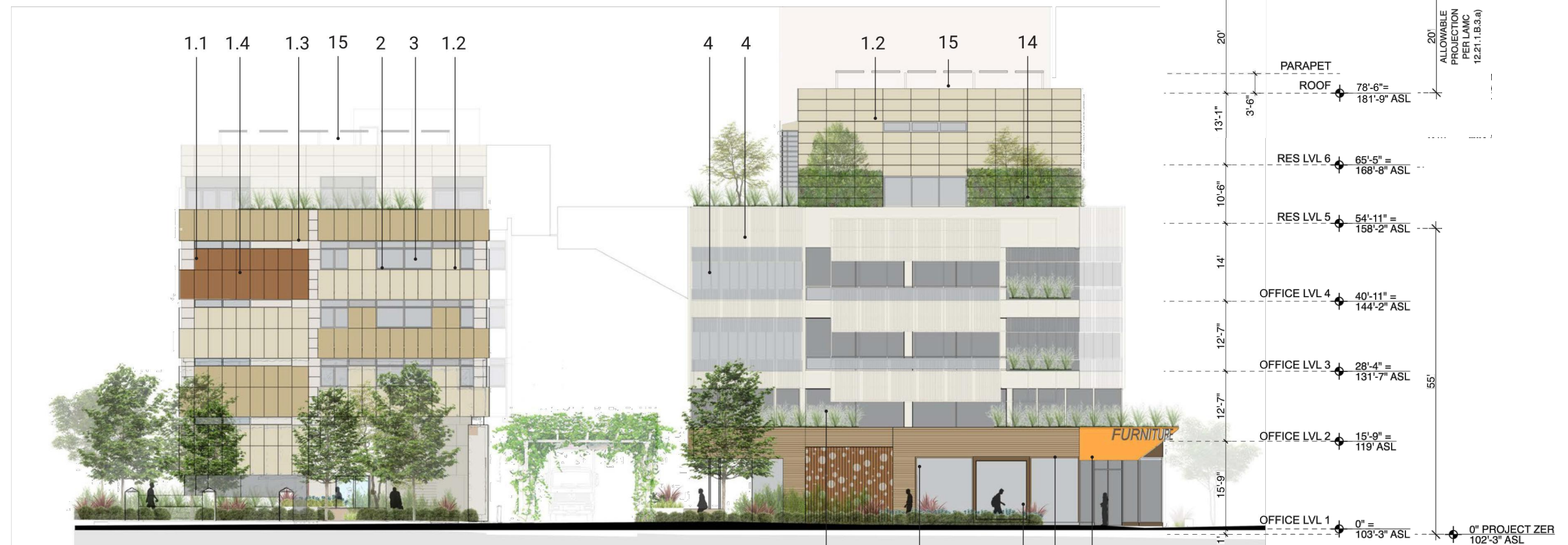
THIS SHEET IS FOR REFERENCE ONLY. PLEASE SEE SHEET A202 FOR BUILDING MASSING.



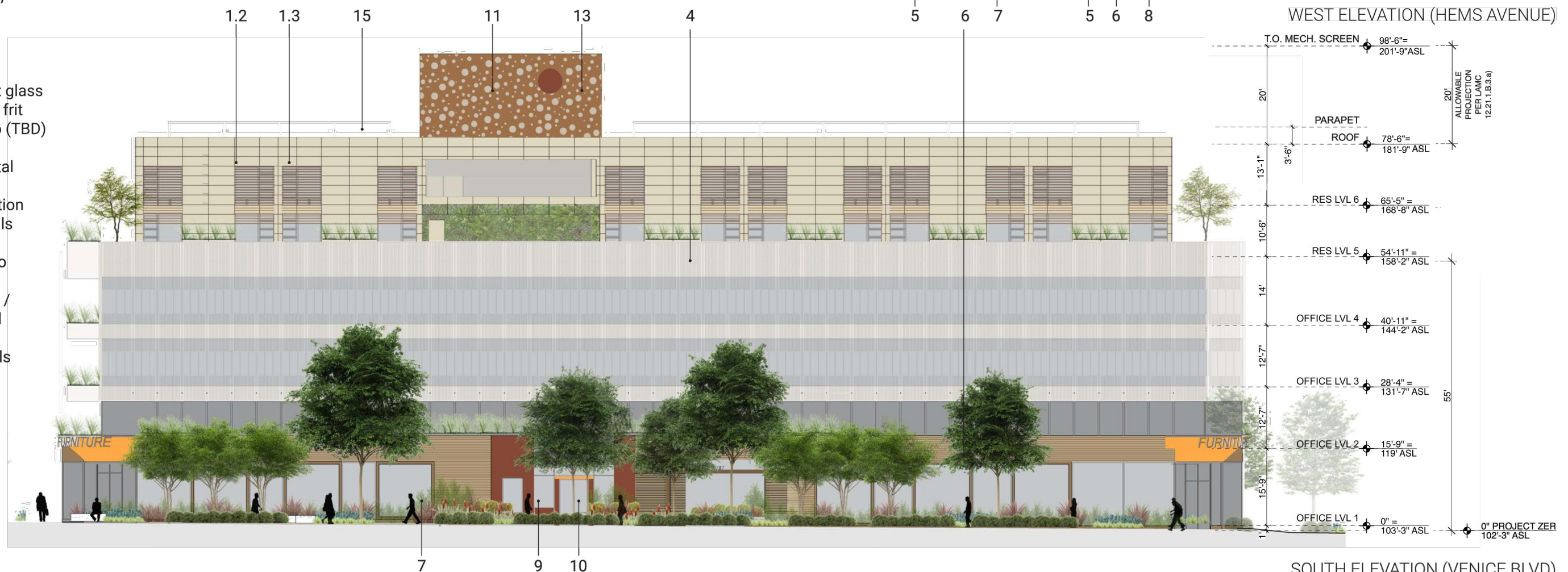


MATERIAL LEGEND

- 1 Fibercement panels
 - 1.1 Color 1
 - 1.2 Color 2
 - 1.3 Color 3
 - 1.4 Color 4
- 2 Clear glass (low E, dual)
- 3 Aluminum Frames
- 4 Curtain wall glazing with ceramic frit pattern (avg. 50% open)
- 5 Storefront Glazing (100% open)
- 6 Textured ceramic / cement panels
- 7 Custom metal frames, painted
- 8 Metal panels, factory finish
- 9 Stone
- 10 Translucent glass with ceramic frit + tenant logo (TBD)
- 11 Die Cut Metal
- 12 Art Application on solid walls
- 13 Tenant Logo
- 14 Hydroponic / planted wall
- 15 Solar Panels



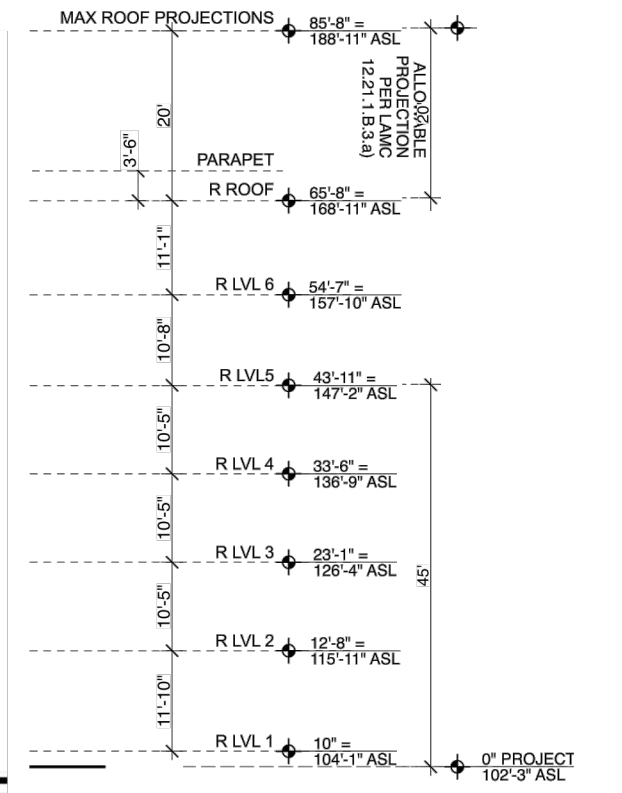
WEST ELEVATION (HEMS AVENUE)



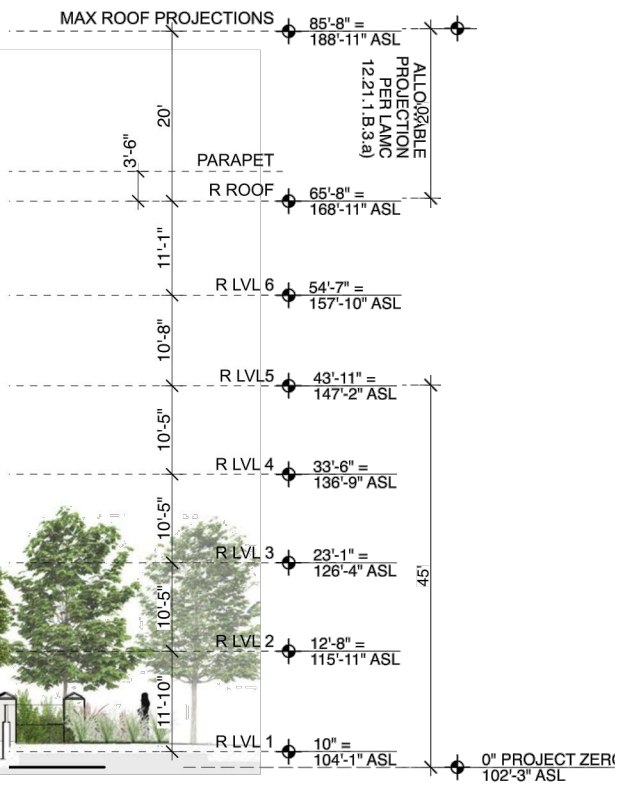
SOUTH ELEVATION (VENICE BLVD)

MATERIAL LEGEND

- 1 Fibercement panels
 - 1.1 Color 1
 - 1.2 Color 2
 - 1.3 Color 3
 - 1.4 Color 4
- 2 Clear glass (low E, dual)
- 3 Aluminum Frames
- 4 Curtain wall glazing with ceramic frit pattern (avg. 50% open)
- 5 Storefront Glazing (100% open)
- 6 Textured ceramic / cement panels
- 7 Custom metal frames, painted
- 8 Metal panels, factory finish
- 9 Stone
- 10 Translucent glass with ceramic frit + tenant logo (TBD)
- 11 Die Cut Metal
- 12 Art Application on solid walls
- 13 Tenant Logo
- 14 Hydroponic / planted wall
- 15 Solar Panels



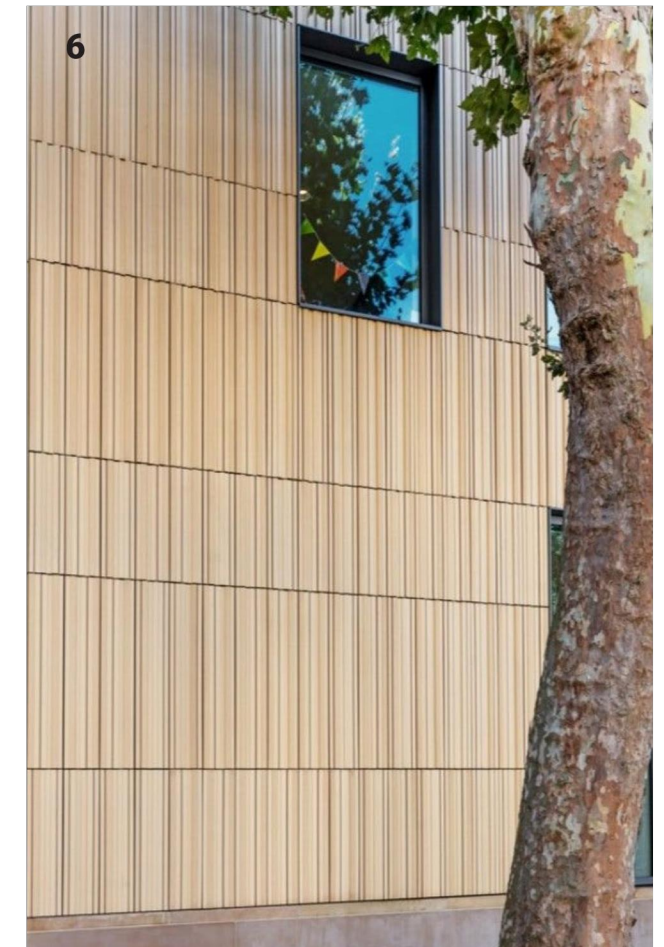
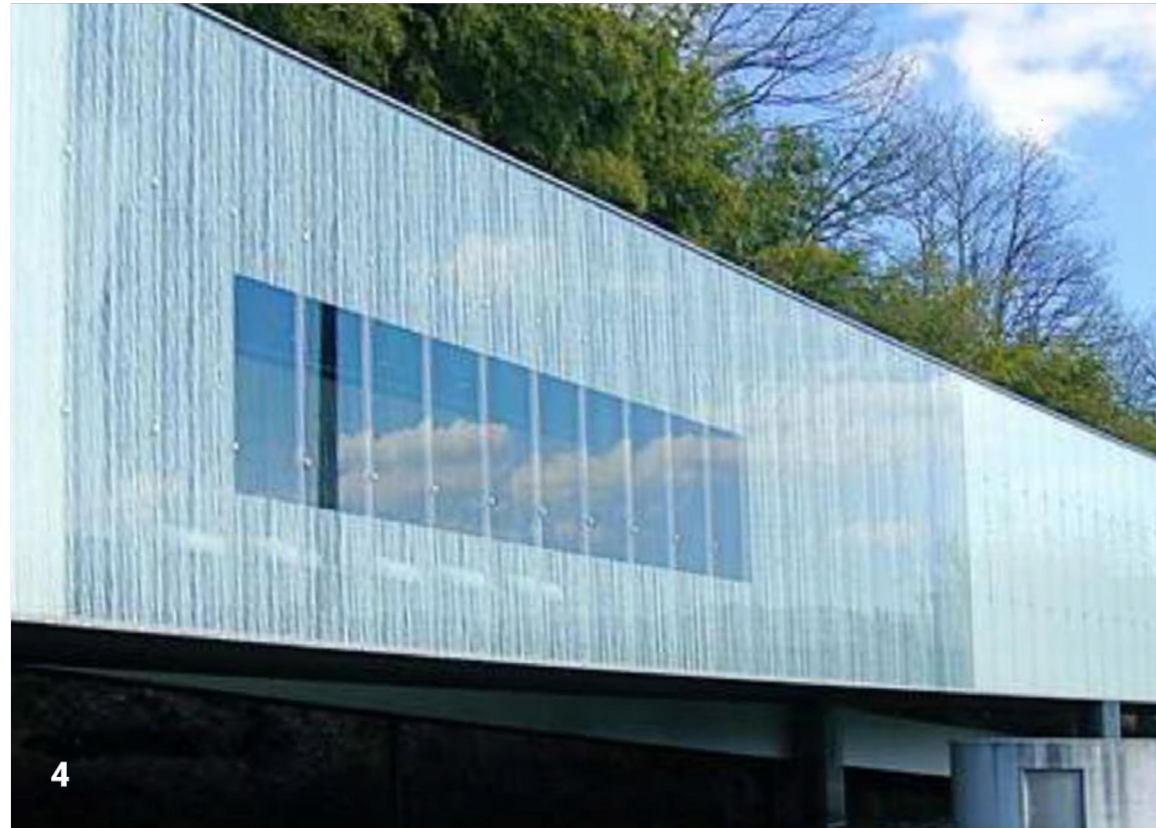
EAST ELEVATION (HUTCHISON AVENUE)

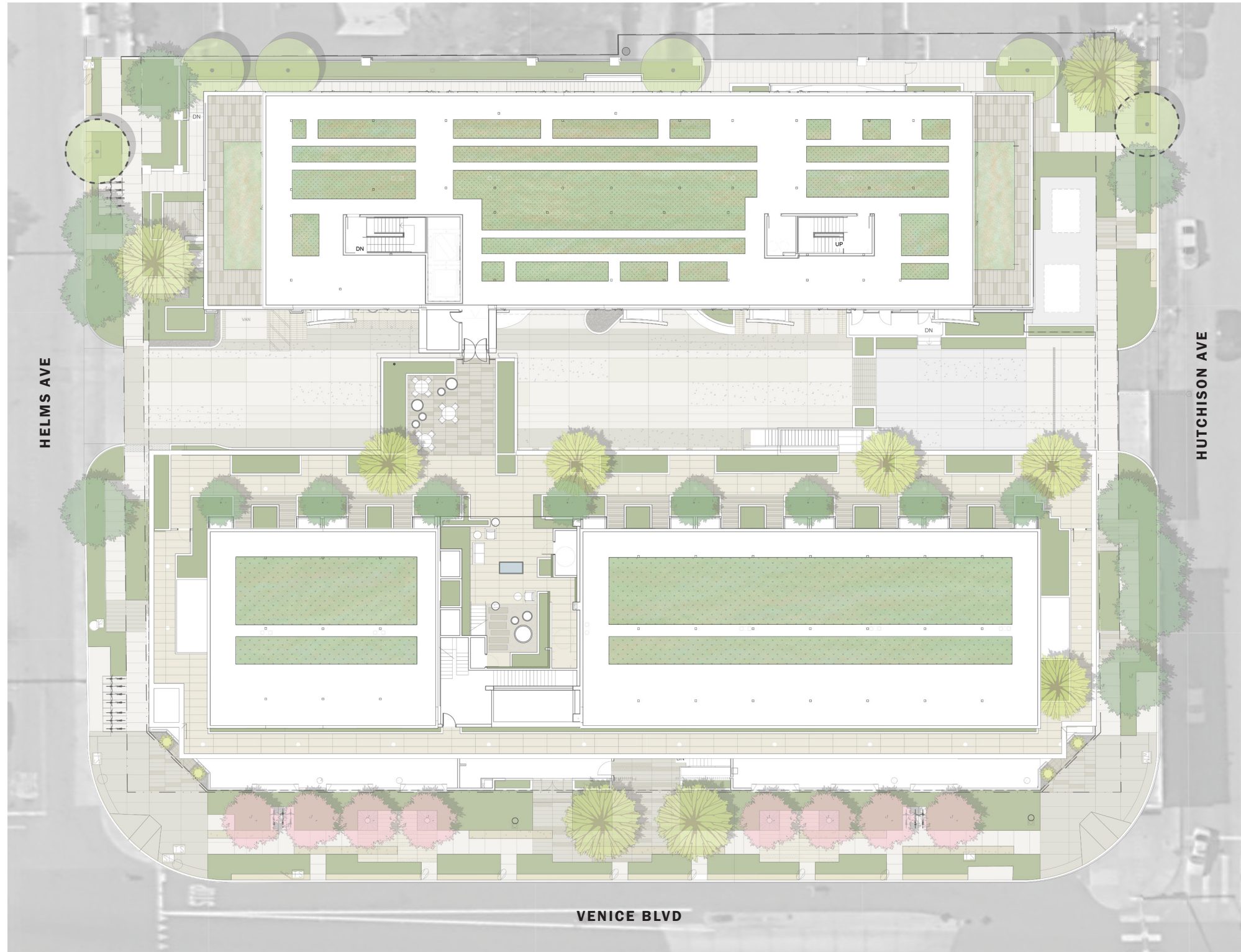


NORTH ELEVATION

MATERIAL PALETTE

- 1 Facade:
Fibercement panels
integral color/ factory finish
 - 1.1 Color 1
 - 1.2 Color 2
 - 1.3 Color 3
 - 1.4 Color 4
- 2 Residential Glazing:
Clear glass (low E, dual)
- 3 Residential Windows
Aluminum
factory finish
- 4 Office Glazing:
Curtain wall glazing with ceramic
frit pattern TBD (avg. 50% open)
- 5 Office 2nd + Retail Glazing:
Storefront Glazing (100% open)
- 6 Retail Facade:
Textured ceramic / cement panels
integral color / factory finish
- 7 Retail Windows:
Custom metal frames,
painted
- 8 Retail Canopies:
Metal panels, factory finish,
color TBD with tenant(s)
- 9 Office Entrance:
Stone
- 10 Office Entrance Portal:
Translucent glass w/ ceramic frit
(custom pattern) + tenant logo (TBD)
- 11 Accent Canopy / Screen:
Die Cut Metal
- 12 Art Application on solid walls, TBD
- 13 Tenant Logo on 4 sides of
mechanical penthouse, TBD
- 14 Hydroponic / Planted Wall
- 15 Solar Panels





COMPOSITE LANDSCAPE PLAN

LANDSCAPE DATA

LANDSCAPE AREA

Level 1 - North	1,681 SF
Level 1 - South	590 SF
Level 2	831 SF
Level 3	75 SF
Level 5 - South	2,149 SF
Level 6 - North	375 SF
Roof - South	3,341 SF
Roof - North	3,450 SF
Project Total	12,492 SF

EXTERIOR COMMON OPEN SPACE

Level 5 - South	4,392 SF
Required Landscape Area (25%)	1,098 SF
Proposed Landscape Area	1,230 SF

HYDROZONE AREA INFORMATION

Very Low	1,874 SF
Low	8,120 SF
Moderate	2,498 SF
Project Total	12,492 SF

TREE COUNT

Proposed (All Trees to be minimum 24" Box)

Street Trees	17
Level 1	3
Level 6	14
Existing	
Street Trees	2
Trees on Property	4
Project Total	40

Notes:

Landscape in right-of-way will be reviewed under a separate permit with BOE.

To meet the Open Space reduction incentive, landscaping will qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O".

Soil depth to be minimum 30" for trees and 12" for groundcover.


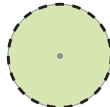




LEGEND

- 1 Office Lobby Plaza
- 2 Retail Plaza
- 3 Seat Wall
- 4 Ornamental Tree
- 5 Canopy Trees
- 6 Pet Relief Lawn
- 7 Tall Screening Hedge
- 8 Convenience Strip, Typ.
- 9 "House" Walks, Typ.
- 10 Bike Parking (18 Stalls)
- 11 Enhanced Paving Driveway and Parking
- 12 Screening Planting (min. 3' ht.)
- 13 Permeable Paving
- 14 Existing Trees to be Preserved (Typ.)
- 15 Existing Perimeter Wall to be Preserved

EXISTING TREES

-  Brisbane Box
Lophostemon confertus
-  Sweetgum
Liquidambar styraciflua

Notes:

Landscape in right-of-way will be reviewed under a separate permit with BOE.

All trees to be minimum 24" Box.

50% of hardscape to be permeable paving where feasible.

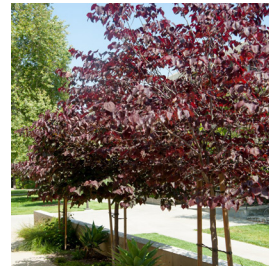
Soil depth to be minimum 30" for trees and 12" for groundcover.



PLANT PALETTE



Arbutus marina
Strawberry Tree



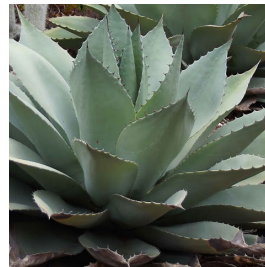
Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud



Platanus x acerifolia
London Plane Tree



Acacia cognata 'Cousin Itt'
Cousin Itt Acacia



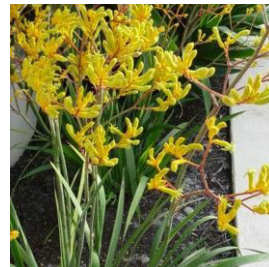
Agave ovatifolia
Whale's Tongue Agave



Aloe 'Safari Rose'
Safari Rose Aloe



Aloe Vera
Aloe Vera



Anigozanthos 'Yellow Gem'
Yellow Gem Kangaroo Paw



Baccharis pilularis 'Pigeon Point'
Pigeon Point Coyote Brush



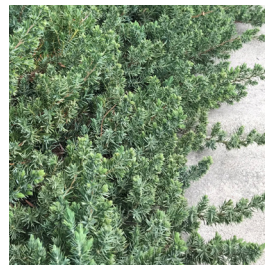
Dianella revoluta 'Little Rev'
Little Rev Flax Lily



Euphorbia amygdaloides 'Purpurea'
Purple Wood Spurge



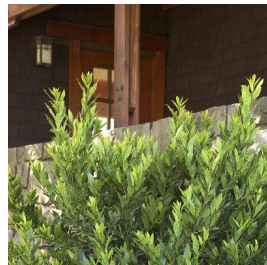
Euphorbia characias 'Glacier Blue'
Glacier Blue Spurge



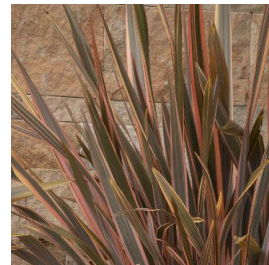
Juniperus conferta 'Blue Pacific'
Blue Pacific Shore Juniper



Kalanchoe beharensis
Velvet Elephant Ear



Laurus nobilis
Sweet Bay



Phormium 'Rainbow Queen'
Rainbow Queen New Zealand Flax



Pittosporum tenuifolium 'Silver Sheen'
Silver Sheen Kohuhu



Sedum spurium 'Bronze Carpet'
Bronze Carpet Stonecrop



Westringia fruticosa 'Low Horizon'
Low Horizon Westringia

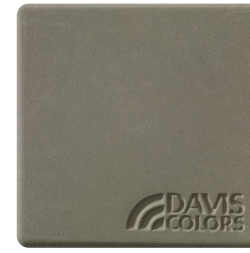


Westringia fruticosa 'Morning Light'
Morning Light Coast Rosemary

PAVING



Integral Color Concrete
Color: Sandstone
Finish: Light Sandblast
Solar Reflectance: 0.41



Integral Color Concrete
Color: Pebble
Finish: Light Sandblast
Solar Reflectance: 0.38



Integral Color Concrete
Color: Adobe
Finish: Light Sandblast
Solar Reflectance: 0.24



Integral Color Concrete
Color: Shell White
Finish: Feldspar



Integral Color Concrete
Color: Latte
Finish: Etched

WALLS



CMU Block
Color: Glacier White
Finish: Burnished



Painted Steel
Color: Bronze
Finish: Matte

LIVE ROOF SYSTEM



LiveRoof Green Roof Systems
"The Hybrid System"

Standard

Soil Depth: Appx. 4 1/4"

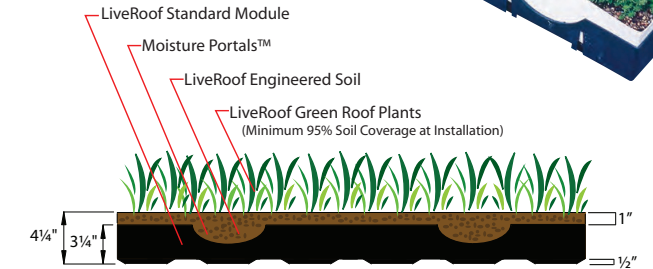
Module Size: 1' x 2' x 3 1/4"

Weight: Appx. 27-29 lbs/sf saturated and vegetated.

Dry Weight: Appx. 20 lbs/sf (confirm with local grower.)

Merits: Maximizes storm water management, integrates perfectly with new construction and often times existing buildings.

Plants: Succulent ground covers, water conserving accent plants, and hardy spring blooming bulbs.



POTTERY



Precast Concrete Pottery
Color: Sandstone
Finish: Sandblast

PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	WUCOLS
<i>Arbutus unedo</i>	Strawberry Tree	30' x 25'	Low
<i>Cercis canadensis</i> 'Forest Pansy'	Eastern Redbud	25' x 25'	Moderate
<i>Platanus x acerifolia</i>	London Plane Tree	50' x 30'	Moderate
<i>Acacia cognata</i> 'Cousin Itt'	Cousin Itt Acacia	2' x 5'	Moderate
<i>Agave ovatifolia</i>	Whale's Tongue Agave	3' x 6'	Low
Aloe "Safari Rose"	Safari Rose Aloe	1' x 3'	Low
Aloe Vera	Aloe Vera	2' x 3'	Low
<i>Anigozanthos</i> 'Yellow Gem'	Yellow Gem Kangaroo Paw	4' x 2'	Low
<i>Baccharis pilularis</i> 'Pigeon Point'	Pigeon Point Coyote Brush	2' x 6'	Low
<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily	3' x 2'	Low
<i>Euphorbia amygdaloides</i> 'Purpurea'	Purple Wood Spurge	3' x 1'	Moderate
<i>Euphorbia characias</i> 'Glacier Blue'	Glacier Blue Spurge	2' x 2'	Low
<i>Juniperus conferta</i> 'Blue Pacific'	Blue Pacific Shore Juniper	1' x 6'	Low
<i>Kalanchoe beharensis</i>	Velvet Elephant Ear	10' x 6'	Low
<i>Laurus nobilis</i>	Sweet Bay	15' x 10'	Low
<i>Phormium</i> 'Rainbow Queen'	Rainbow Queen New Zealand Flax	4' x 3'	Low
<i>Pittosporum tenuifolium</i> 'Silver Sheen'	Silver Sheen Kohuhu	12' x 6'	Low
<i>Sedum spurium</i> 'Bronze Carpet'	Bronze Carpet Stonecrop	6" x 2'	Low
<i>Westringia fruticosa</i> 'Low Horizon'	Low Horizon Westringia	1' x 3'	Low
<i>Westringia fruticosa</i> 'Morning Light'	Morning Light Coast Rosemary	3' x 3'	Low

Notes:

At least 80% of landscaped area to be planted with drought tolerant shrubs and groundcover.

All trees to be minimum 24" Box.

Soil depth to be minimum 30" for trees and 12" for groundcover.