

**NEW 5-STORY 29-UNIT APARTMENT BUILDING**  
**4-LEVEL TYPE V-A RESIDENTIAL BUILDING (INCLUDING ROOF-TOP OPEN SPACE) OVER TYPE I-A STREET LEVEL RESIDENTIAL**  
**OVER 2-LEVEL SUBTERRANEAN PARKING LEVEL TYPE I-A FULLY SPRINKLERED**  
**REQUEST BASED ON SECTION 12.24 U.26 OF THE LAMC DENSITY BONUS CONDITIONAL USE PERMIT AND AB 2345**  
**PROJECT ADDRESS: 8521 HORNER STREET, LOS ANGELES, CA 90035**  
**DEVELOPER: HORNER PROPERTY LLC**

1040 MAYBROOK DRIVE, BEVERLY HILLS, CA 90210  
 ARCHITECT: BABAK BARDI CHAHARMAHALI, AIA  
 11022 SANTA MONICA BLVD, SUITE 200, LOS ANGELES, CA 90025 TEL:310.430.5565 FAX:310.427.7446



**PROJECT DESCRIPTION**  
 A NEW 5-STORY, 29 UNIT MULTI-FAMILY BUILDING WITH 2-LEVEL SUBTERRANEAN PARKING  
 TYPE V-A OVER TYPE I-A FULLY SPRINKLERED NFPA-13 PER LAMC SEC 12.24.U.26 DENSITY BONUS  
 CONDITIONAL USE PERMIT  
**LEGAL DESCRIPTION**  
 LOT 194 OF TRACT MAP NO. 7385, RECORDED IN BOOK 81 OF MAPS, PAGES 72 TO 73 OF THE LOS ANGELES COUNTY OFFICIAL RECORDS.  
**REQUESTED ENTITLEMENTS**  
 THREE (3) ON MENU DENSITY BONUS PER LAMC SEC 12.22.A.25 INCENTIVES INCLUDING:  
 11- FEET HEIGHT INCREASE  
 20% EASTERLY SIDE YARD REDUCTION  
 ADDITIONAL 35% INCREASE IN ALLOWABLE FLOOR AREA  
**LOT AREA** 9,800.0  
**ZONING** [Q]R3-1-0  
**RESIDENTIAL DENSITY** 9,800.0  
**LOT AREA FOR DENSITY** 1 DU/800 SF  
**DENSITY RATIO FOR [Q] R3-1-0** 13  
**BASE DENSITY:** 9,800/800 = 12.25  
**BASE DENSITY (ROUND UP)** 13  
**120% REQUESTED DENSITY BONUS (PURSUANT TO L.A.M.C. 12.24.U.26):** 13 X 2.2 = 28.6  
**11% VERY LOW INCOME UNITS FOR A 35% DENSITY INCREASE, FOR EVERY ADDITIONAL 1% SET ASIDE OF VERY LOW INCOME UNITS, THE PROJECT IS GRANTED AN ADDITIONAL 2.5% DENSITY INCREASE**  
**120-35=85% (REQUESTED INCREASE IN DENSITY OVER 35%)** PER 12.24.U.26  
**85% - 2.5=82.5% (REQUIRED ADDITIONAL V.L.I. SET ASIDE UNITS OVER 11%)** PER 12.24.U.26  
**34-11=23% (REQUIRED SET ASIDE FOR V.L.I. UNITS)** PER 12.24.U.26  
**TOTAL PROVIDED SET ASIDE AND MARKET RATE UNITS:**  
**PROPOSED PERCENTAGE OF V.L.I. SET ASIDE UNIT** 46%-45%(REQUIRED)  
**PROPOSED MARKET RATE UNITS** 6  
**PROPOSED RESIDENTIAL UNIT MIX** 23  
**SINGLE (STUDIO) UNITS:** 7  
**ONE BED ROOM UNITS:** 19  
**TWO BED ROOM UNITS:** 2  
**THREE BED ROOM UNITS:** 29  
**TOTAL FLOOR AREA & FAR (ZONING)**  
**BUILDABLE AREA FOR [Q] R3-1-0** 6,238.3 SF  
**ALLOWABLE AREA PER [Q] R3-1-0** 3.0:1  
**ALLOWABLE AREA PER [Q] R3-1-0** 6,238.3X3= 18,714.9 SF  
**MAX SQUARE FOOTAGE(35% INCREASE IN ALLOWABLE FAR):** 18,714.9 X 1.35 = 25,265  
**TOTAL PROVIDED FLOOR AREA (SEE A0.2A AND A0.2B)** 24,676  
**PERCENTAGE OF ADDITIONAL REQUIRED IN FAR** 32%  
**HEIGHT / STORIES**  
**MAX HEIGHT / STORIES PER [Q]R3-1-0** 45- FEET / NO LIMIT  
**MAX HEIGHT W/ 11 FEET INCREASE BONUS: 45 + 11 = 56- FEET / NO LIMIT**  
**PROPOSED HEIGHT** 55- FEET / 5- STORIES

**AUTO PARKING**

RESIDENTIAL REQUIRED PER AB 2345  
 0.5 SPACE PER DWELLING UNIT (29X.5=14.5) 15  
 A.D.U. UNIT(PROJECT CLOSE TO THE MAJOR TRANSIT STOP) NOT REQUIRED  
**TOTAL PARKING REQUIRED (NON TANDEM/NON COMPACT)** 15

**TOTAL PARKING PROVIDED**

	ACCESSIBLE	STANDARD	COMPACT
BASEMENT LEVEL-1	3	2	4
BASEMENT LEVEL-2	-	11	10
<b>TOTAL</b>	<b>3</b>	<b>13</b>	<b>14</b>

**TOTAL PARKING PROVIDED** 30  
**EV PARKING REQUIREMENT (30%)** 9  
**EVCS (FULL INSTALL) (10%)** 3  
**EVSE (FUTURE INSTALL)** 6

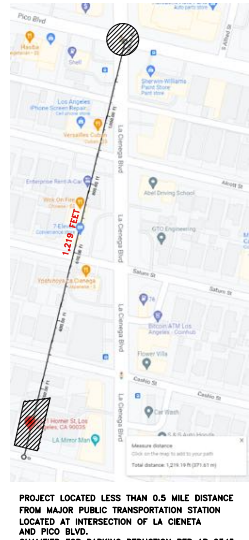
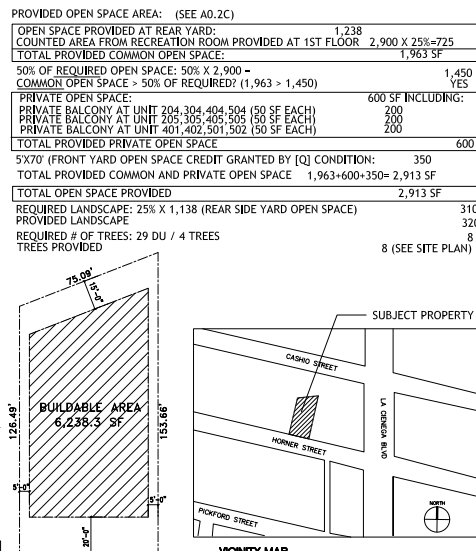
**BIKE PARKING**  
 RES LONG-TERM REQUIRED: (25/11)/(4/1.5)=27.67 28  
 RES SHORT-TERM REQUIRED: 29/10 = 2.9 = 3 3  
**RESIDENTIAL LONG-TERM PROVIDED** 28  
**RESIDENTIAL SHORT-TERM PROVIDED** 3  
**TOTAL BIKE PARKING REQUIRED** 31

**SETBACKS**

	REQUIRED	PROVIDED
FRONT	20 FEET (PER [Q] CONDITION)	20 FEET
EASTERLY SIDE	8X0.8=6.4 FEET (20% INCENTIVE REDUCTION)	6.4 FEET
WESTERLY SIDE	8 FEET	8 FEET
REAR	15 FEET	15 FEET

**BUILDABLE AREA DIAGRAM**

**OPEN SPACE**  
 100 SQ.FT. REQUIREMENT PER DWELLING UNIT PER [Q] CONDITION  
 OPEN SPACE REQUIREMENT PER UNIT MIX:  
 ONE SINGLE (STUDIO) UNIT: 1 X 100 100  
 ONE BED ROOM UNITS: 19 X 100 1,900  
 TWO BED ROOM UNITS: 7 X 100 700  
 THREE BED ROOM UNITS: 2 X 100 200  
**[TOTAL REQUIRED OPEN SPACE]** 2,900



**LIST OF ARCHITECTURAL DRAWINGS**

A0.0	COVER PAGE
A0.1	CONDITIONS OF APPROVAL
A0.1A-A0.1B	BUILDING DEPARTMENT /FIRE DEPARTMENT NOTES
A0.1C-A0.1D	BUILDING CODE ANALYSIS
A0.2	SOILS REPORT APPROVAL
A0.2A	GENERAL NOTES
A0.3A-A0.3B-A0.3C-A0.3D-A0.3E	ACCESSIBILITY DETAILS
A0.4	ELEVATOR NOTES
A0.4A	ACCESSIBILITY DETAILS
A0.4B	ACCESSIBILITY DETAILS
A0.4C	ACCESSIBILITY DETAILS
A0.5A	RESIDENTIAL ACCESSIBILITY NOTES
A0.5B	RESIDENTIAL ACCESSIBILITY NOTES
A0.5C	RESIDENTIAL ACCESSIBILITY NOTES
A0.5D	RESIDENTIAL ACCESSIBILITY NOTES
A0.5E	RESIDENTIAL ACCESSIBILITY NOTES
A0.5F	RESIDENTIAL ACCESSIBILITY NOTES
A0.6	GREEN NOTES
A0.7	SOUND RATING REQUIREMENTS
A1.0	SURVEY
A2.0	SITE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SUB. PARKING
A2.3	2ND,3RD,4TH FLOOR PLAN
A2.4	5TH FLOOR PLAN
A2.5	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	SECTIONS
A4.2	SECTIONS
A5.0	DOORS/WINDOWS SCHEDULE
A6.0	NOT USED
A7.1	ARCHITECTURAL DETAILS
A7.2	ARCHITECTURAL DETAILS
A7.3	ARCHITECTURAL DETAILS
A7.4	ARCHITECTURAL DETAILS
A7.5	ARCHITECTURAL DETAILS
A7.6	ARCHITECTURAL DETAILS
A7.7	ARCHITECTURAL DETAILS

NEW 5-STORY 29- UNIT RESIDENTIAL BUILDING  
 PROJECT ADDRESS: 8521 HORNER STREET, LOS ANGELES, CA 90035  
 DEVELOPER: HORNER PROPERTY LLC  
 1040 MAYBROOK DRIVE, BEVERLY HILLS, CA 90210

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PROJECT NUMBER 21-12

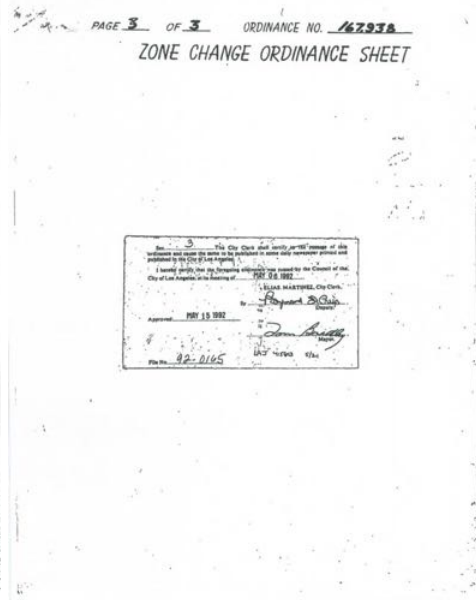
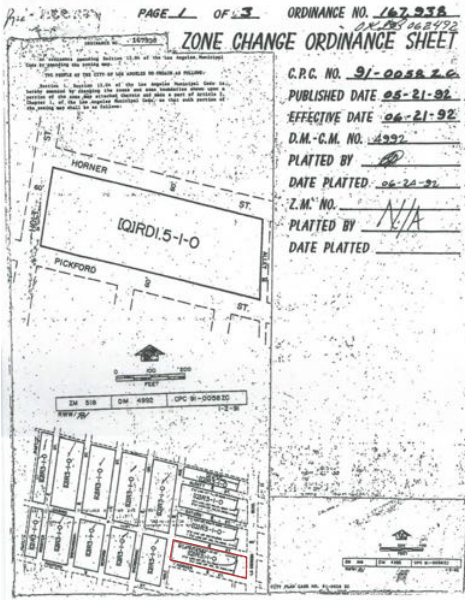
**REVISIONS**

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**CALIFORNIA DEVELOPMENT & DESIGN INC.**  
 PRINCIPAL: BABAK BARDI CHAHARMAHALI, AIA (REGISTERED ARCHITECT)  
 CALIFORNIA LIC.#28450, OKLAHOMA LIC.#A576, TEXAS LIC.#26090  
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 TEL:310.430.5565 FAX:310.427.7446 EMAIL: INFO@CDDARCH.COM WWW.CDDARCH.COM

**COVER PAGE** **A0.0**  
 SHEET TITLE: SHEET NO.



ALLOWABLE HEIGHT PER [Q] CONDITION=45 FEET WITH 10 FEET FRONT EXTERIOR WALL REQUIRED STEP BACK ABOVE 30 FEET HEIGHT PROVIDED HEIGHT: 56' BY APPLYING 11 FEET DENSITY BONUS INCENTIVE (SEE A3.2 & A3.3) THAT ALSO SHOWS THE REQUIRED STEP BACK ABOVE 30 FEET HEIGHT	
OPEN SPACE: 100 SQ. FT. REQUIRED PER DWELLING UNIT PER [Q] CONDITION OPEN SPACE REQUIRED	
ONE SINGLE (STUDIO) UNIT: 1 X 100	100
ONE BED ROOM UNITS: 19 X 100	1,900
TWO BED ROOM UNITS: 7 X 100	700
THREE BED ROOM UNITS: 2 X 100	200
<b>TOTAL REQUIRED OPEN SPACE</b>	<b>2,900</b>
5X70' (FRONT YARD OPEN SPACE CREDIT GRANTED BY [Q] CONDITION):	350
PRIVATE OPEN SPACE:	1,050 SF INCLUDING:
PRIVATE BALCONY AT UNIT 204, 304, 404, 504 (50 SF EACH)	200
PRIVATE BALCONY AT UNIT 205, 305, 405, 505 (50 SF EACH)	200
PRIVATE BALCONY AT UNIT 401, 402, 501, 502 (50 SF EACH)	200
<b>TOTAL PROVIDED PRIVATE OPEN SPACE</b>	<b>600</b>
OPEN SPACE PROVIDED AT REAR YARD: COUNTED AREA FROM RECREATION ROOM PROVIDED AT 1ST FLOOR	1,238 2,900 X 25%=725
<b>TOTAL PROVIDED COMMON OPEN SPACE:</b>	<b>1,963 SF</b>
50% OF REQUIRED OPEN SPACE: 50% X 2,900 =	1,450
COMMON OPEN SPACE > 50% OF REQUIRED? (1,963 > 1,450)	YES
<b>TOTAL PROVIDED COMMON AND PRIVATE OPEN SPACE</b>	<b>1,963+600=2,913 SF</b>
<b>TOTAL OPEN SPACE PROVIDED</b>	<b>2,913 SF</b>

... WILL BE SUPERCEDED PER AB 2345

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