Developer Guidelines

Requested SORO NC Land Use Committee meeting date: Thursday, October 10, 2019

Project information

Planning case number: VTT-82134-SL
Project name: 2641 Garth
Project address: 2641-2647 Garth Ave
Los Angeles, 90034

Contact information

Information for: Applicant
Name: Christopher Schwanitz
Address: 2641 Garth Ave
Los Angeles, CA, 90034
Phone number: (310) 614-2964
Email: matthew@haydenplanning.com

Representative of the Applicant
Representative name: Matthew Hayden
Address: 10100 Venice Blvd
Los Angeles, CA, 90232
Phone number: (310) 614-2964
Email: matthew@haydenplanning.com

Project background

1. Description of what is being requested of this Committee that is not "by right"

Vesting Tentative Tract for Small Lot Subdivision for 12 lots/units with a 20% reduced front yard.
2. Description of project

a. Size of property 15854
b. Size of proposed building(s) 23820

Proposed project is within allowable "by right" size

3. Proposed use of property

Residential

4. Describe the community benefit from your proposed use of the property

Housing

5. Parking spaces

a. Currently on property 4
b. Required by code 26
c. Breakdown of the actual spaces

Standard spaces 14
Compact spaces 12
Handicap spaces 0

6. Trash enclosure and loading dock

a. Trash enclosure Yes
b. Loading dock No

7. Have you provided any additional amenities we should know about to offset requested discretionary approvals affects on adjacent neighbors and/or the SORO community?

No

8. Outreach

For discretionary approval, SORO requires, prior to this meeting, your notification of neighbors within a 500 foot radius of the project. You must also notify us of the results of sign-offs by neighbors within this 500 foot radius.

9. Name and ID of all environmental or planning documents prepared to support this project. Click the + sign to add more lines.

<table>
<thead>
<tr>
<th>Name</th>
<th>ID</th>
<th>Link (if available)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CE</td>
<td>ENV-2018-2086-CE</td>
<td></td>
</tr>
</tbody>
</table>
Mailing Affidavit

Subject Property: 3641-3647 Garth Ave

I, Maria Muccitelli, certify that on October 4, 2019, I mailed 378 letters for a Neighborhood Meeting, scheduled for October 10, 2019.

Maria Muccitelli

10-4-19
Application Filing Planset

2641-2647 S GARTH AVE
LOS ANGELES, CA 90034
12 UNIT SMALL LOT SUBDIVISION
APN: 5065-099-012, -011

CTRL-DSGN

NO.              DATE                  DESCRIPTION

OWNER/APPLICANT
OWNER: STRADELLA COURT, LLC
APPLICANT: CHRIS SCHWANITZ
REPRESENTATIVE: MATTHEW HAYDEN
31324 VIA COLINAS, SUITE 166
WESTLAKE VILLAGE, CA 91362

ISSUES/REVISIONS

SCALE:
7707 Hinds Ave.
North Hollywood, Ca 91605
818.419.4492

01              05.01.19
ENTITLEMENT SET

02              03.07.18
PLAN SET_ISSUE 01

03              03.15.18
SITEPLAN VER 02

04              03.16.18
SITEPLAN VER 03

05              03.28.18
PLAN SET VER 04

06              04.10.18
PLAN SET VER 05

07              07.30.18
REVISE SETBACKS

08              01.14.19
REVISE SETBACK-12FT

09              02.04.19
REVISE DEDICATION 9FT

09              05.01.19
TTM UPDATE - REVISE PLANS

DRAWING TITLE

SHEET

Sheet Title
A0

Site Plan
A2.1

First/Second Floor Plans
Elevations
A3.0

Third/Roof Floor Plans
Elevations
A3.1

Elevations

INDEX

A2.0

Elevations
A3.2

Elevations
A3.3

APPLICATION FILING PLANSET
2641-2647 S GARTH AVE
LOS ANGELES, CA 90034
12 UNIT SMALL LOT SUBDIVISION
APN: 5065-099-012, -011

PROJECT
SITE

2019

OWNER/APPICANT
OWNER: STRADELLA COURT, LLC
APPLICANT: CHRIS SCHWANITZ
31324 VIA COLINAS, SUITE 166
WESTLAKE VILLAGE, CA 91362

DATE: 5/1/2019
SCALE: AS NOTED

COVER

A0
**DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>LOT NUMBER</th>
<th>DATE</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>1</td>
<td>01</td>
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</tr>
<tr>
<td></td>
<td>03.07.18</td>
<td>PLAN SET ISSUE 01</td>
</tr>
<tr>
<td></td>
<td>02</td>
<td>SITEPLAN VER 02</td>
</tr>
<tr>
<td></td>
<td>03.16.18</td>
<td>SITEPLAN VER 03</td>
</tr>
<tr>
<td></td>
<td>04</td>
<td>PLAN SET VER 04</td>
</tr>
<tr>
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<td></td>
<td>06</td>
<td>REVISE SETBACKS</td>
</tr>
<tr>
<td></td>
<td>07</td>
<td>DESIGN STANDARDS/</td>
</tr>
<tr>
<td></td>
<td>08</td>
<td>REVISE SETBACK-12FT</td>
</tr>
<tr>
<td></td>
<td>09</td>
<td>REVISE DEDICATION 9FT</td>
</tr>
<tr>
<td></td>
<td>01.14.19</td>
<td>TTM UPDATE - REVISE PLANS</td>
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**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>2641-2647 S Garth Ave, Los Angeles, CA 90034</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSESSOR PARCEL NO. (APN):</td>
<td>5065-009-011, 011</td>
</tr>
<tr>
<td>THOMAS BROTHERS GRID/PAGE 693 - GRID J6</td>
<td></td>
</tr>
<tr>
<td>LOT/PARCEL AREA:</td>
<td>15,854 SF</td>
</tr>
<tr>
<td>TRACT:</td>
<td>76447</td>
</tr>
<tr>
<td>MAP REFERENCE:</td>
<td>M B 75-80/B3</td>
</tr>
<tr>
<td>BLOCK:</td>
<td>R</td>
</tr>
<tr>
<td>LOT:</td>
<td>20, 21</td>
</tr>
<tr>
<td>MAP SHEET:</td>
<td>1238169</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>West Adams - Baldwin Hills - Leimert</td>
</tr>
<tr>
<td>AREA PLANNING COMMISSION:</td>
<td>South Los Angeles</td>
</tr>
<tr>
<td>NEIGHBORHOOD COUNCIL:</td>
<td>South Robertson</td>
</tr>
<tr>
<td>COUNCIL DISTRICT:</td>
<td>CD 10 - Herb J. Wesson, Jr.</td>
</tr>
<tr>
<td>CINUS TRACT #:</td>
<td>2702.00</td>
</tr>
<tr>
<td>ZONING:</td>
<td>[QR]3-1</td>
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</table>

**PROJECT DESCRIPTION**

1. NEW SINGLE-FAMILY 4 STORY UNITS WITH ONE GARAGE EACH
2. 2uest PARKING AT REAR
3. 62" WIDE COMMON ACCESS DRIVEWAY FOR VEHICULAR ACCESS
4. COMMON WALKWAYS FOR PEDESTRIAN ACCESS
5. TWO 5' (SIDEWAYS) COMMON WALKWAY OR PEDESTRIAN ACCESS
6. ONE 10" (REAR YARD) COMMON WALKWAY FOR PEDESTRIAN ACCESS
7. ONE 12" (FRONT) COMMON WALKWAY FOR PEDESTRIAN ACCESS

**USE:** 12 SFD

**OCCUPANCY GROUP:** RESIDENTIAL [QR]3-1

**CONSTRUCTION:** WOOD FRAME (TYPE V-B)

**LOT COVERAGE CALCULATION:**

- LCT PARCEL AREA (CALCULATED): 15,854 SF GROSS

**F.A.R.**

- Total Floor Area: 21,680 SF
- Total Lot SF: 15,854 SF
- Proposed F.A.R. = 1.50
- Maximum F.A.R. = 2.00

**KEY NOTES**

1. CONCRETE DRIVEWAY - PERMEABLE
2. TRASH COLLECTION - CENTRAL TRASH AREA
3. STREET DEDICATION - 5 FT.
4. SPRINKLERS REQUIRED: NO

**HEIGHT**

- HEIGHT ALLOWED: 45'
- PROPOSED: 45'

**DENSITY CALCULATION**

- Lct Area: 15,854 SF / 1,200 SF
- DENSITY ALLOWED: 1 UNIT/1,200 SF
- PROPOSED: 12 UNITS

**SETBACK MATRIX**

<table>
<thead>
<tr>
<th>LOT</th>
<th>FRONT YARD (EAST)</th>
<th>SIDE YARD (NORTH)</th>
<th>SIDE YARD (SOUTH)</th>
<th>REAR YARD (WEST)</th>
<th>TOTAL FLOOR AREA: (excluding garage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12.00 ft.</td>
<td>8.00 ft.</td>
<td>5.00 ft.</td>
<td>2'</td>
<td>23822 SF</td>
</tr>
<tr>
<td>2</td>
<td>2'</td>
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<td>3</td>
<td>2'</td>
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<td>2'</td>
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<td>4</td>
<td>2'</td>
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<td>2'</td>
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<td>5</td>
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<td>5.00 ft.</td>
<td>2'</td>
<td>23822 SF</td>
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<td>6</td>
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<td>7</td>
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<td>2'</td>
<td>23822 SF</td>
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<td>9</td>
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<td>2'</td>
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<td>10</td>
<td>3'</td>
<td>5.00 ft.</td>
<td>8.00 ft.</td>
<td>2'</td>
<td>23822 SF</td>
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<td>11</td>
<td>3'</td>
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<td>8.00 ft.</td>
<td>2'</td>
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<tr>
<td>12</td>
<td>3'</td>
<td>5.00 ft.</td>
<td>8.00 ft.</td>
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</tr>
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</table>

**PARKING**

- PER LAMC SEC 12.21 A4 (A)

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>2 SPACES/JUNIORS &amp; 24 GUEST SPACES = 26</td>
<td>26 SPACES (12 COMPACT, 14 STANDARD)</td>
</tr>
</tbody>
</table>

**scale: 2.5:1**

**DATE:** 1/1/2019

**SCALE:** AS NOTED

**PROJECT DATA**

A0.1
NOTES:
1. ALL WINDOWS RECESSED 3" FROM FACADE
2. ALL DOORS RECESSED 3" FROM FACADE
3. ALL AWNINGS AT LEAST 6" DEPTH
4. ADDRESS SHOWN IS NOT CURRENT ADDRESS

LEGEND
1. GRAY SIDING
1A. LIGHT GRAY STUCCO
1B. DARK GRAY STUCCO
2. METAL RAILING
3. WHITE STUCCO
4. WOOD SIDING
5. 18" AWNING (TYP)
6. 24" RECESSED ENTRYWAY
7. ADDRESS AND LIGHTING AT ALL ENTRYWAYS (TYP)
8. DOOR W/ A WINDOW @ ALL PRIMARY ENTRYWAYS (TYP.)
9. LOW LEVEL LIGHTING @ ALL PRIMARY ENTRYWAYS (TYP.)
10. ALUMINUM WINDOW FRAME (TYP.)
11. PERMEABLE LANDING
12. 6" PLANE DEPTH
13. 10" PLANE DEPTH
14. GARAGE DOOR

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DATE: 5.1.2019
SCALE: AS NOTED

ELEVATIONS
SOUTH
NOTES:
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RECESSED ENTRANCE
ALUMINUM WINDOW FRAME TYP.

ADDRESS AND LIGHTING AT ALL ENTRANCEWAYS
PERMEABLE LANDING AT ALL ENTRANCEWAYS

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