Attachment 1: Draft Mixed Use (MXD) Zone Analysis

Sample Site #1 - Del Aire (APN 4140-003-036)

Assumptions:

Subterranean parking
Recreational space is provided on lot (i.e. lawn)
15' floor-to-floor height for ground floor commerical in mixed use development (to meet the 14' min. floor-to-ceiling height requirement)
10' floor-to-floor height for all other floors
Size of residential units (based on Aviation Station)
Reduce residentail sq ft by 25% - assumed space for hallways, etc. (based on Aviation Station)

Lot area - net (ac/sq ft):	0.41	17,933	Max. allowable # of units: 61
Lot area - gross (ac/sq ft):	0.66	28,854	
Required Rear Yard (abutting R-1)	20' x 135' = 2,700 SF*		

* Rear yard can be used to meet 5% landscaping requirement
* Rear yard can be used to meet 10% rec. space requirement if total floor area up to 60,000 SF

Scenarios:

Scenario 1: Residential-Only (6 stories; 60,000 SF of total floor area)
Scenario 2: Residential-Only (4 stories; 53,740 SF of total floor area)
Scenario 3**: Mixed Use (6 stories; ground floor retail + upper floors residential; 53,799 SF of total floor area to meet FAR 3.0)
** See attached elevation and site plan

All hypothentical examples in each scenario are checked against the following applicable draft MXD development standards for compliance:
A) Maximum density: 150 du/ac (residential-only and mixed use developments)
B) Maximum FAR: 3.0 (mixed use developments)
C) Side and rear yards: Minimum 20' if abutting R-1 or R-2
D) Maximum height: 65'
E) Step-back: If facing and abutting R-1 or R-2, 45' maximum height, then recess back 1' for every foot increase in height, up to 65'
F) Ground floor retail floor-to-ceiling height: 14'
G) Landcaping: Minimum 5% of lot area
H) Recreational space:
1. 60,000 SF total floor area or less: minimum 10% of lot area
2. Over 60,000 SF total floor area: minimum 100 SF of recreational space per unit

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SCALE 1" = 100'	

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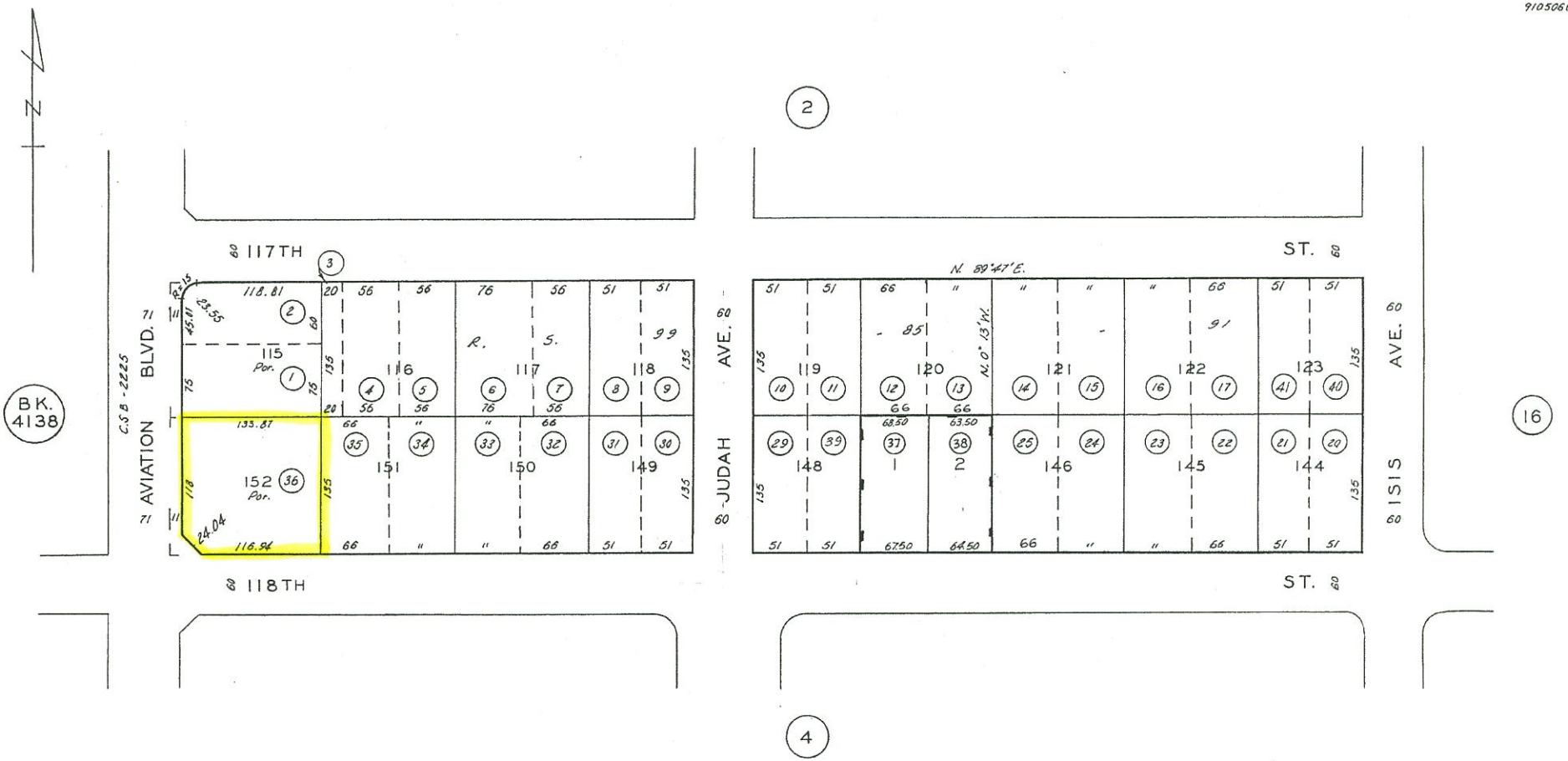


CODE
9878

PARCEL MAP _ _ P.M. 23-69
TRACT NO. 2663 M.B. 27-24

FOR PREV. ASSM'T SEE:
4140-3

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Sample Site #1 - Del Aire (APN 4140-003-036)

Scenario 1: Residential-Only (6 stories; 60,000 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	10,000	7,500
2nd Floor	10,000	7,500
3rd Floor	10,000	7,500
4th Floor	10,000	7,500
5th Floor	10,000	7,500
6th Floor	10,000	7,500
Total Floor Area	60,000	

	Quantity (Units)	Unit Size (SF)	Project Density
Example A: Studio only	72	580	176 du/ac*
Example B: 1 bed, 1 bath only	66	633	161 du/ac*
Estimated Unit Size at Max. Density	**60**	**Appr. 750**	**150 du/ac**
Example C: 1 bed, 1 bath, den only	48	864	117 du/ac
Example D: 2 bed, 2 bath only	42	945	102 du/ac
Example E: 2 bed, 2 bath only	42	1,035	102 du/ac

*Exceed maximum allowable density 150 du/ac

Sample Site #1 - Del Aire (APN 4140-003-036)

Scenario 2: Residential-Only (4 stories; 53,740 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	13,435	10,076
2nd Floor	13,435	10,076
3rd Floor	13,435	10,076
4th Floor	13,435	10,076
Total Floor Area	53,740	

	Quantity (Units)	Unit Size (SF)	Project Density
Example A: Studio only	68	580	166 du/ac*
Example B: 1 bed, 1 bath only	60	633	146 du/ac
Estimated Unit Size at Max. Density	**60**	**Appr. 650**	**150 du/ac**
Example C: 1 bed, 1 bath, den only	44	864	107 du/ac
Example D: 2 bed, 2 bath only	40	945	98 du/ac
Example E: 2 bed, 2 bath only	36	1,035	88 du/ac

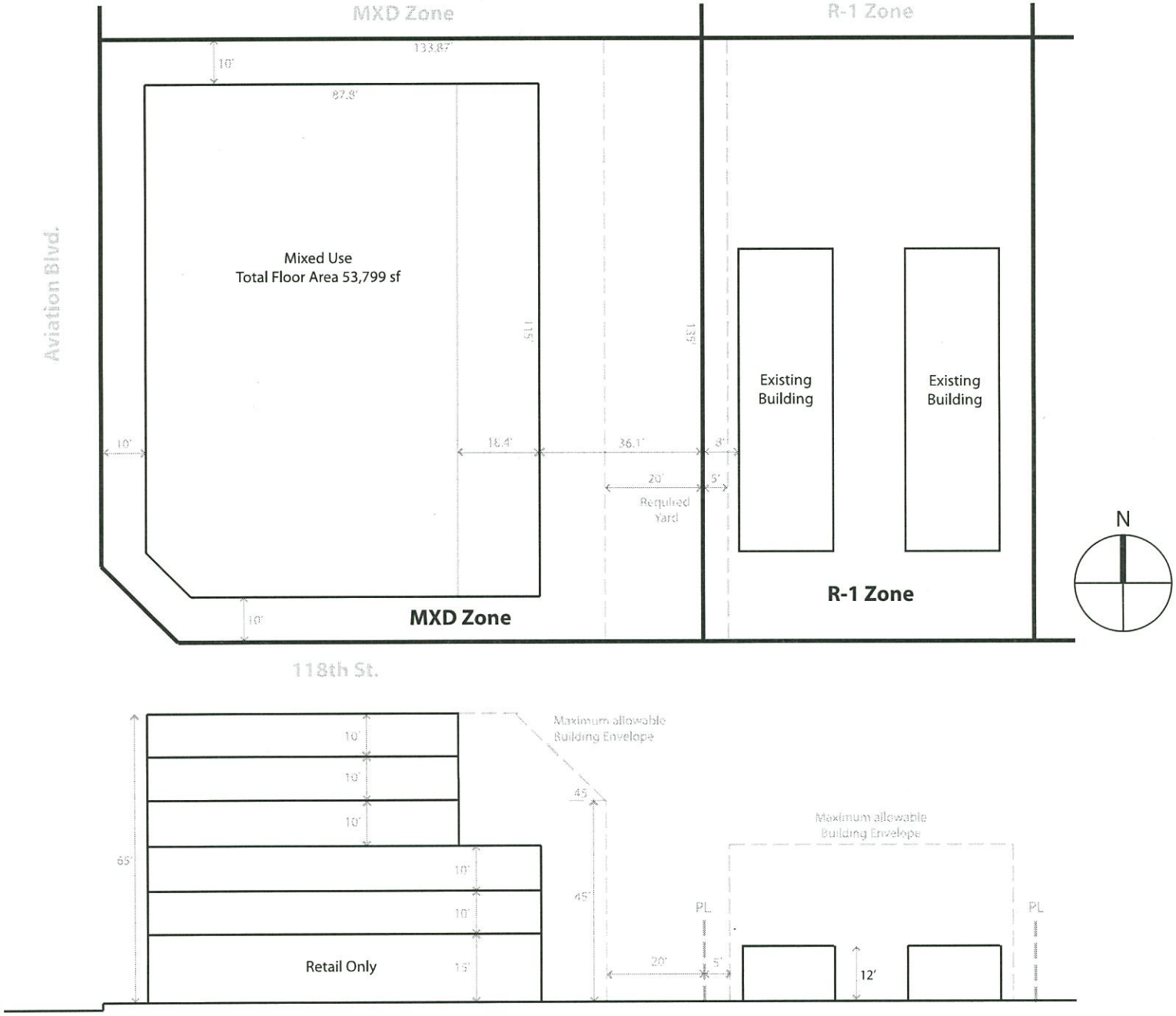
*Exceed maximum allowable density 150 du/ac

Sample Site #1 - Del Aire (APN 4140-003-036)

Scenario 3: Mixed Use (6 stories; ground floor retail + upper floors residential; 53,799 SF of total floor area to meet FAR 3.0)

	Floor Area (SF)	25% Reduction
Ground Floor Retail	10,000	7,500
2nd Floor Residential	10,000	7,500
3rd Floor Residential	10,000	7,500
4th Floor Residential	7,933	5,949
5th Floor Residential	7,933	5,949
6th Floor Residential	7,933	5,949
Total Floor Area	53,799	

Residential Portion (2nd-6th Floors)	Quantity (Units)	Unit Size (SF)	Project Density
Estimated Unit Size at Max. Density	**Appr. 56-63**	**Appr. 500-550**	**150 du/ac**
Example A: Studio only	54	580	132 du/ac
Example B: 1 bed, 1 bath only	49	633	120 du/ac
Example C: 1 bed, 1 bath, den only	34	864	83 du/ac
Example D: 2 bed, 2 bath only	32	945	78 du/ac
Example E: 2 bed, 2 bath only	29	1,035	71 du/ac



Del Aire (APN 4140-003-036), Scenario 3

Sample Site #2 - East Pasadena-East San Gabriel (APN 5755-008-022)

Assumptions:

Subterranean parking

Recreational space is provided on lot (i.e. lawn) except in Scenario 3, part of the recreational space will be provided in a rooftop garden.

15' floor-to-floor height for ground floor commerical in mixed use development (to meet the 14' min. floor-to-ceiling height requirement)

10' floor-to-floor height for all other floors

Size of residential units (based on Aviation Station)

Reduce residentail sq ft by 25% - assumed space for hallways, etc. (based on Aviation Station)

Lot area - net (ac/sq ft):	0.62	26,985	Max. allowable # of units: 92
Lot area - gross (ac/sq ft):	0.81	35,235	
Required Rear Yard (abutting R-1)	20' x 150' = 3,000 SF*		

* Rear yard can be used to meet 5% landscaping requirement

* Rear yard can be used to meet 10% rec. space requirement if total floor area is up to 60,000 SF, or 100 SF rec. space/unit requirement if total floor area is over 60,000 SF.

Scenarios:

Scenario 1: Residential-Only (6 stories; 60,000 SF of total floor area)

Scenario 2: Residential-Only (6 stories; 90,000 SF of total floor area)

Scenario 3: Residential-Only (4 stories; 90,000 SF of total floor area)

Scenario 4**: Mixed Use (6 stories; ground floor retail + upper floors residential; 80,955 SF of total floor area to meet FAR 3.0)

** See attached elevation and site plan

All hypothetical examples in each scenario are checked against the following applicable draft MXD development standards for compliance:

A) Maximum density: 150 du/ac (residential-only and mixed use developments)

B) Maximum FAR: 3.0 (mixed use developments)

C) Side and rear yards: Minimum 20' if abutting R-1 or R-2

D) Maximum height: 65'

E) Step-back: If facing and abutting R-1 or R-2, 45' maximum height, then recess back 1' for every foot increase in height, up to 65'

F) Ground floor retail floor-to-ceiling height: 14'

G) Landcaping: Minimum 5% of lot area

H) Recreational space:

1. 60,000 SF total floor area or less: minimum 10% of lot area
2. Over 60,000 SF total floor area: minimum 100 SF of recreational space per unit

5755	8

SCALE 1" = 60'

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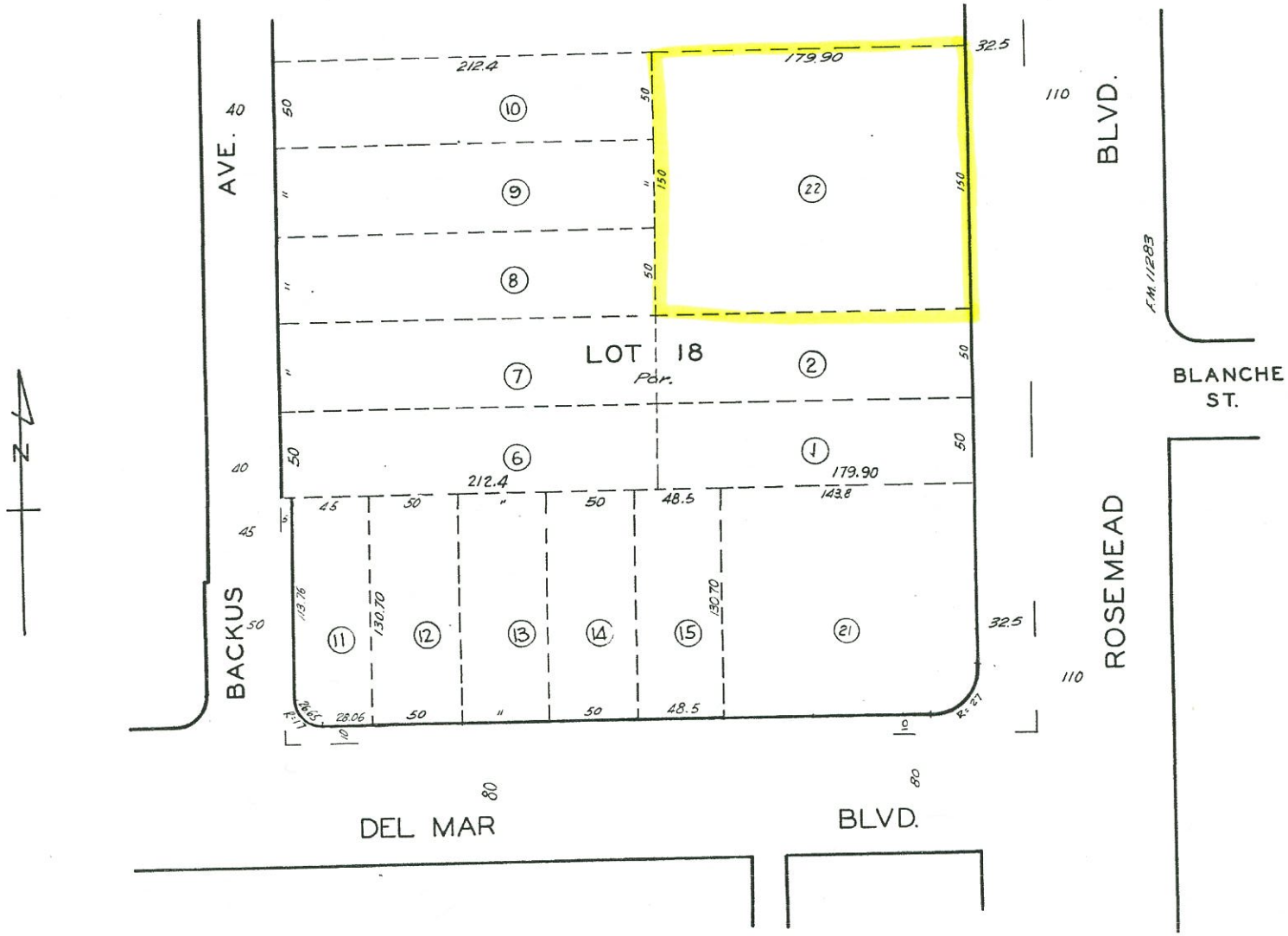


CODE
7562

TRACT NO. 901

M.B. 16-174-175

FOR PREV. ASSM'T. SEE: 1894-8

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Sample Site #2 - East Pasadena-East San Gabriel (APN 5755-008-022)

Scenario 1: Residential-Only (6 stories; 60,000 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	10,000	7,500
2nd Floor	10,000	7,500
3rd Floor	10,000	7,500
4th Floor	10,000	7,500
5th Floor	10,000	7,500
6th Floor	10,000	7,500
Total Floor Area	60,000	

	Quantity (Units)	Unit Size (SF)	Project Density
Estimated Unit Size at Max. Density	**90**	**Appr. 500**	**150 du/ac**
Example A: Studio only	72	580	116 du/ac
Example B: 1 bed, 1 bath only	66	633	106 du/ac
Example C: 1 bed, 1 bath, den only	48	864	77 du/ac
Example D: 2 bed, 2 bath only	42	945	68 du/ac
Example E: 2 bed, 2 bath only	42	1,035	68 du/ac

Sample Site #2 - East Pasadena-East San Gabriel (APN 5755-008-022)

Scenario 2: Residential-Only (6 stories; 90,000 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	15,000	11,250
2nd Floor	15,000	11,250
3rd Floor	15,000	11,250
4th Floor	15,000	11,250
5th Floor	15,000	11,250
6th Floor	15,000	11,250
Total Floor Area	90,000	

	Quantity (Units)	Unit Size (SF)	Project Density
Example A: Studio only	114	580	184 du/ac*
Example B: 1 bed, 1 bath only	102	633	165 du/ac*
Estimated Unit Size at Max. Density	**90**	**Appr. 750**	**150 du/ac**
Example C: 1 bed, 1 bath, den only	78	864	126 du/ac
Example D: 2 bed, 2 bath only	66	945	106 du/ac
Example E: 2 bed, 2 bath only	60	1,035	97 du/ac

*Exceed maximum allowable density 150 du/ac

Recreational Space (For Project with Total Floor Area over 60,000 SF: 100 SF Rec. Space/Unit)

	Quantity (Units)	Unit Size (SF)	Total Rec. Space Required (SF)	Additional Rec. Space Needed After 3,000 SF Rear Yard is Accounted For (SF)
Estimated Unit Size at Max. Density	**90**	**Appr. 750**	**9,000**	**6,000***
Example C: 1 bed, 1 bath, den only	78	864	7,800	4,800*
Example D: 2 bed, 2 bath only	66	945	6,600	3,600*
Example E: 2 bed, 2 bath only	60	1,035	6,000	3,000*

* With the 20' rear yard setback and the assummed building lot coverage of 15,000 SF, there will be 8,985 SF remaining lot area, which is more than enough to meet the recreational space requirement for each of these three examples.

Sample Site #2 - East Pasadena-East San Gabriel (APN 5755-008-022)

Scenario 3: Residential-Only (4 stories; 90,000 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	22,500	16,875
2nd Floor	22,500	16,875
3rd Floor	22,500	16,875
4th Floor	22,500	16,875
Total Floor Area	90,000	

	Quantity (Units)	Unit Size (SF)	Project Density
Example A: Studio only	116	580	187 du/ac*
Example B: 1 bed, 1 bath only	104	633	168 du/ac*
Estimated Unit Size at Max. Density	**88**	**Appr. 750**	**150 du/ac**
Example C: 1 bed, 1 bath, den only	76	864	123 du/ac
Example D: 2 bed, 2 bath only	68	945	110 du/ac
Example E: 2 bed, 2 bath only	64	1,035	103 du/ac

*Exceed maximum allowable density 150 du/ac

Recreational Space (For Project with Total Floor Area over 60,000 SF: 100 SF Rec. Space/Unit)

	Quantity (Units)	Unit Size (SF)	Total Rec. Space Required (SF)	Additional Rec. Space Needed After 3,000 SF Rear Yard is Accounted For (SF)
Estimated Unit Size at Max. Density	**88**	**Appr. 750**	**8,800**	**5,800***
Example C: 1 bed, 1 bath, den only	76	864	7,600	4,600*
Example D: 2 bed, 2 bath only	68	945	6,800	3,800*
Example E: 2 bed, 2 bath only	64	1,035	6,400	3,400*

* This required recreational space will be provided in a rooftop garden.

Sample Site #2 - East Pasadena-East San Gabriel (APN 5755-008-022)

Scenario 4: Mixed Use (6 stories; ground floor retail + upper floors residential; 80,955 SF of total floor area to meet FAR 3.0)

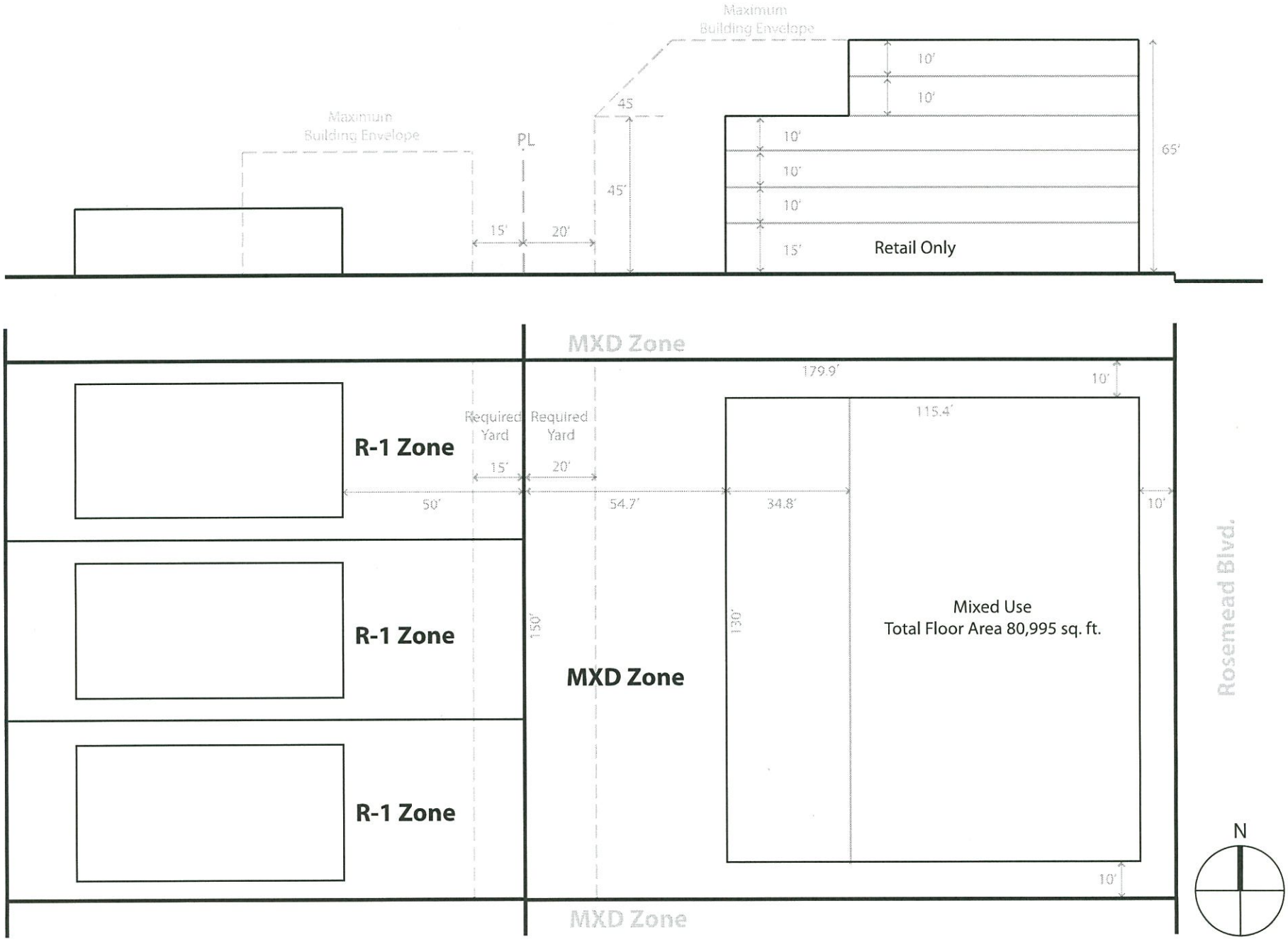
	Floor Area (SF)	25% Reduction
Ground Floor Retail	15,000	11,250
2nd Floor Residential	15,000	11,250
3rd Floor Residential	15,000	11,250
4th Floor Residential	15,000	11,250
5th Floor Residential	10,478	7,859
6th Floor Residential	10,477	7,858
Total Floor Area	80,955	

Residential Portion (2nd-6th Floors)	Quantity (Units)	Unit Size (SF)	Project Density
Estimated Unit Size at Max. Density	**Appr. 88-96**	**Appr. 500-550**	**150 du/ac**
Example A: Studio only	83	580	134 du/ac
Example B: 1 bed, 1 bath only	75	633	121 du/ac
Example C: 1 bed, 1 bath, den only	57	864	92 du/ac
Example D: 2 bed, 2 bath only	49	945	79 du/ac
Example E: 2 bed, 2 bath only	44	1,035	71 du/ac

Recreational Space (For Project with Total Floor Area over 60,000 SF: 100 SF Rec. Space/Unit)

Residential Portion (2nd-6th Floors)	Quantity (Units)	Unit Size (SF)	Total Rec. Space Required (SF)	Additional Rec. Space Needed After 3,000 SF Rear Yard is Accounted For (SF)
Estimated Unit Size at Max. Density	**Appr. 88-96**	**Appr. 500-550**	**Max. 9,600**	**Max. 6,600***
Example A: Studio only	83	580	8,300	5,300*
Example B: 1 bed, 1 bath only	75	633	7,500	4,500*
Example C: 1 bed, 1 bath, den only	57	864	5,700	2,700*
Example D: 2 bed, 2 bath only	49	945	4,900	1,900*
Example E: 2 bed, 2 bath only	44	1,035	4,400	1,400*

* With the 20' rear yard setback and the assummed building lot coverage of 15,000 SF, there will be 8,985 SF remaining lot area, which is more than enough to meet the recreational space requirement for each of these five examples.



East Pasadena-East San Gabriel (APN 5755-008-022), Scenario 4

Sample Site #3 - West Carson (APN 7345-014-048)

Assumptions:

Subterranean parking

Recreational space is provided on lot (i.e. lawn) except in Scenario 3, part of the recreational space will be provided in a rooftop garden in one of the examples.

15' floor-to-floor height for ground floor commerical in mixed use development (to meet the 14' min. floor-to-ceiling height requirement)

10' floor-to-floor height for all other floors

Size of residential units (based on Aviation Station)

Reduce residentail sq ft by 25% - assumed space for hallways, etc. (based on Aviation Station)

Lot area - net (ac/sq ft):	0.84	36,750	Max. allowable # of units: 126
Lot area - gross (ac/sq ft):	1.24	53,980	

Required Rear Yard (abutting R-1) 20' x 363.68' = 7,274 SF*

* Rear yard can be used to meet 5% landscaping requirement

* Rear yard can be used to meet 10% rec. space requirement if total floor area is up to 60,000 SF, or 100 SF rec. space/unit requirement if total floor area is over 60,000 SF.

Scenarios:

Scenario 1: Residential-Only (6 stories; 60,000 SF of total floor area)

Scenario 2: Residential-Only (6 stories; 110,250 SF of total floor area)

Scenario 3: Residential-Only (4 stories; 110,250 SF of total floor area)

Scenario 4**: Mixed Use (6 stories; ground floor retail + upper floors residential; 110,250 SF of total floor area to meet FAR 3.0)

** See attached elevation and site plan

All hypothentical examples in each scenario are checked against the following applicable draft MXD development standards for compliance:

A) Maximum density: 150 du/ac (residential-only and mixed use developments)

B) Maximum FAR: 3.0 (mixed use developments)

C) Side and rear yards: Minimum 20' if abutting R-1 or R-2

D) Maximum height: 65'

E) Step-back: If facing and abutting R-1 or R-2, 45' maximum height, then recess back 1' for every foot increase in height, up to 65'

F) Ground floor retail floor-to-ceiling height: 14'

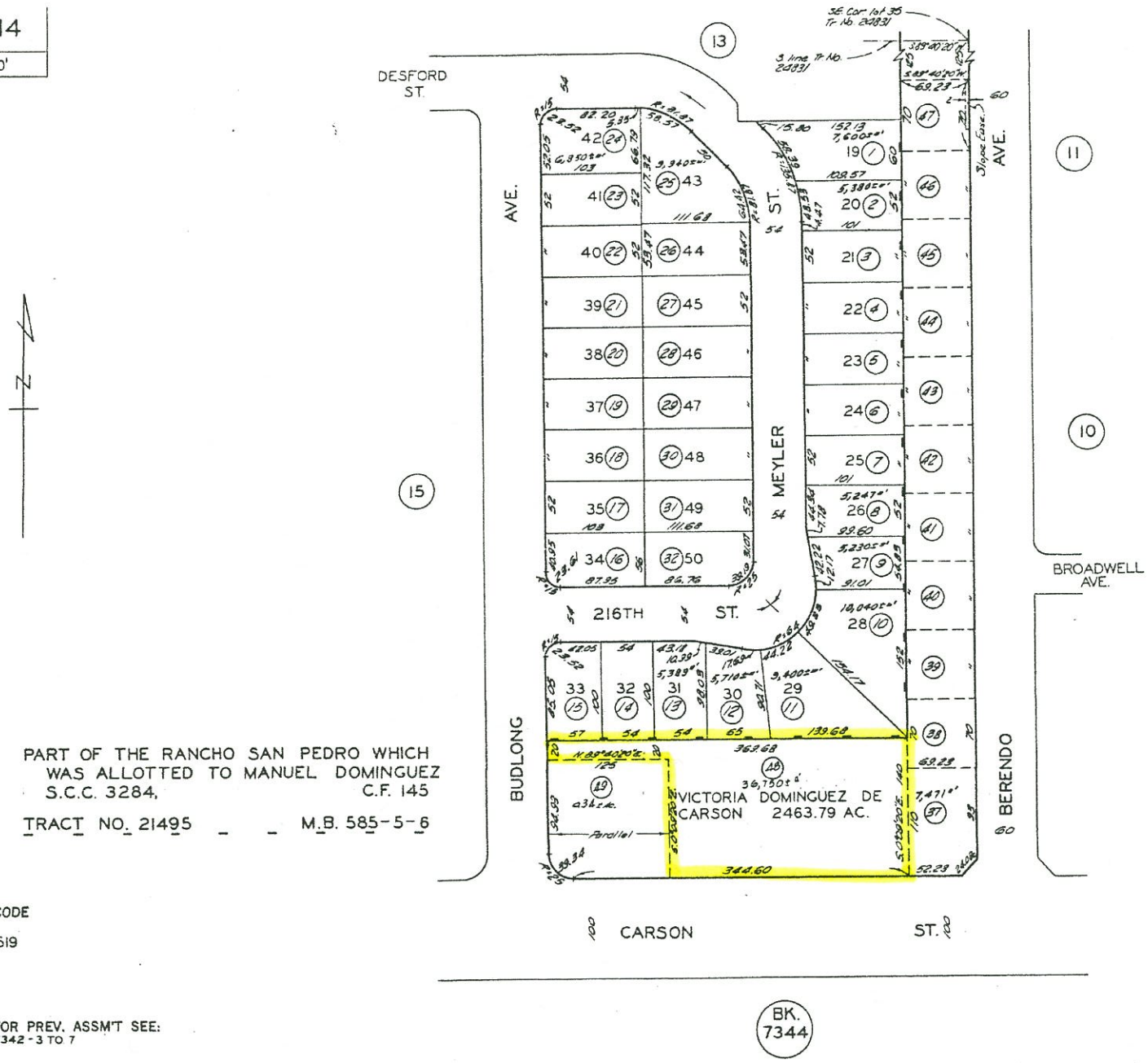
G) Landcaping: Minimum 5% of lot area

H) Recreational space:

1. 60,000 SF total floor area or less: minimum 10% of lot area
2. Over 60,000 SF total floor area: minimum 100 SF of recreational space per unit

7345	14

SCALE 1" = 100'



PART OF THE RANCHO SAN PEDRO WHICH WAS ALLOTTED TO MANUEL DOMINGUEZ S.C.C. 3284, C.F. 145

TRACT NO. 21495 M.B. 585-5-6

CODE

1519

FOR PREV. ASSM'T SEE:
7342-3 TO 7

BK. 7344

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Sample Site #3 - West Carson (APN 7345-014-048)

Scenario 1: Residential-Only (6 stories; 60,000 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	10,000	7,500
2nd Floor	10,000	7,500
3rd Floor	10,000	7,500
4th Floor	10,000	7,500
5th Floor	10,000	7,500
6th Floor	10,000	7,500
Total Floor Area	60,000	

	Quantity (Units)	Unit Size (SF)	Project Density
Estimated Unit Size at Max. Density	**126**	**Appr. 350***	**150 du/ac**
Example A: Studio only	72	580	86 du/ac
Example B: 1 bed, 1 bath only	66	633	79 du/ac
Example C: 1 bed, 1 bath, den only	48	864	57 du/ac
Example D: 2 bed, 2 bath only	42	945	50 du/ac
Example E: 2 bed, 2 bath only	42	1,035	50 du/ac

*Given the relatively large lot size, at the maximum density of 150 du/ac, the unit size would be extremely small if the total floor area is only 60,000 SF. The large lot size could accomodate a larger building with the total floor area exceeding 60,000 SF. However, a different, more restrictive recreational space requirement would apply (see Scenario 2, 3 and 4).

Sample Site #3 - West Carson (APN 7345-014-048)

Scenario 2: Residential-Only (6 stories; 110,250 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	18,375	13,781
2nd Floor	18,375	13,781
3rd Floor	18,375	13,781
4th Floor	18,375	13,781
5th Floor	18,375	13,781
6th Floor	18,375	13,781
Total Floor Area	110,250	

	Quantity (Units)	Unit Size (SF)	Project Density
Example A: Studio only	138	580	164 du/ac*
Example B: 1 bed, 1 bath only	126	633	150 du/ac
Estimated Unit Size at Max. Density	**126**	**Appr. 650**	**150 du/ac**
Example C: 1 bed, 1 bath, den only	90	864	107 du/ac
Example D: 2 bed, 2 bath only	84	945	100 du/ac
Example E: 2 bed, 2 bath only	78	1,035	93 du/ac

*Exceed maximum allowable density 150 du/ac

Recreational Space (For Project with Total Floor Area over 60,000 SF: 100 SF Rec. Space/Unit)

	Quantity (Units)	Unit Size (SF)	Total Rec. Space Required (SF)	Additional Rec. Space Needed After 7,394 SF Rear Yard is Accounted For (SF)
Estimated Unit Size at Max. Density	**126**	**Appr. 650**	**12,600**	**5,206***
Example B: 1 bed, 1 bath only	126	633	12,600	5,206*
Example C: 1 bed, 1 bath, den only	90	864	9,000	1,606*
Example D: 2 bed, 2 bath only	84	945	8,400	1,006*
Example E: 2 bed, 2 bath only	78	1,035	7,800	406*

* With the 20' rear yard setback and the assummed building lot coverage of 18,375 SF, there will be 10,981 SF remaining lot area, which is more than enough to meet the recreational space requirement for each of these four examples.

Sample Site #3 - West Carson (APN 7345-014-048)

Scenario 3: Residential-Only (4 stories; 110,250 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	27,563	20,672
2nd Floor	27,563	20,672
3rd Floor	27,562	20,672
4th Floor	27,562	20,672
Total Floor Area	110,250	

	Quantity (Units)	Unit Size (SF)	Project Density
Example A: Studio only	140	580	167 du/ac*
Example B: 1 bed, 1 bath only	128	633	152 du/ac*
Estimated Unit Size at Max. Density	**124**	**Appr. 650**	**150 du/ac**
Example C: 1 bed, 1 bath, den only	92	864	110 du/ac
Example D: 2 bed, 2 bath only	84	945	100 du/ac
Example E: 2 bed, 2 bath only	76	1,035	90 du/ac

*Exceed maximum allowable density 150 du/ac

Recreational Space (For Project with Total Floor Area over 60,000 SF: 100 SF Rec. Space/Unit)

	Quantity (Units)	Unit Size (SF)	Total Rec. Space Required (SF)	Additional Rec. Space Needed After 7,394 SF Rear Yard is Accounted For (SF)
Estimated Unit Size at Max. Density	**124**	**Appr. 650**	**12,400**	**5,006***
Example C: 1 bed, 1 bath, den only	92	864	9,200	1,806*
Example D: 2 bed, 2 bath only	84	945	8,400	1,006**
Example E: 2 bed, 2 bath only	76	1,035	7,600	206**

* This required recreational space will be provided in a rooftop garden.

** With the 20' rear yard setback and the assummed building lot coverage of 27,563 SF, there will be 1,793 SF remaining lot area, which is more than enough to meet the recreational space requirement for each of these examples.

Sample Site #3 - West Carson (APN 7345-014-048)

Scenario 4: Mixed Use (6 stories; ground floor retail + upper floors residential; 110,250 SF of total floor area to meet FAR 3.0)

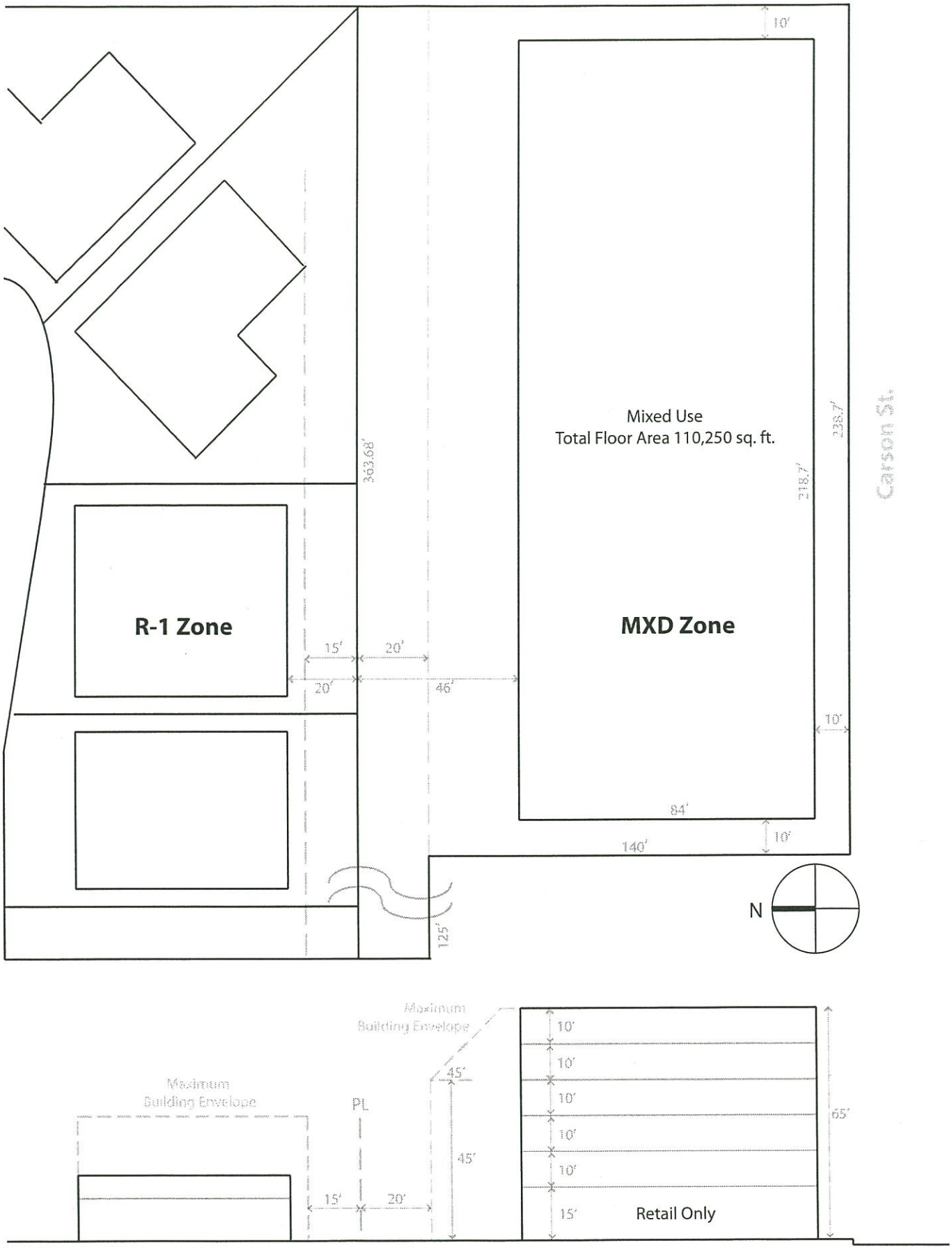
	Floor Area (SF)	25% Reduction
Ground Floor Retail	18,375	13,781
2nd Floor Residential	18,375	13,781
3rd Floor Residential	18,375	13,781
4th Floor Residential	18,375	13,781
5th Floor Residential	18,375	13,781
6th Floor Residential	18,375	13,781
Total Floor Area	110,250	

Residential Portion (2nd-6th Floors)	Quantity (Units)	Unit Size (SF)	Project Density
Estimated Unit Size at Max. Density	**125**	**Appr. 550**	**150 du/ac**
Example A: Studio only	115	580	137 du/ac
Example B: 1 bed, 1 bath only	105	633	125 du/ac
Example C: 1 bed, 1 bath, den only	75	864	89 du/ac
Example D: 2 bed, 2 bath only	70	945	83 du/ac
Example E: 2 bed, 2 bath only	65	1,035	77 du/ac

Recreational Space (For Project with Total Floor Area over 60,000 SF: 100 SF Rec. Space/Unit)

Residential Portion (2nd-6th Floors)	Quantity (Units)	Unit Size (SF)	Total Rec. Space Required (SF)	Additional Rec. Space Needed After 7,394 SF Rear Yard is Accounted For (SF)
Estimated Unit Size at Max. Density	**125**	**Appr. 550**	**12,500**	**5,106***
Example A: Studio only	115	580	11,500	4,106*
Example B: 1 bed, 1 bath only	105	633	10,500	3,106*
Example C: 1 bed, 1 bath, den only	75	864	7,500	106*
Example D: 2 bed, 2 bath only	70	945	7,000	RY is sufficient rec. space
Example E: 2 bed, 2 bath only	65	1,035	6,500	RY is sufficient rec. space

* With the 20' rear yard setback and the assummed building lot coverage of 18,375 SF, there will be 10,981 SF remaining lot area, which is more than enough to meet the recreational space requirement for each of these examples.



West Carson (APN 7345-014-048), Scenario 4

Sample Site #4 - Willowbrook (APN 6149-017-914 thru 917, 919, 920, 922 thru 924, 927, 929, 940, 945 and 946)

Assumptions:

Lots consolidated for development since they are all owned by CDC (FAR and height bonuses apply)
Subterranean parking
Recreational space is provided on lot (i.e. lawn) except in Scenario 3, the recreational space will be provided in a rooftop garden.
15' floor-to-floor height for ground floor commerical in mixed use development (to meet the 14' min. floor-to-ceiling height requirement)
10' floor-to-floor height for all other floors
Size of residential units (based on Aviation Station)
Reduce residentail sq ft by 25% - assumed space for hallways, etc. (based on Aviation Station)

Lot area - net (ac/sq ft):	1.29	56,000	Max. allowable # of units: 192
Lot area - gross (ac/sq ft):	1.75	76,250	

Three scenarios:

Scenario 1: Residential-Only (6 stories; 60,000 SF of total floor area)
Scenario 2: Residential-Only (7 stories; 182,000 SF of total floor area)
Scenario 3: Residential-Only (4 stories; 182,000 SF of total floor area)
Scenario 4*: Mixed Use (6 stories; ground floor retail + upper floors residential; 182,000 SF of total floor area to meet FAR 3.25)
* See attached elevation and site plan

All hypothentical examples in each scenario are checked against the following applicable draft MXD development standards for compliance:
A) Maximum density: 150 du/ac (residential-only and mixed use developments)
B) Maximum FAR: 3.25 (mixed use developments; with FAR bonus of 0.25 due to lot consolidation)
C) Maximum height: 70' (with height bonus of 5' due to lot consolidation)
D) Ground floor retail floor-to-ceiling height: 14'
E) Landcaping: Minimum 5% of lot area
F) Recreational space:
1. 60,000 SF total floor area or less: minimum 10% of lot area
2. Over 60,000 SF total floor area: minimum 100 SF of recreational space per unit

6149	17 SHEET	P. A. 6149-17	TRA 9766	REVISED 2005042704 2011021502008001-14,26	2012042406012001-14,26 20120427				SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

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MAPPING AND GIS SERVICES
SCALE 1" = 80'

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Sample Site #4 - Willowbrook (APN 6149-017-914 thru 917, 919, 920, 922 thru 924, 927, 929, 940, 945 and 946)

Scenario 1: Residential-Only (6 stories; 60,000 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	10,000	7,500
2nd Floor	10,000	7,500
3rd Floor	10,000	7,500
4th Floor	10,000	7,500
5th Floor	10,000	7,500
6th Floor	10,000	7,500
Total Floor Area	60,000	

	Quantity (Units)	Unit Size (SF)	Project Density
Estimated Unit Size at Max. Density	**192**	**Appr. 230***	**150 du/ac**
Example A: Studio only	72	580	56 du/ac
Example B: 1 bed, 1 bath only	66	633	51 du/ac
Example C: 1 bed, 1 bath, den only	48	864	37 du/ac
Example D: 2 bed, 2 bath only	42	945	33 du/ac
Example E: 2 bed, 2 bath only	42	1,035	33 du/ac

*Given the relatively large lot size, at the maximum density of 150 du/ac, the unit size would be extremely small if the total floor area is only 60,000 SF. The large lot size could accomodate a larger building with the total floor area exceeding 60,000 SF. However, a different, more restrictive recreational space requirement would apply (see Scenario 2, 3 and 4).

Sample Site #4 - Willowbrook (APN 6149-017-914 thru 917, 919, 920, 922 thru 924, 927, 929, 940, 945 and 946)

Scenario 2: Residential-Only (7 stories; 182,000 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	26,000	19,500
2nd Floor	26,000	19,500
3rd Floor	26,000	19,500
4th Floor	26,000	19,500
5th Floor	26,000	19,500
6th Floor	26,000	19,500
7th Floor	26,000	19,500
Total Floor Area	182,000	

	Quantity (Units)	Unit Size (SF)	Project Density
Example A: Studio only	231	580	179 du/ac*
Example B: 1 bed, 1 bath only	210	633	163 du/ac*
Estimated Unit Size at Max. Density	**189**	**Appr. 700**	**150 du/ac**
Example C: 1 bed, 1 bath, den only	154	864	119 du/ac
Example D: 2 bed, 2 bath only	140	945	109 du/ac
Example E: 2 bed, 2 bath only	126	1,035	98 du/ac

*Exceed maximum allowable density 150 du/ac

Recreational Space (For Project with Total Floor Area over 60,000 SF: 100 SF Rec. Space/Unit)

	Quantity (Units)	Unit Size (SF)	Total Rec. Space Required (SF)
Estimated Unit Size at Max. Density	**189**	**Appr. 700**	**18,900***
Example C: 1 bed, 1 bath, den only	154	864	15,400*
Example D: 2 bed, 2 bath only	140	945	14,000*
Example E: 2 bed, 2 bath only	126	1,035	12,600*

* With the assummed building lot coverage of 26,000 SF, there will be 30,000 SF remaining lot area, which is more than enough to meet the recreational space requirement for each of these three examples.

Sample Site #4 - Willowbrook (APN 6149-017-914 thru 917, 919, 920, 922 thru 924, 927, 929, 940, 945 and 946)

Scenario 3: Residential-Only (4 stories; 182,000 SF of total floor area)

	Floor Area (SF)	25% Reduction
Ground Floor	45,500	34,125
2nd Floor	45,500	34,125
3rd Floor	45,500	34,125
4th Floor	45,500	34,125
Total Floor Area	182,000	

	Quantity (Units)	Unit Size (SF)	Project Density
Example A: Studio only	232	580	180 du/ac*
Example B: 1 bed, 1 bath only	212	633	164 du/ac*
Estimated Unit Size at Max. Density	**192**	**Appr. 700**	**150 du/ac**
Example C: 1 bed, 1 bath, den only	156	864	121 du/ac
Example D: 2 bed, 2 bath only	144	945	112 du/ac
Example E: 2 bed, 2 bath only	128	1,035	99 du/ac

*Exceed maximum allowable density 150 du/ac

Recreational Space (For Project with Total Floor Area over 60,000 SF: 100 SF Rec. Space/Unit)

	Quantity (Units)	Unit Size (SF)	Total Rec. Space Required (SF)
Estimated Unit Size at Max. Density	**192**	**Appr. 700**	**19,200***
Example C: 1 bed, 1 bath, den only	156	864	15,600*
Example D: 2 bed, 2 bath only	144	945	14,400*
Example E: 2 bed, 2 bath only	128	1,035	12,800*

* This required recreational space will be provided in a rooftop garden.

Sample Site #4 - Willowbrook (APN 6149-017-914 thru 917, 919, 920, 922 thru 924, 927, 929, 940, 945 and 946)

Scenario 4: Mixed Use (6 stories; ground floor retail + upper floors residential; 182,000 SF of total floor area to meet FAR 3.25)

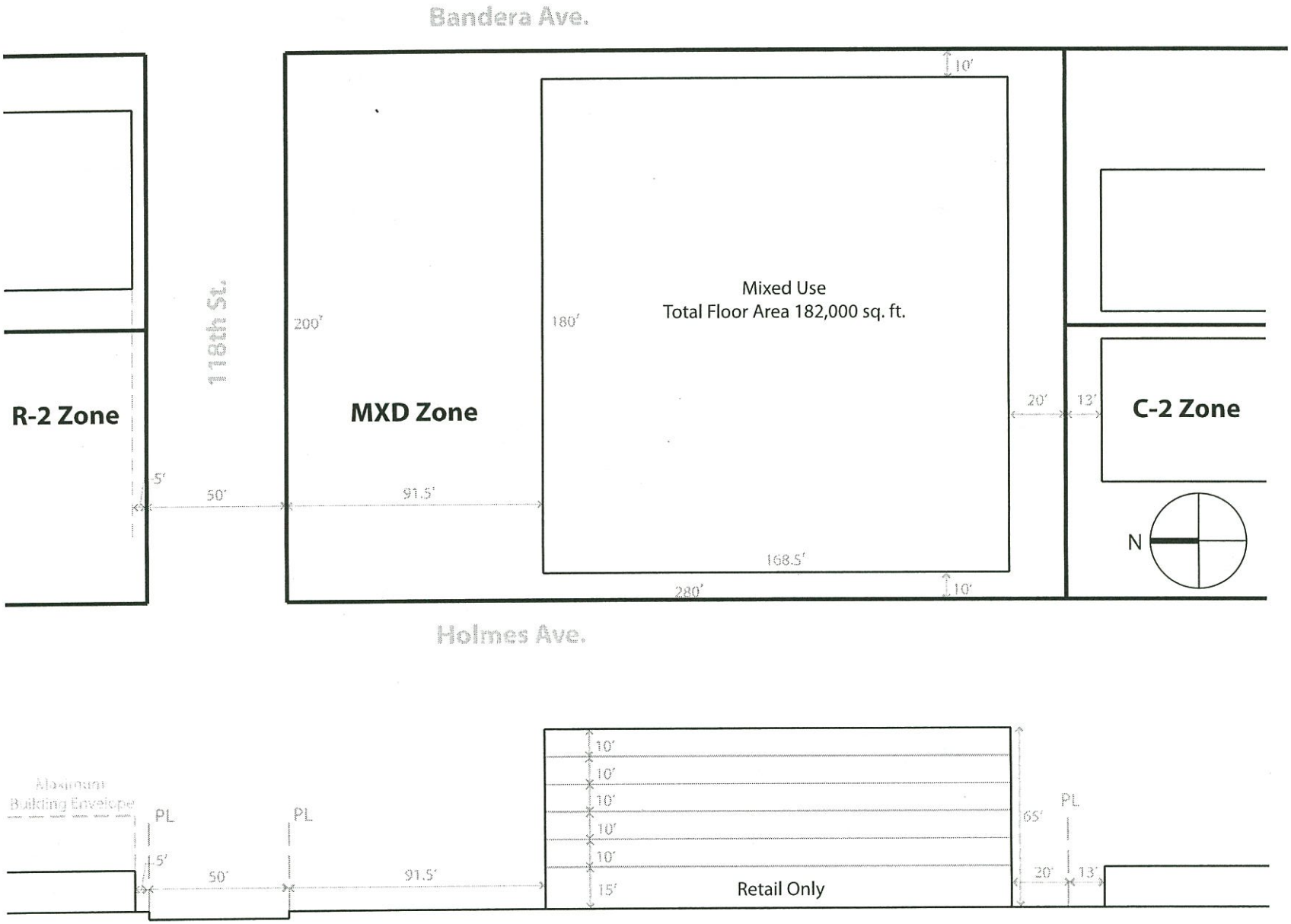
	Floor Area (SF)	25% Reduction
Ground Floor Retail	30,334	22,751
2nd Floor Residential	30,334	22,751
3rd Floor Residential	30,333	22,750
4th Floor Residential	30,333	22,750
5th Floor Residential	30,333	22,750
6th Floor Residential	30,333	22,750
Total Floor Area	182,000	

Residential Portion (2nd-6th Floors)	Quantity (Units)	Unit Size (SF)	Project Density	
Example A: Studio only	195	580	151 du/ac*	*Exceed maximum allowable density 150 du/ac
Estimated Unit Size at Max. Density	**190**	**Appr. 600**	**150 du/ac**	
Example B: 1 bed, 1 bath only	175	633	136 du/ac	
Example C: 1 bed, 1 bath, den only	130	864	101 du/ac	
Example D: 2 bed, 2 bath only	120	945	93 du/ac	
Example E: 2 bed, 2 bath only	105	1,035	81 du/ac	

Recreational Space (For Project with Total Floor Area over 60,000 SF: 100 SF Rec. Space/Unit)

Residential Portion (2nd-6th Floors)	Quantity (Units)	Unit Size (SF)	Total Rec. Space Required (SF)
Estimated Unit Size at Max. Density	**190**	**Appr. 600**	**19,000***
Example B: 1 bed, 1 bath only	175	633	17,500*
Example C: 1 bed, 1 bath, den only	130	864	13,000*
Example D: 2 bed, 2 bath only	120	945	12,000*
Example E: 2 bed, 2 bath only	105	1,035	10,500*

* With the assummed building lot coverage of 30,334 SF, there will be 25,666 SF remaining lot area, which is more than enough to meet the recreational space requirement for each of these four examples.



Willowbrook (APN 6149-017-014, etc.), Scenario 4