

Appendix K

Alternatives Base Density Study

Commercial Option



Building
2-Story
40' Height

Retail
44,100 sf

FAR
1.2

Parking
1 Below Grade

General Note

The commercial base density scenario elects to apply an FAR density below the maximum permitted in order to maximize financial feasibility. The resulting program is established by balancing various factors. The retail program is contextualized with the La Brea commercial corridor, mirroring a similar scale retail commercial center across the street. FAR density and building height are adjusted per construction costs and market demand. Below grade parking is capped to one floor to limit excavation costs.

Commercial Option

Commercial Option						
	Site Area	FAR	Max. Floor Area	Max. Height	Max. Floor	Parking
By-Right	43,316	3.0	129,948	90'	8	91
Proposed		1.2	51,700	30	2	91

Level	Floor Elevation	Floor Height	FAR	Gross	Net	Efficiency	Parking	Retail
Roof	40'-0"	-	-	-	-	-	-	-
2	15'-0"	25'-0"	23,700	24,600	23,700	96%	-	24,600
1	0'-0"	15'-0"	28,000	29,000	20,400	70%	-	21,000
P1 (Garage)	10'-0"	10'-0"	-	41,600	-	-	91	-
			51,700	95,200	44,100	83%	91	45,600

VEHICULAR PARKING REQUIREMENT					
Retail					
	Area	Ratio	Total	Accessible**	EVCS***
Retail	45,600	2 per 1000	91		
			91		

Commercial Option



ROMAINE STREET

LA BREA AVE.

FLOOR PLAN (L1)

SCALE: 1" = 1'-0" 0' 5' 15' 30'



Commercial Option



FLOOR PLAN (MEZZANINE)

SCALE: 1" = 1'-0" 0' 5' 15' 30'



Commercial Option



ROMAINE STREET

LA BREA AVE.

FLOOR PLAN (L2)

SCALE: X" = 1'-0" 0' 5' 15' 30'



Residential Option



Building
7-Story
75' Height

Units
184 Units
20% Affordable

FAR
3.27

Parking
1 Below Grade
1 Above Grade

Dwelling Units per Acre

184 Units / .99 Acre = 185.8 DU/acre

Affordability Mix

Market Rate: 147 units (80%)
Affordable - Very Low Income: 28 units (15%)
Affordable - Moderate Income: 9 units (5%)
Total: 184 units (100%)

General Note

The mixed-use residential base density scenario elects to apply an FAR density below the maximum permitted in order to maximize financial feasibility. The resulting program is established by balancing various factors. The building height is limited to 75' to avoid high-rise constraints. Proposed parking is adjusted to meet market demand versus what is required. Below grade parking is capped to one floor to limit excavation costs. Smaller in-line retail footprints are proposed for market standards. Maximizing the horizontal footprint assists with form factor efficiency and construction costs.

Residential Option

Residential Option - (28% Affordable)								
	Site Area	FAR	Max. Floor Area	Max. Height	Max. Floor	Avg. Units Size	Total Units	Parking
By-Right	43,316	4.85	210,082	110' (AFF)	10 (AFF)	-	-	311
Proposed		3.27	141,450	75'	7	625	184	250

1.0

Level	Floor Elevation	Floor Height	FAR	Gross	Net	Efficiency	Parking	Retail
Roof	75'-0"	-	-	-	-	-	-	-
7	65'-0"	10'-0"	24,850	26,000	23,000	88.5%	-	-
6	55'-0"	10'-0"	24,850	26,000	23,000	88.5%	-	-
5	45'-0"	10'-0"	24,850	26,000	23,000	88.5%	-	-
4	35'-0"	10'-0"	24,850	26,000	23,000	88.5%	-	-
3	25'-0"	10'-0"	24,850	26,000	23,000	88.5%	-	-
2 (Garage)	15'-0"	10'-0"	500	40,000	-	-	116	-
1	0'-0"	15'-0"	16,700	35,000	-	-	39	13,000
P1 (Garage)	10'-0"	10'-0"	-	40,000	-	-	95	-

141,450 245,000 115,000 86.8% 250 13,000

VEHICULAR PARKING REQUIREMENT						
RESIDENTIAL						
	# of Rooms	Units	Ratio	Total	Accessible*	EVCS***
20%	Studio	37	1.0	37	2% of total provided	5% of total parking provided
50%	1 Bedroom	92	1.5	138		
30%	2 Bedroom	55	2.0	110		
				184	285*	
Retail						
	Area	Ratio	Total	Accessible**	EVCS***	
	Retail	13,000	2 per 1000	26		

311 Total Residential and Retail

*Per AB 2097, there is no parking requirement for project. The required parking listed is based on the base zoning requirements.

Residential Option



LA BREA AVE.

ROMAINE STREET

FLOOR PLAN (L1 - MARKET / RESI. LOBBY)

SCALE: 1/4" = 1'-0" 0' 5' 15' 30'



Residential Option

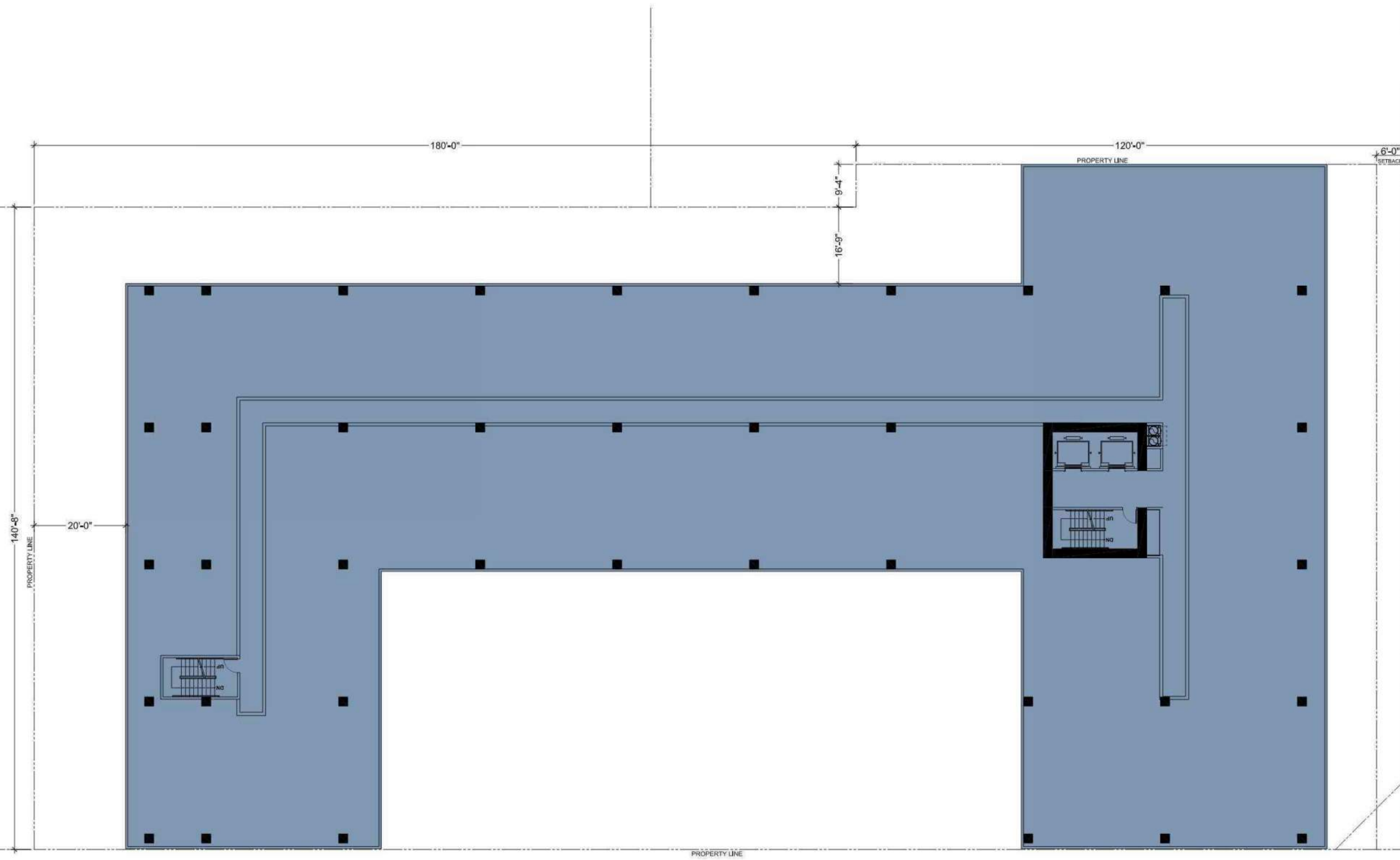


FLOOR PLAN (L2 - PARKING)

SCALE: 1" = 1'-0" 0' 5' 15' 30'



Residential Option



FLOOR PLAN (TYP. RESIDENTIAL FLOOR)

SCALE: 1" = 1'-0" 0' 5' 15' 30'

