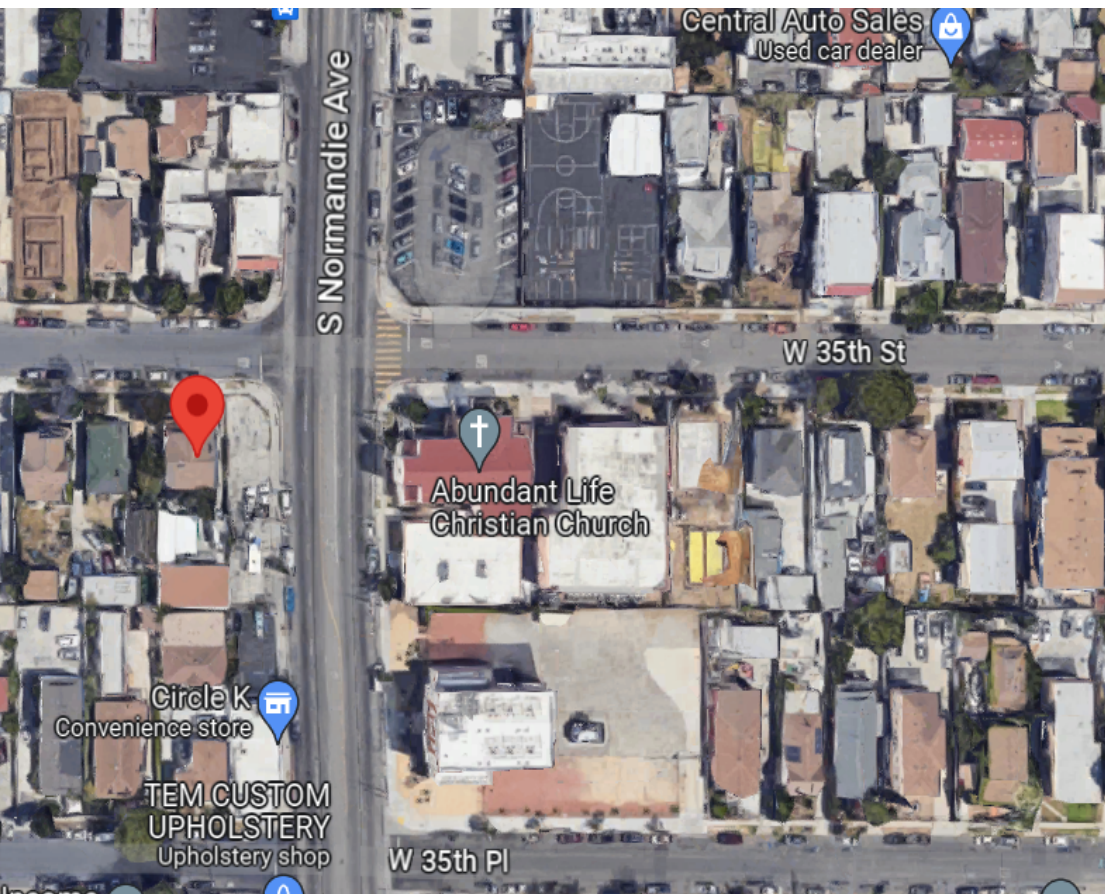


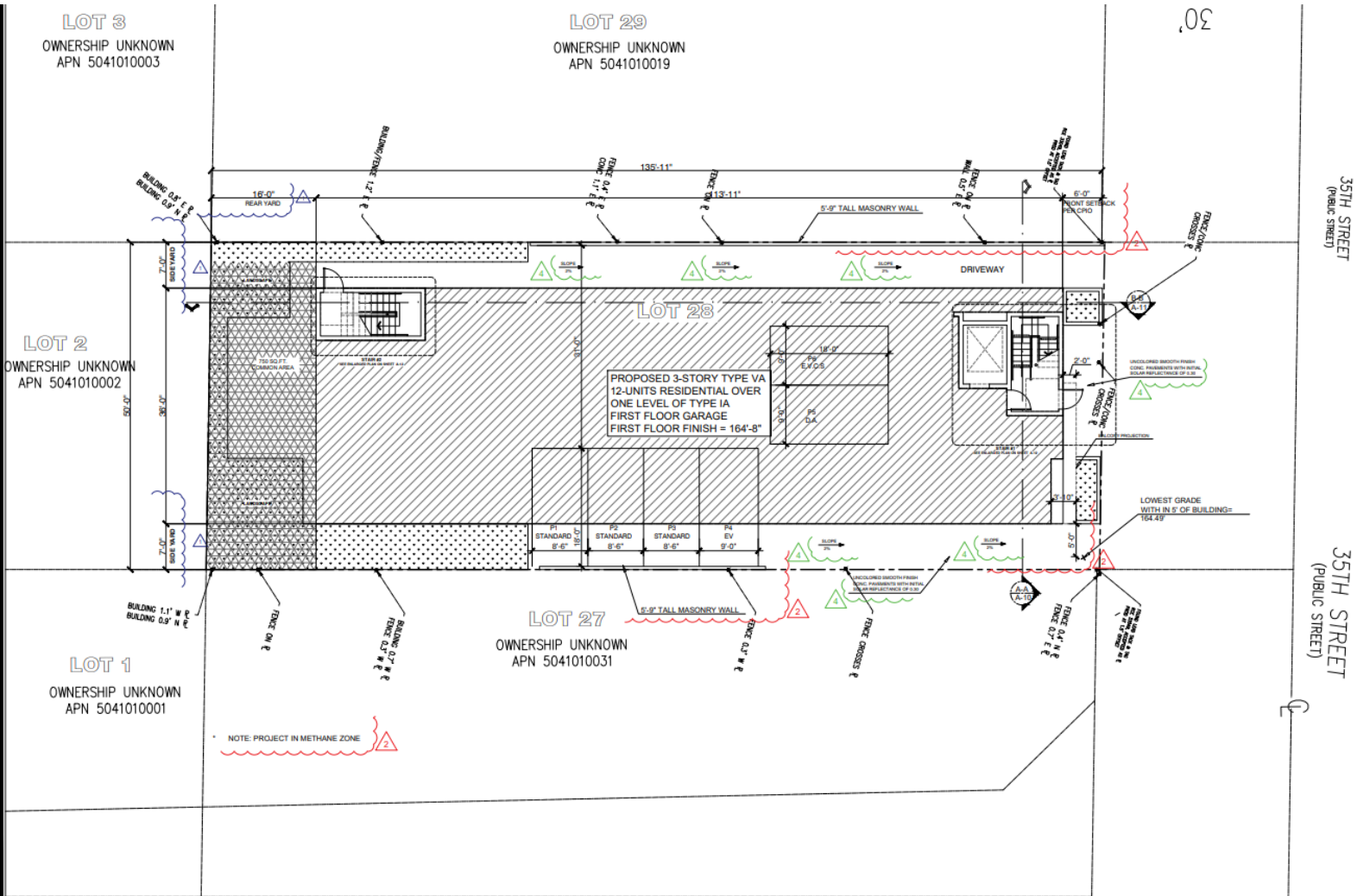
1408 W. 35th Street
Los Angeles, CA 90018
CPC-2023-3395-DB-HCA

Location & Information

- 1408 W. 35th Street
- Approx. 6,793 square feet lot
- Zoned C2-1VL-CPIO
- Existing 2-story, single family dwelling and detached garage



Plan



SITE PLAN

SCALE: 1/8" = 1'-0"

uest

Applicant requests the following discretionary approvals for the construction, use, and maintenance of a new multi-unit, multi-level, apartment building consisting of 12 residential dwelling units, including two (2) units reserved for Low-Income households.

Pursuant to **LAMC Section 12.22A.25(g)(3)** and **California Government Code Section 65913.4**, the Applicant proposes to set aside 2 units (16% of the base permitted units) restricted for Very Low-Income Households (50% AMI or below) and requests three (3) Off-Menu Incentives. The Project requests the following **three (3) Off-Menu Incentives and one (1) Waiver of Development Standard**:

- a. An Off-Menu Incentive to allow a Floor Area Ratio of up to 2.05:1 in lieu of the otherwise allowable 1.5:1 in the C2-1VL-CPIO Zone.
- b. An Off-Menu Incentive to allow parking at a rate of 0.5 spaces per unit.
- c. An Off-Menu Incentive to allow full relief from Transitional Height.
- d. A Waiver of Development Standard to allow relief from the CPIO 14-foot ground-floor ceiling requirement.

Project Description

4 stories

12 units (including of 2 units for Very Low-Income Household and 1 attached ADU)

6 Car Parking Spaces

14 Bicycle Parking Spaces (12 Long-Term & 2 Short-Term)

1,650 SF of Open Space (800 SF courtyard, 700 SF rooftop deck, and 150 SF via balconies)