

Welcome and Introductions

RBM of California (Developer)

Hiro Kobayashi



ThreeSixty (Land Use Consultant)

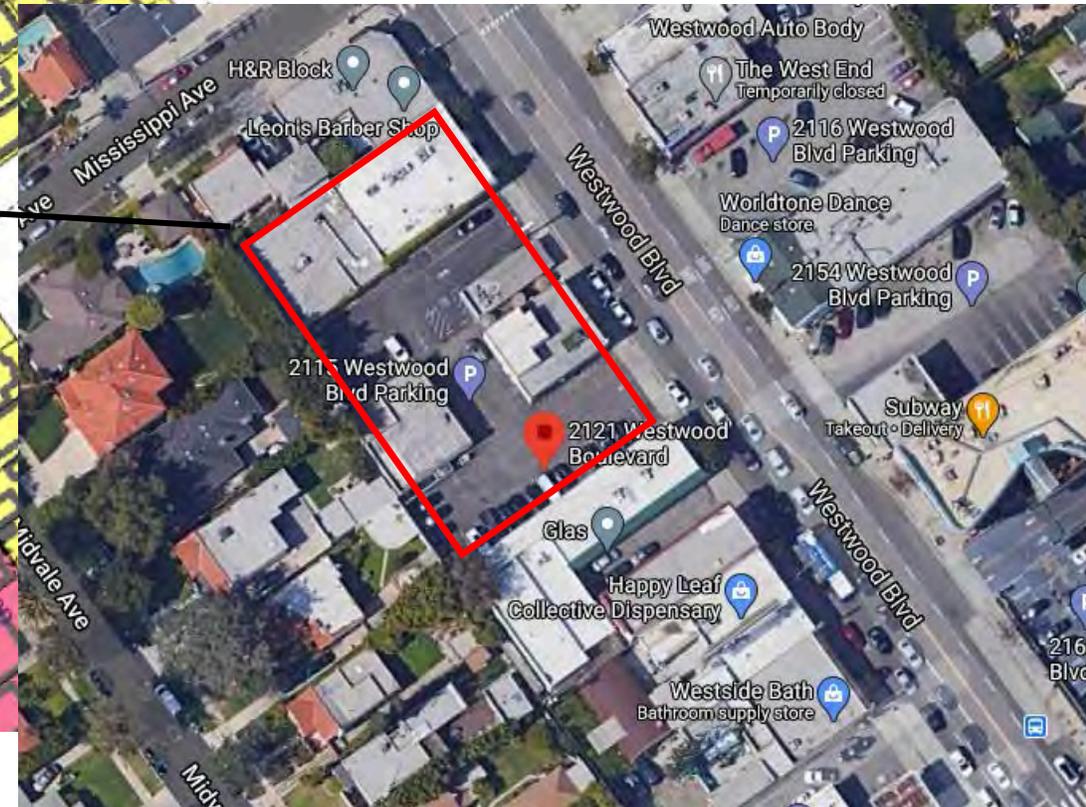
Dana Sayles, Olivia Joncich



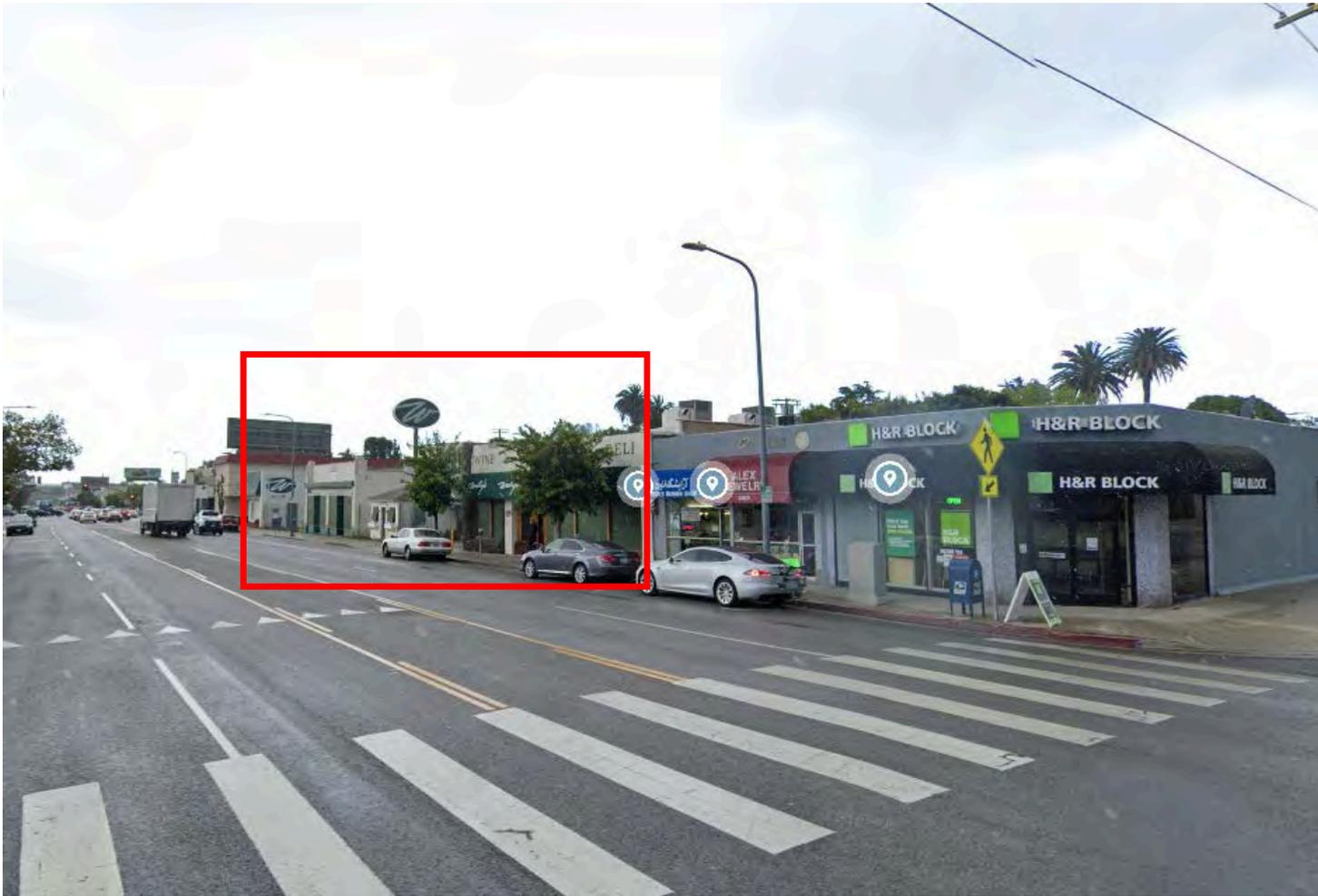
Site Context



Zoning: C4-1VL-POD
Land Use: Neighborhood Commercial



Site Context



View of the Project Westwood Blvd and Mississippi Avenue



View of the Project Site on Westwood Blvd, facing south

Building/Zoning Summary

STANDARD	BASE PARAMETERS	PROPOSED w/TOC	NOTES ON PROPOSED
Density	68 units <i>(No affordable required)</i>	109 units 26 studios 76 one-bedrooms 5 two-bedrooms 2 three-bedrooms	12% (or 14 units) will be affordable for 55 years 13 units Very Low, 1 unit Extremely Low Income Affordable units spread across bedroom types and areas of the building
Floor Area	40,527 SF or 1.5:1	87,525 SF or 3.25:1 FAR	
Height	45 feet	5 stories, 54 feet maximum	Project abides by TOC transitional height at rear and POD transition at front
Setbacks			
Front	No setbacks req.	No setback	All setbacks will be landscaped 70+ additional new trees on site for screening and landscaping
Sides	8 feet	5 feet	
Rear	17 feet	17 feet	
Open Space	<i>Depends on unit mix</i>	8,940 SF	Open space includes interior amenity spaces, gym, and roof deck for residents
Parking	<i>Depends on unit mix</i>	128 spaces (vehicle) 80 Long / 8 Short term (bike)	Parking includes 30% EV/EV-ready spaces Parking will be assigned by unit

LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPARTMENT

2020 Income and Rent Limit - Land Use Schedule VI

Effective Date: August 1, 2020

	AMI	Net AMI	
2019 Area Median Income (AMI)	\$73,100	\$70,950	Change in AMI from 2019 = 5.75%
2020 Area Median Income (AMI)	\$77,300	\$74,550	Change in Net AMI from 2019 = 5.07%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550	\$39,250	\$41,950	\$44,650
Very Low (50%)	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850	\$65,350	\$69,850	\$74,350
Low (80%)	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350	\$104,550	\$111,750	\$118,950
Moderate (120%)	\$64,900	\$74,200	\$83,500	\$92,750	\$100,150	\$107,600	\$115,000	\$122,450

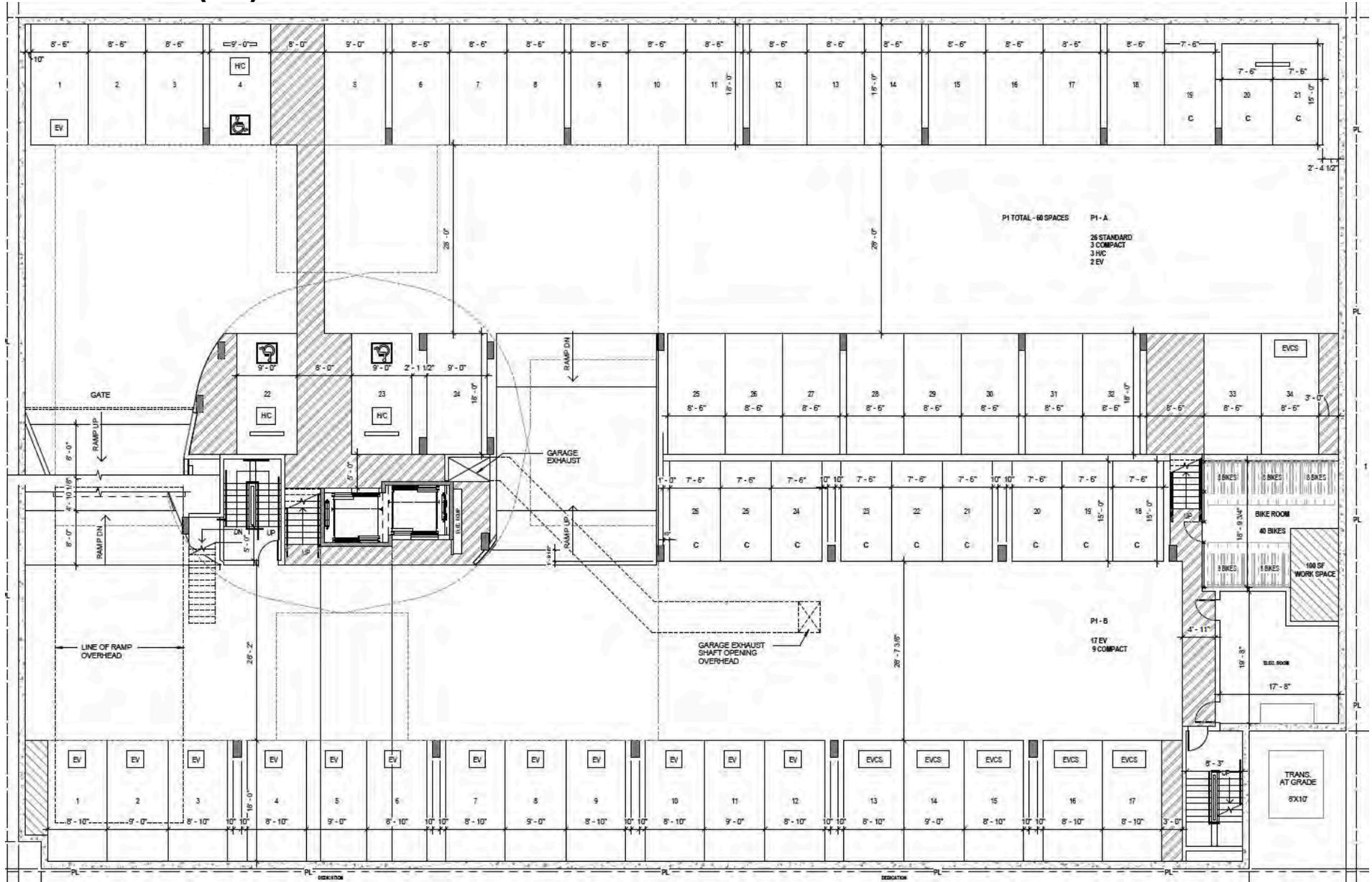
Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Extremely Low (30%)	\$391	\$447	\$503	\$559	\$604	\$649	\$693	\$738
Very Low (50%)	\$652	\$746	\$839	\$932	\$1,006	\$1,081	\$1,156	\$1,230
Low (60%)	\$783	\$895	\$1,006	\$1,118	\$1,208	\$1,297	\$1,387	\$1,476
Moderate (110%)	\$1,435	\$1,640	\$1,845	\$2,050	\$2,214	\$2,378	\$2,542	\$2,706

14 units at Extremely and Very Low Income, spread proportionally across all units

Parking Levels (2)

- 128 vehicle spaces
- 88 bike spaces
- 30% EV/EVSE
- Singular entrance on Westwood Blvd



WESTWOOD BLVD

Ground Floor Plan

REAR YARD

Screening Trees and Landscaping

Parking Entrance to Subterranean Garage

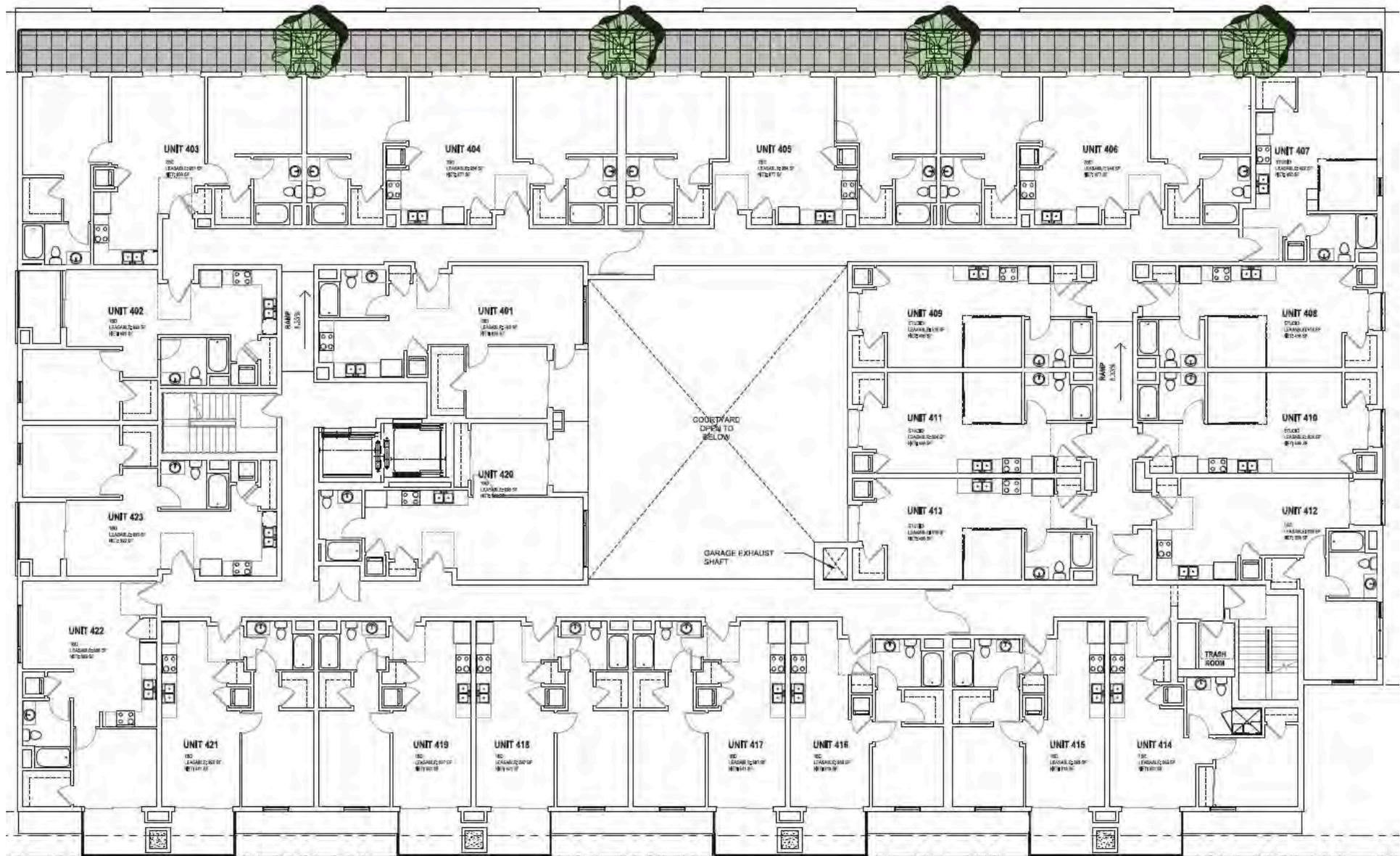
Pedestrian Entrance



WESTWOOD BLVD

Typical Floor Plan (2-5)

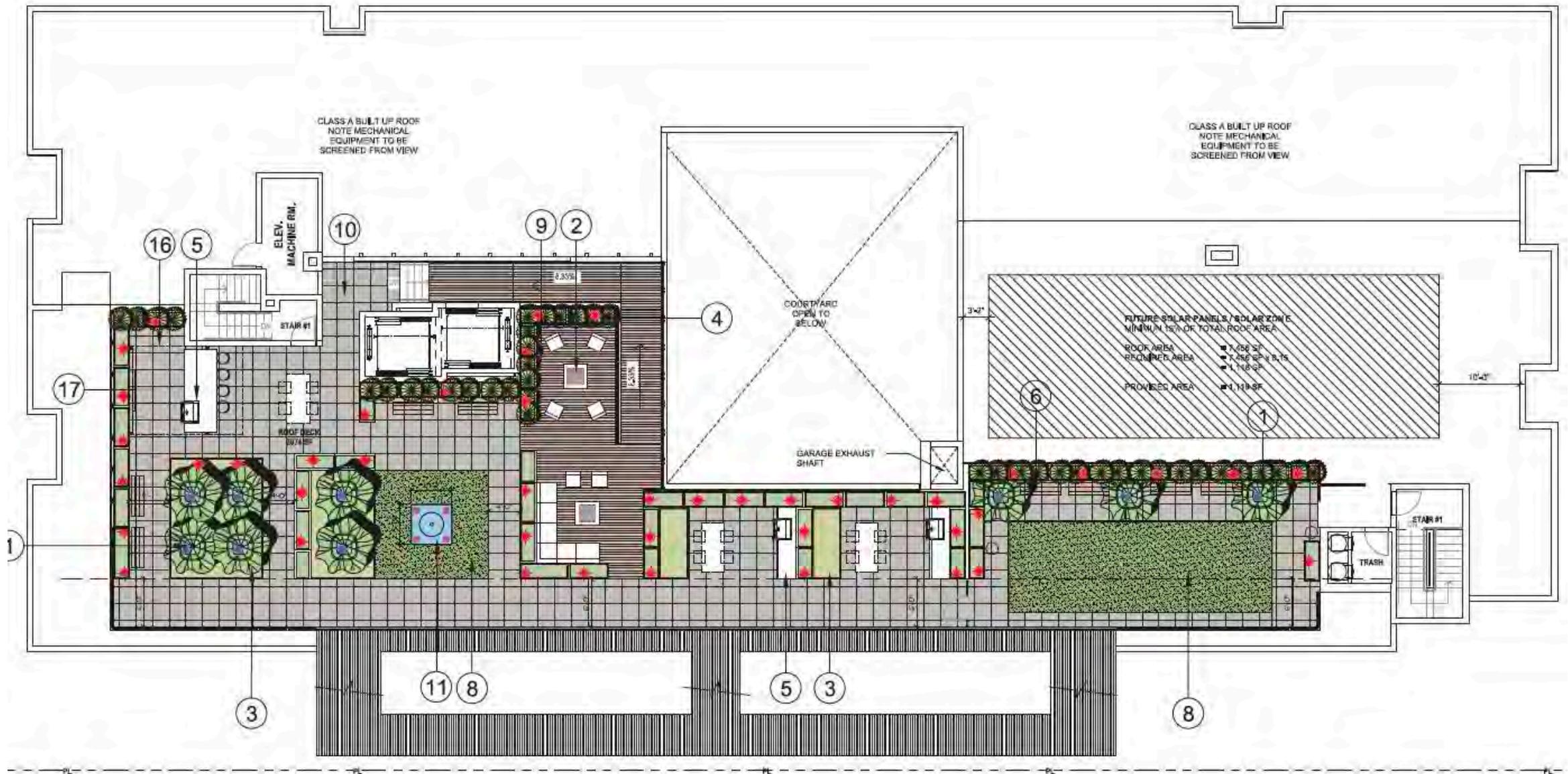
REAR YARD



WESTWOOD BLVD

Roof Plan

REAR YARD



WESTWOOD BLVD









Advertisement sign for a business, partially obscured.

آر این شگاد لاون
LEON'S BARBER SHOP

ALEX
JEWELRY

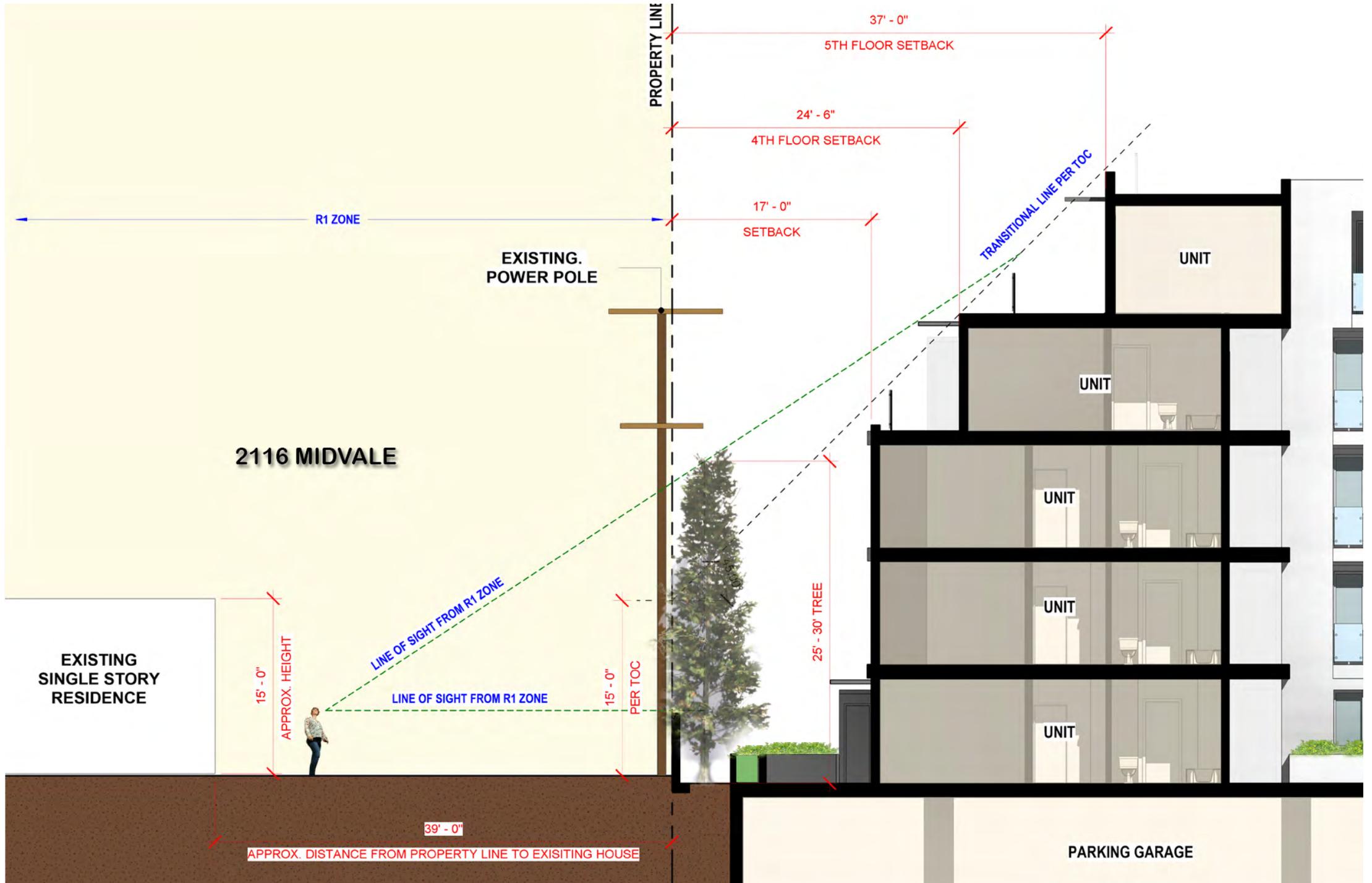
H&R BLOCK

H&R BLOCK

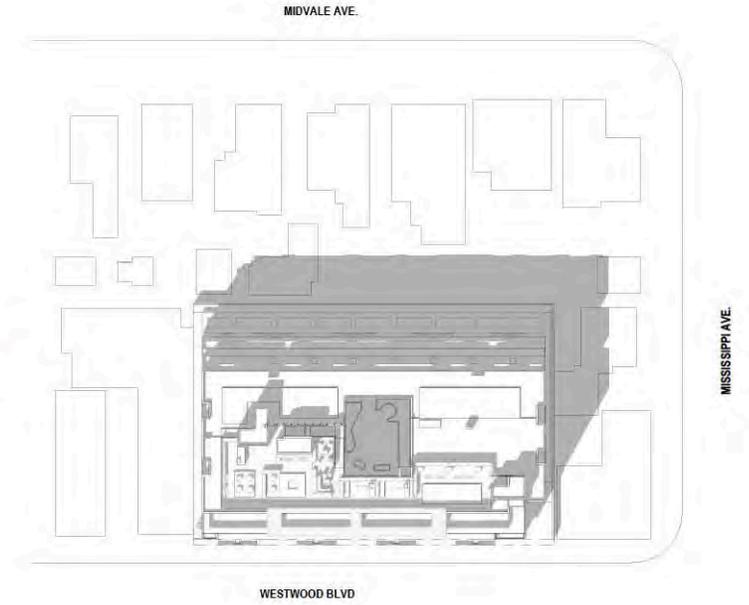
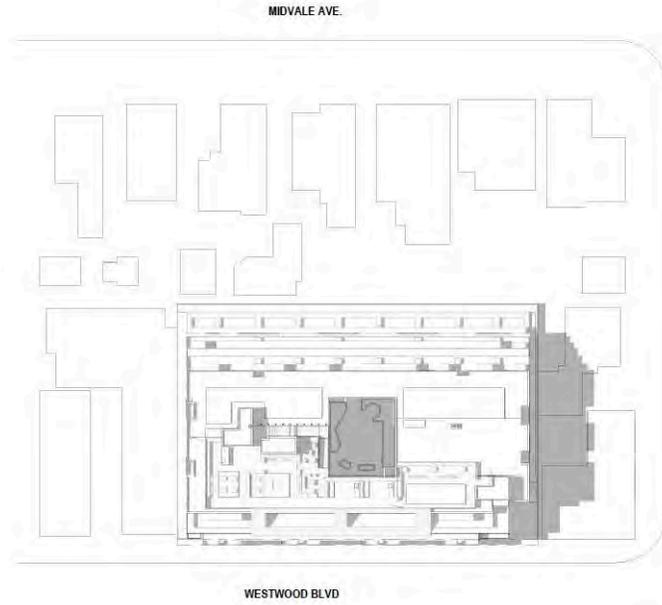
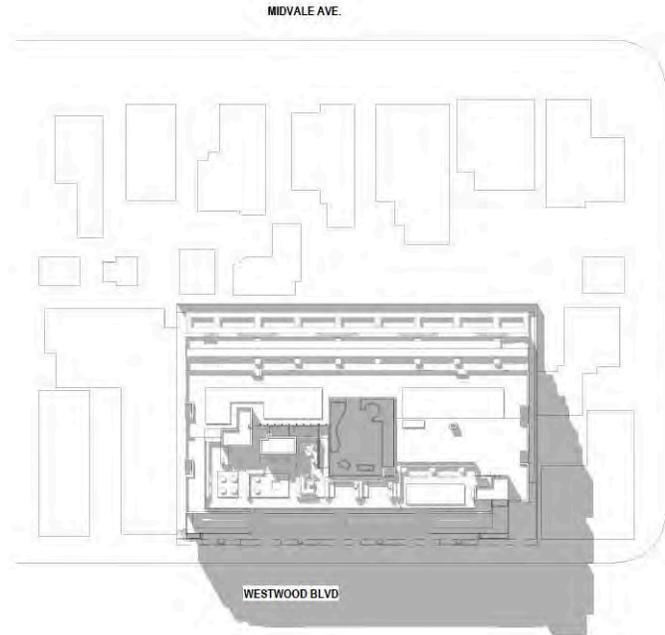
Monthly Free
Gifts
H&R BLOCK
INCOME TAX

Line of Sight Diagram

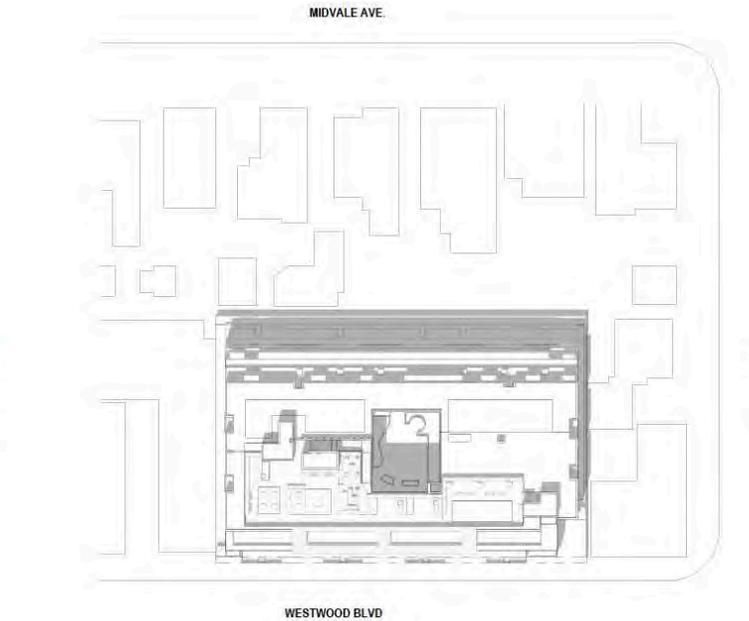
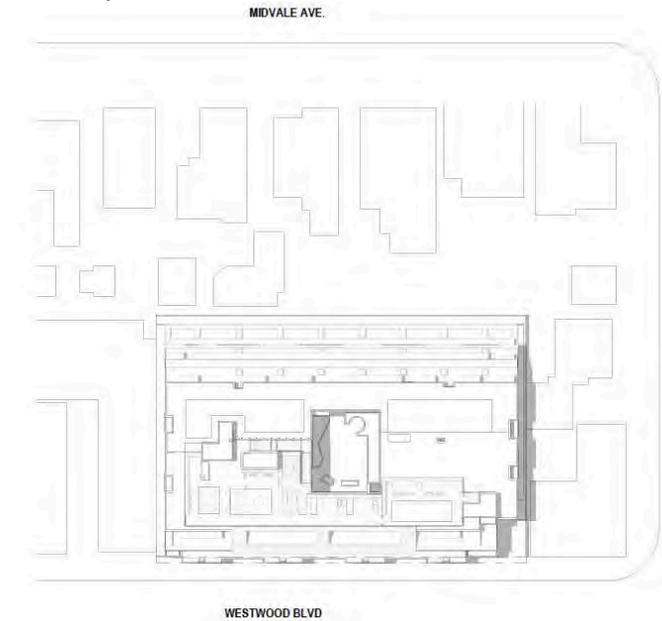
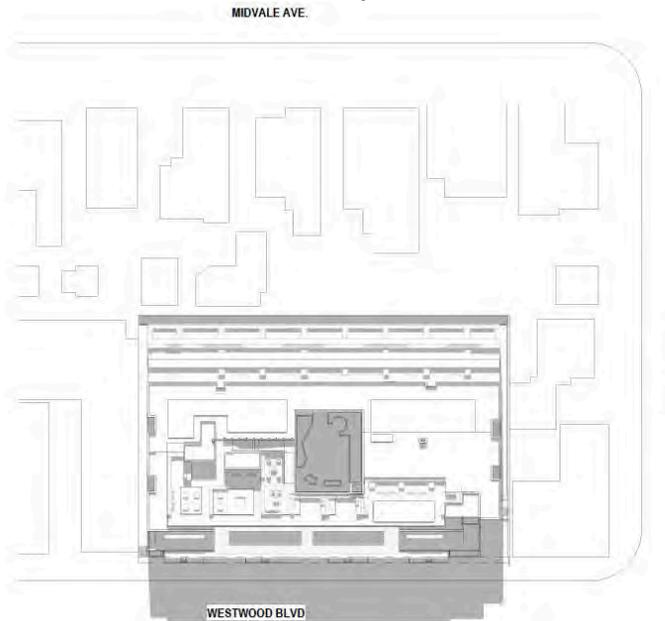




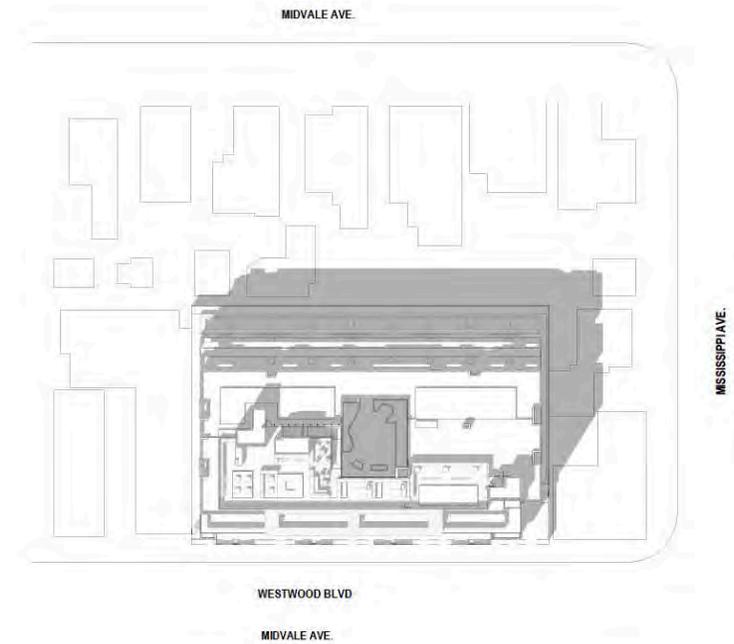
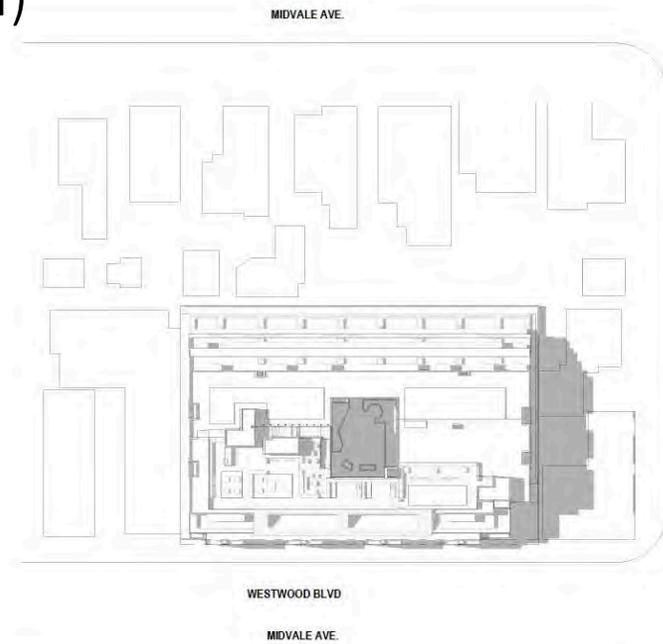
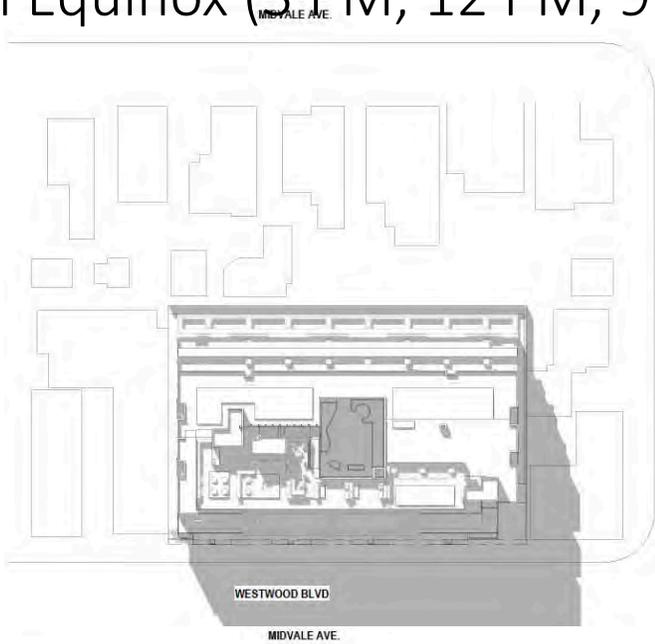
Spring Equinox (3 PM, 12 PM, 9 AM)



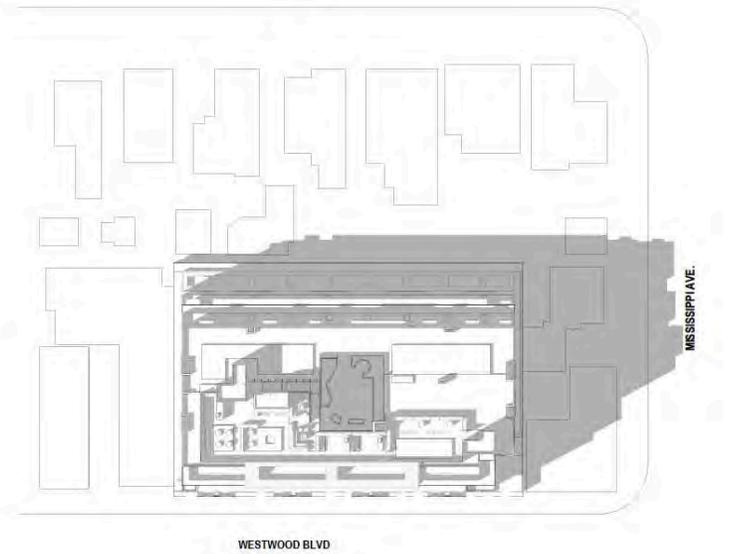
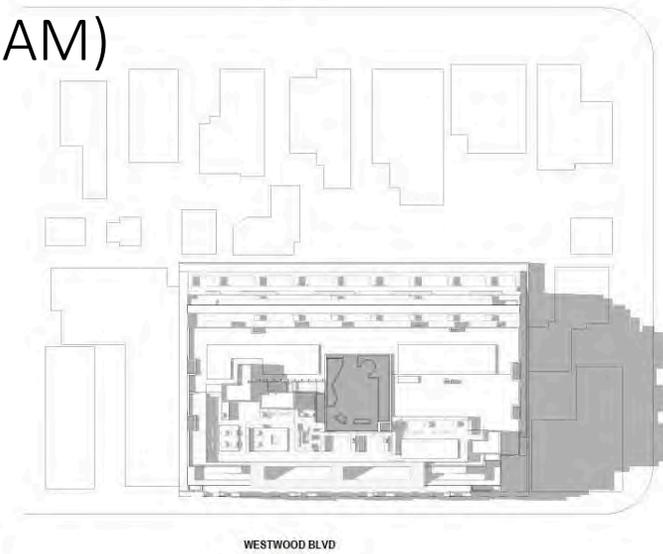
Summer Solstice (3 PM, 12 PM, 9 AM)



Fall Equinox (3 PM, 12 PM, 9 AM)



Winter Solstice (3 PM, 12 PM, 9 AM)

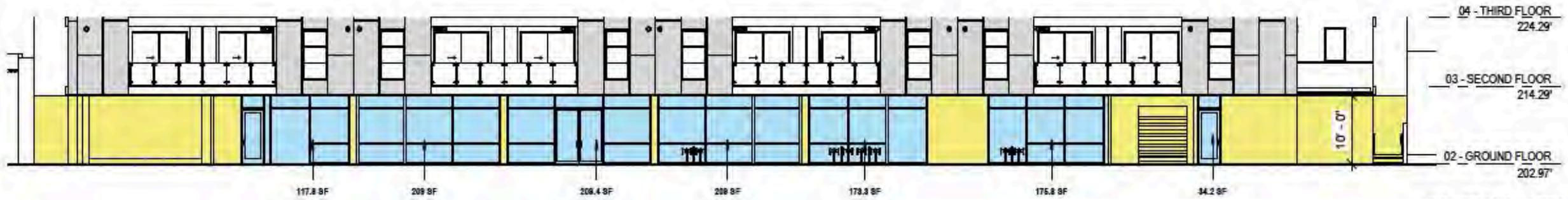


③ WINTER SOLSTICE @ 3 PM
1" = 40'-0"

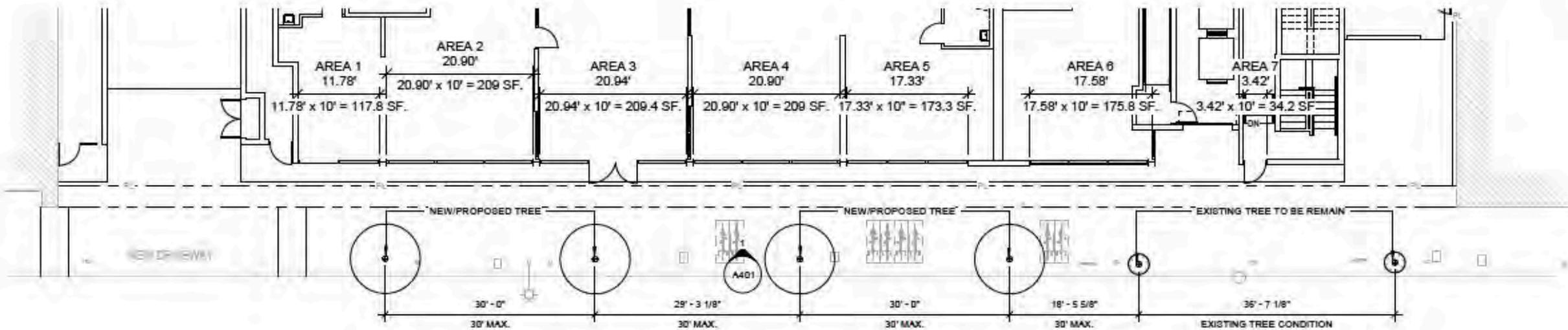
② WINTER SOLSTICE @ 12 PM
1" = 40'-0"

① WINTER SOLSTICE @ 9 AM
1" = 40'-0"

Westwood/Pico POD Design Compliance



Ground Floor Transparency (>50%)



Tree Installation (every 30 feet)

Entitlement Requests

- Transit Oriented Communities (TOC) Tier 2 Approval with incentives for:
 - Density Increase
 - Floor Area increase
 - Parking reduction
 - Yard Reduction (Front/Sides)
 - Additional Height/Transitional Height
- Site Plan Review for more than 50 new dwelling units
- Environmental Review for a Sustainable Communities Environmental Assessment (SCPE)
- Planning Case filed under case number DIR-2020-5994-TOC-SPR-VHCA

Project & Outreach Schedule

- Planning Case Filed – October 7, 2020
- Neighbor Meetings – 12:00 PM and 5:30 PM on November 12, 2020
 - Mailed to 100 owners/occupants
 - Attended by 12 neighbors and owners in total
 - Received questions/feedback about safety, privacy, parking
- Meeting with WSSM HOA – December 1, 2020 (tonight)
- Meetings with Westside Neighborhood Council – Anticipated early 2021
- Planning Department Review and Permitting – 8-10 months

- Construction Anticipated Start – 1st Quarter 2022
- Construction Anticipated End – 3rd Quarter 2024 (est. 30 months)

Construction Details

- RBM works with experienced contractors who are well versed in infill construction
- Construction features include:
 - Installation of sound barrier walls (similar to those used by Metro)
 - Dust watering/control on all construction days
 - Security and monitoring
- Construction hours follow City of Los Angeles regulations 7a-9p on weekdays and 8a-6p on weekends
- Due to large size of site, limiting staging on Westwood Blvd

Thank you!

We are available to take questions.

