



# 6711 S. SEPULVEDA

SITE PLAN REVIEW  
SUBMITTAL

OCTOBER 11, 2017



HANOVER COMPANY  
TCA # 2017-056



PROJECT TEAM



**APPLICANT:**  
Hanover R.S. Limited Partnership  
5847 San Felipe, Suite 3600  
Houston, TX 77057



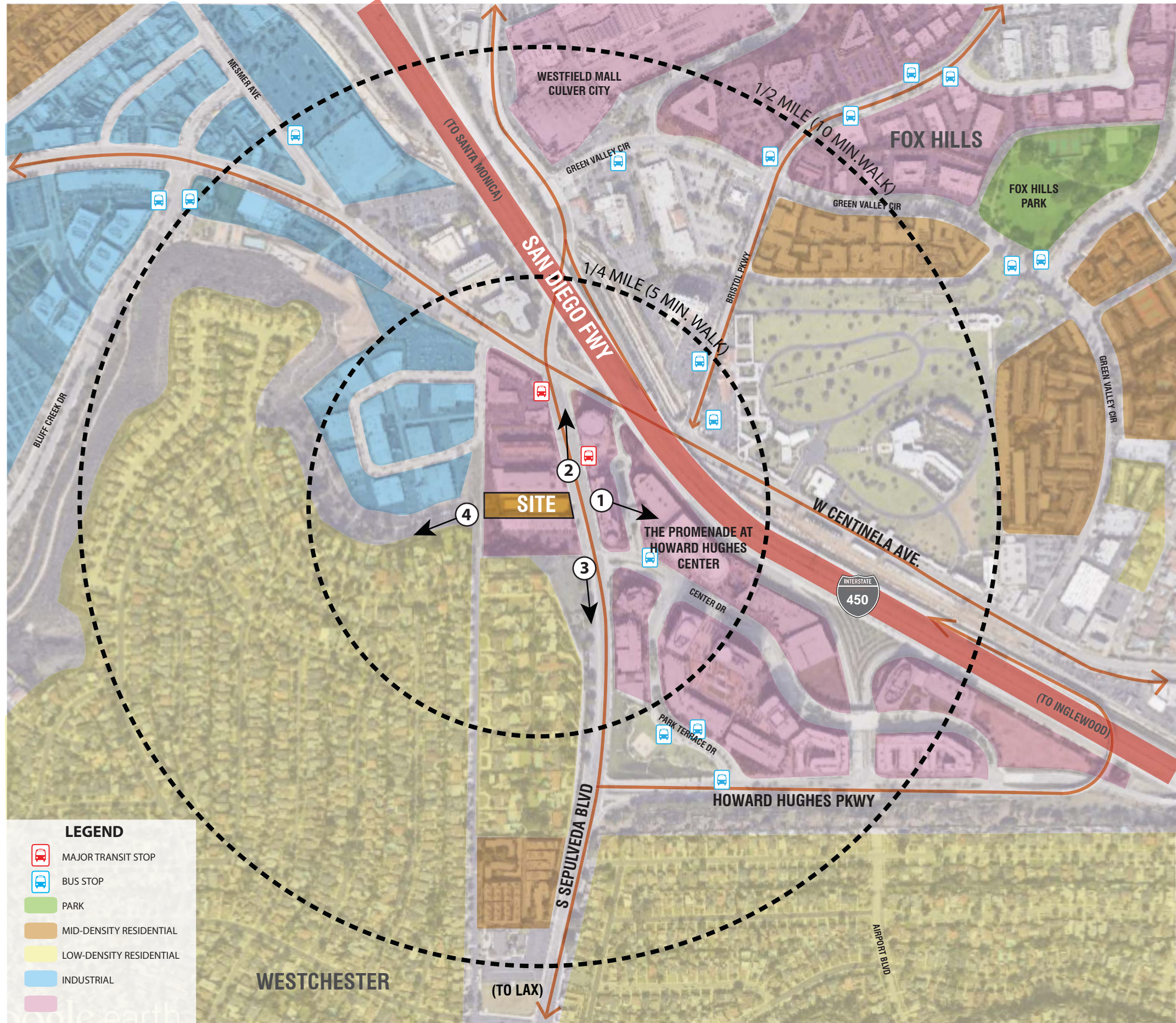
**ARCHITECT:**  
TCA Architects  
801 S. Grand Ave., Suite 1020  
Los Angeles, CA 90017  
(213) 553-1100

**LANDSCAPE ARCHITECT:**  
GWH Landscape Architects  
an affiliate of Hanover Company  
5847 San Felipe, Suite 3600  
Houston, Texas 77057

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1. VIEW TOWARDS HOWARD HUGHES CENTER



2. VIEW TOWARDS WESTFIELD MALL, CULVER CITY



3. VIEW TOWARDS SOUTH



4. VIEW TOWARDS EAST

**6711 S. SEPULVEDA**  
LOS ANGELES, CA

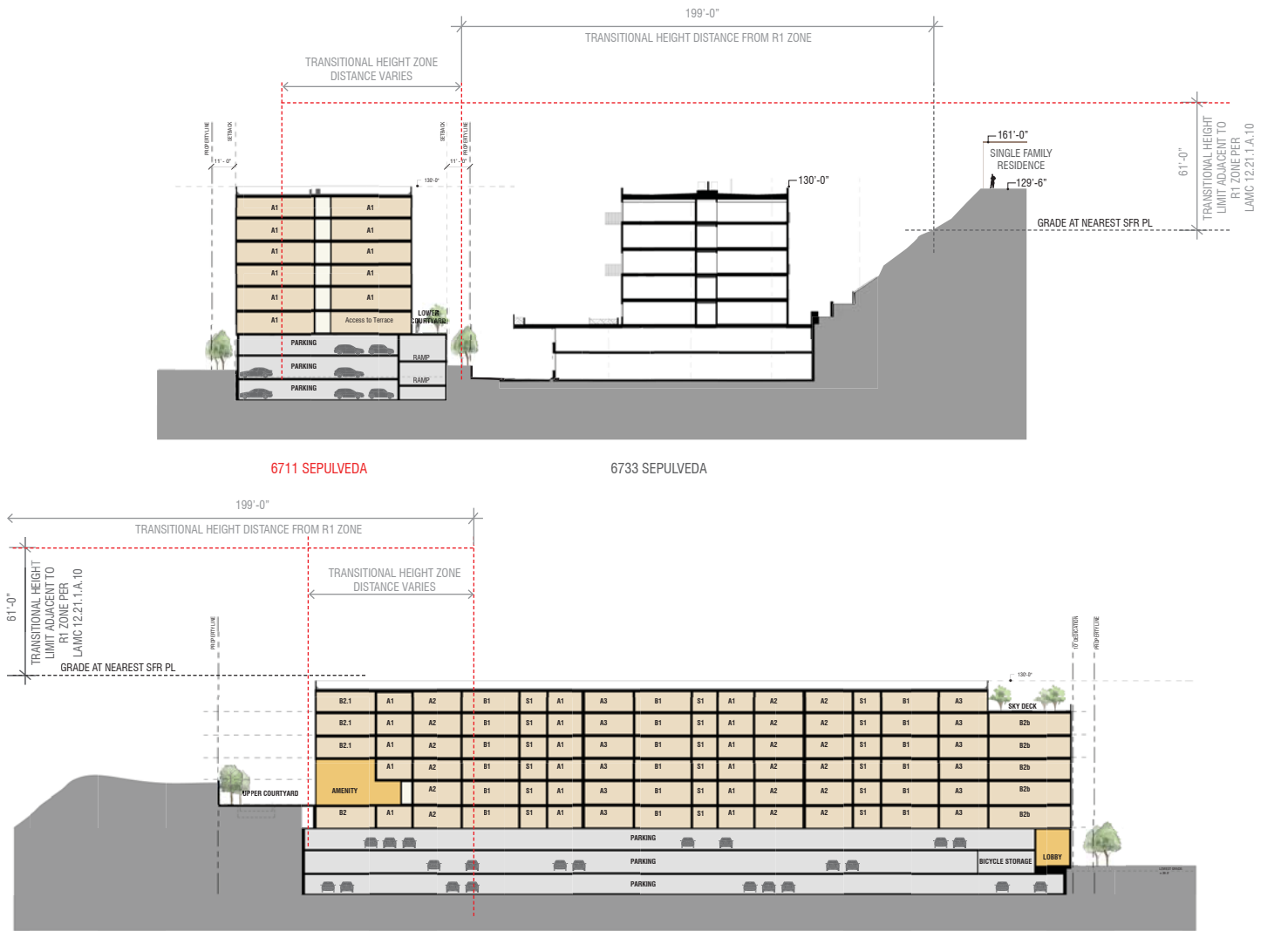
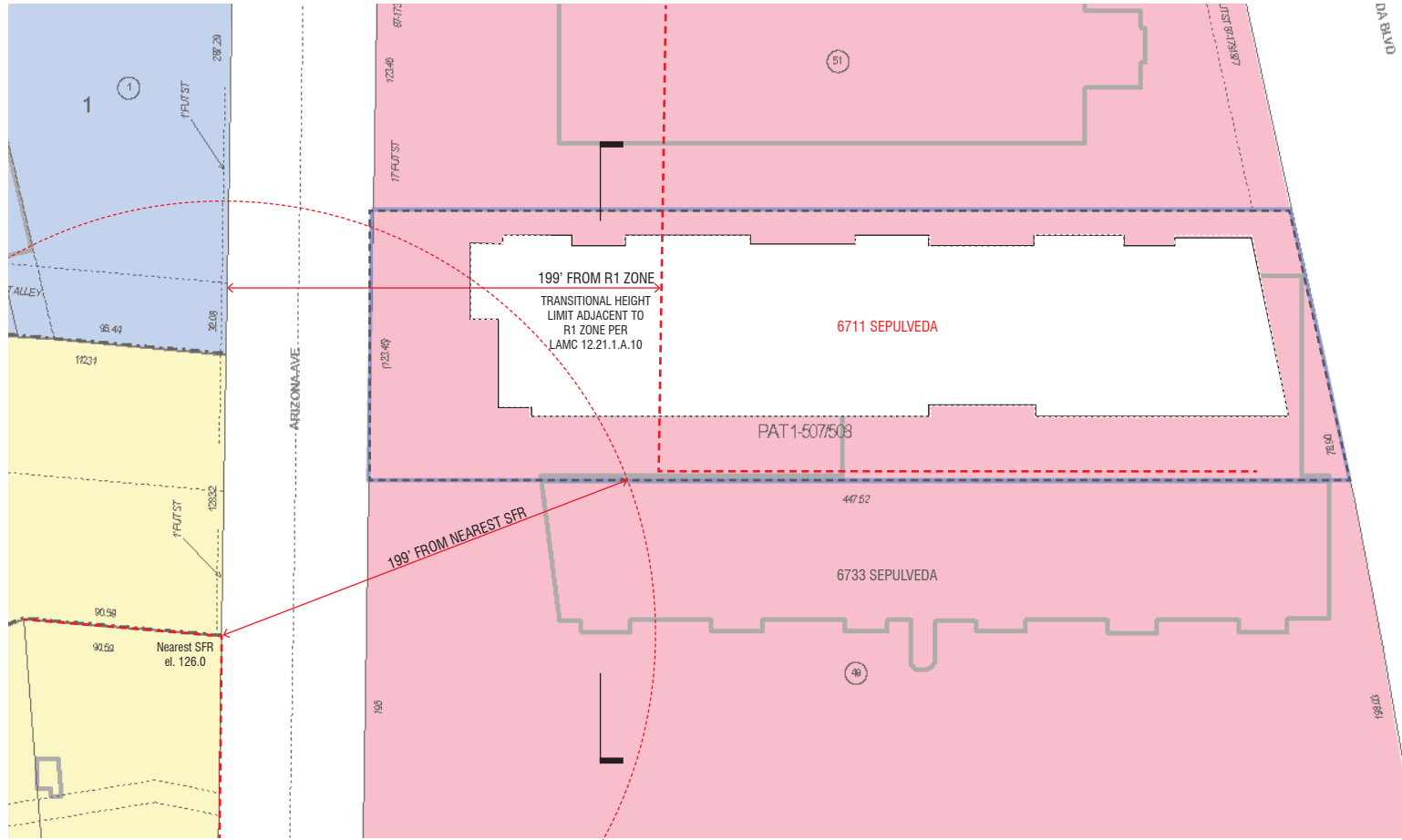


HANOVER COMPANY  
TCA # 2017-056

SITE PLAN REVIEW  
OCTOBER 11, 2017

SITE CONTEXT







SURVEYOR'S NOTES:

1. DATE OF SURVEY: APRIL 3 & 4, 2007.  
2. THIS SURVEY WAS BASED UPON A COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 05, 2007, AT 7:30 AM, ORDER NO. NC5484057-HU-11.  
3. THE SURVEY DOES NOT SHOW LOCATIONS OF, OR ENCROACHMENTS BY, SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF ANY BUILDINGS SHOWN HEREON. IF UNDERGROUND PUBLIC UTILITIES OR SUBSTRUCTURES, FLOOD ZONE DATA, ZONING AND SETBACK DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH THIS COMPANY. NO GUARANTY, WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION.  
4. VERTICAL DATUM:  
CITY OF LOS ANGELES BENCH MARK NO. 17 (2550 ELEV. + 66.63' (2000 ADJ.)  
8.31' W. CURB SEPULVEDA BLVD. (25256' NAD 77) (11' 51" S); N END, L.B.

5. NOTE:  
ONLY A SIGNED AND SEALED COPY OF THIS SURVEY REPRESENTS A TRUE COPY OF OUR WORK PRODUCT. ANY COPIES CREATED FROM ELECTRONIC FILES OR OTHER METHODS MUST BE COMPARED TO A SIGNED AND SEALED COPY TO ASSURE ITS ACCURACY AND COMPLETENESS.  
6. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SEPULVEDA BOULEVARD.

LOS ANGELES COUNTY TAX ASSESSOR'S PARCEL NO. 480-001-004

SITE AREA:

NET AREA: 516,090 SQ. FT., OR 12.007 ACRES  
GROSS AREA: 610,251 SQ. FT., OR 14.007 ACRES  
NET AREA AFTER DEDICATION: 523,189 SQ. FT., OR 12.06 ACRES

BUILDING AREA:

AREA(S) OF STRUCTURE(S) BASED ON OUTSIDE MEASUREMENT OF BUILDING LINES AT GROUND LEVEL.  
BUILDING = 18,849 SQ. FT.

BASIS OF BEARINGS:

THE BEARING, N 12° 40' 05" W OF THE CENTERLINE OF SEPULVEDA BOULEVARD AS SHOWN ON MAP OF LOS ANGELES COUNTY SURVEYORS' MAP NO. 8480, ON FILE IN THE LOS ANGELES COUNTY ENGINEER'S OFFICE, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGAL DESCRIPTION:

THAT PORTION OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 11 WEST, IN THE RANCHO SIBUAL REDONDO IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON THE MAP FILED IN CASE NO. 8629 SUPERIOR COURT OF SAID COUNTY ON JUNE 2, 1980 IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, A COPY OF SAID MAP APPEARS IN THE FILES OF THE COUNTY SURVEYOR OF SAID COUNTY AS CLERK'S FILED MAP NO. 28, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF ARIZONA AVENUE, 66 FEET WIDE, AS CONVEYED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED IN BOOK 506 PAGE 289 OF DEEDS, RECORDS OF SAID COUNTY, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 8025.00 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTHERN LINE OF SAID SECTION 19, THENCE ALONG SAID PARALLEL LINE NORTH 89° 52' 20" EAST 4752 FEET TO A POINT IN THE WESTERLY LINE OF SEPULVEDA BOULEVARD, 8000 FEET WIDE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED JULY 30, 1976, AS INSTRUMENT NO. 10,419 IN BOOK 4125 PAGE 77, OF OFFICIAL RECORDS OF SAID COUNTY, SAID LAST MENTIONED POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 3950.00 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 78° 22' 00" EAST, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9° 00' 40", AN ARC DISTANCE OF 78.80 FEET TO THE END THEREOF; THENCE CONTINUING ALONG SAID BOULEVARD, TANGENT TO SAID CURVE, NORTH 12° 40' 05" WEST 67.00 FEET TO THE SOUTHEASTLY CORNER OF THE LAND DESCRIBED IN THAT CERTAIN NOTICE OF NON-RESPONSIBILITY, RECORDED ON OCTOBER 27, 1943 AS INSTRUMENT NO. 1357 IN BOOK 2047, PAGE 7 OF SAID OFFICIAL RECORDS, THENCE ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND, SOUTH 89° 52' 10" WEST 389.05 FEET TO THE EASTERLY LINE OF SAID ARIZONA AVENUE, THENCE ALONG SAID AVENUE, SOUTH 00° 40' 40" WEST 266.68 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 12° 46' FEET, MEASURED ALONG THE WEST LINE OF THE ABOVE DESCRIBED LAND.

NOTE: THE SURVEYED PROPERTY IS THE SAME PROPERTY AS IDENTIFIED IN COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NC5484057-HU-11 DATED APRIL 05, 2007 AT 7:30 AM.

EASEMENT DATA, EXCEPTIONS & EXCLUSIONS

PER COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NC5484057-HU-11 DATED APRIL 05, 2007 AT 7:30 AM.  
GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID REPORT AND ARE AS FOLLOWS:

ITEM 5:  
PURPOSE: AGREEMENT TO MAINTAIN 60 FOOT REAR YARD FOR OVER-SIZED BUILDING.  
IN FAVOR OF: CITY OF LOS ANGELES  
RECORDING DATA: APRIL 18, 1955, BOOK: 4795 PAGE 406, OR, AFFECTS: AS SHOWN HEREON.

ZONING DATA:

ZONING: CH  
SETBACK REQUIREMENTS:  
FRONT YARD: NONE  
REAR YARD: NONE FOR COMMERCIAL USES; SAME AS R-1 ZONE FOR RESIDENTIAL USES AT LOWEST RESIDENTIAL STORY.  
SIDE YARD: NONE FOR COMMERCIAL USES; SAME AS R-1 ZONE FOR RESIDENTIAL USES AT LOWEST RESIDENTIAL STORY.

THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.

FLOOD ZONE DATA:

FLOOD ZONE: X  
COMMUNITY NO. 60037C  
PANEL NO. 1760F  
EFFECTIVE DATE: 09-26-08

STREET DEDICATION:

SEPULVEDA BOULEVARD (PUBLIC RIGHT OF WAY) (REC.)  
10' POTENTIAL STREET DEDICATION  
ARIZONA AVENUE (LOCAL STREET 60' REQUIRED)  
10' POTENTIAL STREET DEDICATION

\*DEDICATIONS SHOWN HEREON ARE BASED ON NAVIGATE LA STREET & HIGHWAY STANDARDS AND ARE SUBJECT TO REVIEW BY BUREAU OF ENGINEERING AND DEPARTMENT OF TRANSPORTATION.\*

STATEMENT OF CLEARANCES:

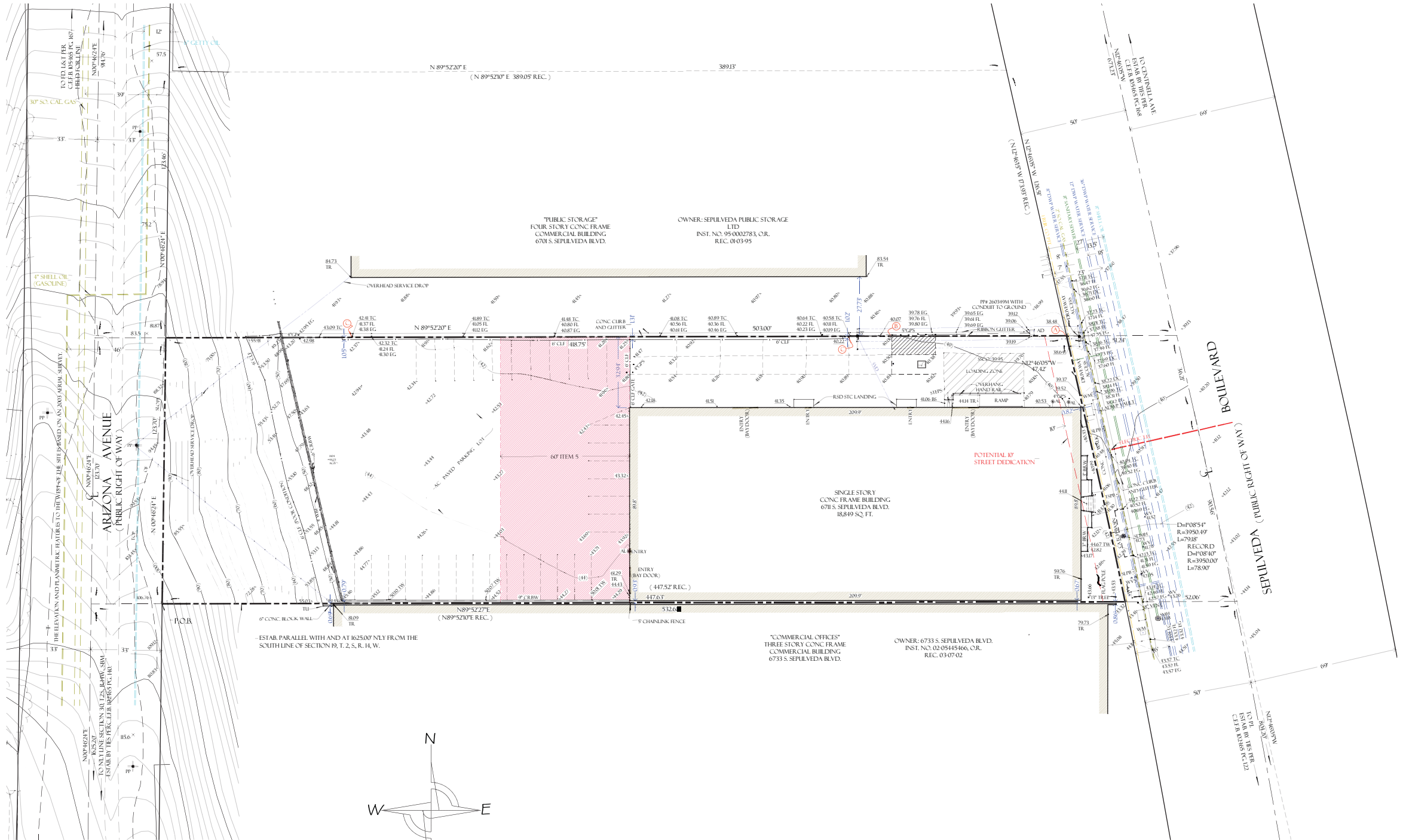
SEE MAP

STATEMENT OF ENCROACHMENTS:

EDGE OF CONC. 0.28' ONTO SITE  
EDGE OF CONC. 0.28' ONTO SITE  
EDGE OF CURB 0.26' ONTO SITE

PARKING SUMMARY:

43 STANDARD SPACES  
1 HANDICAPPED SPACES  
44 TOTAL SPACES



UTILITY LEGEND:

AC	ASPHALTIC CONCRETE	SS	SANITARY SEWER
AD	AREA DRAIN	SSCO	SANITARY SEWER, CLEAN OUT
AL	AREA LIGHT	SSDM	STANDARD SURVEY DIRM MONUMENT
BR	BRICK RETAINING WALL	SSHC	SANITARY SEWER, HOBSE CONNECTION
CB	CATCH BASIN	SSM	STANDARD SURVEY MONUMENT
CBW	CONCRETE BLOCK WALL	ST	STREET
CBWM	CONCRETE RETAINING BLOCK WALL	STC	STILICO
CEFR	CITY ENGINEER FIELD BOOK	STD	STANDARD
CLF	CHAIN LINK FENCE	STM	STANDARD TRAVERSE MONUMENT
CNC	CONCRETE	SW	SPRINKLER
CP	CONCRETE PAVEMENT	SWW	SERVICE DRAIN
E	ELECTRIC	T	TELEPHONE
EG	EDGE OF GUTTER	TC	TOP OF CURB
ELIC	ELECTRIC	TMH	TELEPHONE MANHOLE
EPB	ELECTRIC PULL BOX	TR	TOP OF CURB
FD	FLOOD	TS	TOP OF STEP
FB	FIELD BOOK	TW	TOP OF WALL
H	HAND FLICK	U	UNKNOWN
IL	FLOW LINE	USP	TRAFFIC SIGNAL PULL BOX
GA	GAS	TYP	TYPICAL
GP	GUARD POST	UB	UTILITY BOX (USE UNKNOWN)
L&T	LEAD & TACK	UV	UTILITY VALET
MH	MANHOLE	UVV	UTILITY VALET (USE UNKNOWN)
PI	POWER POLE	VLT	VAULT
PRCD	PROPOSED	W	WATER
RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
REC	RECORDED	WV	WATER VALVE
RET	RETAINING	WBF	WIND BOWED FENCE
SD	STORM DRAIN	VA	VALVE
SDMH	STORM DRAIN MANHOLE	AL	AREA LIGHT
SL	STREET LIGHT	MH	MANHOLE
SLP	STREET LIGHT PULL BOX	PB	PULL BOX
SMH	SEWER MANHOLE		
SMHM	SEWER MANHOLE MONUMENT		

HANDICAPPED PARKING AND/OR HANDICAPPED ACCESS

PROPERTY LINE  
CENTERLINE  
UNDERGROUND UTILITY LINES  
FLOW LINE  
FENCE LINE

PREPARED FOR:  
THE HANOVER COMPANY  
ATTN: KRISTEN GATES, P.E.  
5817 SAN FELIPE #3600  
HOUSTON, TEXAS 77057

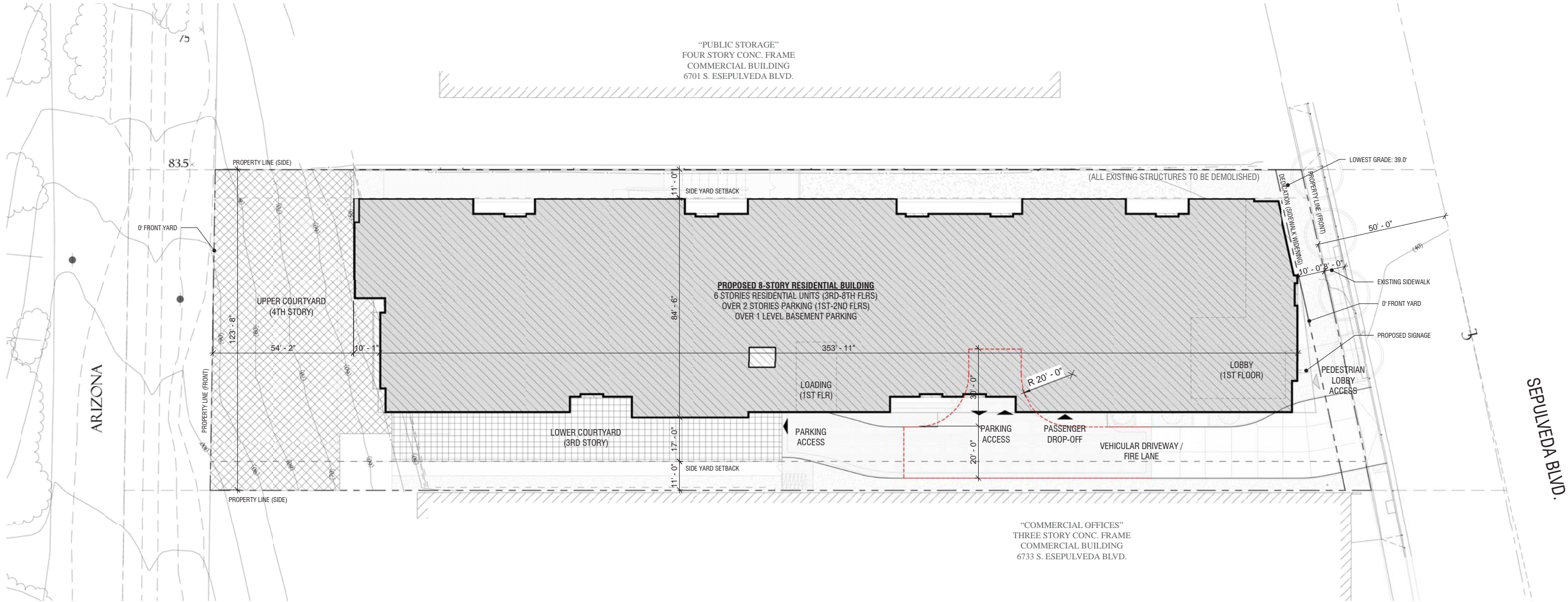
DATE	REVISION
09-20-07	CHANGED STREET DEDICATION TO 10' FROM 10'

ALTA / NSPS LAND TITLE SURVEY  
6711 S. SEPULVEDA BLVD

IACOBELLIS & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
SURVEYS · SUBDIVISIONS · PHOTOGRAMMETRY  
1115 TAMPA AVENUE STE 15B, NORTHRIDGE, CA 91326 PH 818-366-9222 FAX 818-366-4883

DATE: 05/02/07  
PROJECT NO.: 6892  
DRAWN BY: JIM  
CHECKED BY: MF  
SHEET NO.: 1 OF 1





SITE INFORMATION			
ADDRESS		6711 S. SEPULVEDA BLVD.	
ASSESSOR NO.		4110-001-004	
ZONE		C4-1	
EXISTING USE		VACANT SELF-STORAGE BUILDING	
PROPOSED USE		MULTI-FAMILY RESIDENTIAL	
LOT/BUILDABLE AREA			
Total Lot/Buildable Area	<u>Square feet</u>	<u>Acres</u>	
	53,610	1.23	
DENSITY			
PERMITTED	183 (with 35% Density Bonus, 11% VLI Set-Aside)		
	PROPOSED	<u>Unit Type</u>	<u># of Units</u>
		Studio	18
		1-Bed	105
		2-Bed	<u>57</u>
			180
FLOOR AREA			
PERMITTED	<u>FAR</u>	<u>Total SF</u>	
	Base	1.5	
	Density Bonus	3.0	160,830 SF
PROPOSED	<u>FAR</u>	<u>Total SF</u>	
	3.0	160,830	SF
BUILDING HEIGHT			
PERMITTED	Unlimited, with Transitional Height limits per LAMC 12.21.1.A.10		
PROPOSED	91'-0"		

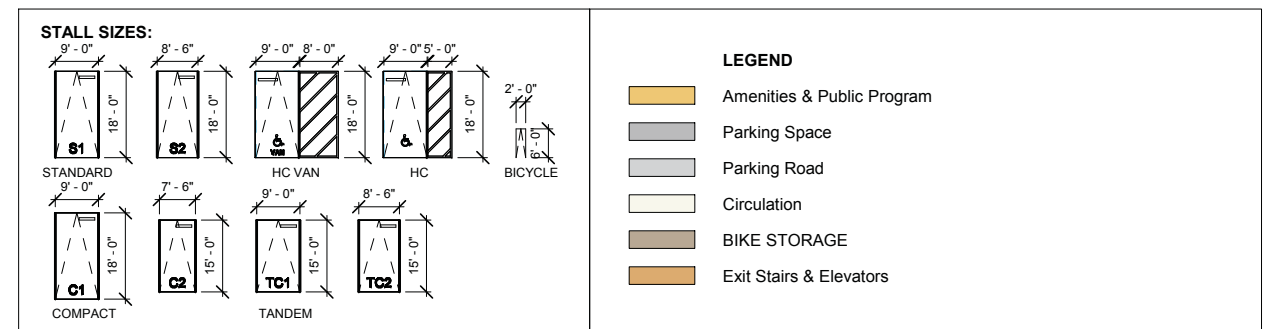
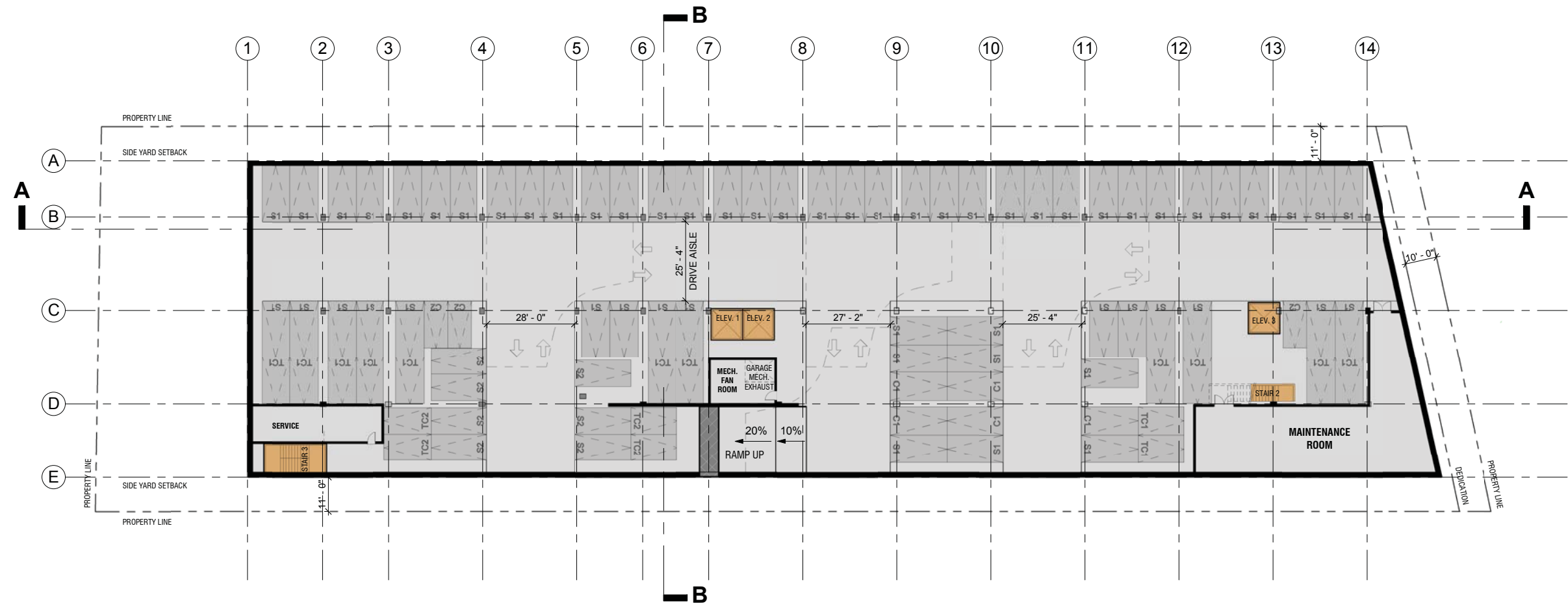
OPEN SPACE			
REQUIRED	Habitable Rooms	Square Feet	Total Required
> 3 Habitable rooms	0	175	0
= 3 Habitable rooms	57	125	7,125 SF
< 3 Habitable rooms	123	100	12,300 SF
Sub-Total	180		19,425 SF
D.B. Incentive 1: 20% Reduction		(3,885)	15,540 SF
PROPOSED			
Common Open Space			
Ground Amenities	600	SF	
L3 Terrace	2,700	SF	
L4 Pool Courtyard & Amenities	8,100	SF	
L8 Sky Deck	990	SF	
Balconies	3,150	SF	
Total Proposed	15,540	SF	
LANDSCAPED AREA			
REQUIRED	25% Common Open Space + compliance with LAMC 12.22.A.25.f.6		
PROPOSED	The project will comply with LAMC 12.22.A.25.f.6		
TREES			
Required (1 per 4 units)	45	Trees	
Provided	45	Trees	

BICYCLE PARKING				
REQUIRED	Short Term (1 per 10 units)	Long Term (1 per unit)	Total	
Residential	18	180	198	
PROPOSED	Short Term	Long Term	Total	
Residential	18	180	198	
VEHICULAR PARKING				
REQUIRED	Unit Type	# of Units	Stalls/Unit	Total Required
Minimum per AB744	Studio	18	0.5	9
	1-Bed	105	0.5	53
	2-Bed	57	1.00	57
Total				119
PROPOSED				
Standard Prime	167			
Compact Prime	11			
Tandem	32			
Total	210	Stalls		





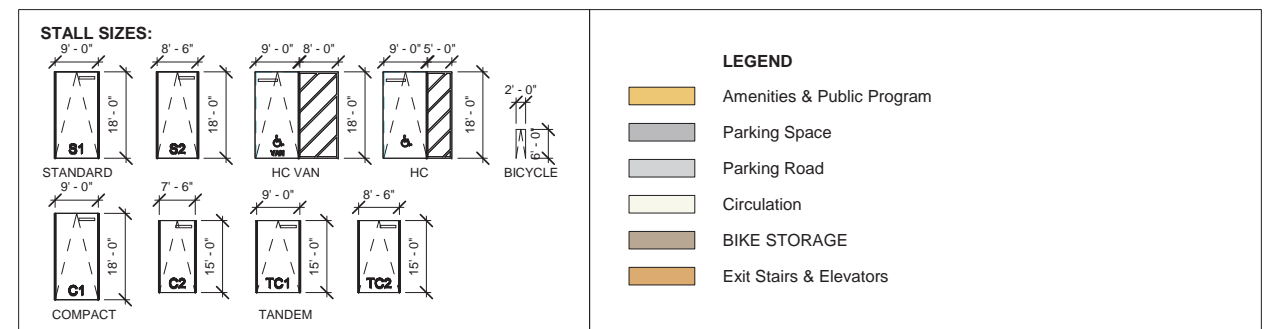








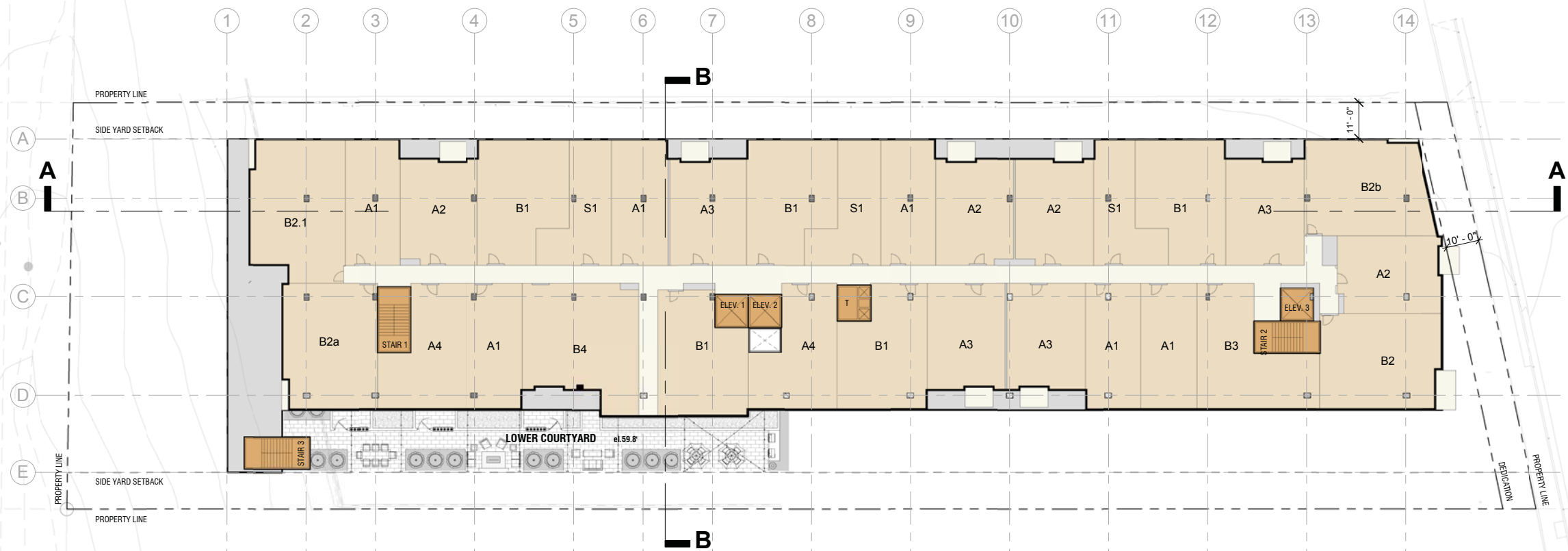






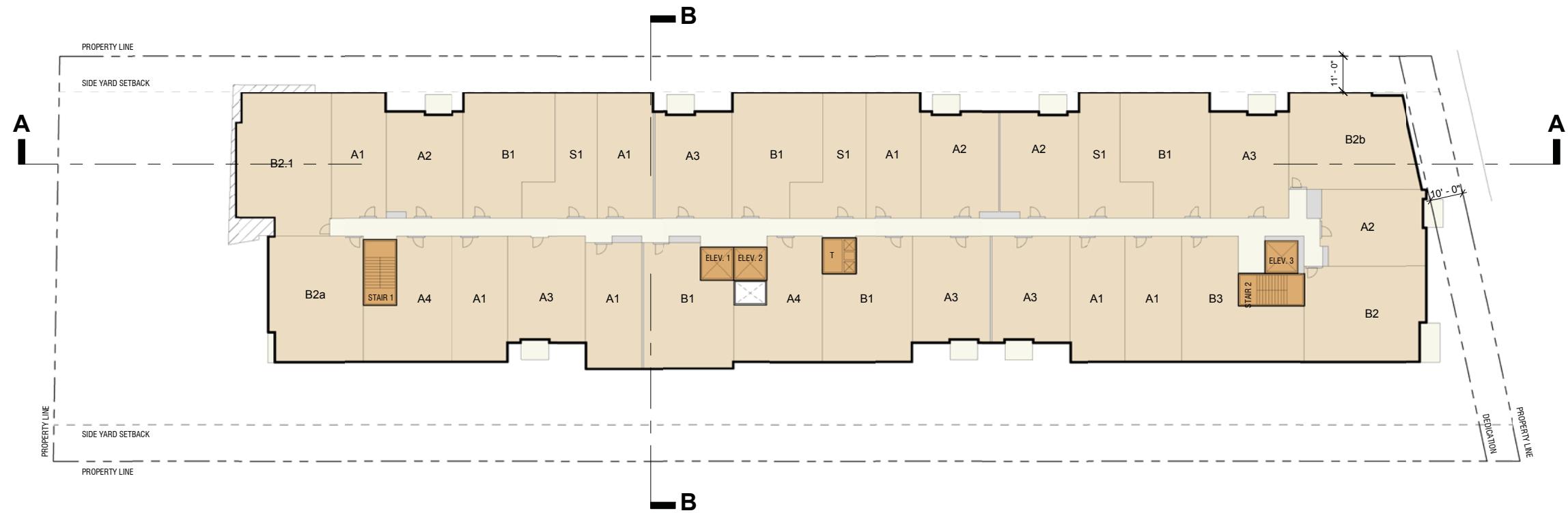


FOURTH FLOOR PLAN

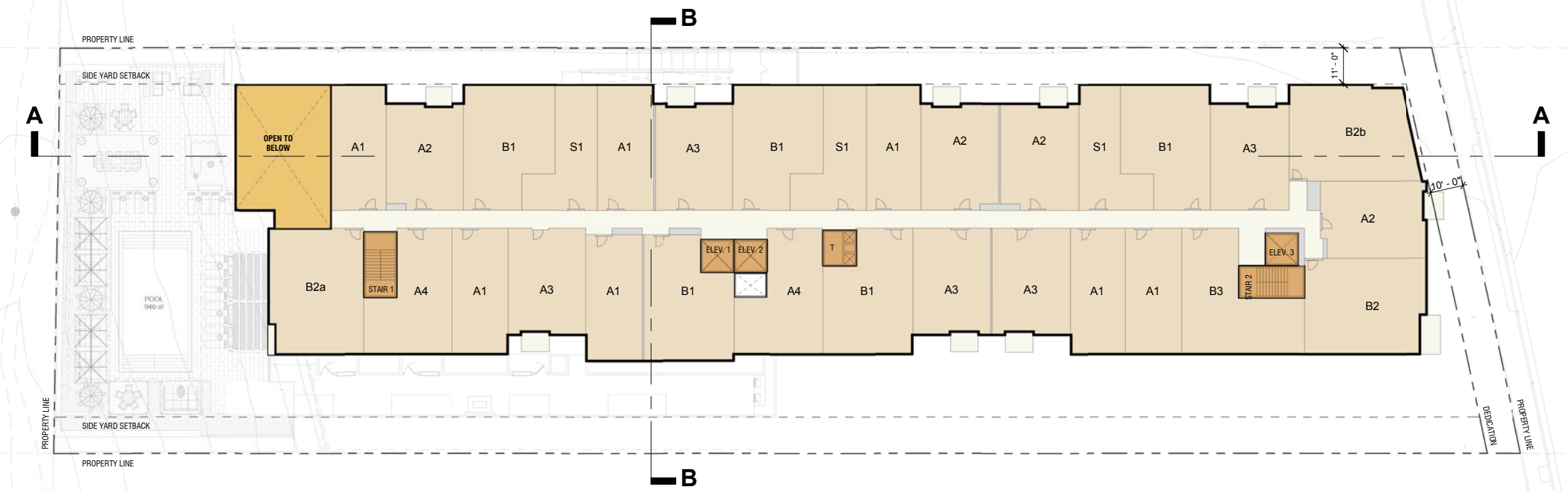


THIRD FLOOR PLAN



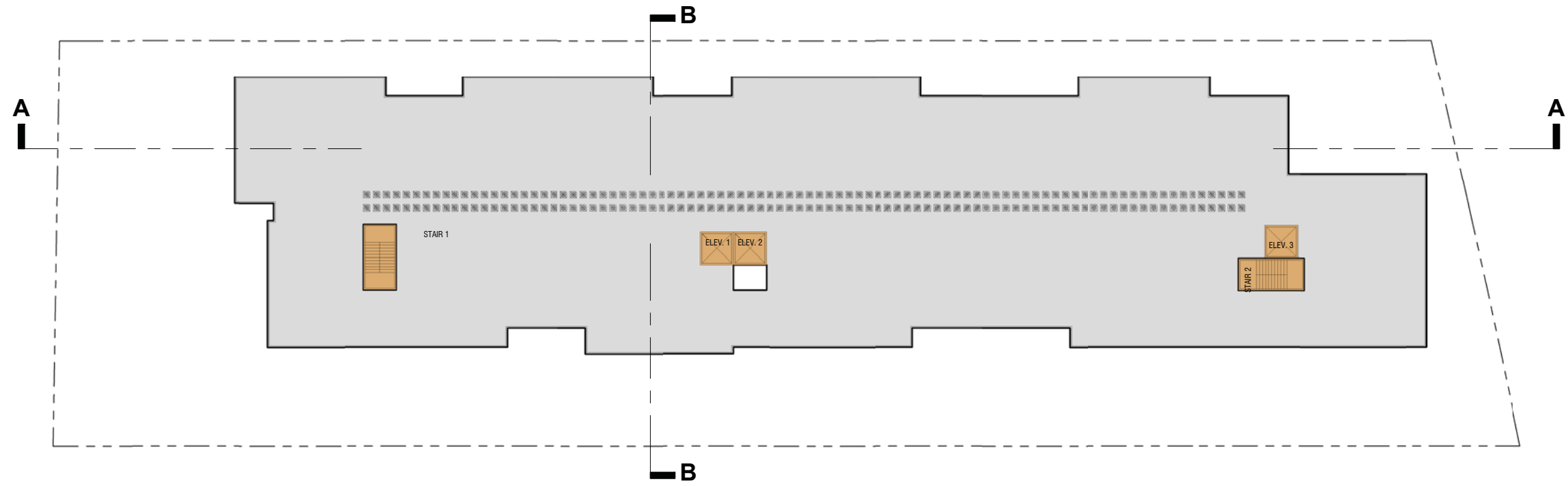


SIXTH-SEVENTH FLOOR PLAN

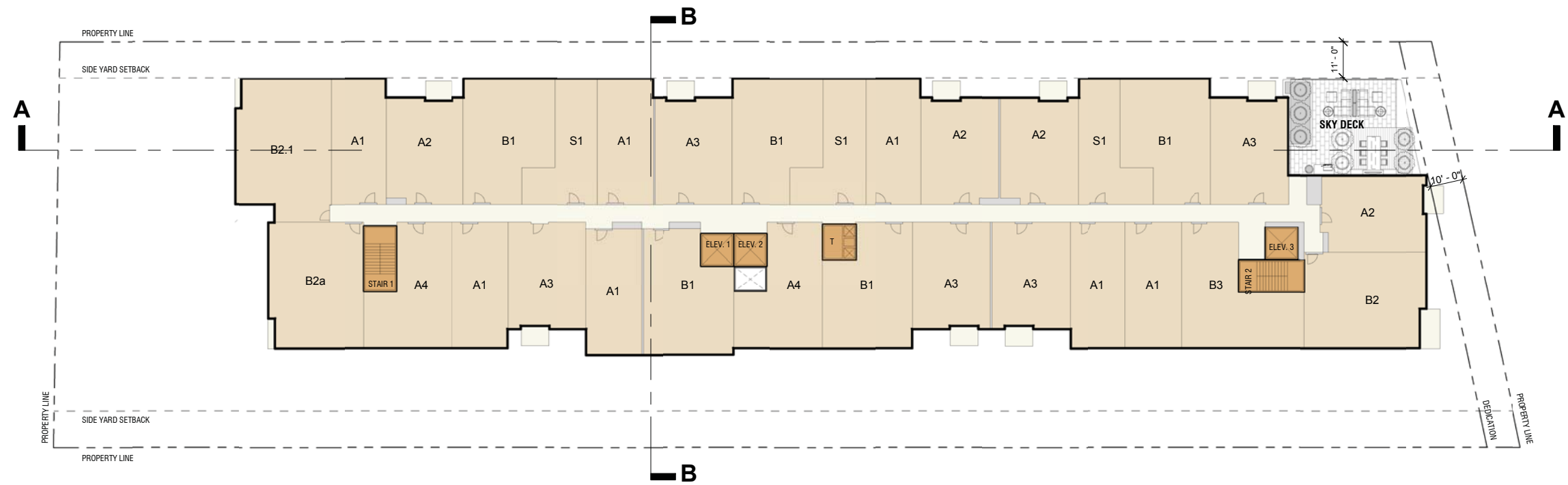


FIFTH FLOOR PLAN



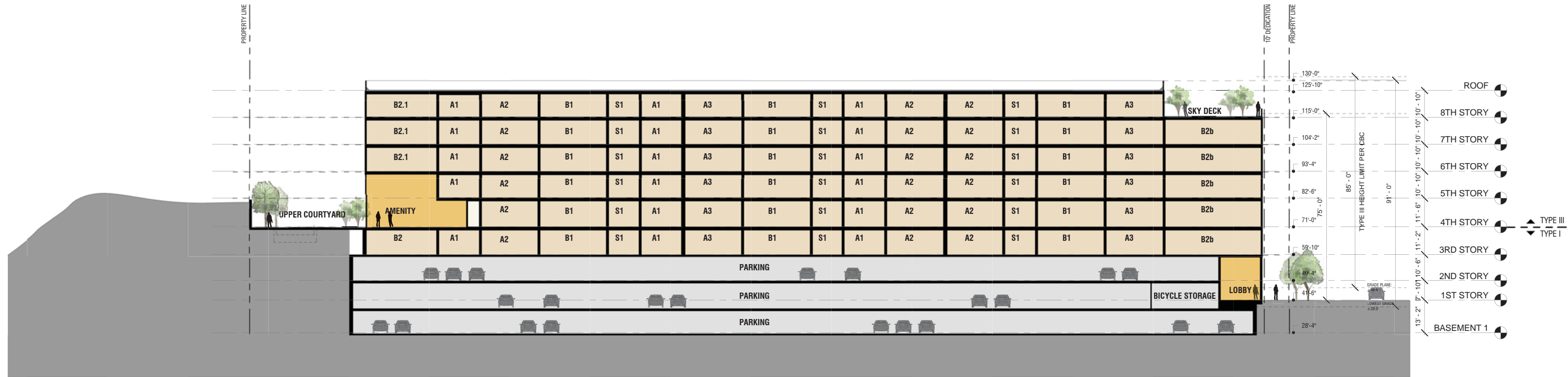


ROOF PLAN



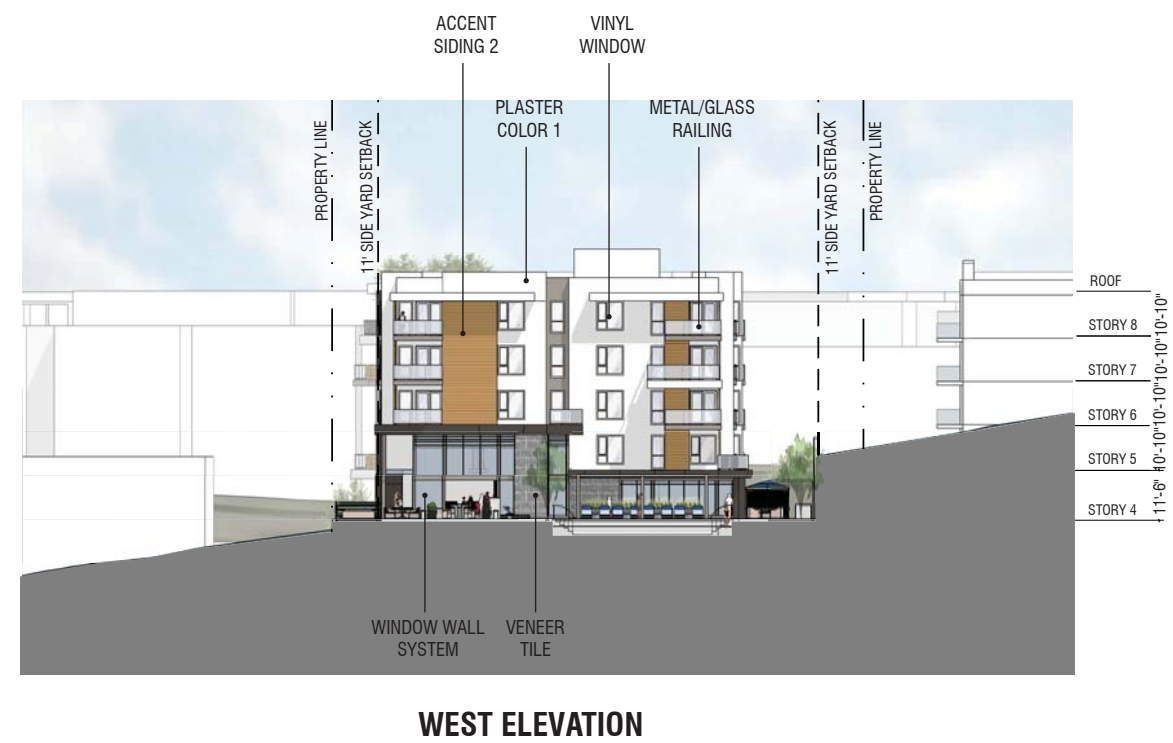
EIGHTH FLOOR PLAN















**6711 S. SEPULVEDA**  
LOS ANGELES, CA



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TCA # 2017-056

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CONCEPT RENDERING  
VIEW AT SEPULVEDA BLVD.





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LOS ANGELES, CA



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CONCEPT RENDERING  
VIEW AT PROJECT ENTRY





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LOS ANGELES, CA



HANOVER COMPANY  
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SITE PLAN REVIEW  
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CONCEPT RENDERING  
VIEW AT UPPER COURTYARD



















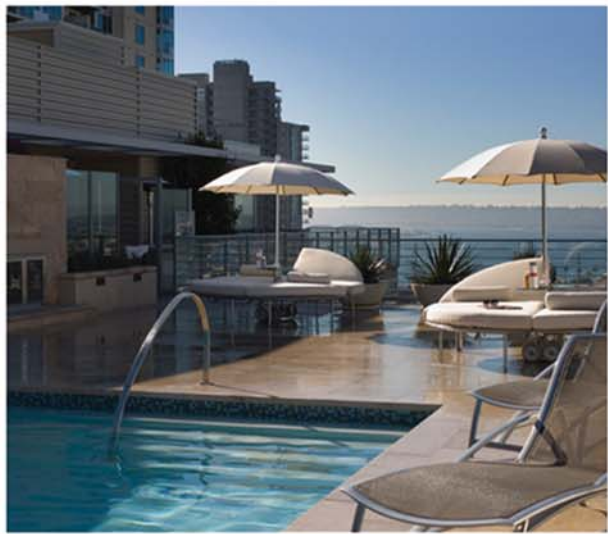


OPEN SPACE / LANDSCAPING		
Location	Common Open Space (SF)	Landscape Area (SF)
Ground Amenities	600	0
L3 Terrace	2,700	490
L4 Pool Courtyard & Amenities	8,100	1,363
L8 Skydeck	1,000	90
Total Proposed	12,400	1,943
These Plans are in Compliance with the Density Bonus Incentive Requirement for Open Space (LAMC 12.22.A.25.f.6)		

TREES PROVIDED	
Location	Tree Quantity
Ground Amenities	18
L3 Terrace	14
L4 Pool Courtyard & Amenities	6
L8 Skydeck	7
Total Proposed	45

- Legend
- L1 Tree in Decorative Pot
  - L2 Decorative Pot
  - L3 Decorative Gravel
  - L4 Specialty Paving
  - L5 Table
  - L6 BBQ Grill
  - L7 Outdoor Lamp
  - L8 Outdoor Furniture







TREES & PALMS



LAGERSTROEMIA X INDICA  
Natchez Crape Myrtle



LIGUSTRUM JAPONICUM  
Wax Leaf Ligustrum



MAGNOLIA GRANDIFLORA  
Little Gem Magnolia



OLEA EUROPAEA 'SWAN HILL'  
Swan Hill Olive



PARKINSONIA X 'DESERT MUSEUM'  
Desert Museum Palo Verde



PHOENIX DACTYLIFERA  
Medjool Date Palm



PODOCARPUS MACROPHYLLUS  
Podocarpus



PRUNUS CAROLINIANA  
Cherry Laurel



PRUNUS CERACIFERA  
Krauter's Vesuvius Purple Plum

SHRUBS & GROUNDCOVERS



AGAPANTHUS ORIENTALIS  
Agapanthus



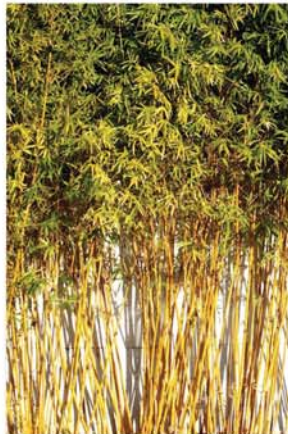
AGAVE ATTENUATA  
Fox Tail Agave



ALPINIA ZERUMBET  
Variegated Shell Ginger



ASPIDISTRA ELATIOR  
Cast Iron Plant



BAMBUSIA MULTIPLEX  
Golden Goddess Bamboo



CYRTOMIUM FALCATUM  
Holly Leaf Fern



DIETES BICOLOR  
Bicolor Iris



MUSA ACUMINATA  
Red Banana



OPHIPOGON JAPONICUS  
Mondo Grass



PHILODENDRON X 'XANADU'  
Xanadu Philodendron



PHORMIUM TENAX  
Flax



PITTOSPORUM TOBIRA  
Wheeler's Dwarf Pittosporum



RAPHIOLEPSIS INDICA  
Clara Indian Hawthorn



RAPHIS EXCELSA  
Lady Palm



ROSMARINUS OFFICINALIS  
Huntington Carpet Rosemary



SANSEVIERIA TRIFASCIATA  
Mother in Law's Tongue



SENECIO SERPENS  
Blue Chalk Sticks



STRELITZIA REGINEA  
Bird of Paradise