

6136 Manchester Avenue  
8651 La Tijera Boulevard

CPC-2022-6064-CU-DB-MCUP-CDO-SPR-HCA-PHP  
Hearing Examiner  
September 27, 2023



# DEVELOPMENT TEAM

## REPRESENTATIVE:



### Team Members:

Dana Sayles, AICP  
Markie Anderle

## TRANSPORTATION:



### Team Member:

Sarah Drobis

## APPLICANT:



### Team Members:

Adam Perry  
Steve Roberts  
Con Howe

## ARCHITECT:



### Team Members:

Hugo Suarez, AIA  
Andrew Miller, AIA  
Janet Cheng, AIA, LEED AP

## LANDSCAPE:



### Team Members:

Dan Delle, PLA, ASLA, LEED GA  
Amanda Crosswell, PLA

# Cityview®

- Los Angeles based workforce housing developer and operator with 20+ years of multifamily and mixed-use experience.
- Manages approximately 5,200+ multifamily units, with 1,500+ units under development and 1,600+ units in active renovations.
- **Work closely with neighbors and other local stakeholders to tailor each design to the unique community context.**
- Local team of high-caliber design professionals and construction partners committed to delivering first rate design.
- Commitment to Environmental, Social and Governance (ESG) principles, such as:
  - All developments designed to LEED Silver minimum
  - Actively promote DEI in hiring and contracting



**Jasper**  
Los Angeles  
Under Construction  
*296 Apartments*



**Haven**  
Los Angeles/Culver City  
Completed 2019  
*97 Apartments*



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# TRANSIT CONNECTIONS WITHIN A FIVE MINUTE WALK

## Metro 115 West

- Westchester Golf Course
- Westchester Rec Center
- OTIS
- Playa del Rey beach

## Big Blue Bus 3 (R3)

- Westchester Golf Course
- Westchester Rec Center
- OTIS / LMU
- Santa Monica

## Culver City 6 North

- Howard Hughes Center
- Westfield Culver City Mall
- UCLA

## Metro 102 East

- Kenneth Hahn State Rec Center
- Metro Expo Line
- Exposition Park / USC

## Metro 115 East

- Metro Rail K-Line
- Inglewood Transit Center
- The Forum / So Fi Stadium

## Metro 102 West

- LAX City Bus Center

## Culver City 6 South

- LAX City Bus Center
- Metro Rail Green Line

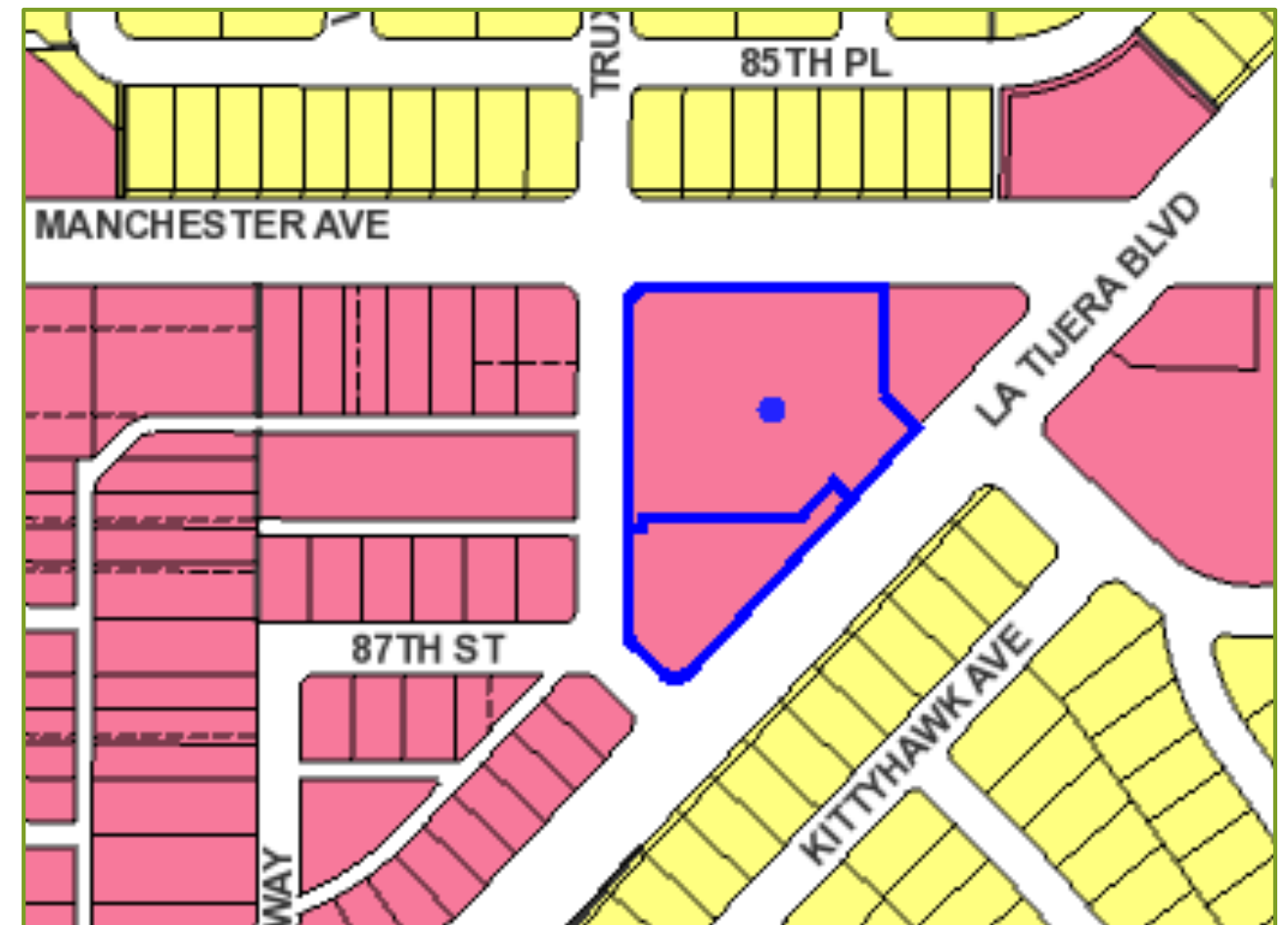
## Big Blue Bus 3 (R3)

- LAX City Bus Center
- Metro Rail Green Line



# LAND USE & ZONING

Site Overview	
Site Addresses	6136 Manchester Avenue 8651 La Tijera Boulevard
Existing Zoning	[Q]C2-1-CDO
Land Use Designation	Community Commercial
Overlay	Westchester Community Design Overlay
Transit Oriented Communities	TOC Tier 3 Transit Priority Area High Quality Transportation Corridor (Manchester Ave)
Existing Use	Pep Boys, Del Taco Zero on-site housing
Site Size	105,267 SF / 2.42 AC



- *Designated site on Housing Element Inventory of Sites for Moderate Income Housing*

# DEVELOPMENT SUMMARY

<p><b>Unit Count &amp; Unit Mix</b></p>	<p><b>441 dwelling units</b>  <b>Live-Work:</b> 6 units  <b>Studio:</b> 130 units  <b>One Bedroom:</b> 190 units  <b>Two Bedroom:</b> 115 units  <i>66 units set-aside for Very Low Income households</i></p>
<p><b>Commercial &amp; Retail</b></p>	<p>16,120 sq ft  Mix of restaurant and neighborhood serving commercial space</p>
<p><b>Floor Area &amp; FAR</b></p>	<p>416,915 sq ft total floor area  4.0:1 FAR</p>
<p><b>Building Height</b></p>	<p>4 to 8 story building  96 feet maximum height</p>
<p><b>Setbacks</b></p>	<p><b>Front:</b> 0 ft (Manchester/La Tijera)  <b>Side Internal:</b> 11 ft  <b>Side Truxton:</b> 5 ft</p>
<p><b>Parking</b></p>	<p><b>549 Total Parking Spaces</b>  <b>Residential:</b> 500 spaces  <b>Commercial:</b> 49 spaces  <b>Bicycle Parking:</b> 220 Spaces  <b>EV Spaces:</b> at least 150 spaces</p>
<p><b>Open Space</b></p>	<p>47,085 sq ft total open space  Including Public Plaza</p>

# ENTITLEMENT PROCESS

## The following entitlements have been requested:

- **Conditional Use Permit (CUP)**, to increase density by 67% for a total of 441 residential dwelling units, including 25% of base units (66-units) for Very-Low Income Households.
- **Density Bonus (DB)**, to allow incentives for 1) an increase in FAR to 4.0:1, and 2) a decrease in side yard along Truxton Avenue to 5-feet, and 3) a waivers for deviations from Transitional Height, and 4) ground floor residential requirements in the Westchester CDO.
- **Main Conditional Use Permit (MCUP)**, to allow the on-site sale and consumption of a full-line of alcoholic beverages within the Project's commercial space.
- **Site Plan Review (SPR)** to allow an increase of 50 or more dwelling units and/or guest rooms.
- **Community Design Overlay Compliance (CDO)**, for compliance with the design standards and guidelines of the Downtown Westchester CDO.
- **Sustainable Communities Environmental Assessment (SCEA)**, pursuant to Sections 21155 and 21155.2 of the California Public Resources Code.



# COMPARABLE AFFORDABLE HOUSING INCENTIVE PROGRAMS

	PERMITTED BY-RIGHT	PERMITTED TOC PROGRAM	PROPOSED PROJECT
<b>Unit Count &amp; Unit Mix</b>	264 du	449 du (70%)	441 du (67%)
<b>Affordability Requirements</b>	Affordable Housing Linkage Fee	14% VLI - 62 du (of total density)	25% VLI – 66 du (of base density)
<b>Floor Area</b>	1.5:1 157,901.25 sf	3.75:1 394,753 sf	★ 4.0:1 416,915 sf
<b>Building Height/Stories</b>	Unlimited	Unlimited	95.75 ft / 8 stories
<b>Transitional Height</b>	LAMC 12.21.1.A.10 Limit from R1 lot line: 0 to 49 ft 50 to 99 ft 100 to 199 ft	Stepped-back at a 45 degree angle at 25 feet above grade from the R1 lot line	★ <i>Waiver Request to Deviate from LAMC 12.21.1.A.10</i> <i>*Compliant Transitional Height under TOC program</i>
<b>Setbacks</b>	Front: 0 ft (per LAMC 13.09) Side: 11 ft (at first residential story)	Front: 0 ft Side 5 ft <i>(RAS3 yards as an additional incentive)</i>	★ Front – Manchester: 0 ft Front – La Tijera: 0 ft Side – Internal: 11 ft Side – Truxton: 5’6”
<b>Parking</b>	No parking required per AB 2097		549 parking spaces
<b>Open Space</b>	46,975 sq ft	Allowed a 25% reduction as an Additional Incentive	47,085 sq ft

★ *Requires a Density Bonus Incentive or Waiver*

# COMPARABLE PROJECTS

Development Summary	6136 Manchester (Proposed Project)	6501 Sepulveda (DINAHS)	6711 S Sepulveda (Kinley)	6733-6901 S Sepulveda (SANDSTONE)	8521 S Sepulveda (GRINDER)
<b>Zone</b>	[Q]C2-1-CDO	C4-1	C4-1	C4-1, [Q]C4-1XL	[Q]C2-1-CDO
<b>Project Type</b>	Density Bonus Mixed Use	Density Bonus Mixed Use	Density Bonus Residential	By-Right Residential	TOC Residential
<b>Unit Count</b>	441 units	362 du	180 du	176 du	87 du
<b>Affordable Units</b>	66 units (25%)	41 (17%)	15 (11%)	0	8 (9%)
<b>Height</b>	95.75 ft	96 ft	91 ft	91' 8" ft	83 ft
	8 stories	8 stories	8 stories	7 stories	6-7 stories
<b>Floor Area</b>	416,915 sq ft	366,000 sq ft	160,830 sq ft	148,942 sq ft	74,615 sq ft
<b>Floor Area Ratio (FAR)</b>	3.96:1	3.85:1	3:1	1.5:1	2.94:1
<b>Commercial</b>	16,100 sf	3,700 sf	0	0	0
<b>Parking</b>	549 spaces	520 spaces	210 spaces	257 spaces	82 spaces

## OUTREACH TO DATE

- January 14, 2022: CD 11
- January 26, 2022: Westchester Town Center Business Improvement District ("WTC BID") - Meeting #1
- January - June 2022: Individual Stakeholder Meetings/Outreach (6 meetings)
- June 29, 2022: WTC BID Follow-up Committee Meeting #2
- September 28, 2022: Applicant Led Zoom Community Open House #1 (500 ft radius notification)
- October 12, 2022: Applicant Led Zoom Community Open House #2 (500 ft radius notification)
- October 12, 2022: Presentation at Westchester Improvement Streetscape Association (WISA) meeting - *(UNANIMOUS SUPPORT)*
- October 20, 2022: WTC BID Board Meeting #3 - *(UNANIMOUS SUPPORT)*
- November 7, 2022: Neighbor Meeting #1 with Westport Heights Neighbors
- November 11, 2022: Canvassing of Westchester Business District including discussion with approximately 25 businesses
- November 17, 2022: WTC BID Annual Meeting Presentation - #4
- November 22, 2022: Westchester Playa del Rey Neighborhood Council - Planning / Land Use Committee -WPDRNC) #1
- January 19, 2023: WTC BID Member / Open Community Meeting
- February 2, 2023: LAX Coastal Chamber of Commerce Government Public Policy Committee
- February 9, 2023: Meeting with LADOT, CD11, and Westport Heights Neighbor Subcommittee
- February 16, 2023: LAX Coastal Chamber of Commerce Executive Committee - *(UNANIMOUS SUPPORT)*
- March 3, 2023: Neighbor Meeting #2 with Westport Heights Neighbors
- March 21, 2023: WPDRNC - Planning / Land Use Committee Meeting #2
- April 13, 2023: CD 11 - Project Briefing #2
- June 5, 2023: Community Open House for Westport Heights Neighbors #3
- Community Canvassing Efforts - Summer 2023
- Individual One-on-One Meetings - Ongoing January 2022 through September 2023

# SUPPORT FROM LOCAL ORGANIZATIONS



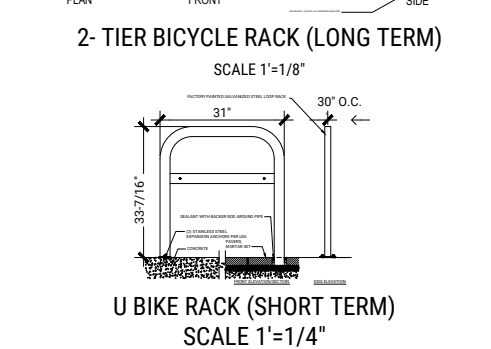
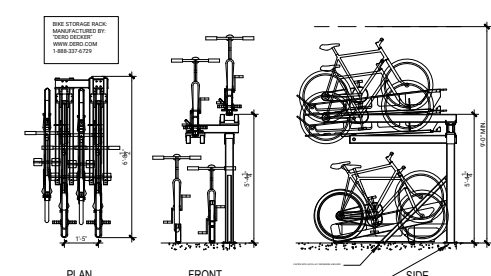
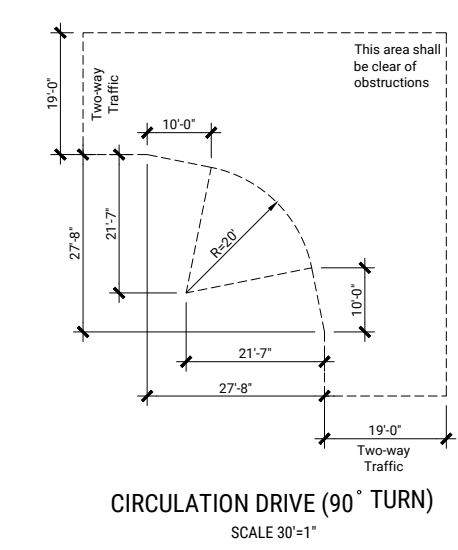
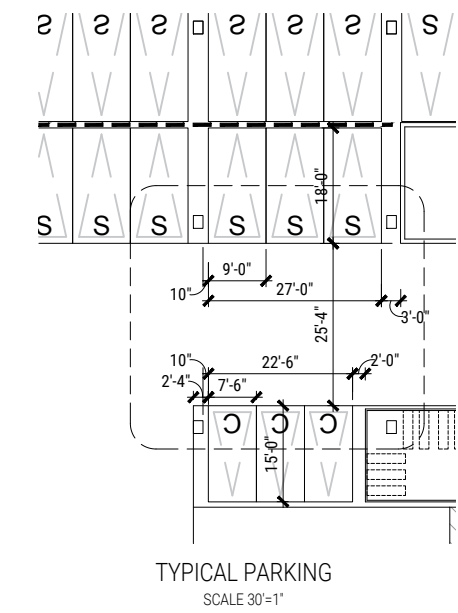
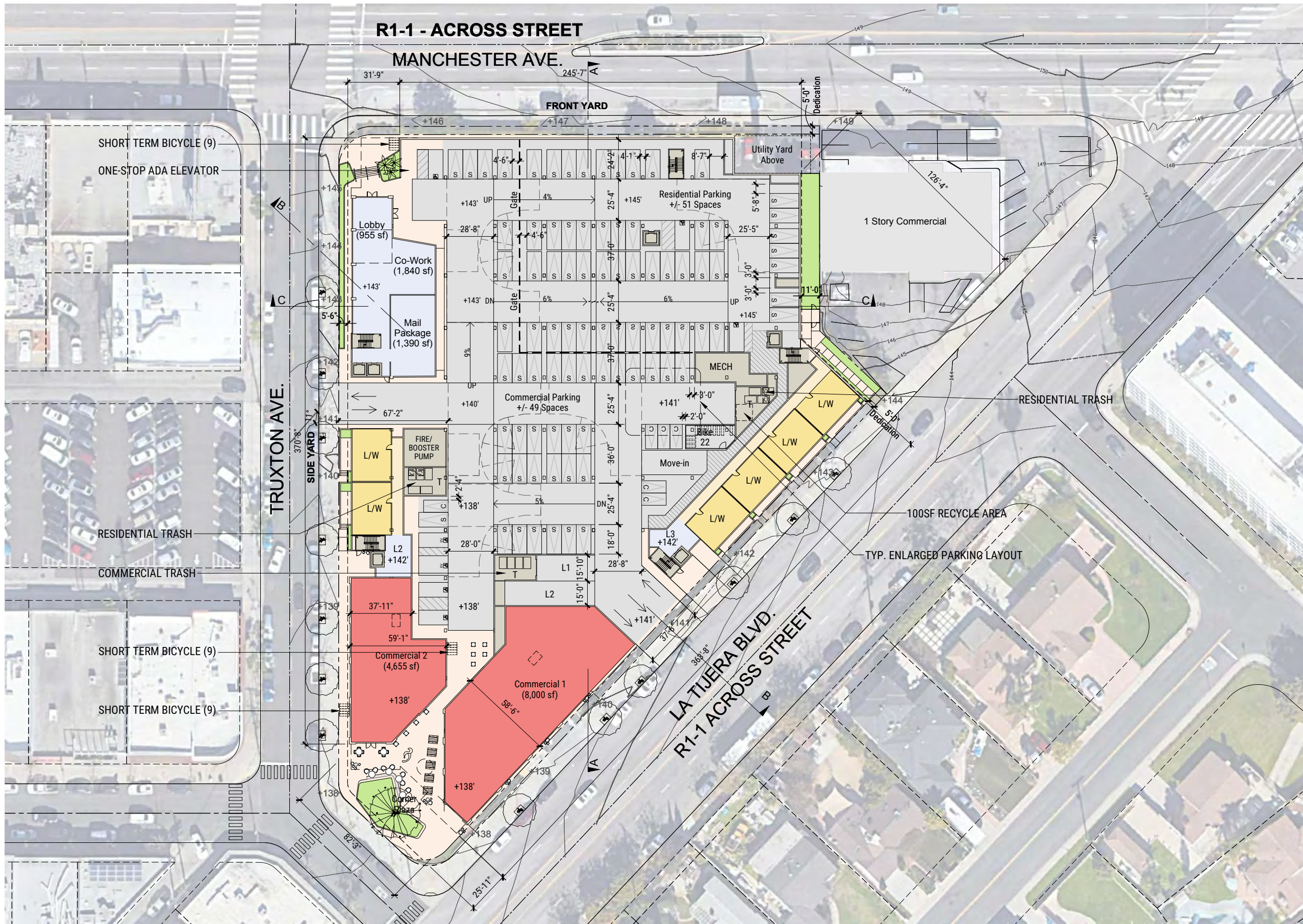
\* >175 Letters of Support



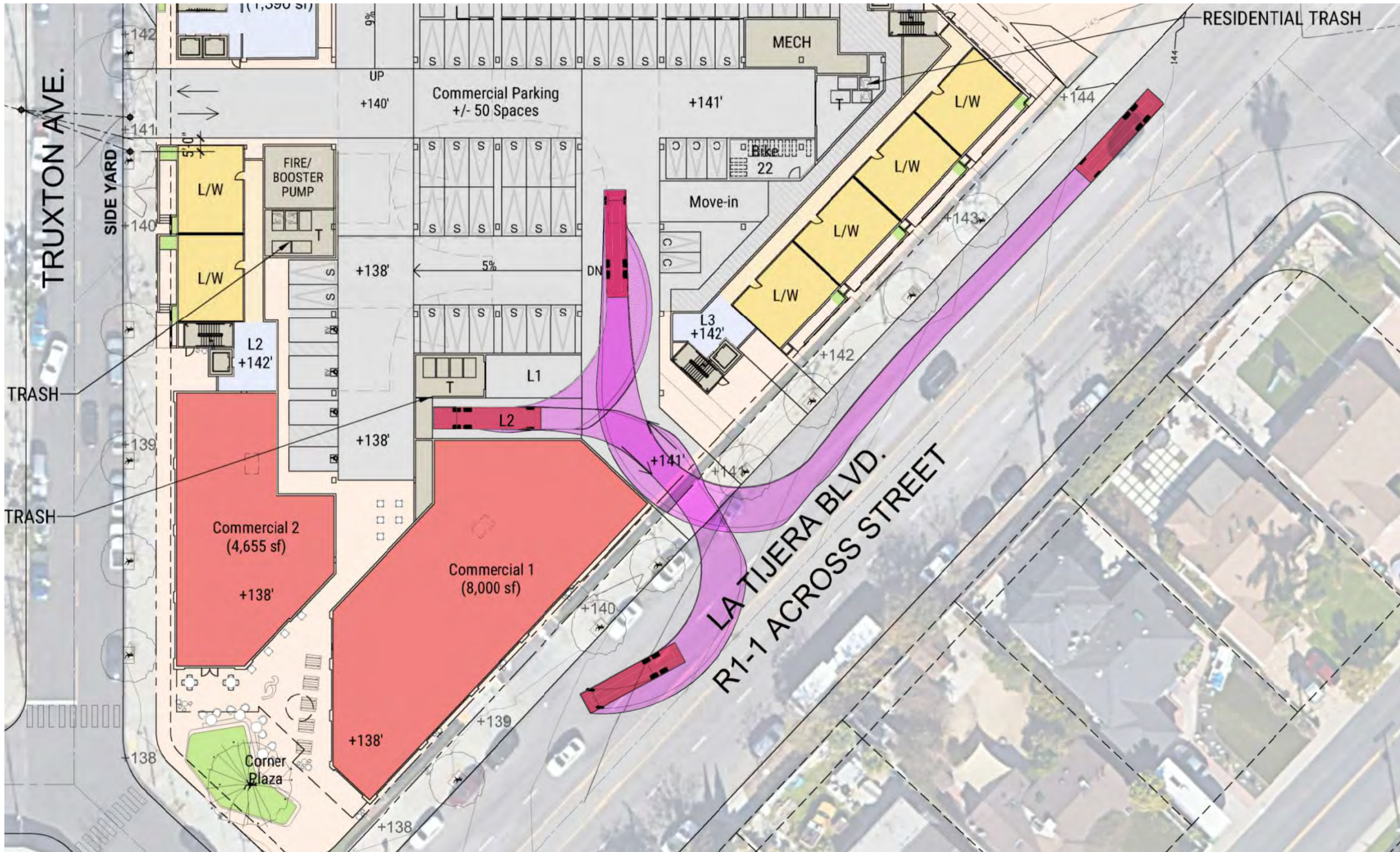
## SUMMARY OF PROJECT CHANGES & VOLUNTEERED CONDITIONS

- Redesign to eliminate 1 story along Manchester avenue – height reduction of 13-feet
- Elimination of significant balconies along Manchester avenue / redesign to inset all balconies facing Manchester avenue
- All Manchester balconies will be opaque for maximum privacy protection
- Added “liner units” in above-grade parking areas to ensure no parking is visible from any public right of way
- Modified La Tijera driveway configuration to emphasize primary driveway entrance
- Commercial operating hours & alcoholic beverage restrictions to 11 pm, Sun-Thurs and to 12 am Fri-Sat
- Roof deck operating hours restrictions to close by 11 pm, 7 days a week
- Added a certified, licensed on-site security guard to project’s safety and security program
- Added public pet amenities / bag dispensers around the site
- Voluntary \$100,000 contribution into traffic signal /corridor upgrades along Manchester avenue
- Voluntary contribution to Westport Heights neighborhood for neighborhood traffic calming improvements

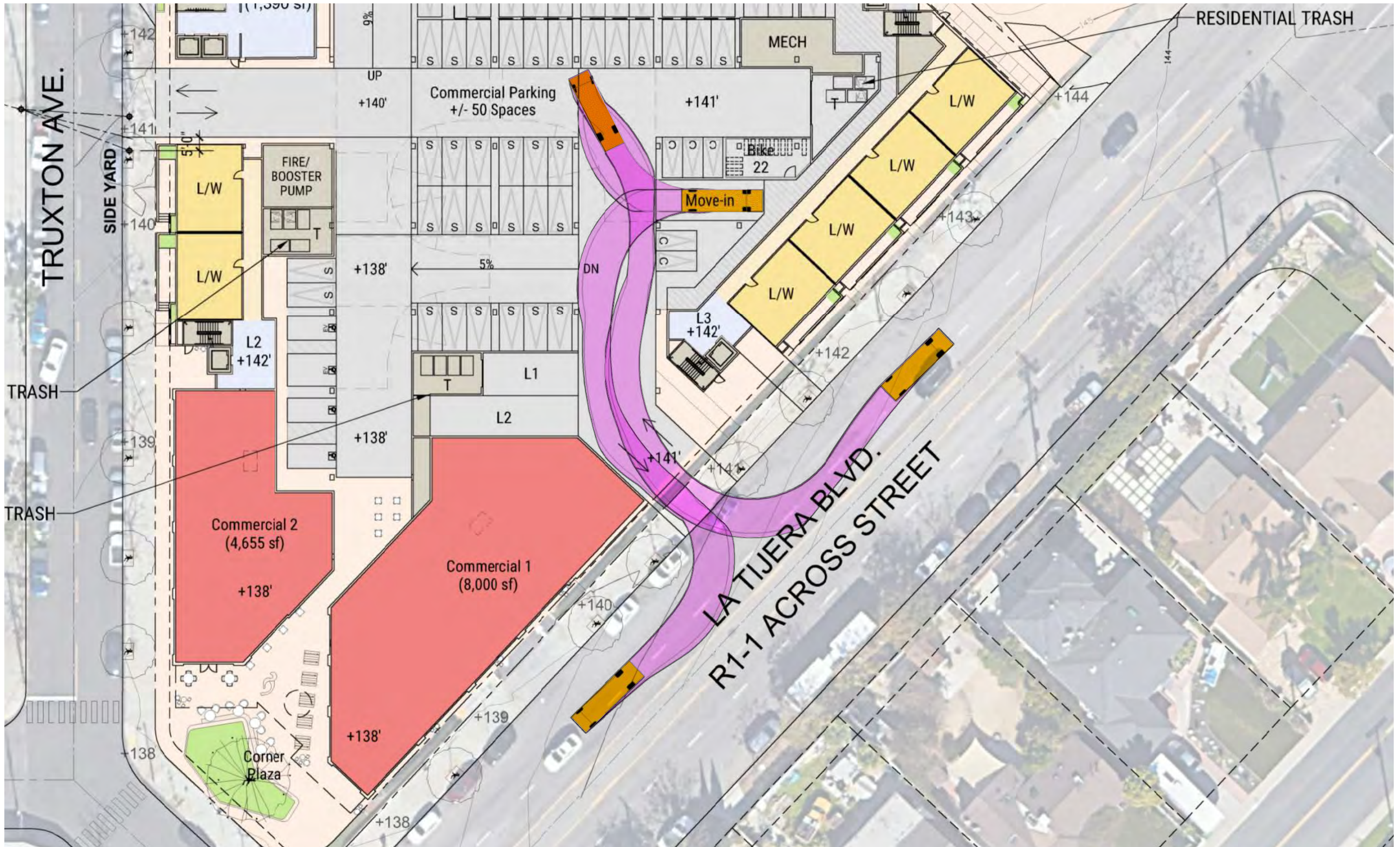




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## CITYVIEW MIXED-USE RETAIL TENANTS

### ➤ Dining & Dessert:

- Hiccups Restaurant & Tea House
- Dot & Dough
- Zinque
- Poke bar
- Bobboi Natural Gelato
- Alchemist Coffee Project

### ➤ Health & Fitness

- Orange Theory Fitness
- Brightside Yoga
- F45 Fitness

### ➤ Neighborhood Services

- Papaya Pet Clinic



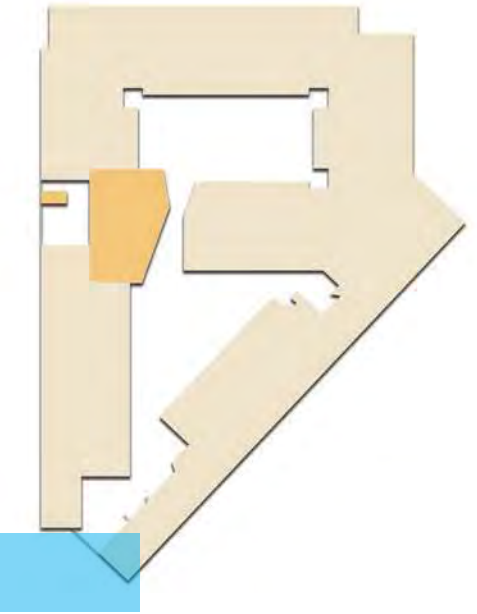
Tenants at Cityview mixed-use multifamily developments Haven (Culver City), The Pearl (Los Angeles), Veo (Carson) and AV8 (San Diego)





**L1 PLAZA**

- ARTFUL CROSSWALK
- BATTERED WALL RAISED PLANTER W/ TURF LAWN
- SPECIMEN TREE
- BANQUETTE SEATING
- PICNIC TABLES
- SCULPTURE
- STATEMENT PAVING PATTERN
- IN-GROUND ACCENT LIGHTING
- POTTERY
- BIKE PARKING

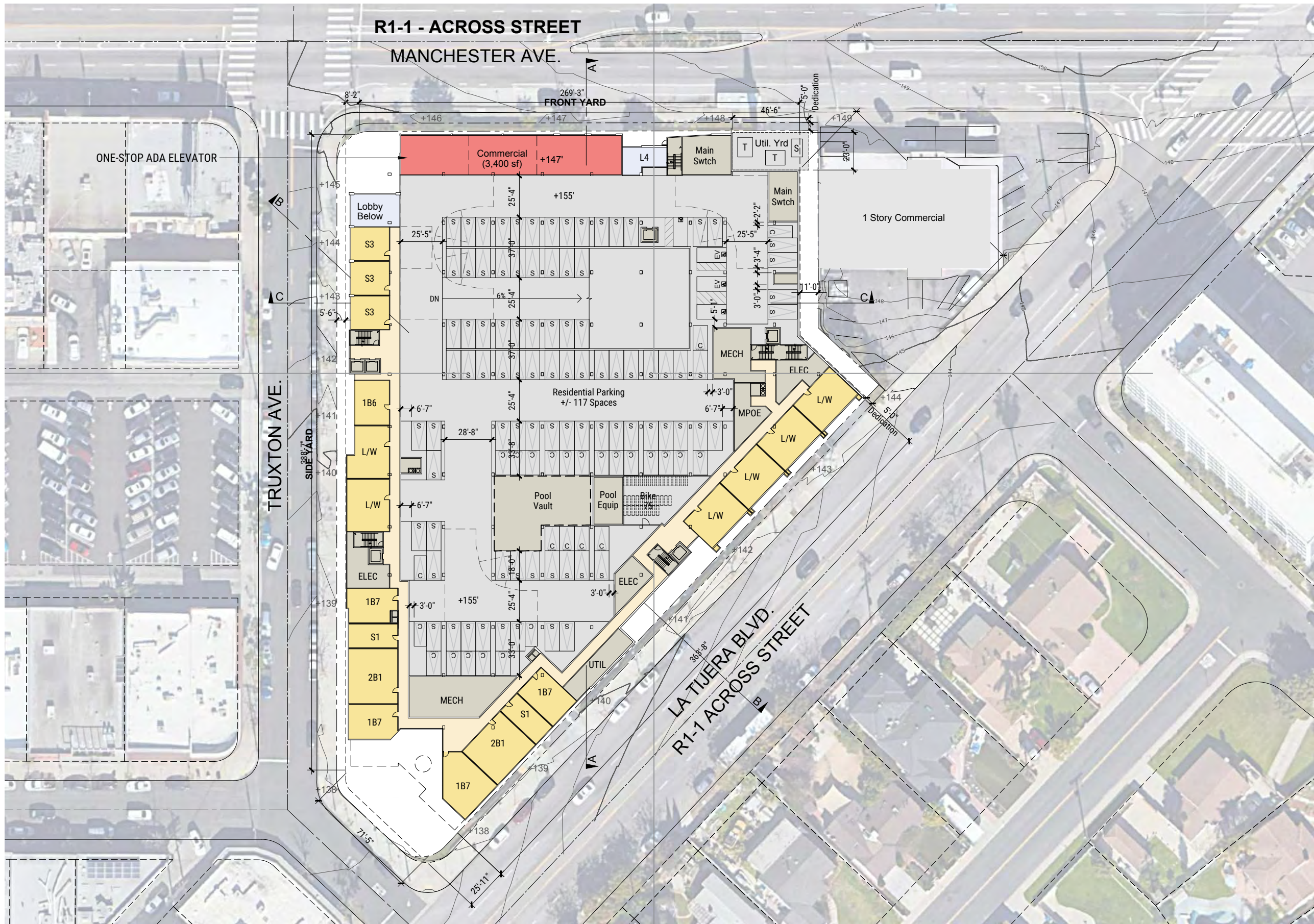






R1-1 - ACROSS STREET

MANCHESTER AVE.



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MANCHESTER AVENUE

TRUXTON AVENUE

LA TIJERA BOULEVARD

CLUBROOM

FITNESS

**L3 GARDEN**

• see sheet L.4

**L3 SWIM CLUB**

• see sheet L.5



4<sup>th</sup> Floor



5<sup>th</sup> Floor



6<sup>th</sup> Floor



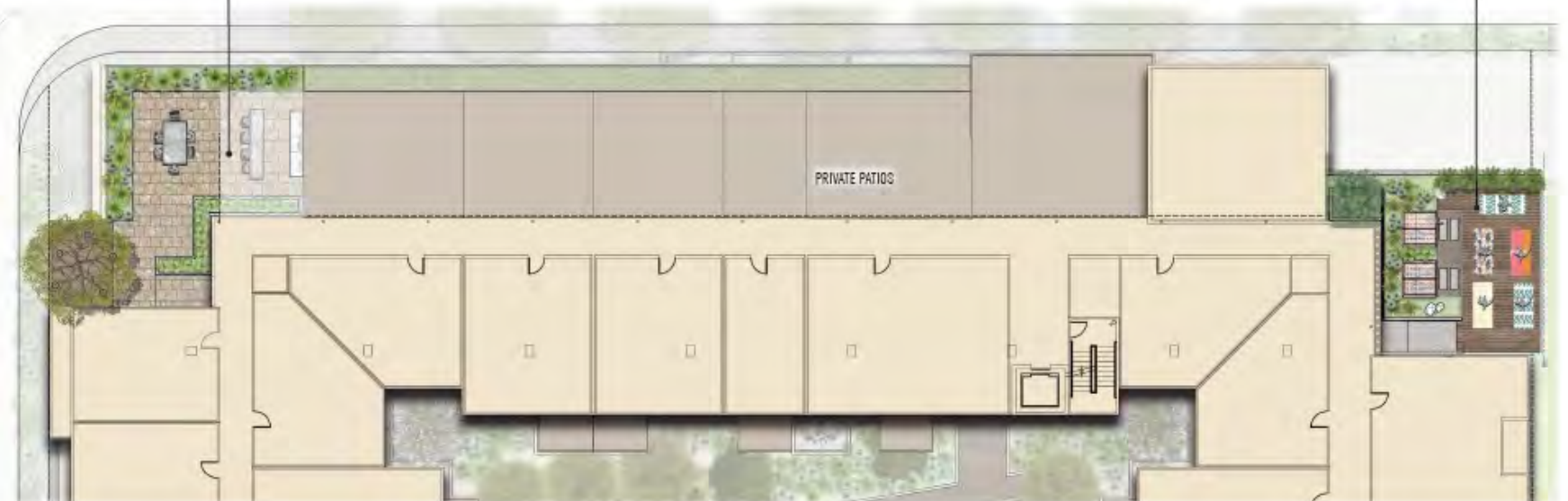
7<sup>th</sup> Floor



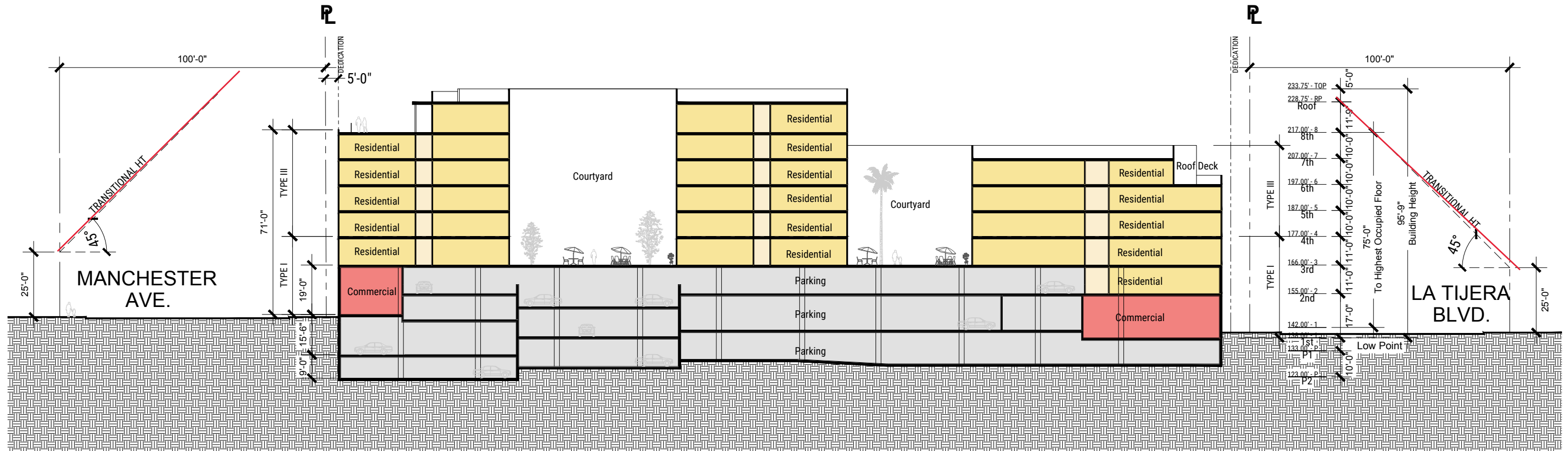
8th Floor

- L.8 WORK +PLAY**
- RAISED COUNTER SEATING
  - OUTDOOR KITCHEN
  - CANTILEVERED SHADE STRUCTURE
  - DINING TABLE
  - SPECIMEN TREE W/ ACCENT LIGHTING
  - GFCI OUTLETS

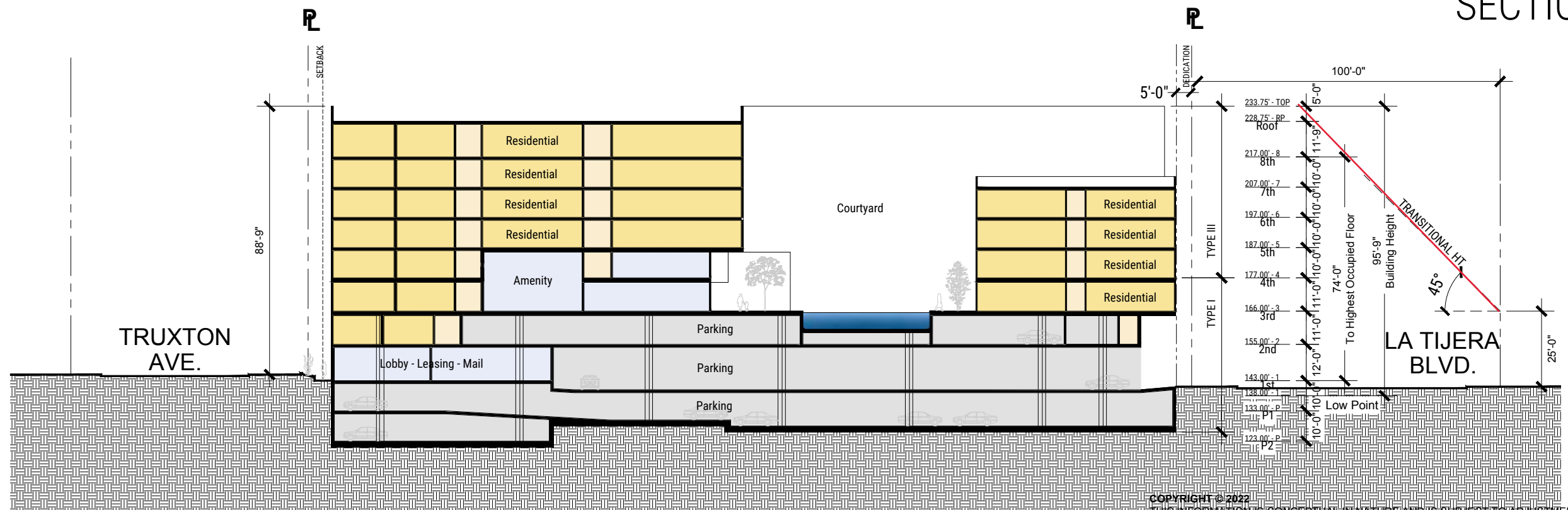
- L7 MEDIATION GARDEN**
- YOGA DECK
  - COBBLE AND BOULDERS
  - LOUNGE COTTAGE
  - VINES ON WIDE TRELIS
  - LUSH PLANTING TRAYS
  - SPECIMEN TREE
  - BREEZE BLOCK SCREEN WALL



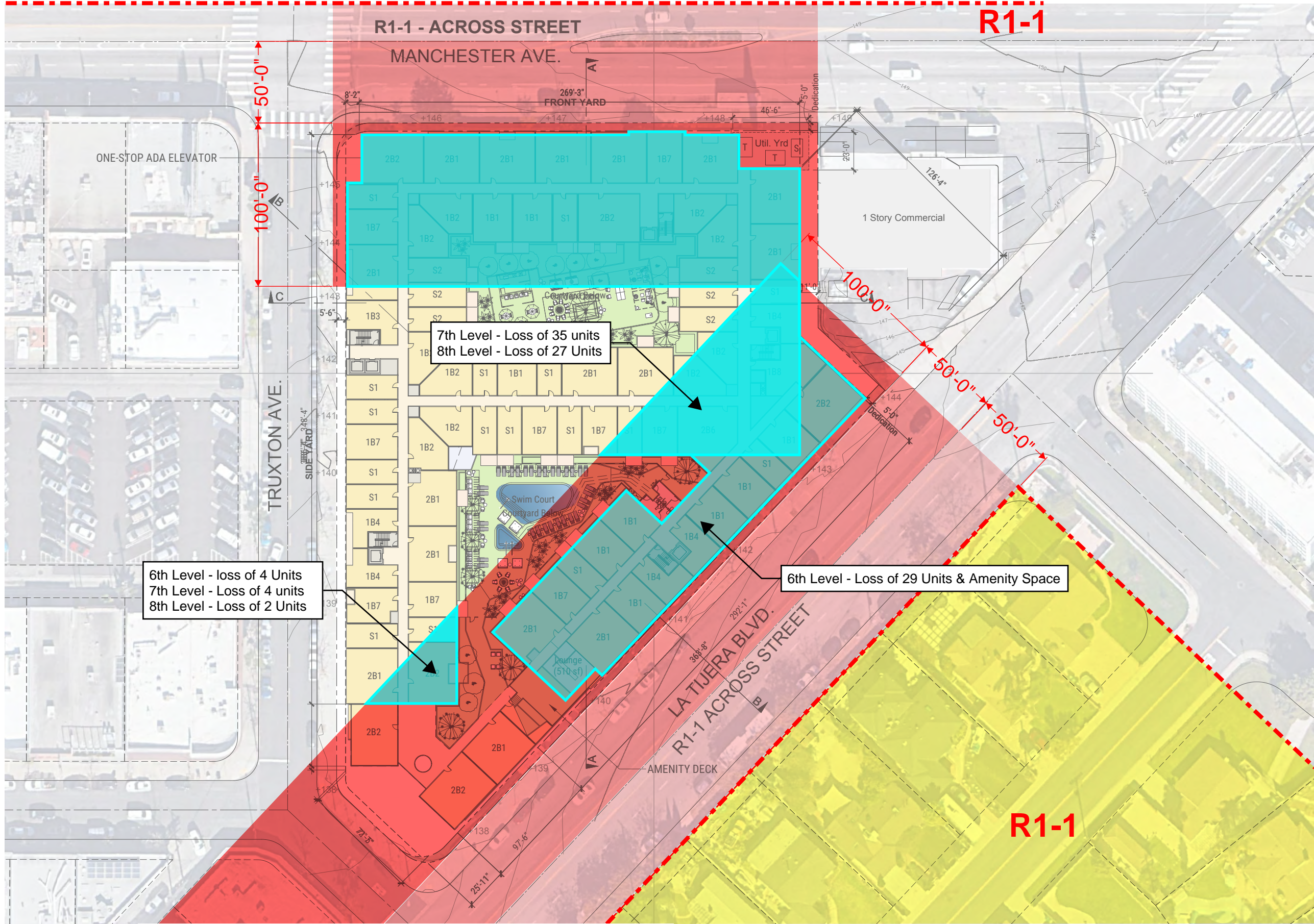
# SECTION A



# SECTION B



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7th Level - Loss of 35 units  
8th Level - Loss of 27 Units

6th Level - loss of 4 Units  
7th Level - Loss of 4 units  
8th Level - Loss of 2 Units

6th Level - Loss of 29 Units & Amenity Space

TOTAL COMBINED  
LOSS OF 101 UNITS

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# SUSTAINABILITY

- High-performance Building Envelope
- Recycled Building Materials
- Water-saving/Low-flow Plumbing Fixtures
- Low Voc Paints/Adhesives
- Energy-Star Appliances
- Drought-Tolerant Landscaping
- Cal-Green Compliant Interior Finishes
- On-site Photovoltaics
- EV Charging Ready (40%)
- Transit Access – Metro 102/115 Bus Lines; Culver City 6, Metro K Line





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# TRAFFIC DEMAND MANAGEMENT

- Employee Carpool / Rideshare incentives
  - Ride-matching and carpool/vanpool program
  - Preferential Parking for High Occupancy Vehicles
- Unbundled parking
- Bicycle amenities including short & long term racks, lockers, etc.
- On site car-share, bike share, and e-cargo bicycles
- Pedestrian friendly improvements:
  - Sidewalks improvements, new ADA ramps, shade/lighting amenities, streetscape/trees
  - Potential crosswalk & bike shelters improvements (TBD with LADOT).
- Wayfinding signage program regarding transit, bike facilities, in the area
- Transit information kiosk/screen and onsite transportation coordinator
- Rideshare amenities – rideshare and food delivery designated parking areas
- Onsite commercial and resident loading



# SECURITY DESIGN AND OPERATIONS

- Security guard (certified, licensed security company)
  - Concierge guard in lobby during business hours
  - After hours uniformed foot patrol guard
- Exterior security lighting and high-tech IP (internet protocol) surveillance camera system along building
- Secure access technology at all points of entry to the building (lobbies, parking entry, elevators)
- Security lighting in parking structures, elevators, lobbies and paths of travel to maximize visibility and reduce areas of concealment
- Plaza/commercial custodial service, including exterior cleaning, trash removal, pressure washing, pest control
- Commercial and live/work uses on all street frontage: (Manchester, La Tijera and Truxton) encouraging activity and visibility



Security Lighting & Surveillance Camera Focus Locations



# CONSTRUCTION MEASURES

- Communication
  - Construction contact name and phone number posted at the site readily visible for any inquiries or complaints regarding construction activities
- Security
  - Perimeter security fencing (screened) and lighting (located to prevent spillover to adjacent properties)
  - 24/7 monitored security/surveillance cameras
  - Guard patrol during the framing and finish phases
- Parking
  - No Construction worker/equipment parking on adjacent streets
- Sound
  - Temporary and impermeable sound barriers between construction site and adjacent residential uses



24/7 Security/Surveillance Camera Locations



Sound Barrier Locations

# HAUL ROUTE



# COMMUNITY BENEFITS – NEIGHBORHOOD IMPACTS

- New, Class A retail space (16,100 sqft) designed for complementary dining and neighborhood services
- Publicly accessible plaza
  - Outdoor seating, picnic space, specimen tree, accent lighting, public art
  - Anchor the Westchester Triangle and Sunday Farmers' Market
- Sustainability
  - LEED Silver minimum, all electric, solar PV, EV charging, rainwater treatment, low water use
  - Comprehensive Transportation Demand Management program
- Improved safety and security
  - Security lighting, 24/7 monitored surveillance cameras, secure access technology
- Neighborhood impact commitments
  - Voluntarily fund neighborhood transportation and mobility improvements
  - Offer to assist most impacted neighbors with yard screening
- Cityview will be an active community participant
  - BID, Streetscape Association, LAX Coastal Chamber, Farmers' Market



# ECONOMIC, EMPLOYMENT, AND HOUSING BENEFITS

- Redevelopment of currently unsecured and unmonitored property
- No displacement of residential units or mom-and-pop businesses
- 441 new total units, benefitting local housing stock and jobs-housing balance, including:
  - 66 very low-income units (30% to 50% of AMI)
  - Introduce 6 live/work units to Westchester (kitchen-table startups, freelancers, sole proprietorships)
- \$230M total investment, including:
  - \$11M in City permits, school, Park and Rec, and other fees
  - \$5M in infrastructure improvements and streetscape beautification (Truxton, Manchester, La Tijera)
  - \$1.5M in transfer tax (Measure ULA)
- Job creation
  - 3,000 construction jobs
  - 80 permanent on site retail jobs
  - 18 permanent on site property management jobs







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# Thank you!

**Questions or  
Comments?**

**Contact:**

**[planning@three6ixty.net](mailto:planning@three6ixty.net)  
for additional information**

# METRO RAIL CONNECTION

## Metro K Line –

### Westchester/Veterans Station

- 12 minutes by Metro 115 Bus
- Eight (8) minutes by bicycle

