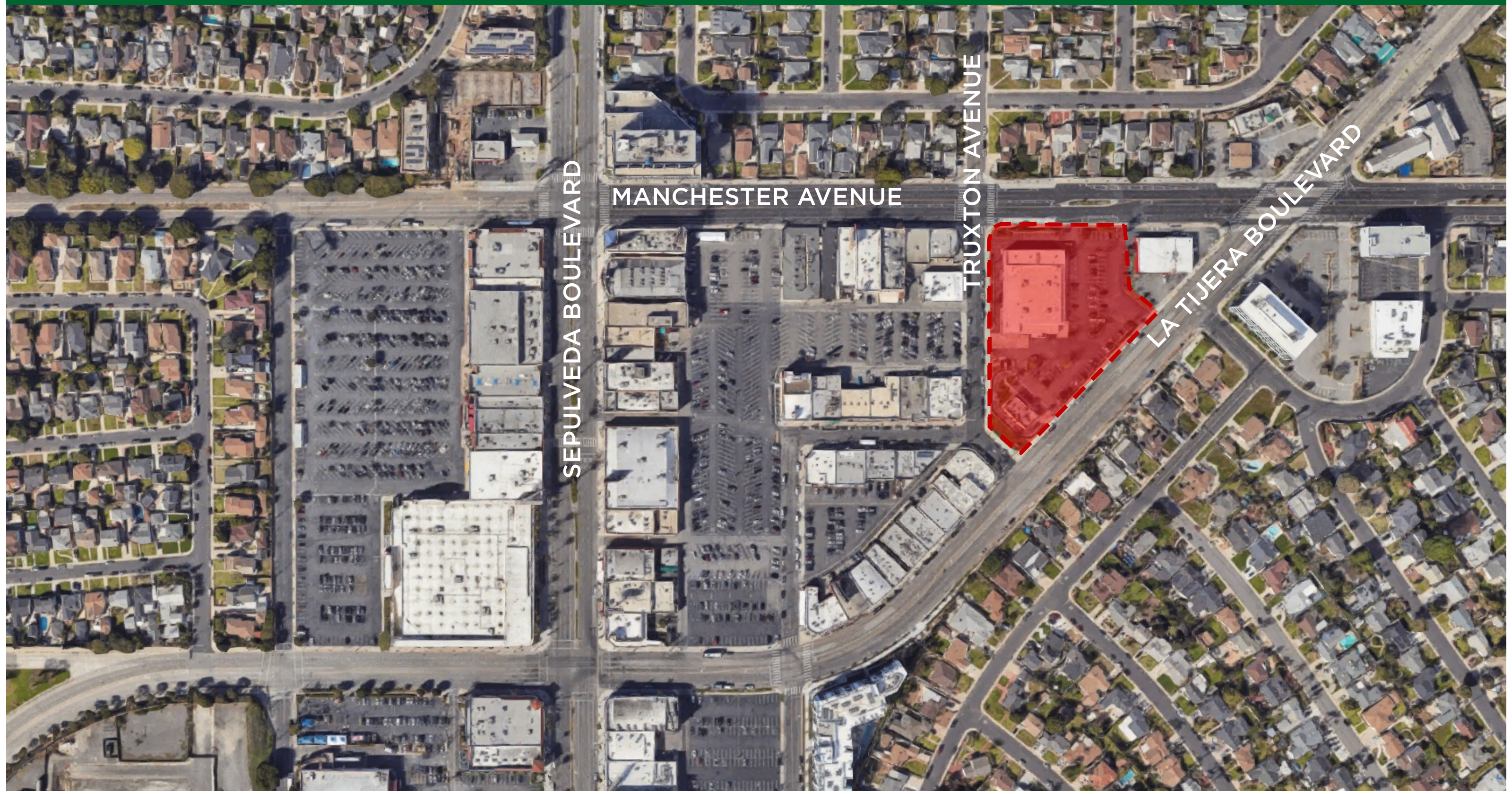


NEIGHBORHOOD MEETING

6136 Manchester Avenue
8651 La Tijera Boulevard

JUNE 05, 2023

AERIAL - NEIGHBORING VICINITY



SEPULVEDA BOULEVARD

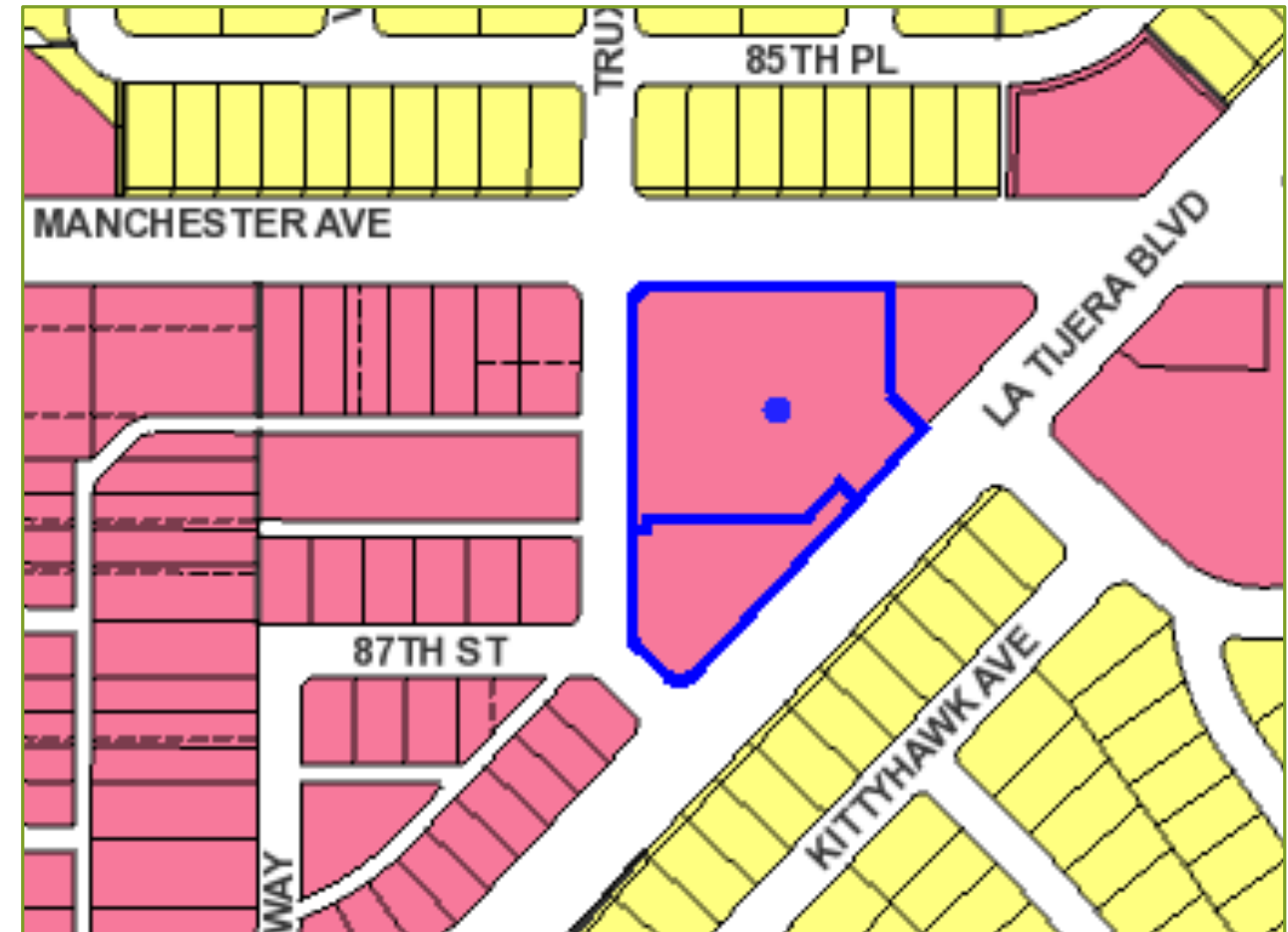
MANCHESTER AVENUE

TRUXTON AVENUE

LA TIJERA BOULEVARD

LAND USE & ZONING

Site Overview	
Site Addresses	6136 Manchester Avenue 8651 La Tijera Boulevard
Existing Zoning	[Q]C2-1-CDO
Overlay	Westchester Community Design Overlay
Land Use Designation	Community Commercial
Existing Use	Pep Boys, Del Taco
Site Size	105,267 SF / 2.42 AC

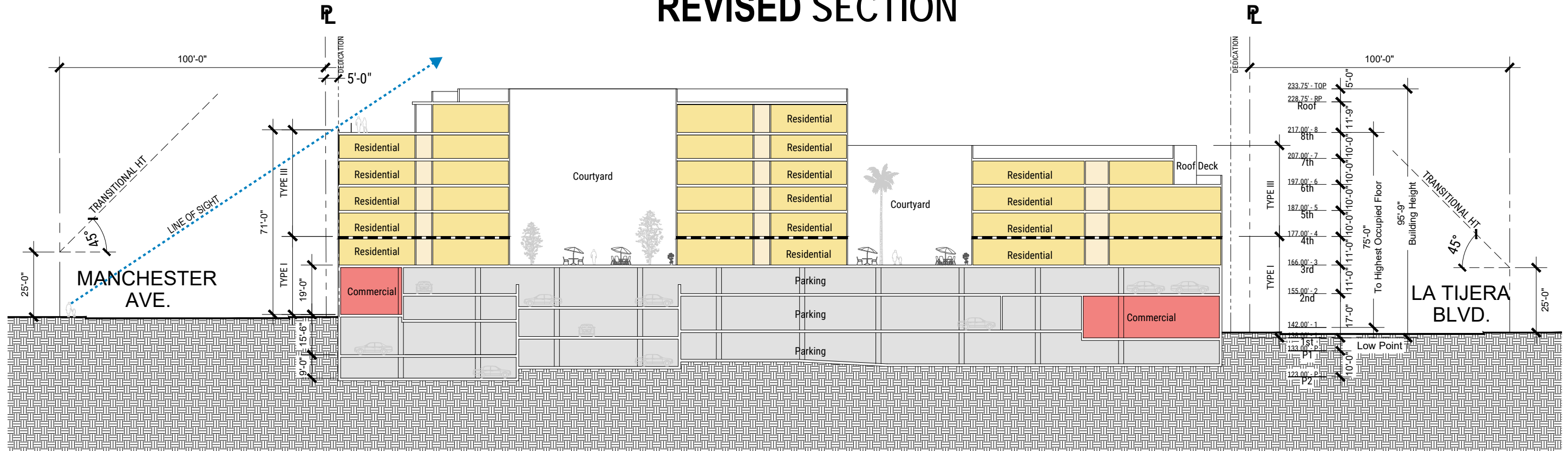


DEVELOPMENT SUMMARY

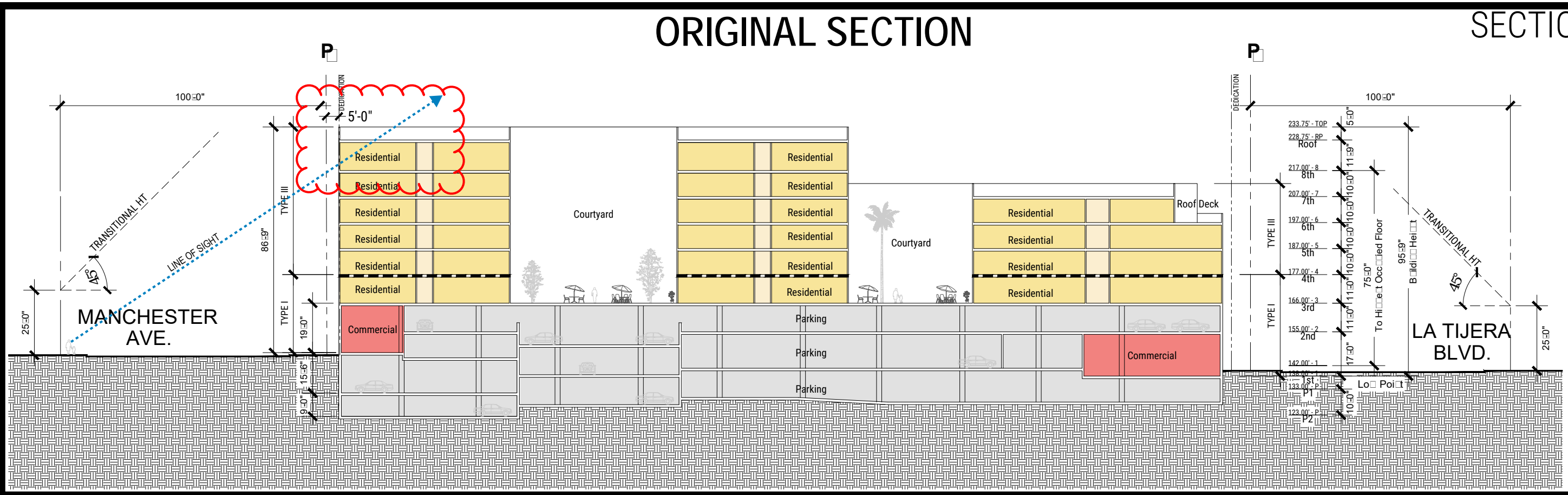
<p>Unit Count & Unit Mix</p>	<p>441 dwelling units Live-Work: 6 units Studio: 125 units One Bedroom: 190 units Two Bedroom: 120 units <i>66 units set-aside for Very Low Income households</i></p>
<p>Commercial & Retail</p>	<p>16,100 sq ft Mix of restaurant and neighborhood serving commercial space</p>
<p>Floor Area & FAR</p>	<p>416,980 sq ft total floor area 3.96:1 FAR</p>
<p>Building Height</p>	<p>4 to 8 story building 85' maximum from street, 96 feet (zoning code)</p>
<p>Setbacks</p>	<p>Front: 0 ft (Manchester/La Tijera) Side Internal: 11 ft Side Truxton: 5 ft</p>
<p>Parking</p>	<p>549 Total Parking Spaces Residential: 500 spaces Commercial: 49 spaces Bicycle Parking: 220 Spaces EV Spaces: at least 150 spaces</p>
<p>Open Space</p>	<p>48,005 sq ft total open space Public Plaza</p>

SECTION A

REVISED SECTION



ORIGINAL SECTION



COMPARABLE PROJECTS

Development Summary	6136 Manchester (Proposed Project)	6501 Sepulveda (DINAHS)	6711 S Sepulveda (Kinley)	6733-6901 S Sepulveda (SANDSTONE)	8521 S Sepulveda (GRINDER)
Zone	[Q]C2-1-CDO	C4-1	C4-1	C4-1, [Q]C4-1XL	[Q]C2-1-CDO
Project Type	Density Bonus Mixed Use	Density Bonus Mixed Use	Density Bonus Residential	By-Right Residential	TOC Mixed Use
Unit Count	441 du	362 du	180 du	176 du	87 du
Affordable Units	66 du (25%)	41 (17%)	15 (11%)	0	8 (9%)
Height	95.75 ft	96 ft	91 ft	91' 8"	83 ft
	8 stories	8 stories	8 stories	7 stories	5-6 stories
Floor Area	416,915 sq ft	366,000 sq ft	160,830	148,942 sq ft	74,615 sq ft
Floor Area Ratio (FAR)	3.96:1	3.85:1	3:1	1.5:1	2.94:1
Commercial	16,100 sf	3,700 sf	0	0	0
Parking	549 spaces	520 spaces	210 spaces	257 Spaces	82 spaces

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.928.9071

housing.lacity.org

LOS ANGELES HOUSING DEPARTMENT

2022 Income and Rent Limit - Land Use Schedule VI

Effective Date: August 1, 2022

	AMI	Net AMI	
2021 Area Median Income (AMI)	\$80,000	\$75,400	Change in AMI from 2021 = 13.88%
2022 Area Median Income (AMI)	\$91,100	\$87,750	Change in Net AMI from 2021 = 16.38%

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%)	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650	\$41,500	\$44,350	\$47,200
✓ Very Low (50%)	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350	\$69,100	\$73,850	\$78,650
Low (80%)	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950	\$110,550	\$118,200	\$125,800
Moderate (120%)	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050	\$126,800	\$135,550	\$144,300

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%)	\$461	\$527	\$592	\$658	\$711	\$763	\$816	\$869
✓ Very Low (50%)	\$768	\$878	\$987	\$1,097	\$1,185	\$1,272	\$1,360	\$1,448
Low (60%)	\$921	\$1,053	\$1,185	\$1,316	\$1,422	\$1,527	\$1,632	\$1,737
Moderate (110%)	\$1,689	\$1,931	\$2,172	\$2,413	\$2,606	\$2,799	\$2,992	\$3,185

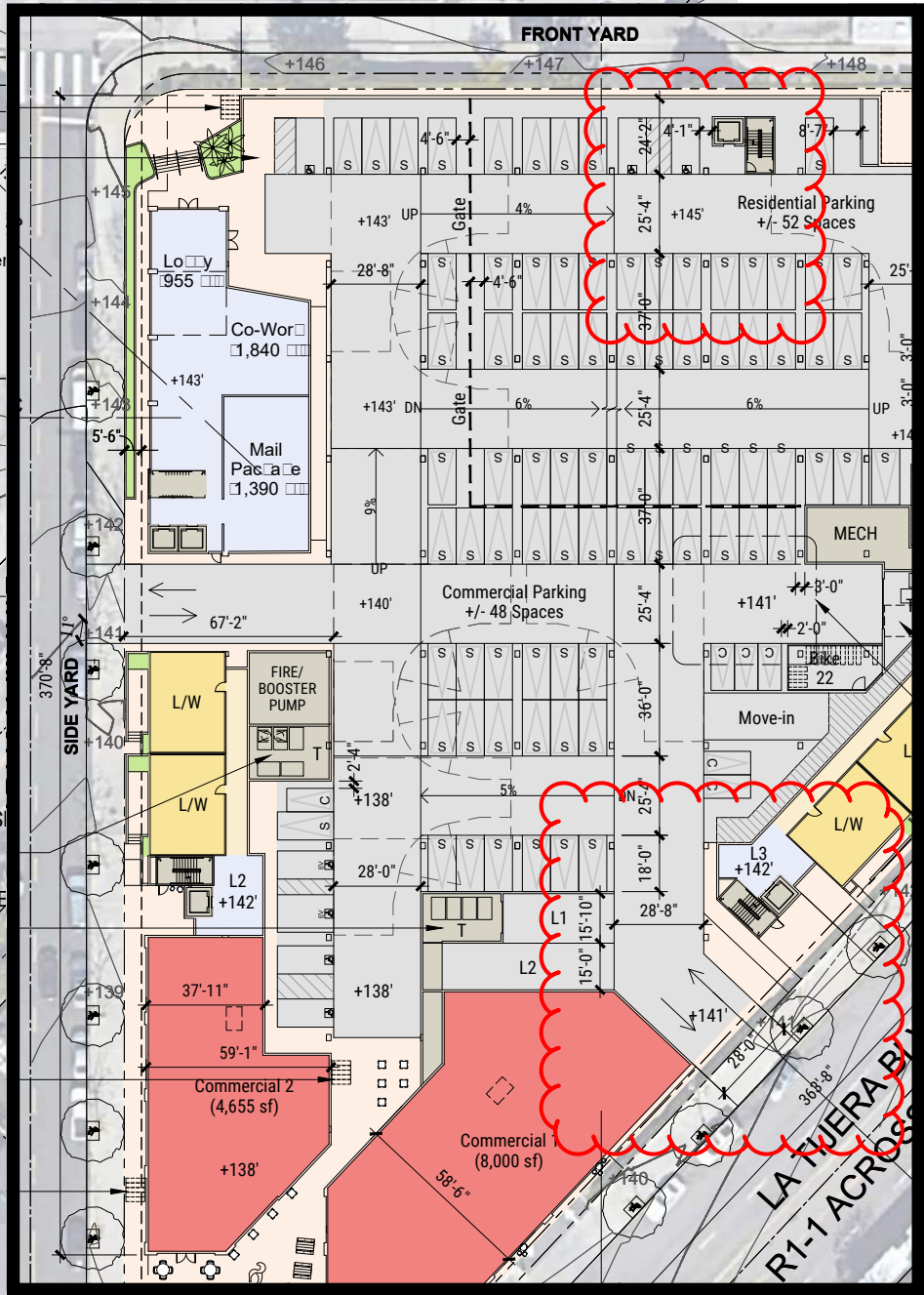
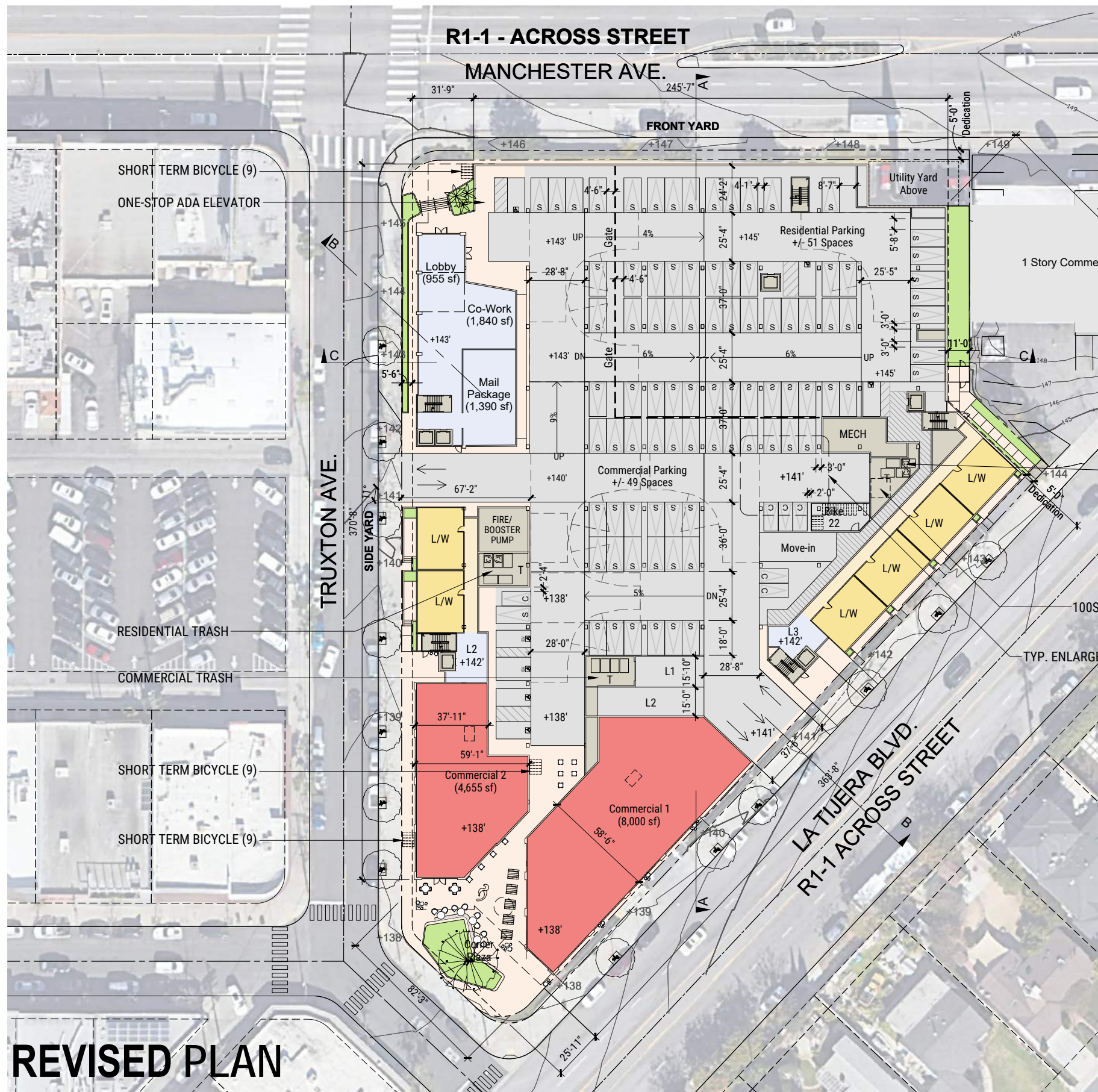
Land Use Schedule VI - Density Bonus/TOC Projects (Non-LAHD Funded Projects)



R1-1 - ACROSS STREET

MANCHESTER AVE.

ORIGINAL PLAN



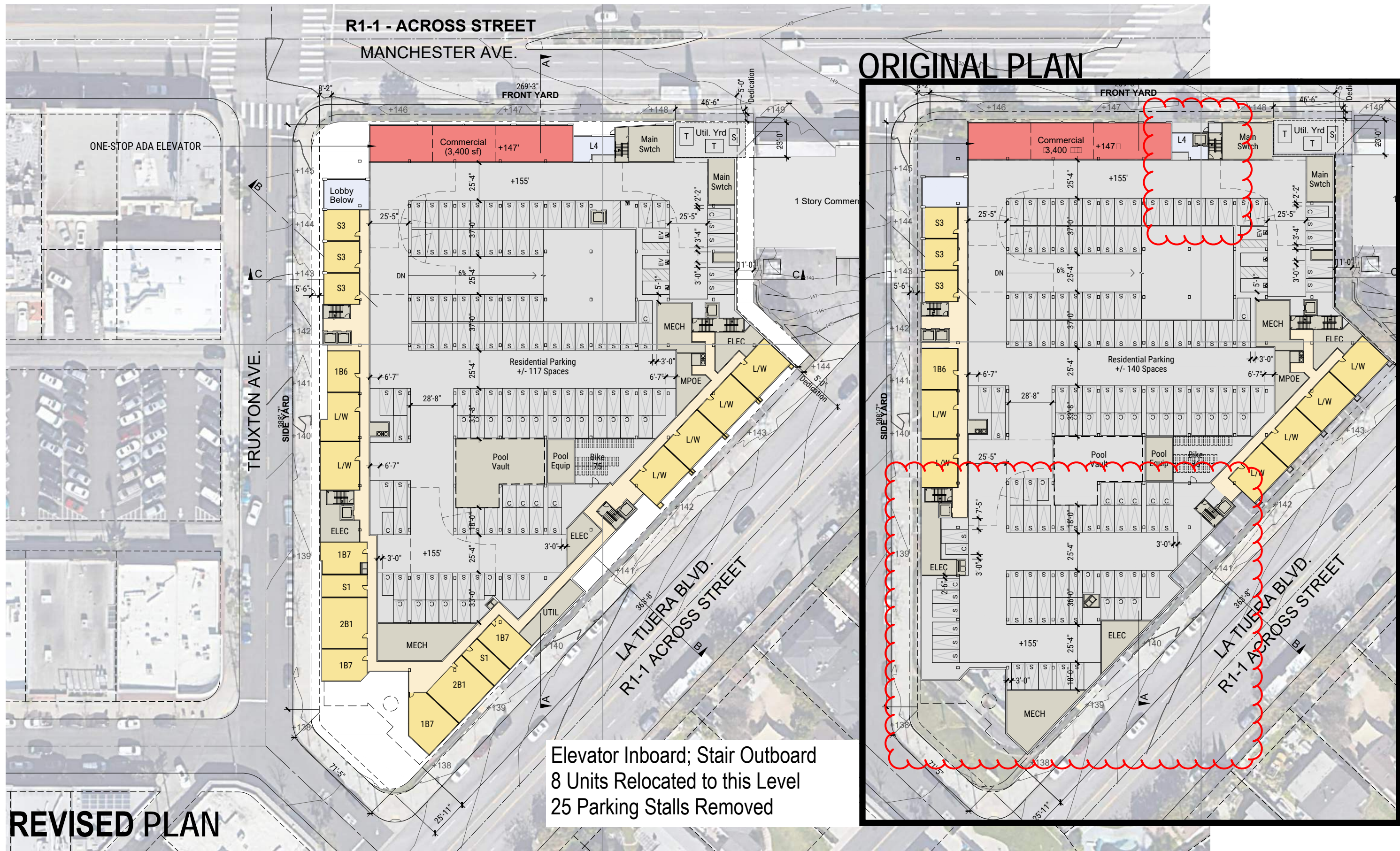
Elevator Inboard; Stair Outboard
Widened La Tijera Vehicular Entry

REVISED PLAN

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R1-1 - ACROSS STREET
MANCHESTER AVE.

ORIGINAL PLAN

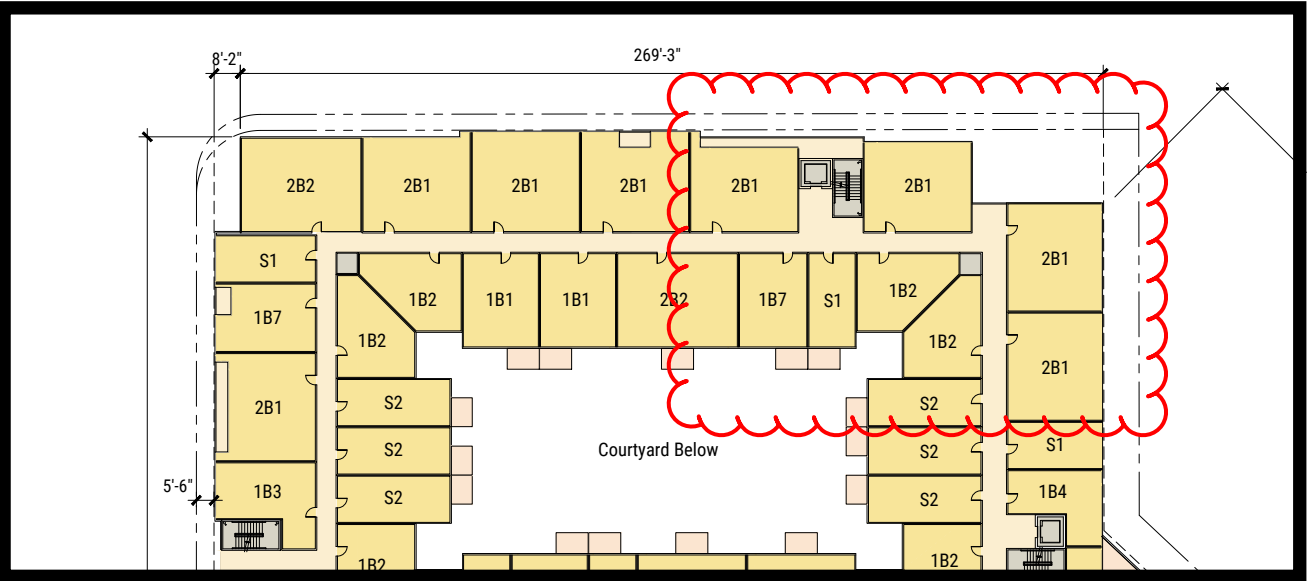


Elevator Inboard; Stair Outboard
8 Units Relocated to this Level
25 Parking Stalls Removed

REVISED PLAN

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ORIGINAL PLAN



Elevator & Stair shift Inboard
 1 Unit shifts to Exterior
 1 Unit Removed

PRIVATE TERRACE

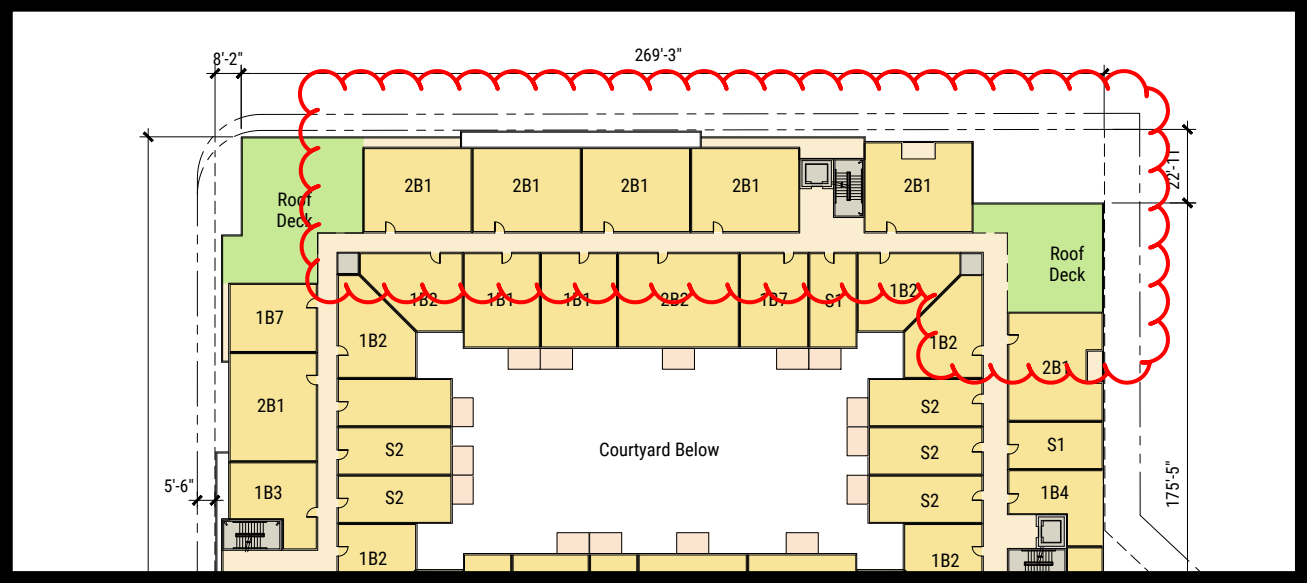
ELEVATOR OVERRUN

REVISED PLAN



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ORIGINAL PLAN



Elevator & Stair shift Inboard
 6 Units Removed
 Northeast Roof Deck Removed; Relocated to 7th Floor

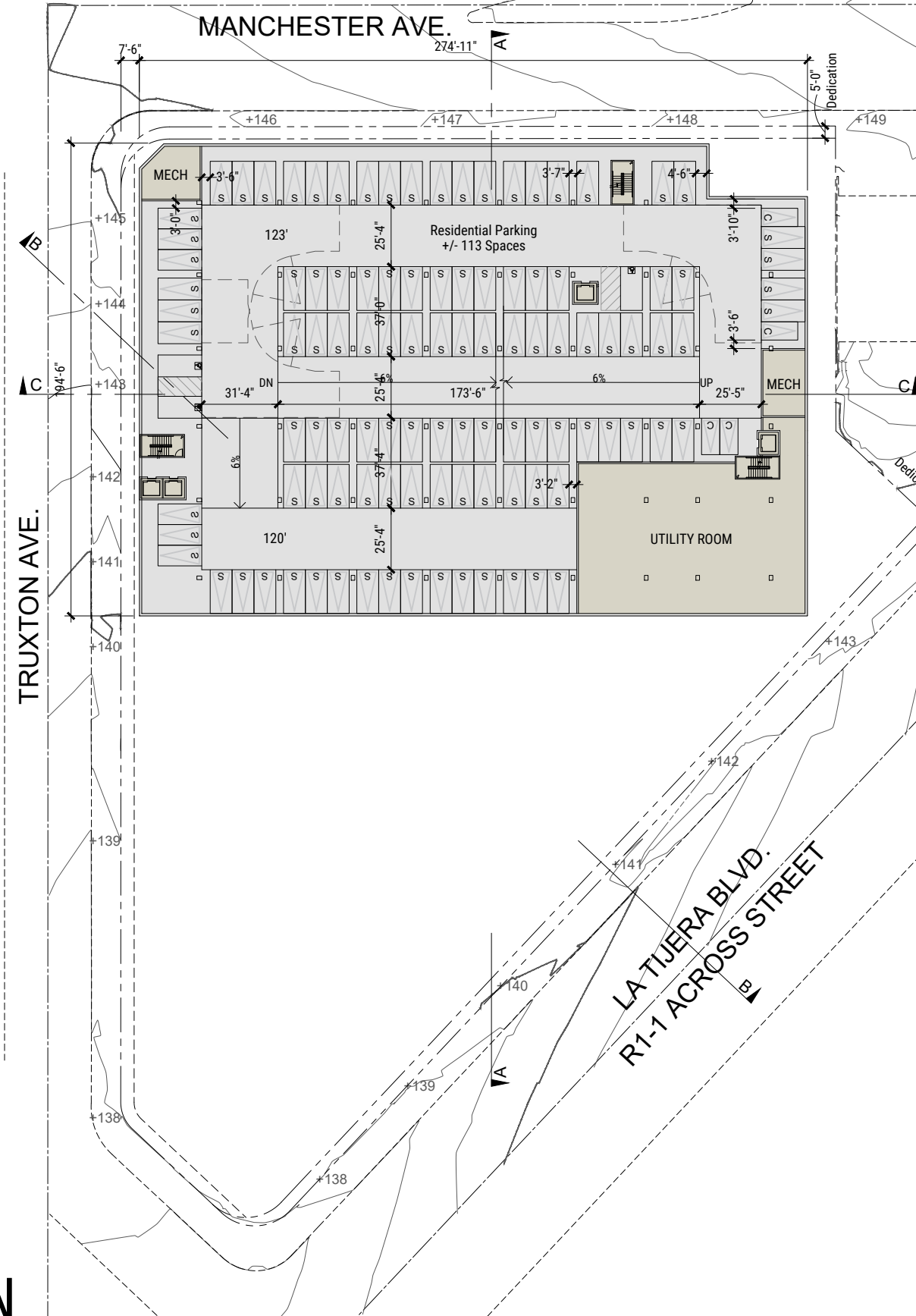
REVISED PLAN



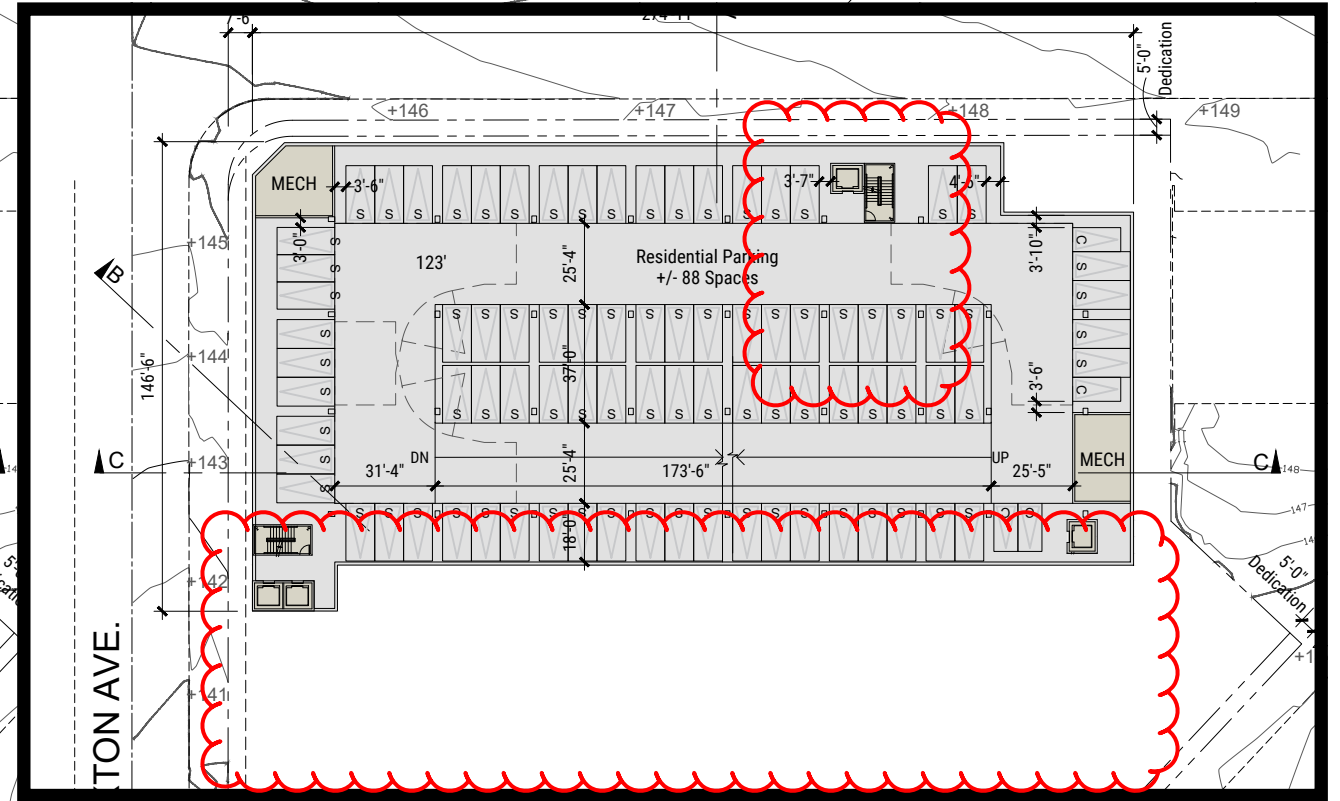
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R1-1 - ACROSS STREET

MANCHESTER AVE.



ORIGINAL PLAN



Elevator Inboard; Stair Outboard
 1 Parking Stall Removed
 Parking Extended to Provide 27 Parking Stalls

REVISED PLAN













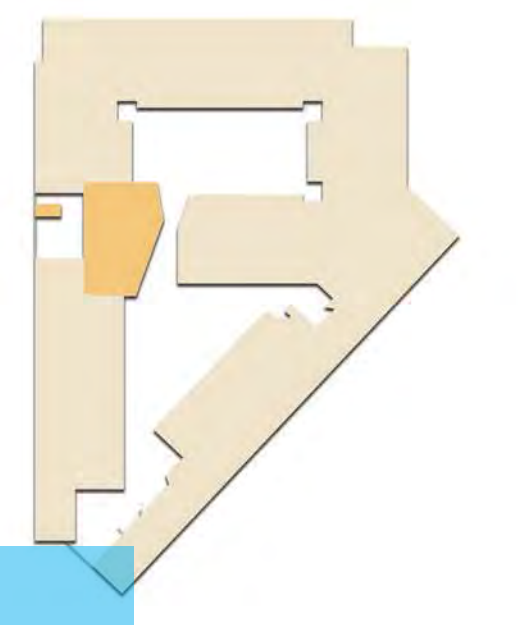






L1 PLAZA

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



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 lines; Culver City 6



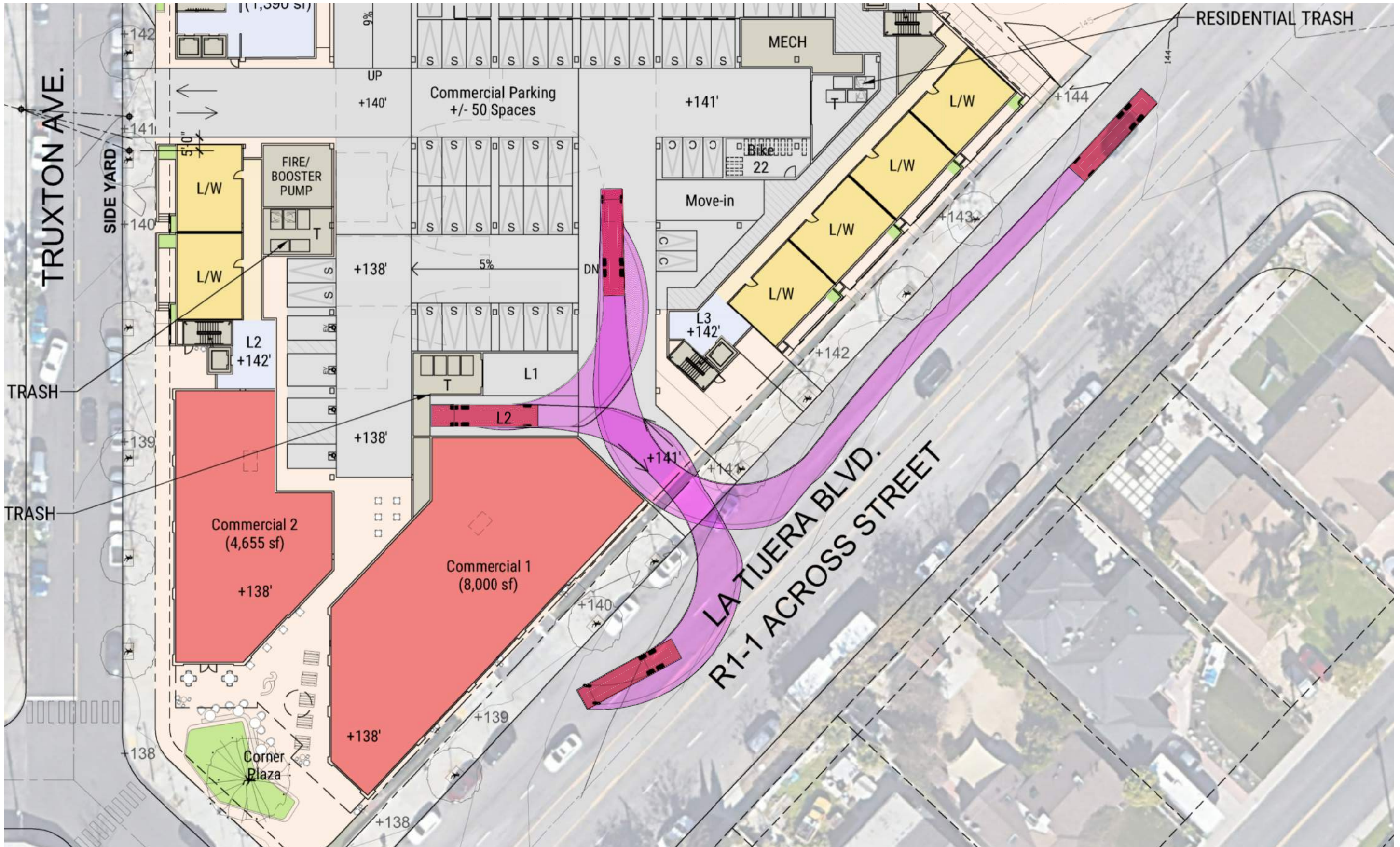
SECURITY DESIGN AND OPERATIONS

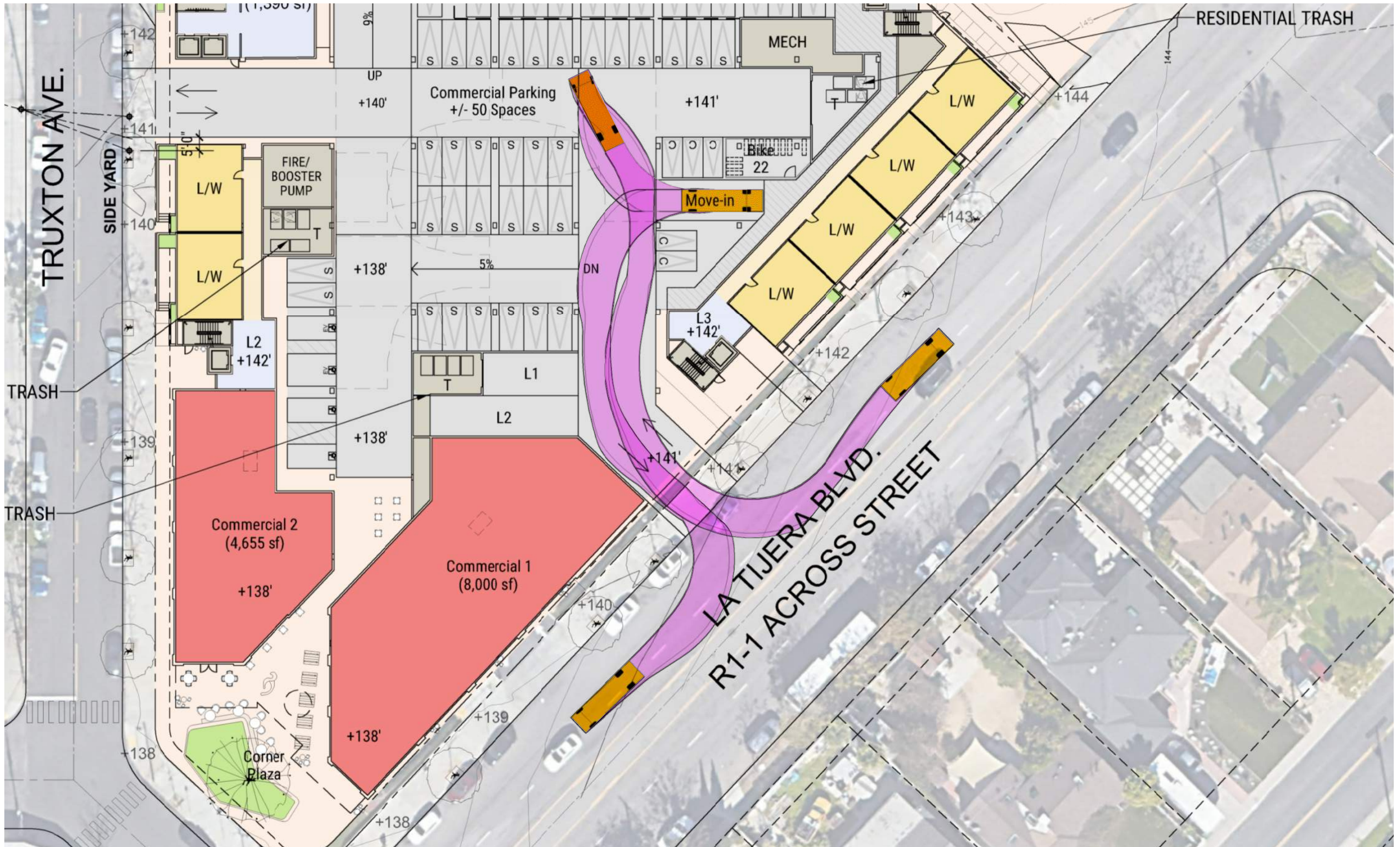
- Security guard (certified, licensed security company)
 - Concierge guard in lobby during business hours
 - After hours uniformed foot patrol guard
- Exterior security lighting and high-tech IP (internet protocol) surveillance camera system along building perimeter
- Secure access technology at all 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 frontages (Manchester, La Tijera and Truxton) encouraging activity and visibility



 Security Lighting & Surveillance Camera Focus Locations







HAUL ROUTE



Construction Haul Route
Project Site to/from S. La Tijera Blvd.

HAUL ROUTE



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

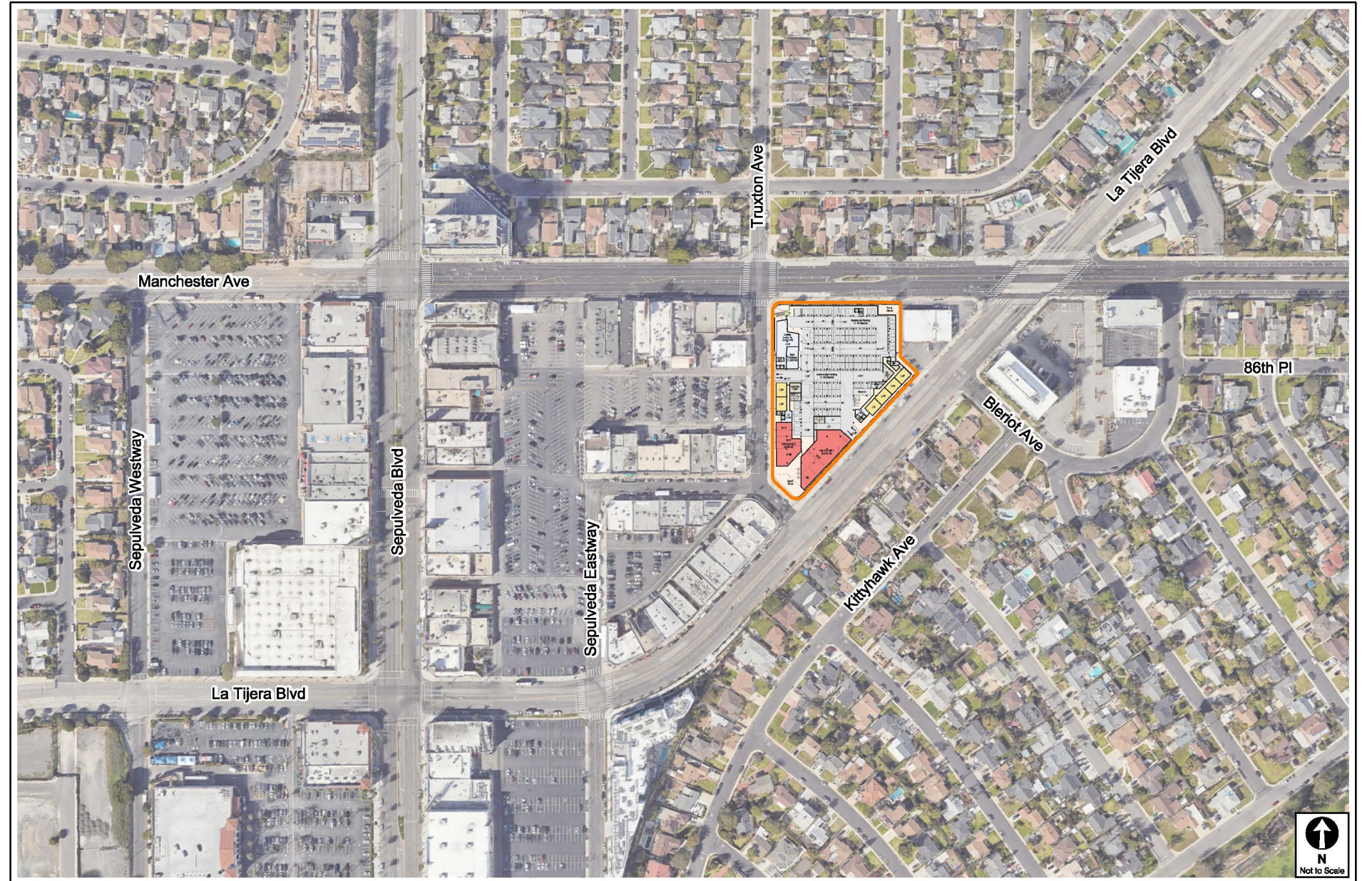


Sound Barrier Locations

TRAFFIC MITIGATION MEASURES

- Transport Demand Management (TDM) Program and Vehicle Trip Reduction measures:
 - 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

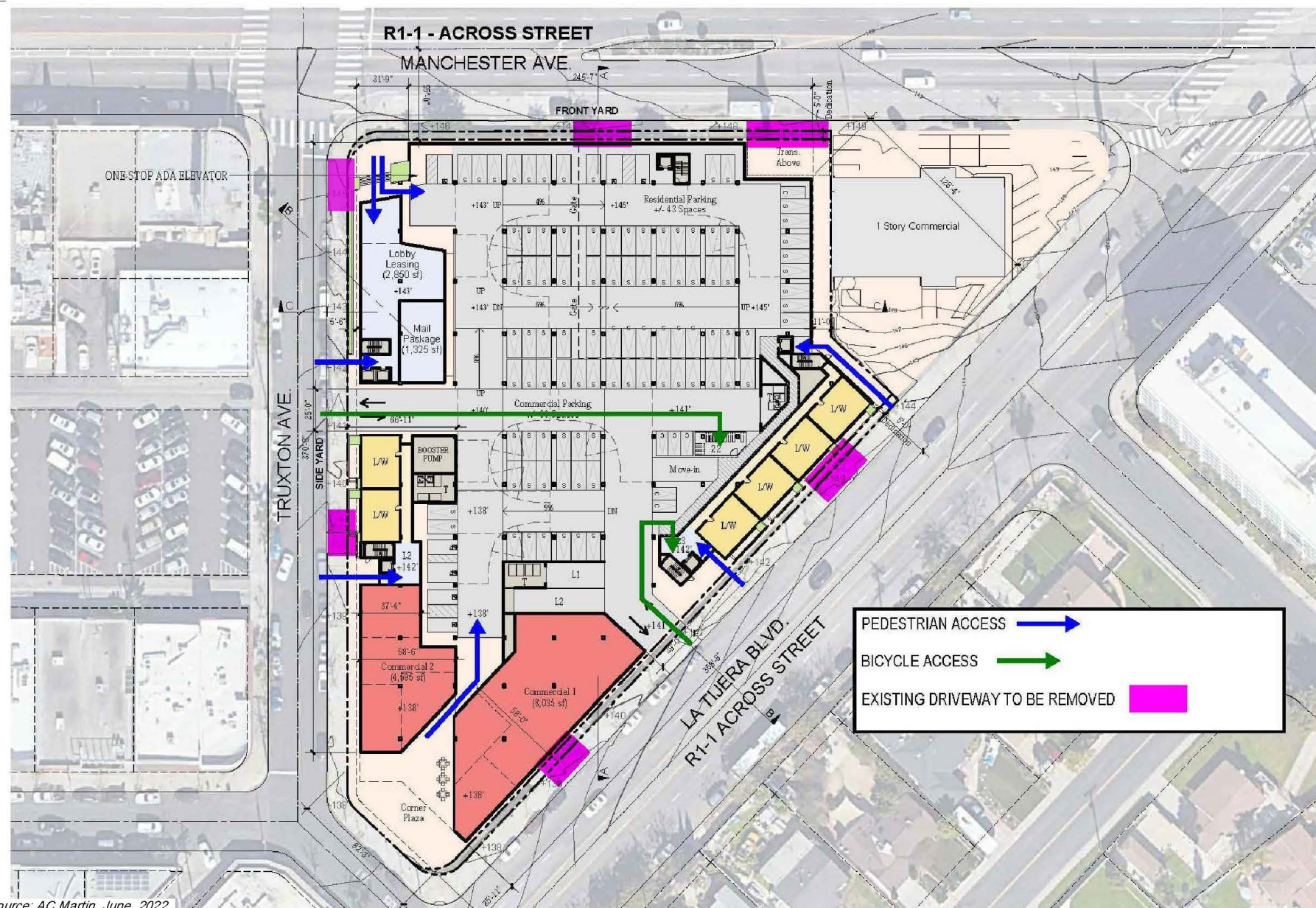
PROJECT LOCATION & CONTEXT



VEHICLE SITE ACCESS AND CIRCULATION

Removal of existing driveways along Manchester Avenue

Consolidated access points along Truxton Avenue and La Tijera Boulevard



Source: AC Martin, June, 2022.



TRANSPORTATION ANALYSIS METHODOLOGY

- Under SB 743, CEQA Guidelines regarding transportation impacts have shifted from driver delay (LOS) to Vehicle Miles Traveled (VMT)
- City adopted *Transportation Assessment Guidelines* pursuant to SB 743 and to address the Appendix G Checklist of the CEQA Guidelines
- Non-CEQA operational analysis conducted to review local circulation



PROJECT VMT ANALYSIS

Project APC – West Los Angeles

- Household VMT per Capita
- Work VMT per Employee

Project VMT

- Household VMT per Capita – No significant impact
- Retail uses < 50,000 sf – No significant impact

Project would have no significant VMT impact.



NON-CEQA OPERATIONAL ANALYSIS

- **Project is replacing high trip-generating Fast-Food Restaurant and Auto Service uses**
- **Net New Project Traffic**
- **Operational Analysis**
 - Project and Cumulative conditions analyzed
 - Project would not worsen LOS at any analyzed study intersections
 - Minimal increases in average intersection delay (less than 4 sec.)

VOLUNTARY IMPROVEMENT MEASURES

(Non-CEQA)

Transportation Demand Management (TDM) Program and Vehicle Trip Reduction measures:

- Reduce single-occupancy vehicle travel by increasing travel via alternative transportation modes
- TDM implementation through design features, transportation services, education, and incentives
- Facilitate access to transit, provide pedestrian-friendly environment, promote non-automobile travel

Transportation Systems Management (TSM)

- Improve traffic operations along corridors
- Signal controller and system upgrades, CCTV cameras, system loops, conduits, fiber optic upgrades

OTHER TRAFFIC IMPROVEMENT MEASURES

- Sepulveda & Manchester LT Improvement
 - City approved, to be installed in 2023
 - Protected NB/SB left-turn phasing
 - Improve safety / restricted visibility

The slide features two large green triangles. One is in the top right corner, pointing downwards and to the left. The other is in the bottom left corner, pointing upwards and to the right. They meet at a diagonal line across the center of the slide.

Thank you!

**Questions or
Comments?**

Contact:

**planning@three6ixty.net
for additional information**

EXTRA SLIDES

Development Timeline

- **Entitlement Processing:**
Q3 2022 through Q3 2023
- **Design and Permitting:**
Q2 2023 through Q4 2024
- **Start Construction:**
Q1 2025
- **Construction Complete:**
Q2 2027
- **Residential and Retail Move Ins:**
Q2 2027 through Q4 2027



OUTREACH TO DATE

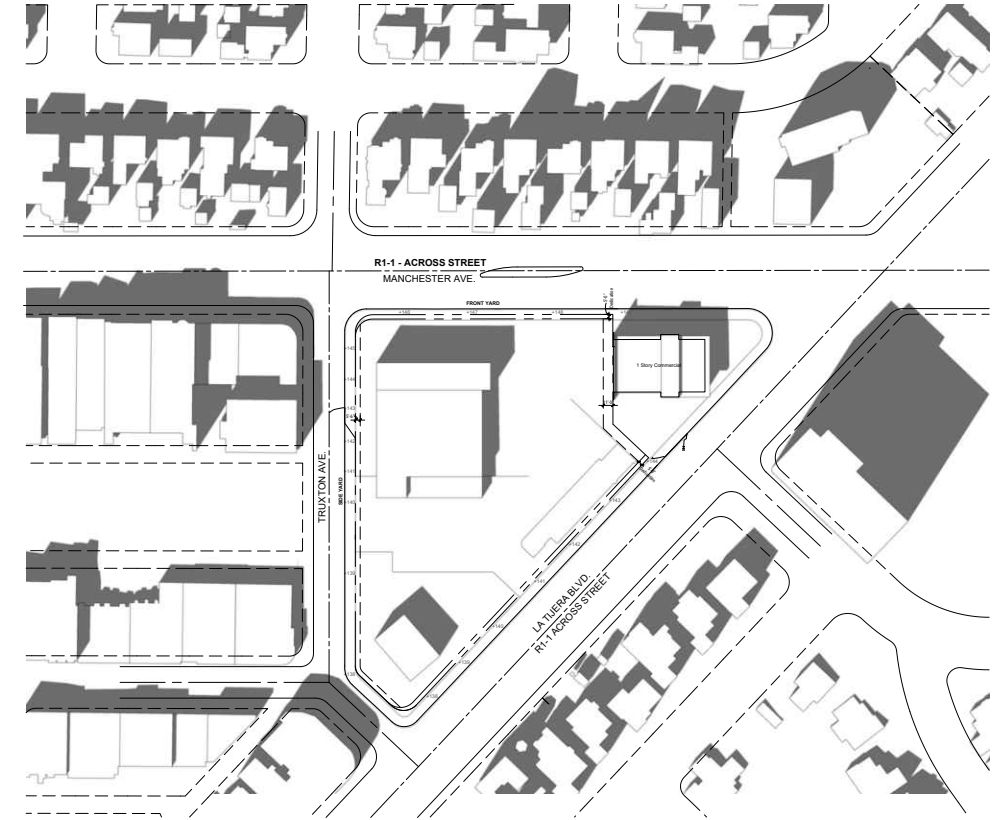
- January & February 2022: Pre-development Stakeholder Meetings
- June 29, 2022: WTC BID Follow-up Committee Meeting #1
- September 28, 2022: Community Open House #1 (500 ft radius)
- October 12, 2022: Community Open House #2 (500 ft radius)
- October 12, 2022: Presentation at Westchester Improvement Streetscape Association (WISA) meeting - *(UNANIMOUS SUPPORT)*
- October 20, 2022: WTC BID Board Meeting - *(UNANIMOUS SUPPORT)*
- November 7, 2022: Meeting with Truxton Neighbors
- November 11, 2022: Canvassing of Westchester Business District including discussion with approximately 25 businesses
- November 17, 2022: WTC BID Annual Meeting
- November 22, 2022: Westchester Playa del Rey Neighborhood Council (Planning / Land Use Committee)
- January 19, 2023: WTC BID Member / Community Meeting
- February 2023: LAX Coastal Chamber of Commerce - *(UNANIMOUS SUPPORT)*
- March 21, 2023: Westchester Playa del Rey Neighborhood Council (Planning / Land Use Committee)



Winter Solstice - 9am



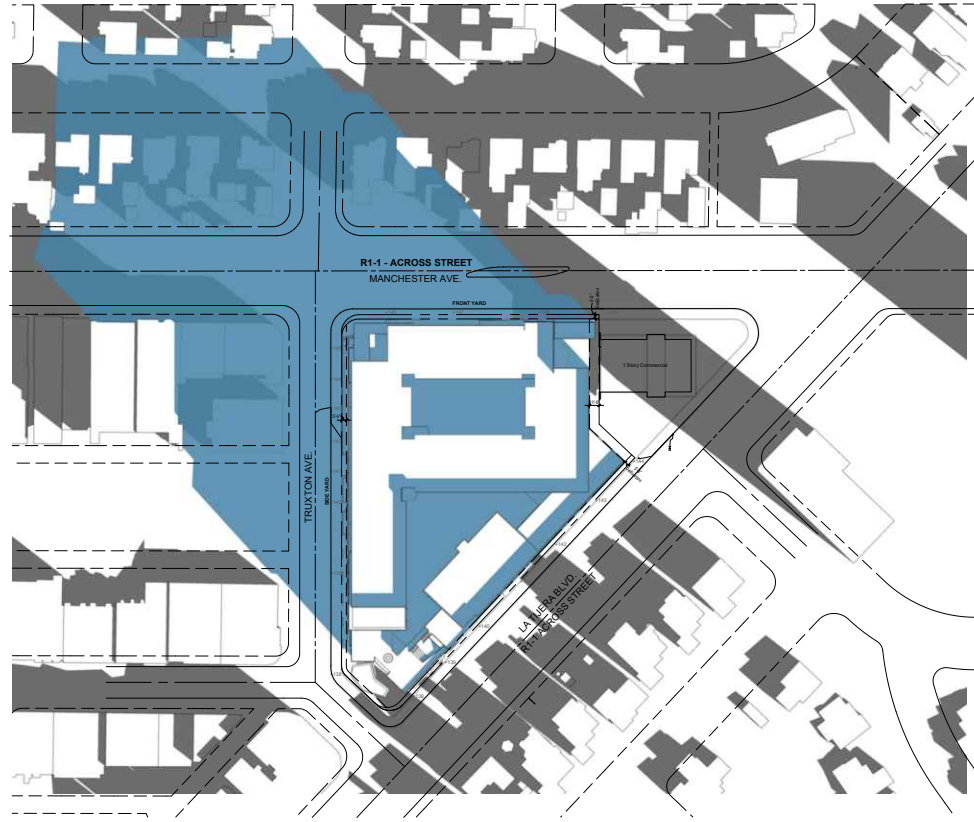
Winter Solstice - 12pm



Winter Solstice - 3pm

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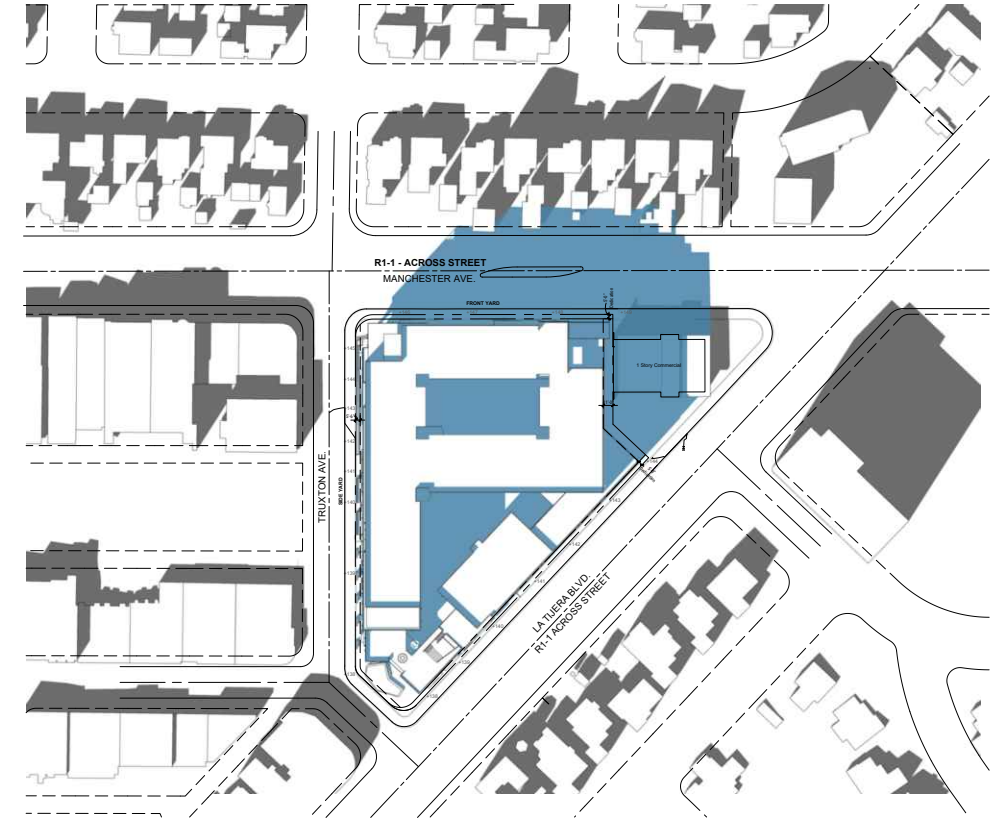




Winter Solstice - 9am



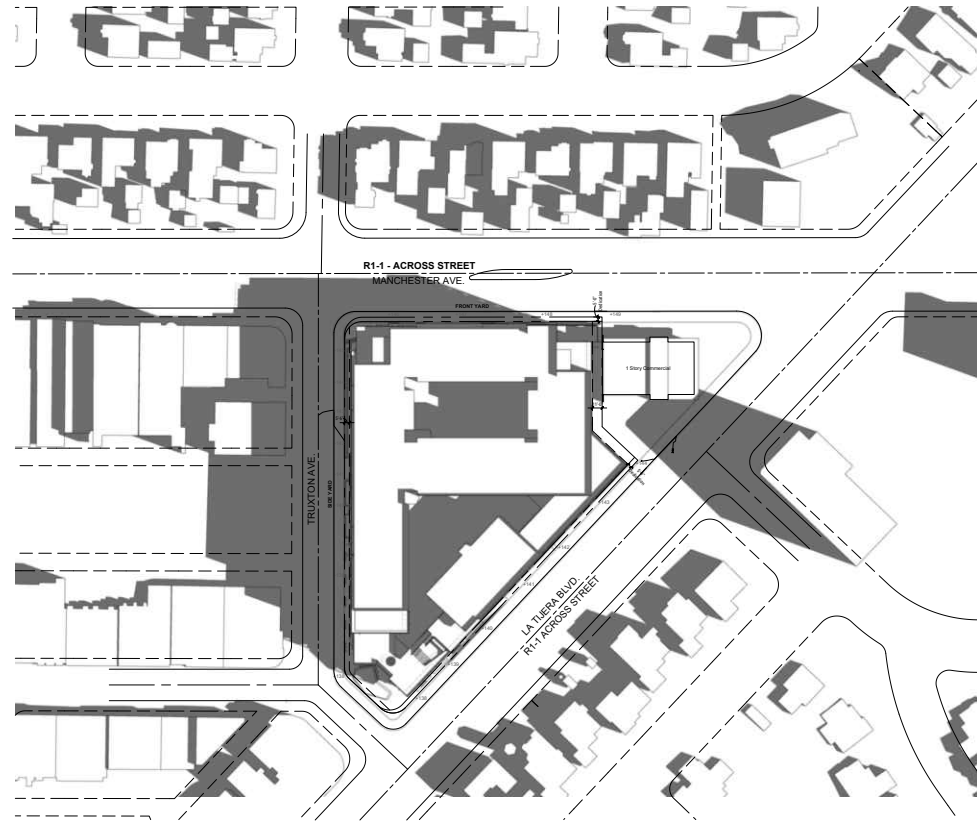
Winter Solstice - 12pm



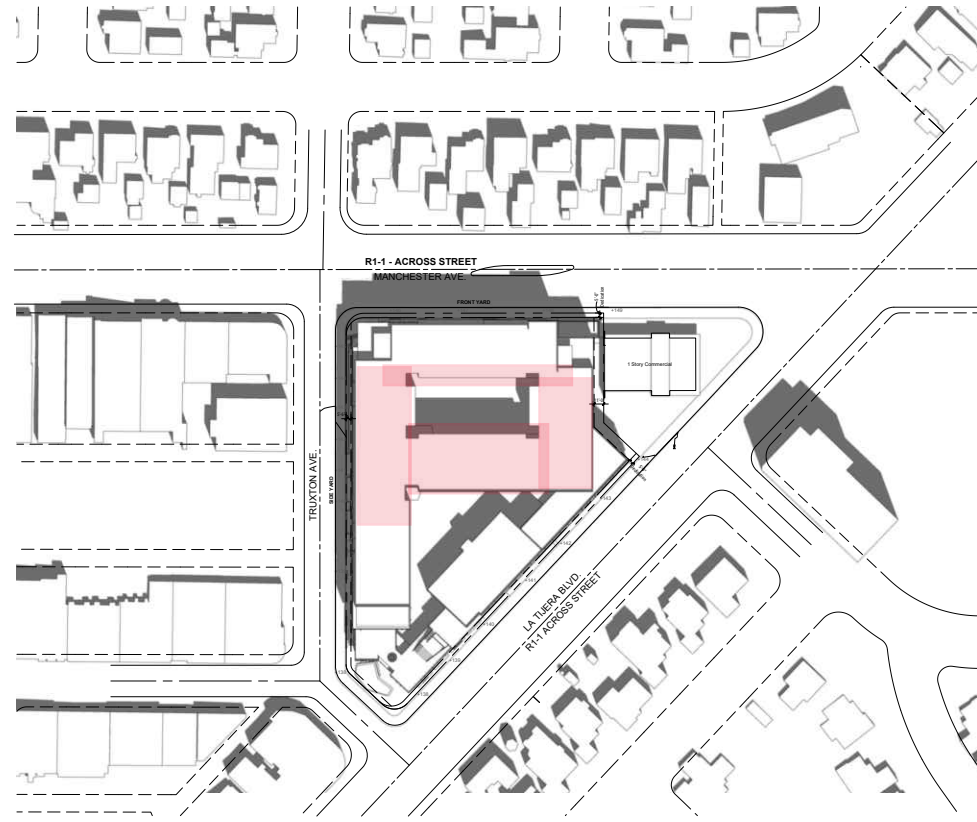
Winter Solstice - 3pm

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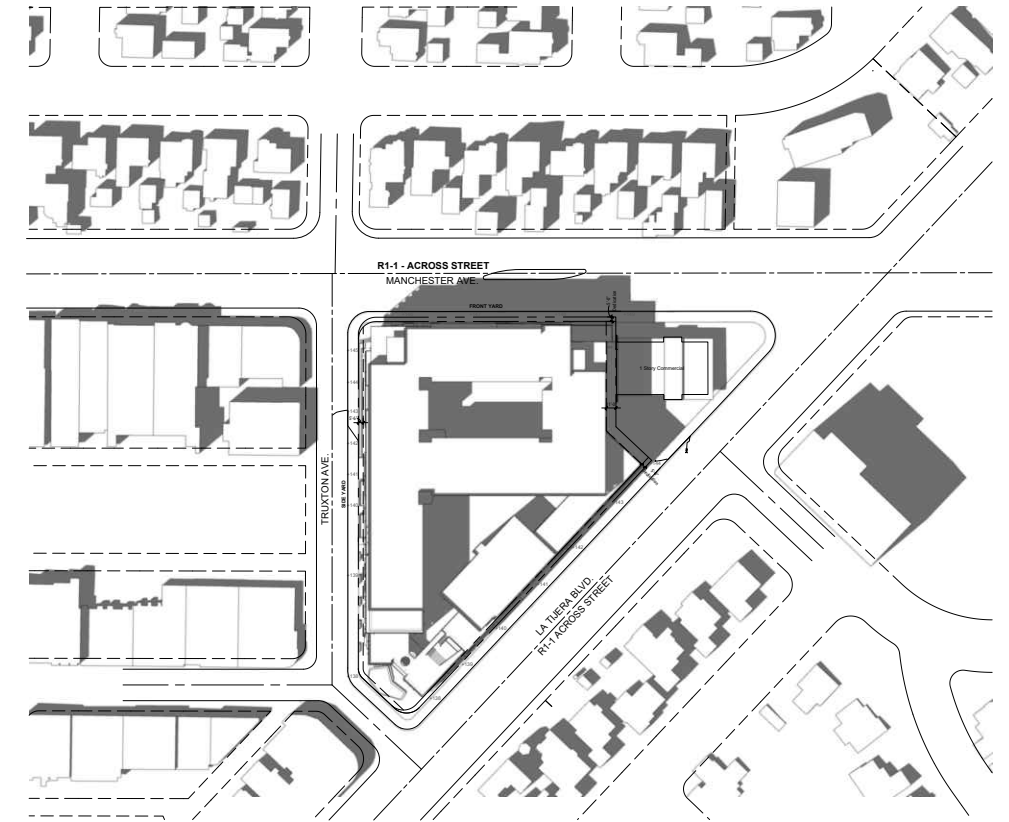




Equinox - 9am



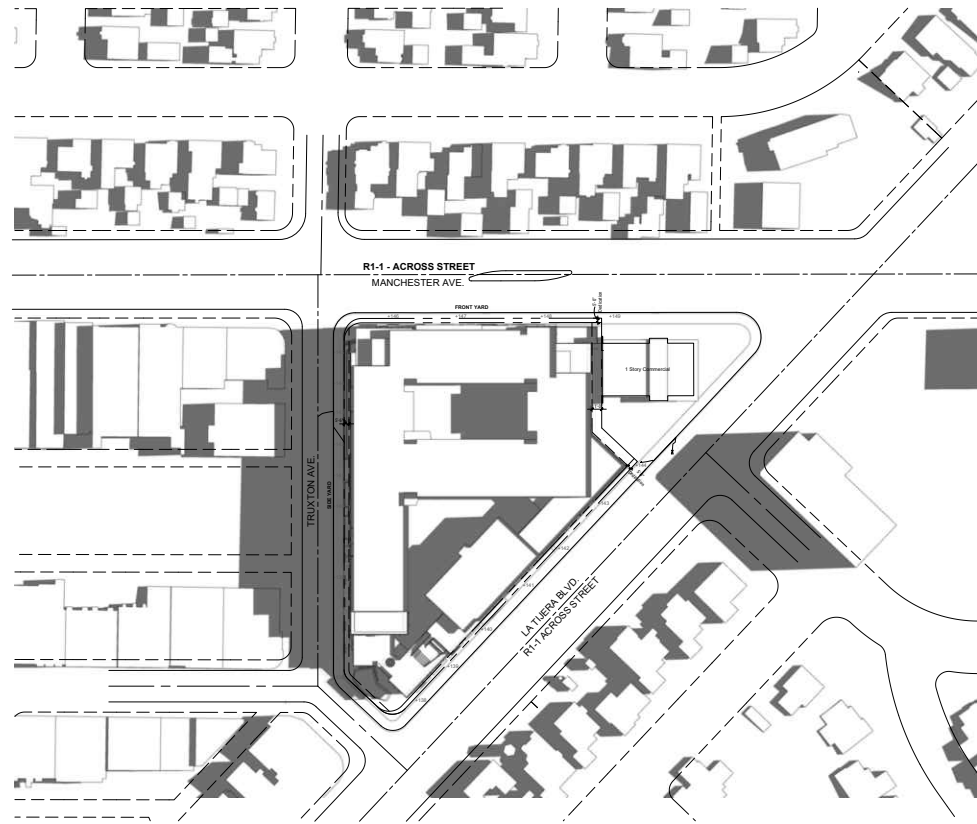
Equinox - 12pm



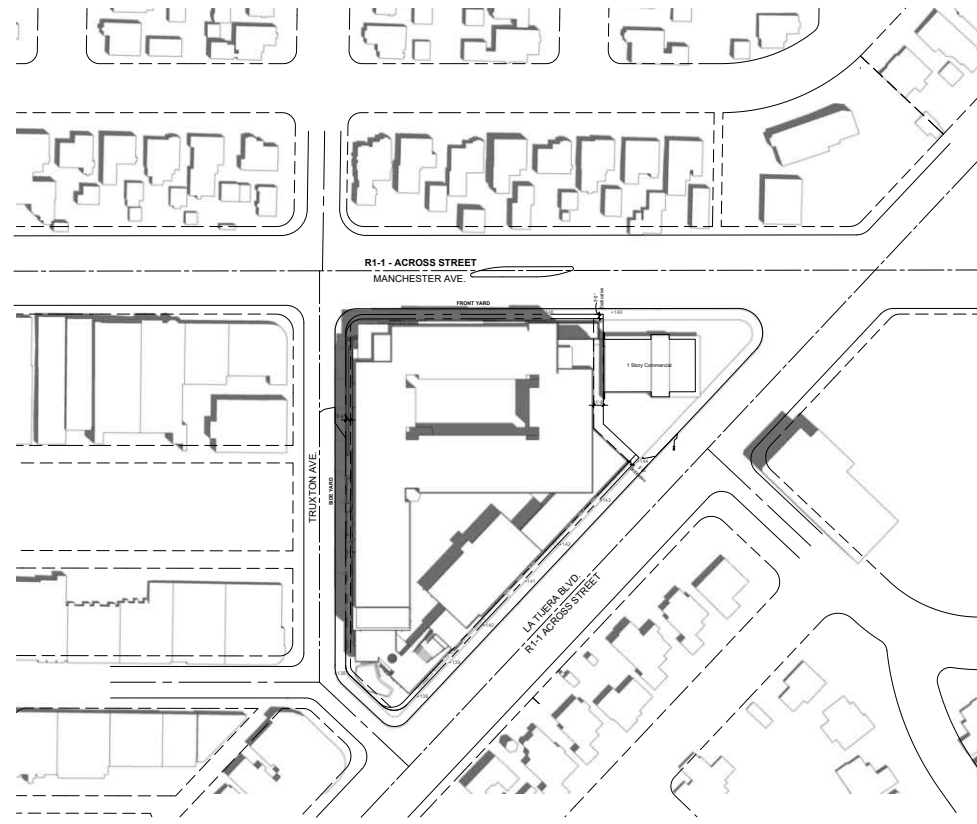
Equinox - 3pm

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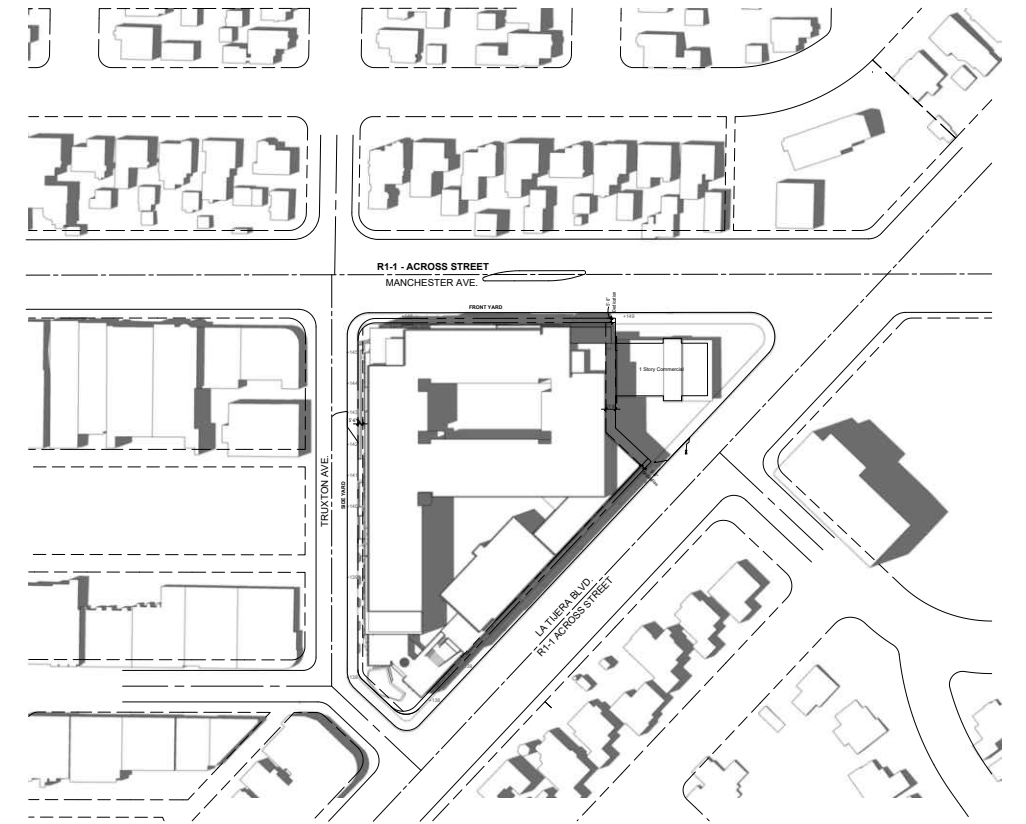




Summer Solstice - 9am



Summer Solstice - 12pm



Summer Solstice - 3pm

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CITYVIEW MIXED-USE RETAIL TENANTS

Dining & Dessert

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

Health & Fitness

- Orange Theory Fitness
- Brightside Yoga
- F45 Fitness

Neighborhood Services

- Papaya Pet Clinic



BRIGHTSIDE

Papaya
pet care



zinqué
(zin-kæ)



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

TRANSIT CONNECTIONS WITHIN 5 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



LEGEND	
RESIDENTIAL	
COMMERCIAL	
AIRPORT	
PARK	

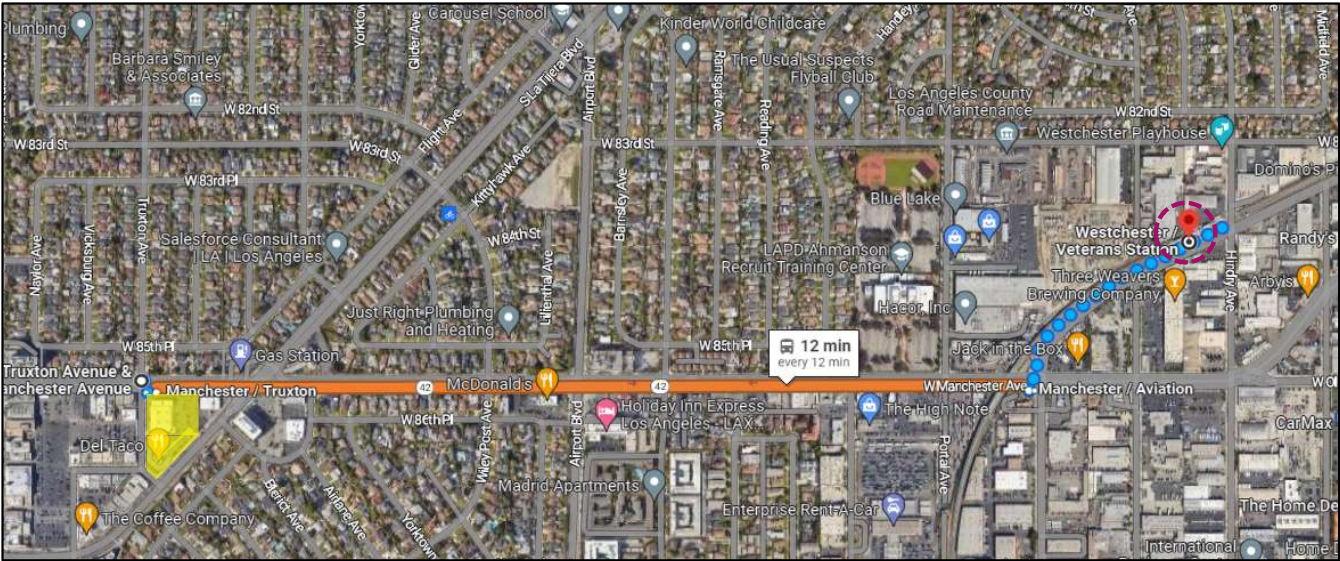
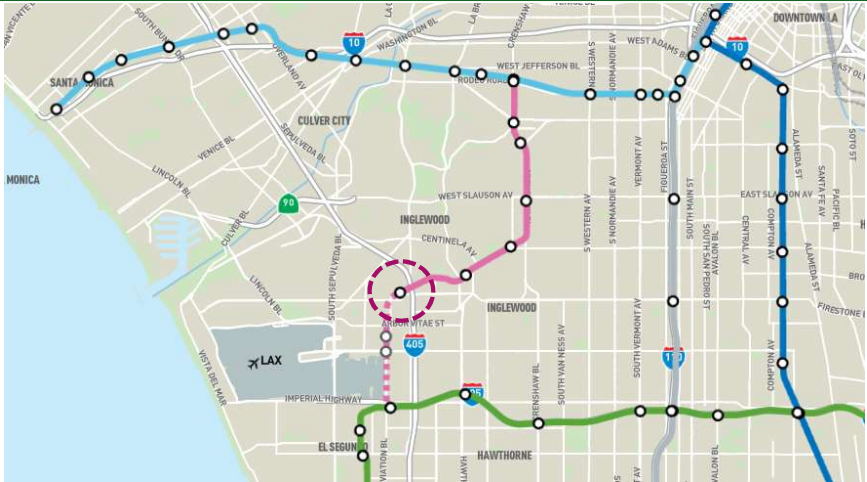
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METRO RAIL CONNECTION

Metro K Line

Westchester/Veterans Station

- 12 mins by Metro 115 bus
- 8 minutes by bicycle



A screenshot of a mobile navigation app interface. At the top, there are icons for different transport modes: Best (5 min), Bus (12 min), Walking (24 min), Bicycling (8 min), and Airplane. The start location is 'Truxton Ave & Manchester Ave, Los Angeles' and the end location is 'Westchester / Veterans Station, Inglewood'. Below this, it says 'Leave now' and 'Options'. A button says 'Send directions to your phone'. The main result shows a bus route: '4:17 PM - 4:29 PM' with a '12 min' duration. Below that, it shows '4:18 PM from Manchester / Truxton' with a '6 min' walking time and 'every 12 min' frequency. A 'Details' link is at the bottom.

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 an increase in FAR and decrease in side yard along Truxton Avenue, as well as two waivers for relief from Transitional Height and ground floor residential requirements in the Westchester CDO.
- **Master 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.



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MANCHESTER AVENUE

TRUXTON AVENUE

LA TIJERA BOULEVARD

