



Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

housing on 8118 Sunset

2 messages

Laura Lake <laura.lake@gmail.com>

Fri, Jul 29, 2016 at 3:24 PM

To: Luciralia.Ibarra@lacity.org

Cc: James O'Sullivan <jamesos@aol.com>, sarah.dusseault@lacity.org

Good afternoon, Luci,

Yesterday before CPC you stated that only one dwelling unit could be built on 8118 Sunset. Please provide the document supporting that statement as well as the assumptions/methodology utilized to determine how many units could be built.

My own quick review of the property was to divide the lot area by 400 SF/du, it could have 22 units. IT has an FAR of 1.5 It would qualify for three on-menu incentives including parking, setbacks, required yards. It has no height limit. It would qualify for a variance because it is an irregular lot. While high rise construction would be expensive, several units could certainly be constructed on this site. Is this not true?

So what is the basis of telling CPC that only one unit could be built on this property? What am I missing in my calculations?

Thank you,
Laura

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Laura Lake, Ph.D.
Cell 310-497-5550

Luciralia Ibarra <Luciralia.Ibarra@lacity.org>

Fri, Jul 29, 2016 at 4:00 PM

To: Laura Lake <laura.lake@gmail.com>

Cc: James O'Sullivan <jamesos@aol.com>, sarah.dusseault@lacity.org, William Lamborn <william.lamborn@lacity.org>, Christina Toy <christina.toy-lee@lacity.org>

Hi Laura,

Appendix H of the Housing Element includes maps and a table of the sites identified. The table includes current use, zone, community plan and other information. I have attached the relevant page that calls out 8118 Sunset Boulevard, which is identified by APN: 5554007900.

Thank you,
Luci

[Quoted text hidden]

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Luciralia Ibarra | Senior City Planner

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Housing Element Appendix H Page 121.pdf

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APN	Year Built	Current Use	Zone	30 du/ac (Y/N)	Net Units	Acres	CPA	General Plan Land Use Designation
5550005022	1965	Movie - indoor	R1-1	No	3.5	0.76	Hollywood	Low II Residential
5550013012	1913	Commercial	R3-1	YES	5	0.11	Hollywood	Medium Residential
5550014011	0	VACANT LAND	R3-1	YES	8	0.16	Hollywood	Medium Residential
5550016024	1950	Church	[Q]R5-1	YES	129	1.94	Hollywood	Medium Residential
5550016050	0	Lots - patron or employee	R3-1	YES	9	0.18	Hollywood	Medium Residential
5550017804	0	Utility Commercial and Mutual	R3-1	YES	57	1.06	Hollywood	Medium Residential
5550019006	1920	Commercial	R3-1	YES	7	0.16	Hollywood	Medium Residential
5550019009	1920	Double, duplex, or two units	R3-1	YES	7	0.18	Hollywood	Medium Residential
5550019019	1920	Commercial	R3-1XL	YES	7	0.15	Hollywood	Medium Residential
5550019022	1920	Commercial	R3-1	YES	7	0.16	Hollywood	Medium Residential
5550019024	1920	Double, duplex, or two units	R3-1	YES	6	0.15	Hollywood	Medium Residential
5550020017	1914	Double, duplex, or two units	R3-1	YES	6	0.16	Hollywood	Medium Residential
5550020025	1908	Commercial	R3-1	YES	7	0.16	Hollywood	Medium Residential
5550022005	1961	Double, duplex, or two units	R3-1	YES	6	0.15	Hollywood	Medium Residential
5550023002	1913	Commercial	R3-1	YES	7	0.16	Hollywood	Medium Residential
5550023003	1912	Double, duplex, or two units	R3-1	YES	6	0.16	Hollywood	Medium Residential
5550023009	1919	Commercial	R3-1XL	YES	7	0.16	Hollywood	Medium Residential
5550023010	1917	Commercial	R3-1	YES	7	0.16	Hollywood	Medium Residential
5550023023	1918	Double, duplex, or two units	R3-1	YES	7	0.17	Hollywood	Medium Residential
5550024014	1917	Single Residence	R3-1	YES	7	0.15	Hollywood	Medium Residential
5550027012	1920	Double, duplex, or two units	R3-1	YES	6	0.16	Hollywood	Medium Residential
5550028001	1918	Double, duplex, or two units	R3-1XL	YES	7	0.17	Hollywood	Medium Residential
5550028004	1919	Double, duplex, or two units	R3-1XL	YES	6	0.15	Hollywood	Medium Residential
5550028028	1923	Double, duplex, or two units	R3-1XL	YES	7	0.17	Hollywood	Medium Residential
5550029015	1921	Commercial	R3-1	YES	5	0.11	Hollywood	Medium Residential
5550030001	1971	Restaurants, cocktail lounge, tavern	[Q]C1-1XL	No	0.7	0.18	Hollywood	Neighborhood Office Commercial
5550030022	1925	Store and residential combination	[Q]C4-1XL	No	0.8	0.19	Hollywood	Neighborhood Office Commercial
5551001019	1921	Commercial	R3-1	YES	10	0.21	Hollywood	Low II Residential
5551007015	0	VACANT LAND	R1-1	No	14	1.66	Hollywood	Low II Residential
5551012022	1924	Single Residence	R1-1	No	6	0.86	Hollywood	Low II Residential
5551016005	1930	Three units (any combination)	R3-1XL	YES	15	0.34	Hollywood	Medium Residential
5551016020	1936	Commercial	R3-1XL	YES	9	0.19	Hollywood	Medium Residential
5551019002	1920	Commercial	R1-1	No	0.6	0.16	Hollywood	Low Medium II Residential
5551019021	1969	Service Station	[Q]C4-1XL	No	2	0.43	Hollywood	Neighborhood Office Commercial
5551019022	1951	Restaurants, cocktail lounge, tavern	R1-1	No	1.3	0.30	Hollywood	Low II Residential
5551020001	1956	Store and office combination	[Q]C1-1XL	No	1.1	0.25	Hollywood	Neighborhood Office Commercial
5551020019	1990	Store	[Q]C1-1XL	No	1.3	0.31	Hollywood	Neighborhood Office Commercial
5551021002	1972	Lots - patron or employee	R1-1	No	0.8	0.19	Hollywood	Low II Residential
5551021020	1958	Office Building	R1-1	No	1.8	0.40	Hollywood	Low II Residential
5551021021	1983	Shopping Center (Neighborhood, Community)	[Q]C1-1XL	No	1.7	0.37	Hollywood	Neighborhood Office Commercial
5551022012	1960	Office Building	R1-1	No	1.7	0.37	Hollywood	Low II Residential
5551022022	1966	Office Building	[Q]C1-1XL	No	0.9	0.21	Hollywood	Neighborhood Office Commercial
5551022023	1921	Single Residence	R1-1	No	0.7	0.19	Hollywood	Low II Residential
5551023012	1916	Office Building	R1-1	No	1	0.23	Hollywood	Neighborhood Office Commercial
5551023023	1967	Bank, Savings and Loan	[Q]C1-1XL	No	2.5	0.54	Hollywood	Neighborhood Office Commercial
5551024010	1955	Office Building	[Q]C1-1XL	No	1.8	0.40	Hollywood	Neighborhood Office Commercial
5551024011	1935	Hotel and motel	[Q]C1-1XL	No	1	0.22	Hollywood	Neighborhood Office Commercial
5551025023	0	VACANT LAND	[Q]C1-1XL	No	0.9	0.21	Hollywood	Neighborhood Office Commercial
5551025025	1980	Bank, Savings and Loan	[Q]C1-1XL	No	6	0.73	Hollywood	Neighborhood Office Commercial
5551026027	1970	Store	[Q]C4-1XL	No	1.9	0.41	Hollywood	Neighborhood Office Commercial
5554007900	0	Commercial	C4-1	No	1	0.22	Hollywood	Neighborhood Office Commercial
5555014009	1926	Single Residence	R1-1	No	5	0.78	Hollywood	Low II Residential
5555022012	1922	Commercial	R1-1	No	22	2.64	Hollywood	Low II Residential
5555032009	1924	Single Residence	RE9-1	No	6	1.62	Hollywood	Low I Residential
5556006044	1987	Single Residence	RE9-1	No	5	1.38	Hollywood	Low I Residential
5556007007	0	VACANT LAND	RE9-1	No	5	1.10	Hollywood	Low I Residential

