

# PROJECT INFORMATION

Site Address:  
3225 Sunset Blvd, Los Angeles

## OWNERSHIP

SUNSET TWINS-HH, LLC  
1525 S Broadway Way, Los Angeles,  
CA 90015  
Contact: John Gaudet  
Phone: 310.828.4908

## LANDSCAPE

GAUDET DESIGN GROUP  
322 Tejon Place  
Palos Verdes Estates, CA 90274  
Contact: Dirk John Gaudet  
Phone: 310.828.4908

## ARCHITECT

MVE+PARTNERS  
888 S. Figueroa St, Suite 21  
Los Angeles, CA 90017  
Contact: Sherwin Pineda,  
Phone: 213.805.7600

## ZONE

ADDRESS: 3209, 3211, 3213, 3215, 3217, 3221, 3223, 3227  
Sunset Blvd, Los Angeles CA 90026

APN: 5426-005-002, 5426-005-003,  
5426-005-004, 5426-005-005

Zone: [Q]C2-1VL  
Designation: General Commercial  
Zoning Information: ZI-2452 Transit Priority Area in the City of Los Angeles

## PROJECT DESCRIPTION

THE PROJECT CONSIST OF (2) LEVELS OF TYPE IA CONSTRUCTION - GROUND FLOOR RETAIL, PARKING & LOBBY UNDER (5) LEVELS OF TYPE IIIA CONSTRUCTION RESIDENTIAL UNITS.

## LEGAL DESCRIPTION

PARCEL 1: LOTS 2 THROUGH 10 INCLUSIVE OF TRACT NO. 5036, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 53 PAGES 12 TO 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

## LOT AREA :

Lot Area (Zimas): LOT 3-10 - 2,502.5 SF EACH  
LOT 2 - 2408.1 SF

Lot Area (ALTA/NSPS) 22,449.5 SF

## SETBACKS

REQUIRED (Per LA MUNICIPAL ZONING CODE CP-7150)

For commercial portions:

For residential portions:

Front Setback (Sunset): 0' - 0"  
Side Setback (North): 11' - 0"  
Side Setback (South): 11' - 0"  
Rear Setback (East): 20' - 0"

## PROVIDED

For commercial portions: None

For residential portions:

Front Setback (Sunset): 0' - 0"  
Side Setback (North): 0' - 0"  
Side Setback (South): 0' - 0"  
Rear Setback (East): 0' - 0"

## FLOOR AREA

Allowable Floor Area 33,750 sf (1.5 FAR Base)  
Allowable FAR with Off-menu Incentive 84,662 sf (3.76 FAR)  
Total Proposed Floor Area 84,662 sf (3.76 FAR)  
Residential 76,309 sf  
Retail / Commercial 8,353 sf

## HEIGHT

Height District 1VL - Max. Height Allowed: 45' - 0"  
Proposed Building Height: \* 83'- 10"

\*(to top of highest parapet but may not include roof appurtenances allowed by code, measured from lowest grade point on site )

Number of stories allowed: 3 Stories  
Number of stories proposed: 7 Stories

## RESIDENTIAL DENSITY

Allowable Unit # (400 sf/unit per C2-1): 22,500 sf / 400 = 57 = 57 units  
(Gross area includes one-half alley area)  
Proposed Density with Off menu Incentives: 57 units x 1.509 = 86.0 = 86 units  
Proposed: 86 total units

## DWELLING UNITS

Studio 14 Units  
1 Bedroom 49 Units  
2 Bedroom 23 Units  
Total 86 Units

## PARKING

### REQUIRED

#### Residential

Studio 14 units x 1 stall/unit = 14 Spaces  
1 Bedroom 49 units x 1 stall/unit = 49 Spaces  
2 Bedroom 23 units x 2 stall/unit = 46 Spaces  
Total 109 Spaces  
Total Required after 100% DB Incentive 0 Spaces

### Retail/ Commercial

Retail 1 813 sf @ 4/1000 = 4 Spaces  
Retail 2 776 sf @ 4/1000 = 4 Spaces  
Retail 3 857 sf @ 4/1000 = 4 Spaces  
Office 4,000 sf @ 4/1000 = 16 Spaces  
Restaurant 2,168 sf @ 10/1000 = 22 Spaces  
Total 50 Spaces  
Total Required after 100% DB Incentive 0 Spaces

### PROPOSED

Park Plus Automated Parking System 57 Spaces  
Standard 8 Spaces  
ADA Space 3 Spaces  
Compact 1 Space  
Total 69 Spaces

## BICYCLE PARKING

### REQUIRED

Residential	Short Term	Long Term
1-25 (25 Units)	3	25
26-100 (61 Units)	4	41
101-200 (0 Units)	0	0
201+ (0 Units)	0	0
Subtotal	7	66
Commercial	Short Term	Long Term
8,353 SF Retail/Restaurant	5	5
Subtotal	5	5
Total	12	71

### PROPOSED

Residential	7	66
Commercial / Retail	5	5
Total	12	71

## OPEN SPACE

REQUIRED (Per LAMC 12.21-G)	UNIT COUNT	OPEN SPACE
Studio (100 sf. Required per Unit)	14 Units	1,400 sf
1 Bedroom (100 sf. Required per Unit)	49 Units	4,900 sf
2 Bedroom (125 sf. Required per Unit)	23 Units	2,875 sf
Total Open Space Required	86 Units	9,175 sf
Total OS Required after 24% per DB Incentive		6,973 sf

### PROPOSED

(Outdoor OS - Min. 50% of required Open Space):  
Roof Terraces 3,930 sf

(Indoor open space max. 25% of required total):  
Amenity Rooms (Lounge & Fitness) 1,740 sf

Private Balconies & Decks 1,350 sf

Total Proposed Open Space 7,020 sf

Total Planted Area (25% of Outdoor Common Open Space) 983 sf

## TREES

REQUIRED (1 per 4 Units) 22 Trees

PROPOSED (1 per 4 Units) 22 Trees



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## PROJECT DATA



3225 SUNSET BLVD

LOS ANGELES, 90026

MVE+PARTNERS

PROJECT #2020-10159

11/19/2021

A0.1



SITE DESCRIPTION

LEGAL DESCRIPTION

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Zoning Information: ZI-2452 Transit Priority Area in the City of Los Angeles

DWELLING UNITS

Studio	14 Units
1 Bedroom	49 Units
2 Bedroom	23 Units
Total	86 Units

PARKING

REQUIRED

Residential

Studio	14 units x 1 stall/unit = 14 Spaces
1 Bedroom	49 units x 1 stall/unit = 49 Spaces
2 Bedroom	23 units x 2 stall/unit = 46 Spaces
Total	109 Spaces
Total Required after 100% DB Incentive	0 Spaces

Retail/ Commercial

Retail 1	813 sf @ 4/1000 = 4 Spaces
Retail 2	776 sf @ 4/1000 = 4 Spaces
Retail 3	857 sf @ 4/1000 = 4 Spaces
Office	4,000 sf @ 4/1000 = 16 Spaces
Restaurant	2,168 sf @ 10/1000 = 22 Spaces
Total	50 Spaces
Total Required after 100% DB Incentive	0 Spaces

PROPOSED

Park Plus Automated Parking System	57 Spaces
Standard	8 Spaces
ADA Space	3 Spaces
Compact	1 Space
Total	69 Spaces

OPEN SPACE

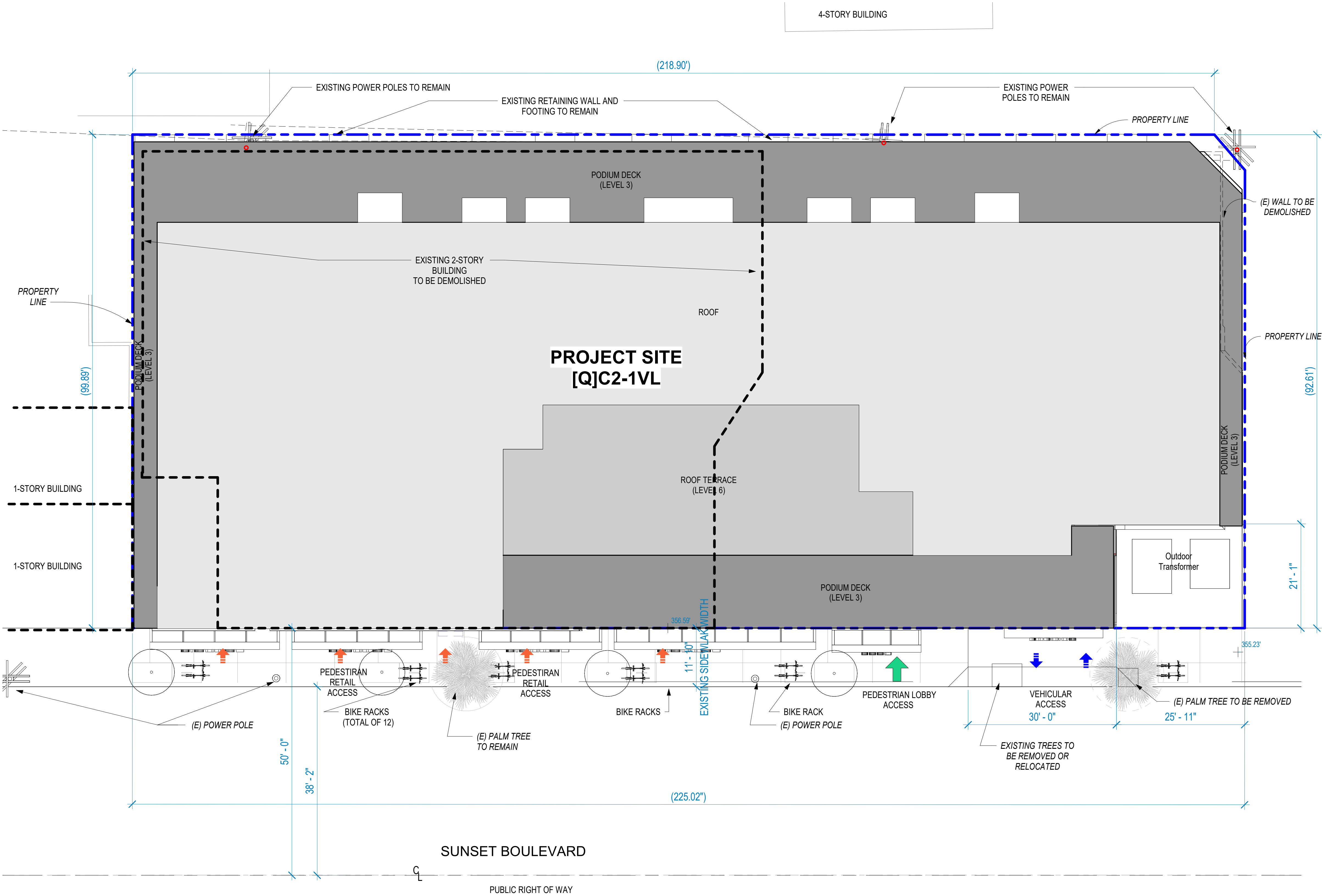
REQUIRED (Per LAMC 12.21-G)	UNIT COUNT	OPEN SPACE
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PROPOSED

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(Indoor open space max. 25% of required total): Amenity Rooms (Lounge & Fitness)	1,740 sf
Private Balconies & Decks	1,350 sf
Total Proposed Open Space	7,020 sf
Total Planted Area (25% of Outdoor Common Open Space)	983 sf

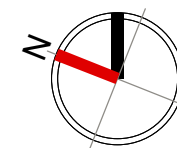
TREES

REQUIRED (1 per 4 Units)	22 Trees
PROPOSED (1 per 4 Units)	22 Trees



PLOT PLAN

0' 8' 16' 32'



3225 SUNSET BLVD

LOS ANGELES, 90026

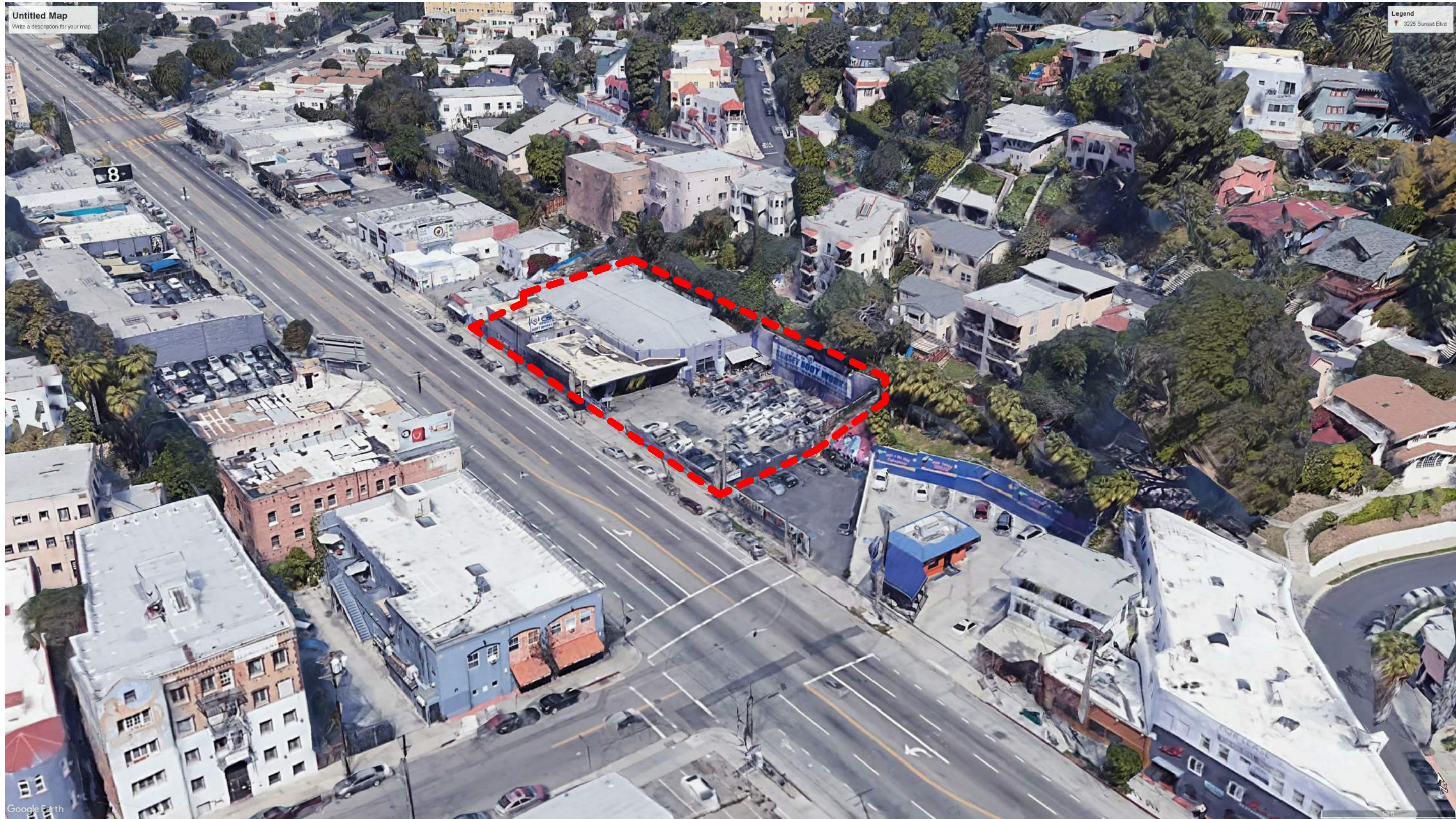
MVE+PARTNERS

PROJECT #2020-10159

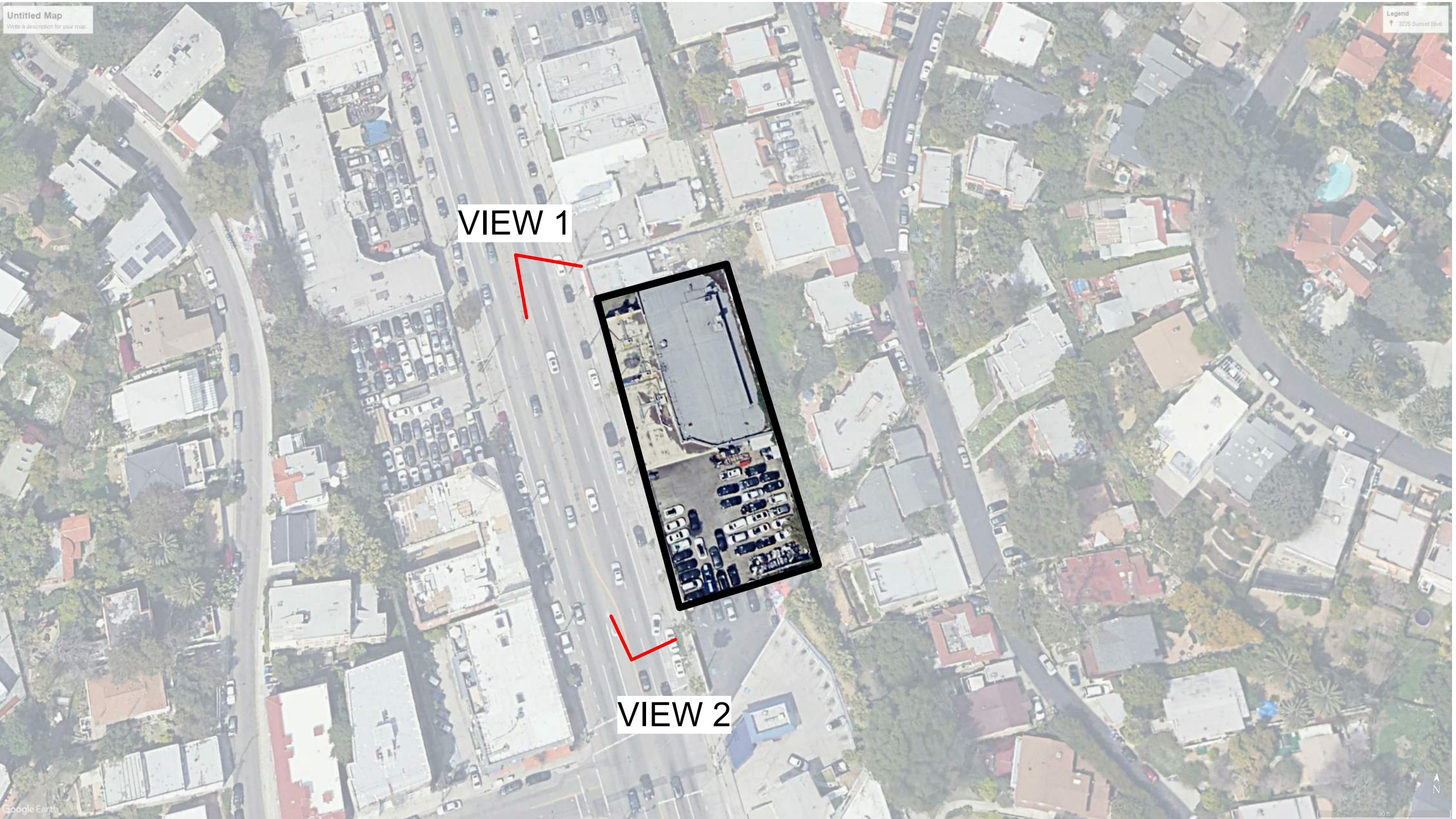
11/19/2021

A0.2

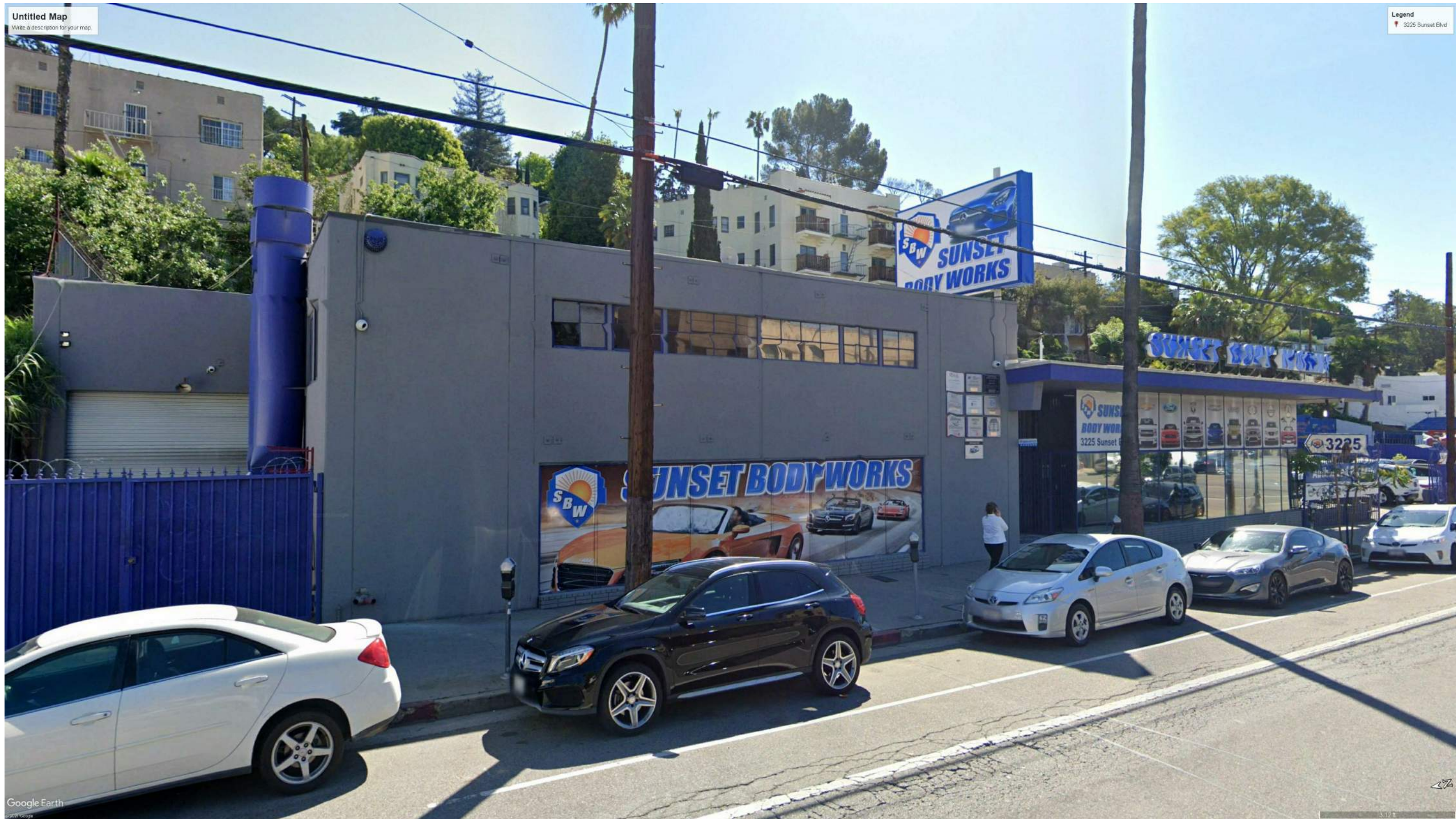




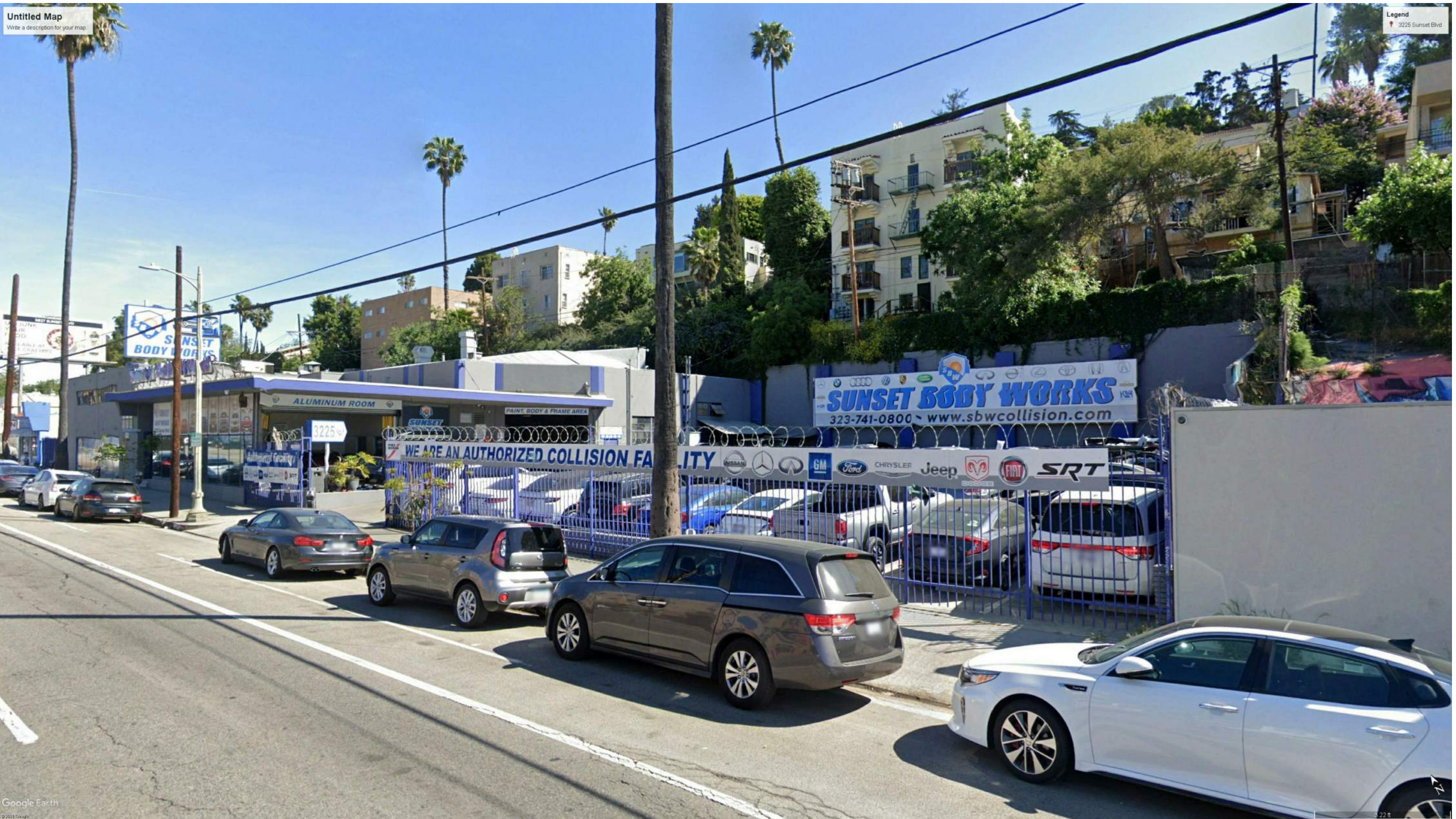
EXISTING SITE AERIAL



EXISTING LOTS



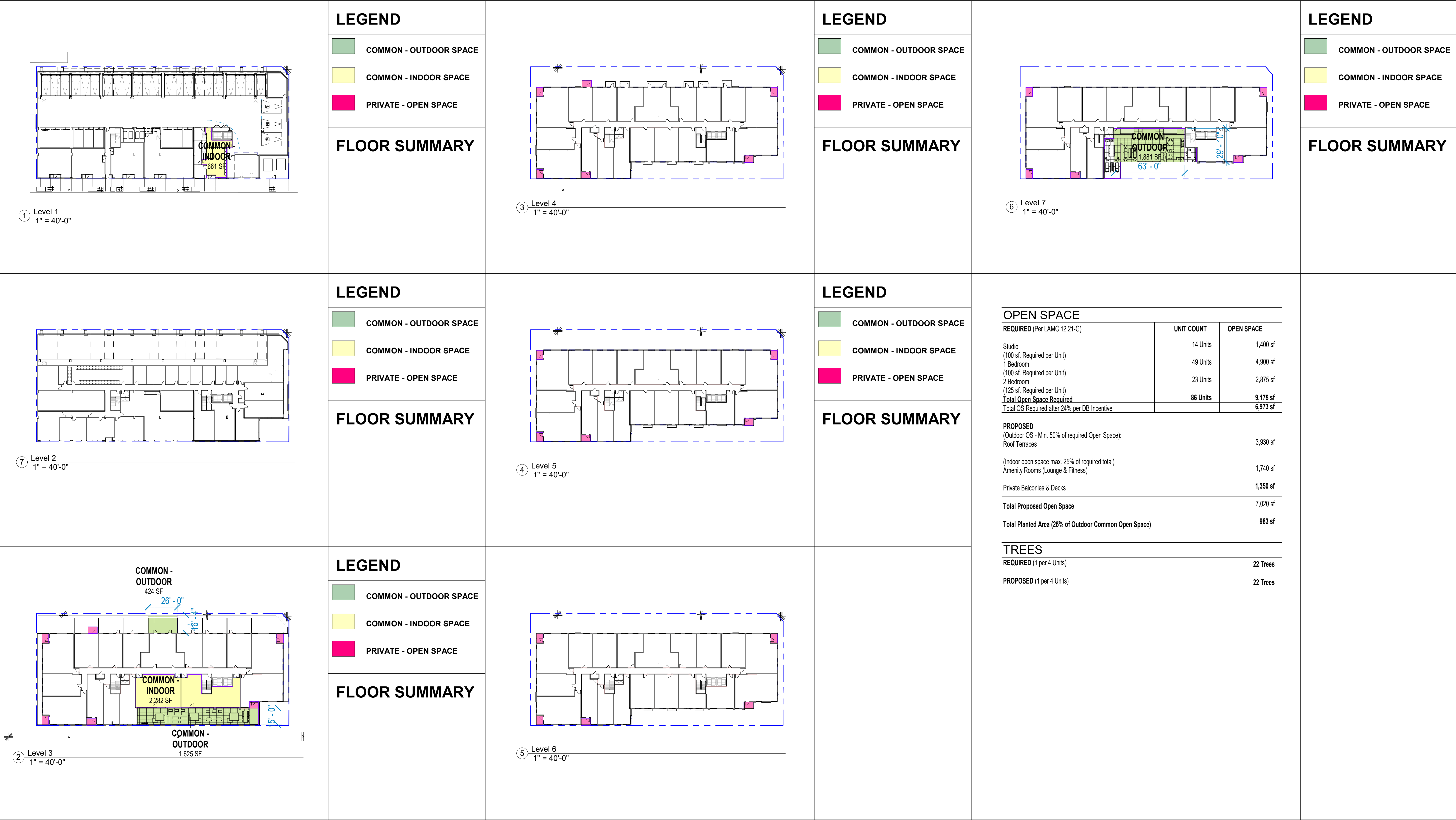
VIEW 1 - ON SUNSET BLVD LOOKING SOUTH



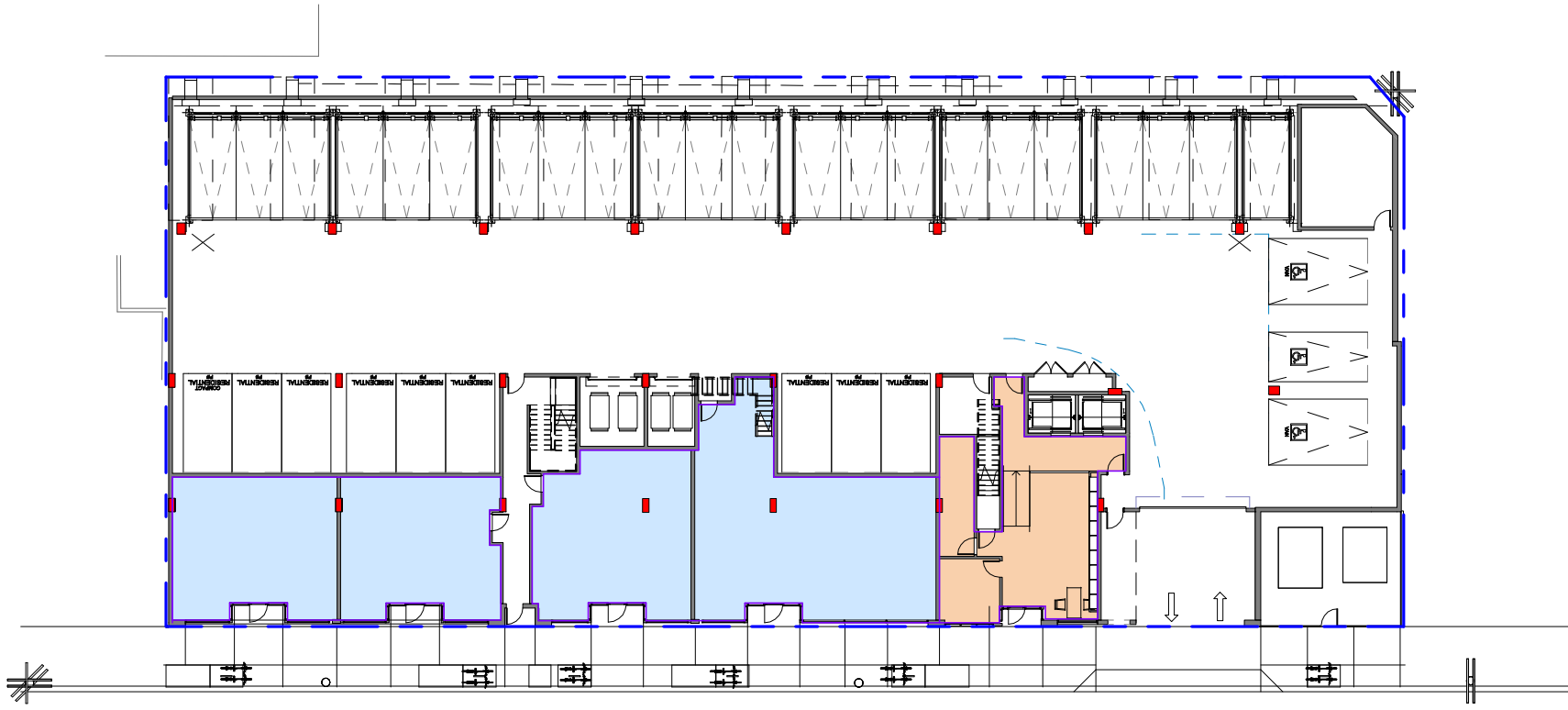
VIEW 2 - ON SUNSET BLV LOOKING NORTH

EXISTING SITE CONTEXT

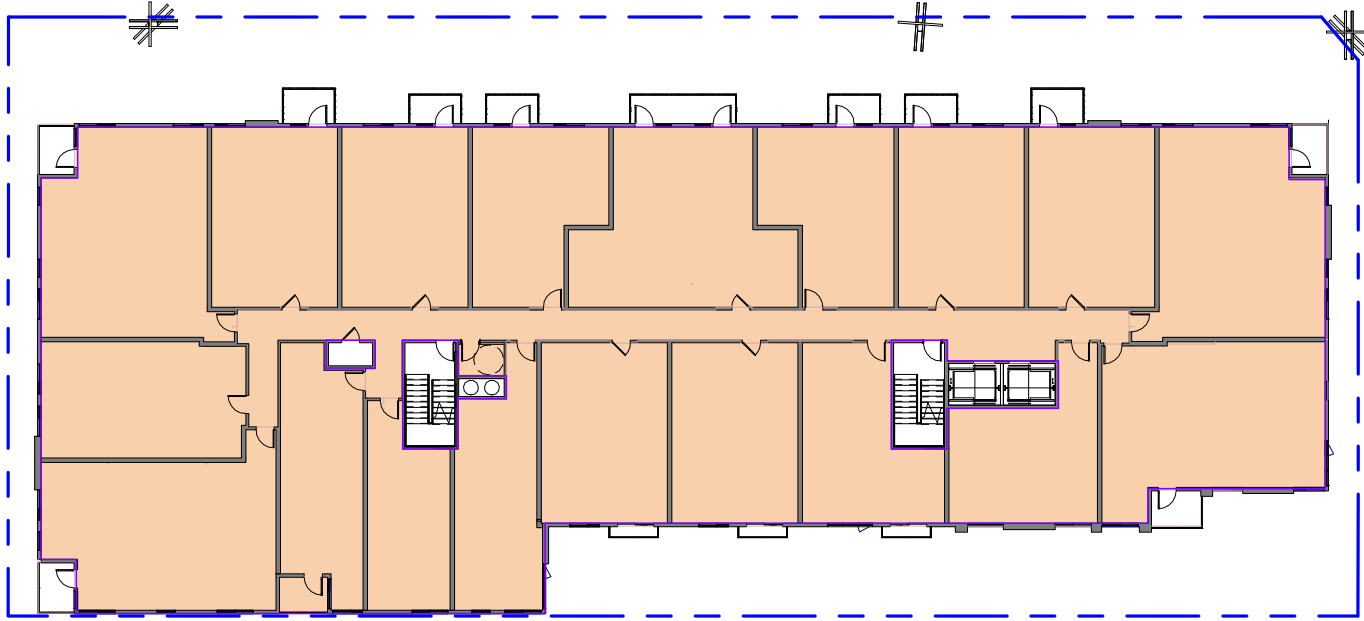




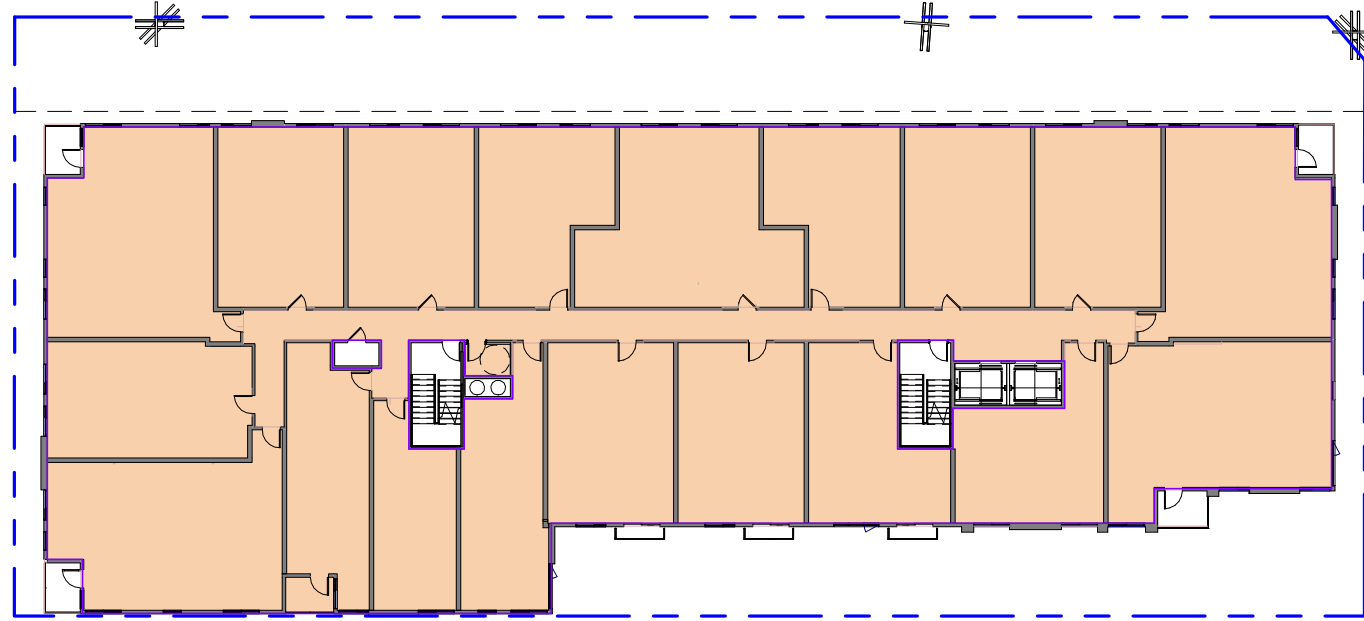




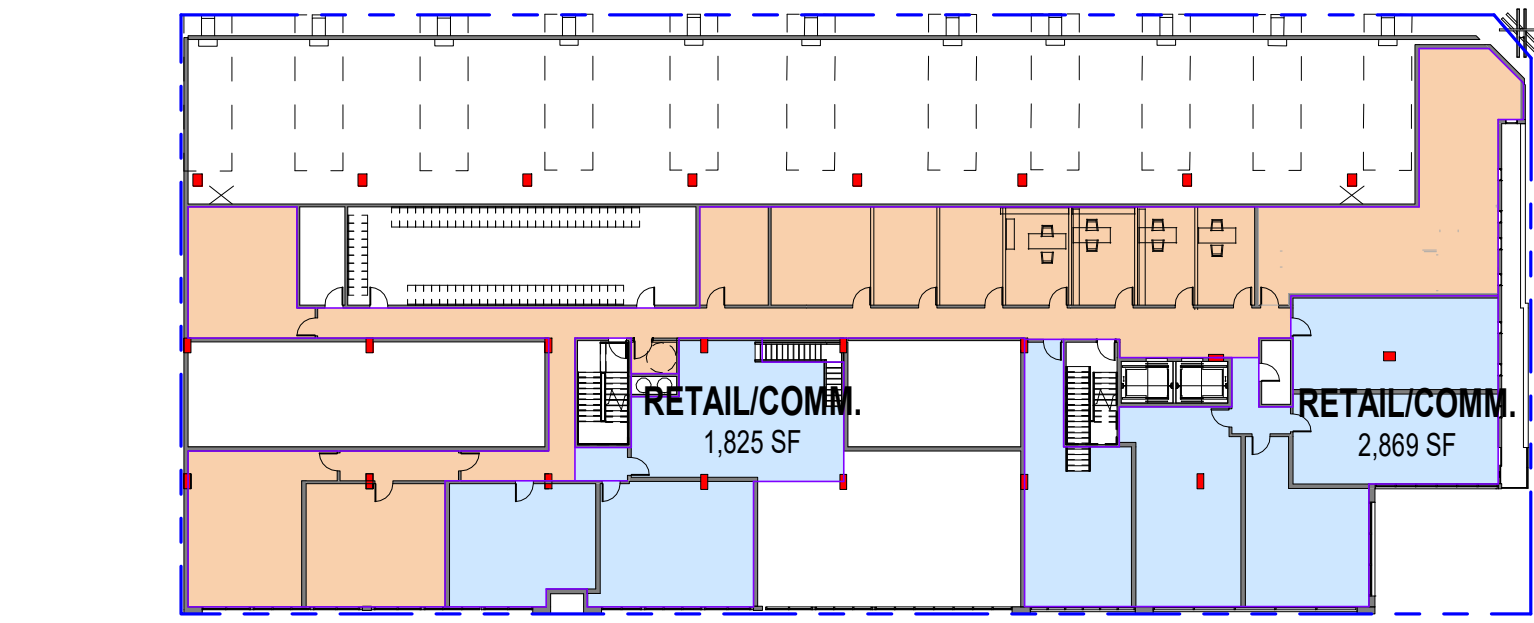
① Level 1  
1/32" = 1'-0"



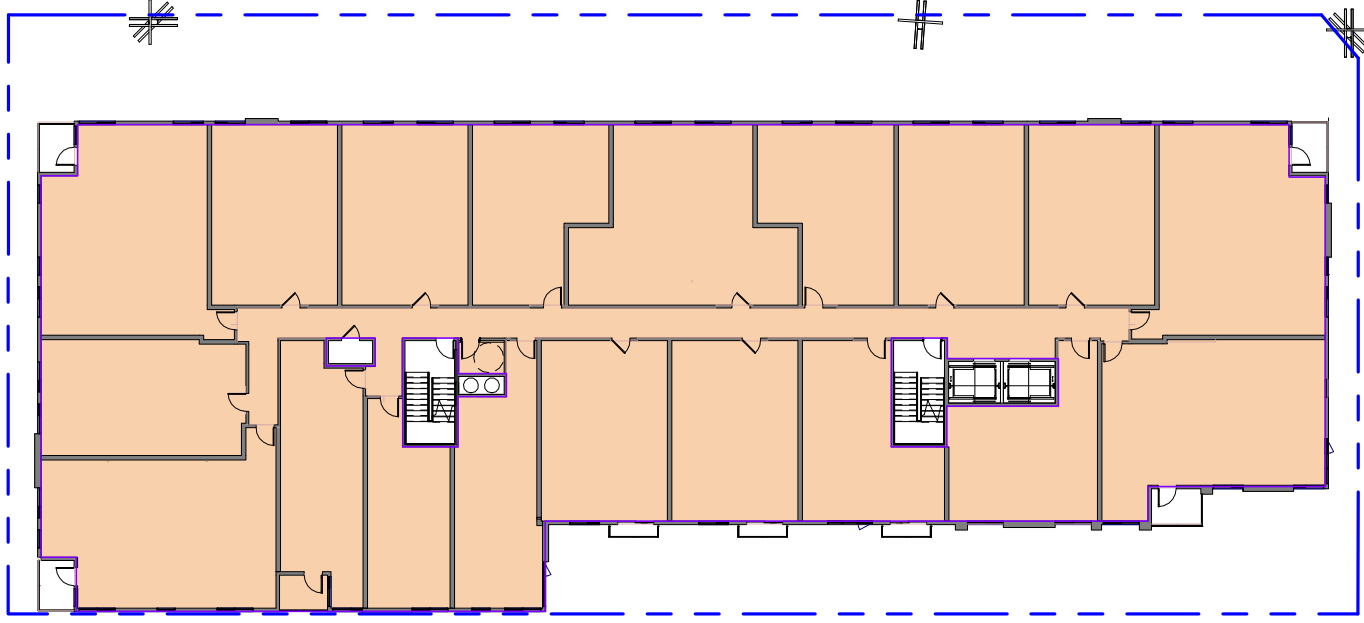
④ Level 4  
1/32" = 1'-0"



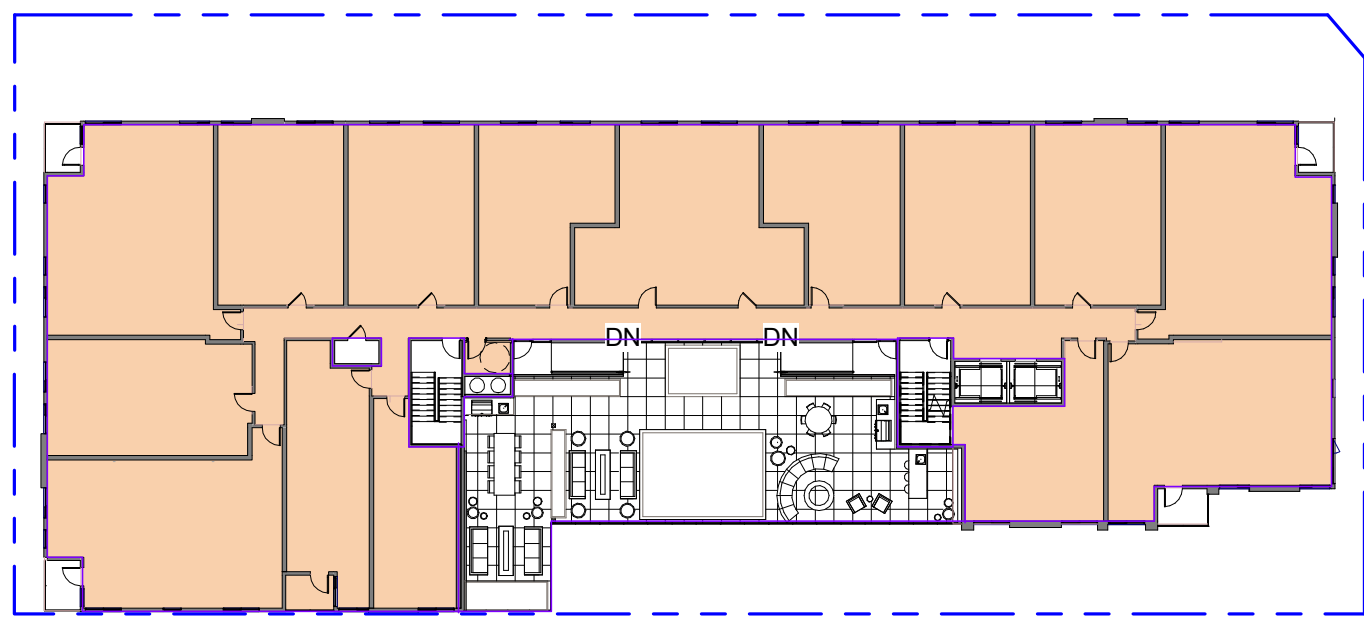
⑥ Level 6  
1/32" = 1'-0"



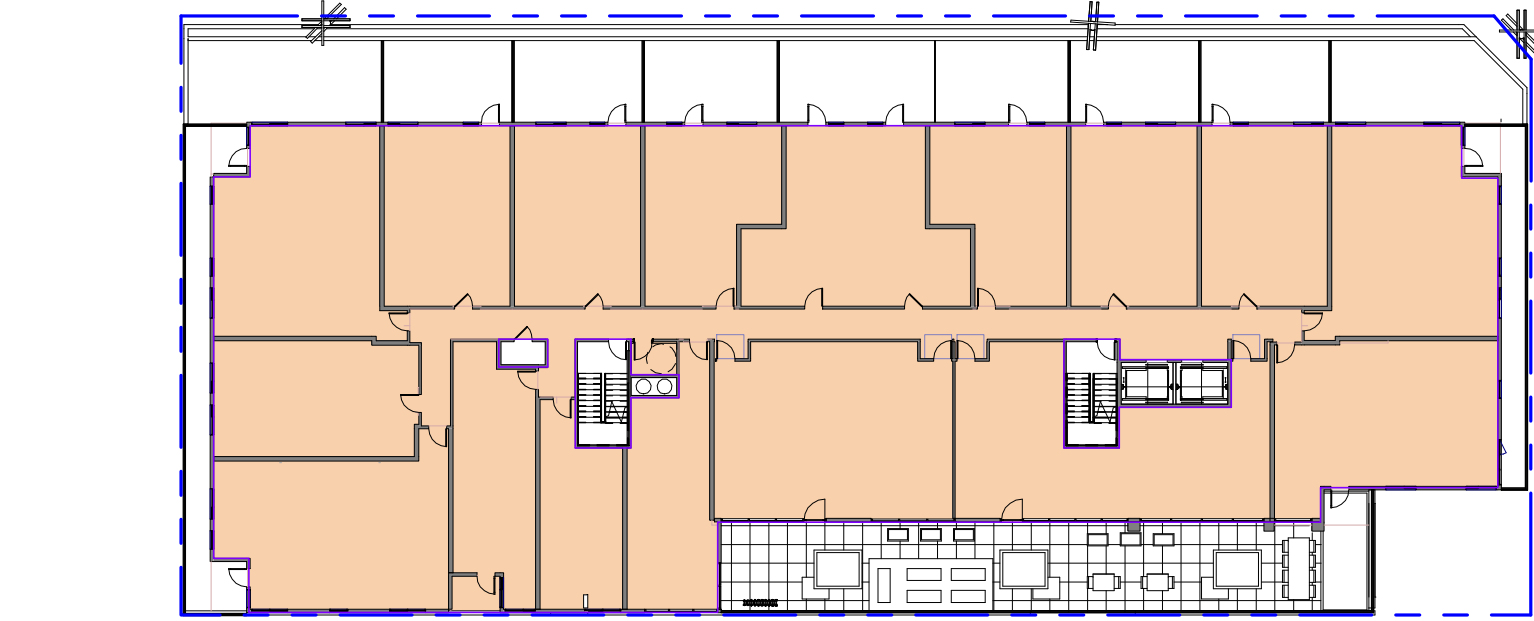
② Level 2  
1/32" = 1'-0"



⑤ Level 5  
1/32" = 1'-0"



⑦ Level 7  
1/32" = 1'-0"



③ Level 3  
1/32" = 1'-0"

FLOOR AREA

Allowable Floor Area	33,750 sf (1.5 FAR Base)
Allowable FAR with Off-menu Incentive	84,662 sf (3.76 FAR)
<b>Total Proposed Floor Area</b>	<b>84,662 sf (3.76 FAR)</b>
Residential	76,309 sf
Retail / Commercial	8,353 sf

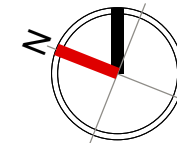
Area Schedule (Total FAR)	
Level	Area
Level 7	12,037 SF
Level 6	14,532 SF
Level 5	14,532 SF
Level 4	14,532 SF
Level 3	14,532 SF
Level 2	9,903 SF
Level 1	4,595 SF
Grand total	84,662 SF

Area Schedule (Residential FAR)	
Level	Area
Level 7	12,037 SF
Level 6	14,532 SF
Level 5	14,532 SF
Level 4	14,532 SF
Level 3	14,532 SF
Level 2	5,209 SF
Level 1	936 SF
Grand total	76,309 SF

Area Schedule (Retail FAR)	
Level	Area
Level 2	4,694 SF
Level 1	3,660 SF
Grand total	8,353 SF

FLOOR AREA RATIO ANALYSIS

0' , 24' 48' 96'

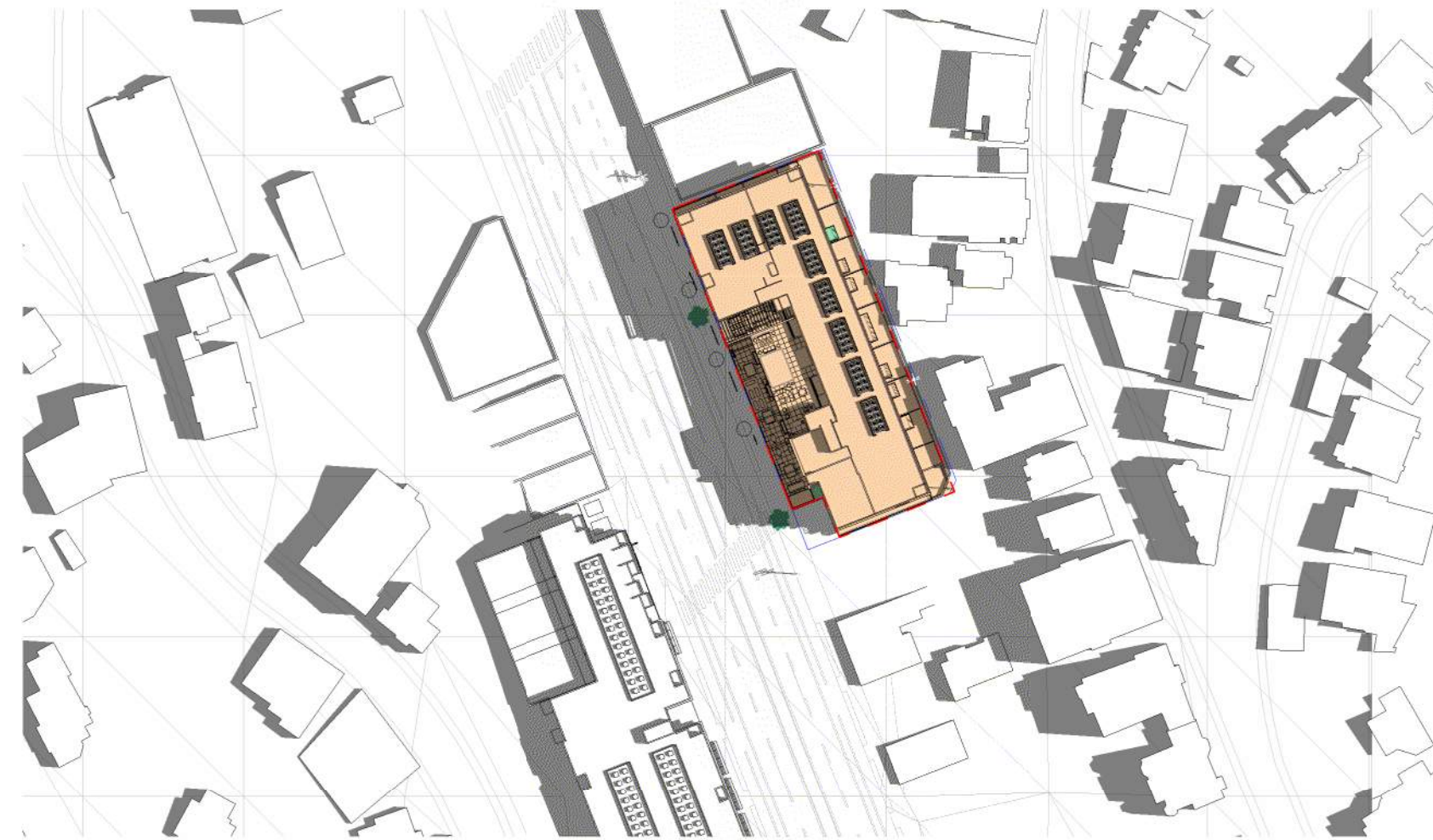




Spring/Fall Equinox 9AM



Summer Solstice 9AM



Winter Solstice 9AM



Spring/Fall Equinox 12PM



Summer Solstice 1PM



Winter Solstice 12PM



Spring/Fall Equinox 3PM



Summer Solstice 5PM



Winter Solstice 3PM



SHADOW STUDIES

1



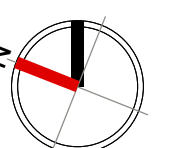
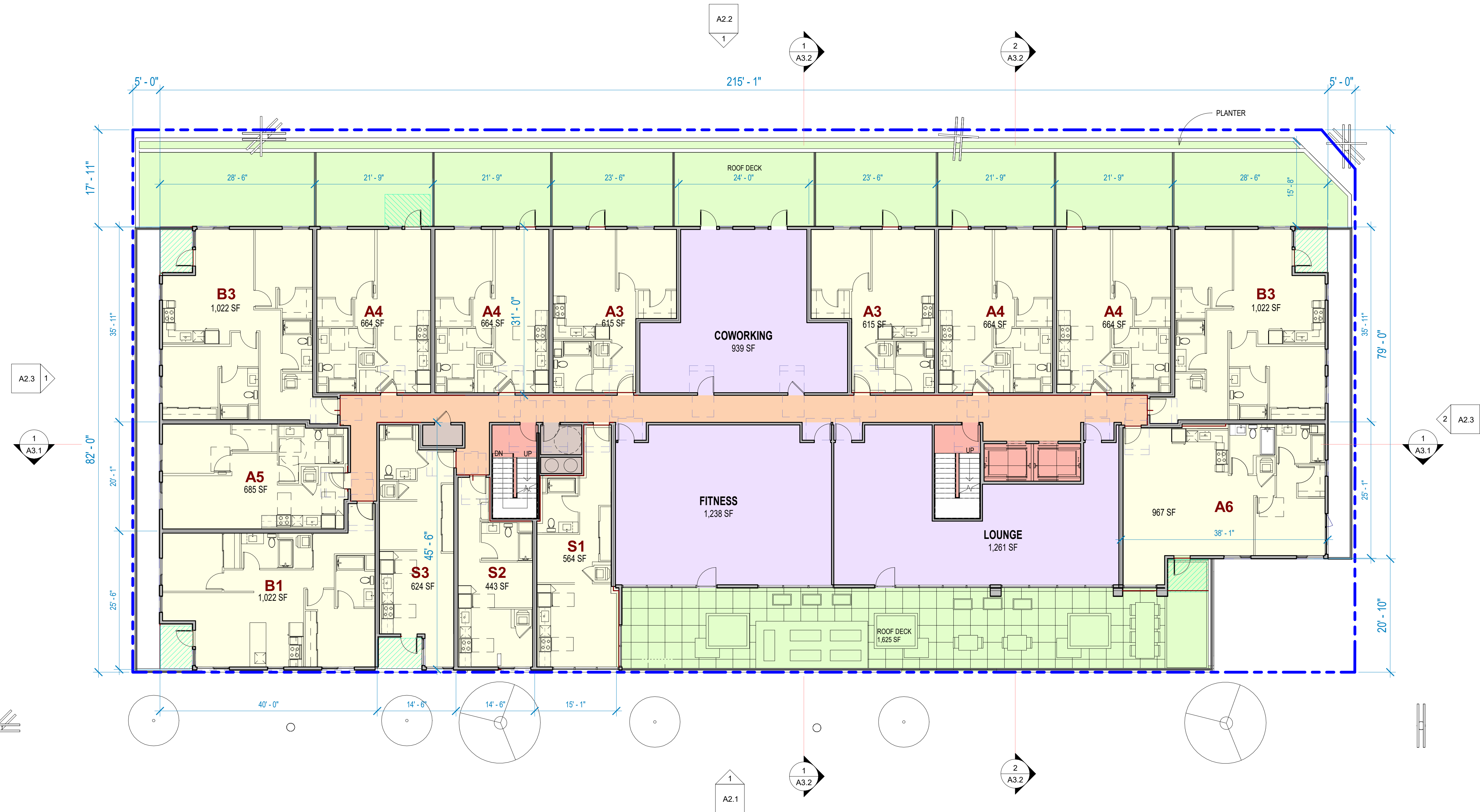






① Level 2  
3/32" = 1'-0"

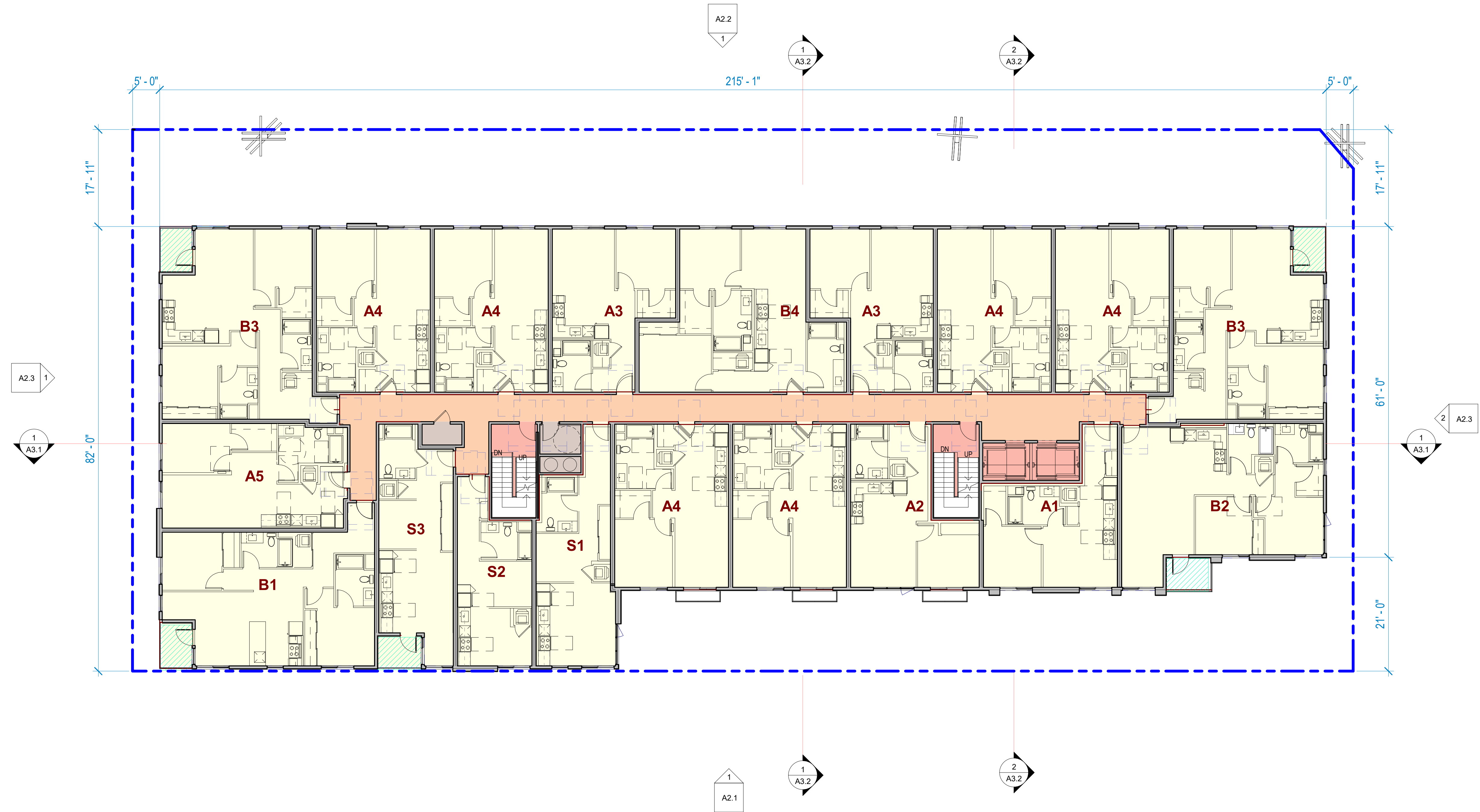




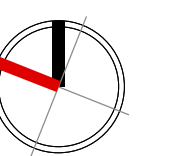




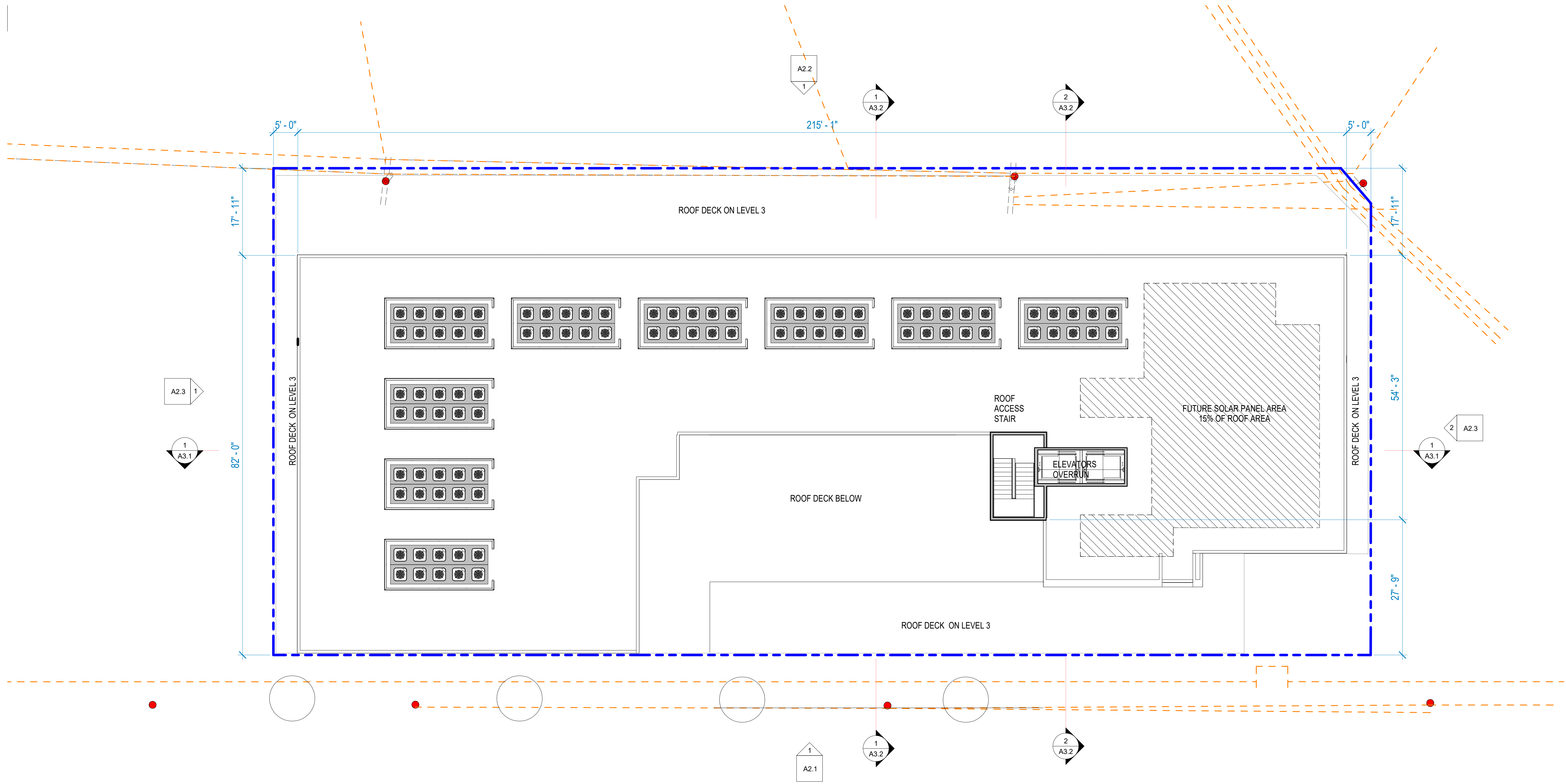






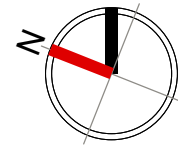






ROOF AREA ON LEVEL ROOF = 12,100 SF  
FUTURE SOLAR PANEL LOCATIONS = 1,815 SF  
(15% OF ROOF AREA)

LEVEL ROOF







① WEST EXTERIOR ELEVATION  
3/32" = 1'-0"

ELEVATION

0' 8' 16' 32'





① EAST EXTERIOR ELEVATION  
3/32" = 1'-0"

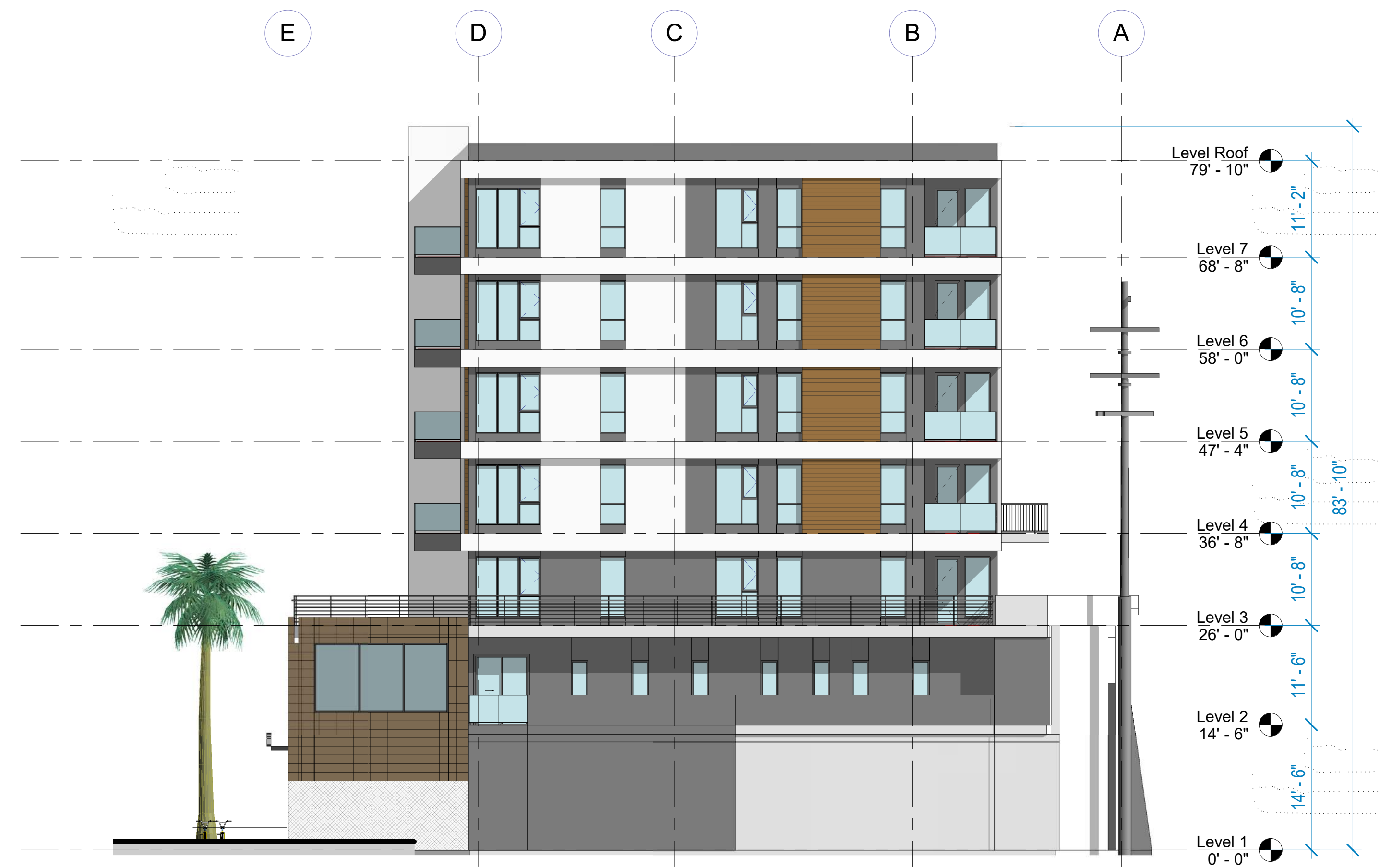
ELEVATION







① NORTH EXTERIOR ELEVATION  
3/32" = 1'-0"



② SOUTH EXTERIOR ELEVATION  
3/32" = 1'-0"

ELEVATION

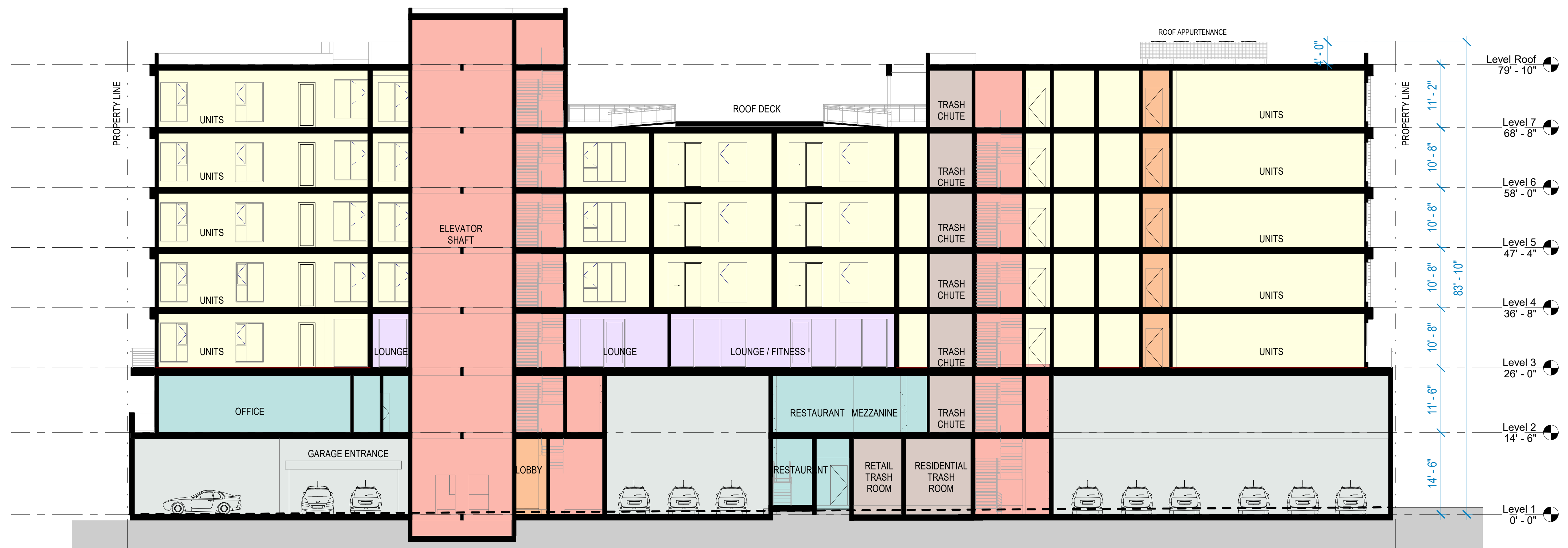




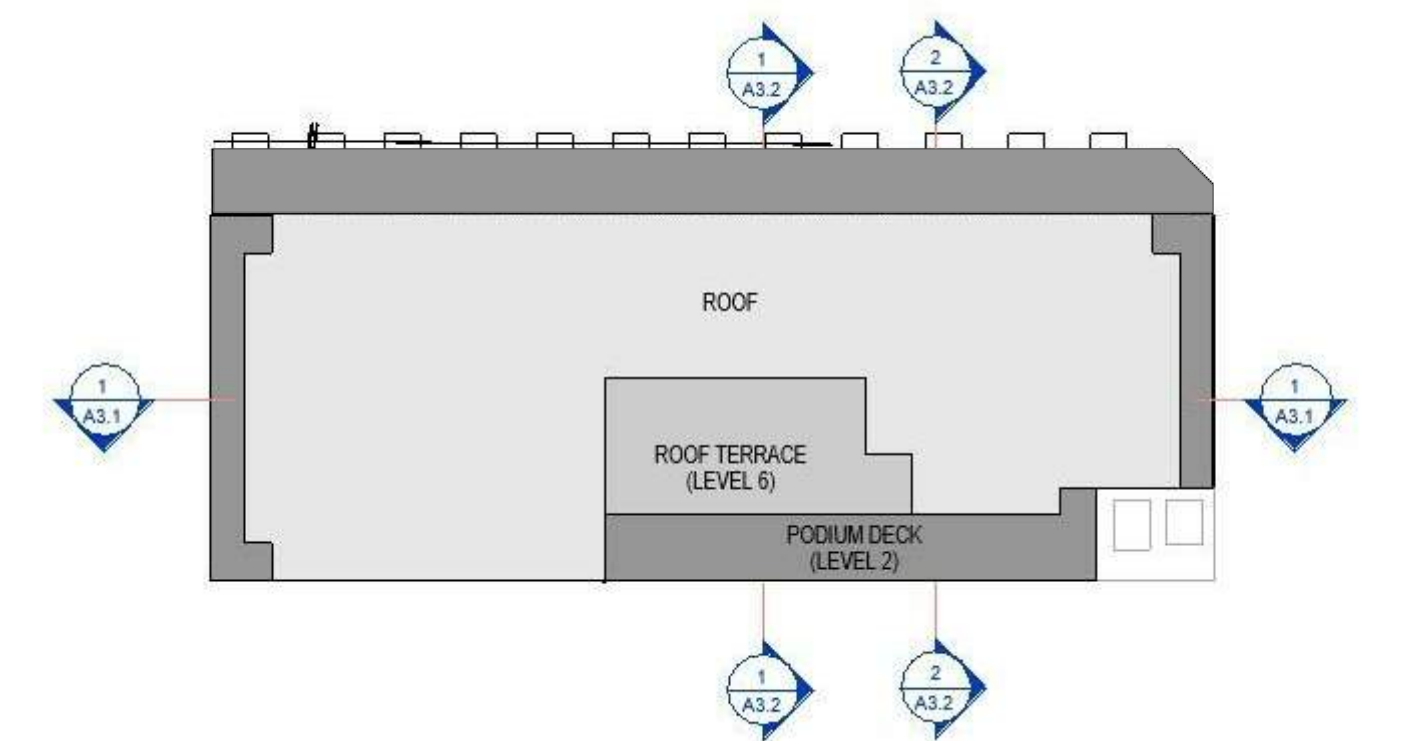


PERSPECTIVE VIEWS





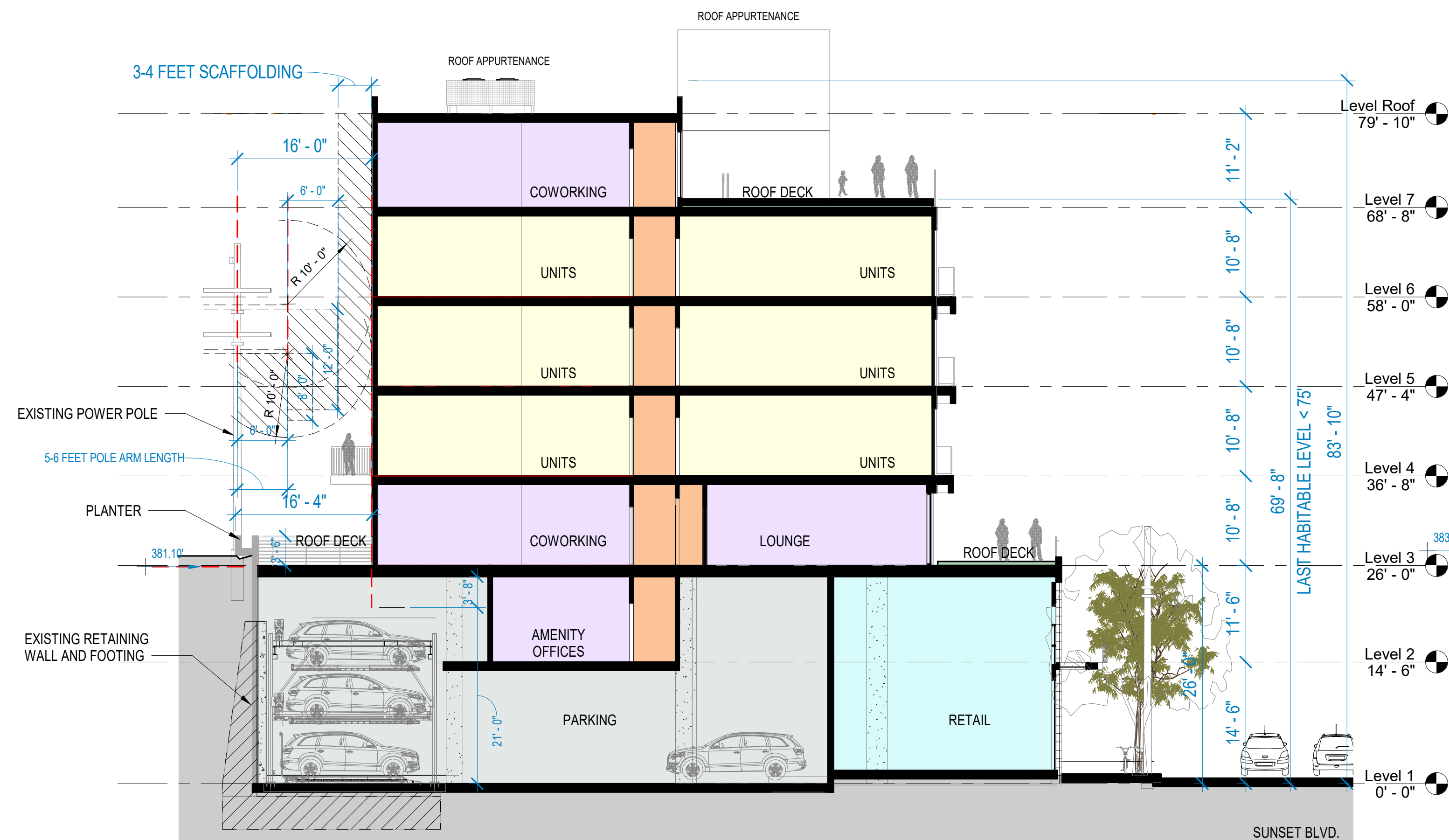
① SECTION A-A  
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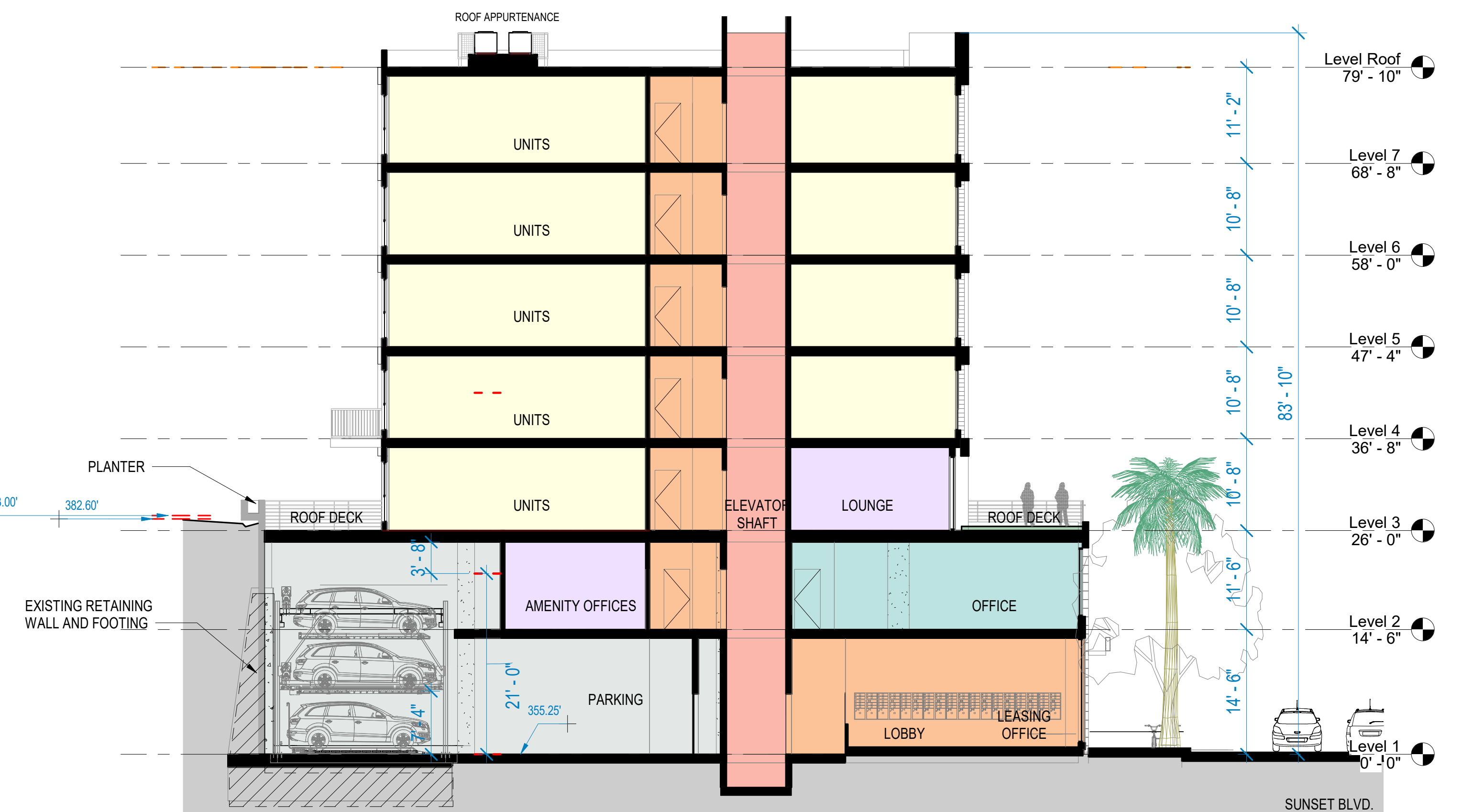
# BUILDING SECTION

0' 8' 16' 32'

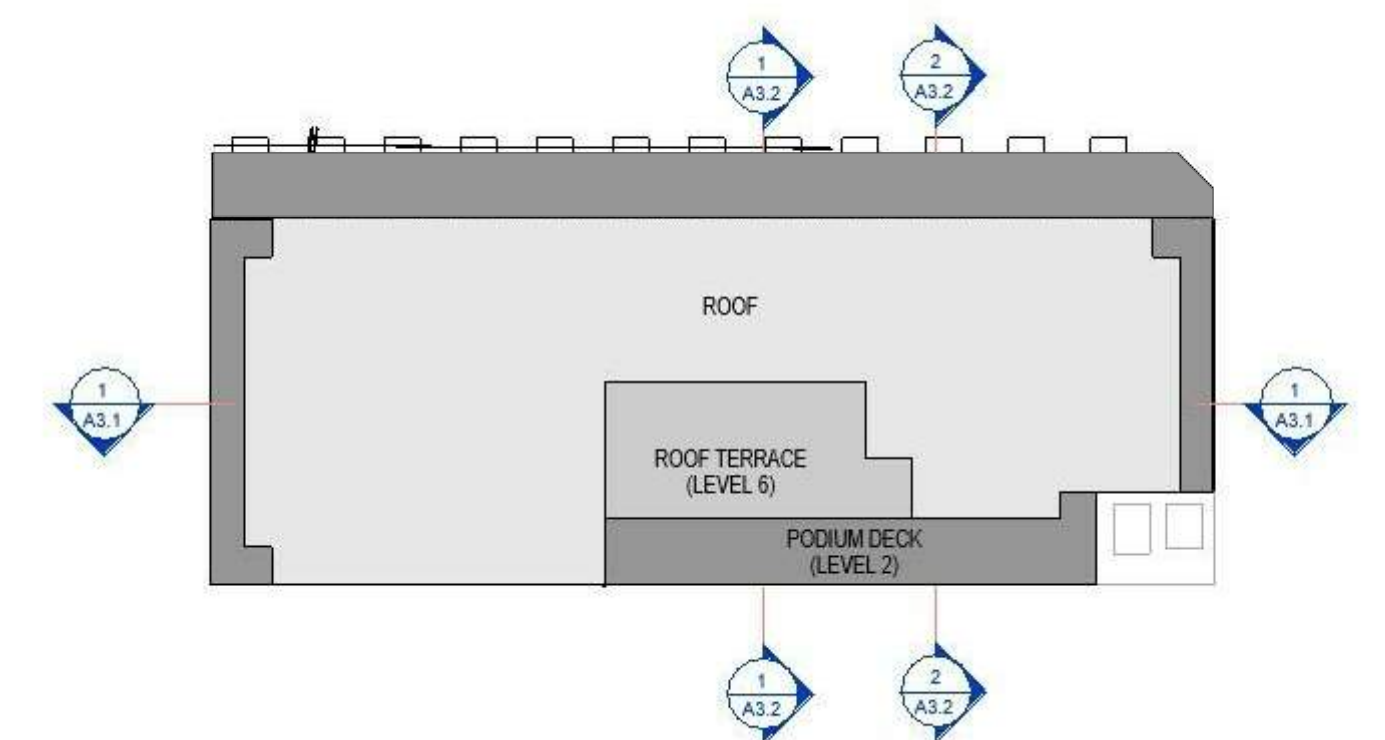




1 SECTION B-B  
3/32" = 1'-0"



② SECTION C-C  
3/32" = 1'-0"



BUILDING SECTION

