

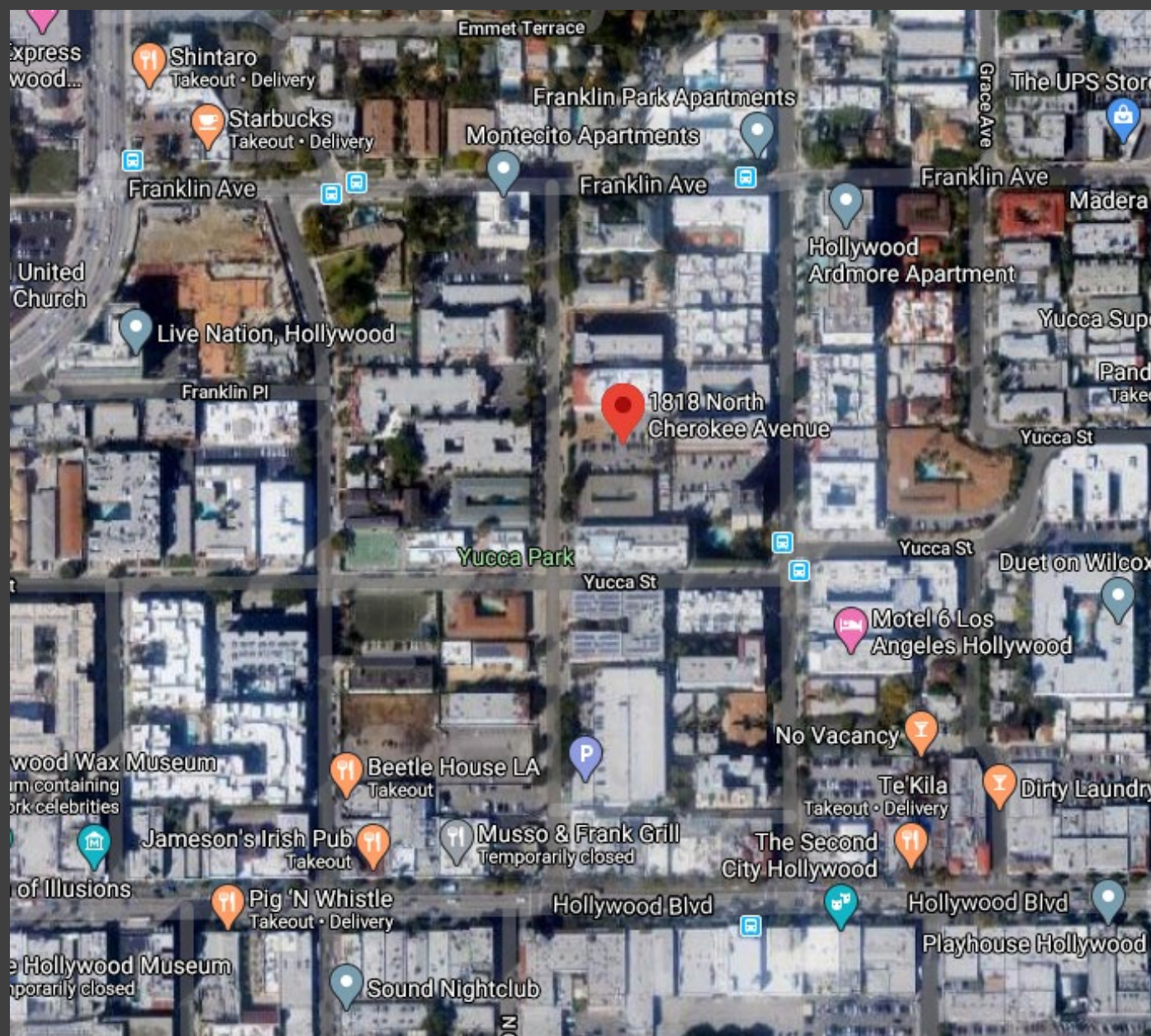
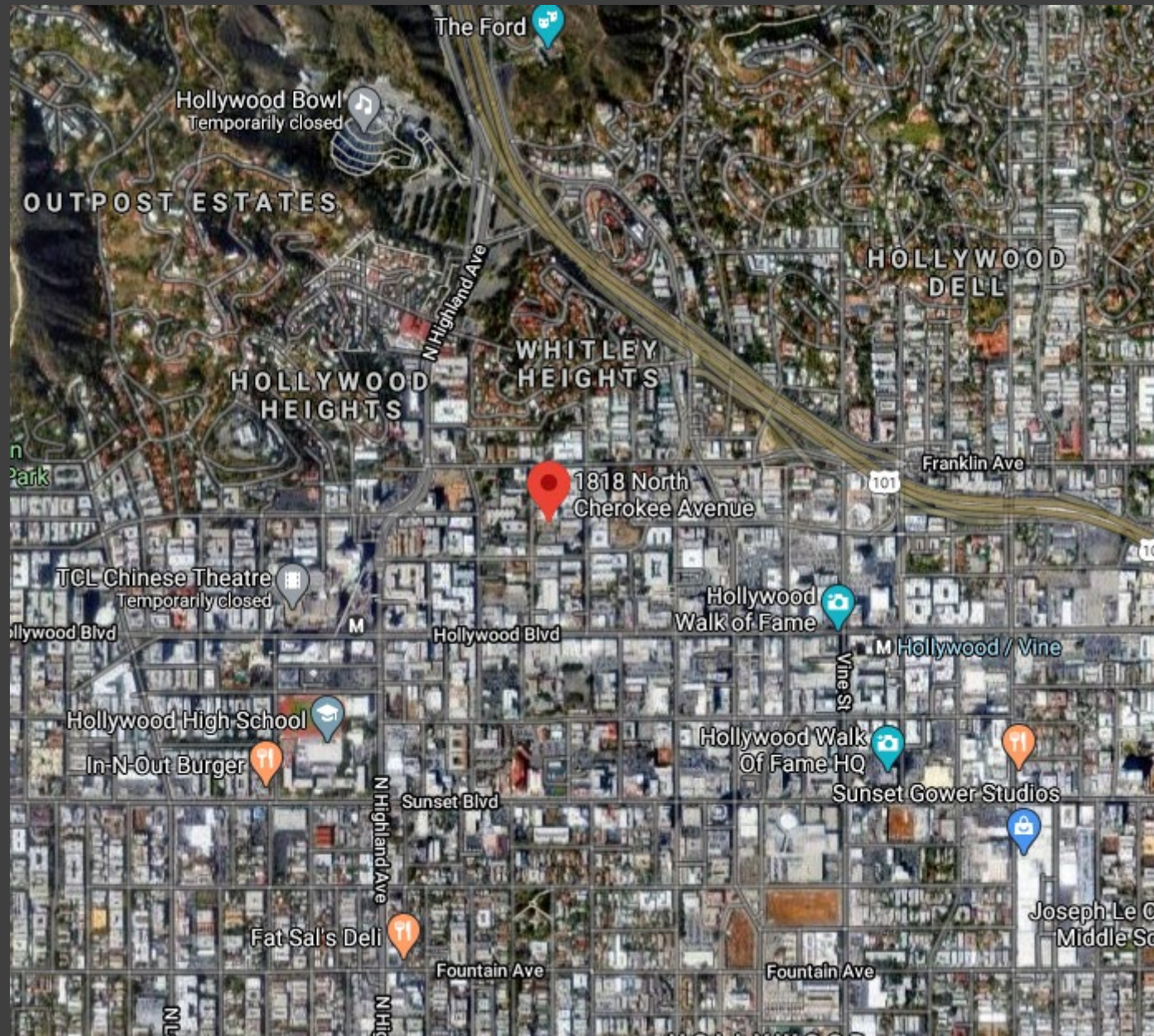
An aerial photograph of the Hollywood Hills in Los Angeles. In the foreground, the Hollywood Sign is under construction, with large metal frames for the letters 'H', 'O', 'L', 'Y', 'W', 'O', 'O', 'D' visible on a grassy slope. The background shows a panoramic view of the city of Los Angeles, including the downtown skyline, under a clear blue sky with some light clouds.

# 1818 Cherokee Ave

Hollywood Multifamily Development

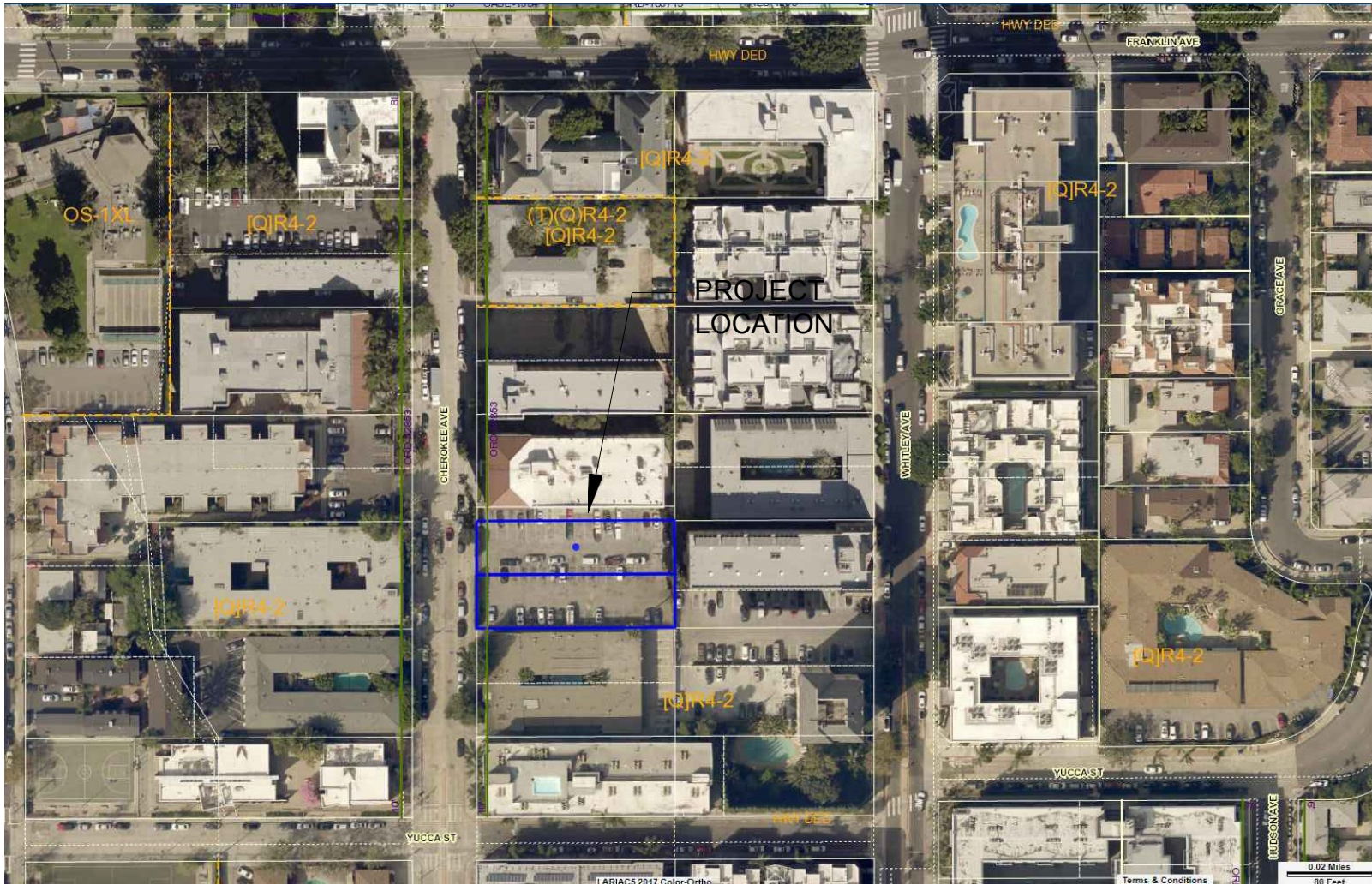
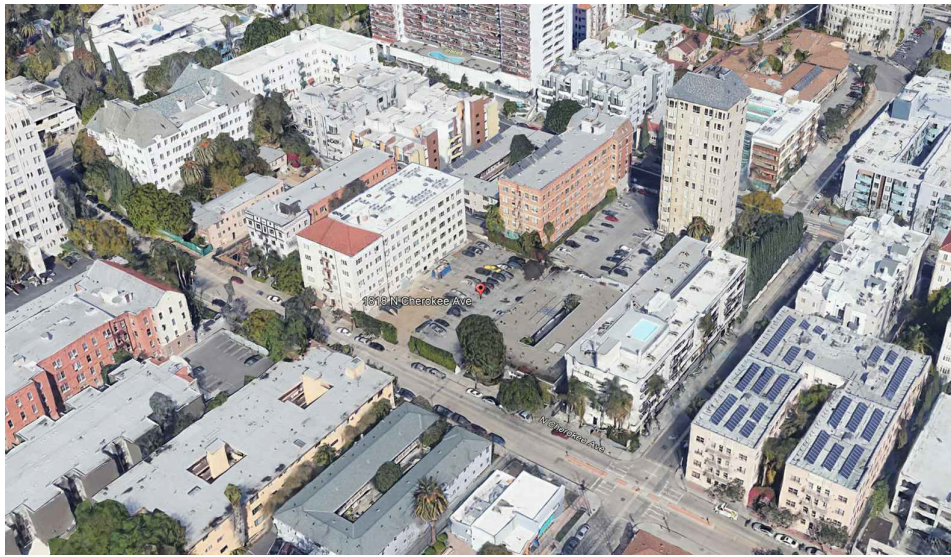


# Location Map

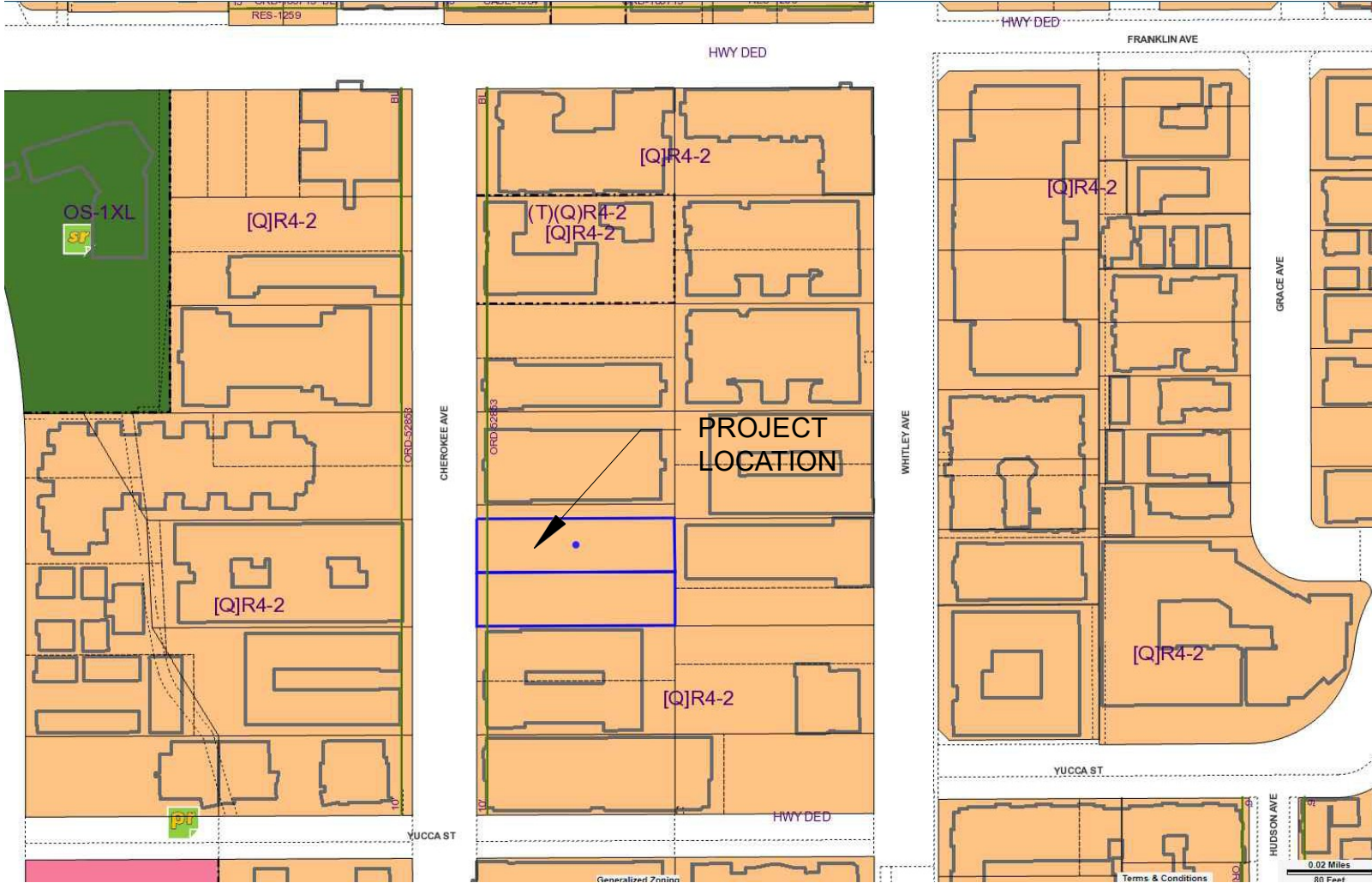




Aerial Photos:



Zoning Map:



Project Location:

Cherokee Ave & Yucca St in Hollywood  
  
1818 Cherokee Avenue  
Los Angeles, CA 90028

Zoning

APN	Lot Area (sf)	Buildable Area (sf)	Zoning
5547-004-048	18,487	14,403	[Q]R4-2

Maximum Density

	[Q] Conditions	SB 1818	CUP
Density	18,487 sf / 600 = 31 Units	31 Units x 1.35 = 42 Units	86 Units 2.5% bonus for every additional 1% set-aside
Affordable Set Aside			21 VLI

Proposed Density = 86 Units

Allowable FAR = 6 : 1 (86,418 sf)

Proposed FAR = 5.82 : 1 (83,785 sf)

Maximum Height per [Q] Conditions = 60 ft

Maximum Height with 20 ft increase (Off-Menu Request) = 80 ft

Proposed Height = 80 ft

Setbacks Required

Front - 10 ft  
Side - 10 ft (5 ft + 1 ft for each story above 2nd)  
Rear - 19 ft (15 ft + 1 ft for each story above 3rd)

Setbacks Provided per SB1818

Front - 10 ft  
Side - 5 ft  
Rear - 17 ft

Open Space Required = 9,050 sf

S = 14 Units x 100 sf = 1,400 sf  
1B = 54 Units x 100 sf = 5,400 sf  
2B = 18 Units x 125 sf = 2,250 sf

Open Space Required after 20% Reduction = 7,240 sf

Open Space Provided = 9,348 sf

Amenity = 1,368 sf  
Pool Deck = 2,090 sf  
Rear Yard = 1,590 sf  
Private Balconies = 86 Units x 50 sf = 4,300 sf

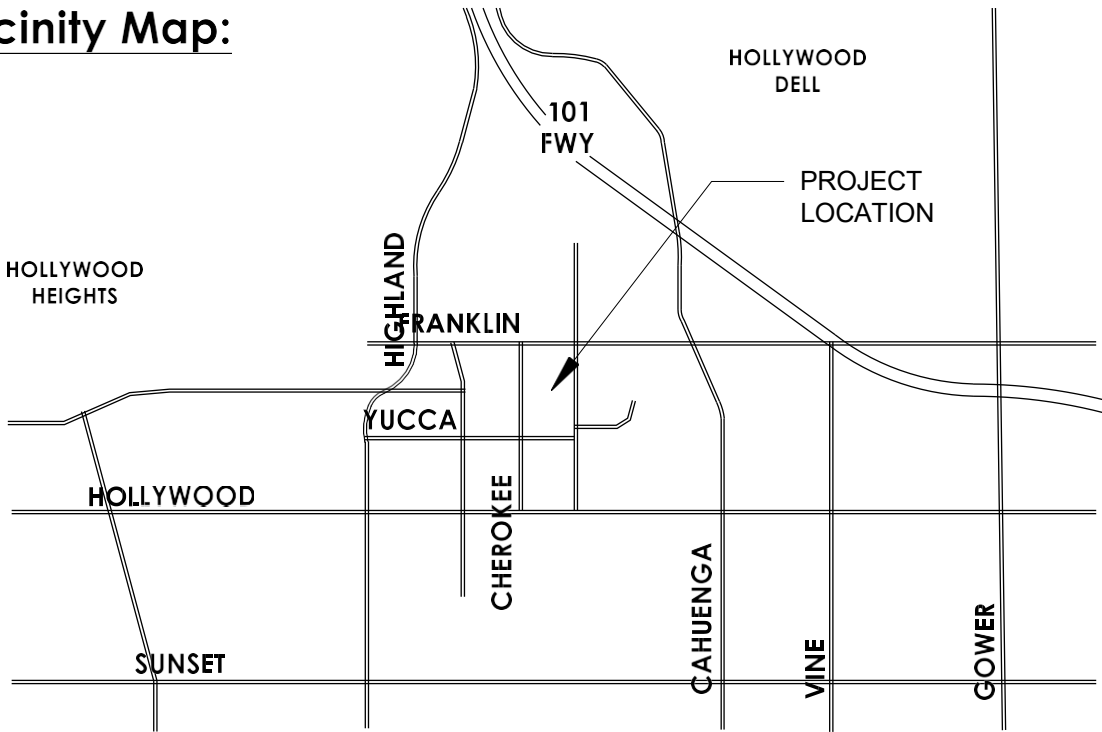
Affordable Housing Incentives On-Menu Requests

Open Space Reduction, Yard Setback

Affordable Housing Incentives Off-Menu Requests

Height Increase, Yard Reduction

Vicinity Map:



Project View:



Drawing Index:

- G-0.0 Project Information
- G-0.1 Development Summary
- A-0.0 Existing Site Survey
- A-0.1 Proposed Site Plan
- A-1.0 P2 Basement Level Plan
- A-1.1 P1 Basement Level Plan
- A-1.2 Ground Floor Plan
- A-1.3 Typical Floor (2nd thru 6th)
- A-1.4 Seventh Floor
- A-2.1 Enlarged Unit Plans
- A-3.0 Building Section
- A-3.1 Building Elevations - West / South
- A-3.2 Building Elevations - East / North

Directory:

Developer / Owner

**Cherokee Bliss LLC**

6300 Canoga Avenue, Suite 1100  
Woodland Hills, CA 91367  
Phone: 310.773.9518  
Contact: David Estrada, Development Manager  
Email: [destrada@cgiecm.com](mailto:destrada@cgiecm.com)

Architect

**Togawa Smith Martin, Inc.**

444 S. Flower Street, Suite 1220  
Los Angeles, CA 90071  
Phone: 213-614-6050  
Web: [tsminc.com](http://tsminc.com)  
Contact: Matt Cobo, Principal  
Email: [mcobo@tsminc.com](mailto:mcobo@tsminc.com)

Jurisdiction

**City of Los Angeles**

201 North Figueroa Street  
Los Angeles, CA 90012  
Web: <http://www.ladbs.org>



**1818 Cherokee Ave** LOS ANGELES, CALIFORNIA

CGI Strategies

togawa smith martin, inc. | [www.tsminc.com](http://www.tsminc.com)

0000000.00 | May 28, 2020

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scale: N.T.S.



G-0.0

General Information



Unit Summary

Unit Type	Studio	One Bedroom		Two Bedroom							
	ST-1	1B-1	1B-2	2B-1	2B-2	2B-3					
Area (Sf)	600	778	778	1,162	1,151	1,063	Units	*Gross Area (Sf)	Net Area (Sf)	FAR Area	% Efficiency
(01) Ground	2	2	0	0	1	0	5	7,345	3,907	6,550	53%
(02) Second	2	7	2	1	1	1	14	14,401	11,578	13,224	80%
(03) Third	2	7	2	1	1	1	14	14,401	11,578	13,224	80%
(04) Fourth	2	7	2	1	1	1	14	14,401	11,578	13,224	80%
(05) Fifth	2	7	2	1	1	1	14	14,401	11,578	13,224	80%
(06) Sixth	2	7	2	1	1	1	14	14,401	11,578	13,224	80%
(07) Seventh	2	7	0	0	1	1	11	12,209	8,860	11,115	73%
Total	14	44	10	5	7	6	86	91,559	70,657	83,785	77%
	16%	51%	12%	6%	8%	7%	100%				

\*Per California Building Code - The area included within surrounding exterior walls or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within horizontal projection of the roof or floor above

Parking Provided:

Parking	Standard	Tandem	Acessible	Total	Area (Sf)
(01) Ground	7	0	0	7	6,790
P1	23	0	2	25	19,342
P2	29	0	0	29	19,342
Total	59	0	2	61	45,474

Bike Parking Required / Provided

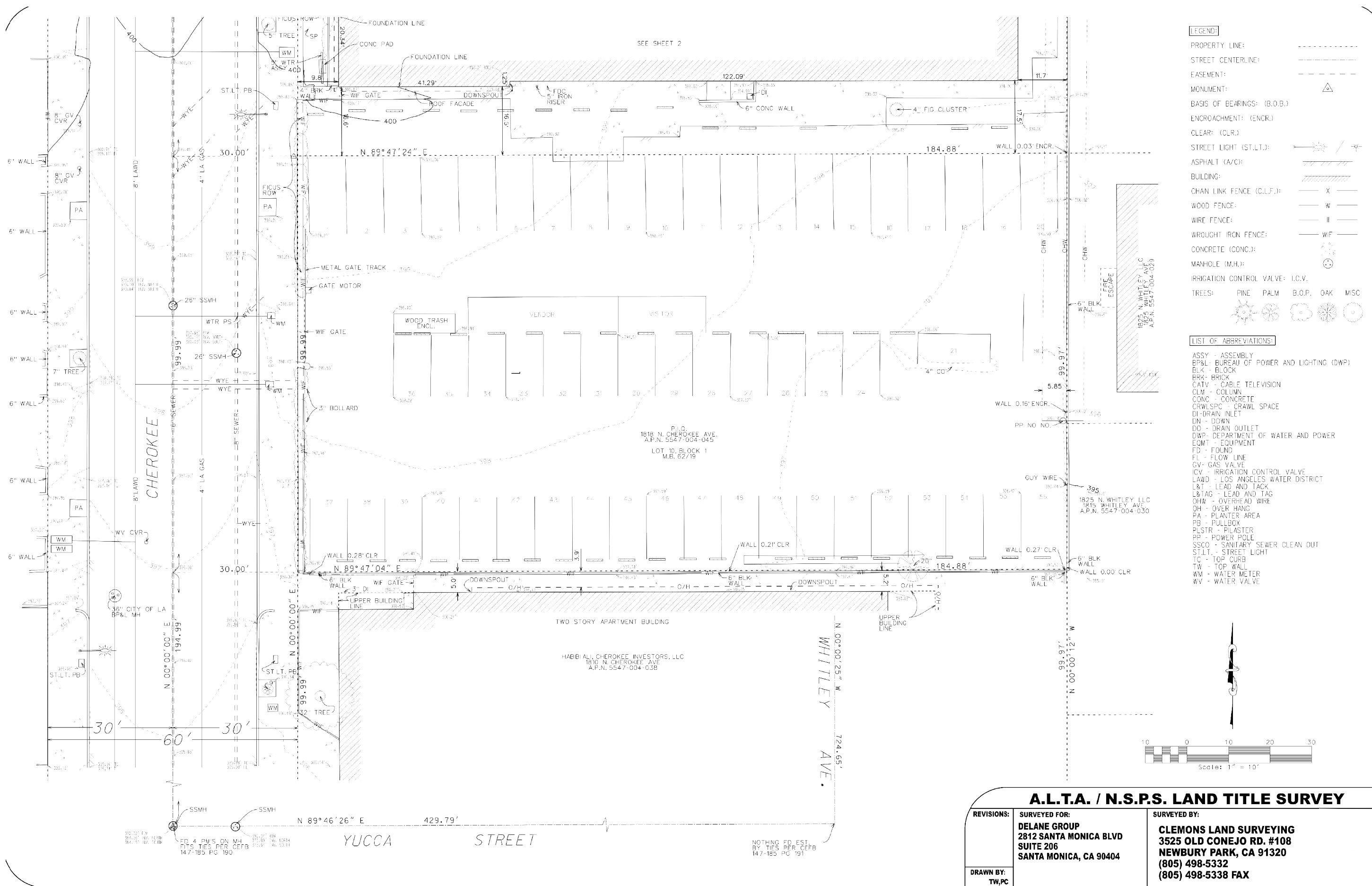
Parking	Short Term		Long Term	
1 - 25 Units	25 Unit / 10	2	25 Unit / 1	25
25 - 100 Units	61 Unit / 15	4	61 Unit / 1.5	41
Total		6		66

NOTE:

PARKING PROVIDED PER AB744 AS SITE IS WITHIN A ½ MILE OF A MAJOR TRANSIT STOP.”

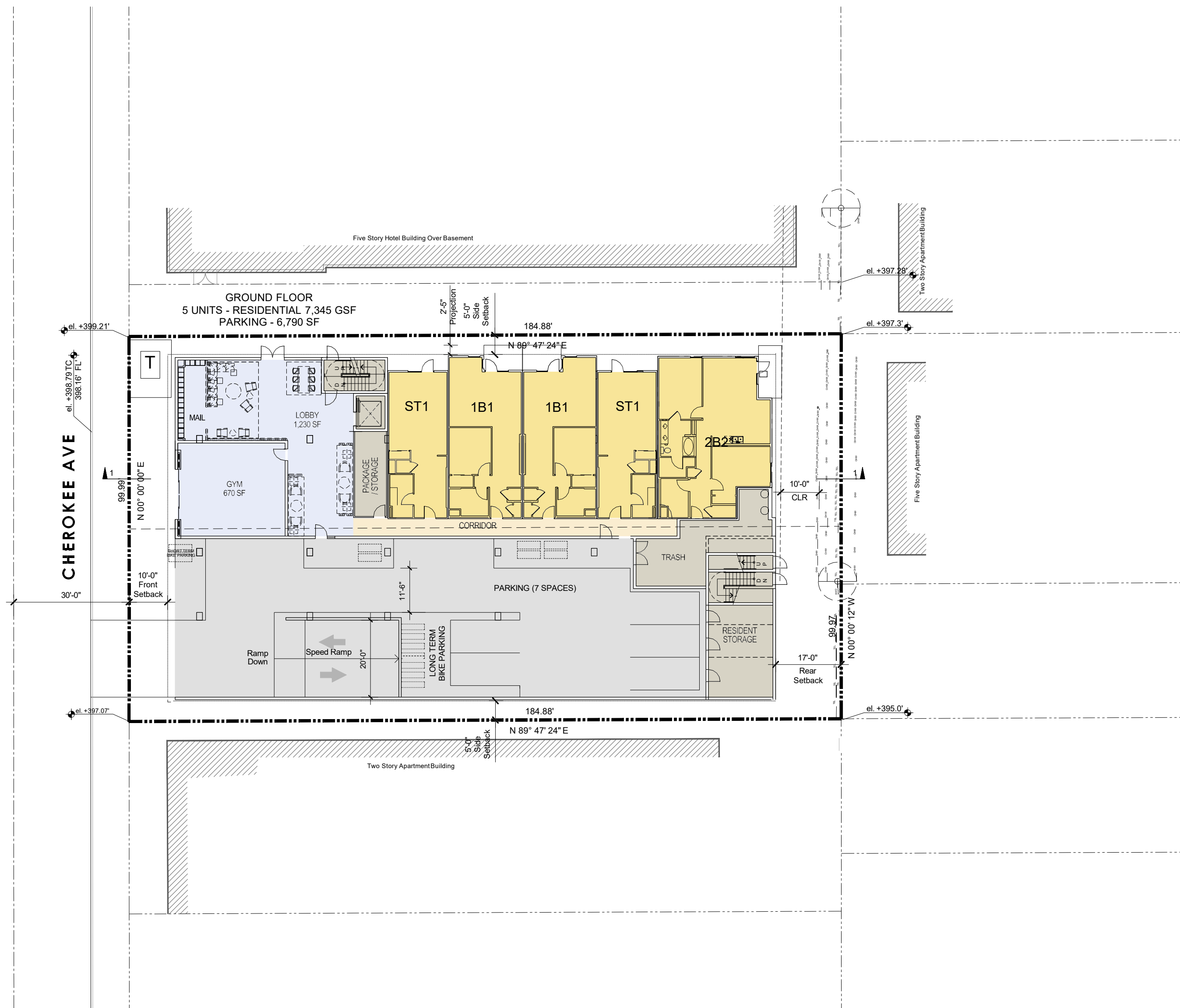
FLOOR AREA CALCULATION PER LAMC 12.03 IN ZONING CODE WHICH IS: THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



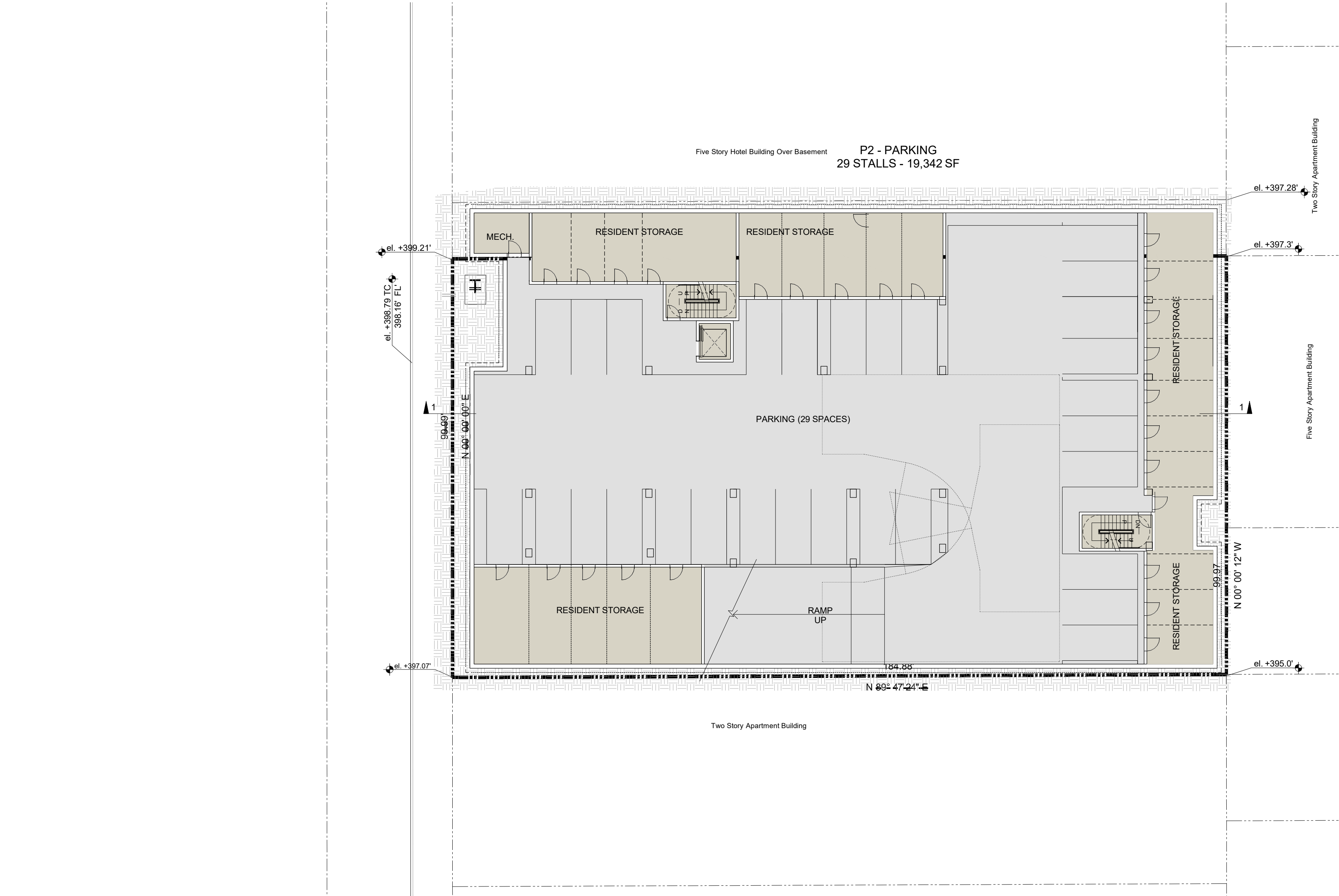




- Legend**
- Amenity
  - Utility / Storage
  - Parking
  - Residential







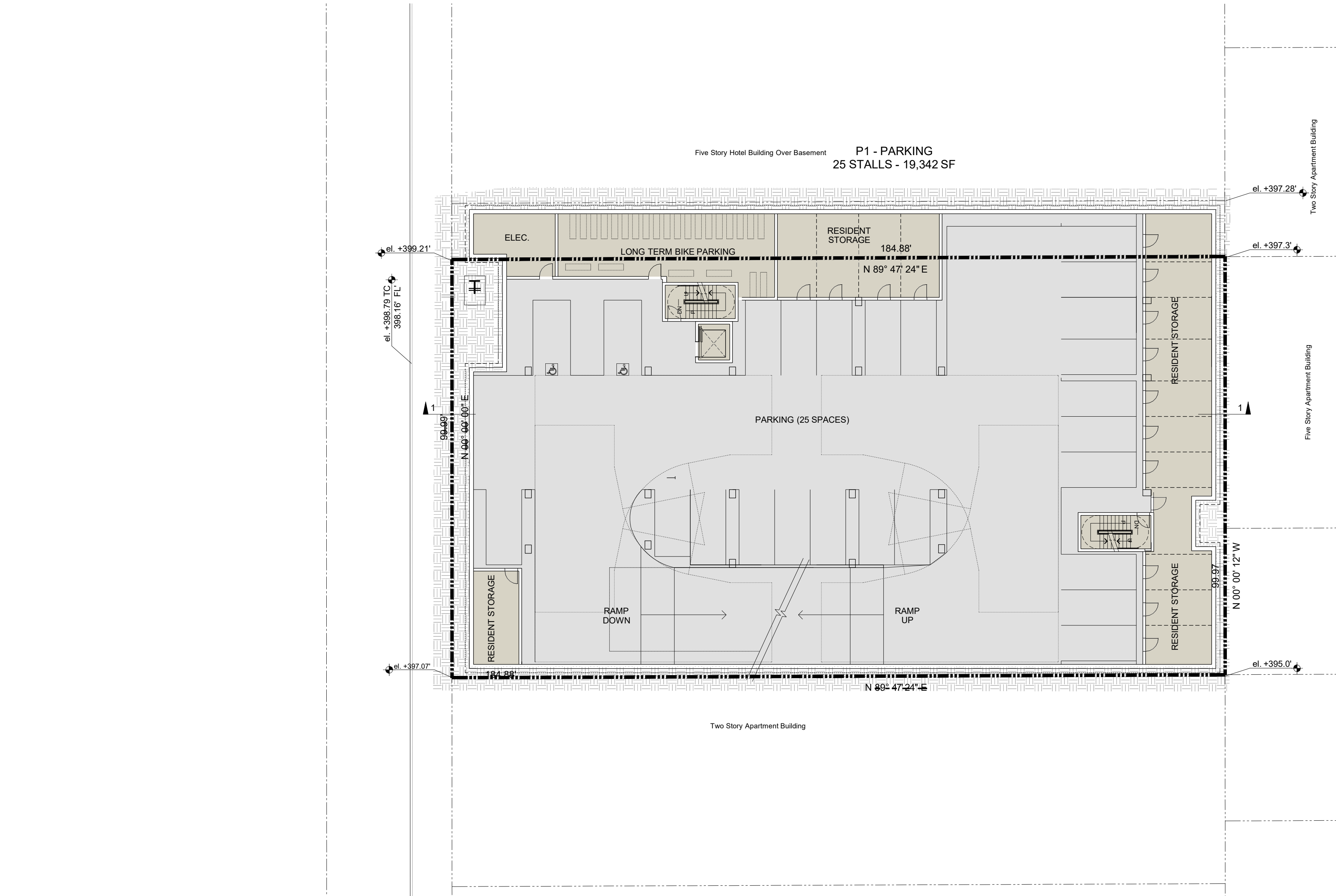
**Legend**

- Utility / Storage
- Parking

Note:  
Subsurface lot line per  
Certificate of Compliance for  
Lot Line Adjustment recorded  
on August 23, 2017







# Legend

- Utility / Storage
- Parking

Note:  
Subsurface lot line per  
Certificate of Compliance for  
Lot Line Adjustment recorded on  
August 23, 2017

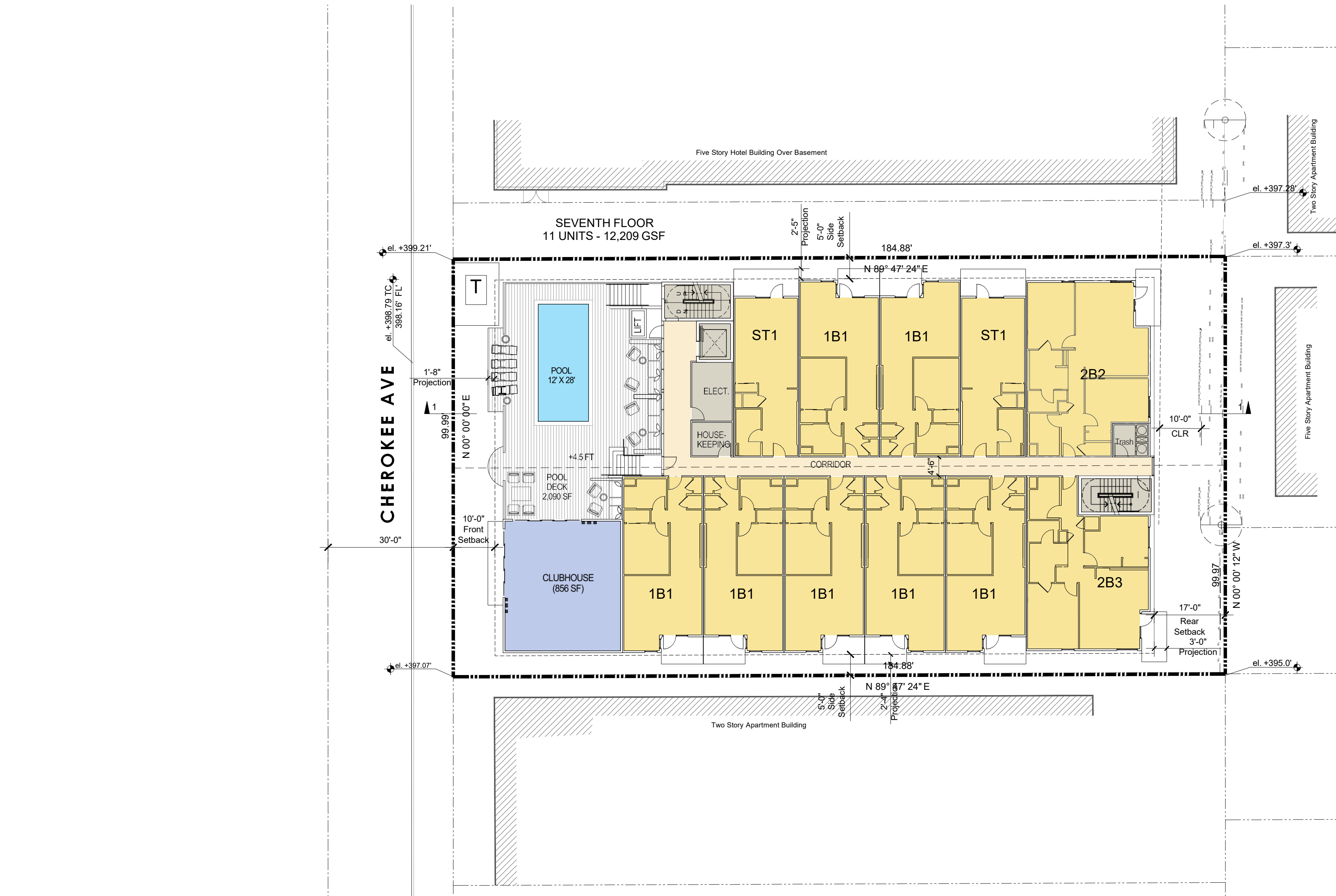




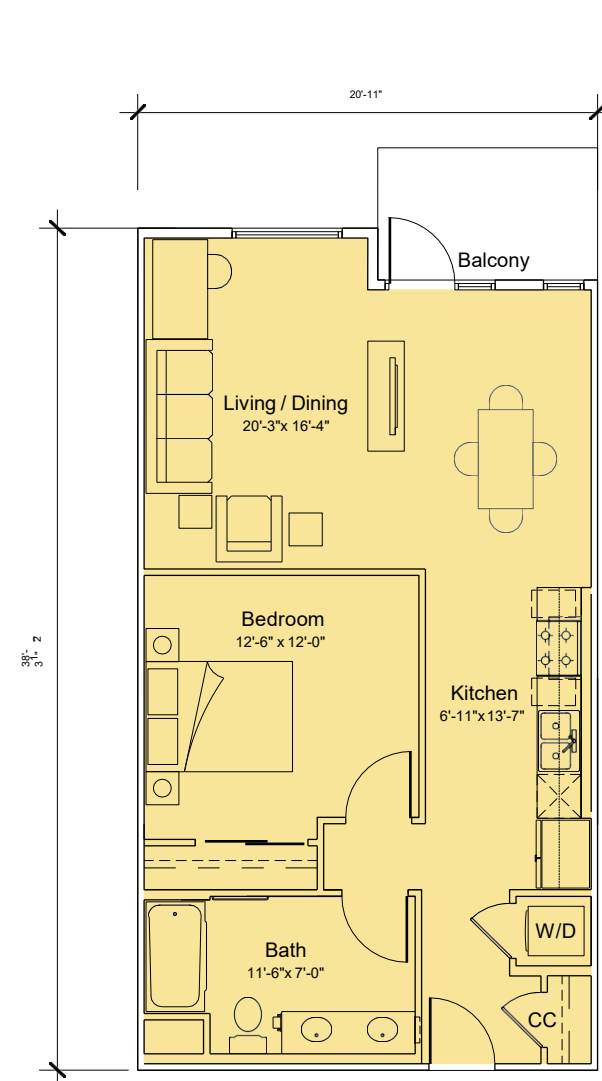




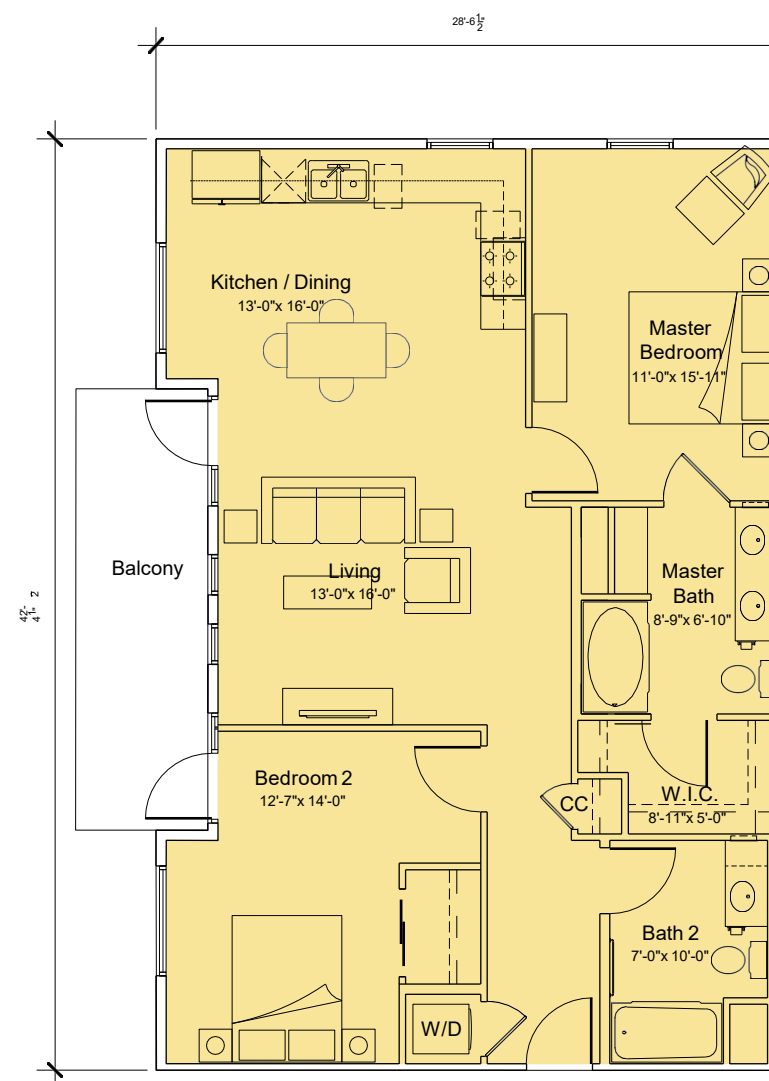




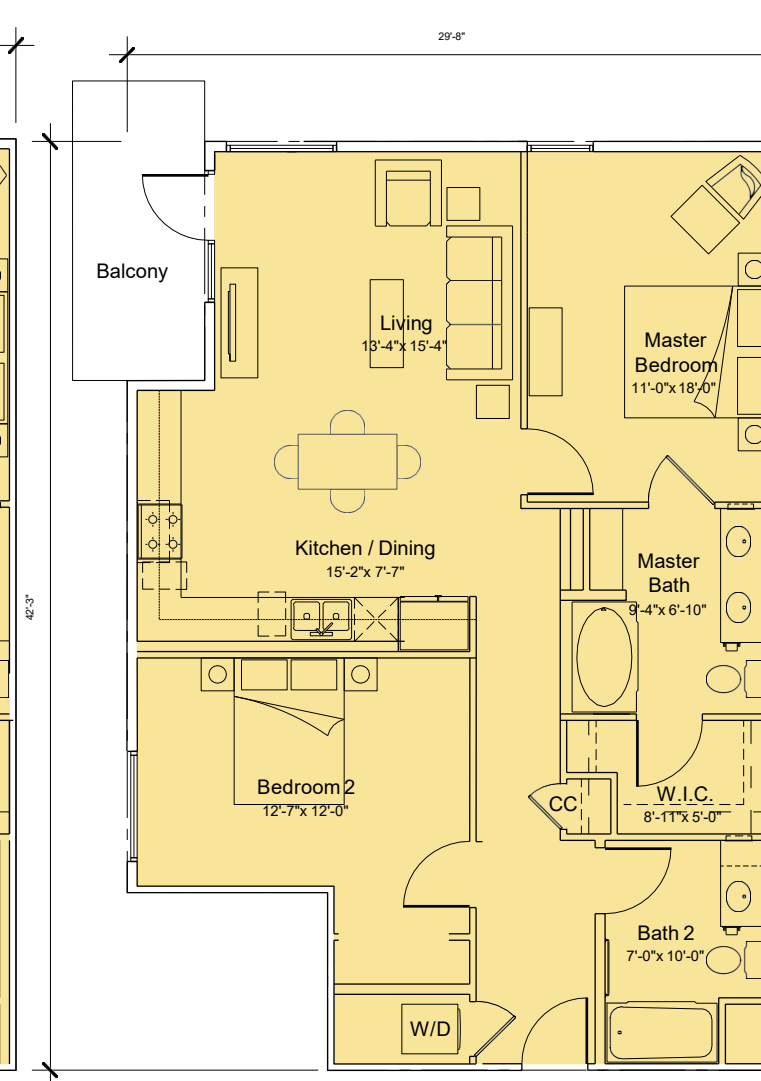




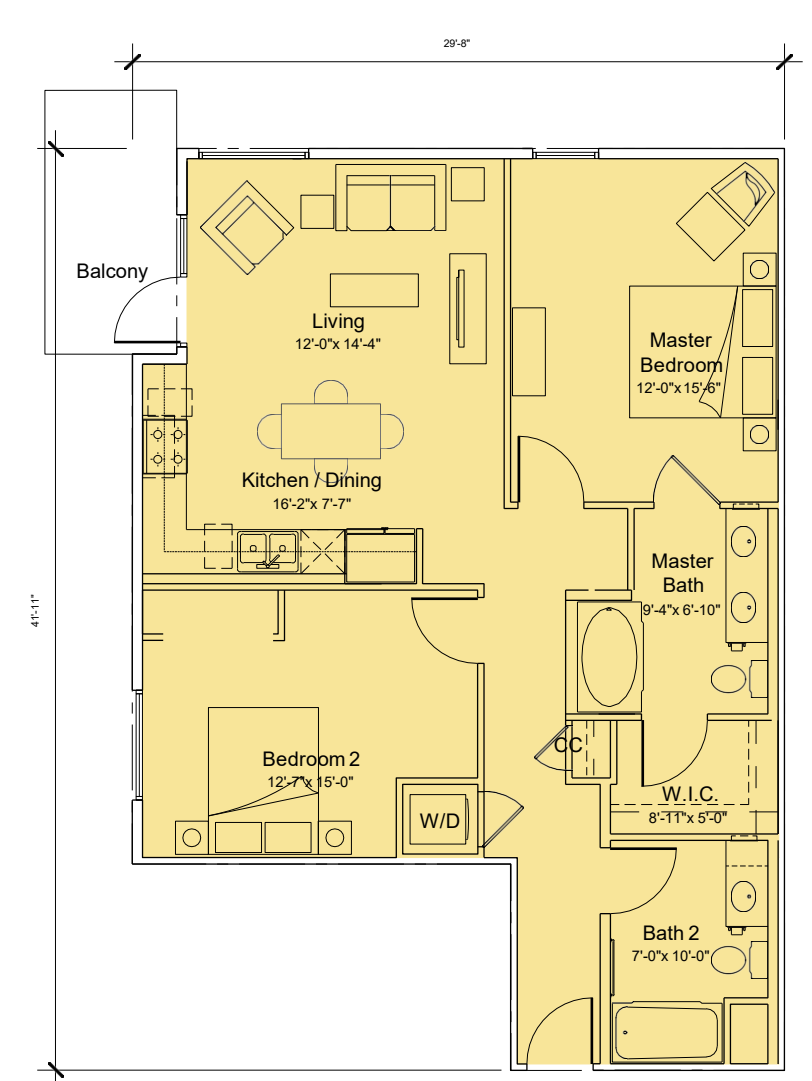
**Unit 1B2** 778 sf  
1 bed / 1 bath flat



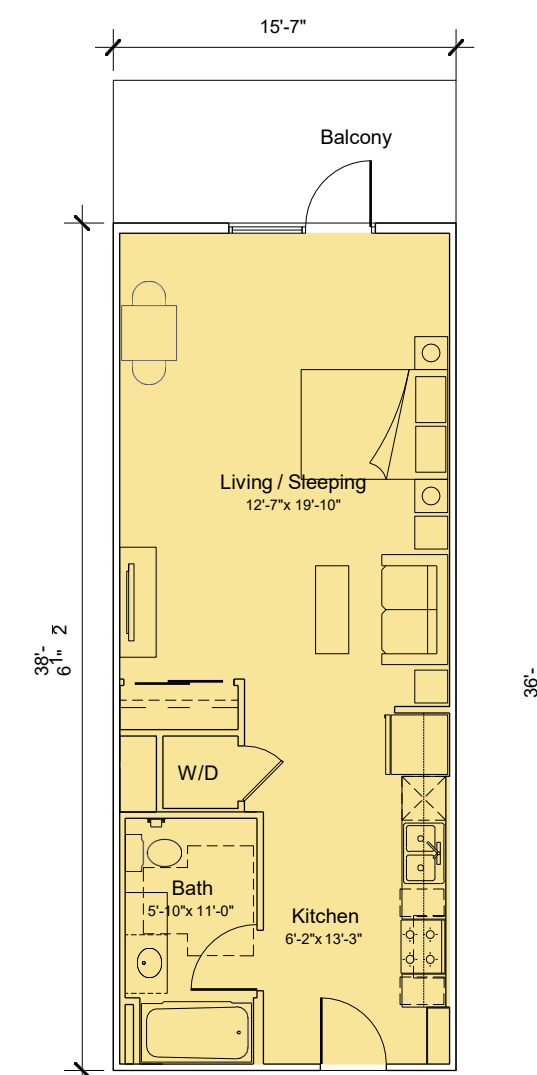
**Unit 2B1** 1,162 sf  
2 bed / 2 bath flat



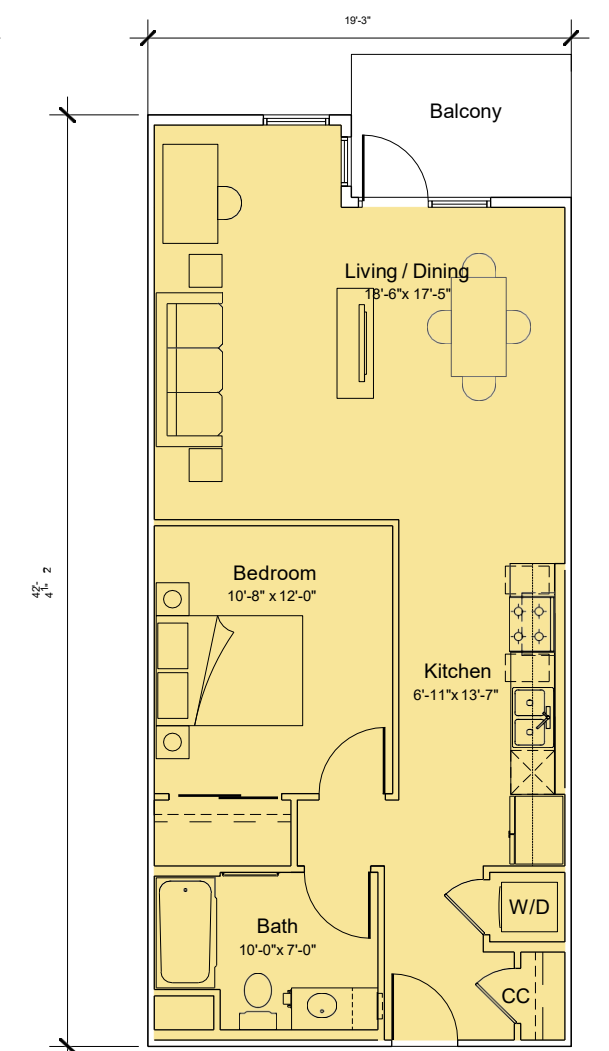
**Unit 2B2** 1,151 sf  
2 bed / 2 bath flat



**Unit 2B3** 1,063 sf  
2 bed / 2 bath flat

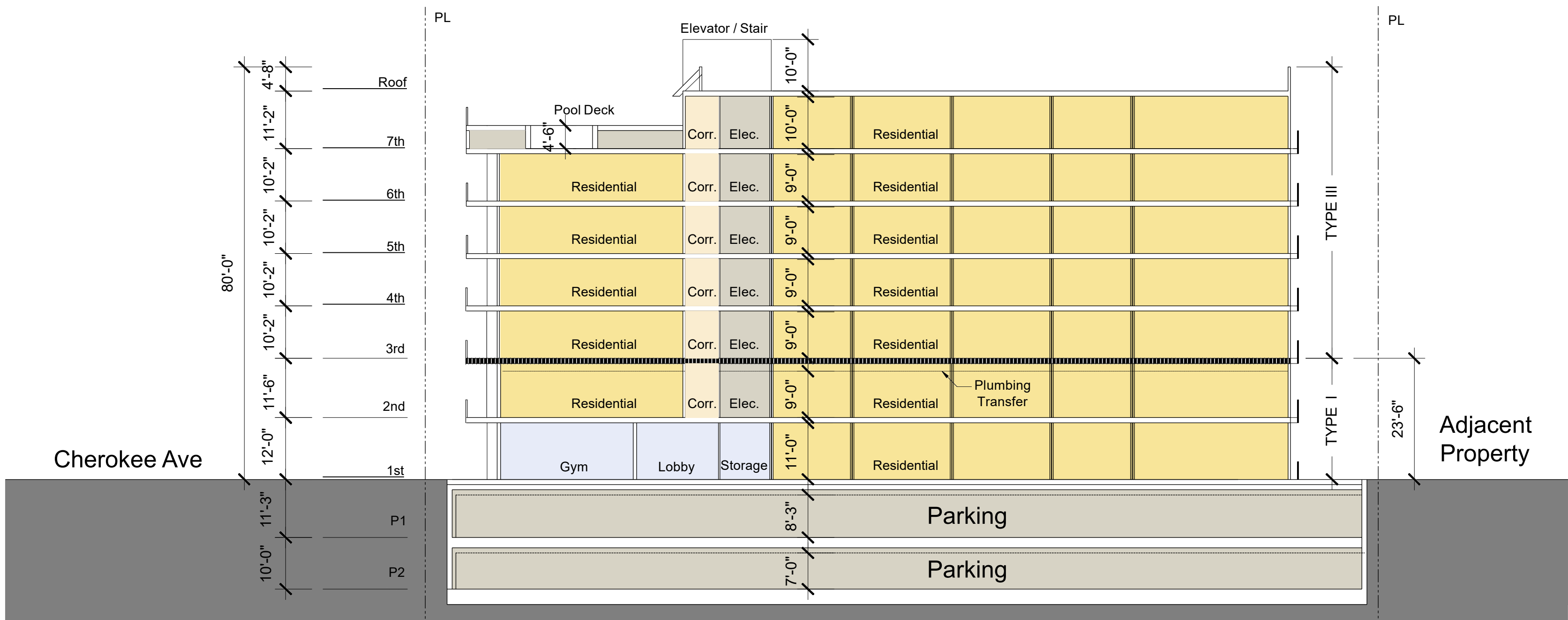


**Unit S1** 600 sf  
studio / 1 bath flat



**Unit 1B1** 778 sf  
1 bed / 1 bath flat







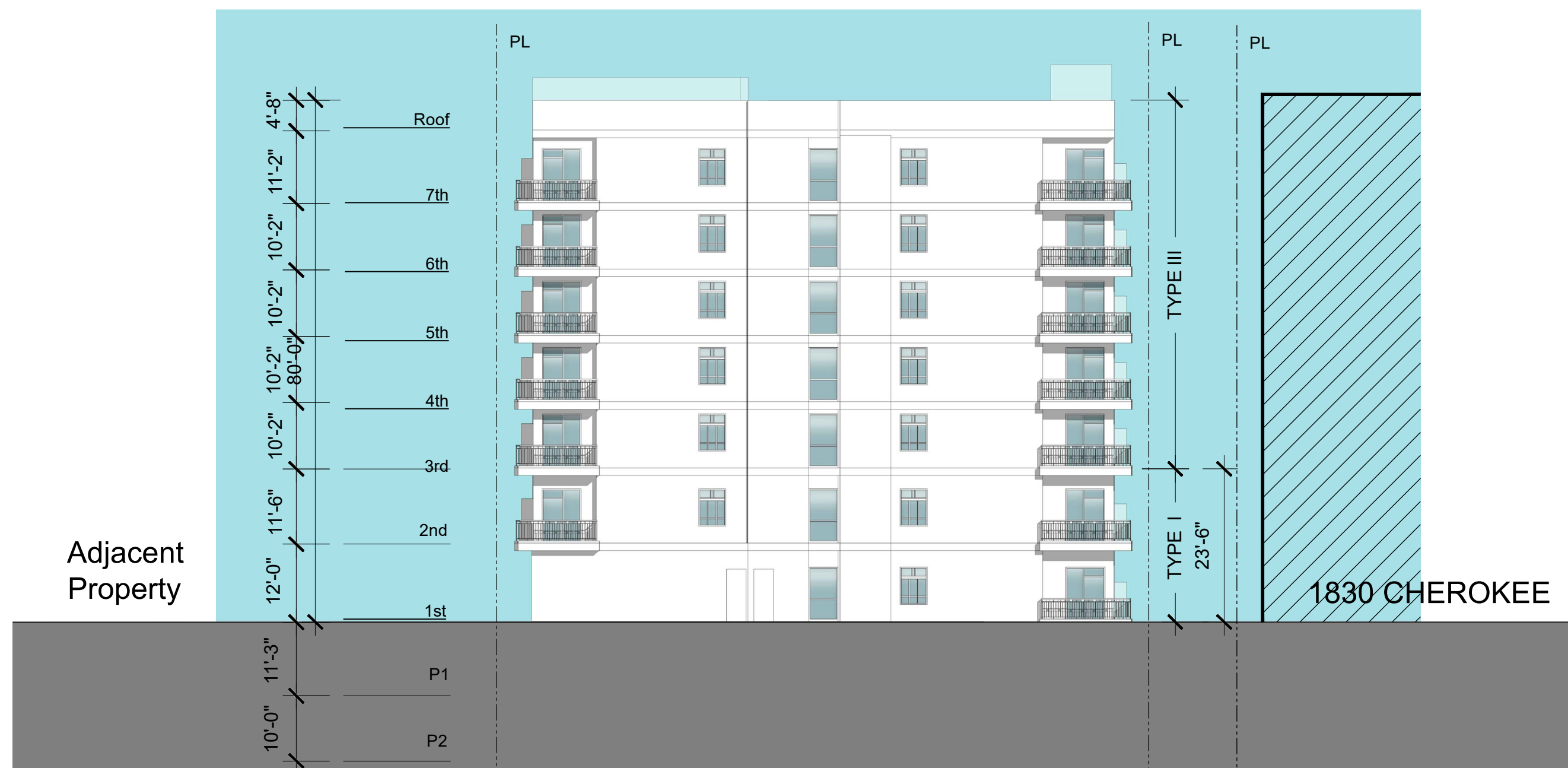


**West Elevation**



**South Elevation**







## 1818 Cherokee Ave Proposed Density Bonus

	SB1818 On Menu	Proposed
Units	42	86
VLI Units	4	21
% of Total	9.5%	24.4%
Height	60 Feet	82 Feet
Parking	26 Stalls	61 Stalls

### Requests

- 1) CUP to exceed on menu density bonus limitations of SB1818 utilizing 2.5%:1% ratio
- 2) 177.5% Density Bonus resulting in 86 total units with 21 designated VLI (68% of Base)
- 3) Two floors of Additional height

