

Walking tour of our area

2/23/19 Zone 1 Community Plan Walking Tour

Saturday 2/23/19 at 1pm

We will start at 1:00 p.m. at the intersection of **Glendon Avenue** and **Kingsland Street**.

We will then proceed SOUTH down the access stairs to **Rose Avenue**.

At the bottom of the stairs, make a right and proceed WEST on **Rose Avenue**.

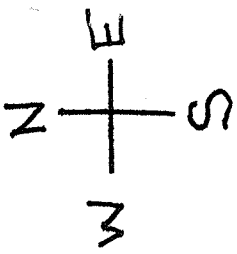
One block down, make a right and proceed NORTH on **Kelton Avenue** to **Queensland Avenue**.

At **Queensland Ave.** make a left, proceed WEST on **Queensland Avenue** to **Military Avenue**.

Turn RIGHT, proceed NORTH on **Military Ave.** around Clover Avenue Elementary, heading WEST on **Clover Avenue** to **Bentley Avenue**.

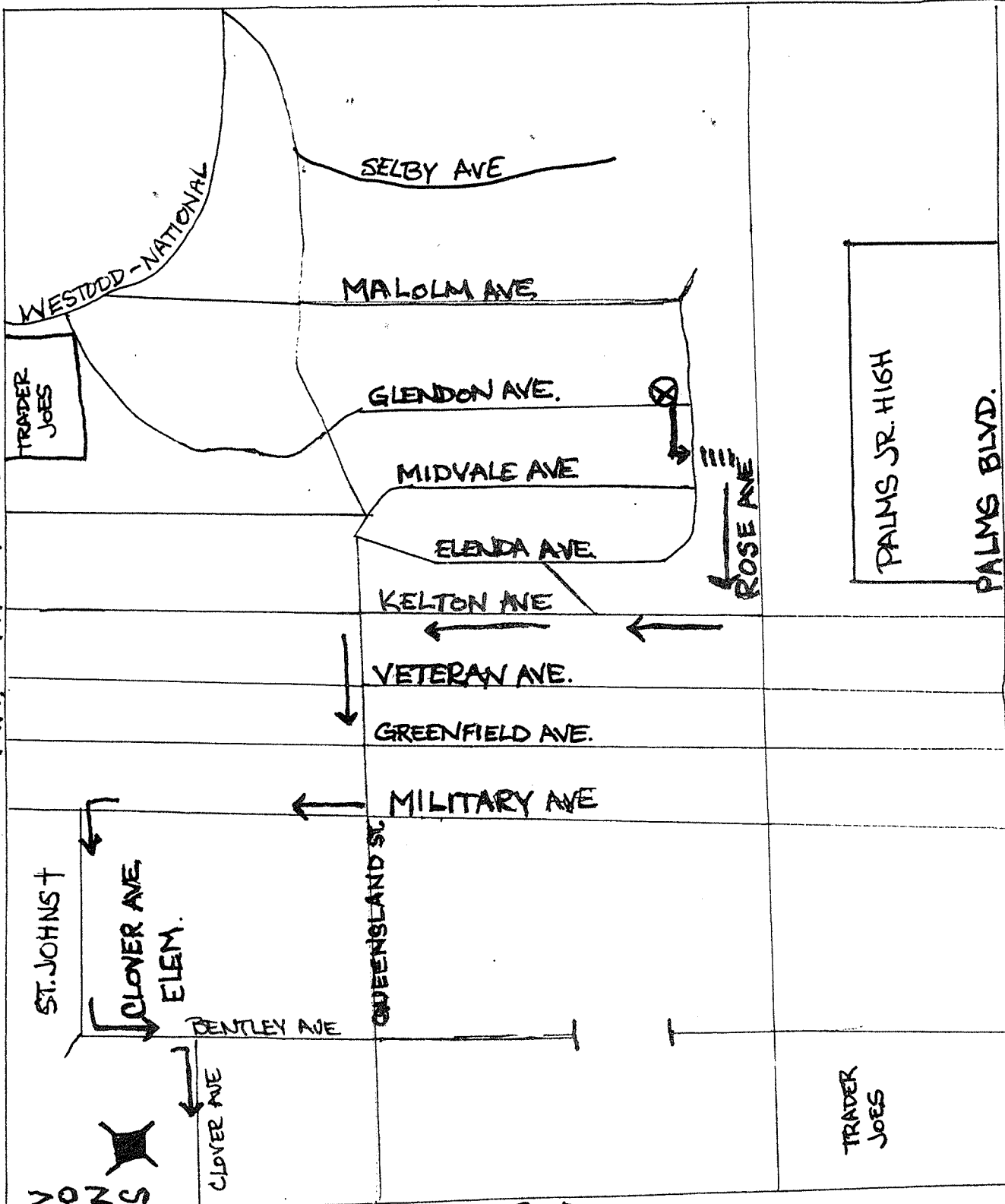
Left on **Bentley Avenue** heading SOUTH one short block to **Clover Avenue**.

Right onto **Clover Avenue** heading WEST, ending in the Vons Parking Lot at **Sepulveda Blvd.**



OVERLAND AVE.

NATIONAL BLVD.



○ = START GLENDON & KINGSLAND
 ⊗ = END SEPULVEDA & NATIONAL, VONS

VONS

TRADER JOES

SEPULVEDA BLVD

TRADER JOES

PALMS JR. HIGH

PALMS BLVD.

WESTDDD-NATIONAL

SELBY AVE

MALCOLM AVE

GLENDON AVE.

MIDVALE AVE

ELENA AVE

KELTON AVE

VETERAN AVE.

GREENFIELD AVE.

MILITARY AVE

ST. JOHNS ST

CLOVER AVE

ELEM.

BENTLEY AVE

CLOVER AVE

QUEENSLAND ST

ROSE AVE

46,000 sq. ft.

Asking for .5 parking per unit!

- 409 APTS.
- 8 stories
- Reduced Parking

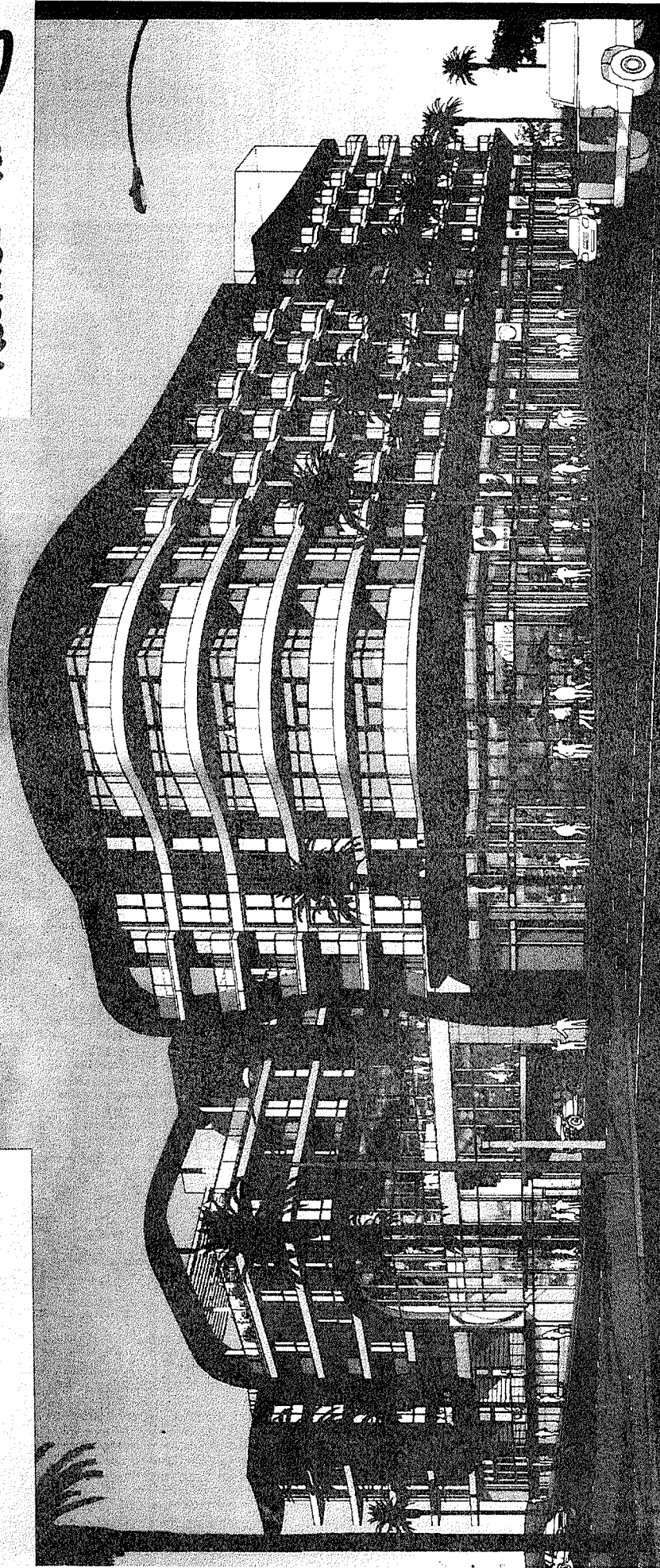
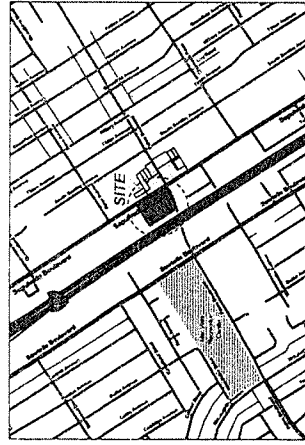


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Vicinity Map



Date: 05/23/2018
Job #17568

SEPULVEDA PALMS

LOS ANGELES, CA

SUBMITTAL SET



HUMPHREYS & PARTNERS ARCHITECTS, LP.
223 ALPINE ROAD, SUITE 300, DOWNTOWN BEVERLY HILLS, CALIFORNIA 90212
DOWNTOWN BEVERLY HILLS OFFICE
SAN ANTONIO, SCOTTSDALE, EMERYVILLE, LOS ANGELES, MONTECITO
www.humphreys.com

Project Address: 3443 South Sepulveda Blvd.
Los Angeles, Ca 90034

Planning Case #:

Applicant:
Balboa Cove Group, LP.

This is proposed "No + approved yet!"

SB 50: The Homes Act

SB 50, among other things, does:

- Forces cities to allow luxury towers and apartment buildings in single family areas.
- Upzones thousands of beautiful streets to 6 and 8 story apartments if an area is "job rich" or has "good schools" (Clover Avenue Elem. and Palms Jr. High School).
- Upzones thousands of single family areas within 1/4 mile of a bus stop or 1/2 mile of a rail station (that includes ALL of Westside Village)
- Lets developers sue any city that tries to stop them.
- Cuts parking to zero, claiming rich residents "use transit".
- Falsely claims to protect renters and sensitive communities without acknowledging that there is no way within the bill to access who currently has affordable housing, and what happens when developers kick tenants out of their apartments and homes.
- Strips protections of many Historical Zones, all protections from Historical designated buildings
- Lets developers build without any setbacks, backyards, green belts or open space.
- Stops the requirement that builders must contribute to local schools and school districts when their building increases enrollment.
- Stops the requirement that builders must contribute to infrastructure or the creation of parks and open space.
- Forces that the city give permits without objection - with no notice to anyone next door to a development, and no right of appeal or objection from any neighbors.
- Removes all developments standards, design standards and planning tools crucial to protect the environment and communities.
- Overrides all density laws and allows buildings to be built 47% to 297% larger than allowed now.
- Takes all decision making about planning away from City Officials and gives it to Sacramento lawmakers.

What can I do to weigh in on SB 50?

We encourage ALL residents of Westside Village to contact State Representatives, local officials, the Mayor and the Governor and state your objection to this State Bill.

Calling and emailing is an excellent way to communicate with the State Representatives. If you don't wish to speak with them about this, and instead just leave a message, call their phone number at night and leave a voice mail. It will be recorded by staff! And calls DO MAKE A DIFFERENCE.

City Council Member Paul Koretz
6380 Wilshire Blvd., Suite 800
Los Angeles, CA 90048
(323) 866-1828
email: paul.koretz@lacity.org

County Supervisor Mark Ridley-Thomas
500 W. Temple St., #866
Los Angeles, CA 90012
(213) 974-2222
email: SecondDistrict@bos.lacounty.gov

State Senator Holly Mitchell
State Capitol, Room 5050
Sacramento, CA 95814
(916) 651-4030
email: senator.mitchell@senate.ca.gov

State Senator Robert M. Hertzberg
State Capitol, Room 313
Sacramento, CA 95814
(916) 651-4018
email: senator.hertzberg@senate.ca.gov

State Assembly Member Sydney Kamlager-Dove
5601 W. Slauson Avenue, Suite 200
Culver City, CA 90230
(310) 641-5410
email: assemblymember.kamlager-dove@assembly.ca.gov

Mayor Garcetti
200 N. Spring Street, Room 303
Los Angeles, CA 90012
(213) 978-0600
email: mayor.garcetti@lacity.org

Governor Gavin Newsom
1303 10th Street, Suite 1173
Sacramento, CA 95814
(916) 445-2841
email: governor@governor.ca.gov

WESTSIDE
VILLAGE
LOS ANGELES
CALIFORNIA



Be a hero in your neighborhood.

Volunteer!

**Help your Westside Village Homeowners Association.
Become a Block Captain or Board Member.**

.....
Name

.....
Address

.....
Home Phone

.....
Cell Phone

.....
Email/Address

.....
Tell us about yourself (i.e., how long you have lived in Westside Village; what you envision for our neighborhood; why you'd like to participate in WVHA, etc.)

What talents, skills, or experience do you have that you believe would be helpful to WVHA?

Please circle the activities which interest you:

Board Member

Newsletter

Annual Meeting

Neighborhood Watch

Strategic Planning

Zoning/Land Use/Development

Homelessness

Website

Transportation/Parking

Disaster Preparedness

Membership

Community Relations

Other?

WVHA (www.westsidevillage.org)