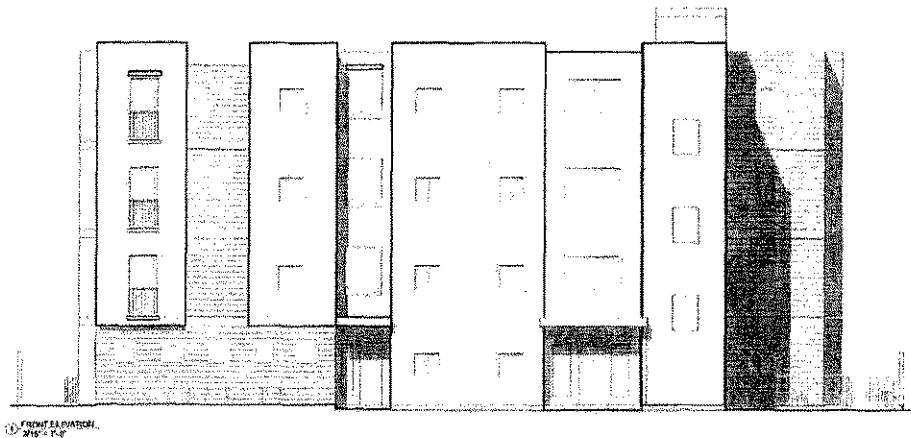


COLLINS CONDOMINIUMS

18404 Collins St, Tarzana, CA 91356

EMPIRE USA, LLC.



PROJECT INFORMATION:

- **PROJECT TYPE:** MULTIFAMILY RESIDENTIAL (CONDOMINIUM)
- **Lot Areas:** Dbl Border = 43,599 sq. ft. (1.0009 acres). Gross (to centerline of street) = 46,598 sq. ft. (1.0698 acres)
Net (same as dot border no dedications) = 43,599 sq. ft. (1.0009 acres)
- **Zoning:** Existing = R3-1
Proposed = no change
- **General Plan:** Medium Residential
- **Project Address:** 18404 Collins Street
- **Density:** The unit count is 73 which includes 43,599/800 = 54.50 units by right and 19.08 units by 35% density bonus.
Note: On Architectural Concept plan the Architect rounded up to 74 units but normally in subdivision work they do not allow this.
- **Parking:** Two spaces per unit plus 1/4 guest space per unit for a total of 73 x 2 + 73 x 1/4 = 165 spaces.
- **Building Coverage:** The entire width of the site will have an underground parking garage built to the property lines and will cover all but 22.5' of the length of the property. The center of the building is open to the sky above the podium. The building setbacks are 15' front, 15' rear and 9' side. Therefore, the building area foot print above the podium is (406'x 82') - (18' x 348.5') = 27,019 sq. ft.
- **Lot Coverage:** percent building = $27,019 / 43,599 \times 100 = 62.0\%$ on podium.
Landscape planters assume $6\% \times 43,599 = 2,616$ sq. ft.
Open Space per Arch Concept Plan = 21,266 sq. ft.
Paved Areas = (406' x 100') - 27,019 - 2,616 = 10,965 sq. ft.
which is $10,965 / 43,599 \times 100 = 25.1\%$
- **Tentative Tract Number:** 72929.

Berman & Brent AIA
ARCHITECTURAL CORPORATION
REGISTERED PROFESSIONAL ARCHITECTS AND LANDSCAPE ARCHITECTS IN THE STATE OF CALIFORNIA

Consultant
Address:
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No.	Description	Date

EMPIRE USA, LLC
COLLINS CONDOMINIUM

COVER

Project Number	201009
Date	08-11-14
Drawn By	Author
Checked By	Checker
CS	
Scale	3/16" = 1'-0"

07/2014 EUS/ALJ

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

A 73-unit new Residential Condominium Project. Two Parking spaces per unit and a 1/4 guest parking space per unit will be provided. The Project will be completed in one phase via a Vesting Tentative Tract Map.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

None

II. Existing Conditions:

- A. Project Site Area 43,599 SQ. FT. (1.0009 ACS.)
 Net and 46,599 SQ. FT. Gross Acres 1.0698 ACS
- B. Existing Zoning R3-1
- C. Existing Use of Land Residential Apartments
 Existing General Plan Designation Medium Residential
- D. Requested General Plan Designation NONE
- E. Number 1 type Apartment and age \pm 37 years of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: 43 and average rent: \$844
 Is there any similar housing at this price range available in the area? If yes, where?
Yes, at numerous locations in the vicinity.
- F. Number 6 Trunk Diameter 8"-14" and type Palm, Tubidanthus, Olive, Ficus of existing trees.
- G. Number 6 Trunk Diameter 8"-14" and type Palm, Tubidanthus, Olive, Ficus of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
100% Less than 10% slope _____ 10-15% slope _____ over 15% slope _____
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)
 _____ 0-500 cubic yards.
20,000 if over 500 cubic yards. Indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported 20,000 C.Y. EXPORTED

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment _____ or Condominium 73
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms 6 Units
Three bedrooms 67 Units Four or more bedrooms _____
- C. Total number of parking spaces provided 2 per unit + 1/4 guest space per unit.
- D. List recreational facilities of project: Library, Computer Room, Bike Room, Etc.
- E. Approximate price range of units \$198,000 to \$ \$295,000
- F. Number of stories 4, height 45 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) gas/electric
Gas heated swimming pool? No
- H. Describe night lighting of the project Security Lighting
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 69 %
Paving 25 %
Landscaping 6 %
- J. Total Number of square feet of floor area 108,076 Sq. Ft.

**IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section).
Describe entire project, not just area in need of Zone change, variance or other entitlement. N/A**

- A. Type of use _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of Stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for:
Building _____
Paving _____
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places _____
- California Register of Historic Resources _____
- City of Los Angeles Cultural Historic Monument . _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

- A. Regulatory Identification Number (if known) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's Equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

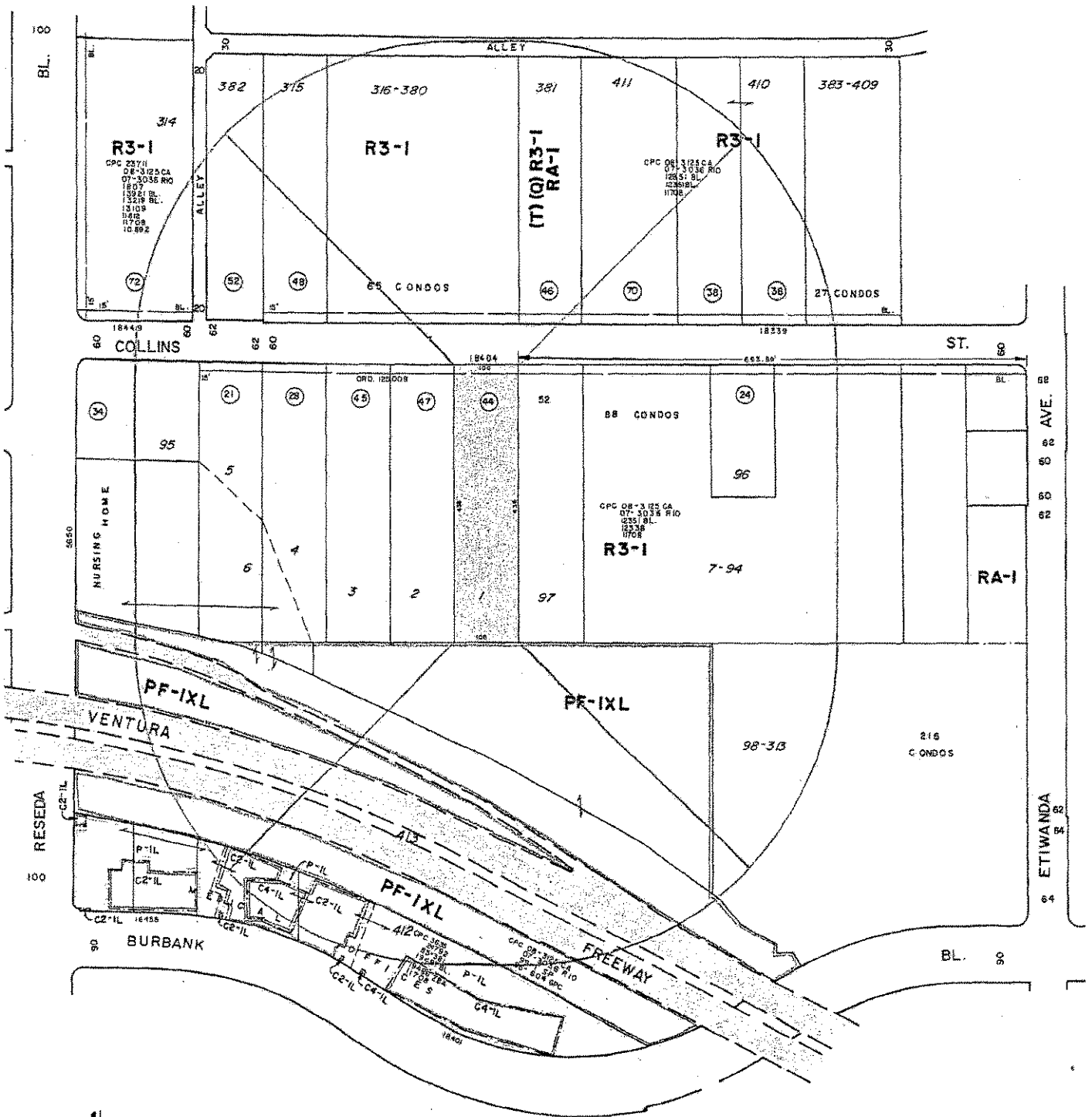
VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
About 600 feet west is Reseda Blvd. and about 900 feet east is Etiwanda Ave.
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:


Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. The impact will be minor since the proposed project will have similar density as the existing development. However, the new project will have more parking spaces than the current development project. Neighborhood is surrounded by multi-residential development; therefore, adverse effect on the neighborhood would be minimal. The project will be appropriately landscaped.

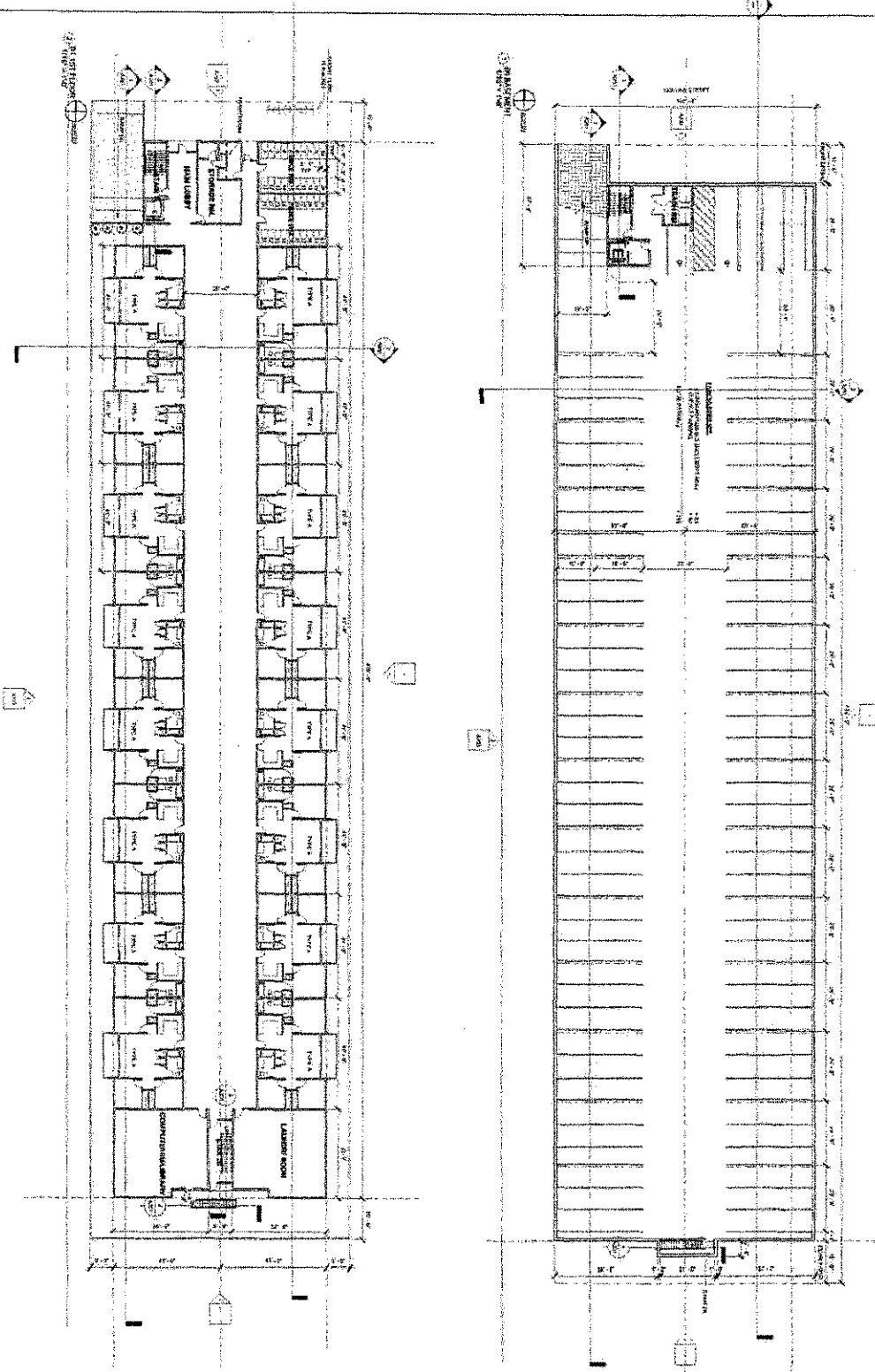
* Contact the South Coast Air Quality Management District at (909) 396-2000 for further



LEGAL: TRACT 5692, LOT 92
SEE APPLICATION



THOMAS BROS. PAGE: 560 , GRID: I / J	<p style="text-align: center;">VESTING</p> <p style="text-align: center;">TENTATIVE TRACT MAP 72929</p> <p style="text-align: center;">  CONTINENTAL MAPPING SERVICE 6325 Van Nuys Boulevard, Van Nuys, CA 91401 (818) 787-1663 </p>	<p style="text-align: right;">NET AC. = 1.00</p> CASE NO. 1 DATE: 11-16-14 SCALE: 1" = 100' USES: FIELD D.M.: 1748125 <small>M.D. CMS 14-6561</small>
C.D. 3 C.T. 1393.03 P.A. 240		



Berman & Berman
ARCHITECTS
CORPORATION

No.	Description	Date

Architect
Berman & Berman
100 West 11th Street
New York, NY 10011

Project
Collins Condominium
Basement, 1st Floor

Scale
1/16" = 1'-0"

Drawn by
A101

Checked by

Project No.
20008

Date
08-11-11

Sheet No.
M-1A

REV

EMPIRE USA, LLC
COLLINS
CONDOMINIUM
BASEMENT, 1ST
FLOOR

