



WESTCHESTER-PLAYA DEL RAY NEIGHBORHOOD LAND USE COMMITTEE - MARCH 19, 2024

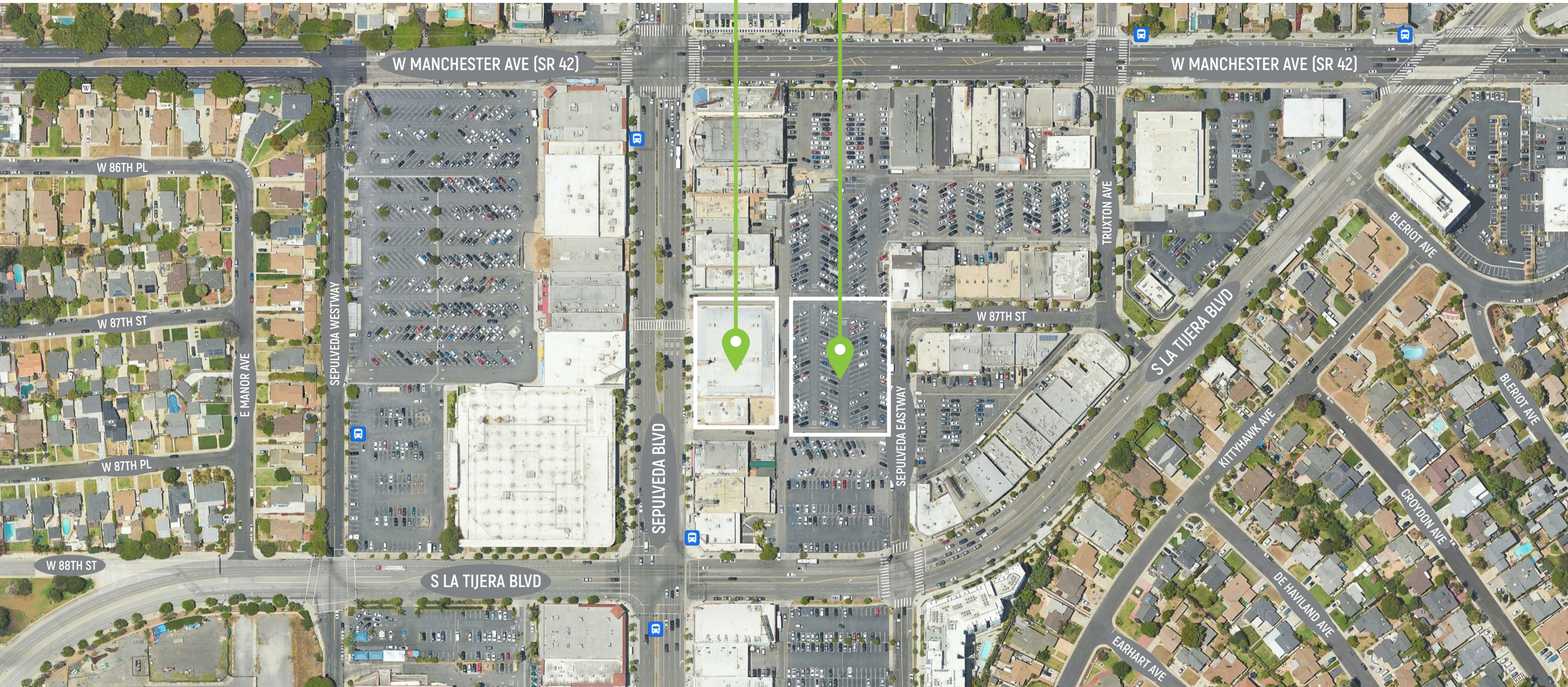
WESTCHESTER SENIOR CITIZEN HOUSING



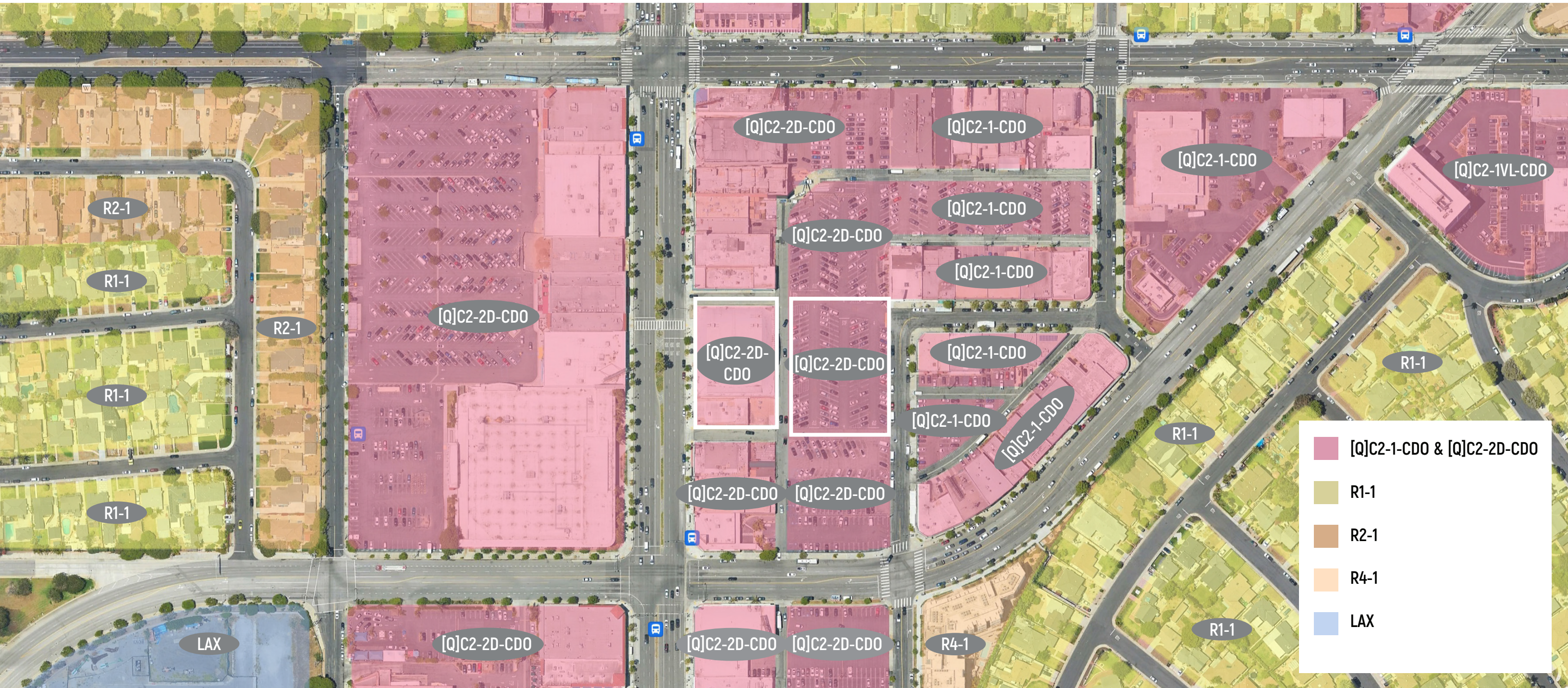
Project Site Location & Boundaries

8704 SEPULVEDA BLVD (PARCELS 4123-002-002 & 4123-002-003)

8711 SEPULVEDA EASTWAY (PARCELS 4123-002-009 & 4123-002-010)



Project Site Location & Boundaries: Zoning



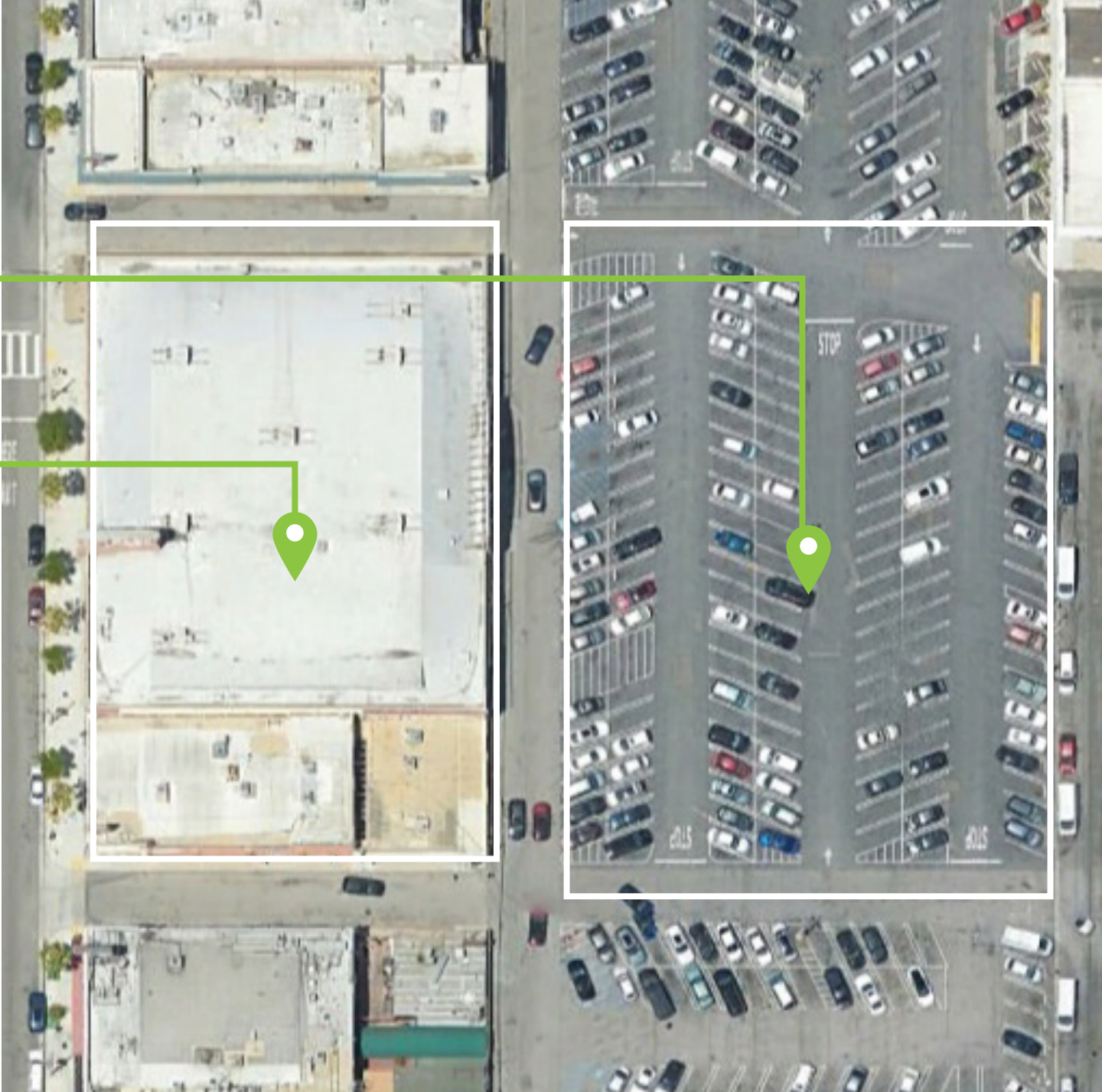
Project Site Location & Boundaries

Un-Licensed East Building

- 7 stories above grade
- 146 units

Licensed West Building

- 8 stories above grade
- 120 licensed Assisted Living and Independent Living units





Founded in **1999**

Specializes in development and construction

- mixed use, multifamily and senior living projects throughout Western US

Built approximately
5,700 residential homes
and **1,650,000 SF** of commercial space

Completed over
2,000 senior housing units throughout
California, Washington and Nevada

Site Selection



Current Conditions

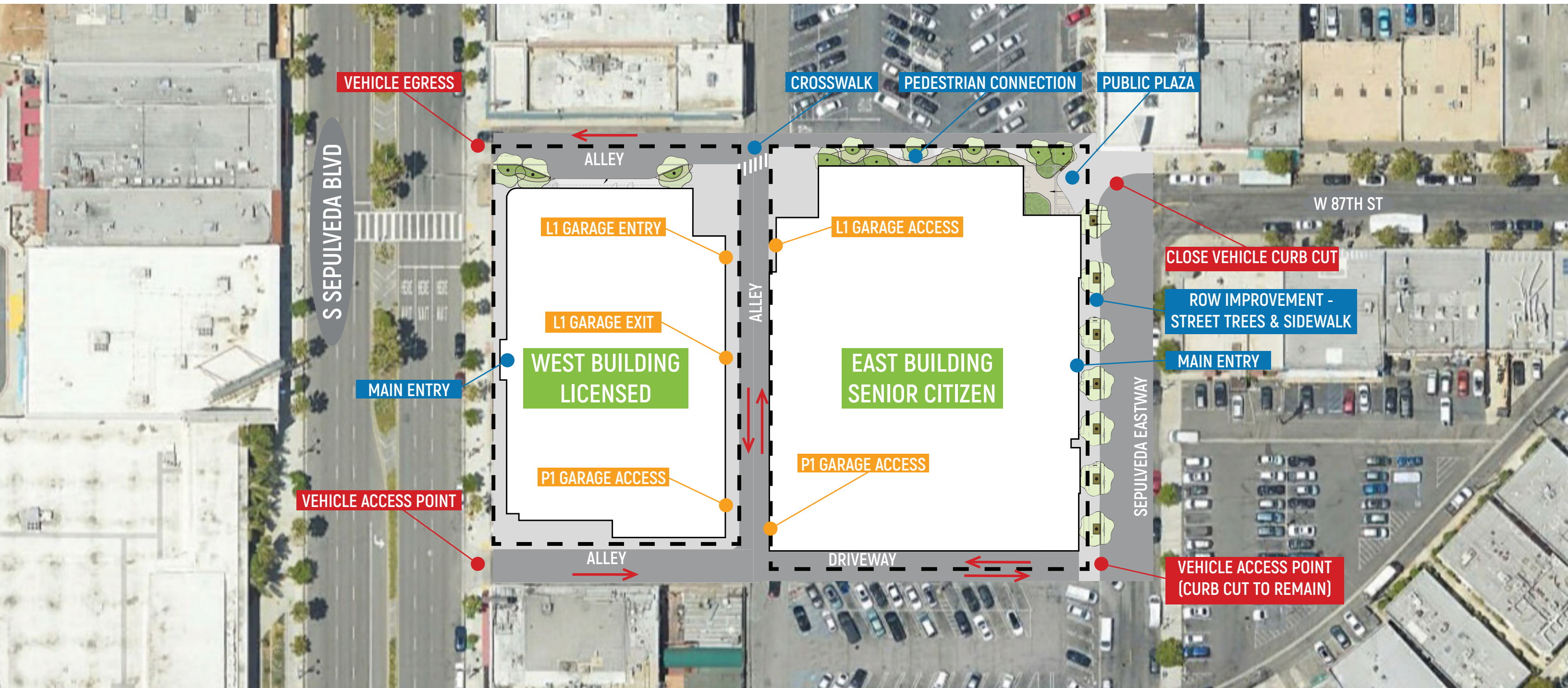


Southwest corner of the proposed West Building

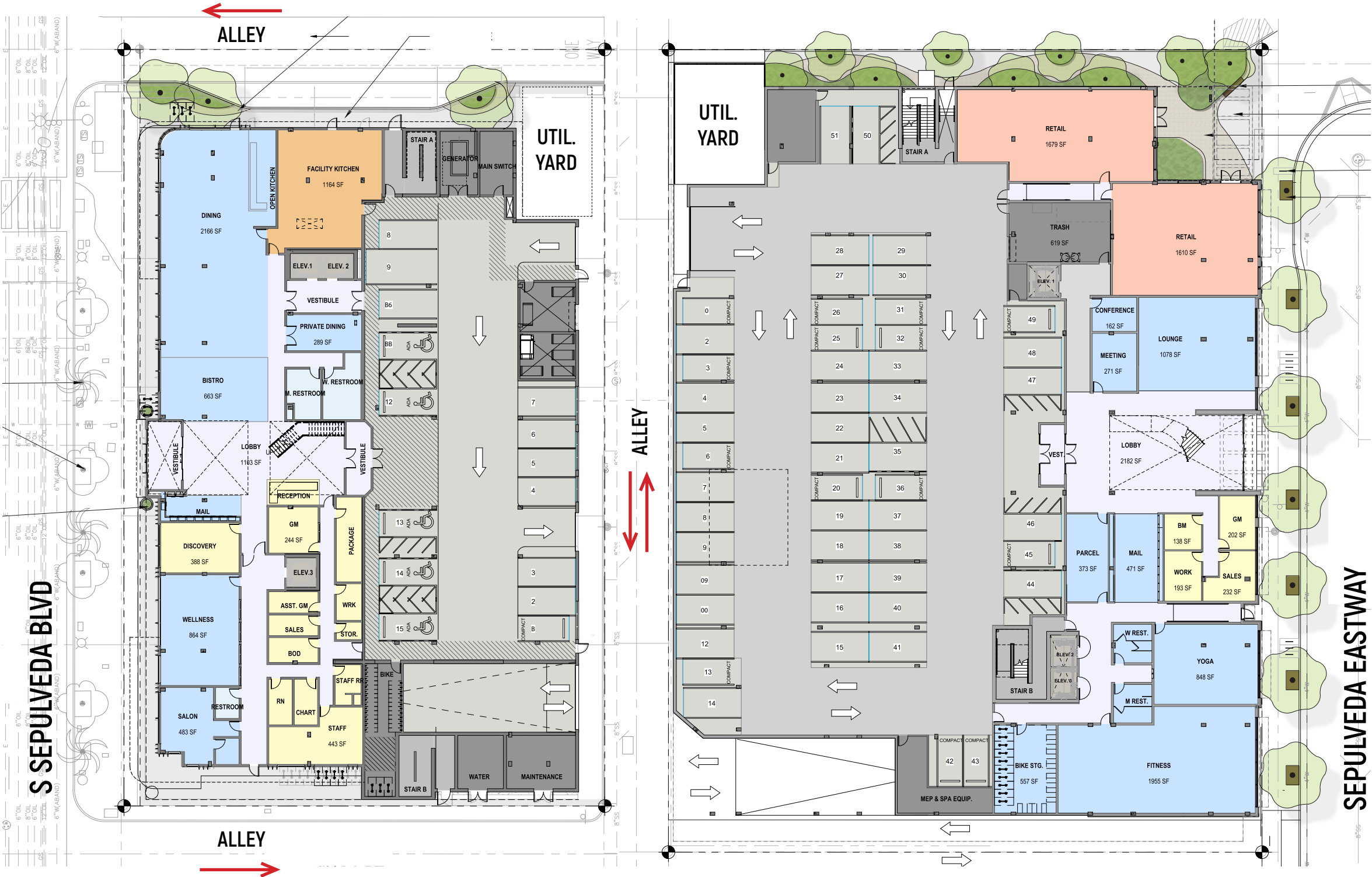
Northeast corner of the proposed East Building



Site Plan



Floor Plans: L1



**WEST BUILDING
LICENSED**

**EAST BUILDING
SENIOR CITIZEN**

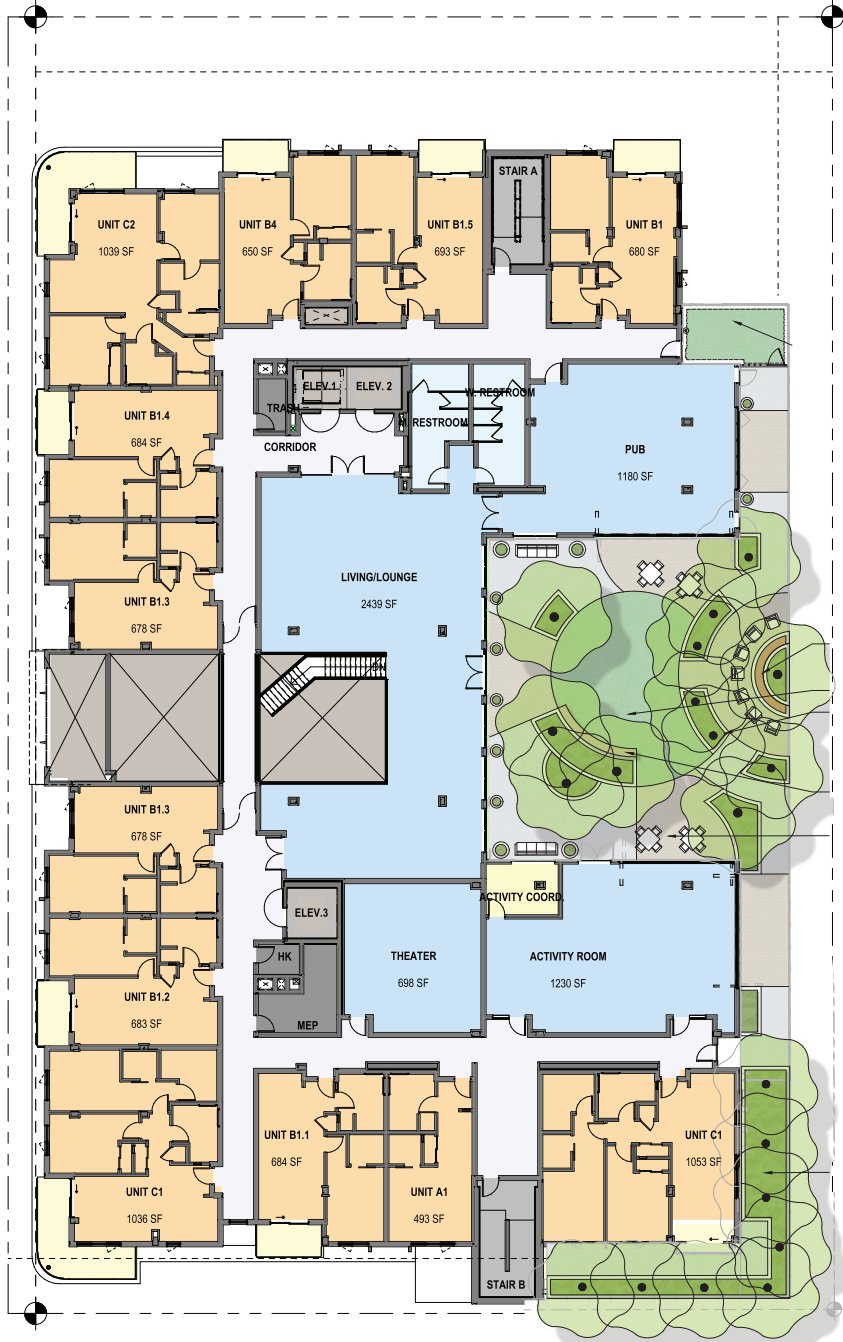
LEGEND

[Orange]	RESIDENTIAL
[Light Orange]	RETAIL
[Dark Orange]	BACK OF HOUSE
[Grey]	PARKING
[Light Green]	BALCONY / DECK
[Light Blue]	EXTERIOR COMMON SPACE
[Yellow]	OFFICE
[Light Blue]	CIRCULATION
[Dark Blue]	VERTICAL CIRCULATION
[Light Blue]	ELEVATORS / SHAFTS
[Light Blue]	COMMUNITY SPACE

Floor Plans: L2

**WEST BUILDING
LICENSED**

LEGEND	
	RESIDENTIAL
	RETAIL
	BACK OF HOUSE
	PARKING
	BALCONY / DECK
	EXTERIOR COMMON SPACE
	OFFICE
	CIRCULATION
	VERTICAL CIRCULATION
	ELEVATORS / SHAFTS
	COMMUNITY SPACE



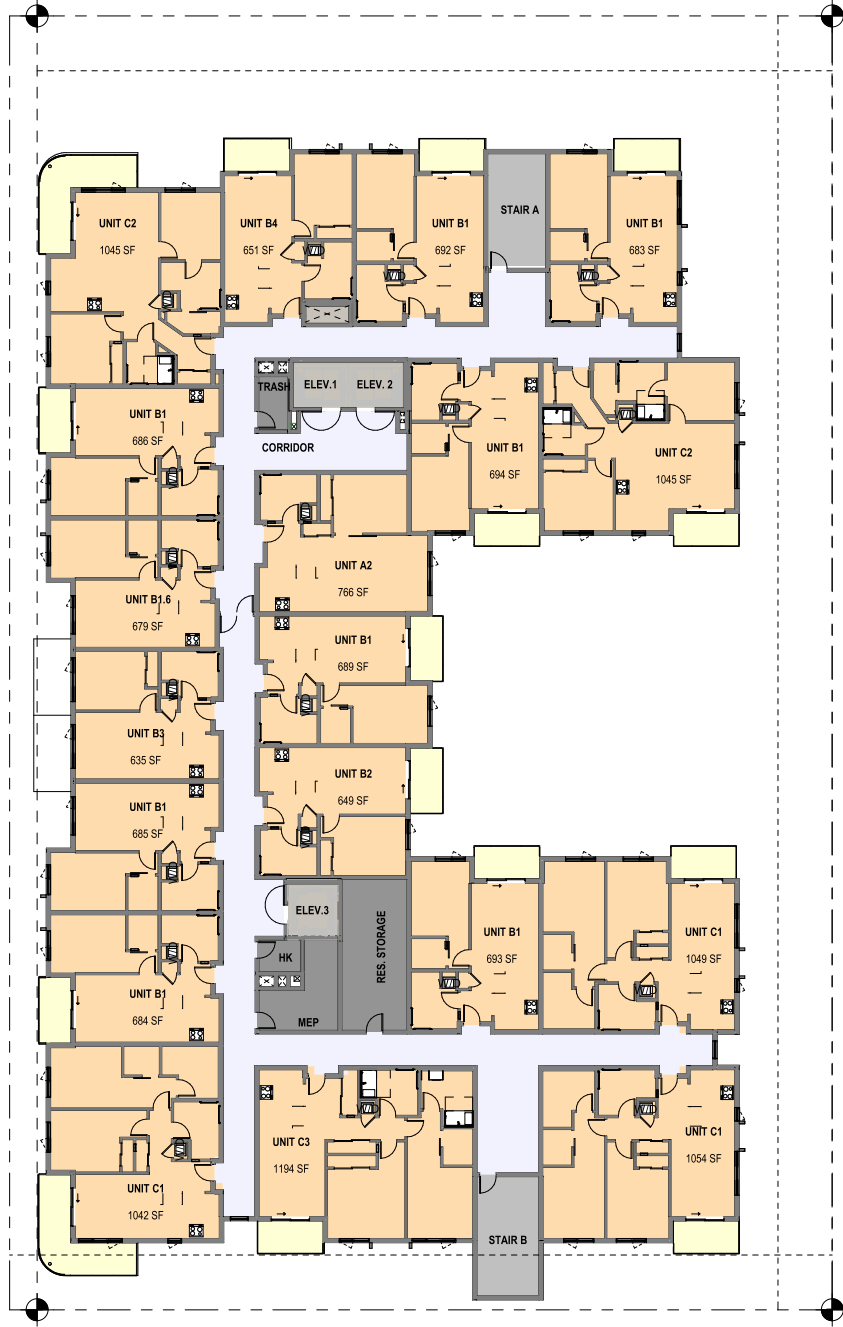
**EAST BUILDING
SENIOR CITIZEN**



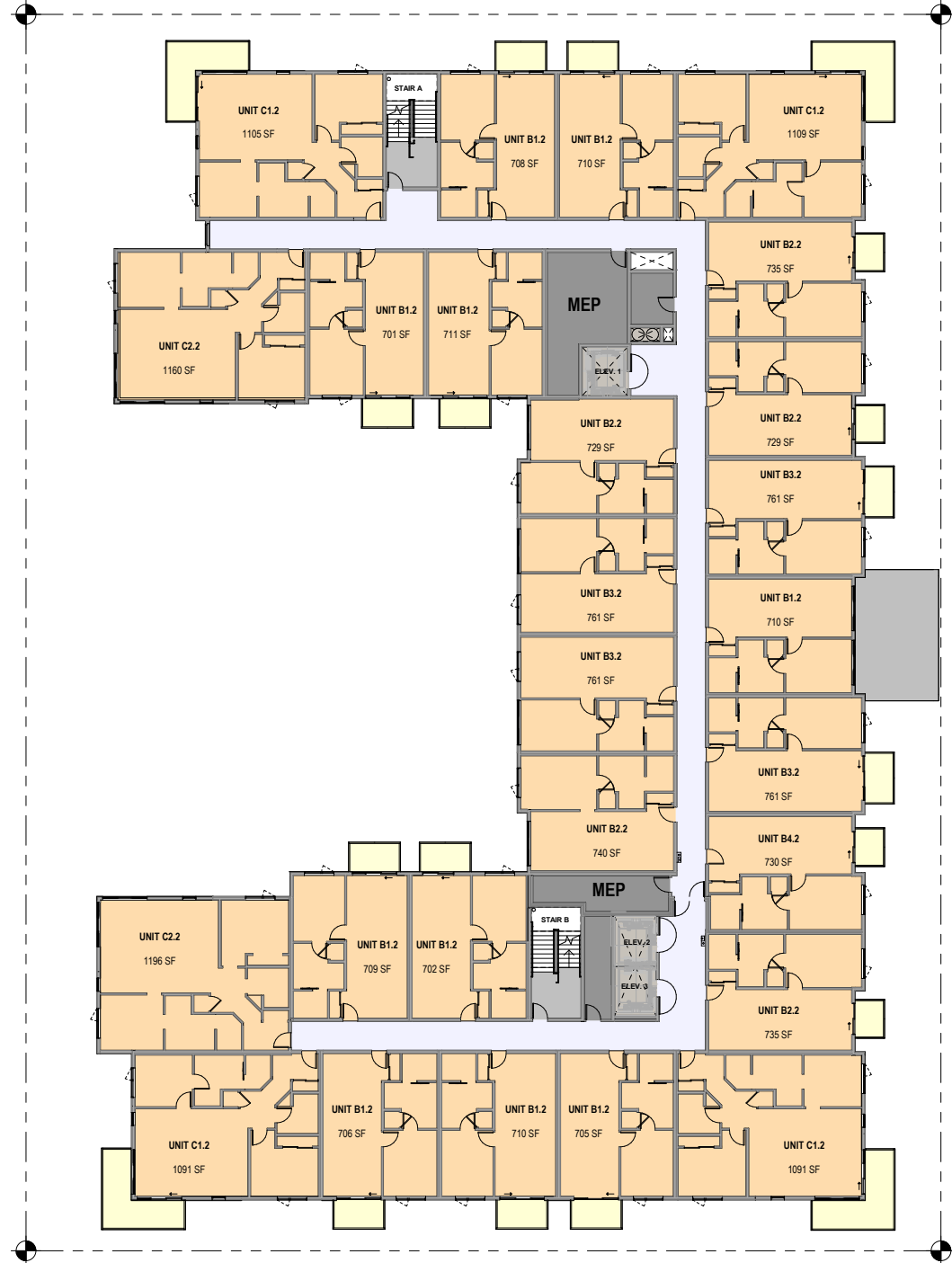
Floor Plans: Typical Residential Level

**WEST BUILDING
LICENSED**

LEGEND	
[Orange]	RESIDENTIAL
[Light Orange]	RETAIL
[Dark Orange]	BACK OF HOUSE
[Light Yellow]	PARKING
[Light Green]	BALCONY / DECK
[Yellow]	EXTERIOR COMMON SPACE
[Light Blue]	OFFICE
[Light Purple]	CIRCULATION
[Dark Purple]	VERTICAL CIRCULATION
[Grey]	ELEVATORS / SHAFTS
[Blue]	COMMUNITY SPACE



**EAST BUILDING
SENIOR CITIZEN**



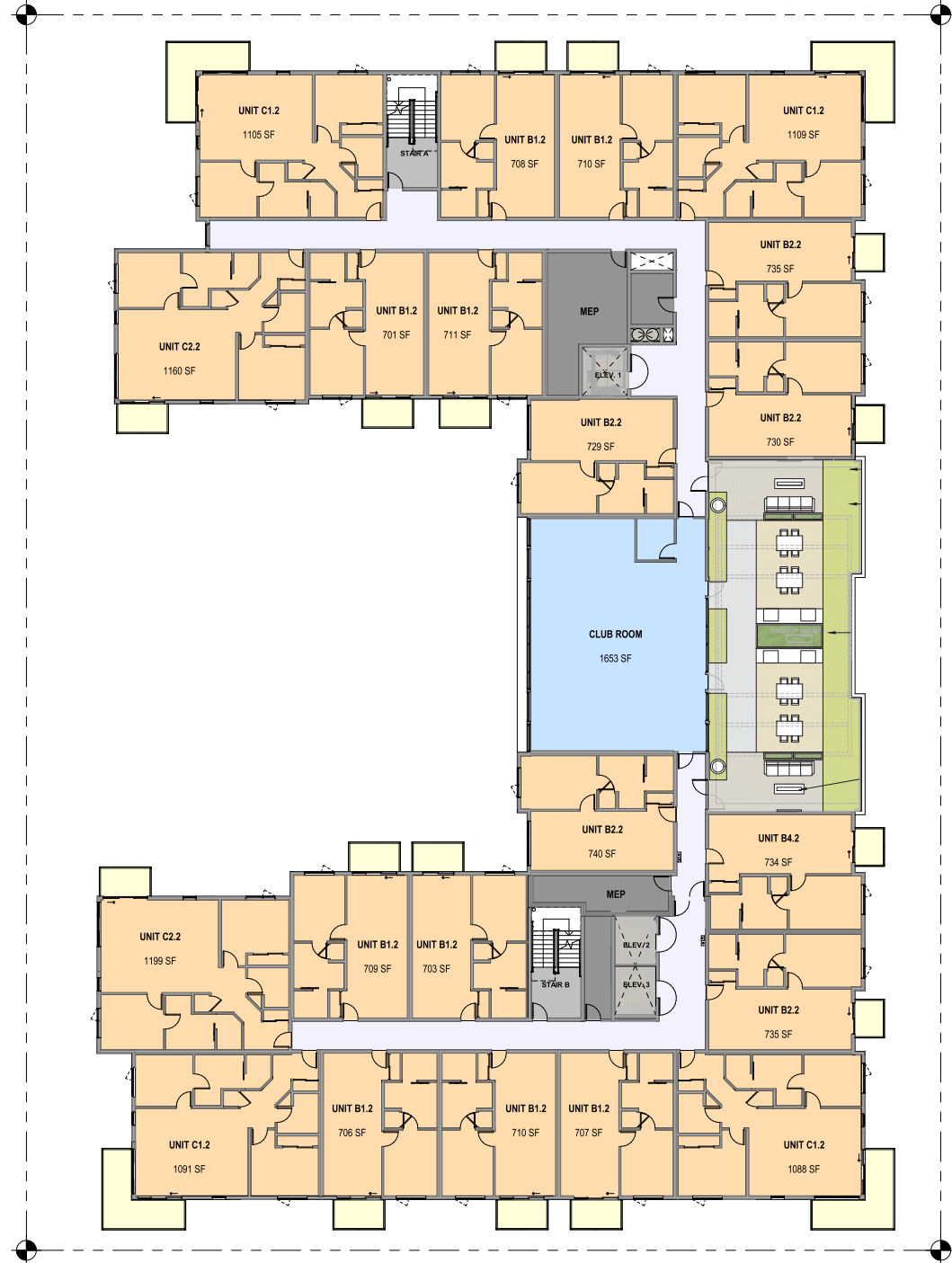
Floor Plans: Roof Deck

**WEST BUILDING
LICENSED**

LEGEND	
	RESIDENTIAL
	RETAIL
	BACK OF HOUSE
	PARKING
	BALCONY / DECK
	EXTERIOR COMMON SPACE
	OFFICE
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	VERTICAL CIRCULATION
	ELEVATORS / SHAFTS
	COMMUNITY SPACE



**EAST BUILDING
SENIOR CITIZEN**



Department of City Planning

(No code deviations requested)

■ State Density Bonus for Senior Housing

- Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.22 A.25 and State Assembly Bill (AB) 2345

■ Site Plan Review

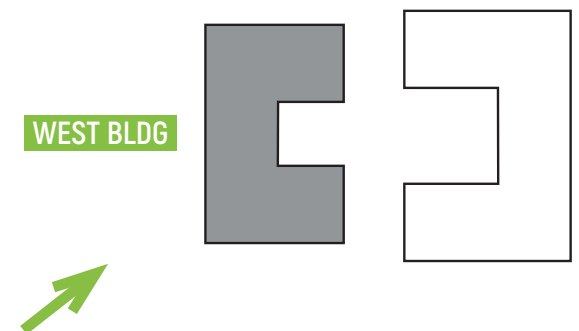
- Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 16.05 and Chapter 1A Section 13.B.2.4

■ Community Design Overlay (CDO) Plan Approval

- Pursuant to Los Angeles Municipal Code (LAMC) Section 13.08 E.1 and Ordinance No. 179,970

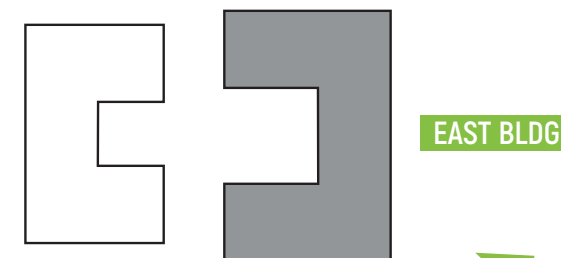


West Building (licensed): Ground Perspective



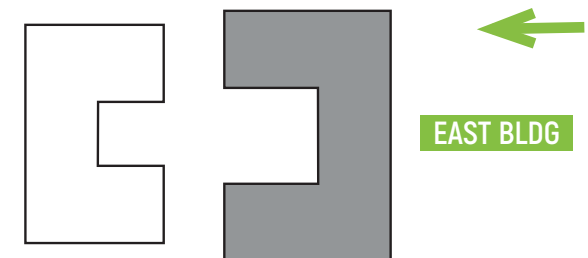


East Building (non-licensed): Ground Perspective





East Building (non-licensed): Market Perspective





THANK YOU

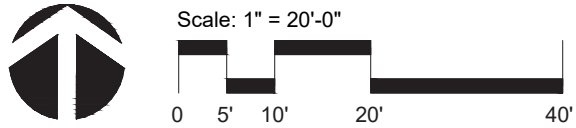


Supplemental Slides

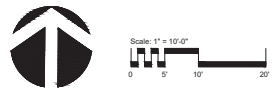
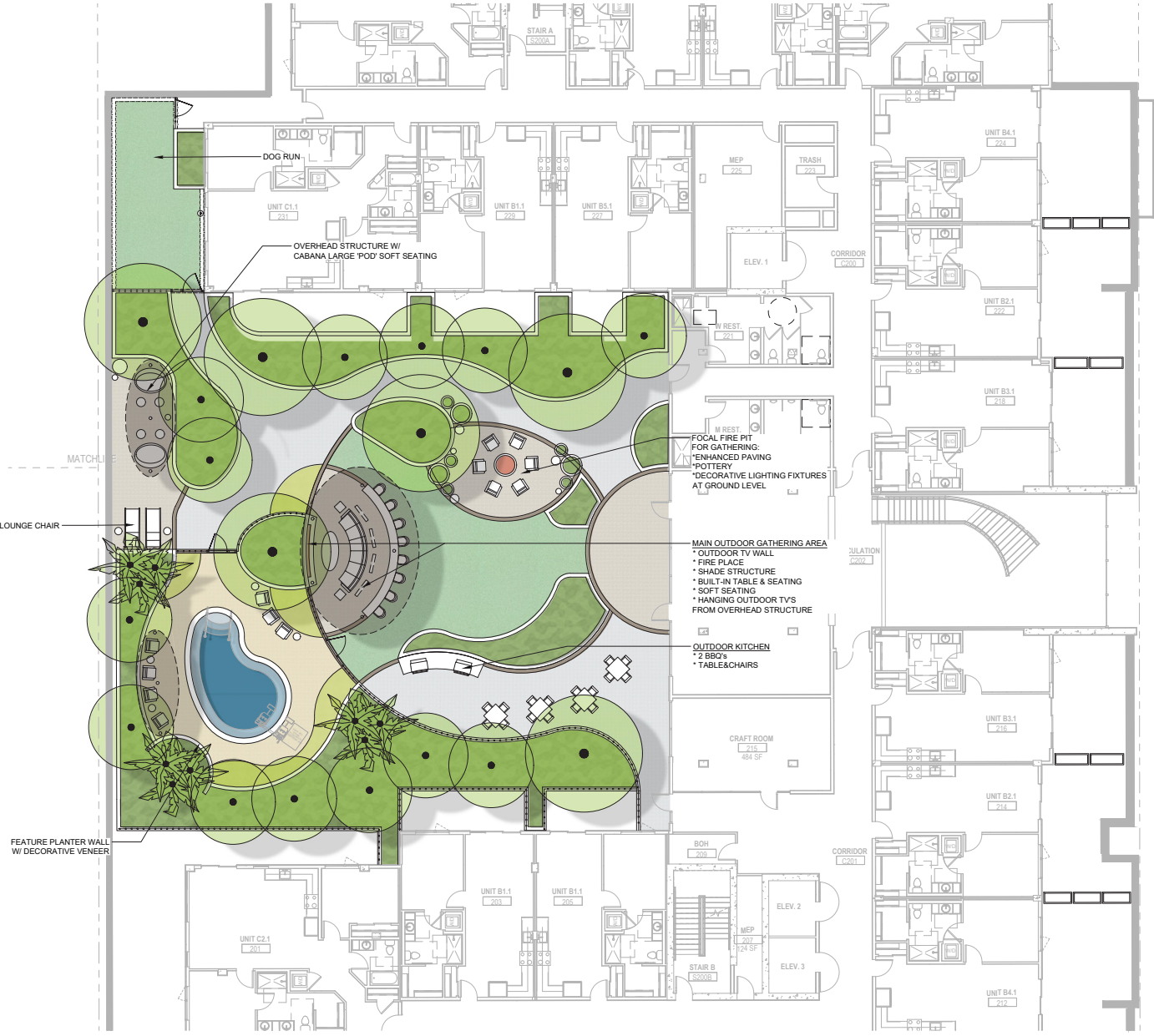
Landscape Plan: L1



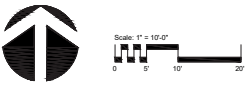
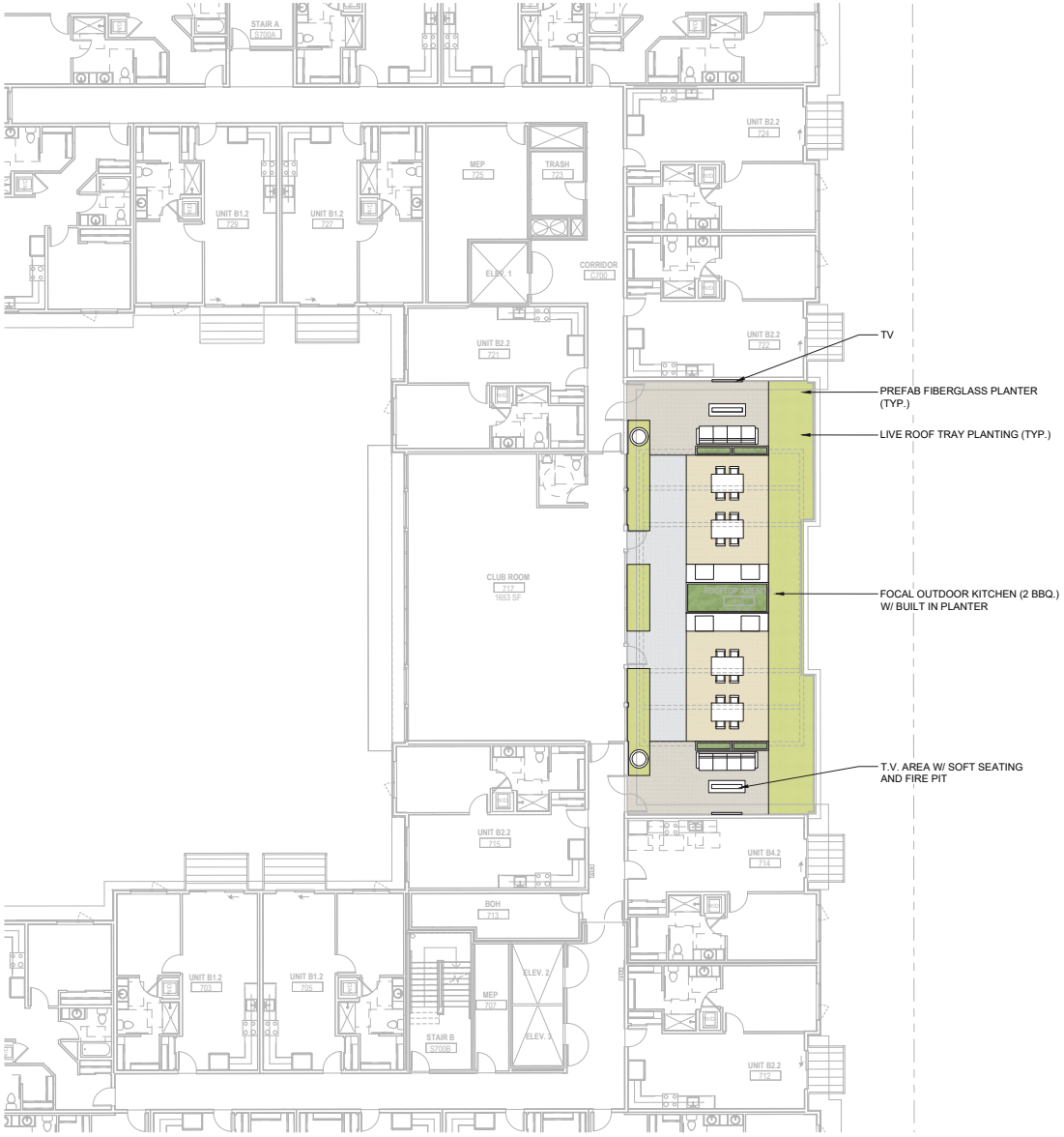
Landscape Plan: Plaza



Landscape Plan: L2



Landscape Plan: Roof Deck





Top of parapet

93' - 6"

West Building Height



East Building Height