

ATTACHMENT 3

FEASIBILITY ANALYSIS BY JOHN KALISKI ARCHITECTS

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Memorandum

250 North Crescent Technical Design Review

The City of Beverly Hills retained John Kaliski Architects (JKA) to provide a technical design review of a proposed eight dwelling unit, four-story project at 250 North Crescent. JKA was asked to analyze the impacts on realized dwelling units assuming the design was to be adjusted from a four-story structure to a three-story structure, and assuming side yards and front plane modulation, proposed to be reduced by the Project Applicant, were to be selectively adjusted to meet City zoning standards. Specifically, the City wants to understand if changes to height, modulation, and side yards still allow for the realization of eight dwelling units, and if so, the potential mix and size of these units.

The Applicant has proposed an eight-dwelling unit, four-story project with seven, two-bedroom units, and one, one-bedroom unit (see Figure 1). The one-bedroom unit is 1,002 square feet in size. The two-bedroom units range from 1,367 square feet in size to 1,483 square feet in size. The proposed project incorporates a basement level with 14 parking spaces including eight tandem parking spaces. A 15th parking space is located at-grade adjoining an alley at the rear of the site. As proposed, the project utilizes two eight-foot side yards. This is a reduction of three feet from the total of what would otherwise be required for a four story multi-family structure. The proposed project also utilizes a reduced modulation at the front building plane, 266 square feet versus a requirement of 525 square feet.

In reviewing the project, JKA determined that maintaining the basic layout and parking plan as proposed by the Applicant reduced the number of design variables that needed to be considered. Generally, JKA could utilize the same overall plan, location of exits and exit stairs, rooftop open space, location of elevator, and subterranean parking layout as proposed and thereby test the feasibility of reducing unit size, number of bedrooms, and changing unit mix to eliminate one floor, while maintaining the number of proposed units, eight. The critical design factor with these assumptions is the City's minimum unit size requirements; 600 square feet for an efficiency unit; 1,000 square feet for a one-bedroom unit; 1,300 square feet for a two-bedroom unit.

Based upon these assumptions, JKA studied four alternatives, as described below and in the attached exhibits 1 – 5 as follows:

1.0 Alternative 1: Three Stories Utilizing Applicant's Setback and Front Plane Modulation Requests

This alternative (see Figure 2) reduces the height of the structure by one story but retains the Applicant's proposal for modified front yard modulation (an approximate one-third reduction from City zoning standards) and modified side yards (a proposed 1-foot reduction from City zoning standards; note that four story buildings typically require a side yard total of 19 feet versus 17 feet for three story structures). In this alternative, a configuration of three units each at the first level and second level, two

units at the third level, and common space at the roof achieves the eight-unit yield in three stories. The underground parking would be maintained, though the Applicant's proposed at-grade parking space could be eliminated. The total parking required would be reduced from 15 spaces to 12 spaces.

The main difference between the Applicant's proposal and Alternative 1 is that the resulting units would be reduced in size and the unit mix changed (see Table 1 below). The new unit mix would include three efficiency units that range in size from 629 square feet to 778 square feet, one one-bedroom unit that would be approximately 1,062 square feet in size, and four two-bedroom units that would range in size from approximately 1,337 square feet to 1,481 square feet (conceptual configuration and size of units is noted on attached Figures 2). These units will likely not "stack" (i.e. bathrooms over like bathrooms) directly on top of each other. Stacking units is typically preferred, though not a requirement of construction.

2.0 Alternative 2: Three Stories Utilizing Applicant's Modulation Request

This alternative (see Figure 3) reduces the height of the structure by one story but retains the Applicant's proposal for modified front yard modulation (an approximate one-third reduction from City zoning standards). This alternative also utilizes the City setback standard for a total of 17 feet of side yards versus the 16 feet proposed by the Applicant. In this alternative, a configuration of four units at the first level, two units at the second and third level, and common space at the roof achieves the eight-unit yield in three stories. The underground parking would be maintained, though the Applicant's proposed at-grade parking space could be eliminated as the total parking required would be reduced from 15 spaces to 12 spaces. The main difference between the Applicant's proposal, Alternative 1 as noted above, and Alternative 2, is that the resulting units would be further reduced in size and the unit mix further changed (see Table 1 below). The new unit mix would include four efficiency units at the grade level that range in size from approximately 630 square feet to 778 square feet, and four two-bedroom units at the second and third levels that would range in size from approximately 1,467 square feet to 1,486 square feet. These units will likely not stack between the first habitable level and upper levels (i.e. bathrooms over like bathrooms). Stacking units is typically preferred though not a requirement of construction.

3.0 Alternative 3.0: Three Stories Utilizing City Standards for Modulation and Side Yard Setbacks

This alternative (see Figure 4) reduces the height of the structure by one story and utilizes City development standards for side yards and front building plane modulation. In this alternative, a configuration of four efficiency units at the first level, two units each at the second and third levels, and common space at the roof achieves the eight-unit yield in three stories. The underground parking would be maintained, though the applicant's proposed at-grade parking space could be eliminated as the total parking required would be reduced from 15 spaces to 12 spaces. The main difference between the Applicant's proposal and Alternative 3 is that the resulting units would be reduced in size and the unit mix changed from that proposed (see Table 1 below) . The new unit mix would include four efficiency units at the grade level that range in size from approximately 633 square feet to 737 square feet, and four two-bedroom units at the second and third levels that would range in size from approximately 1,422 square feet to 1,475 square feet. These units likely will not stack between the first habitable level and upper levels (i.e. bathrooms over like bathrooms). Stacking units is typically preferred though not a requirement of construction.

4.0 Alternative 4.0: Three Stories, Five Units, and Maintain City Standards

Existing zoning permits four by-right units on the site with a bonus efficiency unit. Assuming the same approximate building footprint and building “core” (elevator and stairs) as proposed by the Applicant, approximately 8,000 net square feet is available for configuration into five units over three levels. While this scenario has not been illustrated, extrapolating from the proposed footprint, these units would be larger than those proposed and could be configured in a variety of ways.

One potential design (see Figure 5) would incorporate one efficiency unit at approximately 600 square feet in size with the remaining available square footage utilized for four large two-bedroom units units. These latter units could be quite large, up to 1,850 square feet in size, and include terraces and roof decks. An overall roof deck above the three levels of units could also be accommodated. This type of design would require 13 parking spaces per the Beverly Hills Municipal Code (BHMC).

Table 1: Comparison of Proposed Project with Alternatives

	Proposed	Alt 1 ¹	Alt.2 ¹	Alt. 3 ¹	Alt. 4 ²
Stories	4 stories	3 stories	3 stories	3 stories	3 stories
Efficiency DUs	N.A.	3 DUs	4 DUs	4 DUs	1 DU
1-BR DUs	1 DU	1 DU	N.A.	N.A.	N.A.
2-BR DUs	7 DUs	4 DUs	4 DUs	4 DUs	4 DUs
Total DUs	8 DUs	8 DUs	8 DUs	8 DUs	5 DUs
Parking @ Grade	1 space	N.A.	N.A.	N.A.	N.A.
Parking Subterranean	14 spaces	12 spaces	12 spaces	12 spaces	13 spaces
Additional Parking Subterranean	N.A.	2 spaces available	2 spaces available	2 spaces available	2 spaces available

Notes

1. With density bonus units provided, units do not require guest parking spaces.
2. Assumes .25 guest parking spaces per dwelling unit

Based upon the analysis completed for this feasibility study, JKA has found that a three level project with one level of underground parking can accommodate eight units and meet City development standards for side yards and front plane building modulations.

To address questions or clarifications with regard to the above, please contact John Kaliski at jkaliski@johnkaliski.com.

PROPOSAL : 4 Stories, 8 Units, w/ Setback & Modulation Reduction

Unit Types/Sizes (As Proposed)

	SF	Attributable Open Space*	NSF	GSF	Efficiency Factor (NSF/GSF)
First Floor					
Unit 1: 2 BR	1,320	47	1,367		65.3%
Unit 2: 1 BR	1,002	0	1,002		
Sum	2,322	47	2,369	3,630	
Second Floor					
Unit 3: 2 BR	1,422	47	1,469		74.8%
Unit 4: 2 BR	1,435	48	1,483		
Sum	2,857	95	2,952	3,945	
Third Floor					
Unit 5: 2 BR	1,422	47	1,469		74.8%
Unit 6: 2 BR	1,435	48	1,483		
Sum	2,857	95	2,952	3,945	
Fourth Floor					
Unit 7: 2 BR	1,440	39	1,479		74.6%
Unit 8: 2 BR	1,435	48	1,483		
Sum	2,875	86.5	2,962	3,972	
±Total	10,911	324	11,235	15,492	72.5%

*50% of Private Open Space is added to the unit square footage

Parking Modulation (SF)

Type	#	Required Spaces/Unit	Total Spaces	Spaces Provided
1 BR	1	1	1	
2 BR	7	2	14	
Total	8		15	15

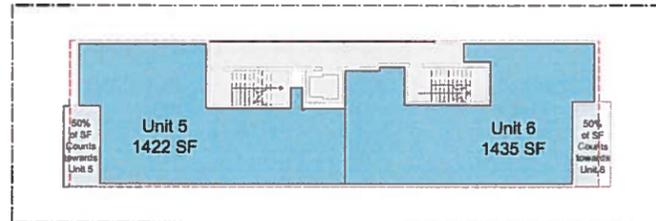
Principal Building Area: 3,751
 Stories: 4
 Aggregate Principal Area (APA): (PBA x Stories) 15,004
 Modulation Required: (3.5% x APA) 525
 * Setback on ground floor does not count towards modulation

Setbacks

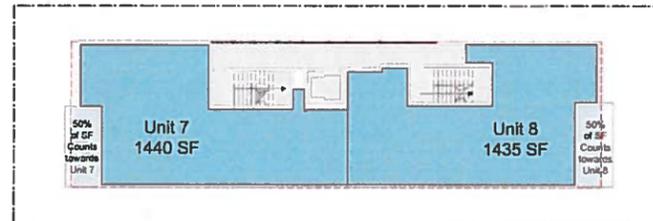
Front Setback
 Allowed: Minimum 15'
 Provided: 15'-1"

Sides Setback
 Allowed: 19' (8' min./side)
 Provided: 16' (8'/side)

Rear Setback
 Allowed: 15'
 Provided: 15'-1"



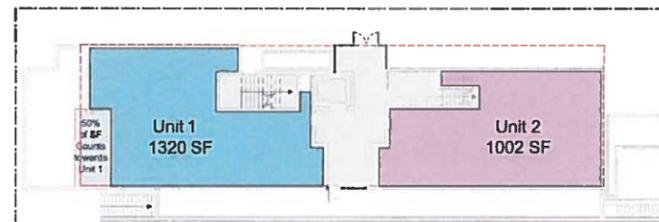
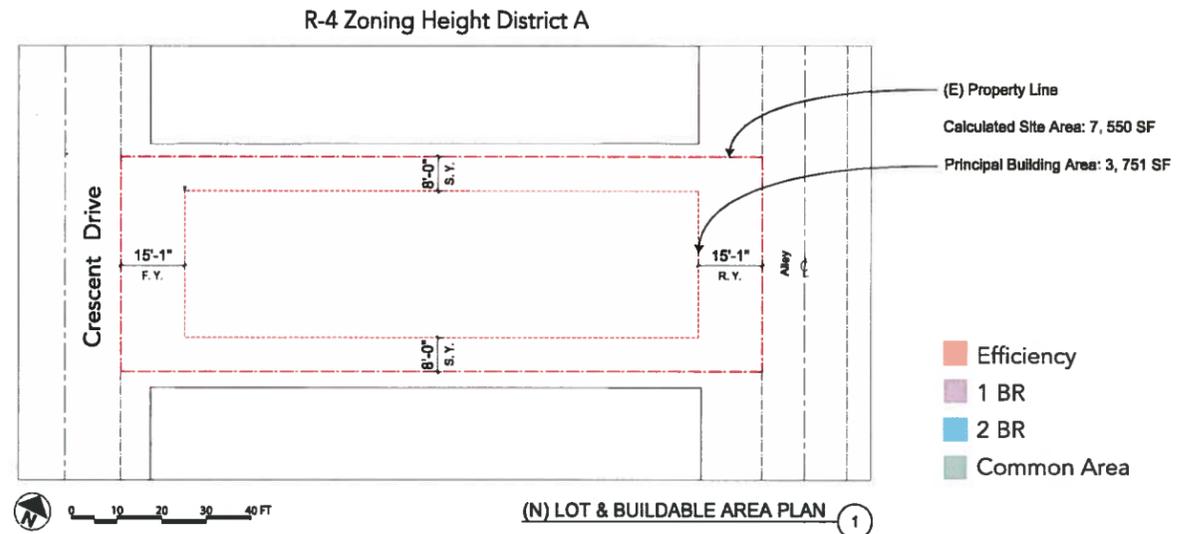
(E) LEVEL 3 PLAN



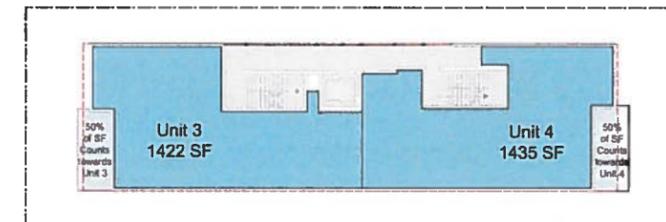
(E) LEVEL 4 PLAN



(E) ROOF PLAN



(E) LEVEL 1 PLAN



(E) LEVEL 2 PLAN

ALTERNATIVE 1: 3 Stories, 8 Units, w/ Setback & Modulation Reduction

Unit Types/Sizes

	SF	Attributable Open Space*	NSF	GSF	Efficiency Factor (NSF/GSF)
First Floor					
Unit 1: Studio	731	47	778		
Unit 2: Studio	672	0	672		74.3%
Unit 3: 2 BR	1,303	0	1,303		
Sum	2,706	47	2,753	3,705	
Second Floor					
Unit 4: 1 BR	1,015	47	1,062		
Unit 5: Studio	629	0	629		78.5%
Unit 6: 2 BR	1,288	49	1,337		
Sum	2,932	96	3,028	3,858	
Third Floor					
Unit 7: 2 BR	1,434	47	1,481		
Unit 8: 2 BR	1,429	49	1,478		76.7%
Sum	2,863	96	2,959	3,858	
±Total	8,501	238	8,739	11,421	76.5%

*50% of Private Open Space is added to the unit square footage

Alternative 1 Parking

Type	DUs	Required Spaces/Unit	Total Required	Spaces Provided
Efficiency	3	1	3	
1 BR	1	1	1	
2 BR	4	2	8	
Total	8		12	14

*Spaces required (with reduction for density bonus according to state law)

Setbacks

Front Setback

Allowed: Minimum 15'
Provided: 15'-1"

Sides Setback

Allowed: 17' (8' min./side)
Provided: 16' (8'/side)

Rear Setback

Allowed: 15'
Provided: 15'-1"

Modulation

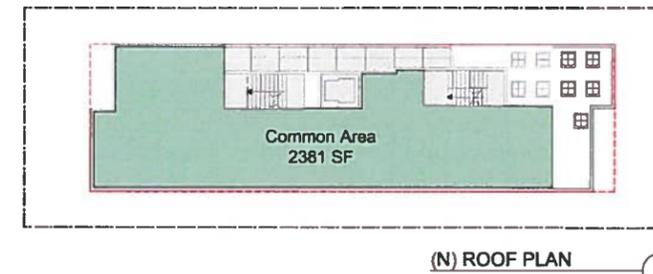
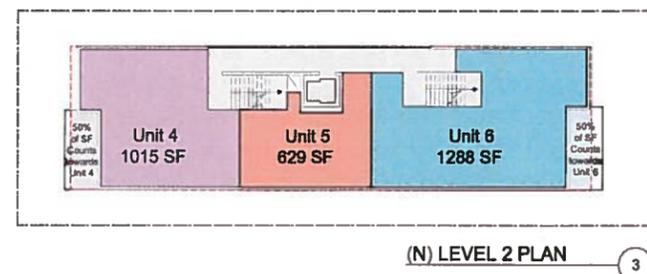
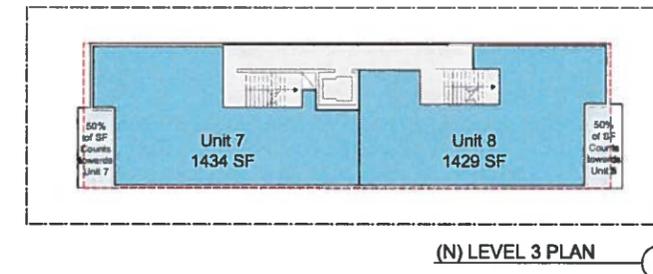
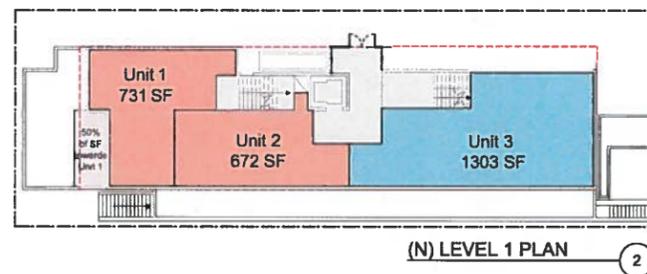
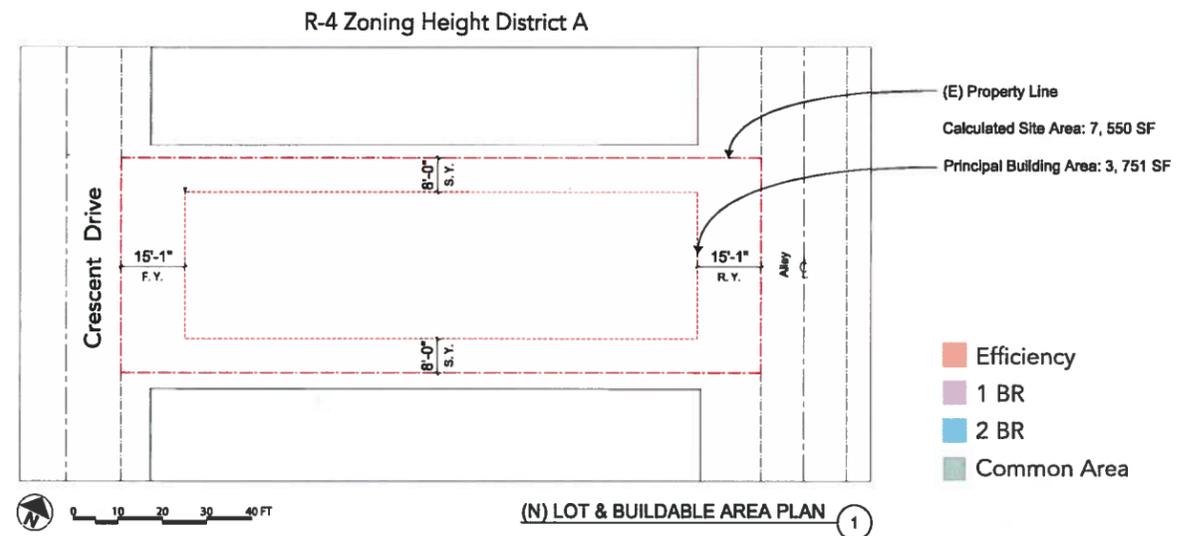
Principal Building Area: 3,751

Stories: 3

Aggregate Principal Area (APA): (PBA x Stories) 11,253

Modulation Required: (3% x APA) 337.59

* Setback on ground floor does not count towards modulation



ALTERNATIVE 2: 3 Stories, 8 Units, w/ Modulation Reduction Only

Unit Types/Sizes

	SF	Attributable Open Space*	NSF	GSF	Efficiency Factor (NSF/GSF)
First Floor					
Unit 1: Efficiency	731	47	778		
Unit 2: Efficiency	672	0	672		79.3%
Unit 3: Efficiency	630	0	630		
Unit 4: Efficiency	673	0	673		
Sum	2,706	47	2,753	3,470	
Second Floor					
Unit 5: 2 BR	1,420	47	1,467		
Unit 6: 2 BR	1,437	49	1,486		78.7%
Sum	2,857	96	2,953	3,753	
Third Floor					
Unit 7: 2 BR	1,420	47	1,467		
Unit 8: 2 BR	1,437	49	1,486		78.7%
Sum	2,857	96	2,953	3,753	
±Total	8,420	239	8,659	10,976	78.9%

*50% of Private Open Space is added to the unit square footage

Alternative 2 Parking

Type	#	Required Spaces/Unit	Total Spaces	Spaces Provided
Efficiency	4	1	4	
1 BR	0	0	0	
2 BR	4	2	8	
Total	8		12	14

*Spaces required (with reduction for density bonus according to state law)

Setbacks

Front Setback

Allowed: Minimum 15'

Provided: 15'-0"

Sides Setback

Allowed: 17' (8' min./side)

Provided: 17' (8'6" min./side)

Rear Setback

Allowed: 15'

Provided: 15'0"

Modulation

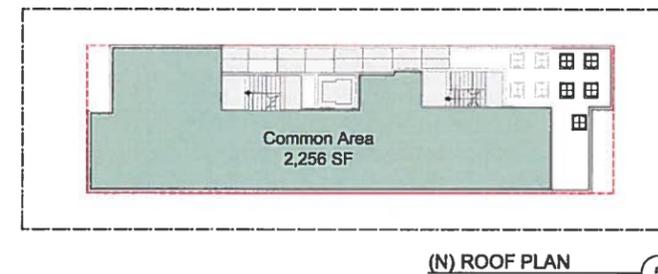
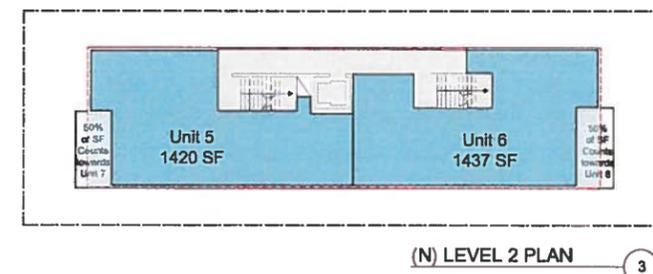
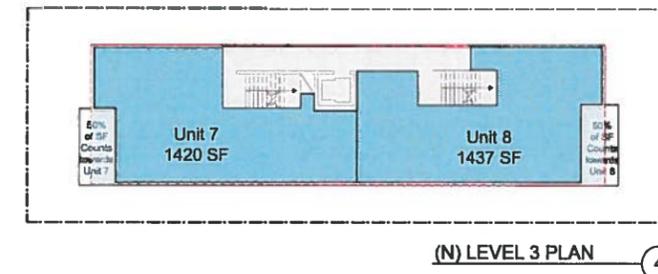
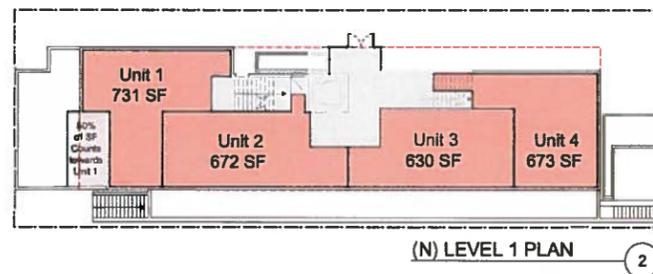
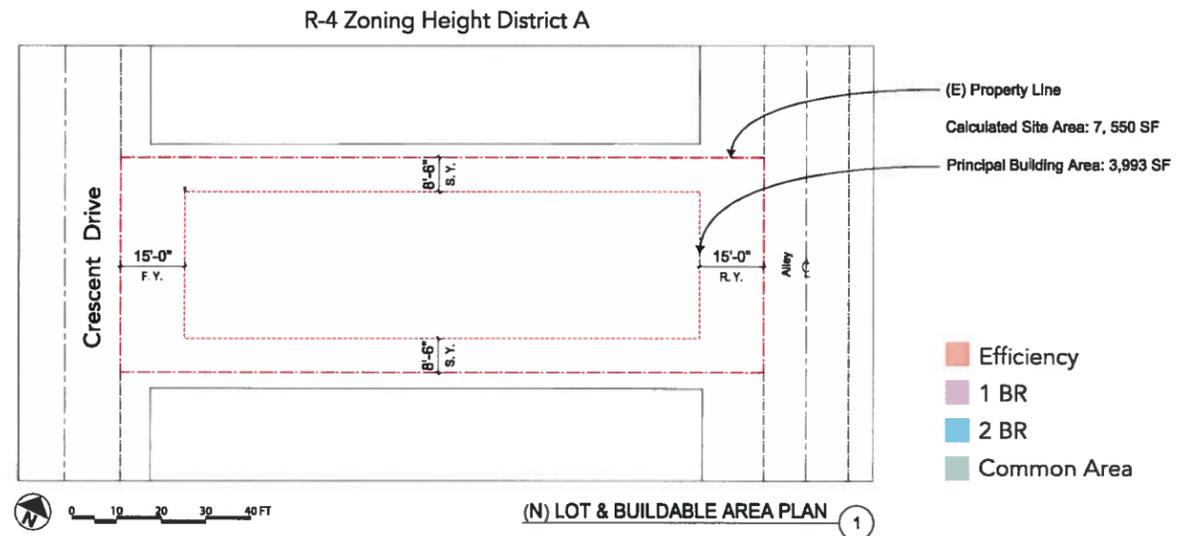
Principal Building Area: 3,993

Stories: 3

Aggregate Principal Area (APA): (PBA x Stories) 11,979

Modulation Required: (3% x APA) 359

* Setback on ground floor does not count towards modulation



ALTERNATIVE 3: 3 Stories, 8 Units, w/ no Incentives

Unit Types/Sizes

	SF	Attributable Open Space*	NSF	GSF	Efficiency Factor (NSF/GSF)
First Floor					
Unit 1: Efficiency	690	47	737		76.7%
Unit 2: Efficiency	670	0	670		
Unit 3: Efficiency	633	0	633		
Unit 4: Efficiency	622	0	622		
Sum	2,615	47	2,662	3,470	
Second Floor					
Unit 5: 2 BR	1,331	91	1,422		77.2%
Unit 6: 2 BR	1,426	49	1,475		
Sum	2,757	140	2,897	3,753	
Third Floor					
Unit 7: 2 BR	1,331	91	1,422		77.2%
Unit 8: 2 BR	1,426	49	1,475		
Sum	2,757	140	2,897	3,753	
±Total	8,129	327	8,456	10,976	77.0%

*50% of Private Open Space is added to the unit square footage

Alternative 3 Parking

Type	#	Required Spaces/Unit	Total Spaces	Spaces Provided
Efficiency	4	1	4	
1 BR	0	0	0	
2 BR	4	2	8	
Total	8		12	14

Setbacks

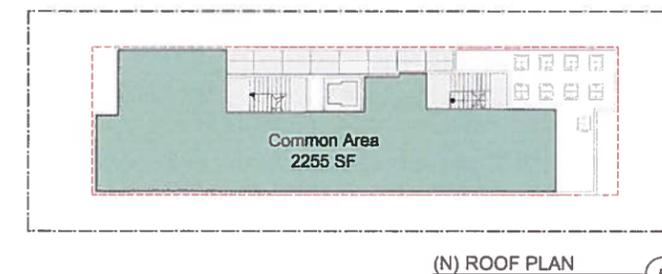
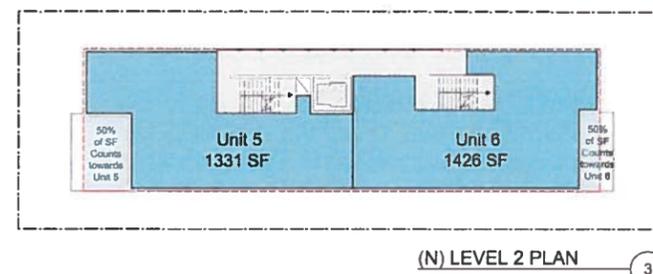
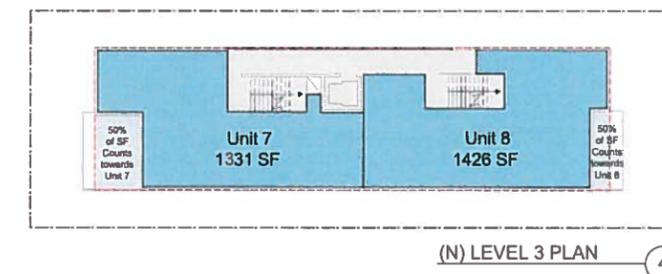
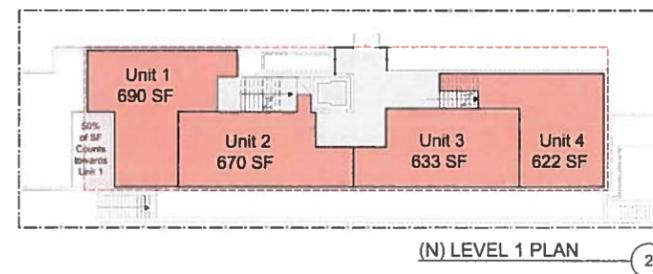
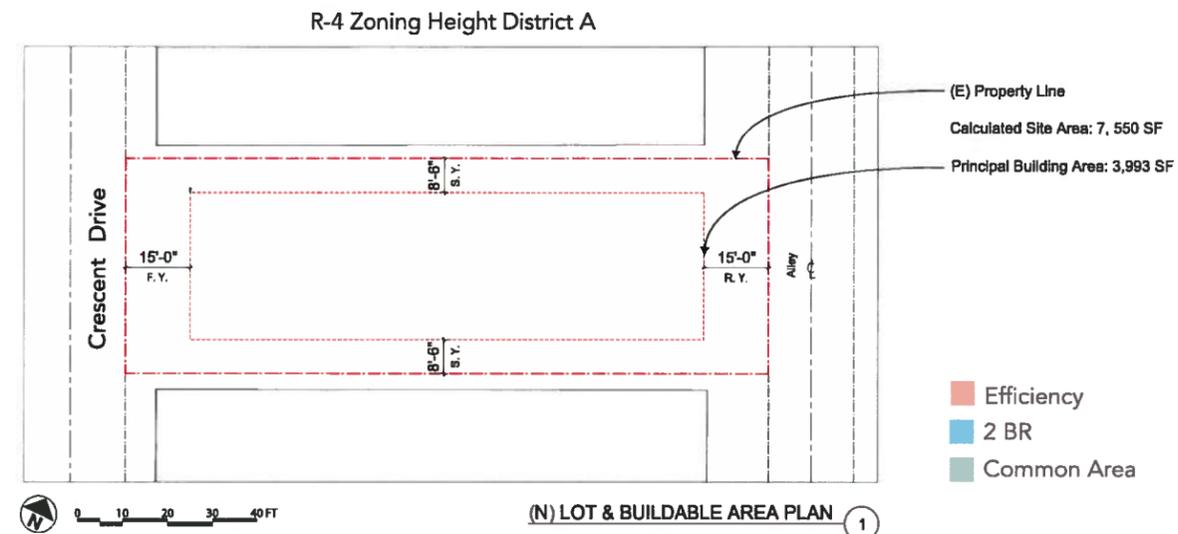
Front Setback
Allowed: Minimum 15'
Provided: 15'-0"

Sides Setback
Allowed: 17' (8' min./side)
Provided: 17' (8'6" min./side)

Rear Setback
Allowed: 15'
Provided: 15'-0"

Modulation

Principal Building Area: 3,993
Stories: 3
Aggregate Principal Area (APA): (PBA x Stories) 11,979
Modulation Required: (3% x APA) 359
* Setback on ground floor does not count towards modulation



ALTERNATIVE 4: 3 Stories, 4 Units & 1 Efficiency, w/ no Incentives (Base Zoning)

Unit Types/Sizes

	NSF	GSF	(NSF/GSF)
First Floor			
Unit 1: Efficiency	600		
Unit 2: 2 BR	1,850		
Sum	2,450	4,000	
Second Floor			
Unit 3: 2 BR	1,850		
Unit 4: 2 BR	1,850		
Sum	3,700	3,600	
Third Floor			
Unit 5: 2 BR	1,850	3,440	
±Total	8,000	11,040	72.5%

*50% of Private Open Space is added to the unit square footage

Alternative 4 Parking (per BHMC)

Type	#	Required Spaces/Unit	Total Spaces	Spaces Provided
Efficiency	1	1	1	
2 BR	4	2.5	10	
Guest Parking Required: (1 space/4 DUs)	-	0.25	1.25	
Total	5		13	14

Setbacks

Front Setback

Allowed: Minimum 15'

Provided: 15'-0"

Sides Setback

Allowed: 17' (8' min./side)

Provided: 17' (8'6" min./side)

Rear Setback

Allowed: 15'

Provided: 15'0"

Modulation

Principal Building Area: 3,993

Stories: 3

Aggregate Principal Area (APA):
(PBA x Stories) 11,979

Modulation Required:
(3% x APA) 359

* Setback on ground floor does not count towards modulation

