

APPROVED
JUL 11 2018

BOARD REPORT

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

NO. 18-147

DATE July 11, 2018

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82048 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

| | | | |
|-----------------------|------------|----------------|-------|
| AP Diaz | _____ | V. Israel | _____ |
| <i>for</i> R. Barajas | <u>CSP</u> | S. Piña-Cortez | _____ |
| H. Fujita | _____ | N. Williams | _____ |

Ramon Barajas
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82048 (Project) to dedicate land to the City, or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code Section (LAMC) 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency), "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City

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of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

LAMC Section 17.04 (Subdivision Committee) states that the Department of Recreation and Parks (RAP) is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

VTT 82048 (Project) is located at 1150 West Wilshire Boulevard in the Central City West area of the City. The Project site is approximately 1.44 gross acres and is currently improved with two (2) commercial buildings. The Project, as currently proposed, includes the demolition of one (1) of the existing commercial buildings and the construction of a new mixed use project consisting of 140 dwelling units and 9,000 square feet of retail/restaurant space.

The Project also includes approximately 21,000 square feet of exterior and interior common open space. These common open space areas include private patios, a podium amenity deck with seating and landscaping, and a rooftop amenity deck with a pool and spa.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City of Los Angeles either on-site or off-site of the project location.

Conceptual renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **April 19, 2018**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **February 20, 2018**. On April 30, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **June 8, 2018**. The Advisory Agency Filing Notification

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is attached (Attachment 2). Subsequent to the receipt of the above notice, RAP staff contacted City Planning staff regarding an extension to the comment deadline until the end of July.

It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting.

If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.88**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The **maximum** land dedication for the Project's proposed 140 units would be:

$$1.01 \text{ Acres} = (140 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board of Recreation and Park Commissioners' (Board) would need to approve (or disapprove) any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of January 11, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$12,607.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 140 units would be:

\$1,764,980 = \$12,607.00 x 140 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

Per Los Angeles Municipal Code Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed development projects is existing park service radius gaps. Approximately fifty-four percent (54%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAN sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Central City West area of the City and within the Westlake Community Plan Area. Currently, the Project site is improved with two (2) commercial buildings. The Project site is located in a residential area and is surrounded by retail, residential, office, and commercial uses.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile (1/2) walking distance of the Project site (EPADSS): 13,146 persons (24,804 persons per square mile).

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- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Westlake Community Plan Area (2014 American Community Survey): 36,563 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project includes various on-site common open space and recreational areas. The Project includes approximately 21,000 square feet of exterior and interior common open space. These common open space areas include private patios, a podium amenity deck with seating and landscaping, and a rooftop amenity deck with a pool and spa.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). Additionally it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these proposed recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are a number of public parks with a two (2) mile radius of the Project site. A map showing the project location and nearby park service area gaps is attached hereto (Attachment 5).

There is one (1) public park within a half (1/2) mile walking distance of the Project site:

- Valencia Triangle is a 0.06 acre park, located at 8th Street and Valencia Street. Valencia Triangle is currently improved with benches, landscaping, and a bust of Francisco Morazan.

As previously noted in the Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project as well as approximately 917 new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (1/2) walking distance. If the Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (1/2) walking distance of a public park.

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Nearby Public Park Projects

There are three new public parks currently in development within a two (2) mile radius of the Project site:

- 1st and Broadway Park is a 1.96 park located at 217 West 1st Street in Council District 14. The current scope of the 1st and Broadway Park Development (PRJ20781) Project is development of a new community park. The 1st and Broadway Park Development (PRJ20781) Project is currently in design. The 1st and Broadway Park Development (PRJ20781) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in August 2020. The current project budget for the 1st and Broadway Park Development (PRJ20781) Project is Thirty Million, Three Hundred Eighty-Nine Thousand Dollars (\$30,389,000.00) and the current available funding is Seventeen Million, Two Hundred Six Thousand, Eight Hundred Twelve Dollar and Three Cents (\$17,206,812.03). The 1st and Broadway Park Development (PRJ20781) Project is not fully funded at this time.
- Alpine Recreation Center Expansion (Ord and Yale Street Park (PRJ20591)) is a 0.85 acre park located at 817 Yale Street in Council District 1. The current scope of the Ord and Yale Street Park Project is the construction of a children's playground with equipment and climbing wall, the construction of a fitness zone with eight pieces of equipment, construction an entry plaza/performance space with small cafe and restroom building, construction of an upper viewing terrace with public art water feature, and the construction of a fitness trail on the Native Restoration Garden slope and through the Bamboo Grove. The Ord and Yale Street Park Project is currently in bid and award. The development of the Ord and Yale Street Park Project is being led by BOE and is expected to be completed in November 2019. The current project budget for the Ord and Yale Street Park Project is Eight Million, Two Hundred Forty-Nine Thousand, Seven Hundred and Five Dollars (\$8,249,705.00) and the current available funding is Eight Million, Two Hundred Forty-Nine Thousand, Seven Hundred and Five Dollars (\$8,249,705.00). The Ord and Yale Street Park Project is fully funded at this time.

There is one park renovation project currently in development within a two (2) mile radius of the Project site:

- Pershing Square Park is a 4.44 acre park located at 532 South Olive Street in Council District 14. The Pershing Square Park Renovation (PRJ21113) Project is currently in design. The current scope of the Pershing Square Park Renovation (PRJ21113) Project is to identify, investigate, and address: (1) deficiencies in the built conditions of the existing underground parking garage, to meet today's code compliance; and (2) challenges in executing major design elements as proposed in the competition scheme, and validate for feasibility/constructability. The Pershing Square Park Renovation (PRJ21113) Project is being led by BOE and is it unknown at this time when the project is expected to be completed. The current project budget for the Pershing Square Park Renovation (PRJ21113) Project is not known at this time and the current available

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funding is Two Million, Seven Hundred Ninety-Seven Thousand, Three Hundred Thirty-Eight Dollars (\$2,797,338.00). The Pershing Square Park Renovation (PRJ21113) Project is not fully funded at this time.

Staff Recommendation

The Project is located in a high density area of the City. The density of the area within walking distance of the Project site is higher than the average density of the City but lower than the average density of the Community Plan Area in which the Project is located.

The Project site is not located in an existing park service radius gap, as there is one (1) park, Valencia Triangle, within walking distance of the Project. However, as previously noted, Valencia Triangle does not currently provide any recreational amenities for park users.

If a new public park was provided at the Project location, the park would serve Project residents but would not serve a significant number of new, previously unserved, residents within a half-mile (1/2) walking distance.

There are two (2) new public parks, and one (1) park renovation project, currently in development within a two (2) mile radius of the Project site. The development of these new parks and projects would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and that may provide sufficient recreation amenities to serve the needs of those residents. As previously noted, two (2) of these projects are not fully funded at this time and are in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to dedicate land to the City, or provide a combination of land dedication and fee payment.

FISCAL IMPACT STATEMENT

As it is not known at this time if the Advisory Agency will recommend the Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP'S General Fund is unknown.

This Report was prepared by Darryl Ford, Senior Management Analyst II, Planning, Maintenance and Construction Branch.

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LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Zoning and Community Plan Map
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report

Sheet Index

A0.0 Sheet Index

Civil

C1.0 Plot Plan

Architectural

A1.0 Site Plan
A1.1 Commercial Frontage

A2.0 Building Elevations
A2.1 Building Elevations

A3.0 Building Plan
A3.1 Building Plan
A3.1+ Building Plan
A3.2 Building Plan
A3.3 Building Plan
A3.4 Building Plan
A3.4+ Building Plan
A3.5 Building Plan
A3.6 Building Plan
A3.7 Building Plan
A3.8 Building Plan
A3.9 Building Plan

A4.0 Building Sections

A6.0 Rendering
A6.1 Rendering

Landscape

L0.01 Legend and Notes
L1.01 Perimeter Plan
L1.02 Podium Plan: Garage
L1.03 Podium Plan
L1.04 Roof Deck Plan

PROJECT LOCATION



Vicinity Map N.T.S.



Architecture + Planning
888.456.5849
ktgy.com

PacTen Partners

1150 WILSHIRE
LOS ANGELES, CALIFORNIA # 2017-0239

SCHEMATIC DESIGN
JANUARY 29, 2018

SHEET INDEX

A0.0



SITE SUMMARY

| | |
|-------------------|---|
| Location | 1150 Wilshire Blvd, Westlake, Los Angeles, California |
| Proposed Uses | Street level retail/parking garage/residential condominiums |
| Zoning | C4(CW)-U/6 zone - Central City West Specific Plan |
| R5 Density | 1 DU / 200 SF of lot |
| Site Area (Gross) | 38,240 SF - includes lots 48-51 (28,216 SF New Construction on Lots 49-51) |
| Total SF | 171,911 SF on Lots 48-51 - not including Parking/Storage (10,080 SF Existing Building on Lot 48) |
| Floor Area Ratio | 4.6 FAR - 174,522 SF Lots 48-51 / 38,240 SF (0.3 FAR - 10,080 SF Lot 48 / 38,240 SF) |

| Units | | DU |
|----------|----------------|-----|
| Allowed | 38,240 / 200 = | 191 |
| Provided | | 140 |

| Density | | DU/AC |
|----------|-------------------|-------|
| Allowed | 191 DU / .88 AC = | 218 |
| Provided | 140 DU / .88 AC = | 159.5 |

| FAR | | |
|----------|--------------------|-----|
| Allowed | 229,440 / 38,240 = | 6.0 |
| Provided | 164,442 / 38,240 = | 4.3 |
| | 10,080 / 38,240 = | 0.3 |

New Construction on Lots 49-51
Existing Building on Lot 48

| Height | | FT |
|----------|--|------|
| Allowed | | 1218 |
| Provided | | 185 |

Measured to T.O.P.

PROGRAM SUMMARY

Provided - New Construction on Lots 49-51

| GSF | Area |
|-----------------------|----------------|
| Residential | 144,484 |
| Parking/Storage | 135,457 |
| Commercial | 9,115 |
| Non-Residential | 8,232 |
| Total Building | 297,288 |

Provided - Existing Building on Lot 48

| GSF | Area |
|-----------------------|---------------|
| Parking/Storage | 10,080 |
| Office | 10,080 |
| Total Building | 20,160 |

* See Plot Plan for detailed analysis of Parking, Open Space, Landscape, and FAR

*Refer to Plot Plan for all Site Dimensions

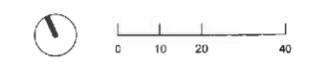


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PacTen Partners

1150 WILSHIRE
LOS ANGELES, CALIFORNIA # 2017-0239

SCHEMATIC DESIGN
JANUARY 29, 2018



CONCEPTUAL SITE PLAN
LEVEL 02 - Ground Level Wilshire Blvd

A1.0



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PacTen Partners

1150 WILSHIRE
LOS ANGELES, CALIFORNIA # 2017-0239

SCHEMATIC DESIGN
JANUARY 29, 2018

CONCEPTUAL RENDERING
AERIAL VIEW LOOKING NORTH

A6.0



Architecture + Planning
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PacTen Partners

1150 WILSHIRE
LOS ANGELES, CALIFORNIA # 2017-0239

SCHEMATIC DESIGN
JANUARY 29, 2018

CONCEPTUAL RENDERING
ROOF DECK EYE LEVEL LOOKING SOUTH

A6.1

1150 Wilshire Blvd.

1150 Wilshire Blvd.
Westlake, Los Angeles, CA

C4(CW)-U/6 Zone
Site Area: 0.647 acres

Client

**Dennis Fitzpatrick
PacTen Partners**

1209 Santiago Drive
Newport Beach, CA 92600

EPTDESIGN
landscape architecture | urban design | planning

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| Revisions | By | Date |
|-----------|----|------|
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Job Number: E17-514
Design Staff: CC
Project Manager: SG
Principal: MH

Podium Plan: Planting and Hardscape

L1.03

Plan Check Number: 00000000-PARK
These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digital. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

Plan Control: Construction Docs.
Plan Sub: 26 Jan. 2018

| SYMBOL | NAME |
|--------|---------------------------------|
| | ACACIA R. 'DESERT CARPET' |
| | DESERT CARPET ACACIA |
| | AECNIUM + FLORIBUNDUM |
| | AECNIUM HYBRID |
| | AGAVE ATTENUATA 'BOUTIN BLUE' |
| | 'BOUTIN BLUE' AGAVE |
| | AGAVE GEMINIFLORA |
| | TWIN-FLOWERED AGAVE |
| | AGAVE SPECIES |
| | AGAVE |
| | ALOE SPECIES |
| | ALOE |
| | ANIGOSANTHUS HYBRID SPECIES |
| | KANGAROO PAWS |
| | ARBUTUS UNEDO |
| | STRAWBERRY TREE |
| | BOUGAINVILLEA SPECIES |
| | BOUGAINVILLEA |
| | CALLISTEMON 'LITTLE JOHN' |
| | DWARF BOTTLEBRUSH |
| | CARISSA M. 'HORIZONTALIS' |
| | NATAL PLUM |
| | CAREX SPECIES |
| | SEDGE |
| | DASYLIRION LONGISSIMUM |
| | MEXICAN GRASS TREE |
| | DIETES VEGETA |
| | FORTNIGHT LILY |
| | ECHEVERIA AGAVOIDES |
| | CARPET ECHEVERIA |
| | LANTANA MONTEVIDENSIS |
| | PURPLE TRAILING LANTANA |
| | MULLENBERGIA RIGENS |
| | DEER GRASS |
| | MYOPORUM PARVIFOLIUM |
| | MYOPORUM |
| | PHILLODENDRON KANADU |
| | DWARF PHLODENDRON |
| | PHOTINIA X FRESERI |
| | RED-TIPPED PHOTINIA - BUSH FORM |
| | PHOTINIA X FRESERI |
| | RED-TIPPED PHOTINIA - COLUMNAR |
| | PITTOSPORUM SPECIES |
| | MOCK ORANGE |
| | PODOCARPUS MACROPHYLLUS 'MAKI' |
| | SHRUBBY YEW PINE |
| | RHAPHIOLEPIS INDICA 'BALLERINA' |
| | BALLERINA INDIAN HAWTHORN |
| | SEDUM NUSSBAUMERIANUM |
| | COPPERTONE STONECROP |
| | STREPTITZIA REGINAE |
| | BIRD OF PARADISE |
| | 'VIBURNUM TINSU' 'COMPACTUM' |
| | SPRING BOUQUET LAURUSTINUS |

*Plant List is conceptual and subject to change.

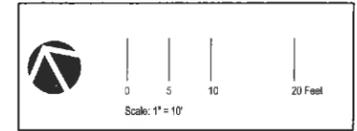
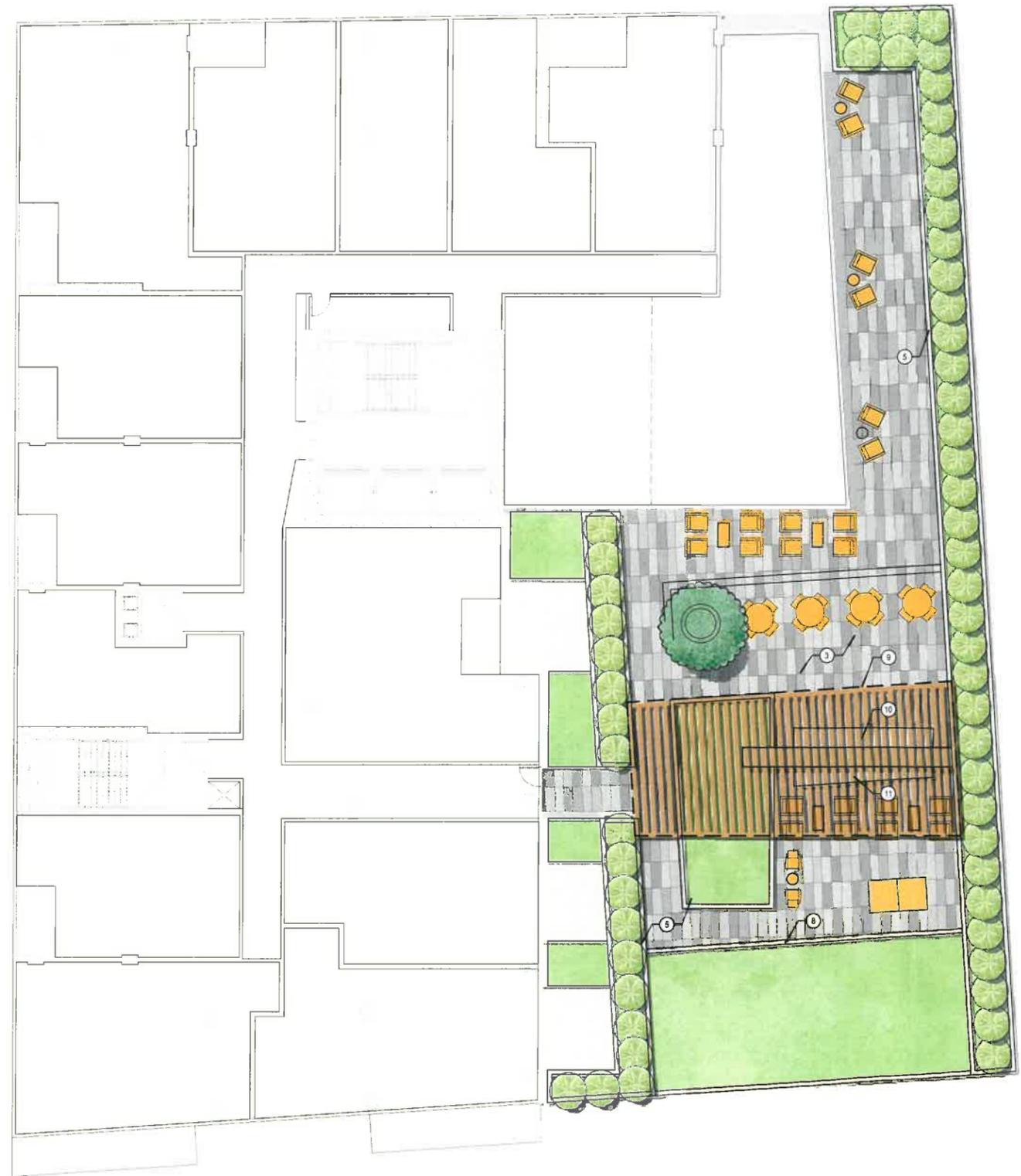
| SYMBOL | NAME |
|--------|--|
| | WASHINGTONIA ROBUSTA MEXICAN FAN PALM |

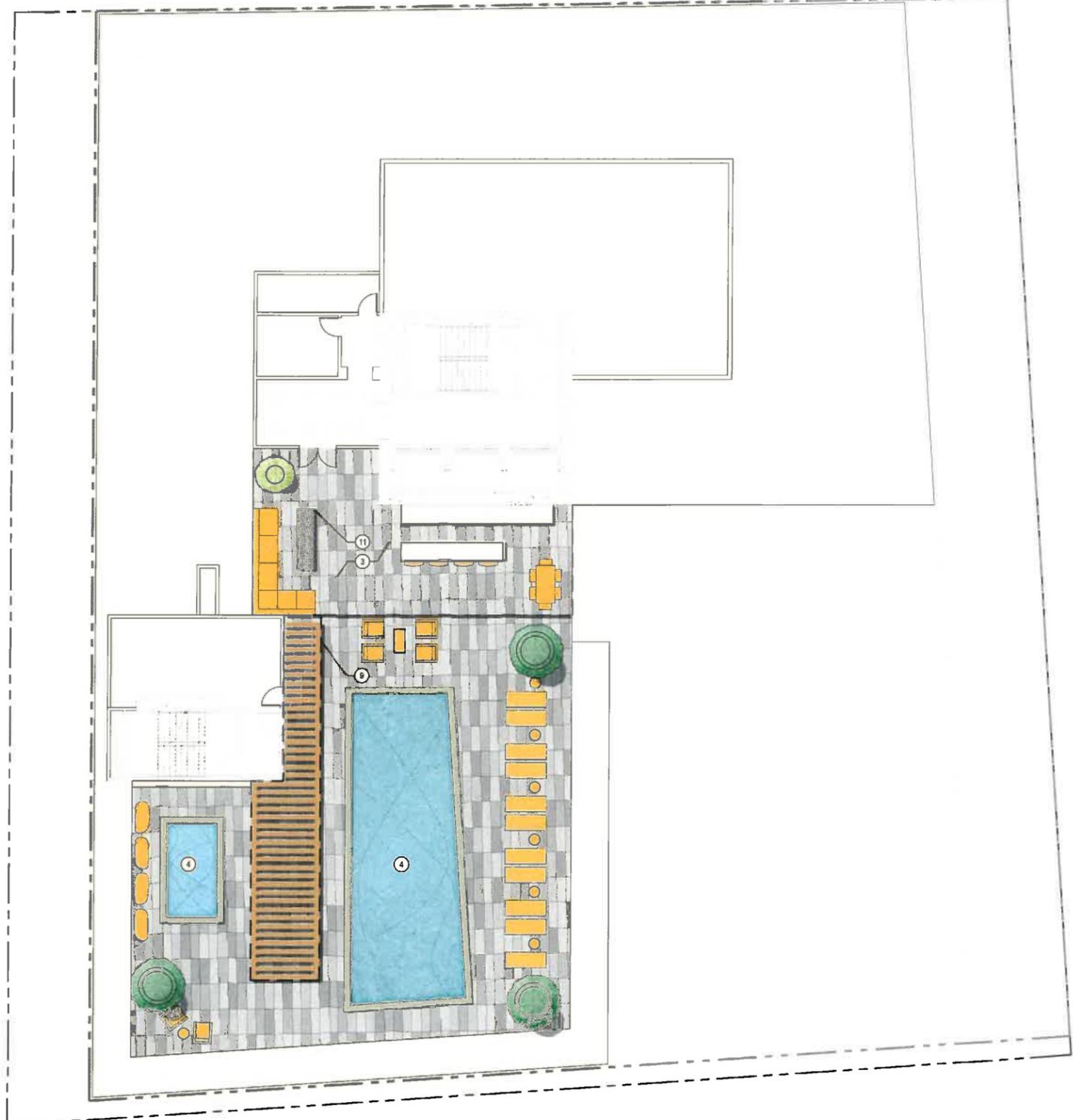
| SYMBOL | NAME |
|--------|--|
| | FICUS MACROPHYLLA NITIDA MORETON BAY TREE |
| | PODOCARPUS GRACILIOR FERN PINE |
| | WASHINGTONIA ROBUSTA MEXICAN FAN PALM |

| SYMBOL | NAME |
|--------|--|
| | ARBUTUS UNEDO STRAWBERRY TREE |
| | CERCIDIUM H. 'DESERT MUSEUM' |
| | PALO VERDE |
| | DRACAENA DRACO DRAGON TREE |
| | MAGNOLIA GRANDIFLORA 'LITTLE GEM' |
| | MAGNOLIA LITTLE GEM |
| | QUERCUS LOBATA VALLEY OAK |
| | FICUS M. NITIDA COLUMN MORETON BAY TREE |
| | LAURUS NOBILIS SWEET BAY |
| | Linear Root Barrier by Deep Root or approved equal. |

*Plant List is conceptual and subject to change.

| SYMBOL | DESCRIPTION |
|--------|-------------------------------|
| ① | Concrete Paving |
| ② | Enhanced Paving |
| ③ | Enhanced Paving (On Podium) |
| ④ | Pool and Spa |
| ⑤ | Raised Planters (On Podium) |
| ⑥ | Property Line |
| ⑦ | Right of Way |
| ⑧ | Storm Water Treatment Planter |
| ⑨ | Shade Structure |
| ⑩ | Outdoor Cooking Area |
| ⑪ | Fire Element |





PLANTING LEGEND: Shrubs & Groundcovers

| SYMBOL | NAME |
|---------------------------------|------|
| AGACIA R. 'DESERT CARPET' | |
| DESERT CARPET ACACIA | |
| AEDONIUM x FLORIBUNDUM | |
| AEDONIUM HYBRID | |
| AGAVE ATTENUATA 'BOUTIN BLUE' | |
| 'BOUTIN BLUE' AGAVE | |
| AGAVE GEMINIFLORA | |
| TWIN-FLOWERED AGAVE | |
| AGAVE SPECIES | |
| AGAVE | |
| ALOE SPECIES | |
| ALOE | |
| ANISOZANTHUS HYBRID SPECIES | |
| KANGAROO PAWS | |
| ARBUTUS UNEDO | |
| STRAWBERRY TREE | |
| BOUGAINVILLEA SPECIES | |
| BOUGAINVILLEA | |
| CALLISTEMON 'LITTLE JOHN' | |
| DWARF BOTTLEBRUSH | |
| CARISSA M. 'HORIZONTALIS' | |
| NATAL PLUM | |
| CAREX SPECIES | |
| SEDGE | |
| DASYLIRION LONGISSIMUM | |
| MEXICAN GRASS TREE | |
| DIETES VEGETA | |
| FORTNIGHT LILY | |
| ECHEVERIA AGAVOIDES | |
| CARPET ECHEVERIA | |
| LANTANA MONTEVIDENSIS | |
| PURPLE TRAILING LANTANA | |
| MULHBERGIA RIGENS | |
| DEER GRASS | |
| MYOPORUM PARVIFOLIUM | |
| MYOPORUM | |
| PHILODENDRON XANADU | |
| DWARF PHILODENDRON | |
| PHOTINIA X FRESERI | |
| RED-TIPPED PHOTINIA - BUSH FORM | |
| PHOTINIA X FRESERI | |
| RED-TIPPED PHOTINIA - COLUMNAR | |
| ATTOSPORUM SPECIES | |
| MOCK ORANGE | |
| PODOCARPUS MACROPHYLLUS 'MAKI' | |
| SHRUBBY YEW PINE | |
| RAPHIOLEPIS INDICA 'BALLERINA' | |
| BALLERINA INDIAN HAWTHORN | |
| SEDUM NUSSBAUMERIANUM | |
| COPPERTONE STONECROP | |
| STRELTIZIA REGINAE | |
| BIRD OF PARADISE | |
| VIBURNUM TINUS 'COMPACTUM' | |
| SPRING BOUQUET LAURUSTINUS | |

EXISTING STREET TREE LEGEND:

| SYMBOL | NAME |
|----------------------|------------------|
| WASHINGTONIA ROBUSTA | MEXICAN FAN PALM |

PLANTING LEGEND: Proposed Street Trees

| SYMBOL | NAME |
|--------------------------|------------------|
| FICUS MACROPHYLLA NITIDA | MORETON BAY TREE |
| PODOCARPUS GRACILIOR | FERN PINE |
| WASHINGTONIA ROBUSTA | MEXICAN FAN PALM |

PLANTING LEGEND: Trees

| SYMBOL | NAME |
|-----------------------------------|---------------------|
| ARBUTUS UNEDO | STRAWBERRY TREE |
| CERCIDILUM H. 'DESERT MUSEUM' | PALO VERDE |
| DRACAENA DRACO | DRAGON TREE |
| MAGNOLIA GRANDIFLORA 'LITTLE GEM' | MAGNOLIA LITTLE GEM |
| QUERCUS LOBATA | VALLEY OAK |
| FICUS M. NITIDA COLUMN | MORETON BAY TREE |
| LAURUS NOBILIS | SWEET BAY |

KEY NOTE LEGEND

| SYMBOL | DESCRIPTION |
|--------|-------------------------------|
| 1 | Concrete Paving |
| 2 | Enhanced Paving |
| 3 | Enhanced Paving (On Podium) |
| 4 | Pool and Spa |
| 5 | Raised Planters (On Podium) |
| 6 | Property Line |
| 7 | Right of Way |
| 8 | Storm Water Treatment Planter |
| 9 | Shade Structure |
| 10 | Outdoor Cooking Area |
| 11 | Fire Element |

*Plant List is conceptual and subject to change.

1150 Wilshire Blvd.

1150 Wilshire Blvd.
Westlake, Los Angeles, CA
C4(CW)-U/6 Zone
Site Area: 0.647 acres

Client
Dennis Fitzpatrick
PacTen Partners
1209 Santiago Drive
Newport Beach, CA 92600

EPTDESIGN
landscape architecture | urban design | planning
401 Glenway Street, First Floor | Laguna Beach, CA 92651 | T 949.502.4500 | F 949.502.4510
844 East Ocean Street, Ste. 201 | Trabuco, CA 91101 | T 626.795.2008 | F 626.795.2847
www.eptdesign.com



| Revisions | By | Date |
|-----------|----|------|
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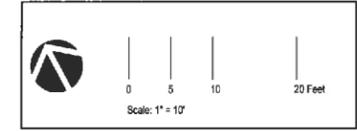
Job Number E17-514
Design Staff CC
Project Manager SG
Principal MH

Roof Deck Plan: Planting and Hardscape

L1.04

Plan Check Number: 00000000-PARK
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Plan Control: Construction Docs.
Plan Sub: 26 Jan. 2018





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<http://planning.lacity.org>

Filing Notification and Distribution

Tract Map No. **VTT-82048**
Tract Map Date: **February 20, 2018**
Property Address: **1150 W. Wislhire Blvd.**
Community Plan: **Westlake**

Distribution Date: **April 30, 2018**

Deemed Complete Date: **April 30, 2018**

COUNCIL DISTRICT NO. 1

Hillside Yes No

Neighborhood Council District:

Downtown Los Angeles

Bureau of Engineering

Bureau of Sanitation

Dept. of Building and Safety - Grading

Urban Forestry (Haul Route Only)

Dept. of Building and Safety – Zoning

Housing Department (No P.S.)

Dept. of Transportation

Board of Education (No P.S.)

DWP Real Estate

County Health Department (No P.S.)

DWP Water Design

GIS (Final Map & LOD)

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Street Lighting

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

DATE DUE: UPON RECEIPT

Please send your reports to the following e-mail address: hakeem.parke-davis@lacity.org. Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

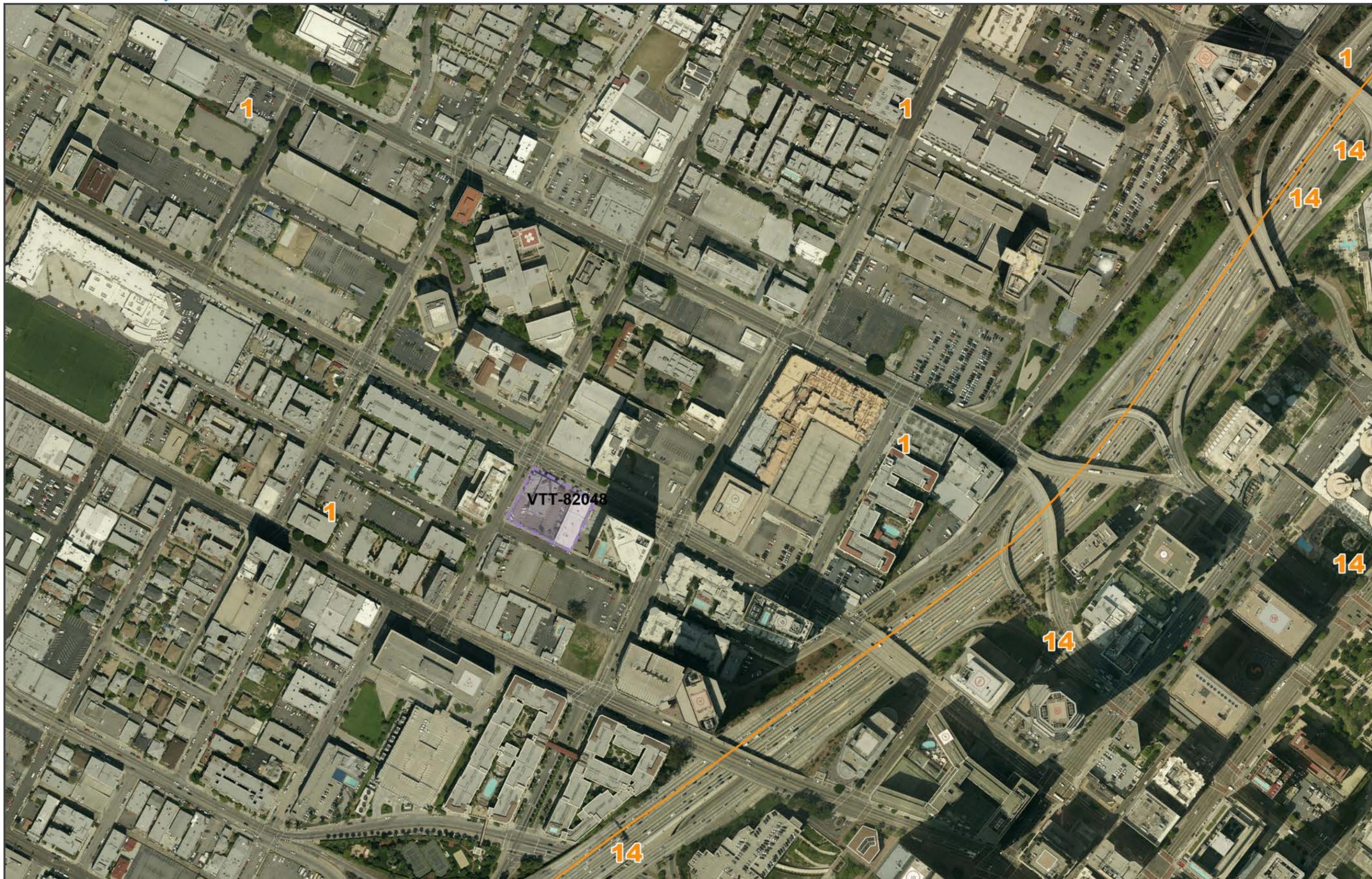
VINCENT P. BERTONI, AICP
Advisory Agency

KEVIN S. GOLDEN
Deputy Advisory Agency
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Location



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits

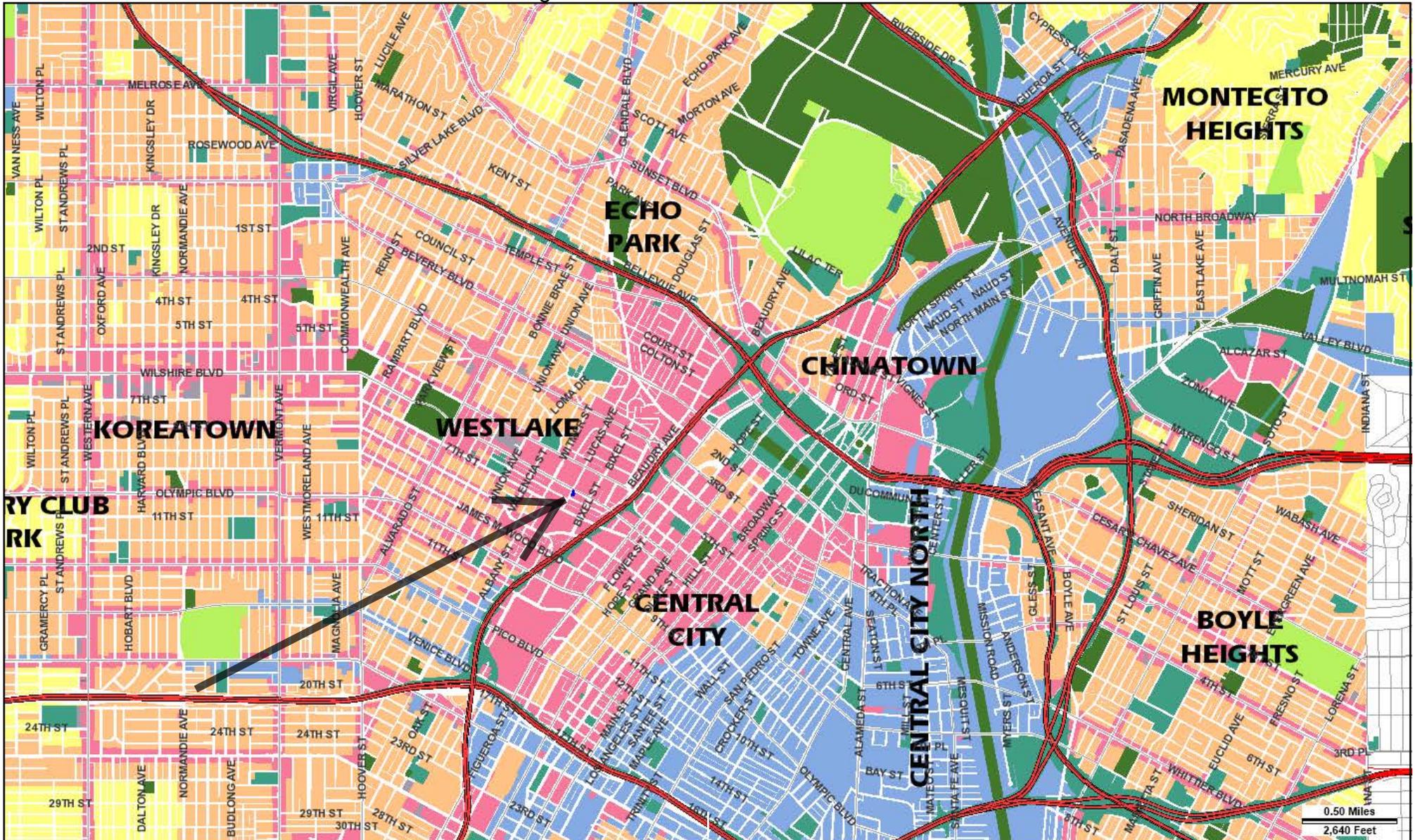
NOTES

0 0 Miles 0 0

SCALE 1: 4,514

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Printed: 05/03/2018



Address: 1150 W WILSHIRE BLVD

Tract: SUB-DIVISION OF THAT PART OF LOT 1 BLK. 37 HANCOCKS SURVEY LYING SOUTH OF ORANGE STREET AND WESTERLY FROM WILLIAM STR

Zoning: CW

APN: 5143022011

Block: None

General Plan: Regional Center Commercial

PIN #: 130-5A207 82

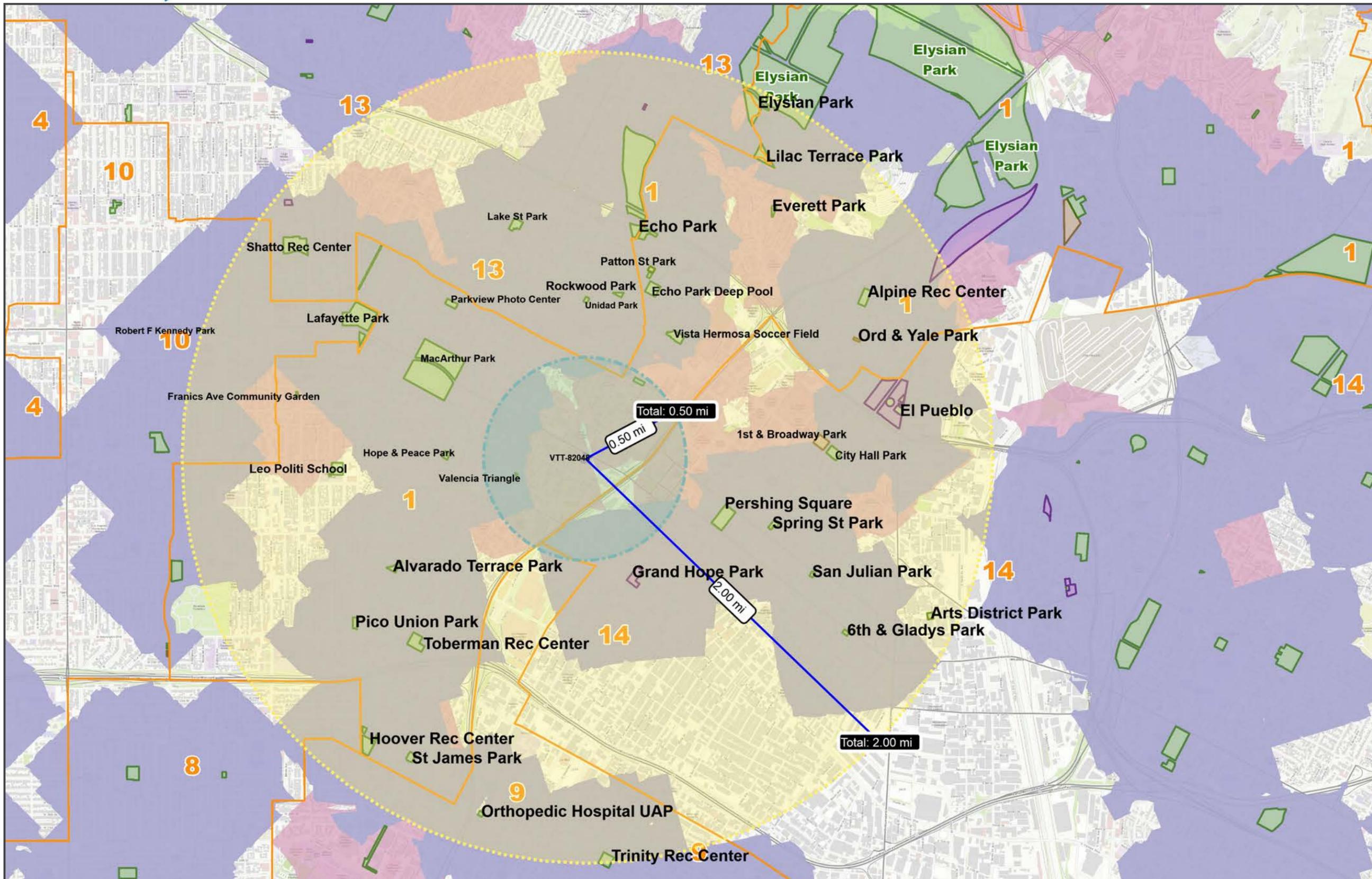
Lot: FR 51





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

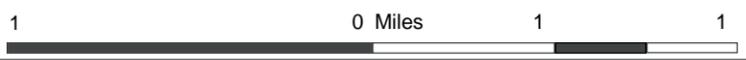
VTT-82048 - Project Location & Surrounding Parks



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- Future Parks
- City Limits
- All Neighborhood Service Area
- All Improved Service Areas

NOTES



SCALE 1: 36,112

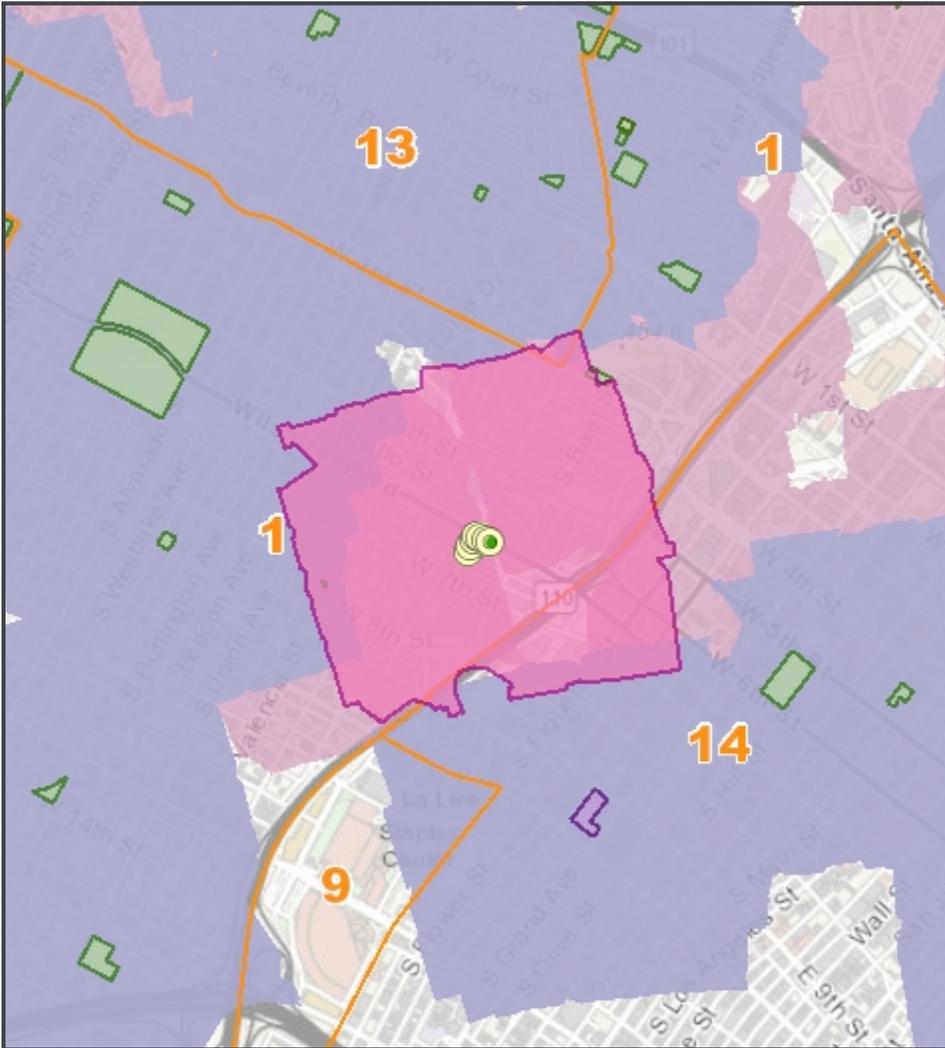
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Printed: 04/19/2018



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-82048

Description:

Construction of a mixed-use building with 140 condominium units and 9,115 SF of commercial/retail space.

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

Population and Age Breakdown

Household and Income Breakdown

| | Total Residents Served: | Currently Non-Served Residents Served: |
|-------------------|-------------------------|--|
| Residents Served: | 13,617 | 917 |

| | Total Households Served: | Currently Non-Served Households Served: |
|--------------------|--------------------------|---|
| Households Served: | 5,424 | 533 |

Residents Served by Age

Households Served by Annual Income

| | | |
|------------------|-------|-----|
| Under Age 5: | 950 | 22 |
| Age 5 to 9: | 830 | 11 |
| Age 10 to 14: | 763 | 11 |
| Age 15 to 17: | 514 | 10 |
| Age 18 to 64: | 9,865 | 822 |
| Age 65 and Over: | 695 | 41 |

| | | |
|-----------------------|-------|-----|
| Under \$25,000: | 3,050 | 295 |
| \$25,000 to \$34,999: | 587 | 49 |
| \$35,000 to \$49,999: | 570 | 36 |
| \$50,000 to \$74,999: | 469 | 74 |
| \$75,000 and Over: | 748 | 79 |

Source: Census/ACS 2010