

APPROVED

APR 02 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-053

DATE April 2, 2020

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82107 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	R. C. Santo Domingo	<u>DF</u>
V. Israel	_____	N. Williams	_____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-82107 (Project) to pay in-lieu fees to the City in order fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

PARK FEE 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 (LAMC) Section 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) states that "[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 of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

BOARD REPORT

PG. 2 NO. 20-053

LAMC Section 17.04 (Subdivision Committee) states that 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

The proposed Project, located at 10822 West Wilshire Boulevard and 10812 West Ashton Avenue in the Westwood Village community of the City, consists of a mixed-use project with 54 residential units. The Project also includes non-residential spaces, such as 76 assisted living units, 46 Alzheimer's/memory care guest rooms, and a new school and church administration building. There is an existing church sanctuary building that will remain.

The proposed Project also includes approximately 6,099 SF of common open space, including a courtyard, two (2) school play yards, and several recreational terraces.

The Project, as submitted to City Planning, is not proposing to make a park 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 **May 24, 2018**. The meeting included a discussion of the requirements of LAMC 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 proposed Project.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **June 14, 2018**. On February 24, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as **April 6, 2020**. The Advisory Agency Filing Notification is attached (Attachment 2). If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

BOARD REPORT

PG. 3 NO. 20-053

REQUIRED LAND DEDICATION AND 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.”

LAMC 12.33 D.2.b states “Any land dedication for park and recreation purposes shall not be deducted from a site’s gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio.”

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** required land dedication for the Project’s proposed 54 units would be:

$$\mathbf{0.39\ Acres = (54 \times 2.88) \times 0.00251}$$

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.

BOARD REPORT

PG. 4 NO. 20-053

Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of 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 would need to approve 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 development 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 July 1, 2019, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$12,998.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 54 units would be:

\$701,892.00 = \$12,998.00 x 54 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.

BOARD REPORT

PG. 5 NO. 20-053

Per LAMC 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 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 developments is existing park service radius gaps. Approximately 54% of residents in the City of Los Angeles live within a ½-mile, or a 10 minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to 65% by 2025 and to 75% by 2035. RAP has employed 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 proposed Project is located within the Westwood Village community of the City and within the Westwood Community Plan Area. Currently, the Project site has a church and school building. The proposed Project is surrounded by commercial and residential buildings on all sides.

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

The proposed Project is located in a high-density area of the City. Below is 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:

- ½-mile walking distance of the Project site (EPADSS): 9,564 persons (18,045 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Westwood Community Plan Area (2017 American Community Survey): 14,617 persons per square mile

BOARD REPORT

PG. 6 NO. 20-053

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 6,099 SF of common open space, including a courtyard, two (2) school play yards, and several recreational terraces.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed Project would otherwise be required to provide per LAMC Section 12.21 (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 proposed 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 to serve the proposed Project's residents.

Public Park Access

There are two RAP-operated public parks within a ½-mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

- Westwood Gardens Park, located at 1246 Glendon Avenue, is a 0.29-acre park that provides a small landscaped open space, playground, and plaza for the surrounding community.
- Westwood Park, located at 1350 South Sepulveda Boulevard, is a 26.70-acre park that features amenities such as baseball fields, outdoor basketball courts, a synthetic soccer field, tennis courts, an indoor gymnasium, a dog park, and a swimming pool.

As previously noted in this 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 and would serve approximately **2,049** new, previously unserved, residents within a ½-mile walking distance (Attachment 6). 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 ½-mile walking distance. If the proposed 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 (½) walking distance of a public park.

Nearby Public Park Projects

There are no public parks currently in development within a two (2) mile radius of the Project site.

BOARD REPORT

PG. 7 NO. 20-053

There are three (3) park renovation projects currently in development at Westwood Park, which is located in Council District 5 within a 2 mile radius of the Project site:

- The scope of the Westwood Park Multipurpose Synthetic Field (PRJ21329) Project is the installation of a new multipurpose synthetic field, installation of new LED light for the field, and the installation of new walkways, trees, and a hydration station. It is currently unknown when the Westwood Park Multipurpose Synthetic Field Project will begin construction. The Westwood Park Multipurpose Synthetic Field project is fully funded at this time.
- The scope of the Westwood Park Aidan's Place Playground Replacement (PRJ21343) Project is the construction of a new children play area and equipment, as well as associated turf, hardscape, landscaping, and irrigation improvements. It is currently unknown when the Westwood Park Aidan's Place Playground Project will begin construction. The Westwood Park Aidan's Place Playground project is fully funded at this time.
- The scope of the Westwood Park New Restroom (PRJ21344) Project includes the installation of a new prefabricated restroom building, and associated turf, hardscape, landscaping, and irrigation improvements. It is currently unknown when the Westwood Park New Restroom Project will begin construction. The Westwood Park New Restroom project is fully funded at this time.

Staff Recommendation

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

The Project site is not located in an existing park service radius gap. There is 2 RAP-operated public park within a ½-mile walking distance from the Project.

There are no new public parks currently in development within a two (2) mile radius of the Project site.

There are three (3) park renovation project currently in development within a two (2) mile radius of the Project site.

If a new public park was provided at the Project location, the park would serve Project residents and 2,049 currently unserved residents within a ½-mile walking distance.

Therefore, RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City.

BOARD REPORT

PG. 8 NO. 20-053

FISCAL IMPACT

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

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

Result: Collected fees will fund capital improvements at existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

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



WILSHIRE STREET VIEW



HUITT-ZOLLARS



WESTWOOD PRESBYTERIAN CHURCH NORTH & SOUTH
CAMPUSES / BELMONT VILLAGE ASSISTED LIVING FACILITY

10822 WILSHIRE BLVD. & 10812 ASHTON AVE.
LOS ANGELES, CA 90024

ENTITLEMENT
PACKAGE

ISSUE DATE: 06/08/2018

COVER SHEET

G-000

PARKING ANALYSIS		
BELMONT VILLAGE RESIDENCE TOWER		
SPACE TYPE	RATIO	REQUIRED SPACES
INDEPENDENT LIVING UNITS - 54	1 SPACE PER D.U.	54
ASSISTED LIVING UNITS - 76	1 SPACE PER ROOM	76
DEMENTIA CARE GUEST ROOMS - 46	2 SPACES PER BED	9
REDUCE 1 PARKING SPACE FOR EVERY 4 BICYCLE SPACES PROVIDED		-13
SUBTOTAL PARKING FOR RESIDENCE TOWER		126
WESTWOOD PRESBYTERIAN CHURCH / PRESCHOOL		
SPACE TYPE	RATIO	REQUIRED SPACES
SANCTUARY SPACE:		
CHURCH SANCTUARY - 210 SEATS	1 SPACE FOR EVERY 5 SEATS	42
REDUCE 1 PARKING SPACE FOR EVERY 4 BICYCLE SPACES PROVIDED		-1
SUBTOTAL PARKING FOR SANCTUARY		41
EDUCATION CENTER - FIRST FLOOR:		
CLASSROOMS - 8 TOTAL	1 SPACE PER CLASSROOM	8
ADMIN / OFFICE - 853 S.F. TOTAL	1 SPACE/ 500 S.F.	2
EDUCATION CENTER - SECOND FLOOR:		
CLASSROOMS - 10 TOTAL	1 SPACE PER CLASSROOM	10
ADMIN / OFFICE - 2,407 S.F.	1 SPACE/ 500 S.F.	5
SUBTOTAL PARKING FOR SANCTUARY & EDUCATION CENTER		66
TOTAL PARKING REQUIRED FOR THE SITE		192
TOTAL PARKING SPACES PROVIDED:		198

OPEN SPACE ANALYSIS			
BELMONT VILLAGE OPEN SPACE CALCULATIONS			
REQUIRED OPEN SPACE FOR DWELLING UNITS:			
CATEGORY OF SPACES	NO. OF UNITS	RATIO	REQUIRED AREA
1 BEDROOM UNIT	40 UNITS	100 SF/UNIT	4,000 S.F.
2 BEDROOM UNIT	14 UNITS	125 SF/UNIT	1,750 S.F.
TOTAL REQUIRED OPEN SPACE			5,750 S.F.
COMMON OPEN SPACE REQUIREMENTS PER LAMC 12.21.G			
- SPACE IS OPEN TO THE SKY			
- SPACE IS READILY ACCESSIBLE TO ALL RESIDENTS			
- HAS MINIMUM AREA OF 400 SQUARE FEET WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET.			
- COMMON OPEN SPACE CONSTITUTES AT LEAST 50% OF THE REQUIRED USABLE OPEN SPACE.			
- RECREATION ROOMS LARGER THAN 600 SQUARE FEET CAN QUALIFY AS COMMON OPEN SPACE UP TO 25% OF USABLE OPEN SPACE			
BELMONT VILLAGE COMMON OPEN SPACE:			
11TH FLOOR SOUTH TERRACE			1,176 S.F.
11TH FLOOR NORTH TERRACE			1,232 S.F.
11TH FLOOR WEST TERRACE			600 S.F.
TOTAL COMMON OPEN SPACE PROVIDED:			3,008 S.F.
BELMONT VILLAGE RECREATION ROOMS:			
GROUND FLOOR POOL/ LOUNGE			835 S.F.
11TH FLOOR LOUNGE			635 S.F.
11TH FLOOR GREAT ROOM			1,621 S.F.
SUBTOTAL			3,091 S.F.
TOTAL OPEN SPACE PROVIDED:			6,099 S.F.
TOTAL OPEN SPACE REQUIRED:			5,750 S.F.
* DEVIATION TO ALLOW MORE THAN 25% OF INTERIOR OPEN SPACE PER ELDERCARE PERMIT.			

FLOOR AREA RATIO		
SOUTH CAMPUS FAR ANALYSIS (R-1 ZONE EDUCATION CENTER)		
LOT AREA:	22,653 S.F.	
BUILDABLE AREA:	16,358 S.F.	
PROPOSED FLOOR AREA FOR SOUTH CAMPUS:	19,567 S.F.	
RESULTING FAR:	1.2:1	
ALLOWABLE FAR IS:	45:1 - TO EXCEED VIA LAMC 12.24F	
SEE SHEETS G-020 AND G-021 FOR CONTRIBUTING AREA SUMMARIES.		
NORTH CAMPUS FAR ANALYSIS (R-5 ZONE: SANCTUARY BUILDING)		
LOT AREA:	6,807 S.F.	
BUILDABLE AREA:	4,466 S.F.	
EXISTING FLOOR AREA AT NORTH CAMPUS:	2,580 S.F.	
RESULTING FAR:	58:1	
ALLOWABLE FAR:	8:1	
SEE SHEETS G-020 AND G-021 FOR CONTRIBUTING AREA SUMMARIES.		
NORTH CAMPUS FAR ANALYSIS (R-5 ZONE: BELMONT RESIDENCE TOWER)		
LOT AREA:	41,098 S.F.	
BUILDABLE AREA:	34,310 S.F.	
PROPOSED FLOOR AREA FOR NORTH CAMPUS:	175,754 S.F.	
RESULTING FAR:	5.12:1	
ALLOWABLE FAR:	8:1	
SEE SHEETS G-020 AND G-021 FOR CONTRIBUTING AREA SUMMARIES.		

DENSITY ANALYSIS	
DWELLING UNIT DENSITY CALCS	
54 DWELLING UNITS PROPOSED (REMAINDER ARE GUEST ROOMS)	
100 DWELLING UNITS ALLOWED PER ACRE	
LOT AREA=41,100 SQ. FT. DIVIDED BY 43,560 SQ. FT./ACRE = .94 ACRES	
MAXIMUM DWELLING UNITS ALLOWED	94 UNITS
NUMBER OF DWELLING UNITS PROPOSED	54 UNITS
ELDERCARE DWELLING UNIT COUNT	
UNIT COUNT	
UNIT TYPE	# OF UNITS
1 BEDROOM UNITS	40
2 BEDROOM UNITS	14
TOTAL NUMBER OF UNITS	54

BICYCLE PARKING ANALYSIS		
RESIDENTIAL BICYCLE PARKING REQUIRED:		
AREA TYPE	SHORT TERM	LONG TERM
ELDERCARE* (175,754 S.F., SEE NOTE-1)	18 SPACES	35 SPACES
CHURCH (BASED ON 210 SEATS - SEE NOTE-2)	4 SPACES	2 SPACES
EDUCATION CENTER (19,567 S.F., SEE NOTE-3)	2 SPACES	4 SPACES
TOTAL REQUIRED	24 SPACES	41 SPACES
TOTAL PROVIDED	26 SPACES	42 SPACES
NOTE-1: ELDERCARE BICYCLE PARKING IS SAME AS INSTITUTIONAL BICYCLE PARKING (LAMC 12.21.A.16)		
NOTE-2: CHURCH SHORT TERM BICYCLE PARKING CALCULATED AT 1 SPACE PER 50 FIXED SEATS. LONG TERM RATIO FOR BICYCLE PARKING IS 1 SPACE PER 100 FIXED SEATS.		
NOTE-3: EDUCATION CENTER SHORT TERM BICYCLE PARKING BASED ON INSTITUTIONAL REQ'S OF 1 SPACE PER 10,000 SQ. FT.. LONG TERM RATIO FOR BICYCLE PARKING IS 1 SPACE PER 5,000 SQ. FT.		

PROJECT INFORMATION	
PROJECT NAME:	BELMONT VILLAGE - WESTWOOD PRESBYTERIAN WESTWOOD PRESBYTERIAN EDUCATION CENTER
ADDRESSES:	10822 WILSHIRE BOULEVARD LOS ANGELES, CA 90024 & 10812 ASHTON AVENUE LOS ANGELES, CA 90024
APPLICANT:	BELMONT VILLAGE CORPORATION
PROJECT DESCRIPTION:	12 STORY SENIOR HOUSING WITH THREE LEVELS OF SUB-GRADE PARKING. PROJECT INCLUDES 54 INDEPENDENT LIVING UNITS, 76 ASSISTED LIVING AND 46 MEMORY CARE UNITS. THE GROUND FLOOR WILL INCLUDE AMENITY SPACE SUCH AS A LOBBY, INDOOR POOL, BEAUTY SALON AND GYMNASIUM. THE TOP FLOOR WILL INCLUDE A GREAT ROOM, KITCHEN, DINING ROOM FOR RESIDENTS AND OUT-DOOR TERRACES.
CONSTRUCTION TYPE:	TYPE-1, FIRE RESISTANT, FULLY SPRINKLERED.
ZONING:	R-5 - SANCTUARY, NORTH CAMPUS (LOT-1) R-5 - SENIOR HOUSING, NORTH CAMPUS (LOT-2) R-1 - EDUCATION CENTER, SOUTH CAMPUS (LOT-3)
FLOOD ZONE:	X
SITE AREAS:	SANCTUARY, NORTH CAMPUS, LOT #1: 4,466 SQ. FT. SENIOR HOUSING, NORTH CAMPUS, LOT #2: 41,100 SQ. FT. EDUCATION CENTER, SOUTH CAMPUS, LOT #3: 22,644 SQ. FT.
PROVIDED SETBACKS*:	LOT #1 - SANCTUARY, NORTH CAMPUS (EXISTING): FRONT YARD = 25'-0" WEST SIDE YARD = 8'-10" EAST SIDE YARD = 0" REAR YARD = 0" LOT #2 - SENIOR HOUSING, NORTH CAMPUS: FRONT YARD = 25'-0" SIDE YARD = 16'-0" REAR YARD = 15'-0" LOT #3 - EDUCATION CENTER, SOUTH CAMPUS: FRONT YARD = 20'-0" SIDE YARD = 5'-0" REAR YARD = 15'-0"
PROPOSED BLDG HEIGHT**:	LOT #1 - SANCTUARY, NORTH CAMPUS (EXISTING): (EXISTING) = 41'-6" - LAMC GRADE LOT #2 - SENIOR HOUSING, NORTH CAMPUS: 153'-0" TO PENTHOUSE - LAMC GRADE LOT #3 - EDUCATION CENTER, SOUTH CAMPUS: 34'-0" TO PENTHOUSE - LAMC GRADE 28'-4" TO TOP OF MAIN PARAPET WALL
OCCUPANCY TYPE:	B, R2.1, S-2, A3
* DEVIATIONS FROM SPECIFIC PLAN HEIGHT AND SETBACK PER ELDERCARE PERMIT. ** DEVIATIONS FROM LAMC HEIGHT AND SETBACK PER LAMC 12.24 F.	

SITE INFORMATION	
PROPERTY ADDRESSES:	BELMONT VILLAGE - 10822 WILSHIRE BLVD. LOS ANGELES, CA 90024 EDUCATION CENTER - 10812 ASHTON AVENUE LOS ANGELES, CA 90024

LEGAL DESCRIPTION	
PARCEL 1: APN: 4325-005-010 (PORTION)	THE PORTION OF LOT 4 IN BLOCK 31 OF TRACT 7803, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 73 TO 75 INCLUSIVE OF MAPS, LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 50 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID LOT 4.
PARCEL 2: APN: 4325-005-10 (PORTION)	LOT 4 IN BLOCK 31, OF TRACT 7803, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 73 TO 75 INCLUSIVE OF MAPS, EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 50 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID LOT 4, AS CONVEYED TO FRED DUNLAP AND LOUISE DUNLAP, HUSBAND AND WIFE, AS JOINT TENANTS RECORDED BOOK 9287, PAGE 88 OF OFFICIAL RECORDS.
PARCEL 3: APN: 4325-005-010	(REMAINDER PORTION) A PORTION OF LOT 9 IN BLOCK 17, AS PER MAP OF THE RANCHO SAN JOSE DE BUENOS AYRES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 19 TO 25 INCLUSIVE OF MISCELLANEOUS RECORDS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY LINE LOT 4, IN BLOCK 31 OF TRACT 7303, AS PER MAP RECORDED IN BOOK 88, PAGE 73 ET SEQ., OF MAPS, DISTANT THEREON NORTH 72 DEGREES, 19' 58" EAST 83.99 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 4 THENCE NORTH 21 DEGREES, 59' 05" EAST 89.61 FEET; THENCE NORTH 72 DEGREES, 19' 58" EAST 5 FEET; THENCE SOUTH 21 DEGREES 59' 05" EAST 89.61 FEET TO THE SAID NORTHWESTERLY LINE OF LOT 4 THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 72 DEGREES, 19' 58" WEST 5 FEET TO THE POINT OF BEGINNING.
PARCEL 4: APN: 4325-005-054	THE PORTION OF LOT 9 IN BLOCK 17 OF THE SUBDIVISION OF RANCHO SAN JOSE DE BUENOS AYRES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 26, PAGES 19 ET SQ. MISCELLANEOUS RECORDS AND THAT PORTION OF THE EASTERLY HALF OF PALM AVENUE (NOW VACATED), IMMEDIATELY ADJOINING SAID LOT 9 ON THE WEST, AS SHOWN ON SAID MAP, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF PALM AVENUE, NOW VACATED AS AFORESAID, WITH THE SOUTHERLY LINE OF WILSHIRE BOULEVARD (FORMERLY SUNSET BOULEVARD) THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID WILSHIRE BOULEVARD 180 FEET; THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT IN THE SOUTHERLY LINE OF AFORESAID LOT 9, DISTANT 84 FEET EASTERLY FROM THE INTERSECTION OF THE WESTERLY PROLONGATION OF SAID SOUTHERLY LINE WITH THE CENTER LINE OF PALM AVENUE (NOW VACATED), ABOVE REFERRED TO; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 9 AND ITS WESTERLY PROLONGATION 84 FEET TO IT'S SAID INTERSECTION WITH THE CENTER LINE OF PALM AVENUE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 418.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BUILDING CODES USED	
2016 CALIFORNIA BUILDING CODE (CBC)	TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR), PART 2 (2015 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS)
2016 CALIFORNIA ELECTRICAL CODE (CEC)	CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 3 (2014 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS)
2016 CALIFORNIA MECHANICAL CODE (CMC)	CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 4 (2015 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS)
2016 CALIFORNIA PLUMBING CODE (CPC)	CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5 (2015 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS)
2016 CALIFORNIA FIRE CODE (CFC)	CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 9 (2015 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS)
2016 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGREEN CODE)	CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 11

VICINITY MAP	

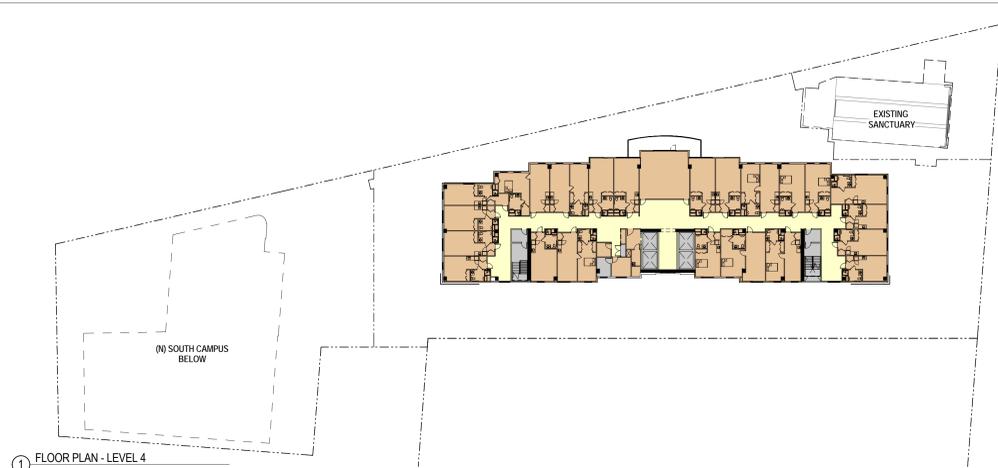
PROJECT TEAM	
APPLICANT:	BELMONT VILLAGE 8554 KATY FRY HOUSTON, TX 77024 (949) 581-7176 CONTACT: STEPHEN BROLLIER
OWNER:	WESTWOOD PRESBYTERIAN CHURCH 10822 WILSHIRE BLVD. LOS ANGELES, CA 90024 (310) 474-4535 CONTACT: LYNN CHEVNEY
ARCHITECT:	HUITT-ZOLLARS, INC. 2946 ARMACOST AVE. LOS ANGELES, CA 90025 (310) 320-4680 CONTACT: DANIEL ORTEGA
LANDSCAPE ARCHITECT:	LAND IMAGES 6605 HOLLYWOOD BLVD., SUITE 210 LOS ANGELES, CA 90028 (323) 466-7701 CONTACT: SCOTT VAN SOOY
LAND USE CONSULTANT:	ARMBRUSTER, GOLDSMITH AND DELVAC, LLP 12100 WILSHIRE BOULEVARD, SUITE 1600 LOS ANGELES, CA 90049 (310) 359-5880 CONTACT: MARK ARMBRUSTER

SHEET INDEX	
SHEET NO.	SHEET NAME
G-000	COVER SHEET
G-010	PROJECT INFORMATION
G-020	FLOOR AREA RATIO - CODE ANALYSIS
G-021	FLOOR AREA RATIO - CODE ANALYSIS
G-030	SURVEY
G-040	SITE PHOTOS
G-050	SHADE/SHADOW STUDY PER SPECIFIC PLAN L2

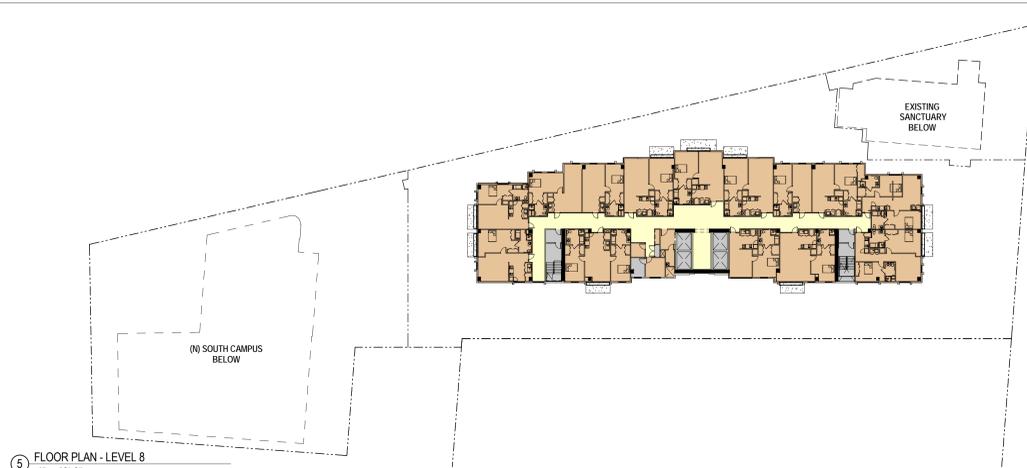
ENTITLEMENT	
ENT-101	SITE PLAN
ENT-102	LEVEL P3
ENT-103	LEVEL P1 AND P2
ENT-104	GROUND LEVEL
ENT-105	LEVEL 1
ENT-106	LEVEL 2 AND 3
ENT-107	LEVEL 4 AND 5
ENT-108	LEVEL 6 AND 7
ENT-109	LEVEL 8 AND 9
ENT-110	LEVEL 10 AND 11
ENT-111	ROOF LEVEL
ENT-120	BUILDING SECTIONS - TOWER/NORTH CAMPUS
ENT-121	BUILDING ELEVATIONS - TOWER
ENT-122	BUILDING ELEVATIONS - TOWER
ENT-123	BUILDING ELEVATIONS - SOUTH CAMPUS
ENT-124	BUILDING SECTIONS - SOUTH CAMPUS
ENT-125	RENDERINGS - TOWER/NORTH CAMPUS
ENT-126	RENDERINGS - SOUTH CAMPUS

ENTITLEMENT	
L-101	GROUND AND FIRST FLOOR LANDSCAPE CONCEPT
L-102	BELMONT VILLAGE TERRACES LANDSCAPE CONCEPT
L-103	MATERIALS SHEET - BELMONT VILLAGE
L-104	MATERIALS SHEET - WESTWOOD PRESBYTERIAN
L-105	TREE REPORT

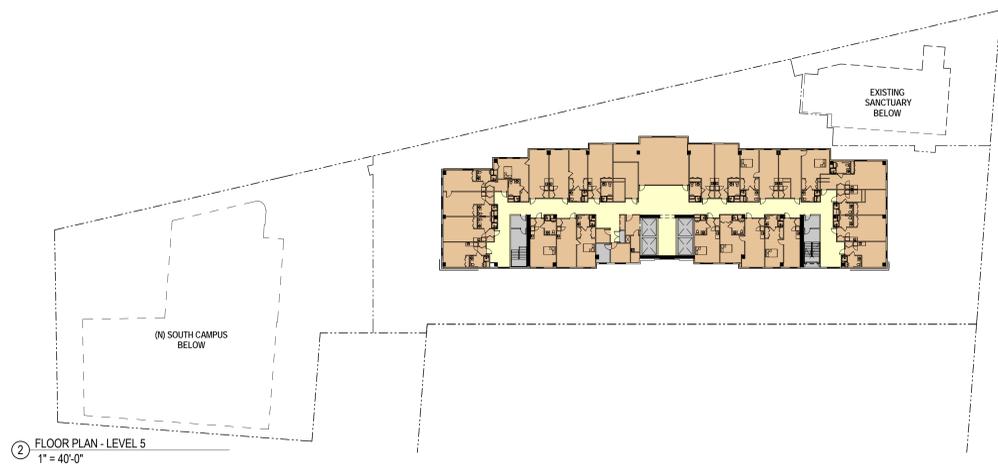




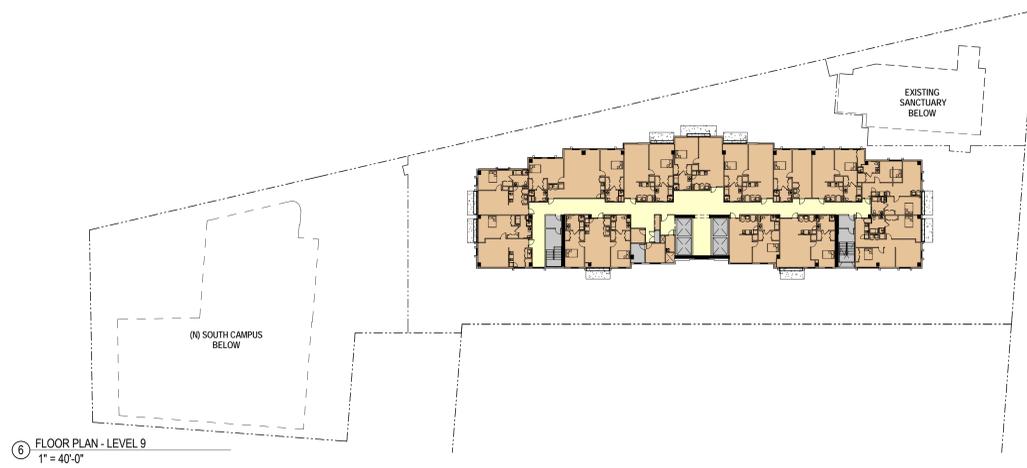
1 FLOOR PLAN - LEVEL 4
1" = 40'-0"



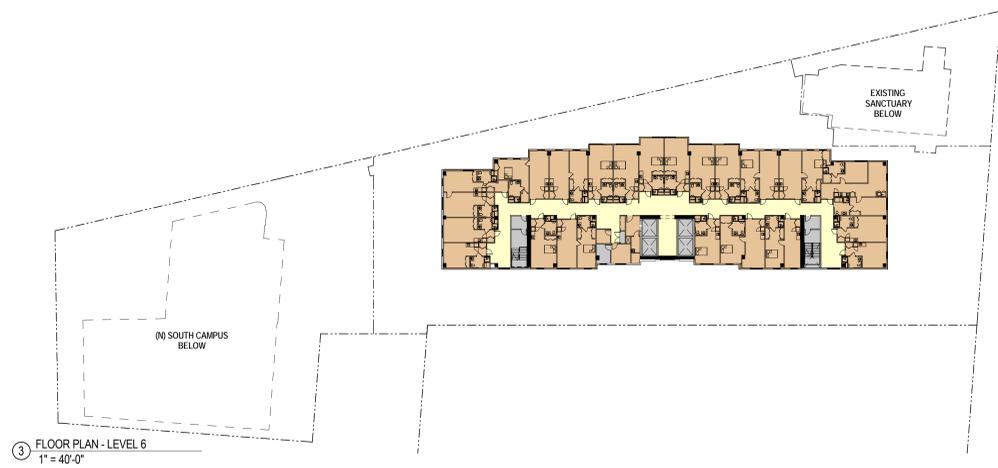
5 FLOOR PLAN - LEVEL 8
1" = 40'-0"



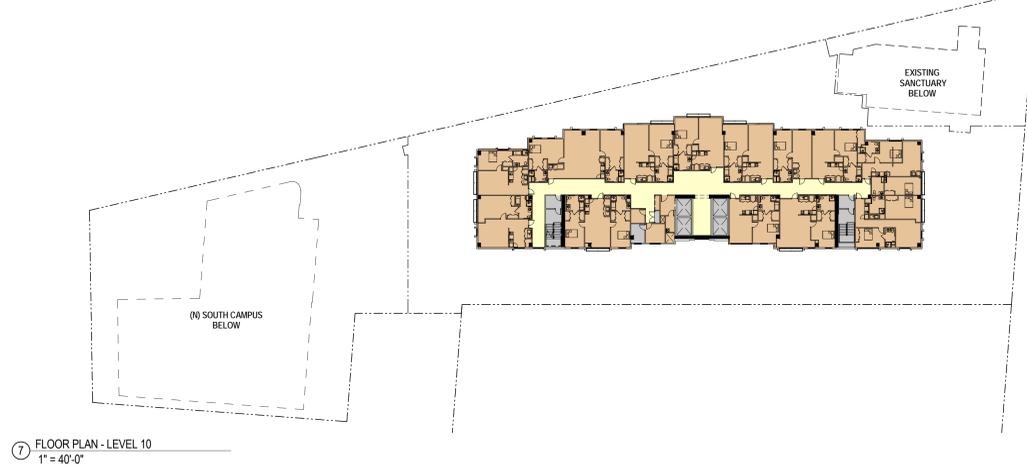
2 FLOOR PLAN - LEVEL 5
1" = 40'-0"



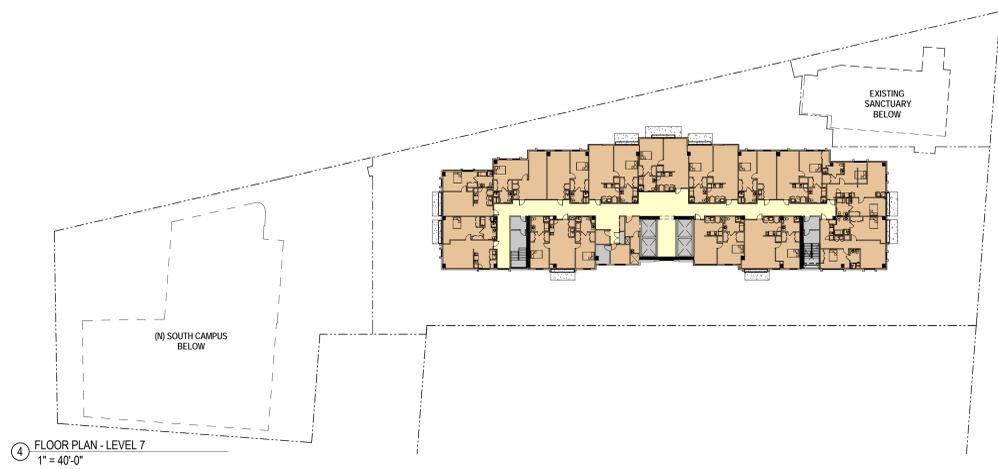
6 FLOOR PLAN - LEVEL 9
1" = 40'-0"



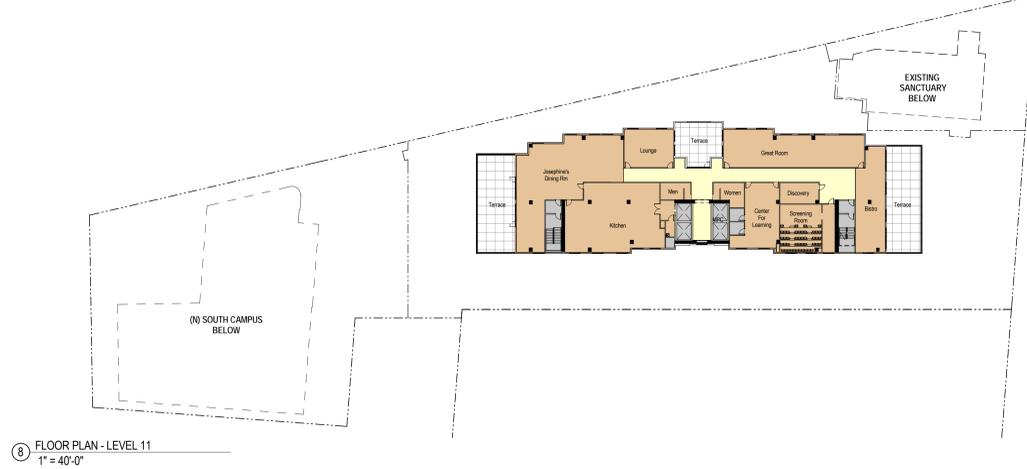
3 FLOOR PLAN - LEVEL 6
1" = 40'-0"



7 FLOOR PLAN - LEVEL 10
1" = 40'-0"



4 FLOOR PLAN - LEVEL 7
1" = 40'-0"



8 FLOOR PLAN - LEVEL 11
1" = 40'-0"

SOUTH CAMPUS FAR CALCULATIONS (R-1 ZONE - EDUCATION CENTER)
 LOT AREA FOR SOUTH CAMPUS - 22,653 SQUARE FEET
 BUILDABLE AREA FOR SOUTH CAMPUS - 16,358 SQUARE FEET

LEVEL	FUNCTION	AREA
GROUND LEVEL (LAMC GRADE)	PRESCHOOL	9,742 S.F.
LEVEL 1	CHAPEL/ ADMINISTRATION	9,825 S.F.
TOTAL FLOOR AREA		19,567 S.F.

PROPOSED FAR:
19,567 SF / 16,358 SF = 1.2:1

AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF THE BUILDING, BUT NOT INCLUDING THE FOLLOWING:
 - EXTERIOR WALLS
 - STAIRWAYS
 - SHAFTS
 - ROOMS HOUSING BUILDING MECHANICAL SYSTEMS OR MACHINERY

NORTH CAMPUS FAR CALCULATIONS (R-5 ZONE - SANCTUARY BUILDING)
 LOT AREA FOR SANCTUARY BUILDING - 6,807 SQUARE FEET
 BUILDABLE AREA FOR SANCTUARY BUILDING - 4,466 SQUARE FEET

LEVEL	FUNCTION	AREA
LEVEL 1	EXISTG SANCTUARY BLDG.	2,580 S.F.
TOTAL FLOOR AREA		2,580 S.F.

PROPOSED FAR:
2,580 SF / 4,466 SF = .58:1

AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF THE BUILDING, BUT NOT INCLUDING THE FOLLOWING:
 - EXTERIOR WALLS
 - STAIRWAYS
 - SHAFTS
 - ROOMS HOUSING BUILDING MECHANICAL SYSTEMS OR MACHINERY

NORTH CAMPUS FAR CALCULATIONS (R-5 ZONE - BELMONT RESIDENCE TOWER)
 LOT AREA FOR NORTH CAMPUS BELMONT BUILDING - 41,098 SQUARE FEET
 BUILDABLE AREA FOR NORTH CAMPUS BELMONT BUILDING - 34,310 SQUARE FEET

LEVEL	FUNCTION	AREA
LEVEL P-3	P-3 CONTRIBUTING AREA	1,060 S.F.
LEVEL P-2	P-2 CONTRIBUTING AREA	1,060 S.F.
LEVEL P-1	P-1 CONTRIBUTING AREA	1,889 S.F.
GROUND LEVEL (LAMC GRADE)	RESIDENTIAL/ FELLOWSHIP	7,843 S.F.
LEVEL 1	RESIDENTIAL/ FELLOWSHIP	16,998 S.F.
LEVEL 2	RESIDENTIAL	13,145 S.F.
LEVEL 3	RESIDENTIAL	15,599 S.F.
LEVEL 4	RESIDENTIAL	15,133 S.F.
LEVEL 5	RESIDENTIAL	15,117 S.F.
LEVEL 6	RESIDENTIAL	15,117 S.F.
LEVEL 7	RESIDENTIAL	15,117 S.F.
LEVEL 8	RESIDENTIAL	15,117 S.F.
LEVEL 9	RESIDENTIAL	15,117 S.F.
LEVEL 10	RESIDENTIAL	15,117 S.F.
LEVEL 11	AMENITY/ DINING	12,325 S.F.
TOTAL FLOOR AREA		175,754 S.F.

PROPOSED FAR:
175,754 SF / 34,310 SF = 5.12:1

AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF THE BUILDING, BUT NOT INCLUDING THE FOLLOWING:
 - EXTERIOR WALLS
 - STAIRWAYS
 - SHAFTS
 - ROOMS HOUSING BUILDING MECHANICAL SYSTEMS OR MACHINERY
 - PARKING AREAS ASSOCIATED WITH DRIVEWAYS AND RAMPS
 - BASEMENT STORAGE AREAS

OPEN SPACE LEGEND

- RESIDENTIAL FLOOR AREA (CONTRIBUTING SQUARE FOOTAGE)
- FELLOWSHIP HALL FLOOR AREA (CONTRIBUTING SQUARE FOOTAGE)
- PRESCHOOL FLOOR AREA (CONTRIBUTING SQUARE FOOTAGE)
- CHAPEL/ ADMINISTRATION FLOOR AREA (CONTRIBUTING SQUARE FOOTAGE)
- ENCLOSED CORRIDOR (CONTRIBUTING SQUARE FOOTAGE)
- SUB-GRADE PARKING/ DRIVEWAY (NON-CONTRIBUTING)
- OUTDOOR TERRACE OPEN TO THE SKY (NON-CONTRIBUTING)
- MECHANICAL (NON-CONTRIBUTING)



WESTWOOD PRESBYTERIAN CHURCH NORTH & SOUTH
 CAMPUSES / BELMONT VILLAGE ASSISTED LIVING FACILITY
 10822 WILSHIRE BLVD. & 10812 ASHTON AVE.
 LOS ANGELES, CA 90024

ENTITLEMENT PACKAGE

ISSUE DATE: 06/08/2018

FLOOR AREA RATIO - CODE ANALYSIS

G-021

SOUTH CAMPUS FAR CALCULATIONS (R-1 ZONE - EDUCATION CENTER)
LOT AREA FOR SOUTH CAMPUS - 22,653 SQUARE FEET
BUILDABLE AREA FOR SOUTH CAMPUS - 16,358 SQUARE FEET

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2,580 SF / 4,466 SF = .58:1

AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF THE BUILDING, BUT NOT INCLUDING THE FOLLOWING:
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- ROOMS HOUSING BUILDING MECHANICAL SYSTEMS OR MACHINERY

NORTH CAMPUS FAR CALCULATIONS (R-5 ZONE - BELMONT RESIDENCE TOWER)
LOT AREA FOR NORTH CAMPUS BELMONT BUILDING - 41,098 SQUARE FEET
BUILDABLE AREA FOR NORTH CAMPUS BELMONT BUILDING - 34,310 SQUARE FEET

LEVEL	FUNCTION	AREA
LEVEL P-3	P-3 CONTRIBUTING AREA	1,060 S.F.
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175,754 SF / 34,310 SF = 5.12:1

AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF THE BUILDING, BUT NOT INCLUDING THE FOLLOWING:
- EXTERIOR WALLS
- STAIRWAYS
- SHAFTS
- ROOMS HOUSING BUILDING MECHANICAL SYSTEMS OR MACHINERY
- PARKING AREAS ASSOCIATED WITH DRIVEWAYS AND RAMPS
- BASEMENT STORAGE AREAS

OPEN SPACE LEGEND

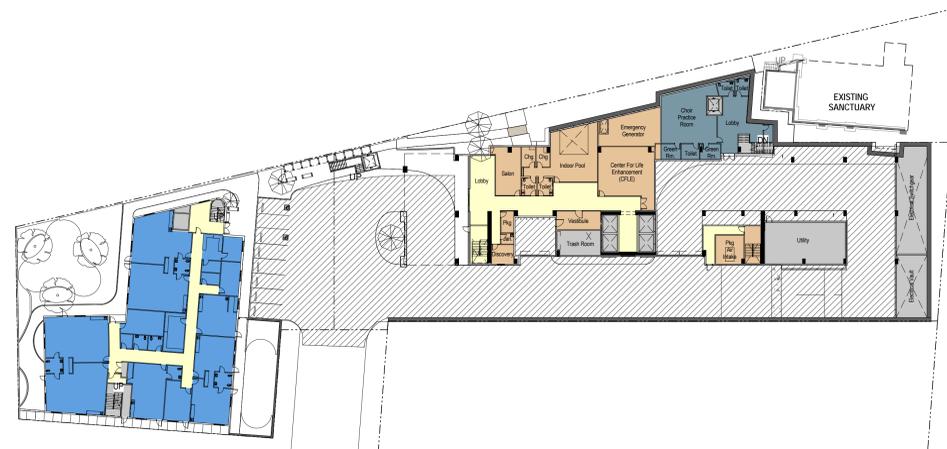
- RESIDENTIAL FLOOR AREA (CONTRIBUTING SQUARE FOOTAGE)
- FELLOWSHIP HALL FLOOR AREA (CONTRIBUTING SQUARE FOOTAGE)
- PRESCHOOL FLOOR AREA (CONTRIBUTING SQUARE FOOTAGE)
- CHAPEL/ ADMINISTRATION FLOOR AREA (CONTRIBUTING SQUARE FOOTAGE)
- ENCLOSED CORRIDOR (CONTRIBUTING SQUARE FOOTAGE)
- SUB-GRADE PARKING/ DRIVEWAY (NON-CONTRIBUTING)
- OUTDOOR TERRACE OPEN TO THE SKY (NON-CONTRIBUTING)
- MECHANICAL (NON-CONTRIBUTING)

ENTITLEMENT PACKAGE

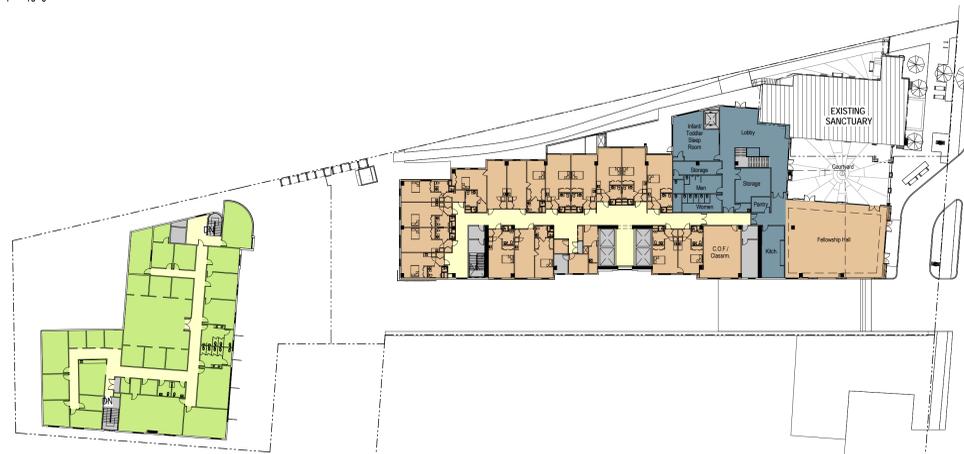
ISSUE DATE: 06/08/2018

FLOOR AREA RATIO - CODE ANALYSIS

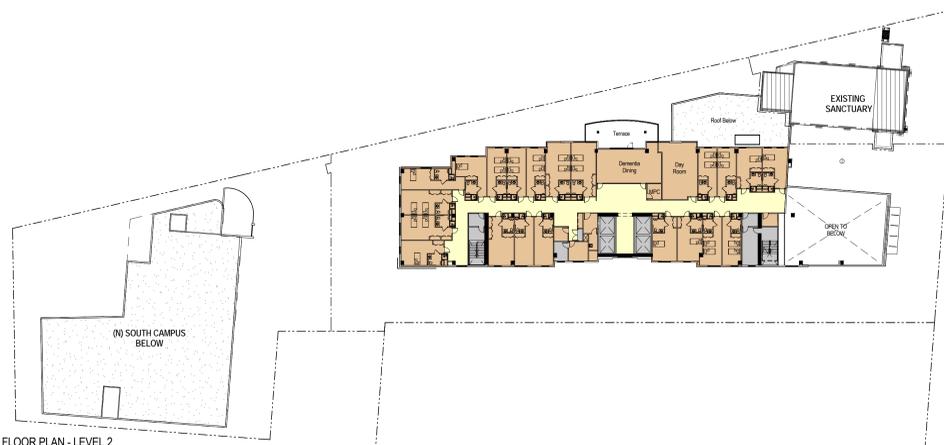
G-020



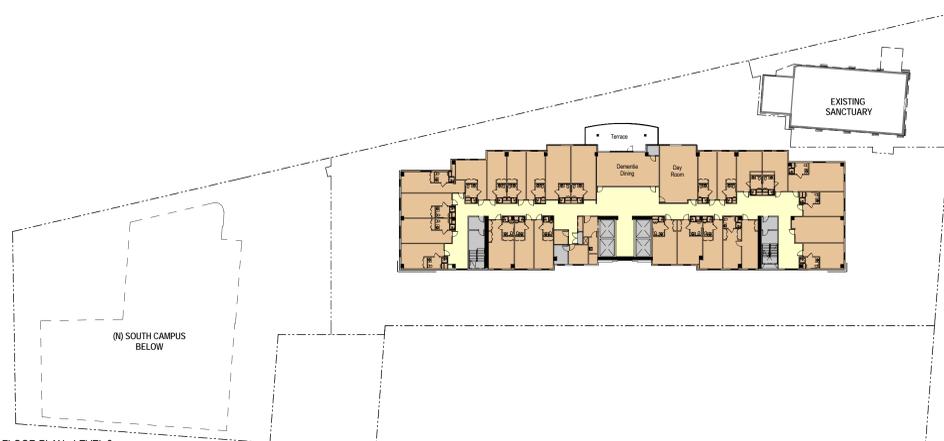
4 FLOOR PLAN - GROUND FLOOR (ASHTON LEVEL)
1" = 40'-0"



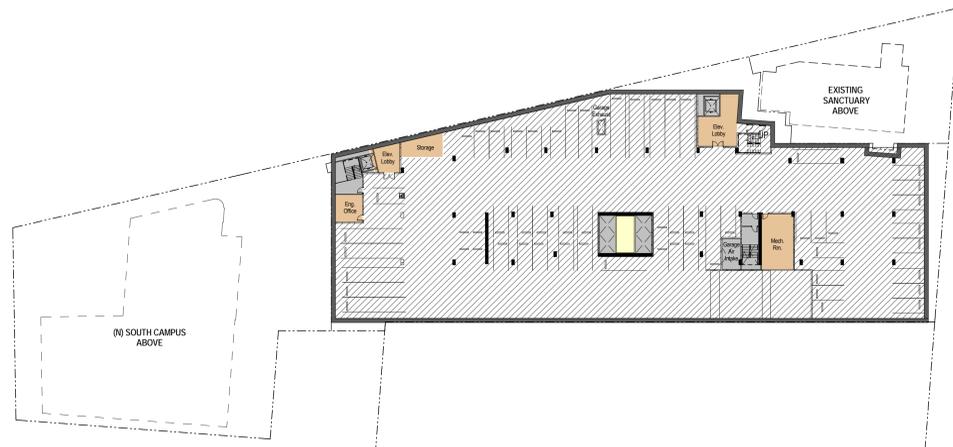
5 FLOOR PLAN - FIRST FLOOR (WILSHIRE LEVEL)
1" = 40'-0"



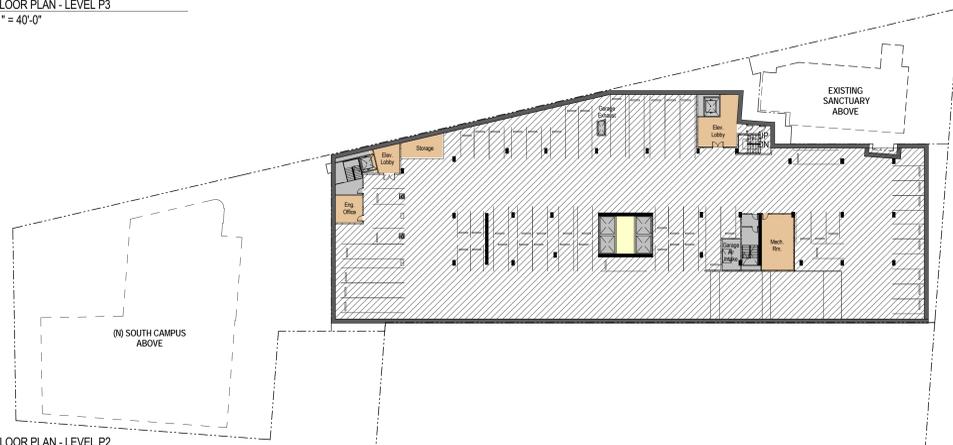
6 FLOOR PLAN - LEVEL 2
1" = 40'-0"



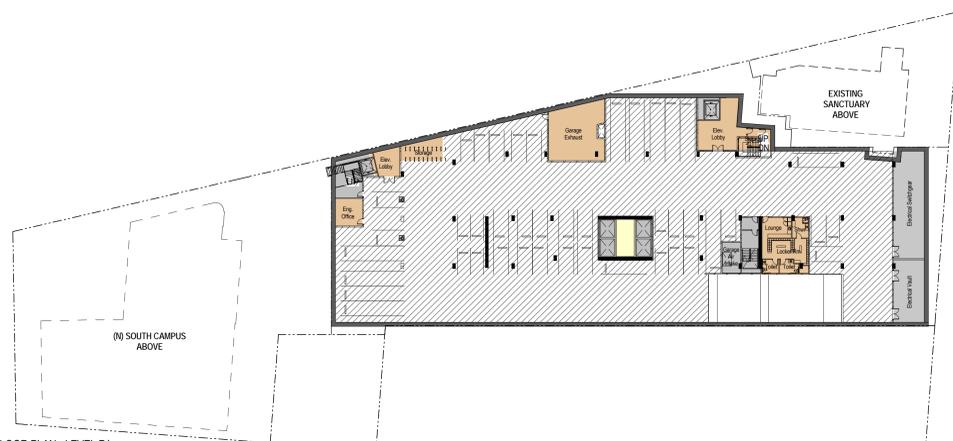
7 FLOOR PLAN - LEVEL 3
1" = 40'-0"



1 FLOOR PLAN - LEVEL P3
1" = 40'-0"

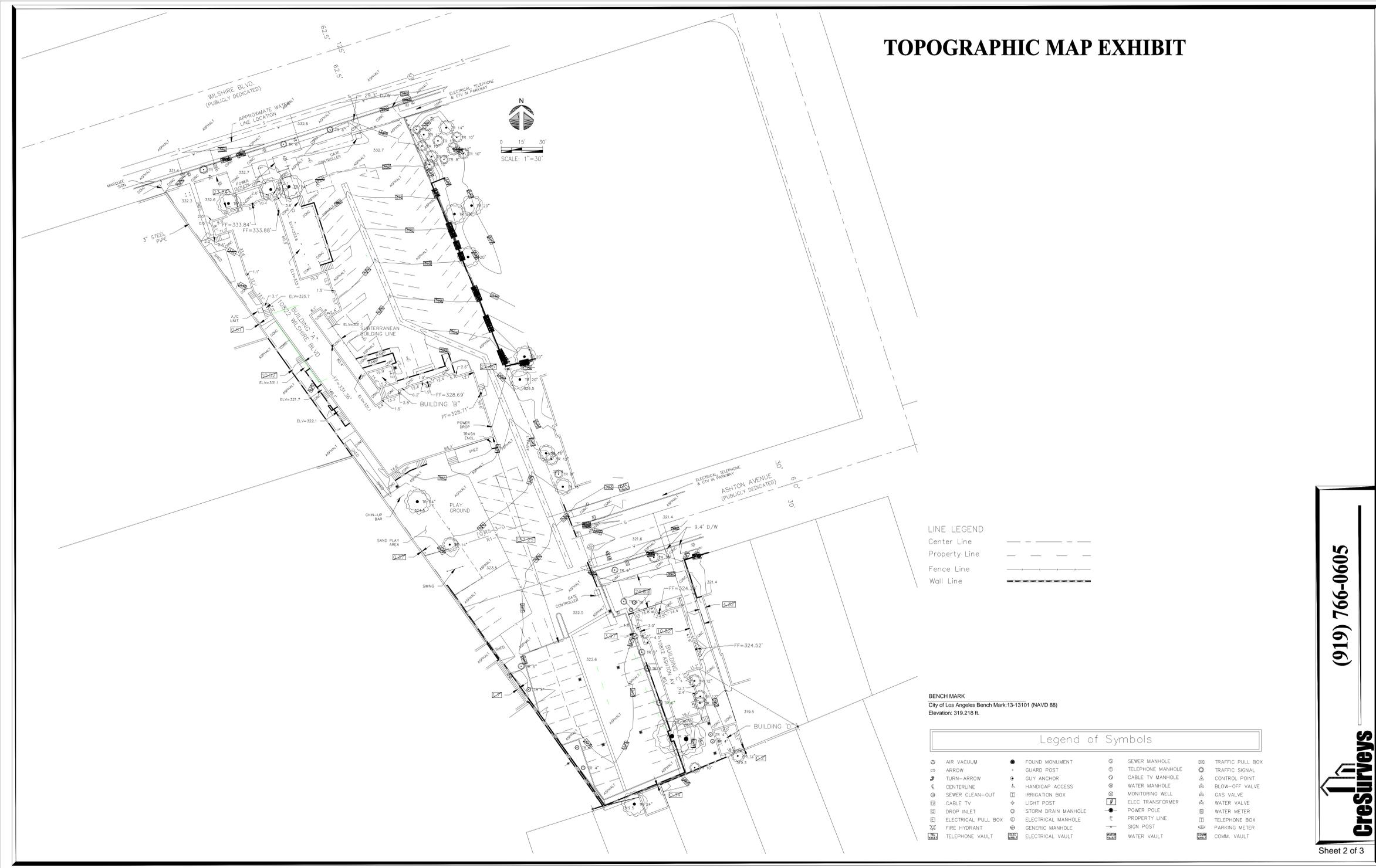


2 FLOOR PLAN - LEVEL P2
1" = 40'-0"



3 FLOOR PLAN - LEVEL P1
1" = 40'-0"

TOPOGRAPHIC MAP EXHIBIT



Cresurveys
 (919) 766-0605
 Sheet 2 of 3

① SURVEY ENT
1" = 30'-0"



SITE PHOTO: 01



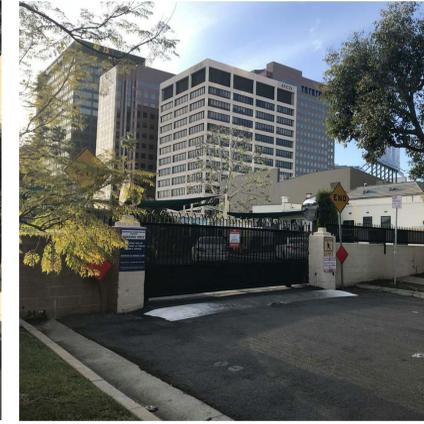
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SITE PHOTO: 09



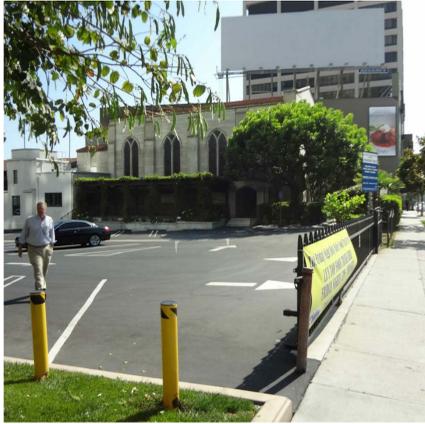
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SITE PHOTO: 13



SITE PHOTO: 15



SITE PHOTO: 02



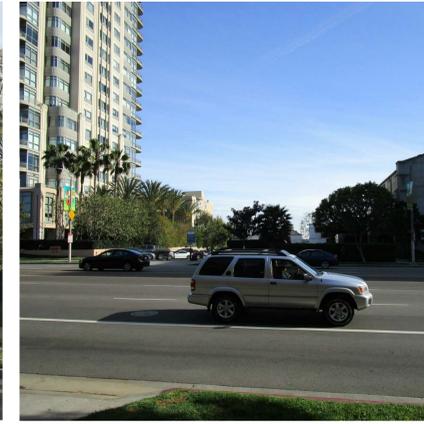
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SITE PHOTO: 10



SITE PHOTO: 12



SITE PHOTO: 14



SITE PHOTO: 03



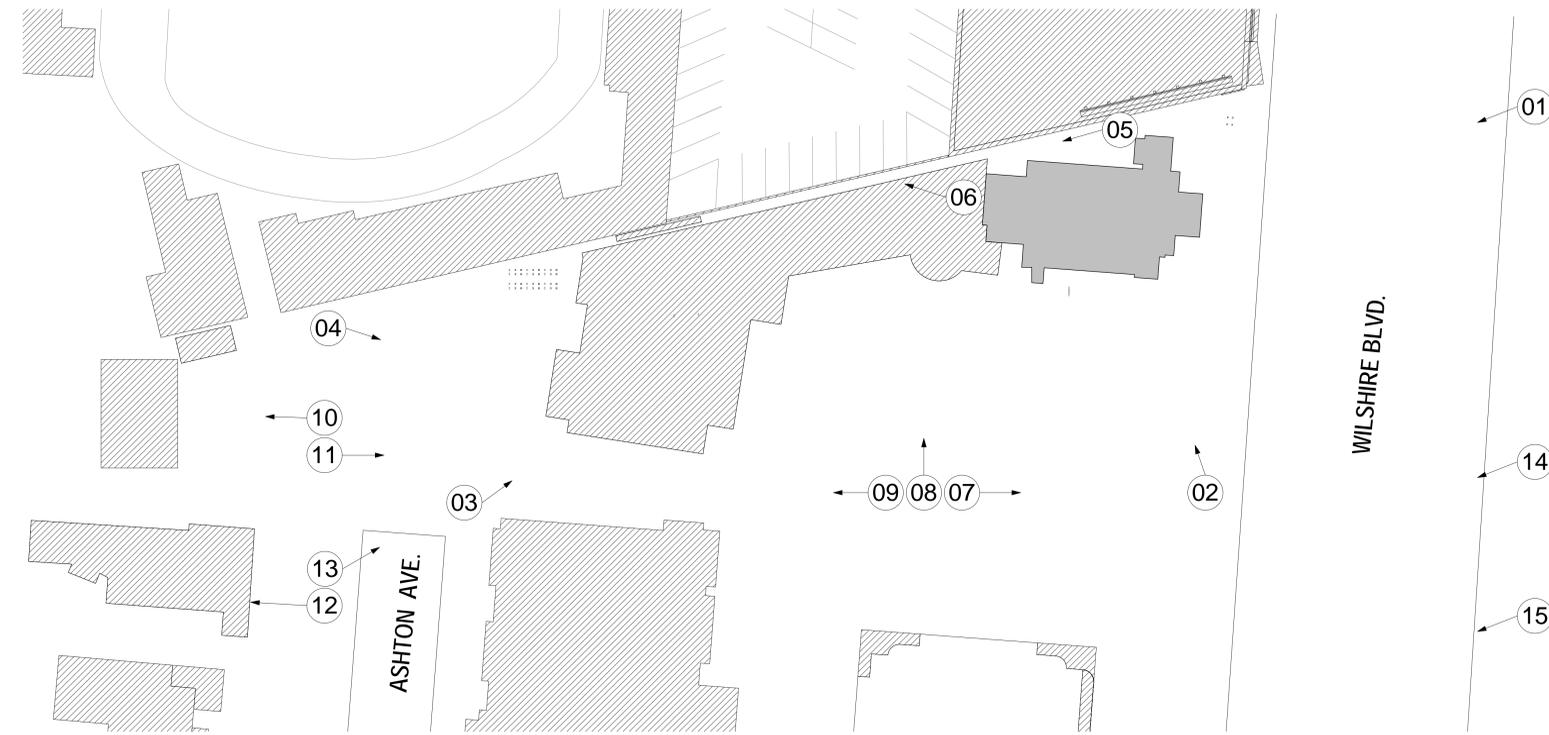
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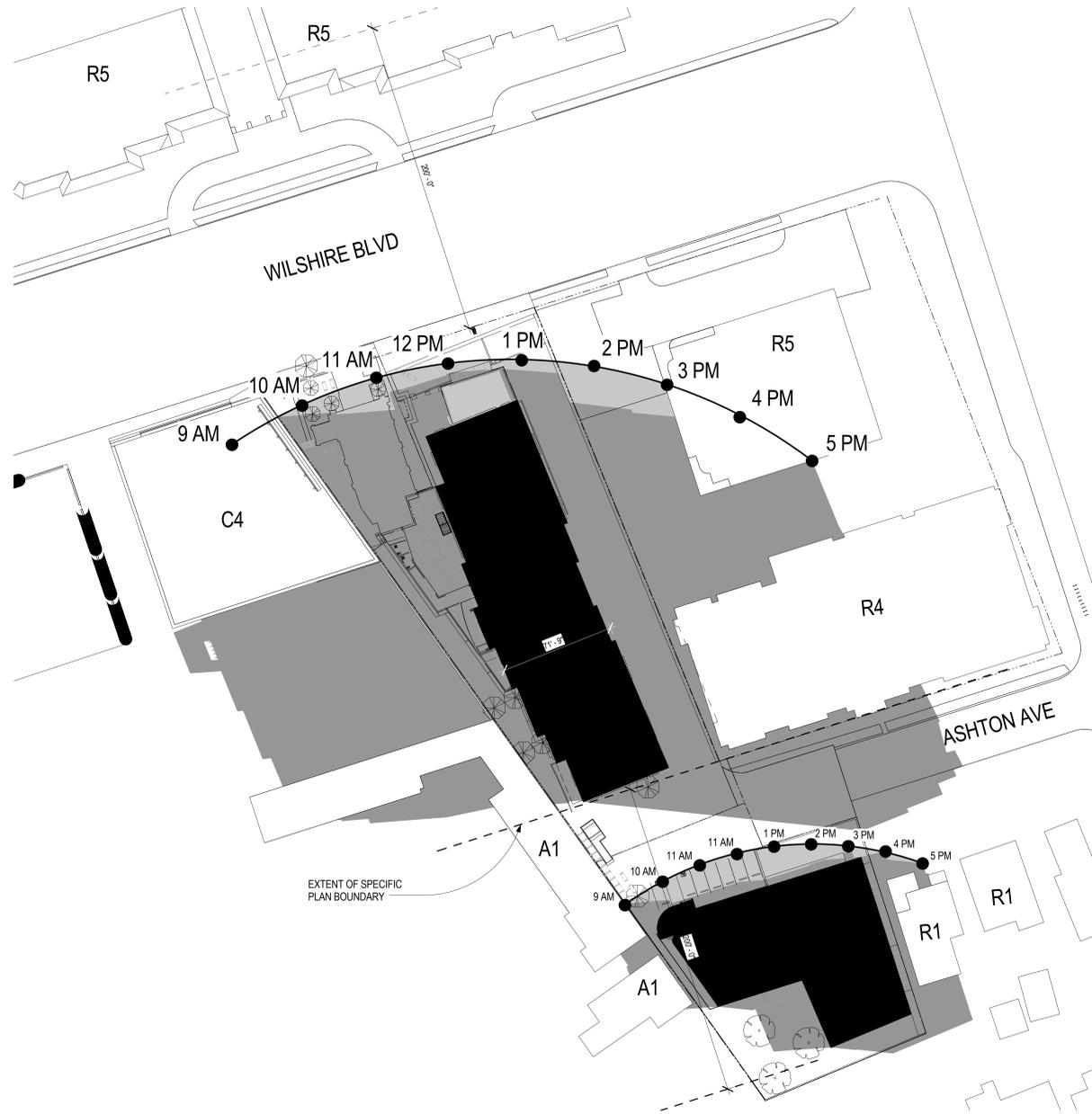
SITE PHOTO: 04



SITE PHOTO: 08



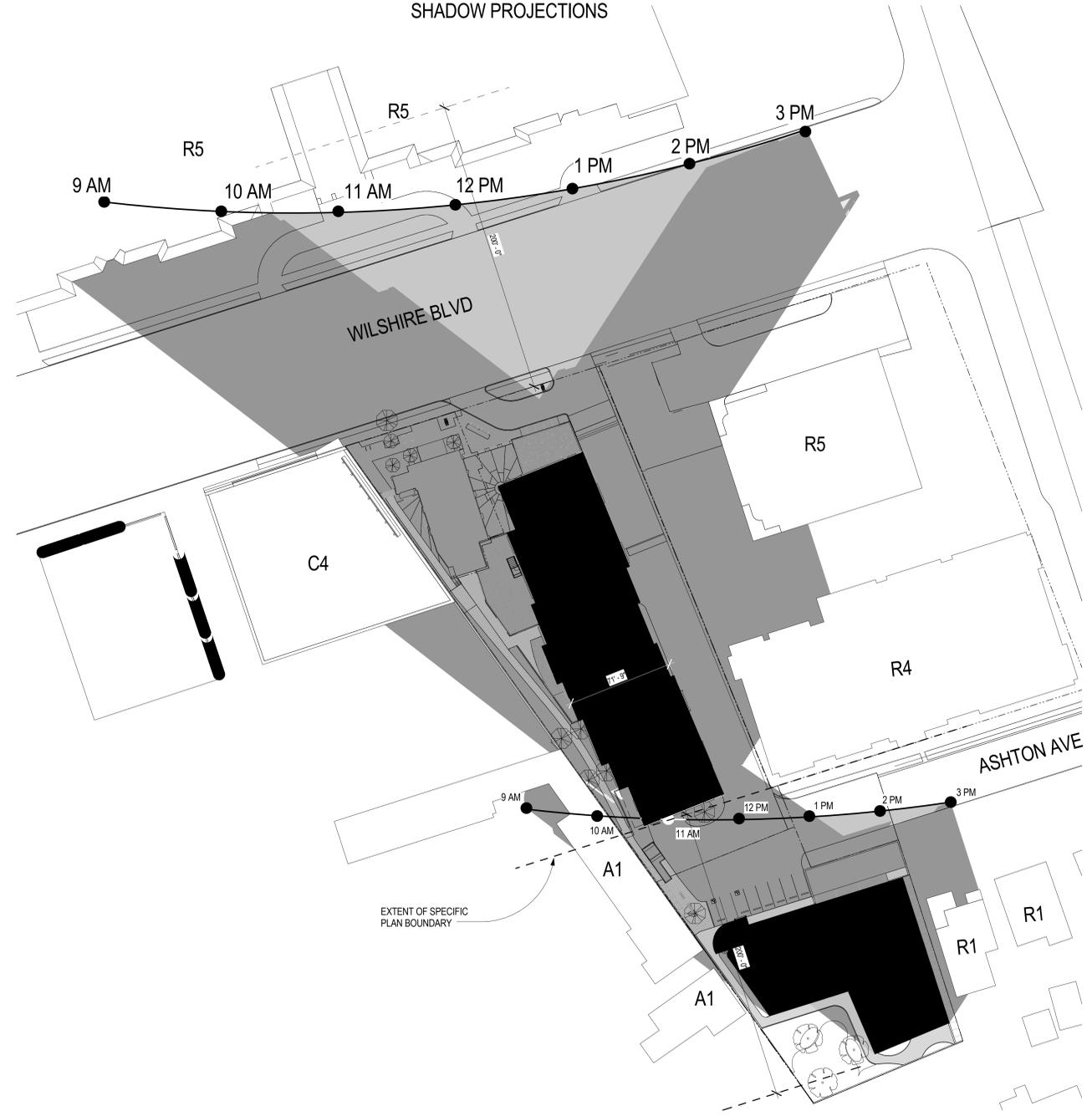
SUMMER SOLSTICE
JUNE 21st
SHADOW PROJECTIONS



01 SUMMER SOLSTICE SHADOW PROJECTIONS, 9 AM TO 5 PM
1" = 40'-0"



WINTER SOLSTICE
DECEMBER 21st
SHADOW PROJECTIONS

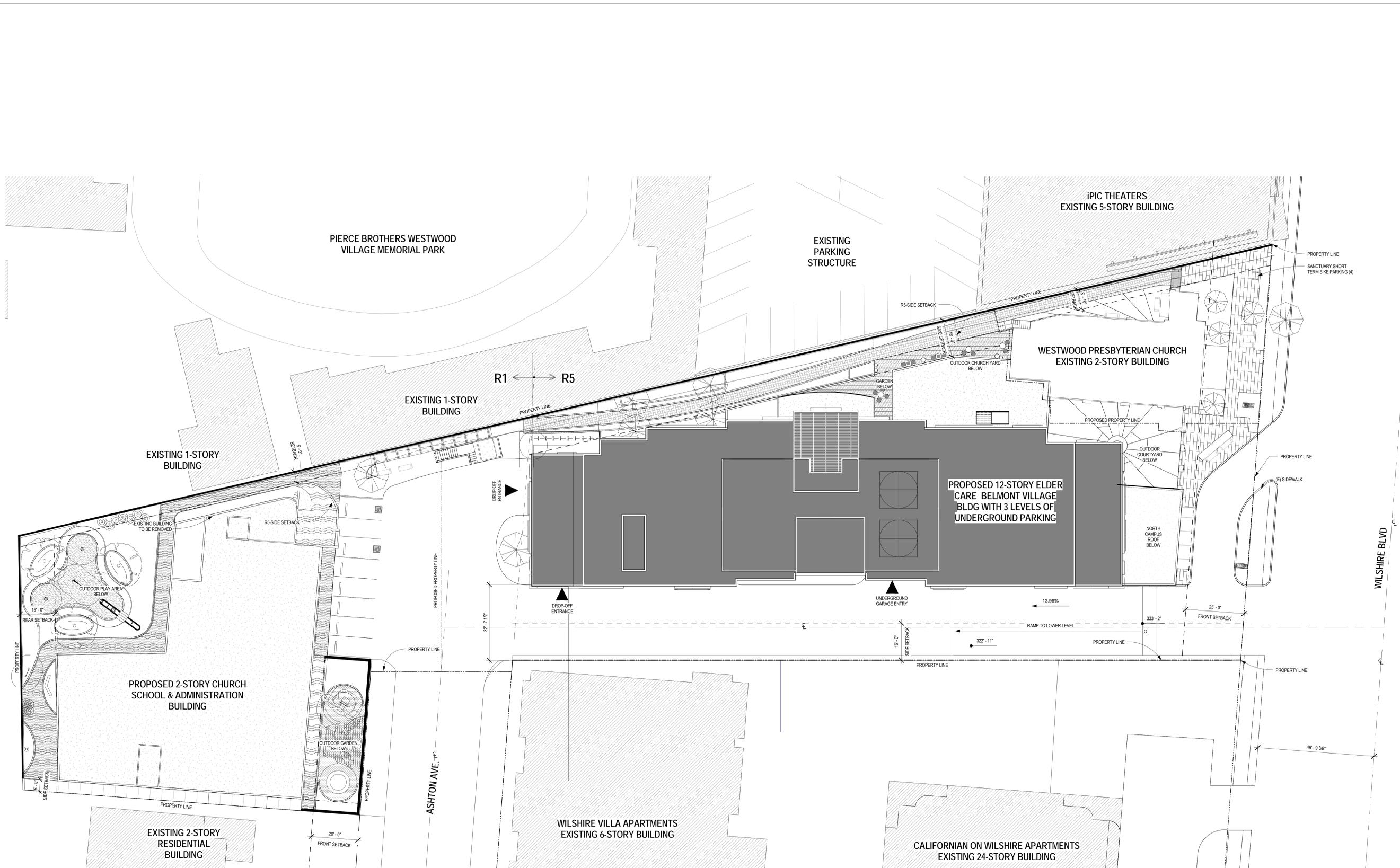


02 WINTER SOLSTICE SHADOW PROJECTIONS, 9 AM TO 3 PM
1" = 40'-0"



NOTE 1: NO BUILDING WITHIN SPECIFIC PLAN IS WIDER THAN 75 FEET.

NOTE 2: NO BUILDING WITHIN SPECIFIC PLAN WILL CAST A SHADOW ON A RESIDENTIAL STRUCTURE LOCATED MORE THAN 200 FEET DISTANT FROM THE SITES NORTH OR SOUTH PROPERTY LINE FOR MORE THAN 2 HOURS BETWEEN THE HOURS OF 9:00 AM AND 3:00 PM.



15 SITE PLAN
1/16" = 1'-0"



HUITT-ZOLLARS



WESTWOOD PRESBYTERIAN CHURCH NORTH & SOUTH
CAMPUSES / BELMONT VILLAGE ASSISTED LIVING FACILITY

10822 WILSHIRE BLVD. & 10812 ASHTON AVE.
LOS ANGELES, CA 90024

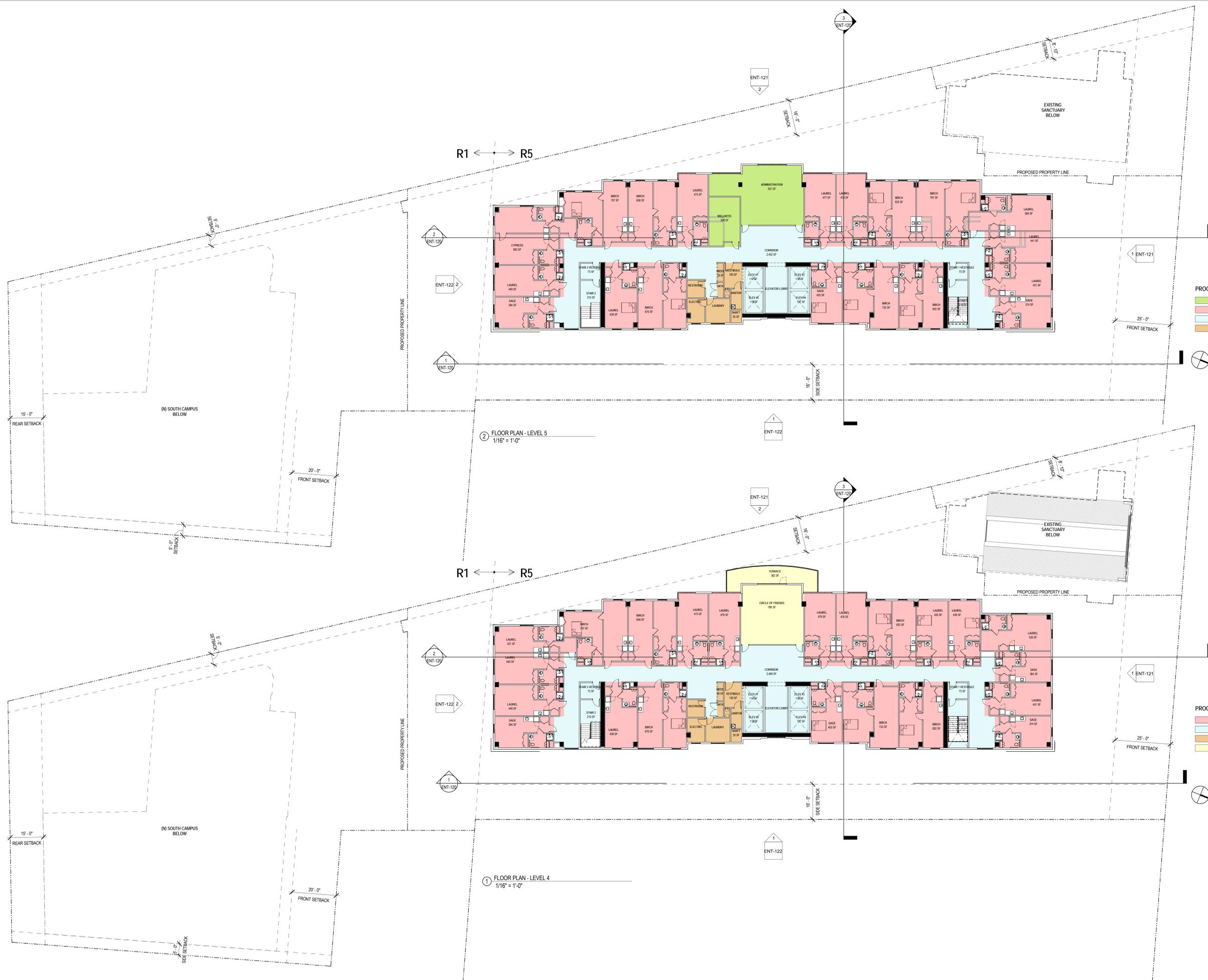
ENTITLEMENT
PACKAGE

ISSUE DATE: 06/08/2018

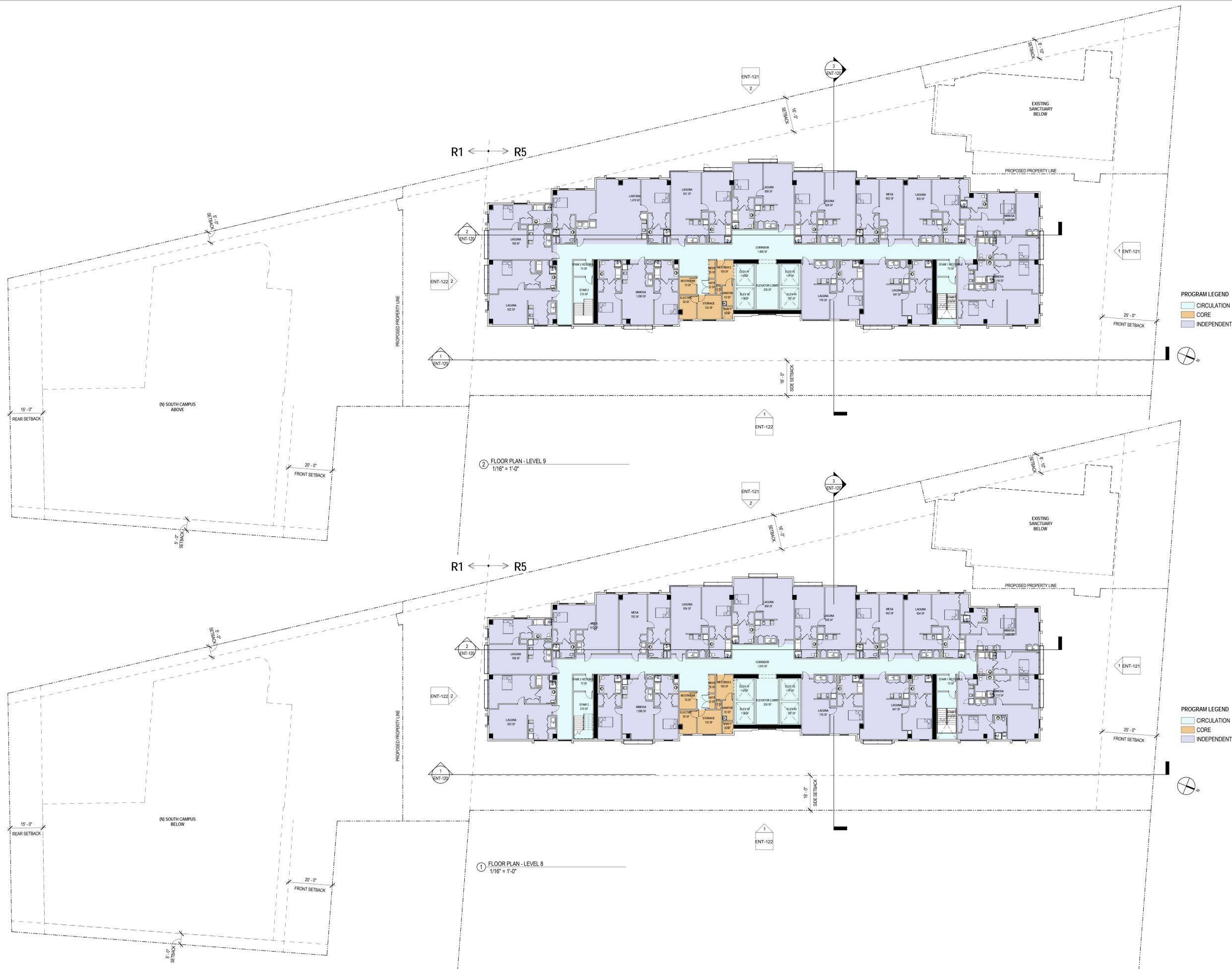
SITE PLAN

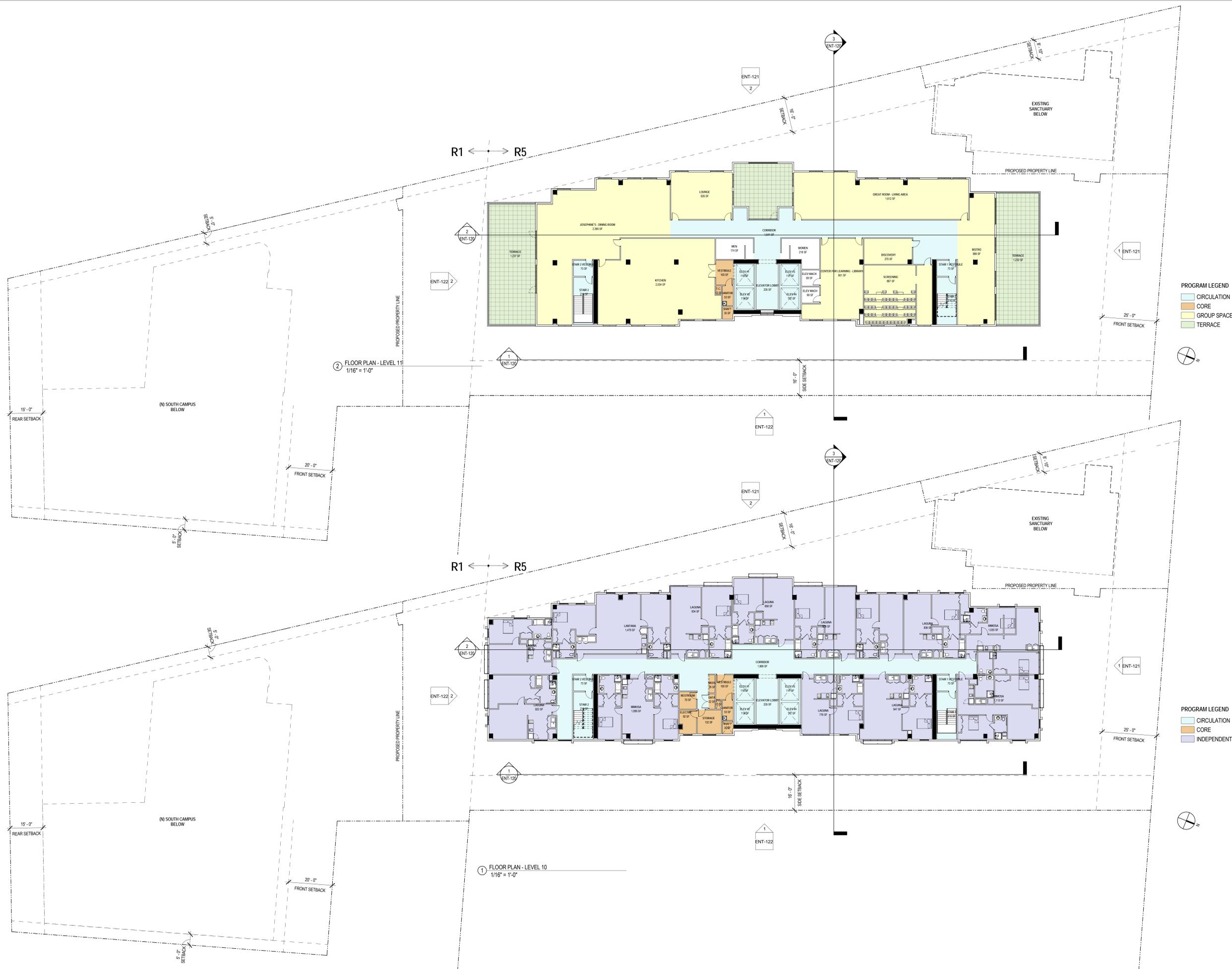
ENT-101









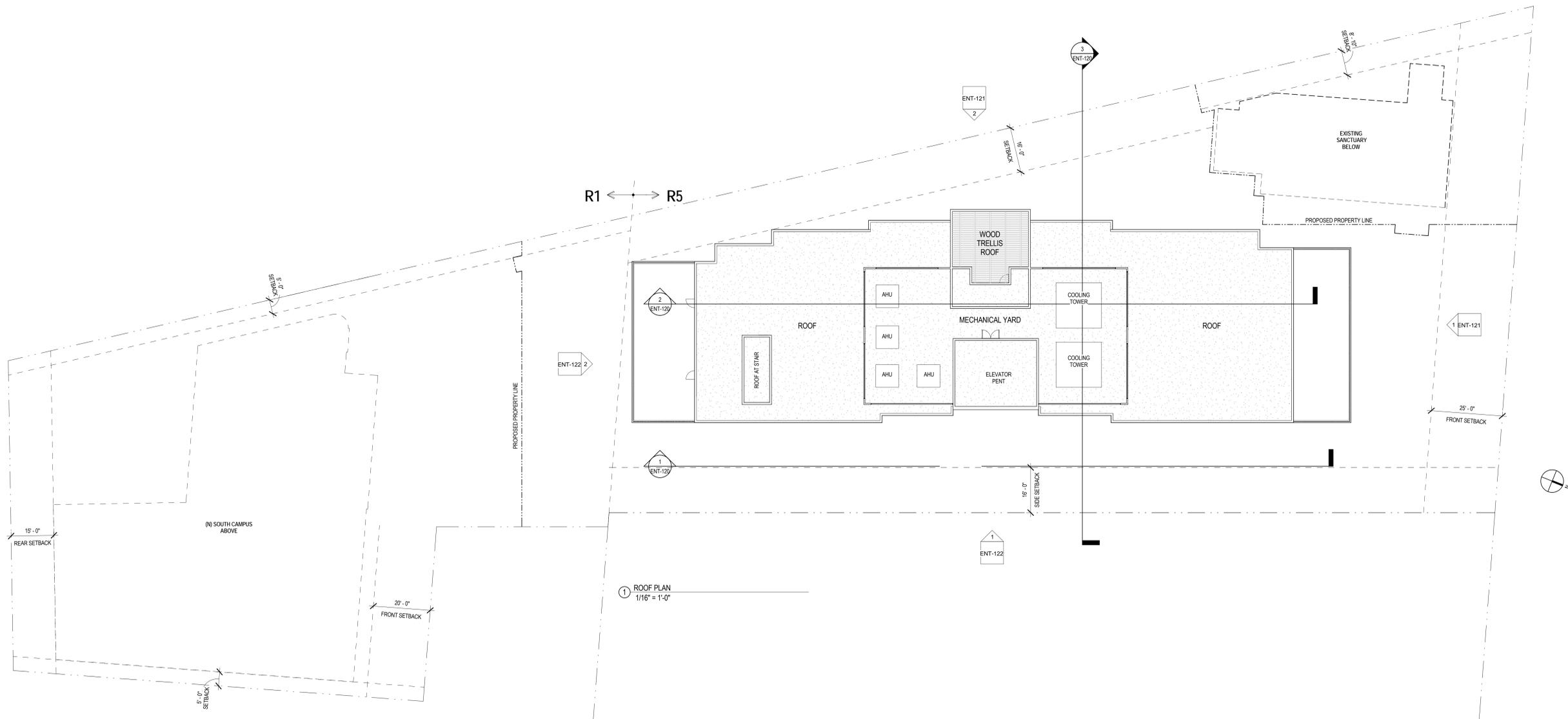


PROGRAM LEGEND

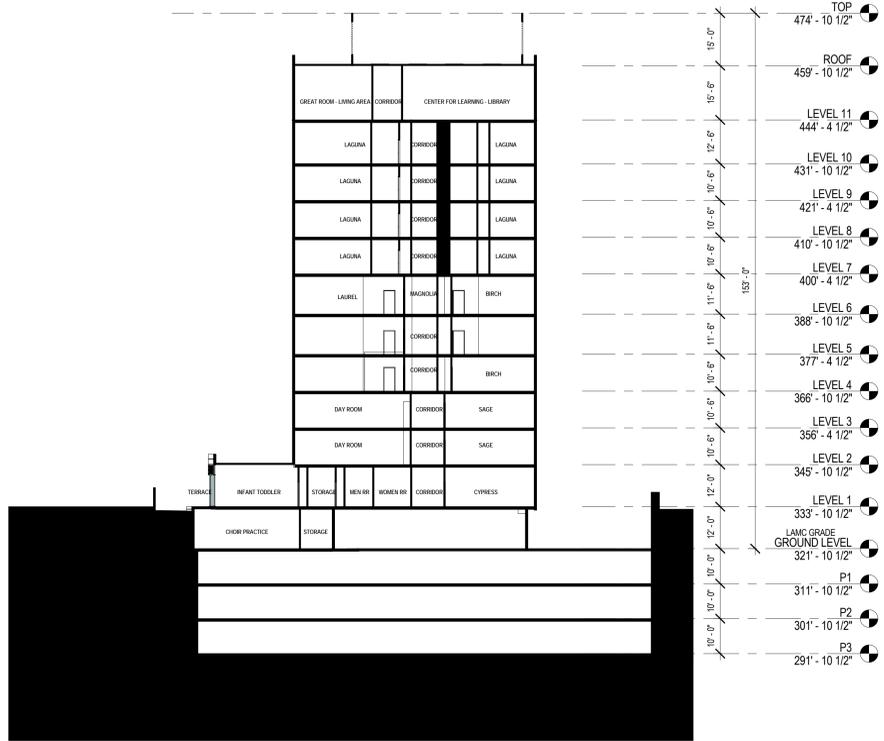
PROGRAM LEGEND

FLOOR PLAN - LEVEL 11

FLOOR PLAN - LEVEL 10



1 ROOF PLAN
1/16" = 1'-0"



3 BUILDING SECTION
1" = 20'-0"



2 BUILDING SECTION
1" = 20'-0"



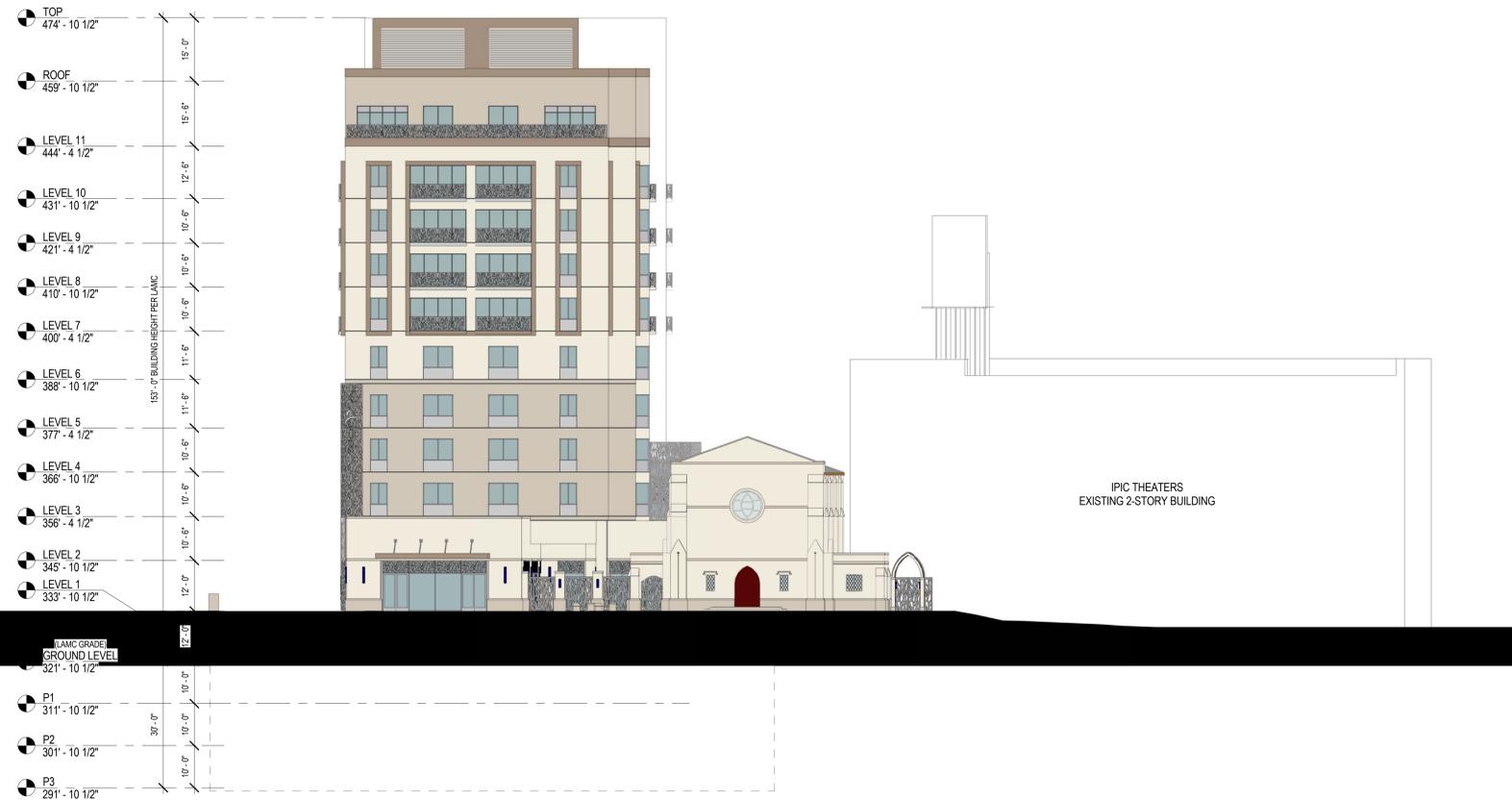
1 BUILDING SECTION
1" = 20'-0"

LEGEND

-  ACCENT PANEL - PAINTED METAL FLASHING CAP
-  ACCENT PANEL - PAINTED LASER CUT METAL SCREEN
-  PAINTED STUCCO - EXTERIOR FINISH W/ INTEGRAL COLOR (GREY COLOR)
-  PAINTED STUCCO - EXTERIOR FINISH W/ INTEGRAL COLOR (SAND COLOR)
-  PAINTED STUCCO - EXTERIOR FINISH W/ INTEGRAL COLOR (TAN COLOR)
-  PAINTED STUCCO - EXTERIOR FINISH W/ INTEGRAL COLOR (OFF WHITE COLOR)
-  GLAZING - INSULATED GLASS PANEL W/ INTEGRAL TINT COLOR (AZURE TINT)



② WEST ELEVATION
1/16" = 1'-0"



① NORTH ELEVATION
1/16" = 1'-0"

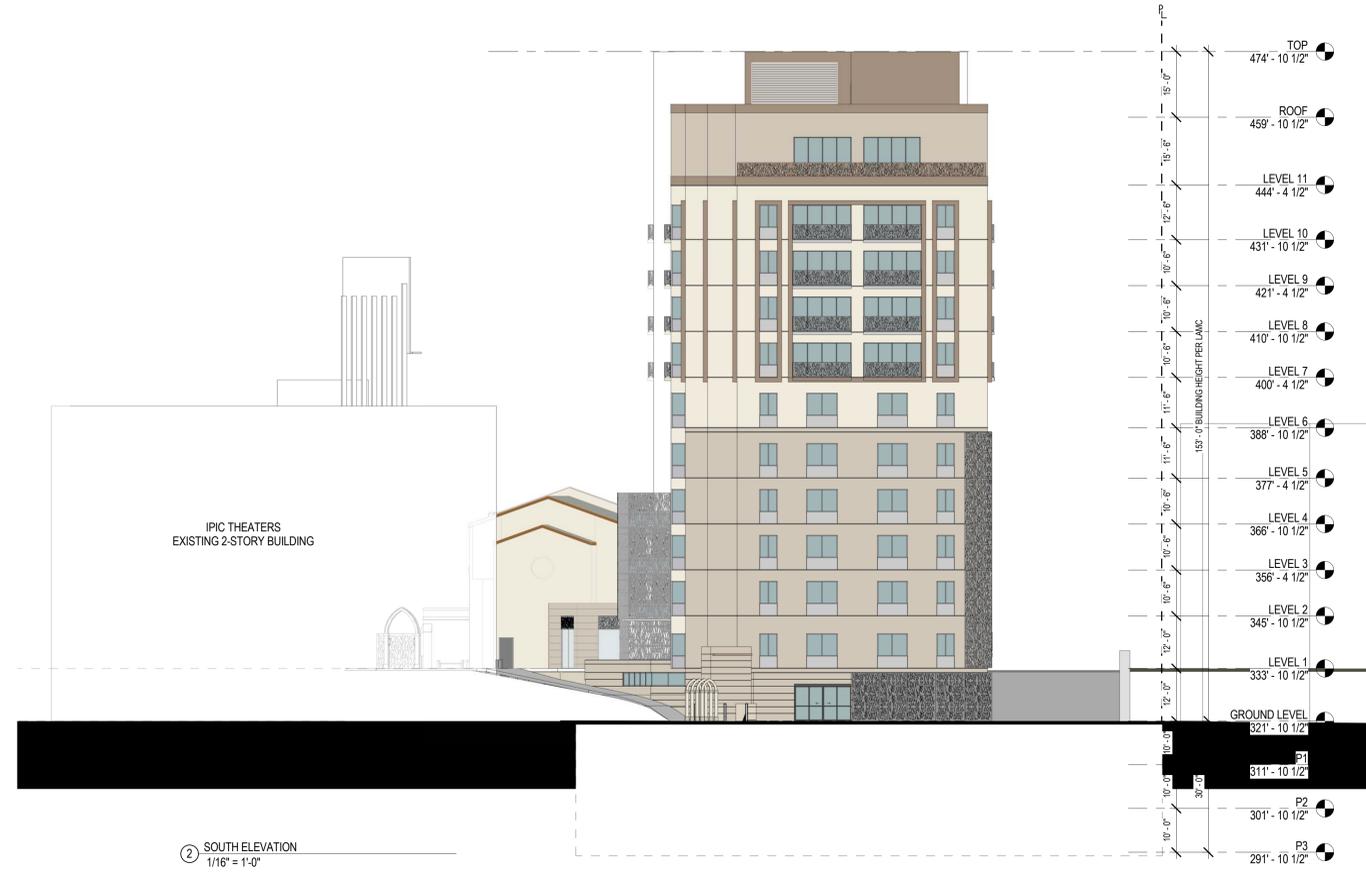
CALIFORNIAN ON WILSHIRE
APARTMENTS
EXISTING 24-STORY BUILDING

IPIC THEATERS
EXISTING 2-STORY BUILDING

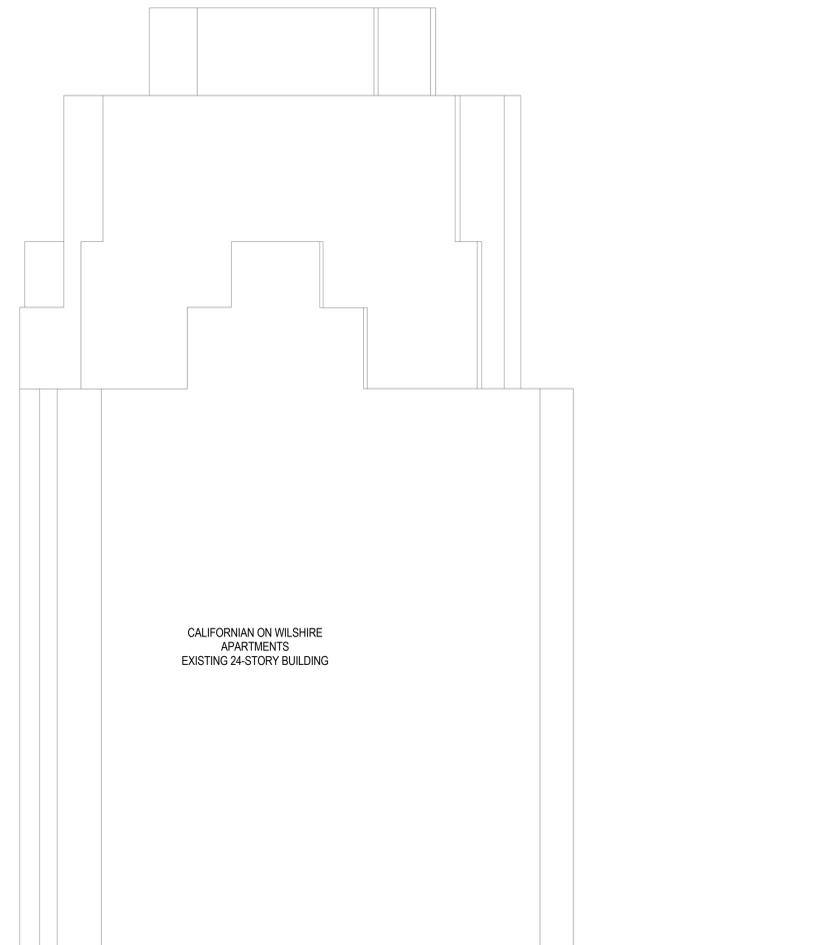


① EAST ELEVATION
1/16" = 1'-0"

- LEGEND**
- ACCENT PANEL - PAINTED METAL FLASHING CAP
 - ACCENT PANEL - PAINTED LASER CUT METAL SCREEN
 - PAINTED STUCCO - EXTERIOR FINISH W/ INTEGRAL COLOR (GREY COLOR)
 - PAINTED STUCCO - EXTERIOR FINISH W/ INTEGRAL COLOR (SAND COLOR)
 - PAINTED STUCCO - EXTERIOR FINISH W/ INTEGRAL COLOR (TAN COLOR)
 - PAINTED STUCCO - EXTERIOR FINISH W/ INTEGRAL COLOR (OFF WHITE COLOR)
 - GLAZING - INSULATED GLASS PANEL W/ INTEGRAL TINT COLOR (AZURE TINT)



② SOUTH ELEVATION
1/16" = 1'-0"



WESTWOOD PRESBYTERIAN CHURCH NORTH & SOUTH
CAMPUSES / BELMONT VILLAGE ASSISTED LIVING FACILITY
10822 WILSHIRE BLVD. & 10812 ASHTON AVE.
LOS ANGELES, CA 90024

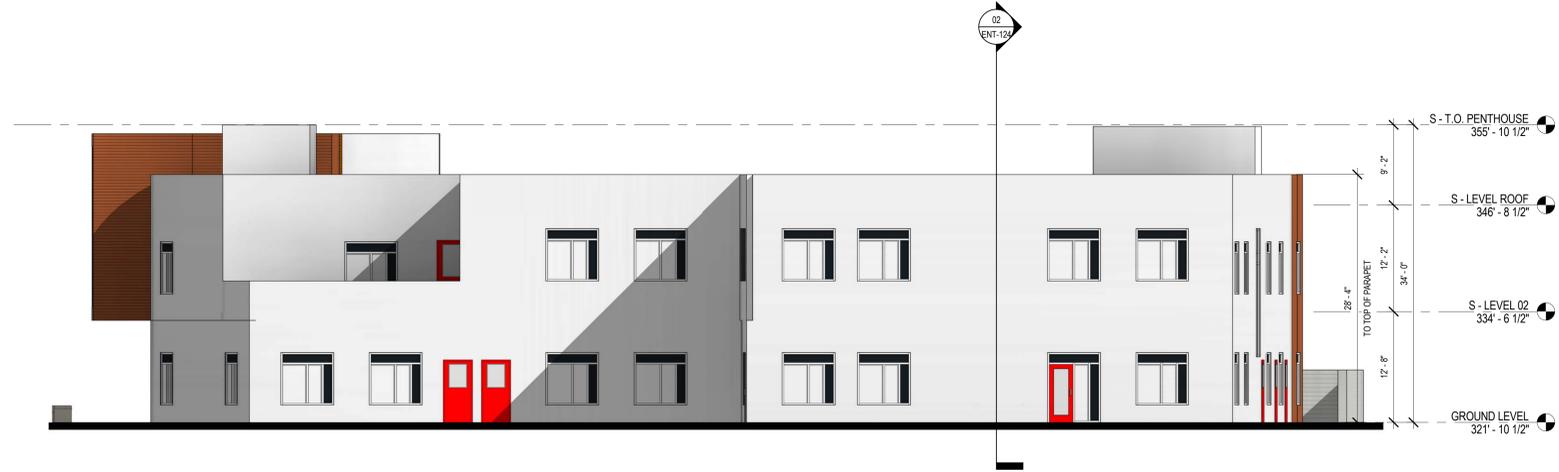
ENTITLEMENT
PACKAGE
ISSUE DATE: 06/08/2018

BUILDING
ELEVATIONS -
TOWER

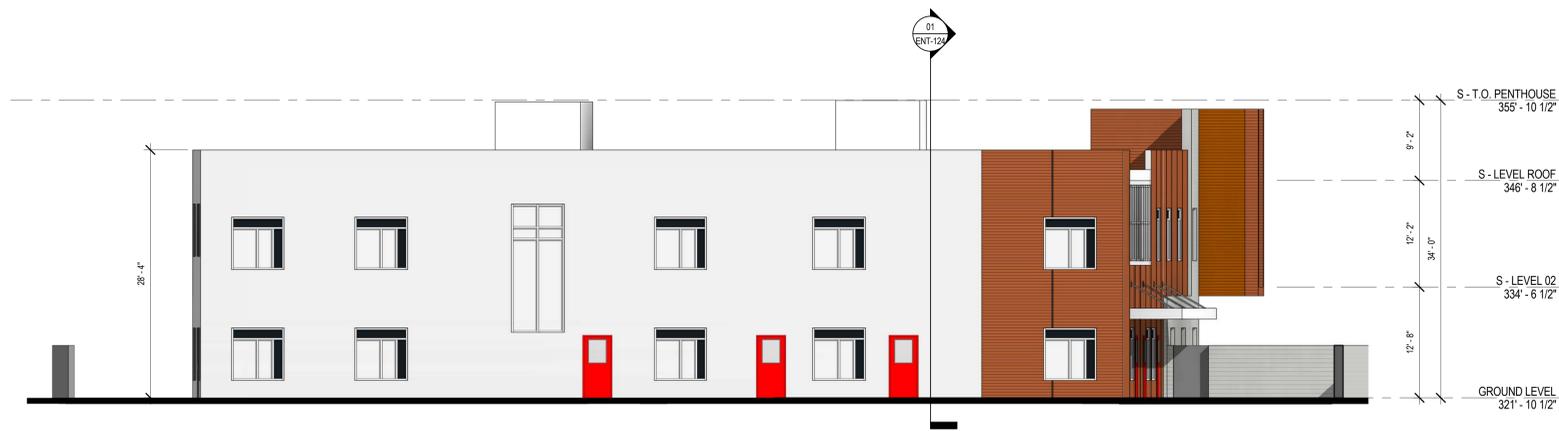
ENT-122



2 SOUTH CAMPUS - WEST ELEVATION
1/8" = 1'-0"



1 SOUTH CAMPUS - SOUTH ELEVATION
1/8" = 1'-0"



4 SOUTH CAMPUS - EAST ELEVATION
1/8" = 1'-0"



3 SOUTH CAMPUS - NORTH ELEVATION
1/8" = 1'-0"

LEGEND

- WOOD SIDING W/ CLEAR ANODIZED ALUMINUM ACCENT (WHERE OCCURS)
- PAINTED STUCCO - EXTERIOR FINISH W/ INTEGRAL COLOR (LIGHT GRAY)
- CHANNEL GLASS - SPECIALTY GLAZING AT CHAPEL
- ARCHITECTURAL CONCRETE
- VINYL WINDOWS
- PAINTED METAL DOOR OR PAINTED METAL PANEL



HUITT-ZOLLARS



WESTWOOD PRESBYTERIAN CHURCH NORTH & SOUTH
CAMPUSES / BELMONT VILLAGE ASSISTED LIVING FACILITY

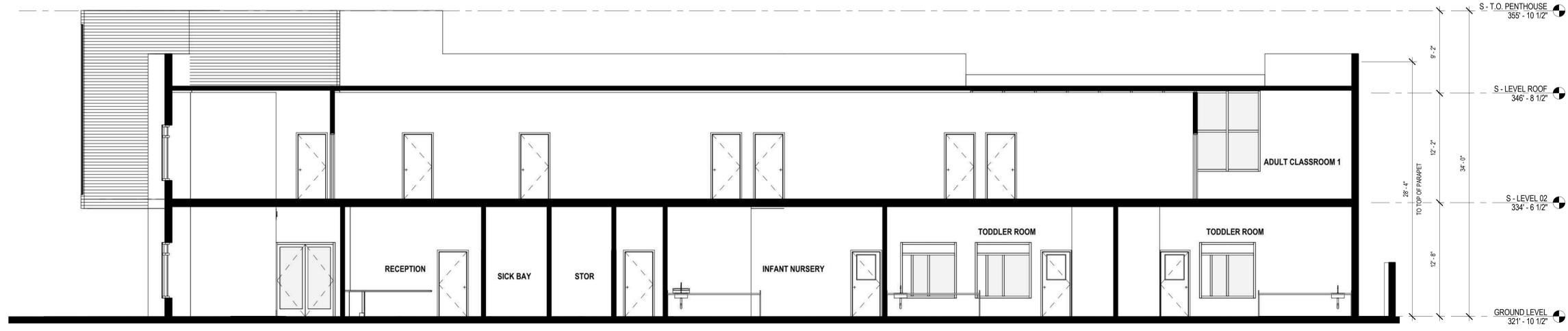
10822 WILSHIRE BLVD. & 10812 ASHTON AVE.
LOS ANGELES, CA 90024

ENTITLEMENT
PACKAGE

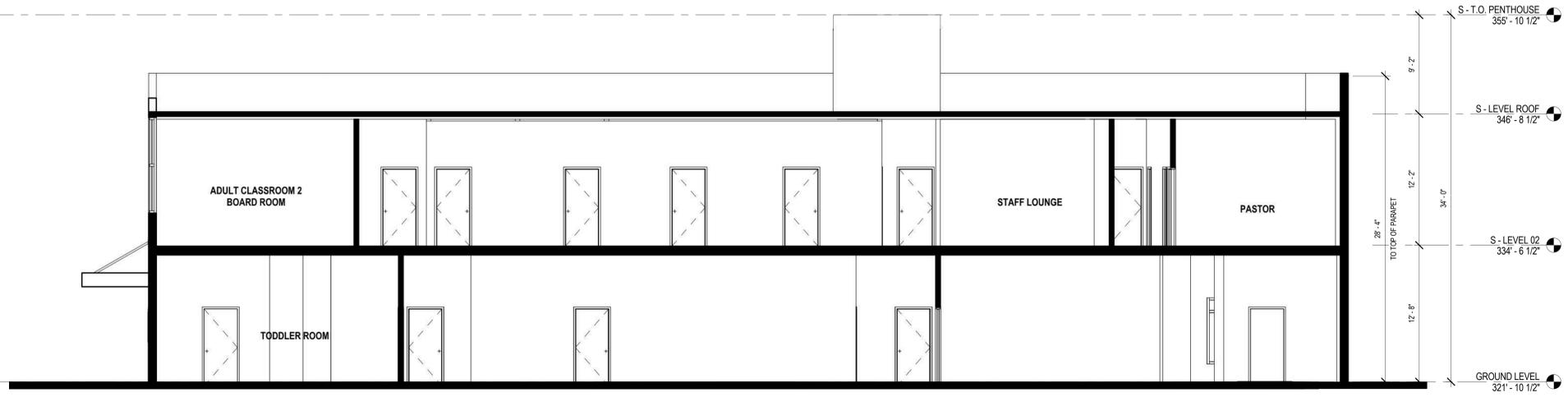
ISSUE DATE: 06/08/2018

BUILDING
ELEVATIONS -
SOUTH CAMPUS

ENT-123



12 SOUTH CAMPUS - BUILDING SECTION #2
 3/16" = 1'-0"



11 SOUTH CAMPUS - BUILDING SECTION #1
 3/16" = 1'-0"



WILSHIRE STREET VIEW



HUITT-ZOLLARS



WESTWOOD PRESBYTERIAN CHURCH NORTH & SOUTH
 CAMPUSES / BELMONT VILLAGE ASSISTED LIVING FACILITY
 10822 WILSHIRE BLVD. & 10812 ASHTON AVE.
 LOS ANGELES, CA 90024

ENTITLEMENT
 PACKAGE

ISSUE DATE: 06/08/2018

RENDERINGS -
 TOWER/NORTH
 CAMPUS

ENT-125



SOUTH CAMPUS
MAIN ENTRY VIEW FROM INTERIOR OF THE SITE - NEAR ASHTON AVENUE

WESTWOOD PRESBYTERIAN CHURCH NORTH & SOUTH
CAMPUSES / BELMONT VILLAGE ASSISTED LIVING FACILITY
10822 WILSHIRE BLVD. & 10812 ASHTON AVE.
LOS ANGELES, CA 90024

ENTITLEMENT
PACKAGE

ISSUE DATE: 06/09/2018

RENDERINGS -
SOUTH CAMPUS

ENT-126

LANDSCAPE LEGEND

PLANTING AREA, TYP.

PROJECT WILL ADHERE TO THE WATER EFFICIENT LANDSCAPE ORDINANCE, THE WILSHIRE-WESTWOOD SCENIC CORRIDOR SPECIFIC PLAN, AND THE URBAN FORESTRY DEPARTMENT TREE SPACING GUIDELINES

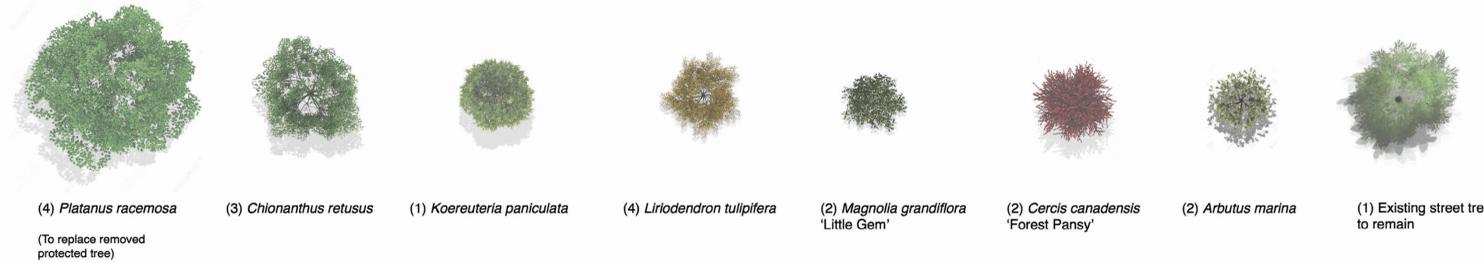
LANDSCAPED AREA REQUIRED: 1475 SF
LANDSCAPED AREA PROVIDED: 5040 SF

TREES REQUIRED: 14
TREES PROVIDED: 22

SHORT-TERM BICYCLE PARKING REQUIRED: 24
SHORT-TERM BICYCLE PARKING PROVIDED: 24
(SEE PROJECT SUMMARY FOR ADDITIONAL INFORMATION)



TREE LEGEND (SHEET L-101)



(E) CALIFORNIAN ON WILSHIRE

Street Tree Resources

- Street Tree Selection Guide
- Glossary of Street Tree Terms
- Tree Planting Guidelines
- Your Review Process
- Tree Trimming Fact Sheet
- Tree Spacing Guidelines
- Tree Spacing
- Ivy & Climbing Vines
- Beachwood
- Requesting a Removal Permit
- Post-Care
- Seven Steps to Proper Tree Pruning
- Root Pruning of Parkway Trees

Tree Spacing Guidelines

Tree locations should be designed with great care when Traffic Control signs may be affected. The recommended desirable distances between street trees are species specific and ranges from twenty-five to forty feet.

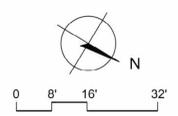
Please refer to the Street Tree Selection Guide. The recommended desirable distances between street trees for subdivision projects (for estimating purposes) is thirty feet.

Water and Gas Meters	6 feet
Driveway Aprons and Crosswalks	6 feet
Fire Hydrants	10 feet
Street Lights	20 feet
Pedestrian Light	15 feet
Electrical Power Poles	20 feet
Alley Entrances	20 feet
Intersections (from pt. of curb line intersect)	45 feet
Railroad Tracks	100 feet

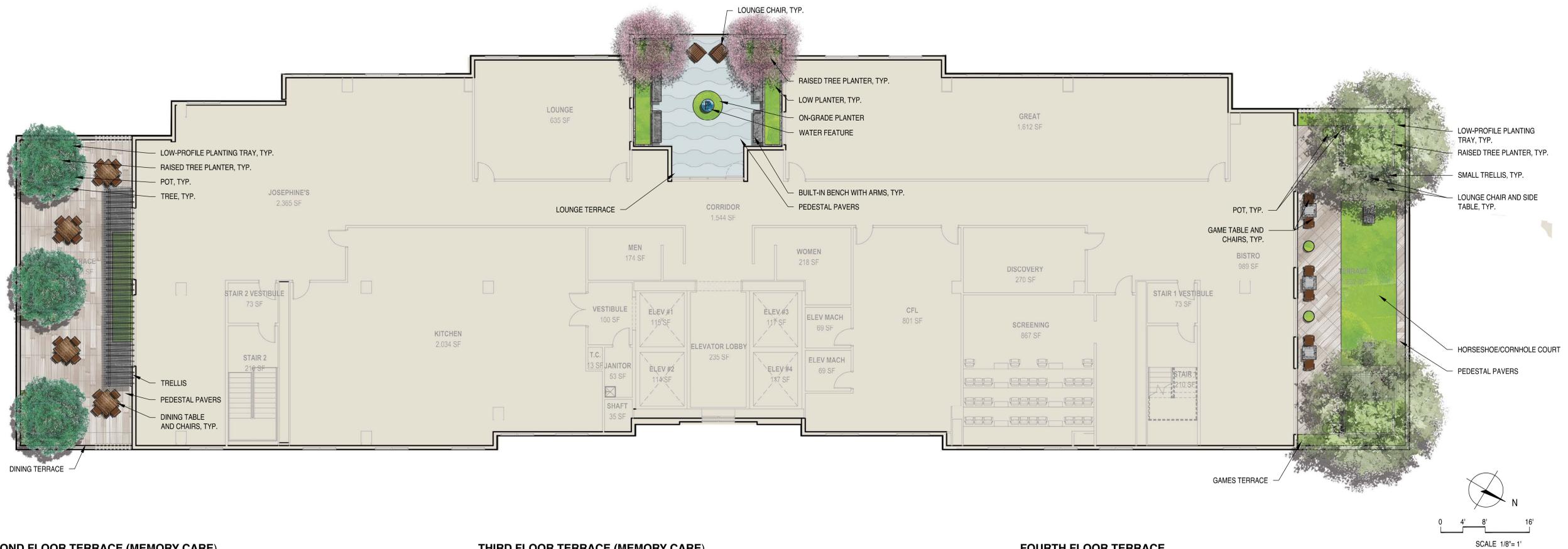
Bureau of Street Services

STREET TREE NOTES:

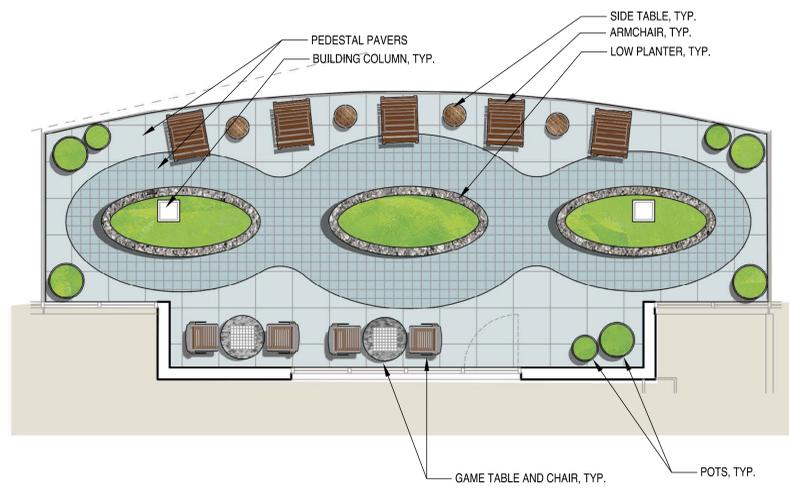
1. WILSHIRE-WESTWOOD SCENIC CORRIDOR SPECIFIC PLAN REQUIRES 1 TREE FOR 30' OF FRONTAGE ALONG WILSHIRE. THE SITE HAS 180' OF FRONTAGE, WHICH WOULD REQUIRE 6 TREES.
2. HOWEVER, PER URBAN FORESTRY TREE SPACING GUIDELINES, A MAXIMUM OF FOUR STREET TREES CAN BE PLANTED. (SEE TABLE)



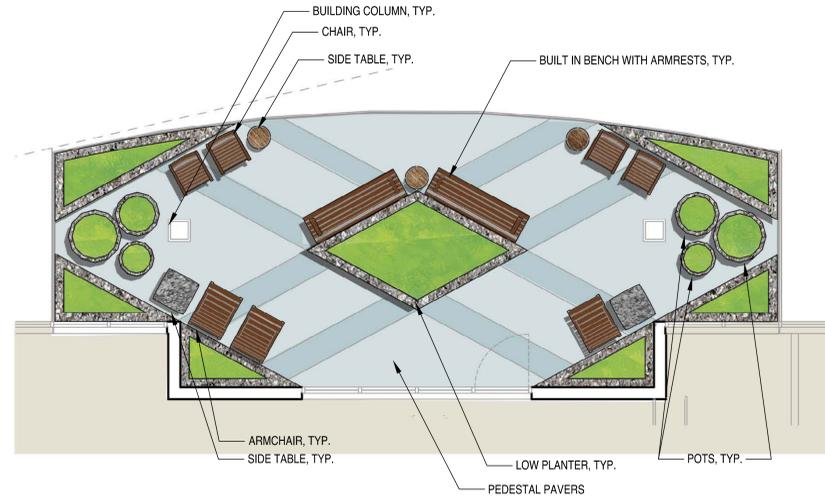
ELEVENTH FLOOR TERRACES



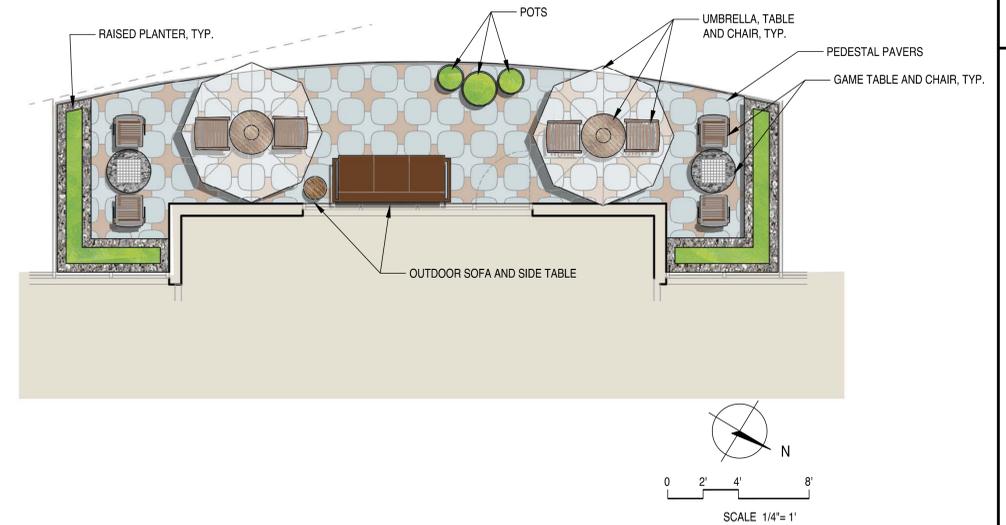
SECOND FLOOR TERRACE (MEMORY CARE)



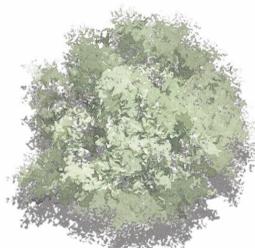
THIRD FLOOR TERRACE (MEMORY CARE)



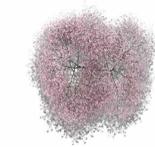
FOURTH FLOOR TERRACE



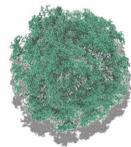
TREE LEGEND (SHEET L-102)



(2) *Olea europaea* 'Wilsonii'



(2) *Chitalpa* 'Pink Dawn'



(3) *Acacia covenyii*

BELMONT VILLAGE

GAME TERRACE



CORN HOLE COURT



GAME TABLES



COLORFUL SEATING



PEDESTAL PAVING SYSTEM



PERGOLA

SHADE TERRACE



TREES



COMFORTABLE SEATING



POTTED PLANTS



FOUNTAIN

ROOF GARDEN TREES



CHITALPA TASHKENTENSIS
'PINK DAWN'
PINK DAWN CHITALPA



ACACIA COVENYI
BLUE BUSH



OLEA EUROPAEA 'WILSONII'
WILSON OLIVE TREE

DINING TERRACE



PERGOLA AND SEATING



COMFORTABLE CHAIRS



TEAK FURNITURE



LARGE POTS



WOOD GRAIN
PORCELAIN TILE



RAISED PLANTERS AND AT GRADE PLANTING

WESTWOOD PRESBYTERIAN CHURCH

ENTRY PLAZA



PLANK PAVERS



CONCRETE BENCHES



FELLOWSHIP COURTYARD
"NEST BENCH"

COURTYARDS AND WALKWAY



HEXAGONAL PAVERS



SUNBURST INSPIRED
DECORATIVE PAVING



ARCHED TRELLIS ALONG GREEN WALL

GREEN WALL



TREES



MAGNOLIA GRANDIFLORA
'LITTLE GEM'
LITTLE GEM MAGNOLIA



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



KOELREUTERIA PANICULATA
GOLDENRAIN TREE



LIRIODENDRON TULIPIFERA
'ARNOLD'
ARNOLD TULIP TREE



ARBUTUS MARINA MULTI-TRUNK
STRAWBERRY TREE



CERCIS CANADENSIS
'FOREST PANSY'
FOREST PANSY REDBUD



CHIONANTHUS RETUSUS
CHINESE FRINGE TREE

TODDLER YARD



PUSH TOY TRACK



COLORFUL SHADE
STRUCTURE



MOUND SLIDE



STORY AREA



DECORATIVE FENCING



RESILIENT PLAY SURFACE

PRESCHOOL YARD



NATURE AND
SCIENCE PLAY



INTERACTIVE WATER
FEATURE



TRIKE TRACK



BRIDGE



GROSS MOTOR SKILLS PLAY



TRIKE TRACK



HUITT-ZOLIARS



WESTWOOD PRESBYTERIAN CHURCH NORTH & SOUTH
CAMPUSES / BELMONT VILLAGE ASSISTED LIVING FACILITY
10822 WILSHIRE BLVD.
LOS ANGELES, CA 90024



ENTITLEMENT
PACKAGE

ISSUE DATE: 06/08/2018

MATERIALS
SHEET-
WESTWOOD
PRESBYTERIAN

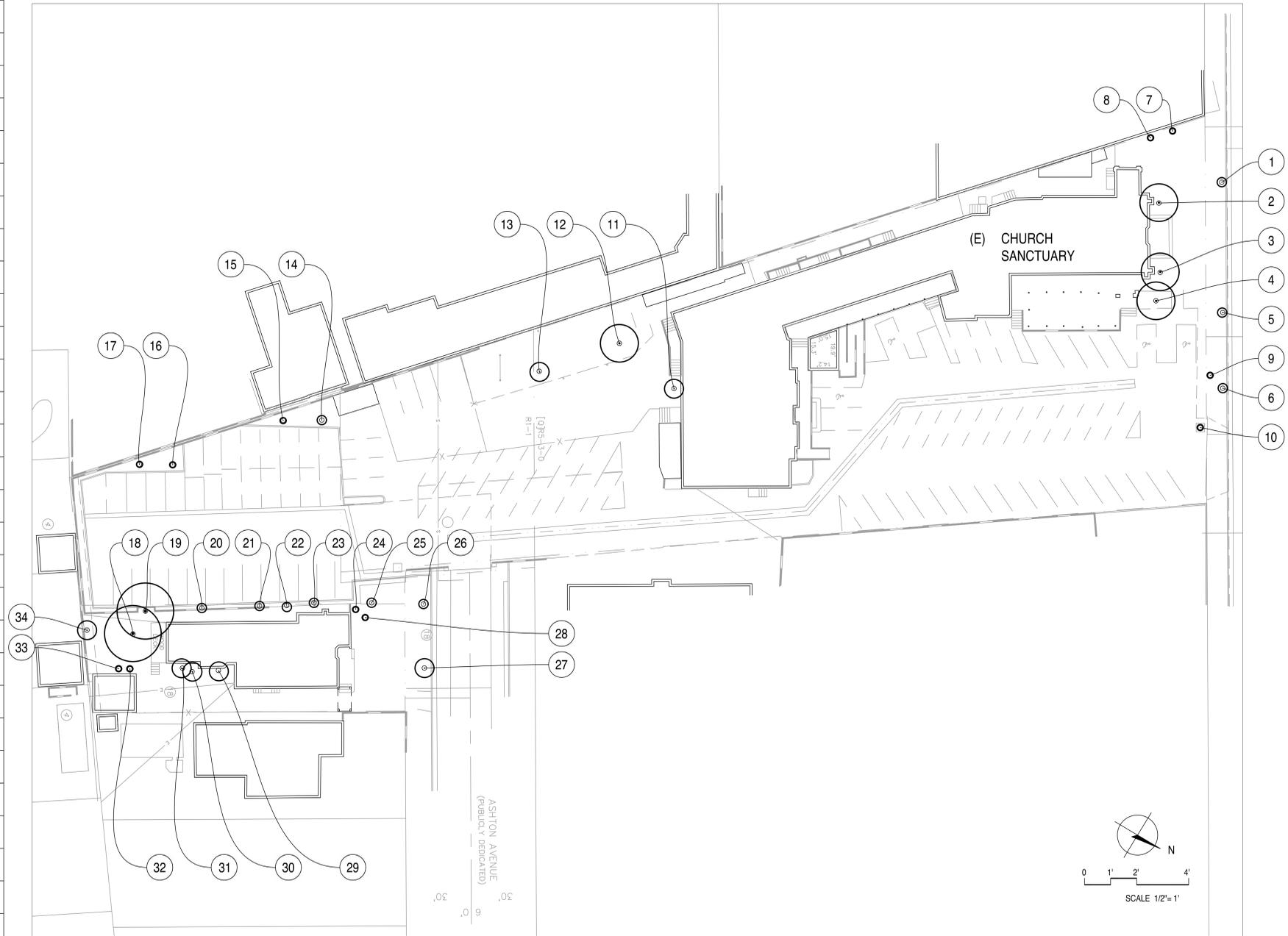
L-104

EXISTING TREE CHART						
TREE	SPECIES	DBH (in)	HEIGHT (ft)	HEALTH	STRUCTURE	CURRENT IMPACT CATEGORY
1	<i>Magnolia grandiflora</i>	8	30	G	F	PRESERVE
2	<i>Juniperus chinensis</i>	22	25	G	G	REMOVE FOR CONSTRUCTION
3	<i>Juniperus chinensis</i>	22	25	G	G	REMOVE FOR CONSTRUCTION
4	<i>Schinus terebinthifolius</i>	24	30	G	F	REMOVE FOR CONSTRUCTION
5	<i>Magnolia grandiflora</i>	6	20	G	F	REMOVE FOR CONSTRUCTION
6	<i>Magnolia grandiflora</i>	6	20	G	F	REMOVE FOR CONSTRUCTION
7	<i>Podocarpus gracilior</i>	4	15	G	F	REMOVE FOR CONSTRUCTION
8	<i>Podocarpus gracilior</i>	4	15	G	F	REMOVE FOR CONSTRUCTION
9	<i>Brahea armata</i>	20	20	G	G	REMOVE FOR CONSTRUCTION
10	<i>Bauhinia variegata</i>	24	15	G	G	REMOVE FOR CONSTRUCTION
11	<i>Juniperus chinensis</i>	24	20	G	G	REMOVE FOR CONSTRUCTION
12	<i>Platanus racemosa</i> *	24	35	G	G	REMOVE FOR CONSTRUCTION
13	<i>Morus alba</i>	14	15	G	F	REMOVE FOR CONSTRUCTION
14	<i>Jacaranda mimosifolia</i>	6	15	G	F	REMOVE FOR CONSTRUCTION
15	<i>Jacaranda mimosifolia</i>	4	15	G	F	REMOVE FOR CONSTRUCTION
16	<i>Jacaranda mimosifolia</i>	4	10	G	F	REMOVE FOR CONSTRUCTION
17	<i>Jacaranda mimosifolia</i>	4	10	G	F	REMOVE FOR CONSTRUCTION
18	<i>Eucalyptus sp.</i>	36	50	G	F	REMOVE FOR CONSTRUCTION
19	<i>Eucalyptus sp.</i>	36	50	G	F	REMOVE FOR CONSTRUCTION
20	<i>Jacaranda mimosifolia</i>	6	12	G	F	REMOVE FOR CONSTRUCTION
21	<i>Jacaranda mimosifolia</i>	6	12	G	F	REMOVE FOR CONSTRUCTION
22	<i>Pittosporum undulatum</i>	6	12	G	F	REMOVE FOR CONSTRUCTION
23	<i>Jacaranda mimosifolia</i>	6	12	G	F	REMOVE FOR CONSTRUCTION
24	<i>Syagrus Romanzoffianum</i>	4	20	G	G	REMOVE FOR CONSTRUCTION
25	<i>Syagrus Romanzoffianum</i>	6	20	G	G	REMOVE FOR CONSTRUCTION
26	<i>Jacaranda mimosifolia</i>	10	15	G	F	REMOVE FOR CONSTRUCTION
27	<i>Jacaranda mimosifolia</i>	6	15	G	F	REMOVE FOR CONSTRUCTION
28	<i>Syagrus Romanzoffianum</i>	4	20	G	G	REMOVE FOR CONSTRUCTION
29	<i>Podocarpus gracilior</i>	12	15	G	G	REMOVE FOR CONSTRUCTION
30	<i>Schefflera actinophylla</i>	12	20	G	F	REMOVE FOR CONSTRUCTION
31	<i>Podocarpus gracilior</i>	12	15	G	G	REMOVE FOR CONSTRUCTION
32	<i>Pittosporum tobira</i>	4	10	G	F	REMOVE FOR CONSTRUCTION
33	<i>Pittosporum tobira</i>	4	10	G	F	REMOVE FOR CONSTRUCTION
34	<i>Ligustrum sp.</i>	10	20	G	P	REMOVE FOR CONSTRUCTION
*Los Angeles "Protected Tree"						

EXISTING TREE PLAN

EACH TREE HAS BEEN ASSIGNED AN IDENTIFICATION NUMBER PER THE PLAN. THIS NUMBER, ALONG WITH SPECIES, BREAST-HEIGHT DIAMETER (DBH), TREE HEIGHT, HEALTH AND APPEARANCE RATING, ARE SHOWN ON THE TREE REPORT CHART (SEE BELOW). DISPOSITION (REMOVAL, PRESERVE, OR RELOCATE) IS ALSO INDICATED ON THIS CHART.

TREE #12 IS A CALIFORNIA NATIVE TREE DEFINED AS A "PROTECTED TREE" IN THE LOS ANGELES MUNICIPAL CODE. SEE SHEET L-101 FOR MITIGATION MEASURES.



HUIT-ZOLLARS



WESTWOOD PRESBYTERIAN CHURCH NORTH & SOUTH CAMPUSES / BELMONT VILLAGE ASSISTED LIVING FACILITY
10822 WILSHIRE BLVD.
LOS ANGELES, CA 90024



ENTITLEMENT PACKAGE

ISSUE DATE: 06/08/2018

EXISTING TREE PLAN
L-105

DEPARTMENT OF
CITY PLANNINGCOMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENTVAHID KHORSAND
VICE-PRESIDENTDAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACKMARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMANCITY OF LOS ANGELES
CALIFORNIAERIC GARCETTI
MAYOREXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271VINCENT P. BERTONI, AICP
DIRECTORKEVIN J. KELLER, AICP
EXECUTIVE OFFICERSHANA M.M. BONSTIN
DEPUTY DIRECTORTRICIA KEANE
DEPUTY DIRECTORARTHI L. VARMA, AICP
DEPUTY DIRECTORLISA M. WEBBER, AICP
DEPUTY DIRECTORFiling Notification and Distribution

Tract Map No: 82107
Tract Map Date: June 14, 2018
Property Address: 10822 Wilshire Blvd.
Community Plan: Westwood

Distribution Date: February 24, 2020**Application Filing Date: June 14, 2018** COUNCIL DISTRICT NO. 5Hillside Yes No

Neighborhood Council District:

 Bureau of Engineering Dept. of Building and Safety - *Grading* Dept. of Building and Safety - *Zoning* Dept. of Transportation DWP Real Estate DWP Water Distribution Engineering Dept. of Fire, Engineering and Hydrant Unit Bureau of Street Lighting Animal Regulation (Hillside-ONLY) Department of Recreation and Parks Bureau of Sanitation St. Services / Investigation & Enforcement-(haul routes) Urban Forestry / Land Development Section Housing Department (No P.S.) Board of Education/Environmental Health & Safety (No P.S.) Board of Education/Transportation (No P.S.) County Health Department (No P.S.) GIS (Final Map & LOD)**DATE DUE: April 6, 2020****Please send your reports to the following e-mail address: Planning.MajorProjects@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

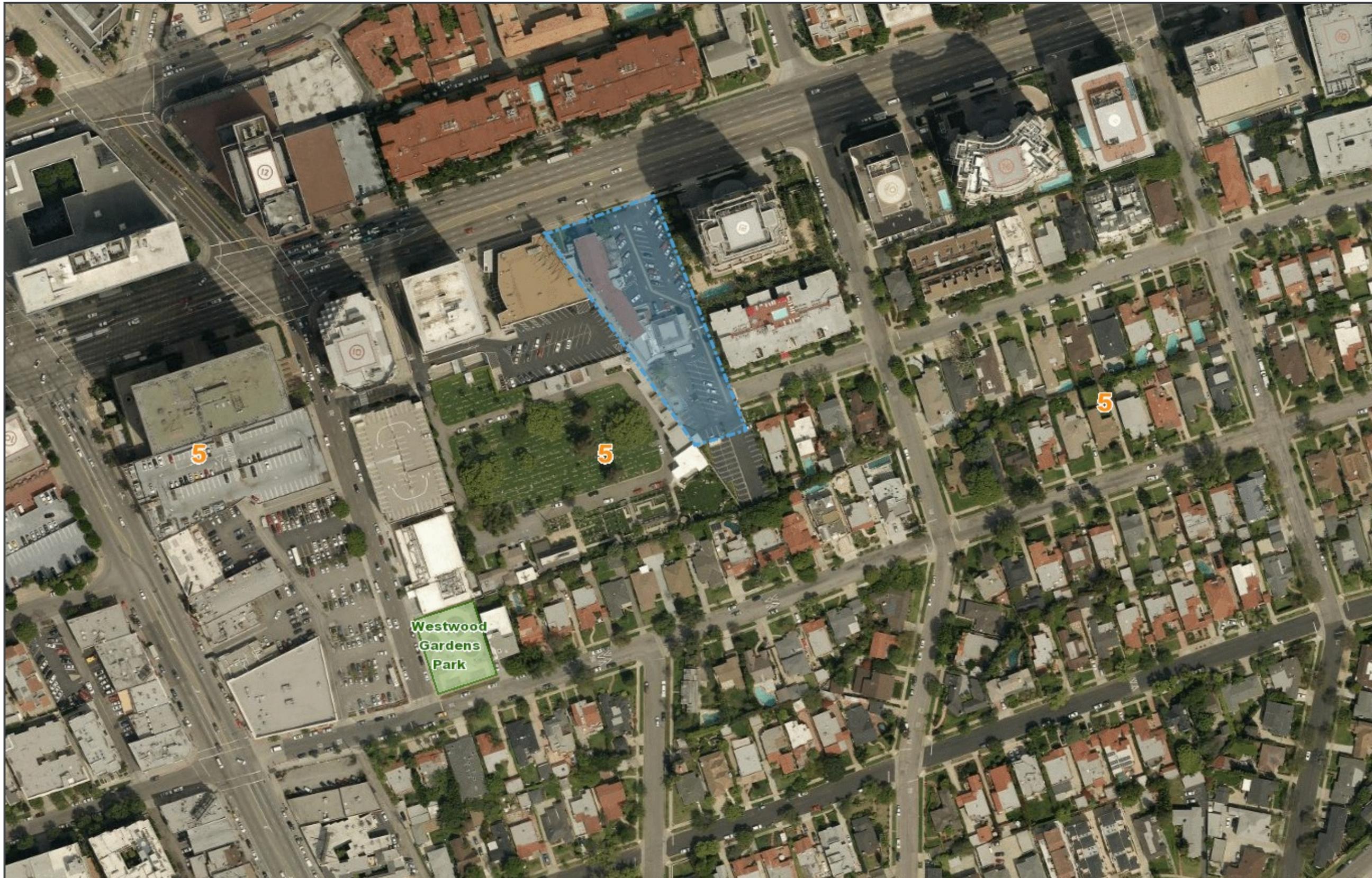
Robert Keatinge
Planning Assistant



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of the Project Site

ATTACHMENT 3



LEGEND

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

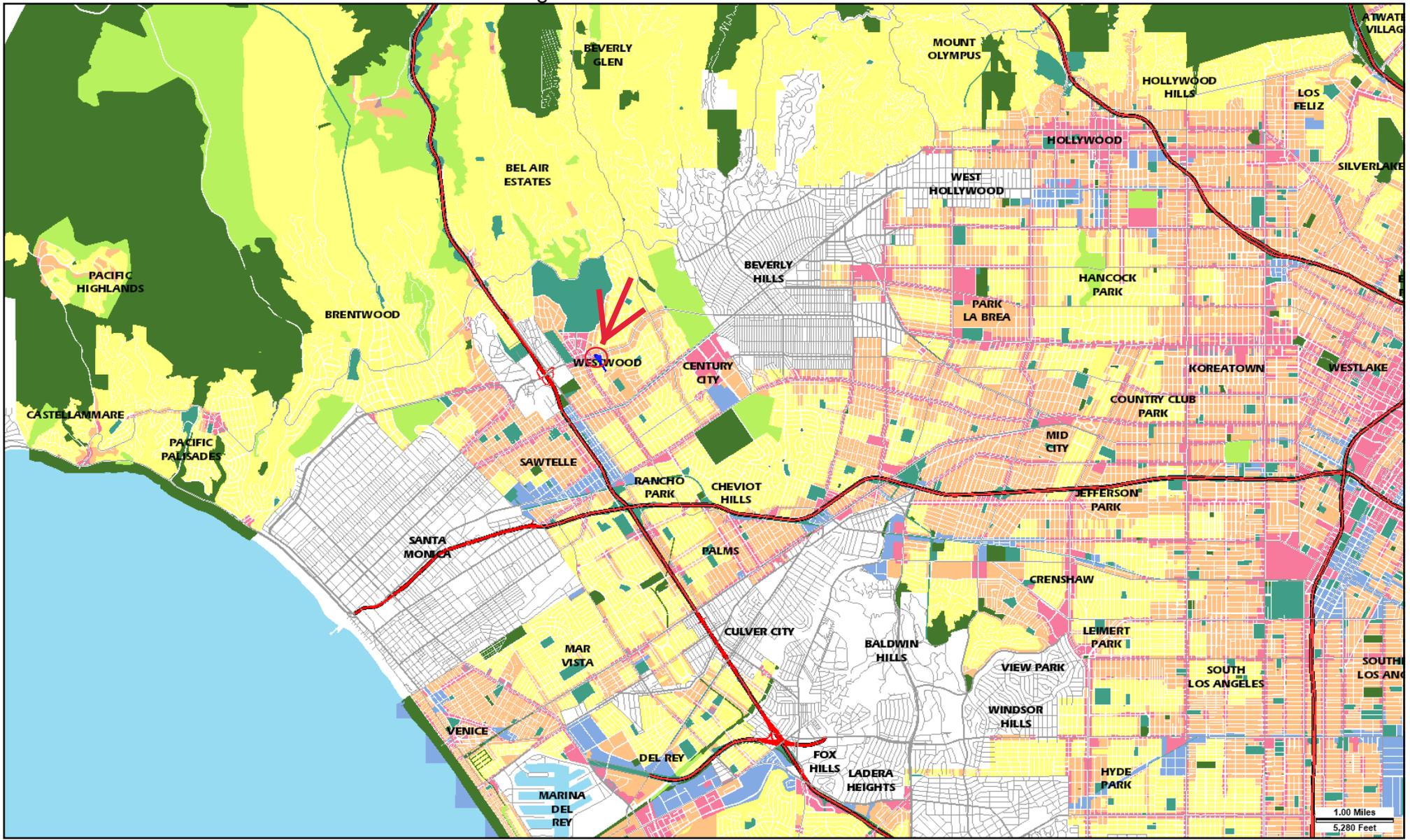
NOTES

0 0 Miles 0 0

SCALE 1: 2,257

Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

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Printed: 03/18/2020



Address: 10822 W WILSHIRE BLVD

Tract: SUBDIVISION OF RANCHO
SAN JOSE DE BUENOS AYRES

Zoning: [Q]R5-3-O, R1-1

APN: 4325005054

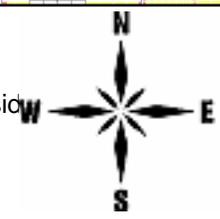
Block: 18

General Plan: Low Residential, Very High Residential

PIN #: 132B153 320

Lot: FR 9

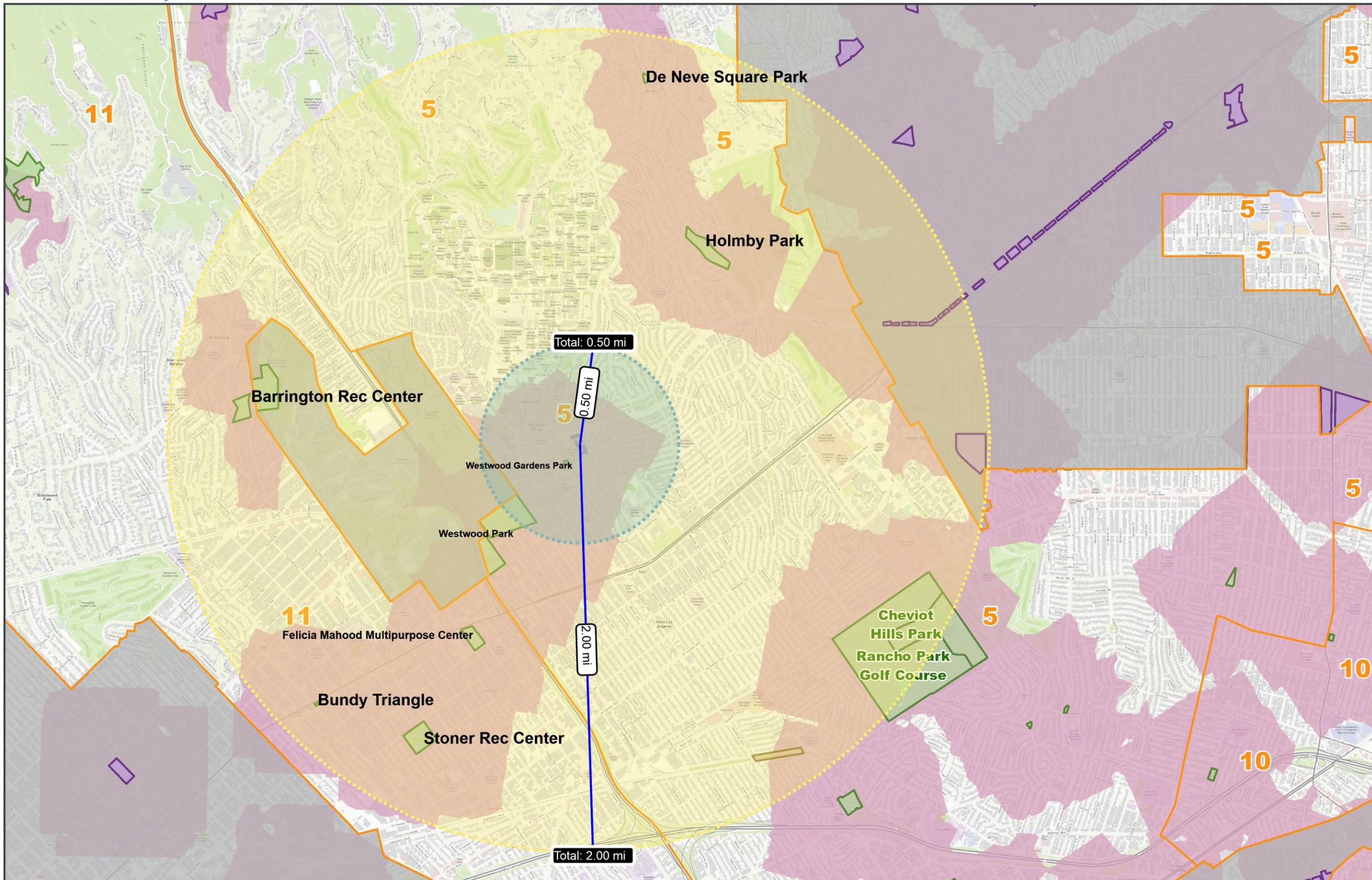
Arb: 4





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Location and Surrounding Parks



LEGEND

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

NOTES



SCALE 1: 36,112

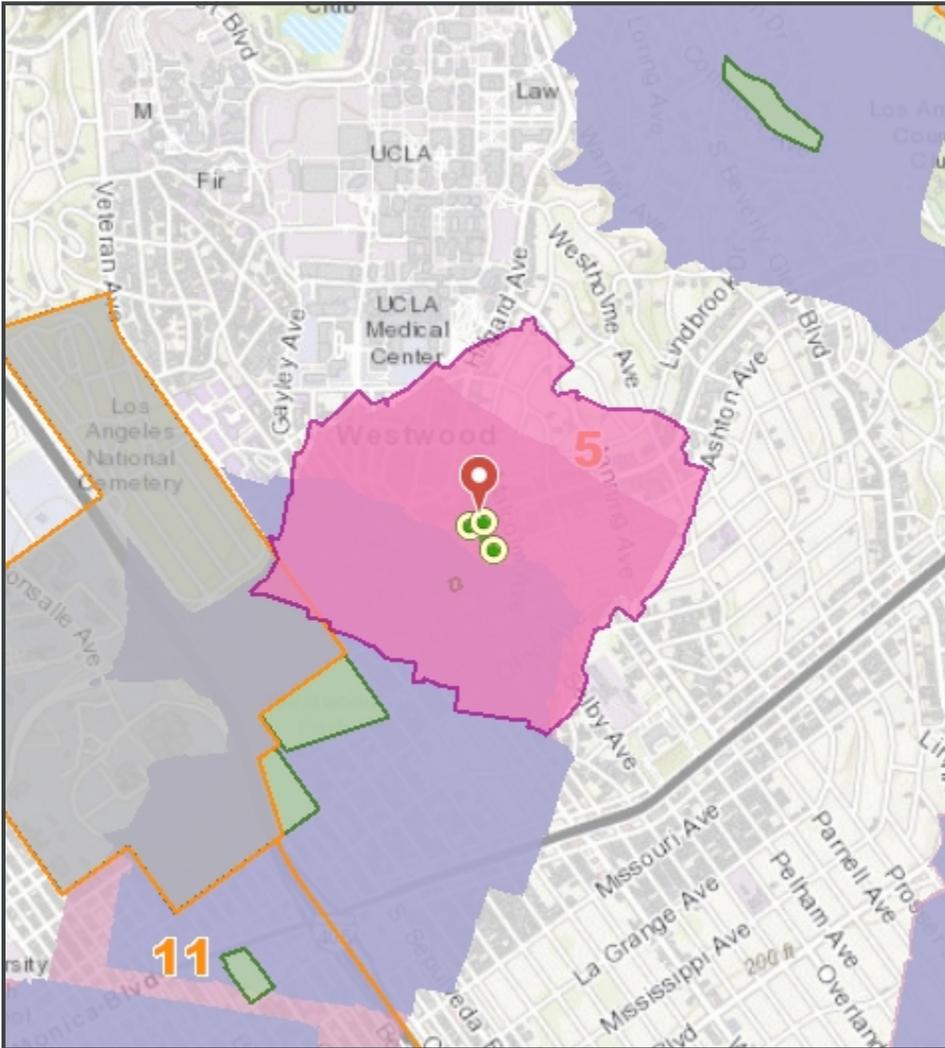
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Printed: 04/30/2018



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

10822 Wilshire Blvd & 10812 Ashton

Description:

Construction of new Eldercare facility w/54 independent living units, 76 assisted living guest rooms, and 96 Alzheimer's/memory care guest rooms. Demo of church & preschool for 2-story admin office building.

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:	9,654	2,049

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	4,957	874

Residents Served by Age

Households Served by Annual Income

Under Age 5:	342	108
Age 5 to 9:	247	82
Age 10 to 14:	192	61
Age 15 to 17:	113	30
Age 18 to 64:	7,183	1,440
Age 65 and Over:	1,577	328

Under \$25,000:	1,196	173
\$25,000 to \$34,999:	169	14
\$35,000 to \$49,999:	586	113
\$50,000 to \$74,999:	721	105
\$75,000 and Over:	2,285	469

Source: Census/ACS 2010