

APPROVED
AUG 06 2020

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 20-158

DATE August 6, 2020

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82178 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	C. Santo Domingo	_____
V. Israel	_____	N. Williams	_____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-82178 (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.

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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 1111 South Hill Street in the South Park community of the City, consists of a mixed-use project with 319 residential units, 160 guest rooms, 7,071 square feet (SF) of hotel meeting and event space, 3,381 SF of ground floor commercial space, and a 390-stall carpark.

The proposed Project also includes approximately 38,375 SF of common open space.

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 **February 27, 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 16, 2018**. On June 25, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**Upon Receipt**." 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.

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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 319 units would be:

$$2.31 \text{ Acres} = (319 \times 2.88) \times 0.00251$$

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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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, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$13,609.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 175 units would be:

\$4,341,271.00 = \$13,609.00 x 319 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.

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

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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 one-half (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 South Park community of the City and within the Central City Community Plan Area. Currently, the Project site is a vacant warehouse building. The proposed Project is surrounded by residential and commercial uses 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:

- Half-mile (½) walking distance of the Project site (EPADSS): 5,960 persons (10,643 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City Community Plan Area (2017 American Community Survey): 11,424 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 38,375 SF of common open space, including multiple indoor and outdoor deck areas.

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.).

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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 is one RAP-owned public park within a half mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

- Grand Hope Park, located at 900 South Hope Street, is a 2.00-acre park that features a small open lawn area, fitness equipment, and a children's play area.

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 **585** new, previously unserved, residents within a half-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 half-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 walking distance of a public park.

Nearby Public Park Projects

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

- 1st and Broadway Park is a 1.96-acre 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) (PRJ21252) Project is being led by the Bureau of Engineering (BOE). The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is fully designed and is currently in the bid and award stage. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time and it is unknown when the 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed.

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- 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 development of the Ord and Yale Street Park Project is being led by Department of Public Works, Bureau of Engineering (BOE) The Ord and Yale Street Park Project is currently under construction.

There is one (1) major park renovation project currently in development within a two (2) mile radius of the Project site.

- Pershing Square is a 4.44-acre park located at 525 South Olive Street in Council District 14. The current scope of the Pershing Square (PRJ21113) Project includes the redesign and redevelopment of the park, including park frontage improvements along Olive Street, 5th Street, 6th Street, and Hill Street; accessibility and visibility improvements; and, landscape, hardscape, and irrigation improvements throughout the park. The Pershing Square (PRJ21113) Project is being led by the Bureau of Engineering (BOE). The Pershing Square (PRJ21113) Project is currently in design.

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, but lower 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 one RAP-owned public park within a half mile walking distance from the Project.

There is one park renovation project currently in development within a two mile radius of the Project site.

There are two public parks currently in development within a two mile radius of the Project site.

If a new public park was provided at the Project location, the park would serve Project residents and 585 currently unserved residents within a half 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.

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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



PROJECT INFORMATION

Site Address:
1111 S. Hill St. Los Angeles, CA 90015

OWNERSHIP: Crown 1111 LLC
511 N. La Cienega Blvd. Suite 206
West Hollywood, CA 90048
Contact: Patrick Caruso
T. 323.518.9264

LANDSCAPE: Rios Clemente Hale Studios
3101 W. Exposition Place
Los Angeles, CA 90018
Contact: Nate Cormier
T. 323.785.1800 F. 323.785.1801

ARCHITECT: MVE + Partners
1900 Main Street
Irvine, CA 92614
Contact: Matthew McLarand
T. 949.809.3388 F. 949.809.3399

LAND USE CONSULTANT: PSOMAS
555 S. Flower St. Suite 4300
Los Angeles, CA 90071
Contact: Anne Williams
T. 213.223.1400

PROJECT DESCRIPTION

43 total story high-rise mixed use project including 36 stories Residential / Hotel over 6 story parking structure over ground floor Commercial and 2 levels below grade parking.

LEGAL DESCRIPTION

Parcel 1:
Part of Block 77 of ORD's survey, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 53, pages 66 to 73 inclusive of miscellaneous records, in the office of the county records of said county, described as follows:
Beginning at the northeasterly corner of said block at the southwest corner of hill and eleventh streets; thence westerly along the southerly line of eleventh street, 165 feet; thence southerly parallel with hill street, 120 feet; thence easterly parallel with eleventh street, 165 feet to still street; thence northerly 120 feet to the point of beginning.

Parcel 2:
Lots A and B of Tract No. 1394, in the City of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 18, page 106 of maps, in the office of the county recorder of said county.

ZONE

LOT	ZONE	GENERAL PLAN DESIGNATION
APN 5139-019-022	C2-4D-O	REGIONAL CENTER COMMERCIAL

LOT AREA

Lot Area (Pre-Dedicated)	29,521 sf (0.67 Acres)
Lot Area (Post-Dedicated)	27,415 sf (0.63 Acres)
*Buildable Area (Per LAMC Section 14.5.3 Transit Area Mixed Use Project)	43,385 sf (0.99 Acres)

*Per LAMC Section 14.5.3, buildable area is lot area plus area between centerlines of adjacent streets and alley.

SETBACKS

REQUIRED (No setbacks required per LAMC 12.22.C.3.A)	PROVIDED
Front Yard: 11th St. - 2'-0" R.O.W. dedication 3'-0" sidewalk easement per Downtown Street Standards	Front Yard: 11th St. - 2'-0" R.O.W. dedication 3'-0" sidewalk easement per Downtown Street Standards
Side Yard: Hill St. - None Alley - 2'-0" R.O.W. dedication	Side Yard: Alley - 2'-0" alley R.O.W. dedication
Rear Yard: None	Rear Yard: None provided
Tower Spacing: 40'-0" from interior property line and from alley centerline (Downtown Design Guide)	Tower Spacing: 40'-0" from interior property line and from alley centerline (Downtown Design Guide)

FLOOR AREA

By-right Floor Area (6:1 FAR) per Pre-Dedicated Lot Area	177,126 sf
By-right Floor Area (6:1 FAR) per LAMC Sec. 14.5.3	260,310 sf
Floor Area (13:1 FAR) per LAMC Sec. 14.5.3 (For Transit Area Mixed-Use Project)	564,005 sf
Proposed Commercial (Restaurant)	3,381 sf (0.08 FAR)
Proposed Hotel	113,855 sf (2.62 FAR)
Proposed Residential	370,795 sf (8.55 FAR)
Total Proposed Floor Area	488,031 sf (11.25 FAR)

HEIGHT

Height District 4 Max. Height Allowed	No Limit
Proposed Top Of Roof	466' - 4"
Proposed Building Height (43 Total Stories)	520' - 0" (Top of Roof Appurtenances)

RESIDENTIAL

Studio	34
1 Bedroom	62
1 Bedroom + Den	92
2 Bedroom	113
3 Bedroom	14
PH	4
Total Residential (Condominium)	319 Units

HOTEL

Keys 160 Keys

PARKING

REQUIRED

Residential - Per Central City Parking District (CCPD) Exception):

Units w/ 3 or less habitable rooms (34 stu + 62 one br)	1.00 x 96 units	= 96 Spaces
Units w/ more than 3 habitable rooms (92 one br/den + 113 two br + 14 three br + 4 ph)	1.25 x 223 units	= 279 Spaces
15% Bike Parking Reduction**		- 42 Spaces
9.3% CUP Reduction****		- 31 Spaces
Residential Required Spaces		= 302 Spaces

Hotel - Per Central City Parking District (CCPD) Exception):

1 for each 2 guestrooms (first 20)	= 10 Spaces
1 for each 4 guestrooms (next 20)	= 5 Spaces
1 for each 6 guestrooms (remaining)	= 20 Spaces
15% Bike Parking Reduction**	- 4 Spaces
9.3% CUP Reduction****	- 3 Spaces
Hotel Required Spaces	= 28 Spaces

Commercial - Per Downtown Parking District (DPD):

Restaurant (All uses in Sec. 12.21A4C)	0.001 x 3,381 SF	= 3 Spaces
Hotel Assembly	0.01 x 7,071 SF	= 71 Spaces
15% Bike parking reduction**		- 8 Spaces
9.3% CUP Reduction****		- 6 Spaces
Commercial Required Spaces		= 60 Spaces
Total Required Spaces		= 390 Spaces

PROPOSED

Residential***

Standard (Prime)	= 302 Spaces
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Hotel***

Standard (Prime)	= 20 Spaces
Compact / Tandem	= 8 Spaces

Commercial***

Standard (Prime)	= 38 Spaces
Compact / Tandem	= 22 Spaces
Total Proposed Spaces	= 390 Spaces

**Per LAMC Section 12.21.A4 New or existing automobile parking spaces required by the code for all uses may be replaced by bicycle parking, in accordance with maximum reductions allowed per LAMC & Zoning Code Interpretations Manual.
***Per LAMC Section 12.21.A5(c) not more than 40 percent of the required stalls may be designed as compact stalls to accommodate compact cars.
**** Per LAMC 12.24 S request approval to reduce parking by 9.3%.

BICYCLE PARKING

REQUIRED

Residential	Short Term	Long Term
1-25 Units	2.5 (1 per 10)	1 / 25 (1 per 1)
26-100 (75 Units)	5 (1 per 15)	1 / 50 (1 per 1.5)
101-200 (100 Units)	5 (1 per 20)	1 / 50 (1 per 2)
201-319 (119 Units)	2.98 (1 per 40)	1 / 29.8 (1 per 4)

Hotel

160 Keys	16 (1 per 10)	1 / 16 (1 per 10)
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Commercial

Restaurant	2 (1 per 2,000 sf)	1 / 2 (1 per 2,000 sf)
Hotel Assembly	20 (1 per 350 sf)	1 / 10 (1 per 700 sf)
Total Required	53 (Short Term)	183 (Long Term)
		= 236 Spaces

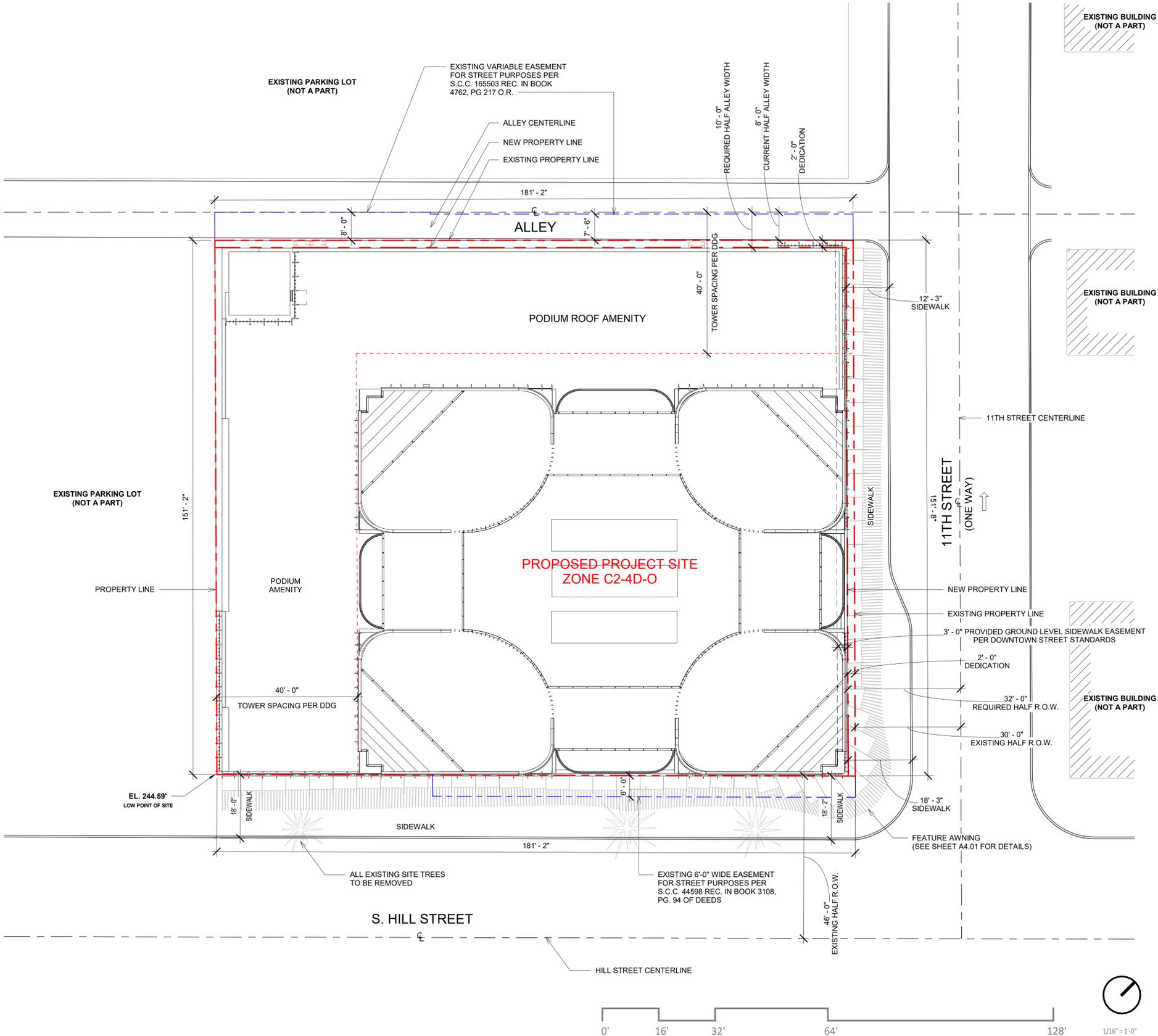
PROPOSED

Residential	15 (Short Term)	1 / 155 (Long Term)
Hotel	16 (Short Term)	1 / 16 (Long Term)
Commercial	22 (Short Term)	1 / 12 (Long Term)
Total Proposed	53 (Short Term)	183 (Long Term)
		= 236 Spaces

54 automobile spaces to be replaced at a rate of one for every four bike parking spaces. 216 replacement bike parking spaces included within total spaces. Per LAMC Sec. 12.21.A.4

GENERAL NOTES:

1. REFER TO SHEET A0.02 FOR ADDITIONAL PROJECT INFORMATION



PROJECT INFORMATION (CONT)

OPEN SPACE

REQUIRED	UNIT COUNT	OPEN SPACE
Units with less than 3 Habitable Rooms (100 sf. Required per Unit)	96 Units	9,600 sf
Units with 3 Habitable Rooms (125 sf. Required per Unit)	205 Units	25,625 sf
Units with more than 3 Habitable Rooms (175 sf. Required per Unit)	18 Units	3,150 sf
Total Open Space Required	319 Units	38,375 sf

PROPOSED

Common Open Space "Outdoor" (Open to Sky)		
Level 8 Podium Roof Deck		10,683 sf
Level 43 Tower Roof Deck		8,661 sf
Total Common Open Space "Outdoor" (Open to Sky)	=	19,344 sf

Common Open Space "Indoor"		
Level 8 Podium Roof Deck		7,842 sf
Level 42 Tower Roof Amenity Deck		6,339 sf
Level 43 Tower Roof Deck		775 sf
Subtotal Common Open Space "Indoor"		14,956 sf
***Request increase of max. allowable		
Indoor Common Open Space (from 25% to 35%)		13,431 sf
Total Common Open Space "Indoor"	=	13,431 sf

Private Open Space		
Total 'Private Open Space' (112 units x 50 sf)	=	5,600 sf
Total Proposed Open Space	=	38,375 sf

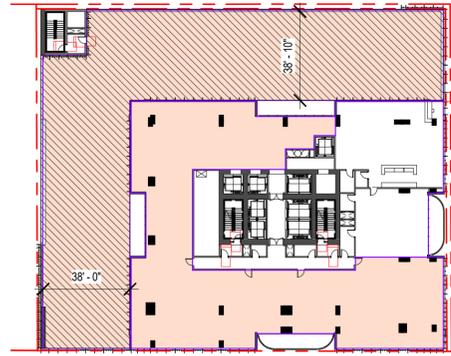
***Per Sec. 12.21G2(a)(4)(i); recreation rooms at least 600 square feet in area for development of 16 or more dwelling units, or at least 400 square feet in area for a development of fewer than 16 dwelling units may qualify as common open space, but shall not qualify for more than 25 percent of the total required usable open space. Request directors decision per Sec. 12.21G3(a)(2), 10 percent increase in the qualifying area of recreation rooms.

Total Planted Area		
(25% of Proposed 'Outdoor' Common Open Space)		
19,344 sf x .25	=	4,836 sf

TREES

REQUIRED (1 per 4 Units) 319 x 0.25 =	80 Trees
PROVIDED	80 Trees





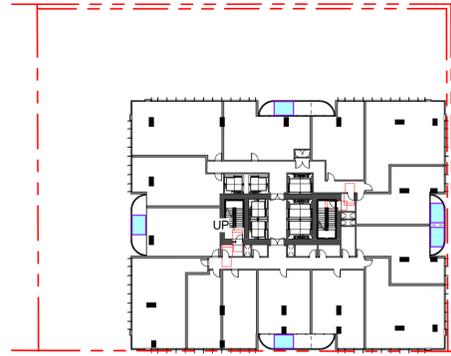
① Level 8 - Podium Amenity
1" = 40'-0"

OPEN SPACE LEGEND

- COMMON OPEN SPACE 'OUTDOOR'
 - COMMON OPEN SPACE 'INDOOR'
 - PRIVATE OPEN SPACE
- (REFERENCE LANDSCAPE PLANS)

FLOOR SUMMARY

COMMON OPEN SPACE 'OUTDOOR' = 10,683 SF
 COMMON OPEN SPACE 'INDOOR' = 7,842 SF
 PRIVATE OPEN SPACE = 0 SF



② Level 16 - Typ. Resi (Lower)
1" = 40'-0"

OPEN SPACE LEGEND

- COMMON OPEN SPACE 'OUTDOOR'
 - COMMON OPEN SPACE 'INDOOR'
 - PRIVATE OPEN SPACE
- (REFERENCE LANDSCAPE PLANS)

FLOOR SUMMARY

COMMON OPEN SPACE 'OUTDOOR' = 0 SF
 COMMON OPEN SPACE 'INDOOR' = 0 SF
 PRIVATE OPEN SPACE
 5 Units x 50 SF = 250 SF
 250 SF x 16 Levels = 4,000 SF



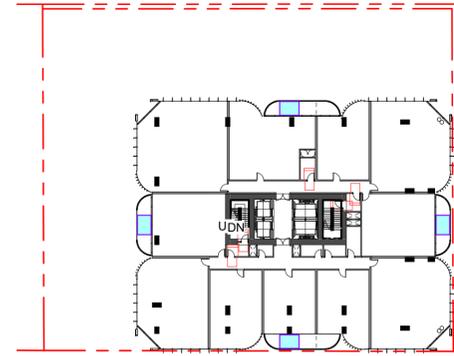
③ Level 34
1" = 40'-0"

OPEN SPACE LEGEND

- COMMON OPEN SPACE 'OUTDOOR'
 - COMMON OPEN SPACE 'INDOOR'
 - PRIVATE OPEN SPACE
- (REFERENCE LANDSCAPE PLANS)

FLOOR SUMMARY

COMMON OPEN SPACE 'OUTDOOR' = 0 SF
 COMMON OPEN SPACE 'INDOOR' = 0 SF
 PRIVATE OPEN SPACE
 4 Units x 50 SF = 200 SF
 200 SF x 5 Levels = 1,000 SF



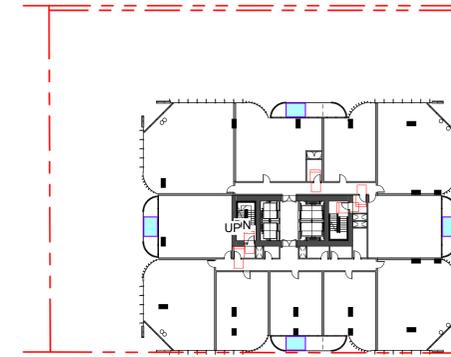
④ Level 38
1" = 40'-0"

OPEN SPACE LEGEND

- COMMON OPEN SPACE 'OUTDOOR'
 - COMMON OPEN SPACE 'INDOOR'
 - PRIVATE OPEN SPACE
- (REFERENCE LANDSCAPE PLANS)

FLOOR SUMMARY

COMMON OPEN SPACE 'OUTDOOR' = 0 SF
 COMMON OPEN SPACE 'INDOOR' = 0 SF
 PRIVATE OPEN SPACE
 4 Units x 50 SF = 200 SF



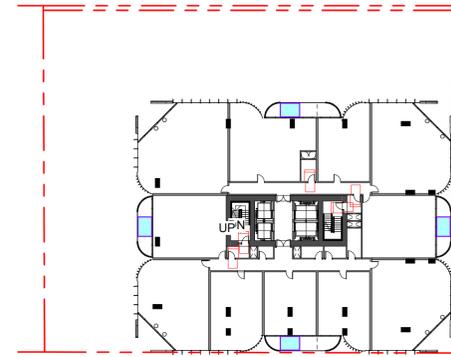
⑤ Level 39
1" = 40'-0"

OPEN SPACE LEGEND

- COMMON OPEN SPACE 'OUTDOOR'
 - COMMON OPEN SPACE 'INDOOR'
 - PRIVATE OPEN SPACE
- (REFERENCE LANDSCAPE PLANS)

FLOOR SUMMARY

COMMON OPEN SPACE 'OUTDOOR' = 0 SF
 COMMON OPEN SPACE 'INDOOR' = 0 SF
 PRIVATE OPEN SPACE
 4 Units x 50 SF = 200 SF



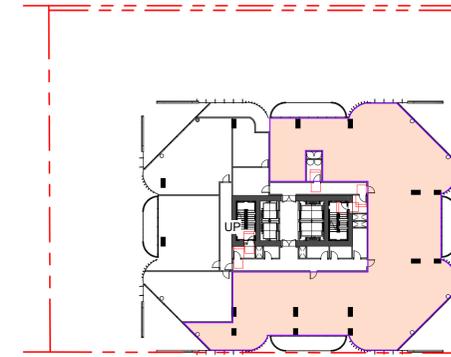
⑥ Level 40
1" = 40'-0"

OPEN SPACE LEGEND

- COMMON OPEN SPACE 'OUTDOOR'
 - COMMON OPEN SPACE 'INDOOR'
 - PRIVATE OPEN SPACE
- (REFERENCE LANDSCAPE PLANS)

FLOOR SUMMARY

COMMON OPEN SPACE 'OUTDOOR' = 0 SF
 COMMON OPEN SPACE 'INDOOR' = 0 SF
 PRIVATE OPEN SPACE
 4 Units x 50 SF = 200 SF



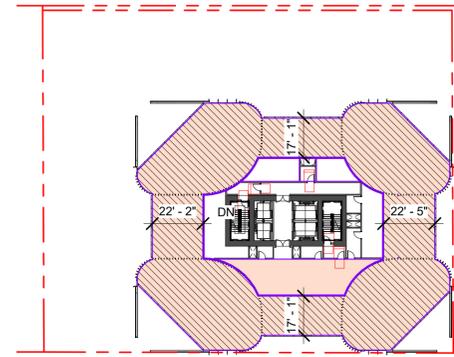
⑦ Level 42 - Tower Amenity
1" = 40'-0"

OPEN SPACE LEGEND

- COMMON OPEN SPACE 'OUTDOOR'
 - COMMON OPEN SPACE 'INDOOR'
 - PRIVATE OPEN SPACE
- (REFERENCE LANDSCAPE PLANS)

FLOOR SUMMARY

COMMON OPEN SPACE 'OUTDOOR' = 0 SF
 COMMON OPEN SPACE 'INDOOR' = 6,339 SF
 PRIVATE OPEN SPACE = 0 SF



⑧ Level 43 - Tower Roof Deck
1" = 40'-0"

OPEN SPACE LEGEND

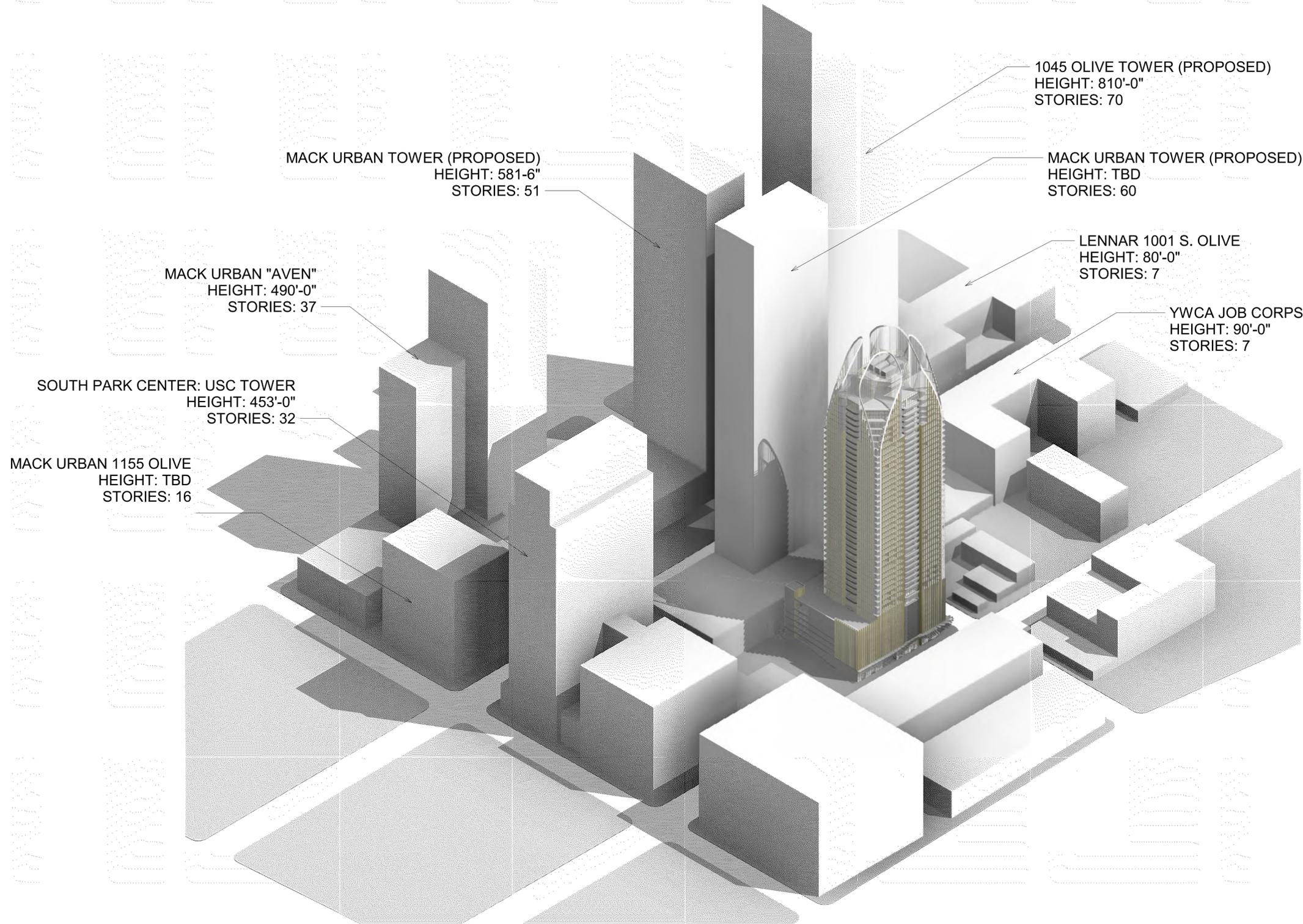
- COMMON OPEN SPACE 'OUTDOOR'
 - COMMON OPEN SPACE 'INDOOR'
 - PRIVATE OPEN SPACE
- (REFERENCE LANDSCAPE PLANS)

FLOOR SUMMARY

COMMON OPEN SPACE 'OUTDOOR' = 8,661 SF
 COMMON OPEN SPACE 'INDOOR' = 775 SF
 PRIVATE OPEN SPACE = 0 SF



As indicated



MACK URBAN TOWER (PROPOSED)
 HEIGHT: 581'-6"
 STORIES: 51

1045 OLIVE TOWER (PROPOSED)
 HEIGHT: 810'-0"
 STORIES: 70

MACK URBAN TOWER (PROPOSED)
 HEIGHT: TBD
 STORIES: 60

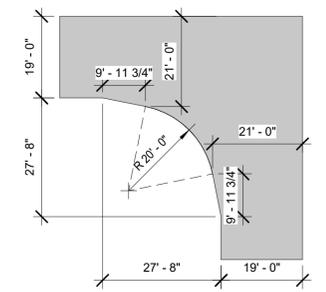
MACK URBAN "AVEN"
 HEIGHT: 490'-0"
 STORIES: 37

LENNAR 1001 S. OLIVE
 HEIGHT: 80'-0"
 STORIES: 7

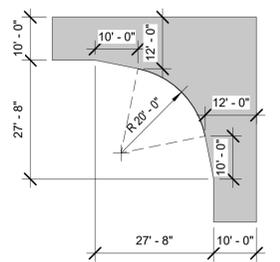
YWCA JOB CORPS
 HEIGHT: 90'-0"
 STORIES: 7

SOUTH PARK CENTER: USC TOWER
 HEIGHT: 453'-0"
 STORIES: 32

MACK URBAN 1155 OLIVE
 HEIGHT: TBD
 STORIES: 16



TURNING RADIUS - TWO WAY



TURNING RADIUS - ONE WAY

① Level P1
3/32" = 1'-0"



GROUND FLOOR TREATMENT CALCULATIONS

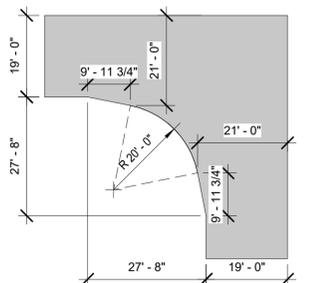
11TH STREET (RETAIL STREET)		
Frontage	Linear Feet	Percentage
Active Use Frontage	92.83	62%
Non-Active Use Frontage	55.83	38%
Total Frontage	148.67	100%

HILL STREET		
Frontage	Linear Feet	Percentage
Active Use Frontage	140.83	95%
Non-Active Use Frontage	8.00	5%
Total Frontage	148.83	100%

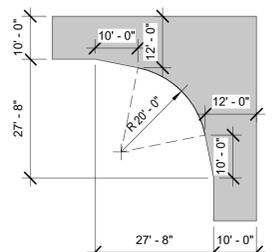
**Per Downtown Design guide figure 3-1 (Retail Streets), 11th St. requires 75% active frontage.*

**Per Downtown Design guide: Along all other streets (non-retail), at least 75% of the ground floor street frontage shall be designed to accommodate active uses.*

TOTAL ACTIVE FRONTAGE (11TH ST. & HILL ST.)		
Frontage	Linear Feet	Percentage
Total Active Frontage	233.67	79%
Total Non-Active Frontage	63.83	21%
Total 11th St. & Hill St.	297.50	100%



TURNING RADIUS - TWO WAY

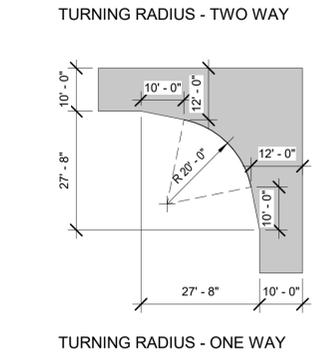
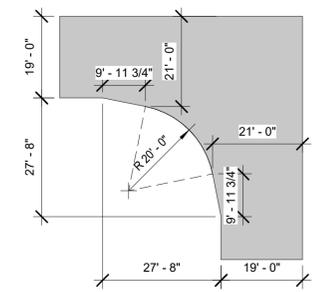


TURNING RADIUS - ONE WAY

REFER TO "GROUND FLOOR TREATMENT CALCULATIONS TABLE", SHEET A1.01

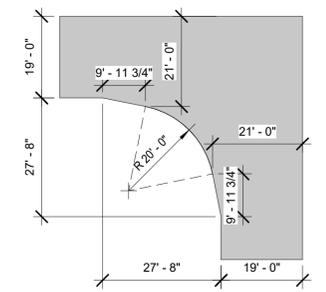
REFER TO "GROUND FLOOR TREATMENT CALCULATIONS TABLE", SHEET A1.01

① Level 1
3/32" = 1'-0"

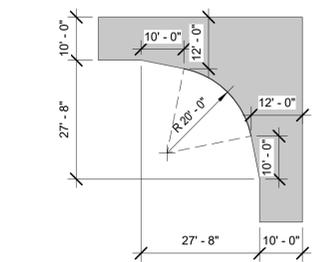


① Level 2
3/32" = 1'-0"

FEATURE CANOPY SEE SHEET A4.01

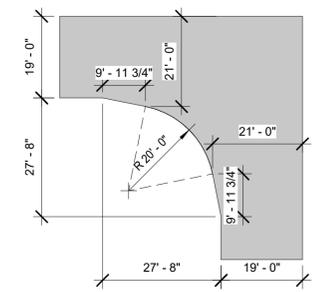


TURNING RADIUS - TWO WAY

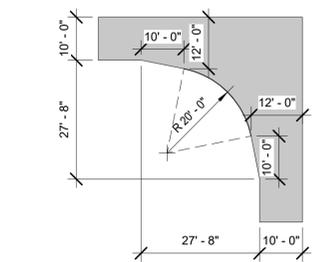


TURNING RADIUS - ONE WAY

① Level 3
3/32" = 1'-0"



TURNING RADIUS - TWO WAY

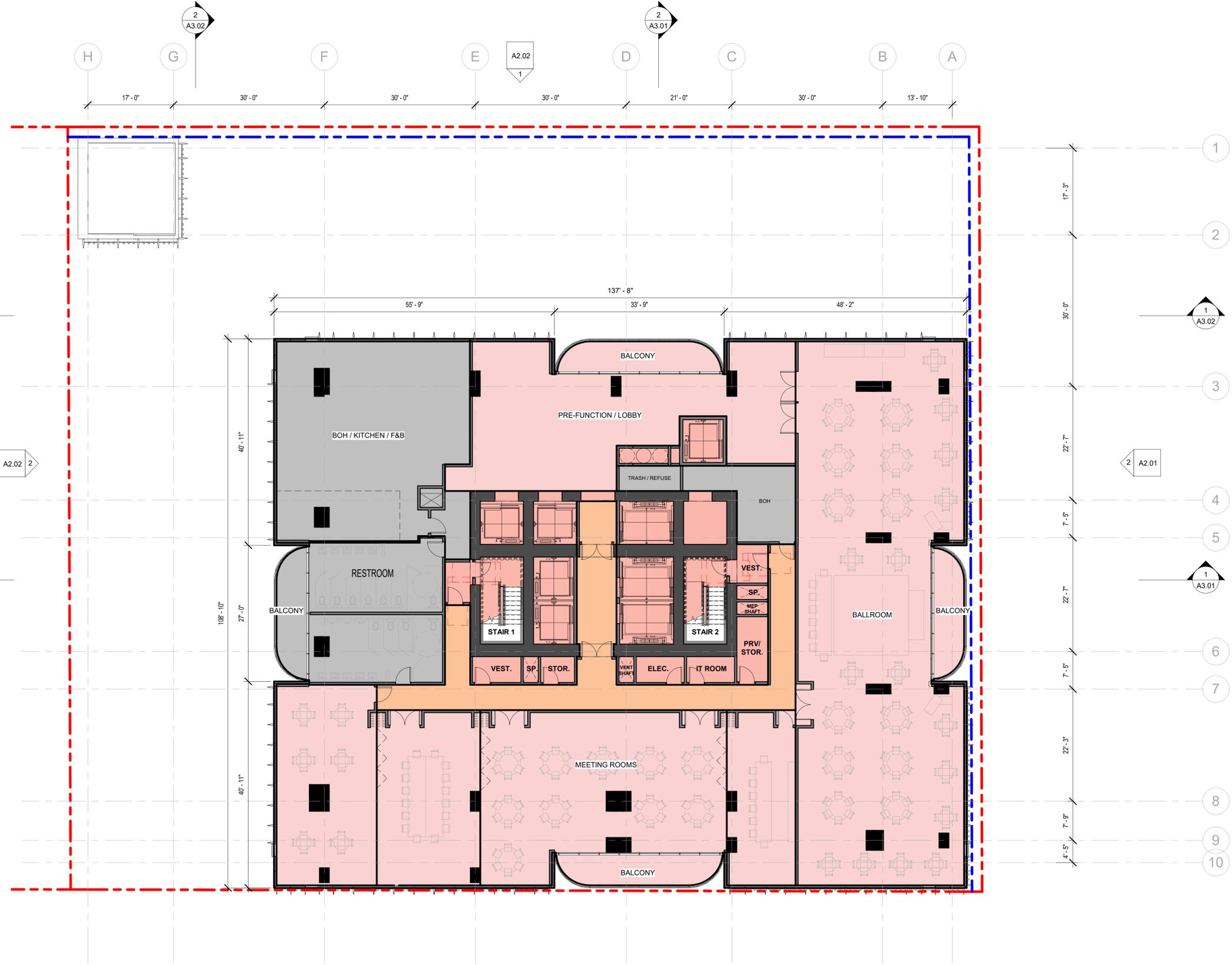


TURNING RADIUS - ONE WAY

① Level 7
3/32" = 1'-0"

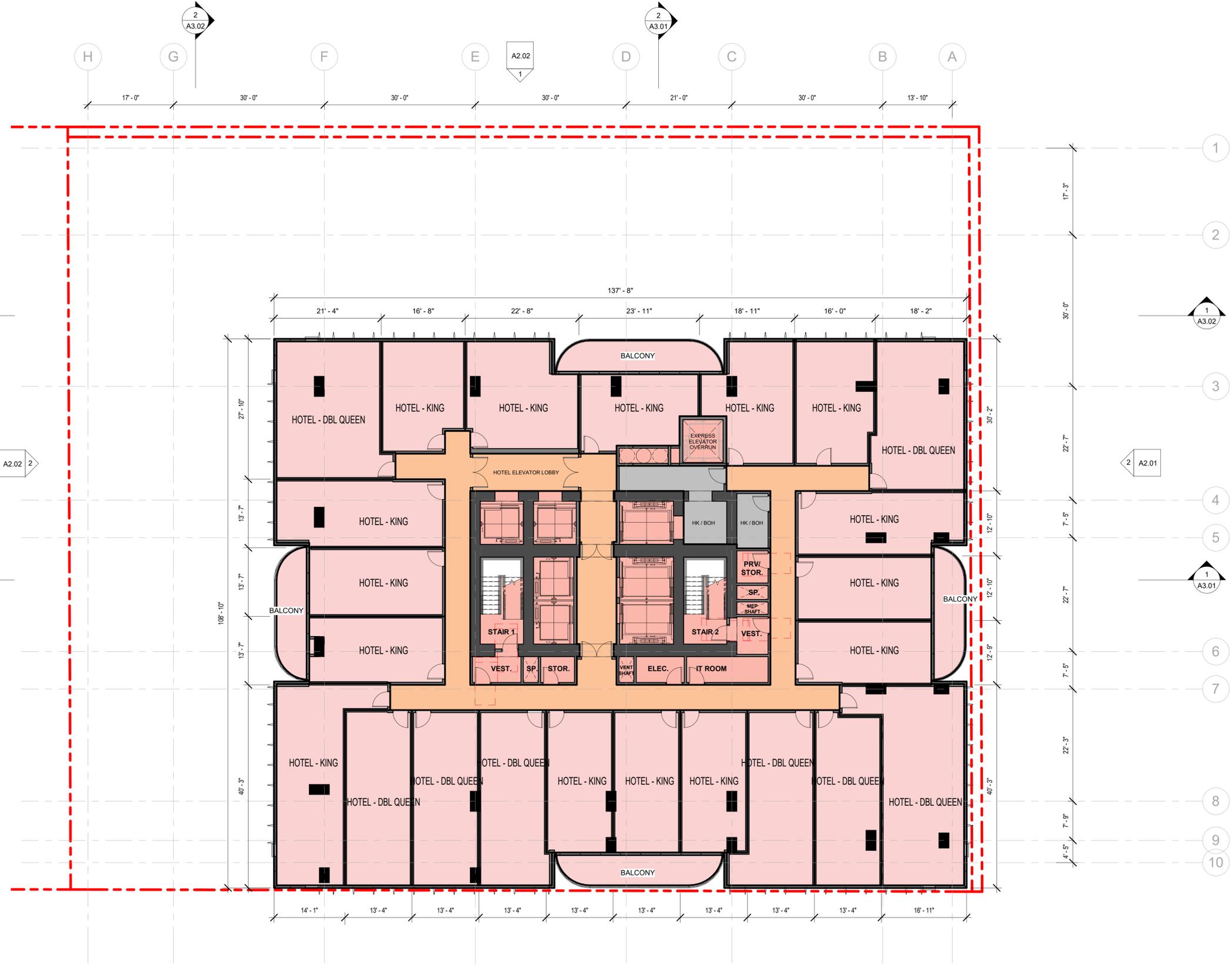


① Level 8 - Podium Amenity
3/32" = 1'-0"



① Level 9
3/32" = 1'-0"

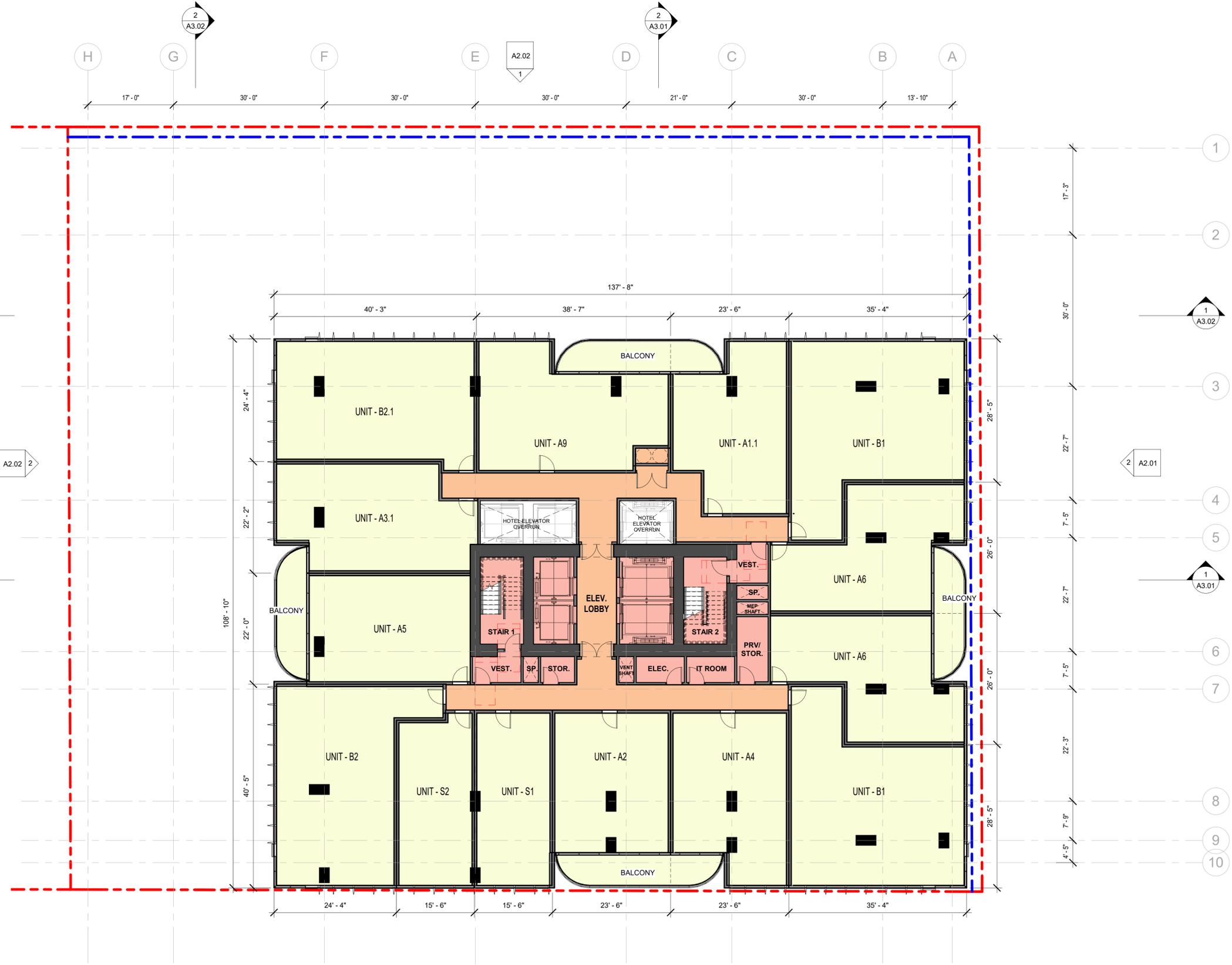




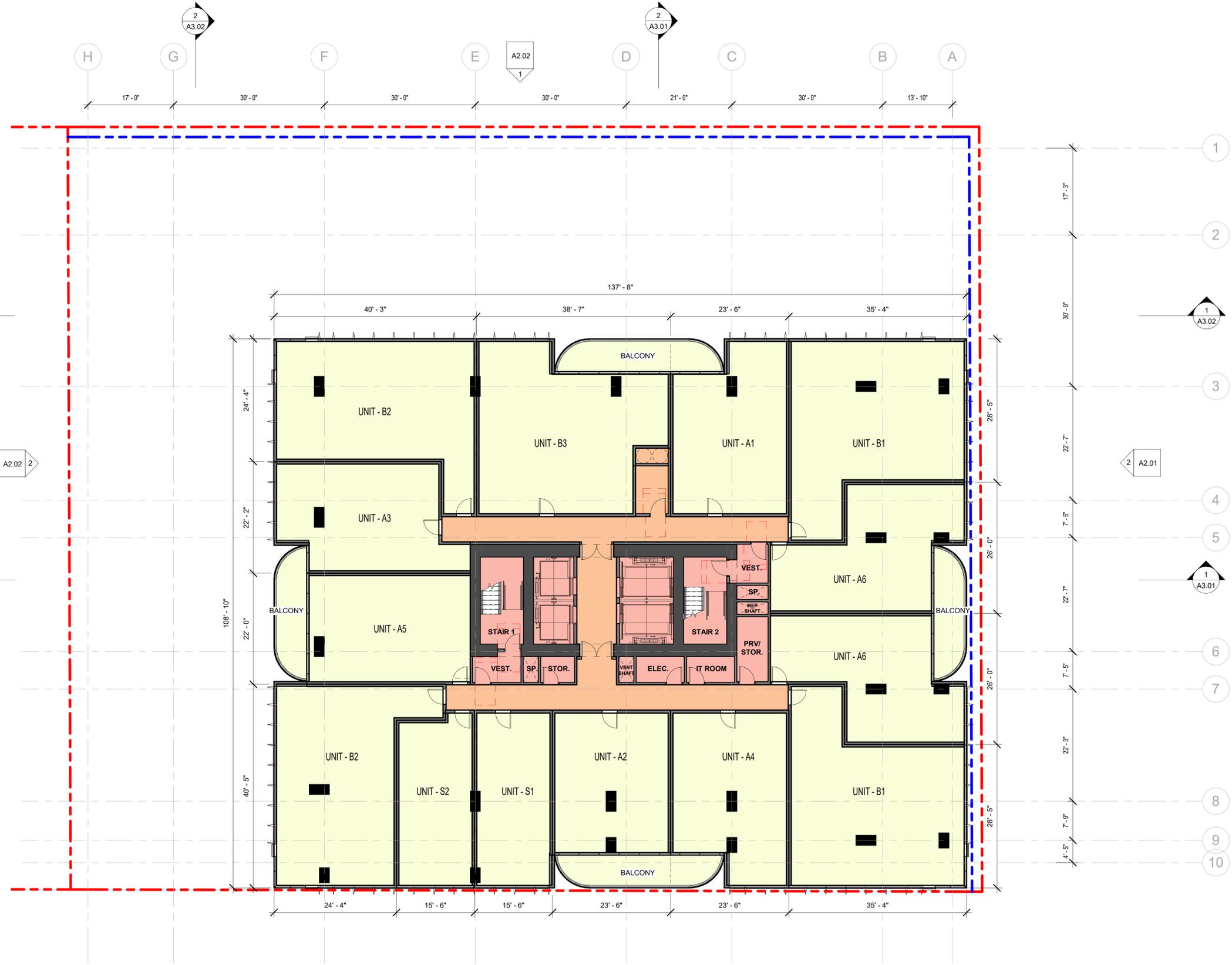
① Level 10
3/32" = 1'-0"



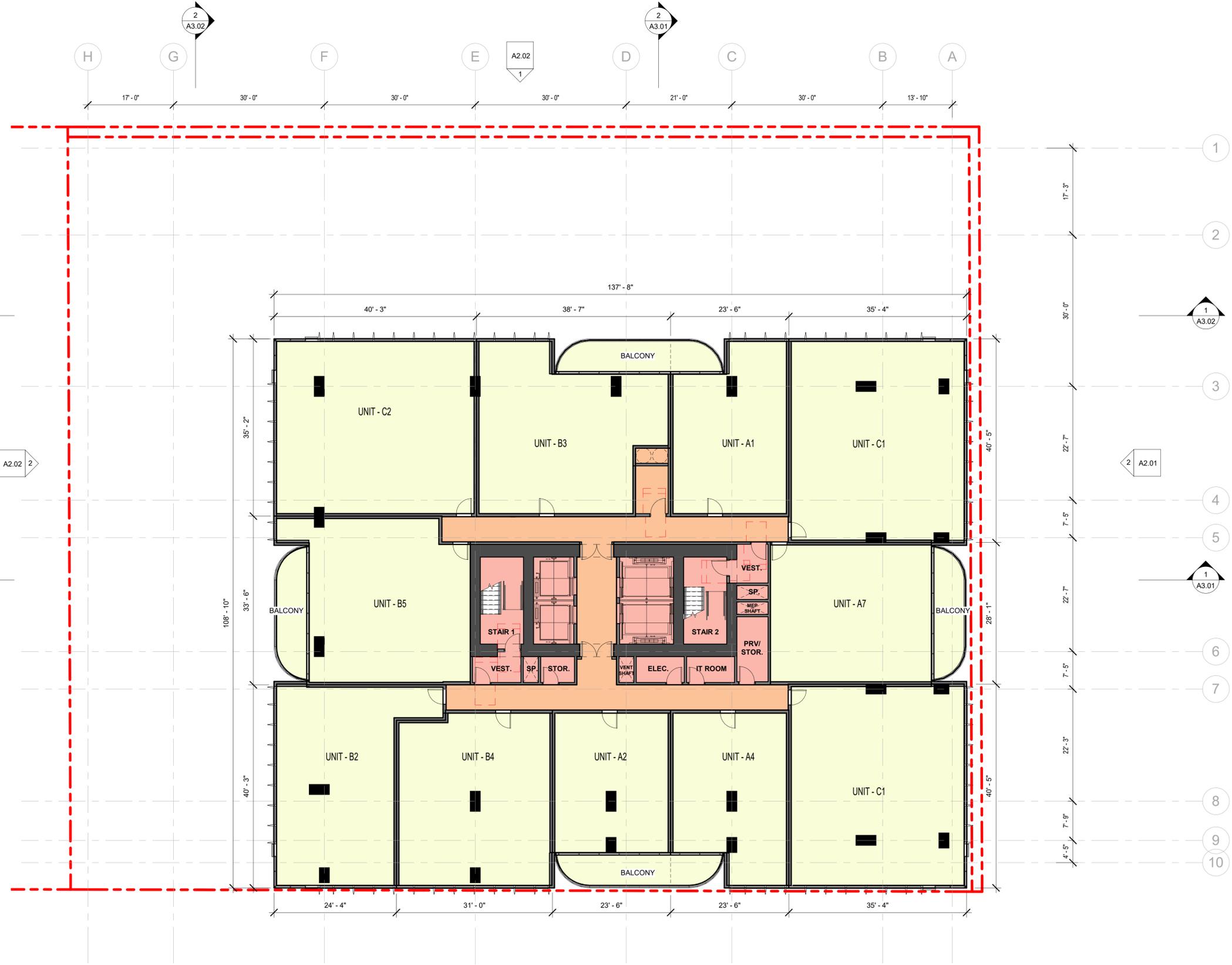
① Level 11
3/32" = 1'-0"



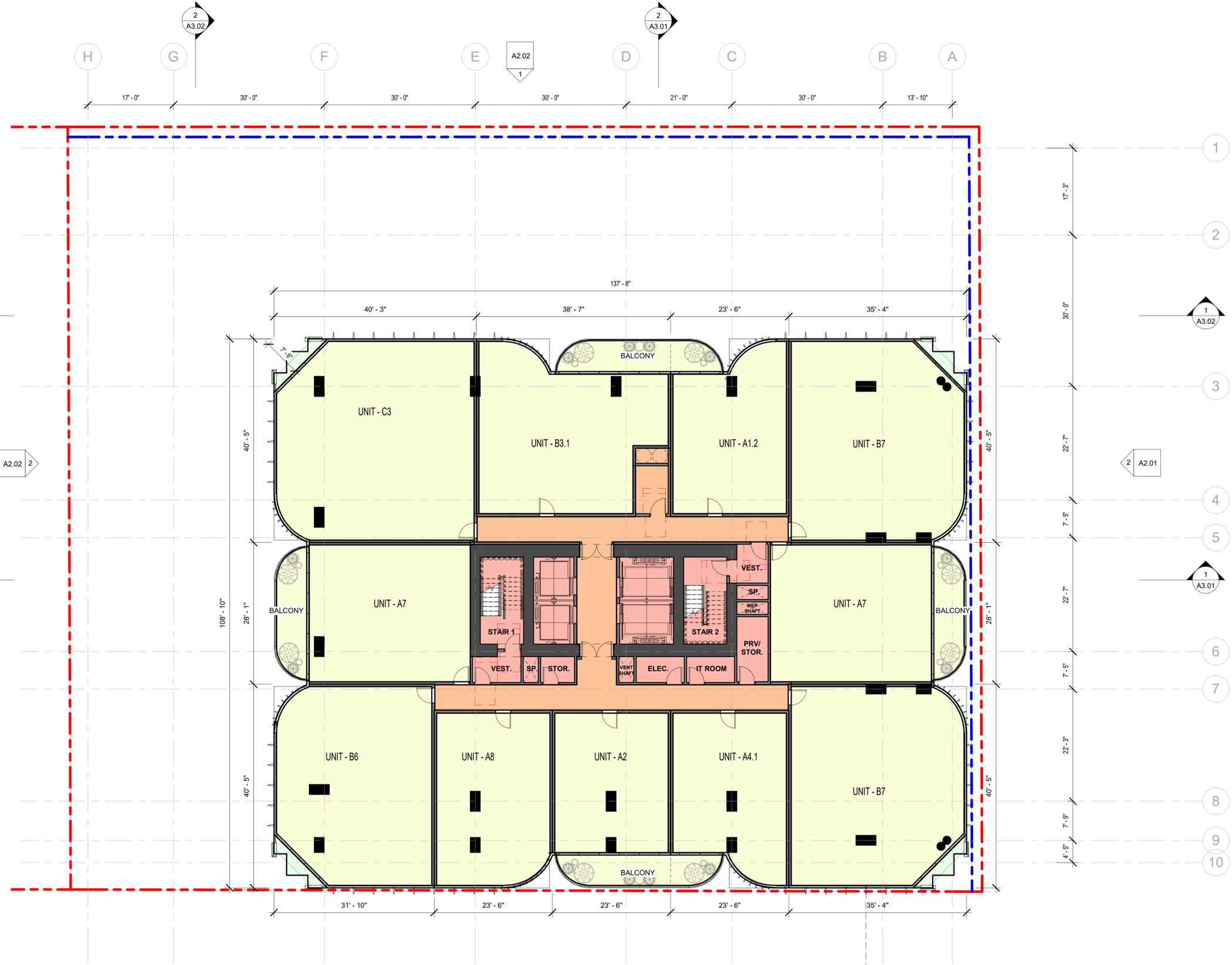
① Level 17 - Typ. Resi (Lower)
3/32" = 1'-0"



① Level 18
3/32" = 1'-0"

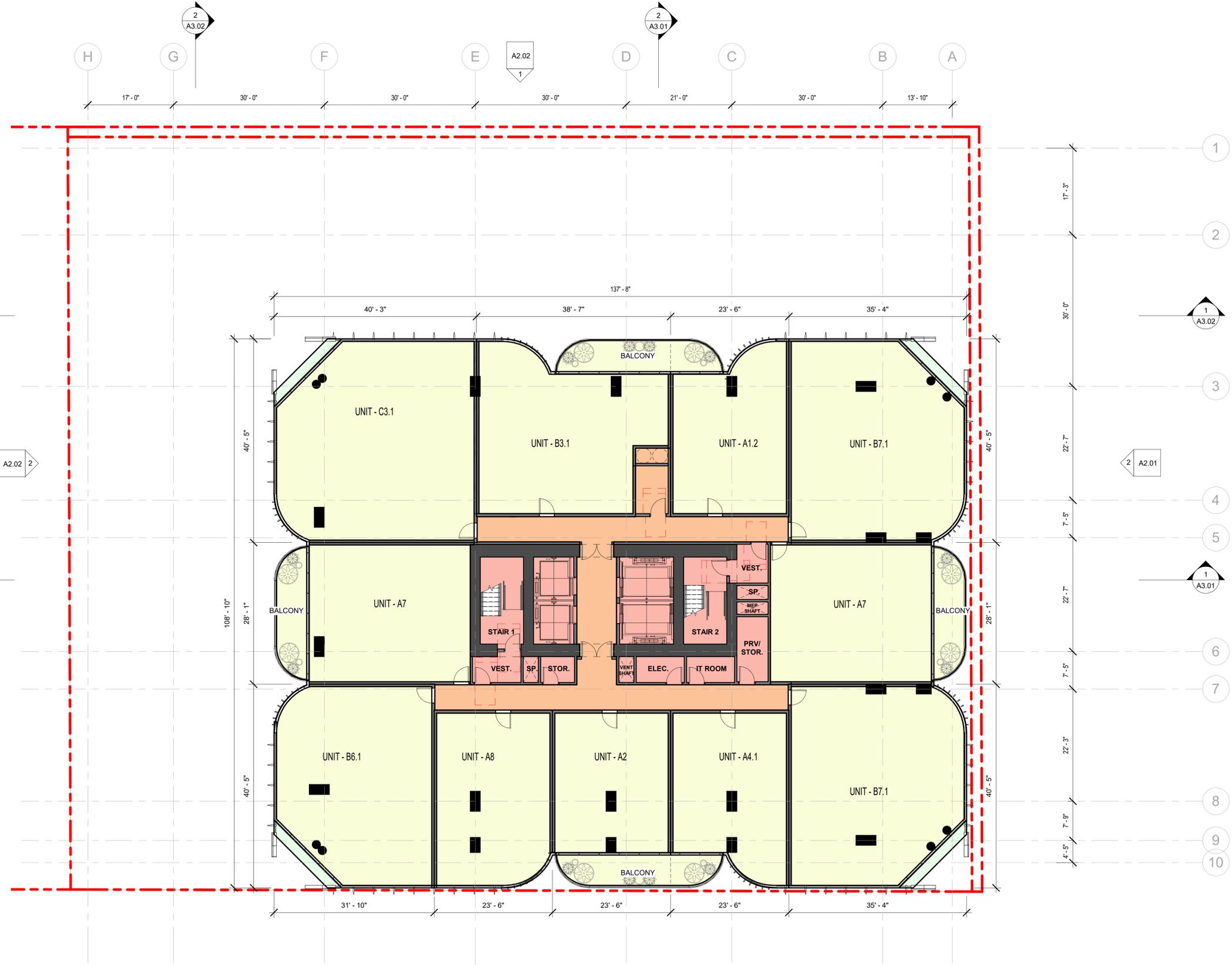


① Level 34
3/32" = 1'-0"

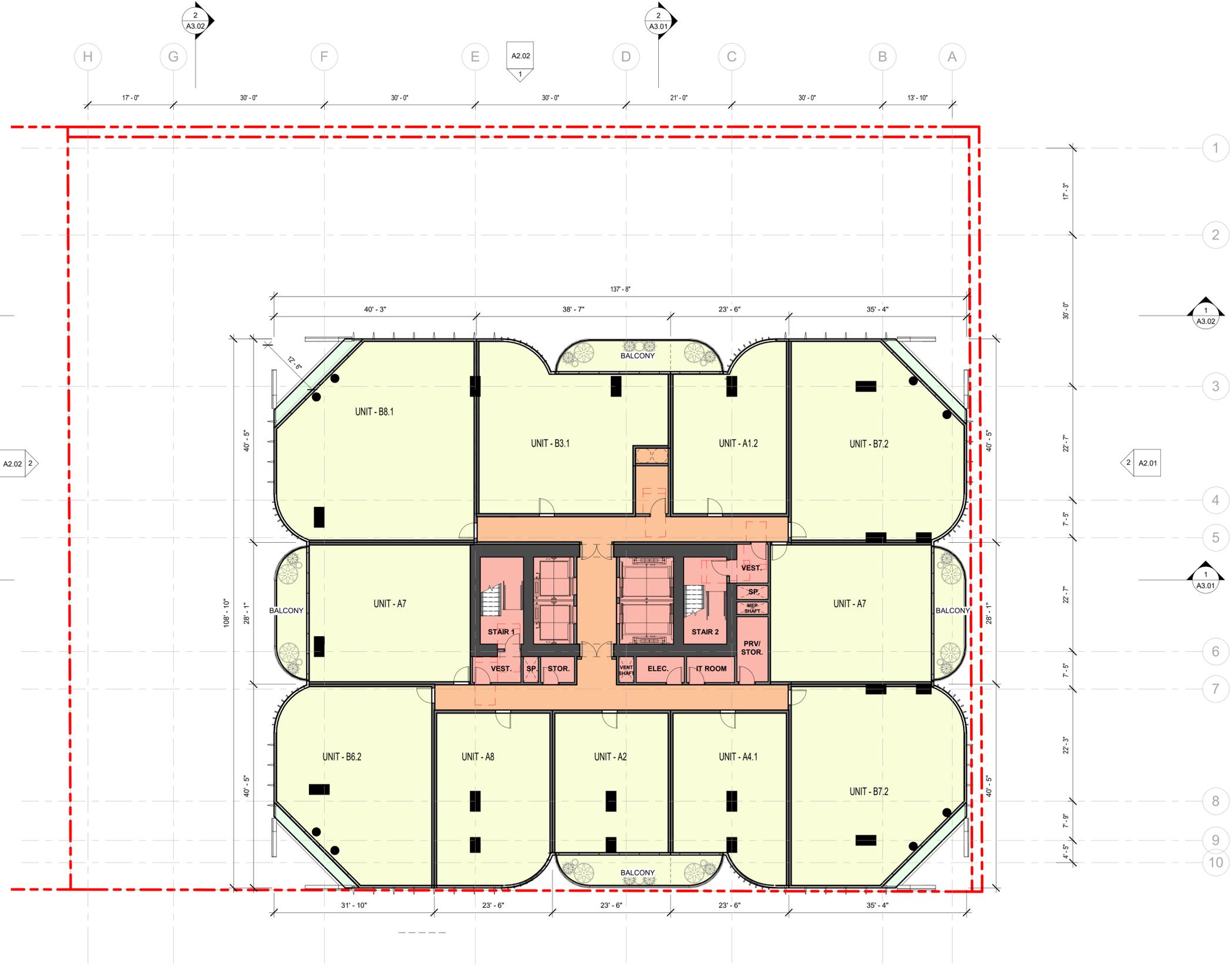


① Level 38
3/32" = 1'-0"

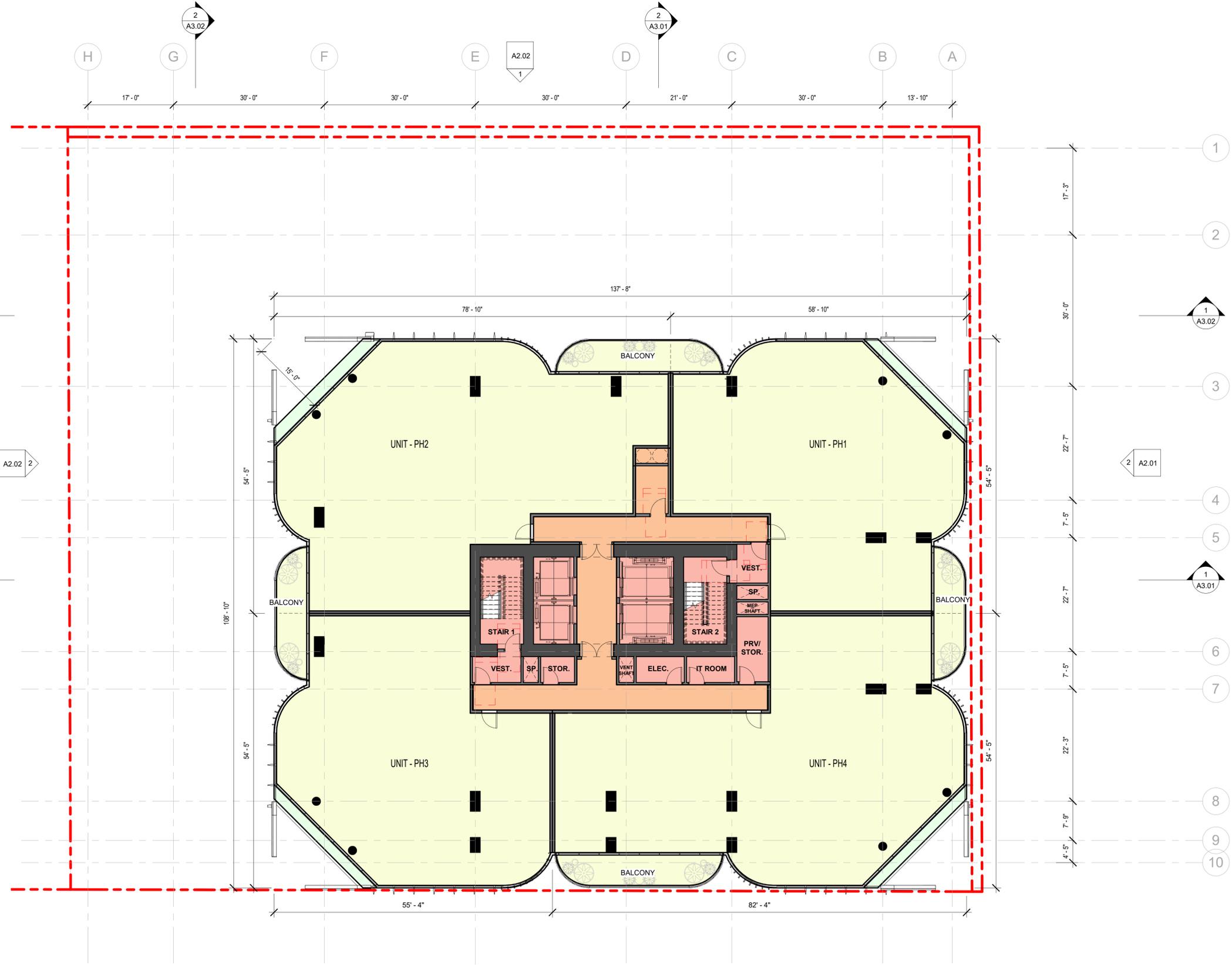




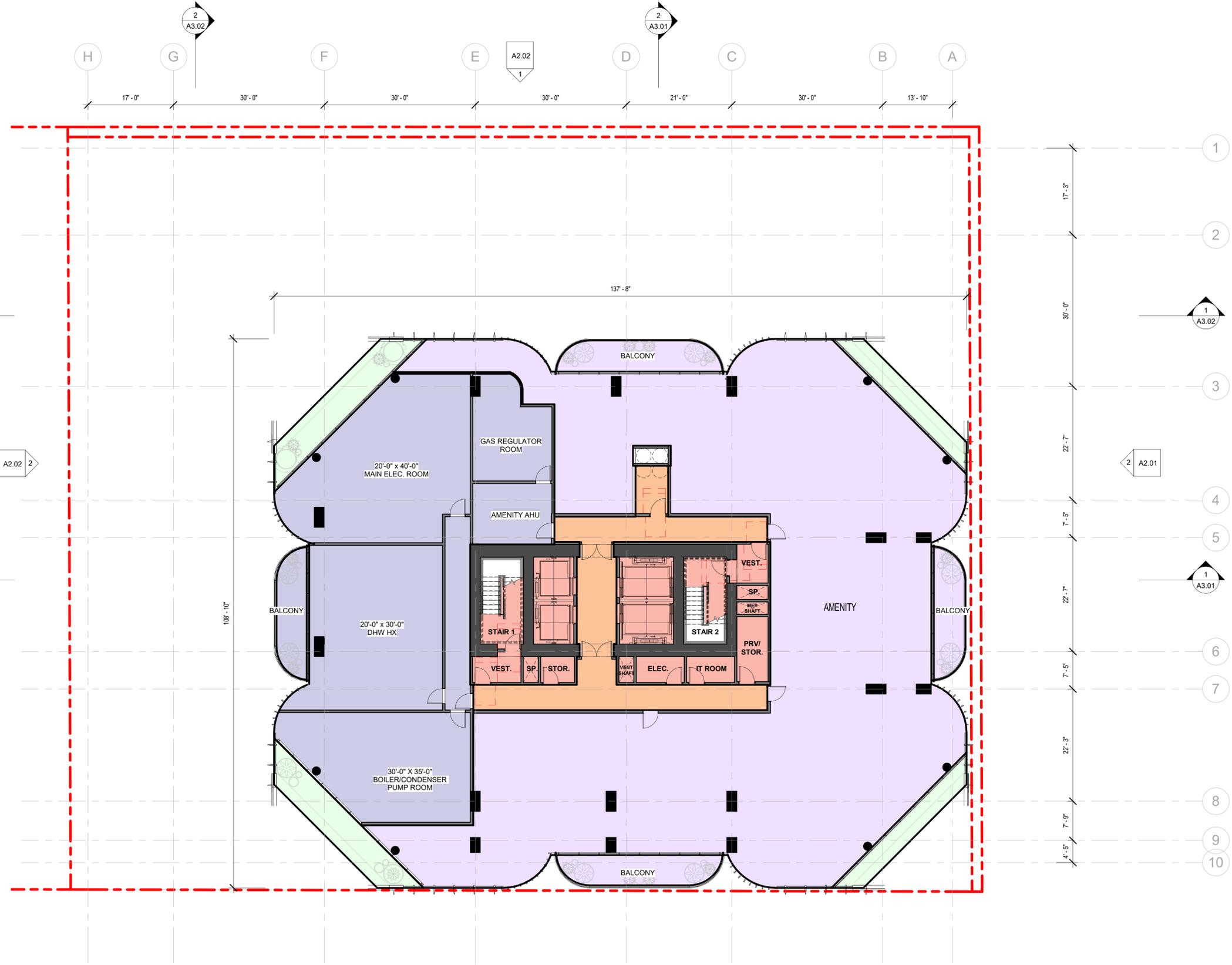
① Level 39
3/32" = 1'-0"



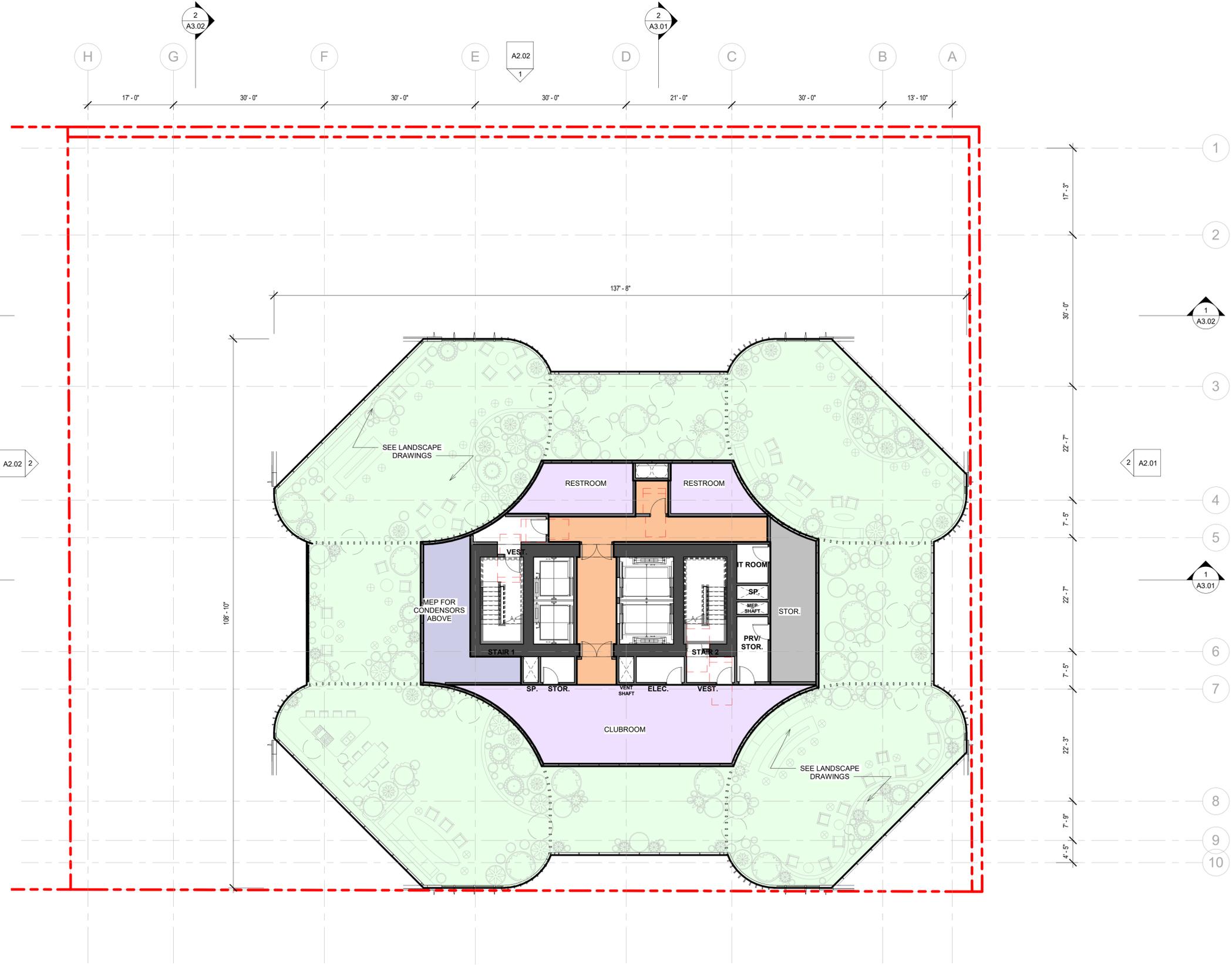
① Level 40
3/32" = 1'-0"



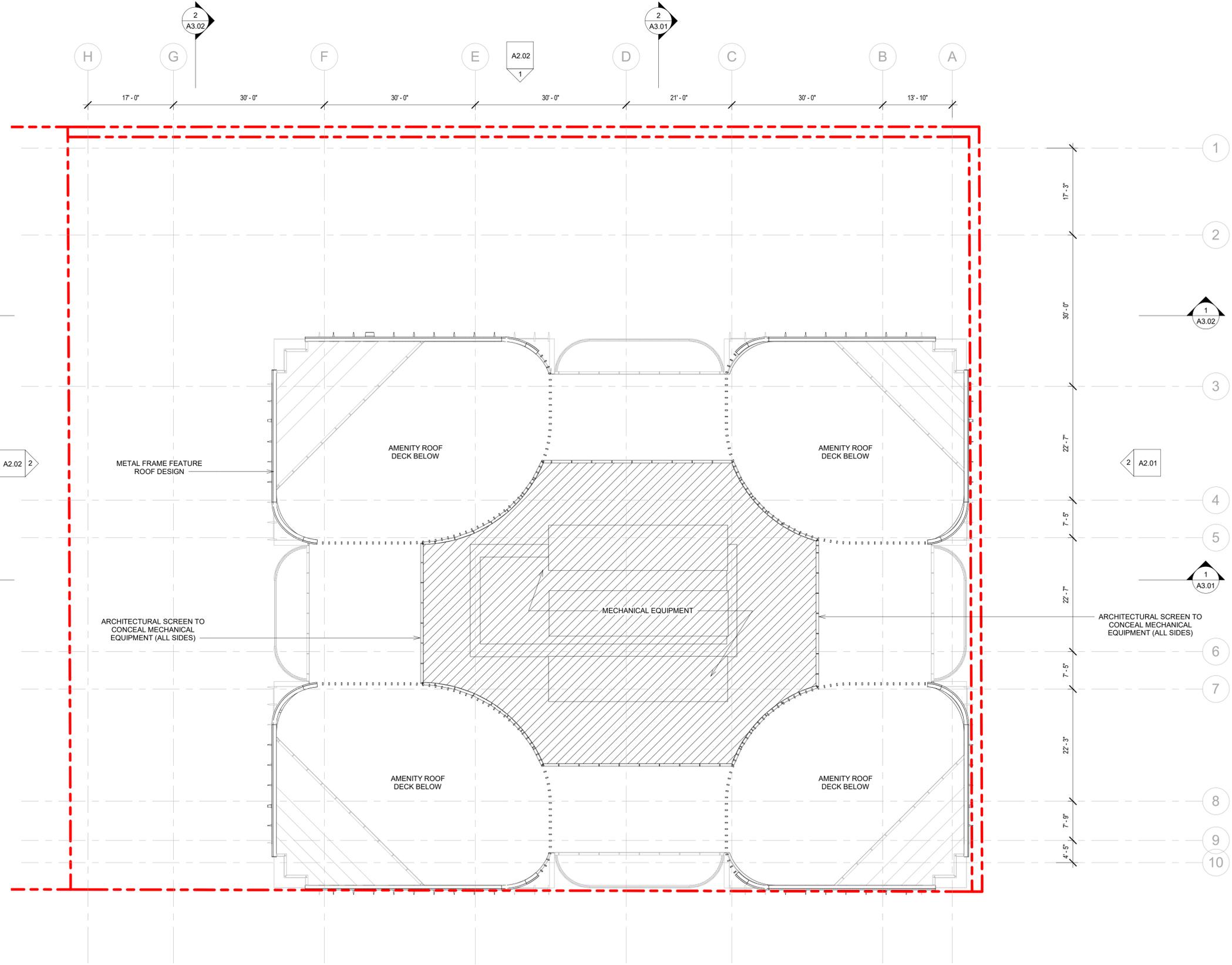
① Level 41
3/32" = 1'-0"



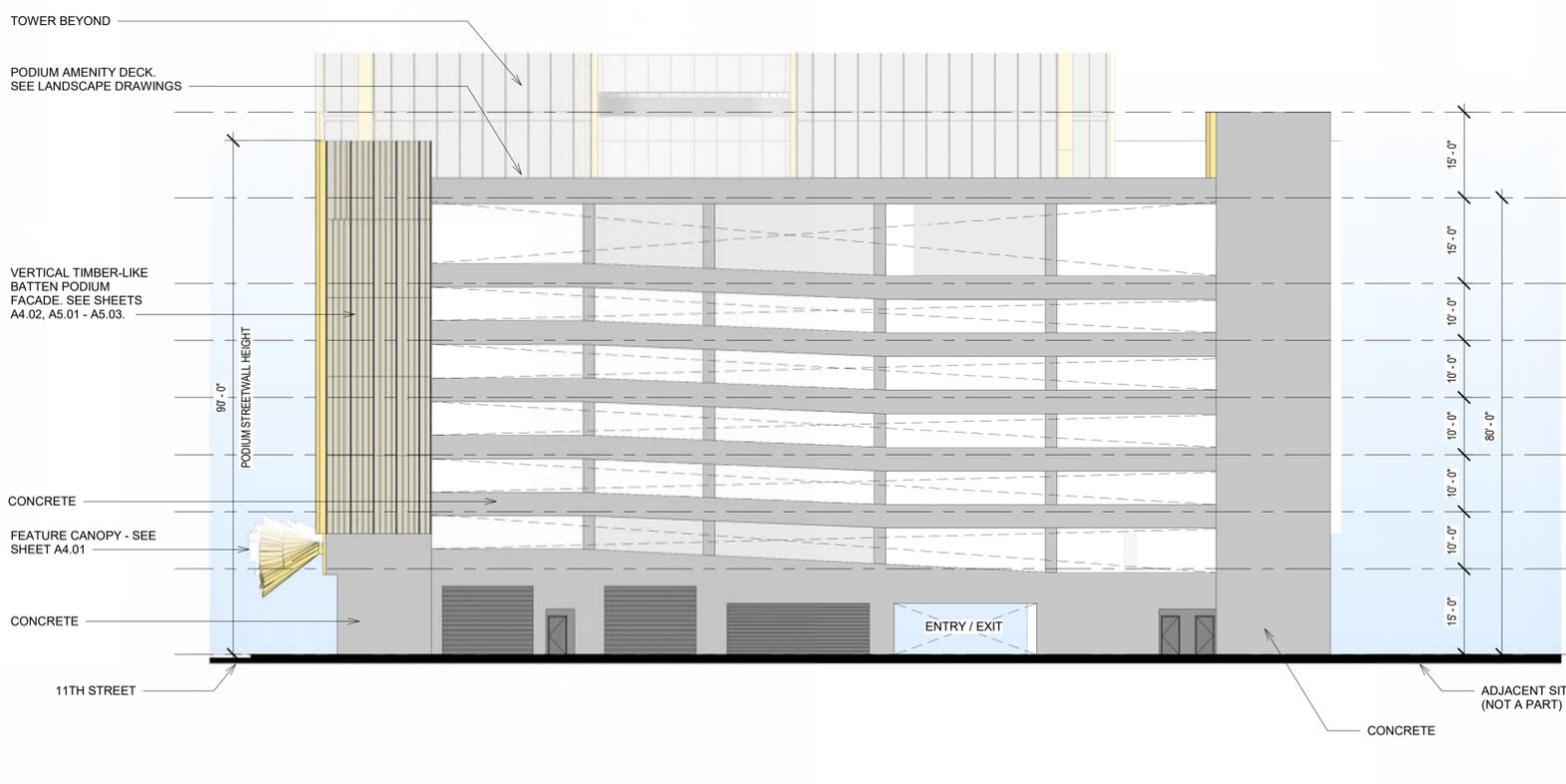
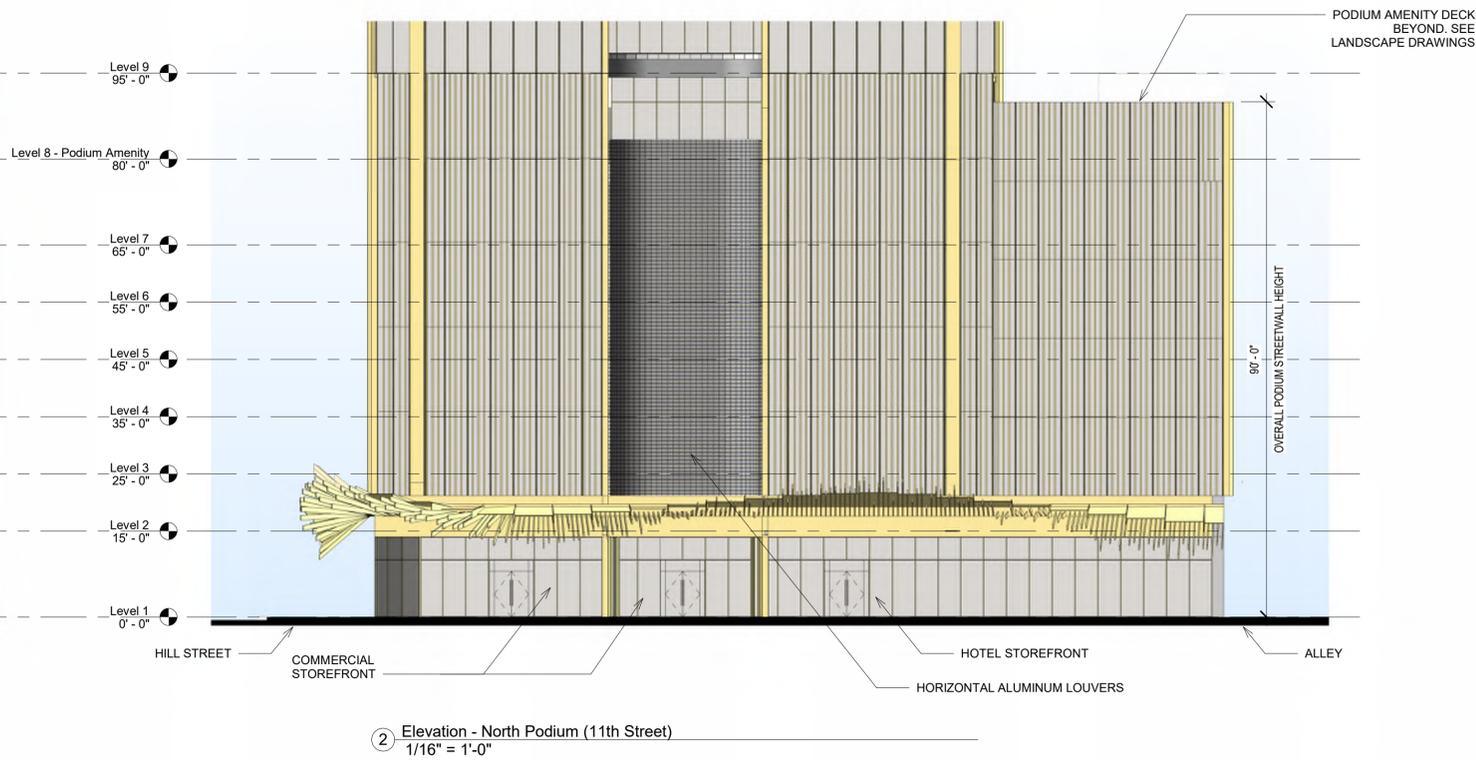
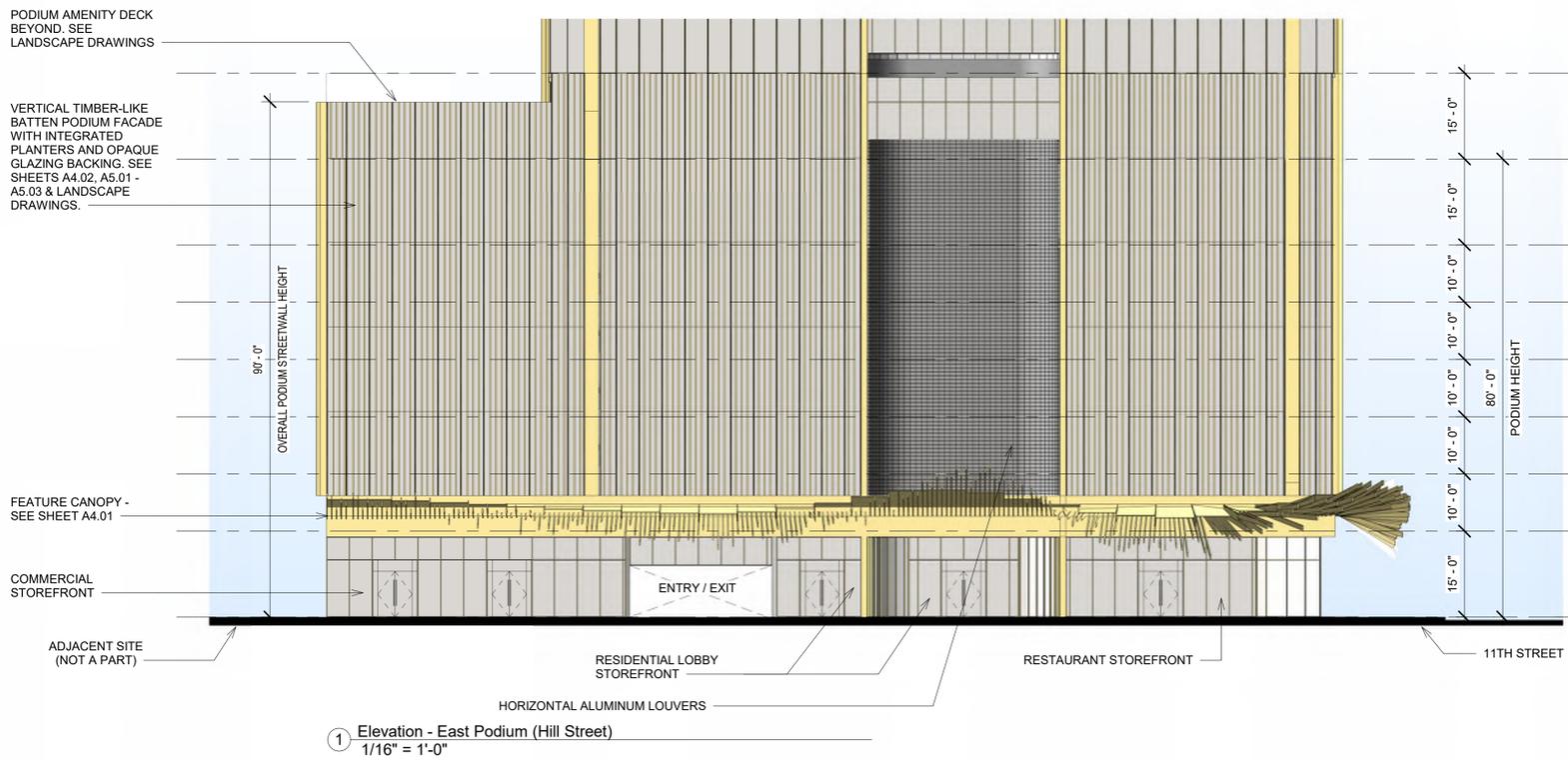
① Level 42 - Tower Amenity
3/32" = 1'-0"

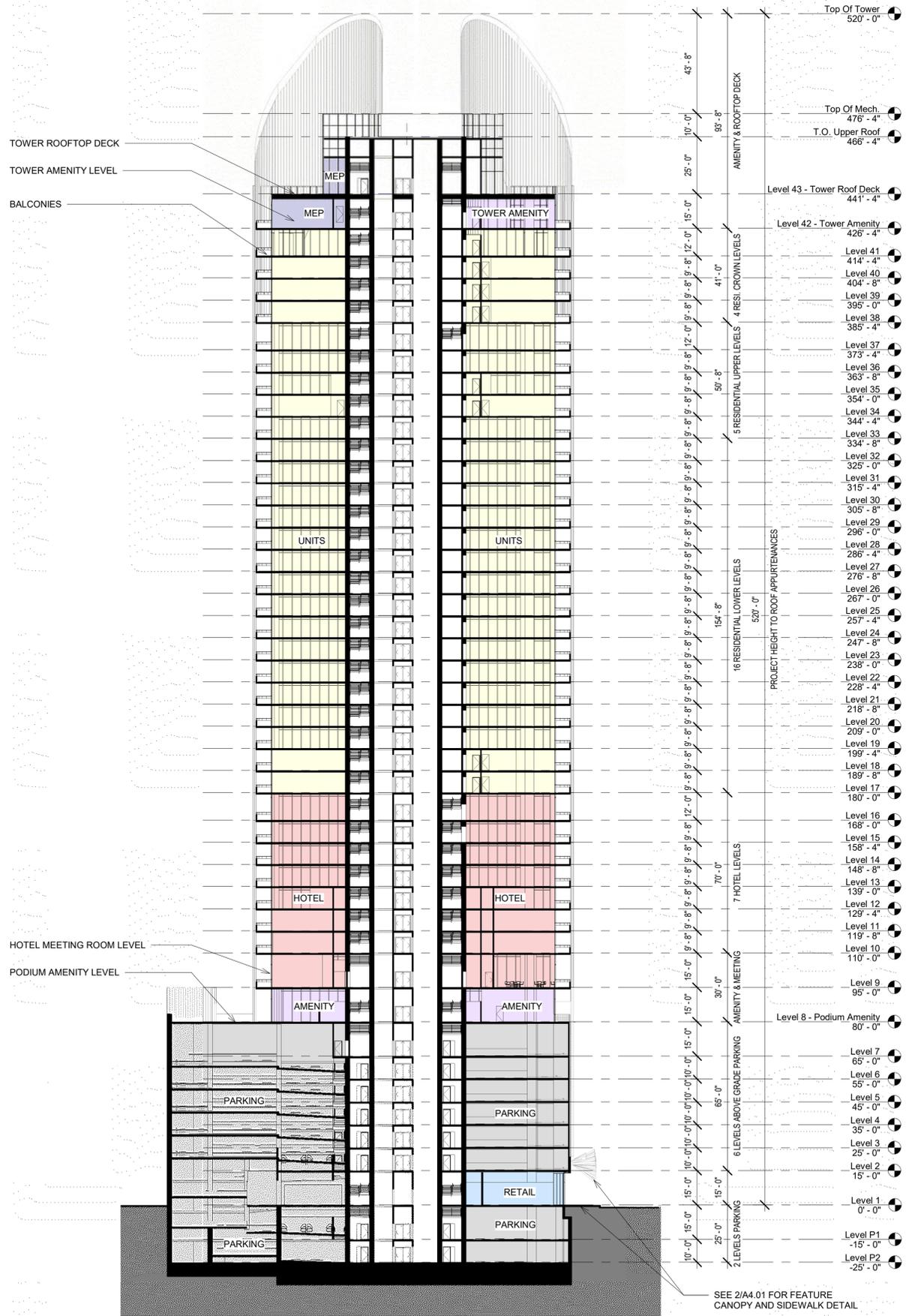


① Level 43 - Tower Roof Deck
3/32" = 1'-0"

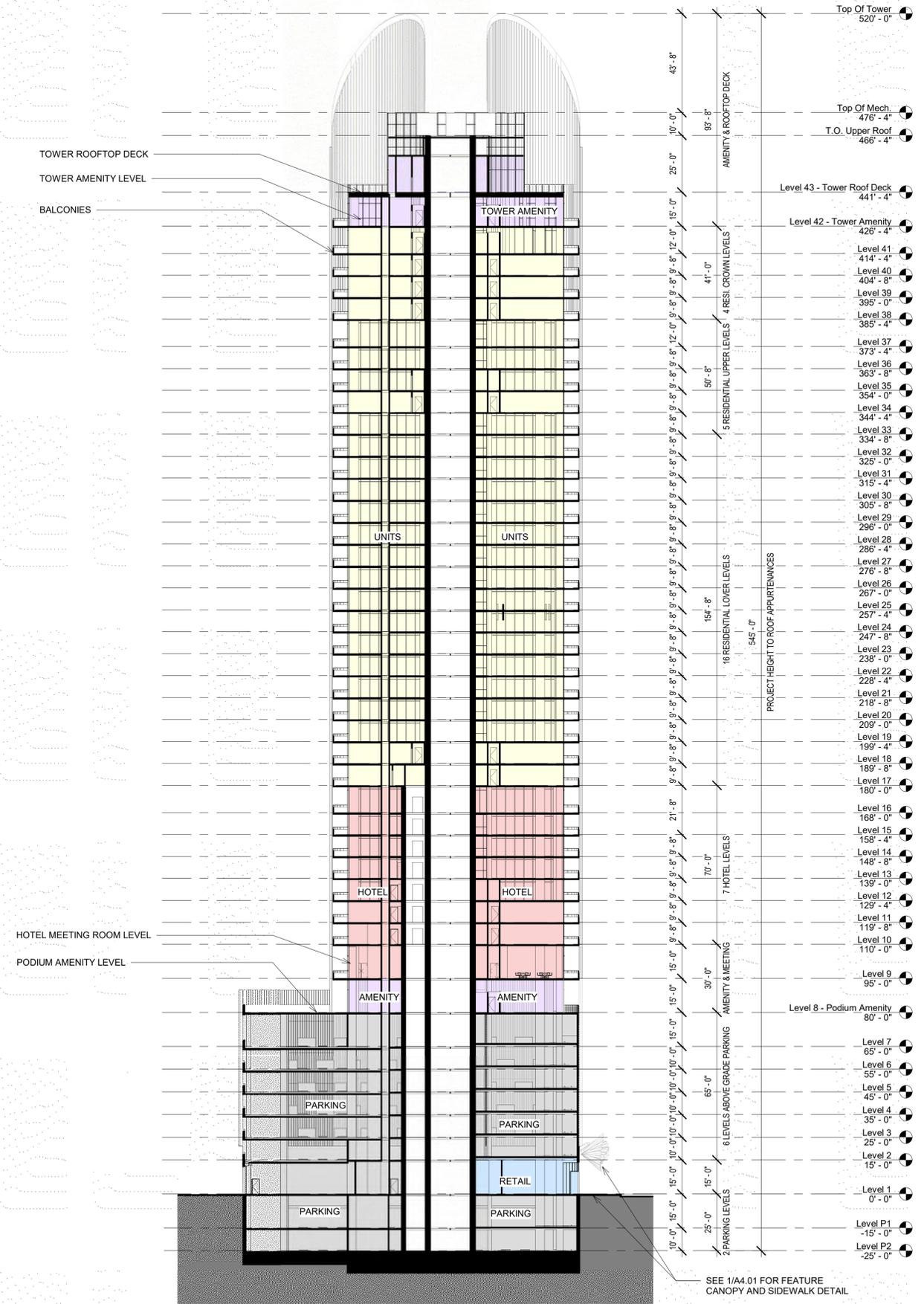


① Top Of Mech.
3/32" = 1'-0"





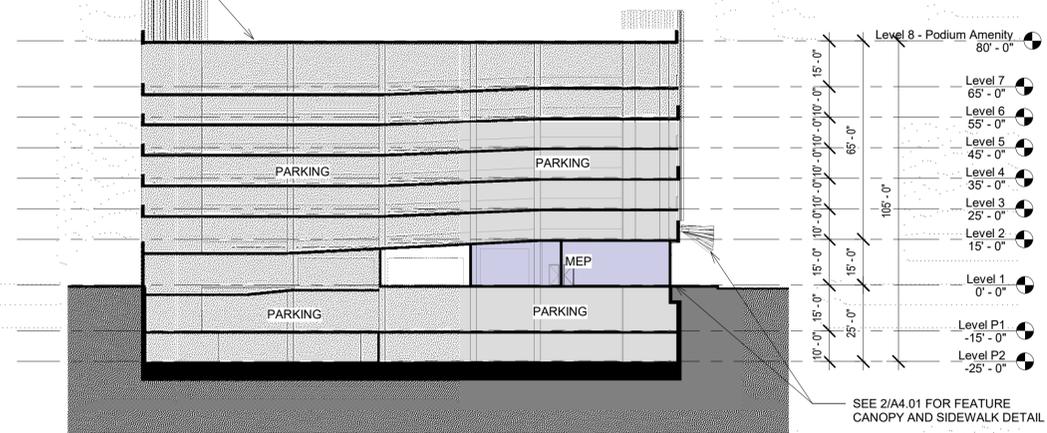
1 SECTION A
1" = 30'-0"



2 SECTION B
1" = 30'-0"

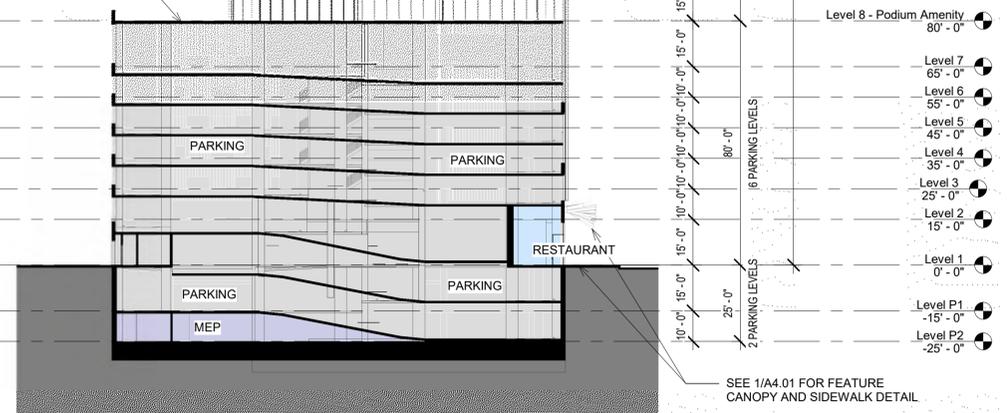
SECTIONS - A & B

PODIUM AMENITY LEVEL



1 SECTION C
1" = 30'-0"

PODIUM AMENITY LEVEL



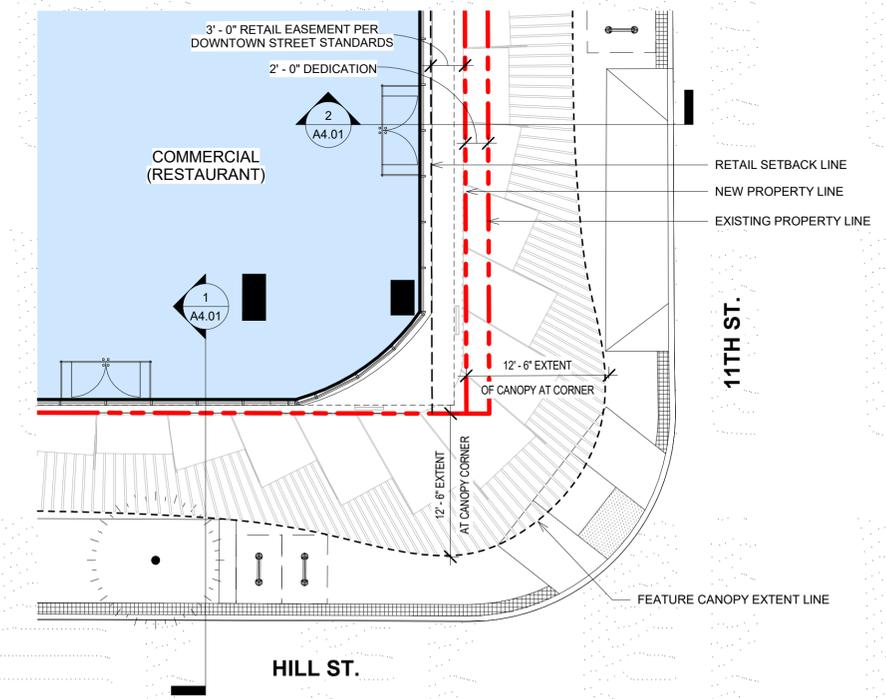
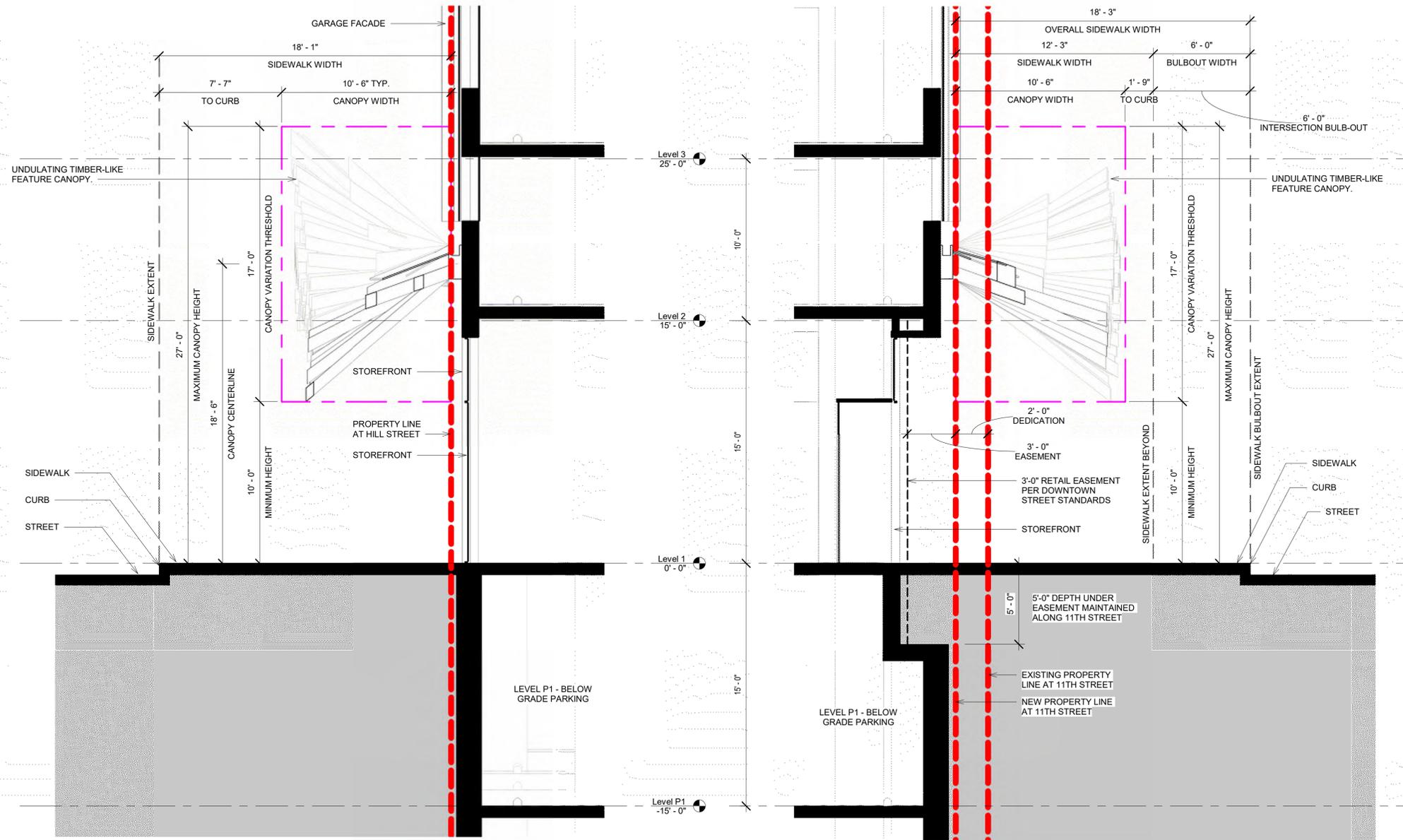
2 SECTION D
1" = 30'-0"



SECTIONS - C & D

- Top Of Tower 520'-0"
- Top Of Mech 476'-4"
- T.O. Upper Roof 466'-4"
- Level 43 - Tower Roof Deck 441'-4"
- Level 42 - Tower Amenity 426'-4"
- Level 41 414'-4"
- Level 40 404'-8"
- Level 39 395'-0"
- Level 38 385'-4"
- Level 37 373'-4"
- Level 36 363'-8"
- Level 35 354'-0"
- Level 34 344'-4"
- Level 33 334'-8"
- Level 32 325'-0"
- Level 31 315'-4"
- Level 30 305'-8"
- Level 29 296'-0"
- Level 28 286'-4"
- Level 27 276'-8"
- Level 26 267'-0"
- Level 25 257'-4"
- Level 24 247'-8"
- Level 23 238'-0"
- Level 22 228'-4"
- Level 21 218'-8"
- Level 20 209'-0"
- Level 19 199'-4"
- Level 18 189'-8"
- Level 17 180'-0"
- Level 16 168'-0"
- Level 15 158'-4"
- Level 14 148'-8"
- Level 13 139'-0"
- Level 12 129'-4"
- Level 11 119'-8"
- Level 10 110'-0"
- Level 9 95'-0"
- Level 8 - Podium Amenity 80'-0"
- Level 7 65'-0"
- Level 6 55'-0"
- Level 5 45'-0"
- Level 4 35'-0"
- Level 3 25'-0"
- Level 2 15'-0"
- Level 1 0'-0"
- Level P1 -15'-0"
- Level P2 -25'-0"

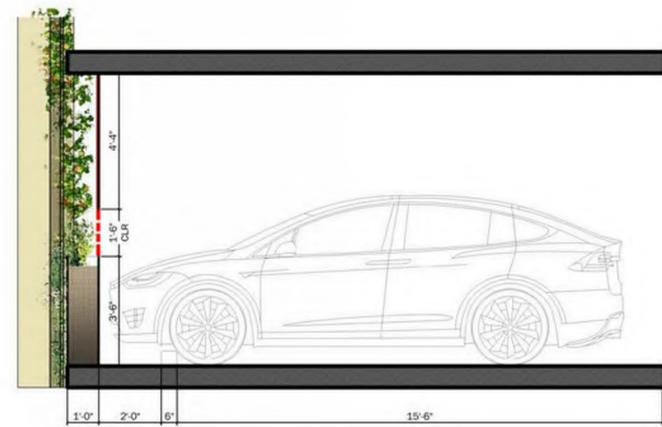
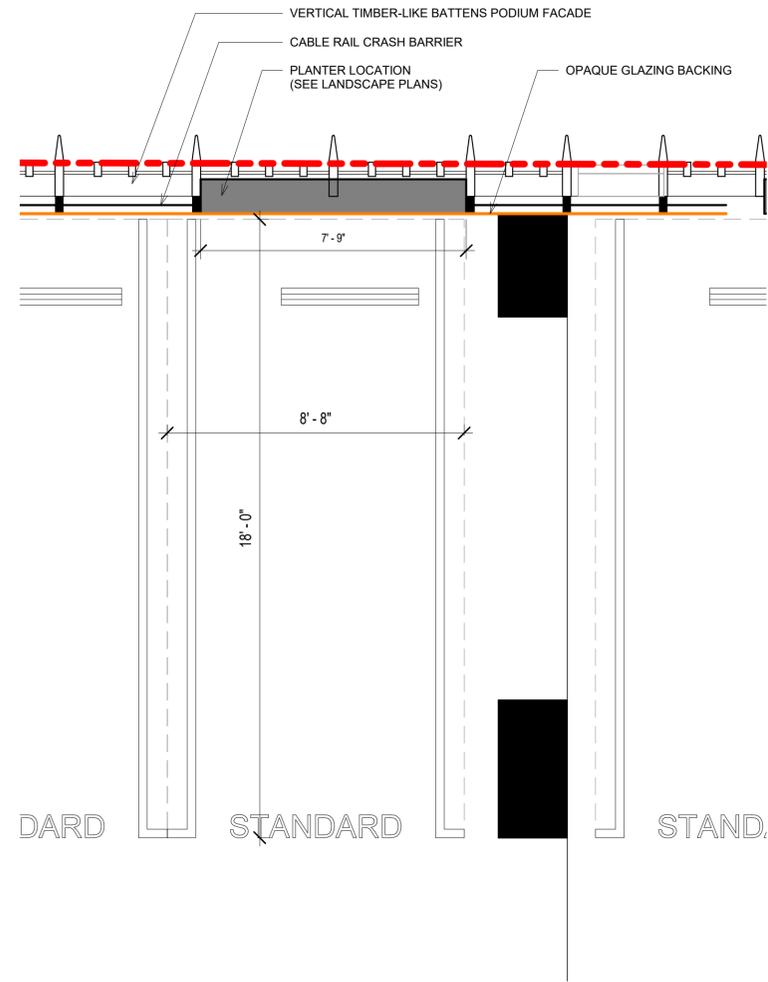
440'-0" TOWER HEIGHT
520'-0" PROJECT HEIGHT TO ROOF APPURTENANCES



1 HILL ST. CANOPY & SIDEWALK DETAIL
1/4" = 1'-0"

2 11TH ST. CANOPY & SIDEWALK DETAIL
1/4" = 1'-0"

3 AWNING AT CORNER PLAN DETAIL
1/8" = 1'-0"



PLANTER DETAIL @ PARKING LEVEL









Crown Group
511 N. La Cienega Blvd. Ste. 206
West Hollywood, CA 90048

KOICHI
TAKADA
ARCHITECTS

RCH STUDIOS



Hill Street Tower, Los Angeles, CA 90015

Entitlement Package for submission.

3D VIEW 3

A5.03







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Open Space Summary	<u>Required</u>	<u>Proposed</u>
Common Open Space	38,375 SF	38,375 SF
Common Outdoor		19,344
Common Indoor		13,431
Private Open Space		5,600
Landscape Planted Area	4,025 SF	5,243 SF
Total		
Number of Trees (24" box or greater)	80	80





Downtown Guidelines

Sidewalk Width	15'
Parkway Zone Width	7' Min.
Street Tree Count, 24" Min. Box (14' O.C.)	13

LEGEND

- ① Street Tree in Planted Parkway, min 24" box, per DTLA standards
- ② Parkway
- Planted with 8"- 3'-0" tall turf substitute, groundcover or perennials - Automatic irrigation system
- Elevation is set within a few inches of the sidewalk elevation
- Center 2' or 3' of the parkway to be depressed 3-4"
- ③ Street Lighting, typ.
- ④ Feature Paving Pattern at Building Entry
- ⑤ C.I.P Concrete Paving per City standards
- ⑥ Seating Element
- ⑦ Historic Street Lighting to Match 11th Street Corridor
- ⑧ District Paving Pattern Edge per City Design Guidelines
- ⑨ Bike Stands

LEGEND

- ① Vine planting and planter box
- ② Vine planting below
- ③ Vertical Screen
- ④ Barrier



Area Take Off

Landscape Planted Area
Typical per parking level

SF

110 SF



LEGEND

- ① Lap Pool - 6m W x 25m L with ADA Pool Lift
- ② Spa with ADA Pool Lift
- ③ Pool Enclosure
- ④ Min. 4' required clearance with slip resistant paving
- ⑤ Sky lobby lounge deck
- ⑥ Fire feature lounge
- ⑦ Cabana Decks
- ⑧ Pool Lounge Areas
- ⑨ Children's play garden
- ⑩ Egress Stairwell
- ⑪ Tree and shrub screening in raised planter
- ⑫ Linear Water Feature
- ⑬ ADA 'Bridge' access across water rill
- ⑭ ADA Pool/Spa Lift
- ⑮ Reflecting infinity edge water garden



Landscape Take Off

SF

Common Open Outdoor Space	10,683 SF
Common Open Indoor Space	7,842 SF
Landscape Planted Area	3,382 SF (32%)
Tree Count, 24" Min. box	37



LEGEND

- ① Potted plants and trees
- ② Planted Parapet

Landscape Take Off

Tree Count, 24" Min. box

8



LEGEND

- ① Potted plants and trees
- ② Planted Parapet

Landscape Take Off

Tree Count, 24" Min. box

8



LEGEND

- ① Potted plants and trees
- ② Planted Parapet

Landscape Take Off

Tree Count, 24" Min. box

8



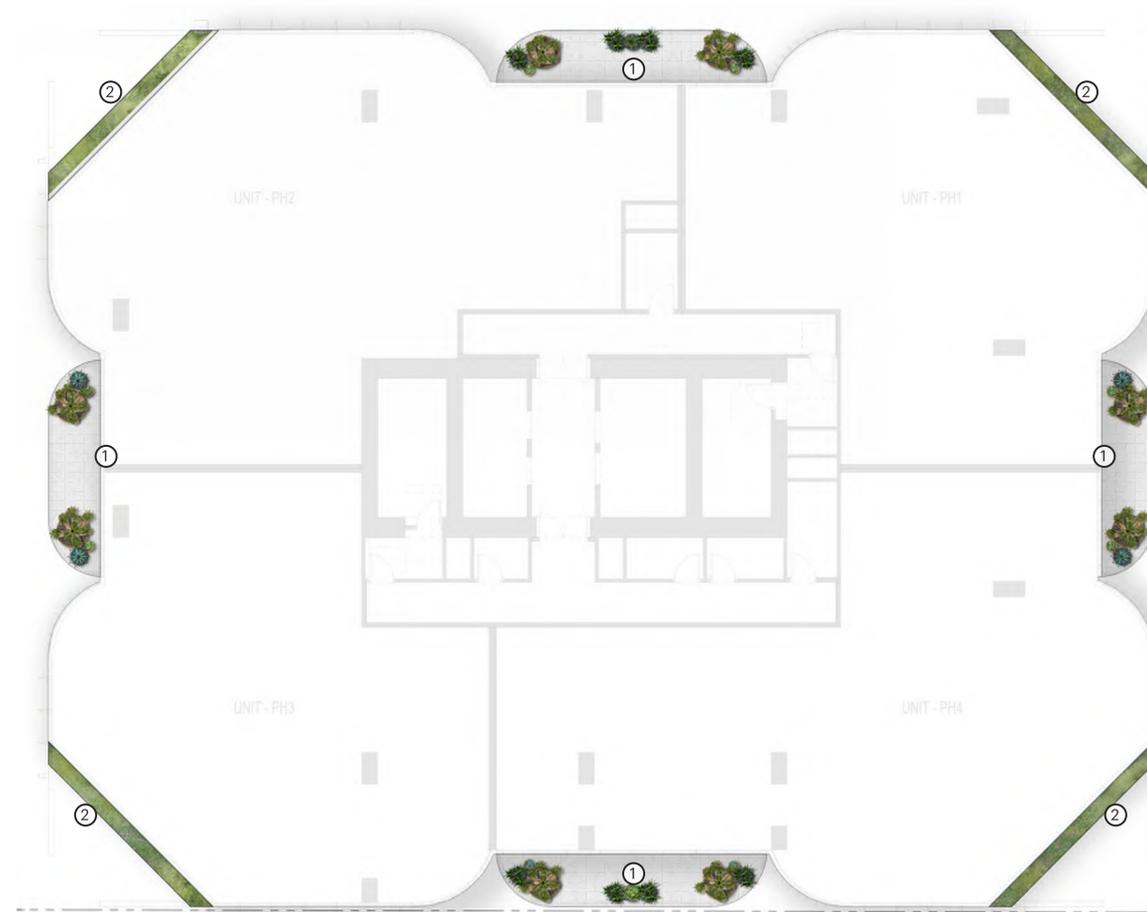
LEGEND

- ① Potted plants and trees
- ② Planted Parapet

Landscape Take Off

Tree Count, 24" Min. box

8



LEGEND

- ① Potted plants and trees
- ② Planted Parapet

Landscape Take Off

Common Indoor Open Space	6,339 SF
Tree Count, 24" Min. box	8



LEGEND

- ① Roof Top Gardens
- ② City & Sunset Viewing Deck
- ③ San Gabriel Vista Deck
- ④ Dining and Cocktail Deck
- ⑤ Lounge Deck
- ⑥ Built-In Lounge Seating
- ⑦ Long Communal Table
- ⑧ Grill/Counter/Kitchen
- ⑨ Fire table
- ⑩ Potted plants and trees
- ⑪ Flexible Area/ Moveable Furniture

Area Take Off

Common Outdoor Open Space	8,661 SF
Common Indoor Open Space	775 SF
Landscape Planted Area	1,861 SF (21%)
Tree Count, 24" Min. box	30



L01 Ground Floor



L08 Podium Amenity Deck



Podium Parking



L38-43



Overall Conceptual Plant Palette

TREES			
BOTANICAL NAME	COMMON NAME	SIZE	LOCATION
ACACIA MELANOCYCA	PALE BLANCO	30" BOX	L01-43
AGAVE FLEXIOSA	PEPPERMINT TREE	48" BOX	L10, L01-43
ARTIBULUS MAHINA 'M/S	MAHINA STRAWBERRY TREE	30" BOX	L10
CERCIS COCCIDENTALIS	WESTERN REDBUD	30" BOX	L10
CHILIPIS LINDRIS	DESERT WILLOW	30" BOX	L01-43
GESENERA PARVIFLORA	AUSTRALIAN WILLOW	48" BOX	L10, L01-43
PLATANUS X AZERIFOLIA 'BLOODGOOD'	BLOODGOOD CYPRESS	30" BOX	GF STREET TREES

AGAVES & SUCCULENTS			
BOTANICAL NAME	COMMON NAME	SIZE	LOCATION
AECHMEA JOLLY GREEN	JOLLY GREEN AECHMEA	5 GAL	L10
AGAVE ATTENUATA	PORTUL AGAVE	15 GAL	L10
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	15 GAL	L10, L01-43
AGAVE CHRYSOLOIA	WHOLE'S TONGUE AGAVE	15 GAL	L10, L01-43
CHALCIPHA PALLAVALENTIA	CHALK CHALCIPHA	5 GAL	L10, L01-43
FURCRAEA FORTUNA 'MIDWINTER'	MADEIRA HEMP	15 GAL	L10
HESPERALOE PARVIFLORA	RED YUCCA	15 GAL	L10, L01-43
PORTULACARIA AFRA	ELPHANT'S FOOT	10 GAL	L10
YUCCA ROOTHATA 'SAPPHIRE SHIES'	SAPPHIRE SHIES BEAKED BLUE YUCCA	15 GAL	L01-43

SHRUBS, GRASSES & GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	LOCATION
ACACIA COONATA 'YOUSSEF ETT'	'YOUSSEF ETT' LITTLE FRUIT WATTLE	5 GAL	L10, L01-43
ACHILLEA MILEFOLIUM	YARROW	1 GAL	GF, L10
ANEMONE CALIFORNICA	VERBA MANGA	1 GAL	L10
AQUILEGIA FORMOSA	WESTERN COLUMBINE	5 GAL	L10
ASPLEGON CALIFORNICA	CALIFORNIA MILKWEED	1 GAL	GF, L10
ASPARAGUS DENSPHILUS 'SPRINGERS'	ASPARAGUS FERN	10 GAL	L10
BACCHARIS PILLARIS 'MELON POINT'	DWARF COPOTE BUSH	15 GAL	L10, L01-43
BOUTELOUA GRACILIS 'TELODE ANTIPODES'	BLUE GRAMA GRASS	5 GAL	L10, L01-43
BULBINE FRUTESCENS 'HALLMARK'	ORANGE STALKED BULBINE	5 GAL	L10, L01-43
CAREX PRASINOCALIX	CLUSTERED FELD SEDGE	5 GAL	L10, L01-43
CELANOTHUS COCCHI	CALIFORNIA MOUNTAIN LILAC	15 GAL	L10, L01-43
CHLOROPHYTUM COMOSUM	SPIDER PLANT	1 GAL	L10
PHYTOLAIMA FORTUNAE	FORTUNE'S HOLLY FERN	5 GAL	L10
DALIA CAMPELII 'SERRA GOLD'	'SERRA GOLD' DALIA	5 GAL	L01-43
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SEED	GF, L01-43
FESTUCA MARIEI	ATLAS FESCUE	5 GAL	L10, L01-43
FRAXINUS CHLOROCENSIS	BEACH STRAWBERRY	5 GAL	L10
HEUCHERA MAHINA	ISLAND ALLAMWOOD	5 GAL	L10
LAURUS NOBILIS	SWEET BAY	15 GAL	L10
LEPIDIUM MASCAR '80 BLUE'	LILY TUFF	1 GAL	L10
MIMULUS AUSTRIACUS	'ZINCHI' MONKEY FLOWER	5 GAL	L10, L01-43
MUHLENBERGIA OLUBA	PINE MUNCHY	5 GAL	GF, L10, L01-43
MUHLENBERGIA WISSENS	DEER GRASS	5 GAL	GF, L10, L01-43
MYRTUS COMANENSIS 'COMPACT'	COMPACT MYRTLE	10 GAL	L10
POLYPODIUM MUNITZII	WESTERN SWORD FERN	10 GAL	L10
RHUS INTERMEDIA	LEMONADEBERRY	15 GAL	L10
ROMNEYA COLLETTI	MATILDA POPPY	5 GAL	L10, L01-43
RUMEX CRISPUS 'GRASS BEACH'	'BEACH' LEATHERLEAF FERN	5 GAL	L10
SALVIA CHAMPAEDRIFOLIA	GERMANDER SAGE	5 GAL	L10, L01-43
SALVIA CLEVELANDII 'MINI RED GEMINI'	BLUE SAGE	5 GAL	L10, L01-43
SANTOLINA CHAMAECYPARIENSIS	GRAY LAVENDER COTTON	5 GAL	L10, L01-43
TAGETES LEMMONII 'COMPACT'	COMPACT MT. LEMON MARIGOLD	5 GAL	L10, L01-43
VERBENA BONARIENSIS	PURPLE TOP VERBENA	5 GAL	L10

CONCEPT IMAGERY

Green Screen Vine Cable and Planter System



PLANTING

Conceptual Plant Palette



Tetrastigma voineriana - Chestnut Vine climbing x spreading



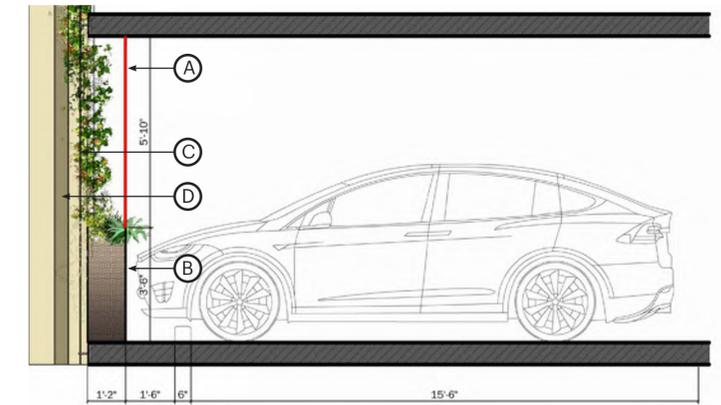
Rhoicissus capensis - Evergreen Grape climbing x spreading



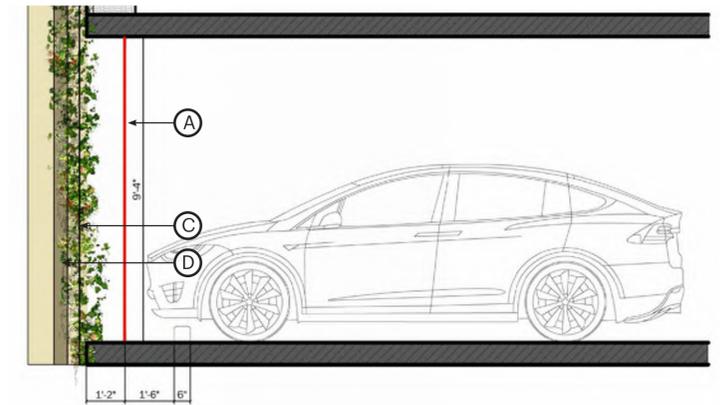
Hardenbergia 'Happy Wanderer' - Lilac Vine climbing x spreading



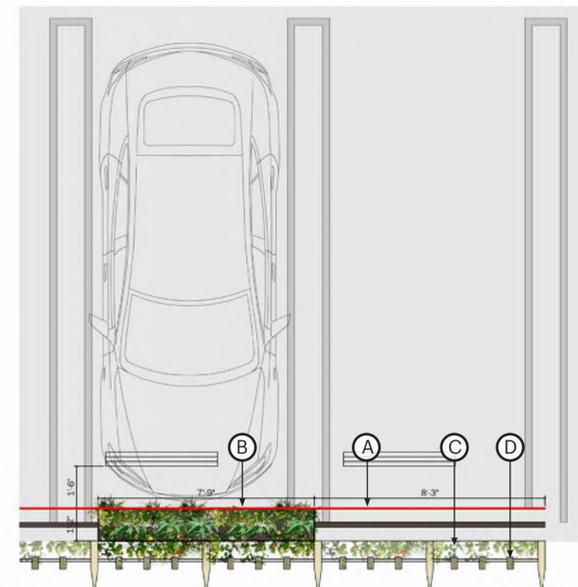
Parthenocissus quinquefolia - Virginia Creeper 20-30' H x 10' W



3 PLANTER DETAIL



2 SCREEN DETAIL @ PLANTER



1 SCREENING PLAN @ PARKING LEVEL

LEGEND

- (A) Screening Panel
- (B) Planter
- (C) Vine Cable
- (D) Architectural Facade Panel

DEPARTMENT OF
CITY PLANNINGCOMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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EXECUTIVE 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. VTT-82178 and Haul Route
Tract Map Date: March 16, 2020
Property Address: 1111 S HILL ST , 90015
Community Plan: Central City

Distribution Date: June 25, 2020Case Filing Date: June 16, 2018 COUNCIL DISTRICT NO. 14Hillside Yes No

Neighborhood Council District:

 Downtown Los Angeles 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 - email ONLY: bss.haulroute@lacity.org) 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: UPON RECEIPT**

Please send your reports to the following e-mail address: nuri.cho@lacity.org and maria.reyes@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

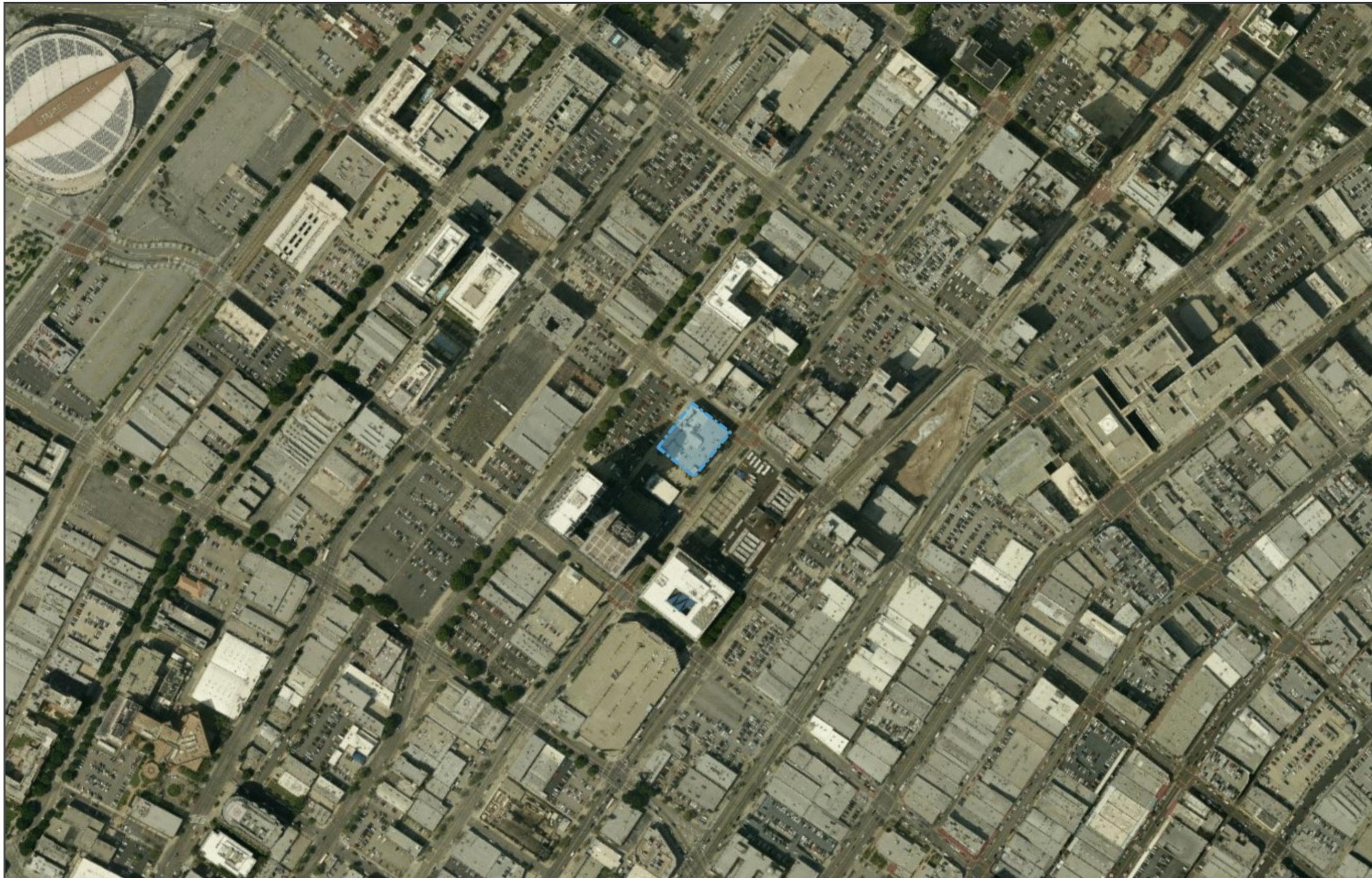
Kevin Golden
Deputy Advisory Agency
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output

ATTACHMENT 3



LEGEND

- City Limits

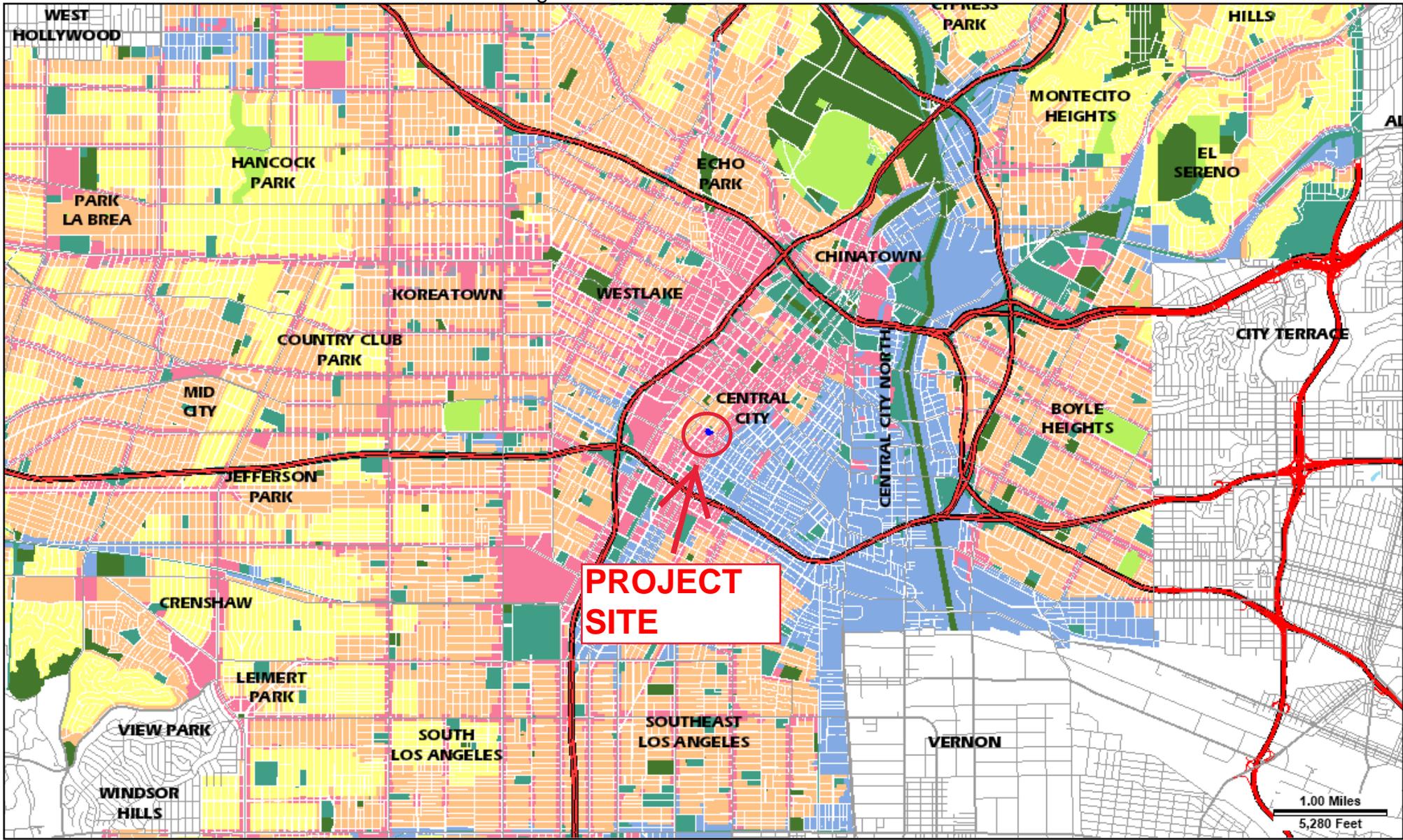
NOTES



SCALE 1: 4,514

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: 07/20/2020



PROJECT SITE

Address: 1111 S HILL ST
APN: 5139019022
PIN #: 126A209 97

Tract: ORD'S SURVEY
Block: 77
Lot: FR 5
Arb: None

Zoning: C2-4D-O
General Plan: Regional Center Commercial



LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway

MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE

 Coastal Zone Commission Authority
 Calvo Exclusion Area
 Not in Coastal Zone
 Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

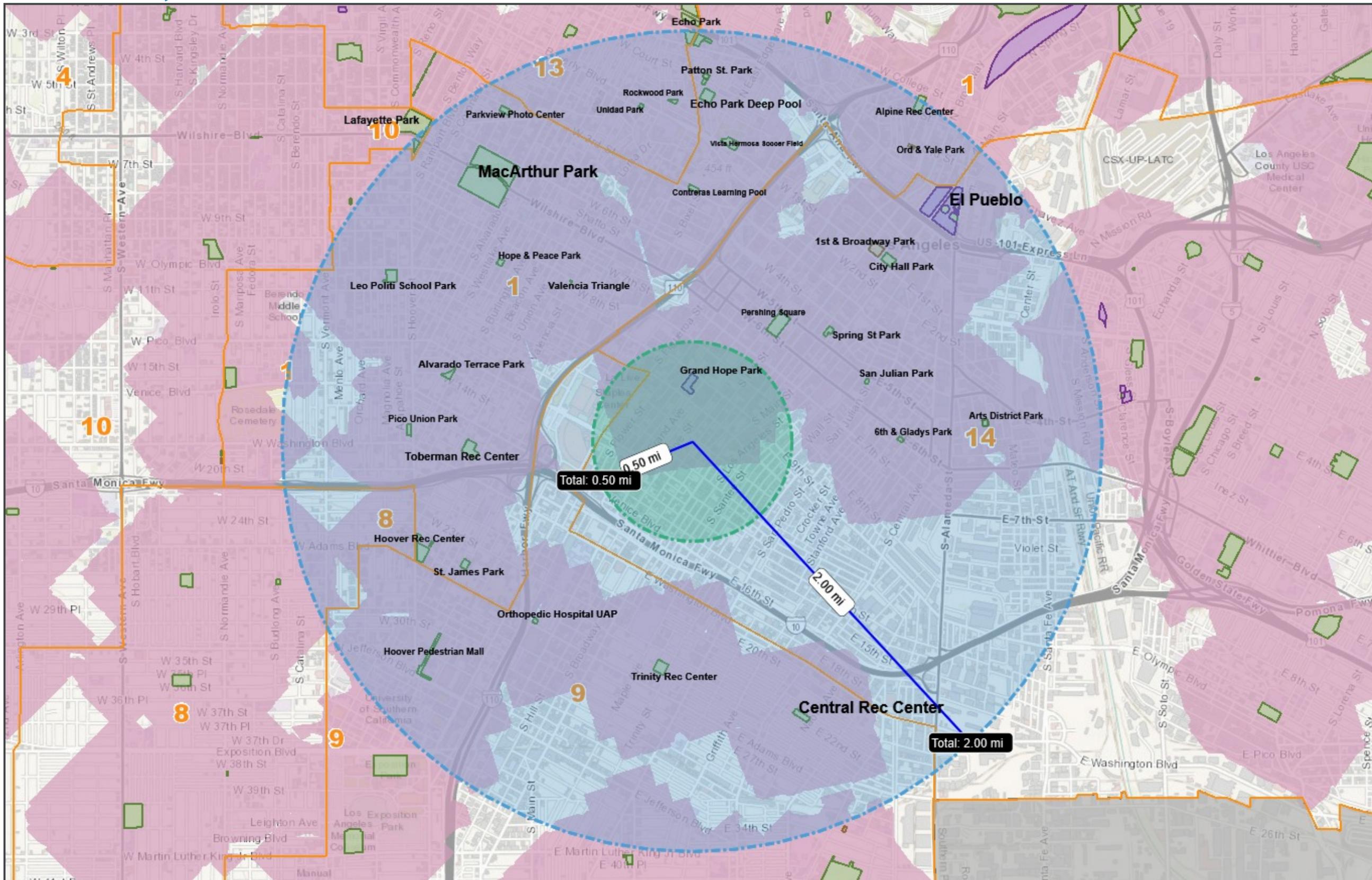
Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	



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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