



## BOARD REPORT

PG. 2      NO. 20-159

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 1121 North Gower Street in the Hollywood community of the City, consists of a mixed-use project with 169 residential units, 14 of which are affordable, and an existing film studio that will remain.

The proposed Project also includes approximately 20,440 square feet (SF) of common open space, which includes a ground floor yard, a rooftop deck, private open space, an enclosed indoor open space and indoor spa.

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 30, 2019**. 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 **May 20, 2020**. On July 1st, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**August 10, 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.

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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 169 units would be:

$$1.22 \text{ Acres} = (169 \times 2.88) \times 0.00251$$

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.

As currently proposed, the Project has 14 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$1.12 \text{ Acres} = (155 \times 2.88) \times 0.00251$$

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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 169 units would be:

**\$2,299,921.00 = \$13,609.00 x 169 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.

As currently proposed, the Project has 14 dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required Park Fee payment for the Project would be:

**\$2,109,395.00 = \$13,609.00 x 155 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.

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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

### 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 Hollywood community of the City and within the Hollywood Community Plan Area. Currently, the Project site is a film studio and surface parking. It 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): 12,245 persons (19,752 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.

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- Hollywood Community Plan Area (2017 American Community Survey): 8,006 persons per square mile

### Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 20,440 SF of common open space, including a ground floor yard, a rooftop deck, private open space, an enclosed indoor open space and indoor spa.

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 is one RAP-owned public park within a half ( $\frac{1}{2}$ ) mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

- Hollywood Recreation Center, located at 1122 North Cole Avenue, is a 3.12-acre facility that features a recreation center, auditorium, outdoor basketball courts, children's play area, community room, kitchen, swimming pool and multipurpose sports field.

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 **2,884** new, previously unserved, residents within a half-mile ( $\frac{1}{2}$ ) 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.

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### Nearby Public Park Projects

There is one new public park currently in development within a two-mile radius of the Project site.

- The Larchmont Park – Acquisition and Development (PRJ21302) Project proposes the development of a new neighborhood mini-park with a small playground on the City-owned Parking Lot Number 694, located at 209 North Larchmont Boulevard, Los Angeles, California 90004, in the Larchmont Village area. The Larchmont Park – Acquisition and Development (PRJ21302) Project is in the construction phase. The Larchmont Park – Acquisition and Development (PRJ21302) Project is fully funded at this time.

There are three major park renovation projects currently in development within a two-mile radius of the Project site:

Hollywood Recreation Center, located at 1122 North Cole Avenue, is a 3.12-acre facility that features a play area, multipurpose field, gymnasium, basketball court, and swimming pool. Hollywood Recreation Center has two (2) active major projects:

- The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project proposes the demolition of the existing gymnasium and the construction of a new, 6,500 square foot gymnasium. The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project is being led by the Bureau of Engineering (BOE). The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project is currently in the design phase. The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project is not fully funded at this time.
- The Hollywood Recreation Center – Synthetic Soccer Field (PRJ21072) Project proposes the construction of a multipurpose synthetic field for baseball and soccer and the renovation of a restroom. The Hollywood Recreation Center – Synthetic Soccer Field (PRJ21072) Project is being led by the Bureau of Engineering (BOE). The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project is currently in the design phase.

Las Palmas Senior Citizen Center, located at 1820 North Las Palmas Avenue, is a 1.14-acre facility that provides senior citizen and child care for the surrounding community. Las Palmas Senior Citizen Center has one (1) active project:

- The Las Palmas Senior Citizen Center – Facility Renovation (PRJ21175) (PRJ21176) Project proposes the renovation of the existing senior center. The Las Palmas Senior Citizen Center – Facility Renovation (PRJ21175) (PRJ21176) Project is being led by the Bureau of Engineering (BOE). The Las Palmas Senior Citizen Center – Facility Renovation (PRJ21175) (PRJ21176) Project is currently in the design phase.

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### 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 higher than the average density of the Community Plan Area in which the proposed Project is located.

If a new public park was provided at the Project location, the park would serve Project residents and 2,884 currently unserved residents within a half mile walking distance.

There is one new public park currently in development within a two-mile radius of the Project site.

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 are three park renovation projects currently in development within a two-mile radius of the Project site.

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

### 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.

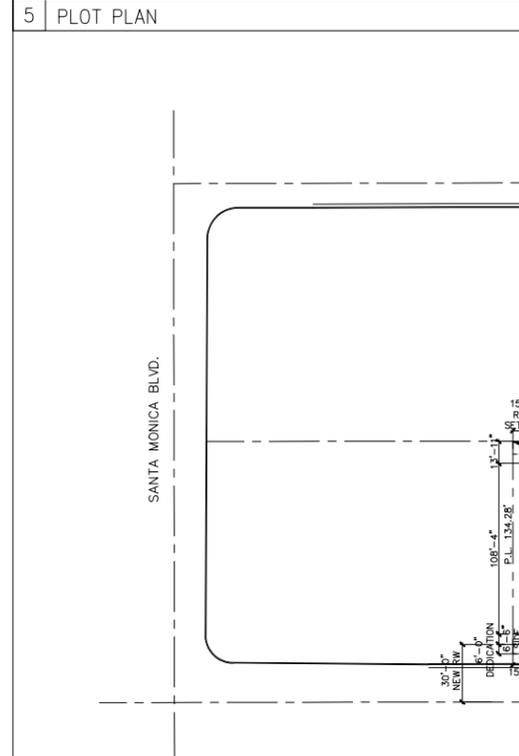
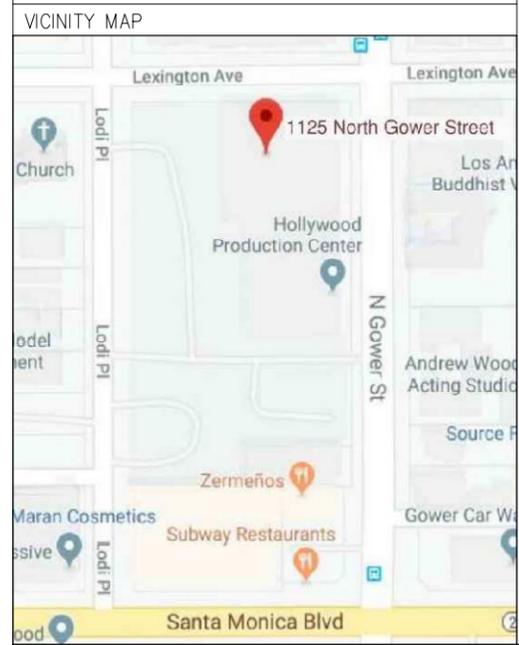
**Result:** Collected fees will fund capital improvements at existing parks in the Project area.

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

<p><b>1 PROJECT DIRECTORY</b></p> <p><b>APPLICANT:</b> NASSER AHMADI 1010 WILSHIRE BLVD, SUITE 100 LOS ANGELES, CA. 90017 (213)785-5129</p> <p><b>ENTITLEMENT CONSULTANT:</b> JIM RIES CRAIG LAWSON+CO., LLC 3221 HUTCHINSON AVE., SUITE D LOS ANGELES, CA. 90034 (310) 836-2400</p> <p><b>PROJECT ARCHITECT:</b> BIJAN&amp;ASSOCIATES 109 SIERRA STREET EL SEGUNDO, CA. 90245 (323) 655-6404</p> <p><b>LANDSCAPE ARCHITECT:</b> SAMUEL KIM SQ LA INC. 530 MOLINO STREET, SUITE 204 LOS ANGELES, CA. 90013 (562) 905-0800 la@sqalinc.com</p> <p><b>CIVIL ENGINEER:</b> ALI MONSHIZADEH MPKESLER ONE VENTURE, SUITE 130 IRVINE, CA. 92618 (949) 339-5330 alimonsh@gmail.com</p>	<p><b>2 PROJECT DESCRIPTION</b></p> <p>THE PROJECT SITE IS LOCATED AT 1125 GOWER STREET, LOS ANGELES, LEXINGTON AVENUE FRONTS THE SITE ON THE NORTH, GOWER STREET ON THE EAST, AND LODI PLACE ON THE WEST. THERE IS AN EXISTING TWO-STORY BUILDING OF APPROXIMATELY 47,500 SQUARE FEET AT THE SOUTHEAST CORNER OF GOWER STREET AND LEXINGTON AVENUE. THE EXISTING COMMERCIAL BUILDING WILL BE MAINTAINED, AND THE PROPOSED PROJECT WILL BE CONSTRUCTED ON THE REMAINDER PORTION OF THE SITE WHERE THE EXISTING SURFACE PARKING IS SITUATED. THE PROPOSED PROJECT IS COMPRISED OF TWO BUILDINGS (A AND B) AND A THREE-LEVEL SUBTERRANEAN PARKING GARAGE EXTENDING UNDERNEATH BOTH BUILDINGS. THERE WILL BE A TOTAL OF 169 RESIDENTIAL UNITS INCLUDING THE REQUIRED COMMON OPEN SPACES, PARKING SPACES, AND AMENITIES.</p> <p><b>BUILDING A</b> SIX-STORY RESIDENTIAL BUILDING INCLUDES 43 UNITS APPROXIMATELY 129,264 SQUARE FEET TO ACCOMMODATE ALL REQUIRED PARKING SPACES FOR BUILDING A PLUS THE REQUIRED PARKING SPACES FOR THE EXISTING COMMERCIAL BUILDING. BUILDING A IS ACCESSED DIRECTLY FROM GOWER STREET IN ADDITION TO ITS CONNECTION TO BUILDING B VIA THE GROUND LEVEL THROUGH THE COMMON OPEN SPACE BETWEEN THE TWO BUILDINGS AND A PEDESTRIAN WALKWAY (BRIDGE) AT UPPER LEVELS.</p> <p><b>BUILDING B</b> FIVE-STORY RESIDENTIAL BUILDING INCLUDES 124 UNITS APPROXIMATELY 129,264 SQUARE FEET OF RESIDENTIAL AREA ACCESSED DIRECTLY FROM LODI PLACE IN ADDITION TO ITS CONNECTION TO BUILDING A VIA THE GROUND LEVEL THROUGH THE COMMON OPEN SPACE BETWEEN THE TWO BUILDINGS.</p> <p><b>PHASING</b> THE PROJECT WILL BE DEVELOPED IN TWO PHASES. <b>PHASE I</b> WILL INCLUDE BUILDING A AND PARTIAL THREE-LEVEL SUBTERRANEAN PARKING GARAGE WITH ACCESS FROM LODI PLACE TO ACCOMMODATE ALL REQUIRED PARKING SPACES FOR BUILDING A PLUS THE REQUIRED PARKING SPACES FOR THE EXISTING COMMERCIAL BUILDING. THE REQUIRED 129 PARKING SPACES FOR THE EXISTING COMMERCIAL BUILDING WILL BE MAINTAINED ON THE REMAINDER PORTION OF THE SITE (EXISTING SURFACE PARKING AT THE NORTHWEST CORNER) DURING THE CONSTRUCTION OF <b>PHASE I</b>. <b>PHASE II</b> WILL BE CONSTRUCTED AT THE EXISTING SURFACE PARKING AREA AND WILL INCLUDE BUILDING B AND ITS REQUIRED PARKING SPACES AT THREE-LEVEL SUBTERRANEAN PARKING GARAGE AS THE EXTENSION TO PHASE I PARKING GARAGE. PHASE II PARKING GARAGE WILL BE ACCESSED FROM LEXINGTON AVENUE AND AT COMPLETION PHASE I AND II PARKING GARAGES WILL BE INTERCONNECTED HAVING TWO SEPARATE ENTRIES FROM LEXINGTON AVENUE AND LODI PLACE.</p>	<p><b>3 DRAWING INDEX</b></p> <p>A0.0 COVER SHEET—PROJECT DATA &amp; SUMMARY A0.1 PROJECT VIEW A0.2 NEIGHBORHOOD PHOTOS A1.00 SITE PLAN A1.01 OPEN SPACE DIAGRAM A2.00 FIRST FLOOR PLAN A2.01 SECOND FLOOR PLAN A2.02 THIRD FLOOR PLAN A2.03 FOURTH FLOOR PLAN A2.04 FIFTH FLOOR PLAN A2.05 SIXTH FLOOR PLAN A2.06 ROOF DECK PLAN A2.07 PARKING LEVEL 1 A2.08 PARKING LEVEL 2 A2.09 PARKING LEVEL 3 A2.10 PHASE I—P1, P2, P3 PARKINGS A2.11 SITE PLAN (PHASE I) A3.00 SECTIONS A4.00 EAST AND WEST ELEVATIONS A4.01 NORTH AND SOUTH ELEVATIONS LP-1 LANDSCAPE PLAN LP-2 LANDSCAPE PLAN LP-3 LANDSCAPE PLAN LP-4 LANDSCAPE PLAN C.1.0 TENTATIVE TRACT MAP C.1.1 AIRSPACE DIAGRAM C.2.0 SITE PLAN EXHIBIT C.2.1 SECTIONS SU 1.0 SURVEY</p>	<p><b>4 PROJECT DATA</b></p> <p><b>1. PROJECT ADDRESS</b> 1125 NORTH GOWER STREET, LOS ANGELES, CA 90038</p> <p><b>2. LEGAL DESCRIPTION</b> PARCEL A: LOTS 1 AND 2, EXCEPTING THE WEST 35.15 FEET OF SAID LOT 2 IN BLOCK "B" OF TRACT NO. 1842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL B: THE NORTH 120 FEET OF LOT 3 AND THE NORTH 120 FEET OF THE WEST 35.15 FEET OF LOT 2 IN BLOCK "B" OF TRACT NO. 1842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE WEST 60 FEET OF SAID NORTH 120 FEET OF LOT 3. PARCEL C: THE WESTERLY 40 FEET OF LOT 3 IN BLOCK "B" OF TRACT NO. 1842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTHERLY 40 FEET THEREOF. PARCEL D: THAT PORTION OF BLOCK 20 OF COLLEGGHE AND ALDOWNS HIGHWAYS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF GOWER STREET 200 FEET NORTH OF THE CENTER LINE OF SANTA MONICA BOULEVARD (FORMERLY LOS ANGELES AND SANTA MONICA ROAD); THENCE NORTH AND ALONG SAID CENTER LINE OF GOWER STREET 50 FEET; THENCE WEST PARALLEL WITH THE CENTERLINE OF SANTA MONICA BOULEVARD 165 FEET; THENCE SOUTH PARALLEL WITH THE CENTERLINE OF GOWER STREET 50 FEET; THENCE EAST PARALLEL WITH THE CENTER LINE OF SANTA MONICA BOULEVARD 165 FEET TO THE PLACE OF BEGINNING. PARCEL E: LOTS 4 THROUGH 7 INCLUSIVE AND 16 THROUGH 20 INCLUSIVE IN BLOCK "B" OF TRACT NO. 1842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE SOUTHERLY 35 FEET OF SAID LOT 16. PARCEL F: THAT PORTION OF LOT 3 IN BLOCK "B" OF TRACT NO. 1842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTHERLY 40 FEET THEREOF. PARCEL G: THE WESTERLY 40 FEET OF LOT 3 IN BLOCK "B" OF TRACT NO. 1842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTHERLY 40 FEET THEREOF. PARCEL H: THE WESTERLY 40 FEET OF LOT 3 IN BLOCK "B" OF TRACT NO. 1842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTHERLY 40 FEET THEREOF. PARCEL I: THE WESTERLY 40 FEET OF LOT 3 IN BLOCK "B" OF TRACT NO. 1842, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTHERLY 40 FEET THEREOF.</p> <p><b>3.. ALLOWABLE HEIGHT AND # STORY PER LAMC</b></p> <table border="1"> <thead> <tr> <th>MAX HEIGHT BY ZONE</th> <th>DB INCENTIVE</th> <th>TOTAL PROPOSED HEIGHT</th> <th>STORIES</th> </tr> </thead> <tbody> <tr> <td>R3-1XL ZONE 30'</td> <td>28'-6"</td> <td>58'-6"</td> <td>5</td> </tr> <tr> <td>R3-1 ZONE 45'</td> <td>28'-6"</td> <td>73'-6"</td> <td>6</td> </tr> </tbody> </table> <p><b>4. LAND AREA</b></p> <p>EXISTING LOT AREA (GROSS): 136,030 EXISTING LOT AREA (NET): 104,675 CRA GROSS ACREAGE (TO STREET CENTERLINE): 136,030 LOT AREA TO BE DEDICATED: 3,990 LOT AREA POST-DEDICATION: 100,695</p> <p><b>5. FLOOR AREA</b></p> <table border="1"> <thead> <tr> <th>BUILDABLE AREA:</th> <th>90,857</th> <th>FAR</th> <th>TOTAL SF</th> </tr> </thead> <tbody> <tr> <td>PERMITTED BY EXISTING ZONING CODE</td> <td></td> <td>3:1</td> <td>272,521</td> </tr> <tr> <td>EXISTING COMMERCIAL FLOOR AREA:</td> <td></td> <td></td> <td>64,384</td> </tr> <tr> <td>COMMERCIAL FLOOR AREA TO BE DEMOLISHED:</td> <td></td> <td></td> <td>—</td> </tr> <tr> <td>REMAINING COMMERCIAL FLOOR AREA:</td> <td></td> <td></td> <td>64,384</td> </tr> <tr> <td>REMAINDER FLOOR AREA:</td> <td></td> <td></td> <td>208,182</td> </tr> </tbody> </table> <p><b>6. PROPOSED BUILDING AREA</b></p> <table border="1"> <thead> <tr> <th>FLOOR</th> <th>PHASE 1</th> <th>PHASE 2</th> <th>PHASE 1 AND 2</th> <th>AMENITIES INCLUDED</th> <th>EXISTING FLOOR AREA</th> </tr> </thead> <tbody> <tr> <td>1ST</td> <td>9,183</td> <td>25,782</td> <td>34,965</td> <td>6,970</td> <td>64,384</td> </tr> <tr> <td>2ND</td> <td>9,545</td> <td>27,345</td> <td>36,890</td> <td>0</td> <td>186,357</td> </tr> <tr> <td>3TH</td> <td>9,564</td> <td>27,360</td> <td>36,924</td> <td>0</td> <td>249,741</td> </tr> <tr> <td>4TH</td> <td>9,570</td> <td>26,595</td> <td>36,165</td> <td>0</td> <td></td> </tr> <tr> <td>5TH</td> <td>9,570</td> <td>22,182</td> <td>31,752</td> <td>0</td> <td></td> </tr> <tr> <td>6TH</td> <td>8,661</td> <td>8,661</td> <td>1,210</td> <td>0</td> <td></td> </tr> <tr> <td>TOTAL</td> <td>56,093</td> <td>129,264</td> <td>185,357</td> <td>8,180</td> <td></td> </tr> </tbody> </table> <p><b>7. DENSITY</b></p> <table border="1"> <thead> <tr> <th>UNITS PERMITTED BY LAMC R3 ZONE</th> <th>125.0</th> <th>PLUS STATE DB 35%</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>UNITS PERMITTED BY CRA (40/ACRE)</td> <td></td> <td>43.8</td> <td>169</td> </tr> <tr> <td>MAXIMUM PROPOSED UNITS</td> <td></td> <td>43.8</td> <td>169</td> </tr> </tbody> </table> <p><b>8. UNIT COUNTS</b></p> <table border="1"> <thead> <tr> <th rowspan="2">UNIT TYPE</th> <th colspan="3">BY BUILDING PHASE</th> <th colspan="2">HABITABLE ROOMS FOR DENSITY/PARKING</th> <th colspan="2">FOR OPEN SPACE</th> </tr> <tr> <th>1</th> <th>2</th> <th>1 &amp; 2</th> <th>A</th> <th>A &amp; B</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>STUDIO</td> <td>4</td> <td>2</td> <td>6</td> <td></td> <td></td> <td>1</td> <td>1</td> </tr> <tr> <td>1 BEDROOM</td> <td>14</td> <td>24</td> <td>38</td> <td></td> <td></td> <td>3</td> <td>2</td> </tr> <tr> <td>1 BEDROOM + 1 DEN</td> <td>2</td> <td>84</td> <td>86</td> <td></td> <td></td> <td>4</td> <td>3</td> </tr> <tr> <td>2 BEDROOM</td> <td>21</td> <td>14</td> <td>35</td> <td></td> <td></td> <td>4</td> <td>3</td> </tr> <tr> <td>2 BEDROOM + 1 DEN</td> <td>4</td> <td>—</td> <td>4</td> <td></td> <td></td> <td>5</td> <td>4</td> </tr> <tr> <td>TOTAL</td> <td>45</td> <td>124</td> <td>169</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>9. REQUIRED PARKING</b></p> <p>RESIDENTIAL REQUIRED (AS 744)</p> <table border="1"> <thead> <tr> <th>UNIT TYPE</th> <th>SPACE/UNIT</th> <th>NO. OF UNITS</th> <th>NO. OF PARKING SPACES</th> </tr> </thead> <tbody> <tr> <td>STUDIO</td> <td>0.5</td> <td>6</td> <td>3</td> </tr> <tr> <td>1 BEDROOM</td> <td>0.5</td> <td>38</td> <td>19</td> </tr> <tr> <td>1 BEDROOM+ 1 DEN</td> <td>1</td> <td>86</td> <td>86</td> </tr> <tr> <td>2 BEDROOM</td> <td>1</td> <td>35</td> <td>35</td> </tr> <tr> <td>2 BEDROOM+ 1 DEN</td> <td>1.5</td> <td>4</td> <td>6</td> </tr> <tr> <td>SUB TOTAL</td> <td></td> <td></td> <td>149</td> </tr> </tbody> </table> <p>RESIDENTIAL TOTAL REQUIRED: 149</p> <p>EXISTING COMMERCIAL:</p> <table border="1"> <thead> <tr> <th>EXISTING COMMERCIAL TO BE RETAINED</th> <th>SPACE/S.F.</th> <th>NO. OF PARKING SPACES</th> </tr> </thead> <tbody> <tr> <td>EXISTING COMMERCIAL TO BE RETAINED</td> <td>64,384</td> <td>64,384/500 = 128.76</td> </tr> <tr> <td>COMMERCIAL - REQUIRED (PER BUILDING PERMIT NO. 14014)</td> <td></td> <td>129</td> </tr> <tr> <td>TOTAL REQUIRED PARKING:</td> <td></td> <td>278</td> </tr> </tbody> </table> <p><b>10. PROVIDED PARKING</b></p> <table border="1"> <thead> <tr> <th rowspan="2">LEVEL</th> <th colspan="4">PHASE 1/ BUILDING A</th> <th colspan="4">PHASE 1&amp;2/ BUILDING A &amp; B</th> </tr> <tr> <th>STAND.</th> <th>H/C</th> <th>COMP.</th> <th>VALET</th> <th>TOTAL</th> <th>STAND.</th> <th>H/C</th> <th>COMP.</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>P1</td> <td>25</td> <td>2</td> <td>17</td> <td>6</td> <td>50</td> <td>76</td> <td>5</td> <td>17</td> <td>86</td> </tr> <tr> <td>P2</td> <td>29</td> <td>2</td> <td>16</td> <td>9</td> <td>56</td> <td>62</td> <td>5</td> <td>16</td> <td>83</td> </tr> <tr> <td>P3</td> <td>29</td> <td>2</td> <td>20</td> <td>10</td> <td>61</td> <td>69</td> <td>5</td> <td>23</td> <td>97</td> </tr> <tr> <td>TOTAL</td> <td>83</td> <td>6</td> <td>53</td> <td>25</td> <td>167</td> <td>207</td> <td>15</td> <td>56</td> <td>278</td> </tr> </tbody> </table> <p><b>11. BICYCLE PARKING- RESIDENTIAL</b></p> <table border="1"> <thead> <tr> <th>1-25</th> <th>1 SPACE/10 UNITS</th> <th>2.5</th> <th>1 SPACE/1 UNIT</th> <th>25</th> </tr> </thead> <tbody> <tr> <td>26-100</td> <td>1 SPACE/15 UNITS</td> <td>6</td> <td>1 SPACE/1.5 UNITS</td> <td>50</td> </tr> <tr> <td>101-169</td> <td>1 SPACE/20 UNITS</td> <td>3.5</td> <td>1 SPACE/2 UNITS</td> <td>34.5</td> </tr> <tr> <td>SUBTOTAL</td> <td></td> <td>11</td> <td></td> <td>110</td> </tr> </tbody> </table> <p>TOTAL REQUIRED BICYCLE PARKING: 121 PROPOSED BICYCLE PARKING: 110 (RESIDENTIAL) + 11 (COMMERCIAL) = 121</p> <p><b>12. OPEN SPACE</b></p> <p>REQUIRED: LAMC 12.21.G.2</p> <table border="1"> <thead> <tr> <th>UNIT TYPE</th> <th>ONE HABIT. RM.</th> <th>COUNT</th> <th>FACTOR</th> <th>SF</th> </tr> </thead> <tbody> <tr> <td>STUDIO</td> <td>ONE HABIT. RM.</td> <td>6</td> <td>100</td> <td>600</td> </tr> <tr> <td>1 BEDROOM</td> <td>TWO HABIT. RM.</td> <td>38</td> <td>100</td> <td>3,800</td> </tr> <tr> <td>1 BEDROOM + 1 DEN</td> <td>THREE HABIT. RM.</td> <td>86</td> <td>125</td> <td>10,750</td> </tr> <tr> <td>2 BEDROOM</td> <td>THREE HABIT. RM.</td> <td>35</td> <td>125</td> <td>4,375</td> </tr> <tr> <td>2 BEDROOM + 1 DEN</td> <td>FOUR HABIT. RM.</td> <td>4</td> <td>175</td> <td>700</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>169</td> <td></td> <td>20,225</td> </tr> </tbody> </table> <p>OPEN SPACE PROVIDED</p> <table border="1"> <thead> <tr> <th>COMMON OPEN SPACE</th> <th>YARDS AT FIRST FLOOR</th> <th>8,250</th> </tr> </thead> <tbody> <tr> <td>TERRACE AT 5TH FLOOR</td> <td>400</td> </tr> <tr> <td>ROOF DECK</td> <td>5,880</td> </tr> <tr> <td>TOTAL OUTDOOR COMMON OPEN SPACE</td> <td>14,530</td> </tr> <tr> <td>ENCLOSED OPEN SPACE AT FIRST FLOOR</td> <td>3,450</td> </tr> <tr> <td>ENCLOSED SPA AT SIXTH FLOOR</td> <td>610</td> </tr> <tr> <td>TOTAL INDOOR COMMON OPEN SPACE</td> <td>4,060</td> </tr> <tr> <td>TOTAL COMMON OPEN SPACE</td> <td>18,590</td> </tr> <tr> <td>PRIVATE OPEN SPACES (X 80)</td> <td>1,850</td> </tr> <tr> <td>TOTAL PROVIDED OPEN SPACE</td> <td>20,440</td> </tr> <tr> <td>NON-REQUIRED OPEN SPACE</td> <td>18,000</td> </tr> </tbody> </table> <p>LANDSCAPE REQUIRED LANDSCAPE AREA (25% OF EXTERIOR PROVIDED) 14,530X 0.25 = 3,633 PROPOSED LANDSCAPE AREA: 10,726</p> <p><b>14. TREE</b></p> <p>REQUIRED (1 PER 4 UNITS) = 43 PROVIDED 43</p>	MAX HEIGHT BY ZONE	DB INCENTIVE	TOTAL PROPOSED HEIGHT	STORIES	R3-1XL ZONE 30'	28'-6"	58'-6"	5	R3-1 ZONE 45'	28'-6"	73'-6"	6	BUILDABLE AREA:	90,857	FAR	TOTAL SF	PERMITTED BY EXISTING ZONING CODE		3:1	272,521	EXISTING COMMERCIAL FLOOR AREA:			64,384	COMMERCIAL FLOOR AREA TO BE DEMOLISHED:			—	REMAINING COMMERCIAL FLOOR AREA:			64,384	REMAINDER FLOOR AREA:			208,182	FLOOR	PHASE 1	PHASE 2	PHASE 1 AND 2	AMENITIES INCLUDED	EXISTING FLOOR AREA	1ST	9,183	25,782	34,965	6,970	64,384	2ND	9,545	27,345	36,890	0	186,357	3TH	9,564	27,360	36,924	0	249,741	4TH	9,570	26,595	36,165	0		5TH	9,570	22,182	31,752	0		6TH	8,661	8,661	1,210	0		TOTAL	56,093	129,264	185,357	8,180		UNITS PERMITTED BY LAMC R3 ZONE	125.0	PLUS STATE DB 35%	TOTAL	UNITS PERMITTED BY CRA (40/ACRE)		43.8	169	MAXIMUM PROPOSED UNITS		43.8	169	UNIT TYPE	BY BUILDING PHASE			HABITABLE ROOMS FOR DENSITY/PARKING		FOR OPEN SPACE		1	2	1 & 2	A	A & B			STUDIO	4	2	6			1	1	1 BEDROOM	14	24	38			3	2	1 BEDROOM + 1 DEN	2	84	86			4	3	2 BEDROOM	21	14	35			4	3	2 BEDROOM + 1 DEN	4	—	4			5	4	TOTAL	45	124	169					UNIT TYPE	SPACE/UNIT	NO. OF UNITS	NO. OF PARKING SPACES	STUDIO	0.5	6	3	1 BEDROOM	0.5	38	19	1 BEDROOM+ 1 DEN	1	86	86	2 BEDROOM	1	35	35	2 BEDROOM+ 1 DEN	1.5	4	6	SUB TOTAL			149	EXISTING COMMERCIAL TO BE RETAINED	SPACE/S.F.	NO. OF PARKING SPACES	EXISTING COMMERCIAL TO BE RETAINED	64,384	64,384/500 = 128.76	COMMERCIAL - REQUIRED (PER BUILDING PERMIT NO. 14014)		129	TOTAL REQUIRED PARKING:		278	LEVEL	PHASE 1/ BUILDING A				PHASE 1&2/ BUILDING A & B				STAND.	H/C	COMP.	VALET	TOTAL	STAND.	H/C	COMP.	TOTAL	P1	25	2	17	6	50	76	5	17	86	P2	29	2	16	9	56	62	5	16	83	P3	29	2	20	10	61	69	5	23	97	TOTAL	83	6	53	25	167	207	15	56	278	1-25	1 SPACE/10 UNITS	2.5	1 SPACE/1 UNIT	25	26-100	1 SPACE/15 UNITS	6	1 SPACE/1.5 UNITS	50	101-169	1 SPACE/20 UNITS	3.5	1 SPACE/2 UNITS	34.5	SUBTOTAL		11		110	UNIT TYPE	ONE HABIT. RM.	COUNT	FACTOR	SF	STUDIO	ONE HABIT. RM.	6	100	600	1 BEDROOM	TWO HABIT. RM.	38	100	3,800	1 BEDROOM + 1 DEN	THREE HABIT. RM.	86	125	10,750	2 BEDROOM	THREE HABIT. RM.	35	125	4,375	2 BEDROOM + 1 DEN	FOUR HABIT. RM.	4	175	700	TOTAL		169		20,225	COMMON OPEN SPACE	YARDS AT FIRST FLOOR	8,250	TERRACE AT 5TH FLOOR	400	ROOF DECK	5,880	TOTAL OUTDOOR COMMON OPEN SPACE	14,530	ENCLOSED OPEN SPACE AT FIRST FLOOR	3,450	ENCLOSED SPA AT SIXTH FLOOR	610	TOTAL INDOOR COMMON OPEN SPACE	4,060	TOTAL COMMON OPEN SPACE	18,590	PRIVATE OPEN SPACES (X 80)	1,850	TOTAL PROVIDED OPEN SPACE	20,440	NON-REQUIRED OPEN SPACE	18,000
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SUBTOTAL		11		110																																																																																																																																																																																																																																																																																																																																														
UNIT TYPE	ONE HABIT. RM.	COUNT	FACTOR	SF																																																																																																																																																																																																																																																																																																																																														
STUDIO	ONE HABIT. RM.	6	100	600																																																																																																																																																																																																																																																																																																																																														
1 BEDROOM	TWO HABIT. RM.	38	100	3,800																																																																																																																																																																																																																																																																																																																																														
1 BEDROOM + 1 DEN	THREE HABIT. RM.	86	125	10,750																																																																																																																																																																																																																																																																																																																																														
2 BEDROOM	THREE HABIT. RM.	35	125	4,375																																																																																																																																																																																																																																																																																																																																														
2 BEDROOM + 1 DEN	FOUR HABIT. RM.	4	175	700																																																																																																																																																																																																																																																																																																																																														
TOTAL		169		20,225																																																																																																																																																																																																																																																																																																																																														
COMMON OPEN SPACE	YARDS AT FIRST FLOOR	8,250																																																																																																																																																																																																																																																																																																																																																
TERRACE AT 5TH FLOOR	400																																																																																																																																																																																																																																																																																																																																																	
ROOF DECK	5,880																																																																																																																																																																																																																																																																																																																																																	
TOTAL OUTDOOR COMMON OPEN SPACE	14,530																																																																																																																																																																																																																																																																																																																																																	
ENCLOSED OPEN SPACE AT FIRST FLOOR	3,450																																																																																																																																																																																																																																																																																																																																																	
ENCLOSED SPA AT SIXTH FLOOR	610																																																																																																																																																																																																																																																																																																																																																	
TOTAL INDOOR COMMON OPEN SPACE	4,060																																																																																																																																																																																																																																																																																																																																																	
TOTAL COMMON OPEN SPACE	18,590																																																																																																																																																																																																																																																																																																																																																	
PRIVATE OPEN SPACES (X 80)	1,850																																																																																																																																																																																																																																																																																																																																																	
TOTAL PROVIDED OPEN SPACE	20,440																																																																																																																																																																																																																																																																																																																																																	
NON-REQUIRED OPEN SPACE	18,000																																																																																																																																																																																																																																																																																																																																																	



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 1125 NORTH GOWER STREET,  
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1



4



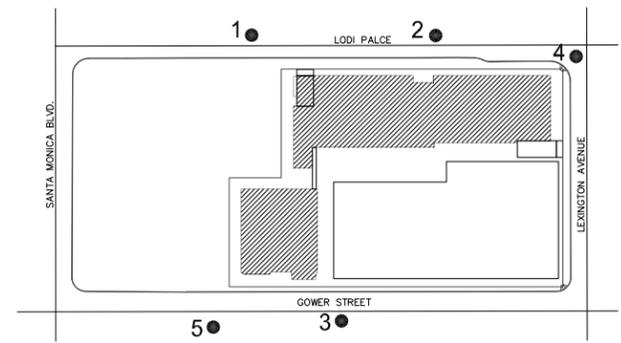
2



5



3



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 PROJECT VIEWS



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 2. REVISED ARCHITECTURE SHEET 1010 HOLLYWOOD PROJECT VIEWS

date: MAR. 2020  
 scale: -  
 drawn: SMR  
 job: 919AR432  
 sheet:

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 of sheets

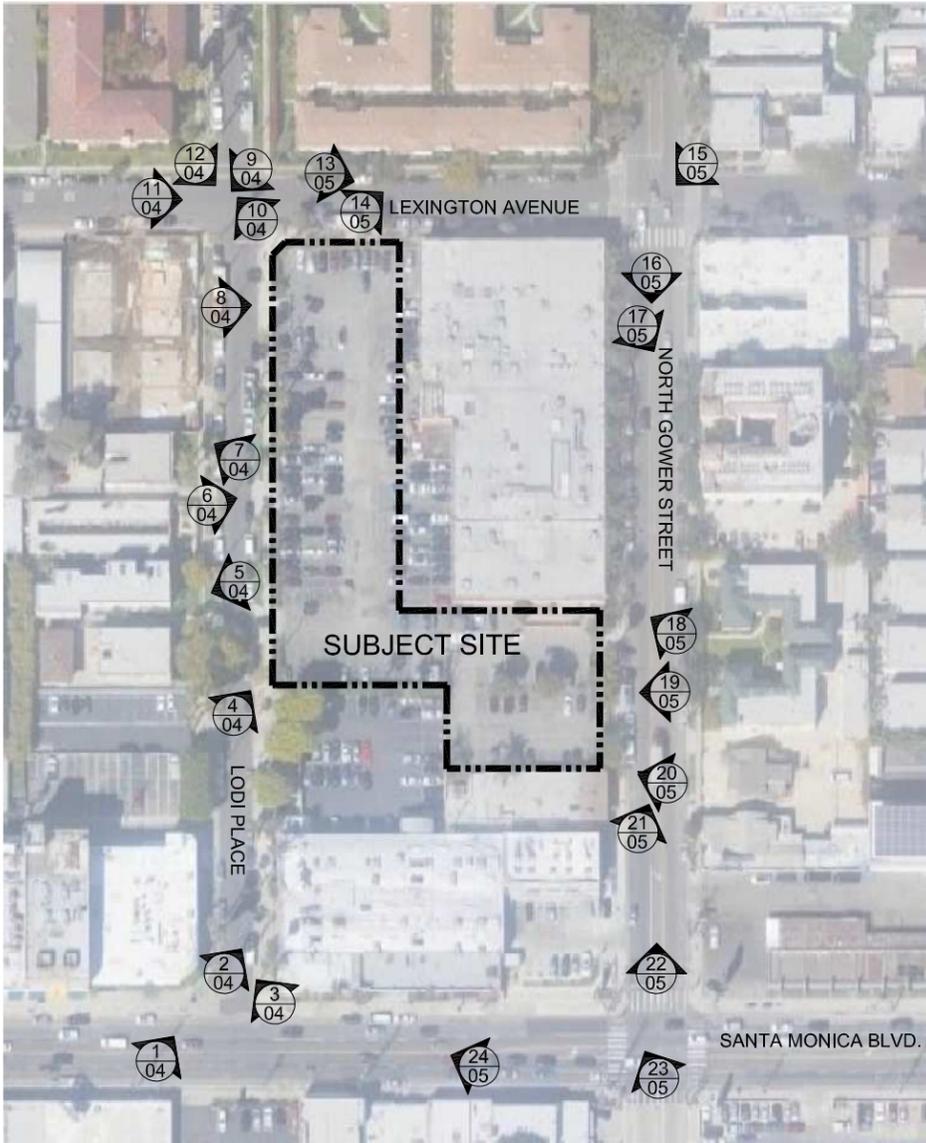
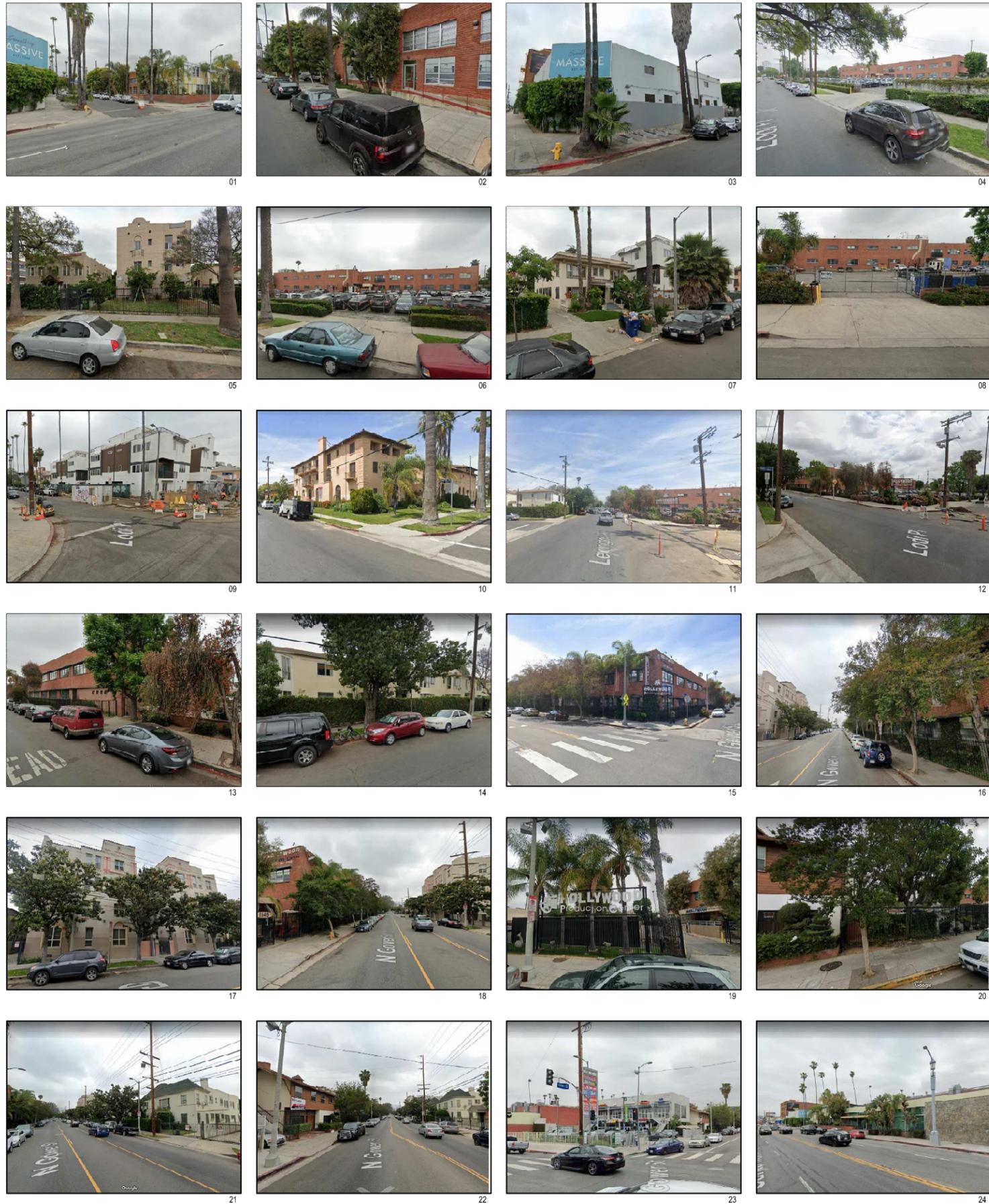


PHOTO KEY MAP



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NEIGHBORHOOD PHOTOS



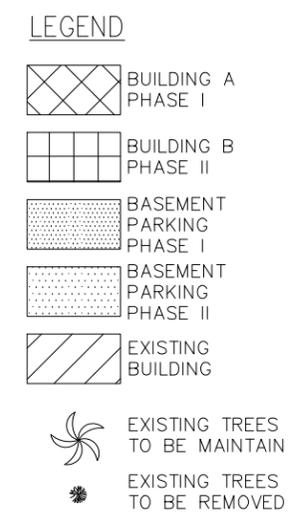
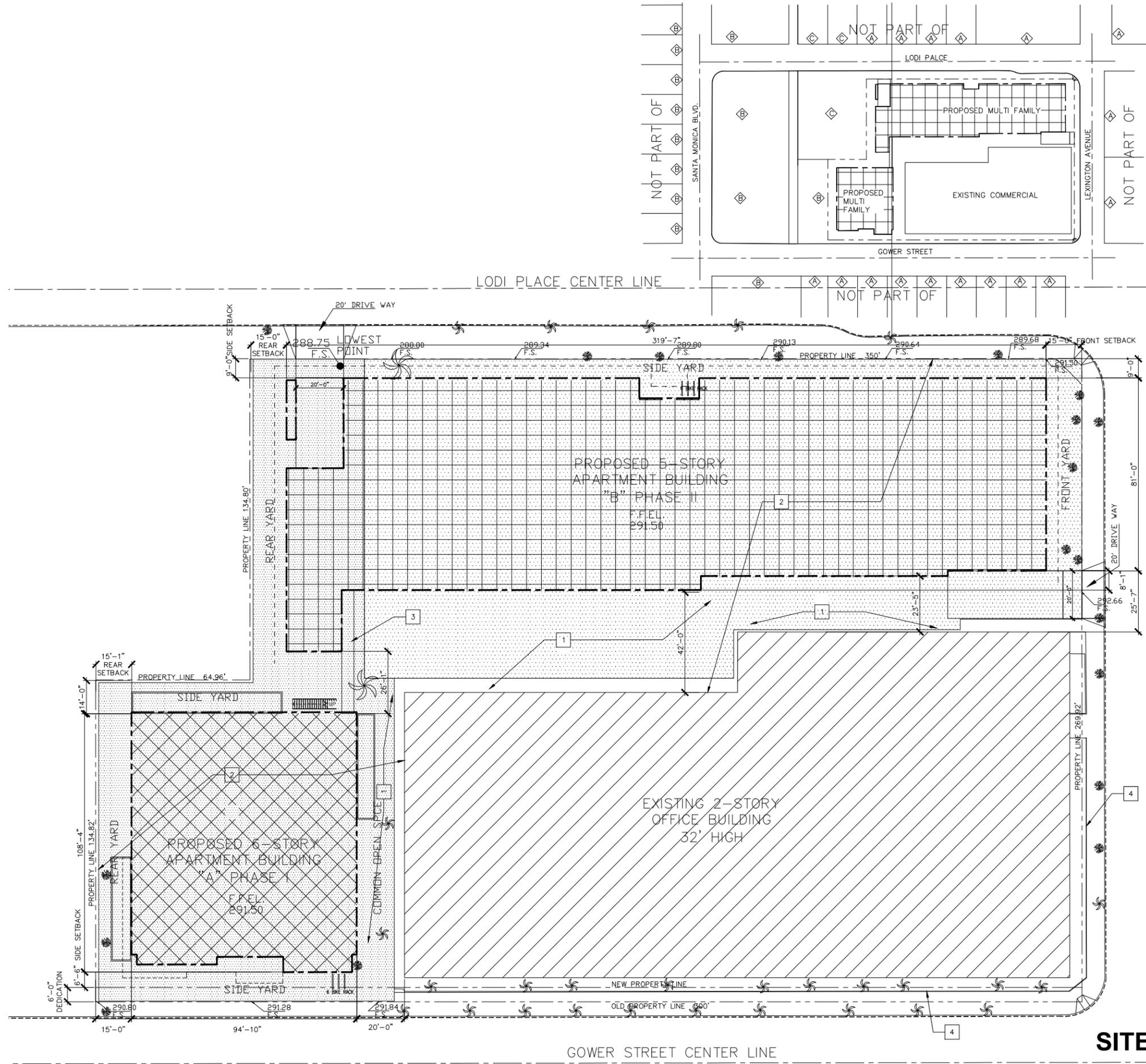
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scale: -  
drawn: SMR  
job: 919AR432  
sheet:

A0.02

of sheets

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- KEY NOTES**
- 1 PROPOSED COMMON OPEN SPACE
  - 2 EXISTING SURFACE PARKING TO BE DEMOLISHED IN PHASE 2 CONSTRUCTION
  - 3 PEDESTRIAN WALKWAY BRIDGE BETWEEN THE 2 BUILDINGS
  - 4 EXISTING FENCE TO BE MAINTAINED

**GENERAL NOTES**

1. FOR PROJECT DATA SUMMARY SEE SHEET A0.0



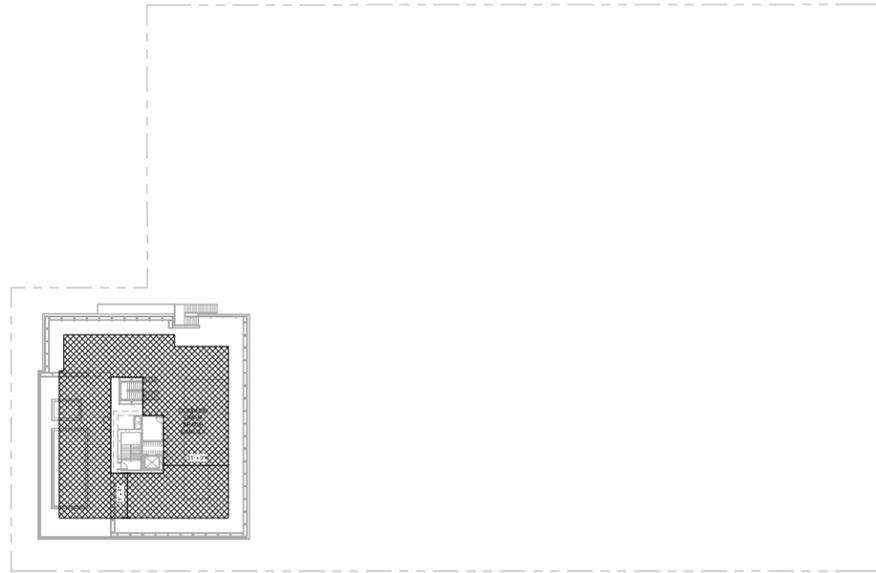
1010 HOLLYWOOD  
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SITE PLAN

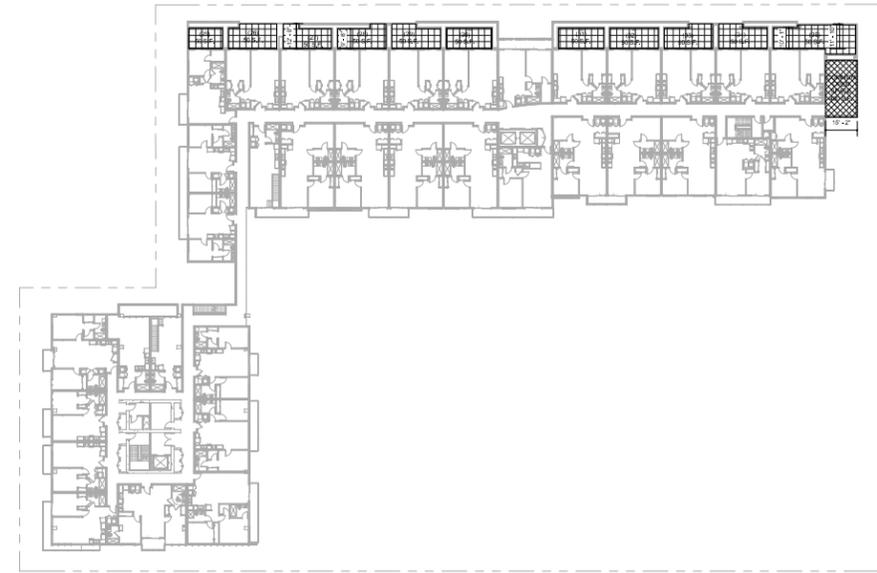


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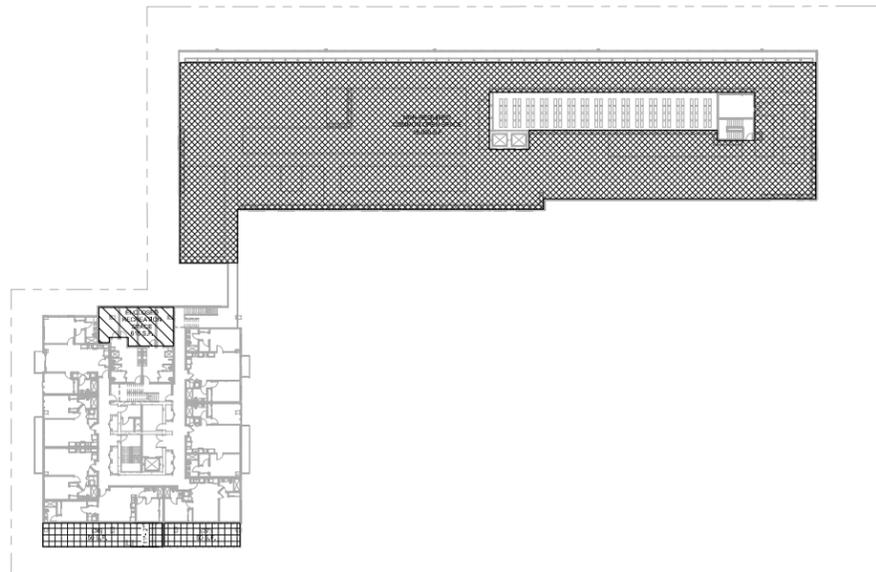
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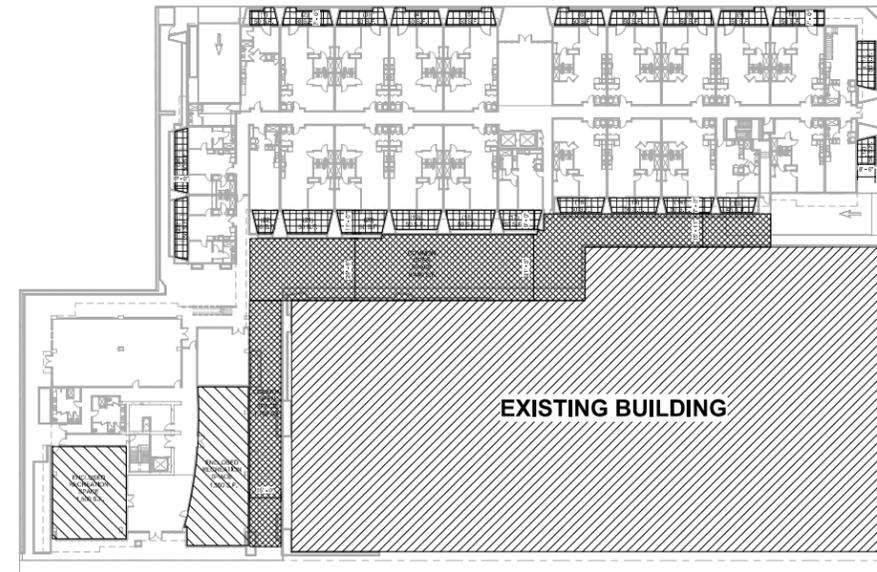
④ Roof Deck\_OPEN SPACE  
1/32" = 1'-0"



② Level-5\_OPEN SPACE  
1/32" = 1'-0"



① Level-1\_OPEN SPACE  
1/32" = 1'-0"



PROVIDED OPEN SPACE	
Name	Area
YARDS AT FIRST FLOOR	8250 SF
TERRACE AT FIFTH FLOOR	400 SF
ROOF DECK	5800 SF
ENCLOSED OPEN SPACE AT FIRST FLOOR	3450 SF
ENCLOSED SPA AT SIXTH FLOOR	610 SF
PRIVATE OPEN SPACE	1850 SF
	20440 SF
NON-REQUIRED COMMON OPEN SPACE	18000 SF

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Open Space Diagram



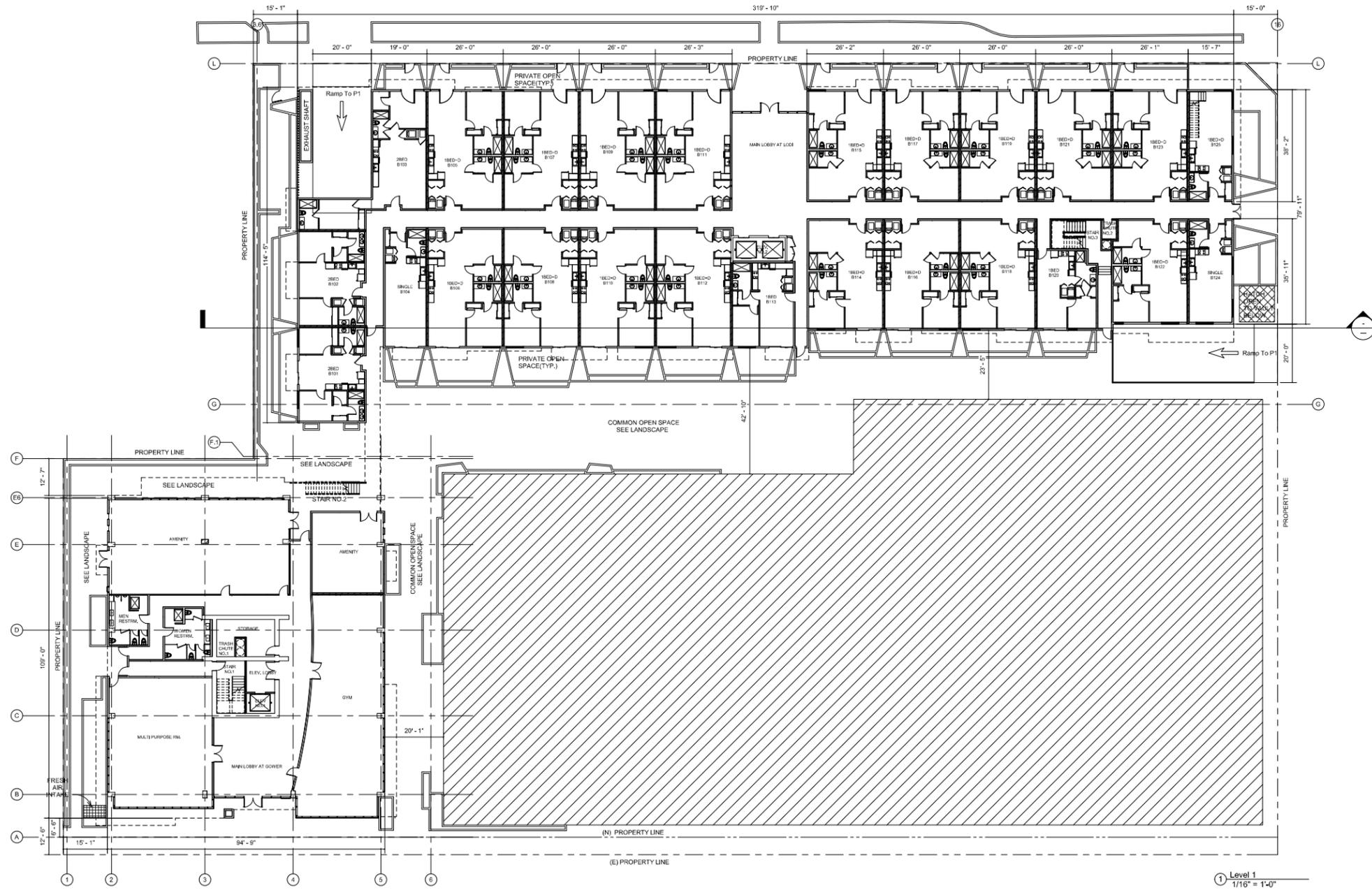
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date: MAR, 2020  
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of sheets

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1 Level 1  
1/16" = 1'-0"



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First Floor Plan

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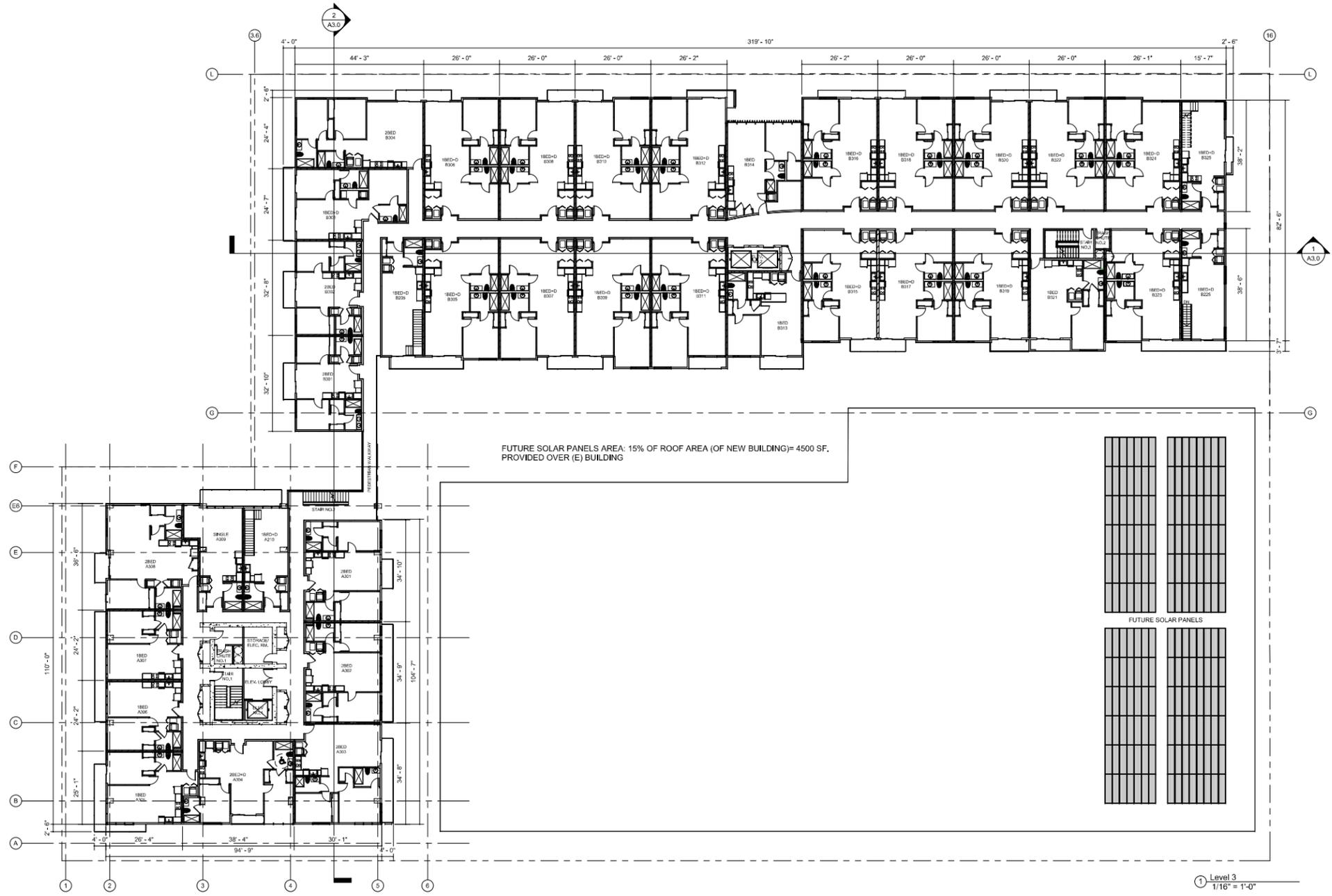
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date: MAR 2020  
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job: 919AR432  
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of sheets







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**Third Floor Plan**



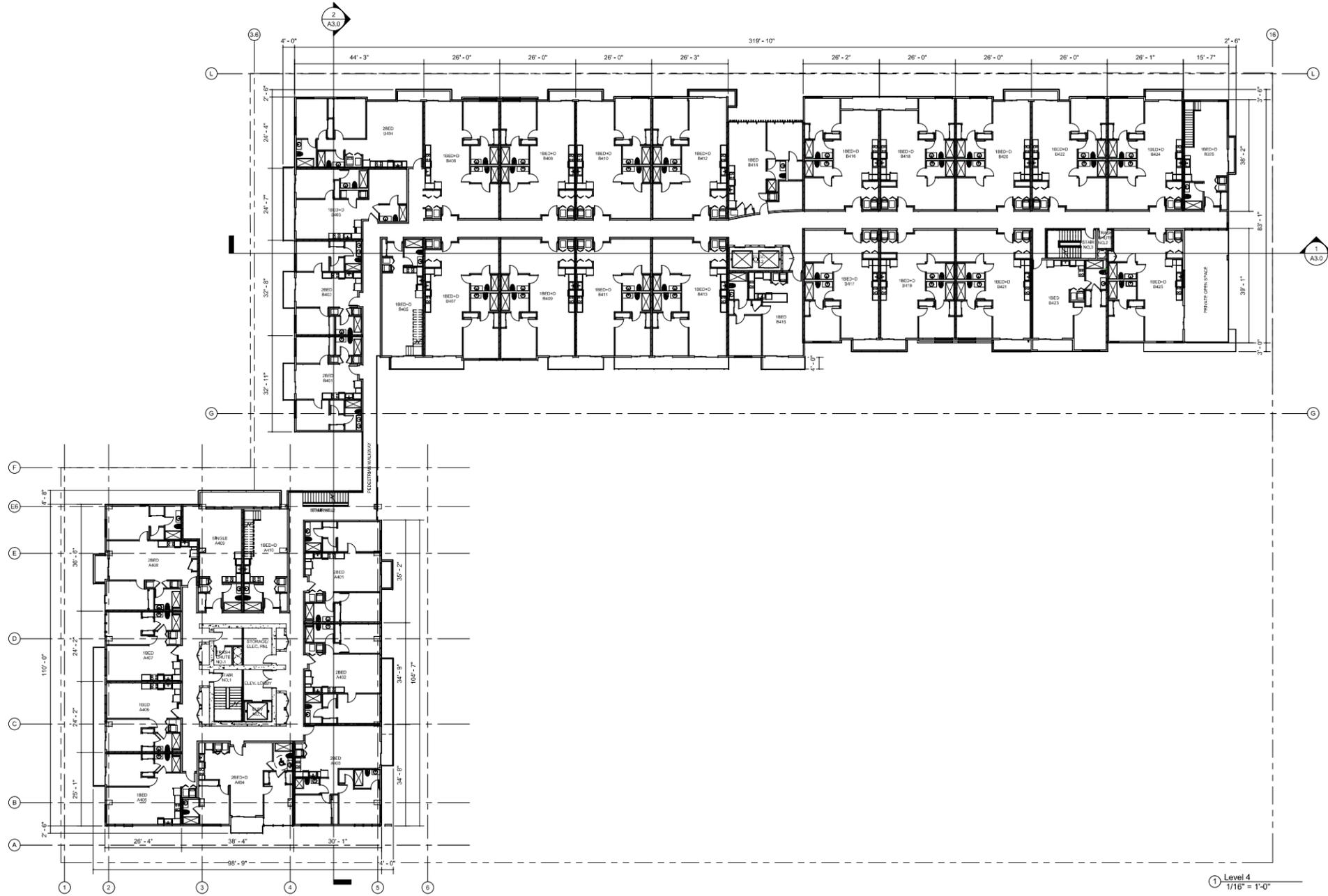
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 Fourth Floor Plan



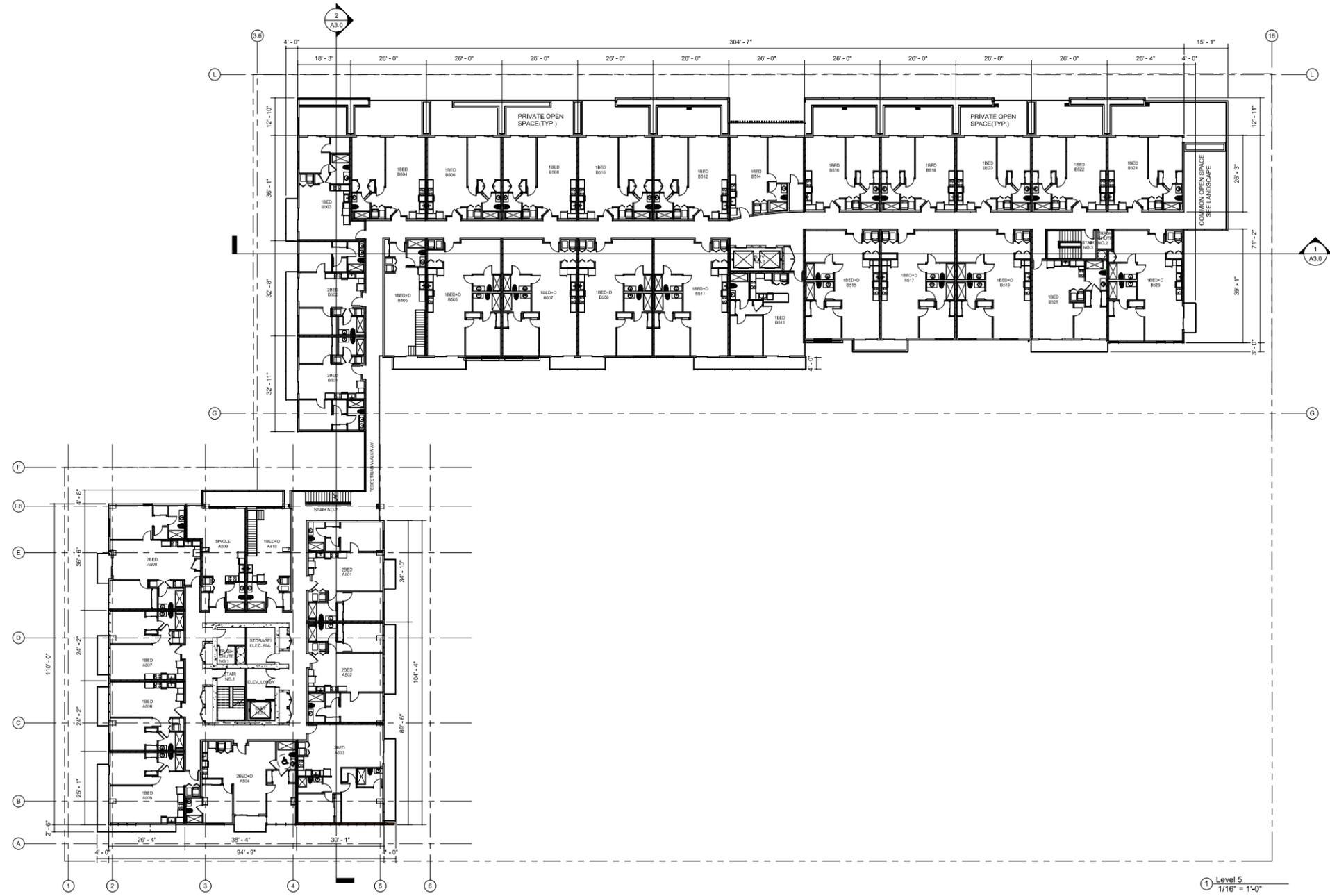
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 job: 919AR432  
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Level 5  
1/16" = 1'-0"

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1775 North Gower Street, Los Angeles, CA  
Fifth Floor Plan



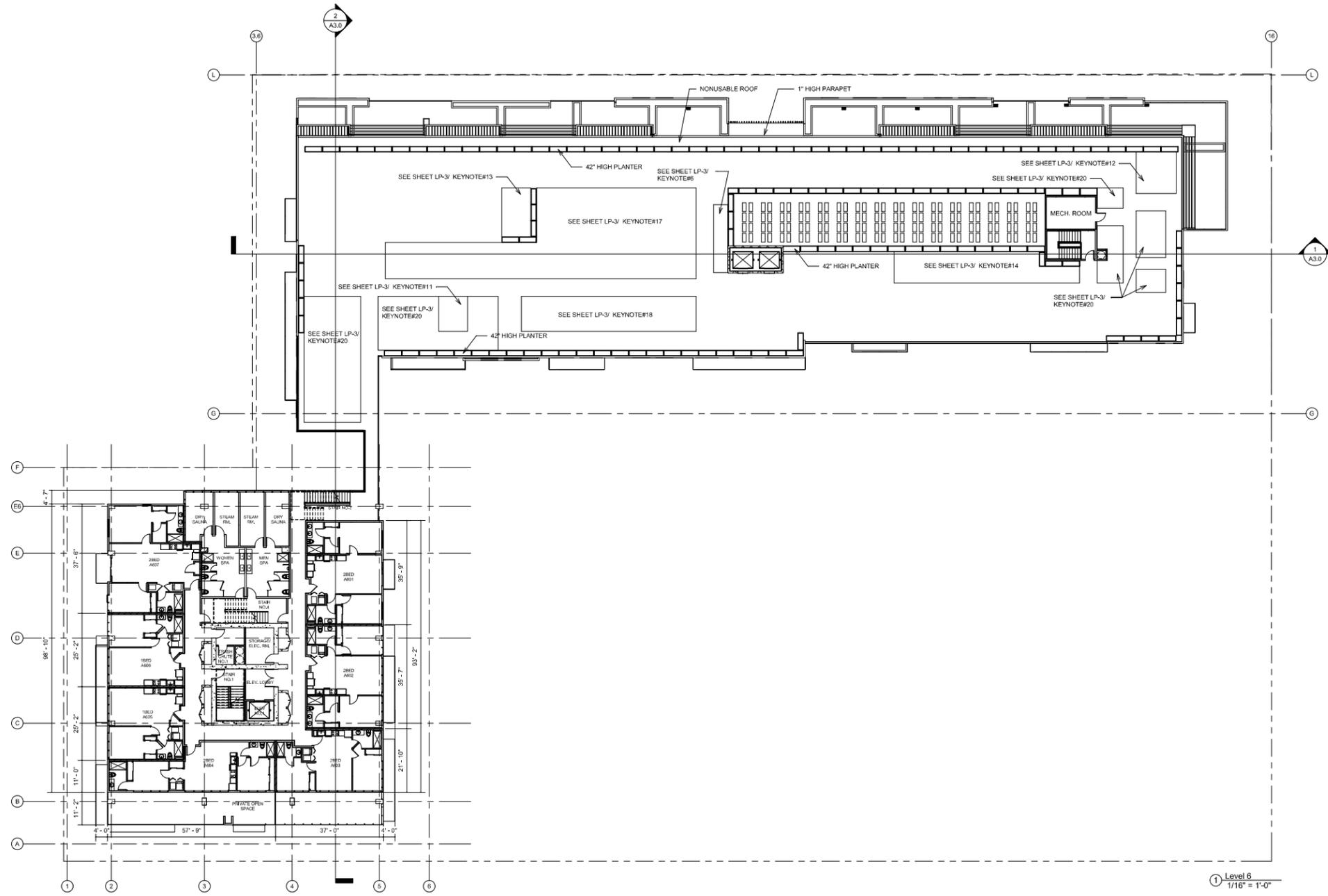
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① Level 6  
1/16" = 1'-0"



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**Sixth Floor Plan**



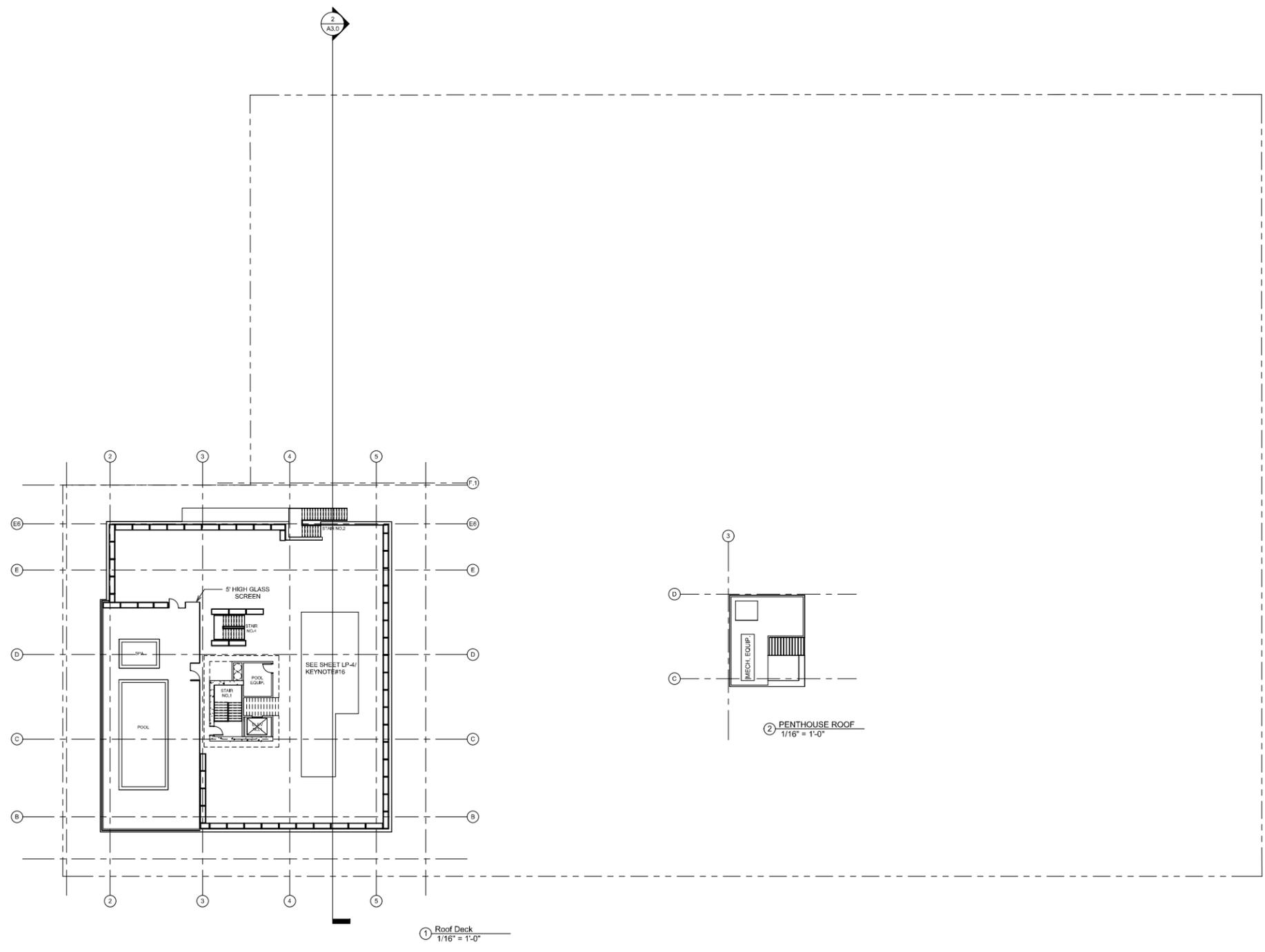
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Roof Deck Plan



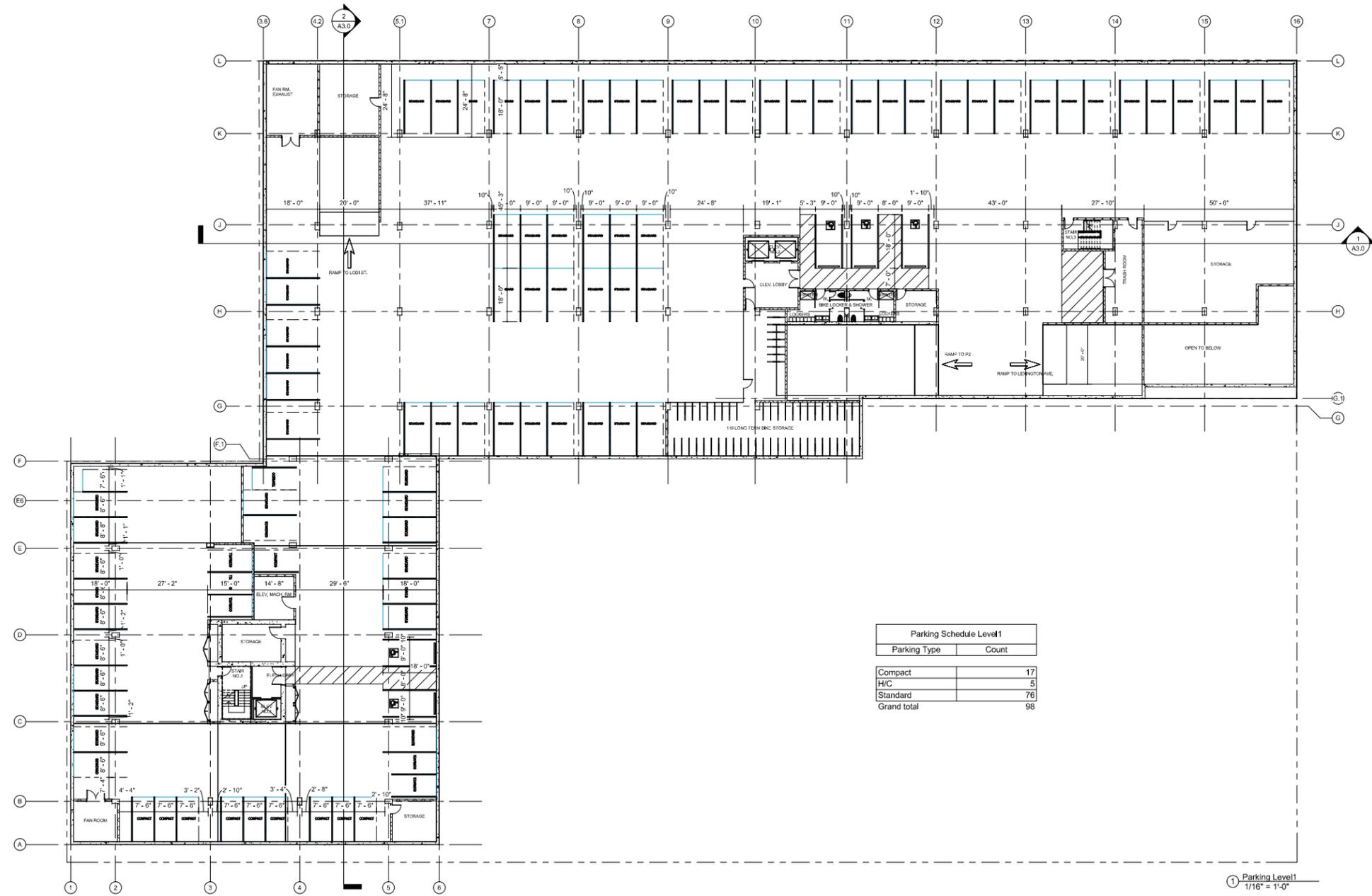
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1 Parking Level 1  
1/16" = 1'-0"

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Parking Level 1



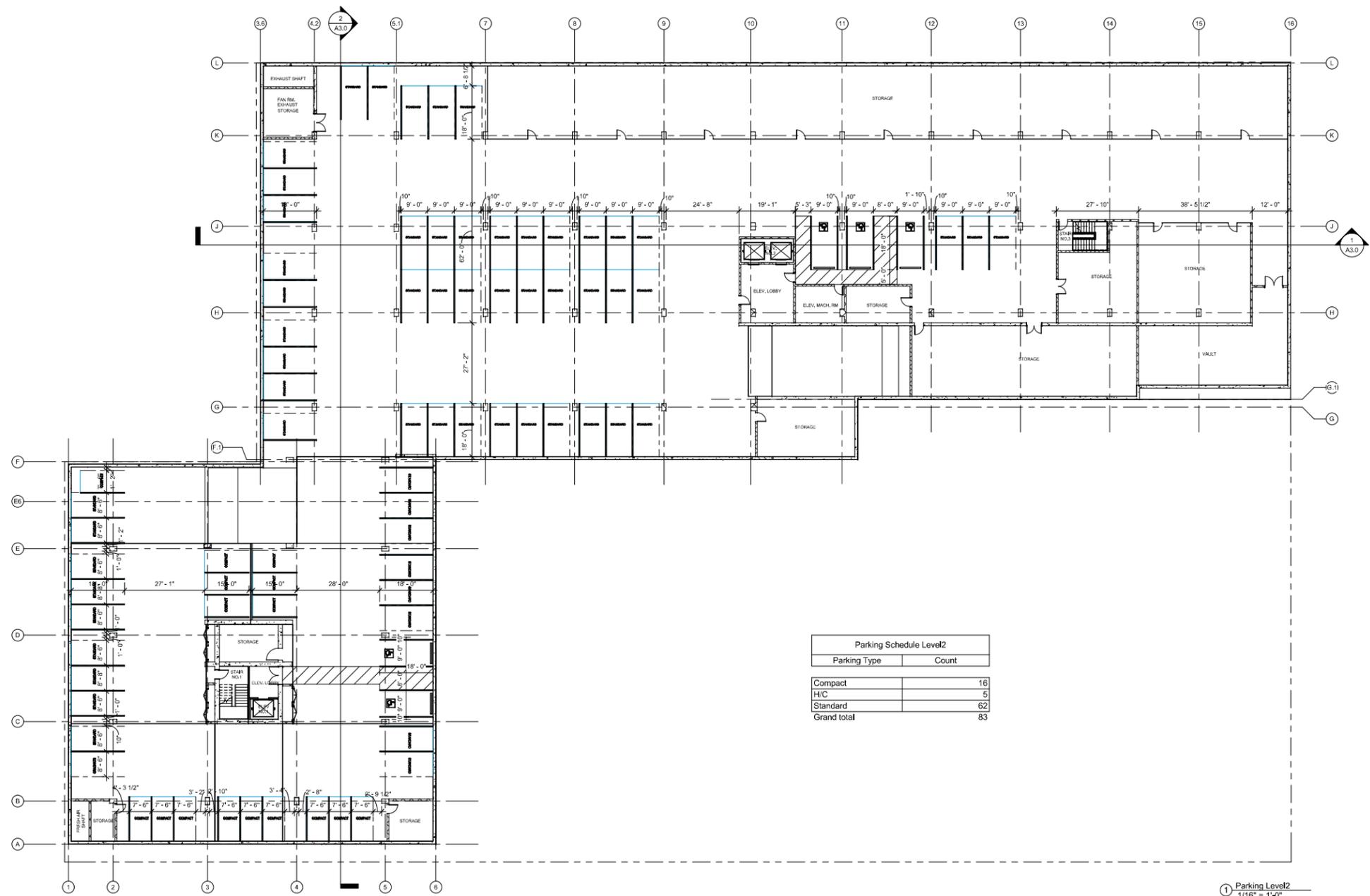
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date: MAR. 2020  
scale: 1/16" = 1'-0"  
drawn: Author  
job: 919AR432  
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1 Parking Level2  
1/16" = 1'-0"

REVISIONS	BY:

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Parking Level 2



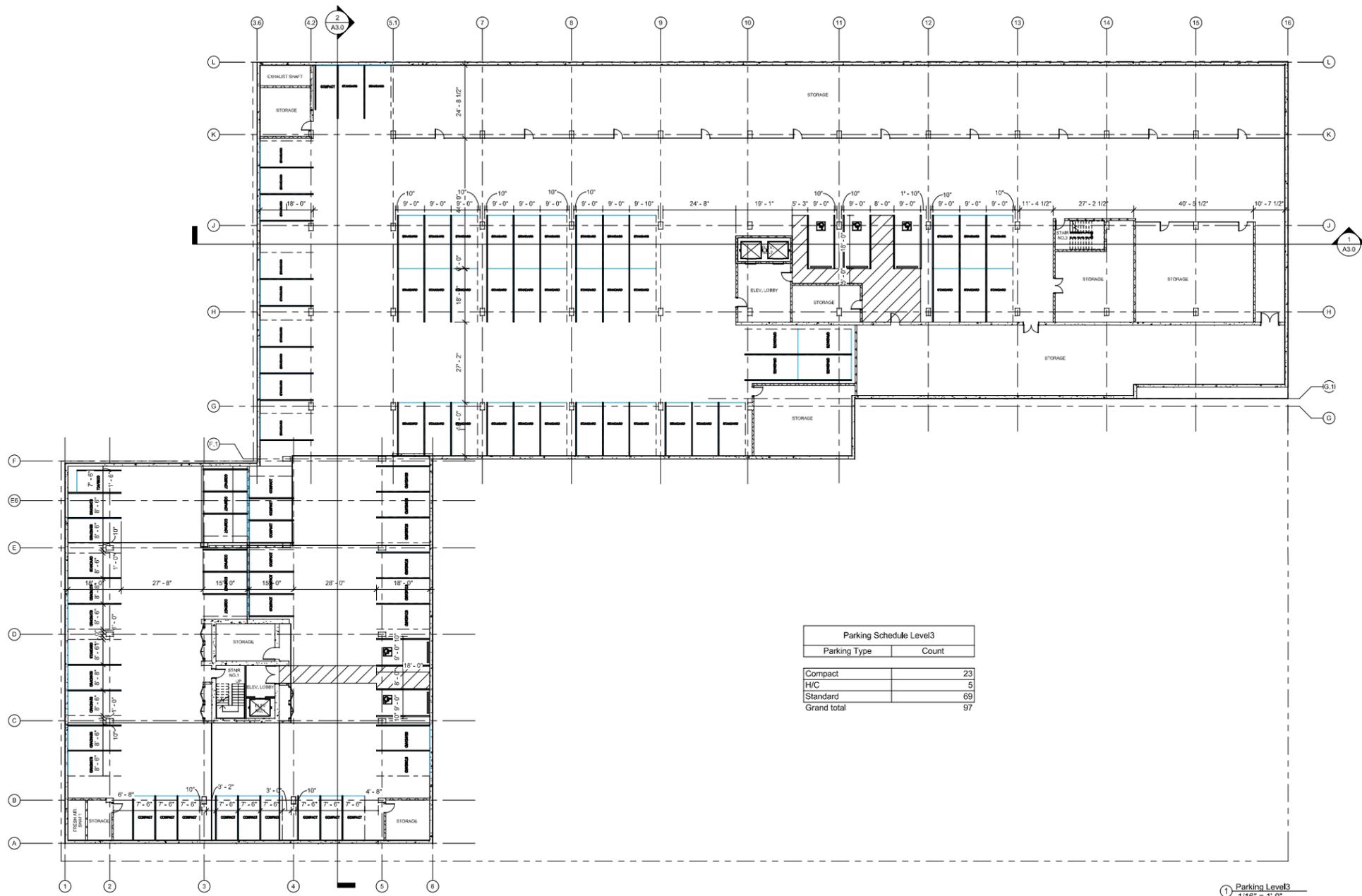
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scale: 1/16" = 1'-0"  
drawn: Author  
job: 919AR432  
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1 Parking Level3  
1/16" = 1'-0"

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Parking Level 3



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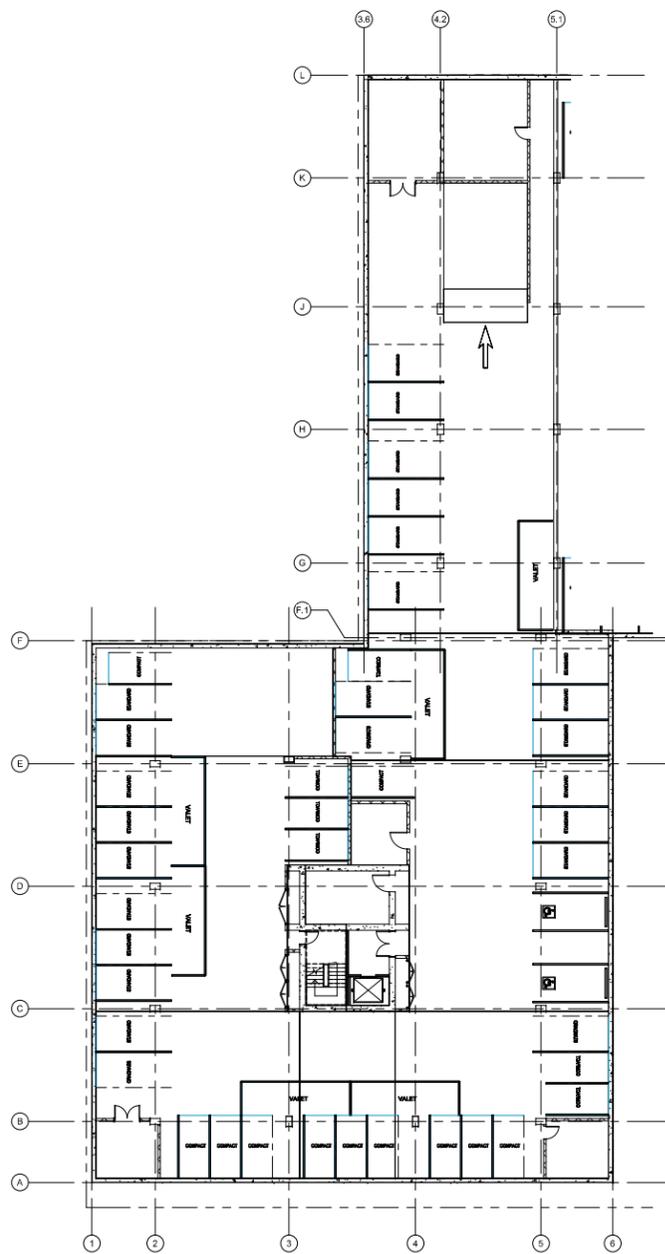
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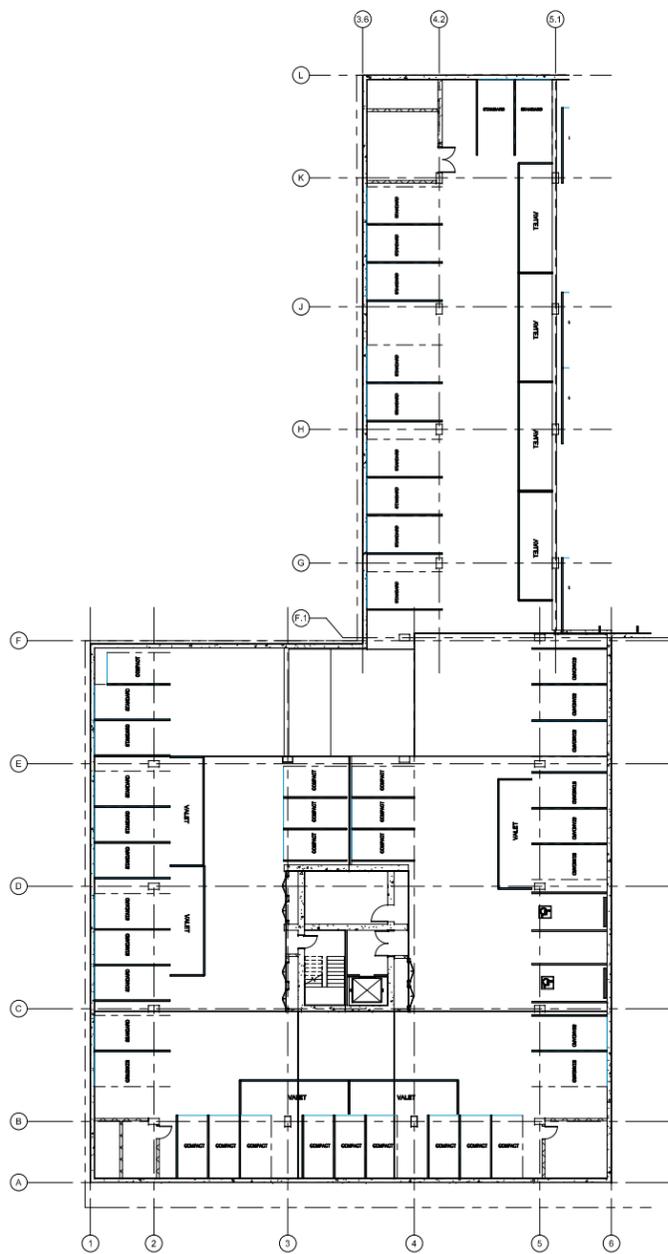
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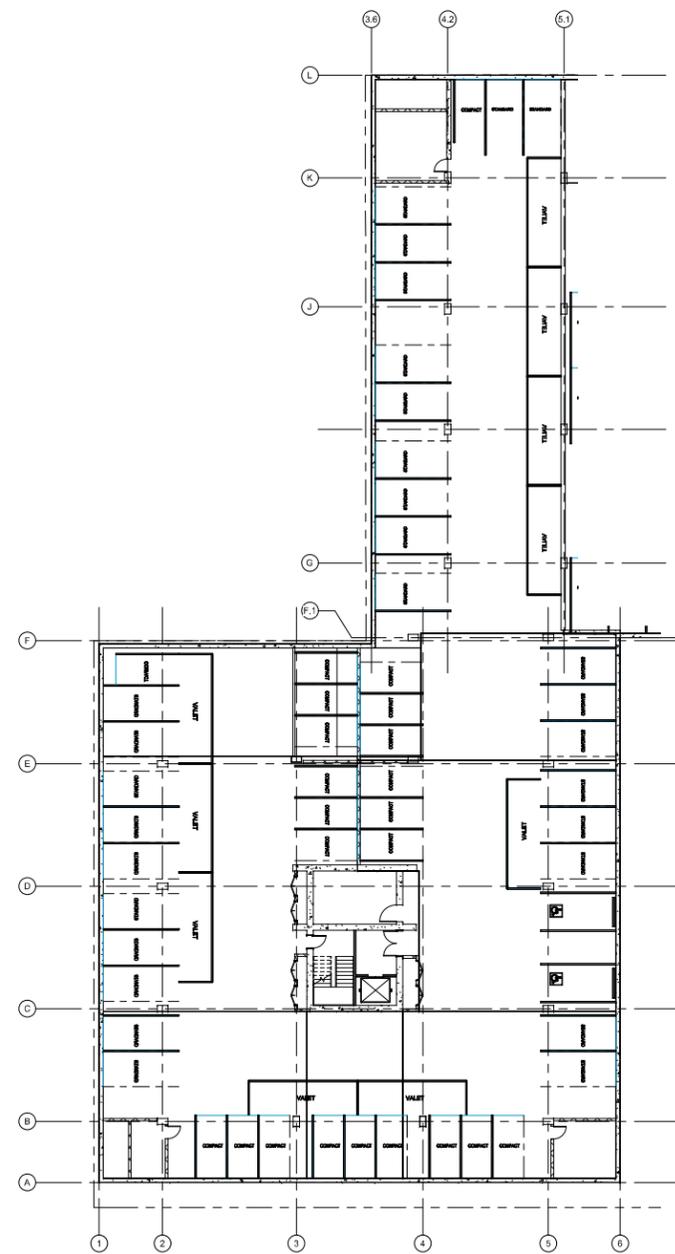
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1 P1 - Phase I  
1/16" = 1'-0"



2 P2 - Phase I  
1/16" = 1'-0"



3 P3 - Phase I  
1/16" = 1'-0"

Required Parking for Phase I			
Name	No. Of Units	Space/Unit	No. Of Parking Spaces
Studio	4	0.5	2
1Bedroom	14	0.5	7
1Bedroom+1Den	2	1	2
2 Bedroom	21	1	21
2Bedroom+1Den	4	1.5	6
Residential			38
(e) Commercial Parking	1	129	129
Commercial			129
Grand total			167

Provided Parking For Phase I					
Level	Standard	H/C	Compact	Valet	Total
P1	25	2	17	6	50
P2	29	2	16	9	56
P3	29	2	20	10	61
	83	6	53	25	167



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PHASE I\_P1,P2,P3

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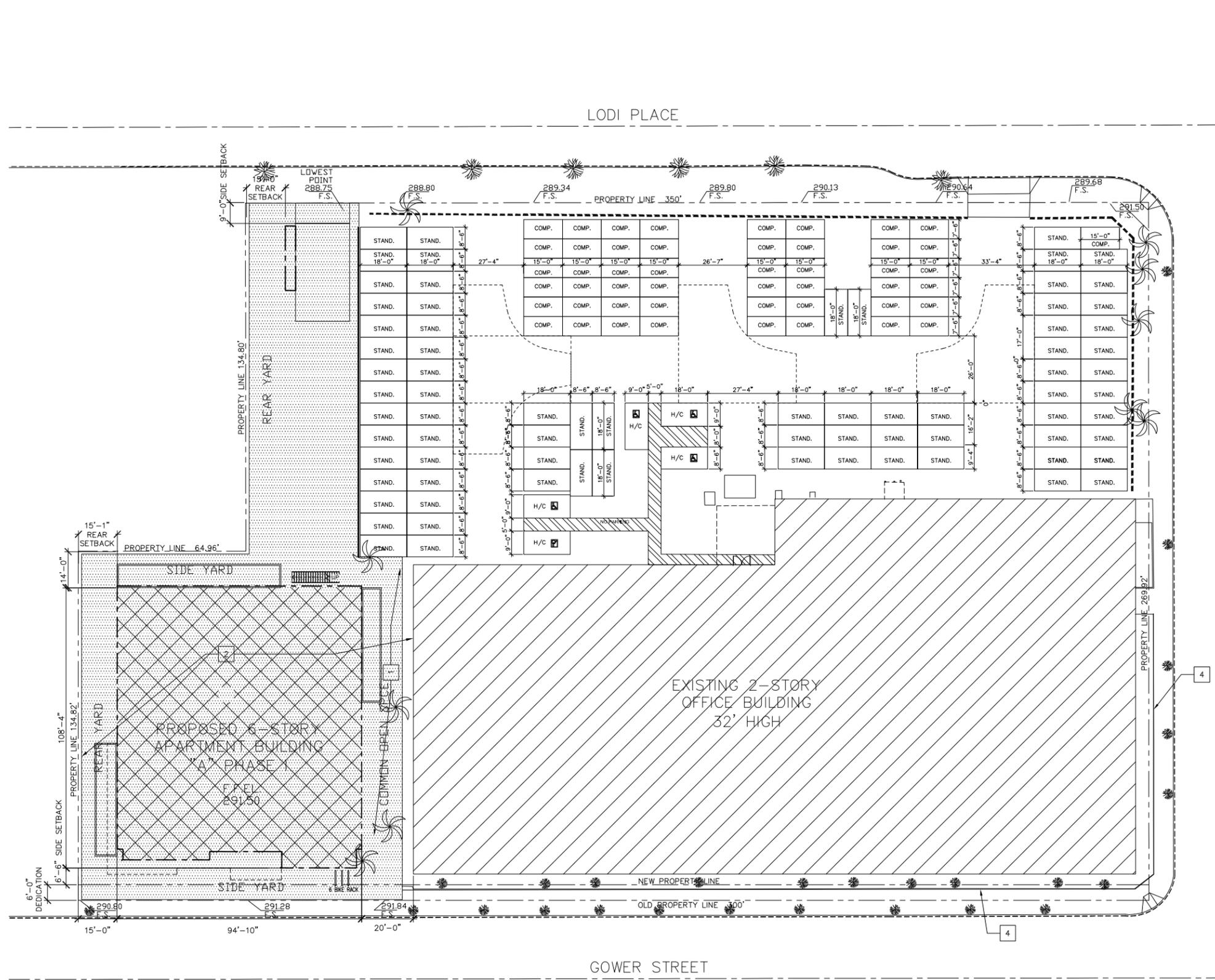
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LEGEND

-  BUILDING A PHASE I
-  BASEMENT PARKING PHASE I
-  EXISTING BUILDING

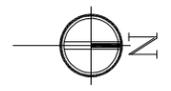
SURFACE PARKING NEW LAYOUT

STANDARD	75
ACCESSIBLE	5
COMPACT	49
TOTAL	129

LEXINGTON AVENUE

GOWER STREET

SITE PLAN\_PHASE I



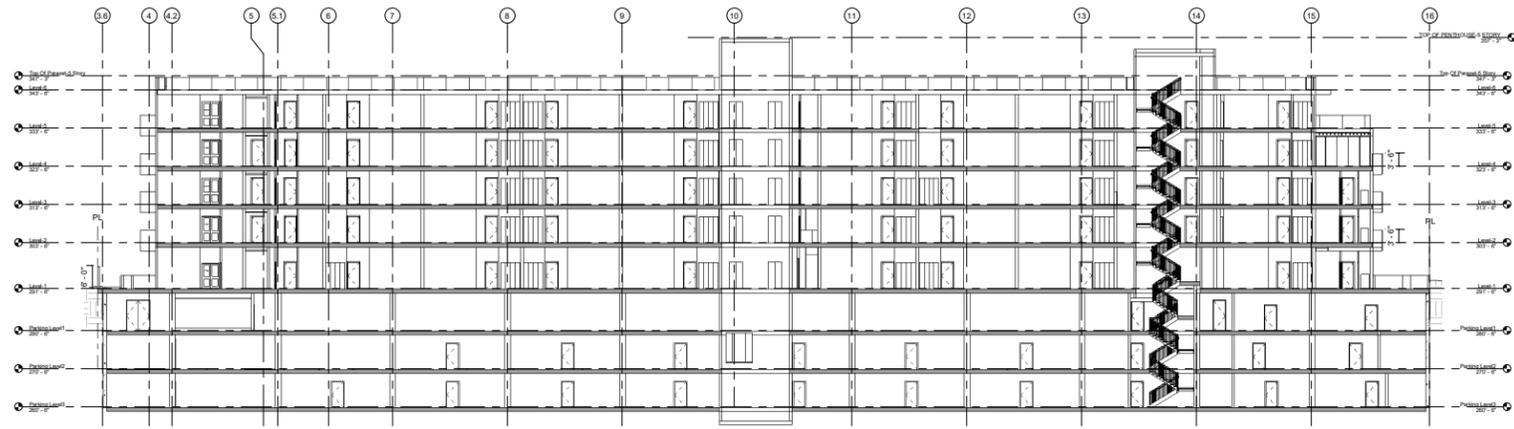
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SITE PLAN (PHASE 1)

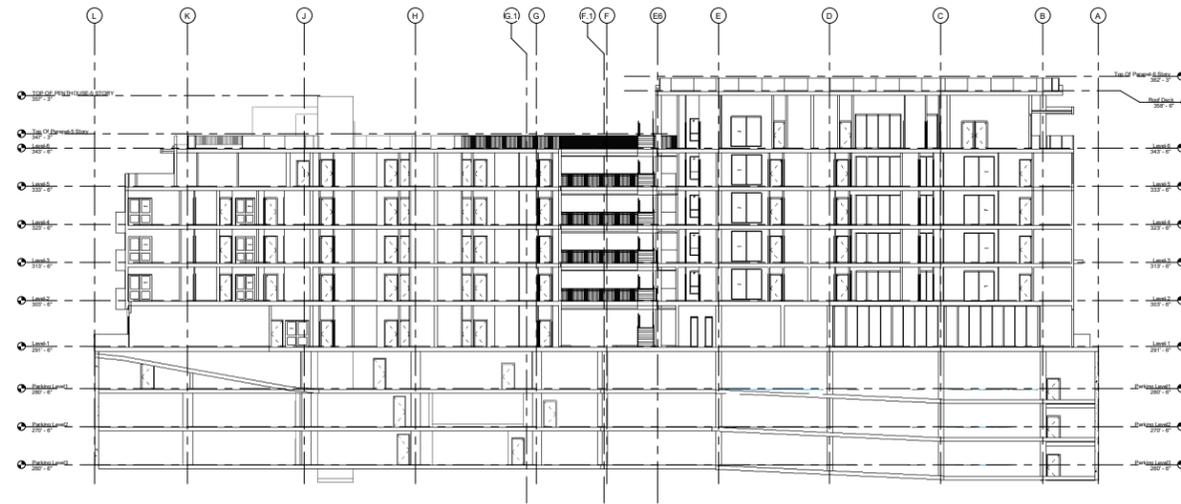


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 A2.11



1 Section A  
1/16" = 1'-0"



2 Section B  
1/16" = 1'-0"

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SECTIONS



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scale: 1/16" = 1'-0"  
drawn: Author  
job: 919AR432  
sheet:

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of sheets

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MATERIAL LEGEND	
NUMBER	MATERIAL
1	STEEL TROWELED CEMENT PLASTER
2	BRONZE COLOR ALUMINUM BAGUETTE
3	COLORFUL GLASS GUARDRAIL
4	BRONZE COLOR ALUMINUM DOORWINDOW
5	NATURAL FINISH EXPOSED CONCRETE
6	GLASS GUARDRAIL
7	BRONZE COLOR ALUMINUM BAGUETTE



1 EAST ELEVATION  
1/16" = 1'-0"



2 WEST ELEVATION  
1/16" = 1'-0"

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EAST & WEST ELEVATIONS



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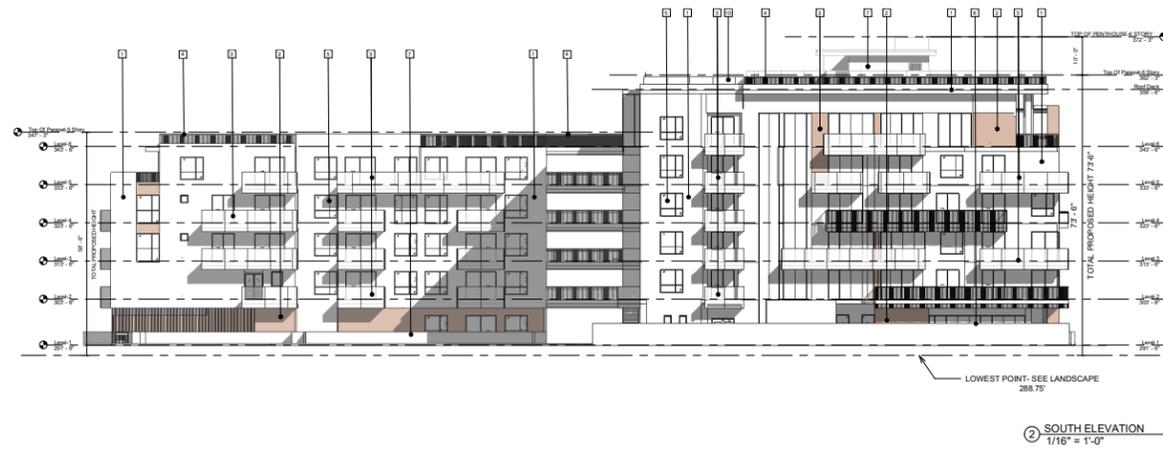
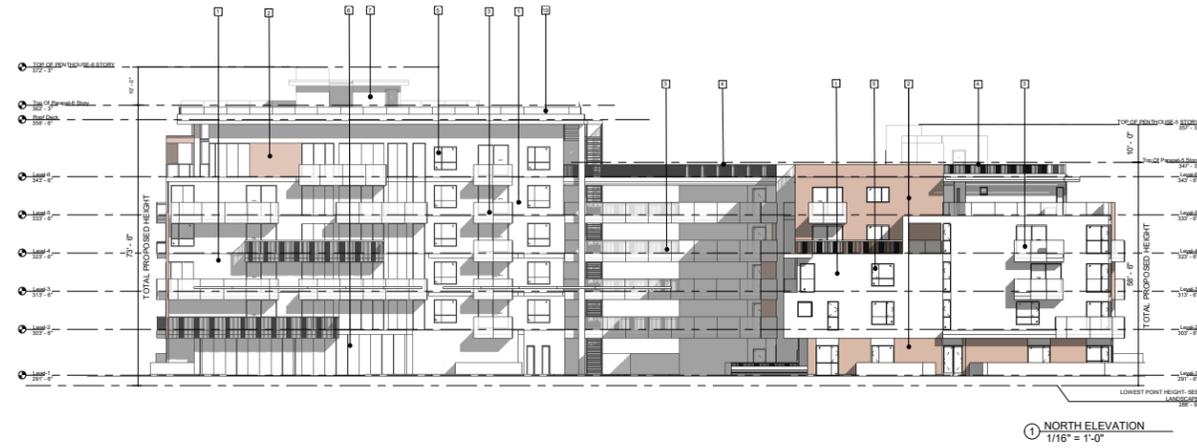
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date: MAR. 2020  
scale: 1/16" = 1'-0"  
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job: 919AR432  
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of sheets



MATERIAL LEGEND	
NUMBER	MATERIAL
1	STEEL TROWELED CEMENT PLASTER
2	BRONZE COLOR ALUMINUM BAGUETTE
3	BRONZE COLOR ALUMINUM DOOR/WINDOW
4	NATURAL FINISH EXPOSED CONCRETE
5	GLASS GUARDRAIL
6	GLASS GUARDRAIL



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**NORTH & SOUTH ELEVATIONS**



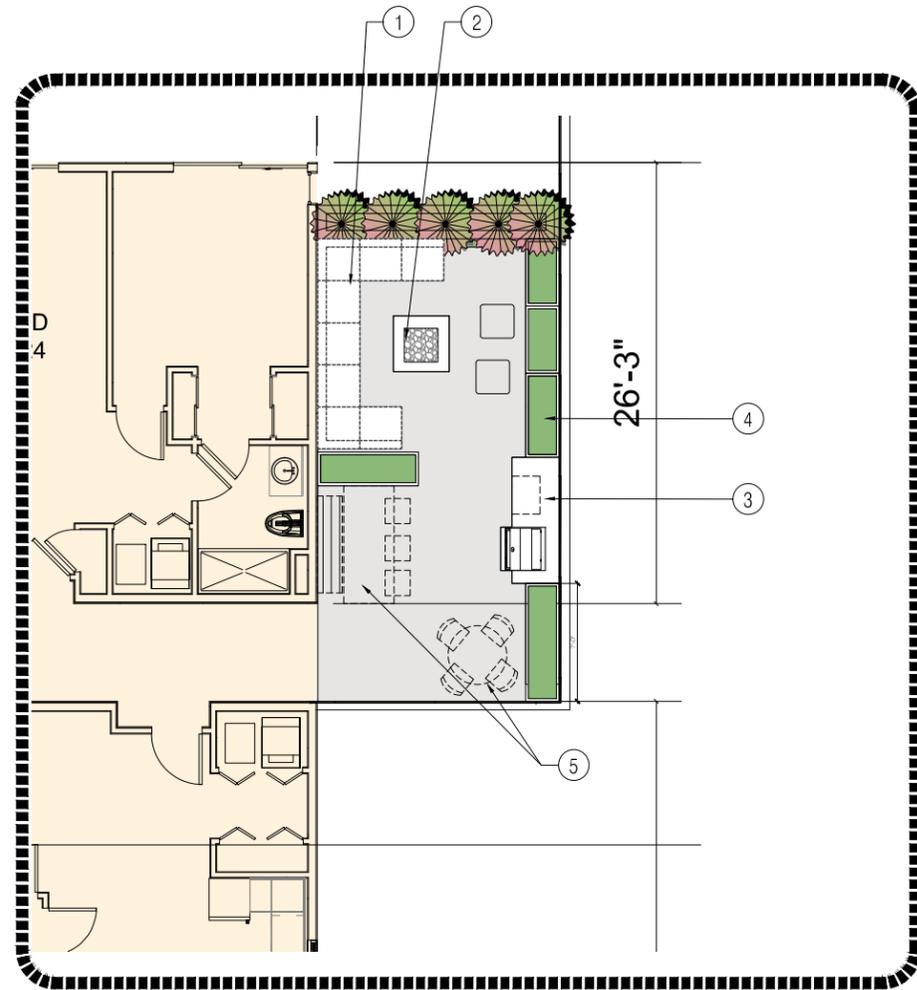
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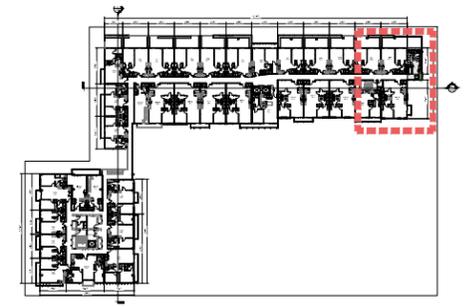


1 PRELIMINARY LANDSCAPE PLAN - 5TH FLOOR. N  
 SCALE: 1/4" = 1'-0"

**PLANTING LEGEND**

TREES	SIZE & QUANT.	WUCOLS
PODOCARPUS ELONGATUS (MINIMAL)	15 GAL / 5 EA	LOW
ICEE BLUE YELLOW - WOOD		

2' x 2' PEDESTAL PAVER SYSTEM



KEYMAP - 5TH FLOOR

**KEYNOTES**

1. OUTDOOR SOFA  

2. FIRE PIT  

3. BBQ W/ BAR  

4. FIBERGLASS PLANTER  

5. DINING TABLE  


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 1149 N Gower St Los Angeles, CA 90038

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 scale : AS SHOWN  
 drawn :  
 job : #21953  
 sheet :  
**LP-2**  
 of sheets

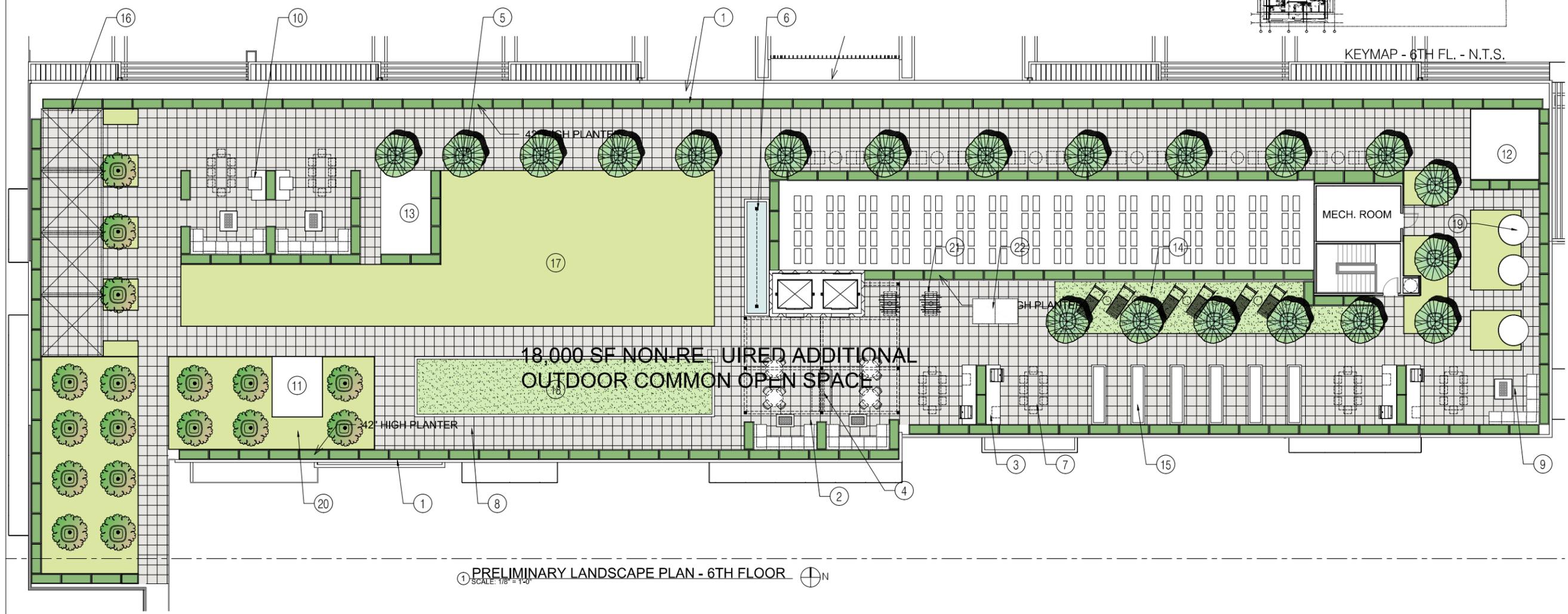
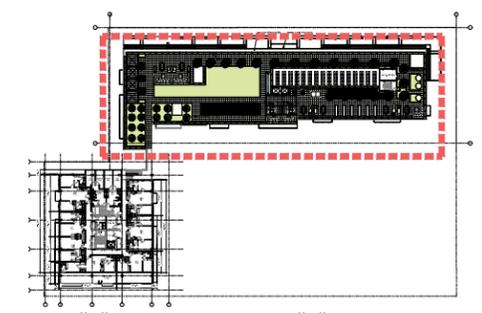
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 of sheets



1 PRELIMINARY LANDSCAPE PLAN - 6TH FLOOR  
 SCALE: 1/8" = 1'-0" N



PLANTING LEGEND		
TREES	SIZE & QUAN.	WUCOLS
CERCIDIUM HYBRID 'DESERT MUSEUM' PALO VERDE	24" BOX / 20 EA	LOW
CITRUS LEMON 'MEYER IMPROVED' IMPROVED MEYER LEMON	24" BOX / 17 EA	MODERATE
SHRUBS & GROUND COVERS	SIZE & QUAN.	WUCOLS
LIVE ROOF		
PLANTING AREA		

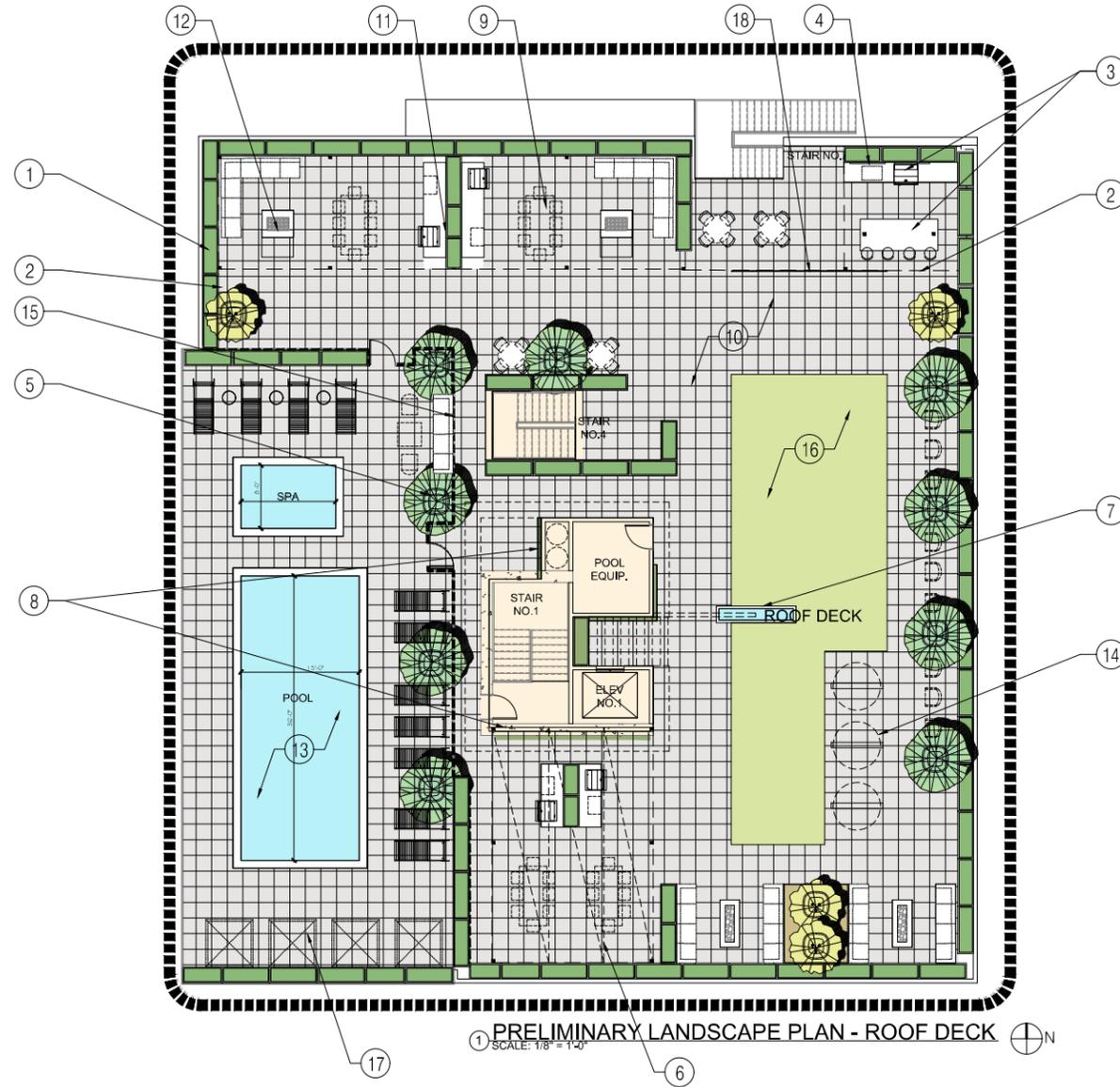
KEYNOTES

- 1. 42" H. FIBERGLASS PLANTER
- 2. TRELLIS
- 3. BBQ W/ SINK
- 4. OUTDOOR TV ON BOTH SIDES
- 5. 40" x 40" SQUARE POT
- 6. RAIN CURTAIN
- 7. DINING TABLE
- 8. 2' x 2' PEDESTAL PAVER SYSTEM
- 9. SQUARE FIRE PIT
- 10. BBQ
- 11. PAR COURSE #1
- 12. PAR COURSE #2
- 13. PAR COURSE #1
- 14. SYNTHETIC GRASS
- 15. EDIBLE GARDEN
- 16. CABANA
- 17. LAWN AREA W/ MOVIE SCREEN
- 18. BOCCIE BALL COURT
- 19. DAY BED
- 20. GREEN ROOF
- 21. FOOSBALL TABLE
- 22. PING PONG TABLE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS".



**SQA INC**  
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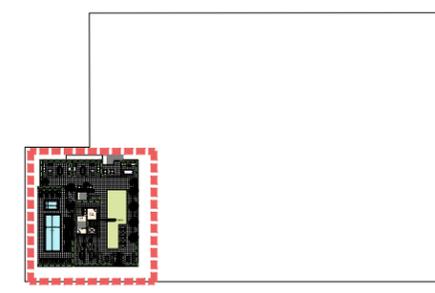


1 PRELIMINARY LANDSCAPE PLAN - ROOF DECK  
SCALE: 1/8" = 1'-0"



PLANTING LEGEND		
TREES	SIZE & QUAN.	WUCOLS
CERCIDIUM HYBRID 'DESERT MUSEUM' PALO VERDE	24" BOX / 8 EA	LOW
CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX / 4 EA	MODERATE
SHRUBS & GROUND COVERS	SIZE & QUAN.	WUCOLS
LIVE ROOF		
PLANTING AREA		
2' x 2' PEDESTAL PAVER SYSTEM		

- 9. DINING TABLE
- 10. 2' x 2' PEDESTAL PAVER SYSTEM
- 11. BBQ
- 12. SQUARE FIRE PIT
- 13. POOL
- 14. LED SWINGS
- 15. GLASS POOL FENCE
- 16. LAWN AREA
- 17. 6' x 6' DAYBED CABANA
- 18. MOVIE SCREEN



KEYMAP - ROOF DECK - N.T.S.

KEYNOTES

- 1. FIBERGLASS PLANTER
- 2. TRELLIS
- 3. BBQ W/ BAR
- 4. OUTDOOR TV
- 5. 40' x 40' SQUARE POT
- 6. STRING LIGHTS
- 7. RAIN CURTAIN
- 8. GREEN WALL

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CITY PLANNING**

**ESTINEH MAILIAN**  
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING  
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MAYOR

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**Filing Notification and Distribution**

<p><b>ADDRESS: 1121 North Gower Street</b></p> <p><b>COMMUNITY PLAN: Hollywood</b></p> <div style="background-color: red; color: white; text-align: center; padding: 5px;"><b>EXPEDITED PROCESSING SECTION</b></div>	<p><b>DATE OF FILING AND MAP STAMP DATE: 5/20/2020</b></p> <p><b>VTT- MAP NO: VTT-82714-HCA CPC-2020-3253-DB-SPR-HCA ENV-2020-3254-EAF</b></p> <p><b>DEEMED COMPLETE AND DISTRIBUTION DATE: 7/1/2020</b></p> <p>Hillside: ( ) Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 13 ( ) Neighborhood Planning (Check Office below)</p> <p>( ) Valley ( ) West Los Angeles ( ) Harbor ( ) Metro E/S</p> <p>Department of Public Works (X) Bureau of Engineering (X) Bureau of Sanitation</p> <p>Department of Building and Safety (X) Grading Engineer (X) Zoning Engineer</p> <p>(X) Department of Transportation</p> <p>Department of Water and Power ( ) Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire")</p>	<p>( ) Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) ( ) Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) ( ) City of Beverly Hills (See Counter Map) (No P.S.) ( ) Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Hollywood Studio District Neighborhood Council</p> <p><i>N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</i></p>

The above tract has been filed with City Planning, Expedited Processing Section.

The assigned planner for this case 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,  
Director of Planning

Nicholas Hendricks, Senior City Planner  
Expedited Processing Section  
CP-6300 (1/21/09)

**RECOMMENDATION REPORTS**

**DUE BY: 8/10/2020**

**Please forward reports to the following e-mail address:**

**[planning.expedited@lacity.org](mailto:planning.expedited@lacity.org)**

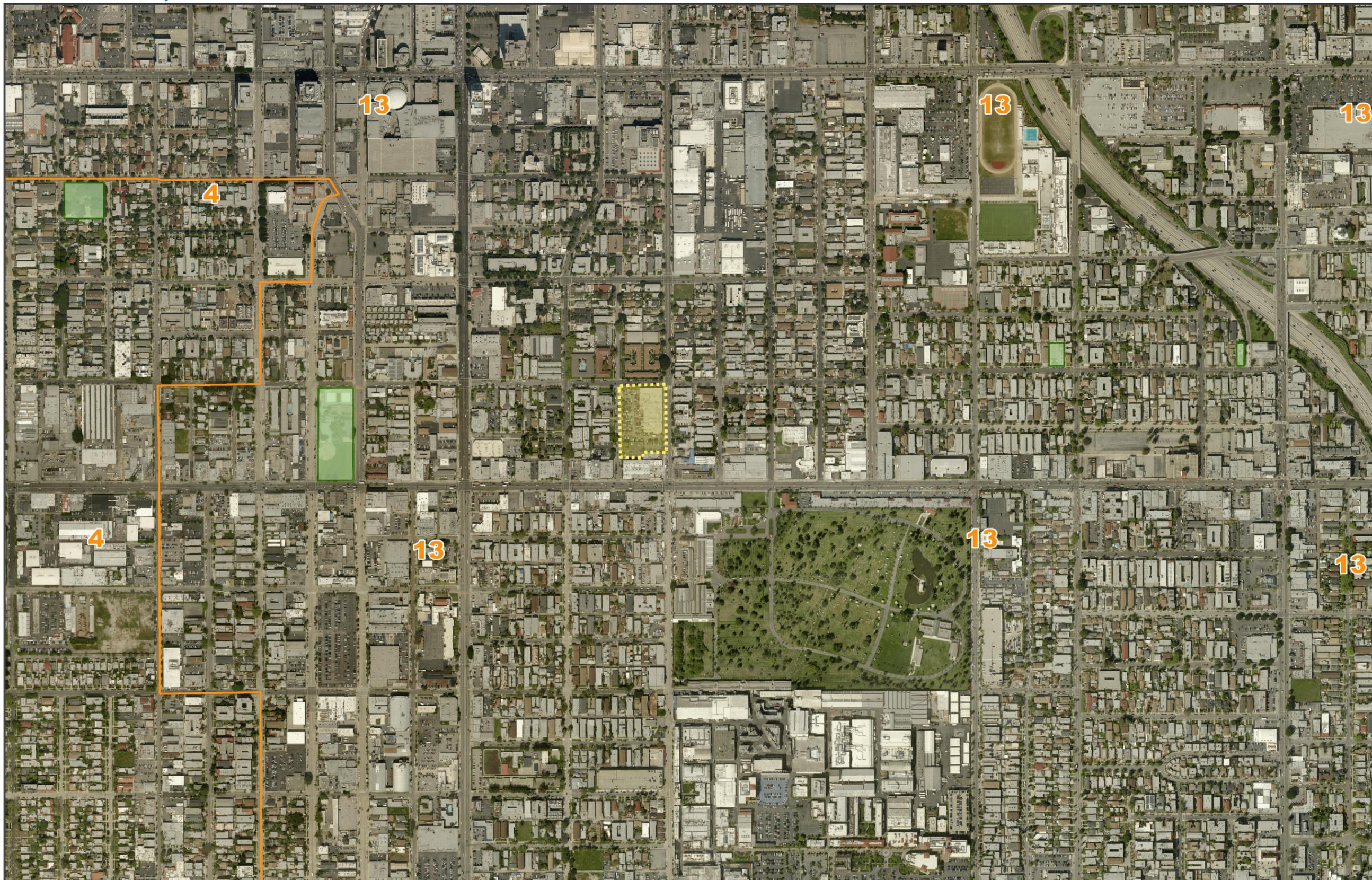




EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM



Aerial View of Project Site



**LEGEND**

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

NOTES

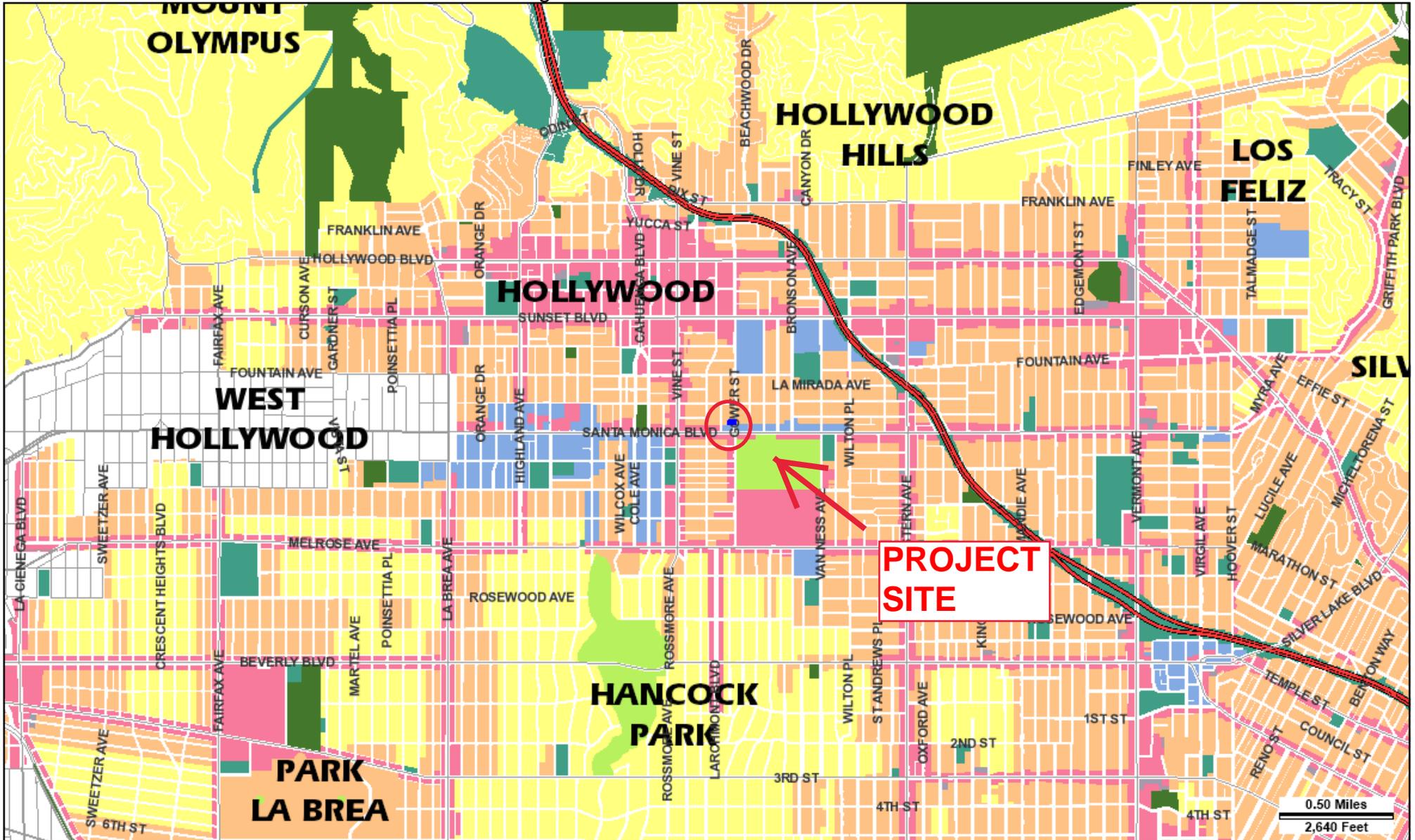


SCALE 1: 9,028

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Printed: 04/24/2019





Address: 1121 N GOWER ST

APN: 5534008016

PIN #: 144B189 561

Tract: TR 1842

Block: BLK B

Lot: FR 17

Arb: None

Zoning: R3-1

General Plan: Medium Residential





# 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)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> 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)
<b>HW</b> 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	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> 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	<b>RPD</b> 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
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> 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)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> 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	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> 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

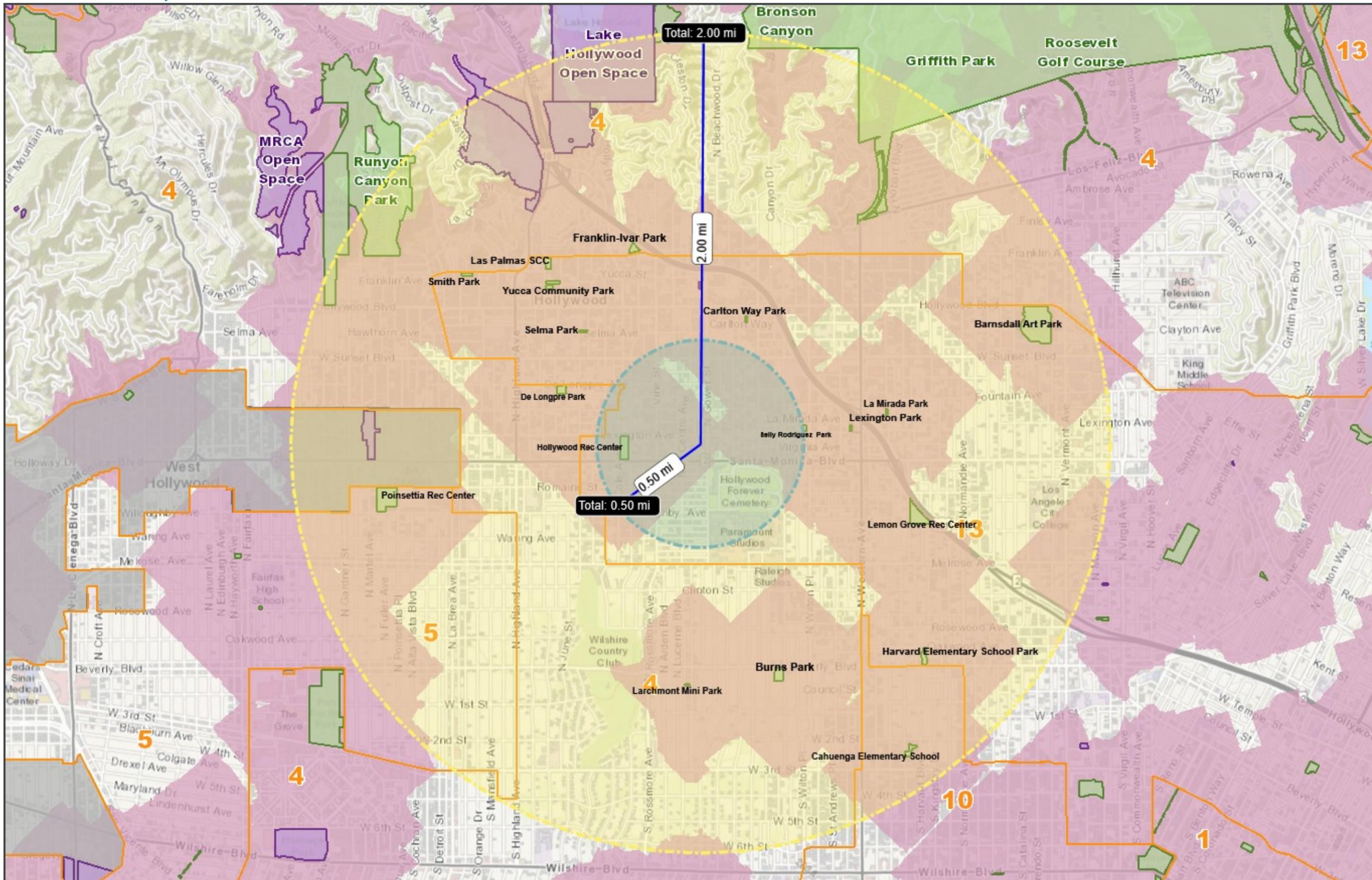
**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## 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
- City Limits
- All Improved Service Areas

**NOTES**



SCALE 1: 36,112

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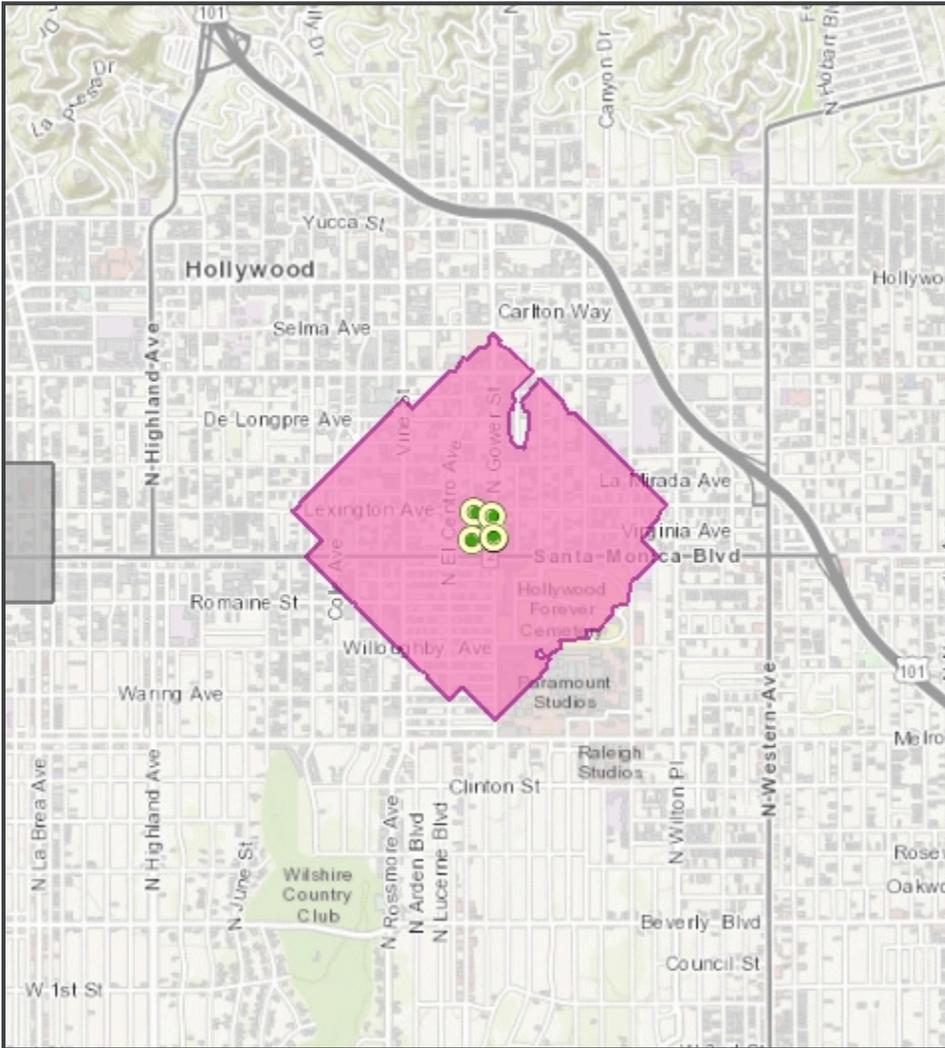
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EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

1121 Gower

Description:

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:	12,246	2,017

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	5,076	863

### Residents Served by Age

Age Group	Total Residents Served	Currently Non-Served Residents Served
Under Age 5:	607	110
Age 5 to 9:	619	104
Age 10 to 14:	680	120
Age 15 to 17:	522	90
Age 18 to 64:	8,627	1,382
Age 65 and Over:	1,191	211

### Households Served by Annual Income

Income Bracket	Total Households Served	Currently Non-Served Households Served
Under \$25,000:	2,362	445
\$25,000 to \$34,999:	604	125
\$35,000 to \$49,999:	845	141
\$50,000 to \$74,999:	678	108
\$75,000 and Over:	587	44

Source: Census/ACS 2010