

APPROVED
MAY 07 2020

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 20-078

DATE May 7, 2020

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP NO. AA-2020-1894-PMLA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz
H. Fujita
V. Israel

AP

S. Piña-Cortez
C. Santo Domingo
N. Williams

DP

M. Olue

General Manager

Approved X

Disapproved

Withdrawn

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map No. AA-2020-1894-PMLA (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 200 – 224 East Washington Boulevard in the Southeast community of the City, consists of a mixed-use project with 105 residential units, 103 of which are affordable, and approximately 6,230 square feet (SF) of non-residential uses, including commercial and office space.

The proposed Project also includes approximately 16,075 SF of common open space, including a community room, passive recreation areas, a tot lot, and a public plaza.

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 19, 2020**. 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 **March 18, 2020**. On March 27, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as **May 6, 2020**. The Advisory Agency Filing Notification is attached (Attachment 2). If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

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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 105 units would be:

$$\mathbf{0.76\ Acres = (105 \times 2.88) \times 0.00251}$$

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 103 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:

$$\mathbf{0.01\ Acres = (2 \times 2.88) \times 0.00251}$$

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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, 2019, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

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

The **maximum** Park Fees payment for the Project's proposed 105 units would be:

\$1,364,790.00 = \$12,998.00 x 105 dwelling units

As currently proposed, the Project has 103 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:

\$25,996.00 = \$12,998.00 x 2 dwelling units

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

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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 Southeast community of the City and within the Southeast Los Angeles Community Plan Area. Currently, the Project site has industrial buildings. The proposed Project is surrounded by residential and industrial uses, as well as a school on the southern side.

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 low-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): 3,124 persons (5,785 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Southeast Los Angeles Community Plan Area (2017 American Community Survey): 19,107 persons per square mile

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Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 16,075 SF of common open space, including a community room, passive recreation areas, a tot lot, and a public plaza.

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

- Trinity Recreation Center is located at 2415 Trinity Street in South Los Angeles community of the City. This 2.06-acre park features children's play areas, basketball courts, outdoor fitness equipment, and a gymnasium.

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 **632** 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.

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Nearby Public Park Projects

There is one public park 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 the development of a new community park. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is currently in the bid and award stage. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is being led by the Bureau of Engineering (BOE). It is unknown when the 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The current project budget for the 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is Twenty-Eight Million Dollars (\$28,000,000.00) and the current available funding is Nineteen Million, Eight Hundred Forty Thousand, Four Hundred Fourteen Dollars and Thirty-One Cents (\$19,840,414.31). The 1st and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.

There are no park renovation projects currently in development within a two (2) mile radius of the Project site.

Staff Recommendation

The proposed Project is located in a low-density area of the City. The density of the surrounding area within walking distance of the Project site is lower than the average density of the City and is 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-operated public park within a half-mile walking distance from the Project.

There is one new public park currently in development within a two (2) mile radius of the Project site.

There are no park renovation projects currently in development within a two (2) mile radius of the Project site.

If a new public park was provided at the Project location, the park would serve Project residents and 632 currently unserved residents within a half-mile walking distance.

As noted earlier in the Report, 103 of the 105 proposed residential units will likely qualify for the affordable housing exemption. Thus, a potential land dedication would be just 0.01 acres.

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 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 of 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

SITE INFORMATION

ZONING: EXISTING / PROPOSED: **C2-2D**
 LAND USE: COMMUNITY COMMERCIAL
 GENERAL PLAN: COMMUNITY COMMERCIAL
 COMMUNITY PLAN: SOUTHEAST LOS ANGELES
 SPECIFIC PLAN: N/A
 SITE AREA: GROSS: 62,382 SF / 1.43 ACRES
 NET: 60,126 SF / 1.38 ACRES

DENSITY: 105 UNITS / 1.38 ACRES 76 UNITS PER ACRE

LOT COVERAGE: 70.4%

BUILDING FOOTPRINT / SITE AREA 43,925 SF / 62,382 SF

TRANSPARENT FRONTAGE: 76.0%

ENTRANCES, EXITS & DISPLAY WINDOWS 186'-3"/242'-0"

YARDS: HEIGHT:
 REQUIRED / PROVIDED: MAXIMUM:
 FRONT: 0' N/A PER LAMC 12.21
 SIDE: 8' PROVIDED:
 REAR: 17' T.O.R. = 44'-0"
 T.O.P. = 51'-0"

Note: The projects intention is to remain a Type VA project above the podium by staying within the 60' Building Department Height definition which is measured from average grade plane to highest roof surface which is shown as 44'. (This definition excludes parapets) The zoning building height is 51'-0"

STORIES: MAXIMUM: 6 STORIES PROVIDED: 4 STORIES

OPEN SPACE REQUIRED: PER LAMC 12.21

1BD UNITS 41 x 100 SF = 4,100 SF 13,500 SF
 2BD UNITS 36 x 125 SF = 4,500 SF
 3BD UNITS 28 x 175 SF = 4,900 SF

OPEN SPACE PROVIDED: PER LAMC 12.21

GRADE 15' MIN OPEN TO SKY 1,260 SF
 COURTYARD 9,320 SF
 BALCONIES 103 x 50 SF 5,150 SF
 COMMUNITY ROOM 1,390 SF x 25% 345 SF
 TOTAL PROVIDED: 16,075 SF

FAR: MAXIMUM: 6.0 PROVIDED: 2.02

UNIT TABULATION

1BD:

UNITS	SIZE	QUANTITY	%	NET AREA	GROSS AREA	PATIO AREA
UNIT A1	642 SF	39	37.1%	25,038 SF	NET + (NET x .2)	60 SF x 40
UNIT A2*	795 SF	1	1.0%	767 SF		
UNIT A3	809 SF	1	1.0%	809 SF		
TOTAL NET 1BD:		41	39.1%	26,614 SF	31,936 SF	2,400 SF

* UNIT WITHOUT BALCONY

2BD:

UNITS	SIZE	QUANTITY	%	NET AREA	GROSS AREA	PATIO AREA
UNIT B1	955 SF	30	28.6%	28,650 SF	NET + (NET x .2)	60 SF x 36
UNIT B2	850 SF	3	2.8%	2,550 SF		
UNIT B3	1,185 SF	3	2.8%	3,555 SF		
TOTAL NET 2BD:		36	34.2%	34,755 SF	41,706 SF	2,160 SF

3BD:

UNITS	SIZE	QUANTITY	%	NET AREA	GROSS AREA	PATIO AREA
UNIT C1	1,110 SF	21	20.0%	23,310 SF	NET + (NET x .2)	60 SF x 27
UNIT C2	1,130 SF	3	2.8%	3,390 SF		
UNIT C3	1,210 SF	3	2.8%	3,630 SF		
UNIT C4*	1,140 SF	1	1%	1,140 SF		
TOTAL NET 3BD:		28	26.6%	31,470 SF	37,764 SF	1,620 SF

* UNIT WITHOUT BALCONY

92,839 SF 111,406 SF

OVERALL:

PROJECT TOTALS	QUANTITY	%	NET AREA	GROSS AREA	PATIO AREA
LOBBY/ ADMIN/ MAILROOM			810 SF		6,180 SF
LEASING / BUSINESS CENTER / SOCIAL SERVICE OFFICE			1,200 SF		
COMMUNITY ROOM			1,390 SF		
AMENITY SPACE			650 SF		
TOTAL RESIDENTIAL	105 UNITS	100%	96,889 SF	115,456 SF	
TOTAL COMMERCIAL			6,230 SF	5.1%	2.02 FAR
TOTAL FAR AREA:			121,686 SF		

BASEMENT PARKING LEVEL	43,515 SF
TOTAL CONSTRUCTION AREA	164,808 SF

LAUNDRY COUNT: 3 WASHERS + 4 DRYERS PER LEVEL = TOTAL: 12 WASHERS (FRONT LOADED) + 16 DRYERS (FRONT LOADED)
 UNIVERSAL DESIGN: ALL UNITS COMPLY WITH UNIVERSAL DESIGN PRINCIPLES OUTLINED IN TCAC SECTION 10325(c)(9)(B)
 NON-SMOKING: 50% OF UNITS
 MANAGER'S UNIT: (2) 2 BD UNITS
 SUSTAINABLE DESIGN: CERTIFICATION TO LEED
 FIRE SPRINKLERS: AUTOMATIC FIRE SPRINKLERS SYSTEM TO BE INSTALLED
 CONSTRUCTION TYPE: (RESIDENTIAL LEVELS 1-4 = TYPE VA)
 ENERGY EFFICIENCY: T24 2016 + 15%.
 HOT WATER HEATING: COMMON BOILERS WITH SOLAR THERMAL PANELS.
 ELECTRIC POWER: PHOTOVOLTAIC SOLAR PANELS FOR 75% OF COMMON AREA POWER (OR SOLAR PANELS ON 90% OF AVAILABLE ROOF SPACE).
 STORMWATER/LID: RAINWATER HARVESTING TO COLLECT 30,000 GALLONS ANNUALLY (LANDSCAPE DEMAND OF 84,795 GALLONS ANNUALLY FOR 8,041 SF OF LANDSCAPING).

PARKING REQUIRED

RESIDENTIAL: PER AB 744 DENSITY BONUS	.5 Stalls per unit x 103 Units 2 Stalls for Managers Unit x 2 Units *Handicap Required 3 stalls (2 regular / 1 van) / (1) EVCS Stall & (2) Future EV stalls Required	52 STALLS 4 STALLS 56 STALLS
COMMERCIAL: LAMC Section 12.21A4 (c)	(General Commercial 1 Stall per 500 SF) 6,175 /500 SF *Handicap Required 1 stall (1 van) / (1) EVCS Stall Required	13 STALLS

TOTAL REQUIRED 69 STALLS

PARKING PROVIDED

RESIDENTIAL:	*Handicap Required 3 stalls (2 regular / 1 van) / (1) EVCS Stall & (2) Future EV stalls Required	59 STALLS
COMMERCIAL:	*Handicap Required 1 stall (1 van) / (1) EVCS Stall Required	15 STALLS

TOTAL PROVIDED 74 STALLS

BICYCLE PARKING REQUIRED

LONG TERM:

RESIDENTIAL: LAMC Section 12.21A16	1 Stall per 2 Units	53 STALLS
COMMERCIAL: LAMC Section 12.21A16	General Commercial 1 Stall per 2,000 SF (2 min stalls)	4 STALLS

TOTAL REQUIRED 57 STALLS

SHORT TERM:

RESIDENTIAL: LAMC Section 12.21A16	1 Stall per 20 Units	6 STALLS
COMMERCIAL: LAMC Section 12.21A16	General Commercial 1 Stall per 2,000 SF (2 min stalls)	4 STALLS

TOTAL REQUIRED 10 STALLS

BICYCLE PARKING PROVIDED

LONG TERM:

		57 STALLS
SHORT TERM:		10 STALLS

TOTAL PROVIDED 67 STALLS

UNIT #	UNIT TYPE	GENERAL AFFORDABLE	SPECIAL NEEDS
LEVEL 1			
101	A2	1BD/1BA	mobility
102	A1	1BD/1BA	mobility
103	C4	3BD/2BA	x
104	A1	1BD/1BA	x
105	C1	3BD/2BA	x
106	A1	1BD/1BA	x
107	A1	1BD/1BA	x
108	A1	1BD/1BA	x
109	B1	2BD/1BA	x
110	A1	1BD/1BA	x
111	B1	2BD/1BA	x
112	C1	3BD/2BA	x
113	B1	2BD/1BA	x
114	C1	3BD/2BA	x
115	A3	1BD/1BA	x
15 TOTAL UNITS		(3) 1BD (3) 2BD (3) 3BD	(6) 1BD

9 GENERAL AFFORDABLE UNITS:
6 SPECIAL NEEDS UNITS: (2 MOBILITY UNIT)

2 MANAGER'S UNIT

77 TOTAL GENERAL AFFORDABLE UNITS (ALL GENERAL AFFORDABLE UNITS MUST COMPLY WITH CBC 11 DIVISION IV EXCEPT FOR UNITS WITH MOBILITY FEATURES PER CBC 11B-233.3.1.1)

16 - 1BD UNITS 5 UNITS WITH MOBILITY FEATURES 1BD UNITS/ 3 UNITS WITH COMMUNICATION FEATURES 1BD UNITS
34 - 2BD UNITS
27 - 3BD UNITS

26 TOTAL SPECIAL NEEDS UNITS (ALL SPECIAL NEEDS UNITS MUST COMPLY WITH CBC 11 DIVISION IV EXCEPT FOR UNITS WITH MOBILITY FEATURES PER CBC 11B-233.3.1.1):

26 - 1BD UNITS 7 UNITS WITH MOBILITY FEATURES 1BD UNITS/ 3 UNITS WITH COMMUNICATION FEATURES 1BD UNITS

105 TOTAL UNITS

12 TOTAL UNITS WITH MOBILITY FEATURES (11%) / 6 UNITS WITH COMMUNICATION FEATURES (5%)

UNIT #	UNITTYPE	GENERAL AFFORDABLE	SPECIAL NEEDS	MANAGER'S UNIT
LEVEL 2				
201	C1	3BD/2BA	x	
202	B1	2BD/1BA	x	
203	B1	2BD/1BA	x	
204	B1	2BD/1BA	x	
205	B1	2BD/1BA		x
206	B1	2BD/1BA		x
207	C1	3BD/2BA	x	
208	C1	3BD/2BA	x	
209	A1	1BD/1BA		communication
210	A1	1BD/1BA		mobility
211	C2	3BD/2BA	x	
212	A1	1BD/1BA	mobility	
213	B1	2BD/1BA	mobility	
214	A1	1BD/1BA	communication	
215	C3	3BD/2BA	x	
216	A1	1BD/1BA		x
217	C1	3BD/2BA	x	
218	A1	1BD/1BA		x
219	A1	1BD/1BA		x
220	A1	1BD/1BA		x
221	A1	1BD/1BA		x
222	B1	2BD/1BA	x	
223	C1	3BD/2BA	x	
224	B1	2BD/1BA	x	
225	C1	3BD/2BA	x	
226	B1	2BD/1BA	x	
227	B3	3BD/1BA	x	
228	A1	1BD/1BA		x
229	A1	1BD/1BA	x	
230	B2	2BD/1BA	x	
30 TOTAL UNITS		(3) 1BD (9) 2BD (8) 3BD	(8) 1BD	(2) 2BD

20 GENERAL AFFORDABLE UNITS: (1 COMMUNICATION / 2 MOBILITY UNITS)
8 SPECIAL NEEDS UNITS: (1 COMMUNICATION / 1 MOBILITY UNITS)
2 MANAGERS UNIT:

UNIT #	UNIT TYPE	GENERAL AFFORDABLE	SPECIAL NEEDS
LEVEL 3			
301	C1	3BD/2BA	x
302	B1	2BD/1BA	x
303	B1	2BD/1BA	x
304	B1	2BD/1BA	x
305	B1	2BD/1BA	x
306	B1	2BD/1BA	x
307	C1	3BD/2BA	x
308	C1	3BD/2BA	x
309	A1	1BD/1BA	mobility
310	A1	1BD/1BA	mobility
311	C2	3BD/2BA	x
312	A1	1BD/1BA	communication
313	B1	2BD/1BA	x
314	A1	1BD/1BA	communication
315	C3	3BD/2BA	x
316	A1	1BD/1BA	mobility
317	C1	3BD/2BA	x
318	A1	1BD/1BA	x
319	A1	1BD/1BA	x
320	A1	1BD/1BA	x
321	A1	1BD/1BA	x
322	B1	2BD/1BA	x
323	C1	3BD/2BA	x
324	B1	2BD/1BA	x
325	C1	3BD/2BA	x
326	B1	2BD/1BA	x
327	B3	3BD/1BA	x
328	A1	1BD/1BA	x
329	A1	1BD/1BA	x
330	B2	2BD/1BA	x
30 TOTAL UNITS		(5) 1BD (11) 2BD (8) 3BD	(6) 1BD

24 GENERAL AFFORDABLE UNITS: (1 COMMUNICATION / 1 MOBILITY UNITS)
6 SPECIAL NEEDS UNITS: (1 COMMUNICATION / 2 MOBILITY UNITS)

UNIT #	UNIT TYPE	GENERAL AFFORDABLE	SPECIAL NEEDS
LEVEL 4			
401	C1	3BD/2BA	x
402	B1	2BD/1BA	x
403	B1	2BD/1BA	x
404	B1	2BD/1BA	x
405	B1	2BD/1BA	x
406	B1	2BD/1BA	x
407	C1	3BD/2BA	x
408	C1	3BD/2BA	x
409	A1	1BD/1BA	mobility
410	A1	1BD/1BA	mobility
411	C2	3BD/2BA	x
412	A1	1BD/1BA	mobility
413	B1	2BD/1BA	communication
414	A1	1BD/1BA	mobility
415	C3	3BD/2BA	x
416	A1	1BD/1BA	communication
417	C1	3BD/2BA	x
418	A1	1BD/1BA	x
419	A1	1BD/1BA	x
420	A1	1BD/1BA	x
421	A1	1BD/1BA	x
422	B1	2BD/1BA	x
423	C1	3BD/2BA	x
424	B1	2BD/1BA	x
425	C1	3BD/2BA	x
426	B1	2BD/1BA	x
427	B3	3BD/1BA	x
428	A1	1BD/1BA	x
429	A1	1BD/1BA	x
430	B2	2BD/1BA	x
30 TOTAL UNITS		(5) 1BD (11) 2BD (8) 3BD	(6) 1BD

24 GENERAL AFFORDABLE UNITS: (1 COMMUNICATION / 2 MOBILITY UNITS)
6 SPECIAL NEEDS UNITS: (1 COMMUNICATION / 2 MOBILITY UNITS)

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A-00.2
DATA SHEET
SEPTEMBER 20, 2019



A-01
RENDERING 01
SEPTEMBER 20, 2019

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COMMERICAL CITYWIDE DESIGN GUIDELINES:

CCWDG OBJECTIVE 1: NEIGHBORHOOD CONTEXT & SITE DESIGN

SITE PLANNING:

- (1) Building frontage designed close to setback/ property line to create a strong street frontage.
- (2) With building entrances accessible and safely located along Washington Blvd.
- (6) Large central common open space located on podium level.
- (7) Public commercial plaza seating located on corner of Washington Blvd and Los Angeles Ave.
- (10) Bicycle parking conveniently located.

BUILDING ORIENTATION:

- (11) Commercial & Lobby storefront located along primary frontage.

ENTRANCES:

- (1-7) Entries enhanced by overhangs, signage & landscape and designed for easy access for all mobility levels while activating the street edge.

RELATIONSHIP TO ADJACENT BUILDINGS:

- (1-3) Scale and Massing relates to surrounding buildings. Easement south of project provides adequate separation between neighboring buildings to the south. The projects scale and massing relates with the existing building on the corner of Washington Blvd. & Santee St. by using framed articulation and similar material usage on the corner.

- (4-5) Variation of scale and massing along the commercial frontage of the project provides rhythm and interest while also providing for future flexibility.

CCWDG OBJECTIVE 2: ARCHITECTURE QUALITY & CHARACTER

PEDESTRIAN SCALE:

- (1 & 3) An awning is used to cover the ground level commercial, which defines the commercial space and creates a human scale to the building. Landscape, signage and the storefront design helps to create variation in the facade.

- (1) The project uses white vinyl windows which reduce daytime heat gains. They also have an overhang that helps to block the high sun.

BUILDING FACADE AND FORM:

- (1-10) The building is holistically designed to accommodate multiple concepts and constrains to achieve a good design for the community and the building owner. We aimed to create a building that provides high quality housing project that will improve the neighborhood. We are adding variation in the facade to accommodate the need for a strong commercial frontage that defines the public realm, and the upper levels have multiple layers of color, materials, balconies and massing elements to add visual interest from the street and break up the roof line.

BUILDING MATERIALS:

- (1-4) The project is a contemporary style project with a variety of materials and facade detail that creates harmony and quality for the neighborhood.
- (5) The project will provide white paint on roof to reflect heat
- (6) We intentionally left space between the property line and the building frontage to allow the Landscape design to break up and add quality to the public R.O.W.

STOREFRONT CHARACTER:

- (1-6) An awning is used to cover the ground level commercial, which defines the commercial street frontage and creates a human scale to the building. Landscape, signage and the storefront design helps to create variation in the facade.

CCWDG OBJECTIVE 3: STREETSCAPE & PEDESTRIAN AMENITIES

SIDEWALKS

- (1-4) The sidewalks surrounding the project are at least 10' wide and are comprised of quality pavers and integrated landscape.

CCWDG OBJECTIVE 4: MINIMIZE DRIVEWAYS AND PARKING AREAS

OFF-STREET PARKING AND DRIVEWAYS

- (1-10) We are enclosing the parking area within the building so that the parking is screened from the public. There is a single driveway located on Los Angeles St. which is the secondary/ shortest elevation. The building and commercial frontage will screen the parking from the public view.

CCWDG OBJECTIVE 5: OPEN SPACE/ PUBLIC GATHERING

ON-SITE LANDSCAPING

- (1-8) Landscape design is complementary to the architecture.

OPEN SPACE AND PLAZAS

- (1-5) The building is slightly setback along Washington Blvd to allow space for landscaping within the public right of way. The main common open space is the courtyard atop of the podium which is filled with a contemporary landscape design.

CCWDG OBJECTIVE 6: IMPROVE STREETSCAPE / REDUCE VISUAL CLUTTER

BUILDING SIGNAGE PLACEMENT

- (1-4) Signage to be defered, but will be designed to integrate with the architectural design.

BUILDING SIGNAGE MATERIALS

- (1-5) Signage to be defered, but will be designed to integrate with the architectural design.

LIGHTING AND SECURITY

- (1-3) Lighting to be defered, but will be designed to integrate with the architectural design.

UTILITIES

- (1-3) Mechanical equipment will be located on the roof and screened from parapets. Utility box's/ transformers that the city will need to access from the street will be located on the southwest end of the site, and will have landscape integrated in its design, and the boxes that are still visible to the street, they will be painted by an artist.

RESIDENTIAL CITYWIDE DESIGN GUIDELINES:

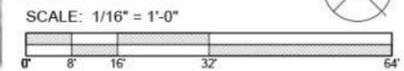
Refer to Commercial Citywide Design Guidelines summary for overlapping concepts.

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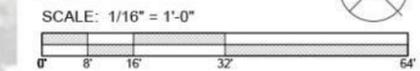
A-03
 CONCEPTUAL SITE / LEVEL ONE FLOOR PLAN
 SEPTEMBER 20, 2019

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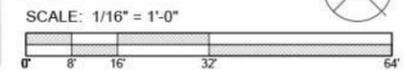
A-05
LEVEL TWO FLOOR PLAN
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A-06
LEVEL THREE FLOOR PLAN
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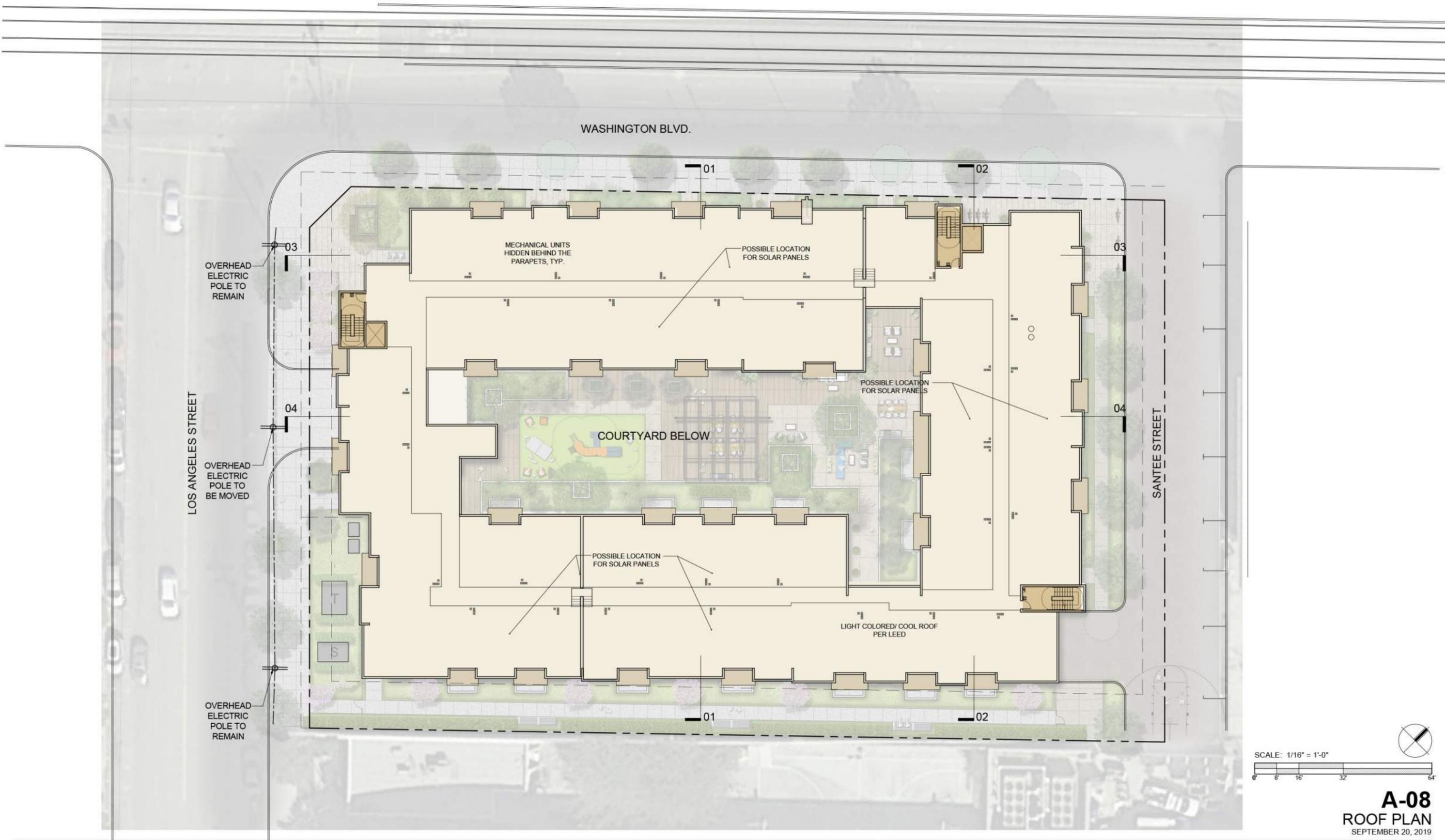
SCALE: 1/16" = 1'-0"
 0 8 16 32 64'

A-07
LEVEL FOUR FLOOR PLAN
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SCALE: 1/16" = 1'-0"



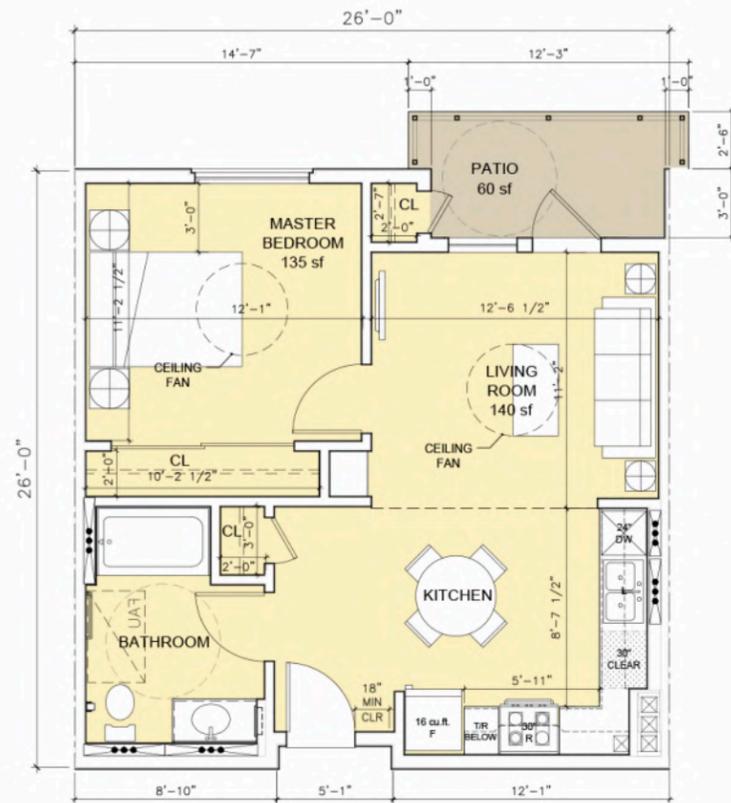
A-08
ROOF PLAN
 SEPTEMBER 20, 2019

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UNIT A1
 1 BD/ 1 BA
 642 SF UNIT
 60 SF BALCONY



UNIT A2
 1 BD/ 1 BA
 795 SF UNIT



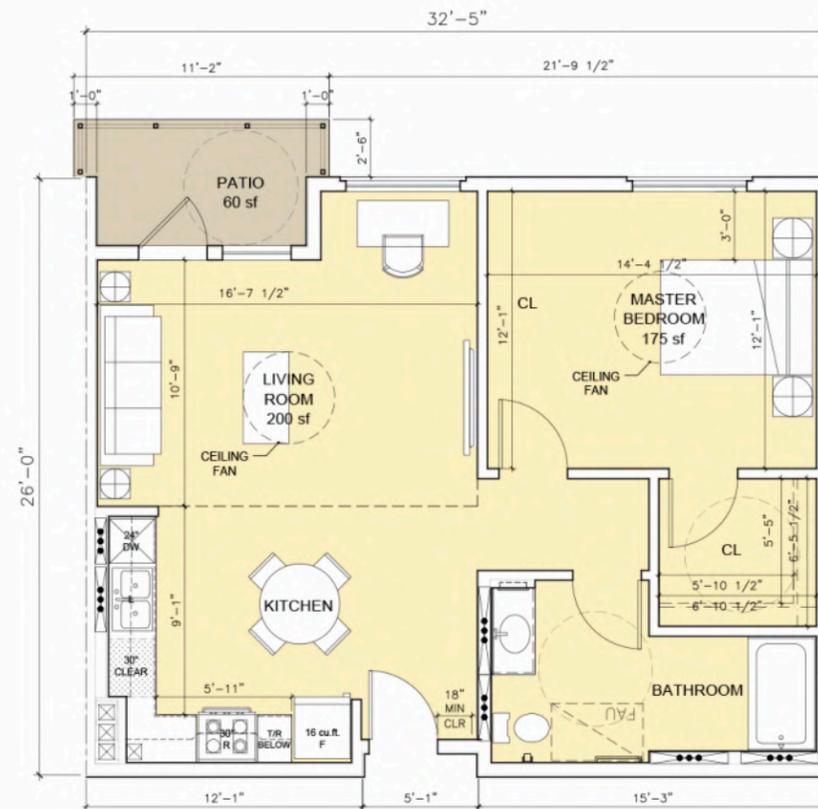
A-09
 UNIT PLANS A1/A2
 SEPTEMBER 20, 2019

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UNIT A3
1 BD/ 1 BA
809 SF UNIT
60 SF BALCONY



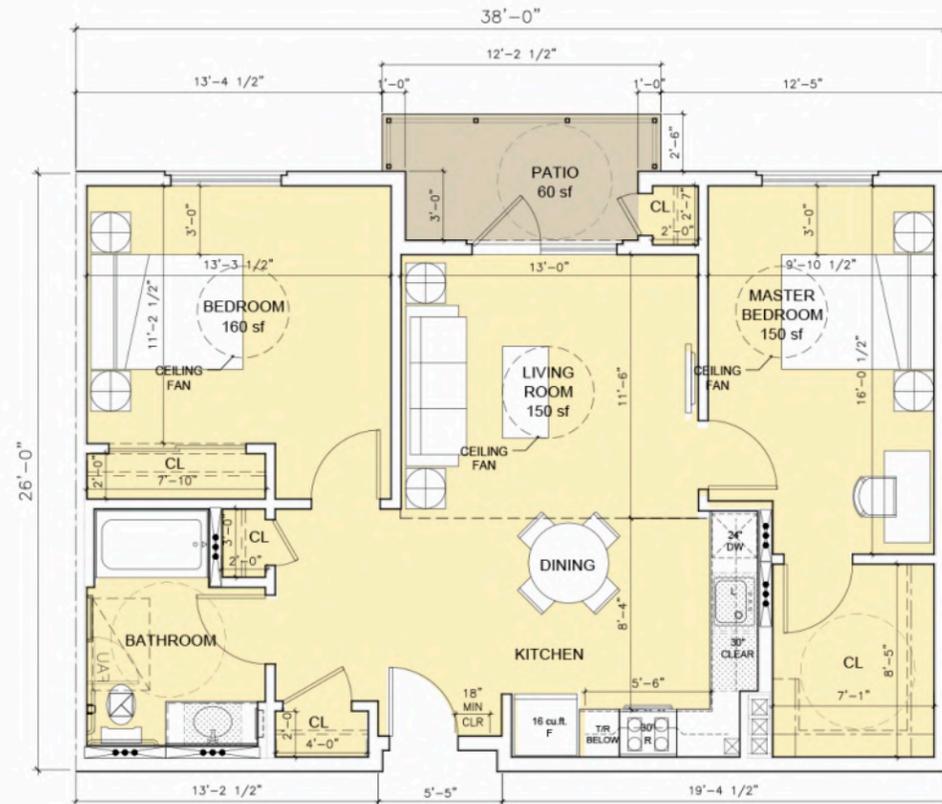
A-10
UNIT PLANS A3
 SEPTEMBER 20, 2019

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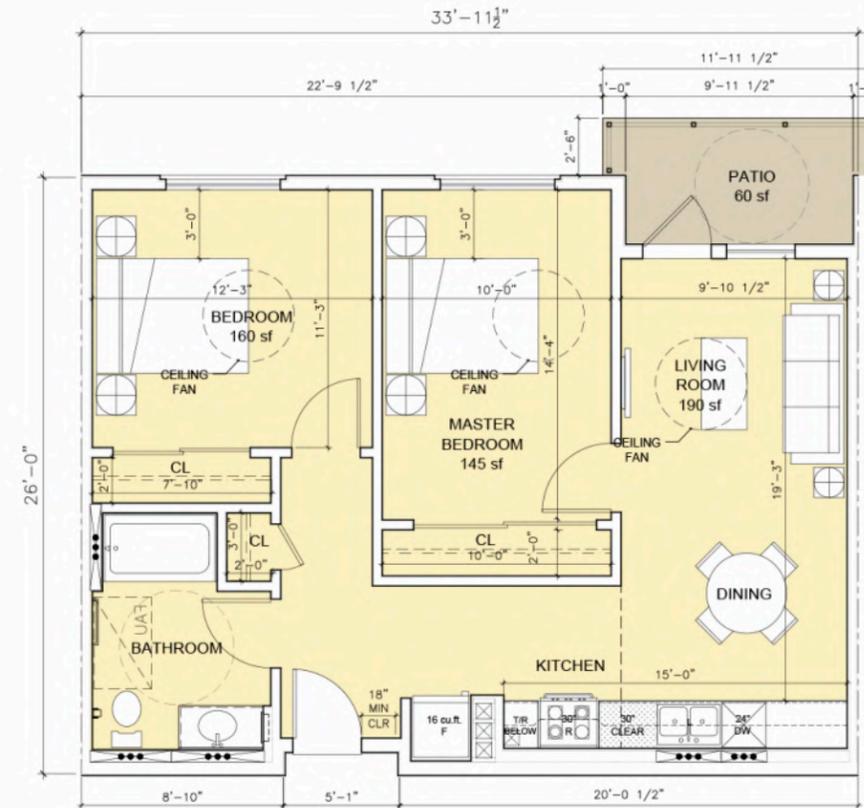
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UNIT B1
 2 BD/ 1 BA
 955 SF UNIT
 60 SF BALCONY



UNIT B2
 2 BD/ 1 BA
 850 SF UNIT
 60 SF BALCONY



A-11
 UNIT PLAN B1/B2
 SEPTEMBER 20, 2019

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UNIT B3
2 BD/ 1 BA
1,185 SF UNIT
60 SF BALCONY



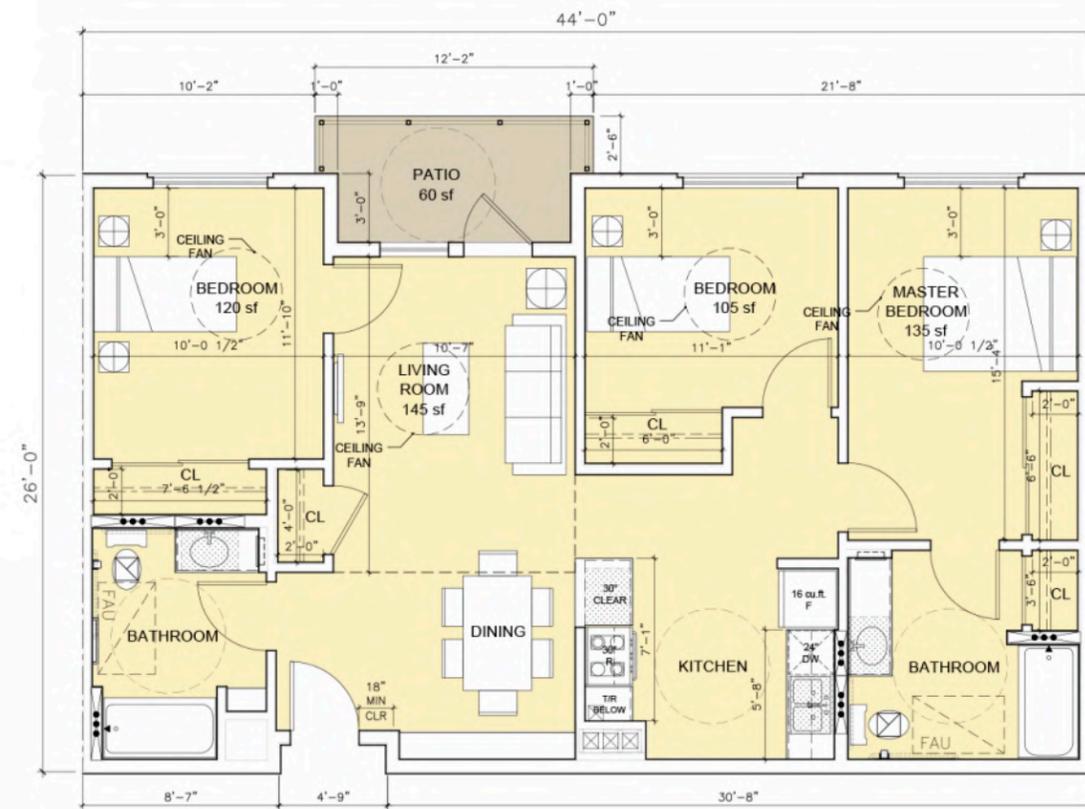
A-12
UNIT PLANS B3
 SEPTEMBER 20, 2019

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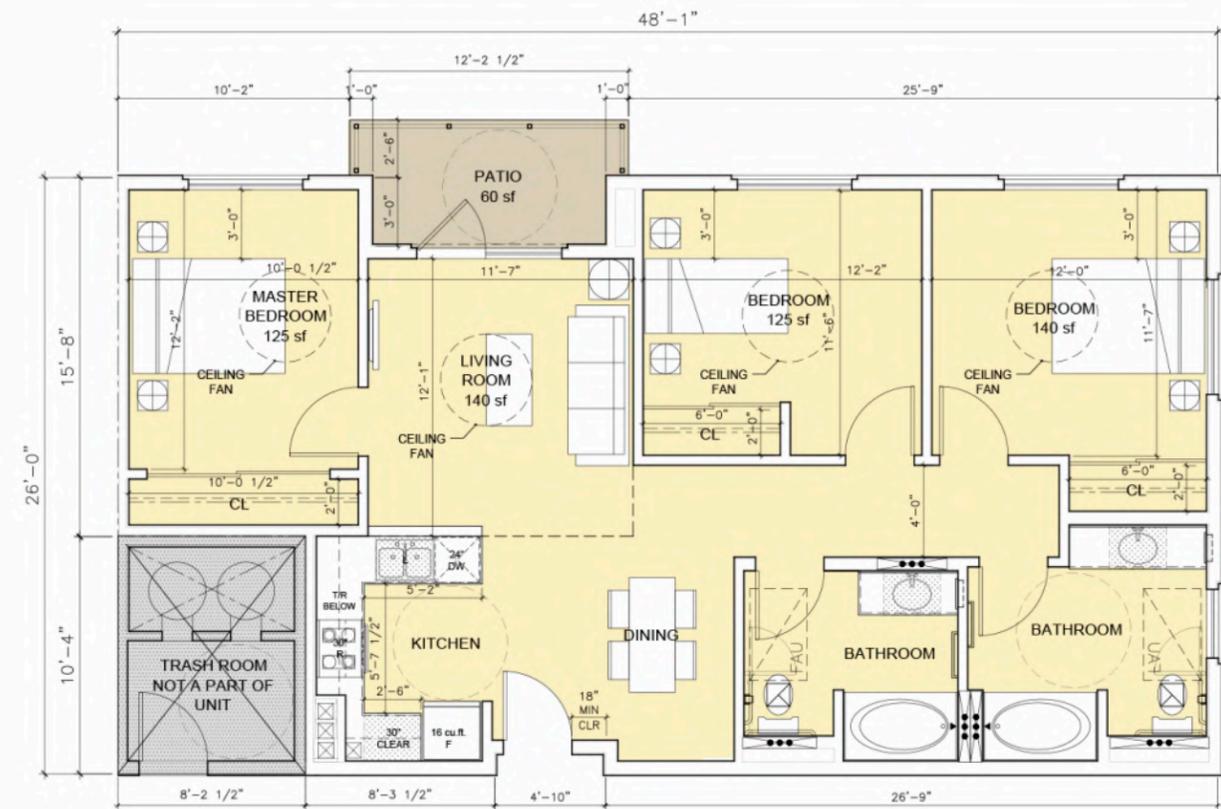
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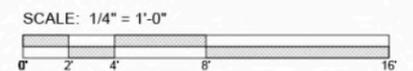
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UNIT C1
3 BD/ 2 BA
1,110 SF UNIT
60 SF BALCONY



UNIT C2
3 BD/ 2 BA
1,130 SF UNIT
60 SF BALCONY

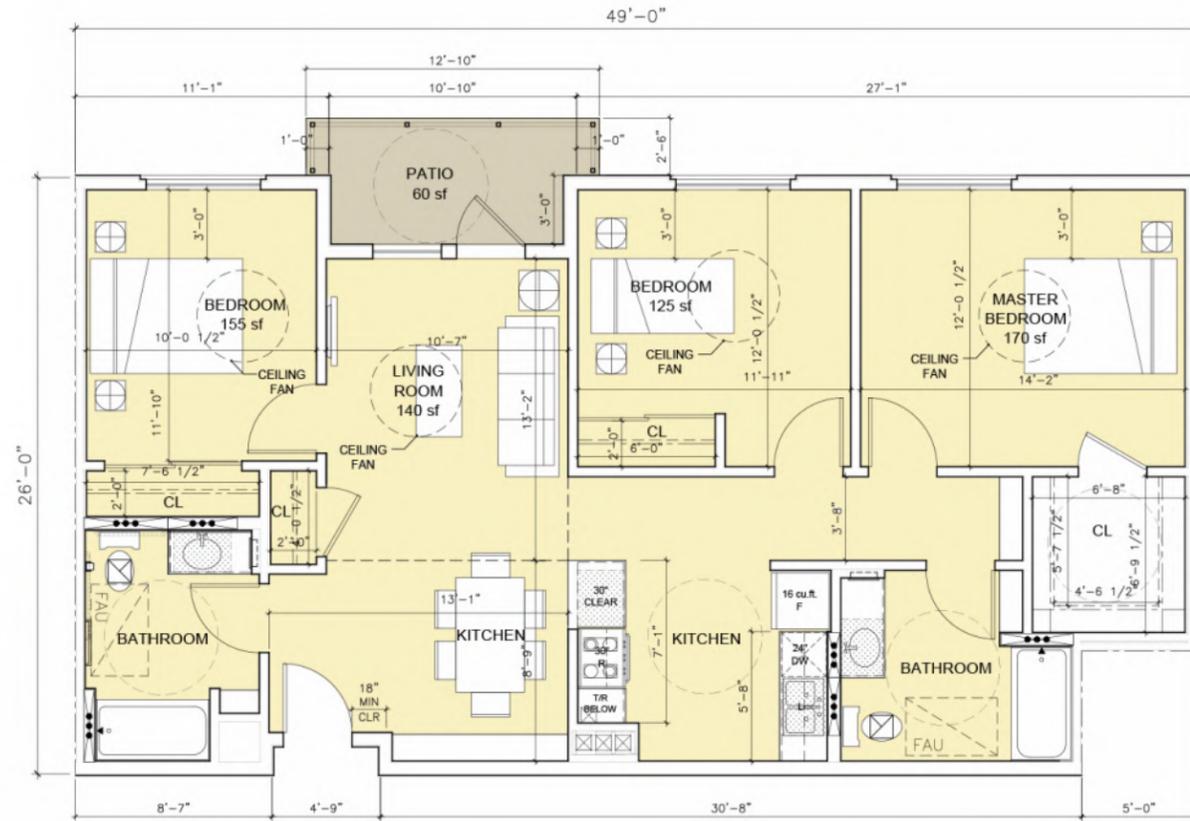


A-13
UNIT PLANS C1/C2
 SEPTEMBER 20, 2019

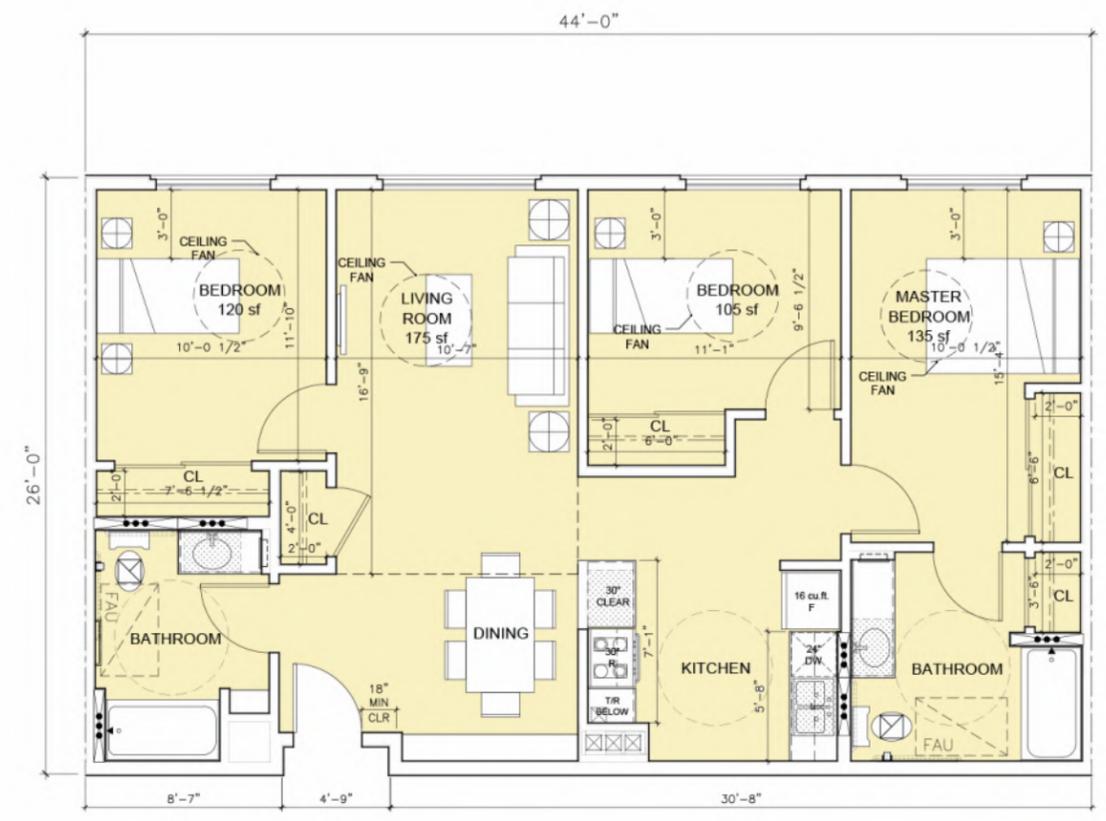
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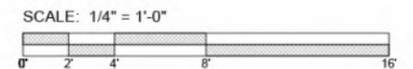
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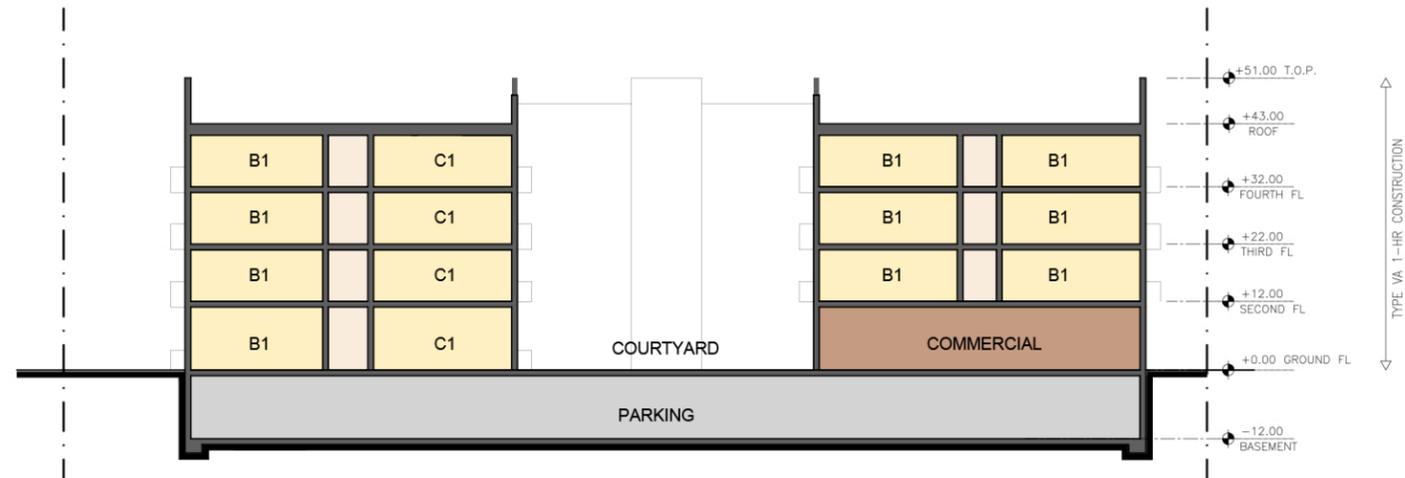
UNIT C3
3 BD/ 2 BA
1,210 SF UNIT
60 SF BALCONY



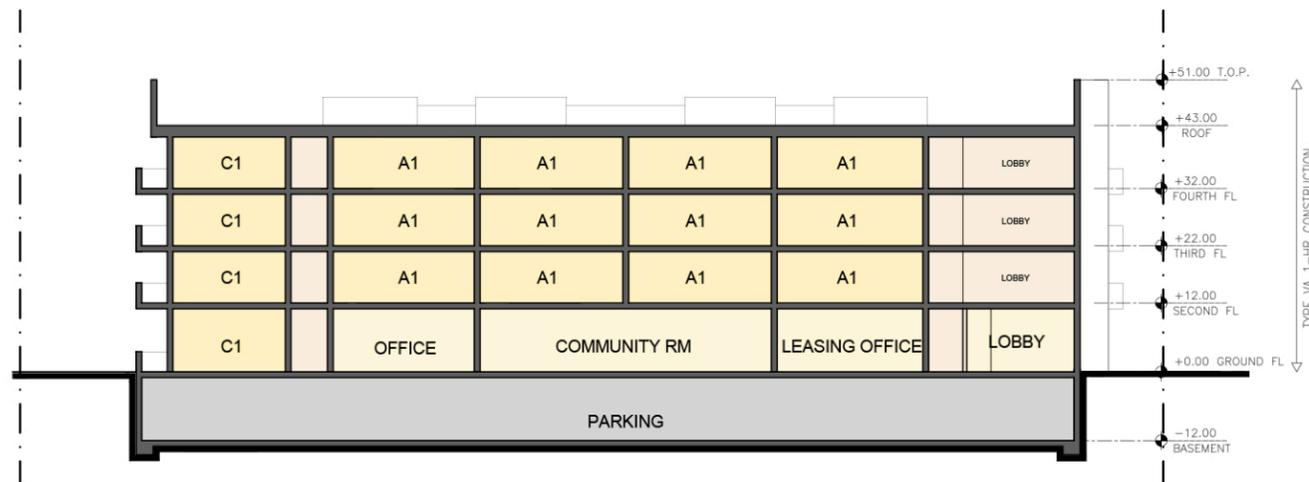
UNIT C4
3 BD/ 2 BA
1,140 SF UNIT



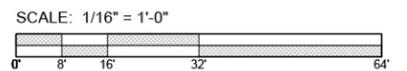
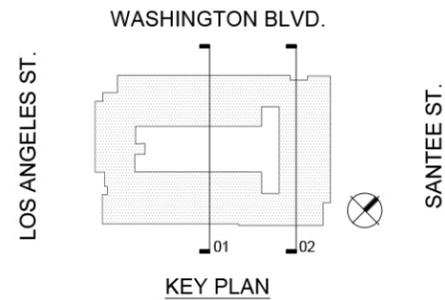
A-14
UNIT PLANS C3/C4
 SEPTEMBER 20, 2019



SECTION 01



SECTION 02



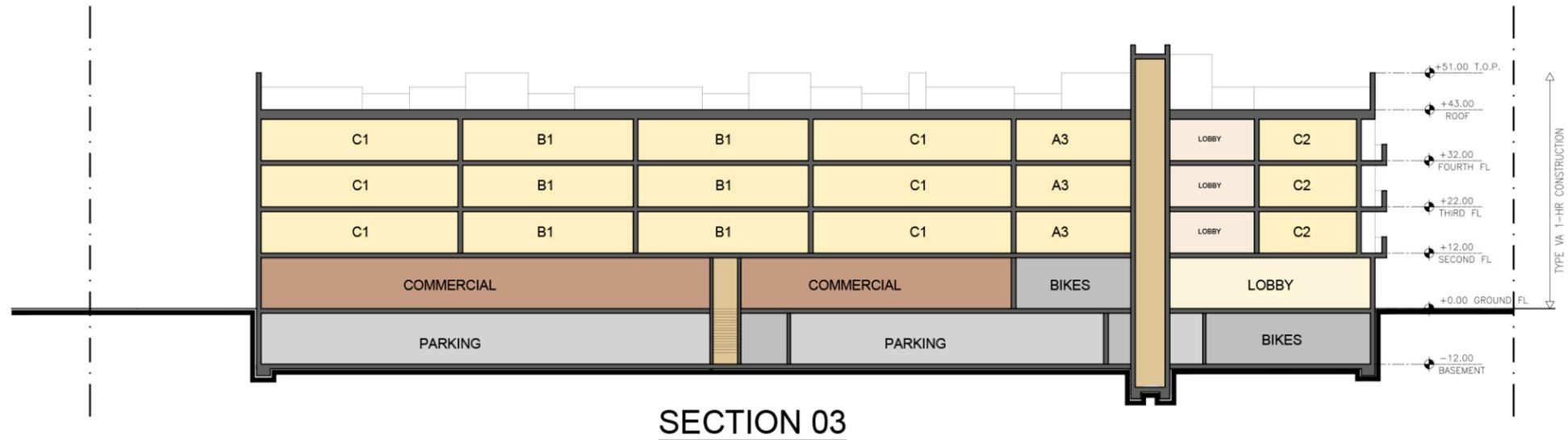
A-15
SECTIONS 01 & 02
 SEPTEMBER 20, 2019

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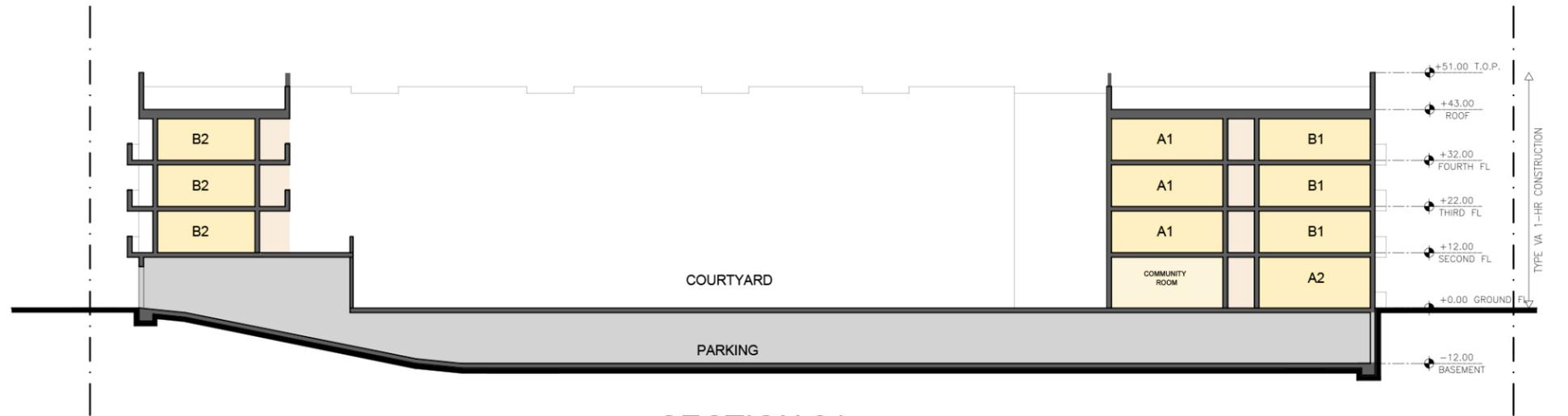
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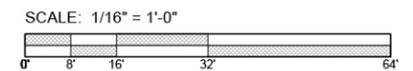
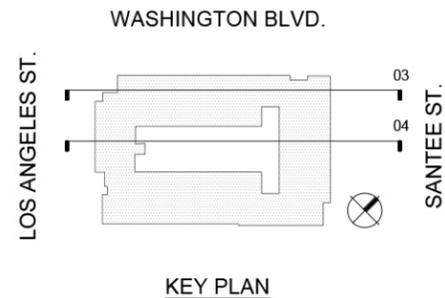
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SECTION 03



SECTION 04



A-16
SECTIONS 03 & 04
 SEPTEMBER 20, 2019

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A-19
RENDERING 02
SEPTEMBER 20, 2019

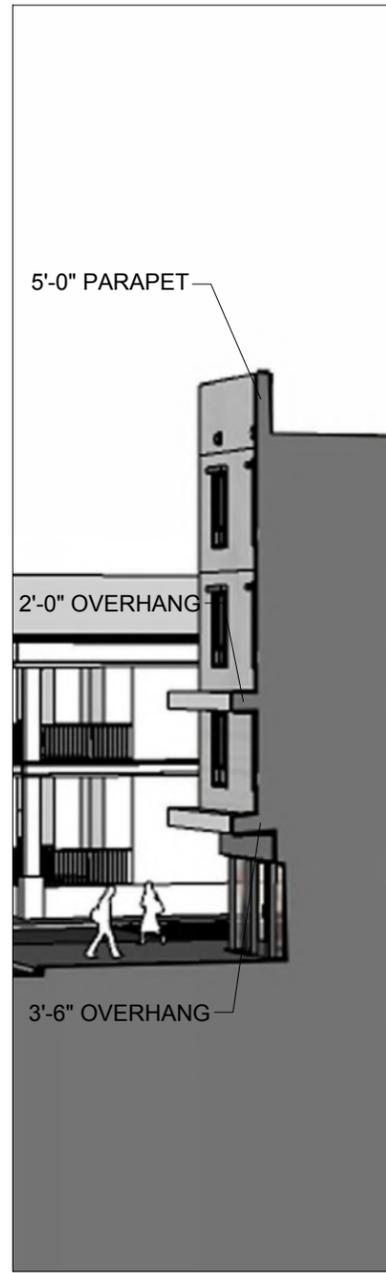
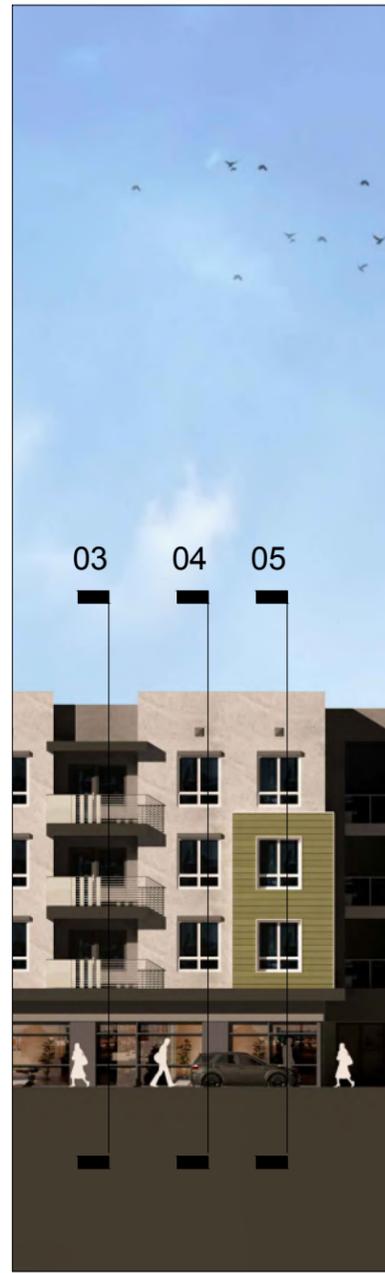
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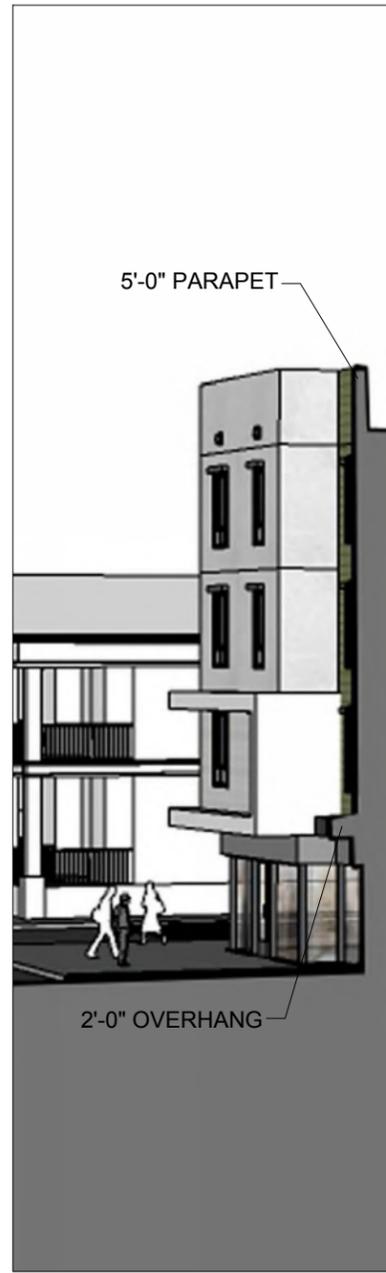
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SECTION 01



SECTION 02



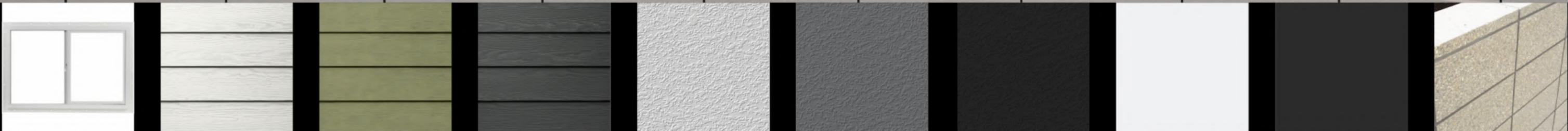
SECTION 03



SECTION 04



SECTION 05



WHITE VINYL WINDOW

WHITE FIBER CEMENT PLANK SIDING

OLIVE FIBER CEMENT PLANK SIDING

DARK GREY FIBER CEMENT PLANK

WHITE PLASTER 16/20 SAND FINISH

GREY PLASTER 16/20 SAND FINISH

CHARCOAL PLASTER 16/20 SAND FINISH

WHITE ALUMINUM PANEL

CHARCOAL ALUMINUM PANEL

CREAM CMU BLOCK

A-21
MATERIAL BOARD
 SEPTEMBER 20, 2019

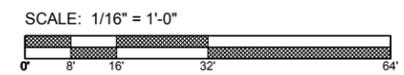
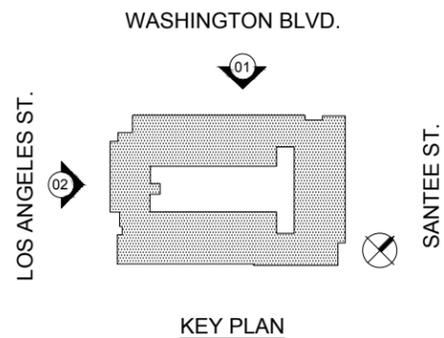
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 ARCHITECTURE • PLANNING • URBAN DESIGN





A-22
ELEVATIONS 01 & 02
 SEPTEMBER 20, 2019

PREPARED FOR:
 AMCAL MULTI-HOUSING, INC.
 30141 AGOURA RD., SUITE #100
 AGOURA HILLS, CA 91301
 (818) 706-0694

WASHINGTON BLVD. MIXED USE APARTMENTS AND COMMERCIAL
 200-224 E. Washington Blvd., 1910-1914 S. Los Angeles St.
 APN-5127-029-037,049,902,903&904

1738 BERKELEY STREET
 SANTA MONICA, CA 90404
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ELEVATION 03

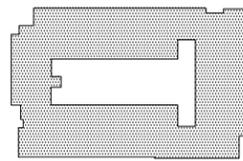


ELEVATION 04

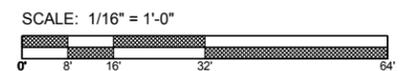
WASHINGTON BLVD.

LOS ANGELES ST.

SANTEEE ST.



KEY PLAN



A-23
ELEVATIONS 03 & 04
SEPTEMBER 20, 2019

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DEPARTMENT OF CITY PLANNING

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CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

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CALIFORNIA



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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

<http://planning.lacity.org>

FILING NOTIFICATION AND DISTRIBUTION

Parcel Map LA Number: AA-2020-1894-PMLA
ENV Number: ENV-2020-1895-CE

Distribution Date: 03/27/2020

Property Address: 200 East Washington Boulevard

Hillside Yes No
 Concurrent Zone Change
 MODIFICATION REQUEST

Thomas Guide: 634 Grid: D7

D.M.: 123A207

Plan Area: Southeast Los Angeles



- COUNCIL DISTRICT NO. 9
- Bureau of Engineering
- (8) 21 Days: hillside- 35 days
- Dept. of Building and Safety - Grading
- (2) 21 Days: Hillside – 35 days
- Dept. of Building and Safety - Zoning
- (1) 10 Days
- Dept. of City Planning – GIS
- Dept. of Transportation, CWPC Section
- (3) 10 days
- Dept. of Fire, Engineering and Hydrant Unit
- (1) 7 days
- Bureau of Street Lighting
- (1) 10 days
- Bureau of Street Services, Urban Forestry
- (1) 10 days

- Department of Recreation and Parks
- (1) 10 days
- Valley DOT – T. Gharagozli
- (1) 10 days
- Valley Branch
- County Health Department
- (1) 10 days
- Imaging
- Housing Department
- DWP Water Design
- South Central Neighborhood Council
- N.C. please respond with comments within 90 days from "distribution date" (LISTED ABOVE).

Pursuant to Sections 17.50 through 17.60 of the Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Deputy Advisory Agency requests that you submit a report within the time limits noted below so that your recommendations may be included in the final determination.

Vincent P. Bertoni,
Director of Planning

Nicholas Hendricks
Nicholas Hendricks, Senior City Planner
Expedited Processing Section

RECOMMENDATION REPORTS DUE BY:

5/6/2020

Please forward reports to the following e-mail address:

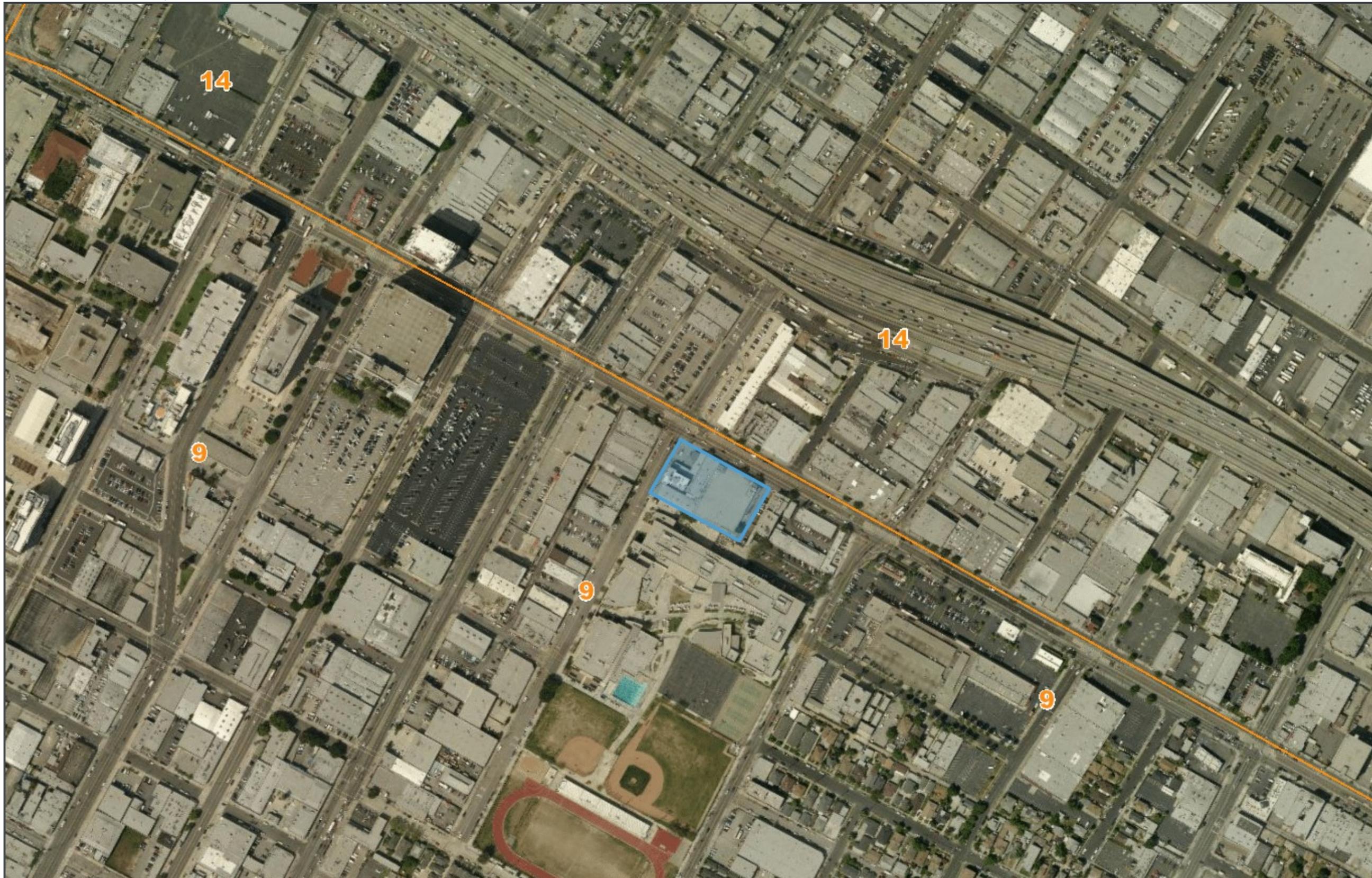
planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of the Project Site

ATTACHMENT 3



LEGEND

- City Council Districts
- City Limits

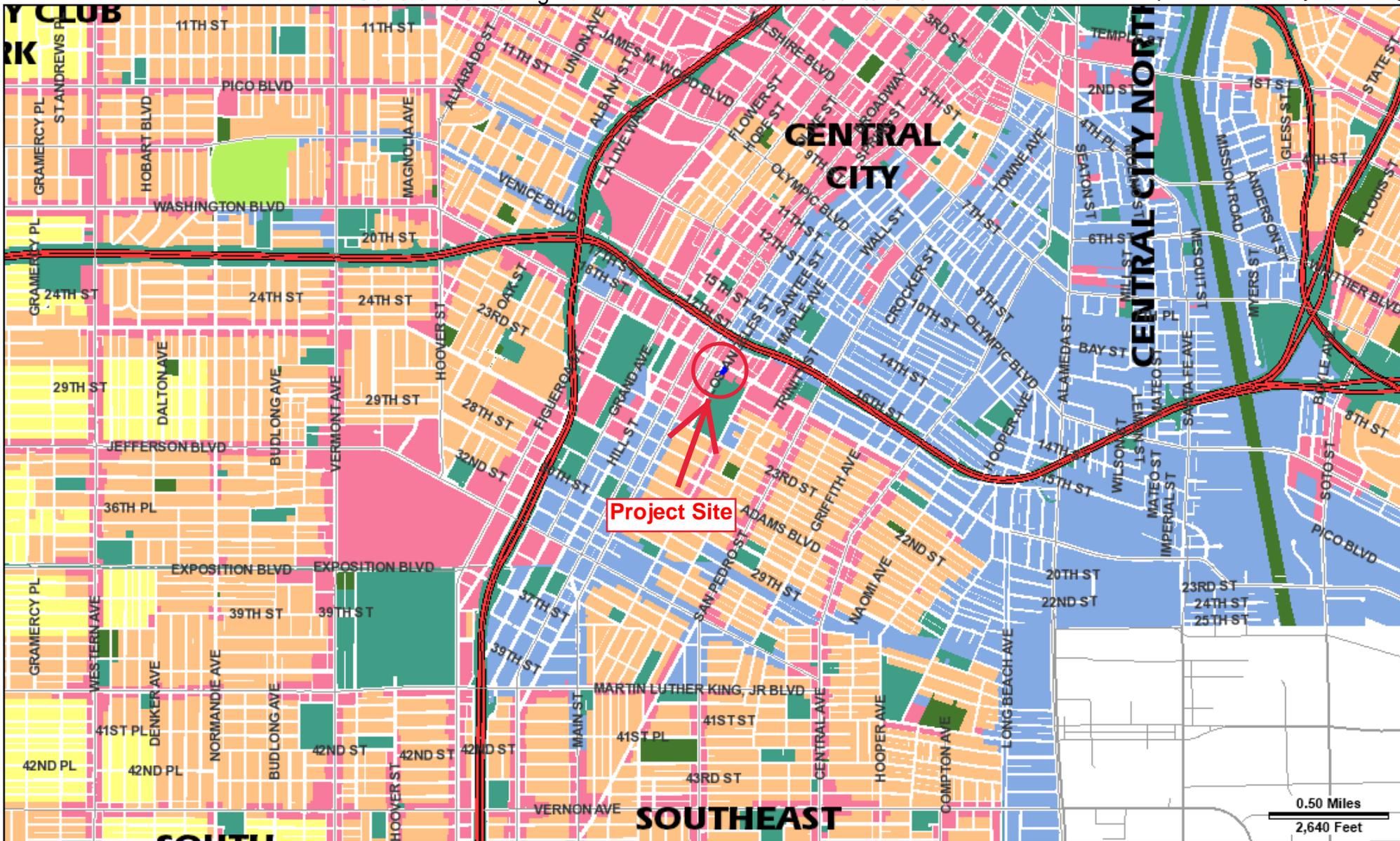
NOTES

0 0 Miles 0 0

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: 04/13/2020



Address: 200 E WASHINGTON BLVD

Tract: SUBDIVISION OF THE MARTIN TRACT
Zoning: C2-2D-O-CPIO

APN: 5127029049

Block: B

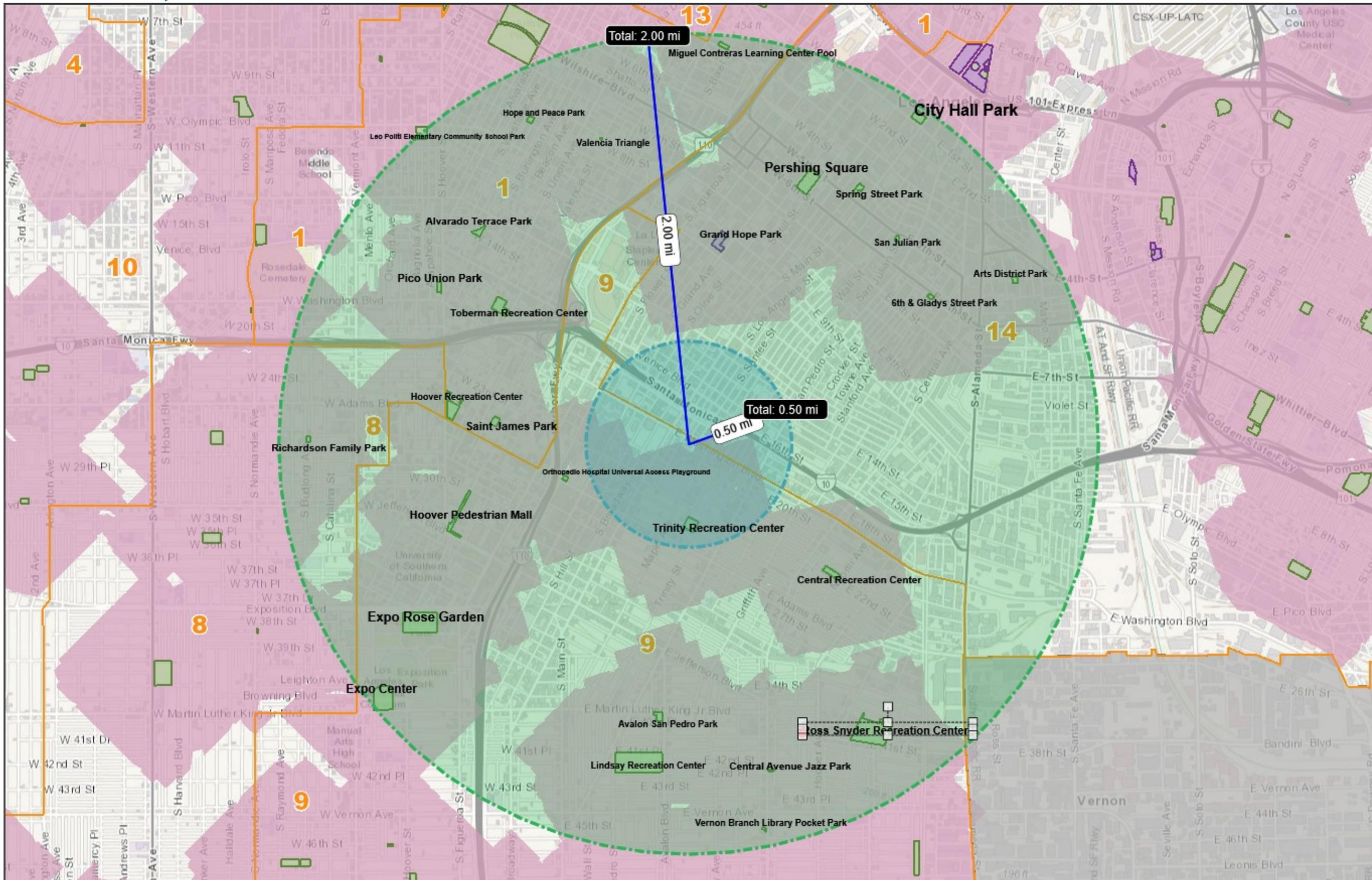
General Plan: Community Commercial

PIN #: 123A207 186

Lot: FR 1

Arb: 1





LEGEND

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

NOTES



SCALE 1: 36,112

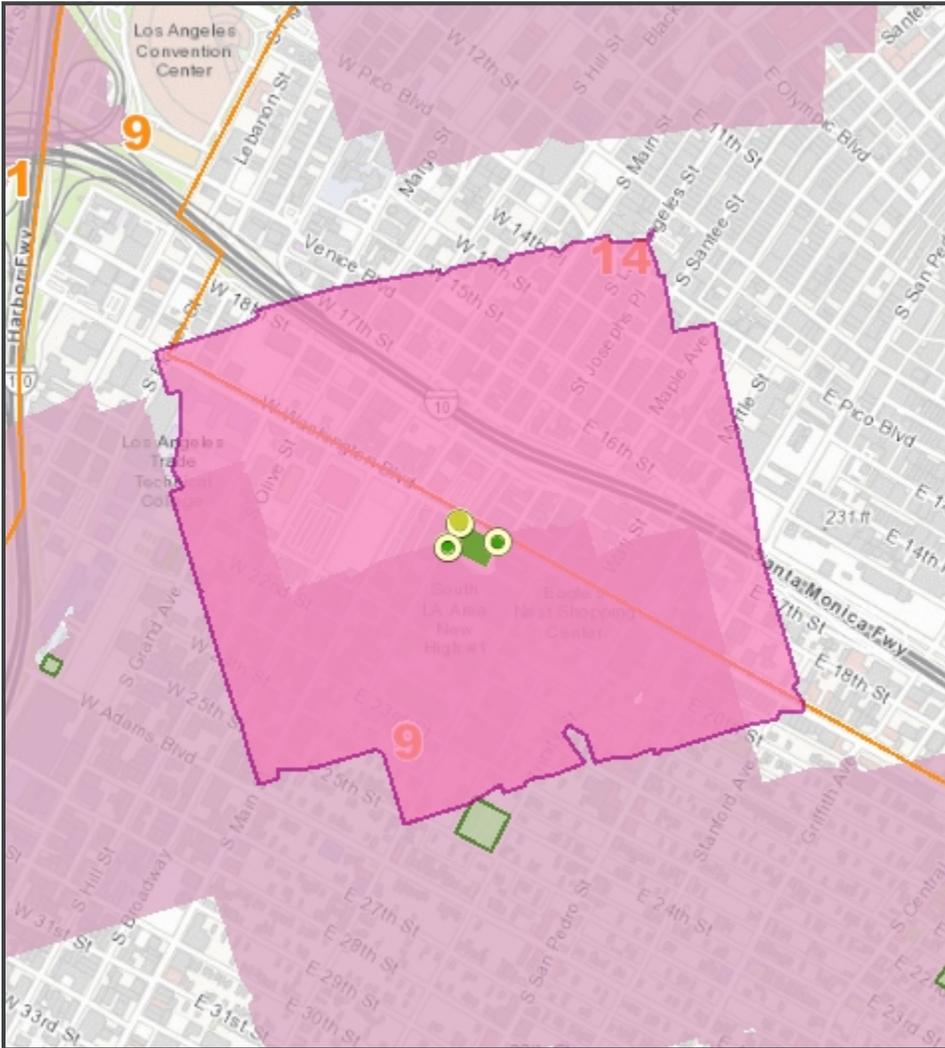
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**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

Park Analysis Report



Scenario Information

Scenario Name:
200-224 E. Washington Blvd

Description:
Mixed-use affordable apartments.

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:	3,124	632

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	784	180

Residents Served by Age

Under Age 5:	266	26
Age 5 to 9:	238	31
Age 10 to 14:	297	33
Age 15 to 17:	174	26
Age 18 to 64:	1,984	482
Age 65 and Over:	165	34

Households Served by Annual Income

Under \$25,000:	429	127
\$25,000 to \$34,999:	153	16
\$35,000 to \$49,999:	53	18
\$50,000 to \$74,999:	114	19
\$75,000 and Over:	35	0

Source: Census/ACS 2010