

# APPROVED

MAY 21 2020

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-083

DATE May 21, 2020

C.D. 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82463 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	S. Pifia-Cortez	_____
H. Fujita	_____	<i>BC</i> C. Santo Domingo	<i>DF</i> _____
V. Israel	_____	N. Williams	_____

*M. Shull*  
\_\_\_\_\_

General Manager

Approved       X            Disapproved \_\_\_\_\_      Withdrawn \_\_\_\_\_

*With Correction*

### RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-82463 (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 1123–1161 South Main Street in the South Park community of the City, consists of a mixed-use project with 363 residential units and approximately 12,247 square feet (SF) of parking and commercial space.

The proposed Project also includes approximately 45,116 SF of common open space, including two roof level decks and indoor and outdoor recreation spaces.

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 **December 12, 2018**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the proposed Project.

### ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **December 13, 2018**. On March 4, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as **Upon Receipt**. The Advisory Agency Filing Notification is attached (Attachment 2). If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

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REQUIRED LAND DEDICATION AND IN-LIEU FEE PAYMENT

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

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

Land Dedication

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

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

The maximum required land dedication for the Project’s proposed 363 units would be:

**2.62 Acres** = (363 x 2.88) x 0.00251

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

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Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of the project site, as specified below:

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

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

### In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 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 363 units would be:

**\$4,718,274.00 = \$12,998.00 x 363 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 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 Fashion District community of the City and within the Central City Community Plan Area. Currently, the Project site has commercial buildings. The proposed Project is surrounded by commercial buildings on all sides.

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

The proposed Project is located in a 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): 3,787 persons (6,208 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City Community Plan Area (2017 American Community Survey): 11,424 persons per square mile

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### Project Open Space and Recreational Areas

The proposed Project also includes approximately 45,116 SF of common open space, including two roof level decks and indoor and outdoor recreation spaces.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

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

### Public Park Access

There are no RAP-operated public parks within a half (½) mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

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 **690** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

### Nearby Public Park Projects

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

- 1st and Broadway Park is a 1.96-acre park located at 217 West 1st Street in Council District 14. The current scope of the 1st and Broadway Park Development (PRJ20781) Project is 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

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by the Bureau of Engineering (BOE). **It is unknown when the 1st and Broadway Park Development 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.

- Alpine Recreation Center Expansion (Ord and Yale Street Park (PRJ20591) is a 0.85-acre park located at 817 Yale Street in Council District 1. The current scope of the Ord and Yale Street Park Project is the construction of a children's playground with equipment and climbing wall, the construction of a fitness zone with eight pieces of equipment, construction an entry plaza/performance space with small cafe and restroom building, construction of an upper viewing terrace with public art water feature, and the construction of a fitness trail on the Native Restoration Garden slope and through the Bamboo Grove. The Ord and Yale Street Park Project is currently under construction. The development of the Ord and Yale Street Park Project is being led by BOE and is expected to be completed in August 2020. The Ord and Yale Street Park Project is fully funded at this time.
- Nevin Avenue Park is a 0.26-acre located at 1527 – 1531 East 32<sup>nd</sup> Street in Council District 9. The current scope of the Nevin Avenue Park (PRJ20833) Project is the development of a new park, including a play area, fitness equipment, shade, benches, smart irrigation, and water efficient planting. The Nevin Avenue Park (PRJ20833) Project is currently in the construction documentation stage. The current project budget is \$2.1 million. It is unknown when the Nevin Avenue Park (PRJ20833) Project will be completed. The Nevin Avenue Park (PRJ20833) Project is 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 proposed Project site is located in an existing park service radius gap. There are no RAP-operated public parks within a half-mile walking distance from the proposed Project.

There are three (3) new public parks 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 proposed Project site.

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If a new public park was provided at the proposed Project location, the park would serve Project residents and 690 currently unserved residents within a half-mile walking distance.

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

### FISCAL IMPACT

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

### STRATEGIC PLAN INITIATIVES AND GOALS

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

**Goal No. 3:** Create & Maintain World Class Parks and Facilities  
**Outcome No. 3:** Increased park maintenance, with a focus on cleanliness.  
**Result:** Collected fees will fund capital improvements at existing parks in the Project area.

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

### LIST OF ATTACHMENTS

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



# PROJECT INFORMATION

**Site Addresses:**  
**1123-1161 S. Main St.**  
**Los Angeles, CA 90015**

**OWNERSHIP:** Frontier Holdings West, LLC  
 888 S. Figueroa St. #1900  
 Los Angeles, CA 90017  
 Contact: Daniel Taban  
 T. 213.745.5191

**LANDSCAPE:** LRM Landscape Architecture | Urban Design  
 10335 Jefferson Boulevard,  
 Culver City, CA 90232  
 Contact: Charles Elliott  
 T. 310.839.660 F. 310.559.1310

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

**LAND USE CONSULTANT:** Irvine & Associates, Inc.  
 660 S. Figueroa St, Suite 1780  
 Los Angeles, CA 90017  
 Contact: Alex Irvine  
 T. 213.437.3403

## PROJECT DESCRIPTION

30 story total High Rise  
 26 stories of Residential over 3 story Parking structure over ground floor Retail

## LEGAL DESCRIPTION

Preliminary Title Report (PTR1): Prepared by Chicago Title Company, Order No.: 00099153-994-LT2-JC, dated October 17, 2018.  
 Per PTR1: The land referred to herein below is situated Los Angeles, in the County of Los Angeles, state of California, and is described as follows:  
 Lots 34 and 35 of tract no. 2289, in the City of Los Angeles, County of Los Angeles, state of California, as per map recorded in book 22, page 60 of maps, in the office of the county recorder of said county.  
 Except therefrom all oil, mineral and hydrocarbon substances in and under said land without right of surface entry, as reserved in the deed recorded May 10, 1985, as instrument no. 85-526724, official records.  
 APN: 5139-017-015 & 016

Preliminary Title Report (PTR2): Prepared by Chicago Title Company, Order No.: 00098907-994-LT2-JC, dated October 15, 2018.  
 Per PTR2: The land referred to herein below is situated Los Angeles, in the County of Los Angeles, state of California, and is described as follows:  
 Lots 36 and 37 of tract no. 2289, in the City of Los Angeles, County of Los Angeles, state of California, as per map recorded in book 22, page 60 of maps, in the office of the county recorder of said county.  
 APN: 5139-017-017 & 018

Preliminary Title Report (PTR3): Prepared by Chicago Title Company, Order No.: 00077743-994-LT2-JC, dated October 31, 2018.  
 Per PTR3: The land referred to herein below is situated Los Angeles, in the County of Los Angeles, state of California, and is described as follows:  
 Lots 38, 39, 40, and 41 of tract 2289, in the City of Los Angeles, County of Los Angeles, state of California, as per map recorded in book 22, page 60 of maps, in the office of the county recorder of said county.  
 APN: 5139-017-029

## ZONE

LOT	ZONE	GENERAL PLAN DESIGNATION
APN 5139-017-015, 016, 017, 018, 029	C2-4D-O	REGIONAL CENTER COMMERCIAL

## HEIGHT

Height District 4 Max. Height Allowed	No Limit
Proposed Building Height (30 Total Stories)	340'-0" (Top of Roof Appurtenances)

## LOT AREA

Lot Area (Gross)	48,908 sf (1.12 Acres)
Lot Area (Post Dedicated)	46,874 sf (1.07 Acres)
*Buildable Area	48,908 sf (1.12 Acres)
Lot Coverage	48,908 sf (1.12 Acres)

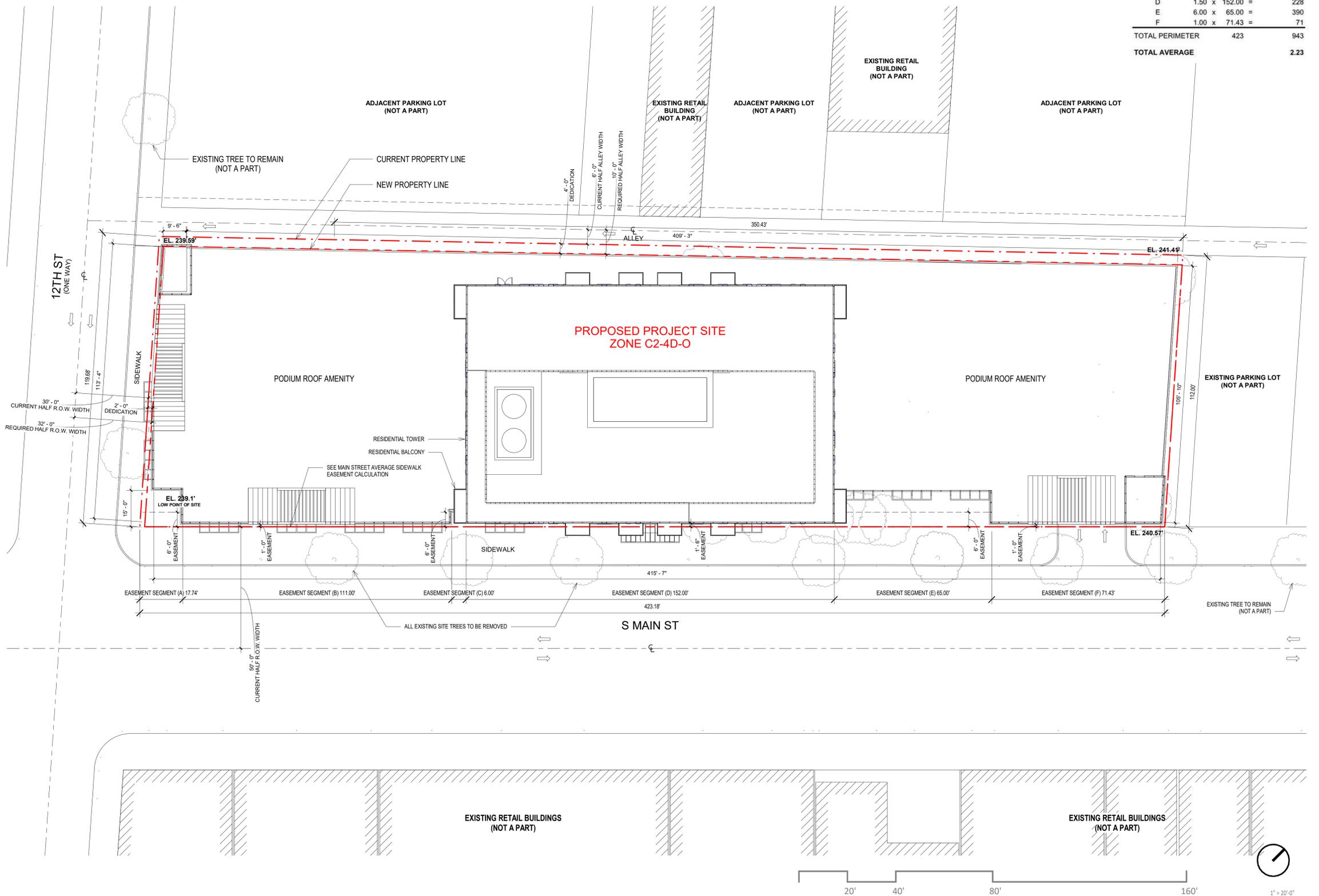
\*Per LAMC Section 12.03 C2 zone buildable area shall have the same meaning as lot area.

## FLOOR AREA

Allowable Floor Area (6:1 FAR)	293,448 sf
+ TFAR	+49,999 sf
Allowable Floor Area (7.02:1 FAR)	343,447 sf
<b>Proposed Commercial</b>	<b>12,500 sf (0.25 FAR)</b>
<b>Proposed Residential</b>	<b>330,947 sf (6.77 FAR)</b>
<b>Total Proposed Floor Area</b>	<b>343,447 sf (7.02 FAR)</b>

## GENERAL NOTES:

- REFER TO SHEETS A0.02 & A0.03 FOR ADDITIONAL PROJECT INFORMATION.
- REFER TO SHEET A1.01 FOR ADDITIONAL GROUND FLOOR INFORMATION.



MAIN ST. AVERAGE SIDEWALK EASEMENT CALCULATION (feet)		
A	6.00 x 17.74 =	106
B	1.00 x 111.00 =	111
C	6.00 x 6.00 =	36
D	1.50 x 152.00 =	228
E	6.00 x 65.00 =	390
F	1.00 x 71.43 =	71
TOTAL PERIMETER		423
TOTAL AVERAGE		2.23

# PROJECT INFORMATION (CONT)

## RESIDENTIAL UNITS

Studio	122 Units
1 Bedroom	133 Units
2 Bedroom	96 Units
3 Bedroom	12 Units
<b>Total</b>	<b>363 Units</b>

## PARKING

### REQUIRED

<b>Residential</b>		
Units with 3 or less Habitable Rooms	255 Units x 1.00 =	255 Spaces
Units with more than 3 Habitable Rooms	108 Units x 1.25 =	135 Spaces
<b>Total Residential</b>		<b>390 Spaces</b>

<b>Commercial (Retail)</b>		
Total Retail	12,500 sf x 0.001 =	13 Spaces
<b>Total Spaces</b>		<b>403 Spaces</b>
Residential Reduction* (7%)		- 27 Spaces
Commercial (Retail) Reduction* (20%)		- 3 Spaces
<b>Total Required Spaces</b>		<b>373 Spaces</b>

### PROPOSED

<b>Residential</b>		
Standard	=	17 Spaces
Compact	=	322 Spaces
Tandem	=	24 Spaces
<b>Total Residential</b>		<b>363 Spaces</b>

<b>Commercial (Retail)</b>		
Standard	=	7 Spaces
Compact	=	3 Spaces
<b>Total Commercial</b>		<b>10 Spaces</b>
<b>Total Proposed</b>		<b>373 Spaces</b>

\*Per LAMC Section 12.21.A4 New or existing automobile parking spaces required by the code for all uses may be replaced by bicycle parking.

## BICYCLE PARKING

### REQUIRED

<b>Residential</b>		
1-25 Units	2.5 (Short Term) /	25 (Long Term)
26-100 (75 Units)	5 (Short Term) /	50 (Long Term)
101-200 (100 Units)	5 (Short Term) /	50 (Long Term)
201-363 (163 Units)	4 (Short Term) /	41 (Long Term)
<b>Commercial (Retail)</b>		
	6 (Short Term) /	6 (Long Term)
<b>Total Required</b>	<b>23 (Short Term) /</b>	<b>172 (Long Term)</b>
		<b>= 195 Spaces</b>

### PROPOSED

<b>Residential</b>		
	17 (Short Term) /	166 (Long Term)
<b>Commercial (Retail)</b>		
	6 (Short Term) /	6 (Long Term)
<b>Total Proposed</b>	<b>23 (Short Term) /</b>	<b>172 (Long Term)</b>
		<b>= 195 Spaces</b>

## OPEN SPACE

REQUIRED	UNIT COUNT	OPEN SPACE
Units with 1 or less Habitable Rooms (100 sf. Required per Unit)	255 Units	25,500 sf
Units with 2 Habitable Rooms (125 sf. Required per Unit)	96 Units	12,000 sf
Units with 3 or more Habitable Rooms (175 sf. Required per Unit)	12 Units	2,100 sf
<b>Total Open Space Required</b>	<b>363 Units</b>	<b>39,600 sf</b>

### PROPOSED

Level 5 Landscape Roof Deck	29,130 sf
Roof Level Deck	6,086 sf
Total 'Outdoor' Common Open Space	35,216 sf
Total 'Indoor' Common Open Space (Max. 25% of Required Open Space = 9,900 sf)	9,900 sf
Total 'Private Open Space'	0 sf
<b>Total Proposed Open Space</b>	<b>45,116 sf</b>

<b>Total Planted Area</b> (25% of Proposed 'Outdoor' Common Open Space)	<b>8,804 sf</b>
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## TREES

<b>REQUIRED</b> (1 per 4 Units) 363 * 0.25 =	<b>91 Trees</b>
<b>PROVIDED</b>	<b>91 Trees</b>





① Level 5 (Podium Roof)  
1" = 50'-0"

**OPEN SPACE LEGEND**

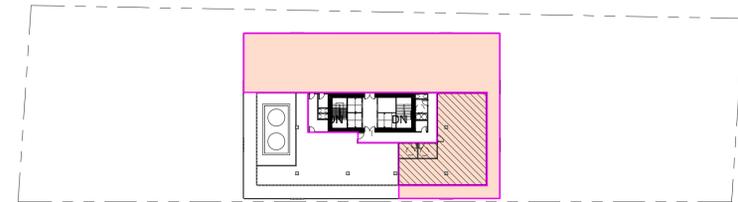
- COMMON OPEN SPACE 'OUTDOOR'
- COMMON OPEN SPACE 'INDOOR'

(REFERENCE LANDSCAPE PLANS)

**FLOOR SUMMARY**

COMMON OPEN SPACE  
'OUTDOOR' = 29,130 SF

COMMON OPEN SPACE  
'INDOOR' = 9,291 SF



② Level 30  
1" = 50'-0"

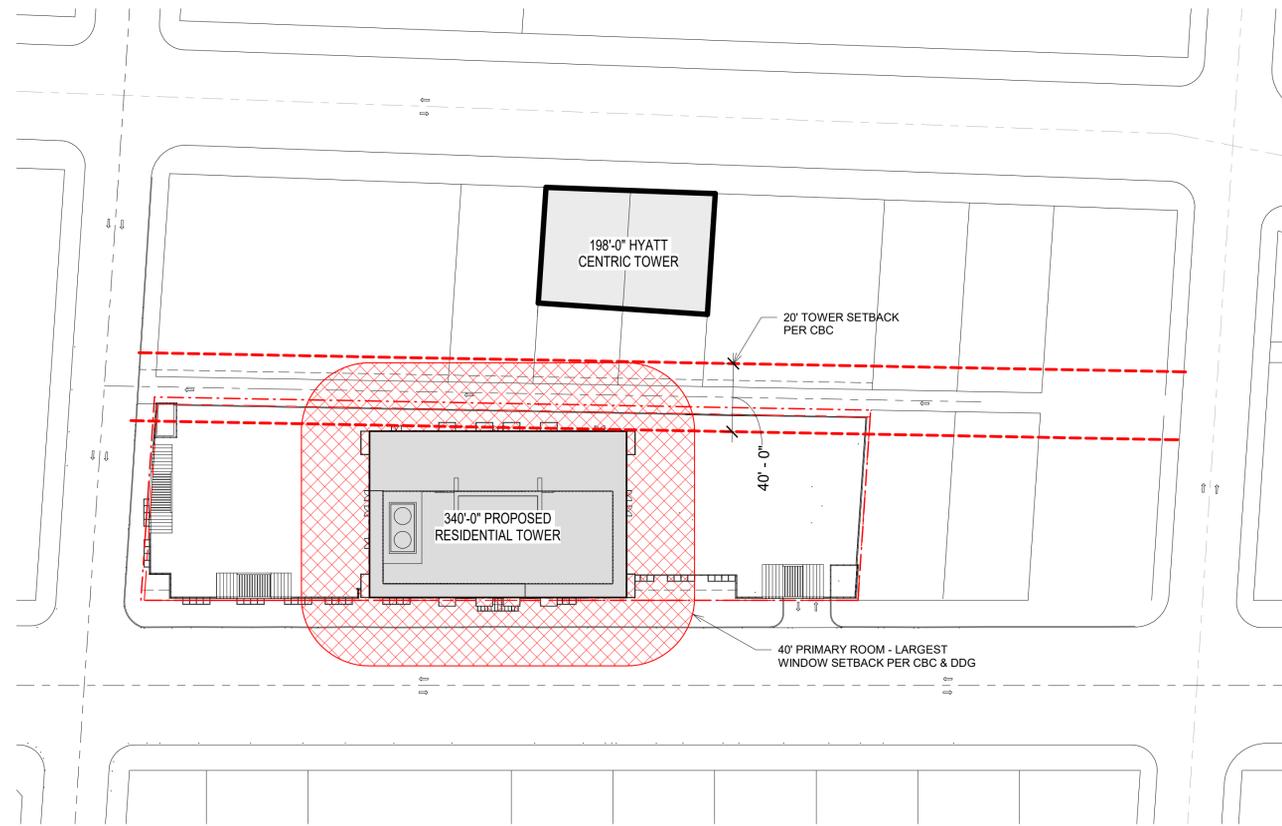
**FLOOR SUMMARY**

COMMON OPEN SPACE  
'OUTDOOR' = 6,086 SF

COMMON OPEN SPACE  
'INDOOR' = 2,129 SF



As Indicated



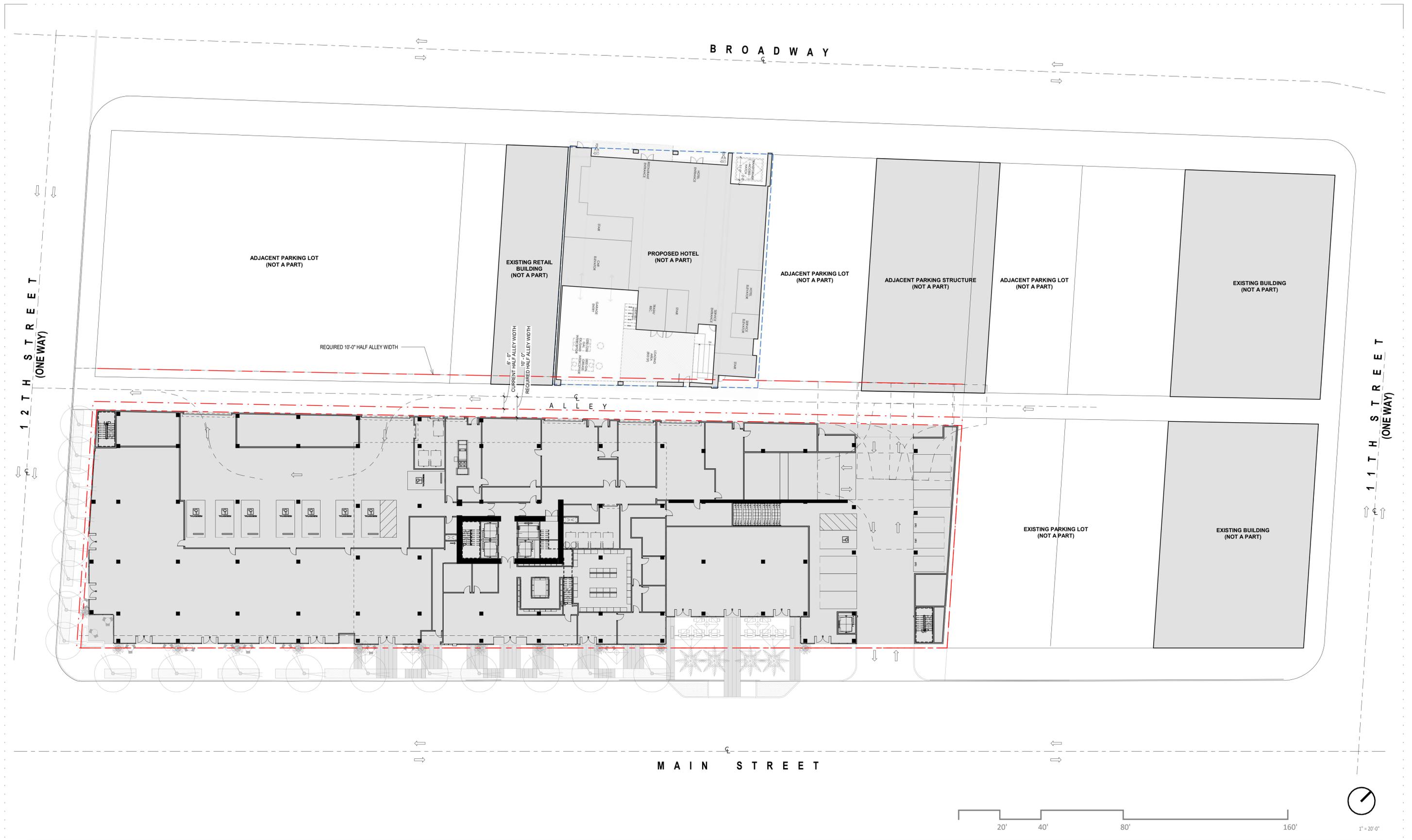
① TOWER SETBACK DIAGRAM  
1" = 50'-0"



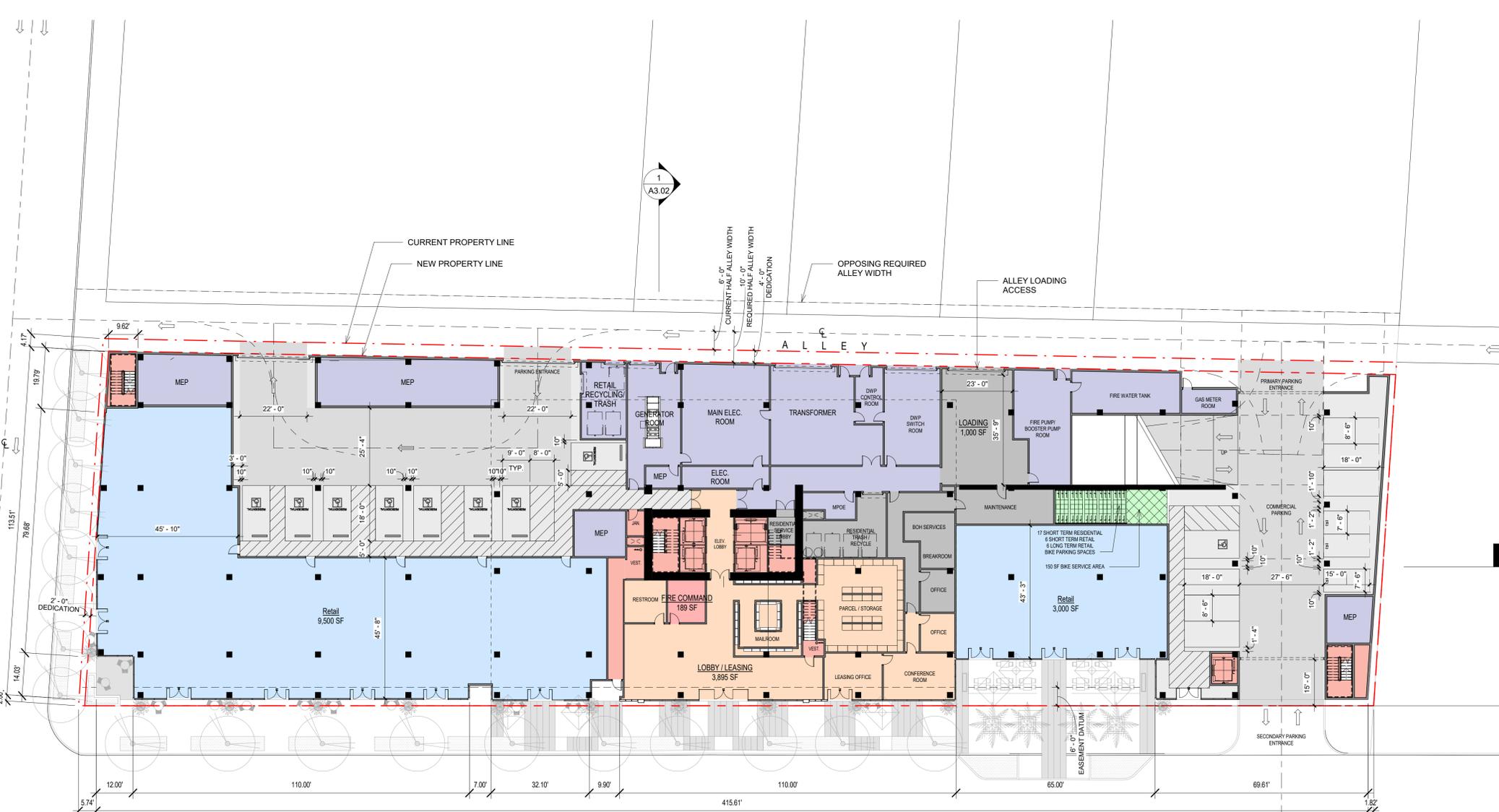
② East Elevation DDG Diagram  
1" = 20'-0"



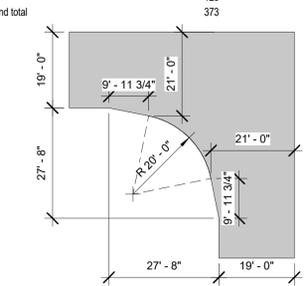
As Indicated



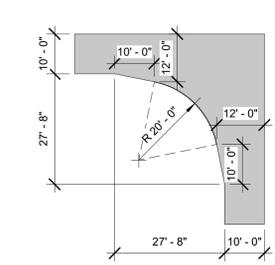
1 2 T H S T R E E T  
(ONE WAY)



Parking Schedule (By Level)			
Level	Type Comments	Count	Comments
<b>Level 1</b>			
Level 1	Compact (Commercial): 7'-6" x 15'-0"	3	Prime
Level 1	Standard (Commercial): 8'-6" x 18'-0"	6	Prime
Level 1	Standard ADA (Commercial): 9'-0" x 18'-0"	1	Prime
Level 1	Standard ADA (Residential): 9'-0" x 18'-0"	8	Prime
18			
<b>Level 2</b>			
Level 2	Compact Tandem: 8'-2" x 15'-0"	2	
Level 2	Compact Tandem: 8'-6" x 15'-0"	6	
Level 2	Compact: 7'-6" x 15'-0"	10	Prime
Level 2	Compact: 8'-2" x 15'-0"	9	Prime
Level 2	Compact: 8'-6" x 15'-0"	84	Prime
Level 2	Standard: 8'-6" x 18'-0"	3	Prime
114			
<b>Level 3</b>			
Level 3	Compact Tandem: 8'-2" x 15'-0"	2	
Level 3	Compact Tandem: 8'-6" x 15'-0"	6	
Level 3	Compact: 7'-6" x 15'-0"	7	Prime
Level 3	Compact: 8'-2" x 15'-0"	12	Prime
Level 3	Compact: 8'-6" x 15'-0"	88	Prime
Level 3	Standard: 8'-6" x 18'-0"	3	Prime
118			
<b>Level 4</b>			
Level 4	Compact Tandem: 8'-2" x 15'-0"	2	
Level 4	Compact Tandem: 8'-6" x 15'-0"	6	
Level 4	Compact: 7'-6" x 15'-0"	9	Prime
Level 4	Compact: 8'-2" x 15'-0"	14	Prime
Level 4	Compact: 8'-6" x 15'-0"	89	Prime
Level 4	Standard: 8'-6" x 18'-0"	3	Prime
123			
Grand total		373	



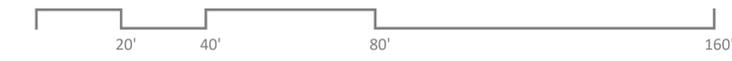
TURNING RADIUS - TWO WAY



TURNING RADIUS - ONE WAY

MAIN STREET ELEVATION LINEAR LENGTH EXCLUDING GARAGE ENTRY: 390.61' (75% OF ELEVATION) = 292.96'  
GROUND FLOOR TREATMENT LINEAR LENGTH: 374.58'

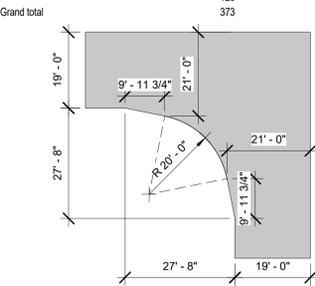
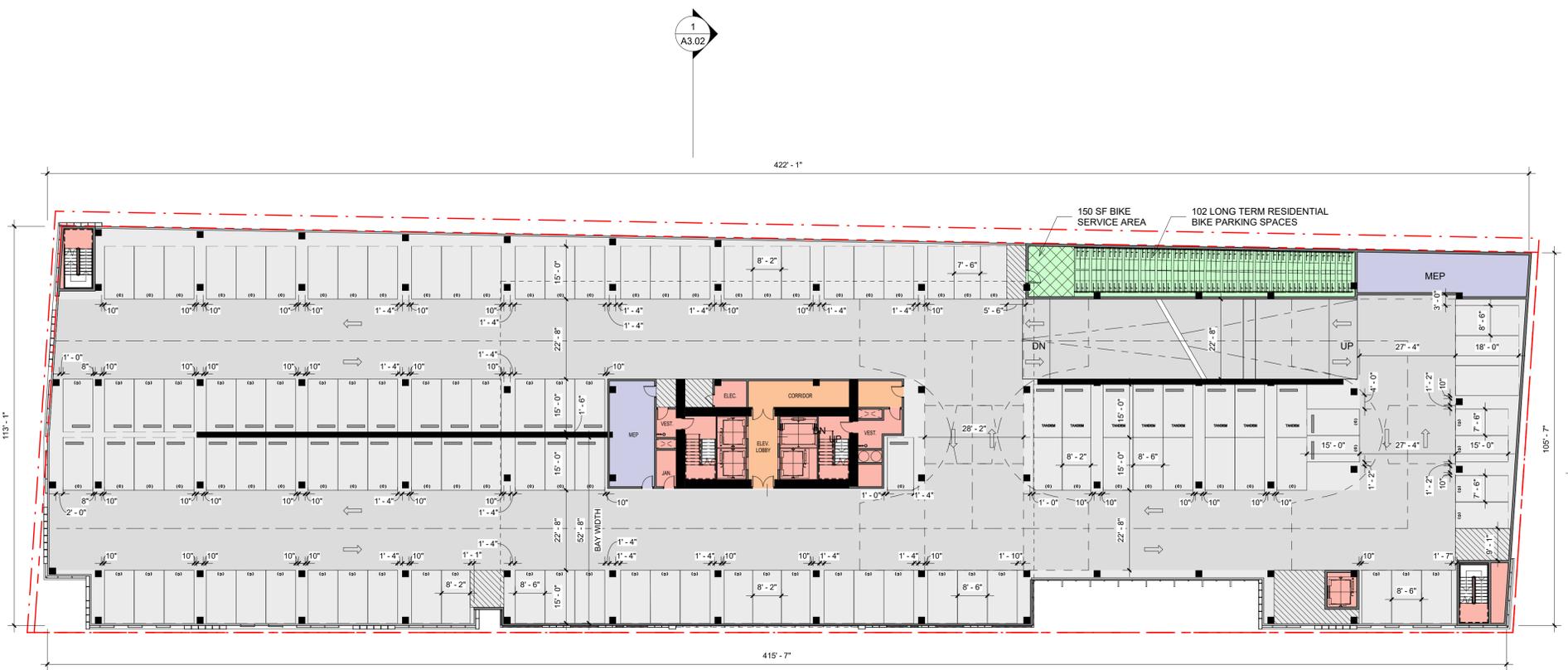
M A I N S T R E E T



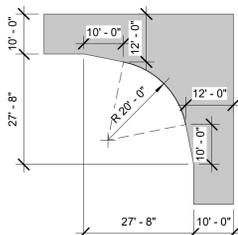
As Indicated

Parking Schedule (By Level)

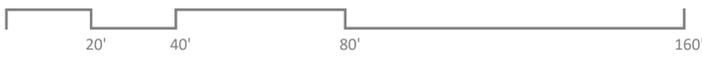
Level	Type Comments	Count	Comments
<b>Level 1</b>			
Level 1	Compact (Commercial): 7'-6" x 15'-0"	3	Prime
Level 1	Standard (Commercial): 8'-6" x 18'-0"	6	Prime
Level 1	Standard ADA (Commercial): 9'-0" x 18'-0"	1	Prime
Level 1	Standard ADA (Residential): 9'-0" x 18'-0"	8	Prime
18			
<b>Level 2</b>			
Level 2	Compact Tandem: 8'-2" x 15'-0"	2	
Level 2	Compact Tandem: 8'-6" x 15'-0"	6	
Level 2	Compact: 7'-6" x 15'-0"	10	Prime
Level 2	Compact: 8'-2" x 15'-0"	9	Prime
Level 2	Compact: 8'-6" x 15'-0"	84	Prime
Level 2	Standard: 8'-6" x 18'-0"	3	Prime
114			
<b>Level 3</b>			
Level 3	Compact Tandem: 8'-2" x 15'-0"	2	
Level 3	Compact Tandem: 8'-6" x 15'-0"	6	
Level 3	Compact: 7'-6" x 15'-0"	7	Prime
Level 3	Compact: 8'-2" x 15'-0"	12	Prime
Level 3	Compact: 8'-6" x 15'-0"	88	Prime
Level 3	Standard: 8'-6" x 18'-0"	3	Prime
118			
<b>Level 4</b>			
Level 4	Compact Tandem: 8'-2" x 15'-0"	2	
Level 4	Compact Tandem: 8'-6" x 15'-0"	6	
Level 4	Compact: 7'-6" x 15'-0"	9	Prime
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Grand total		373	



TURNING RADIUS - TWO WAY



TURNING RADIUS - ONE WAY

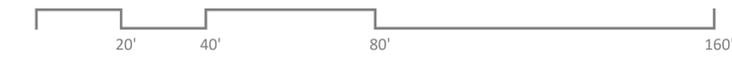
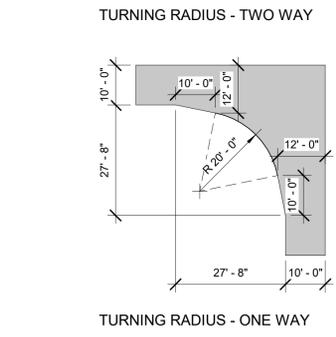
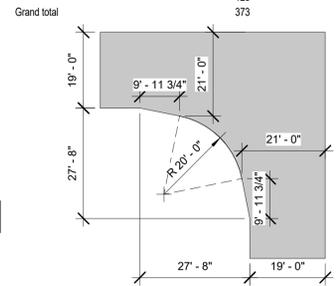
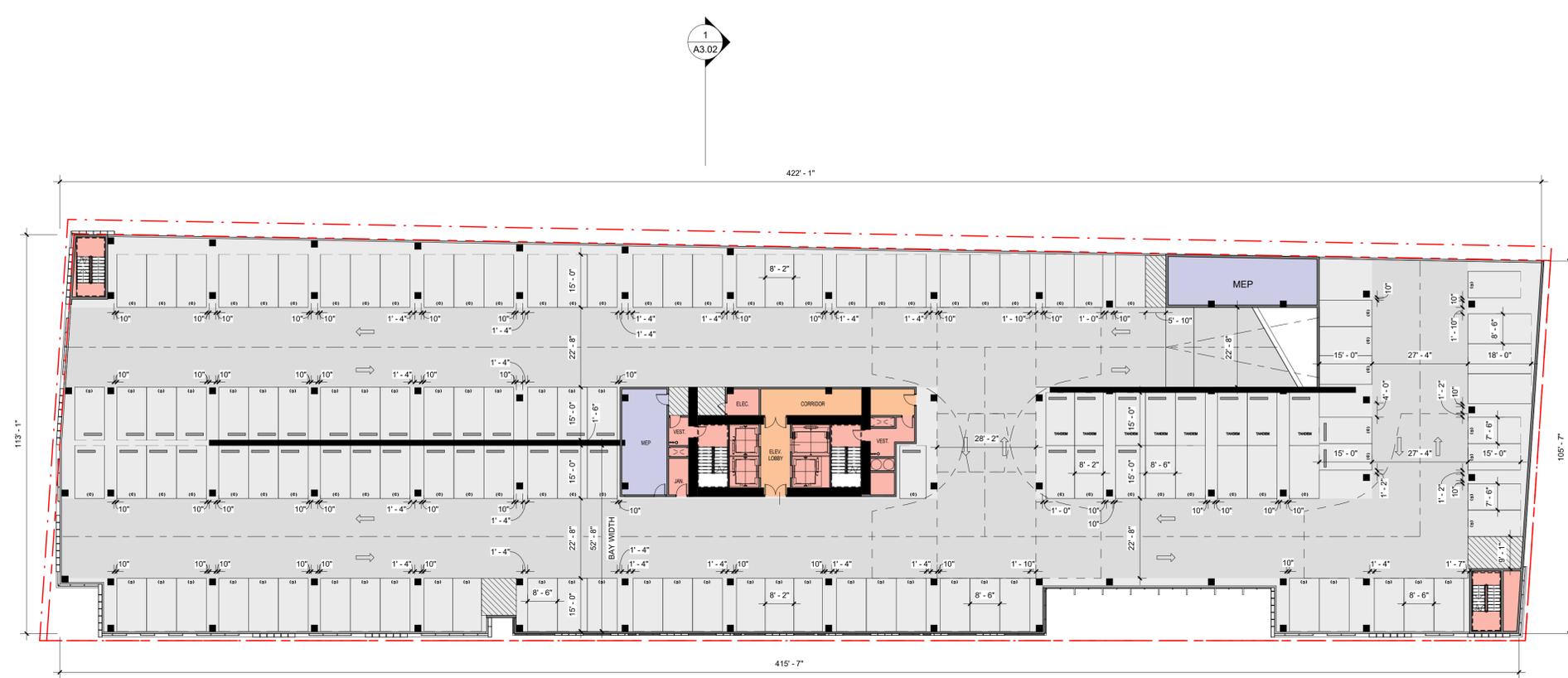


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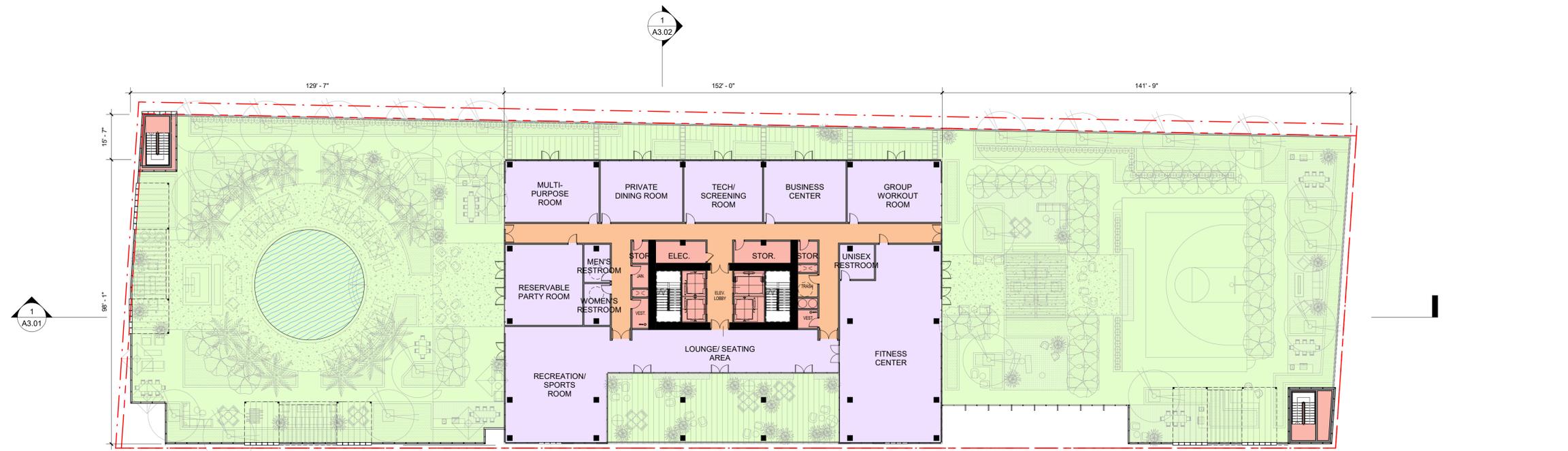


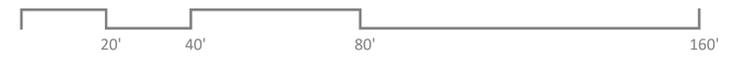
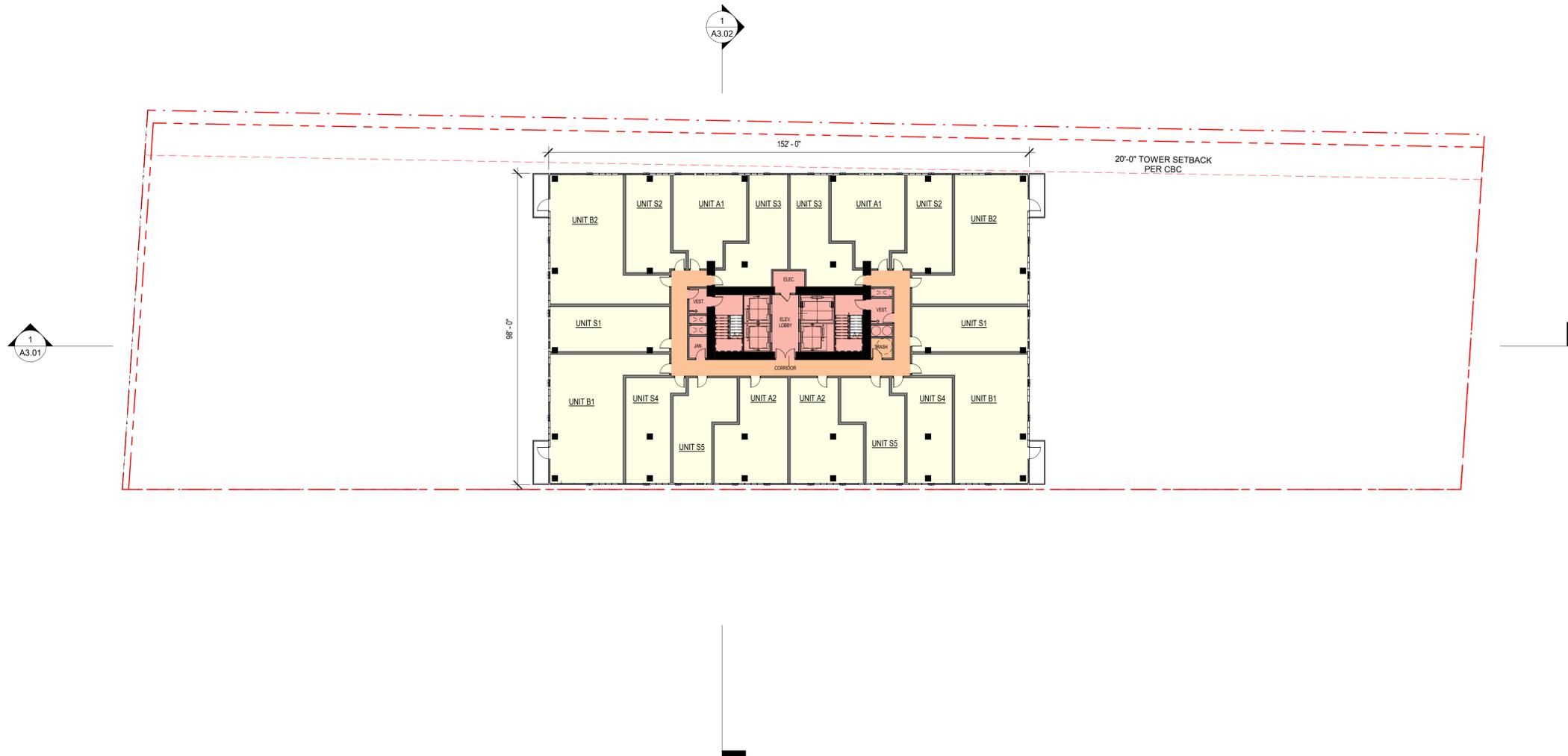
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123			
Grand total		373	

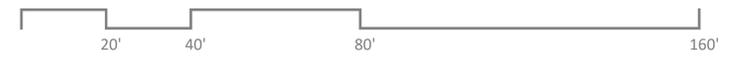
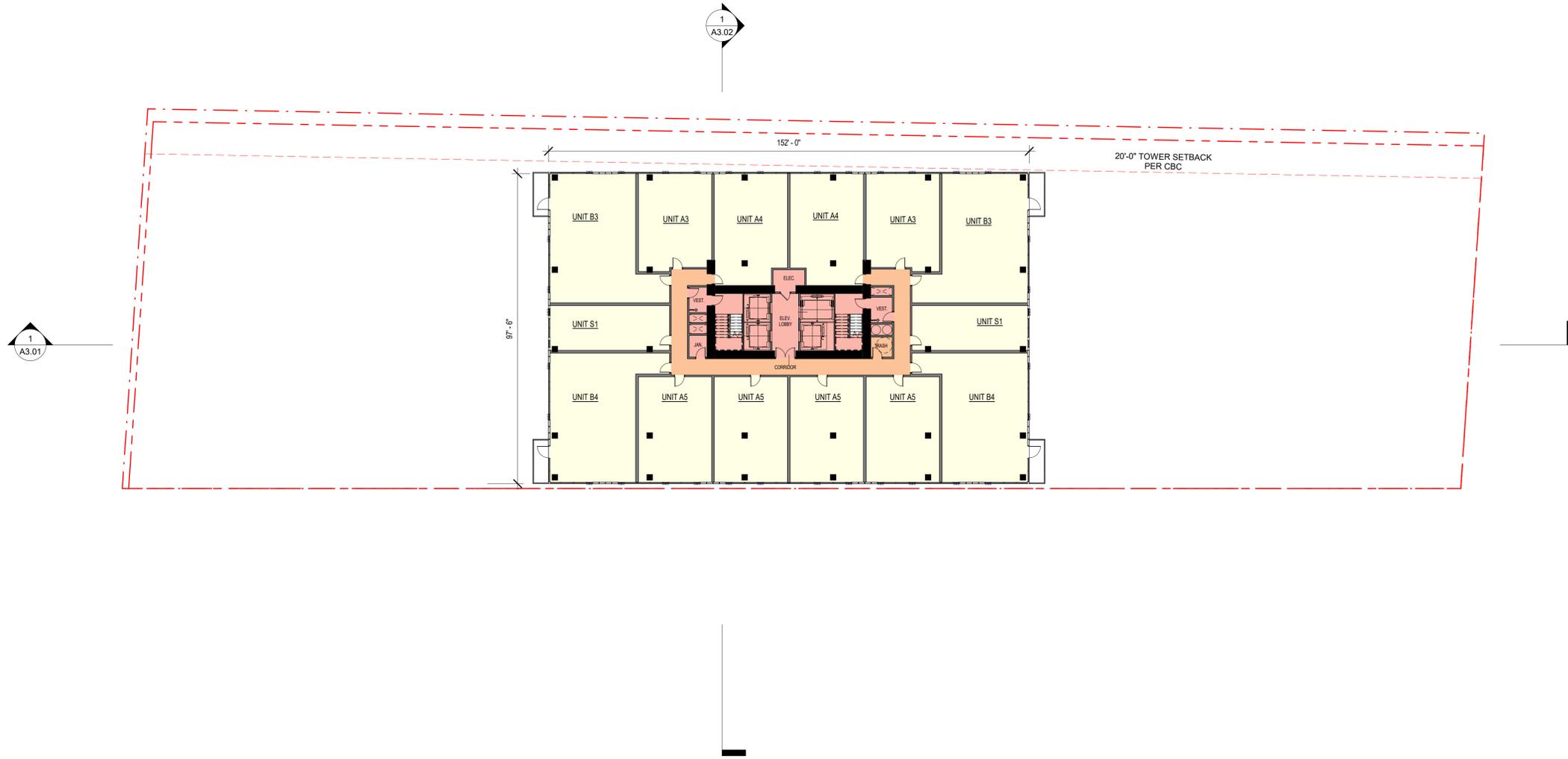


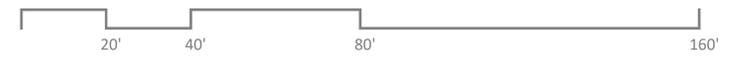
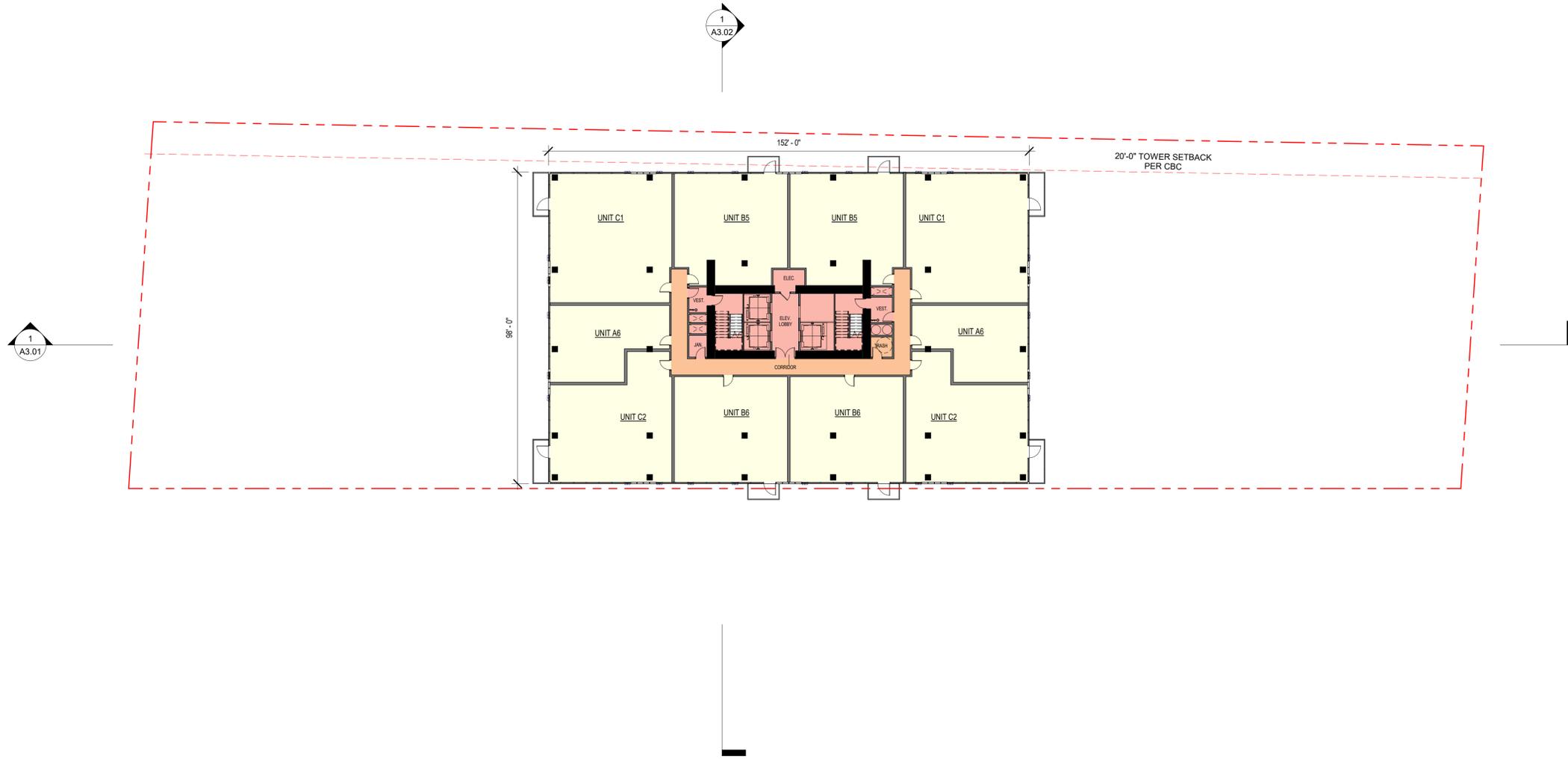
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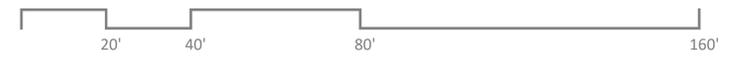
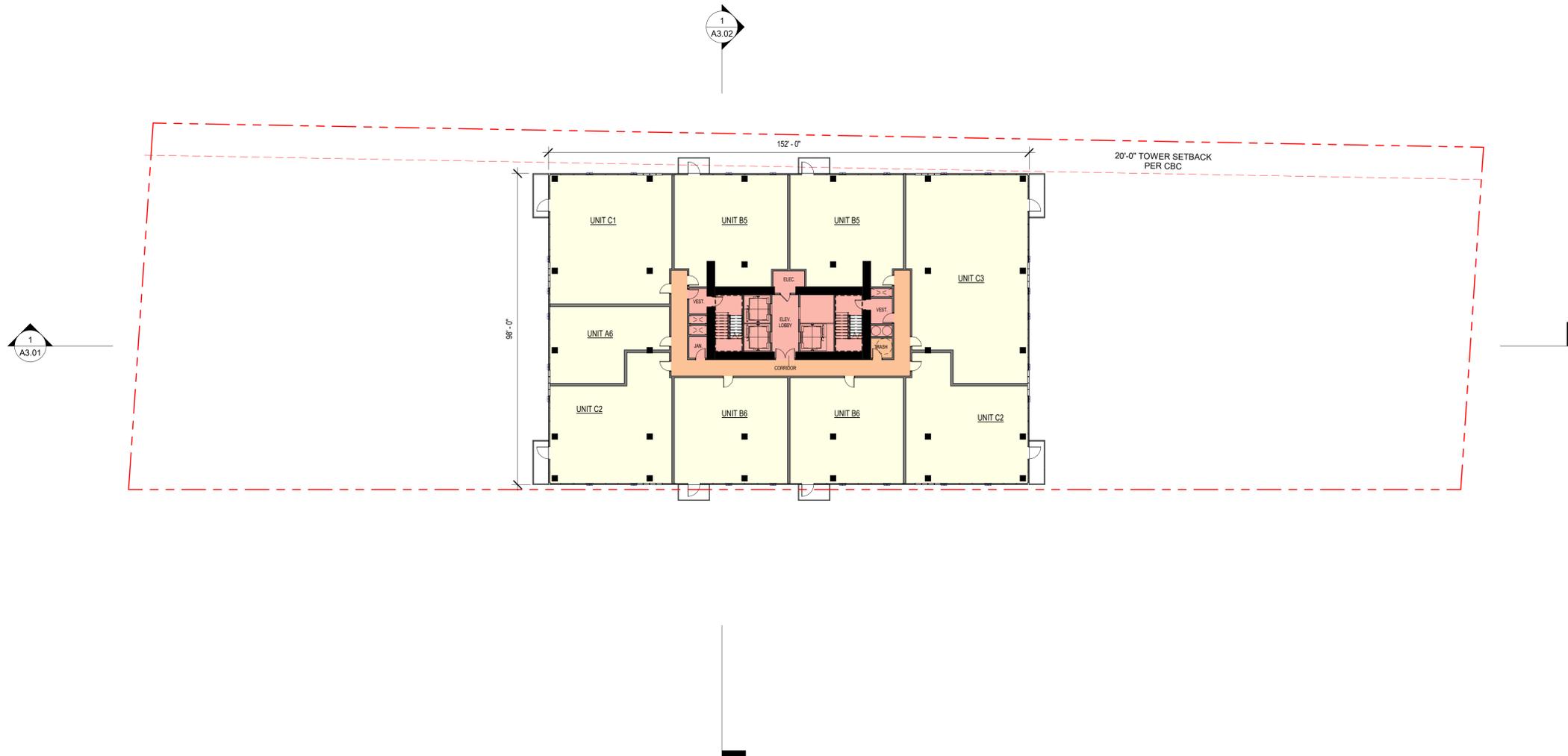




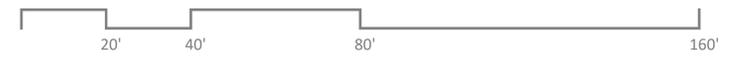
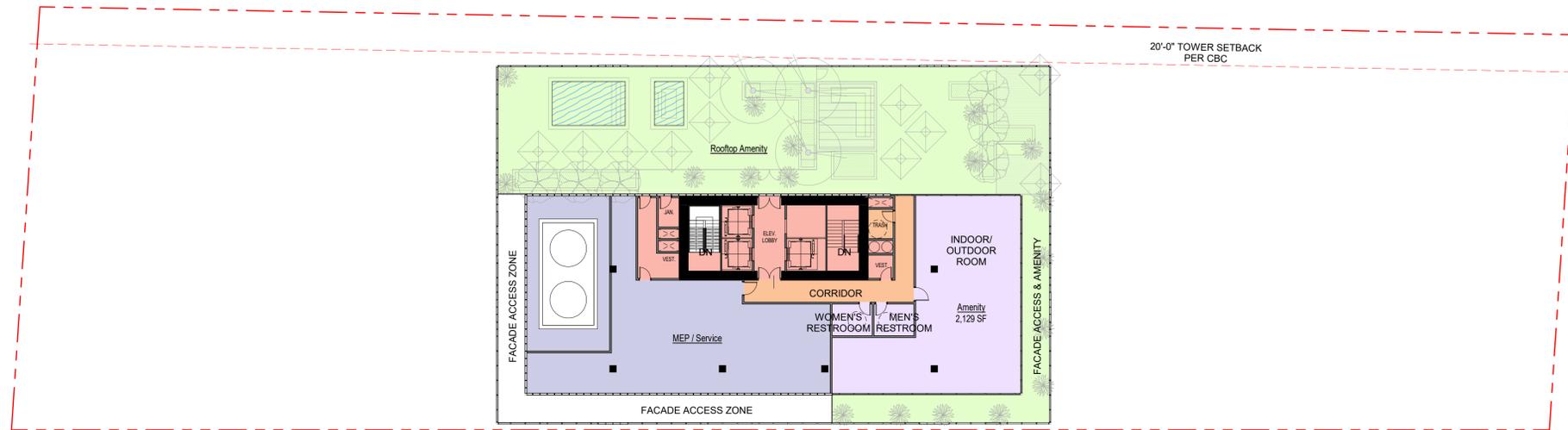
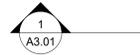
1" = 20'-0"





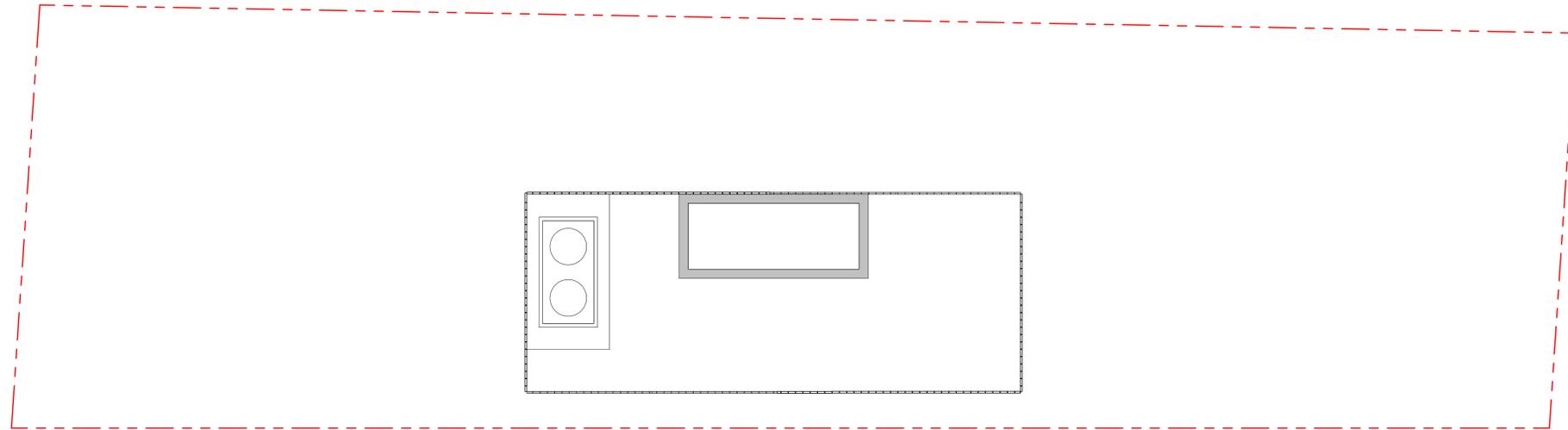


1" = 20'-0"

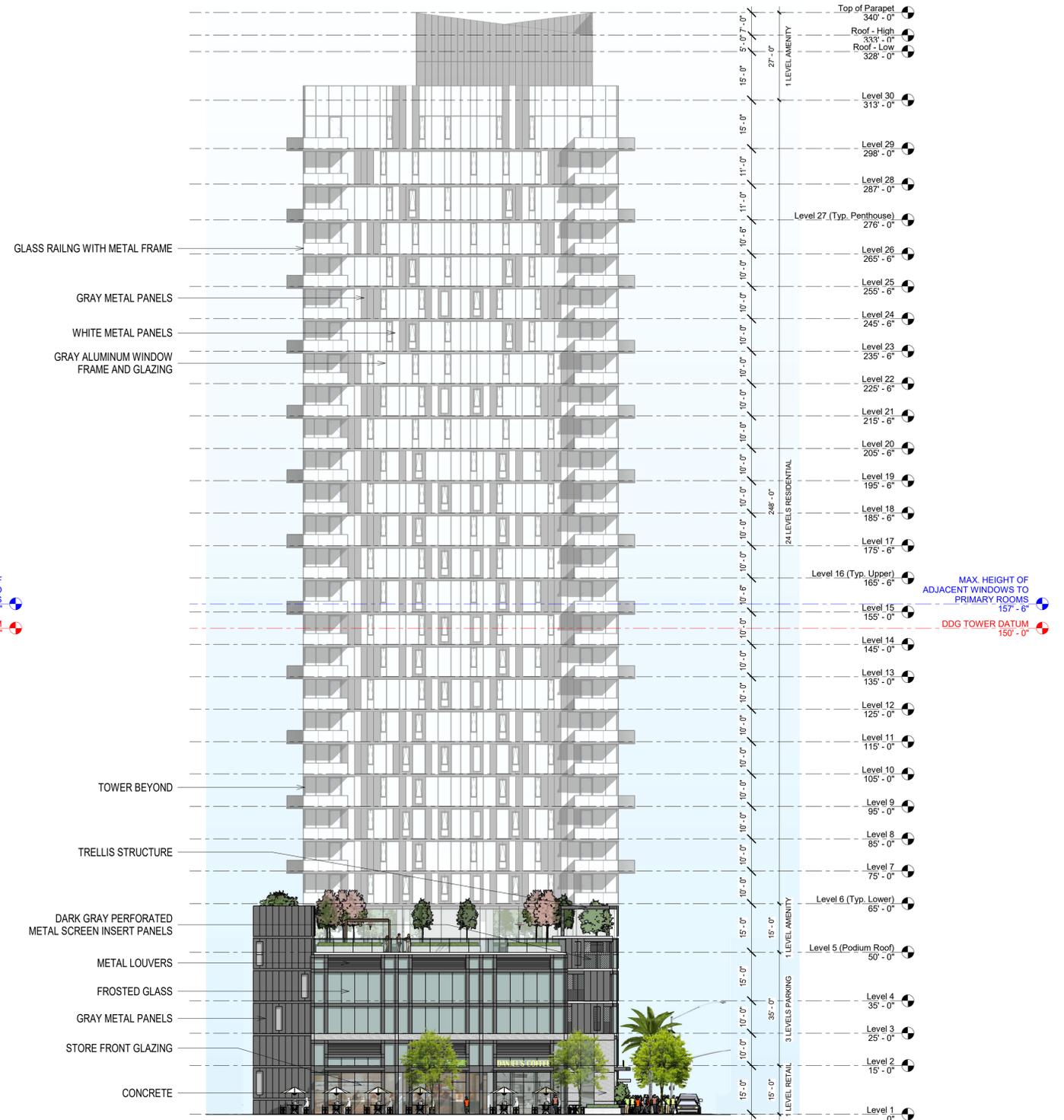
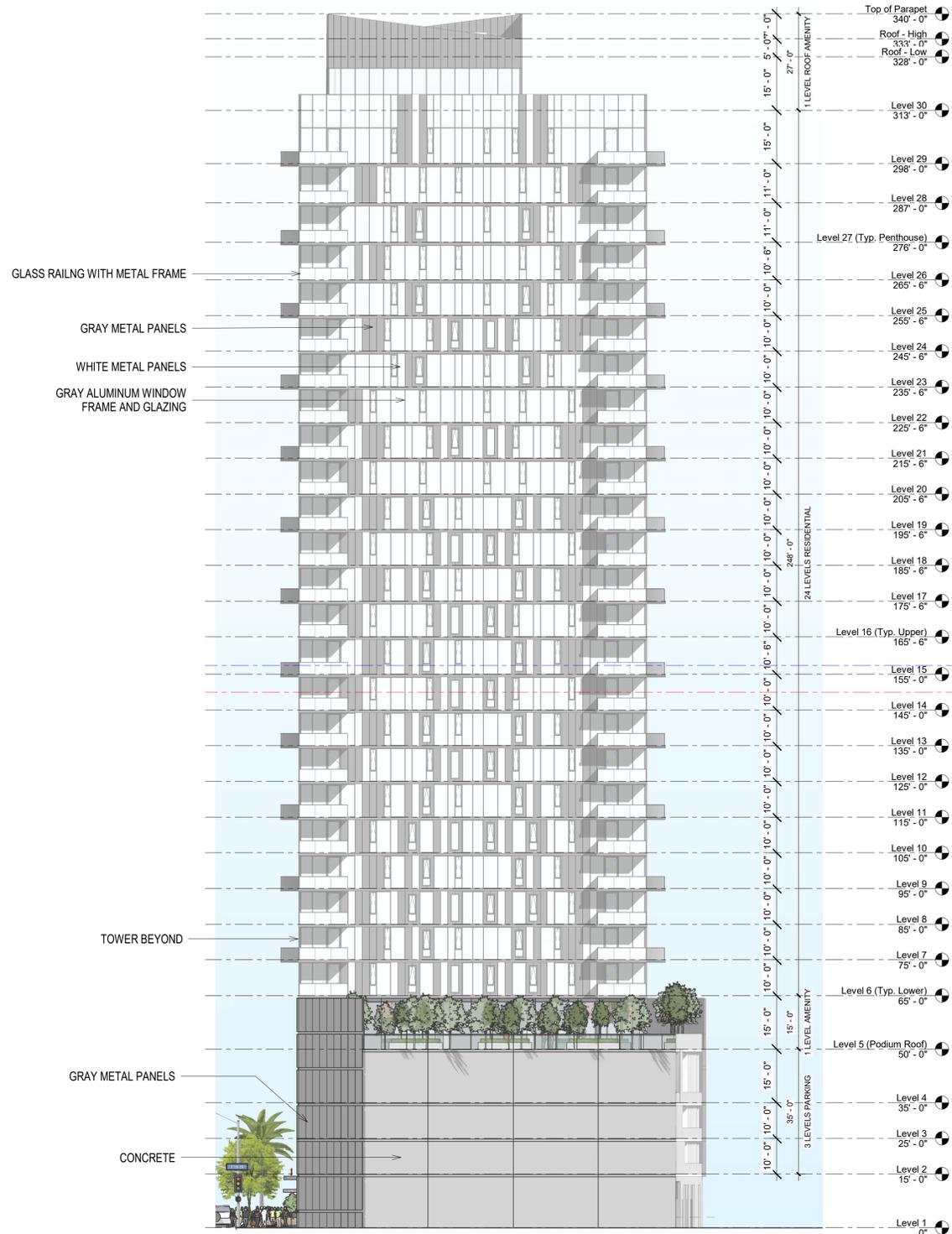


1  
A3.01

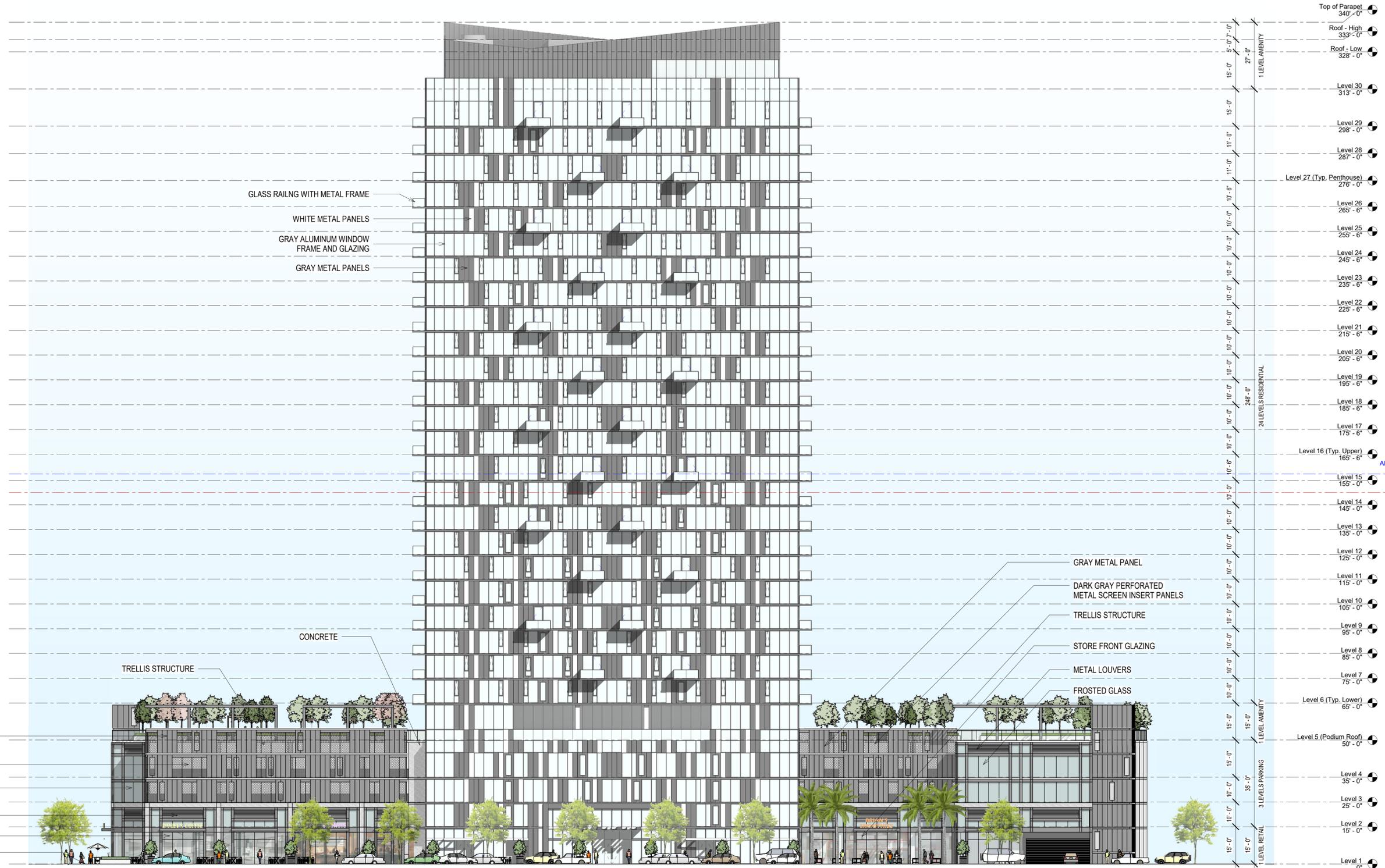
1  
A3.02



1" = 20'-0"







GLASS RAILING WITH METAL FRAME  
 WHITE METAL PANELS  
 GRAY ALUMINUM WINDOW FRAME AND GLAZING  
 GRAY METAL PANELS

TRELLIS STRUCTURE

CONCRETE

GRAY METAL PANELS  
 DARK GRAY PERFORATED METAL SCREEN INSERT PANELS  
 FROSTED GLASS  
 METAL LOUVERS  
 STORE FRONT GLAZING  
 LOW POINT OF SITE

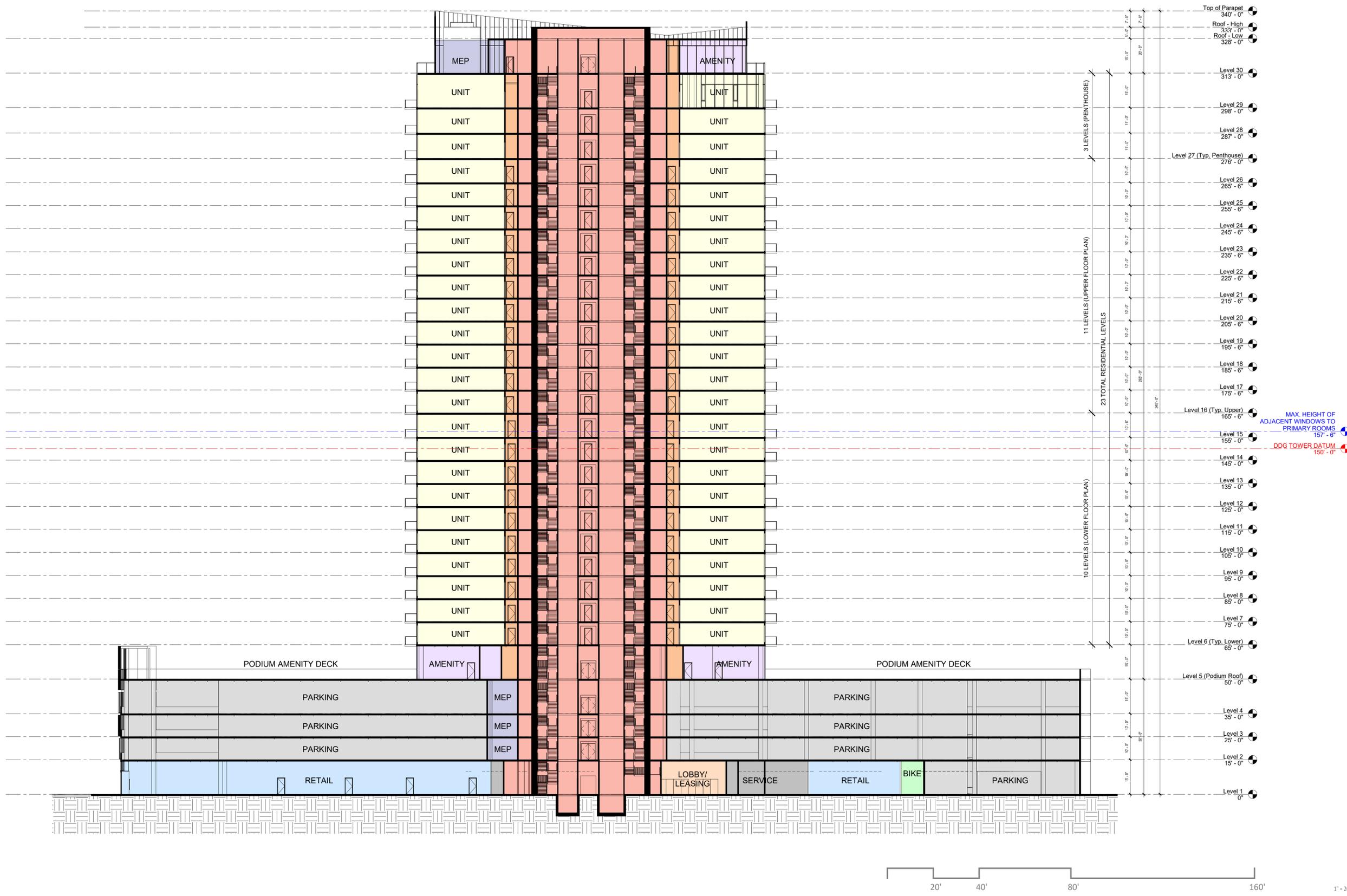
GRAY METAL PANEL  
 DARK GRAY PERFORATED METAL SCREEN INSERT PANELS  
 TRELLIS STRUCTURE  
 STORE FRONT GLAZING  
 METAL LOUVERS  
 FROSTED GLASS

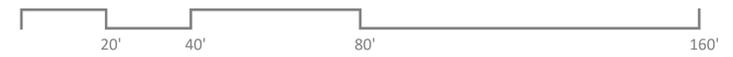
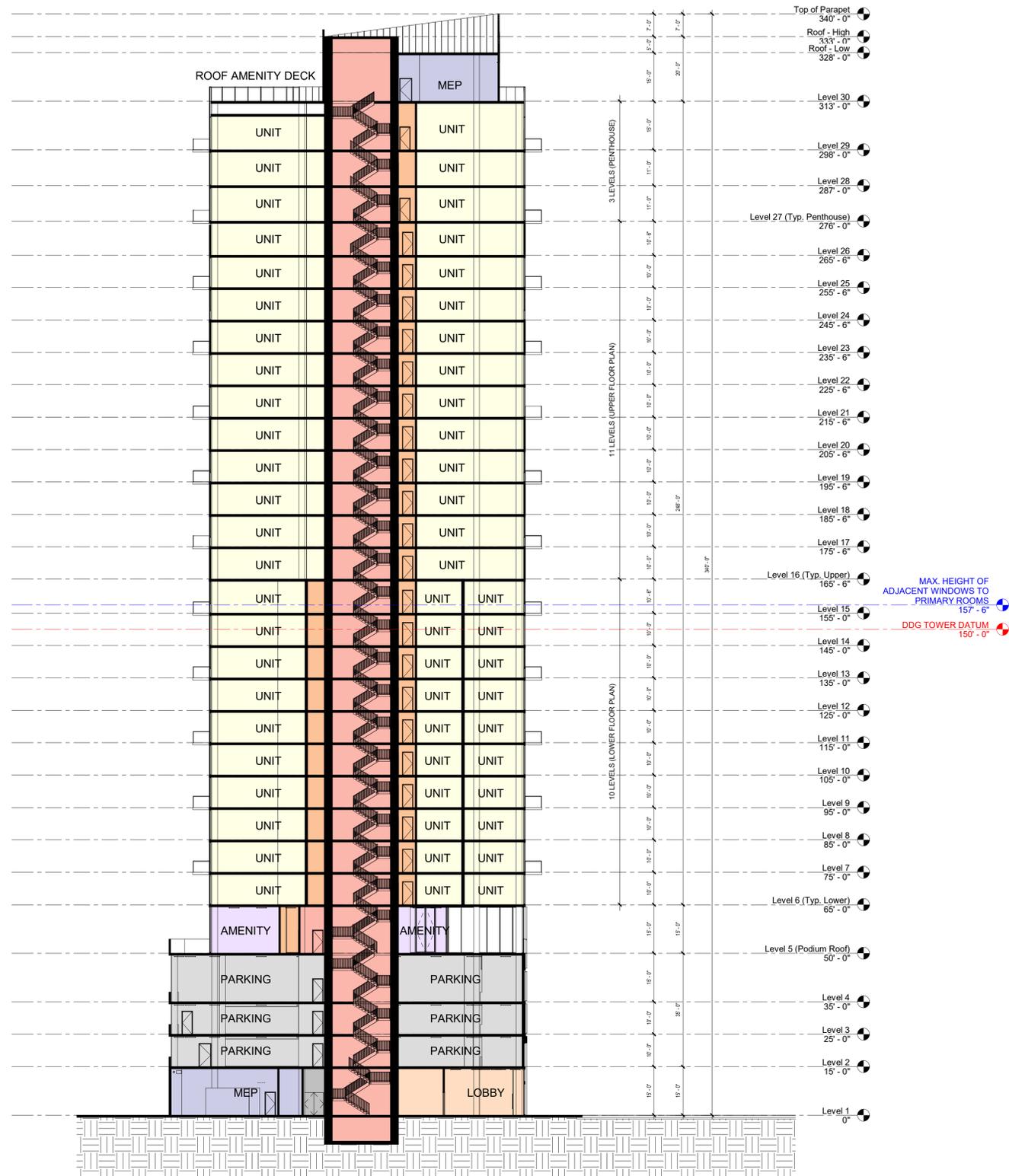
Top of Parapet 340'-0"  
 Roof - High 333'-0"  
 Roof - Low 328'-0"  
 Level 30 313'-0"  
 Level 29 298'-0"  
 Level 28 287'-0"  
 Level 27 (Typ. Penthouse) 276'-0"  
 Level 26 265'-6"  
 Level 25 255'-6"  
 Level 24 245'-6"  
 Level 23 235'-6"  
 Level 22 225'-6"  
 Level 21 215'-6"  
 Level 20 205'-6"  
 Level 19 195'-6"  
 Level 18 185'-6"  
 Level 17 175'-6"  
 Level 16 (Typ. Upper) 165'-6"  
 Level 15 155'-0"  
 Level 14 145'-0"  
 Level 13 135'-0"  
 Level 12 125'-0"  
 Level 11 115'-0"  
 Level 10 105'-0"  
 Level 9 95'-0"  
 Level 8 85'-0"  
 Level 7 75'-0"  
 Level 6 (Typ. Lower) 65'-0"  
 Level 5 (Podium Roof) 50'-0"  
 Level 4 35'-0"  
 Level 3 25'-0"  
 Level 2 15'-0"  
 Level 1 0'

MAX. HEIGHT OF ADJACENT WINDOWS TO PRIMARY ROOMS 157'-6"  
 DDG TOWER DATUM 150'-0"

20' 40' 80' 160'

1" = 20'-0"





1" = 20'-0"







Untitled Map  
Write a description for your map.

Legend









Untitled Map

View a description for your map.

Legend



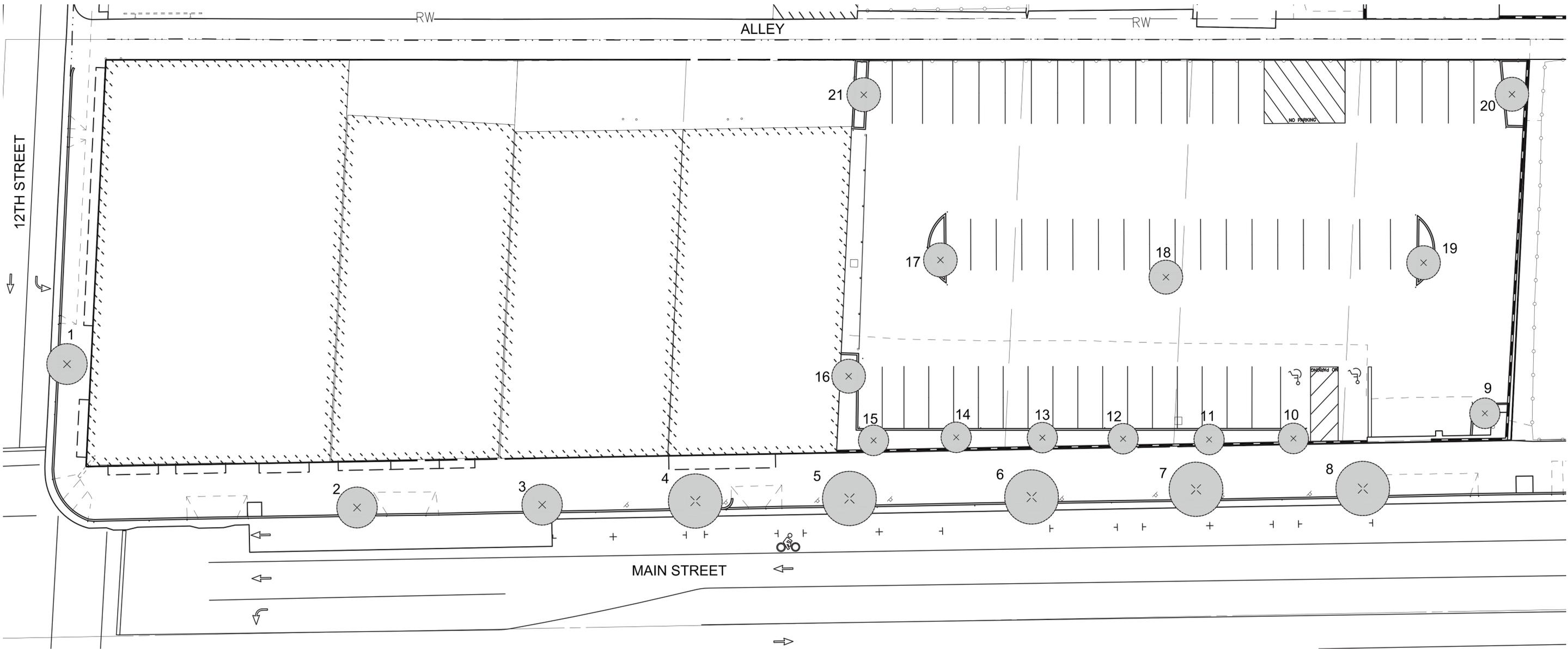
**LANDSCAPE CALCULATIONS**

TOTAL OPEN SPACE REQUIRED	39,600 SF
TOTAL PROPOSED OPEN SPACE	45,116 SF
TOTAL 'OUTDOOR' COMMON OPEN SPACE	35,216 SF
PLANTED AREA REQUIRED (25% OF PROPOSED 'OUTDOOR' COMMON OPEN SPACE)	8,804 SF (25%)
PLANTED AREA PROVIDED	8,804 SF (25%)

QUANTITY OF UNITS IN DEVELOPMENT	363
QUANTITY OF TREES REQUIRED (1 TREE/ 4 UNITS)	91
QUANTITY OF TREES PROVIDED	91
CANOPY TREE	24
SPECIMEN TREE	55
PALM TREE	12

NOTE:  
SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30-INCHES IN DEPTH, AND LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN DEPTH.

SCALE: 1/16" = 1'-0"



**SUMMARY**

PROTECTED TREES - 0  
 TOTAL NO. OF ONSITE TREES - 13  
 TOTAL NO. OF OFFSITE TREES (STREET TREES) - 8  
 TOTAL TREES (BOTH ON SITE AND OFFSITE) - 21

**TREE DISPOSITION LEGEND**

SYMBOL	DESCRIPTION	QUANTITY
	EXISTING TREE TO BE REMOVED	21

**TREE INVENTORY AND DISPOSITION SCHEDULE**

TREE#	SPECIES NAME	COMMON NAME	DBH (IN)	STD /MULTI	OTHER NOTES	PROTECTED(Y/N)	REMOVE(Y/N)
1	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	6	STD	MIS-SHAPED	N	Y
2	PINUS CANARIENSIS	CANARY ISLAND PINE	14	STD		N	Y
3	PODOCARPUS MACROPHYLLUS	YEW PINE	6	STD		N	Y
4	PINUS CANARIENSIS	CANARY ISLAND PINE	14	STD		N	Y
5	PINUS CANARIENSIS	CANARY ISLAND PINE	14	STD	STUMP	N	Y
6	PINUS CANARIENSIS	CANARY ISLAND PINE	14	STD		N	Y
7	PINUS CANARIENSIS	CANARY ISLAND PINE	14	STD		N	Y
8	PINUS CANARIENSIS	CANARY ISLAND PINE	14	STD		N	Y
9	TRISTANIA CONFERTA	BRISBANE BOX	2	STD		N	Y
10	TRISTANIA CONFERTA	BRISBANE BOX	2	STD		N	Y
11	TRISTANIA CONFERTA	BRISBANE BOX	2	STD		N	Y
12	TRISTANIA CONFERTA	BRISBANE BOX	2	STD		N	Y
13	TRISTANIA CONFERTA	BRISBANE BOX	2	STD		N	Y
14	TRISTANIA CONFERTA	BRISBANE BOX	2	STD		N	Y
15	TRISTANIA CONFERTA	BRISBANE BOX	2	STD		N	Y
16	PLATANUS ACERIFOLIA	LONDON PLANE	2	STD		N	Y
17	PLATANUS ACERIFOLIA	LONDON PLANE	2	STD		N	Y
18	PLATANUS ACERIFOLIA	LONDON PLANE	2	STD		N	Y
19	PLATANUS ACERIFOLIA	LONDON PLANE	2	STD		N	Y
20	PLATANUS ACERIFOLIA	LONDON PLANE	2	STD		N	Y
21	PLATANUS ACERIFOLIA	LONDON PLANE	2	STD		N	Y

SCALE: 1/16" = 1'-0"



**LEGEND**

- ① PROPOSED STREET TREE
- ② BIKE RACK
- ③ ENCLOSED RETAIL PATIO
- ④ OUTDOOR TABLE AND CHAIRS
- ⑤ UMBRELLA/TENT
- ⑥ ENHANCED PAVING
- ⑦ BENCH
- ⑧ SHADE TREE
- ⑨ DATE PALM
- ⑩ ORNAMENTAL TREE
- ⑪ CABANAS
- ⑫ POOL
- ⑬ SPA
- ⑭ CHAISE LOUNGE SEATING
- ⑮ POOL ENCLOSURE
- ⑯ DOUBLE-SIDED FIREPLACE WITH LOUNGE SEATING
- ⑰ LOUNGE FURNITURE WITH FIRE PIT
- ⑱ FOOSBALL TABLE
- ⑲ DECORATIVE GRAVEL
- ⑳ VINE TRELLIS
- ㉑ THEME WALL
- ㉒ BASKETBALL COURT
- ㉓ SHADE STRUCTURE WITH DOUBLE-SIDED FIREPLACE
- ㉔ MULTI-PURPOSE LAWN
- ㉕ RAISED PLANTER
- ㉖ RAISED PLANTER WITH BUILT-IN BANQUETTE
- ㉗ HEDGE
- ㉘ DOG PARK
- ㉙ BBQ COUNTER
- ㉚ FAMILY TABLE AND CHAIRS
- ㉛ OVERHEAD STRUCTURE
- ㉜ DAY BEDS
- ㉝ BBQ AND BAR COUNTER WITH SHADE STRUCTURE
- ㉞ STADIUM SEATING

SCALE: 1/16" = 1'-0"



**LEGEND**

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SCALE: 1/16" = 1'-0"



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- ㉞ STADIUM SEATING

SCALE: 1/16" = 1'-0"



PROPOSED CURB BUMPOUT

LOCATION OF  
11TH & MAIN PASEO



SCALE: 1/16" = 1'-0"

**GROUNDCOVER**



ACORUS GRAMINEUS 'OGON'  
golden variegated sweet flag  
1 GAL @ 12" O.C.



DYMONDIA MARGARETAE  
silver carpet  
SODDED FROM FLATS



FESTUCA GLAUCA 'ELIJAH  
BLUE'  
blue fescue  
1 GAL @ 12" O.C.



FESTUCA RUBRA  
creeping red fescue  
FROM SOD



LAWN  
FROM SOD



MYOPORUM PARVIFOLIUM  
'PUTAH CREEK'  
creeping myoporum  
4" POTS @ 8" O.C.



SEDUM ALBUM  
white stonecrop  
4" POTS @ 8" O.C.



SENECIO MANDRALISCAE  
blue chalk sticks  
1 GAL @ 12" O.C.



SENECIO SERPENS  
blue chalk sticks  
1 GAL @ 12" O.C.



SENECIO VITALIS  
narrow leaf chalk sticks  
1 GAL @ 12" O.C.



TRADESCANTIA PALLIDA  
purple heart  
1 GAL @ 8" O.C.



TRADESCANTIA SPATHACEA  
moses in the cradle  
1 GAL @ 8" O.C.



HELICTOTRICHON  
SEMPERVIRENS  
blue oat grass  
1 GAL @ 12" O.C.



LEYMUS CONDENSATUS  
'CANYON PRINCE'  
canyon prince wild rye  
1 GAL @ 12" O.C.



NASSELLA TENUISSIMA  
mexican feather grass  
1 GAL @ 12" O.C.



PENNISETUM 'FAIRY TAILS'  
evergreen fountain grass  
1 GAL @ 12" O.C.



PENNISETUM SETACEUM  
'RUBRUM'  
purple fountain grass  
1 GAL @ 12" O.C.



PENNISETUM SPATHIOLATUM  
slender veldt grass  
1 GAL @ 12" O.C.

**GRASSES**

**HEDGES**



BUXUS JAPONICA  
japanese boxwood  
15 GAL @ 24" O.C.



FEIJOA SELLOWIANA  
pineapple guava  
15 GAL @ 24" O.C.



FICUS MICROCARPA NITIDA  
'GREEN GEM'  
green gem fig  
15 GAL @ 24" O.C.



LIGUSTRUM TEXANUM  
waxleaf privet  
15 GAL @ 24" O.C.



PITTOSPORUM CRASSIFOLIUM  
'COMPACTUM'  
karo  
15 GAL @ 24" O.C.



PITTOSPORUM TENUIFOLIUM  
'SILVER SHEEN'  
silver sheen kohuhu  
15 GAL @ 24" O.C.



PODOCARPUS GRACILIOR  
fern podocarpus  
15 GAL @ 24" O.C.



PODOCARPUS MACROPHYLLUS  
yew podocarpus  
15 GAL @ 24" O.C.



WESTRINGIA 'WYNYABBIE GEM'  
coast rosemary  
15 GAL @ 24" O.C.

SHRUBS



AGAVE AMERICANA  
century plant  
15 GAL @ 30"X30"



AGAVE ATTENUATA  
fox tail agave -MIX TO CREATE  
NATURAL CLUMP  
5 GAL @ 18" O.C.  
15 GAL @ 24" O.C.



AGAVE 'BLUE FLAME'  
blue flame agave  
5 GAL @ 18" O.C.



AGAVE 'BLUE GLOW'  
blue glow agave  
5 GAL @ 18" O.C.



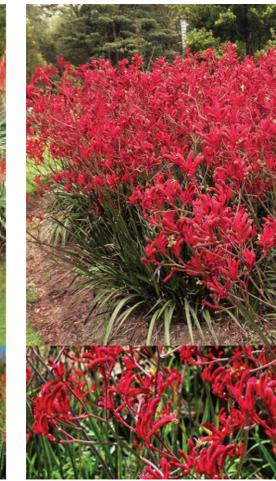
AGAVE DESMETTIANA  
smooth agave  
15 GAL @ 30"X30"



AGAVE VILMORENIANA  
octopus agave  
15 GAL @ 30"X30"



ALOE ARBORESCENS  
tree aloe  
5 GAL @ 24" O.C.



ANIGOZANTHOS 'BIG RED'  
red kangaroo paw  
5 GAL @ 18" O.C.



ANIGOZANTHOS 'BUSH GOLD'  
yellow kangaroo paw  
5 GAL @ 18" O.C.



ANIGOZANTHOS 'BUSH TANGO'  
orange kangaroo paw  
5 GAL @ 18" O.C.



BOUGAINVILLEA 'ROSENKA'  
rosenka bougainvillea  
5 GAL @ 24" O.C.



CALLISTEMON 'LITTLE JOHN'  
dwarf callistemon  
5 GAL @ 24" O.C.



CHONDROPETALUM TECTORUM  
small cape rush  
5 GAL @ 18" O.C.



DASYLIRION WHEELERI  
desert spoon  
15 GAL @ 30"X30"



DIANELLA CAERULEA 'CASSA  
BLUE'  
blue flax lily  
5 GAL @ 18" O.C.



DIANELLA TASMANICA  
'VARIEGATA'  
white striped tasman flax lily  
5 GAL @ 18" O.C.



FURCRAEA FOETIDA  
'MEDIOPICTA'  
variegated mauritius hemp  
15 GAL @ 30"X30"



LIRIOPE 'GIGANTEA'  
giant lily turf  
5 GAL @ 18" O.C.



LOROPETALUM CHINENSE  
'RAZZLEBERRY'  
razzleberry fringe flower  
5 GAL @ 24" O.C.



NOLINA MICROCARPA  
beargrass  
5 GAL @ 18" O.C.



PITTOSPORUM CRASSIFOLIUM  
'COMPACTUM'  
karo  
5 GAL @ 24" O.C.



PHORMIUM 'AMAZING RED'  
amazing red new zealand flax  
5 GAL @ 18" O.C.



PHORMIUM 'BRONZE BABY'  
bronze baby new zealand flax  
5 GAL @ 24" O.C.



PHORMIUM 'YELLOW WAVE'  
yellow wave new zealand flax  
5 GAL @ 18" O.C.



ROSA SPP. 'ICEBERG'  
iceberg rose  
5 GAL @ 24" O.C.



ROSMARINUS OFFICINALIS  
'PROSTRATUS'  
trailing rosemary  
5 GAL @ 18" O.C.

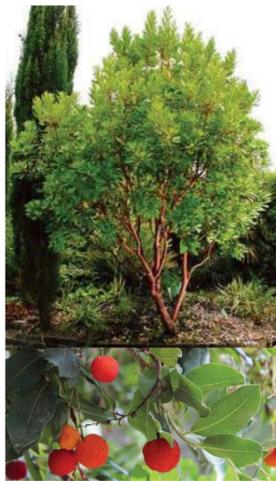


WESTRINGIA FRUTICOSA  
'MORNING LIGHT'  
coast rosemary  
5 GAL @ 24" O.C.

TREES



ACACIA BAILEYANA  
golden mimosa tree  
24" BOX MIN.



ARBUTUS 'MARINA'  
marina strawberry tree  
24" BOX MIN.



CERCIDIUM 'DESERT MUSEUM'  
desert museum palo verde  
24" BOX MIN.



EUPHORBIA COTINIFOLIA  
caribbean copper plant  
24" BOX MIN.



JACARANDA MIMOSIFOLIA  
jacaranda tree  
24" BOX MIN.



KOELREUTERIA BIPINNATA  
chinese flame tree  
24" BOX MIN.



KOELREUTERIA PANICULATA  
goldenrain tree  
24" BOX MIN.



LAGERSTROEMIA INDICA  
crape myrtle  
24" BOX MIN.



METROSIDEROS EXCELSUS  
new zealand christmas tree  
24" BOX MIN.



OLEA EUROPAEA  
olive  
24" BOX MIN.



PLATANUS X ACERIFOLIA  
london plane  
24" BOX MIN.



PLATANUS RACEMOSA  
california sycamore  
24" BOX MIN.



PRUNUS CERASIFERA  
'KRAUTER VESUVIUS'  
krauter vesuvius purple leaf plum  
24" BOX MIN.



QUERCUS AGRIFOLIA  
california live oak  
24" BOX MIN.



QUERCUS LOBATA  
valley oak  
24" BOX MIN.



QUERCUS VIRGINIANA  
coastal live oak  
24" BOX MIN.



SCHINUS MOLLE  
california pepper tree  
24" BOX MIN.



TIPUANA TIPU  
tipu tree  
24" BOX MIN.



ULMUS PARVIFOLIA  
chinese elm  
24" BOX MIN.

PALMS



CHAMAEROPS HUMILIS  
MEDITERRANEAN FAN PALM  
24" BTH, 24" BOX  
36" BTH, 36" BOX



PHOENIX DACTYLIFERA  
DATE PALM  
18" BTH



WASHINGTONIA ROBUSTA  
MEXICAN FAN PALM  
18'-30' BTH

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

VAHID KHORSAND  
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DANA M. PERLMAN

**CITY OF LOS ANGELES**  
CALIFORNIA



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MAYOR

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KEVIN J. KELLER, AICP  
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SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. VTT-82463  
Tract Map Date: February 25, 2020  
Property Address: 1123 S MAIN ST , 90015  
Community Plan: Central City

Distribution Date: March 04, 2020

Deemed Complete Date: December 30, 2019

COUNCIL DISTRICT NO. 14

Hillside  Yes  No

Neighborhood Council District:

Downtown Los Angeles

Bureau of Engineering

Dept. of Building and Safety - Grading

Dept. of Building and Safety – Zoning

Dept. of Transportation

DWP Real Estate

DWP Water Distribution Engineering

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Street Lighting

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

Bureau of Sanitation

St. Services / Investigation & Enforcement-(haul routes - email ONLY: [bss.haulroute@lacity.org](mailto:bss.haulroute@lacity.org))

Urban Forestry / Land Development Section

Housing Department (No P.S.)

Board of Education/Environmental Health & Safety (No P.S.)

Board of Education/Transportation (No P.S.)

County Health Department (No P.S.)

GIS (Final Map & LOD)

**DATE DUE: UPON RECEIPT**

Please send your reports to the following e-mail address: [michael.sin@lacity.org](mailto:michael.sin@lacity.org). Thank you.

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

VINCENT P. BERTONI, AICP  
Advisory Agency

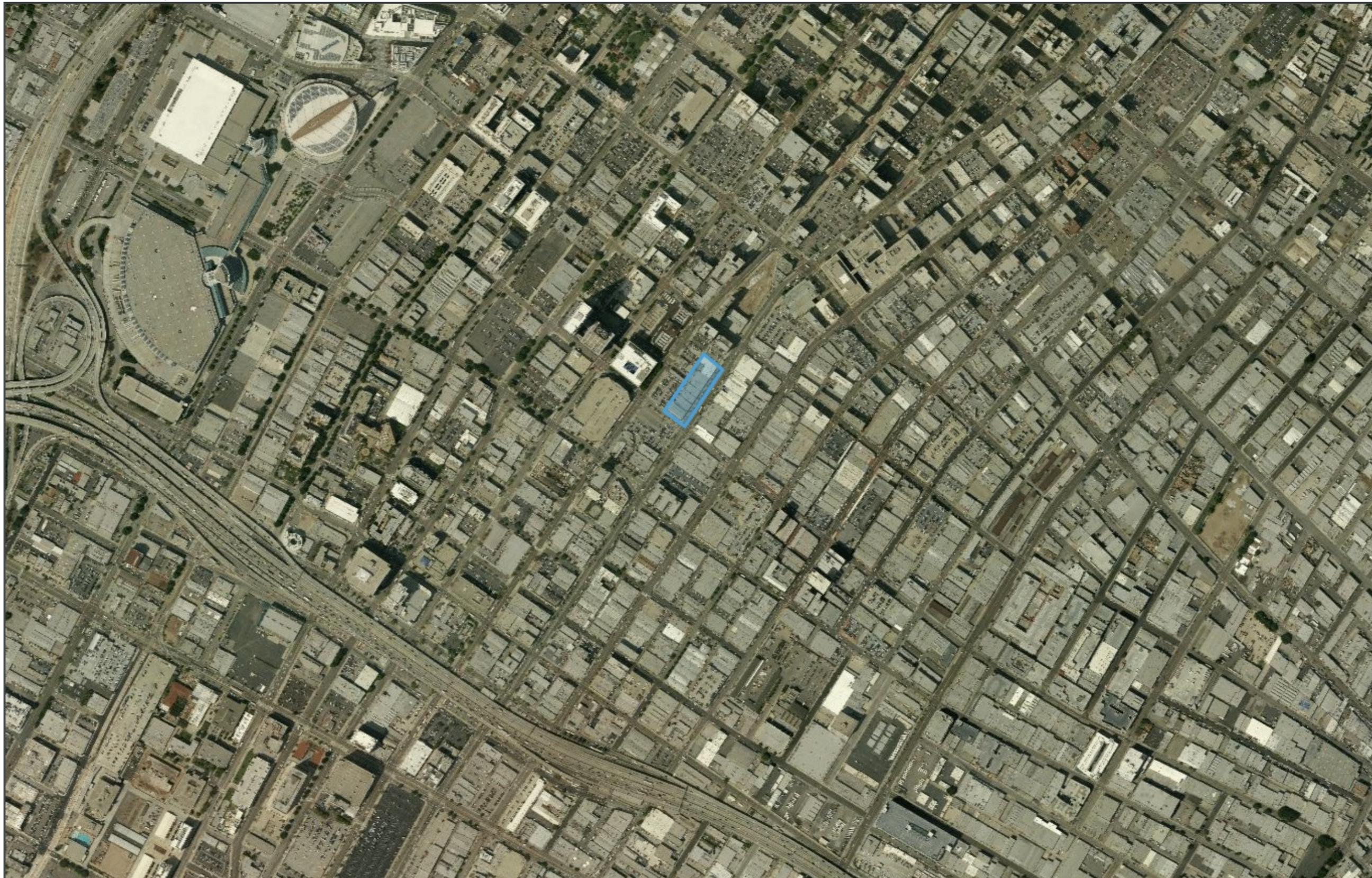
Kevin Golden  
Deputy Advisory Agency  
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



**LEGEND**

- City Limits

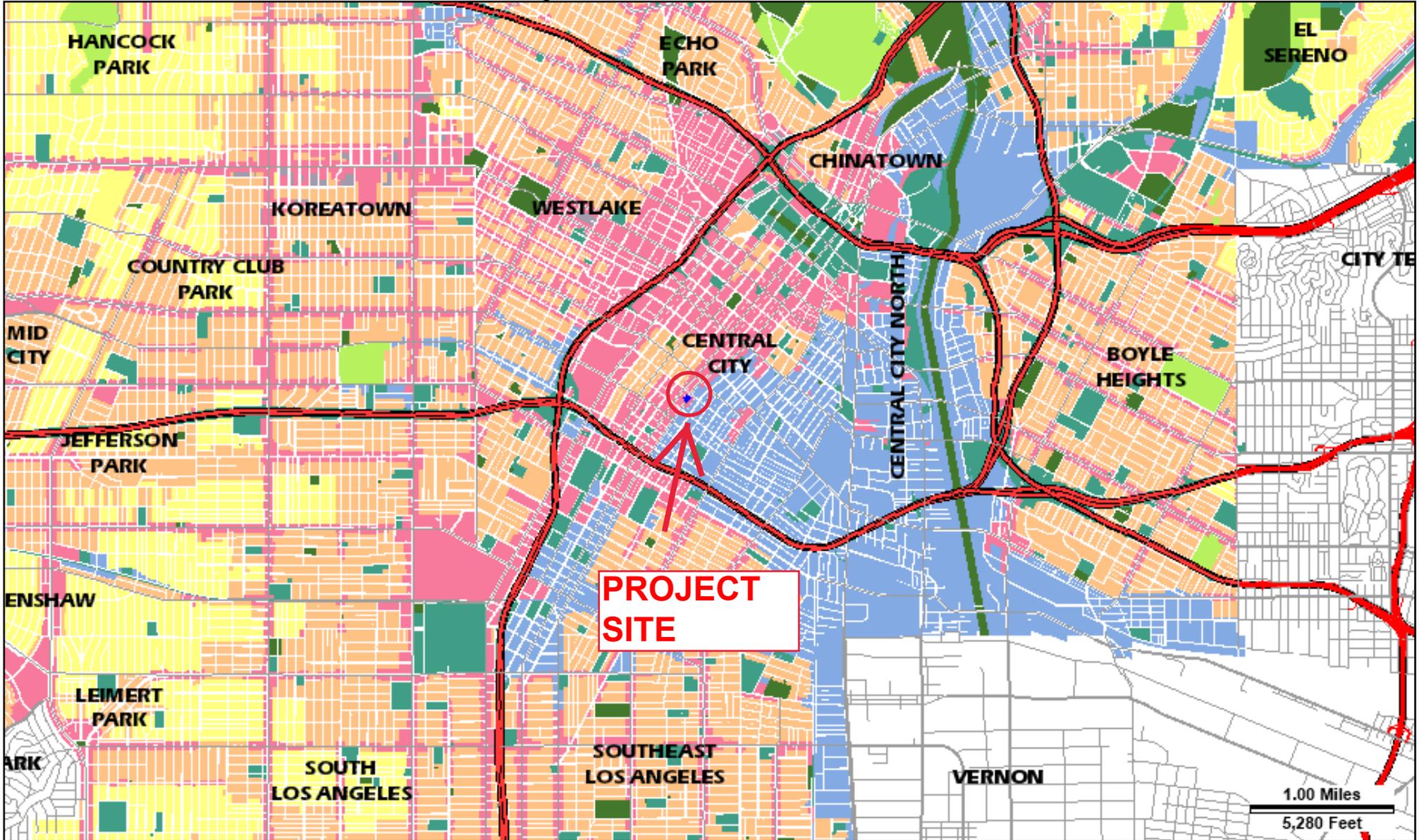
NOTES

0 0 Miles 0 0

SCALE 1: 9,028

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: 05/05/2020



Address: 1123 S MAIN ST

APN: 5139017029

PIN #: 126A209 209

Tract: TR 2289

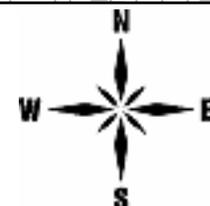
Block: None

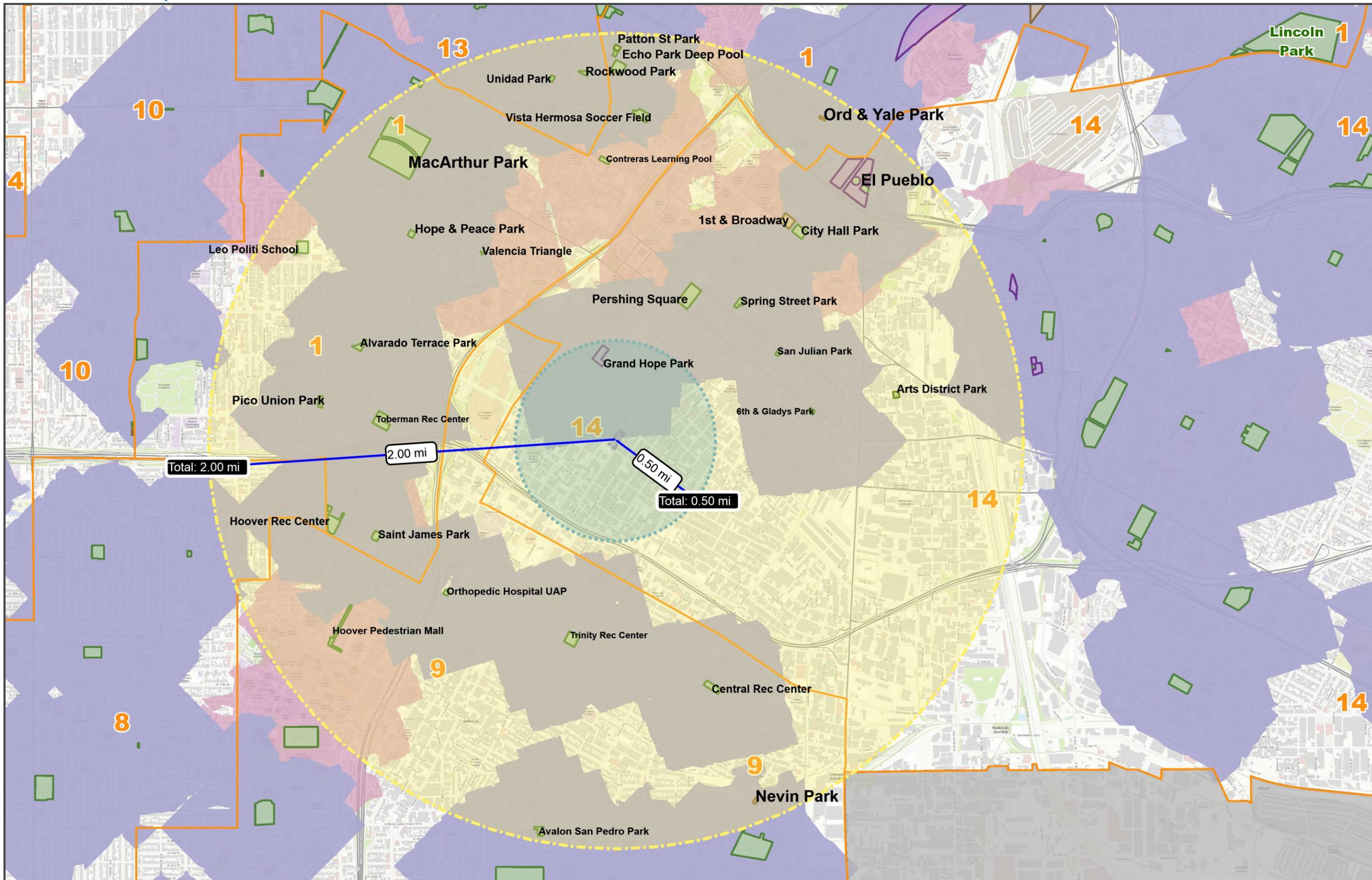
Lot: 41

Arb: None

Zoning: C2-4D-O

General Plan: Regional Center Commercial





**LEGEND**

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

**NOTES**



SCALE 1: 36,112

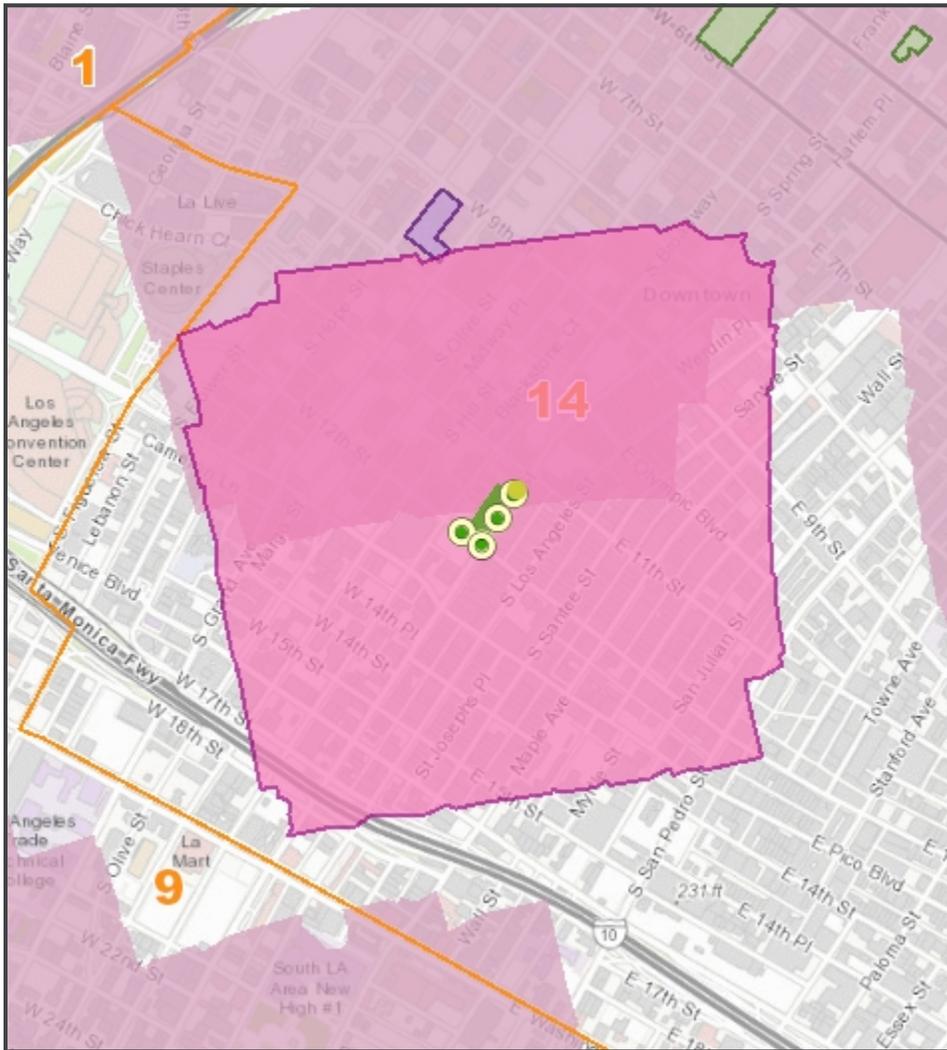
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Printed: 12/05/2018



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

1123 South Main Street

Description:

Mixed-use residential building with approximately 363 residential units over 12,247 square feet of commercial space.

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset\*:

All Parks (RAP and Non-RAP)

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

## Population and Age Breakdown

## Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	3,787	690

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,885	267

Residents Served by Age		
Under Age 5:	150	45
Age 5 to 9:	117	51
Age 10 to 14:	117	49
Age 15 to 17:	103	23
Age 18 to 64:	2,999	486
Age 65 and Over:	301	36

Households Served by Annual Income		
Under \$25,000:	861	225
\$25,000 to \$34,999:	99	12
\$35,000 to \$49,999:	141	11
\$50,000 to \$74,999:	158	9
\$75,000 and Over:	626	10

Source: Census/ACS 2010