

# APPROVED

OCT 15 2020

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-204

DATE October 15, 2020

C.D. 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82109 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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



General Manager

Approved X

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-82109 (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 1115 South Olive Street in the South Park community of the City, is a mixed-use high-rise development with 536 residential units and ground floor commercial space. The proposed subdivision would contain a total of 20 parcels: one (1) master lot and nineteen (19) airspace lots.

The proposed Project also includes approximately 58,275 square feet (SF) of common open space, which includes an amenity deck with a pool, cabana, and barbecue area, an indoor fitness center, and indoor community space.

The Project, as submitted to City Planning, is not proposing to make a park land dedication to the City of Los Angeles either on-site or off-site of the Project location.

Conceptual renderings of the Project are attached (Attachment 1).

### EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **April 19, 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 **May 4, 2018**. On September 18, 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 536 units would be:

$$3.87 \text{ Acres} = (536 \times 2.88) \times 0.00251$$

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

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

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

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

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50."

Per the Project applicant, the Project is classified as a condominium project as defined in Section 4105 of the Civil Code.

### In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

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

The **maximum** Park Fees payment for the Project's proposed 536 units would be:

**\$7,294,424.00 = \$13,609.00 x 536 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

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granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

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

### STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project, including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 62% of residents in the City of Los Angeles live within 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 at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

#### Site Analysis

The proposed Project is located within the South Park community of the City and within the Central City Plan Area. Currently, the Project site is surface parking lots and is surrounded by residential and commercial uses on all sides.

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

The proposed Project is located in a high-density area of the City. Below is analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile walking distance of the Project site (EPADSS): 8,016 persons (13,140 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.

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- Central City Community Plan Area (2017 American Community Survey): 11,424 persons per square mile

### Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 58,275 SF of common open space, which includes an amenity deck with a pool, cabana, and barbecue area, an indoor fitness center, and indoor community space.

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 recreational amenities would likely not significantly reduce the 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 Project's residents.

### Public Park Access

There is one non-RAP operated park within a half-mile walking distance from the Project site.

- Grand Hope Park, located at 919 South Grand Avenue. Grand Hope Park provides a small open lawn area, outdoor fitness equipment and a children's play area. Grand Hope Park is owned by RAP but operated by Grand Hope Park, Inc.

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 **1,932** 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 are two (2) new public parks currently in development within a two (2) mile radius of the Project site.

- The 1<sup>st</sup> and Broadway Park – Park Development (PRJ20781) (PRJ21252) Project, located at 217 West 1<sup>st</sup> Street, proposes the development of a new 1.96-acre community park in Council District 14. The 1<sup>st</sup> and Broadway Park Development (PRJ20781) (PRJ21252) Project is being led by the Bureau of Engineering (BOE) and is currently in the bid and award stage. It is unknown when the 1<sup>st</sup> and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The 1<sup>st</sup> and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.
- The Alpine Recreation Center Expansion – Ord and Yale Street Park (PRJ20591) Project, located at 817 Yale Street, proposes 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 being led by BOE and is currently under construction. The Ord and Yale Street Park Project is fully funded at this time.

There are five (5) park renovation projects currently in development within a two (2) mile radius of the Project site that are currently fully funded:

- Echo Park Recreation Center – Playground Replacement (PRJ21310) Project
- MacArthur Park – Outdoor Improvements (PRJ21027) Project
- MacArthur Park – Playground Replacement Project
- MacArthur Park – New Playground Project
- Trinity Recreation Center – New Skate Park Project

There are three (3) park renovation projects currently in development within a two (2) mile radius of the Project site that are not currently fully funded:

- Hope and Peace Park – Playground Replacement Project
- Pico Union Park – Playground Replacement (PRJ21218) Project
- San Julian Park – New Restroom (PRJ21211) Project

### Staff Recommendation

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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While there is one non-RAP operated public park within a half-mile (1/2) radius of the project site, there are several park capital improvement projects within a two (2) miles radius, such as the 1<sup>st</sup> and Broadway Park Development (PRJ20781) (PRJ21252) Project that are currently in need of additional project funding.

### 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









DTLA South Park Properties Site 2

Issue Drawing Log

Table with 2 columns: Date and Description. Rows include 05/04/18 SITE PLAN REVIEW, 11/01/19 SITE PLAN REVIEW #2, 09/10/20 SITE PLAN REVIEW #3.

Seal



Sheet Identification

DDG CHECKLIST JUSTIFICATION

- 1. N/A: The Project is not in Historic Downtown.
2. Yes [G0.05]
3. Yes [G0.05]
3.a. Yes [G0.05]
4. Yes [G0.05]
5. Yes [G0.05]
6. Yes [G0.05]
7. Yes [G0.05]
8. Yes [G0.05]
9. N/A: All street-level retail tenant space has frontage along a public street.
10. Yes [A2.01 & A2.02]
11. Yes [A2.01 & A2.02]
12. Yes [A2.01 & A2.02]

B. Ground Floor Treatment Along Other Streets

- 1. Yes [G0.05]
2. Yes [G0.05]
3-5. N/A: Project does not include individual entries to residential units along the street.

C. Ground Floor Treatment Along All Streets

Orient buildings towards street

- 1. Yes [A1.04]
2. Yes [A1.04]
3. Yes [A1.04]
4. Yes [A1.04]

Incorporate a pedestrian oriented scale at the street level

- 5. Yes [A2.01 & A2.02, A2.06]
6. Yes [A2.01 & A2.02, A2.06]
7. Yes [A2.01 & A2.02, A2.06]
7.a. Yes [A2.01 & A2.02, A2.06]

Don't waste valuable street frontage on "back of house" uses

- 8. Yes [A1.04]
9. Yes [A1.04]

5. Parking and Access

A. All Parking and Access

Locate parking, loading and vehicular circulation to minimize its visibility

- 1. Yes [G0.01A]
2. Yes [G0.05, A1.04]
3. Yes, the provided parking levels above-grade are integrated into the building facade. On the north elevation, the podium parking levels are enclosed by solid screens and windows of the same materials as the residential floors above the podium, comprising an integrated design from the ground to the top of the building. On the Olive Street side of the project, the podium parking levels are designed to appear as an office facade with window boxes to integrate with the street wall on Olive Street. No light from the

- 5. Yes [A2.01 & A2.02, A2.05, A2.06]
6. N/A: The Project does not include more than one tower.
7. Yes [A2.01 & A2.02, A2.05]
8. Yes [A2.01 & A2.02, A2.05]
9. Yes [A2.01 & A2.02, A2.05]

7. On-Site Open Space

A. Open Space

Publicly Accessible Open Space

- 1. N/A: The project is not seeking a 50% reduction in open space, nor is this provision available under the 2017 Guide.
2. NA: Although the block is greater than 400', the building's frontage is less than 300'. A mid-block crossing was not advised by LADOT [G0.01B]
3. N/A: The project does not provide a paseo.

Resident-Serving Open Space

- 4. Yes [G0.01B]
5. Yes [L1.01 & L1.02]
6. Yes, required trees that cannot be accommodated on-site shall be planted off-site as approved by DCP through coordination with City Plants or similar. [G0.01]

Hierarchy of Common Open Spaces

- 7. Yes [L1.02 & L1.03]

Outdoor Activity Amenities

- 8. Yes [L1.02 & L1.03]
9. N/A: There are no plazas or courtyards.

Landscape Elements

- 10. Yes [L1.02 & L1.03]
10.a. Yes [L1.01, L1.02 & L1.03]
11. Yes [L1.01, L1.02 & L1.03]
12. Yes [L1.01, L1.02 & L1.03]
12.a. Yes [L1.01]
13. Yes [L1.01, L1.02 & L1.03]
14. Yes [L1.01]

Containment of Open Space

- 15. Yes [L1a.01, L1a.02 & L1a.03]

8. Architectural Detail

A. Horizontal Variation

- 1. Yes [A2.01 & A2.02, A2.05, A2.06]
2. Yes [A2.01 & A2.02, A2.05, A2.06]
3. Yes [A2.01 & A2.02, A2.05, A2.06]
4. N/A: The project does not include a blank street wall facade.

- 5. Yes. The project provides large tree wells within a continuous parkways. The Project provides six required street trees on Olive Street for an approximate distance of 123 feet, allowing for an average of approximately 25 feet between each street tree. Any distance between two particular street trees is due to the street frontage that is interrupted by driveways or other streetscape elements (i.e., utility meter locations and street lights) and the required spacing of trees from other streetscape elements. There is no room on Olive Street to add additional street trees to reduce the spacing due to the spacing constraints imposed by other streetscape features. On 11th Street, the Project will temporarily remove and replant the two existing street trees and several existing streetscape elements per the MyFig Streetscape Plans Therefore, the Project is in compliance with the Downtown Design Guidelines. [L1.01]
5.a.-9 N/A: The Project provides large tree wells for required street trees. [L1.01]
10. N/A, the project provides large tree wells that comply with the provisions for tree wells in the next section.

Street Tree Plantings

- 11. Yes [A1.04]
12. N/A: The provided tree wells are at least 100 square feet. [L1.01]
13. N/A: Sidewalks not required to be 24' wide. [G0.01]
14. Yes, the provided tree wells have been located per Department of Public Works' required spacing from existing features. [L1.01]

B. Setbacks

- 1. Yes [G0.05]
2. Yes, the Project is set back 0-5 feet from the back of the required sidewalk as specified in Table 3-1. On 11th Street, toward the intersection of Olive Street and 11th Street, the Project is gradually set back further than 5 feet in order to provide a pedestrian entry and visual connection to the provided plaza. This setback is immediately adjacent to the commercial use, and an ideal location for a future retail or restaurant tenant to provide an outdoor seating area that allows for a continuous, unobstructed sidewalk and an active pedestrian experience. The overall design theme of the building has a curve to it around the intersection of Olive Street and 11th Street with the tower setback to provide some breathing room around the intersection. This is especially important since there are plans to build a 60-story tower on the southeast corner of this intersection and a 70-story tower at the northwest corner of the intersection. The additional ground floor setbacks allows for the tower's massing above to meet the ground in one continuous plane. Therefore, the Project's setbacks are compliant with this Downtown Design Guideline Standard. [G0.05]
3. Yes [G0.05]
4. Yes [G0.05]
5. Yes [G0.05]
6. N/A: The Project is not adjacent to live-work.
6a. N/A: The Project is not adjacent to ground-floor residential units.
6b. N/A: Reviewing agency has not made this determination.

4. Ground Floor Treatment

A. Ground Floor Treatment Along Retail Streets.

- 4. Yes [A1.04]
5. N/A: The Project abuts existing alley (Margot Street) [G0.01].

Access to Utilities and Mechanical Equipment

- 6. Yes [A1.04]
6a. N/A: Transformers are located along the alley (Margot Street) [A1.04].

Building Walls that Face Alleys

- 7. Yes [A2.02, A2.07]
8. Yes [A2.01 & A2.02, A2.05, A2.06]

Ensure Residents are not Adversely Impacted by Use of Alleys

- 9. Yes, the Applicant will provide required acknowledgements as part of rental agreements or sales contracts.
10. Yes [A1.04]
11. Yes, the Project shall be designed to maintain interior sound levels as required by code.
12. Yes, permeable paving will be subject to approval by BOE.

6. Massing and Street Walls

A. Massing

- 1. Yes [A2.01 & A2.02, A2.05]
2. Yes [A2.01 & A2.02, A2.05]
3. Yes [A2.01 & A2.02, A2.05]
4. Yes

B. Street Wall

- 1. Yes [A2.01 & A2.02, A2.05, A2.06]
2. Yes [A2.01 & A2.02, A2.05, A2.06]
3. Yes [A2.01 & A2.02, A2.05, A2.06]
4. Yes [A2.01 & A2.02, A2.05, A2.06]
5. Yes [A2.01 & A2.02, A2.05, A2.06]

C. Spacing

- 1. Yes, the proposed tower is more than 40' from the centerline of 11th Street, more than 40' from the centerline of Olive Street, in excess of 40' from the centerline of the alley (Margot Street), and more than 80' from the southern internal lot line. [G0.01]
2. Yes [A1.11]
3. Yes [A2.01 & A2.02]

D. Towers

Tower Massing

- 1. Yes [A2.01 & A2.02, A2.05]
2. Yes [A2.01 & A2.02, A2.05]
3. Yes [A2.01 & Aa.02, A2.05]

Tower Form

- 4. Yes [A2.01 & A2.02, A2.05, A2.06]

Downtown Design Guide

DTLA South Park Properties Site 2
1105-1123 South Olive Street, City of Los Angeles

Justification for "No" and "N/A" marks on the Downtown Design Guide Project Submittal Checklist, as well as specific drawing references for each Checklist item, as applicable. While the Checklist was prepared for the 2009 Downtown Design Guide, the information provided below is in response for the 2017 version.

2. Sustainable Design

A. Neighborhood Design

- 1. Yes [L1.01]
2. Yes, the Project is less than one-half mile from the Pico Station, serving both the Metro Expo and Blue Lines, and is located along the future Streetcar route.
3. Yes, the Project is located at the intersection of W. 11th & S. Olive Streets, where there is an existing Metro bus stop (ID 5370).

B. Street and Alley Design

- 1. Yes [L1.01]
2. Yes, the Project will include special paving, curbs, lighting and possibly other features to improve the aesthetics at the alley if the alley vacation is approved, while still maintaining proper stormwater drainage (Margo Street).

C. Site and Landscape Design

- 1. Yes [L1.02]
2. Yes [L1.02]

D. Building Design

- 1. Yes, the project shall comply with the City's Green Building Ordinance in effect at the time of building permit application.
1.a. N/A: The project does not have an OPA.
2. N/A: The Project does not include a hotel.
3. N/A: The Project Site has no existing structures.
4. N/A: This Project is not preserving or rehabilitating a historic structure.

3. Sidewalks and Setbacks

A. Sidewalks

Walkability and Accommodation of a Variety of Uses

- 1. Yes [G0.01A]
2. Yes [L1.01]
3. Yes [L1.01]
4. Yes: The Project allows for outdoor dining on the ground floor at the corner of 11th and Olive and will maintain the minimum of 6-foot wide continuous path of travel between the edge of the outdoor dining area and the curb. [A1.04, L1.01]

Landscaped Parkways

podium level garages will escape the building. Due to the site's dimensions, incorporating habitable floor area along the street frontages would cause a significant increase in the number of parking levels and the height of the street wall - creating a project that is not in proper scale for its context. Therefore, the Project is in conformance with the Downtown Design Guidelines. [A2.01 & A2.02, A2.05]

- 4. Yes [A2.01 & A2.02, A2.05]
5. Yes [A1.04]

Locate drop-off zones along the curb or within parking facilities

- 6. Yes, the project includes a porte-cochere within the off-street parking, and also a dedicated passenger loading curb along Olive Street. [A1.04]

Encourage Alternate Modes of Transportation

- 7. Yes The Project provides the amount of residential parking as required by the Los Angeles Municipal Code, without taking the optional credit for the provision of bicycle parking as allowable under the Los Angeles Bicycle Ordinance.
8. Yes, the project rents unbundled parking separately from residential & commercial uses in perpetuity.
8a. Yes, the required residential parking that is unused, and all commercial parking, shall be available as public parking during daytime & evenings.
9. Yes [G0.01B]
9.a. Yes [A1.04]

Limit the number of curb cuts

- 10. Yes [A1.04]
11. Yes [A1.04]
12. Yes: Although parking and loading access is separate, an additional curb cut for loading is not being proposed as loading is accessed from an existing alley. [A1.04]
13. Yes [A1.04]
14. Yes, the Project will provide a visual/audible alarm where a vehicular exit from a parking structure is located within 5' from the back of the sidewalk on Olive Street to warn pedestrians and cyclists of exiting vehicles.

B. Stand-Alone Parking Structure

- B.1-11. N/A: The project is not a stand-alone parking structure.

C. Alleys and Building Walls Facing Alleys

Maintain and Enhance Alleys

- 1. Yes, the project proposes to vacate the alley (Margo Street) along the west of the property, however the alley will remain open to the public, providing both vehicular and pedestrian access. Therefore, the Project is in conformance with the Downtown Design Guidelines.
2. Yes, the alley will remain open to the public and the alley (Margo Street) will not be gated. [A1.04]

Use Alleys Primarily for Vehicular Access, Loading and Service

- 3. Yes, the Project purposes the alley for loading and public vehicular access. The primary vehicular access to the Project Site is on Olive Street. [A1.04]

- 5. Yes [A2.01 & A2.02, A2.05, A2.06]
6. N/A: The Project does not include more than one tower.
7. Yes [A2.01 & A2.02, A2.05]
8. Yes [A2.01 & A2.02, A2.05]
9. Yes [A2.01 & A2.02, A2.05]

7. On-Site Open Space

A. Open Space

Publicly Accessible Open Space

- 1. N/A: The project is not seeking a 50% reduction in open space, nor is this provision available under the 2017 Guide.
2. NA: Although the block is greater than 400', the building's frontage is less than 300'. A mid-block crossing was not advised by LADOT [G0.01B]
3. N/A: The project does not provide a paseo.

Resident-Serving Open Space

- 4. Yes [G0.01B]
5. Yes [L1.01 & L1.02]
6. Yes, required trees that cannot be accommodated on-site shall be planted off-site as approved by DCP through coordination with City Plants or similar. [G0.01]

Hierarchy of Common Open Spaces

- 7. Yes [L1.02 & L1.03]

Outdoor Activity Amenities

- 8. Yes [L1.02 & L1.03]
9. N/A: There are no plazas or courtyards.

Landscape Elements

- 10. Yes [L1.02 & L1.03]
10.a. Yes [L1.01, L1.02 & L1.03]
11. Yes [L1.01, L1.02 & L1.03]
12. Yes [L1.01, L1.02 & L1.03]
12.a. Yes [L1.01]
13. Yes [L1.01, L1.02 & L1.03]
14. Yes [L1.01]

Containment of Open Space

- 15. Yes [L1a.01, L1a.02 & L1a.03]

8. Architectural Detail

A. Horizontal Variation

- 1. Yes [A2.01 & A2.02, A2.05, A2.06]
2. Yes [A2.01 & A2.02, A2.05, A2.06]
3. Yes [A2.01 & A2.02, A2.05, A2.06]
4. N/A: The project does not include a blank street wall facade.



**DTLA South Park  
Properties Site 2**

**Owner Address**

MREG 1105 OLIVE LLC  
1150 S. OLIVE, SUITE 2250  
LOS ANGELES, CA 90015

**Issue Drawing Log**

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
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Seal

**Sheet Identification**

**RETAIL  
FRONTAGE  
DIAGRAM**

**G0.05**



DOWN POSITION, NON BUSINESS HOURS  
EXAMPLE SHOWN @ 939 S. HILL STREET SOUTH PARK BY WINDSOR



UP POSITION DURING BUSINESS HOURS  
EXAMPLE SHOWN @ 8TH & GRAND

**ROLLER DOORS TYPE 1 NOTES**

- THESE SHALL BE INTERIOR ROLL-DOWN DOORS AND SHALL COMPLY WITH SECTION G.1 POINT 1 DOWNTOWN DESIGN GUIDELINES
- THEY SHALL BE RETRACTABLE AND DESIGNED TO BE FULLY SCREENED FROM VIEW DURING BUSINESS HOURS
- THEY SHALL BE AT LEAST 75% TRANSPARENT (OPEN)

**1 ROLL-DOWN DOOR TYPE 1**

12" = 1'-0"

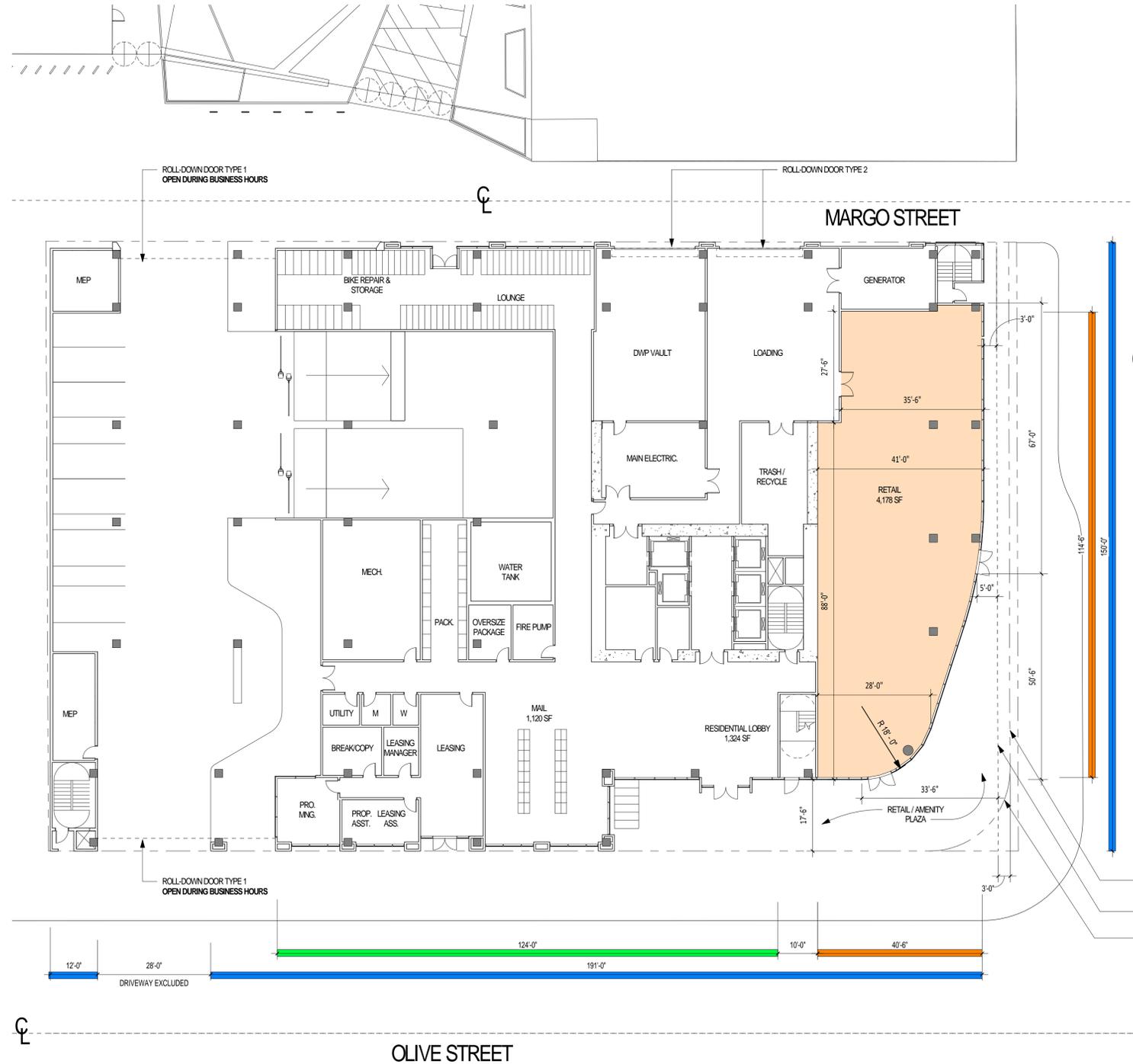


**ROLLER DOORS TYPE 2 NOTES**

- THESE SHALL BE EXTERIOR ROLL-DOWN GATES CONCEALING BACK OF HOUSE OR UTILITY FUNCTIONS ONLY
- 100% OPAQUE

**2 ROLL-DOWN DOOR TYPE 2**

12" = 1'-0"



**COMMERCIAL SETBACK NARRATIVE**

- 5.7% OF THE RETAIL FRONTAGE ON 11TH STREET IS WITHIN THE REQUIRED MAX 5'-0" SETBACK (PER SOUTH PARK REGION IN DOWNTOWN DESIGN GUIDELINES).
- THE SETBACK ALLOWS FOR ENLARGED PUBLIC PLAZA, WHICH CONNECTED TO COMMERCIAL USE PROVIDES A PLACE FOR PEOPLE TO SOCIALIZE AND CREATES A PROGRAMMABLE SPACE FOR SMALL EVENTS AND GATHERINGS.
- THE PLAZA ALLOWS FOR INCREASED LANDSCAPE ELEMENTS IMPROVING THE PEDESTRIAN EXPERIENCE.
- THE CURVED SETBACK PROVIDES GREATER SIGHT-LINE VISIBILITY FOR VEHICLES TRAVELING NORTH ON THE ONE-WAY 11TH STREET AND THEREFORE IMPROVED SAFE SHARED STREETS.
- FURTHERMORE PER THE DOWNTOWN DESIGN GUIDELINE'S CONCEPT OF THE BIG IDEA, THE TOWER'S CURVED FORM CONTINUES DOWN TO THE GROUND AT THE CORNER OF 11TH AND OLIVE, EXPRESSING THE UNDERLYING DESIGN PHILOSOPHY AND CONNECTING TOWER TO SIDEWALK.

**11TH ST ACTIVE FRONTAGE**

TOTAL FRONTAGE	150' 0"
ACTIVE FRONTAGE REQUIRED:	112' 6" (75%)
RETAIL FRONTAGE PROVIDED	114' 6"
TOTAL ACTIVE FRONTAGE PROVIDED:	114' 6" (76%)

**OLIVE ST ACTIVE FRONTAGE**

TOTAL FRONTAGE	233' 0"
ACTIVE FRONTAGE REQUIRED:	152' 3" (75%)
RETAIL FRONTAGE PROVIDED	40' 6"
RES. LOBBY FRONTAGE PROVIDED	124' 0"
TOTAL ACTIVE FRONTAGE PROVIDED:	164' 6" (81%)

- STREET DEDICATION (2 FEET)
- SIDEWALK EASEMENT (3 FEET)
- PROPOSED PROPERTY LINE

**3 RETAIL FRONTAGE**

1/16" = 1'-0"



NOT FOR CONSTRUCTION





**DTLA South Park  
Properties Site 2**

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1150 S. OLIVE, SUITE 2250  
LOS ANGELES, CA 90015

**Issue Drawing Log**

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
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Seal

**Sheet Identification**

**FLOOR PLAN - B6**

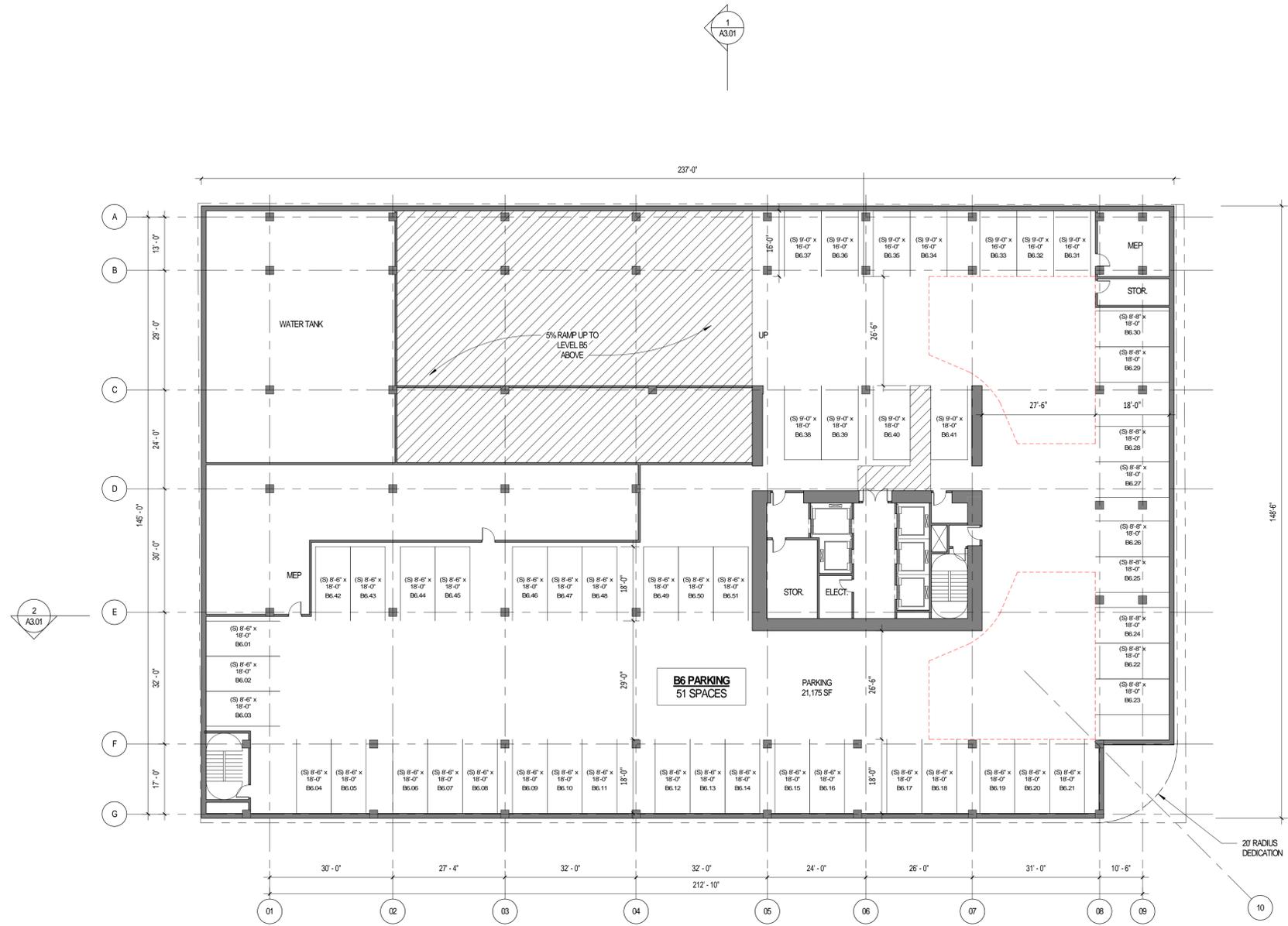
**A1.01**

OPEN SPACE, LEVEL B6		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL B6		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	51	0
COMPACT	0	0
TOTALS	51	0

PARKING CALLOUT TAG  
(S) = STANDARD  
(C) = COMPACT  
(ST) = STANDARD TANDEM  
(SC) = COMPACT TANDEM



KEY PLAN



**1 LEVEL B6**  
1/16" = 1'-0"



**NOT FOR CONSTRUCTION**



**DTLA South Park  
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LOS ANGELES, CA 90015

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Seal

**Sheet Identification**

**FLOOR PLAN -  
B2-B5**

**A1.02**

OPEN SPACE, LEVEL B2-B5		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL B2-B5		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	74	0
COMPACT	0	0
TOTALS	74	0

PARKING CALLOUT TAG  
(S) = STANDARD  
(C) = COMPACT  
(ST) = STANDARD TANDEM  
(SC) = COMPACT TANDEM



KEY PLAN



**1 LEVEL B2-B5**  
1/16" = 1'-0"



**NOT FOR CONSTRUCTION**



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LOS ANGELES, CA 90015

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Seal

**Sheet Identification**

**FLOOR PLAN - B1**

**A1.03**

OPEN SPACE, LEVEL B1		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL B1		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	58	0
COMPACT	0	0
TOTALS	58	0

PARKING CALLOUT TAG  
(S) = STANDARD  
(C) = COMPACT  
(ST) = STANDARD TANDEM  
(SC) = COMPACT TANDEM



**1 LEVEL B1**  
1/16" = 1'-0"

KEY PLAN



**NOT FOR CONSTRUCTION**



**DTLA South Park  
Properties Site 2**

**Owner Address**

MREG 1105 OLIVE LLC  
1150 S. OLIVE, SUITE 2250  
LOS ANGELES, CA 90015

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Seal

**Sheet Identification**

**FLOOR PLAN -  
LEVEL 1**

**A1.04**

**OPEN SPACE, LEVEL 1**

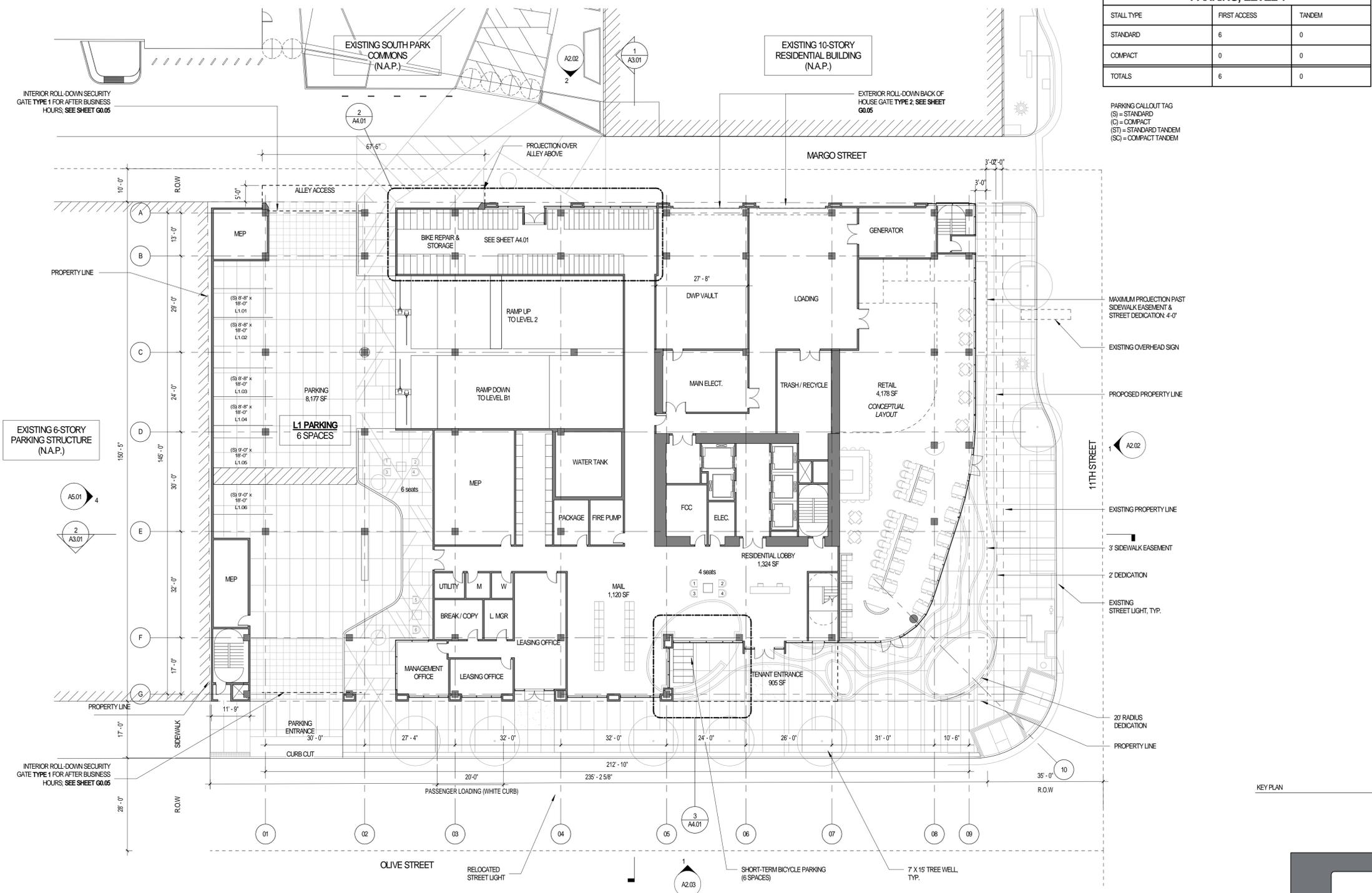
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		905 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

**PARKING, LEVEL 1**

STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	6	0
COMPACT	0	0
TOTALS	6	0

PARKING CALLOUT TAG  
(S) = STANDARD  
(C) = COMPACT  
(ST) = STANDARD TANDEM  
(SC) = COMPACT TANDEM



**1 LEVEL 1**  
1/16" = 1'-0"



**NOT FOR CONSTRUCTION**



**DTLA South Park  
Properties Site 2**

**Owner Address**  
MREG 1105 OLIVE LLC  
1150 S. OLIVE, SUITE 2250  
LOS ANGELES, CA 90015

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Seal

**Sheet Identification**

**FLOOR PLAN -  
LEVEL 2**

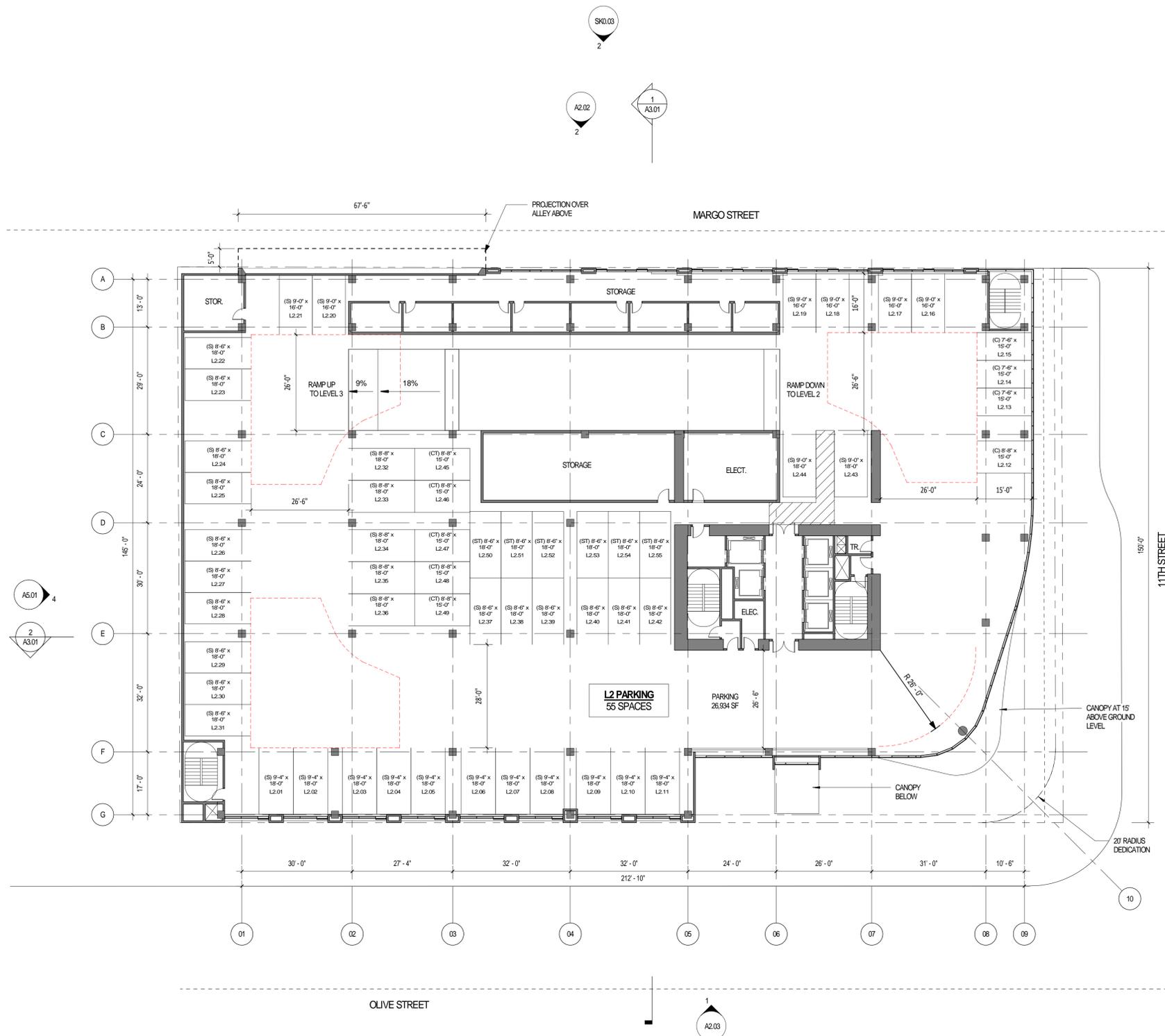
**A1.05**

OPEN SPACE, LEVEL 2		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL 2		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	40	6
COMPACT	4	5
TOTALS	44	11

PARKING CALLOUT TAG  
(S) = STANDARD  
(C) = COMPACT  
(ST) = STANDARD TANDEM  
(SC) = COMPACT TANDEM



**1 LEVEL 2**  
1/16" = 1'-0"

KEY PLAN

NOT FOR CONSTRUCTION





**DTLA South Park  
Properties Site 2**

**Owner Address**  
MREG 1105 OLIVE LLC  
1150 S. OLIVE, SUITE 2250  
LOS ANGELES, CA 90015

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Seal

**Sheet Identification**

**FLOOR PLAN -  
LEVEL 4**

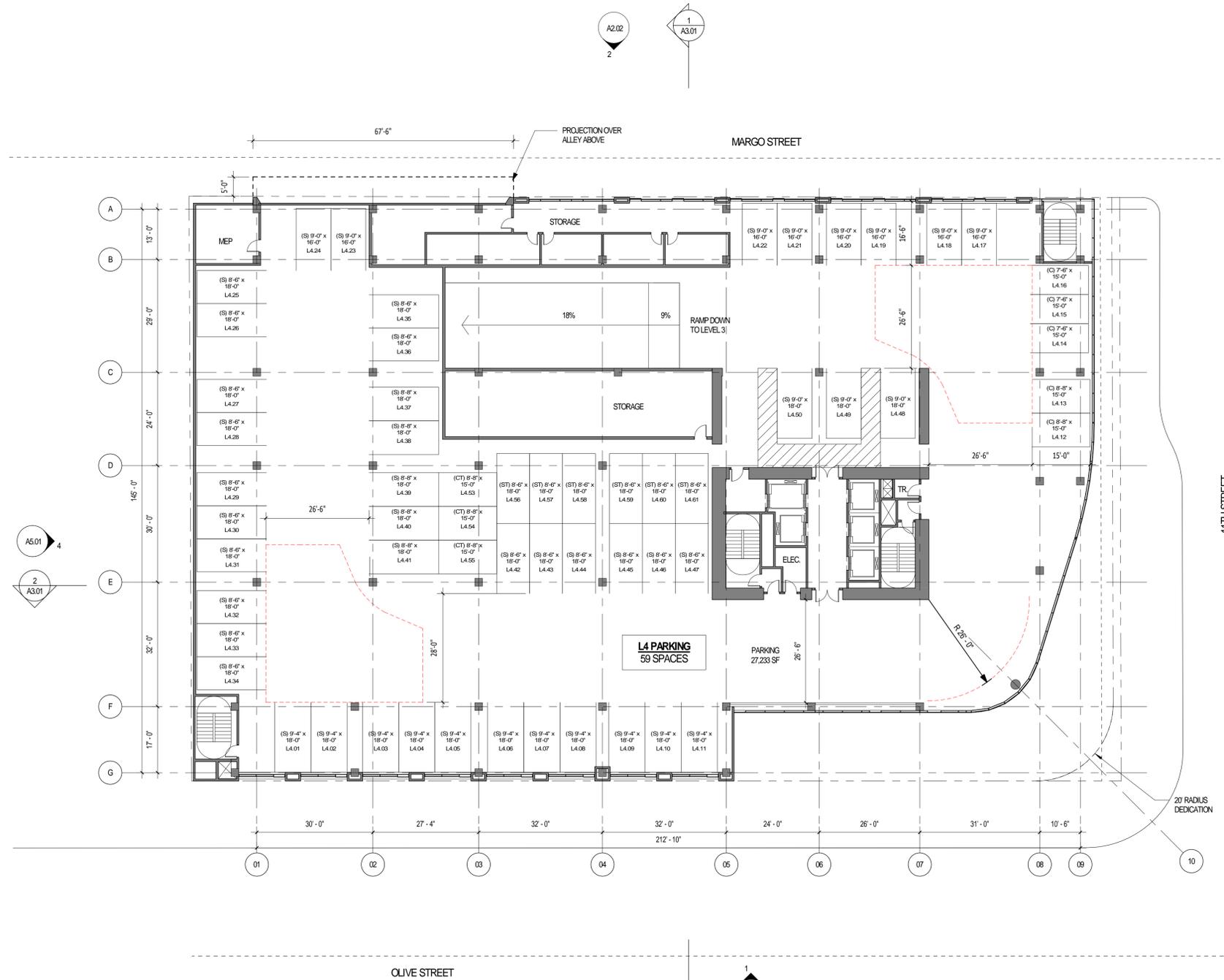
**A1.07**

OPEN SPACE, LEVEL 4		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL 4		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	45	6
COMPACT	5	3
TOTALS	50	9

PARKING CALLOUT TAG  
(S) = STANDARD  
(C) = COMPACT  
(ST) = STANDARD TANDEM  
(SC) = COMPACT TANDEM



**1 LEVEL 4**  
1/16" = 1'-0"

0 8 16 32  
**NOT FOR CONSTRUCTION**





CallisonRTKL, Inc.  
 333 S. Hope St., 9th Floor  
 Los Angeles, CA 90071  
 Tel: 213.633.6000

CallisonRTKL, Project No: 040-170198-00

Consultant

**DTLA South Park  
 Properties Site 2**

Owner Address

MREG 1105 OLIVE LLC  
 1150 S. OLIVE, SUITE 2250  
 LOS ANGELES, CA 90015

Issue Drawing Log

Issue	Date	Description
05/04/18	05/04/18	SITE PLAN REVIEW
11/01/19	11/01/19	SITE PLAN REVIEW #2
09/10/20	09/10/20	SITE PLAN REVIEW #3

Seal

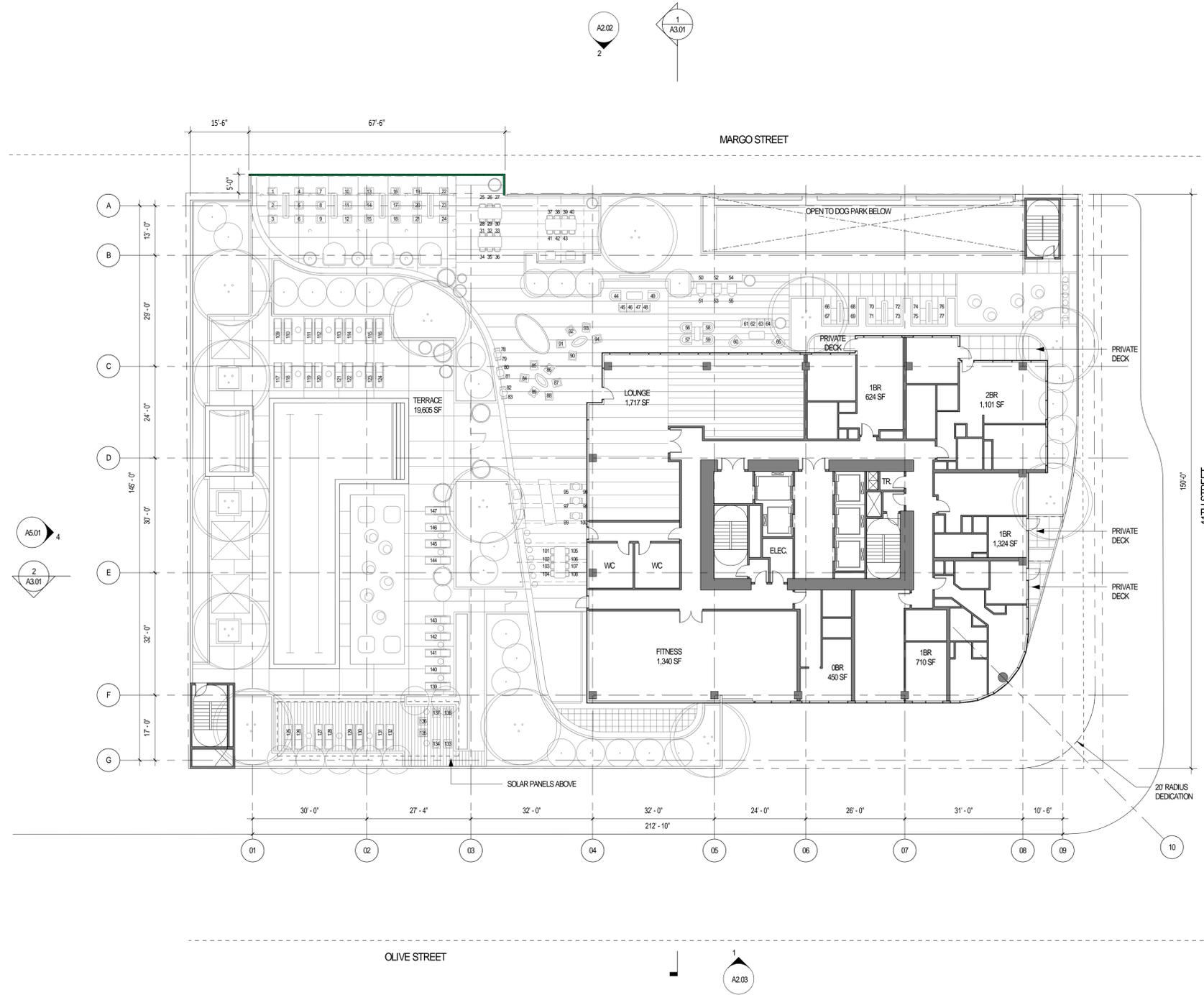
Sheet Identification

**FLOOR PLAN -  
 LEVEL 6**

**A1.09**

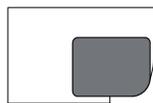
OPEN SPACE, LEVEL 6		
PRIVATE OPEN SPACE	3 BALCONY @ 50 SF EACH	150 SF
COMMON OPEN SPACE (INDOOR)		3,057 SF
COMMON OPEN SPACE (OUTDOOR)		19,605 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES



**1 LEVEL 6**  
 1/16" = 1'-0"

KEY PLAN



**NOT FOR CONSTRUCTION**



















# DTLA South Park Properties Site 2

Owner Address

MREG 1105 OLIVE LLC  
1150 S. OLIVE, SUITE 2250  
LOS ANGELES, CA 90015

Issue Drawing Log

Date	Description
05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3

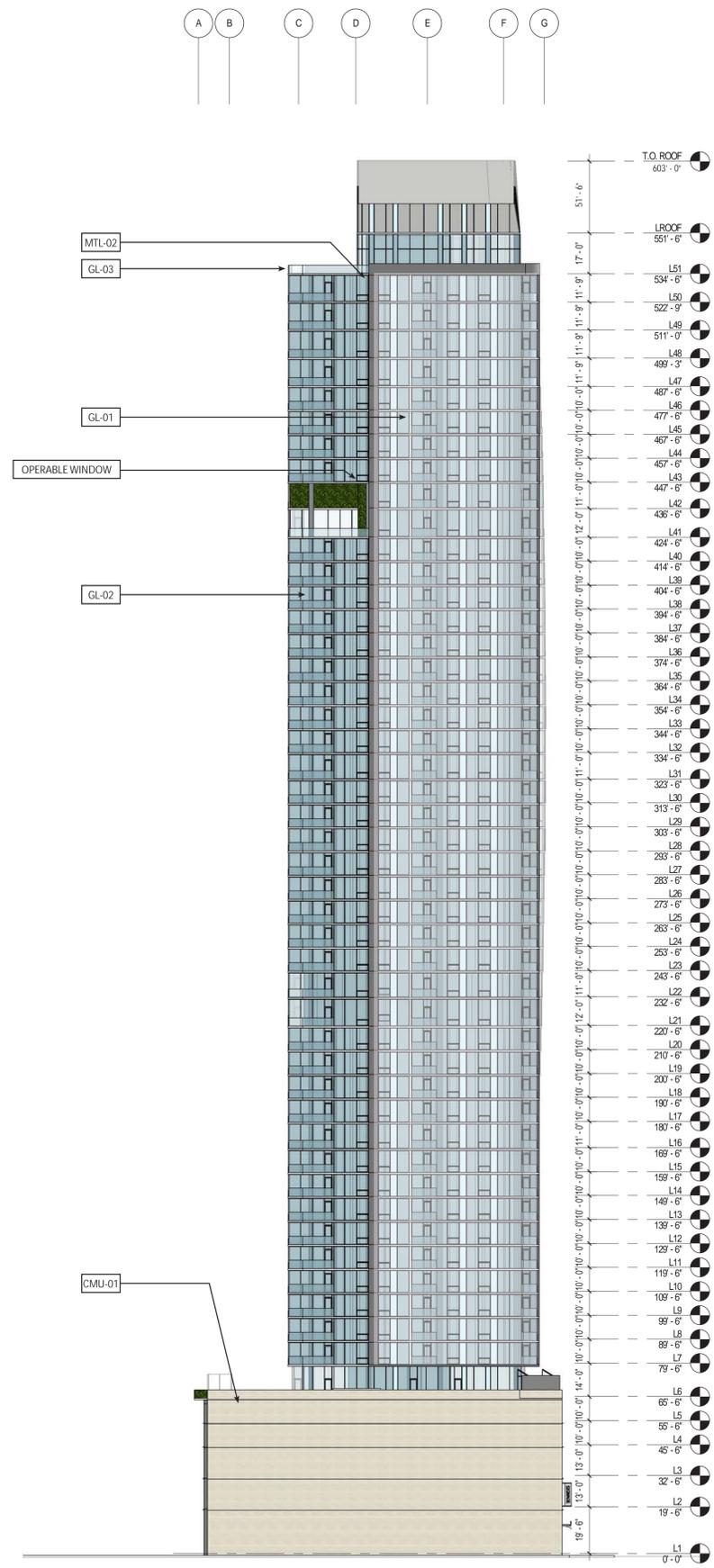
Seal

Sheet Identification

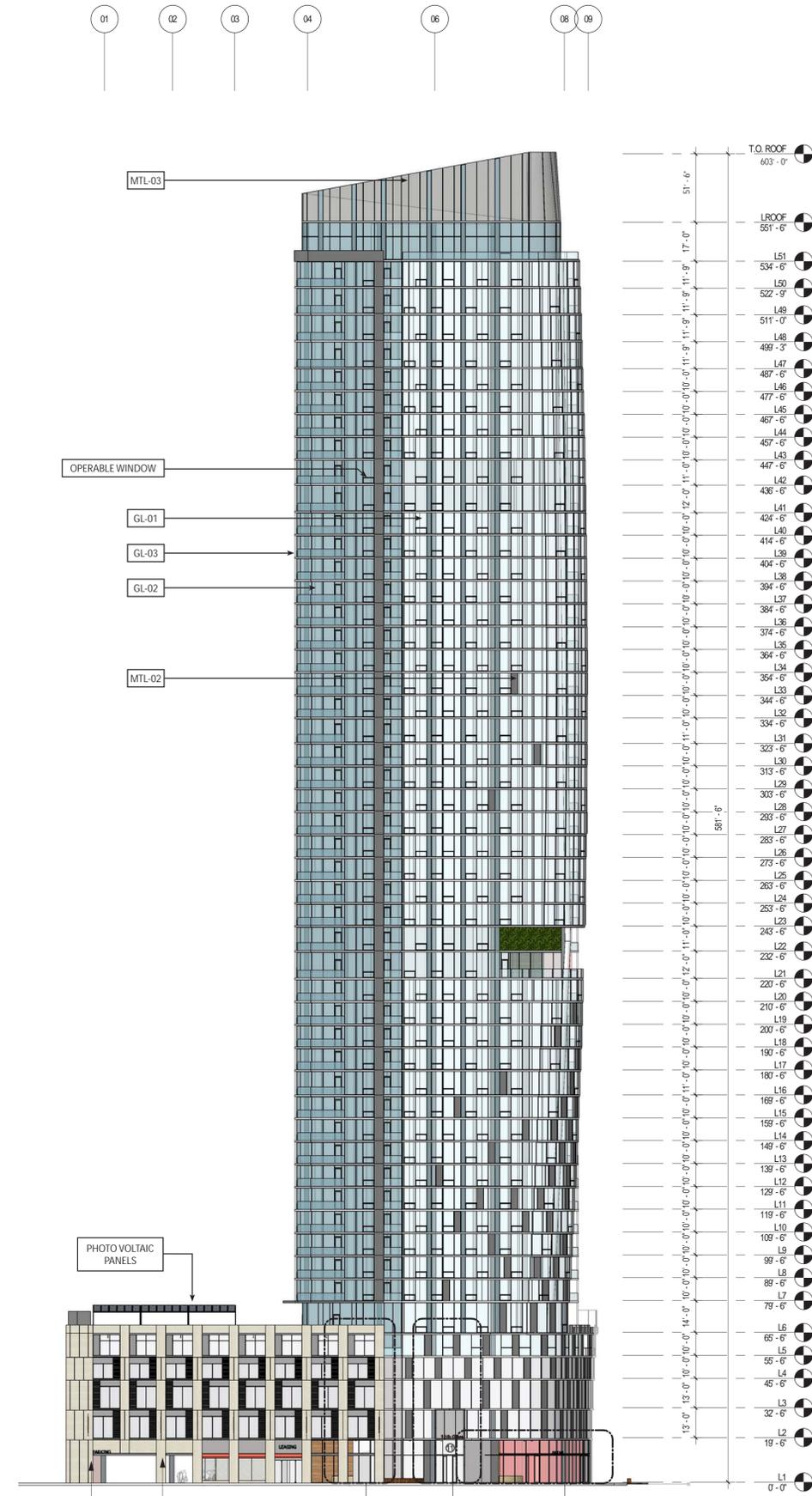
**BUILDING  
ELEVATIONS**

**A2.01**

EXTERIOR MATERIAL LEGEND	
CODE	DESCRIPTION
ART-01	MURAL
CMU-01	CMU WALL, LIGHT GREY
GL-01	VISION GLAZING, CLEAR
GL-02	VISION GLAZING, TINTED
GL-03	TEMPERED GLAZING (GUARD RAILS, GLASS DOORS)
GL-04	SPANDREL GLAZING
MTL-01	METAL PANEL, SILVER
MTL-02	METAL PANEL, GRAY
MTL-03	METAL PANEL, PERFORATED, SILVER (CROWN ONLY)
MTL-04	METAL SCREEN, ANGLED LOUVRES, COLOR TO MATCH MTL-01
PC-01	PORTLAND CEMENT PLASTER, LIGHT GRAY
ST-01	CONCRETE, NATURAL FINISH
ST-02	STONE



**1 SOUTH ELEVATION**  
1/32" = 1'-0"



**2 EAST ELEVATION**  
1/32" = 1'-0"

KEY PLAN



**NOT FOR CONSTRUCTION**

**DTLA South Park  
Properties Site 2**

Owner Address

MREG 1105 OLIVE LLC  
1150 S. OLIVE, SUITE 2250  
LOS ANGELES, CA 90015

Issue Drawing Log

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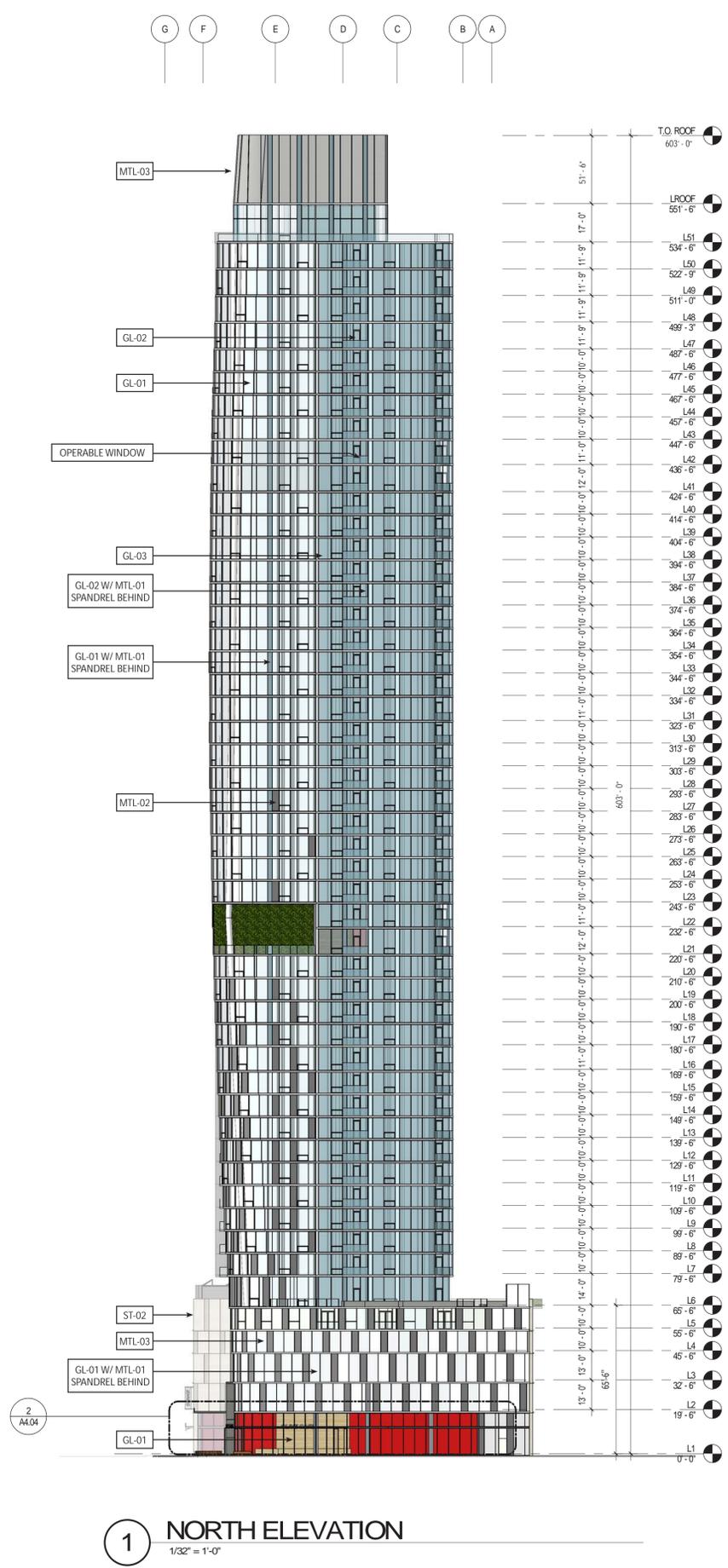
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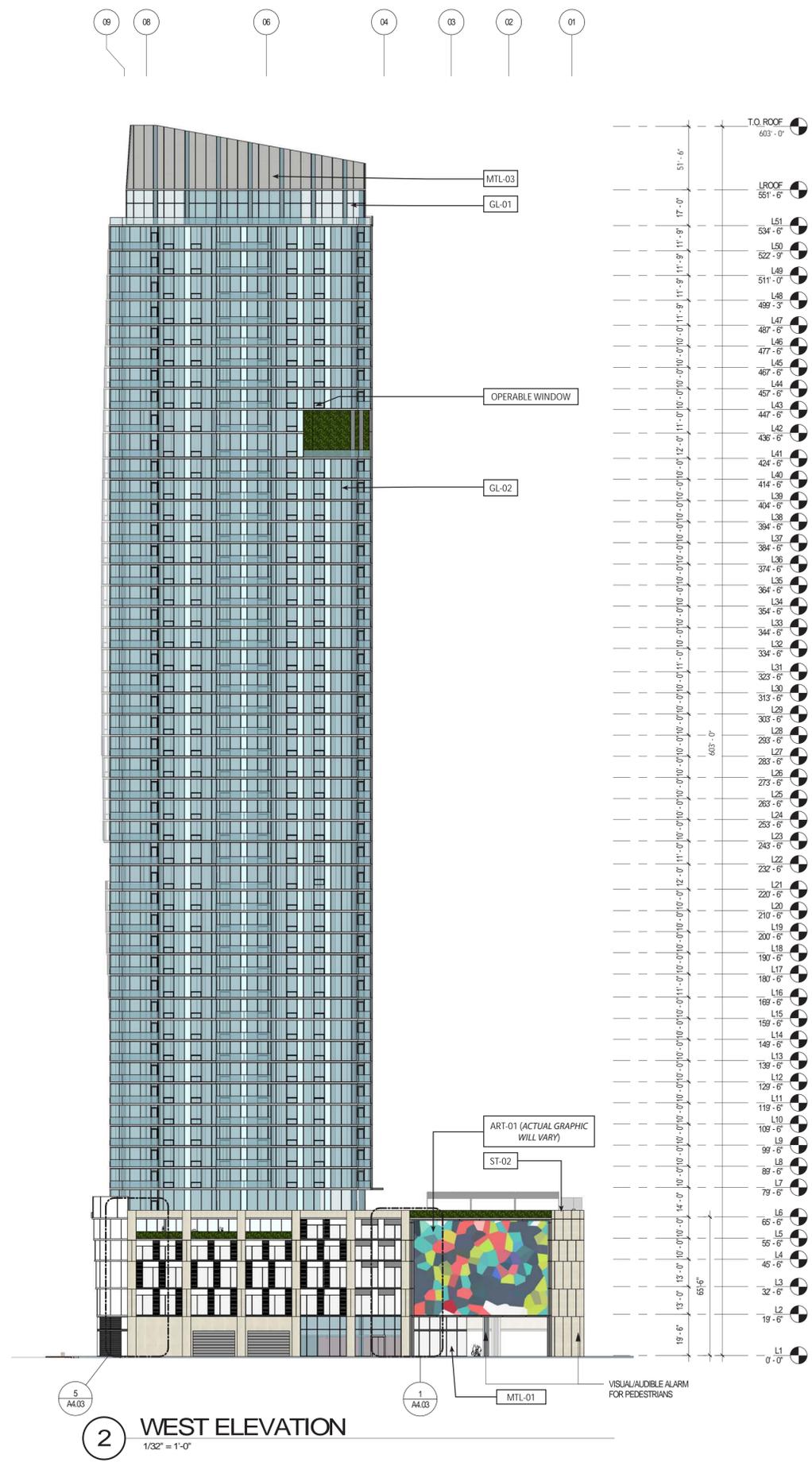
Sheet Identification

**BUILDING  
ELEVATIONS**

EXTERIOR MATERIAL LEGEND	
CODE	DESCRIPTION
ART-01	MURAL
CMU-01	CMU WALL, LIGHT GREY
GL-01	VISION GLAZING, CLEAR
GL-02	VISION GLAZING, TINTED
GL-03	TEMPERED GLAZING (GUARD RAILS, GLASS DOORS)
GL-04	SPANDREL GLAZING
MTL-01	METAL PANEL, SILVER
MTL-02	METAL PANEL, GRAY
MTL-03	METAL PANEL, PERFORATED, SILVER (CROWN ONLY)
MTL-04	METAL SCREEN, ANGLED LOUVRES, COLOR TO MATCH MTL-01
PC-01	PORTLAND CEMENT PLASTER, LIGHT GRAY
ST-01	CONCRETE, NATURAL FINISH
ST-02	STONE



**1 NORTH ELEVATION**  
1/32" = 1'-0"



**2 WEST ELEVATION**  
1/32" = 1'-0"



**NOT FOR CONSTRUCTION**



















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Seal

**Sheet Identification**

**TYPICAL PARKING  
FACADE  
DIAGRAMS -  
MARGO STREET**

**A4.03**

EXTERIOR MATERIAL LEGEND	
CODE	DESCRIPTION
ART-01	MURAL
CMU-01	CMU WALL, LIGHT GREY
GL-01	VISION GLAZING, CLEAR
GL-02	VISION GLAZING, TINTED
GL-03	TEMPERED GLAZING (GUARD RAILS, GLASS DOORS)
GL-04	SPANDREL GLAZING
MTL-01	METAL PANEL, SILVER
MTL-02	METAL PANEL, GRAY
MTL-03	METAL PANEL, PERFORATED, SILVER (CROWN ONLY)
MTL-04	METAL SCREEN, ANGLED LOUVRES, COLOR TO MATCH MTL-01
PC-01	PORTLAND CEMENT PLASTER, LIGHT GRAY
ST-01	CONCRETE, NATURAL FINISH
ST-02	STONE



1 TYP. PODIUM FACADE (MARGO ST)  
3/16" = 1'-0"

NOT FOR CONSTRUCTION



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09/10/20	SITE PLAN REVIEW #3

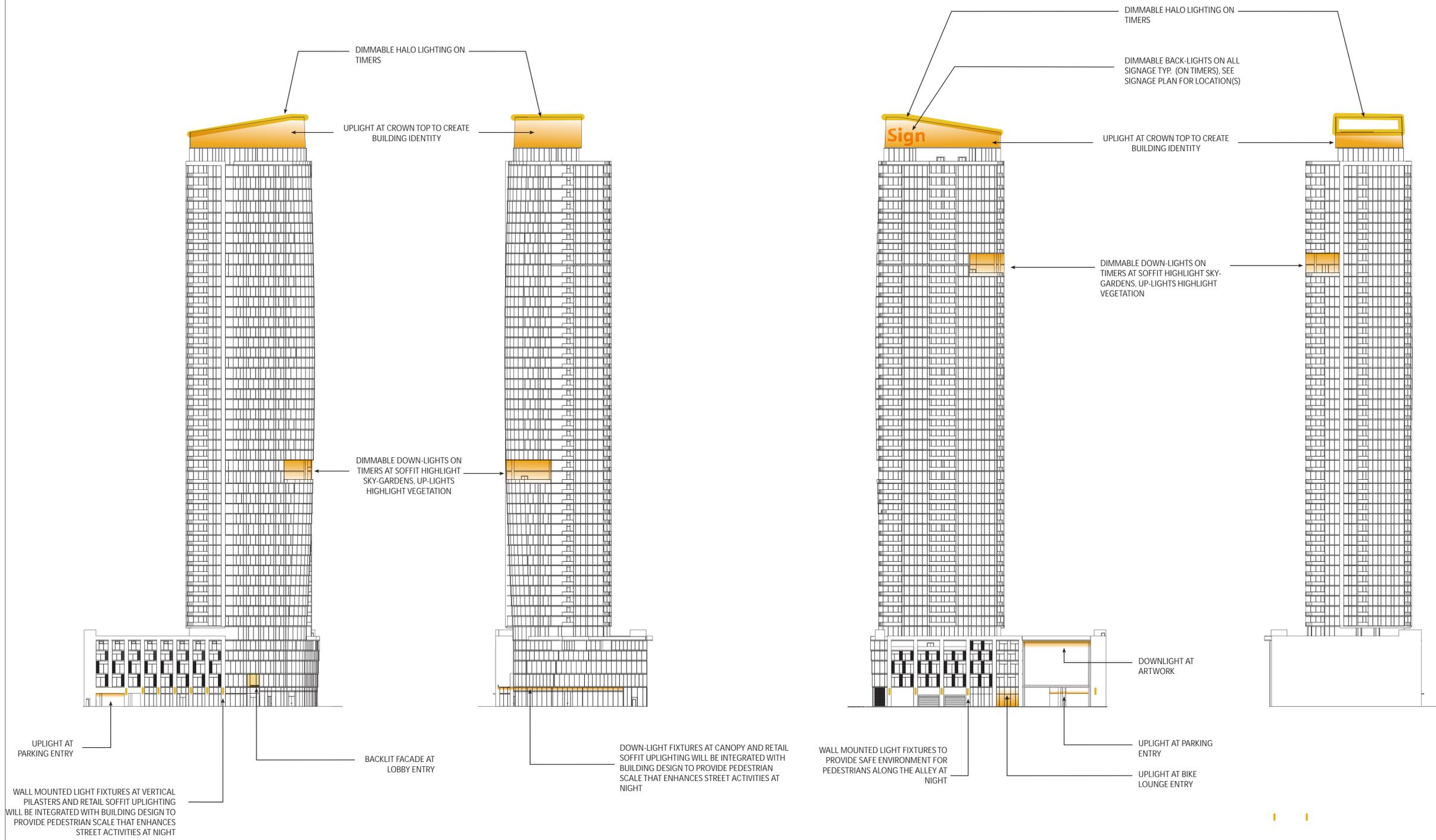
Seal



Sheet Identification

**LIGHTING  
STRATEGY**

**A5.01**



**1 LIGHTING STRATEGY - EAST**  
1" = 50'-0"

**2 LIGHTING STRATEGY - NORTH**  
1" = 50'-0"

**3 LIGHTING STRATEGY - WEST**  
1" = 50'-0"

**4 LIGHTING STRATEGY - SOUTH**  
1" = 50'-0"

**NOT FOR CONSTRUCTION**









DATE	REVISION
05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
07/10/20	SITE PLAN REVIEW #3
09/10/20	SITE PLAN REVIEW #4

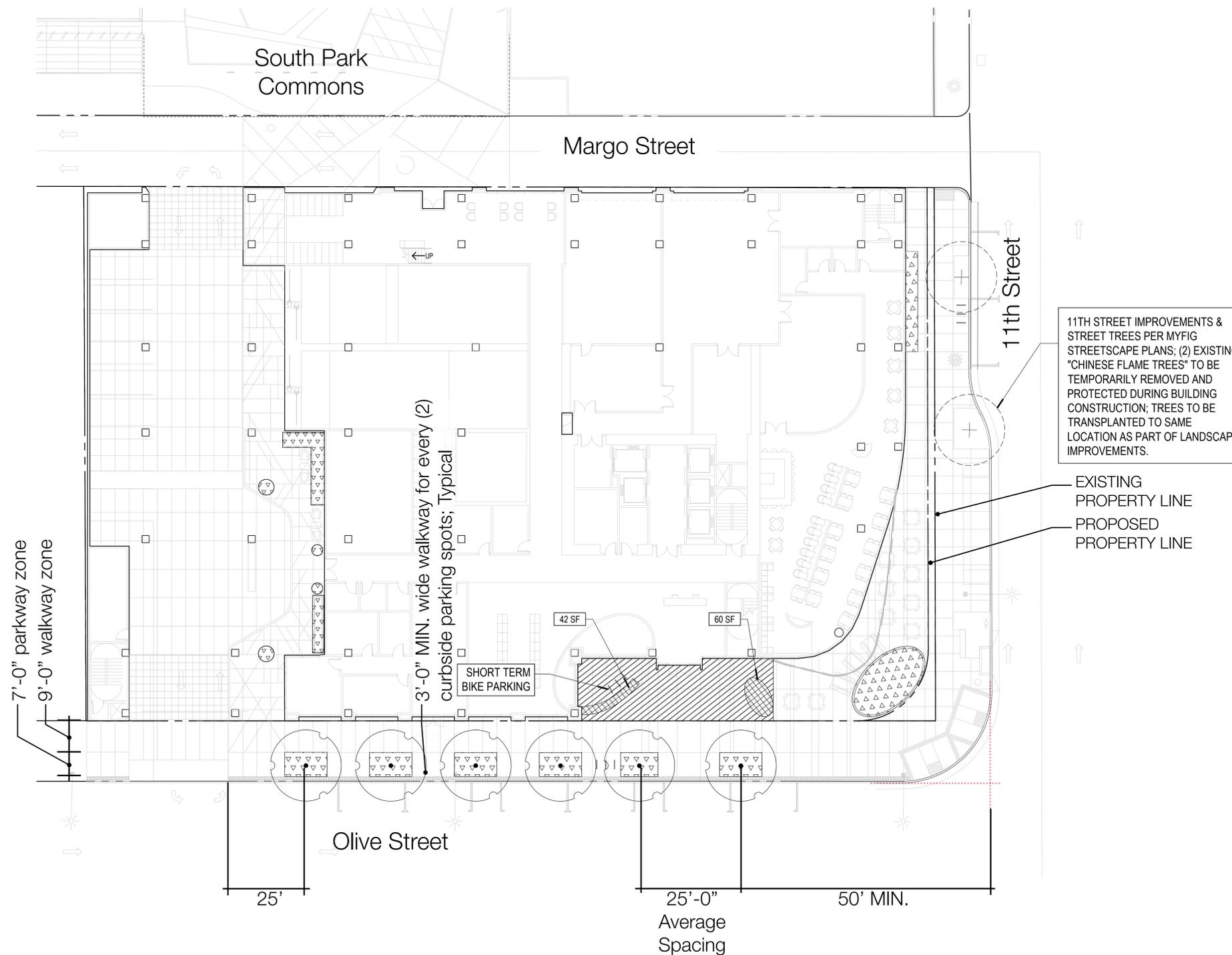
**LEGEND**

COMMON OPEN SPACE		
AREA	SQUARE FOOTAGE	
EXTERIOR COMMON OPEN SPACE	750 SF	
LANDSCAPED COMMON OPEN SPACE	102 SF	
<b>TOTAL COMMON OPEN SPACE</b>	<b>852 SF</b>	
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION		
LANDSCAPED AREA (SHOWN AS REFERENCE)	1,214 SF	

PLANTING LEGEND: Trees Such As:			
SYMBOL	NAME	QTY	SIZE
(Circle with cross)	EXISTING TREE TO BE TEMPORARILY REMOVED, PROTECTED AND TRANSPLANTED: KOELREUTERIA BIPINNATA CHINESE FLAME TREE (ON 11TH STREET)**	2	EXISTING
(Circle with dot)	PLATANUS ACERIFOLIA LONDON PLANE TREE (ON OLIVE STREET)	6	36" BOX STD

PLANTING LEGEND: Shrubs/Groundcover Such As:			
SYMBOL	NAME	QTY	SIZE
(Diagonal lines)	AGAVE ATTENUATA FOXTAIL AGAVE	1,316 SF	40% 1 GAL @ 18" O.C.
(Diagonal lines)	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET' CARPET MANZANITA		
(Downward triangles)	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX	40%	5 GAL @ 30" O.C.
(Downward triangles)	DIETES GRANDIFLORA FORTNIGHT LILY**	20%	15 GAL @ 48" O.C.
(Downward triangles)	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH**		

\*\* INDICATES PLANT SELECTION PER CITY OF LOS ANGELES MYFIG IMPROVEMENT PLAN



SCALE: 1"=16'-0"

**NOT FOR CONSTRUCTION**



**DTLA South Park  
Properties Site 2**

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1105 S. OLIVE, SUITE 2200  
LOS ANGELES, CA 90015

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09/10/20	SITE PLAN REVIEW #4

**Seal**

**Sheet Identification**

**SITE 2 LANDSCAPE  
LEVEL 6 -  
PLANTING AND  
OPEN SPACE PLAN**

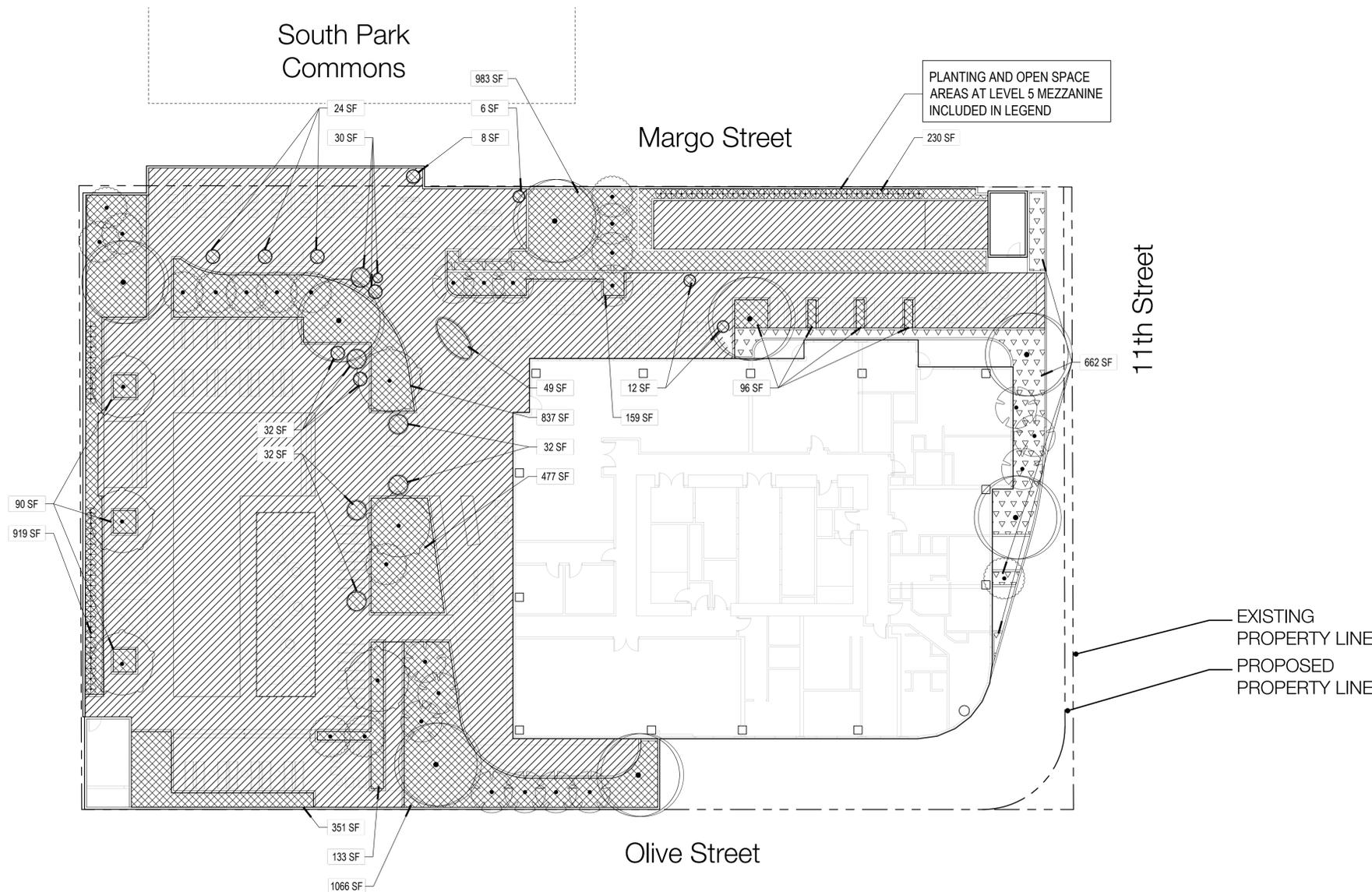
**L1.02B**

**LEGEND**

COMMON OPEN SPACE		
AREA	SQUARE FOOTAGE	
EXTERIOR COMMON OPEN SPACE	15,347 SF	
LANDSCAPED COMMON OPEN SPACE	5,566 SF	
<b>TOTAL COMMON OPEN SPACE</b>	<b>20,913 SF</b>	
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION		
LANDSCAPED AREA (SHOWN AS REFERENCE)	662 SF	

PLANTING LEGEND: Trees Such As:			
SYMBOL	NAME	QTY	SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	14	24" BOX STD
	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	15	24" BOX STD
	OLEA EUROPEA. SP FRUITLESS OLIVE	6	36" BOX STD
	PODOCARPUS E. 'MONMAL' ICEE BLUE YELLOW-WOOD	52	24" BOX STD
	PROSOPIS ALBA 'COLORADO' THORNLESS ARGENTINE MESQUITE	8	36" BOX STD

PLANTING LEGEND: Shrubs/Groundcover Such As:				
SYMBOL	NAME	QTY	SIZE	
	AGAVE ATTENUATA FOXTAIL AGAVE	6,228 SF	40% 1 GAL @ 18" O.C.	
	AEONIUM 'JOLLY GREEN' AEONIUM			
	CAREX DIVULSA BERKLEY SEDGE			
	DIANELLA REVOLUTA 'CASSA BLUE' CASSA BLUE FLAX LILY			
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY			
	DIETES GRANDIFLORA 'VARIEGATA' STRIPED FORTNIGHT LILY			
	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE			
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH			
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE			20% 15 GAL @ 48" O.C.
	ROSMARINUS OFFICINALIS 'IRENE' TRAILING BLUE ROSEMARY			
	SALVIA SP. SAGE, TBD			
	SEDUM 'BLUE SPRUCE' BLUE SPRUCE STONECROP			
	SENECIO CYLINDRICUS NARROW-LEAF CHALKSTICKS			



11th Street

Olive Street

EXISTING  
PROPERTY LINE  
PROPOSED  
PROPERTY LINE

SCALE: 1"=16'-0"

**NOT FOR CONSTRUCTION**

















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

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. VTT-82109  
Tract Map Date: August 12, 2020  
Property Address: 1115 S OLIVE ST , 90015  
Community Plan: Central City

Distribution Date: September 18, 2020

Case Filing Date: May 04, 2018

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: [nuri.cho@lacity.org](mailto:nuri.cho@lacity.org) and [maria.reves@lacity.org](mailto:maria.reves@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

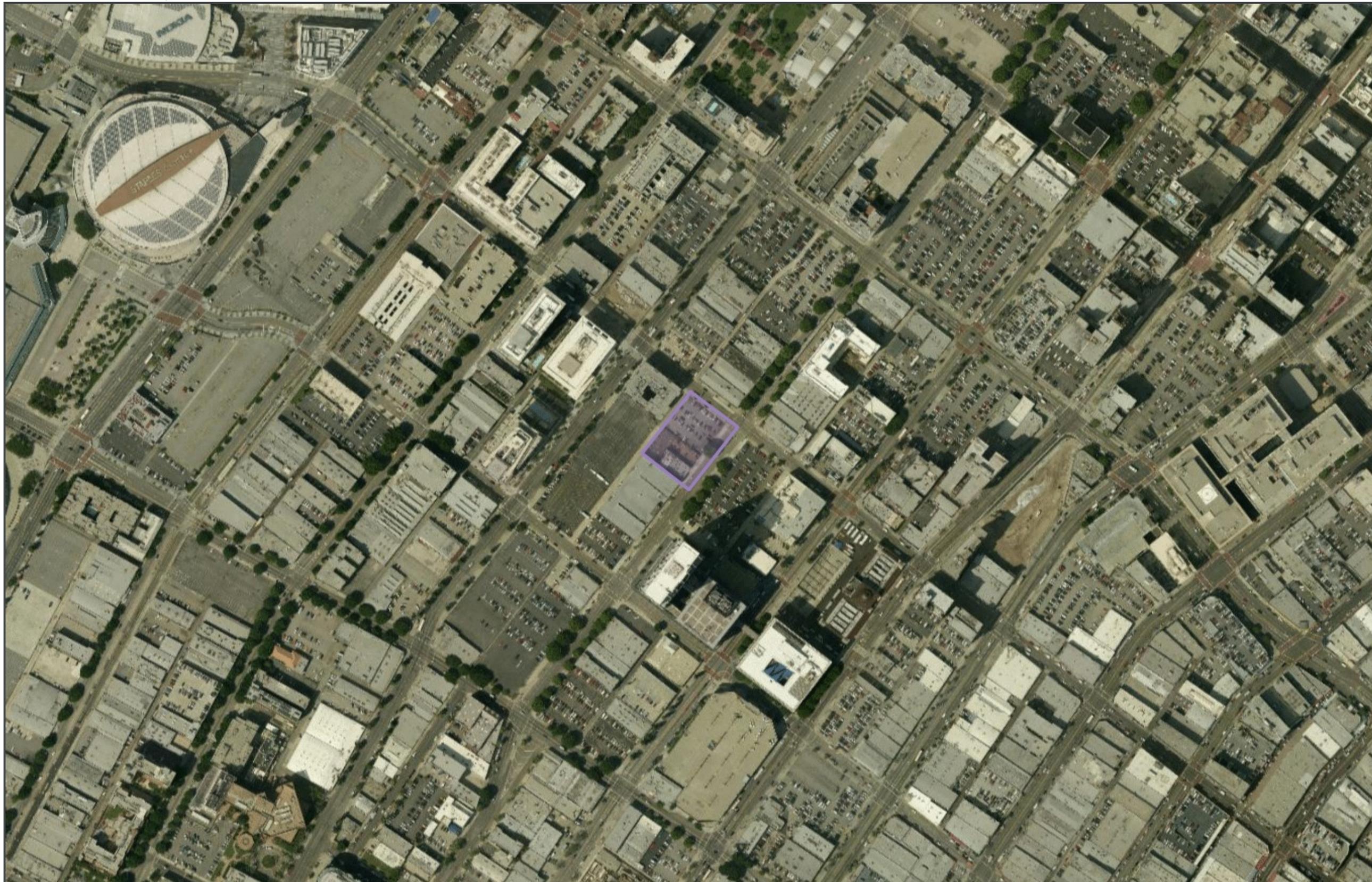
Kevin Golden  
Deputy Advisory Agency  
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

City Limits

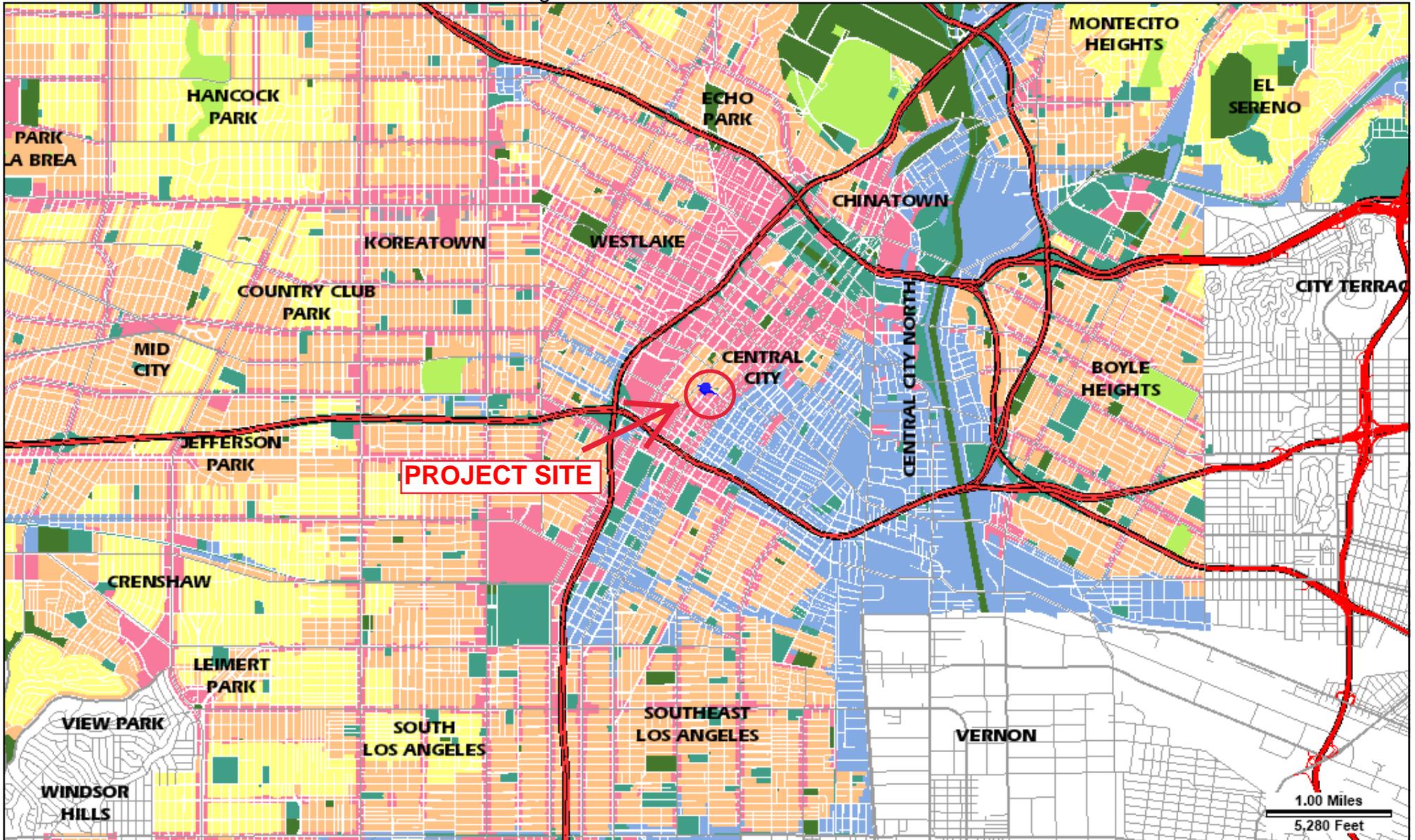
NOTES

0 0 Miles 0 0

SCALE 1: 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: 10/01/2020



Address: 1105 S OLIVE ST

APN: 5139020025

PIN #: 126A207 53

Tract: TR 1304

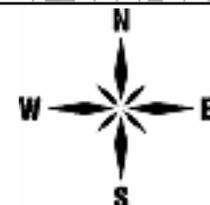
Block: None

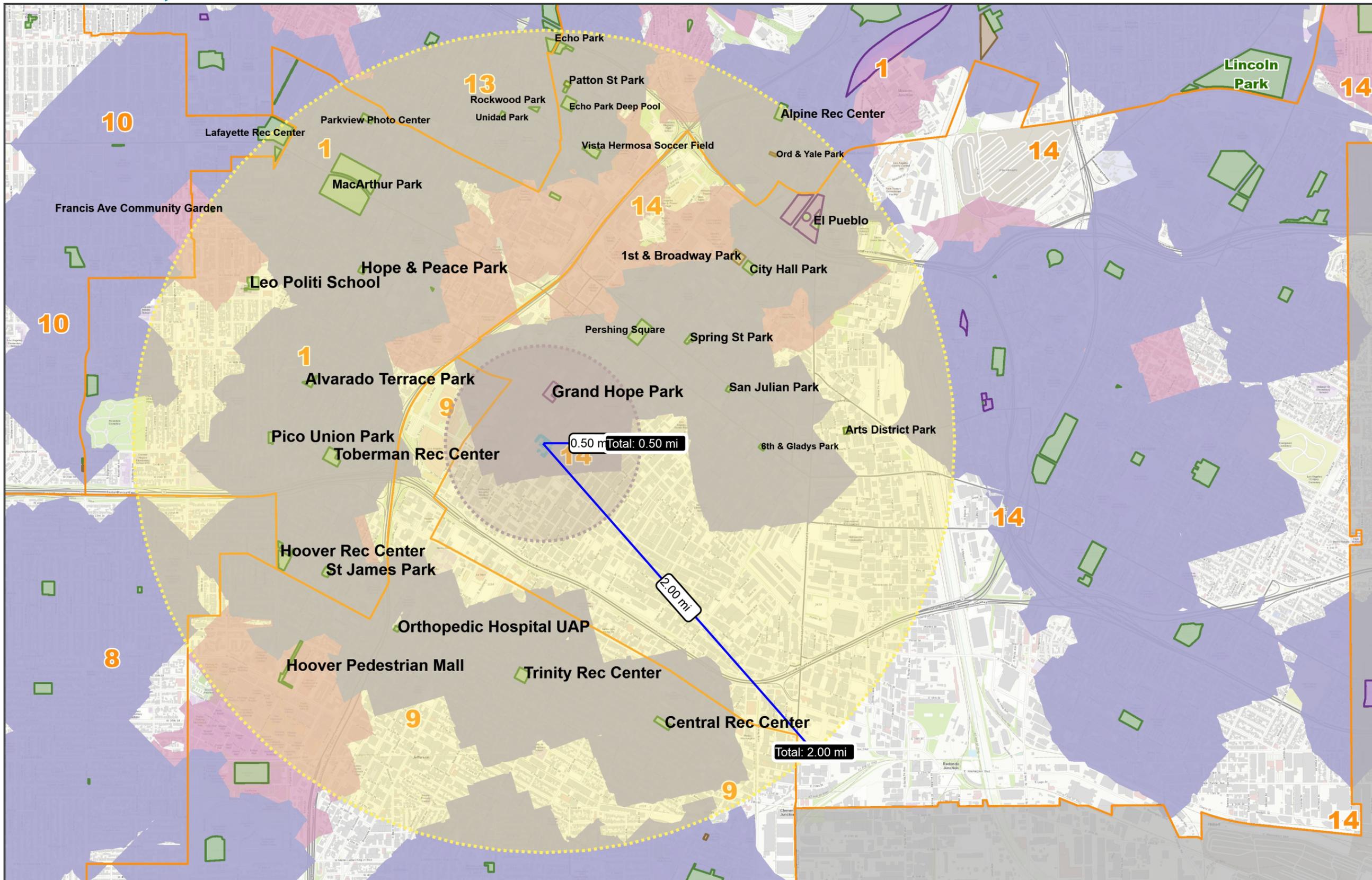
Lot: FR LT A

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

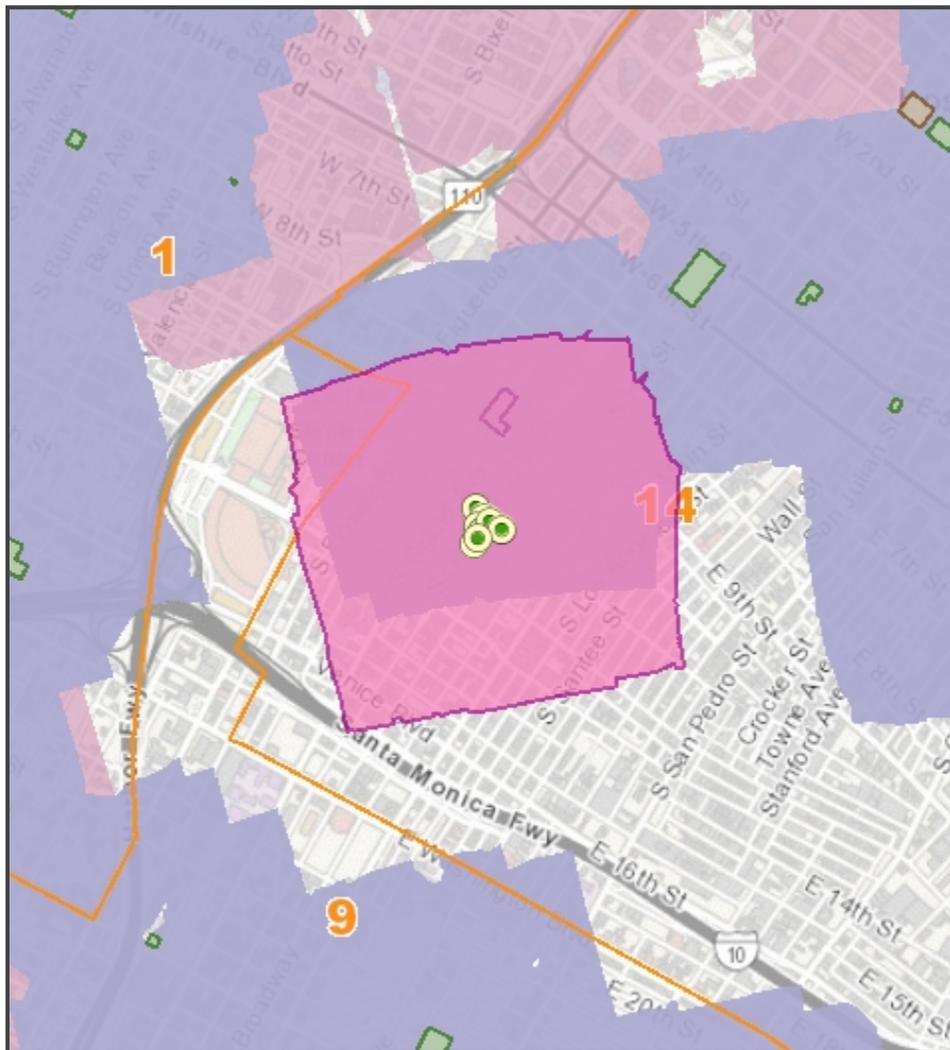
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Printed: 04/19/2018



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

1100 South Olive St - Mack Urban Sites 2 & 3

Description:

A mixed-use development with a 51-story high building and a 60-story high-rise building with a total of 1,248 residential units, and 21,780 sf of commercial uses.

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:	8,016	1,932

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	4,399	837

### Residents Served by Age

### Households Served by Annual Income

Under Age 5:	309	145
Age 5 to 9:	223	132
Age 10 to 14:	214	117
Age 15 to 17:	165	69
Age 18 to 64:	6,123	1,283
Age 65 and Over:	982	186

Under \$25,000:	2,181	630
\$25,000 to \$34,999:	214	26
\$35,000 to \$49,999:	347	76
\$50,000 to \$74,999:	394	41
\$75,000 and Over:	1,263	64

Source: Census/ACS 2010