

APPROVED

OCT 15 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-205

DATE October 15, 2020

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-83024 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

[Handwritten signature]

General Manager

Approved X

Disapproved

Withdrawn

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Tract Map No. VTT-83024 (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 2714 South Figueroa Street in the South Los Angeles community of the City, consists of the demolition of two existing restaurants and one existing office building and the construction of a 157-unit apartment, 24 of which are affordable units, with 5,128 square feet of ground floor commercial space and one level of subterranean parking. The proposed subdivision would contain a total of 11 parcels: one (1) ground lot and ten (10) commercial airspace lots.

The proposed Project also includes approximately 16,551 square-feet (SF) of common open space, which includes a fitness center, indoor amenity space, an open space courtyard, and a rooftop terrace with a pool and hot tub.

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 **September 23, 2020**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the proposed Project.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **August 11, 2020**. On August 31, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**October 13, 2020**." The Advisory Agency Filing Notification is attached (Attachment 2).

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It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting. After RAP staff received the above notification, staff contacted City Planning staff and advised them that the project had not yet participated in the required Early Consultation meeting and that the Project application should be placed on hold until the required Early Consultation Meeting was completed. RAP staff advised City Planning staff that RAP's comments for the proposed Project would be provided after the required Early Consultation meeting was held and the Board had an opportunity to consider the project and provide a report to the Advisory Agency.

If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

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 157 units would be:

$$1.13 \text{ Acres} = (157 \times 2.88) \times 0.00251$$

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

As currently proposed, the Project has 24 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$\mathbf{0.96 \text{ Acres}} = (133 \times 2.88) \times 0.00251$$

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." The Project applicant states that the Project is not a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code.

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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 157 units would be:

\$2,136,613.00 = \$13,609.00 x 157 dwelling units

As currently proposed, the Project has 24 dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required Park Fee payment for the Project would be:

\$1,809,997.00 = \$13,609.00 x 133 dwelling units

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

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

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

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

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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 Los Angeles community of the City and within the South Los Angeles Community Plan Area. Currently, the Project site is two restaurants and an office building 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): 5,839 persons (10,813 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- South Los Angeles Community Plan Area (2017 American Community Survey): 17,968 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes 16,551 SF of common open space, which includes a fitness center, indoor amenity space, an open space courtyard, and a rooftop terrace with a pool and hot tub.

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 RAP-owned public park within a half-mile walking distance from the Project site.

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- Saint James Park is a 0.90-acre park, located 20 S. St. James Park. Saint James Park is currently improved with an open lawn and landscaping.

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 **90** 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 no new public parks currently in development within a two (2) mile radius of the Project site.

There are fourteen (14) park renovation projects in development within a two (2) mile radius of the Project site that are currently fully funded:

- Alvarado Terrace Park – Playground Replacement (PRJ21312) Project
- Elinor and Don Richardson Family Park – Playground Replacement (PRJ21391) Project
- Gilbert W. Lindsay Community Center – Baseball Field Renovation Project
- Gilbert W. Lindsay Community Center – Sportsfield Lighting (PRJ21378) Project
- Loren Miller Recreation Center – Playground Replacement (PRJ21317) Project
- Normandie Recreation Center – New Synthetic Field (PRJ21242) Project
- Normandie Recreation Center – Outdoor Improvements (PRJ21060) Project
- South Park Recreation Center – New Security Cameras (PRJ21439) Project
- South Park Recreation Center – Restrooms and Weightlift Center (PRJ21068) Project
- South Park Recreation Center – Roof Replacement (PRJ21406) Project
- South Park Recreation Center – New Maintenance Yard Project
- South Park Recreation Center – Sportsfield Lighting (PRJ21104) Project
- South Park Recreation Center – Baseball Diamond Improvements and Synthetic Football Field (PRJ21104) Project
- Trinity Recreation Center – New Skate Park Project

There are four (4) park renovation projects in development within a two (2) mile radius of the Project site that are not currently fully funded:

- Exposition Park Rose Garden – Rose Garden Wall (PRJ21268) Project
- Hope and Peace Park – Playground Replacement Project

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- Pico Union Park – Playground Replacement (PRJ21218) Project
- Ross Snyder Recreation Center – New Dog Park 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 since the Project has less than 50 parcels and, per the Project applicant, the proposed Project is not a condominium project, stock cooperative or community apartment project, as defined in Sections 4105, 4125, and 4190 of the Civil Code. Therefore, as previously noted in this report, based on Section 66477 (7) of the California Government Code, only the payment of fees may be required.

The Project site is not located in an existing park service radius gap. There is one RAP-owned public park within a half (½) mile walking distance from the Project.

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

Table with 4 columns: REQUIRED, DENSITY BONUS INCENTIVE, PROVIDED, LANDSCAPE & TREES REQUIRMENTS. Includes rows for Dwelling Unit (DU), Factor (SF), Total (SF/DU), and Landscaping/Trees details.

PROJECT DATA
LEGAL DESCRIPTION: THOSE PORTION OF LOTS 3, 4, 20, 21, AND OF VACATED ALLEY LYING BETWEEN SAID LOTS IN BLOCK "B" OF THE TEAT TRACT...
COMMENCING AT THE MOST NORTHERLY CORNER OF THE SOUTH 26.25 FEET OF SAID LOT 3...

PARKING SUMMARY
Table with 3 columns: REQUIRED, PROVIDED, TYPES PROVIDED. Includes Residential (79 spaces), Commercial (11 spaces), and Bike Parking (10 spaces).

LEGAL DESCRIPTION: THOSE PORTIONS OF LOTS 4, 5, 20, 21 AND OF VACATED ALLEY LYING BETWEEN SAID LOTS IN BLOCK "B" OF TREAT TRACT...
COMMUNITY PLAN: SOUTH LOS ANGELES
SPECIFIC PLAN: SOUTH LOS ANGELES ALCOHOL SALES

BIKE PARKING SUMMARY
Table with 4 columns: SHORT TERM, LONG TERM, REQUIRED, PROVIDED. Shows 10 required and 10 provided spaces.

ZONING
COMMUNITY PLAN: SOUTH LOS ANGELES
SPECIFIC PLAN: SOUTH LOS ANGELES ALCOHOL SALES
NEIGHBORHOOD STABILIZATION OVERLAY DISTRICT: NORTH UNIVERSITY PARK/ EXPOSITION PARK / WEST ADAMS.

RESIDENTIAL UNIT SUMMARY (DU)
Table with 4 columns: DWELLING UNIT TYPES, TOTAL, AFFORDABLE HOUSING CALCULATIONS, PROVIDED. Lists unit types from Studios to 5 Bedrooms.

FAR
TOTAL LOT AREA: 43,976 SF (1.01 ACRES)
BASE FAR: 1.5:1
MAX FAR: 4.25:1
PROPOSED FAR: 4.83:1 INCLUDING INTERNAL WALKWAYS (DENSITY BONUS OFF-MENU INCENTIVE)

FLOOR AREA SUMMARY (SQ. FT.)
Table with 7 columns: LEVEL, RESID., COMMERCIAL, COMMON USE, BALCONIES/TERRACE, TOTAL. Shows floor area breakdown by level.

DENSITY BONUS INCENTIVES LIST
DENSITY BONUS INCENTIVES: PROJECT PROVIDES 11% VERY LOW INCOME RESTRICTED AFFORDABLE UNITS. TWO ON-MENU INCENTIVES ARE ALLOWED PURSUANT TO LAMC SECTION 12.22-A.25(e)(1).

FLOOR AREA SUMMARY (SQ. FT.) - Continued
Table with 7 columns: LEVEL, RESID., COMMERCIAL, COMMON USE, BALCONIES/TERRACE, TOTAL. Shows floor area breakdown by level.

PROJECT DESCRIPTION
AN 86-FOOT TALL, 7-STORY COMMERCIAL RESIDENTIAL MIXED-USE DEVELOPMENT WITH 5,128 SF OF COMMERCIAL SPACE AND 157 RESIDENTIAL DWELLING UNITS. PROJECT REQUESTS ON AND OFF-MENU DENSITY BONUS INCENTIVES AND PROVIDES 11% VERY LOW INCOME RESTRICTED AFFORDABLE UNITS.



THE HUB ON CAMPUS LOS ANGELES - FIGUEROA
MIXED-USE DEVELOPMENT

2718 S. FIGUEROA STREET, LOS ANGELES, CA 90007

ISSUE FOR PLANNING ENTITLEMENT FILING

JULY 23, 2020

CONDITIONS OF APPROVAL:

PROJECT DIRECTORY

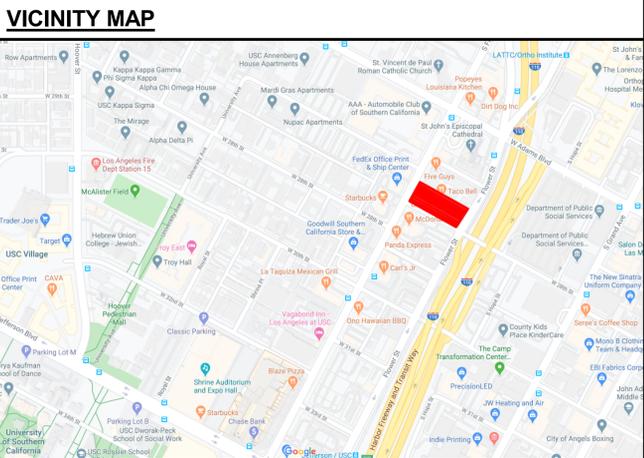
DEVELOPER: CORE SPACES
CORE OZ FIGUEROA, LLC
1643 N. MILWAUKEE AVE, 5TH FLOOR
CHICAGO, IL 60647
773.969.5740

STRUCTURAL ENGINEER: DCI ENGINEERS
818 W. 7TH STREET, SUITE 740
LOS ANGELES, CA 90017
213.298.3700

CODE COMPLIANCE

Table with 2 columns: Year, Code Title. Lists various building codes like California Building Code, Fire Code, Energy Code, etc.

VICINITY MAP



APPROVAL STAMPS:

Table for tracking approval stamps with columns for Date and Description.

Table for tracking submissions and revisions with columns for No., Date, and Description.

SUBMISSIONS & REVISIONS

DEVELOPER: CORE
CORE OZ FIGUEROA, LLC
1643 N. MILWAUKEE AVE, 5TH FLOOR
CHICAGO, IL 60647
773.969.5740

DEVELOPER: AMPLIFY
AMPLIFY
9724 WASHINGTON BLVD #200
CULVER CITY, CA 90232
818.917.0860
WWW.AMPLIFYDEVCO.COM

ARCHITECT: ANTUNOVICH ASSOCIATES
ANTUNOVICH ASSOCIATES
9724 WASHINGTON BLVD, #200
CULVER CITY, CA 90232
310.237.0600
WWW.ANTUNOVICH.COM

STRUCTURAL ENGINEER: DCI ENGINEERS
DCI ENGINEERS
818 W. 7TH STREET, SUITE 740
LOS ANGELES, CA 90017
213.298.3700

M.E.P. & F.P. ENGINEERS: GOUVIS ENGINEERING
GOUVIS ENGINEERING
15 STUDEBAKER DRIVE
IRVINE, CA 92618
949.752.1612

CIVIL ENGINEER: KIMLEY HORN AND ASSOCIATES, INC.
KIMLEY HORN AND ASSOCIATES, INC.
660 S. FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
619.798.9629

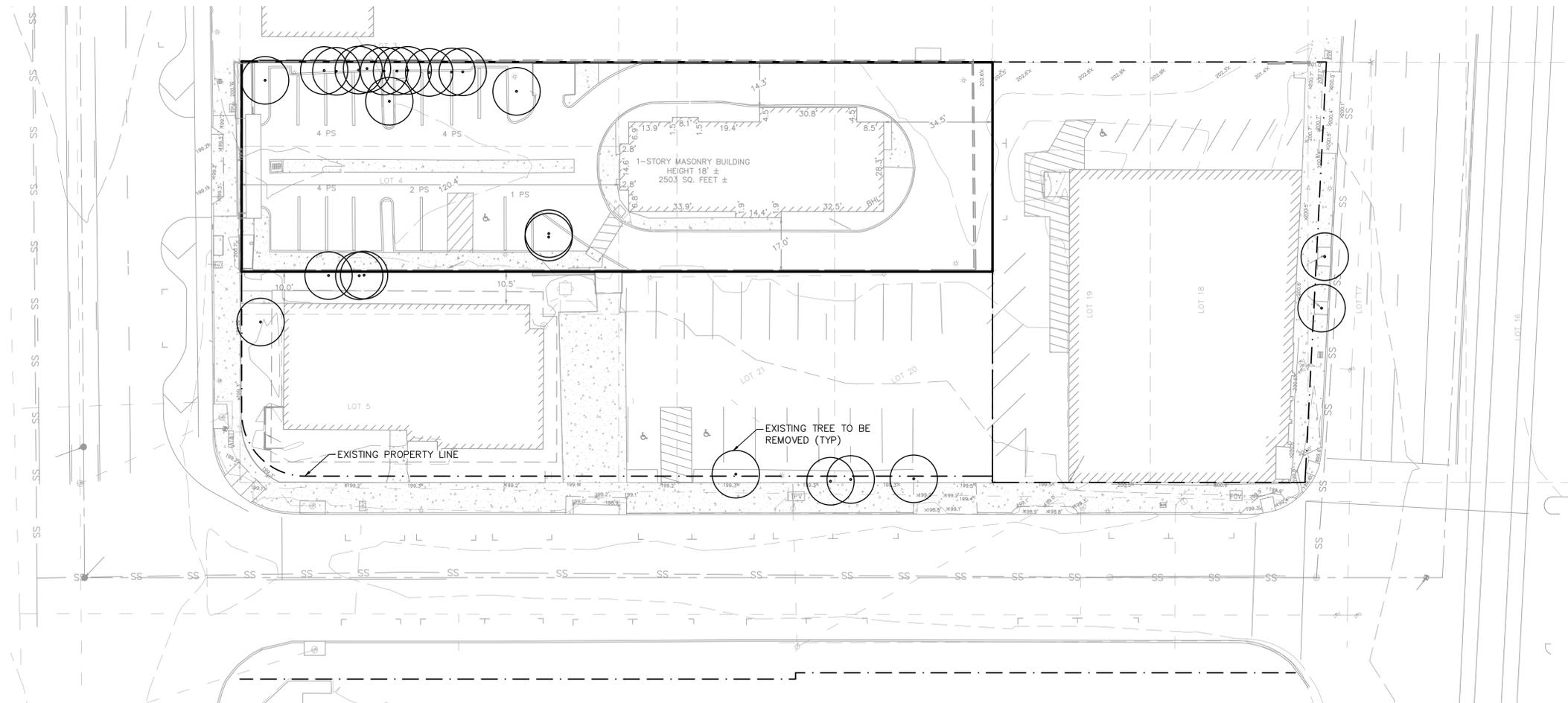
LANDSCAPE ARCHITECT: KIMLEY HORN AND ASSOCIATES, INC.
KIMLEY HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600
SAN DIEGO, CA 92101
619.798.9629

GENERAL CONTRACTOR:

PROJECT LOCATION: HUB ON CAMPUS LA - FIGUEROA
2718 S. FIGUEROA STREET
LOS ANGELES, CA 90007

DRAWING TITLE: COVER PAGE

Professional seal for architect M. Antonovich, No. C-8708, State of California, dated 01/31/2021. Includes 'GO.00' stamp.



TREE REPLACEMENT REQUIREMENTS

2:1 TREE REPLACEMENT FOR ALL REMOVED PARKWAY TREES.
 PARKWAY TREES REMOVED: 5
 REPLACEMENT TREES PROVIDED: 10

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ER	25	EXISTING / TO BE REMOVED

APPROVAL STAMPS:

No.	Date	Description
05.01.20		ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION

SUBMISSIONS & REVISIONS

DEVELOPER
CORE SPACES
 431 OFFICE PARK DRIVE
 BIRMINGHAM, AL 35223

DEVELOPER
AMPLIFY DEVELOPMENT CO.
 9724 WASHINGTON BLVD, SUITE 200
 CULVER CITY, CA 90232
 MAIN: 818.917.0860
 WWW.AMPLIFYDEVCO.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
 ARCHITECTURE · PLANNING · INTERIOR DESIGN
 224 WEST HURON STREET, SUITE 7E
 CHICAGO, ILLINOIS 60610
 MAIN: 312.286.1128
 WWW.ANTUNOVICH.COM

STRUCTURAL ENGINEER
EDCI ENGINEERS
 DCI ENGINEERS
 818 W. 7TH STREET, SUITE 740
 LOS ANGELES, CA 90017
 213.298.3700

M.E.P. & F.P. ENGINEERS
GOUVIS ENGINEERING
 GOUVIS ENGINEERS
 15 STUDEBAKER DRIVE
 IRVINE, CA 92618
 949.752.1612

CIVIL ENGINEER
Kimley»Horn
 KIMLEY HORN AND ASSOCIATES, INC.
 660 S. FIGUEROA STREET, SUITE 2050
 LOS ANGELES, CA 90017
 619.798.9629

LANDSCAPE ARCHITECT
Kimley»Horn
 KIMLEY HORN AND ASSOCIATES, INC.
 401 B STREET, SUITE 600
 SAN DIEGO, CA 92101
 619.798.9629

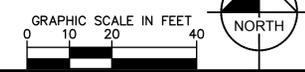
GENERAL CONTRACTOR

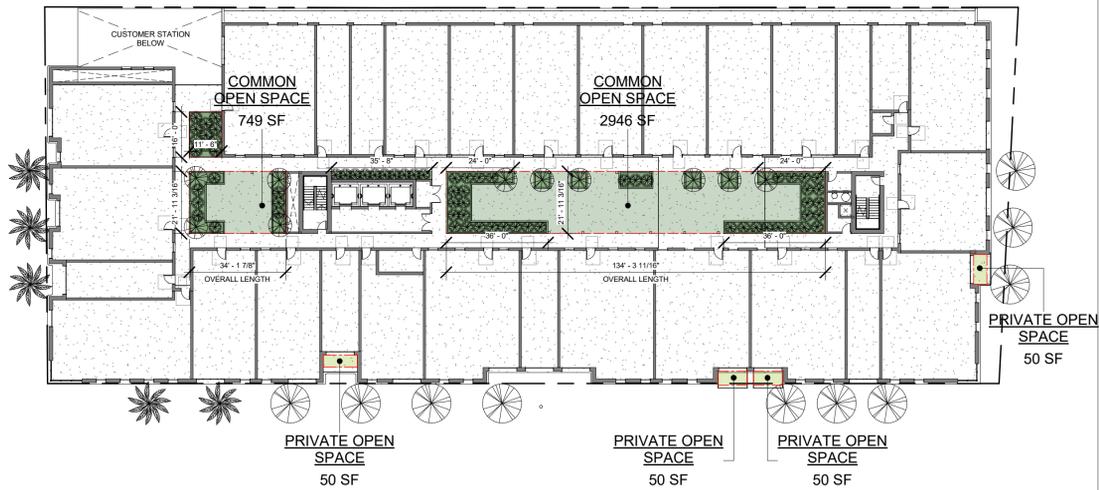
PROJECT LOCATION
HUB ON CAMPUS LA - FIGUEROA
 2718 S. FIGUEROA STREET
 LOS ANGELES, CA 90007

DRAWING TITLE
TREE PLAN

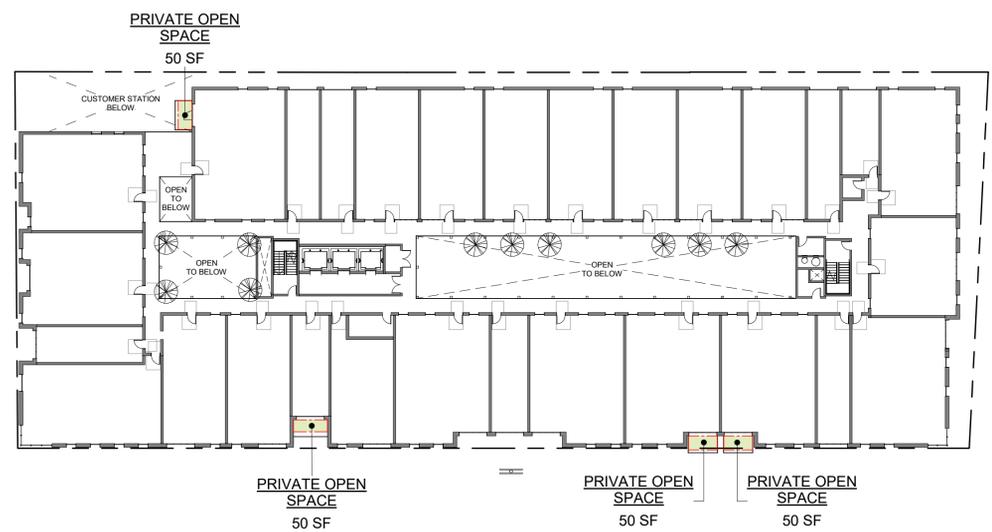
SEAL
 DATE: 05/01/20
 DRAWN BY: CLF
 CHECKED BY: MM
 PROJECT NO:

DRAWING NO:
T-1

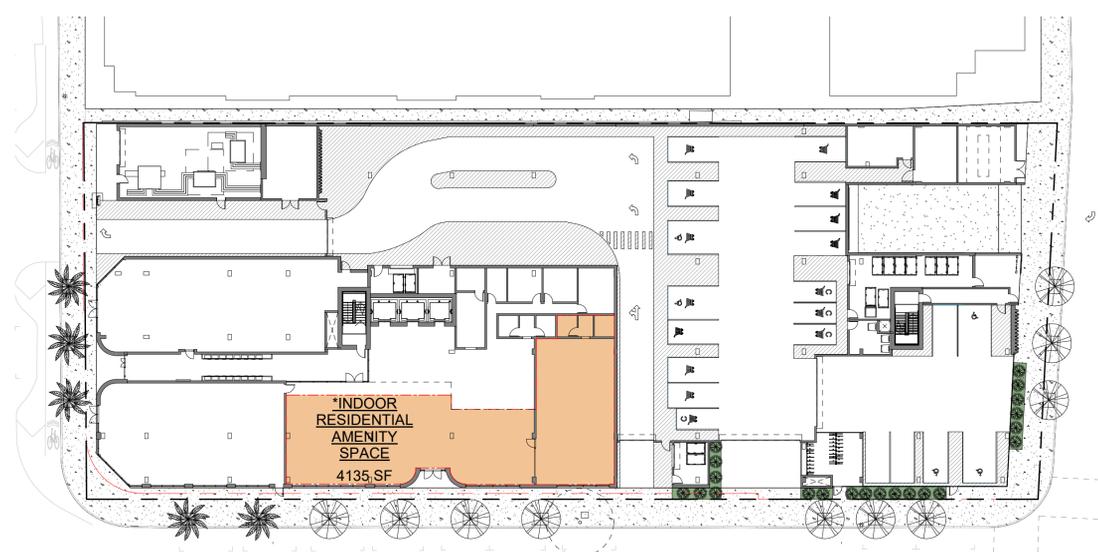




2 LEVEL 2 OPEN SPACE PLAN
G0.04
A3.00
1" = 30'-0"



3 LEVEL 3 OPEN SPACE PLAN
G0.04
A3.00
1" = 30'-0"



1 LEVEL 1 OPEN SPACE PLAN
G0.04
A3.00
1" = 30'-0"

GENERAL NOTES:

OPEN SPACE REQUIREMENT (LAMC SEC. 12.21.G)

- COMMON OPEN SPACE**
- COMMON OPEN SPACE SHALL MEET EACH OF THE FOLLOWING REQUIREMENTS:
- (I) BE OPEN TO THE SKY AND HAVE NO STRUCTURES THAT PROJECT INTO THE COMMON OPEN SPACE AREA, EXCEPT AS PROVIDED IN SECTION 12.22.C.20(b)
 - (II) HAVE A MINIMUM AREA OF 400 SF WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA
 - (III) BE LOCATED AT THE GRADE LEVEL OR FIRST HABITABLE ROOM LEVEL, EXCEPT IN DEVELOPMENTS BUILT AT AN R3, RA3, R4, RA54, AND/OR R5 DENSITY REGARDLESS OF THE UNDERLYING ZONE
 - (IV) COMMON OPEN SPACE SHALL INCORPORATE RECREATIONAL AMENITIES. RECREATION ROOMS AT LEAST 600 SF IN AREA FOR A DEVELOPMENT OF 16 OR MORE DWELLING UNITS MAY QUALIFY AS OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25% OF THE TOTAL REQUIRED USABLE OPEN SPACE

- PRIVATE OPEN SPACE:**
- PRIVATE OPEN SPACE IS AN OPEN SPACE AREA WHICH IS CONTIGUOUS TO AND IMMEDIATELY ACCESSIBLE FROM A SINGLE DWELLING UNIT AND WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS OF THE ZONES SPECIFIED:
- (I) CONTAIN A MINIMUM OF 50 SF OF WHICH NO MORE THAN 50 SQUARE FT PER DWELLING UNIT SHALL BE ATTRIBUTABLE TO THE TOTAL REQUIRED USABLE OPEN SPACE;
 - (II) HAVE NO HORIZONTAL DIMENSION LESS THAN SIX FEET, WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA
 - (III) PROVIDE A MINIMUM EIGHT FOOT VERTICAL CLEARANCE UNDER ANY PROJECTION, EXCEPT AS PROVIDED IN SECTION 12.22.C.20 (B); AND
 - (IV) THAT PORTION OF A BALCONY WHICH EXTENDS OR PROJECTS INTO A REQUIRED FRONT YARD IN COMPLIANCE WITH SECTION 12.22.C.20 (D) MAY QUALIFY AS USABLE OPEN SPACE PROVIDED IT MEETS EACH OF THE ABOVE SPECIFIED REQUIREMENTS SET FORTH IN THIS SUBPARAGRAPH.

- LANDSCAPE:**
- (I) A MINIMUM OF 25% OF OPEN SPACE SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES. FOR A SURFACE AREA NOT LOCATED DIRECTLY ON FINISHED GRADE THAT IS USED FOR OPEN SPACE, AND LOCATED AT GROUND LEVEL OR THE FIRST HABITABLE ROOM LEVEL, 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. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.
 - (II) AT LEAST ONE 24 IN BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY

OPEN SPACE CALCULATIONS LOCATED ON COVER SHEET

- LEGEND:**
- PRIVATE OPEN SPACE (BALCONIES)
 - COMMON OPEN SPACE
 - LANDSCAPE
 - COMMON INDOOR (RES. AMENITY SPACE)

APPROVAL STAMPS:

No.	Date	Description
07.23.20	07/23/20	REVISED ISSUE FOR PLANNING ENTITLEMENT FILING

SUBMISSIONS & REVISIONS

DEVELOPER
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773.969.5740

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660 S. FIGUEROA STREET, SUITE 2050
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Kimley»Horn
KIMLEY HORN AND ASSOCIATES, INC.
401 B STREET, SUITE 600
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619.798.9629

GENERAL CONTRACTOR

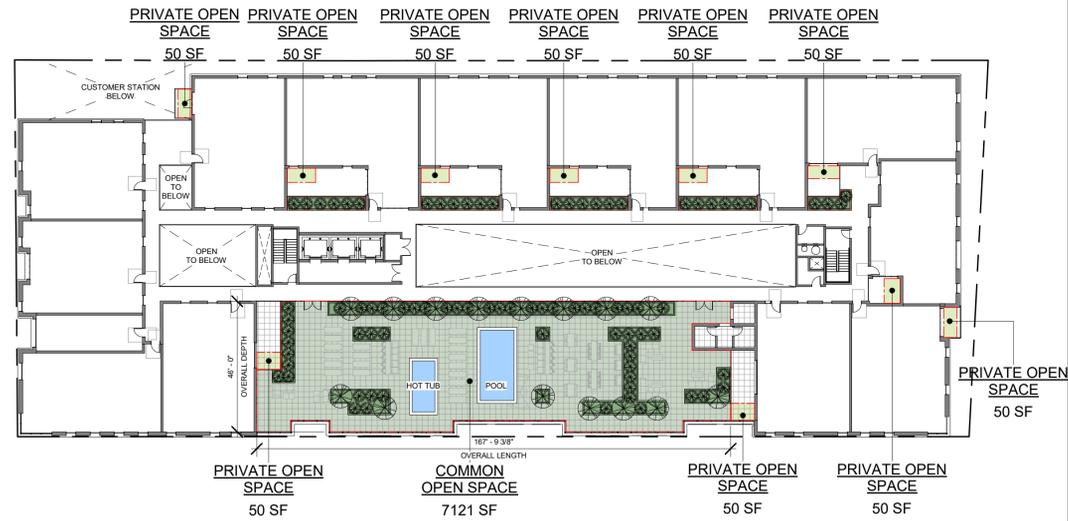
PROJECT LOCATION
HUB ON CAMPUS LA - FIGUEROA
2718 S. FIGUEROA STREET
LOS ANGELES, CA 90007

DRAWING TITLE
OPEN SPACE PLANS

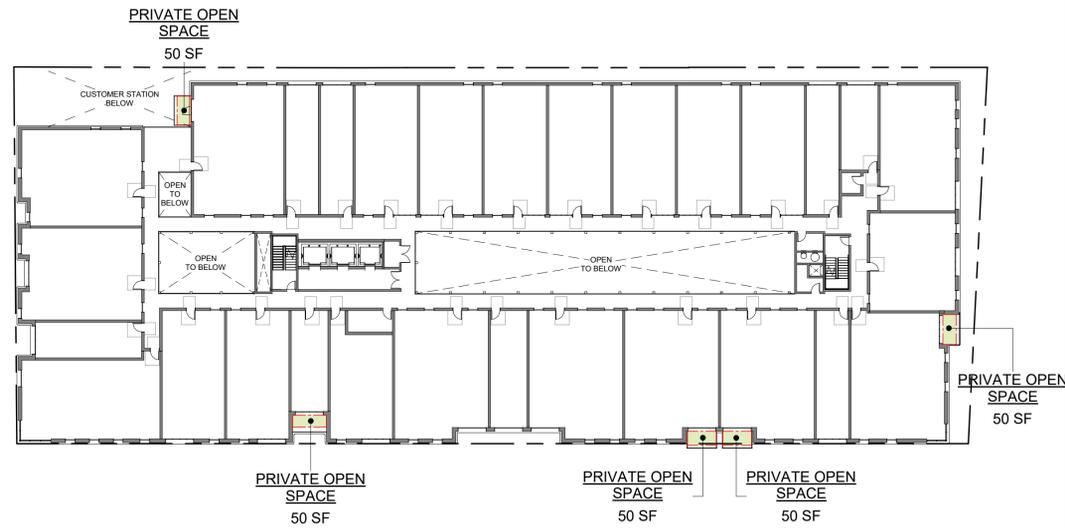
SEAL
LICENSED ARCHITECT
Joseph M. Antunovich
No. C-8708
01/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

DATE:
07/23/20
DRAWN BY:
CHECKED BY:
PROJECT NO:

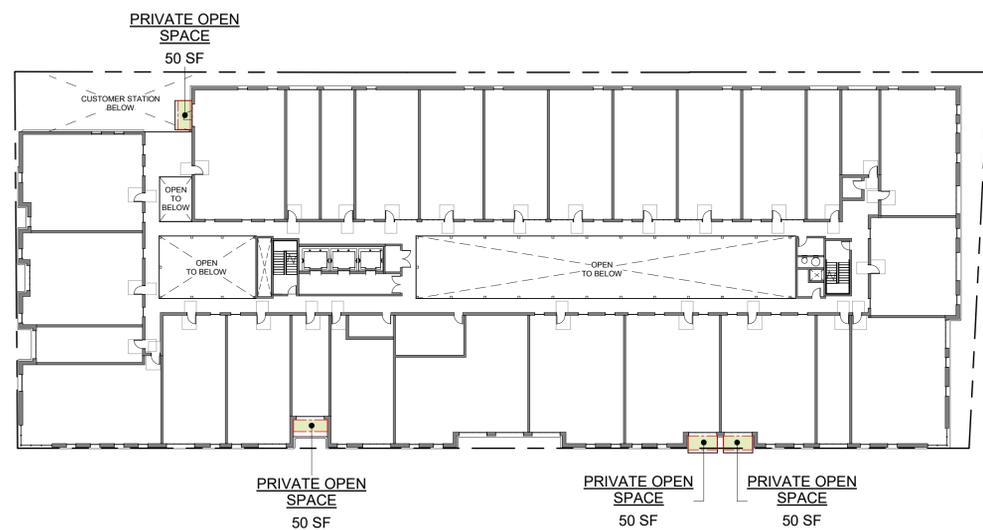
DRAWING NO:
G0.04



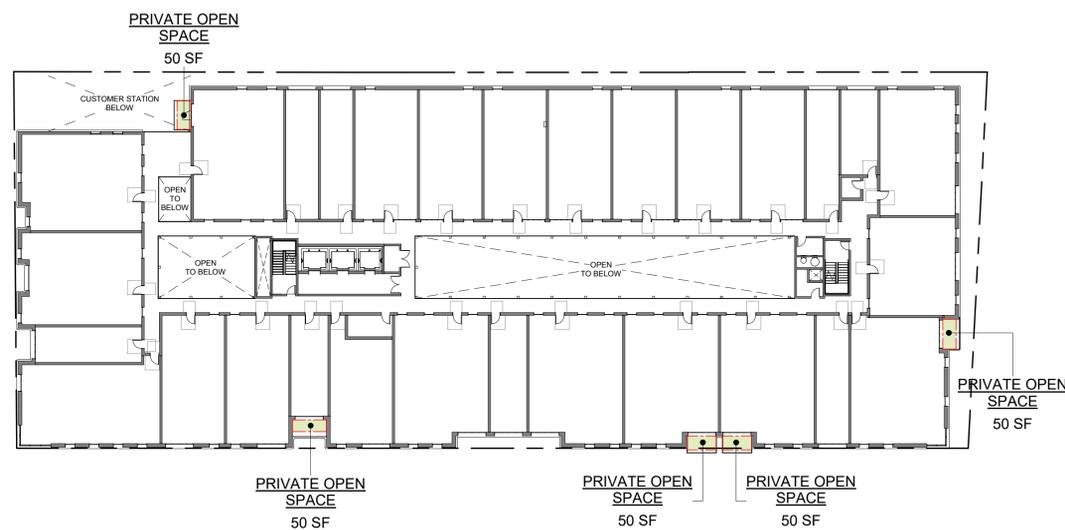
4 LEVEL 7 OPEN SPACE PLAN
1" = 30'-0"



2 LEVEL 5 OPEN SPACE PLAN
1" = 30'-0"



3 LEVEL 6 OPEN SPACE PLAN
1" = 30'-0"



1 LEVEL 4 OPEN SPACE PLAN
1" = 30'-0"

GENERAL NOTES:

OPEN SPACE REQUIREMENT (LAMC SEC. 12.21.G)

COMMON OPEN SPACE

COMMON OPEN SPACE SHALL MEET EACH OF THE FOLLOWING REQUIREMENTS:

(I) BE OPEN TO THE SKY AND HAVE NO STRUCTURES THAT PROJECT INTO THE COMMON OPEN SPACE AREA, EXCEPT AS PROVIDED IN SECTION 12.22.C.20(b)

(II) HAVE A MINIMUM AREA OF 400 SF WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA

(III) BE LOCATED AT THE GRADE LEVEL OR FIRST HABITABLE ROOM LEVEL, EXCEPT IN DEVELOPMENTS BUILT AT AN R3, RA3, R4, RA34, AND/OR R5 DENSITY REGARDLESS OF THE UNDERLYING ZONE

(IV) COMMON OPEN SPACE SHALL INCORPORATE RECREATIONAL AMENITIES. RECREATION ROOMS AT LEAST 800 SF IN AREA FOR A DEVELOPMENT OF 16 OR MORE DWELLING UNITS MAY QUALIFY AS OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25% OF THE TOTAL REQUIRED USABLE OPEN SPACE

PRIVATE OPEN SPACE:

PRIVATE OPEN SPACE IS AN OPEN SPACE AREA WHICH IS CONTIGUOUS TO AND IMMEDIATELY ACCESSIBLE FROM A SINGLE DWELLING UNIT AND WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS OF THE ZONES SPECIFIED:

(AMENDED BY ORD. NO 174,999, EFF. 1/15/03.) IN DEVELOPMENTS BUILT AT AN R3, RA3, R4, RA34, AND/OR R5 DENSITY REGARDLESS OF THE UNDERLYING ZONE, PRIVATE OPEN SPACE MAY BE PROVIDED ABOVE THE FIRST HABITABLE ROOM LEVEL, WHEN SO PROVIDED IT SHALL:

(I) CONTAIN A MINIMUM OF 50 SF OF WHICH NO MORE THAN 50 SQUARE FT PER DWELLING UNIT SHALL BE ATTRIBUTABLE TO THE TOTAL REQUIRED USABLE OPEN SPACE:

(II) HAVE NO HORIZONTAL DIMENSION LESS THAN SIX FEET, WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA

(III) PROVIDE A MINIMUM EIGHT FOOT VERTICAL CLEARANCE UNDER ANY PROJECTION, EXCEPT AS PROVIDED IN SECTION 12.22.C.20 (B); AND

(IV) THAT PORTION OF A BALCONY WHICH EXTENDS OR PROJECTS INTO A REQUIRED FRONT YARD IN COMPLIANCE WITH SECTION 12.22.C.20 (D) MAY QUALIFY AS USABLE OPEN SPACE PROVIDED IT MEETS EACH OF THE ABOVE SPECIFIED REQUIREMENTS SET FORTH IN THIS SUBPARAGRAPH.

LANDSCAPE:

(I) A MINIMUM OF 25% OF OPEN SPACE SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES. FOR A SURFACE AREA NOT LOCATED DIRECTLY ON FINISHED GRADE THAT IS USED FOR OPEN SPACE, AND LOCATED AT GROUND LEVEL OR THE FIRST HABITABLE ROOM LEVEL, 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. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.

(II) AT LEAST ONE 24 IN BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY

OPEN SPACE CALCULATIONS LOCATED ON COVER SHEET

LEGEND:

- PRIVATE OPEN SPACE (BALCONIES)
- COMMON OPEN SPACE
- LANDSCAPE
- COMMON INDOOR (RES. AMENITY SPACE)

APPROVAL STAMPS:

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SUBMISSIONS & REVISIONS

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KIMLEY HORN AND ASSOCIATES, INC.
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619.798.9629

GENERAL CONTRACTOR

PROJECT LOCATION
HUB ON CAMPUS LA - FIGUEROA
2718 S. FIGUEROA STREET
LOS ANGELES, CA 90007

DRAWING TITLE
OPEN SPACE PLANS

SEAL
Licensed Architect
Joseph M. Antunovich
No. C-8708
01/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

DATE:
07/23/20
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:
G0.05

SHEET NOTES:

FOR INFORMATION ONLY, NOT FOR CONSTRUCTION

DEMOLITION NOTES:

- A - EXISTING BUILDING TO BE DEMOLISHED
- B - EXISTING WALL/ FENCE TO BE REMOVED
- C - EXISTING CURB CUT TO BE DEMOLISHED
- D - EXISTING DRIVEWAY TO BE DEMOLISHED
- E - EXISTING ON-SITE LIGHT TO BE REMOVED
- F - EXISTING SIGNAGE TO BE REMOVED

M - EXISTING METHANE PULL SECTION ON NORTH PROPERTY TO REMAIN PROTECTED DURING DEMOLITION. EQUIPMENT **NOT TO BE DAMAGED.**

GENERAL NOTES:

- ALL EXISTING ONSITE TREES/ PLANTINGS TO BE REMOVED
- EXISTING TREES/ PLANTING TO BE REMOVED. SEE ALTA SURVEY FOR TREE LOCATIONS
- ALL EXISTING ON-SITE PARKING TO BE REMOVED
- ALL EXISTING ON-SITE UTILITIES TO BE REMOVED AND CONNECTED AS NEEDED PER CIVIL PLANS.
- ALL EXISTING ON-SITE PAVMENT TO BE REMOVED

No.	Date	Description
07.23.20		REVISED ISSUE FOR PLANNING ENTITLEMENT FILING
06.25.20		ISSUE FOR PLANNING ENTITLEMENT FILING

SUBMISSIONS & REVISIONS

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 619.798.9629

GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA
 2718 S. FIGUEROA STREET
 LOS ANGELES, CA 90007

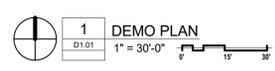
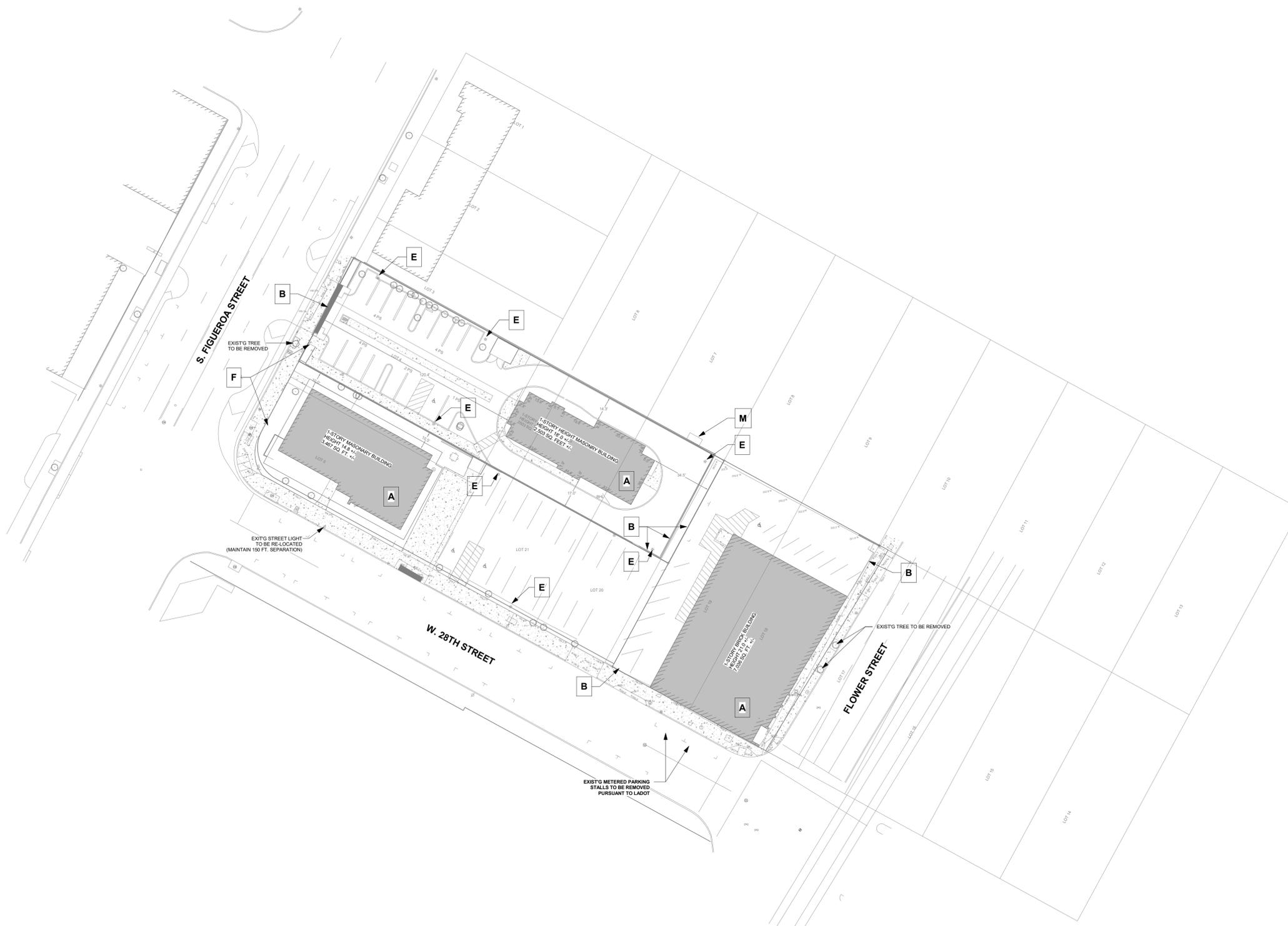
DRAWING TITLE

DEMO PLANS

SEAL	DATE:
	07/23/20
	DRAWN BY:
	CHECKED BY:
	PROJECT NO:

DRAWING NO:

D1.01





APPROVAL STAMPS:

No.	Date	Description
07.23.20	07/23/20	REVISOR: REVISION FOR PLANNING ENTITLEMENT FILING
06.25.20	06/25/20	ISSUE FOR PLANNING ENTITLEMENT FILING
05.01.20	05/01/20	ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION

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GENERAL CONTRACTOR

PROJECT LOCATION
HUB ON CAMPUS LA - FIGUEROA
2718 S. FIGUEROA STREET
LOS ANGELES, CA 90007

DRAWING TITLE
LEVEL 2 PLAN

SEAL
Licensed Architect
Joseph M. Antunovich
No. C-8708
01/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

DATE: 07/23/20
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:
A2.02



APPROVAL STAMPS:

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KIMLEY HORN AND ASSOCIATES, INC.
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SAN DIEGO, CA 92101
619.798.9629

GENERAL CONTRACTOR

PROJECT LOCATION
HUB ON CAMPUS LA - FIGUEROA
2718 S. FIGUEROA STREET
LOS ANGELES, CA 90007

DRAWING TITLE
LEVEL 3 PLAN

SEAL
LICENSED ARCHITECT
Joseph M. Antunovich
No. C-8708
01/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

DATE: 07/23/20
DRAWN BY:
CHECKED BY:
PROJECT NO.:

DRAWING NO.:
A2.03



DENSITY: AVERAGE SIZE OF DWELLING UNITS (D.U)
166,534 RESID. SF / 157 D.U = 1,061 SF/D.U

1 LEVEL 4 FLOOR PLAN
A2.04 1/16" = 1'-0"
A3.00

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SUBMISSIONS & REVISIONS

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GENERAL CONTRACTOR

PROJECT LOCATION
HUB ON CAMPUS LA - FIGUEROA
2718 S. FIGUEROA STREET
LOS ANGELES, CA 90007

DRAWING TITLE
LEVEL 4 PLAN

SEAL
Licensed Architect
Joseph M. Antunovich
No. C-8708
01/31/2021
RENEWAL DATE
STATE OF CALIFORNIA

DATE: 07/23/20
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:
A2.04



1 OVERALL NORTH ELEVATION
 1/16" = 1'-0"



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

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GENERAL CONTRACTOR

PROJECT LOCATION
HUB ON CAMPUS LA - FIGUEROA
 2718 S. FIGUEROA STREET
 LOS ANGELES, CA 90007

DRAWING TITLE
NORTH + WEST ELEVATIONS

SEAL
 LICENSED ARCHITECT
 Joseph M. Antunovich
 No. C-8708
 01/31/2021
 RENEWAL DATE
 STATE OF CALIFORNIA

DATE: 07/23/20
 DRAWN BY:
 CHECKED BY:
 PROJECT NO:
 DRAWING NO:
A3.00

**DEPARTMENT OF
CITY PLANNING**

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING
ADMINISTRATORS**

JACK CHIANG
HENRY CHU
THEODORE L. IRVING
FRANKLIN N. QUON
CHARLES J. RAUSCH JR.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

<http://planning.lacity.org>

Filing Notification and Distribution

<p>ADDRESS: 2714 South Figueroa Street</p> <p>COMMUNITY PLAN: Southeast Los Angeles</p> <p style="text-align: center;">EXPEDITED PROCESSING SECTION</p>	<p>DATE OF FILING AND MAP STAMP DATE: 8/11/2020</p> <p>VTT- MAP NO: VTT-83024-CN CPC-2020-4714-CU-DB-SPR-RDP-HCA ENV-2020-4715-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 08/31/2020</p> <p>Hillside: () Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 9 () Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> () Valley () West Los Angeles () Harbor () Metro E/S <p>Department of Public Works</p> <ul style="list-style-type: none"> (X) Bureau of Engineering (X) Bureau of Sanitation <p>Department of Building and Safety</p> <ul style="list-style-type: none"> (X) Grading Engineer (X) Zoning Engineer <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire") 	<p>() Community Plan Revision</p> <ul style="list-style-type: none"> (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) () Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Empowerment Congress North Area Neighborhood Council <p>N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</p>

The above tract has been filed with City Planning, Expedited Processing Section.
The assigned planner for this case will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Vincent P. Bertoni,
Director of Planning

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

RECOMMENDATION REPORTS

DUE BY: 10/13/2020

Please forward reports to the following e-mail address:

planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

City Limits

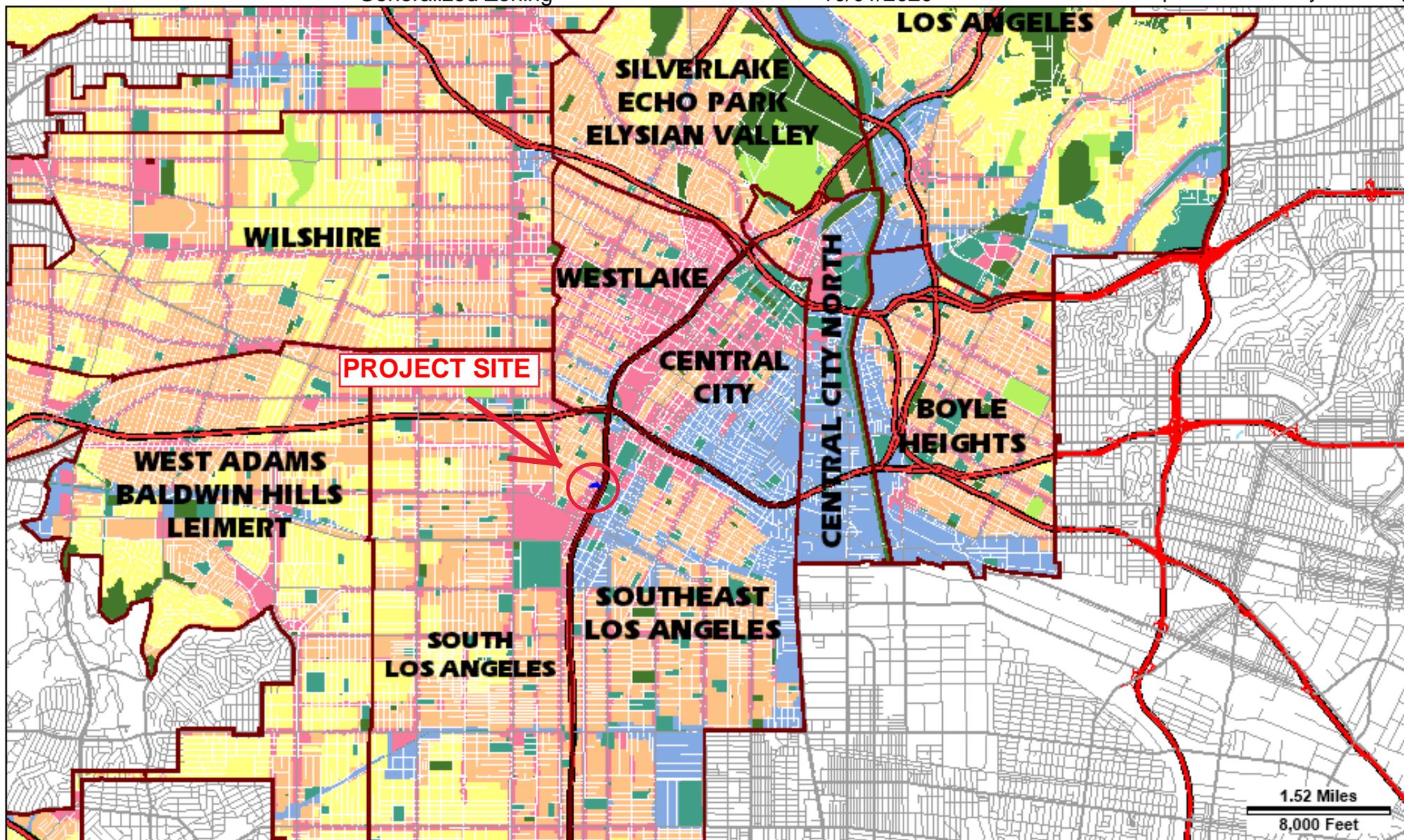
NOTES

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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Address: 2714 S FIGUEROA ST

Tract: SUBDIVISION OF THE TREAT TRACT Zoning: C2-1L

APN: 5123018032

Block: B

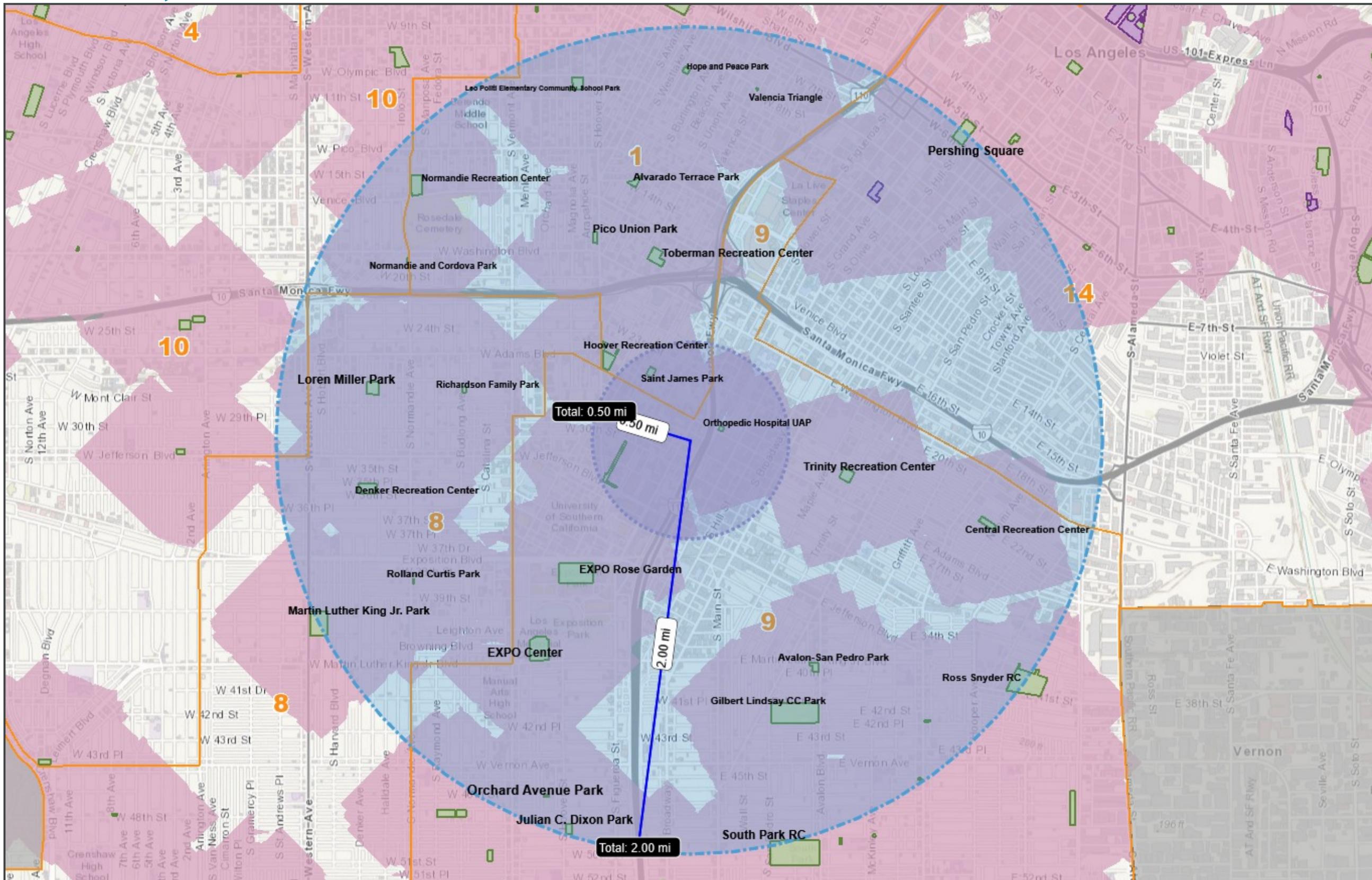
General Plan: Community Commercial

PIN #: 121-5A203 125

Lot: FR 3

Arb: 2





LEGEND

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

NOTES



SCALE 1: 36,112

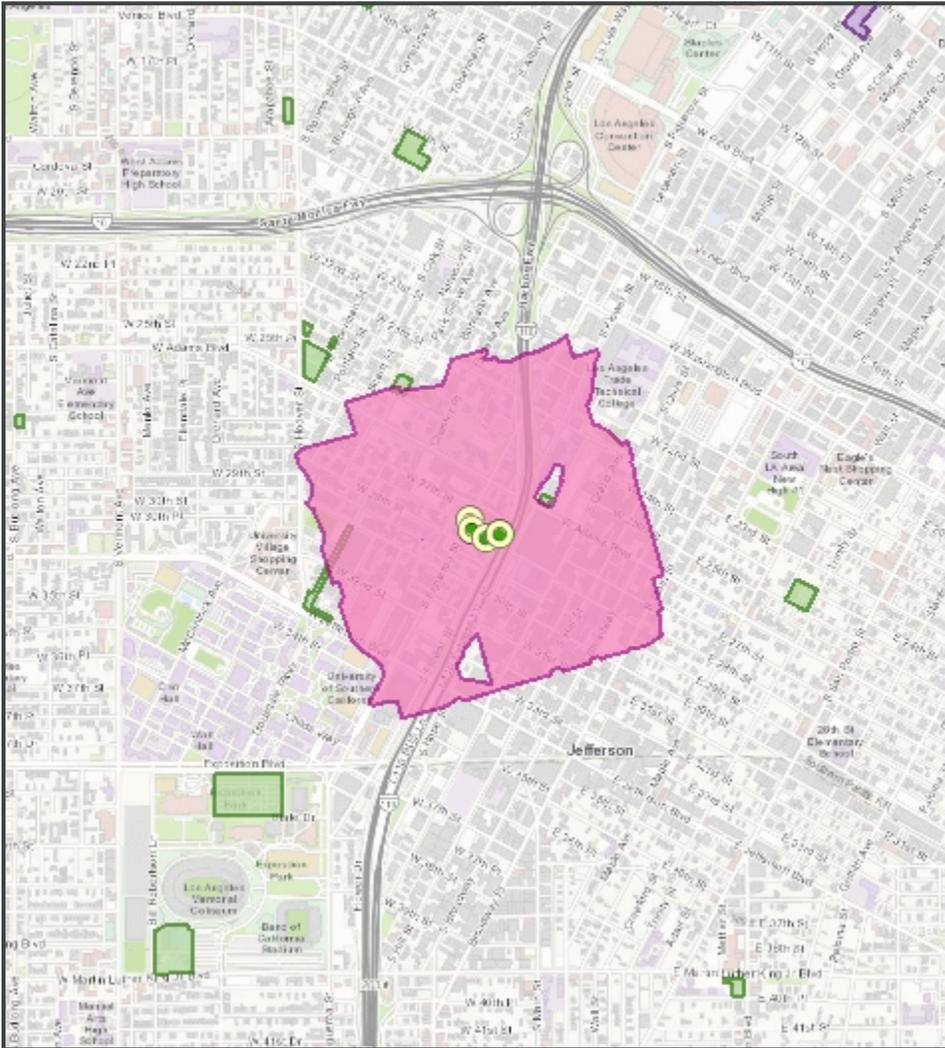
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83024

Description:

Demolition of 2 restaurants and 1 office building and the construction of a 157-unit apartment (33 affordable units) with commercial space and 1 level of subterranean parking

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:	5,839	90

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,229	13

Residents Served by Age

Households Served by Annual Income

Under Age 5:	127	2
Age 5 to 9:	106	3
Age 10 to 14:	103	5
Age 15 to 17:	59	2
Age 18 to 64:	5,282	75
Age 65 and Over:	162	3

Under \$25,000:	826	5
\$25,000 to \$34,999:	137	2
\$35,000 to \$49,999:	131	3
\$50,000 to \$74,999:	88	2
\$75,000 and Over:	47	1

Source: Census/ACS 2010