

# APPROVED

AUG 19 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 21-147

DATE August 19, 2021

C.D. 13

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP NO. AA-2021-4593-PMLA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>fu</i> C. Santo Domingo	<i>DF</i> _____
J. Kim	_____	N. Williams	_____

*M. Shue*  
 \_\_\_\_\_  
 General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map AA-2021-4593-PMLA (Project) to pay in-lieu fees to the City in order to fulfill the Project’s requirements under provisions of Los Angeles Municipal Code (LAMC) 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.

### 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 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 in part 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.

## BOARD REPORT

PG. 2 NO. 21-147

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 Project is located at 1483 - 1503 West Sunset Boulevard, and 1314 North McDuff Street in the Echo Park community of the City. The Project site is approximately 0.95 gross acres. The Project, as currently proposed, includes the construction of a new mixed-use project consisting of 136 condominium units, approximately 8,000 square feet of commercial space, and 3 levels of surface and subterranean parking.

The Project also includes approximately 11,430 square feet of common open space, including plazas, gardens, courtyards and landscaped terraces.

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

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

### EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **May 11, 2021**. The meeting included a discussion of the requirements of Los Angeles Municipal Code 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 Project.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on **June 03, 2021**. On June 16, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by July 26, 2021. The Advisory Agency Filing Notification is attached (Attachment 2).

BOARD REPORT

PG. 3 NO. 21-147

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 / 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."

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 land dedication for the Project's proposed 136 units would be:

$$0.98 \text{ Acres} = (136 \times 2.88) \times 0.00251$$

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

As currently proposed, the Project has 15 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:

$$0.87 \text{ Acres} = (121 \times 2.88) \times 0.00251$$

BOARD REPORT

PG. 4 NO. 21-147

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located 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

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 as described in this Report, is a condominium project.

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:

**\$14,793.00 x number of new non-exempt dwelling units**

The **maximum** Park Fees payment for the Project's proposed 136 units would be:

**\$2,011,848.00 = \$14,793.00 x 136 dwelling units**

As currently proposed, the Project has 15 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:

**\$1,789,953.00 = \$14,793.00 x 121 dwelling units**

## BOARD REPORT

PG. 5 NO. 21-147

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 would 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 Project is located within the Echo Park community of the City and within the Silver Lake – Echo Park – Elysian Valley Community Plan Area. Currently, the Project site is comprised of a commercial office building.

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

## BOARD REPORT

PG. 6 NO. 21-147

The Project is located in a high density area of the City. Below is an 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): 7,814 persons (18,945 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Silver Lake – Echo Park – Elysian Valley Community Plan Area (2014 American Community Survey): 10,046 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 11,430 square feet of common open space, including plazas, gardens, courtyards and landscaped terraces.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (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.

### Public Park Access

There are three (3) public parks within a half mile walking distance of the Project site:

- Lilac Terrace Park is a 2.83-acre park located at 1253 West Lilac Terrace in the Echo Park community of the City that provides walking paths and passive recreation spaces for the surrounding community.
- Echo Park is located at 751 North Echo Park Boulevard in the Echo Park community of the City. This 28.14-acre park provides a lake and boathouse, recreation center, children's play areas, tennis courts, swimming pool, and a walking path for the surrounding community.
- Elysian Park is a 563-acre facility located at 929 Academy Road that provides a wide array of recreational activities for the use of the surrounding community, such as basketball courts, soccer fields, baseball fields, hiking trails, bike paths, and other amenities.

## BOARD REPORT

PG. 7 NO. 21-147

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 0 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 is one new public park currently in development within a two mile radius of the Project site:

- The 1st and Broadway Park – Park Development (PRJ20781) (PRJ21252) Project, located at 217 West 1st Street, proposes the development of a new 1.96-acre community park in Council District 14. The 1st 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 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.

There are fifteen park renovation projects in development within a two mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Alpine Recreation Center – Building Improvements (PRJ21367) Project
- Echo Park – Building Improvements (PRJ21424) (PRJ21440) Project
- Lafayette Park – Outdoor Improvements and New Synthetic Field (PRJ21330) (PRJ20495) Project
- Elysian Park -- Carob Grove Dog Park and Picnic Area Improvement (PRJ21276) Project
- Elysian Park -- Victory Memorial Grove Pathway and Landscape Improvements (PRJ21275) Project
- Elysian Park -- Morton / Academy Off Street Parking Improvements (PRJ21273) Project
- Elysian Park -- Grace E Simons Lodge Irrigation (PRJ20745) Project
- Elysian Park – Solano Canyon Restroom Replacement (PRJ21271) Project
- Elysian Park – Solano Canyon Synthetic Soccer Field Installation (PRJ21270) Project
- Rio de Los Angeles Skate Park – Outdoor Park Improvements (PRJ21447 PRJ21462) Project

## BOARD REPORT

PG. 8 NO. 21-147

- Echo Park -- Ballfields and Tennis Restroom Improvement (PRJ21250) Project
- Echo Park Recreation Center – Building Improvements (PRJ21424 PRJ21440) Project
- Echo Park Recreation Center – Playground Replacement (PRJ21310) Project
- MacArthur Park – New Boathouse Installation (PRJ21108) Project
- MacArthur Park – Playground Replacement (PRJ21027) Project

There are five park renovation projects currently in various stages of planning and development within a two mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Macarthur Park – HVAC Replacement Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- Pershing Square – Phase I & II (PRJ21113) Improvements Projects
- Elysian Park -- Grace E Simons Lodge and Pavilion Renovation
- Elysian Park -- Solano Canyon Playground, Splash Pad, and Fitness Equipment Installation (PRJ21271) 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 as there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

### 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 mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

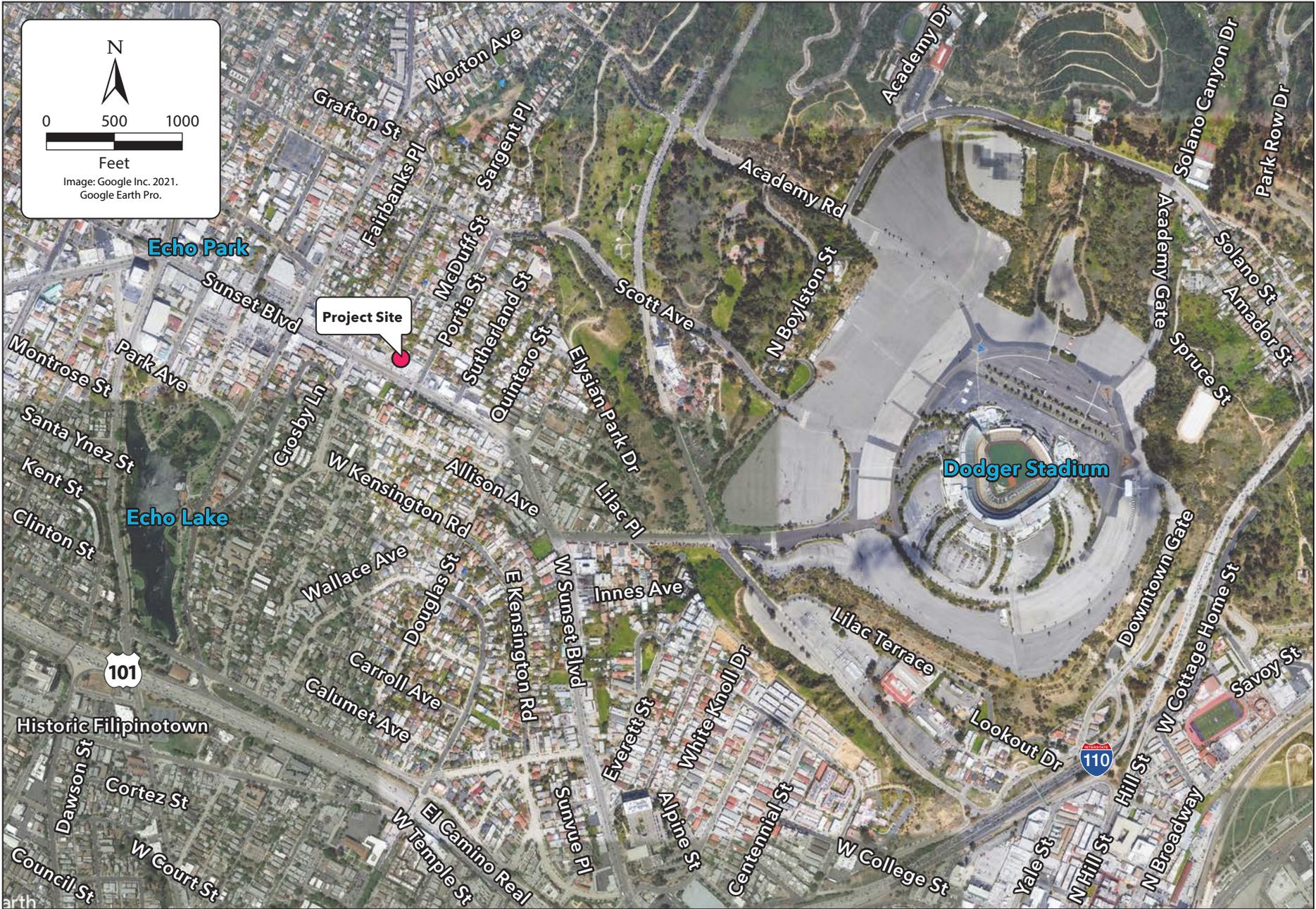
This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Maintenance and Construction Branch.

BOARD REPORT

PG. 9      NO. 21-147

LIST OF ATTACHMENTS

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



ICF Graphics ... 00555.20 (2-26-2021).JCF



Project Vicinity Map  
1489 West Sunset Boulevard

# TENTATIVE PARCEL MAP NO. 083365

APN: 5406-001-053, 5419-027-007  
 CORNER OF SUNSET BOULEVARD AND MCDUFF STREET  
 CITY OF LOS ANGELES, CALIFORNIA

## PROJECT INFORMATION

**PROJECT OWNER:**  
 CHAMPION REAL ESTATE COMPANY  
 11620 WILSHIRE BOULEVARD, SUITE 1150  
 LOS ANGELES, CA 90025

**APPLICANT:**  
 CHAMPION REAL ESTATE COMPANY  
 11620 WILSHIRE BOULEVARD, SUITE 1150  
 LOS ANGELES, CA 90025

**RESPONSIBLE CIVIL ENGINEER:**  
 RANDY CHAPMAN  
 CCE DESIGN ASSOCIATES, INC.  
 445 S. FIGUEROA AVE., SUITE 3100  
 LOS ANGELES, CA 90071

**JOB ADDRESS / APN NUMBERS:**  
 APN: 5406-001-053, 5419-027-007  
 1489 SUNSET BOULEVARD  
 LOS ANGELES, CA 90026

**TOTAL SITE AREA:** 0.94 ACRES, MORE OR LESS  
**PROPOSED STREET MERGER AREA:** 0.12 ACRES, MORE OR LESS

**DISTRICT MAP:** 139-54209  
**THOMAS BROTHERS MAP:** 594-E7

**FLOOD ZONE:** NO  
**LANDSLIDE AREA:** NO  
**LIQUEFACTION AREA:** NO  
**METHANE HAZARD AREA:** NO  
**ALQUIST-PRIOLO FAULT ZONE:** NO

**HILLSIDE GRADING AREA:** YES  
**SPECIAL BOE GRADING AREA:** YES

**COMMUNITY PLAN:** SILVER LAKE - ECHO PARK - ELYSIAN VALLEY  
**SPECIFIC PLAN AREA:** NONE  
**COUNCIL DISTRICT:** CD 13

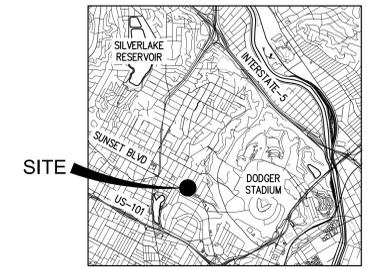
**TREES:** NO PROTECTED TREES EXIST ONSITE

**ZONING:** C2-1VL, QIC2-1VL, RD2-1VL & R3-1L  
**LAND USE (EXISTING):** COMMERCIAL  
**LAND USE (PROPOSED):** MIXED USE

**PROPOSED BUILDING SUMMARY:**  
 - PROPOSED BUILDING HEIGHT: 67'  
 - PROPOSED DENSITY: 141 UNITS  
 - NUMBER OF FLOORS: 5 ABOVE, 3 BELOW  
 - PARKING PROVIDED: 116

**PROPOSED METHOD OF SEWER DISPOSAL:** CITY OF LOS ANGELES PUBLIC SEWER  
**PROPOSED DRAINAGE:** DISCHARGE TO STORM DRAIN WITH FULL LID TREATMENT

## VICINITY MAP



## ABBREVIATIONS

AD	AREA DRAIN	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GFF	GARAGE FINISHED FLOOR
BLDG	BUILDING	GB	GRADE BREAK
CB	CATCH BASIN	HP	HIGH POINT
CO	CLEANOUT	INV	INVERT ELEVATION
CONC	CONCRETE	LP	LOW POINT
CMP	CORRUGATED METAL PIPE	LT	LIGHT
DR	DOOR	MH	MANHOLE
DS	DOWN SPOUT	PV	PAVEMENT
DIP	DUCTILE IRON PIPE	POC	POINT OF CONNECTION
ESMT	EASEMENT	R	RIDGE
EG	EXISTING GRADE	REM	REM ELEVATION
EW	EDGE OF WALK	RD	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FW	FACE OF WALL	TG	TOP OF GRATE
FF	FINISHED FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	T	TRANSFORMER
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE
FF	FINISHED FLOOR		

## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL 1:** THE NORTHEASTERLY 10 FEET OF THE SOUTHWESTERLY 18 FEET OF LOT 8 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 2:** THE WESTERLY 24 FEET OF THE EASTERLY 74 FEET OF THE SOUTHERLY 8 FEET OF LOT 8, AND THE WESTERLY 24 FEET OF THE EASTERLY 74 FEET OF LOTS 9 AND 10 ALL IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 3:** THE WEST 50 FEET OF LOTS 9 AND 10 AND THE WESTERLY 50 FEET OF THE SOUTH 8 FEET OF LOT 8 ALL IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 4:** LOT 11 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO EXCEPTING THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SUNSET BOULEVARD AS WIDENED TO A WIDTH OF 100 FEET.

**PARCEL 5:** THE SOUTHWEST 6 FEET OF NORTHEAST 52 FEET OF LOT 11 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 6:** LOT 6 OF SUNSET BOULEVARD HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 104 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 7:** LOTS 12 AND 13 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS OF SAID COUNTY. EXCEPT THE NORTHERLY 46 FEET THEREOF. ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SUNSET BOULEVARD AS WIDENED TO A WIDTH OF 100 FEET.

**PARCEL 8:** THE SOUTHERLY 6 FEET OF LOT 14 AND THE NORTHERLY 46 FEET OF LOTS 11, 12, AND 13 ALL IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF SUNSET BOULEVARD AS SHOWN TRACT MAP OF SUNSET BOULEVARD HEIGHTS, BOOK 10, PAGE 104 THEREOF, RECORDS OF LOS ANGELES COUNTY, BEING SOUTH 62 DEGREES 25 MINUTES 00 SECONDS EAST.

## BENCHMARK

CITY OF LOS ANGELES DESIGNATION: BENCHMARK 12-17330  
 DATUM: NAVD 1988  
 YEAR OF ADJUSTMENT: 2000  
 ELEVATION (FEET): 355.920  
 DESCRIPTION: WIRE SPIKE IN N CURB TEMPLE STREET, 15FT W OF BEAUDRY AVENUE

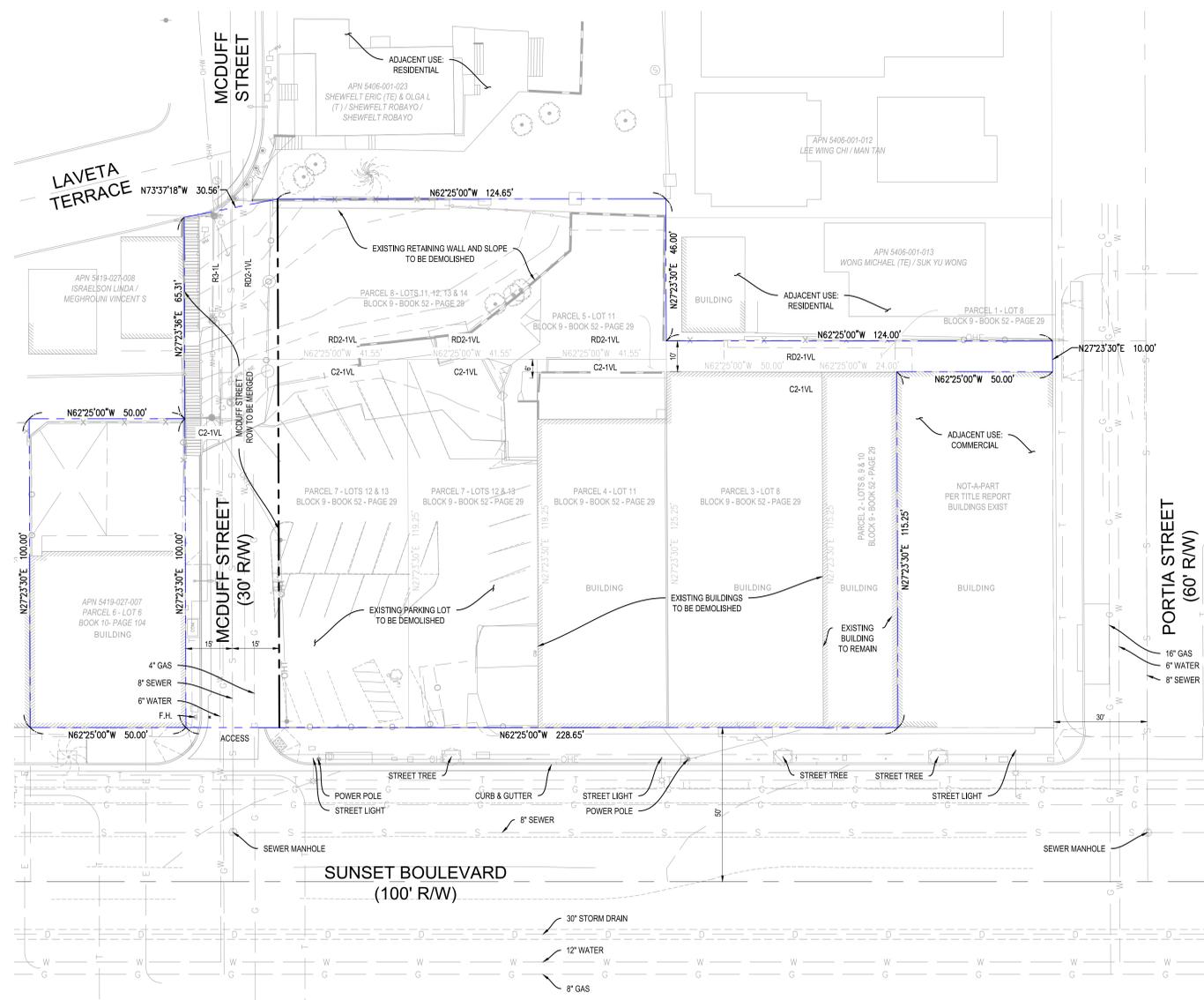
## FLOOD ZONE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION, ZONE X OTHER AREAS NON-SHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 08072C1610F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008 FOR COMMUNITY NUMBER 065030 & 060137, IN LOS ANGELES COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

## STREET INFORMATION

**MCDUFF STREET (A.C. PAVEMENT):**  
 • PAVING STATUS:  
 • DESIGNATION: LOCAL STREET STANDARD

**SUNSET BOULEVARD (A.C. PAVEMENT):**  
 • PAVING STATUS:  
 • DESIGNATION: AVENUE I

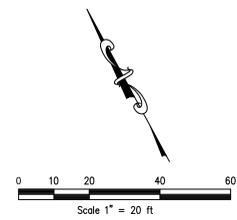


## LEGEND

BOUNDARY LINES	
	CENTER LINE
	EASEMENT LINE
	PROPERTY LINE / RIGHT OF WAY LINE
LANDSCAPE LINES	
	CURB (EXISTING AND PROPOSED)
	CURB & GUTTER (EXISTING AND PROPOSED)
	SIDEWALK (EXISTING AND PROPOSED)
	FENCE (EXISTING AND PROPOSED)
	STRIPING
	EDGE OF PAVEMENT
GRADING ELEMENTS	
	MINOR CONTOUR (EXISTING AND PROPOSED)
	MAJOR CONTOUR (EXISTING AND PROPOSED)
	TOP OF SLOPE
	TOE OF SLOPE
	GRADE BREAK
	RIDGE
	LIMITS OF GRADING / DAYLIGHT LINE
	CUT-FILL BOUNDARY
UTILITY ELEMENTS	
	SEWER (EXISTING AND PROPOSED)
	WATER (EXISTING AND PROPOSED)
	STORM DRAIN (EXISTING AND PROPOSED)
	GAS (EXISTING AND PROPOSED)
	FIRE HYDRANT (EXISTING AND PROPOSED)
	WATER VALVE (EXISTING AND PROPOSED)
	WATER METER (EXISTING AND PROPOSED)
	SEWER MANHOLE (EXISTING AND PROPOSED)
	STORM DRAIN STRUCTURE (EXISTING AND PROPOSED)

## NOTES

- A HAUL ROUTE IS BEING REQUESTED.
- NORTHBOUND 101' WEST ON SUNSET BLVD., SOUTH ON ALVARADO ST. TO NORTHBOUND ONRAMP.
- SOUTHBOUND 101' WEST ON SUNSET BLVD., SOUTH ON ALVARADO ST. TO SOUTHBOUND ONRAMP.



NO.	REVISION	BY	NO.	REVISION	BY	PLAN DATE
△			△			JAN. 2021
△			△			1/25/2021
△			△			1"=20'
△			△			BB
△			△			C20 0255

**CCE DESIGN ASSOCIATES, INC.**  
 CAMARILLO: 711 E. Daily Drive, Suite 107, Camarillo, CA 93010  
 LOS ANGELES: 445 S. Figueroa Street, Suite 3100, Los Angeles, CA 90071  
 P: 805.738.5434  
 www.ccedesignassociates.com

RANDY CHAPMAN, P.E.



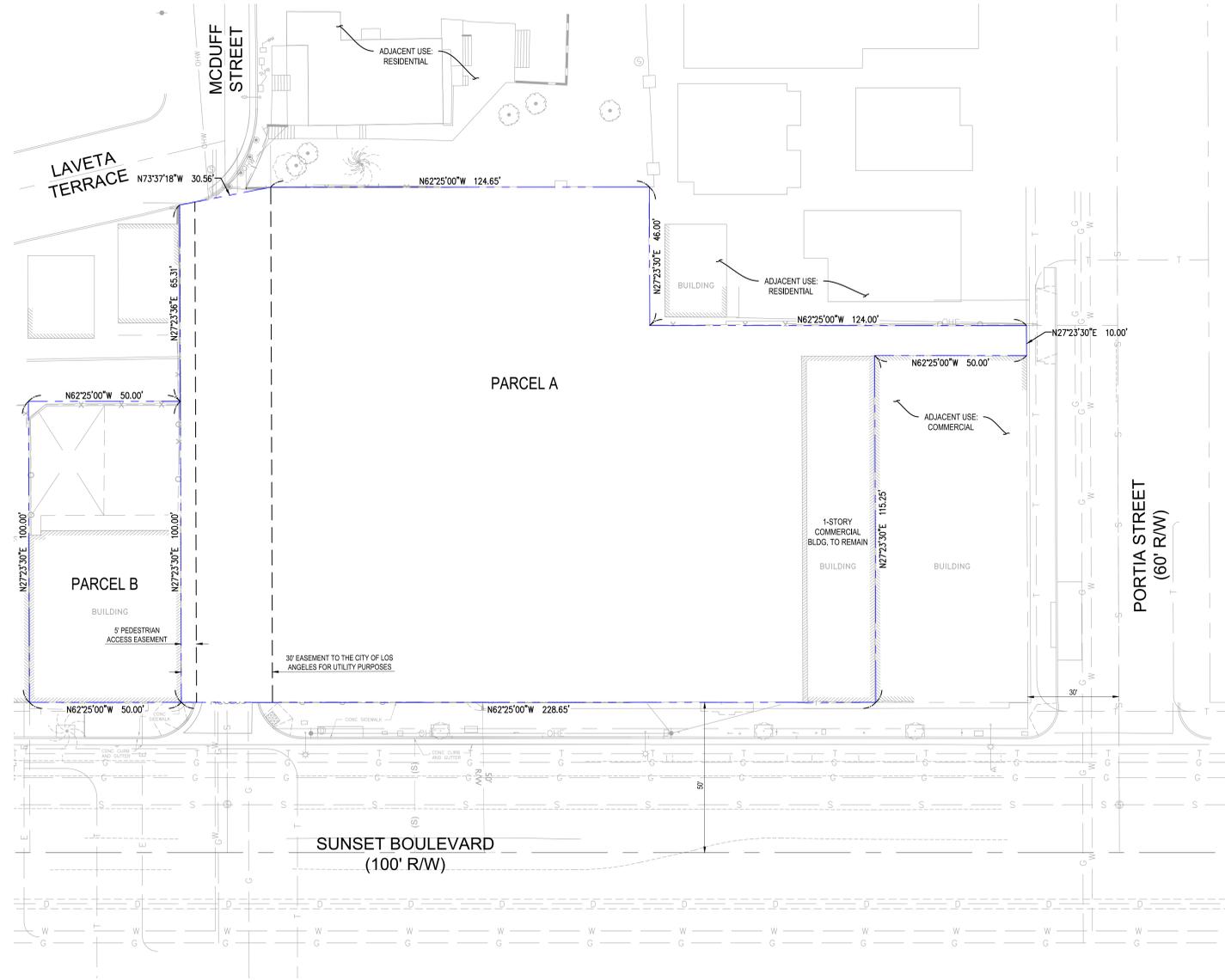
**SUNSET RESIDENTIAL  
 TENTATIVE PARCEL MAP**

1489 SUNSET BOULEVARD  
 LOS ANGELES, CA 90026

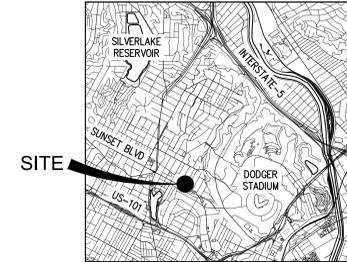
# TENTATIVE PARCEL MAP NO. 083365

APN: 5406-001-053, 5419-027-007

CORNER OF SUNSET BOULEVARD AND MCDUFF STREET  
CITY OF LOS ANGELES, CALIFORNIA



## VICINITY MAP



## ABBREVIATIONS

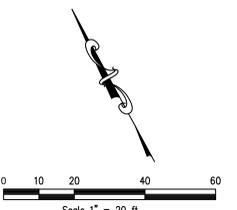
AD	AREA DRAIN
BOW	BOTTOM OF WALL (AT GROUND)
BW	BACK OF WALK
BLDG	BUILDING
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
DR	DOOR
DS	DOWN SPOUT
DIP	DUCTILE IRON PIPE
ESMT	EASEMENT
EG	EXISTING GRADE
EW	EDGE OF WALK
FC	FACE OF CURB
FW	FACE OF WALL
FF	FINISHED FLOOR
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GFF	GARAGE FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
LT	LIGHT
MH	MANHOLE
PV	PAVEMENT
POC	POINT OF CONNECTION
R	RIDGE
RIM	RIM ELEVATION
RD	ROOF DRAIN
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
T	TRANSFORMER
WM	WATER METER
WV	WATER VALVE

## PROJECT INFORMATION

<b>PROJECT OWNER:</b> CHAMPION REAL ESTATE COMPANY 11620 WILSHIRE BOULEVARD, SUITE 1150 LOS ANGELES, CA 90025	<b>RESPONSIBLE CIVIL ENGINEER:</b> RANDY CHAPMAN CCE DESIGN ASSOCIATES, INC. 445 S. FIGUEROA AVE., SUITE 3100 LOS ANGELES, CA 90071
<b>APPLICANT:</b> CHAMPION REAL ESTATE COMPANY 11620 WILSHIRE BOULEVARD, SUITE 1150 LOS ANGELES, CA 90025	<b>JOB ADDRESS / APN NUMBERS:</b> APN: 5406-001-053, 5419-027-007 1489 SUNSET BOULEVARD LOS ANGELES, CA 90026
<b>TOTAL SITE AREA:</b> PROPOSED STREET MERGER AREA:	0.94 ACRES, MORE OR LESS 0.12 ACRES, MORE OR LESS
<b>DISTRICT MAP:</b> THOMAS BROTHERS MAP:	139-5A209 594-E7
<b>FLOOD ZONE:</b>	NO
<b>LANDSLIDE AREA:</b>	NO
<b>LIQUEFACTION AREA:</b>	NO
<b>METHANE HAZARD AREA:</b>	NO
<b>ALQUIST-PRIOLO FAULT ZONE:</b>	NO
<b>HILLSIDE GRADING AREA:</b>	YES
<b>SPECIAL BOE GRADING AREA:</b>	YES
<b>COMMUNITY PLAN:</b>	SILVER LAKE - ECHO PARK - ELYSIAN VALLEY
<b>SPECIFIC PLAN AREA:</b>	NONE
<b>COUNCIL DISTRICT:</b>	CD 13
<b>TREES:</b>	NO PROTECTED TREES EXIST ONSITE
<b>ZONING:</b>	C2-1VL, CQ2-1VL, RD2-1VL & R3-1L
<b>LAND USE (EXISTING):</b>	COMMERCIAL
<b>LAND USE (PROPOSED):</b>	MIXED USE
<b>PROPOSED BUILDING SUMMARY:</b>	
- PROPOSED BUILDING HEIGHT:	67'
- PROPOSED DENSITY:	141 UNITS
- NUMBER OF FLOORS:	5 ABOVE, 3 BELOW
- PARKING PROVIDED:	116
<b>PROPOSED METHOD OF SEWER DISPOSAL:</b>	CITY OF LOS ANGELES PUBLIC SEWER
<b>PROPOSED DRAINAGE:</b>	DISCHARGE TO STORM DRAIN WITH FULL LID TREATMENT

## LEGEND

<b>BOUNDARY LINES</b>	
---	CENTER LINE
---	EASEMENT LINE
---	PROPERTY LINE / RIGHT OF WAY LINE
<b>HARDSCAPE LINES</b>	
---	CURB (EXISTING AND PROPOSED)
---	CURB & GUTTER (EXISTING AND PROPOSED)
---	SIDEWALK (EXISTING AND PROPOSED)
---	FENCE (EXISTING AND PROPOSED)
---	STRIPING
---	EDGE OF PAVEMENT
<b>GRADING ELEMENTS</b>	
---	MINOR CONTOUR (EXISTING AND PROPOSED)
---	MAJOR CONTOUR (EXISTING AND PROPOSED)
---	TOP OF SLOPE
---	TOE OF SLOPE
---	GRADE BREAK
---	RIDGE
---	LIMITS OF GRADING / DAYLIGHT LINE
---	CUT-FILL BOUNDARY
<b>UTILITY ELEMENTS</b>	
---	S SEWER (EXISTING AND PROPOSED)
---	W WATER (EXISTING AND PROPOSED)
---	SD STORM DRAIN (EXISTING AND PROPOSED)
---	C GAS (EXISTING AND PROPOSED)
---	FH FIRE HYDRANT (EXISTING AND PROPOSED)
---	WV WATER VALVE (EXISTING AND PROPOSED)
---	WM WATER METER (EXISTING AND PROPOSED)
---	MH SEWER MANHOLE (EXISTING AND PROPOSED)
---	SD STORM DRAIN STRUCTURE (EXISTING AND PROPOSED)



NO.	REVISION	BY	NO.	REVISION	BY	PLAN DATE
1			1			JAN. 2021
2			2			1/25/2021
3			3			1"=20'
4			4			BB
5			5			C20 0255

**CCE DESIGN ASSOCIATES, INC.**  
 CAMARILLO: 711 E. Daily Drive, Suite 107, Camarillo, CA 93010  
 LOS ANGELES: 445 S. Figueroa Street, Suite 3100, Los Angeles, CA 90071  
 P.805.738.5434  
 www.ccedesignassociates.com



RANDY CHAPMAN, P.E.

## SUNSET RESIDENTIAL TENTATIVE PARCEL MAP

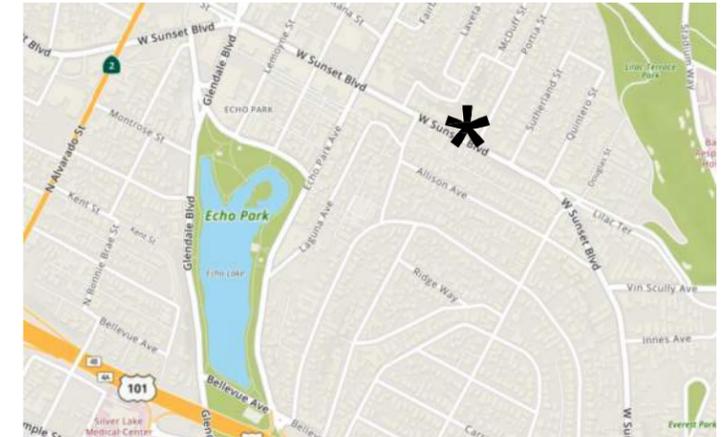
1489 SUNSET BOULEVARD  
LOS ANGELES, CA 90026

# SUNSET & McDUFF

1485-1493 & 1501 W. Sunset Blvd. & 1314 N. McDuff Street,  
 Los Angeles, CA 90026  
 APN 5406-001-053, 5419-027-007



## Vicinity Map



## Sheet Index

G000	Cover Sheet	A406	Unit Plans
G001	Project Summary	A407	Unit Plans
G002	Area Analysis - FAR	A408	Unit Plans
G003	Area Analysis - Building Area	A409	Unit Plans
G004	Area Analysis - Open Space	A410	Restaurant Plans
G005	ALTA Survey	A411	Restaurant Plans
G006	Zoning Exhibit	A500	Perspective
A100	Plot Plan	A501	Perspective
A101	Ground Level Plan (Basement)	A502	Perspective
A102	1st Level Plan (Podium)	A600	Signage/Lighting
A103	2nd Level Plan	A601	Signage/Lighting
A104	3rd Level Plan	A602	Lighting
A105	4th Level Plan	A700	Window Schedule
A106	5th Level Plan	A701	Door Schedule
A107	Roof Plan		
A108	P1 Level Plan	L-1	Ground Floor Landscape Plan
A109	P2 Level Plan	L-2	First Floor Landscape Plan
A200	Building Section 1	L-3	Fifth Floor Landscape Plan
A201	Building Section 2	L-4	Landscape Sections
A300	Elevation - South (Sunset Blvd.)	L-5	Plant Images
A301	Elevation - West		
A302	Elevation - East		
A303	Elevation - North		
A400	Unit Plans		
A401	Unit Plans		
A402	Unit Plans		
A403	Unit Plans		
A404	Unit Plans		
A405	Unit Plans		



### Property Owner & Applicant

Champion Real Estate Company

11620 Wilshire Blvd #115  
 Los Angeles, CA 90025

T: 310-312-8020

### Design Architect

Togawa Smith Martin, Inc.

444 S Flower Street, #1220  
 Los Angeles, CA 90071

T: 213-614-6050

### Landscape Architect

L.A. GROUP Design Works, Inc.

24013 Ventura Blvd. Suite 201  
 Calabasas, CA 91302

T: 818-251-9718

### Civil Engineer

CCE Design Associates Inc.

711 E. Daily Drive, Suite 107  
 Camarillo, CA 93010

T: 805-738-5434

Project # 2004427.00 | January 4, 2021

togawa smith martin, inc. | www.tsminc.com



**PROJECT DESCRIPTION**

**5 STORY MID-RISE**

5 STORIES OF TYPE III-A RESIDENTIAL OVER 1 LEVEL (BASEMENT) OF

TYPE I-A COMMERCIAL, LOBBY, LEASING, AMENITY, & PARKING

2 LEVELS OF TYPE I-A UNDERGROUND PARKING

**APPLICABLE CODES**

2020 LOS ANGELES BUILDING CODE, 2020 LOS ANGELES FIRE CODE

ZONING INFORMATION				
<b>ADDRESS</b>				
1485-1493 & 1501 W SUNSET BLVD. & 1314 N.MCDUFF STREET LOS ANGELES, CA 90026				
<b>APNS'</b>				
5406-001-053, 5419-027-007				
<b>TOC TIER 3</b>				
<b>LOT AREA</b>				
ZONE	BASE LOT	MCDUFF	TOTAL	
C2-1VL	27,736	3,289	<b>31,025</b>	
RD2-1VL	8,313	758	<b>9,071</b>	
R3-1L (McDuff)		1,004	<b>1,004</b>	
<b>TOTAL</b>	<b>36,049</b>	<b>5,051</b>	<b>41,100</b>	
<b>MAX. DENSITY</b>				
C2-1VL+McDuff	31,025 / 400 =	77.56		
RD2-1VL+McDuff	9,071 / 2,000 =	4.54		
R3-1L (McDuff)	1,004 / 800 =	1.26		
<b>TOTAL</b>		<b>83.36</b>		
<b>BASE DENSITY</b>		<b>84</b>	ROUND UP	
<b>DENSITY BONUS (TOC TIER 3)</b>				
C2-1VL		54.29	70%	
RD2-1VL		1.82	40%	
R3-1L (McDuff)		0.88	70%	
<b>TOTAL</b>		<b>56.99</b>		
		<b>57</b>	ROUND UP	
<b>TOTAL DENSITY</b>		<b>141</b>		
<b>PROPOSED DENSITY</b>				
TYPE		COUNT	MIX	
STUDIO		55	39.0%	
JR.1BED		14	9.9%	
1BED		35	24.8%	
2BED		32	22.7%	
1501 SUNSET		5	3.5%	
<b>TOTAL</b>		<b>141</b>	<b>100%</b>	

**15 (10.6%) EXTREMELY LOW INCOME UNITS PROPOSED**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: APN 5406-001-053  
THE NORTHEASTERLY 10 FEET OF THE SOUTHWESTERLY 18 FEET OF LOT 8 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
PARCEL 2: APN 5406-001-053  
THE WESTERLY 24 FEET OF THE EASTERLY 74 FEET OF THE SOUTHERLY 8 FEET OF LOT 8, AND THE WESTERLY 24 FEET OF THE EASTERLY 74 FEET OF LOTS 9 AND 10 ALL IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
PARCEL 3: APN 5406-001-053  
THE WEST 50 FEET OF LOTS 9 AND 10 AND THE WESTERLY 50 FEET OF THE SOUTH 8 FEET OF LOT 8 ALL IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
PARCEL 4: APN 5406-001-053  
LOT 11 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE NORTHERLY 52 FEET OF SAID LOT, ALSO EXCEPTING THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SUNSET BOULEVARD AS WIDENED TO A WIDTH OF 100 FEET.  
PARCEL 5: APN 5406-001-053  
THE SOUTHWEST 6 FEET OF NORTHEAST 52 FEET OF LOT 11 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
PARCEL 6: APN 5419-027-007  
LOT 6 OF SUNSET BOULEVARD HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 104 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
PARCEL 7: APN 5406-001-053  
LOTS 12 AND 13 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS OF SAID COUNTY, EXCEPT THE NORTHERLY 46 FEET THEREOF, ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SUNSET BOULEVARD AS WIDENED TO A WIDTH OF 100 FEET.  
PARCEL 8: APN 5406-001-053  
THE SOUTHERLY 6 FEET OF LOT 14 AND THE NORTHERLY 46 FEET OF LOTS 11, 12 AND 13 ALL IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ZONING INFORMATION		
<b>MAX. HEIGHT</b>		
BASE HEIGHT		45' & 3 STORIES
INCREASE (TOC TIER 3)		22' & 2 STORIES
		<b>67' &amp; 5 STORIES</b>
<b>PROPOSED HEIGHT</b>		
		<b>67' &amp; 5 STORIES</b>
<b>YARDS REQUIRED / PROPOSED</b>		
FRONT	NONE	(C2-1VL)
SIDE	5 FT + 1 FT FOR EACH STORY OVER 2ND = 8 FT	
REAR	15 FT	(RD2-1VL)

F.A.R. ALLOWABLE					
<b>BASE FAR</b>					
ZONE	SITE AREA	BUILDABLE	FAR	FLOOR AREA	
C2-1VL/[Q]C2-1VL	31,025	31,025	1.5	46,538	
RD2-1VL	9,071	6,176	3	18,528	
R3-1L	1,004	527	3	1,581	
<b>TOTAL</b>	<b>41,100</b>	<b>37,728</b>		<b>66,647</b>	
<b>FAR INCREASE</b>					
ZONE	BASE AREA	PERCENTAGE	INCREASE		
C2-1VL	46,538	3.75 FAR	69,806		
RD2-1VL Lot	18,528	45%	8,338		
R3-1L	1,581	50%	791		
<b>TOTAL INCREASE</b>			<b>78,935</b>		
<b>TOTAL TOC FAR</b>					
			<b>3.86</b>	<b>145,582</b>	

F.A.R. CALCULATIONS	
<b>LEVEL</b>	<b>AREA</b>
Level 5	17,515
Level 4	19,945
Level 3	19,945
Level 2	19,945
Level 1	23,035
Ground Level	19,197
<b>TOTAL</b>	<b>119,582</b>
<b>BUILDABLE AREA</b>	<b>37,728</b>
<b>FAR</b>	<b>3.17</b>

MEASUREMENT PER LAMC 12.03:

The area in square feet confined within the exterior walls a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

PARKING SPACES REQUIRED			
<b>RESIDENTIAL</b>			
TYPE	NO. OF UNITS	RATIO (TOC TIER3)	PARKING SPACES
STUDIO	55	0.5	28
JR. 1BED	14	0.5	7
1BED	35	0.5	18
2BED	32	0.5	16
1501 SUNSET	5	*	6
<b>TOTAL</b>			<b>75</b>
*6 SPACES DEFICIT AT 1501 SUNSET			
<b>COMMERCIAL</b>			
RETAIL (SF):	8,000	x 1/200	40
30 % REDUCTION		TOC TIER 3	12
<b>TOTAL</b>			<b>28</b>
<b>TOTAL PARKING REQUIRED</b>			
<b>103</b>			

PARKING SPACES PROVIDED	
<b>GROUND LEVEL</b>	
ADA	2
Compact	4
Standard	6
<b>TOTAL</b>	<b>12</b>
<b>LEVEL P1</b>	
ADA	2
Standard	45
<b>TOTAL</b>	<b>47</b>
<b>LEVEL P2</b>	
Standard	53
Tandem	4
<b>TOTAL</b>	<b>57</b>
ADA	4
Compact	4
Standard	104
Tandem	4
<b>GRAND TOTAL</b>	<b>116</b>

<b>LEVEL P1</b>	
ADA	2
Standard	45
<b>TOTAL</b>	<b>47</b>

<b>LEVEL P2</b>	
Standard	53
Tandem	4
<b>TOTAL</b>	<b>57</b>

ADA	4
Compact	4
Standard	104
Tandem	4
<b>GRAND TOTAL</b>	<b>116</b>

BIKE PARKING REQUIRED / PROVIDED			
<b>RESIDENTIAL</b>			
<b>SHORT TERM</b>			
0-25 UNITS	25 UNITS / 10	2	
26-100 UNITS	75 UNITS / 15	5	
101-200 UNITS	*36 UNIT / 20	2	
		<b>9</b>	
<b>COMMERCIAL</b>			
<b>SHORT TERM</b>			
	8,000 / 2,000	4	
<b>TOTAL SHORT TERM</b>		<b>13</b>	
*1501 SUNSET TO PROVIDE ITS OWN BIKE PARKING			
<b>RESIDENTIAL</b>			
<b>LONG TERM</b>			
0-25 UNITS	25 UNITS / 1	25	
26-100 UNITS	75 UNITS / 1.5	50	
101-200 UNITS	*36 UNIT / 2	18	
		<b>93</b>	
<b>COMMERCIAL</b>			
<b>LONG TERM</b>			
	8,000 / 2,000	4	
<b>TOTAL LONG TERM</b>		<b>97</b>	

OPEN SPACE REQUIRED				
<b>TYPE</b>				
(# Habitable Rms)	UNITS	AREA PER UNIT	TOTAL (SF)	
STUDIO (< 3 H.R.)	55	100	5,500	
JR.1BD (=3 H.R.)	14	100	1,400	
1BD (=3 H.R.)	35	100	3,500	
2BD (>3 H.R.)	32	125	4,000	
1501 Sunset(< 3 H.R.)	5	100	500	
OPEN SPACE REQUIRED				14,900
TOC TIER 3 25% REDUCTION				3,725
<b>TOTAL OPEN SPACE REQUIRED</b>				<b>11,175</b>
25% OF MAX OPEN SPACE INDOOR				2,794

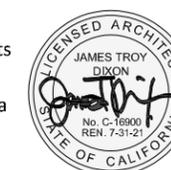
OPEN SPACE PROVIDED		
<b>COMMON OPEN SPACE</b>		
	<b>LEVEL</b>	<b>AREA (SF)</b>
<b>AMENITY</b>	Level 1	680
	Ground Level	2,040
		<b>2,720</b>
<b>COURTYARD</b>	Level 1	1,510
<b>ROOF DECK</b>	Level 5	2,450
		<b>6,680</b>
<b>TOTAL PRIVATE OPEN SPACE</b>		
<b>BALCONIES</b>	Level 5	14
	Level 4	19
	Level 3	20
	Level 2	20
	Level 1	22
		<b>700</b>
<b>TOTAL</b>		<b>4,750</b>
<b>GRAND TOTAL OPEN SPACE</b>		
<b>11,430</b>		

**TREES REQUIRED / PROVIDED 141 UNITS / 4 = 35 TREES**  
**REQUIRED LANDSCAPE AREA = 25% OF COMMON OPEN SPACE**  
**3,960 SF (COURTYARD + ROOF DECK) X 0.25 = 990 SF REQUIRED**  
**1,426 SF PROVIDED (36%)**

BUILDING AREA CALCULATIONS		
<b>LEVEL</b>	<b>USE</b>	<b>AREA</b>
Roof Level	Residential	545
Level 5	Residential	18,260
Level 4	Residential	21,635
Level 3	Residential	21,645
Level 2	Residential	21,645
Level 1	Residential	24,745
Ground Level	Residential	5,242
	Commercial	14,690
	Parking	10,822
P1 Level	Parking	24,560
P2 Level	Parking	24,560
<b>TOTAL</b>		<b>188,349</b>

MEASUREMENT PER CBC 2019 "BUILDING AREA":

The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts, areas of building not provided with surrounding walls shall be included in the Building Area if such areas are included within the horizontal protection of the roof or floor above



**1489 SUNSET**

Los Angeles, CA 90026

APN 5406-001-053, 5419-027-007

CHAMPION REAL ESTATE COMPANY

togawa smith martin, inc. | www.tsminc.com

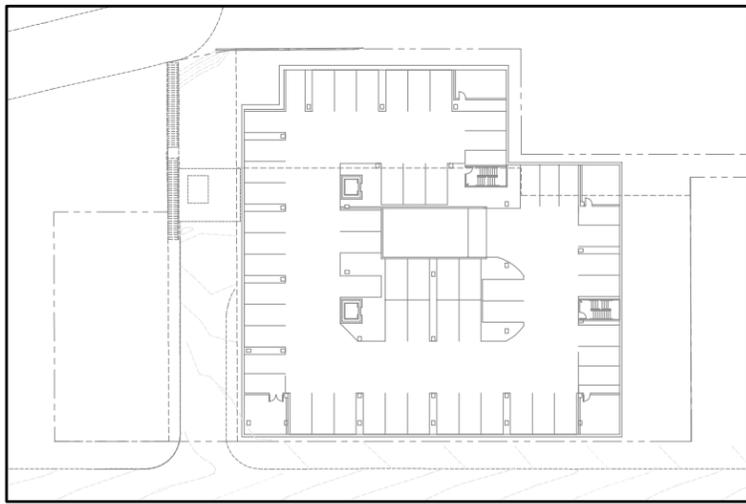
2004427.00 | January 4, 2021

COPYRIGHT © 2021

THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

**PROJECT SUMMARY**

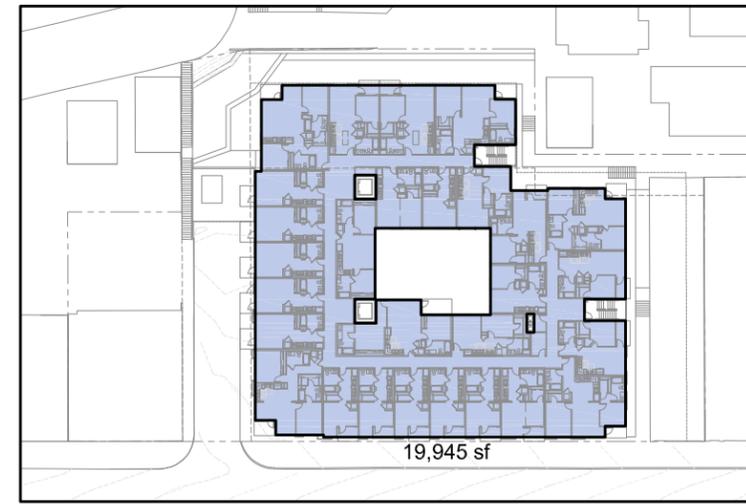
**G001**



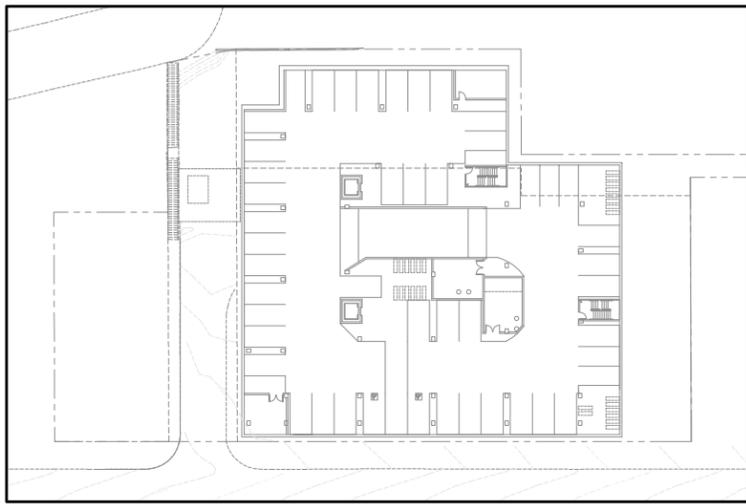
FAR - LEVEL P2



FAR - LEVEL 1



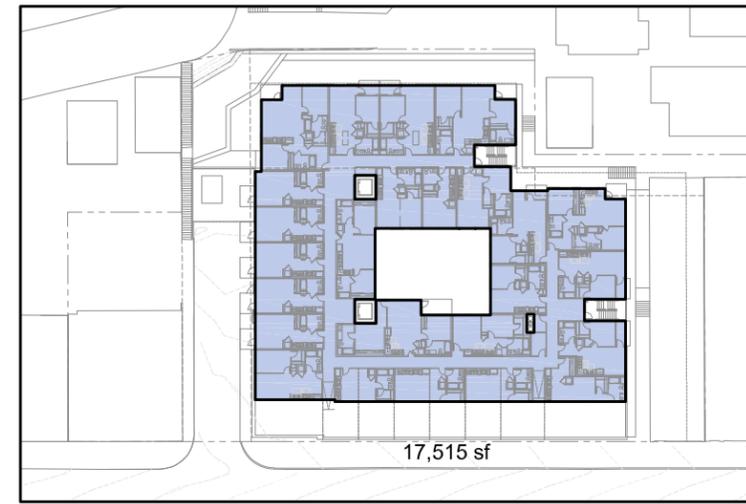
FAR - LEVEL 4



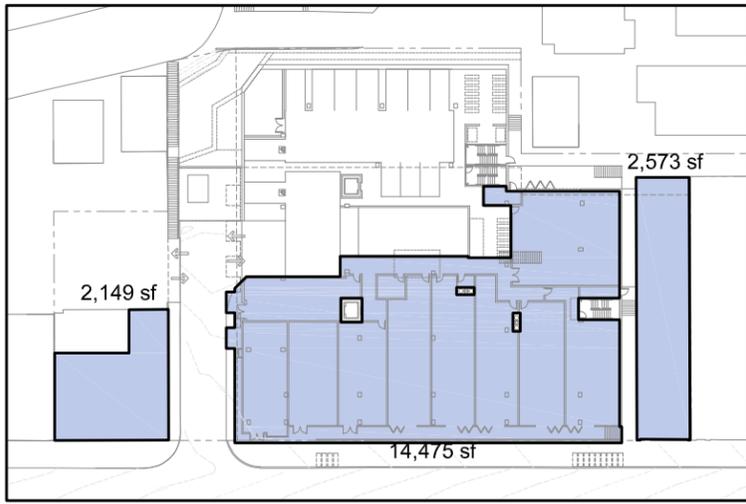
FAR - LEVEL P1



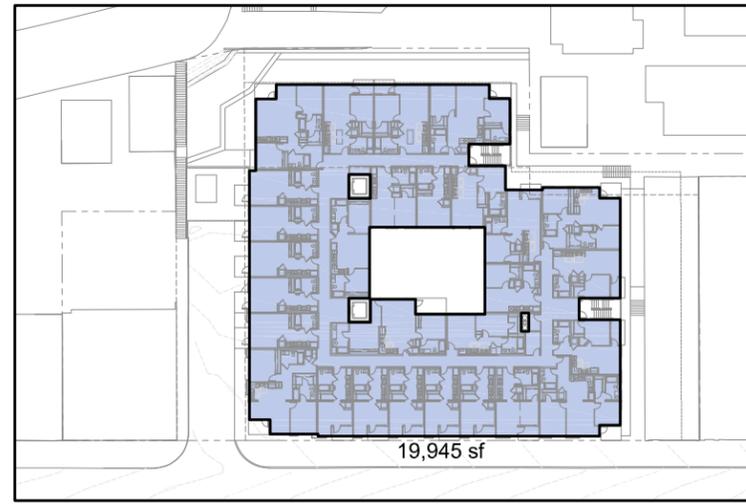
FAR - LEVEL 2



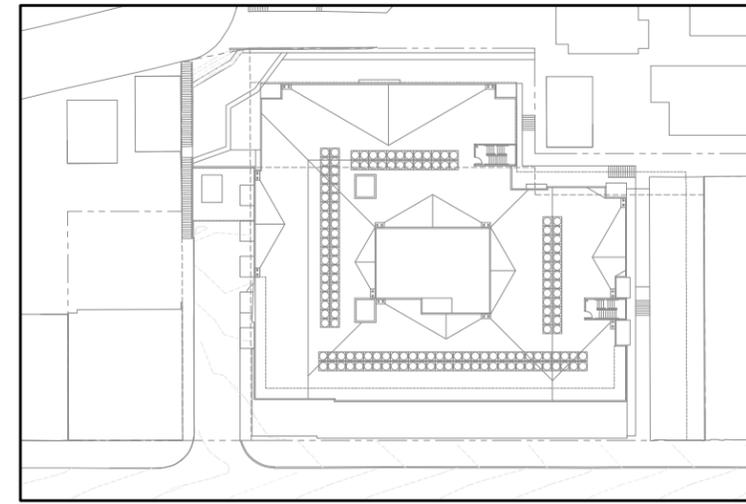
FAR - LEVEL 5



FAR - GROUND LEVEL



FAR - LEVEL 3



FAR - ROOF LEVEL

F.A.R. CALCULATIONS

LEVEL	AREA
Level 5	17,515
Level 4	19,945
Level 3	19,945
Level 2	19,945
Level 1	23,035
Ground Level	19,197
<b>TOTAL</b>	<b>119,582</b>
<b>BUILDABLE AREA</b>	<b>37,728</b>
<b>FAR</b>	<b>3.17</b>

MEASUREMENT PER LAMC 12.03:

The area in square feet confined within the exterior walls a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.



1489 SUNSET

Los Angeles, CA 90026

APN 5406-001-053, 5419-027-007

CHAMPION REAL ESTATE COMPANY

togawa smith martin, inc. | www.tsminc.com

2004427.00 | January 4, 2021

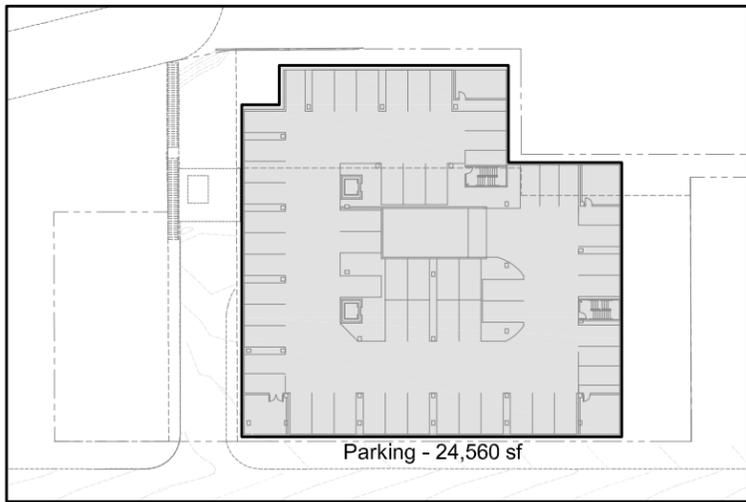
COPYRIGHT © 2021  
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.



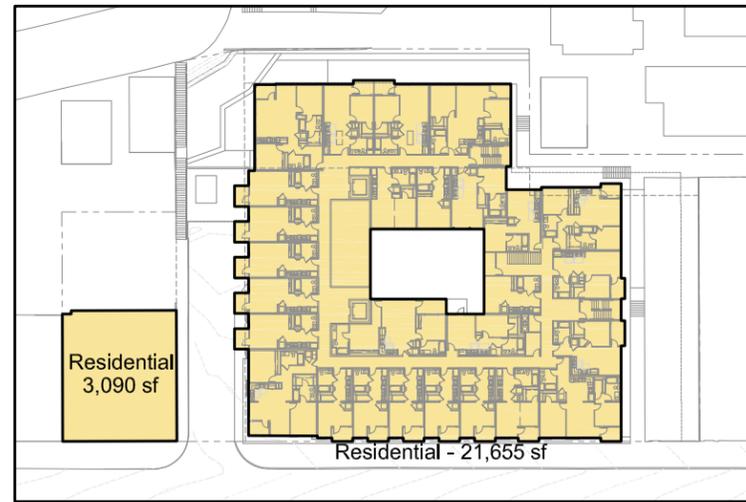
AREA ANALYSIS - FAR



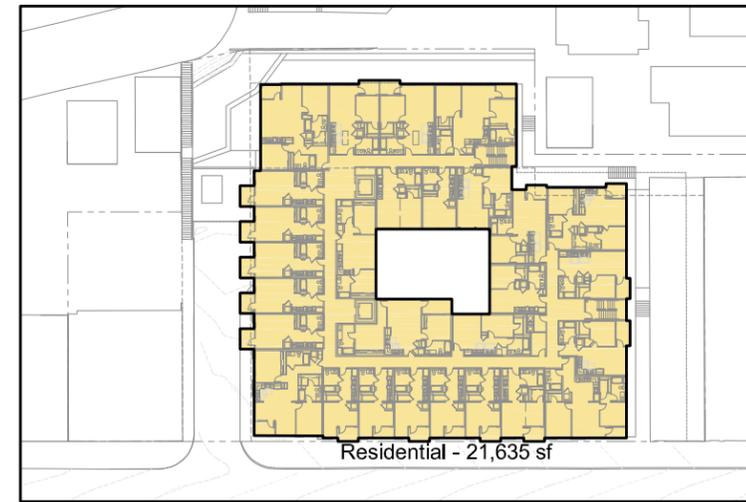
G002



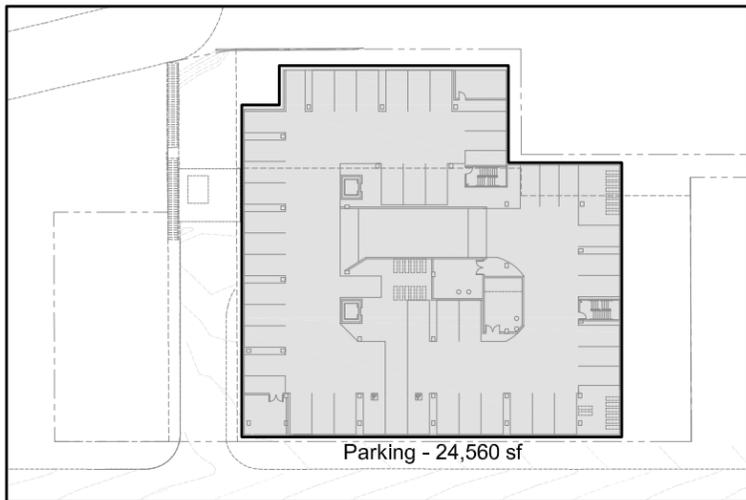
BUILDING AREA - LEVEL P2



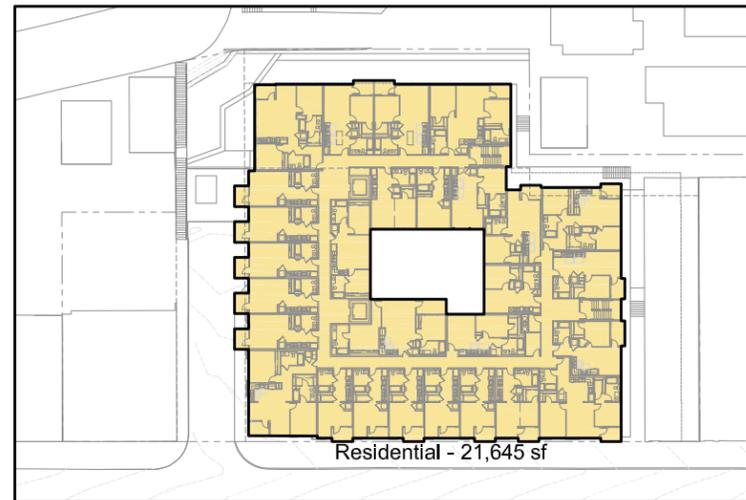
BUILDING AREA - LEVEL 1



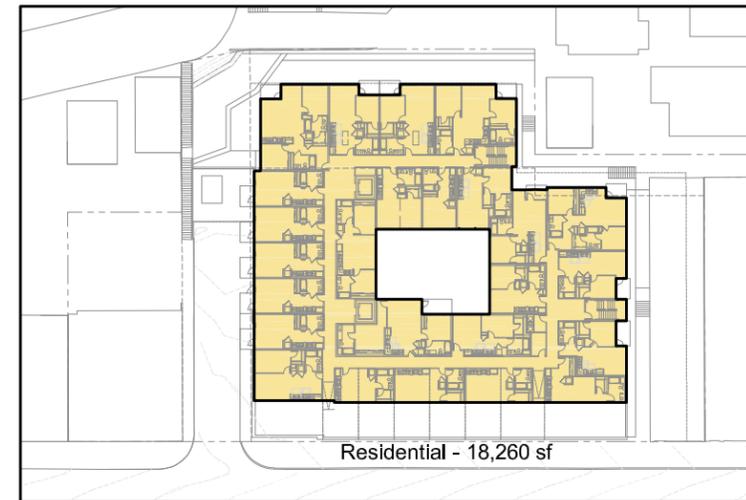
BUILDING AREA - LEVEL 4



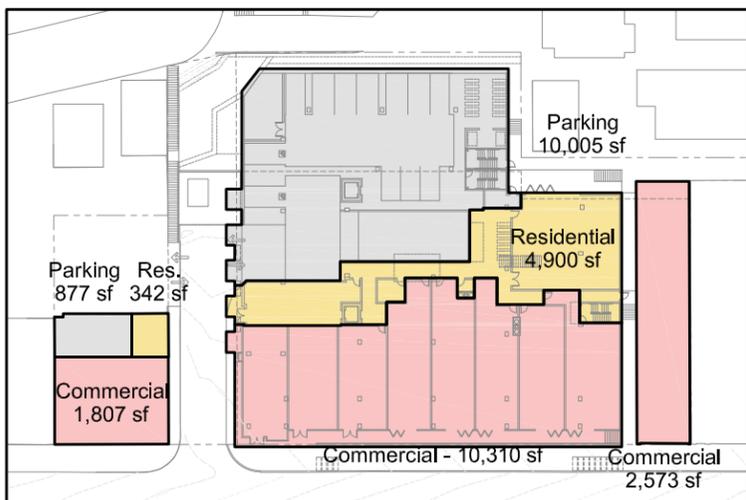
BUILDING AREA - LEVEL P1



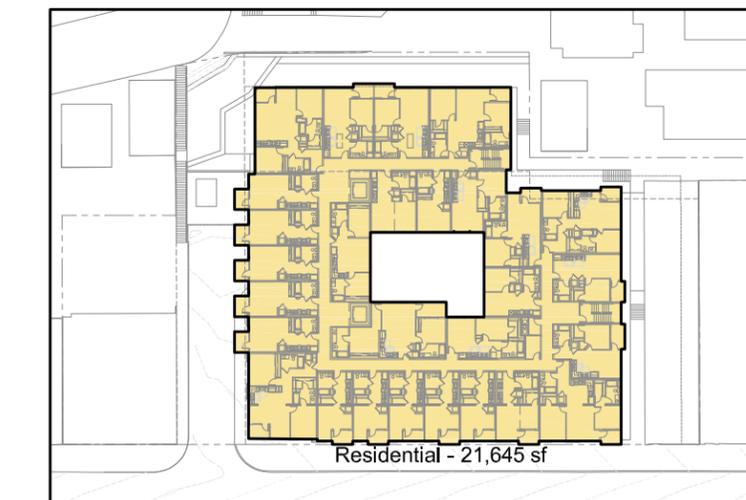
BUILDING AREA - LEVEL 2



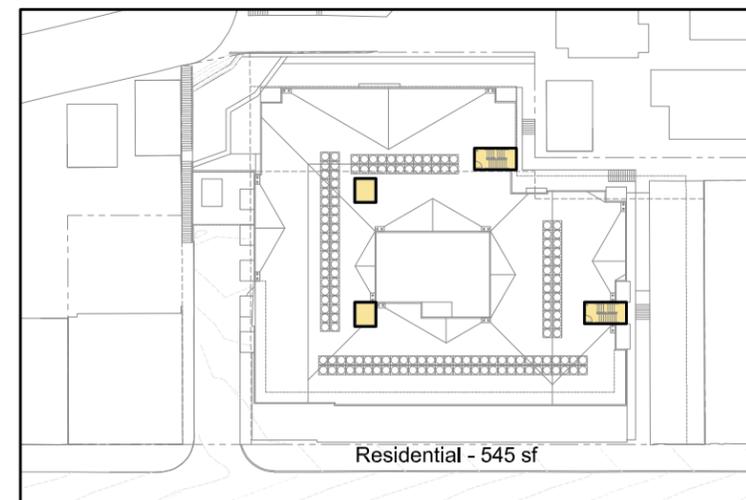
BUILDING AREA - LEVEL 5



BUILDING AREA - GROUND LEVEL



BUILDING AREA - LEVEL 3



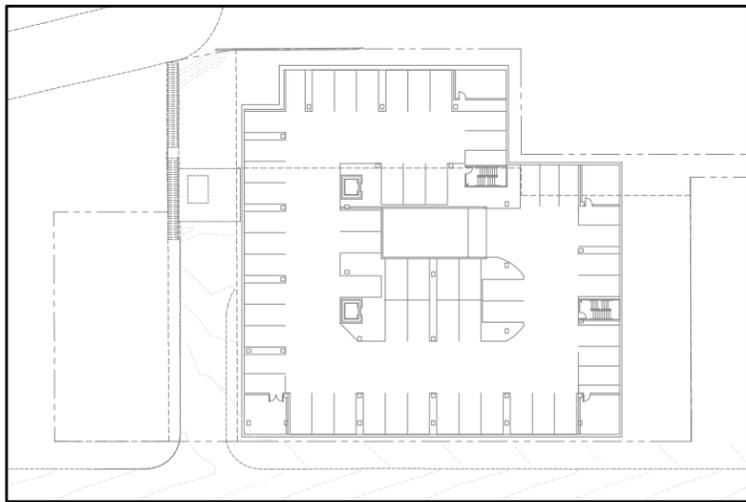
BUILDING AREA - ROOF LEVEL

BUILDING AREA CALCULATIONS

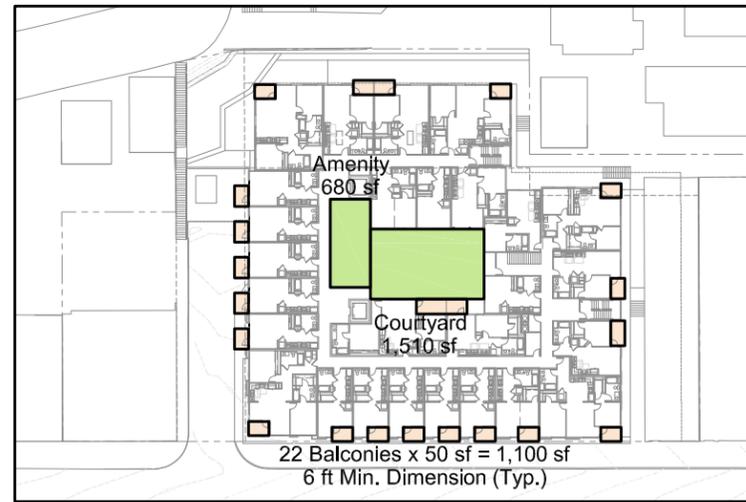
LEVEL	USE	AREA
Roof Level	Residential	545
Level 5	Residential	18,260
Level 4	Residential	21,635
Level 3	Residential	21,645
Level 2	Residential	21,645
Level 1	Residential	24,745
Ground Level	Residential	5,242
	Commercial	14,690
	Parking	10,822
P1 Level	Parking	24,560
P2 Level	Parking	24,560
<b>TOTAL</b>		<b>188,349</b>

MEASUREMENT PER CBC 2019 "BUILDING AREA":  
The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts, areas of building not provided with surrounding walls shall be included in the Building Area if such areas are included within the horizontal protection of the roof or floor above

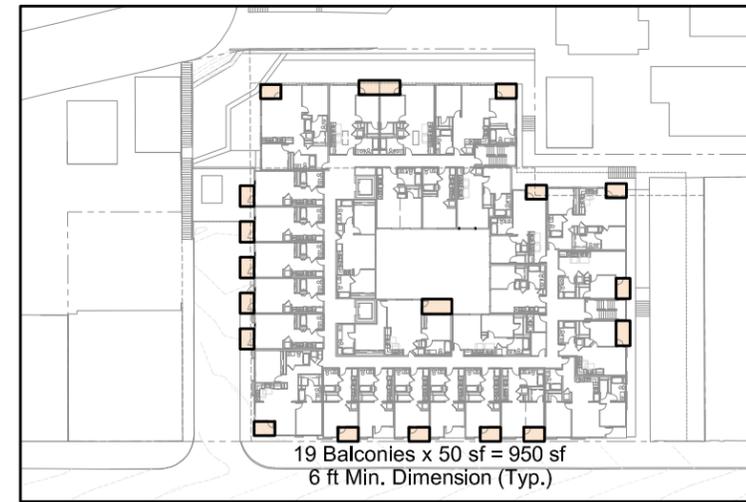




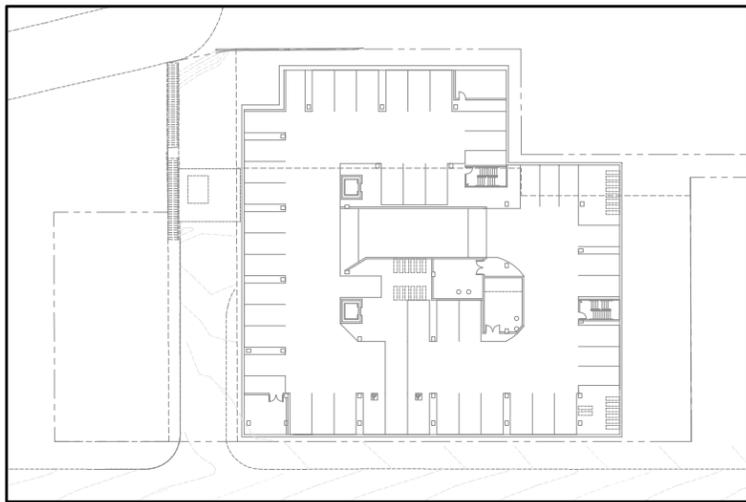
OPEN SPACE - LEVEL P2



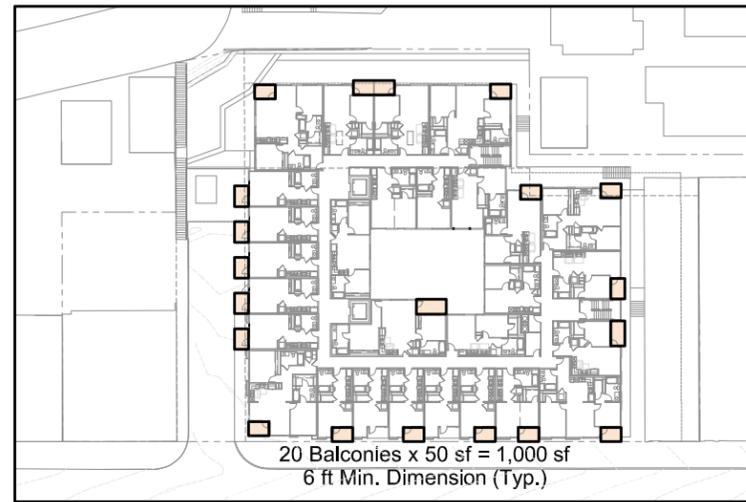
OPEN SPACE - LEVEL 1



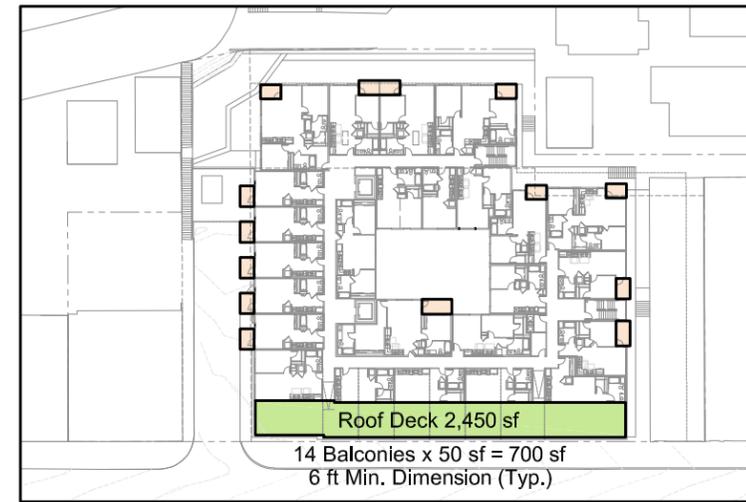
OPEN SPACE - LEVEL 4



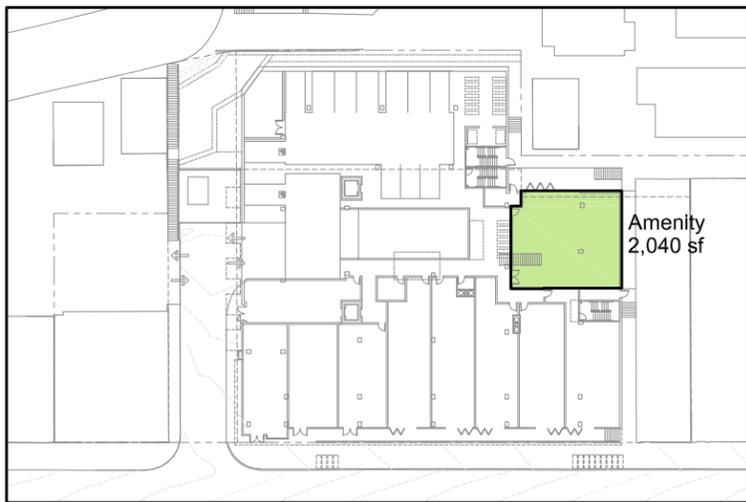
OPEN SPACE - LEVEL P1



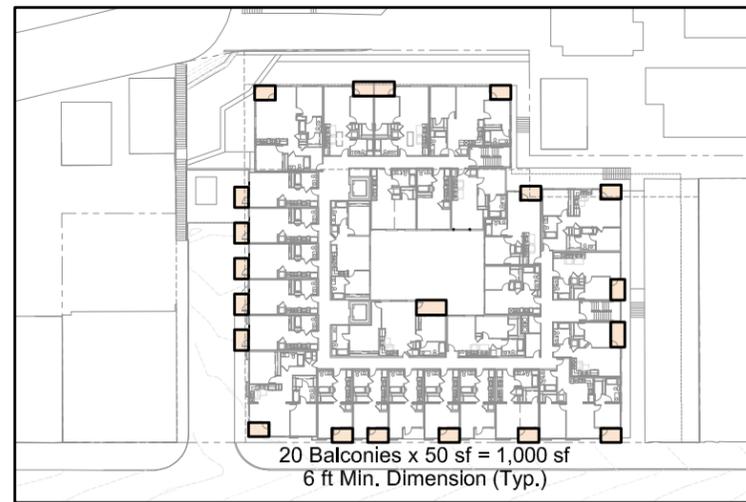
OPEN SPACE - LEVEL 2



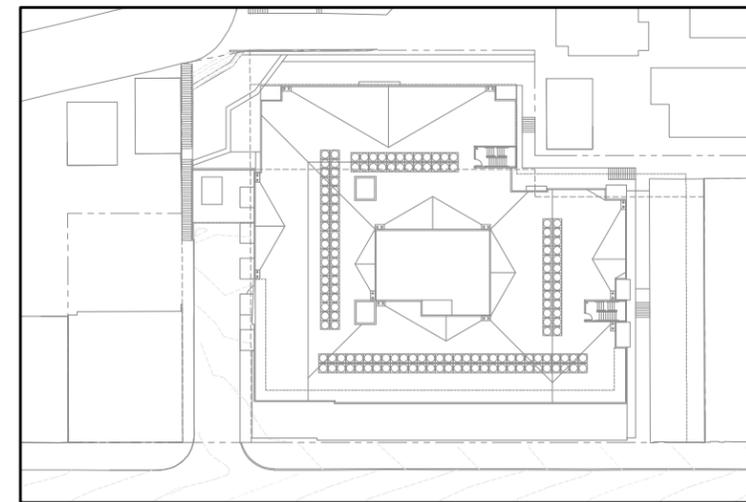
OPEN SPACE - LEVEL 5



OPEN SPACE - GROUND LEVEL



OPEN SPACE - LEVEL 3



OPEN SPACE - ROOF LEVEL

OPEN SPACE REQUIRED

TYPE	(# Habitable Rms)	UNITS	AREA PER UNIT	TOTAL (SF)
STUDIO (< 3 H.R.)	55		100	5,500
JR. 1BD (=3 H.R.)	14		100	1,400
1BD (=3 H.R.)	35		100	3,500
2BD (>3 H.R.)	32		125	4,000
1501 Sunset(< 3 H.R.)	5		100	500
OPEN SPACE REQUIRED				14,900
TOC TIER 3 25% REDUCTION				3,725
<b>TOTAL OPEN SPACE REQUIRED</b>				<b>11,175</b>
25% OF MAX OPEN SPACE INDOOR				2,794

OPEN SPACE PROVIDED

COMMON OPEN SPACE	LEVEL	AREA (SF)
AMENITY	Level 1	680
	Ground Level	2,040
		<b>2,720</b>
COURTYARD	Level 1	1,510
ROOF DECK	Level 5	2,450
<b>TOTAL</b>		<b>6,680</b>
PRIVATE OPEN SPACE		
BALCONIES	Level 5	14
	Level 4	19
	Level 3	20
	Level 2	20
	Level 1	22
<b>TOTAL</b>		<b>4,750</b>
<b>GRAND TOTAL OPEN SPACE</b>		<b>11,430</b>



**1489 SUNSET** Los Angeles, CA 90026 APN 5406-001-053, 5419-027-007

CHAMPION REAL ESTATE COMPANY  
 togawa smith martin, inc. | www.tsminc.com 2004427.00 | January 4, 2021

COPYRIGHT © 2021  
 THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.



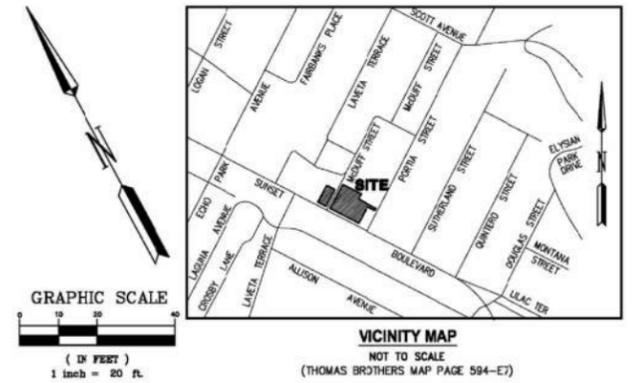
G004

AREA ANALYSIS - OPEN SPACE

LEGEND:		SYMBOLS:	
AC	ASPHALT CONCRETE	SP	SIGN POST
B.C.	BEGINNING OF CURVE	GP	GUARD POST
BPW	BACKFLOW PRESSURE VALVE	P	POST
BR	BACK OF WALK	PH	FIRE HYDRANT
BR	BRIE RACK	SL	STREET LIGHT
CC	CONC. CURB	PP	POWER POLE
CEFB	CITY ENGINEER'S FIELD BOOK	TP	TELEPHONE POLE
CF	CURB FACE	CL	CURB FACE DRAIN
CL	CENTERLINE	CL	CHAIN LINK FENCE
CL	CONCRETE	ED	EDGE OF CUTTER
ED	EDGE OF DUTTER	ELEC	ELECTRIC
ELEC	ELECTRIC	EV	EDGE OF PAVEMENT
EV	ELECTRIC VAULT	EV	ELECTRIC VAULT
FD	FOUND	FD	FOUND
FL	FINISH GRADE	FL	FINISH GRADE
FL	FINISH SURFACE	FL	FINISH SURFACE
GR	GRASS	GR	GRASS
HC	HANDICAP	HC	HANDICAP
HCR	HANDICAP RAMP	HCR	HANDICAP RAMP
LP	LAND SURVEYOR	LP	LAND SURVEYOR
L&T	LEAD & TACK	L&T	LEAD & TACK
MON	MONUMENT	MON	MONUMENT
NB	NEWSPAPER BOX	NB	NEWSPAPER BOX
OH	OVERHEAD	OH	OVERHEAD
PL	PROPERTY LINE	PL	PROPERTY LINE
PLN	PLANTER	PLN	PLANTER
PMT	PAVEMENT	PMT	PAVEMENT
RE	RECORD	RE	RECORD
RET	RETAINING WALL	RET	RETAINING WALL
R/W	RIGHT OF WAY	R/W	RIGHT OF WAY
SP	SPRINKLER	SP	SPRINKLER
TM	TOP OF CURB	TM	TOP OF CURB
TM	TOP OF MANHOLE	TM	TOP OF MANHOLE
TM	TOP OF PAD	TM	TOP OF PAD
TE	TRASH ENCLOSURE	TE	TRASH ENCLOSURE
TVT	TELEPHONE VAULT	TVT	TELEPHONE VAULT
TW	TOP OF WALL	TW	TOP OF WALL
TYP	TYPICAL	TYP	TYPICAL
WF	WROUGHT IRON FENCE	WF	WROUGHT IRON FENCE
WFG	WROUGHT IRON FENCE GATE	WFG	WROUGHT IRON FENCE GATE
WVT	WATER VAULT	WVT	WATER VAULT

**SURVEYOR'S NOTES:**

- IF UNDERGROUND UTILITIES AND OTHER SUBSTRUCTURES, ZONING, SET BACK, FLOOD ZONE, ASSESSOR PARCEL INFORMATION AND UTILITY INFORMATION ARE SHOWN HEREON, IT IS FOR GENERAL INFORMATIONAL PURPOSES ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCIES PUBLIC COUNTER AND/OR SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- LEGAL DESCRIPTION WAS OBTAINED FROM A PREVIOUS A.L.T.A. SURVEY FURNISHED BY THE CLIENT.



**LEGAL DESCRIPTION:**

**PARCEL 1:** (A.P.N. 5406-001-014)  
THE NORTHEASTERLY 10 FEET OF THE SOUTHWESTERLY 18 FEET OF LOT 8 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 2:** (A.P.N. 5406-001-016)  
THE WESTERLY 24 FEET OF THE EASTERLY 74 FEET OF THE SOUTHERLY 8 FEET OF LOT 8, AND THE WESTERLY 24 FEET OF THE EASTERLY 74 FEET OF LOTS 9 AND 10 ALL IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 3:** (A.P.N. 5406-001-017)  
THE WEST 50 FEET OF LOTS 9 AND 10 AND THE WESTERLY 50 FEET OF THE SOUTH 8 FEET OF LOT 8 ALL IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 4:** (A.P.N. 5406-001-018)  
LOT 11 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

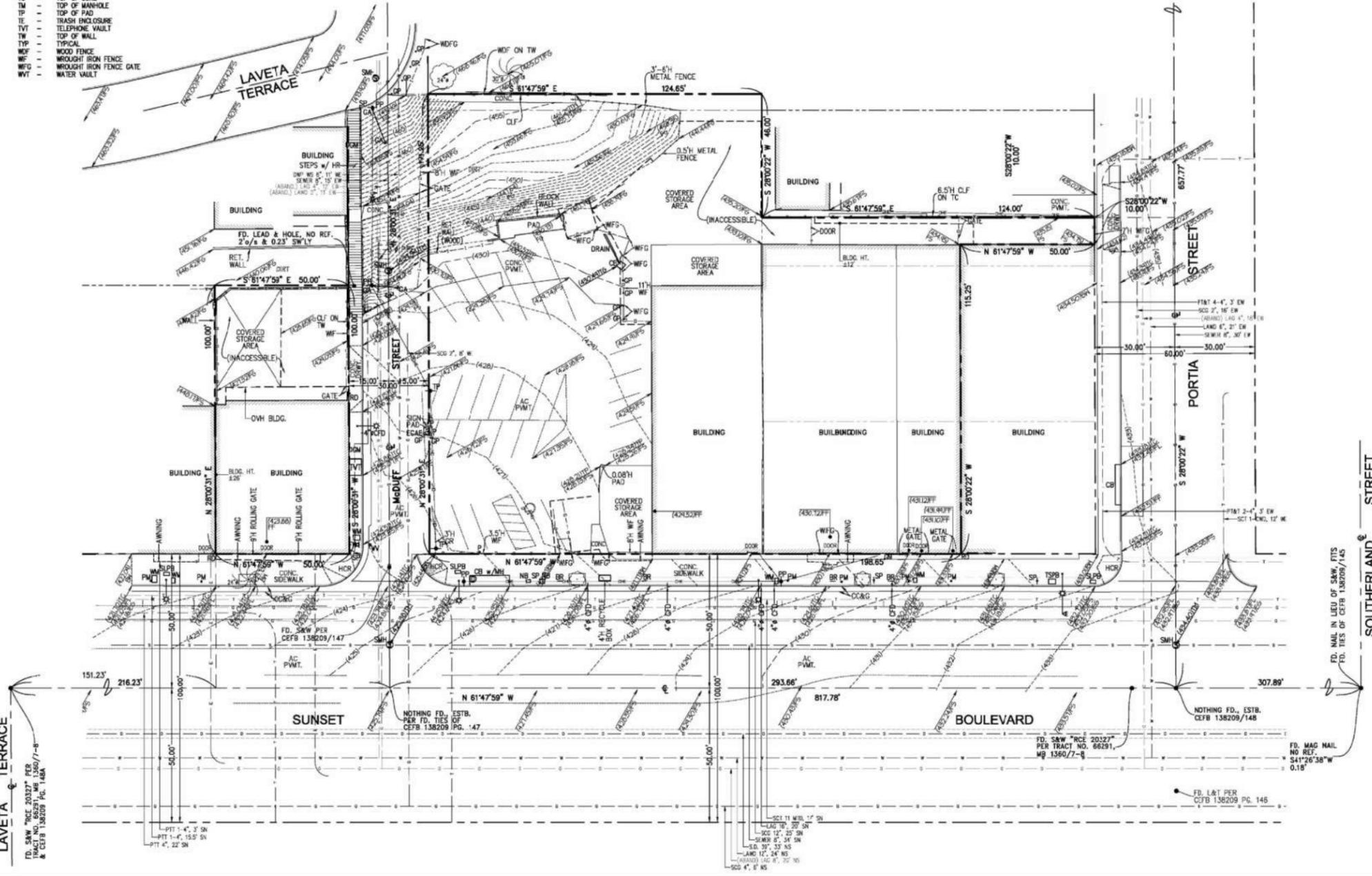
EXCEPT THE NORTHERLY 52 FEET OF SAID LOT.  
ALSO EXCEPTING THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SUNSET BOULEVARD AS WIDENED TO A WIDTH OF 100 FEET.

**PARCEL 5:** (A.P.N. 5406-001-019)  
THE SOUTHWEST 6 FEET OF THE NORTHEAST 52 FEET OF LOT 11 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 6:** (A.P.N. 5406-027-007)  
LOT 6 OF SUNSET BOULEVARD HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 104 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 7:** (A.P.N. 5406-001-020 AND 5406-001-021)  
LOTS 12 AND 13 IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS OF SAID COUNTY.  
EXCEPT THE NORTHERLY 46 FEET THEREOF.  
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SUNSET BOULEVARD AS WIDENED TO A WIDTH OF 100 FEET.

**PARCEL 8:** (A.P.N. 5406-001-022)  
THE SOUTHERLY 6 FEET OF LOT 14 AND THE NORTHERLY 46 FEET OF LOTS 11, 12, AND 13 ALL IN BLOCK 9 OF GOLDEN WEST HEIGHTS ADDITION, AS PER MAP RECORDED IN BOOK 52 PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**LAND AREA / ASSESSOR'S PARCEL NUMBERS:**

PARCELS 1-5, 7, 8: 31,115 S.F. OR 0.71 ACRES (APN's 5406-001-014, 016, 017, 018, 019, 020, 021, 022)  
PARCEL 6: 5,000 S.F. OR 0.11 ACRES (APN's 5419-027-007)

**BASIS OF BEARINGS:**

THE BEARING NORTH 61°47'59" WEST OF THE CENTERLINE OF SUNSET BOULEVARD AS SHOWN ON A MAP OF TRACT NO. 66297, AS PER RECORDED IN BOOK 1360 PAGES 7 AND 8 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCH MARK:**

BENCH MARK: 12-19370  
DATUM: NAVD 1988  
YEAR OF ADJUSTMENT: 2000  
ELEVATION (FEET): 417.019  
DESCRIPTION: CITY DISC 3B IN 8IN MON 4FT N/O N CURB SUNSET BLVD; 68FT E OF LAVETA TERR

<b>TITLE</b>	
<b>SITE &amp; TOPOGRAPHIC SURVEY</b>	
1485, 1487, 1489, 1501 W. SUNSET BLVD. & 1314 McDUFF STREET CITY OF LOS ANGELES, CA 90026	
<b>CLIENT</b>	CHAMPION REAL ESTATE
<b>SCALE</b>	1"=20'
<b>SURVEY BY</b>	N.A. M.B.
<b>PREPARED BY</b>	E.P.
<b>CHECKED BY</b>	M.D.
<b>SEABOARD ENGINEERING CO.</b>	1415 E. COLORADO STREET, STE 205 GLENDALE, CALIFORNIA 91205 TEL. (818) 550-0337 FAX (818) 550-0339 SEABOARD@SEABOARDENGINEERING.COM
<b>JOB NO.</b>	17-24
<b>DATE</b>	04/24/2017
<b>SHEET</b>	1
<b>OF 1 SHEETS</b>	

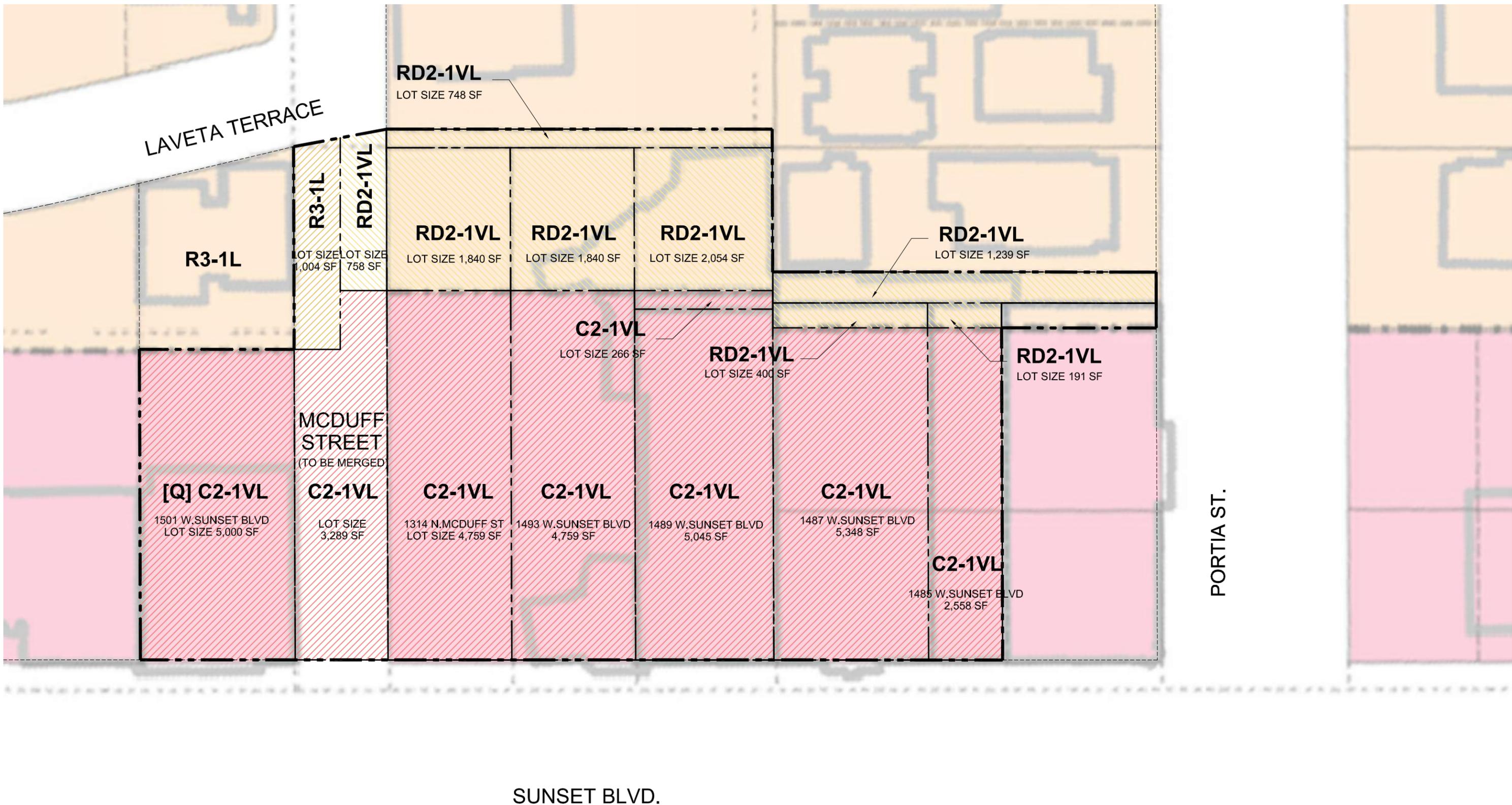
**TSM ARCHITECTS** | **1489 SUNSET** | Los Angeles, CA 90026 | APN 5406-001-053, 5419-027-007

**CHAMPION REAL ESTATE COMPANY**  
togawa smith martin, inc. | www.tsminc.com | 2004427.00 | January 4, 2021

**COPYRIGHT © 2021**  
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.



**ALTA SURVEY**  
**G005**



**1489 SUNSET** Los Angeles, CA 90026 APN 5406-001-053, 5419-027-007

CHAMPION REAL ESTATE COMPANY

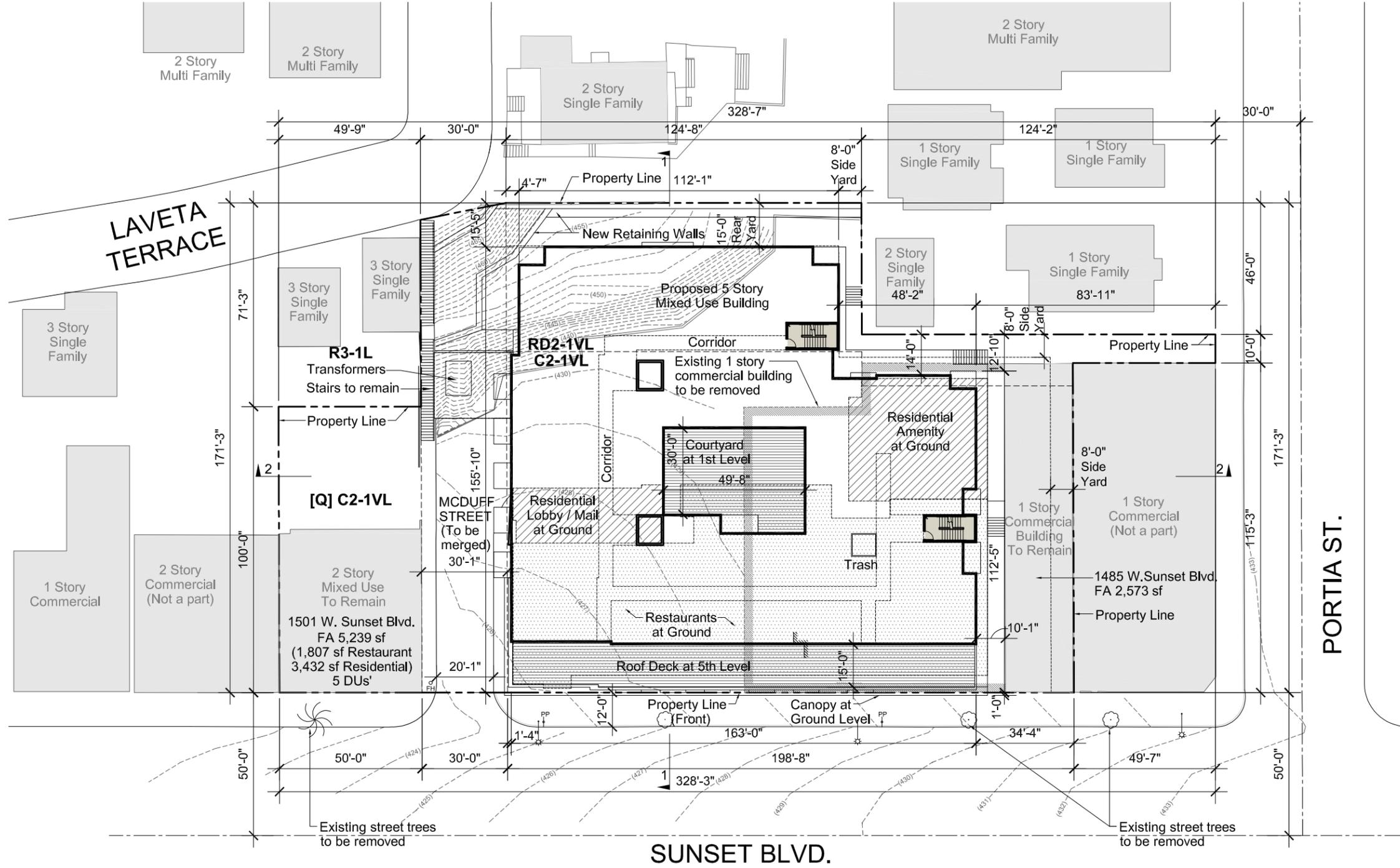
togawa smith martin, inc. | www.tsminc.com 2004427.00 | January 4, 2021

COPYRIGHT © 2021  
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.



**ZONING EXHIBIT**

**G006**



Fire Hydrants within 500 ft



**1489 SUNSET** Los Angeles, CA 90026 APN 5406-001-053, 5419-027-007  
 CHAMPION REAL ESTATE COMPANY  
 togawa smith martin, inc. | www.tsminc.com 2004427.00 | January 4, 2021

COPYRIGHT © 2021  
 THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.



**PLOT PLAN**  
**A100**



Address: undefined

APN: 5406001053

PIN #: 139-5A209 619

Tract: GOLDEN-WEST HEIGHTS  
ADDITION

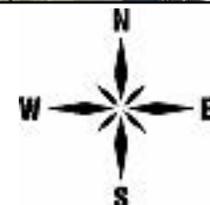
Block: 9

Lot: FR 13

Arb: 2

Zoning: RD2-1VL

General Plan: Low Medium II Residential



DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING  
ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
THEODORE L. IRVING  
CHARLES J. RAUSCH JR.  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEVSKY  
JONATHAN HERSHEY  
CHRISTINA TOY-LEE

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET ROOM525  
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
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

INFORMATION  
www.planning.lacity.org

**FILING NOTIFICATION AND DISTRIBUTION**

Parcel Map LA Number: AA-2021-4593-PMLA  
Related Case(s): ZA-2021-4597-ZAD-TOC-SPR-HCA  
ENV Number: ENV-2021-4598-EAF

Distribution Date: 6/16/2021

Property Address: 1489 West Sunset Boulevard

Hillside  Yes  No  
 Concurrent Zone Change  
 MODIFICATION REQUEST



Thomas Guide: 594 Grid: E7

D.M.: 139-5A209

Plan Area: Silver Lake – Echo Park – Elysian Valley

- COUNCIL DISTRICT NO. 13
- Bureau of Engineering
- (8) 21 Days: hillside- 35 days
- Dept. of Building and Safety - Grading
- (2) 21 Days: Hillside – 35 days
- Dept. of Building and Safety - Zoning
- (1) 10 Days
- Dept. of City Planning – GIS
- Dept. of Transportation, CWPC Section
- (3) 10 days
- Dept. of Fire, Engineering and Hydrant Unit
- (1) 7 days
- Bureau of Street Lighting
- (1) 10 days
- Bureau of Street Services, Urban Forestry
- (1) 10 days

- Department of Recreation and Parks
- (1) 10 days
- Valley DOT – T. Gharagozli
- (1) 10 days
- Valley Branch
- County Health Department
- (1) 10 days
- Imaging
- Housing Department
- DWP Water Design
- Echo Park Neighborhood Council

N.C. please respond with comments within 90 days from "distribution date" (LISTED ABOVE).

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

Vincent P. Bertoni,  
Director of Planning

*Heather Bleemers*  
Heather Bleemers, Senior City Planner  
Expedited Processing Section

**RECOMMENDATION REPORTS DUE**

**BY: 7/26/2021**

Please forward reports to the following e-mail address:  
**planning.expedited@lacity.org**



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

City Limits

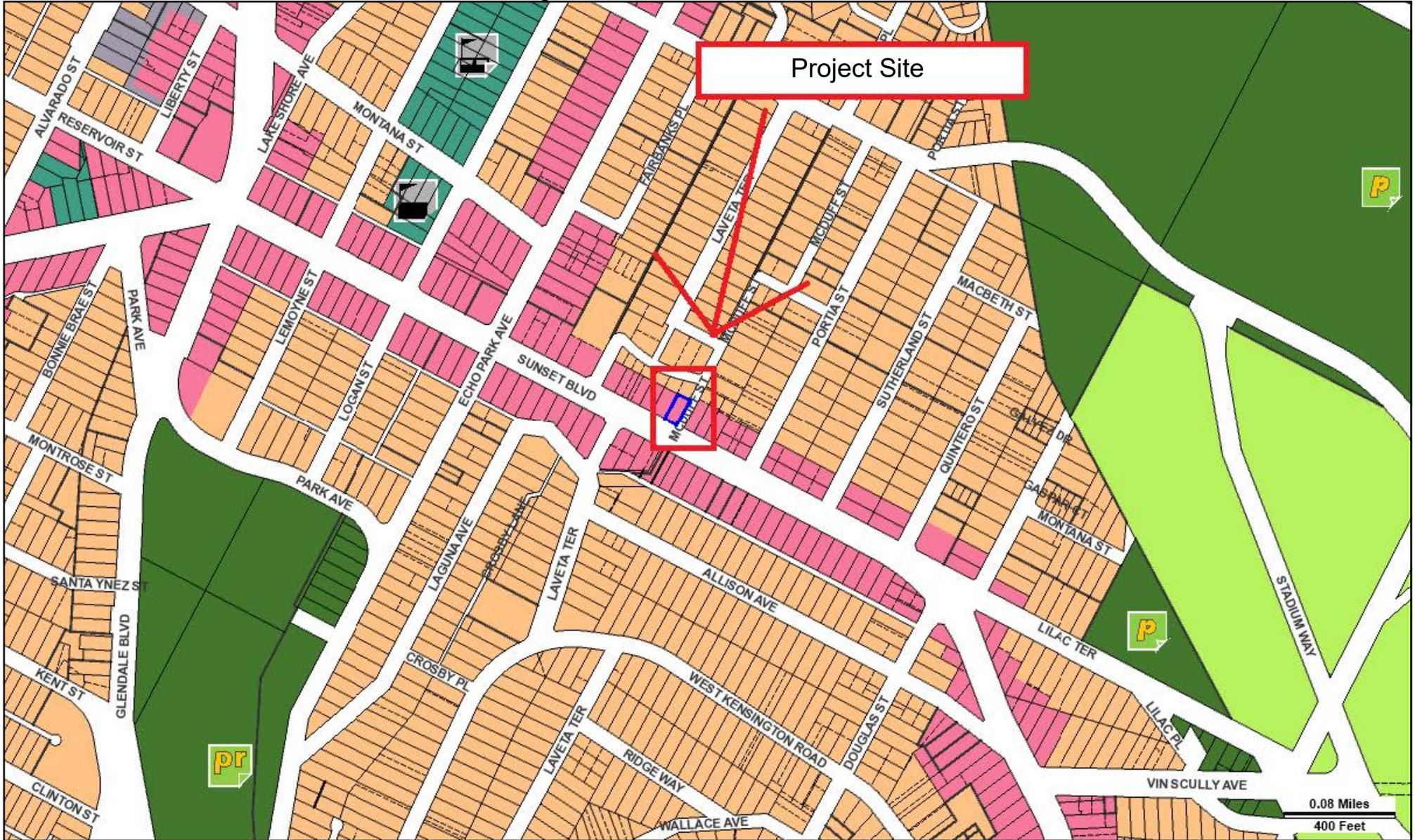
NOTES

0 0 Miles 0 0

SCALE 1: 1,128

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.

© City of Los Angeles, Department of Recreation and Parks  
Printed: 07/28/2021



Address: 1503 W SUNSET BLVD

Tract: SUNSET BOULEVARD  
HEIGHTS

Zoning: [Q]C2-1VL

APN: 5419027007

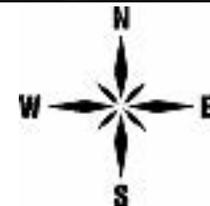
Block: None

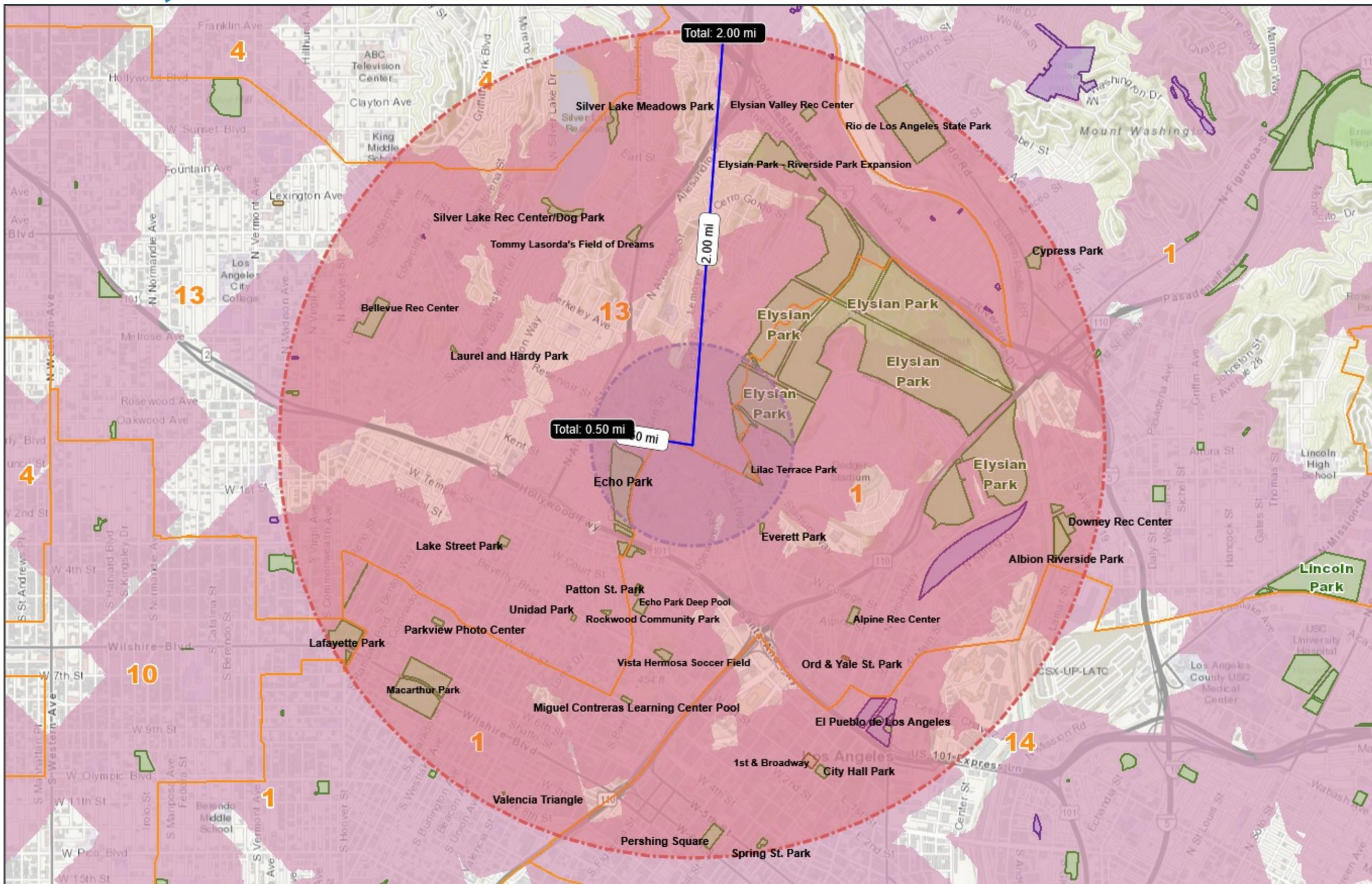
General Plan: Community Commercial

PIN #: 139-5A209 235

Lot: 6

Arb: None





**LEGEND**

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

**NOTES**



SCALE 1: 36,112

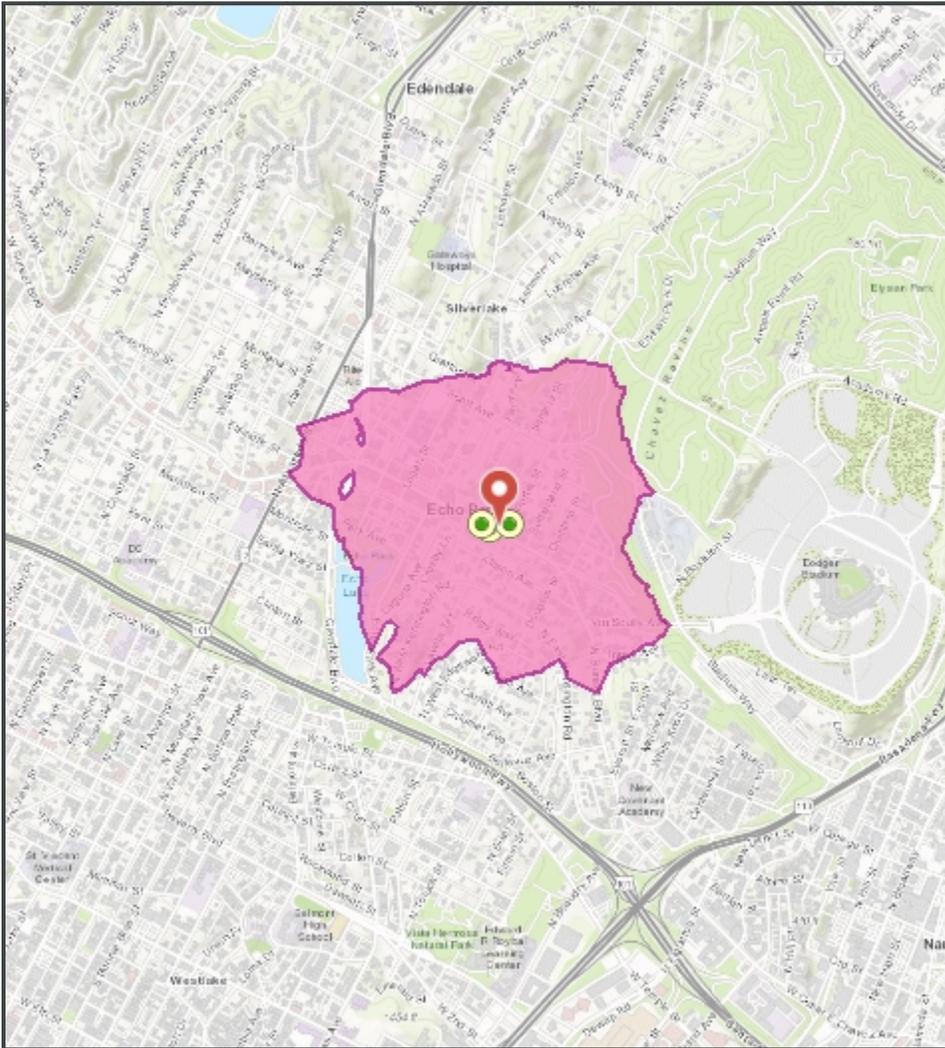
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

© City of Los Angeles, Department of Recreation and Parks  
Printed: 04/08/2021



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

83365

Description:

Mixed-use project with 136 dwelling units (15 affordable units), ground floor commercial and amenity spaces and 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:	7,814	0
<b>Residents Served by Age</b>		
Under Age 5:	455	0
Age 5 to 9:	385	0
Age 10 to 14:	428	0
Age 15 to 17:	303	0
Age 18 to 64:	5,607	0
Age 65 and Over:	636	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	3,028	0
<b>Households Served by Annual Income</b>		
Under \$25,000:	926	0
\$25,000 to \$34,999:	408	0
\$35,000 to \$49,999:	392	0
\$50,000 to \$74,999:	529	0
\$75,000 and Over:	773	0

Source: Census/ACS 2010