

APPROVED

DEC16 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-204

DATE December 16, 2021

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP NO. AA-2021-6412-PMLA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

M. Slu

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map No. AA-2021-6412-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.

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LAMC Section 17.04 (Subdivision Committee) states that the 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 4750 – 4780 West Wilshire Boulevard and 715 – 729 South Hudson Avenue in the Brookside community of the City. The Project site is approximately 2.27 gross acres. The Project, as currently proposed, includes the conversion of a portion of an existing office building into 68 residential apartment units, 6 of which will be classified as affordable units.

The Project also includes approximately 17,615 square feet of common open space including a lounge, courtyard, and yoga room.

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 **August 5, 2021**. 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 Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **July 27, 2021**. On September 24, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a date identified as "Upon Receipt." The Advisory Agency Filing Notification is attached (Attachment 2).

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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 68 units would be:

$$0.49 \text{ Acres} = (68 \times 2.88) \times 0.00251$$

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 6 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:

$$0.45 \text{ Acres} = (62 \times 2.88) \times 0.00251$$

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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 not 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, 2021, 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 68 units would be:

1,005,924.00 = \$14,793 x 68 dwelling units

As currently proposed, the Project has 6 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:

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\$917,166.00 = \$14,793.00 x 62 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 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 2021 Park Score Index, approximately 64% 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 Brookside community of the City and within the Wilshire Community Plan Area. Currently, the Project site is a commercial office building. It 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 and the Community Plan Area is also attached (Attachment 4).

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The Project is located in a low 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): 3,356 persons (5,502 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Wilshire Community Plan Area (2014 American Community Survey): 13,416 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 17,615 square feet of common open space including a lounge, courtyard, and yoga room.

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 the 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 is one (1) public park within a half mile walking distance of the Project site:

- Los Angeles High Memorial Park is a 2.51-acre park located at 4625 Olympic Boulevard in the mid-Wilshire community of the City that provides a children's play area and open space for the surrounding community.

A map showing the project location and nearby public parks is attached hereto (Attachment 5).

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **1,804** 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

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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 mile radius of the Project site:

There are four 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:

- Eleanor Green Roberts Aquatic Center – Pool Improvements (PRJ21431) (PRJ21461) Project
- Queen Anne Recreation Center – Lighting and Cameras (PRJ21339) (PRJ21314) Project
- Queen Anne Recreation Center – Roof Replacement (PRJ21405) Project
- Washington Irving Pocket Park – New Playground (PRJ21295) Project

There are no 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:

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 the Project contains less than 50 parcels and is not a condominium project, stock cooperative or community apartment project as defined in Sections 4105, 4125 and 4190 of the Civil Code. 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.”

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.

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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 Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

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



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CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

4750 WILSHIRE RESIDENTIAL

4750 WILSHIRE BLVD
LOS ANGELES, CA 90010

CIM GROUP
4700 WILSHIRE BLVD
LOS ANGELES, CA 90010

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SUBMITTAL

ENTITLEMENT SUBMITTAL

JOB NUMBER:
2020-030

DATE:
06.30.2021

REVISIONS:

SHEET TITLE:

PROJECT INFORMATION

SHEET NUMBER:

G001

7/27/21 12:15:03 PM

PROJECT NAME:	4750 WILSHIRE RESIDENTIAL
SITE ADDRESSES:	715 S HUDSON AVE, LOS ANGELES, CA, 90005 729 S HUDSON AVE, LOS ANGELES, CA, 90005 4750 WILSHIRE BLVD, LOS ANGELES, CA 90010 4780 WILSHIRE BLVD, LOS ANGELES, CA, 90010
APPLICANT:	4750 WILSHIRE BLVD (LA) OWNER, LLC
PROJECT DESCRIPTION:	TENANT IMPROVEMENT AND CHANGE OF USE OF A PORTION OF THE EXISTING BUILDING FROM OFFICE TO RESIDENTIAL WITH A SEPARATE ENTRY INCLUDING LOBBY AND AMENITY SPACES AS WELL AS THE COMPLETION OF A TRACT MAP SEPARATING THE EXISTING LOT (136,907.62 SQ. FT.) INTO TWO SEPARATE PARCELS. THE PROJECT AREA IN THE "CR" PORTION (98,844.15 SQ. FT.), AND A SEPARATE PARCEL FOR THE "R" ZONED AREA (38,063.48 SQ. FT.).
	FAÇADE UPGRADE AND REPLACEMENT OF WINDOW & GLAZING SYSTEMS.
CONSTRUCTION TYPE:	TYPE I-B
OCCUPANCY TYPE:	R-2: RESIDENTIAL, A-3: AMENITY SPACES, S-2: STORAGE (ACCESSORY TO MAIN OCCUPANCY)
FLOOD ZONE:	ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C 1605 F RECORDED SEPTEMBER 26, 2008
ZONING:	CR (PKM) - 1
SITE AREA:	98,844.15 SQ. FT.
SET BACKS:	N/A (NO ADDITION TO THE EXISTING BUILDING FOOTPRINT)
ALLOWABLE DENSITY:	2000 SQ. FT. PER UNIT PER PARK MILE SPECIFIC PLAN, SECTION 3-B 98,844.15 SQ. FT. / 2000 = 549.42 UNITS
DENSITY BONUS:	35% X 49.42 UNITS = 17.29 UNITS (ROUND UP TO 18 UNITS)
UNITS PROPOSED:	68 UNITS
ALLOWABLE BLDG HEIGHT:	3 STORIES OR 45' PER PARK MILE SPECIFIC PLAN, SECTION 3-C
BLDG HEIGHT:	EXISTING 3-STORY 42.83' HIGH BUILDING (NO ADDITION TO THE EXISTING BUILDING HEIGHT)
ALLOWED FAR:	3:1
PROPOSED FAR:	N/A (NO ADDITION TO THE EXISTING BUILDING AREA)
ALLOWABLE LOT UTILIZATION:	50 PERCENT PER PARK MILE SPECIFIC PLAN, SECTION 3-D 98,844.15 X 50% = 49,422.07
EXISTING LOT UTILIZATION:	47,995.82 < 49,422.07
PROPOSED LOT UTILIZATION:	N/A (NO ADDITION TO THE EXISTING LOT UTILIZATION)

LEGAL DESCRIPTION	LOT A OF TRACT 3912, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 73 TO 75 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
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VICINITY MAP	
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TOTAL EXISTING PARKING	<table border="1"> <tr> <th>LEVEL</th> <th>ST</th> <th>COMP</th> <th>ADA</th> <th>TOTAL</th> </tr> <tr> <td>P1</td> <td>98</td> <td>47</td> <td>8</td> <td>153</td> </tr> <tr> <td>P2</td> <td>110</td> <td>104</td> <td>-</td> <td>214</td> </tr> <tr> <td>P3</td> <td>120</td> <td>93</td> <td>-</td> <td>213</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td></td> <td>580</td> </tr> </table>	LEVEL	ST	COMP	ADA	TOTAL	P1	98	47	8	153	P2	110	104	-	214	P3	120	93	-	213	TOTAL				580																					
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TOTAL							170																																								

LEVEL	SPACE	AREA (SF)
1ST FLOOR	COMMON AREA	1251
1ST FLOOR	CONFERENCE ROOM	464
1ST FLOOR	ELEV LOBBY	314
1ST FLOOR	LEASING	396
1ST FLOOR	LOBBY	1235
1ST FLOOR	LOUNGE	985
1ST FLOOR	OFFICE	182
1ST FLOOR	RESIDENTIAL	4577
1ST FLOOR	RESIDENTIAL STORAGE	1538
1ST FLOOR	SUPPORT	2273
1ST FLOOR	TRASH	501
2ND FLOOR	COMMON AREA	3897
2ND FLOOR	FITNESS	1434
2ND FLOOR	RESIDENTIAL	32096
2ND FLOOR	SUPPORT	399
2ND FLOOR	YOGA ROOM	1221
3RD FLOOR	COMMON AREA	3897
3RD FLOOR	COWORKING ROOM	1221
3RD FLOOR	LOUNGE	1434
3RD FLOOR	RESIDENTIAL	32697
3RD FLOOR	SUPPORT	399
GRAND TOTAL		92411

LEVEL	RESIDENTIAL	OFFICE	FLOOR AREA
P3	54,706	31,252	85,958
P2	0	86,018	86,018
P1	1,947	83,190	85,137
LEVEL 1	14,736	32,974	48,041
LEVEL 2	43,483	0	43,483
LEVEL 3	44,513	0	44,513
TOTAL BUILDING AREA	159,385	233,765	393,150

393,150 SQ. FT. X 2/3 = 262,100 SQ. FT.
TOTAL RESIDENTIAL AREA = 159,385 SQ. FT. < 262,100 SQ. FT.

BUILDING AREA PER USE			
LEVEL	RESIDENTIAL	OFFICE	FLOOR AREA
P3	54,706	31,252	85,958
P2	0	86,018	86,018
P1	1,947	83,190	85,137
LEVEL 1	14,736	32,974	48,041
LEVEL 2	43,483	0	43,483
LEVEL 3	44,513	0	44,513
TOTAL BUILDING AREA	159,385	233,765	393,150

REQUIRED BICYCLE PARKING	
RESIDENTIAL BICYCLE PARKING	SHORT-TERM & LONG-TERM BICYCLE PARKING SPACES REQUIREMENTS FOR RESIDENTIAL DWELLING UNITS BETWEEN 26-100 UNITS PER LAMC TABLE 12.21 A.16.(A)(1)(i): SHORT-TERM = 1 SPACE PER 15 UNITS = 68 / 15 = 5 SPACES LONG-TERM = 1 SPACE PER 1.5 UNITS = 68 / 1.5 = 46 SPACES
OFFICE BICYCLE PARKING	SHORT-TERM & LONG-TERM BICYCLE PARKING SPACES SHALL BE PROVIDED AS PER TABLE 12.21 A.16.(a)(2): SHORT-TERM = 1 SPACE PER 10,000 SF (MIN 2) = 32,974 SF / 10,000 SF = 4 SPACES LONG-TERM = 1 SPACE PER 5,000 SF (MIN 2) = 32,974 SF / 5,000 SF = 7 SPACES
SHOWERS REQUIRED	PER LAMC SECTION 91.6307: FOR NEW BUILDINGS AND ADDITIONS TO EXISTING BUILDING WITH AT LEAST 50,000 SQUARE FEET (4645 M ²) OF FLOOR AREA, ONE SHOWER FOR EACH GENDER.
SHOWERS PROVIDED	32,974 SF / 50,000 SF = 1 MALE SHOWER 1 FEMALE SHOWER
	ONE LOCKER SHALL BE PROVIDED FOR EACH REQUIRED BICYCLE PARKING SPACE PER LAMC 91.6307.1.

PROJECT TEAM	
OWNER 4750 WILSHIRE BLVD (LA) OWNER, LLC 4700 WILSHIRE BLVD LOS ANGELES, CA 90010 (323) 860-4900	LANDSCAPE ARCHITECT AGENCY: ARTIFACT (310) 908-1763
ARCHITECT KFA, LLP 3573 HAYDEN AVE. CULVER CITY, CA 90323 (310) 399-7975	

BUILDING CODES USED	
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. AND AMENDMENTS	2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. AND AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R. AND AMENDMENTS	2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R. AND AMENDMENTS
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R. AND AMENDMENTS	2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R. AND AMENDMENTS
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R. AND AMENDMENTS	2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
2019 CALIFORNIA GREEN BUILDING CODE, TITLE 24, PART 6	

REQUIRED OPEN SPACE				
OPEN SPACE REQUIREMENTS PER LAMC 12.21 G: 100 SF PER UNIT < 3 HABITABLE ROOMS 125 SF PER UNIT = 3 HABITABLE ROOMS 175 SF PER UNIT > 3 HABITABLE ROOMS				
UNIT TYPE	NUMBER OF HABITABLE RM.	OPEN SPACE FOR EACH UNIT	NUMBER OF UNITS	SUB-TOTAL (SF)
STUDIO	1	100	10	1,000
1 BR	2	100	10	1,000
1BR + DEN	3	125	31	3,875
2 BR	3	125	4	500
2BR + DEN	4	175	13	2,275
TOTAL			68	8,650
8,650 x 25% = 2162.5 SQ. FT. MAX RECREATIONAL ROOM				

PROVIDED OPEN SPACE				
NAME	LEVEL	QTY	AREA (SF)	
COMMON OPEN SPACE: LOUNGE	1ST FLOOR	1	1984	
COMMON OPEN SPACE: WEST COURTYARD	1ST FLOOR	1	14292	
COMMON OPEN SPACE: YOGA ROOM	2ND FLOOR	1	1189	
PRIVATE OPEN SPACE	1ST FLOOR	3	150	
GRAND TOTAL			17615	

PROVIDED PARKING				
LEVEL	ST	COMP	ADA	TOTAL
P1	98	47	8	153
P2	110	104	-	214
P3	120	93	-	213
TOTAL				580

ST - STANDARD PARKING STALL
COMP - COMPACT PARKING STALL
ADA - DISABLED ACCESS PARKING STALL

ARCHITECTURAL SYMBOLS			
	DETAIL		WINDOW MARK
	BUILDING SECTION		DOOR MARK
	WALL SECTION		WALL TYPE
	INTERIOR ELEVATION		WORK POINT
	EXTERIOR ELEVATION		NOTE
	ELEVATION MARK		ACCESSIBLE PATH OF TRAVEL
			FENCE
			EXIT SIGN
			ALIGN FINISHES
			SMOKE DETECTOR
			COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
			FIRE EXTINGUISHER
			AREA DRAIN
			FLOOR DRAIN
			FLOOR MATERIAL TRANSITION
			SECURITY OPENING

SHEET INDEX			
GENERAL	ARCHITECTURAL	LANDSCAPE	LANDSCAPE
G000 COVER SHEET	A100 PLOT PLAN	L1.00 COVER SHEET	L8.10 PLANTING PLAN
G001 PROJECT INFORMATION	A101 DEMOLITION PLAN	L2.00 MATERIALS AND COLORS	L9.00 PLANTING NOTES AND DETAILS
G002 SITE PHOTOS	A110 FIRST FLOOR PLAN	L2.10 HARDSCAPE PLAN- SOUTH	L10.00 PLANT IMAGES
G003 RENDERED ELEVATIONS	A120 SECOND FLOOR PLAN	L2.11 HARDSCAPE PLAN- NORTH	L10.10 BEFORE AND AFTER PICTURES
G004 RENDERED ELEVATIONS	A130 THIRD FLOOR PLAN	L5.01 TRELLIS DETAILS	L10.20 PARK MILE LANDSCAPES
G005 PARKING DIAGRAMS	A140 ROOF PLAN	L5.02 TRELLIS DETAILS	
G020 FAR CALCULATIONS	A200 ELEVATIONS	L5.03 BENCH DETAILS	
G030 OPEN SPACE CALCULATIONS	A201 ELEVATIONS	L5.04 STAIR DETAILS	
G050 SURVEY	A300 BUILDING SECTIONS	L5.05 STAIR DETAILS	
	A600 ENLARGED PLANS	L5.06 GATE AND FENCE DETAILS	
	A601 ENLARGED PLANS	L6.01 IRRIGATION PLAN	
	A602 ENLARGED PLANS	L7.10 IRRIGATION DETAILS	
	A810 COLOR MATERIAL BOARD	L7.20 IRRIGATION DETAILS	
		L7.30 IRRIGATION SPECIFICATIONS	

SHEET INDEX			
GENERAL	ARCHITECTURAL	LANDSCAPE	LANDSCAPE
G000 COVER SHEET	A100 PLOT PLAN	L1.00 COVER SHEET	L8.10 PLANTING PLAN
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G004 RENDERED ELEVATIONS	A130 THIRD FLOOR PLAN	L5.01 TRELLIS DETAILS	L10.20 PARK MILE LANDSCAPES
G005 PARKING DIAGRAMS	A140 ROOF PLAN	L5.02 TRELLIS DETAILS	
G020 FAR CALCULATIONS	A200 ELEVATIONS	L5.03 BENCH DETAILS	
G030 OPEN SPACE CALCULATIONS	A201 ELEVATIONS	L5.04 STAIR DETAILS	
G050 SURVEY	A300 BUILDING SECTIONS	L5.05 STAIR DETAILS	
	A600 ENLARGED PLANS	L5.06 GATE AND FENCE DETAILS	
	A601 ENLARGED PLANS	L6.01 IRRIGATION PLAN	
	A602 ENLARGED PLANS	L7.10 IRRIGATION DETAILS	
	A810 COLOR MATERIAL BOARD	L7.20 IRRIGATION DETAILS	
		L7.30 IRRIGATION SPECIFICATIONS	



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W 8TH STREET (SOUTH) ELEVATION

1

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KENISTON AVE (WEST) ELEVATION

2

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JOB NUMBER: 2020-030

DATE: 06.30.2021

REVISIONS:

SHEET TITLE:
**RENDERED
ELEVATIONS**

SHEET NUMBER:
G004

7/2/21 12:15:05 PM



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JOB NUMBER:
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DATE:
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REVISIONS:

SHEET TITLE FAR CALCULATIONS

SHEET NUMBER:
G020

NOTES

LOT AREA:
0 sf

MULTIPLIER:
0.0:1

ALLOWABLE FAR:
= LOT AREA X MULTIPLIER
=

PROPOSED FAR:
0.0:1

FAR Calculation

LEVEL	FLOOR AREA
LEVEL 1	41,726
LEVEL 2	38,443
LEVEL 3	39,466
TOTAL	119,635

SHEET NOTES

MEASUREMENT PER LAMC 12.03:
AREA IN SQUARE FEET CONFINED WITHIN THE
EXTERIOR WALLS OF A BUILDING, BUT NOT
INCLUDING THE AREA OF THE FOLLOWING:
EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS
HOUSING BUILDING EQUIPMENT OR MACHINERY,
PARKING AREAS WITH ASSOCIATED DRIVEWAYS
AND RAMPS, SPACE FOR THE LANDING AND
STORAGE OF HELICOPTERS, AND BASEMENT
STORAGE AREAS.

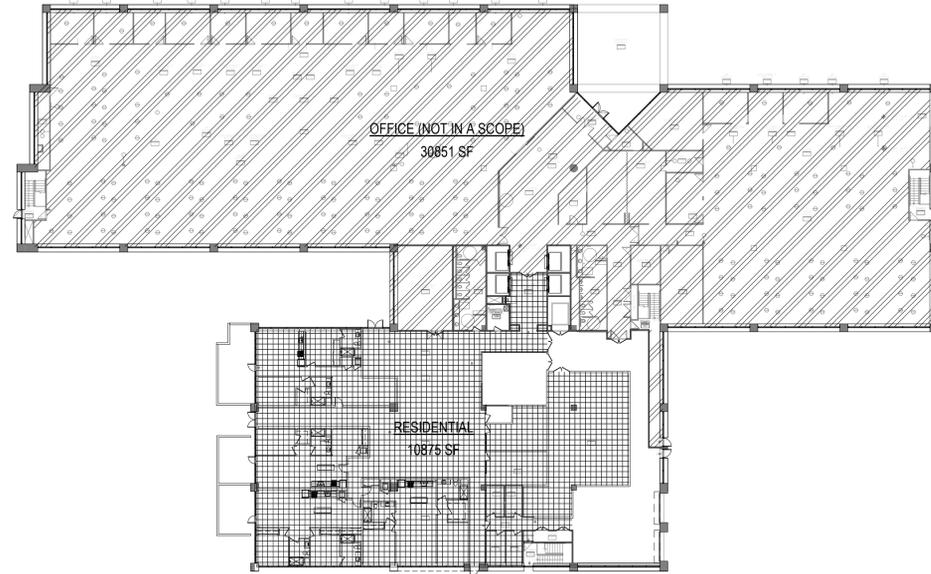
LEGEND

-  OFFICE
-  RESIDENTIAL



3RD FLOOR FAR PLAN
1/32" = 1'-0"

3



1ST FLOOR FAR PLAN
1/32" = 1'-0"

1



2ND FLOOR FAR PLAN
1/32" = 1'-0"

2



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DATE:
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REVISIONS:

OPEN SPACE CALCULATIONS

SHEET NUMBER:
G030

NOTES

SHEET NOTES

OPEN SPACE REQUIREMENTS PER LAMC 12.21 G:
100 SF/UNIT < 3 HABITABLE ROOMS (STUDIO & 1 BR UNITS)
125 SF/UNIT = 3 HABITABLE ROOMS (2 BR UNITS)
175 SF/UNIT > 3 HABITABLE ROOMS (3 BR UNITS)

NOTE:
1. A KITCHEN IS NOT CONSIDERED A HABITABLE ROOM FOR PURPOSES OF CALCULATING OPEN SPACE.

PERCENT OF LANDSCAPED OPEN SPACE
LANDSCAPED OPEN 25%.

LEGEND

- PRIVATE OPEN SPACE
- COMMON OPEN SPACE
- NOT IN SCOPE OF WORK

REQUIRED OPEN SPACE

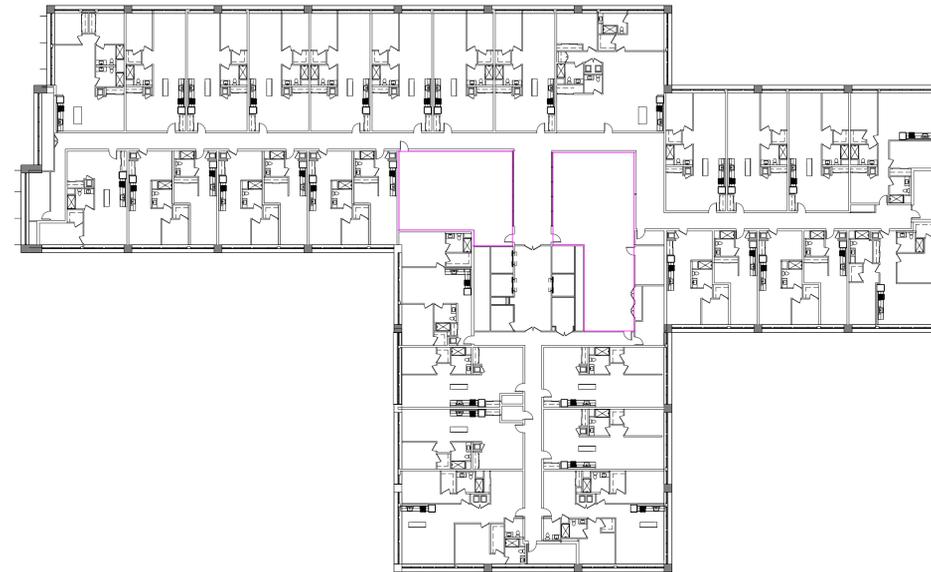
OPEN SPACE REQUIREMENTS PER LAMC 12.21 G:
100 SF PER UNIT < 3 HABITABLE ROOMS
125 SF PER UNIT = 3 HABITABLE ROOMS
175 SF PER UNIT > 3 HABITABLE ROOMS

UNIT TYPE	NUMBER OF HABITABLE RM.	OPEN SPACE FOR EACH UNIT	NUMBER OF UNITS	SUB-TOTAL (SF)
STUDIO	1	100	10	1,000
1 BR	2	100	10	1,000
1BR + DEN	3	125	31	3,875
2 BR	3	125	4	500
2BR + DEN	4	175	13	2,275
TOTAL			68	8,650

8,650 x 25% = 2162.5 SQ. FT. MAX RECREATIONAL ROOM

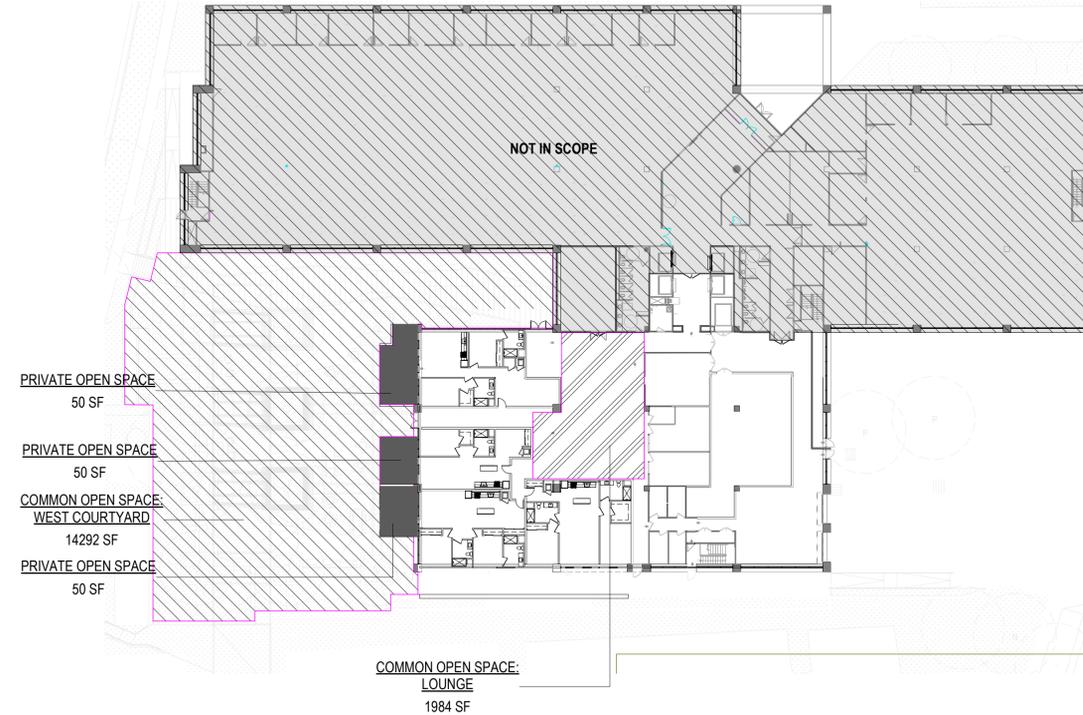
PROVIDED OPEN SPACE

NAME	LEVEL	QTY	AREA (SF)
COMMON OPEN SPACE: LOUNGE	1ST FLOOR	1	1984
COMMON OPEN SPACE: WEST COURTYARD	1ST FLOOR	1	14292
COMMON OPEN SPACE: YOGA ROOM	2ND FLOOR	1	1189
PRIVATE OPEN SPACE	1ST FLOOR	3	150
GRAND TOTAL			17615



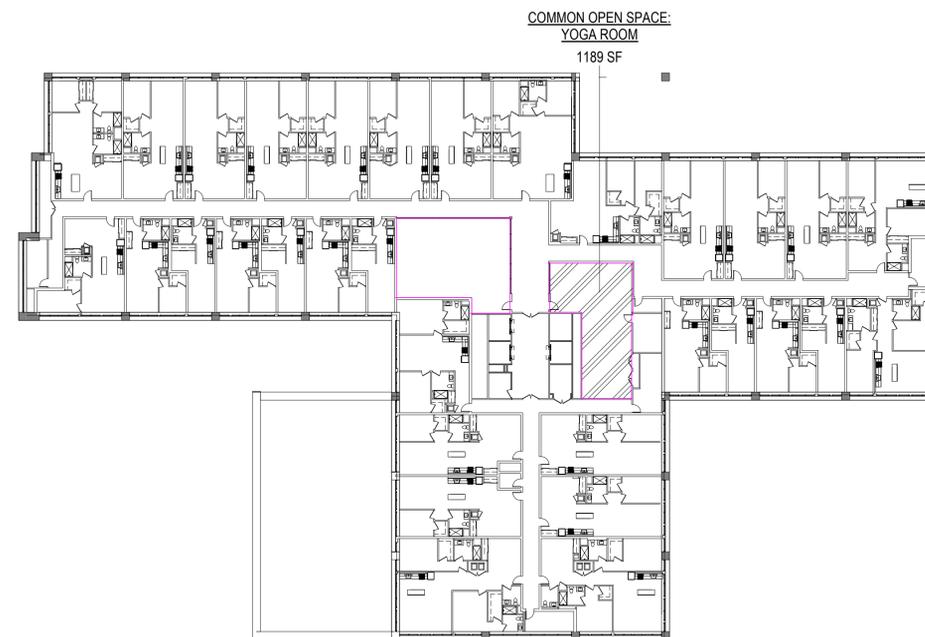
3RD FLOOR OPEN SPACE PLAN
1/32" = 1'-0"

3



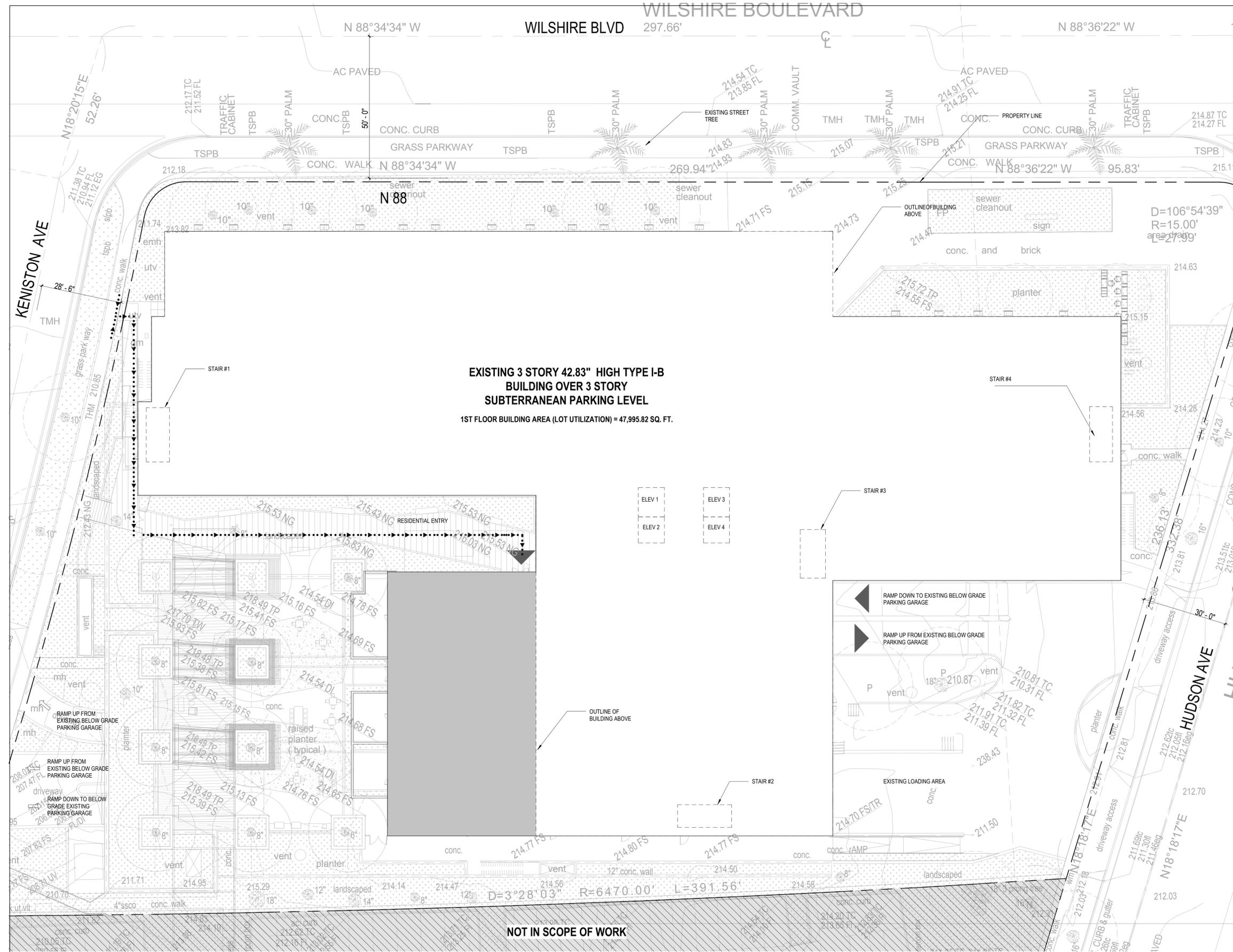
1ST FLOOR OPEN SPACE PLAN
1/32" = 1'-0"

1

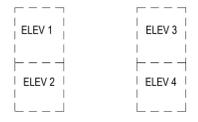


2ND FLOOR OPEN SPACE PLAN
1/32" = 1'-0"

2



EXISTING 3 STORY 42.83" HIGH TYPE I-B BUILDING OVER 3 STORY SUBTERRANEAN PARKING LEVEL
 1ST FLOOR BUILDING AREA (LOT UTILIZATION) = 47,995.82 SQ. FT.

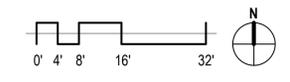


NOT IN SCOPE OF WORK

NOTES
 SEE G001 FOR REQUIRED AND PROVIDED NUMBER OF PARKING, OPEN SPACE CALCULATIONS, NUMBER, AND LEGAL DESCRIPTION

- SHEET NOTES**
- ALL DIMENSIONS ARE TO FOS OR FOM UNO.
 - SEE SHEETS G040-G042 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.
 - ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
 - PROVIDE EXPANSION JOINTS AT ALL POINTS OF CONTACT BETWEEN SLAB AND VERTICAL SURFACES.
 - CONTROL JOINTS OR CONSTRUCTION JOINTS SHALL DIVIDE THE SLAB ON GRADE INTO SECTIONS WITH AREAS NOT EXCEEDING 400SF (20' X 20') WITHOUT RE-ENTRANT CORNERS AND LENGTH TO WIDTH RATIO NOT EXCEEDING 1 1/2:1. ADDITIONAL CONTROL OR CONSTRUCTION JOINTS SHALL BE PLACED AT RE-ENTRANT CORNERS.

- LEGEND**
- PROPOSED GROUND FLOOR FOOTPRINT
 - EXISTING NEIGHBORHOOD BUILDINGS (NOT A PART)
 - LANDSCAPE AREA
 - EASEMENT
 - ACCESSIBLE PATH OF TRAVEL
 - TRANSFORMER
 - SHORT-TERM BIKE PARKING
 - AREA DRAINS



PLOT PLAN
 1/16" = 1'-0"

5



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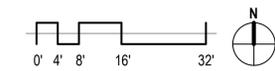
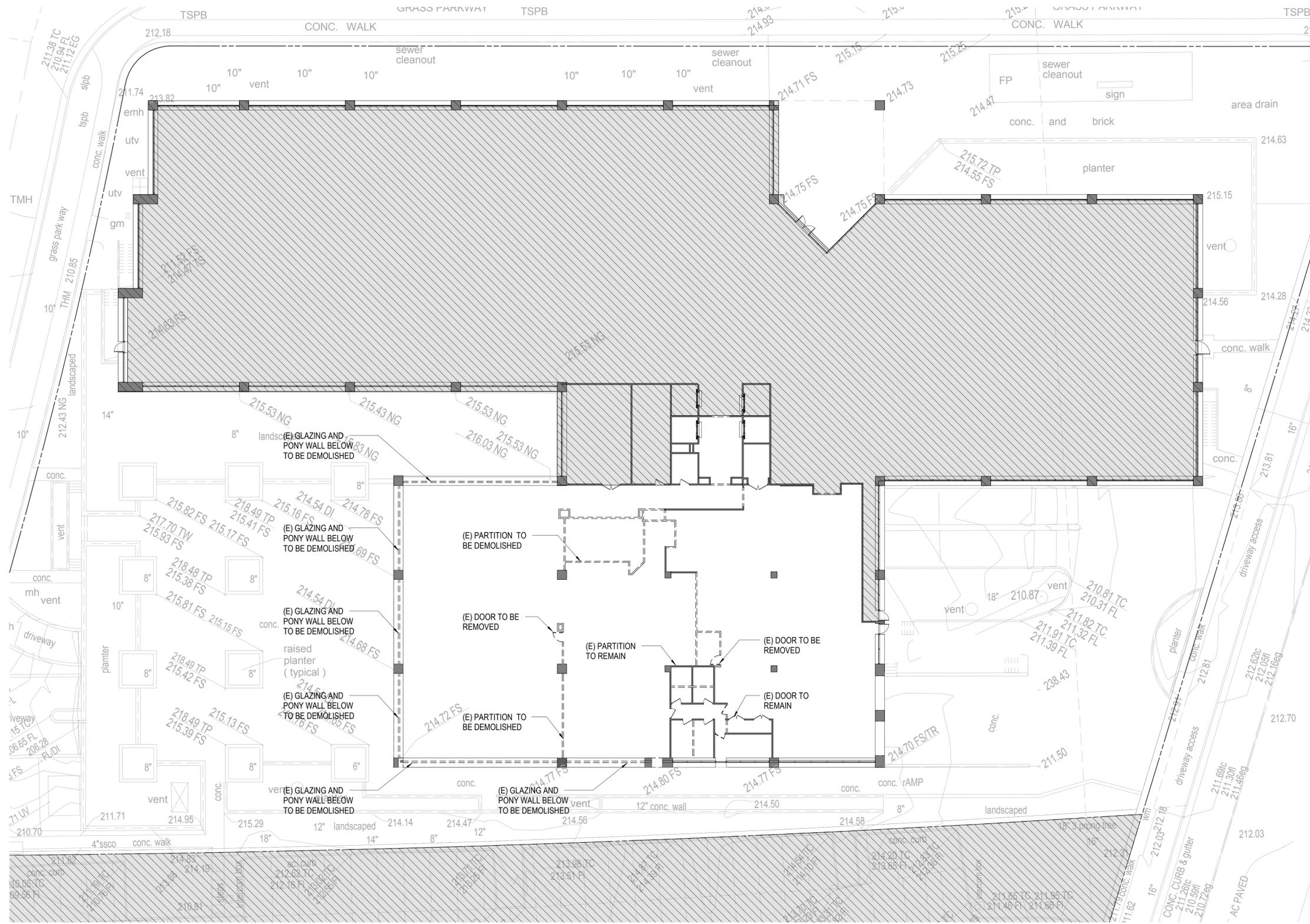
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JOB NUMBER:
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PLOT PLAN

SHEET NUMBER:
A100



DEMOLITION PLAN
1/16" = 1'-0"

1

NOTES

Notes section containing project information, a legend, and a title block. The legend defines symbols for demolished walls, existing building walls, and areas not in scope of work. The title block includes the project name '4750 WILSHIRE RESIDENTIAL', the sheet number 'A101', and the date '06.30.2021'.



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SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
A101



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JOB NUMBER:
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DATE:
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REVISIONS:

FIRST FLOOR PLAN

SHEET NUMBER:
A110

NOTES

FIRST FLOOR UNIT MIX

UNIT #	UNIT TYPE
102	1BR+DEN
1BR+DEN: 1	
103	2BR
2BR: 2	
101	2BR+DEN
2BR+DEN: 1	
1F UNIT TOTAL: 4	

LEGEND

- PROPOSED BUILDING WALL
- EXISTING BUILDING WALL (NOT A PART)
- 3-HOUR FIRE WALL
- 2-HOUR RATED WALL
- WOOD POST PER STRUCT DWGS
- SEE SHEET A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE @ 7'-0" AFF
- AREA DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- DECK DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- 30" X 48" CLEAR SPACE
- NOT IN SCOPE OF WORK



1ST FLOOR PLAN
1/16" = 1'-0"

5



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SECOND FLOOR PLAN

SHEET NUMBER:
A120

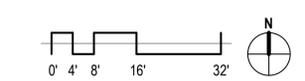
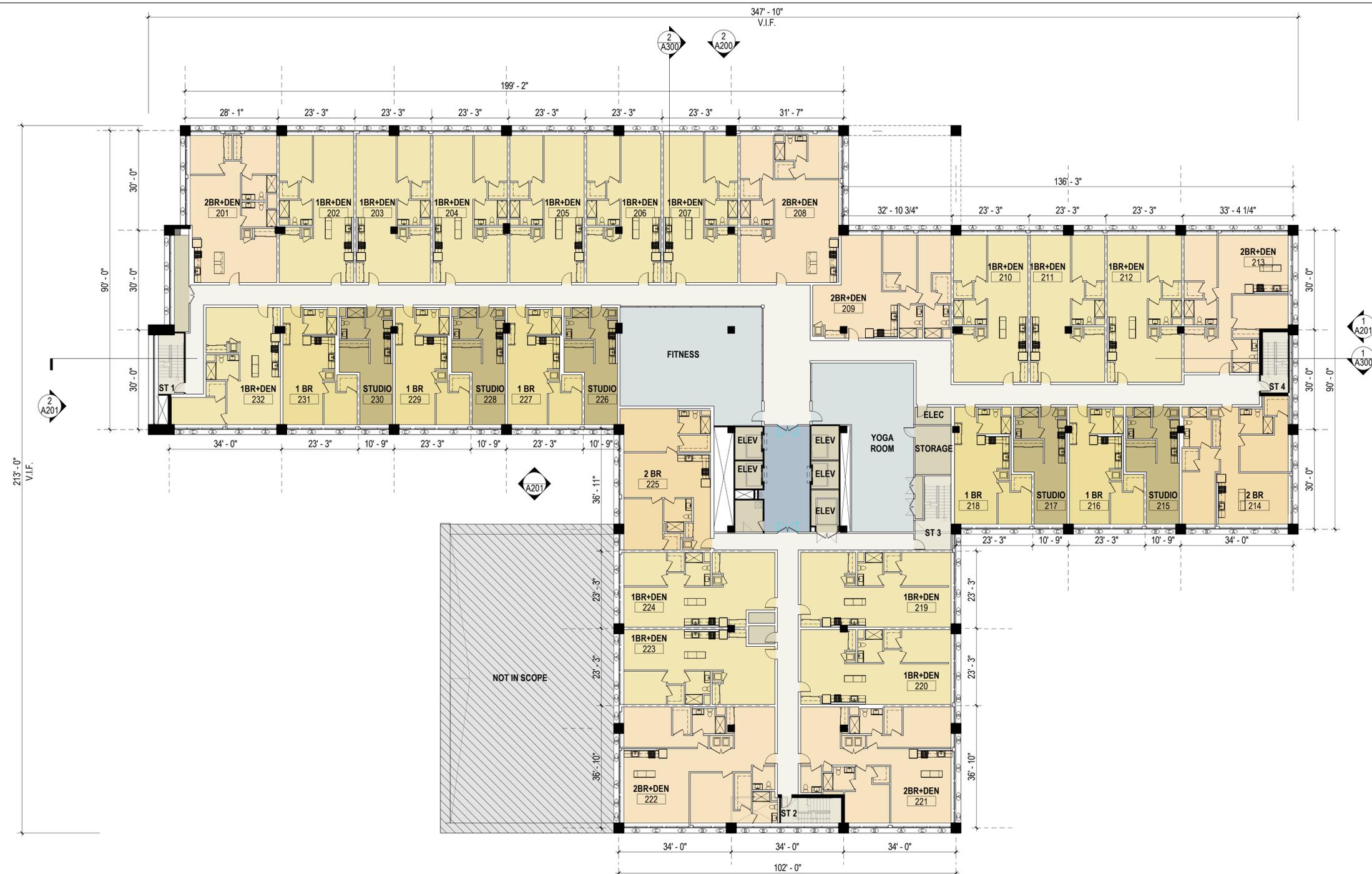
NOTES

THIRD FLOOR UNIT MIX

UNIT #	UNIT TYPE	UNIT #	UNIT TYPE
216	1 BR	214	2 BR
218	1 BR	225	2 BR
227	1 BR	2 BR: 2	
229	1 BR	201	2BR+DEN
231	1 BR	208	2BR+DEN
1 BR: 5		209	2BR+DEN
202	1BR+DEN	213	2BR+DEN
203	1BR+DEN	221	2BR+DEN
204	1BR+DEN	222	2BR+DEN
205	1BR+DEN	2BR+DEN: 6	
206	1BR+DEN	215	STUDIO
207	1BR+DEN	217	STUDIO
210	1BR+DEN	226	STUDIO
211	1BR+DEN	228	STUDIO
212	1BR+DEN	230	STUDIO
219	1BR+DEN	STUDIO: 5	
220	1BR+DEN	2F UNIT TOTAL: 32	
223	1BR+DEN		
224	1BR+DEN		
232	1BR+DEN		
1BR+DEN: 14			

LEGEND

- PROPOSED BUILDING WALL
- EXISTING BUILDING WALL (NOT A PART)
- 3-HOUR FIRE WALL
- 2-HOUR RATED WALL
- WOOD POST PER STRUCT DWGS
- SEE SHEET A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE @ 7'-0" AFF
- AREA DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- DECK DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- 30" X 48" CLEAR SPACE
- NOT IN SCOPE OF WORK



2ND FLOOR PLAN
1/16" = 1'-0"



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JOB NUMBER:
2020-030
DATE:
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REVISIONS:

SHEET TITLE:
THIRD FLOOR PLAN

SHEET NUMBER:
A130

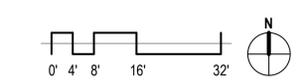
NOTES

THIRD FLOOR UNIT MIX

UNIT #	UNIT TYPE	UNIT #	UNIT TYPE
316	1 BR	314	2 BR
318	1 BR	325	2 BR
327	1 BR	2 BR: 2	
329	1 BR	301	2BR+DEN
331	1 BR	309	2BR+DEN
1 BR: 5		313	2BR+DEN
302	1BR+DEN	321	2BR+DEN
303	1BR+DEN	322	2BR+DEN
304	1BR+DEN	2BR+DEN: 5	
305	1BR+DEN	315	STUDIO
306	1BR+DEN	317	STUDIO
307	1BR+DEN	326	STUDIO
308	1BR+DEN	328	STUDIO
310	1BR+DEN	330	STUDIO
311	1BR+DEN	STUDIO: 5	
312	1BR+DEN	3F UNIT TOTAL: 32	
319	1BR+DEN		
320	1BR+DEN		
323	1BR+DEN		
324	1BR+DEN		
334	1BR+DEN		
1BR+DEN: 15			

LEGEND

- PROPOSED BUILDING WALL
- EXISTING BUILDING WALL (NOT A PART)
- 3-HOUR FIRE WALL
- 2-HOUR RATED WALL
- WOOD POST PER STRUCT DWGS
- ◇ SEE SHEET A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- ▨ SOFFIT ABOVE @ 7'-0" AFF
- AREA DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- DECK DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- 30" X 48" CLEAR SPACE
- ▨ NOT IN SCOPE OF WORK



3RD FLOOR PLAN
1/16" = 1'-0"

5



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WILSHIRE BLVD ELEVATION
 1/16" = 1'-0"

1



HUDSON AVE ELEVATION
 1/16" = 1'-0"

2

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A200

7/23/21 12:14:31 PM



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SHEET TITLE: ELEVATIONS

SHEET NUMBER:
A201

7/23/21 12:14:33 PM



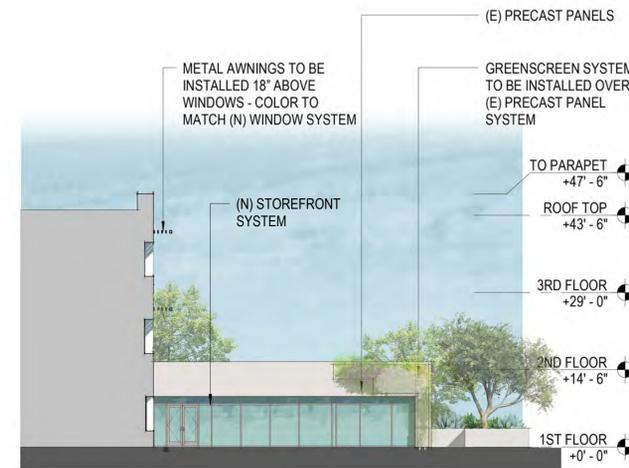
W 8TH ST ELEVATION
1/16" = 1'-0"

1



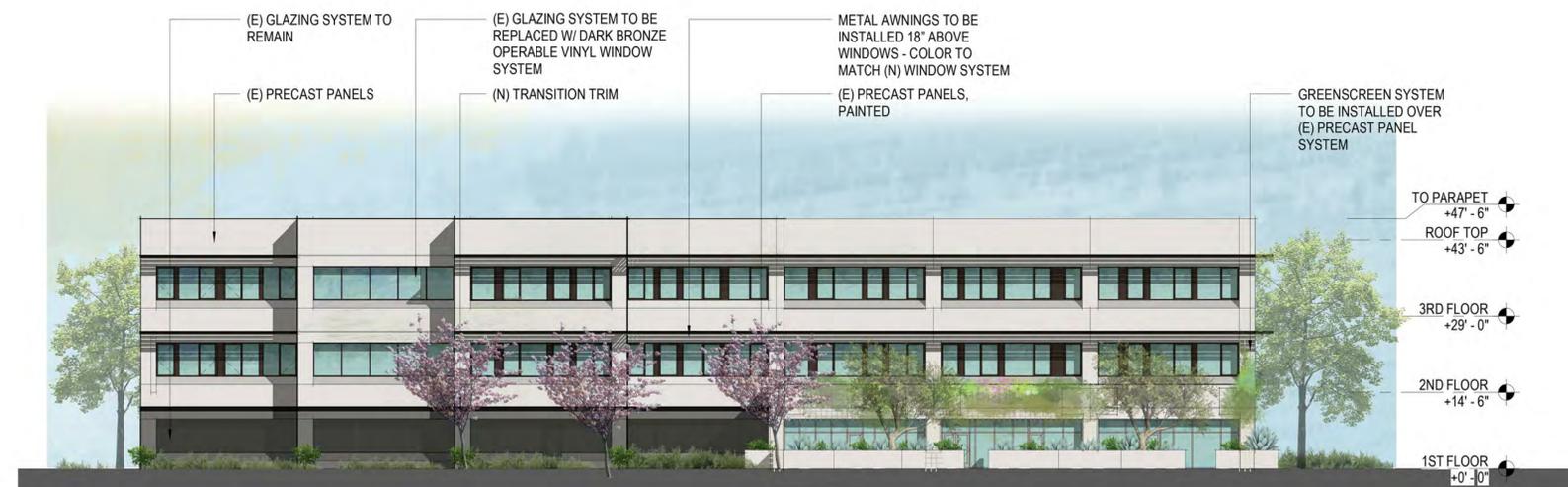
COURTYARD NORTH
1/16" = 1'-0"

3



RESIDENTIAL ENTRY - SOUTH
1/16" = 1'-0"

2



KENISTON ELEVATION
1/16" = 1'-0"

4



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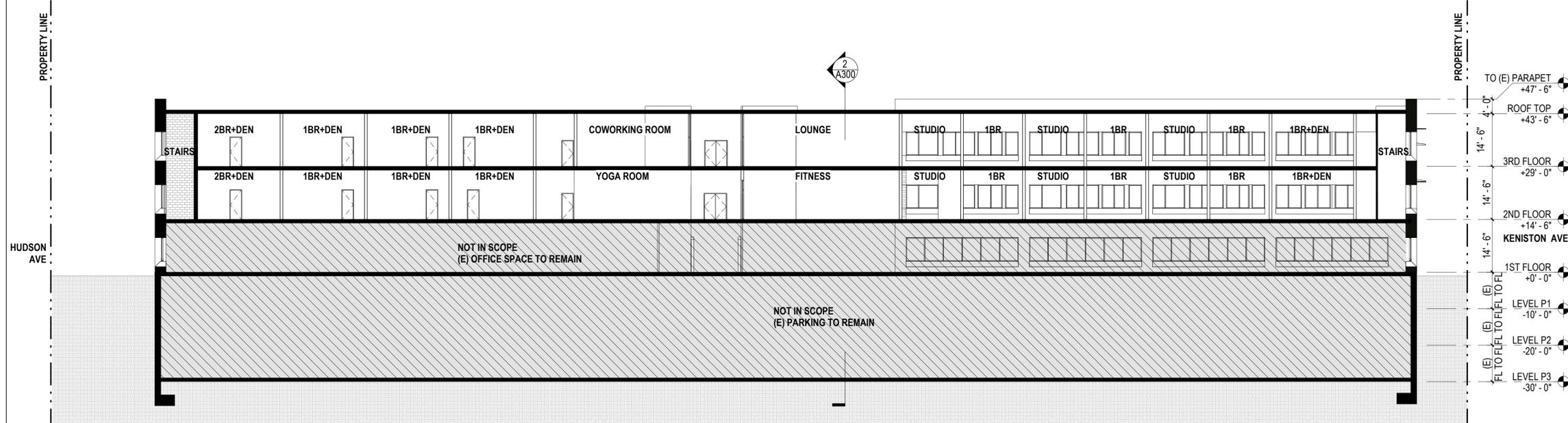
BUILDING SECTIONS

SHEET NUMBER:
A300

NOTES

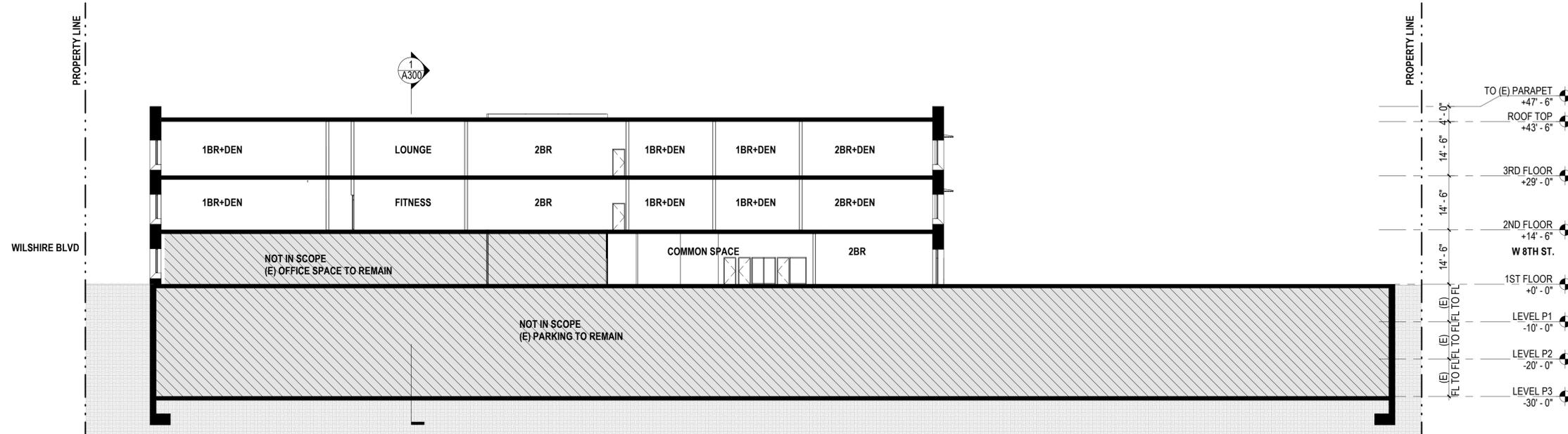
LEGEND

- PROPOSED BUILDING WALL
- EXISTING BUILDING WALL (NOT A PART)
- NOT IN SCOPE OF WORK



LONGITUDINAL SECTION
1/16" = 1'-0"

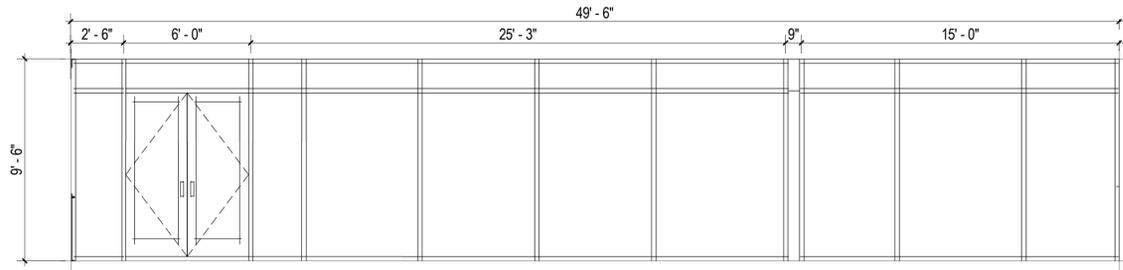
1



CROSS SECTION
1/16" = 1'-0"

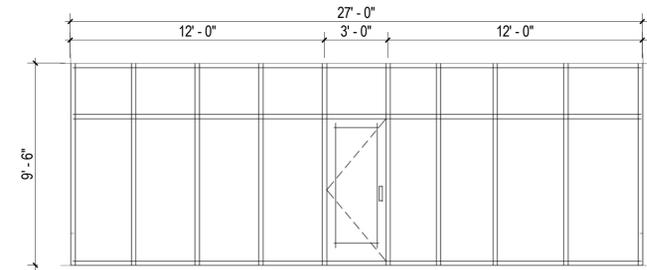
2

STOREFRONT WINDOWS

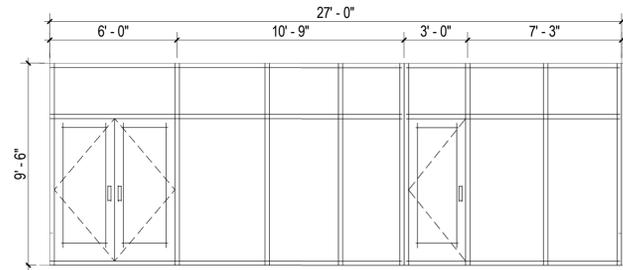


TYPE A

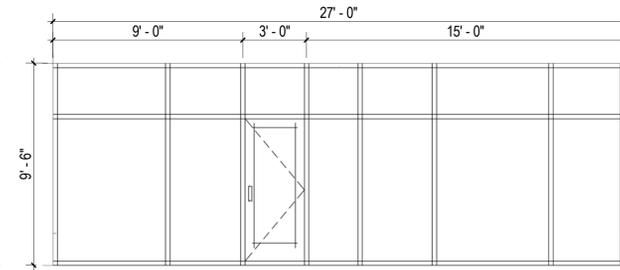
WINDOW MARK	WINDOW TYPE	LOCATION	OPERATION	OPENING SIZE		MATERIAL	FRAME COLOR
				WIDTH	HEIGHT		
A	1	1ST FLOOR	FIXED/DOOR	49'-6"	9'-6"	ALUMINUM	FF PAINTED
B	2	1ST FLOOR	FIXED/DOOR	27'-0"	9'-6"	ALUMINUM	FF PAINTED
C	3	1ST FLOOR	FIXED/DOOR	27'-0"	9'-6"	ALUMINUM	FF PAINTED
D	4	1ST FLOOR	FIXED/DOOR	27'-0"	9'-6"	ALUMINUM	FF PAINTED
E	1	1ST FLOOR	FIXED	49'-6"	9'-6"	ALUMINUM	FF PAINTED
F	5	1ST FLOOR	FIXED	25'-1"	9'-6"	ALUMINUM	FF PAINTED
G	6	1ST FLOOR	FIXED/DOOR	31'-0"	9'-6"	ALUMINUM	FF PAINTED
H	6	1ST FLOOR	FIXED	31'-0"	9'-6"	ALUMINUM	FF PAINTED



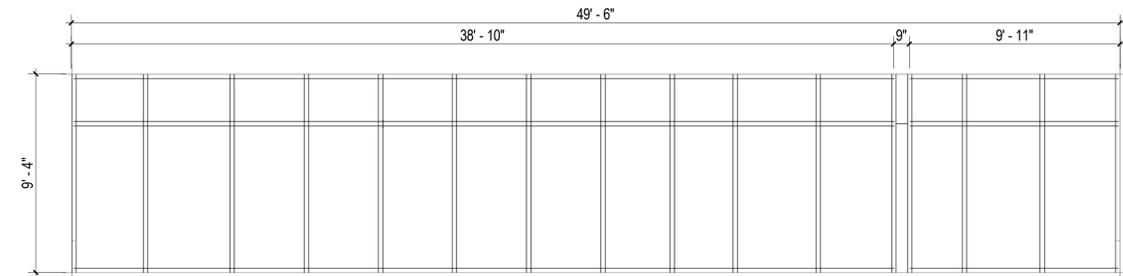
TYPE B



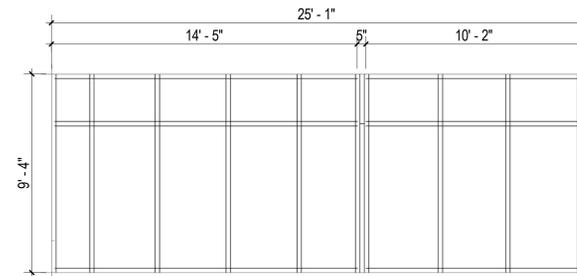
TYPE C



TYPE D

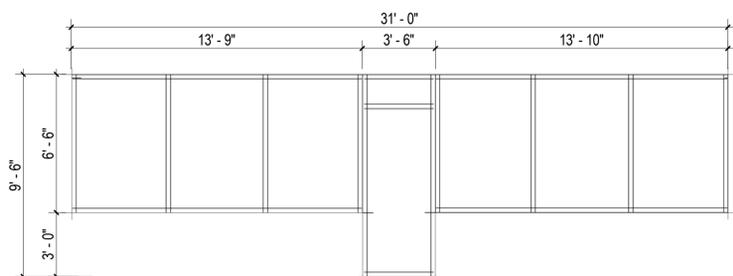
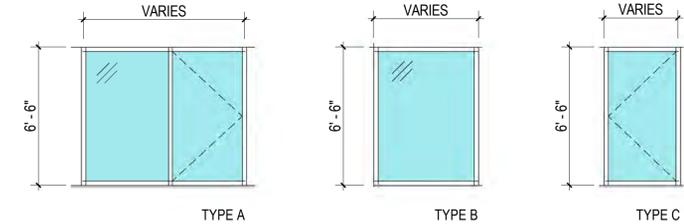


TYPE E

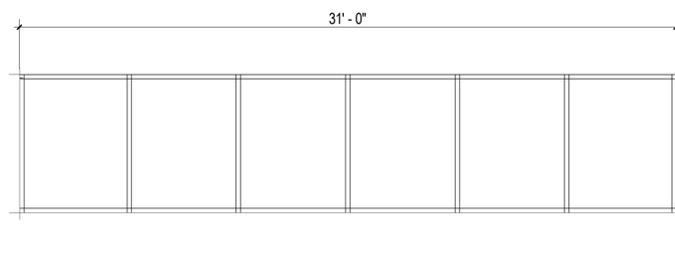


TYPE F

TYPICAL WINDOWS



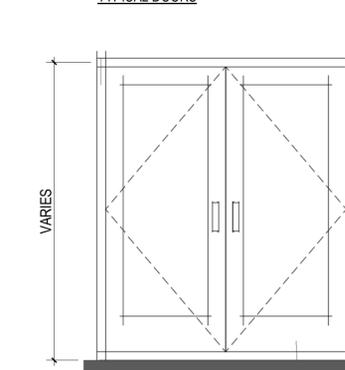
TYPE G



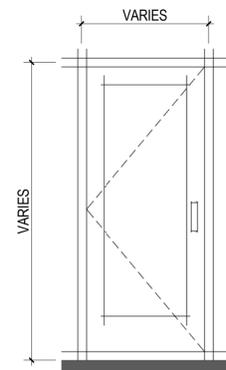
TYPE H

WINDOW MARK	WINDOW TYPE	LOCATION	OPERATION	OPENING SIZE		MATERIAL	FRAME COLOR
				WIDTH	HEIGHT		
A	1	2ND & 3RD FLOORS	FIXED/CASEMENT	VARIES	6'-6"	VINYL	FF PAINTED
B	2	2ND & 3RD FLOORS	FIXED	VARIES	6'-6"	VINYL	WHITE
C	3	2ND & 3RD FLOORS	CASEMENT	VARIES	6'-6"	VINYL	WHITE

TYPICAL DOORS



TYPE A



TYPE B

DOOR MARK	DOOR TYPE	LOCATION	OPENING SIZE			DOOR CONSTRUCTION	DOOR FINISH
			WIDTH	HEIGHT	THICKNESS		
A	1	2ND & 3RD FLOORS	6'-0"	VARIES	2"	VINYL	FF
B	2	2ND & 3RD FLOORS	3'-0"	VARIES	2"	VINYL	FF



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

4750 WILSHIRE RESIDENTIAL

4750 WILSHIRE BLVD
LOS ANGELES, CA 90010

CIM GROUP
4700 WILSHIRE BLVD
LOS ANGELES, CA 90010

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SUBMITTAL

ENTITLEMENT SUBMITTAL

JOB NUMBER:
2020-030

DATE:
06.30.2021

REVISIONS:

SHEET TITLE:
DOORS & WINDOW
SCHEDULES

SHEET NUMBER:
A800

7/21 2:37:41 PM

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

INFORMATION
<http://plannig.lacity.org>

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 430
VAN NUYS, CA 91401

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

Filing Notification and Distribution Form

Tentative Tract Map No. AA-2020-5375-PMLA
Property Address: 6100 N. Canoga Ave.
Community Plan: Canoga Park – Winnetka
Woodland Hills – West Hills

Filing Date: 09/14/2020
Deemed Complete Date:
Distribution Date: 10/22/2020

- COUNCIL DISTRICT NO. 3
- Bureau of Engineering
- Dept. of Building and Safety – Grading
- Dept. of Building and Safety – Zoning
- Dept. of Transportation, CWPC Section
- DWP Real Estate
- DWP Water Engineering & Distribution
- Dept. of Fire, Engineering and Hydrant Unit
- Bureau of Street Lighting
- Animal Regulation (hillside or grading)

Hillside Yes No

MODIFICATION/REVISION REQUEST

Thomas Guide: 530 - GRID B7 / 560 – GRID B1
D.M.: 177-B-105

- Housing Department (no P.S.)
- Community Plan Revision Division
- Department of Recreation and Parks
- Bureau of Sanitation
- Urban Forestry Division
- GIS
- Board Of Education (no P.S.)
- County Health Department (no P.S.)

DATE DUE: UPON RECEIPT

Please send your reports to the following **NEW** e-mail address: planning.valleysubdivisions@lacity.org.
Thank you.

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

Miguel Hernandez
Senior Administrative Clerk



APPLICATIONS

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number AA-2020-5375-PMLA

Env. Case Number ENV-2008-3471-EIR-ADD7

Application Type Preliminary Parcel Map

Case Filed With (Print Name) Kenton Trinh Date Filed 9/23/20

Application includes letter requesting:

- Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)
- Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
*All terms in this document are applicable to the singular as well as the plural forms of such terms.
 Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹ 6100 North Canoga Avenue Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 9 of Tract TR 30615

Assessor Parcel Number 2149-005-012 Total Lot Area 384,449

2. PROJECT DESCRIPTION

Present Use Commercial retail

Proposed Use Apartments, work-live, retail, hotel

Project Name (if applicable) District at Warner Center

Describe in detail the characteristics, scope and/or operation of the proposed project Construction of a phased mixed-use development comprised of two mixed-use buildings with 880 dwelling units and a commercial building building with a hotel. Project proposes 1,157,396 square feet of floor area for a 3.02 floor area ratio.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 1,157,396 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 880 = Total 880
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 880 = Total 880
 Mixed Use Projects, Amount of Non-Residential Floor Area: 307,116 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? 2 ft.
 If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 17.50

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Parcel Map to subdivide to site into three ground lots.

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO
If YES, list all case number(s) CPC-2008-3470-SP-GPA-ZC-SUD-BL-M1; ENV-2008-3471-EIR

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

Project includes a Parcel Map to subdivide the site into three lots.

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form Attached
- b. Geographic Project Planning Referral Attached
- c. Citywide Design Guidelines Compliance Review Form Attached
- d. Affordable Housing Referral Form Not applicable
- e. Mello Form Not applicable
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form Not applicable
- h. Management Team Authorization Not applicable
- i. Expedite Fee Agreement Not applicable
- j. Department of Transportation (DOT) Referral Form Attached
- k. Preliminary Zoning Assessment Referral Form Attached
- l. SB330 Preliminary Application Attached
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Attached
- n. Order to Comply Not applicable
- o. Building Permits and Certificates of Occupancy Attached
- p. Hillside Referral Form (BOE) Not applicable
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) Attached
- r. SB330 Determination Letter from Housing and Community Investment Department Attached
- s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Geoffrey Simpson

Company/Firm Kaplan Woodland Hills Property Company, LLC

Address: 777 Post Oak Boulevard Unit/Space Number 850

City Houston State TX Zip Code: 77056

Telephone (713) 977-5699 E-mail: gsimpson@kapcorp.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Matt Dzurec

Company/Firm Armbruster Goldsmith & Delvac LLP

Address: 12100 Wilshire Boulevard Unit/Space Number 1600

City Los Angeles State CA Zip: 90025

Telephone (310) 254-9052 E-mail: matt@agd-landuse.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) CEQA Consultant

Name Stephanie Eyestone-Jones

Company/Firm Eyestone Environmental

Address: 2121 Rosecrans Avenue Unit/Space Number 3355

City El Segundo State CA Zip Code: 90245

Telephone (424) 207-5333 E-mail: s.eyestone@eyestoneeir.com

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date 4/17/2020

Print Name Anthony Simpson

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas
~~California~~

County of Harris

On April 17, 2020 before me, Angela Drabek
(Insert Name of Notary Public and Title)

personally appeared Geoffrey Simpson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angela Drabek
Signature

(Seal)



APPLICANT

- 8. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: 4/17/2020

Print Name: _____

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

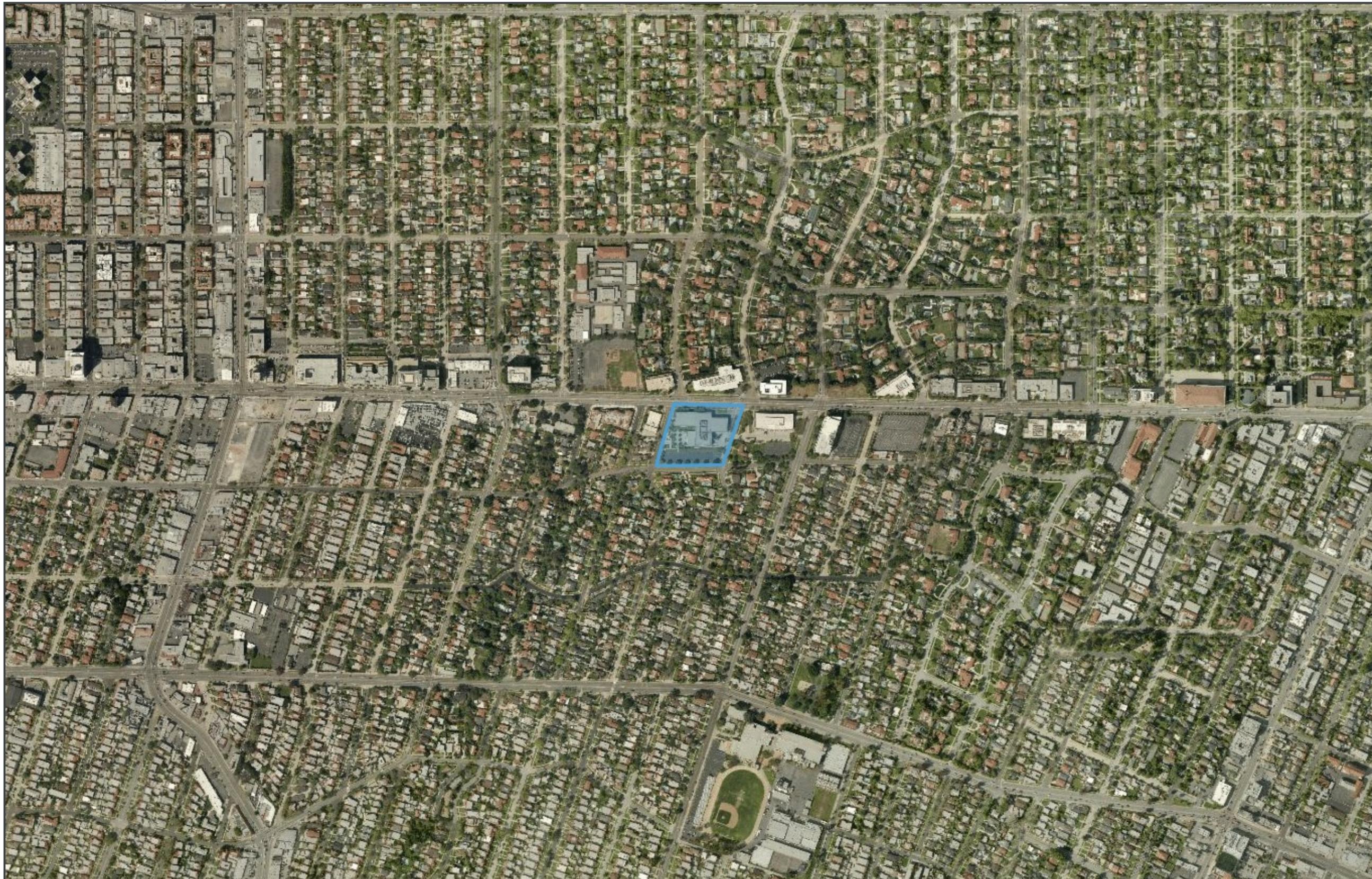
REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of the Project Site

ATTACHMENT 3



LEGEND

City Limits

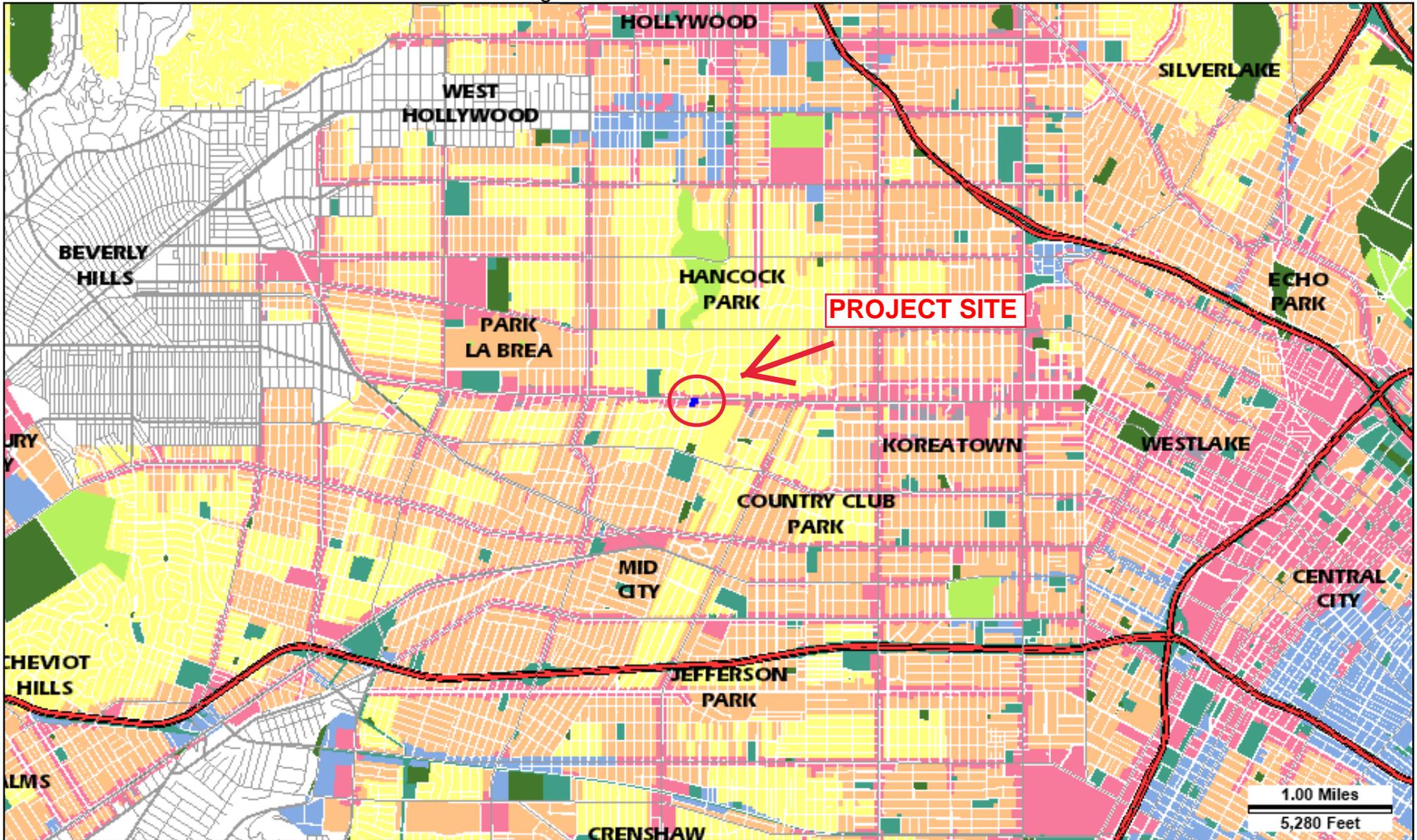
NOTES

0 0 Miles 0 0

SCALE 1: 9,028

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

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Printed: 07/20/2021



Address: 4680 W WILSHIRE BLVD

APN: 5090009020

PIN #: 132B185 29

Tract: TR 3912

Block: None

Lot: 1

Arb: None

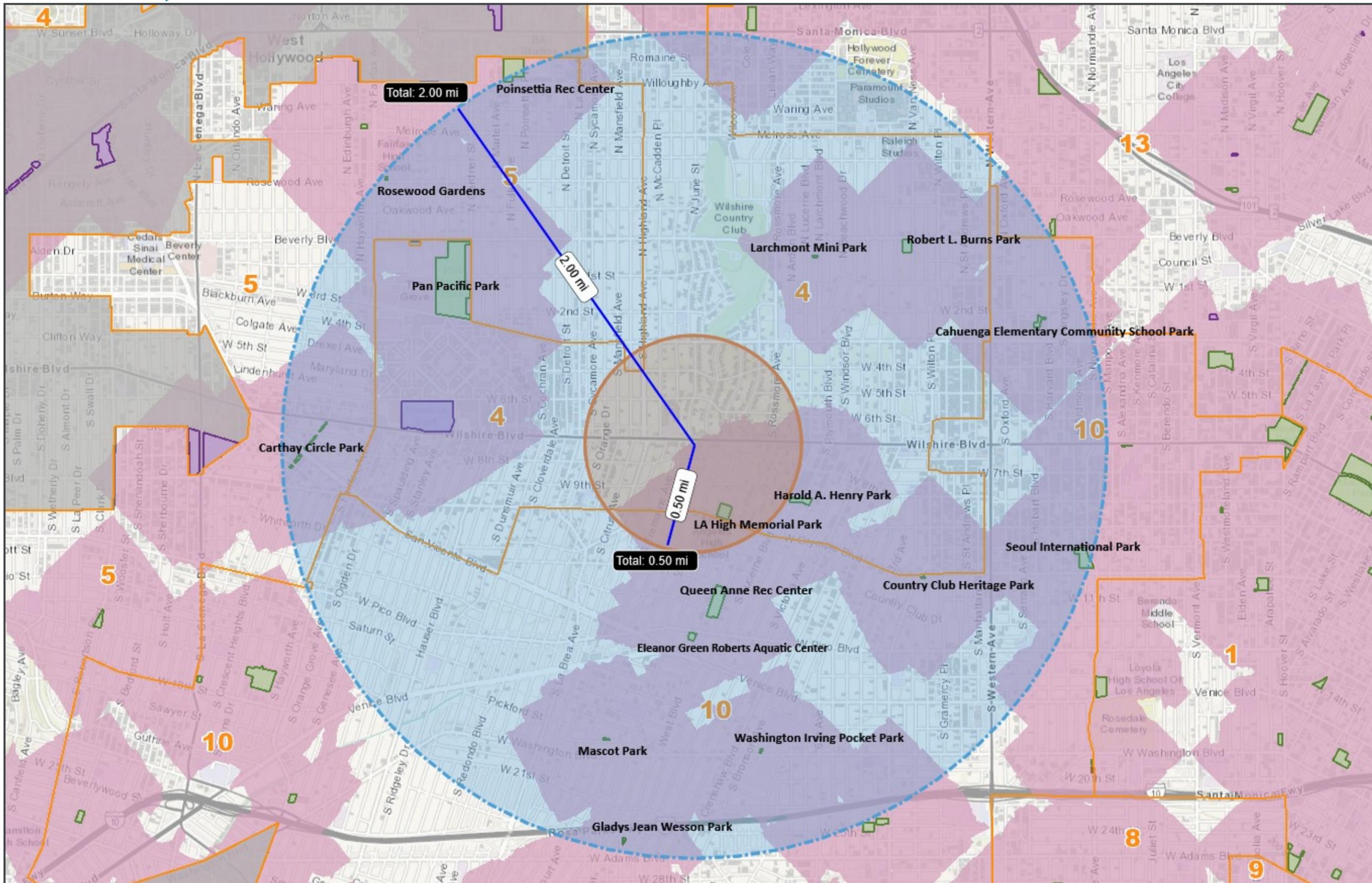
Zoning: CR(PKM)-1

General Plan: General Commercial





Project Site and Surrounding Areas



LEGEND

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

NOTES



SCALE 1: 36,112

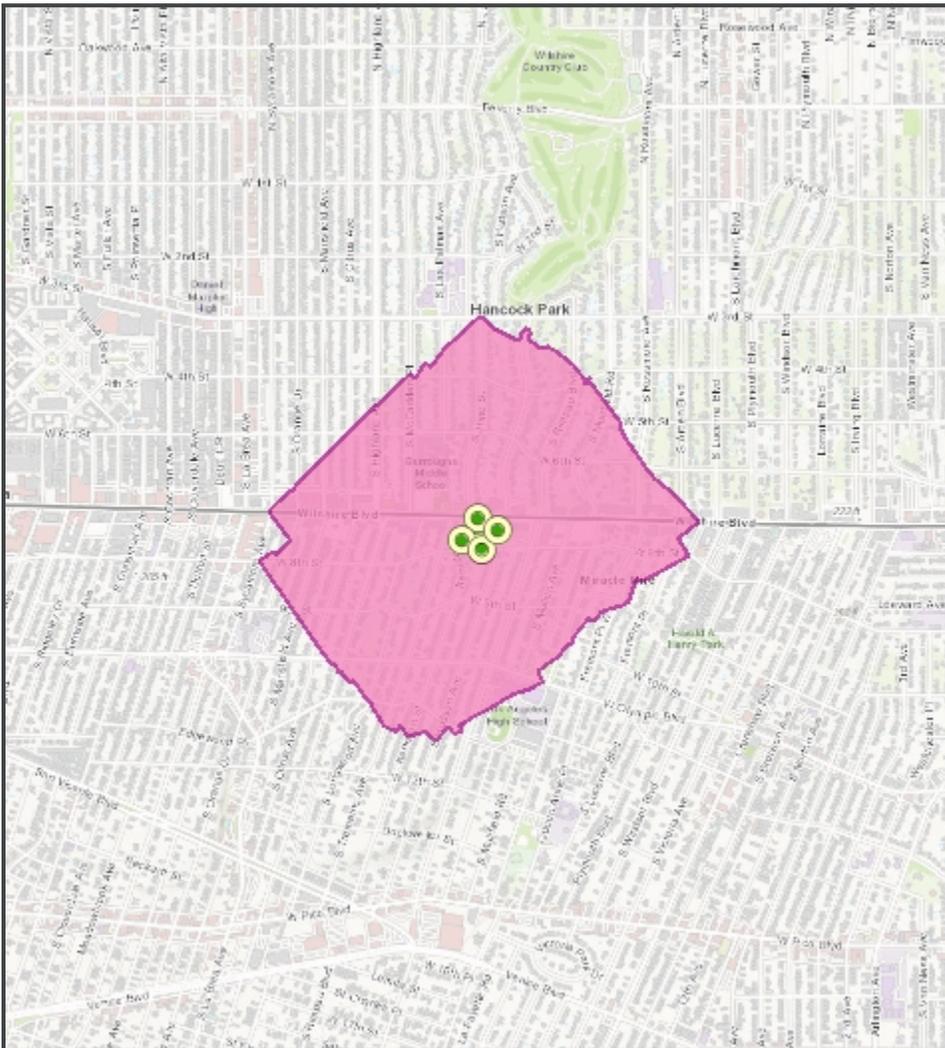
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Printed: 07/20/2021



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

4750 W. Wilshire Blvd.

Description:

Convert existing office building into 74 residential units (6 affordable units)

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	3,356	1,804

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,365	789

Residents Served by Age

Under Age 5:	178	90
Age 5 to 9:	172	96
Age 10 to 14:	185	97
Age 15 to 17:	86	45
Age 18 to 64:	2,197	1,229
Age 65 and Over:	538	247

Households Served by Annual Income

Under \$25,000:	163	114
\$25,000 to \$34,999:	75	35
\$35,000 to \$49,999:	50	27
\$50,000 to \$74,999:	216	127
\$75,000 and Over:	861	486

Source: Census/ACS 2010