

APPROVED

DEC16 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-217

DATE December 16, 2021

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83510 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz, H. Fujita, J. Kim, M. Rudnick, C. Santo Domingo, N. Williams

Handwritten signature of General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83510 (Project) to pay in-lieu fees to the City...
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency...

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.

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..."

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LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The Project is located at 1715 – 1739 North Bronson Avenue in the Hollywood community of the City. The Project site is approximately 1.18 gross acres. The Project, as currently proposed, includes the construction of a new mixed-use project consisting of a 24-story building with 128 residential apartment units, of which 12 are affordable, 30,468 square feet of ground floor commercial space, and 3 levels of surface parking and 1 level of subterranean parking. It should be noted that four existing dwelling units will remain as a part of the Project. The total number of dwelling units associated with this Project is 132 dwelling units.

The Project also includes approximately 17,778 square feet of common open space, including a communal lounge, recreation room, pool deck, and a clubhouse.

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 4th, 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 **August 12th, 2021**. On October 28th, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by December 7th, 2021. 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 132 units would be:

$$\mathbf{0.925\ Acres} = (132 \times 2.88) \times 0.00251$$

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 12 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3 and 4 existing dwelling units that will remain. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

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$$0.83 \text{ Acres} = (116 \times 2.88) \times 0.00251$$

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 an apartment 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:

$$\mathbf{\$14,793.00 \times \text{number of new non-exempt dwelling units}}$$

The maximum Park Fees payment for the Project's proposed 132 units would be:

$$\mathbf{\$1,952,676.00} = \$14,793.00 \times 132 \text{ dwelling units}$$

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As currently proposed, the Project has 16 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:

$$\mathbf{\$1,715,988.00} = \$14,793.00 \times 116 \text{ dwelling units}$$

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 Hollywood community of the City and within the Hollywood Plan Area. Currently, the Project site is comprised of a parking lot.

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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).

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): 9,207 persons (18,945 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Hollywood Plan Area (2015-2019 American Community Survey): 7,799 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 17,778 square feet of common open space, including a communal lounge, recreation room, pool deck, and a clubhouse.

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

- Carlton Way Park is a 0.19-acre park located at 5927 West Carlton Way in the Hollywood community of the City that provides a playground, outdoor fitness equipment and picnic areas 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 0

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

Nearby Public Park Projects

There are zero (0) new public parks currently in development within a two mile radius of the Project site.

There are three (3) 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:

- Griffith Park--Maintenance Yard Security Cameras (PRJ21434) Project
- Griffith Park Boys Camp—Building Improvements (PRJ21196 PRJ21372) Project
- Griffith Park Commonwealth Nursery Project-- Horticultural Learning Center (Phase 2) (PRJ21189) Project

There are ten (10) 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:

- Barnsdall Park - New Restroom (PRJ21125) Project
- Las Palmas Senior Citizen Center - Facility Renovation (PRJ21175 PRJ21176) Project
- Hollywood Recreation Center - Modern Gymnasium (PRJ21112) Project
- Hollywood Recreation Center - New Synthetic Field Project
- Runyon Canyon Park - New Restroom (PRJ21235) Project
- Griffith Park Bronson Canyon - Playground Replacement (PRJ21206) Project
- Griffith Park Bronson Canyon - New Restroom (PRJ21207) Project
- Griffith Park Crystal Springs - Crystal Springs Ballfield Project (PRJ20787 PRJ21237)
- Griffith Park Fern Dell - Trails Cafe Renovations (PRJ21482) Project
- Griffith Park Plunge Pool and Bathhouse - Pool and Bathhouse Renovation (PRJ21236 PRJ20271) 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

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require additional funding in order to complete the proposed improvements and the proposed dwelling units will be apartment units.

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

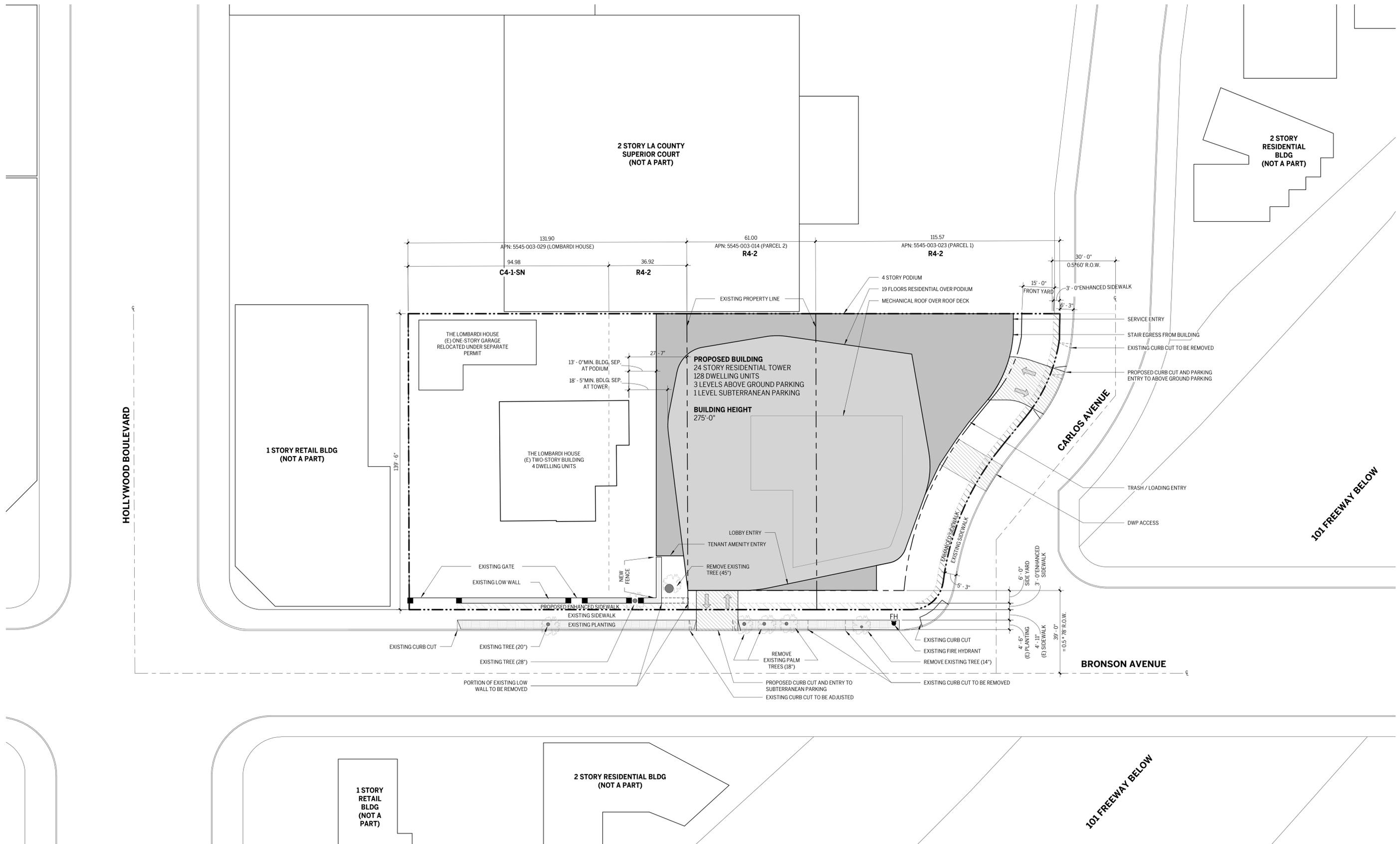
Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

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.

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



PROJECT SITE INFORMATION

ADDRESS
1725, 1729, 1739 NORTH BRONSON BLVD
LOS ANGELES, CA 90028

LEGAL DESCRIPTION (APN #s)
5545-003-029
5545-003-014
5545-003-023

ZONE
5545-003-029 = C4-1-SN, R4-2
5545-003-014 = R4-2
5545-003-023 = R4-2

ALLOWABLE DENSITY
400 S.F. LOT AREA / D.U.

ZONING INFO

- ZI-2277 REDEVELOPMENT PROJECT AREA: HOLLYWOOD (BILLBOARD)
- ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
- ZI-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES
- ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
- ZI-2488 REDEVELOPMENT PROJECT AREA: HOLLYWOOD #5545-003-029 ONLY
- ZI-2330 SIGN DISTRICT: HOLLYWOOD SIGNAGE (CRA AREA)
- ZI-2331 SIGN DISTRICT: HOLLYWOOD SIGNAGE (MEDIA DISTRICT)
- ZI-2433 REVISED HOLLYWOOD INJUNCTION
- ZI-2492 HOLLYWOOD REDEVELOPMENT PROJECT AREA INDIVIDUAL HISTORIC RESOURCES

ADDITIONAL INFORMATION
FIRE DISTRICT NO 1: YES (#5545-003-029 ONLY)
METHANE HAZARD SITE: NONE

UTILITIES ON SITE
SEE SHEET 5, SURVEY, FOR ADDITIONAL INFORMATION

LOT AREA SUMMARY
5545-003-029 = 18,400 S.F.
5545-003-014 = 8,509 S.F.
5545-003-023 = 11,917 S.F.
TOTAL GROSS AREA
38,826 S.F. (0.89 ACRES)

SETBACKS

FRONT / CARLOS
FRONT REQUIRED: 15'-0"
FRONT PROPOSED: 15'-0"

SIDE (EAST) / BRONSON
SIDES REQUIRED: 16'-0"
SIDES PROPOSED: 6'-0"

SIDE (WEST)
SIDES REQUIRED: 16'-0"
SIDES PROPOSED: 0'

REAR:
N/A (NO REAR YARD DUE TO SITE ORIENTATION)

NOTE:
WAIVER OF DEDICATIONS PER ITEM 9 IN "LIST OF ANTICIPATED APPROVALS."

NOTE:
ENTIRE LOT AREA OF C4 PORTION APPLIED. SETBACKS FOR 1-STORY BUILDING (FRONT AND 2 SIDES) APPLIED TOWARD R4 PORTION.

NOTE:
REDUCTION AND ELIMINATION OF SIDE YARDS PER ITEM 5 IN "LIST OF ANTICIPATED APPROVALS."

APPLICABLE CODES AND EDITIONS

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

11 ACCESSIBILITY CODES AND GUIDELINES
2019 CALIFORNIA BUILDING CODE (TITLE 24, PART II, VOLUMES 1 AND 2) BASED ON THE 2018 INTERNATIONAL BUILDING CODE WITH STATE OF CALIFORNIA AMENDMENTS.

12 BUILDING CODE (STRUCTURAL AND NON-STRUCTURAL PROVISIONS)
2019 CALIFORNIA BUILDING CODE (TITLE 24, PART II, VOLUMES 1 AND 2) BASED ON THE 2018 INTERNATIONAL BUILDING CODE WITH LOS ANGELES CITY AMENDMENTS, REFERRED TO HEREAFTER AS THE LABC.

13 ELECTRICAL CODE
2019 CALIFORNIA ELECTRICAL CODE BASED ON 2017 NATIONAL ELECTRICAL CODE (NFPA 70) WITH LOS ANGELES CITY AMENDMENTS.

14 ENERGY CODE
CALIFORNIA ENERGY CODE 2019 (TITLE 24, PART 6) PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION (CBCS) AS ADOPTED BY THE CITY OF LOS ANGELES.

15 ENVIRONMENTAL CODE
2019 GREEN BUILDING CODE BASED ON 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 11 PUBLISHED BY THE CBCS WITH LOS ANGELES CITY AMENDMENTS.

16 FIRE CODE
2019 CALIFORNIA FIRE CODE BASED ON THE 2018 INTERNATIONAL FIRE CODE WITH LOS ANGELES CITY AMENDMENTS, REFERRED TO HEREAFTER AS THE LAFC.

17 MECHANICAL CODE
2019 CALIFORNIA MECHANICAL CODE BASED ON 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 4 PUBLISHED BY INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS AND AMENDED BY THE CITY OF LOS ANGELES.

18 PLUMBING CODE
2019 CALIFORNIA PLUMBING CODE BASED ON 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 5 PUBLISHED BY INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS AND AMENDED BY THE CITY OF LOS ANGELES.

19 AUTOMATIC FIRE SPRINKLER SYSTEM
NFPA 13, NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION.

110 STANDPIPE SYSTEM
NFPA 14, NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2016 EDITION.

111 FIRE PUMP SYSTEM
NFPA 20, NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2016 EDITION.

112 FIRE SERVICE MAIN AND APPURTENANCES
NFPA 24, NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2016 EDITION.

113 FUEL STORAGE
NFPA 30, NATIONAL FIRE PROTECTION ASSOCIATION FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE, 2018 EDITION.

114 FIRE ALARM AND DETECTION SYSTEM
NFPA 72, NATIONAL FIRE PROTECTION ASSOCIATION NATIONAL FIRE ALARM AND SIGNALING CODE, 2016 EDITION.

115 STANDBY POWER SYSTEMS
NFPA 110, NATIONAL FIRE PROTECTION ASSOCIATION EMERGENCY AND STANDBY POWER SYSTEMS, 2016 EDITION.

PROJECT DESCRIPTION

THE PROJECT IS A 24-STORY RESIDENTIAL HIGH-RISE BUILDING CONSISTING OF 128 APARTMENT UNITS WITH 1 LEVEL OF UNDERGROUND PARKING, 3 LEVELS OF ABOVE GROUND PARKING AND GROUND FLOOR RESIDENTIAL LOBBY AND LEASING OFFICE. THE FULLY SPRINKLERED PROJECT WILL BE CONSTRUCTED AS 24 LEVELS OF TYPE I-A WITH A HEIGHT LIMIT OF 240 FEET TO TOP OF CONCRETE SLAB, WITH STEEL STRUCTURE FOR ROOFTOP AMENITY AND MECHANICAL SPACE ABOVE.

THIS PROJECT IS A PRIVATELY FUNDED PROJECT NOT RECEIVING TAX CREDIT INITIATIVE, NOT PUBLIC HOUSING. NO GUEST PARKING REQUIRED OR PROVIDED.

PROJECT DATA

TYPE OF CONSTRUCTION
TYPE I-A (SPRINKLERED)

BUILDING HEIGHT
ALLOWED: UNLIMITED
PROPOSED: 275'-0"
SEE SHEET 31 FOR ADDITIONAL INFORMATION

NUMBER OF STORIES
ALLOWED: UNLIMITED
PROPOSED: 24

BUILDING AREA (CBC)
ALLOWED: UNLIMITED
PROPOSED: 312,733 SF
SEE SHEETS 10-12 FOR ADDITIONAL INFORMATION

FLOOR AREA
EXISTING: 5,730 SF
NEW: 229,015 SF
PROPOSED: 234,745 SF (6.74:1 FAR)
SEE SHEETS 8-9 FOR ADDITIONAL INFORMATION

NOTE:
REQUESTED INCREASE IN MAXIMUM FLOOR AREA PER ITEM 4 IN "LIST OF ANTICIPATED APPROVALS."

RESIDENTIAL DENSITY
BASE DENSITY: 98 DWELLING UNITS
BONUS DENSITY (35%): 35 DWELLING UNITS
TOTAL DENSITY: 133 DWELLING UNITS

EXISTING UNITS: 4 UNITS
PROPOSED NEW UNITS: 128 UNITS

	LEVEL	1-BED	2-BED	5-BED	TOTAL # OF UNITS	TOTAL # OF BEDS
ROOF/MECH	25					
SKY DECK	24					
UPPER RESIDENTIAL (8 floors)	23		7		7	14
	22	2	6		8	14
	21	6	4		10	14
	20	6	4		10	14
	19	6	4		10	14
	18	6	4		10	14
	17	6	4		10	14
	16	6	4		10	14
LOWER RESIDENTIAL (11 floors)	15			5	5	25
	14			5	5	25
	13			5	5	25
	12			5	5	25
	11			5	5	25
	10			5	5	25
	9			5	5	25
	8			5	5	25
	7			5	5	25
	6			5	5	25
	5			3	3	15
PARKING	P4					
	P3					
	P2					
	P1					
GROUND FLOOR PARKING	B1					
TOTALS		38	37	43	128	377
		30%	29%	41%	100%	

NOTE:
BASE DENSITY CALCULATED FROM GROSS LOT AREA DIVIDED BY ALLOWABLE DENSITY. DENSITY BONUS ASSUMED PER ITEM 1 IN "LIST OF ANTICIPATED APPROVALS."

TREE PLANTING SUMMARY

REQUIRED: 40 TREES

	RATIO	L.A.M.C. TOTAL
128 UNITS	1 PER 4 UNITS	32 TREES
4 TREES REMOVED	1 PER 2 TREES	8 TREES

PROPOSED: 20 TREES

NOTE:
In-lieu fees will be paid for any shortage in proposed vs. required trees within the 50% maximum.

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE

UNIT TYPE	UNIT QTY	RATIO	SUBTOTAL
1	38	100 SF/unit	3,800 SF
2	37	125 SF/unit	4,625 SF
5	53	175 SF/unit	9,275 SF
TOTAL	128		17,700 SF

PROPOSED OPEN SPACE
SEE SHEETS 13-14 FOR ADDITIONAL INFORMATION.

	LEVEL	COMMON SPACE-OUTDOOR	RECREATION ROOM		# UNITS W/BALCONY	PRIVATE OPEN SPACE	TOTAL OPEN SPACE
			AMENITY	COMMUNAL LOUNGE			
ROOF/MECH	25						
SKY DECK	24	7,231 SF	998 SF				
UPPER RESIDENTIAL (8 floors)	23				6	300 SF	
	22				6	300 SF	
	21				5	250 SF	
	20				5	250 SF	
	19				5	250 SF	
	18				5	250 SF	
	17				5	250 SF	
	16				5	250 SF	
	15			See Note 1.	3	150 SF	
	14			See Note 1.	3	150 SF	
	13			See Note 1.	3	150 SF	
	12			See Note 1.	3	150 SF	
	11			See Note 1.	3	150 SF	
	10			See Note 1.	3	150 SF	
	9			See Note 1.	3	150 SF	
	8			See Note 1.	3	150 SF	
7			See Note 1.	3	150 SF		
6			See Note 1.	3	150 SF		
5	2,372 SF	3,140 SF	713 SF	3	150 SF		
PARKING	P4						
	P3						
	P2						
GROUND FLOOR PARKING	B1						
SUBTOTAL	9,603 SF	4,138 SF	713 SF		75	3,750 SF	
TOTALS	9,603 SF	4,851 SF	4,425 SF	75	3,750 SF	17,778 SF	
		8,850 SF min 50% min	4,425 SF max 25% max		4,425 SF max 25% max	17,700 SF min	

TOTAL OPEN SPACE AREA REQUIRED: 17,700 SF
TOTAL OPEN SPACE PROPOSED: 17,778 SF

1. COMMUNAL LOUNGES IN EXCESS OF MAXIMUM AREA ALLOWED FOR RECREATION ROOMS ARE OMITTED FOR CLARITY.

RESIDENTIAL PARKING SUMMARY

LEVEL	STALL TYPE	STALLS
LEVEL B1	Accessible Stalls	2
	Compact Stalls	15
	Standard Stalls	18
	Tandem Stalls	2
		37
LEVEL 02	Accessible Stalls	2
	Compact Stalls	6
	Standard Stalls	17
	Tandem Stalls	2
		27
LEVEL 03	Compact Stalls	4
	Standard Stalls	28
	Tandem Stalls	2
LEVEL 04	Compact Stalls	9
	Standard Stalls	25
	Tandem Stalls	2
PARKING PROVIDED		134 STALLS
PARKING REQUIRED		64 STALLS

NOTE:
PARKING PROVIDED AT A MINIMUM RATE OF 0.5 SPACES PER UNIT PER ITEM 7 IN "LIST OF ANTICIPATED APPROVALS."

BICYCLE PARKING SUMMARY

STALL TYPE	UNIT RANGE	UNIT QTY	RATIO	TOTAL
SHORT-TERM	1-25 UNITS	25 units	1 per 10 stalls	3 STALLS
	26-100 UNITS	75 units	1 per 15 stalls	5 STALLS
	101-200 UNITS	28 units	1 per 20 stalls	1 STALLS
				9 STALLS
LONG-TERM	1-25 UNITS	25 units	1 per 1.0 stalls	25 STALLS
	26-100 UNITS	75 units	1 per 1.5 stalls	50 STALLS
	101-200 UNITS	28 units	1 per 2.0 stalls	14 STALLS
				89 STALLS

BICYCLE PARKING PROVIDED: 98 STALLS
BICYCLE PARKING REQUIRED: 98 STALLS

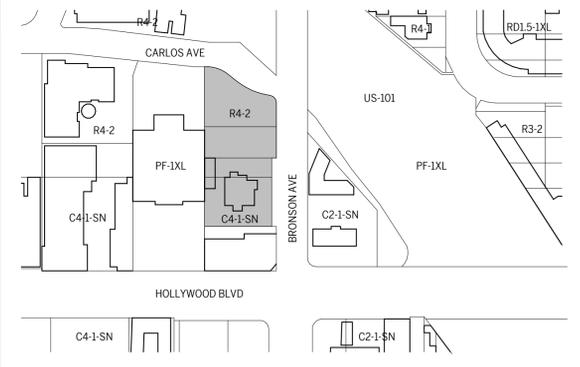
LIST OF ANTICIPATED APPROVALS

- A 35 percent ministerial density bonus pursuant to LAMC Section 12.22.A.25(c)(1) to permit a maximum residential density of 132 dwelling units (4 existing and 128 new) with 12 dwelling units (12 percent of base) reserved for very low income persons and households.
- Site Plan Review pursuant to LAMC Section 16.05
- On-menu concession and incentive pursuant to LAMC Section 12.22.A.25(f)(8) to allow an averaging of floor area, density, open space and parking over the project site.
- Off-menu concession and incentive pursuant to LAMC Section 12.22.A.25(g) to allow a maximum floor area of 234,745 square feet for a corresponding floor area ratio of approximately 6.74:1 average across the project site, in lieu of the otherwise permitted 1.5:1 in the C4-1-SN zoned portion and 6:1 in the R4-2 zoned portion.
- Waiver of development standard pursuant to California Government Code Section 65915(e)(1) to reduce the side yard along Bronson Avenue and eliminate the side yard along West side of property in lieu of the otherwise required 16 foot side yards at both locations.
- Waiver of development standard pursuant to California Government Code Section 65915(e)(1) to allow reduced building separation of 13 feet in lieu of the otherwise required 54 feet per LAMC Section 12.21.C.2.
- A maximum required parking ratio of 0.5 spaces per unit pursuant to California Government Code Section 65915(p)(2)(A).
- Vesting Tentative Tract Map for merger and condominium purposes pursuant to LAMC Section 17.06.A.
- A waiver of dedications and improvements (WDI), pursuant to LAMC Section 12.37.1, to waive a nine-foot dedication and improvement requirement along the Property's entire eastern lot line (along Bronson Avenue) and a four-foot dedication and improvement requirement along Carlos Avenue.

VICINITY MAP



ZONING MAP



PROJECT DIRECTORY

OWNER
MASSACHI INDUSTRIES
1550 N EL CENTRO AVE #1001
LOS ANGELES, CA 90028

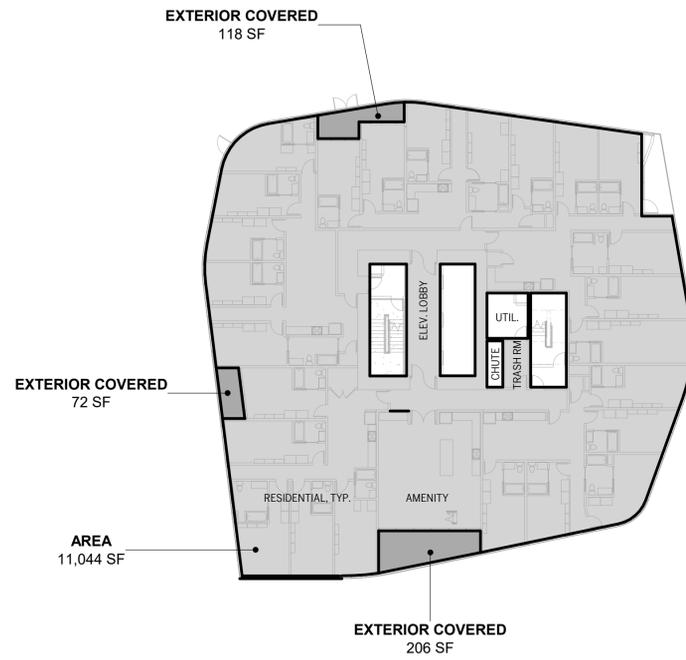
ARCHITECT
STEINBERG HART
818 W 7TH ST #1100
LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT
RELM STUDIO
617 S OLIVE ST #1100
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
DCI STRUCTURAL
818 W 7TH ST #740
LOS ANGELES, CA 90017

FIRE LIFE SAFETY
SIMPSON GUMPERTZ & HEGER
1150 S OLIVE ST #1600
LOS ANGELES, CA 90015

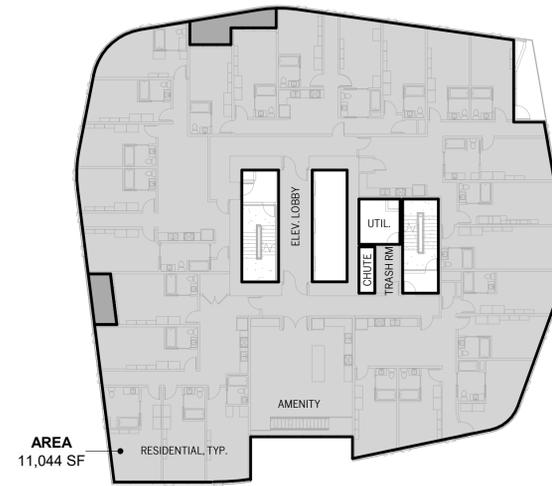
FLOOR AREA CALCULATIONS



RESIDENTIAL LEVEL 06, 08, 10, 12, 14

4

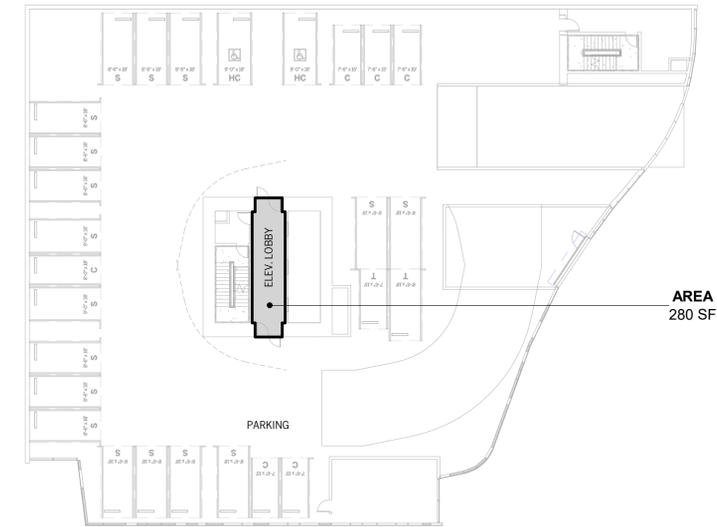
SCALE: 3/64" = 1'-0"



RESIDENTIAL LEVELS 07, 09, 11, 13, 15

5

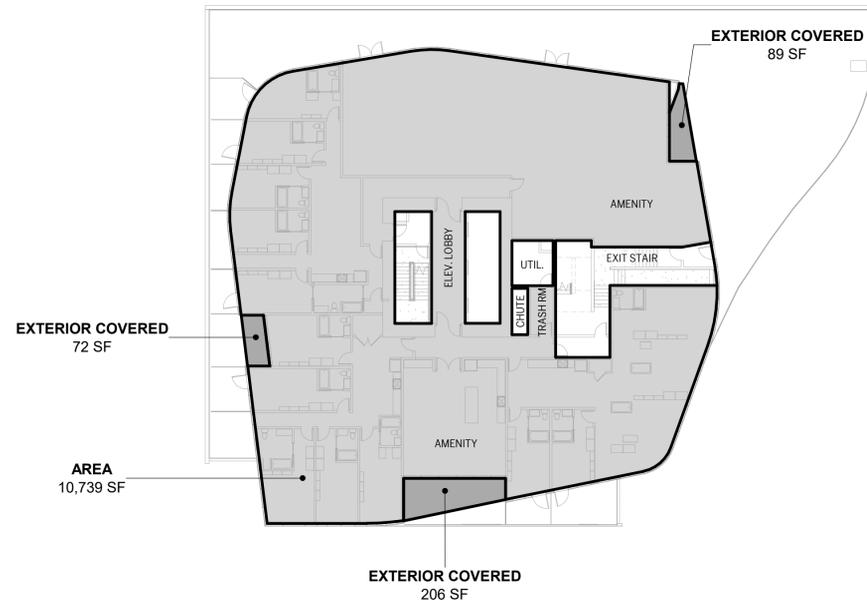
SCALE: 3/64" = 1'-0"



PARKING LEVELS 02-04

2

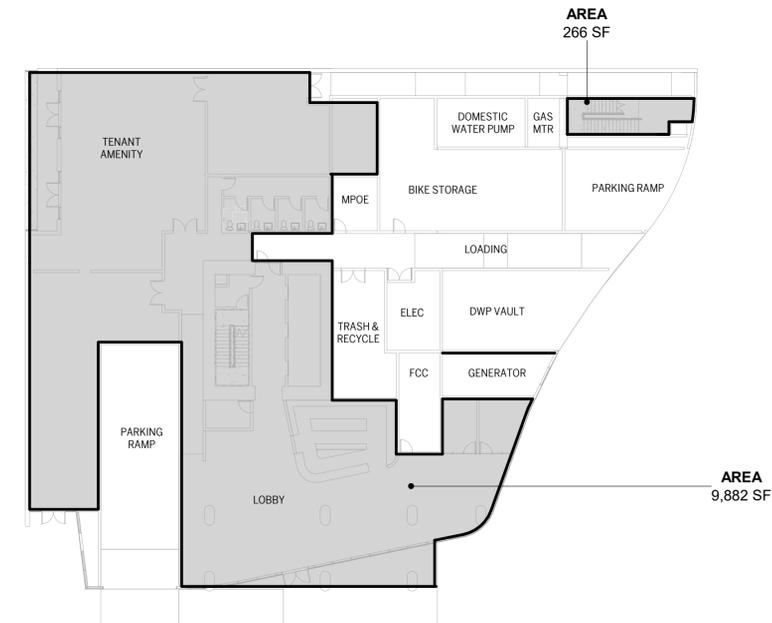
SCALE: 3/64" = 1'-0"



RESIDENTIAL LEVEL 05

3

SCALE: 3/64" = 1'-0"



LEVEL 01

1

SCALE: 3/64" = 1'-0"

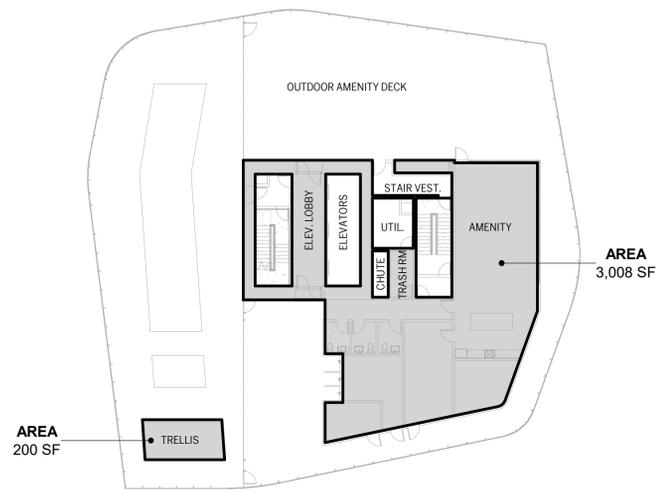
LEVEL 01	STAIR	266 SF	LEVEL 16	BALCONY	62 SF
	LOBBY AND AMENITY	9,882 SF		BALCONY	108 SF
		10,149 SF		BALCONY	119 SF
LEVEL 02	ELEV. LOBBY	280 SF		RESIDENTIAL	11,005 SF
		280 SF			11,294 SF
LEVEL 03	ELEV. LOBBY	280 SF	LEVEL 17	BALCONY	62 SF
		280 SF		BALCONY	108 SF
LEVEL 04	ELEV. LOBBY	280 SF		BALCONY	119 SF
		280 SF		RESIDENTIAL	11,005 SF
					11,294 SF
LEVEL 05	BALCONY	72 SF	LEVEL 18	BALCONY	62 SF
	BALCONY	89 SF		BALCONY	108 SF
	BALCONY	206 SF		BALCONY	119 SF
	RESIDENTIAL, AMENITY	10,739 SF		RESIDENTIAL	11,005 SF
		11,044 SF			11,294 SF
		11,440 SF	LEVEL 19	BALCONY	62 SF
LEVEL 06	BALCONY	72 SF		BALCONY	108 SF
	BALCONY	118 SF		BALCONY	119 SF
	BALCONY	206 SF		RESIDENTIAL	11,005 SF
	RESIDENTIAL	11,044 SF			11,294 SF
		11,440 SF	LEVEL 20	BALCONY	62 SF
LEVEL 07	BALCONY	72 SF		BALCONY	108 SF
	BALCONY	118 SF		BALCONY	119 SF
	RESIDENTIAL	11,044 SF		RESIDENTIAL	11,005 SF
		11,234 SF			11,294 SF
LEVEL 08	BALCONY	72 SF	LEVEL 21	BALCONY	62 SF
	BALCONY	118 SF		BALCONY	108 SF
	BALCONY	206 SF		BALCONY	119 SF
	RESIDENTIAL	11,044 SF		RESIDENTIAL	11,005 SF
		11,440 SF			11,294 SF
LEVEL 09	BALCONY	72 SF	LEVEL 22	BALCONY	62 SF
	BALCONY	118 SF		BALCONY	83 SF
	RESIDENTIAL	11,044 SF		BALCONY	119 SF
		11,234 SF		BALCONY	151 SF
LEVEL 10	BALCONY	72 SF		RESIDENTIAL	10,875 SF
	BALCONY	118 SF			11,291 SF
	BALCONY	206 SF	LEVEL 23	BALCONY	73 SF
	RESIDENTIAL	11,044 SF		BALCONY	83 SF
		11,440 SF		BALCONY	119 SF
LEVEL 11	BALCONY	72 SF		BALCONY	151 SF
	BALCONY	118 SF		RESIDENTIAL	10,864 SF
	RESIDENTIAL	11,044 SF			11,291 SF
		11,234 SF	SKYDECK		200 SF
LEVEL 12	BALCONY	72 SF		TRELLIS	3,008 SF
	BALCONY	118 SF		SKYDECK AMENITY	3,208 SF
	BALCONY	206 SF		TOTAL	229,015 SF
	RESIDENTIAL	11,044 SF			
		11,440 SF			
LEVEL 13	BALCONY	72 SF			
	BALCONY	118 SF			
	RESIDENTIAL	11,044 SF			
		11,234 SF			
LEVEL 14	BALCONY	72 SF			
	BALCONY	118 SF			
	BALCONY	206 SF			
	RESIDENTIAL	11,044 SF			
		11,440 SF			
LEVEL 15	BALCONY	72 SF			
	BALCONY	118 SF			
	RESIDENTIAL	11,044 SF			
		11,234 SF			

**TOTAL FLOOR AREA PROPOSED:
229,015 SF**

1. PARKING LEVELS 2-4 ARE TYPICAL PARKING LEVELS
2. RESIDENTIAL LEVELS 6-15 ARE TYPICAL RESIDENTIAL LEVELS
3. RESIDENTIAL LEVELS 16-21 ARE TYPICAL RESIDENTIAL LEVELS

FLOOR AREA (PER ILMC SECTION 12.03)
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING:

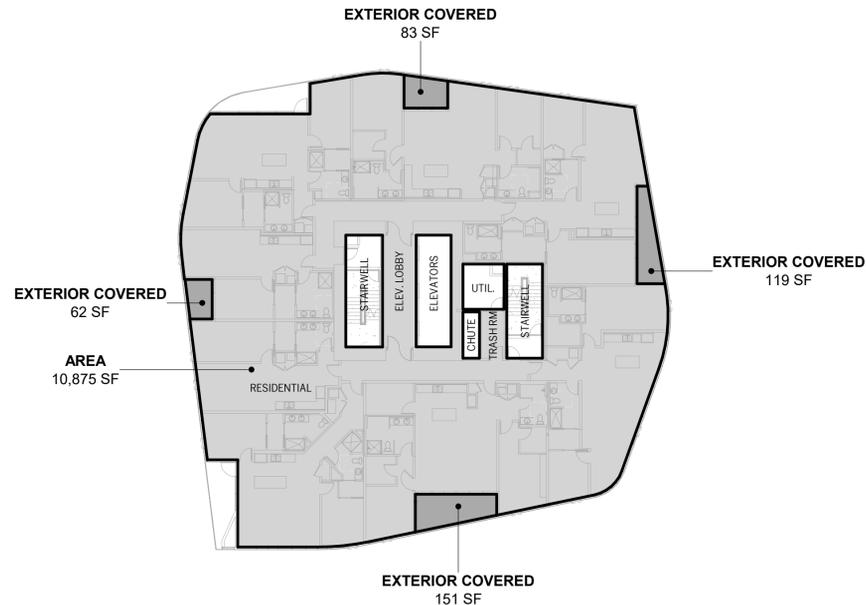
- EXTERIOR WALLS
- STAIRWAYS
- SHAFTS
- ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY
- PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS
- SPACES DEDICATED TO BICYCLE PARKING
- SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS
- BASEMENT STORAGE AREAS



AMENITY LEVEL 24

4

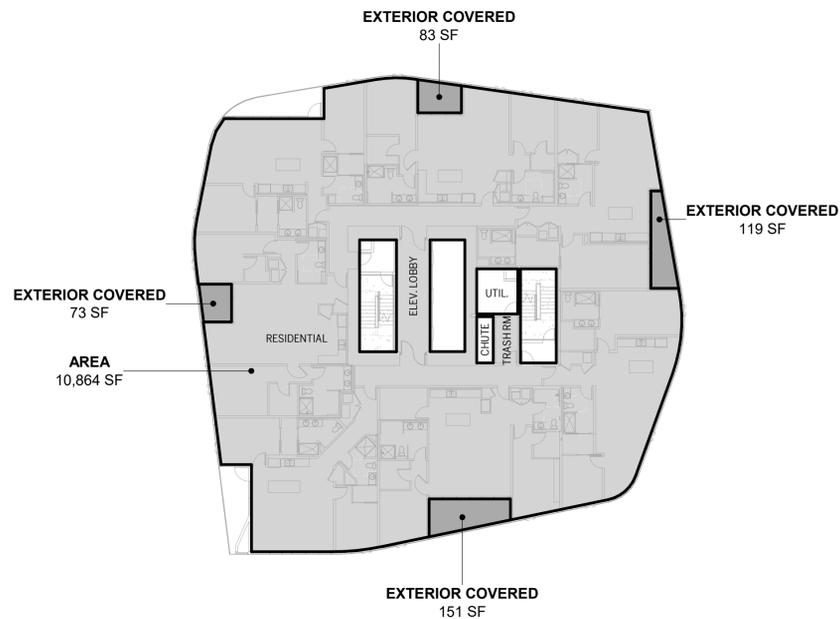
SCALE: 3/64" = 1'-0"



RESIDENTIAL LEVEL 22

2

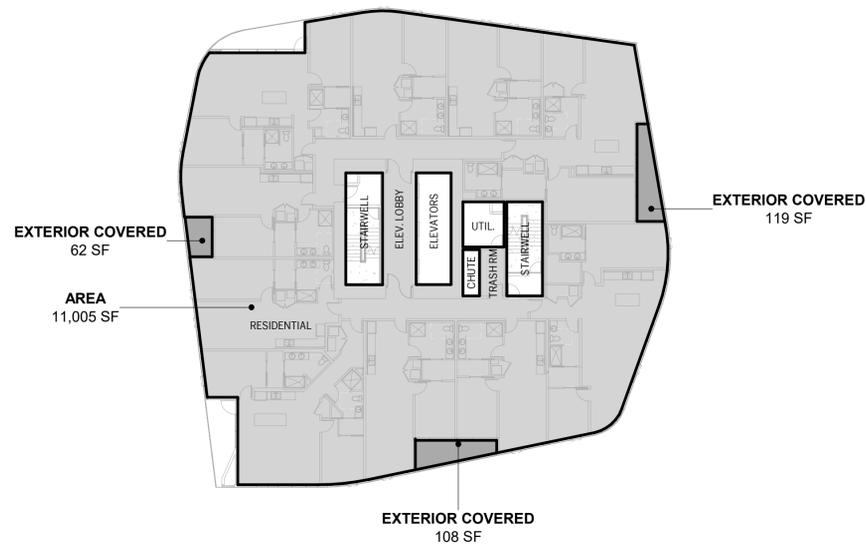
SCALE: 3/64" = 1'-0"



RESIDENTIAL LEVEL 23

3

SCALE: 3/64" = 1'-0"



RESIDENTIAL LEVELS 16-21

1

SCALE: 3/64" = 1'-0"

FLOOR AREA CALCULATIONS

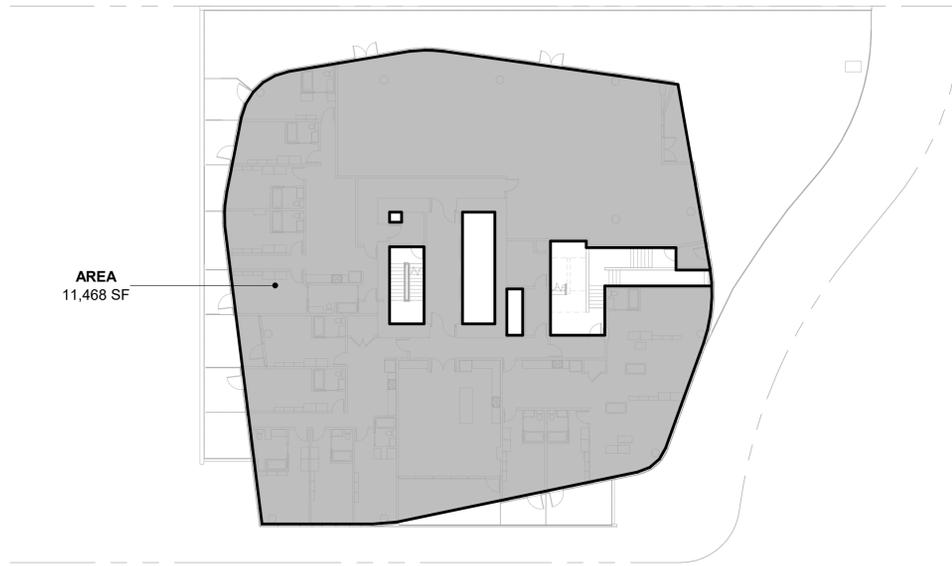
LEVEL	Category	Area (SF)	LEVEL	Category	Area (SF)
LEVEL 01	STAIR	266 SF	LEVEL 16	BALCONY	62 SF
	LOBBY AND AMENITY	9,882 SF		BALCONY	108 SF
		10,149 SF		BALCONY	119 SF
LEVEL 02	ELEV. LOBBY	280 SF	LEVEL 17	RESIDENTIAL	11,005 SF
		280 SF		BALCONY	11,294 SF
LEVEL 03	ELEV. LOBBY	280 SF	LEVEL 18	BALCONY	62 SF
		280 SF		BALCONY	108 SF
LEVEL 04	ELEV. LOBBY	280 SF	LEVEL 19	BALCONY	119 SF
		280 SF		RESIDENTIAL	11,005 SF
		280 SF		BALCONY	11,294 SF
LEVEL 05	BALCONY	72 SF	LEVEL 20	BALCONY	62 SF
	BALCONY	89 SF		BALCONY	108 SF
	BALCONY	206 SF		BALCONY	119 SF
	RESIDENTIAL, AMENITY	10,739 SF		RESIDENTIAL	11,005 SF
		11,440 SF			11,294 SF
LEVEL 06	BALCONY	72 SF	LEVEL 21	BALCONY	62 SF
	BALCONY	118 SF		BALCONY	108 SF
	BALCONY	206 SF		BALCONY	119 SF
	RESIDENTIAL	11,044 SF		RESIDENTIAL	11,005 SF
		11,440 SF			11,294 SF
LEVEL 07	BALCONY	72 SF	LEVEL 22	BALCONY	62 SF
	BALCONY	118 SF		BALCONY	108 SF
	BALCONY	206 SF		BALCONY	119 SF
	RESIDENTIAL	11,044 SF		RESIDENTIAL	11,005 SF
		11,234 SF			11,294 SF
LEVEL 08	BALCONY	72 SF	LEVEL 23	BALCONY	62 SF
	BALCONY	118 SF		BALCONY	108 SF
	BALCONY	206 SF		BALCONY	119 SF
	RESIDENTIAL	11,044 SF		RESIDENTIAL	11,005 SF
		11,440 SF			11,294 SF
LEVEL 09	BALCONY	72 SF	LEVEL 24	BALCONY	62 SF
	BALCONY	118 SF		BALCONY	108 SF
	BALCONY	206 SF		BALCONY	119 SF
	RESIDENTIAL	11,044 SF		RESIDENTIAL	11,005 SF
		11,234 SF			11,294 SF
LEVEL 10	BALCONY	72 SF	TOTAL	TRELLIS	200 SF
	BALCONY	118 SF		SKYDECK AMENITY	3,008 SF
	BALCONY	206 SF		TOTAL	229,015 SF
	RESIDENTIAL	11,044 SF			
		11,440 SF			
LEVEL 11	BALCONY	72 SF			
	BALCONY	118 SF			
	BALCONY	206 SF			
	RESIDENTIAL	11,044 SF			
		11,234 SF			
LEVEL 12	BALCONY	72 SF			
	BALCONY	118 SF			
	BALCONY	206 SF			
	RESIDENTIAL	11,044 SF			
		11,440 SF			
LEVEL 13	BALCONY	72 SF			
	BALCONY	118 SF			
	BALCONY	206 SF			
	RESIDENTIAL	11,044 SF			
		11,234 SF			
LEVEL 14	BALCONY	72 SF			
	BALCONY	118 SF			
	BALCONY	206 SF			
	RESIDENTIAL	11,044 SF			
		11,440 SF			
LEVEL 15	BALCONY	72 SF			
	BALCONY	118 SF			
	BALCONY	206 SF			
	RESIDENTIAL	11,044 SF			
		11,234 SF			

TOTAL FLOOR AREA PROPOSED: 229,015 SF

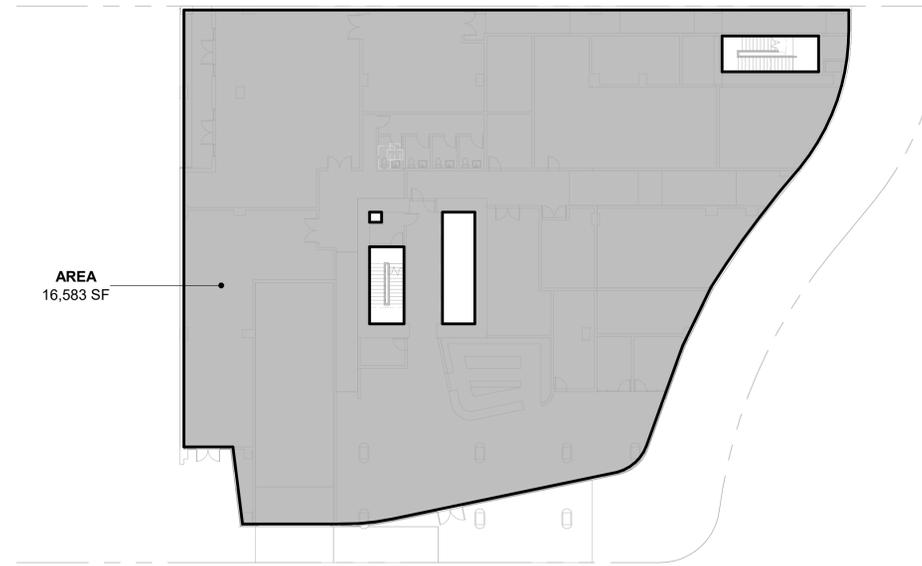
- 1. PARKING LEVELS 2-4 ARE TYPICAL PARKING LEVELS
- 2. RESIDENTIAL LEVELS 6-15 ARE TYPICAL RESIDENTIAL LEVELS
- 3. RESIDENTIAL LEVELS 16-21 ARE TYPICAL RESIDENTIAL LEVELS

FLOOR AREA (PER I.A.M.C. SECTION 12.03)
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING:

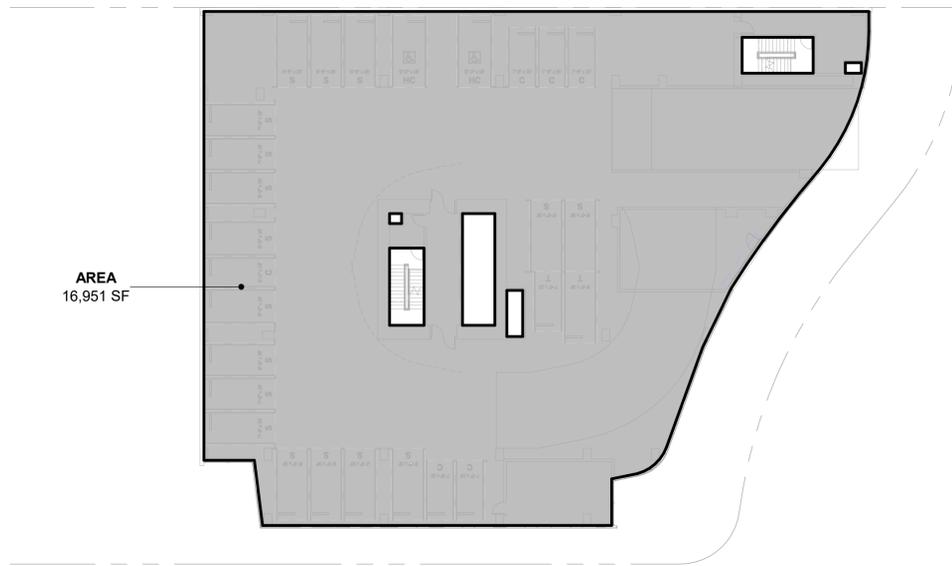
- EXTERIOR WALLS
- STAIRWAYS
- SHAFTS
- ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY
- PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS
- SPACES DEDICATED TO BICYCLE PARKING
- SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS
- BASEMENT STORAGE AREAS



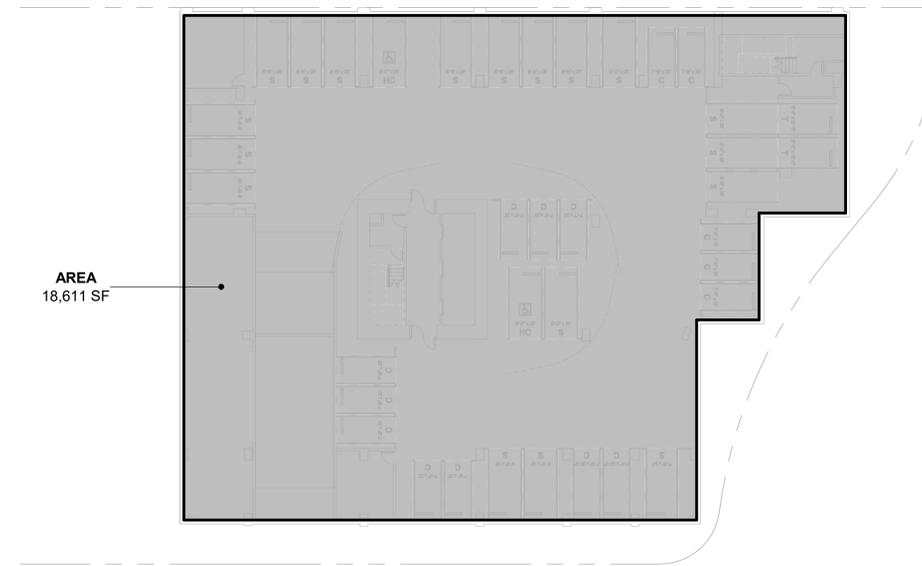
LEVEL 05
SCALE: 3/64" = 1'-0" **4**



LEVEL 01
SCALE: 3/64" = 1'-0" **2**



PARKING LEVELS 02-04
SCALE: 3/64" = 1'-0" **3**



PARKING LEVEL B1
SCALE: 3/64" = 1'-0" **1**

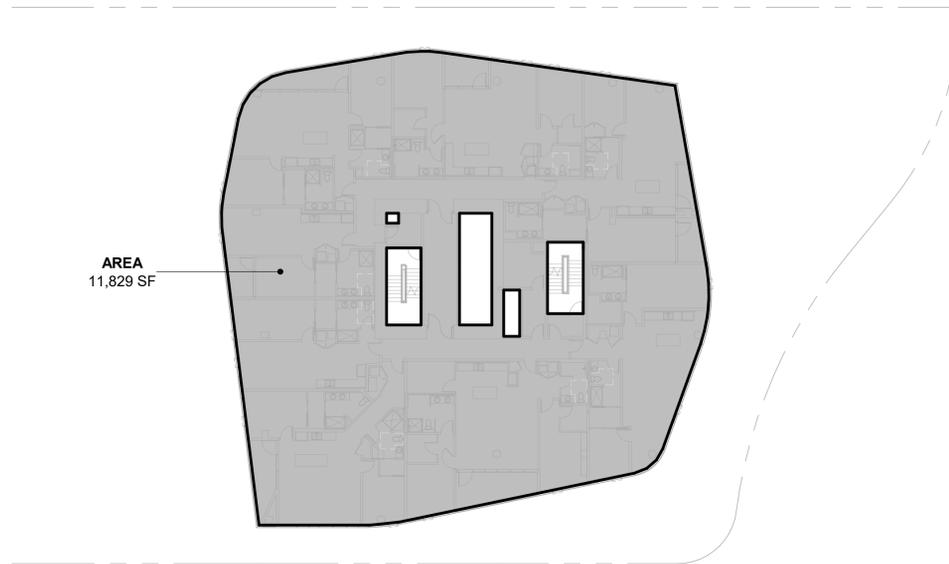
BUILDING AREA (CBC)

LEVEL B1	18,611 SF
LEVEL 01	16,583 SF
LEVEL 02	16,951 SF
LEVEL 03	16,951 SF
LEVEL 04	16,951 SF
LEVEL 05	11,468 SF
LEVEL 06	11,829 SF
LEVEL 07	11,594 SF
LEVEL 08	11,829 SF
LEVEL 09	11,594 SF
LEVEL 10	11,829 SF
LEVEL 11	11,594 SF
LEVEL 12	11,829 SF
LEVEL 13	11,594 SF
LEVEL 14	11,829 SF
LEVEL 15	11,594 SF
LEVEL 16	11,829 SF
LEVEL 17	11,829 SF
LEVEL 18	11,829 SF
LEVEL 19	11,829 SF
LEVEL 20	11,829 SF
LEVEL 21	11,829 SF
LEVEL 22	11,829 SF
LEVEL 23	11,829 SF
SKYDECK	3,478 SF
TOTAL	312,733 SF

BUILDING AREA ALLOWED:
UNLIMITED

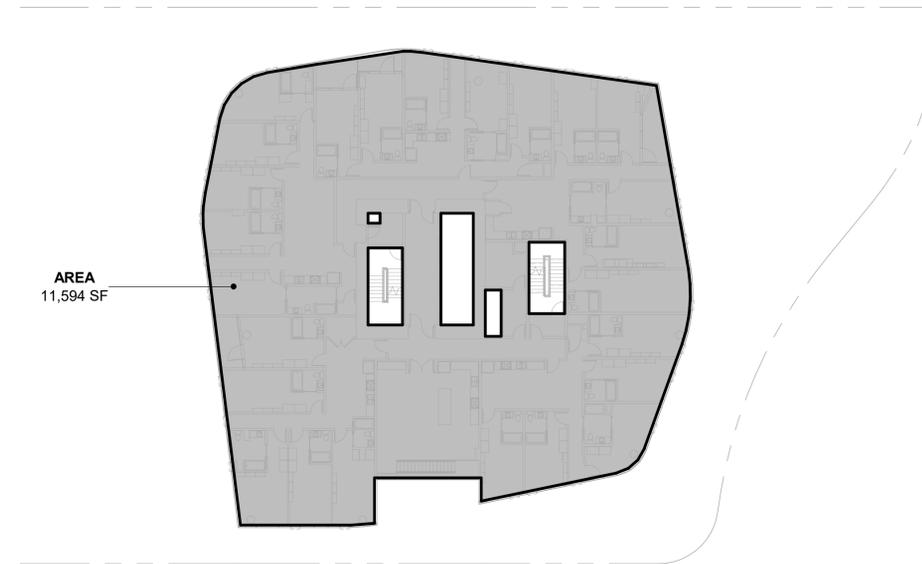
BUILDING AREA PROPOSED:
312,733 SF

BUILDING AREA (PER IABC SECTION 202)
THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR THE FOLLOWING:
• CORRIDORS
• STAIRWAYS
• CLOSETS
• THICKNESS OF INTERIOR WALLS
• COLUMNS AND OTHER FEATURES
THE FLOOR AREA OF THE BUILDING OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS, SHALL BE USABLE FLOOR AREA UNDER THE HORIZONTAL PROJECTION OF ROOF OR FLOOR ABOVE.



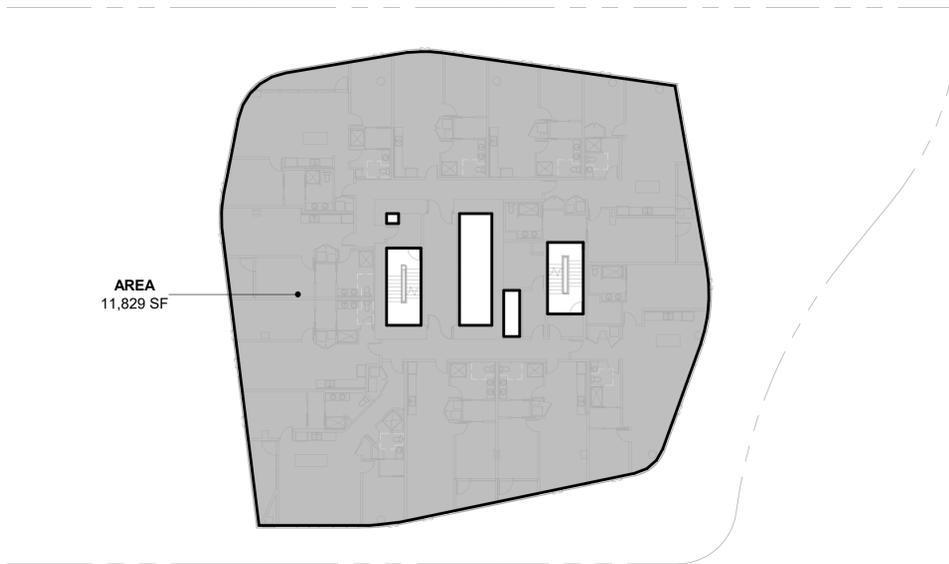
RESIDENTIAL LEVEL 22 4

SCALE: 3/64" = 1'-0"



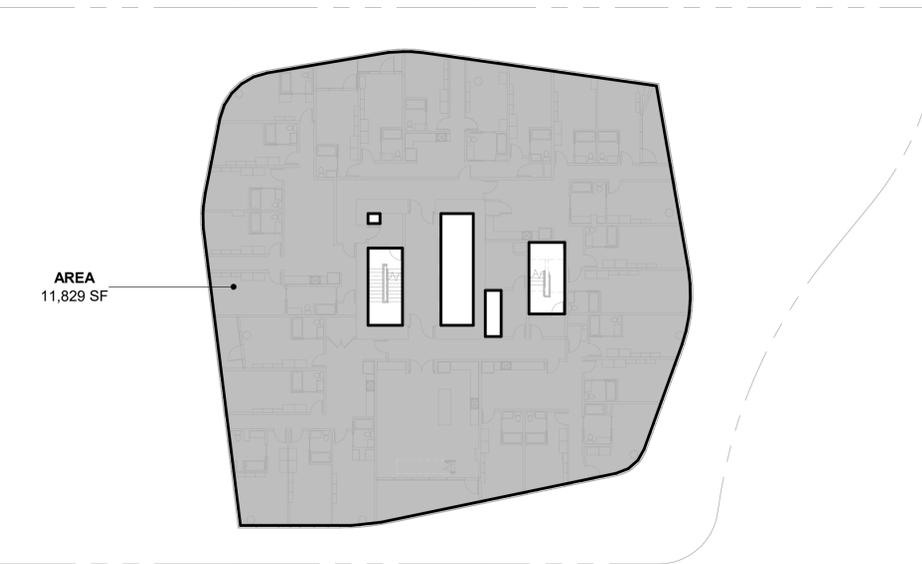
RESIDENTIAL LEVELS 07, 09, 11, 13, 15 2

SCALE: 3/64" = 1'-0"



RESIDENTIAL LEVELS 16-21 3

SCALE: 3/64" = 1'-0"



RESIDENTIAL LEVEL 06, 08, 10, 12, 14 1

SCALE: 3/64" = 1'-0"

BUILDING CODE AREA CALCULATIONS

LEVEL B1	18,611 SF
LEVEL 01	16,583 SF
LEVEL 02	16,951 SF
LEVEL 03	16,951 SF
LEVEL 04	16,951 SF
LEVEL 05	11,468 SF
LEVEL 06	11,829 SF
LEVEL 07	11,594 SF
LEVEL 08	11,829 SF
LEVEL 09	11,594 SF
LEVEL 10	11,829 SF
LEVEL 11	11,594 SF
LEVEL 12	11,829 SF
LEVEL 13	11,594 SF
LEVEL 14	11,829 SF
LEVEL 15	11,594 SF
LEVEL 16	11,829 SF
LEVEL 17	11,829 SF
LEVEL 18	11,829 SF
LEVEL 19	11,829 SF
LEVEL 20	11,829 SF
LEVEL 21	11,829 SF
LEVEL 22	11,829 SF
LEVEL 23	11,829 SF
SKYDECK	3,478 SF
TOTAL	312,733 SF

BUILDING AREA ALLOWED:
UNLIMITED

BUILDING AREA PROPOSED:
312,733 SF

*BUILDING AREA (PER IABC SECTION 202)
THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR THE FOLLOWING:
• CORRIDORS
• STAIRWAYS
• CLOSETS
• THICKNESS OF INTERIOR WALLS
• COLUMNS AND OTHER FEATURES
THE FLOOR AREA OF THE BUILDING OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS, SHALL BE USABLE FLOOR AREA UNDER THE HORIZONTAL PROJECTION OF ROOF OR FLOOR ABOVE.*

GROSS AREA CALCULATIONS

LEVEL B1	18,611 SF
LEVEL 01	16,583 SF
LEVEL 02	16,951 SF
LEVEL 03	16,951 SF
LEVEL 04	16,951 SF
LEVEL 05	11,468 SF
LEVEL 06	11,829 SF
LEVEL 07	11,594 SF
LEVEL 08	11,829 SF
LEVEL 09	11,594 SF
LEVEL 10	11,829 SF
LEVEL 11	11,594 SF
LEVEL 12	11,829 SF
LEVEL 13	11,594 SF
LEVEL 14	11,829 SF
LEVEL 15	11,594 SF
LEVEL 16	11,829 SF
LEVEL 17	11,829 SF
LEVEL 18	11,829 SF
LEVEL 19	11,829 SF
LEVEL 20	11,829 SF
LEVEL 21	11,829 SF
LEVEL 22	11,829 SF
LEVEL 23	11,829 SF
SKYDECK	3,478 SF
TOTAL	312,733 SF

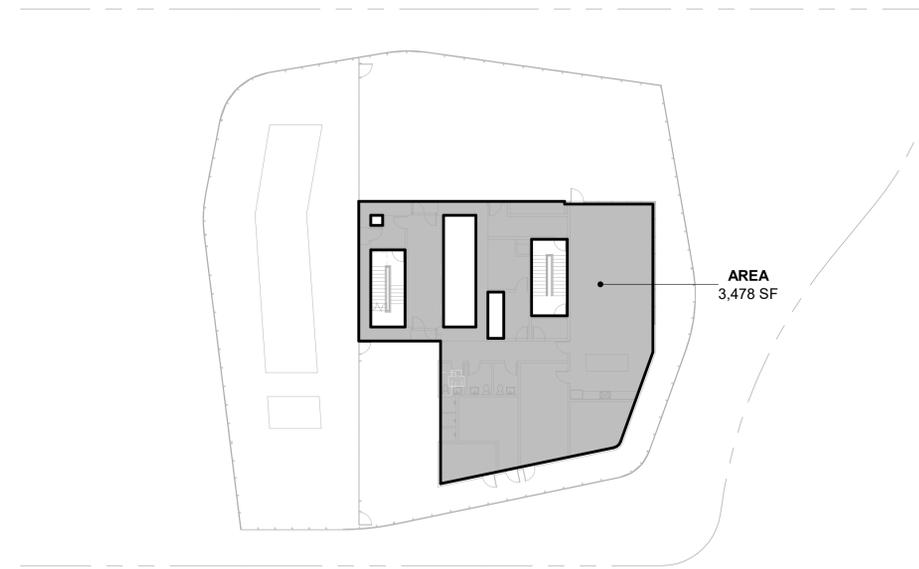
BUILDING AREA ALLOWED:
UNLIMITED

BUILDING AREA PROPOSED:
312,733 SF

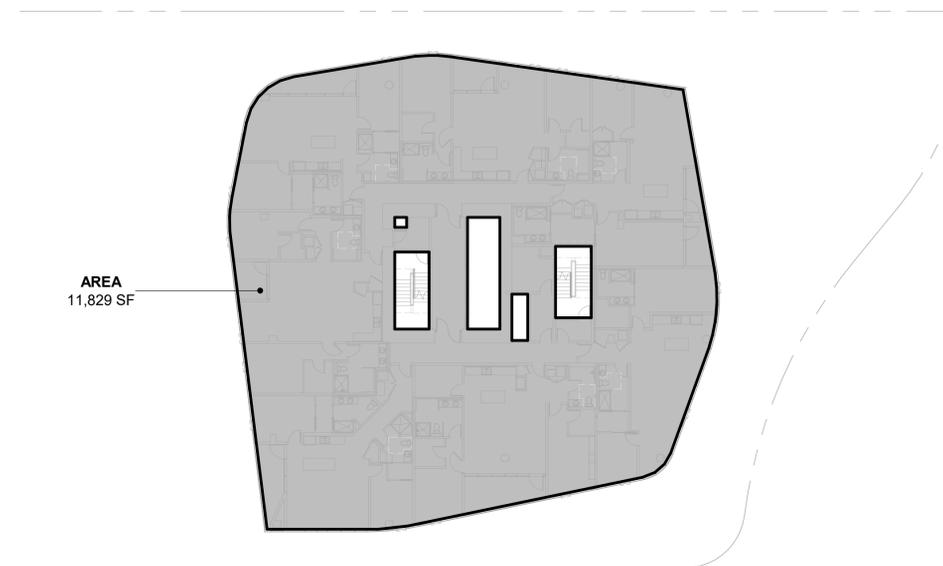
*BUILDING AREA (PER IABC SECTION 202)
THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR THE FOLLOWING:*

- CORRIDORS
- STAIRWAYS
- CLOSETS
- THICKNESS OF INTERIOR WALLS
- COLUMNS AND OTHER FEATURES

THE FLOOR AREA OF THE BUILDING OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS, SHALL BE USABLE FLOOR AREA UNDER THE HORIZONTAL PROJECTION OF ROOF OR FLOOR ABOVE.



AMENITY LEVEL 24 2
SCALE: 3/64" = 1'-0"



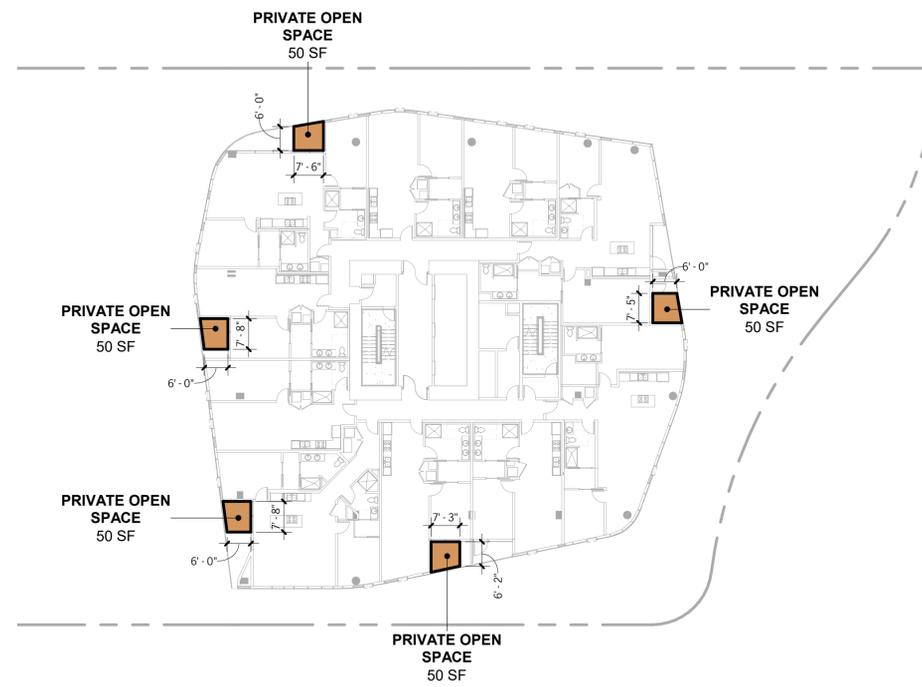
RESIDENTIAL LEVEL 23 1
SCALE: 3/64" = 1'-0"

OPEN SPACE CALCULATION

LEVEL	COMMON SPACE - OUTDOOR	RECREATION ROOM		# UNITS W/BALCONY	PRIVATE OPEN SPACE	TOTAL OPEN SPACE
		AMENITY	COMMUNAL LOUNGE			
ROOF/MECH	25					
SKY DECK	24	7,231 SF	998 SF			
UPPER RESIDENTIAL (8 floors)	23			6	300 SF	
	22			6	300 SF	
	21			5	250 SF	
	20			5	250 SF	
	19			5	250 SF	
	18			5	250 SF	
	17			5	250 SF	
	16			5	250 SF	
LOWER RESIDENTIAL (11 floors)	15		See Note 1.	3	150 SF	
	14		See Note 1.	3	150 SF	
	13		See Note 1.	3	150 SF	
	12		See Note 1.	3	150 SF	
	11		See Note 1.	3	150 SF	
	10		See Note 1.	3	150 SF	
	9		See Note 1.	3	150 SF	
	8		See Note 1.	3	150 SF	
	7		See Note 1.	3	150 SF	
	6		See Note 1.	3	150 SF	
	5	2,372 SF	3,140 SF	713 SF	3	150 SF
PARKING	P4					
	P3					
	P2					
	P1					
GROUND FLOOR PARKING	1					
	B1					
SUBTOTAL	9,603 SF	4,138 SF	713 SF	75	3,750 SF	
TOTALS	9,603 SF	4,425 SF		75	3,750 SF	17,778 SF
	8,850 SF min 50% min	4,425 SF max 25% max			4,425 SF max 25% max	17,700 SF min

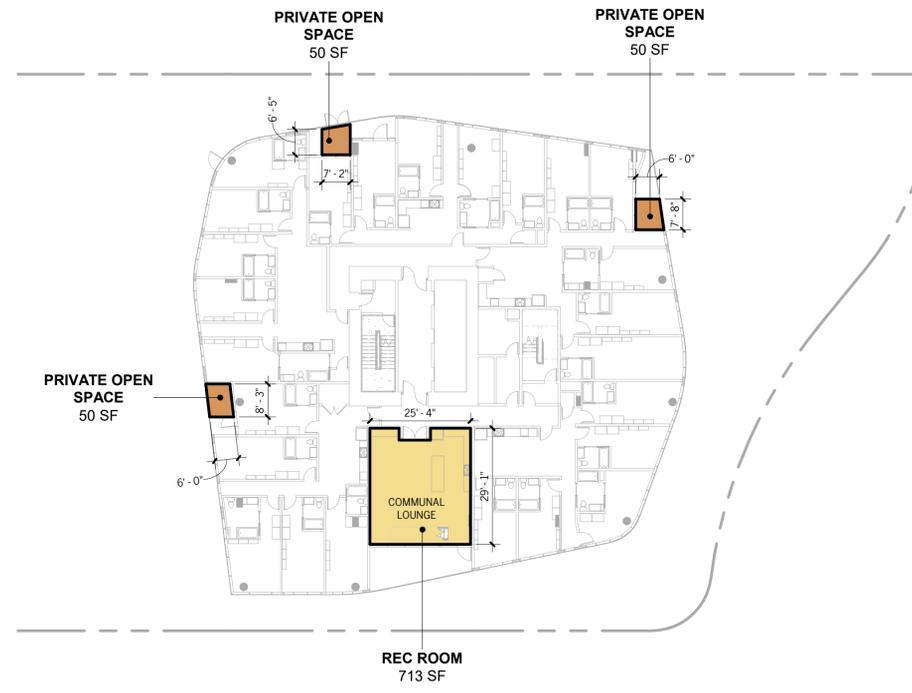
TOTAL OPEN SPACE AREA REQUIRED: 17,700 SF
 TOTAL OPEN SPACE PROPOSED: 17,778 SF

1. COMMUNAL LOUNGES IN EXCESS OF MAXIMUM AREA ALLOWED FOR RECREATION ROOMS ARE OMITTED FOR CLARITY.



RESIDENTIAL LEVELS 16-21

4



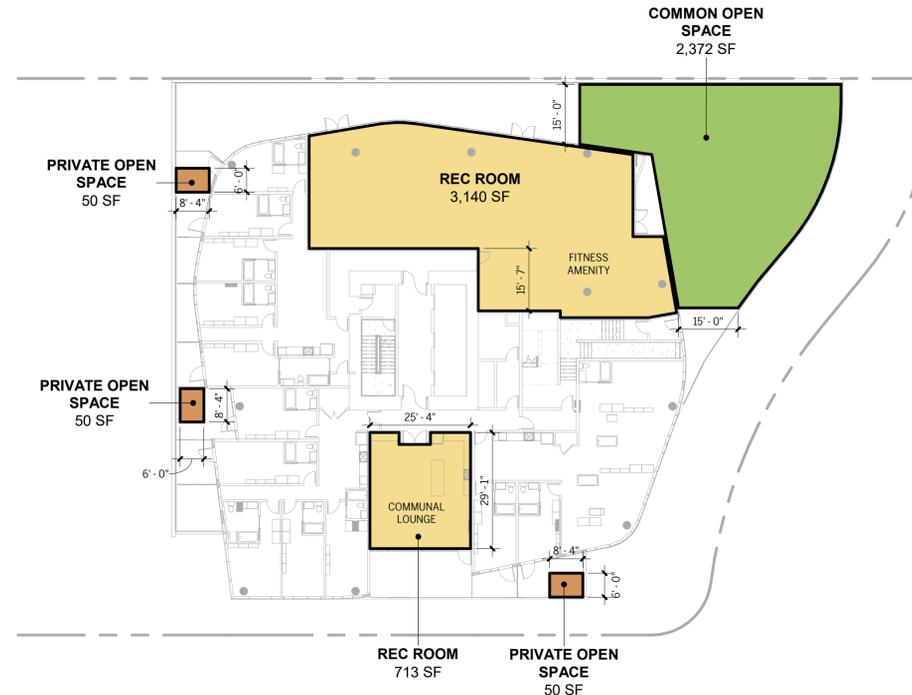
LEVEL 06, 08, 10, 12, 14

2



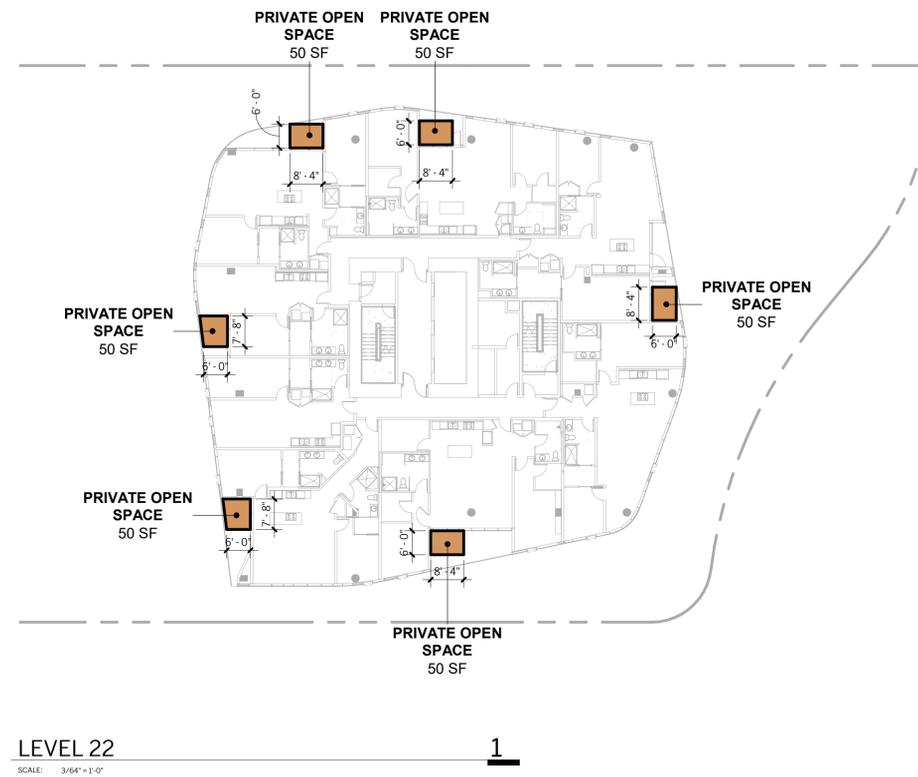
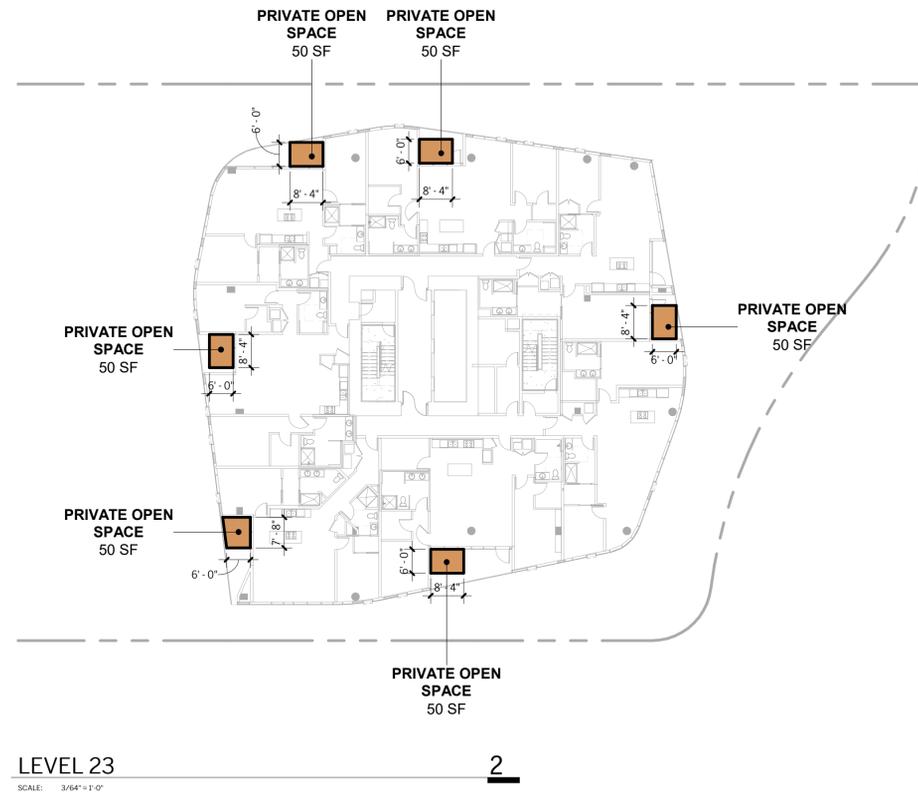
RESIDENTIAL LEVELS 07, 09, 11, 13, 15

3



LEVEL 05

1

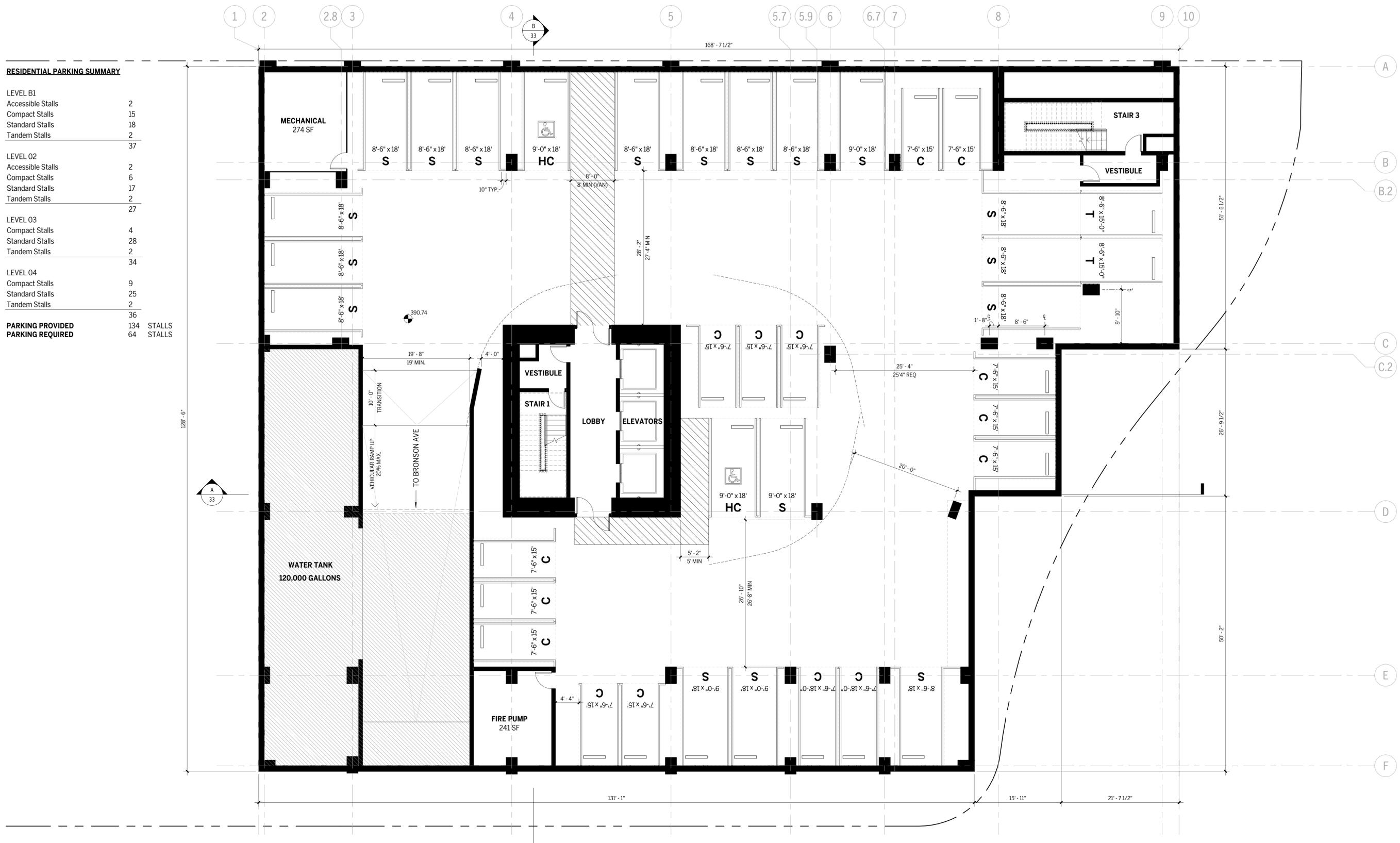


OPEN SPACE CALCULATION

LEVEL	COMMON SPACE - OUTDOOR	RECREATION ROOM		# UNITS W/BALCONY	PRIVATE OPEN SPACE	TOTAL OPEN SPACE
		AMENITY	COMMUNAL LOUNGE			
ROOF/MECH	25					
SKY DECK	24	7,231 SF	998 SF			
UPPER RESIDENTIAL (8 floors)	23			6	300 SF	
	22			6	300 SF	
	21			5	250 SF	
	20			5	250 SF	
	19			5	250 SF	
	18			5	250 SF	
	17			5	250 SF	
	16			5	250 SF	
LOWER RESIDENTIAL (11 floors)	15		See Note 1.	3	150 SF	
	14		See Note 1.	3	150 SF	
	13		See Note 1.	3	150 SF	
	12		See Note 1.	3	150 SF	
	11		See Note 1.	3	150 SF	
	10		See Note 1.	3	150 SF	
	9		See Note 1.	3	150 SF	
	8		See Note 1.	3	150 SF	
	7		See Note 1.	3	150 SF	
	6		See Note 1.	3	150 SF	
	5	2,372 SF	3,140 SF	713 SF	3	150 SF
PARKING	P4					
	P3					
	P2					
	1					
GROUND FLOOR PARKING	B1					
SUBTOTAL	9,603 SF	4,138 SF	713 SF	75	3,750 SF	
TOTALS	9,603 SF	4,425 SF		75	3,750 SF	17,778 SF
		8,850 SF min 50% min	4,425 SF max 25% max		4,425 SF max 25% max	17,700 SF min 25% max

TOTAL OPEN SPACE AREA REQUIRED: 17,700 SF
 TOTAL OPEN SPACE PROPOSED: 17,778 SF

1. COMMUNAL LOUNGES IN EXCESS OF MAXIMUM AREA ALLOWED FOR RECREATION ROOMS ARE OMITTED FOR CLARITY.



RESIDENTIAL PARKING SUMMARY

LEVEL B1	
Accessible Stalls	2
Compact Stalls	15
Standard Stalls	18
Tandem Stalls	2
LEVEL 02	37
Accessible Stalls	2
Compact Stalls	6
Standard Stalls	17
Tandem Stalls	2
LEVEL 03	27
Compact Stalls	4
Standard Stalls	28
Tandem Stalls	2
LEVEL 04	34
Compact Stalls	9
Standard Stalls	25
Tandem Stalls	2
PARKING PROVIDED	134 STALLS
PARKING REQUIRED	64 STALLS

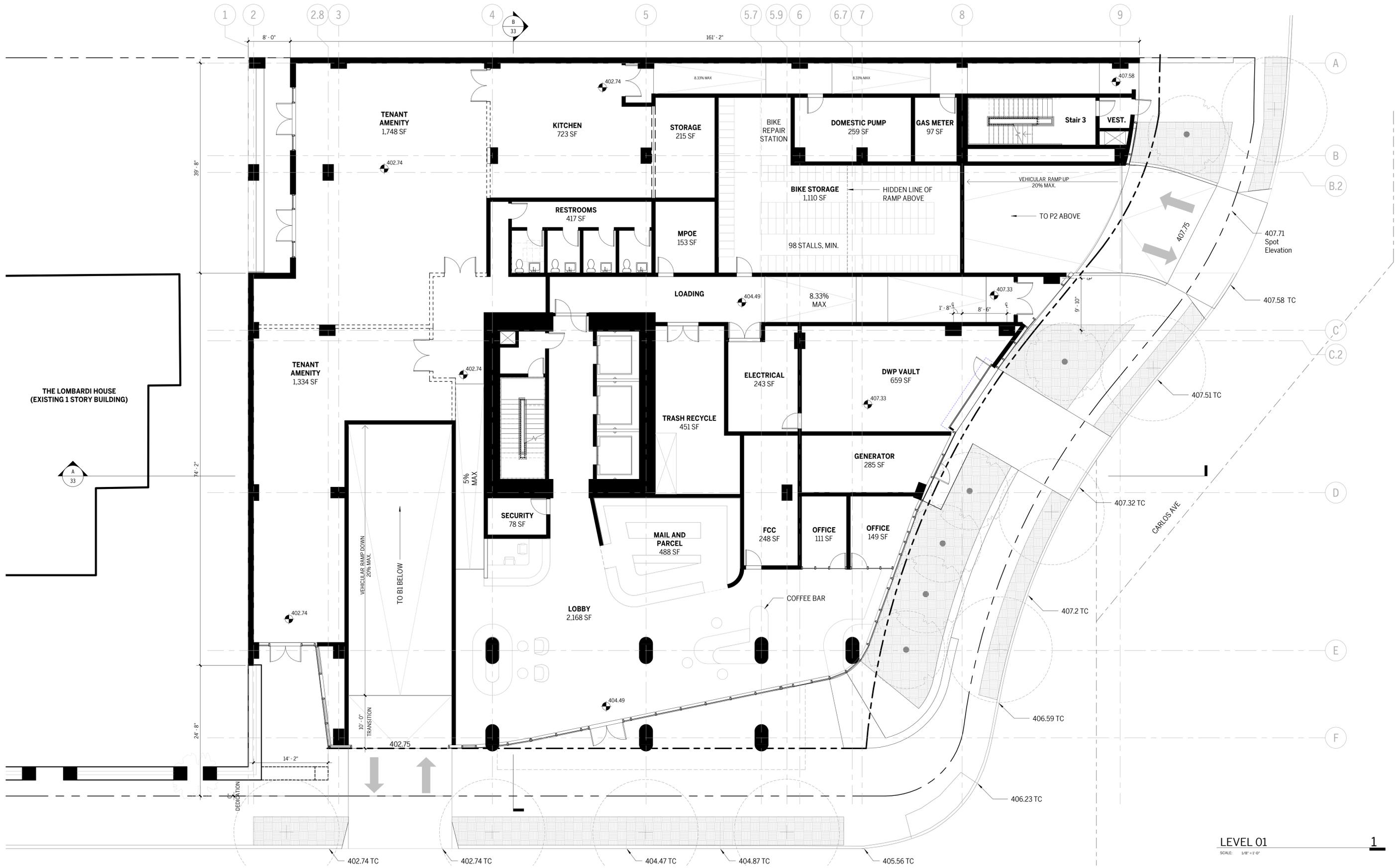
LEVEL B1 1
SCALE: 1/8" = 1'-0"

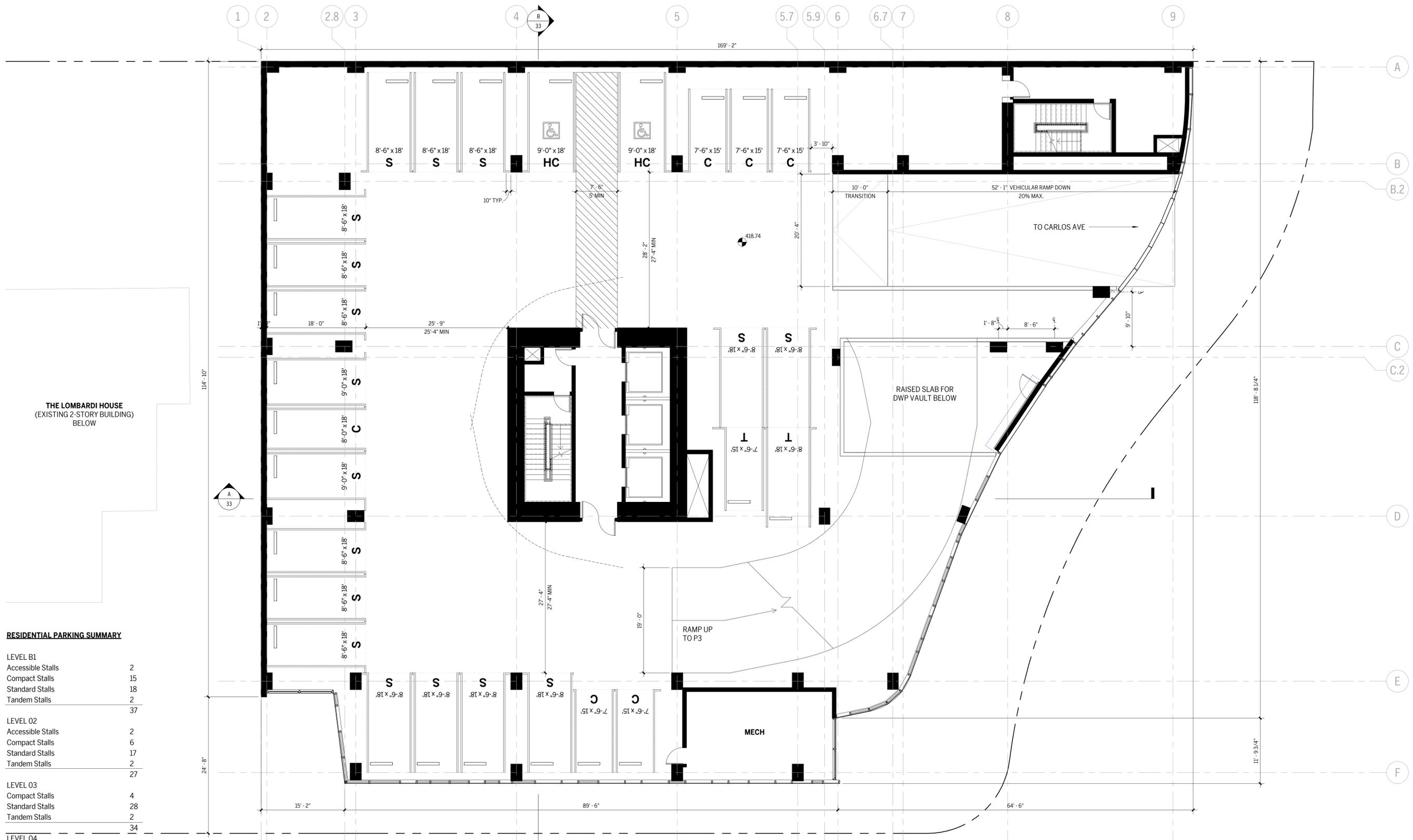


BRONSON RESIDENTIAL TOWER

BASEMENT PARKING PLAN
15



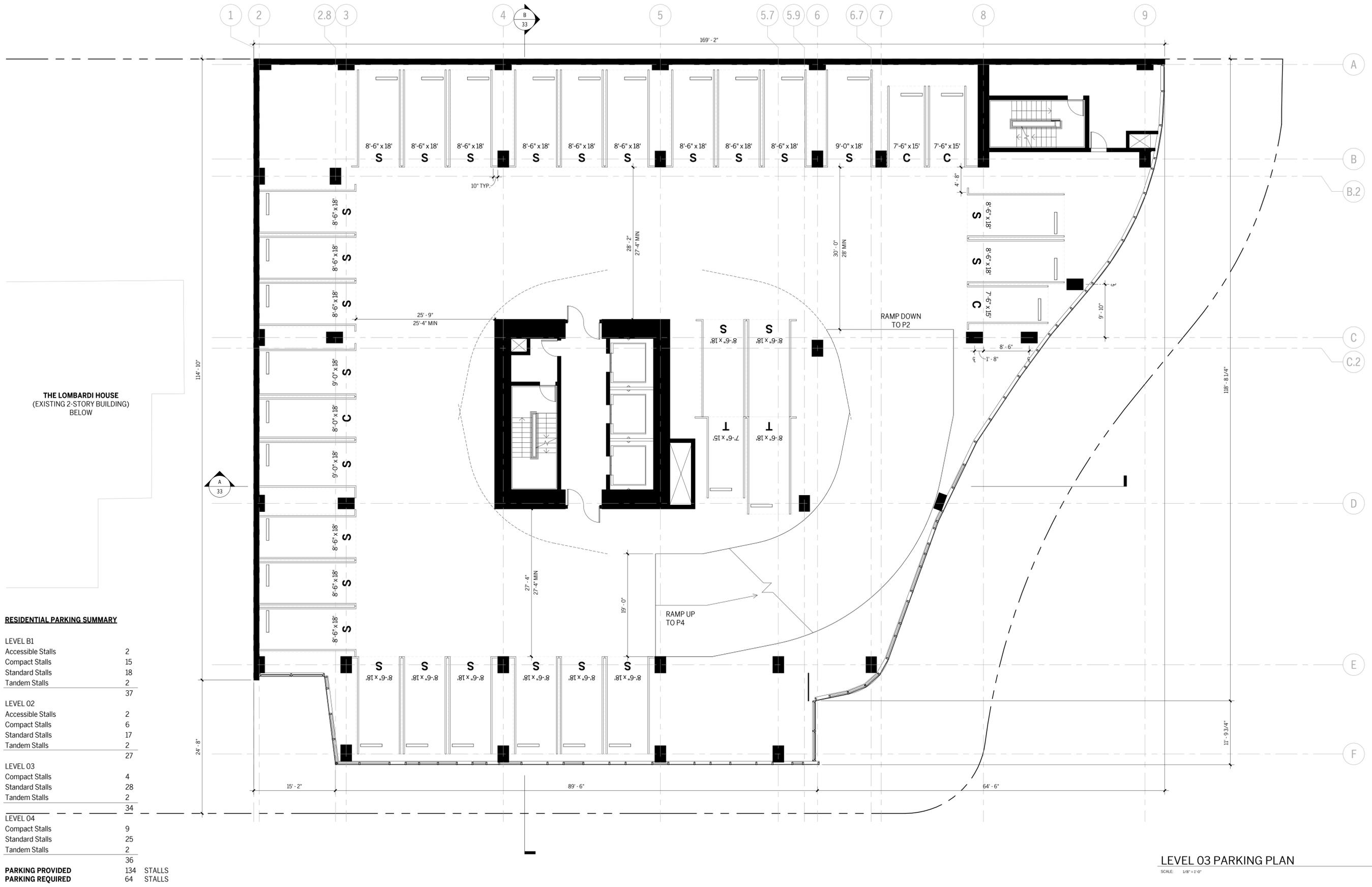




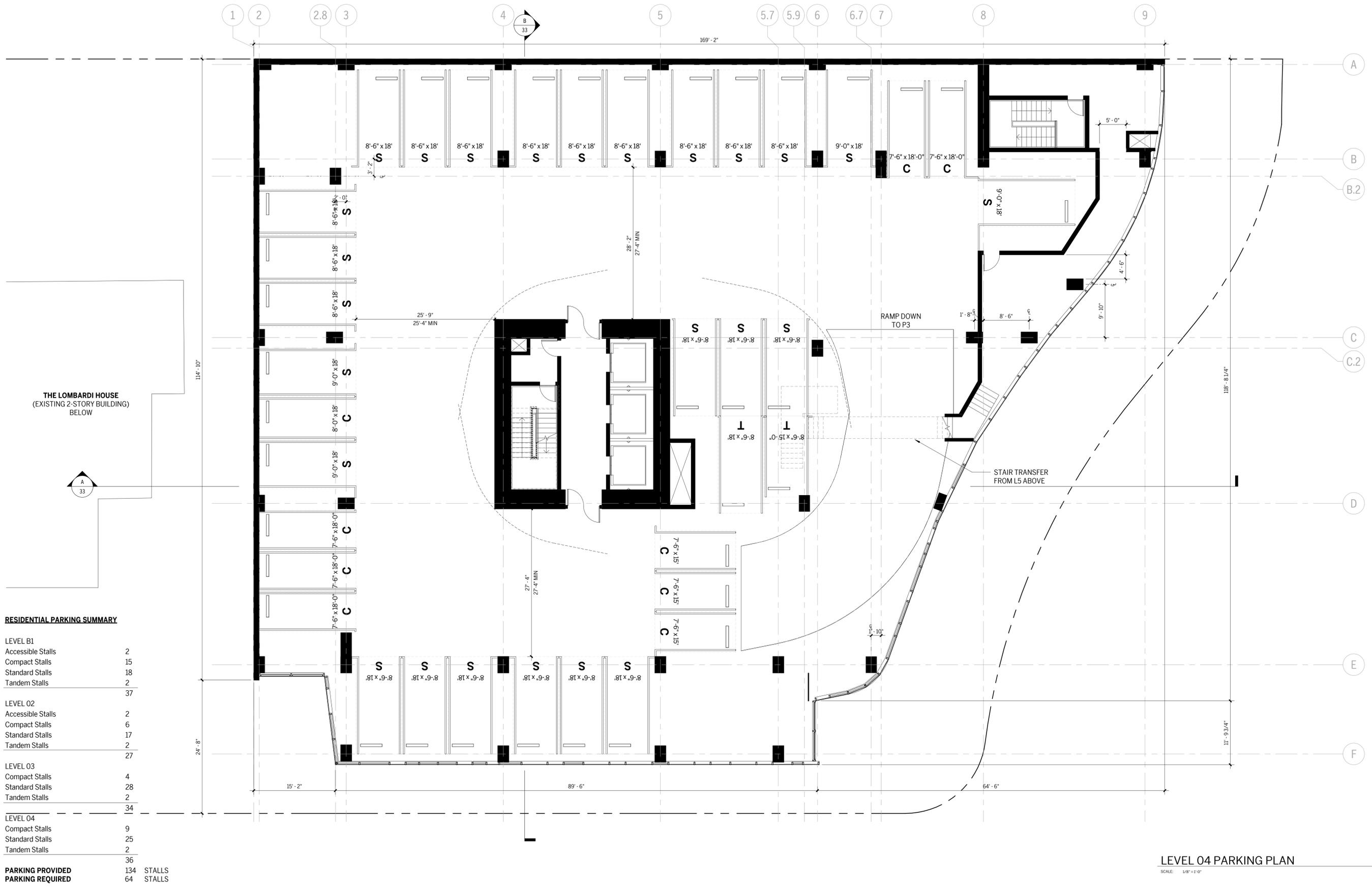
RESIDENTIAL PARKING SUMMARY

LEVEL B1	
Accessible Stalls	2
Compact Stalls	15
Standard Stalls	18
Tandem Stalls	2
LEVEL 02	37
Accessible Stalls	2
Compact Stalls	6
Standard Stalls	17
Tandem Stalls	2
LEVEL 03	27
Compact Stalls	4
Standard Stalls	28
Tandem Stalls	2
LEVEL 04	34
Compact Stalls	9
Standard Stalls	25
Tandem Stalls	2
PARKING PROVIDED	134 STALLS
PARKING REQUIRED	64 STALLS

LEVEL 02 PARKING PLAN 1
SCALE: 1/8" = 1'-0"



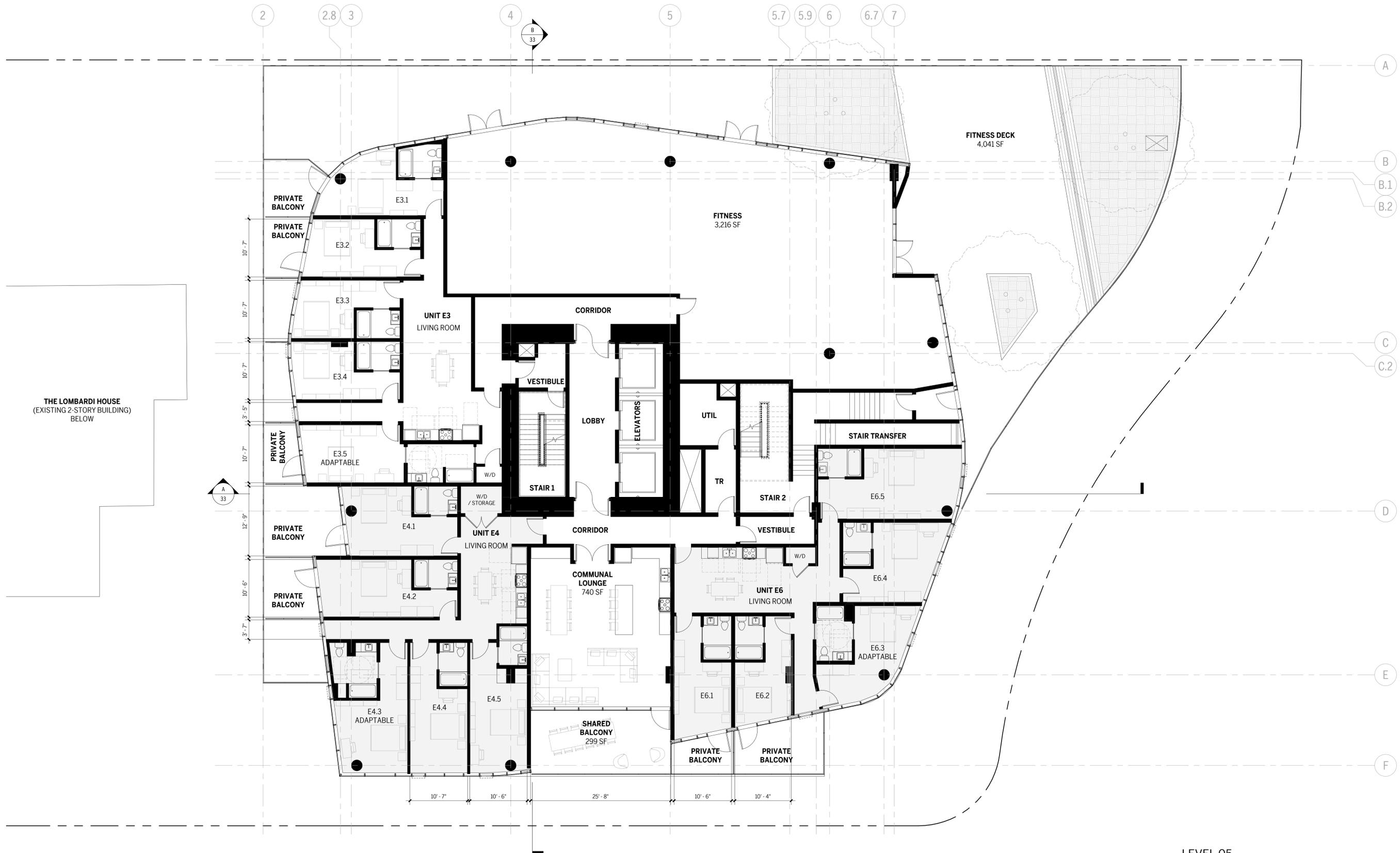
LEVEL 03 PARKING PLAN



RESIDENTIAL PARKING SUMMARY

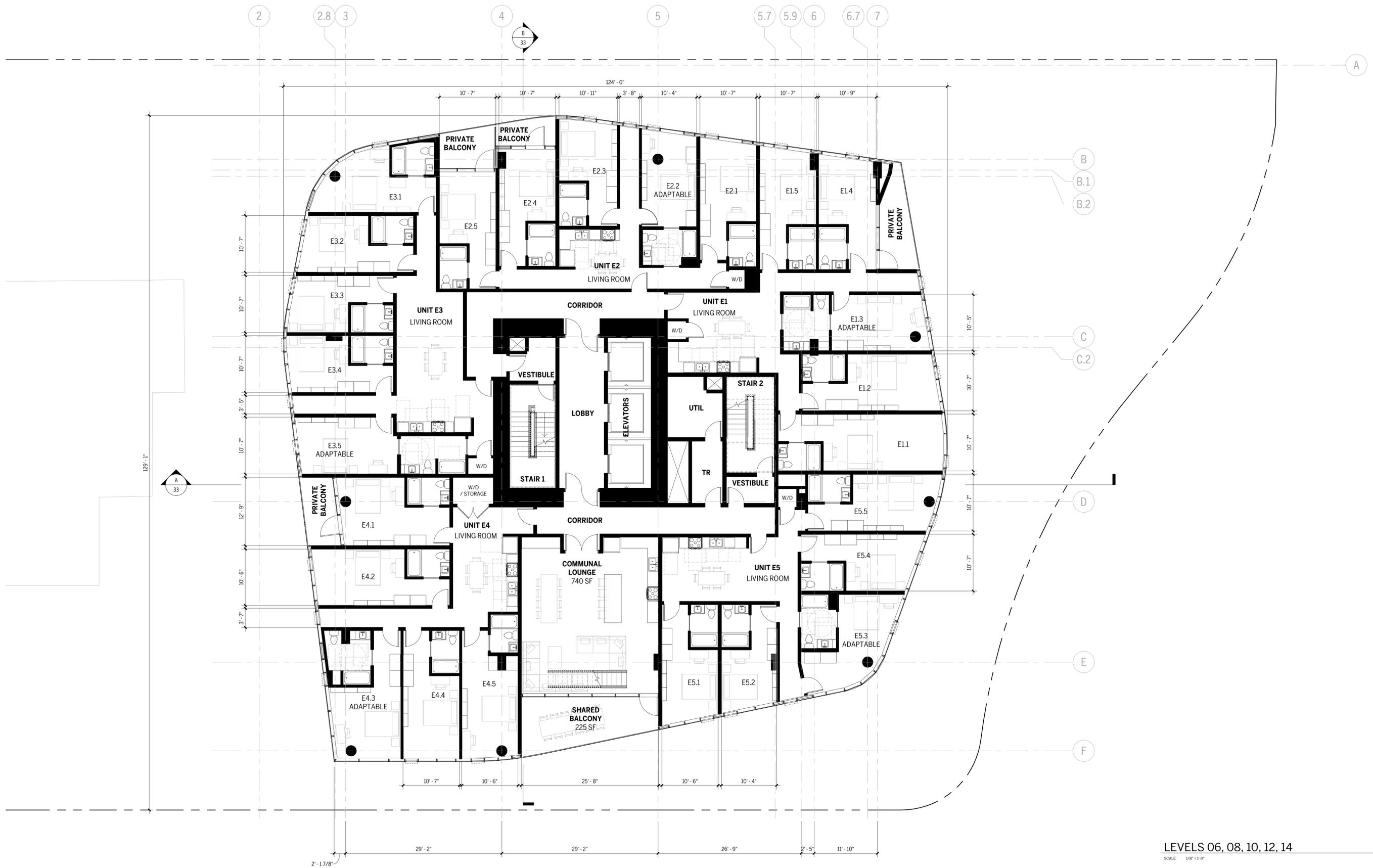
LEVEL B1		
Accessible Stalls	2	
Compact Stalls	15	
Standard Stalls	18	
Tandem Stalls	2	
	37	
LEVEL O2		
Accessible Stalls	2	
Compact Stalls	6	
Standard Stalls	17	
Tandem Stalls	2	
	27	
LEVEL O3		
Compact Stalls	4	
Standard Stalls	28	
Tandem Stalls	2	
	34	
LEVEL O4		
Compact Stalls	9	
Standard Stalls	25	
Tandem Stalls	2	
	36	
PARKING PROVIDED	134	STALLS
PARKING REQUIRED	64	STALLS

LEVEL 04 PARKING PLAN
SCALE: 1/8" = 1'-0"

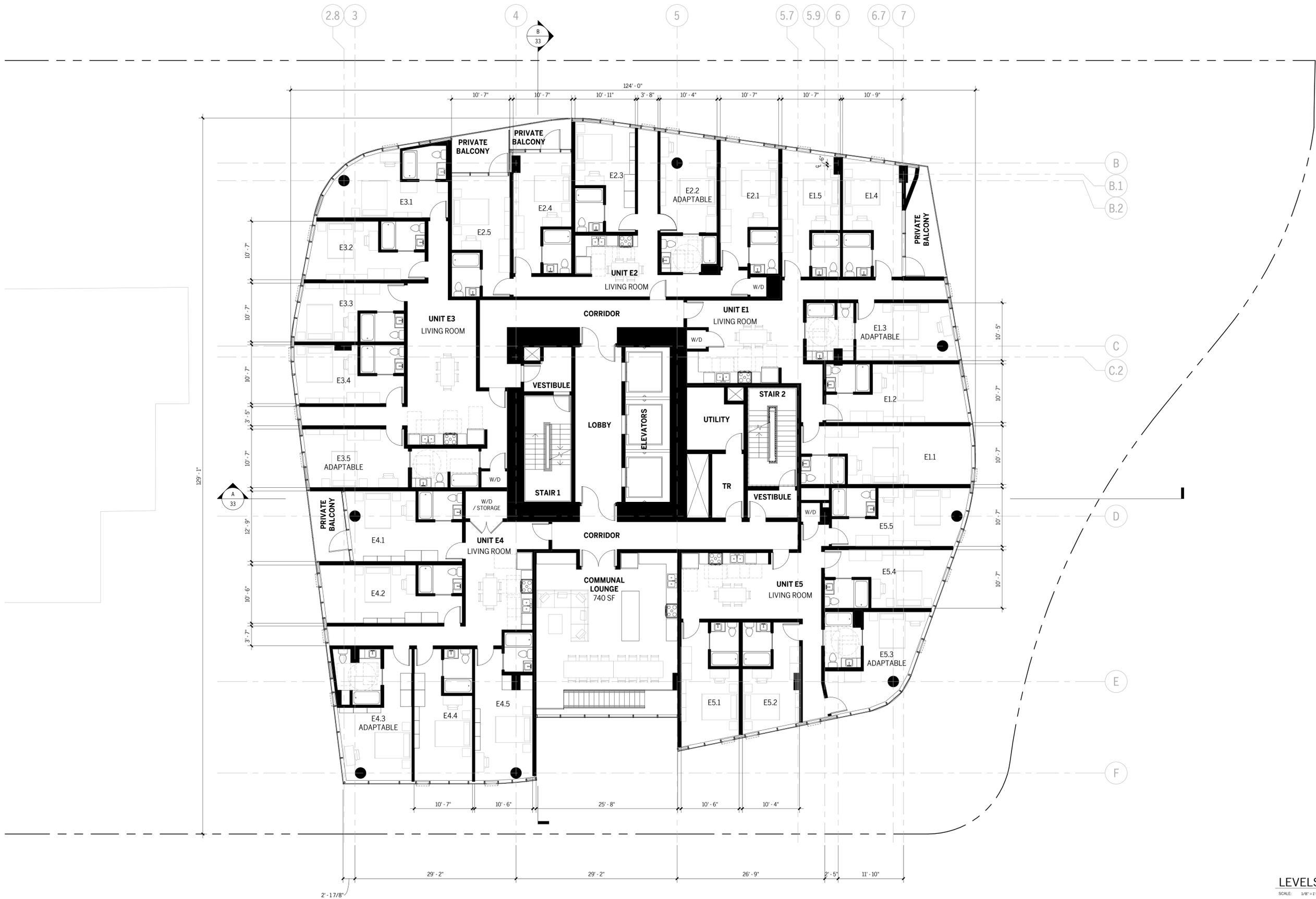


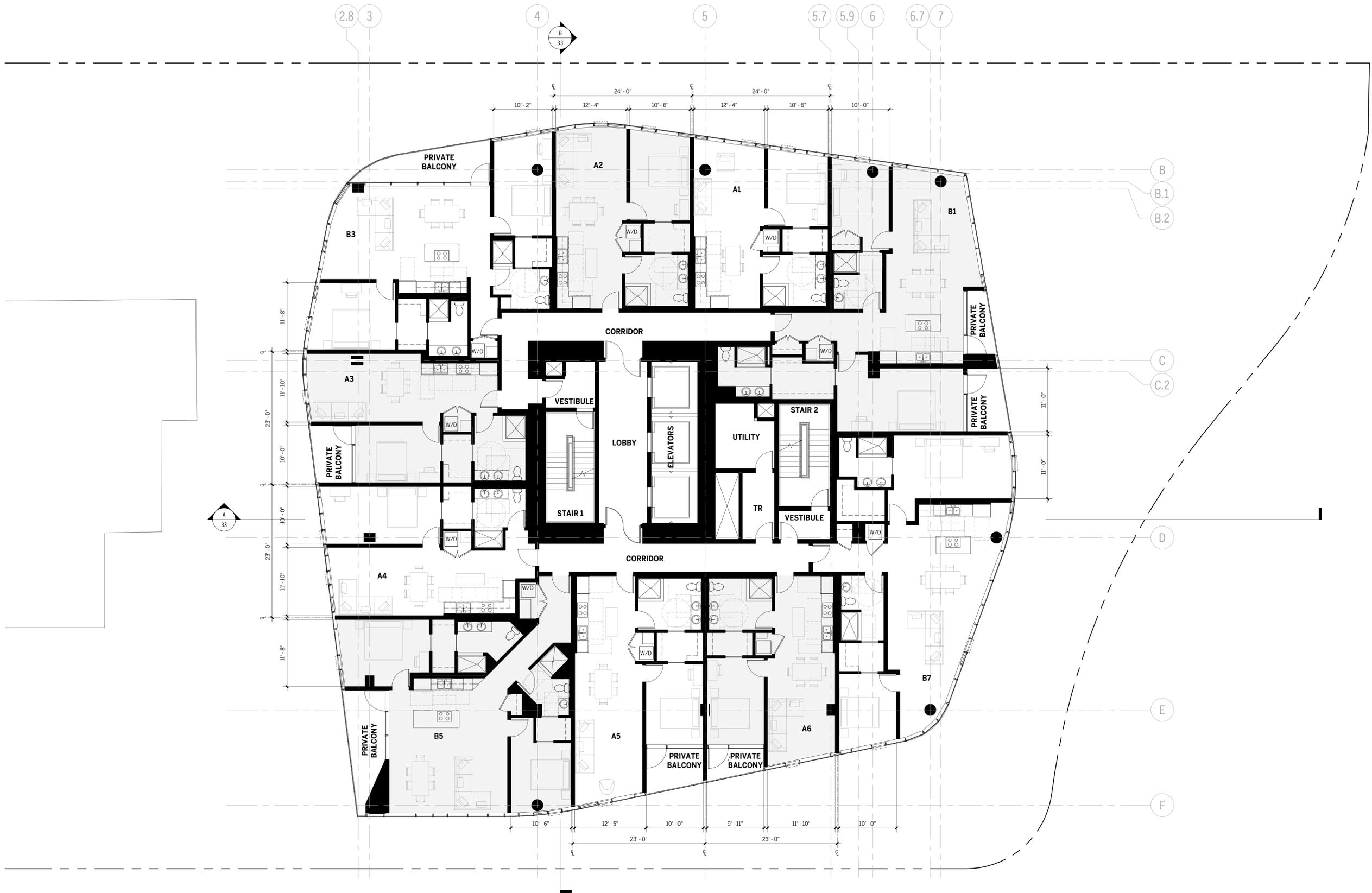
LEVEL 05
SCALE: 1/8" = 1'-0"

1

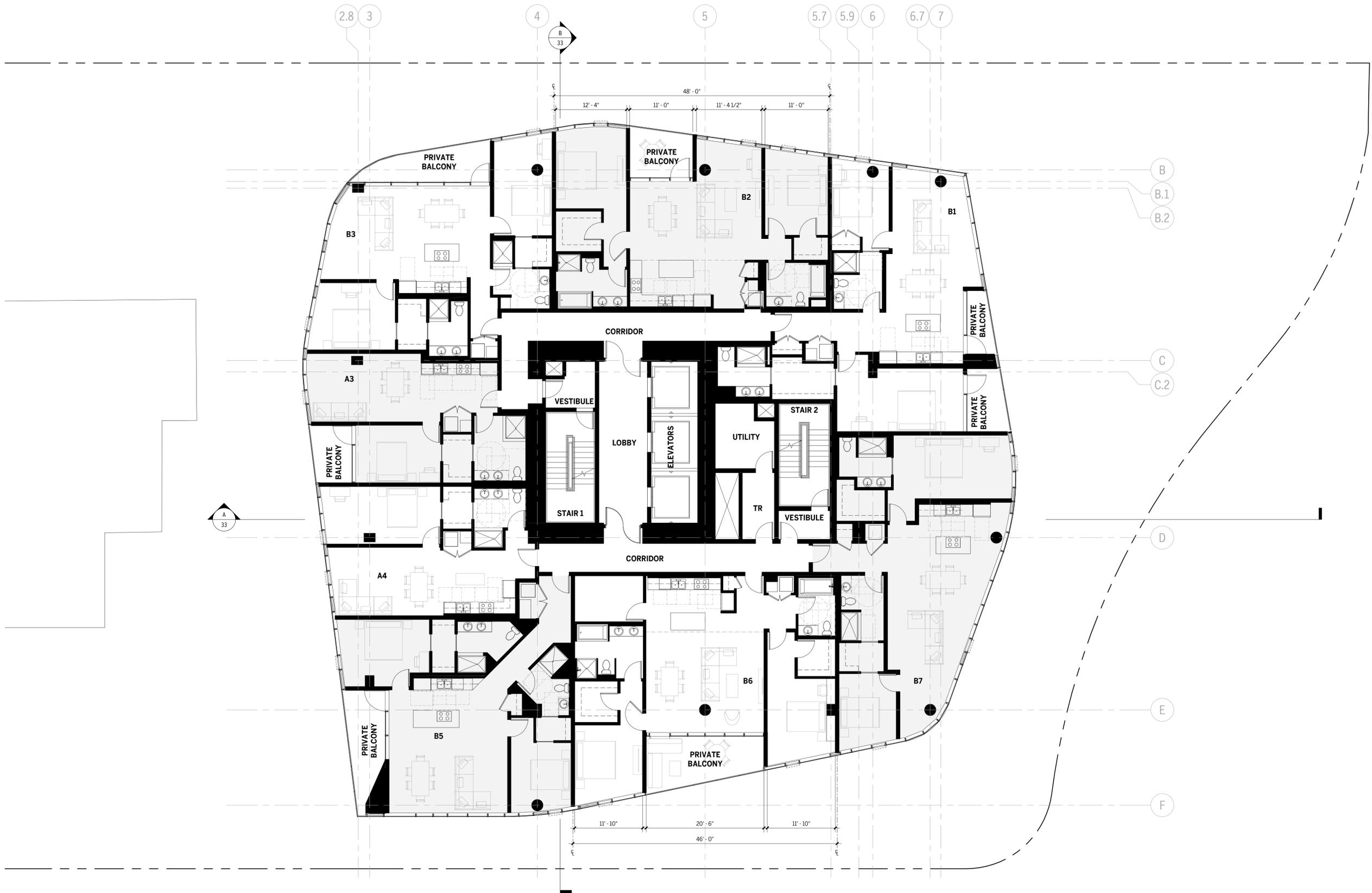


LEVELS 06, 08, 10, 12, 14
SCALE: 1/8"=1'-0"



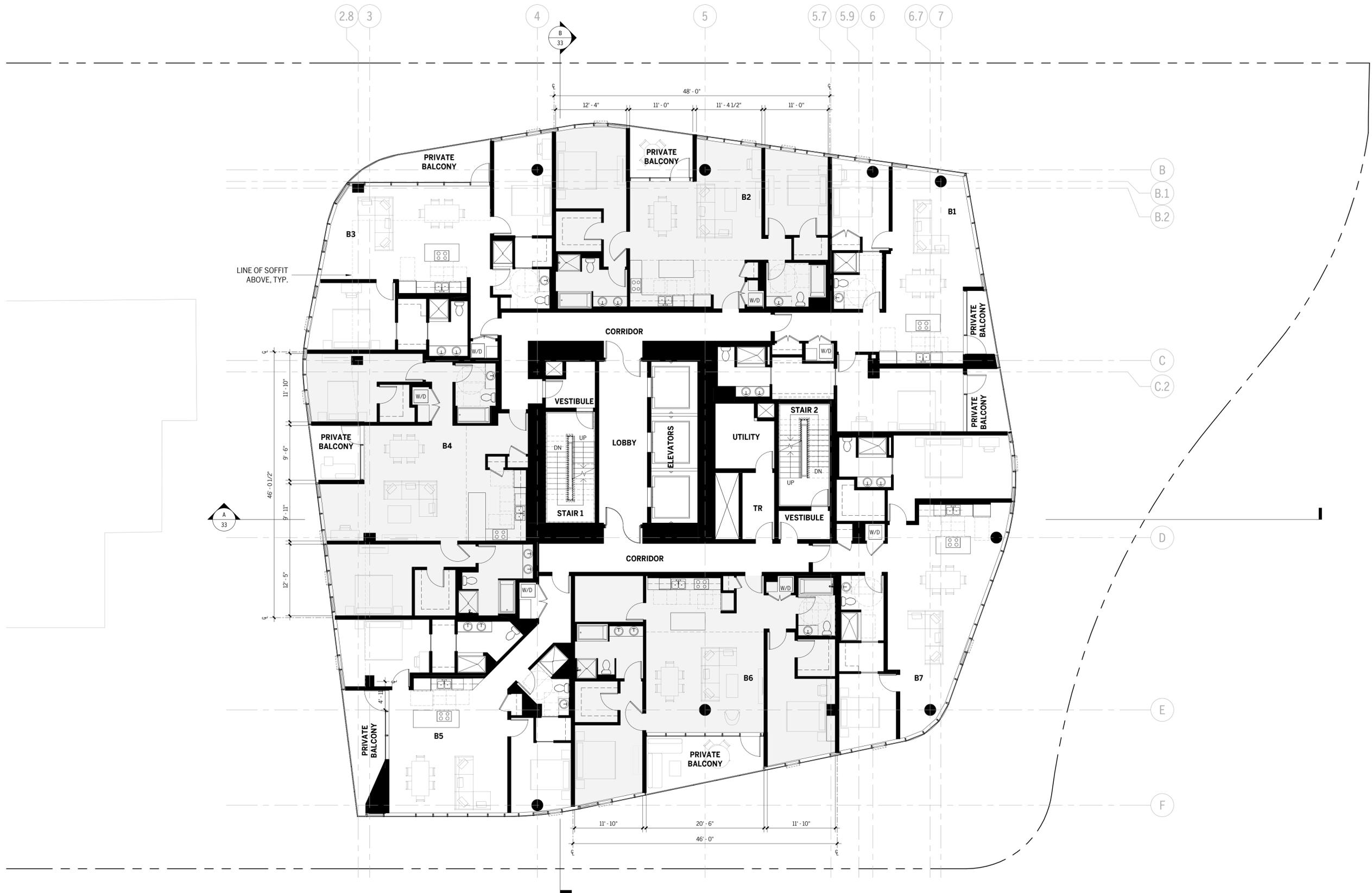


LEVELS 16-21
SCALE: 1/8" = 1'-0"



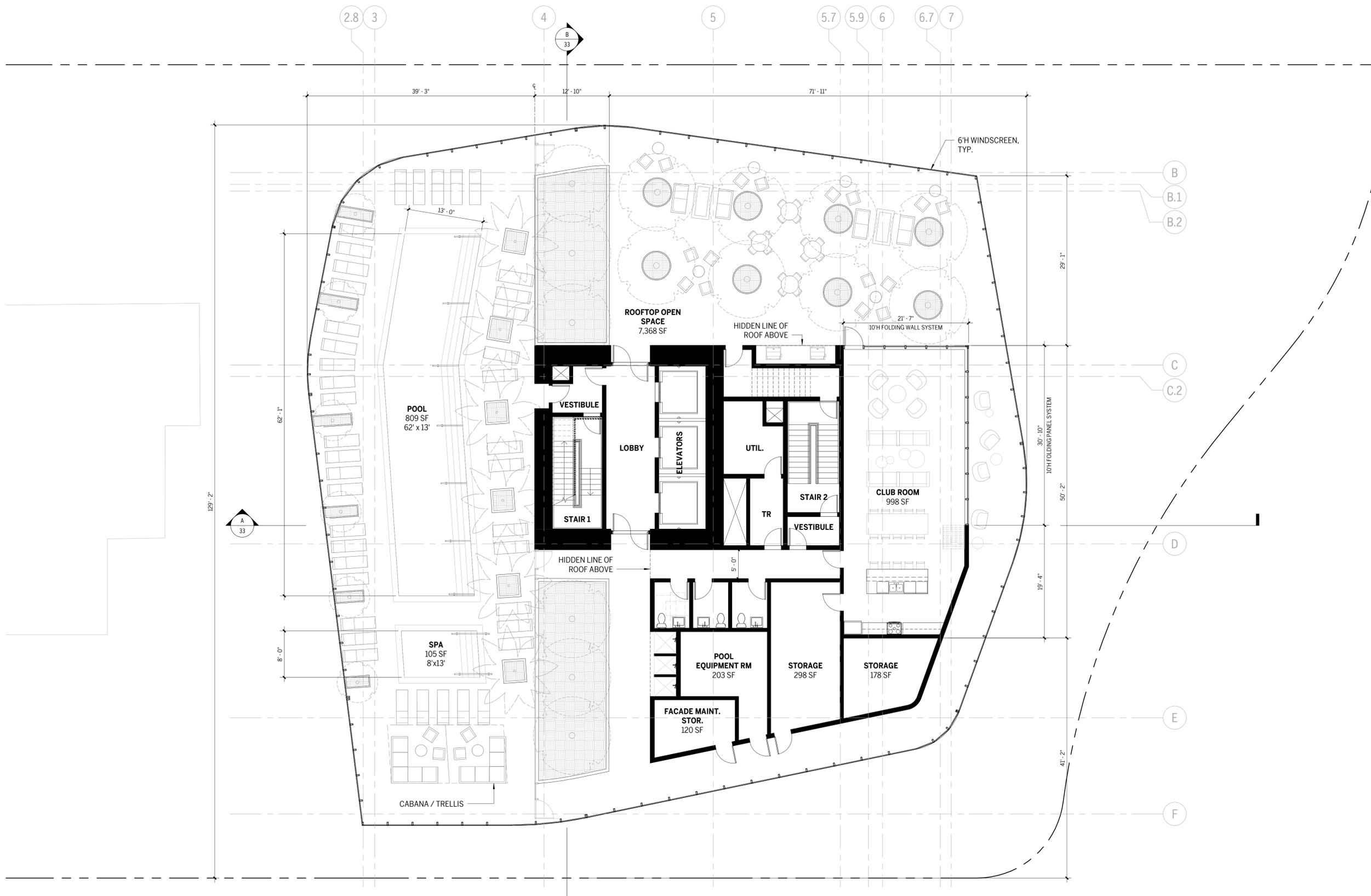
LEVEL 22
SCALE: 1/8" = 1'-0"

1



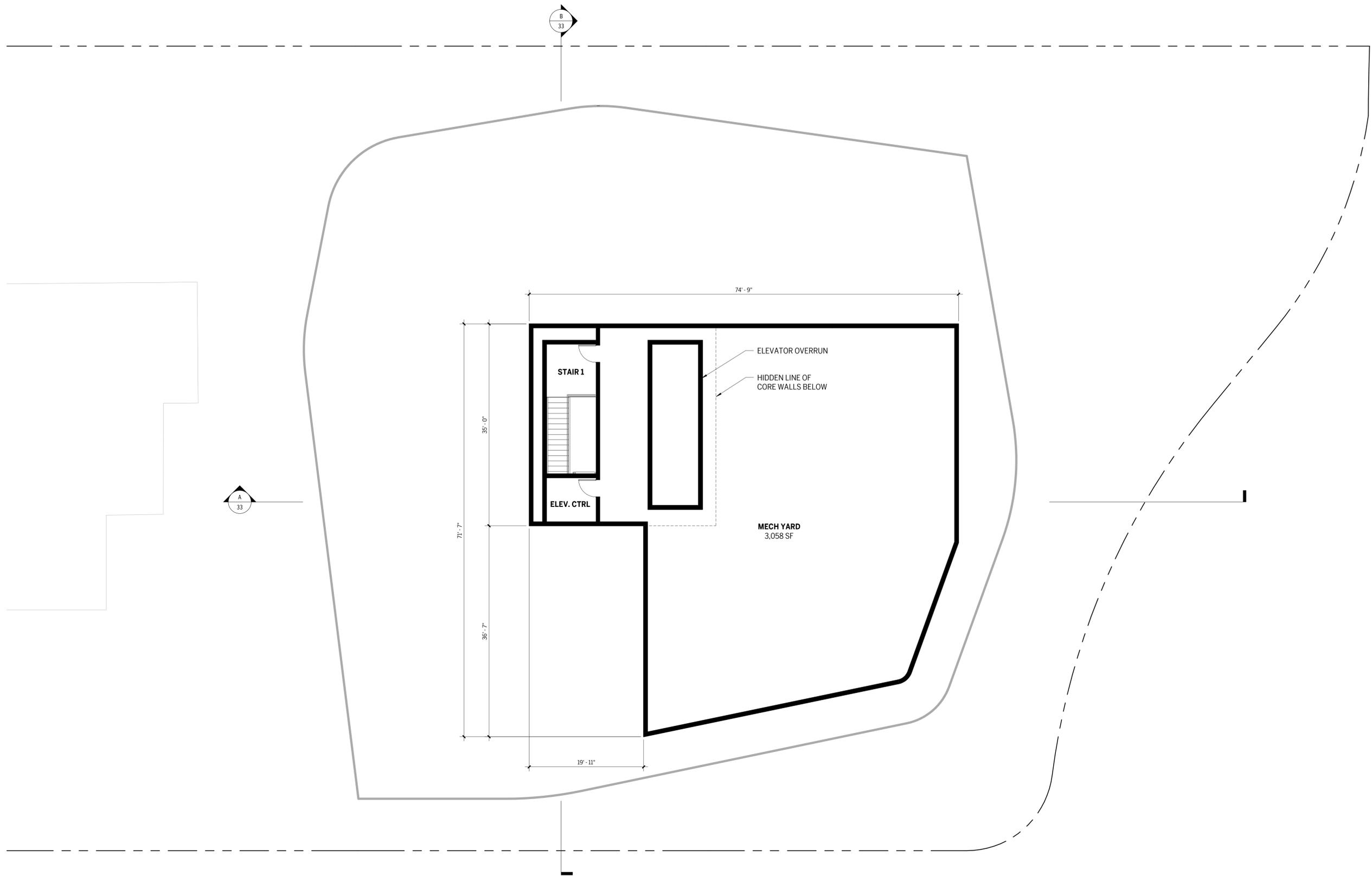
LEVEL 23
SCALE: 1/8" = 1'-0"

1



LEVEL 24
SCALE: 1/8" = 1'-0"

1



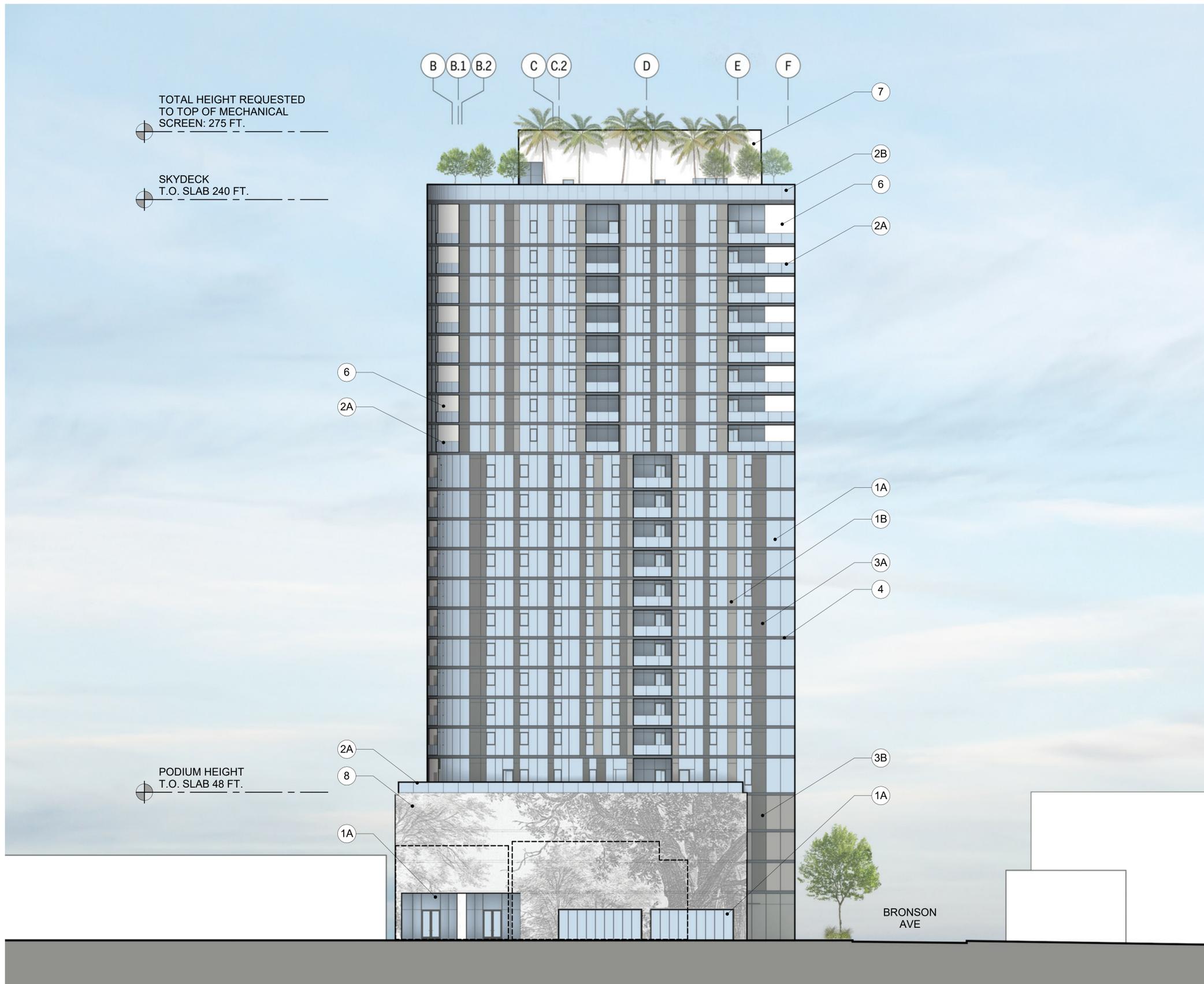
ROOF LEVEL
SCALE: 1/8" = 1'-0"

1



- ①A **VISION GLASS**
HIGH PERFORMANCE IGU, LOW REFLECTIVE
- ①B **SPANDREL GLASS**
LOW REFLECTIVE
- ②A **TEMPERED GLASS GUARDRAIL**
LOW REFLECTIVE
- ②B **TEMPERED GLASS WINDSCREEN**
LOW REFLECTIVE
- ③A **METAL PANEL**
WARM GRAY
- ③B **PERFORATED METAL, WARM GRAY**
WARM GRAY, TO MATCH METAL #1
- ④ **METAL SLAB EDGE COVER**
DARK GRAY
- ⑤ **METAL LOUVERS**
DARKEST GRAY
- ⑥ **METAL PANEL, ACCENT**
WHITE
- ⑦ **PLASTER**
SMOOTH FINISH IN WHITE
- ⑧ **PLASTER**
SMOOTH FINISH IN WHITE BASE WITH SURFACE-APPLIED MURAL

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



- ①A **VISION GLASS**
HIGH PERFORMANCE IGU, LOW REFLECTIVE
- ①B **SPANDREL GLASS**
LOW REFLECTIVE
- ②A **TEMPERED GLASS GUARDRAIL**
LOW REFLECTIVE
- ②B **TEMPERED GLASS WINDSCREEN**
LOW REFLECTIVE
- ③A **METAL PANEL**
WARM GRAY
- ③B **PERFORATED METAL, WARM GRAY**
WARM GRAY, TO MATCH METAL #1
- ④ **METAL SLAB EDGE COVER**
DARK GRAY
- ⑤ **METAL LOUVERS**
DARKEST GRAY
- ⑥ **METAL PANEL, ACCENT**
WHITE
- ⑦ **PLASTER**
SMOOTH FINISH IN WHITE
- ⑧ **PLASTER**
SMOOTH FINISH IN WHITE BASE WITH SURFACE-APPLIED MURAL

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



- 1A **VISION GLASS**
HIGH PERFORMANCE IGU, LOW REFLECTIVE
- 1B **SPANDREL GLASS**
LOW REFLECTIVE
- 2A **TEMPERED GLASS GUARDRAIL**
LOW REFLECTIVE
- 2B **TEMPERED GLASS WINDSCREEN**
LOW REFLECTIVE
- 3A **METAL PANEL**
WARM GRAY
- 3B **PERFORATED METAL, WARM GRAY**
WARM GRAY, TO MATCH METAL #1
- 4 **METAL SLAB EDGE COVER**
DARK GRAY
- 5 **METAL LOUVERS**
DARKEST GRAY
- 6 **METAL PANEL, ACCENT**
WHITE
- 7 **PLASTER**
SMOOTH FINISH IN WHITE
- 8 **PLASTER**
SMOOTH FINISH IN WHITE BASE WITH SURFACE-APPLIED MURAL

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





- ①A **VISION GLASS**
HIGH PERFORMANCE IGU, LOW REFLECTIVE
- ①B **SPANDREL GLASS**
LOW REFLECTIVE
- ②A **TEMPERED GLASS GUARDRAIL**
LOW REFLECTIVE
- ②B **TEMPERED GLASS WINDSCREEN**
LOW REFLECTIVE
- ③A **METAL PANEL**
WARM GRAY
- ③B **PERFORATED METAL, WARM GRAY**
WARM GRAY, TO MATCH METAL #1
- ④ **METAL SLAB EDGE COVER**
DARK GRAY
- ⑤ **METAL LOUVERS**
DARKEST GRAY
- ⑥ **METAL PANEL, ACCENT**
WHITE
- ⑦ **PLASTER**
SMOOTH FINISH IN WHITE
- ⑧ **PLASTER**
SMOOTH FINISH IN WHITE BASE WITH SURFACE-APPLIED MURAL

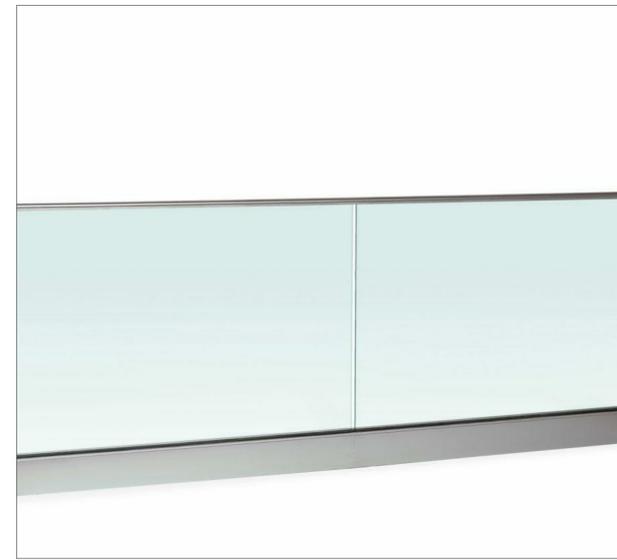
SCALE: 1/16" = 1'-0"





VISION GLASS 1A
HIGH PERFORMANCE IGU, LOW REFLECTIVE
Viracon VRE1-4725

SPANDREL GLASS 1B
LOW REFLECTIVE



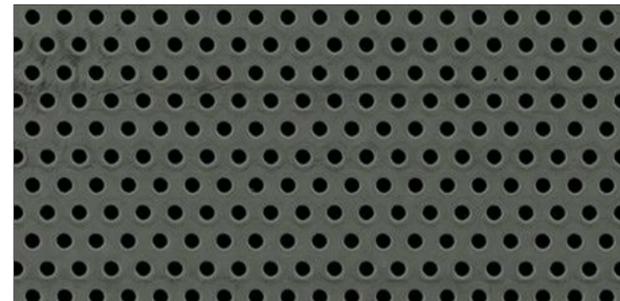
TEMPERED GLASS GUARDRAIL 2A
LOW REFLECTIVE



TEMPERED GLASS WINDSCREEN 2B
LOW REFLECTIVE



METAL PANEL 3A
WARM GRAY
PPG Duranar "Silver Shadow" (UC106707XL)



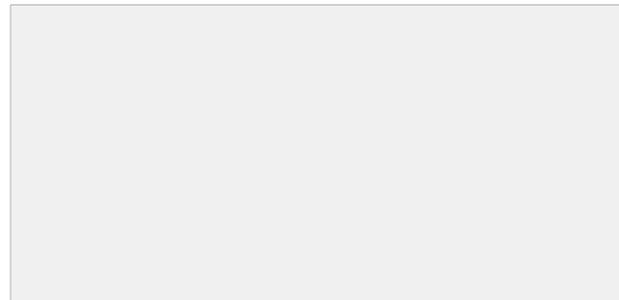
PERFORATED METAL 3B
WARM GRAY, TO MATCH METAL #1



METAL SLAB EDGE COVER 4
DARK GRAY
PPG Duranar "Grey Velvet" (UC70214F)



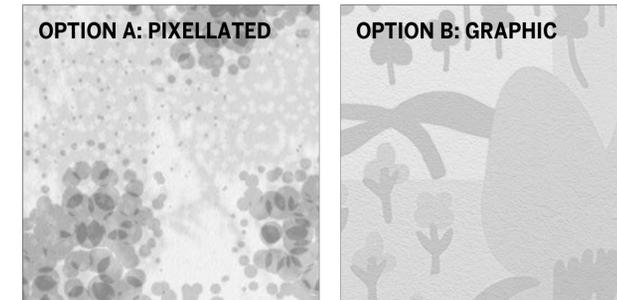
METAL LOUVERS 5
DARKEST GRAY



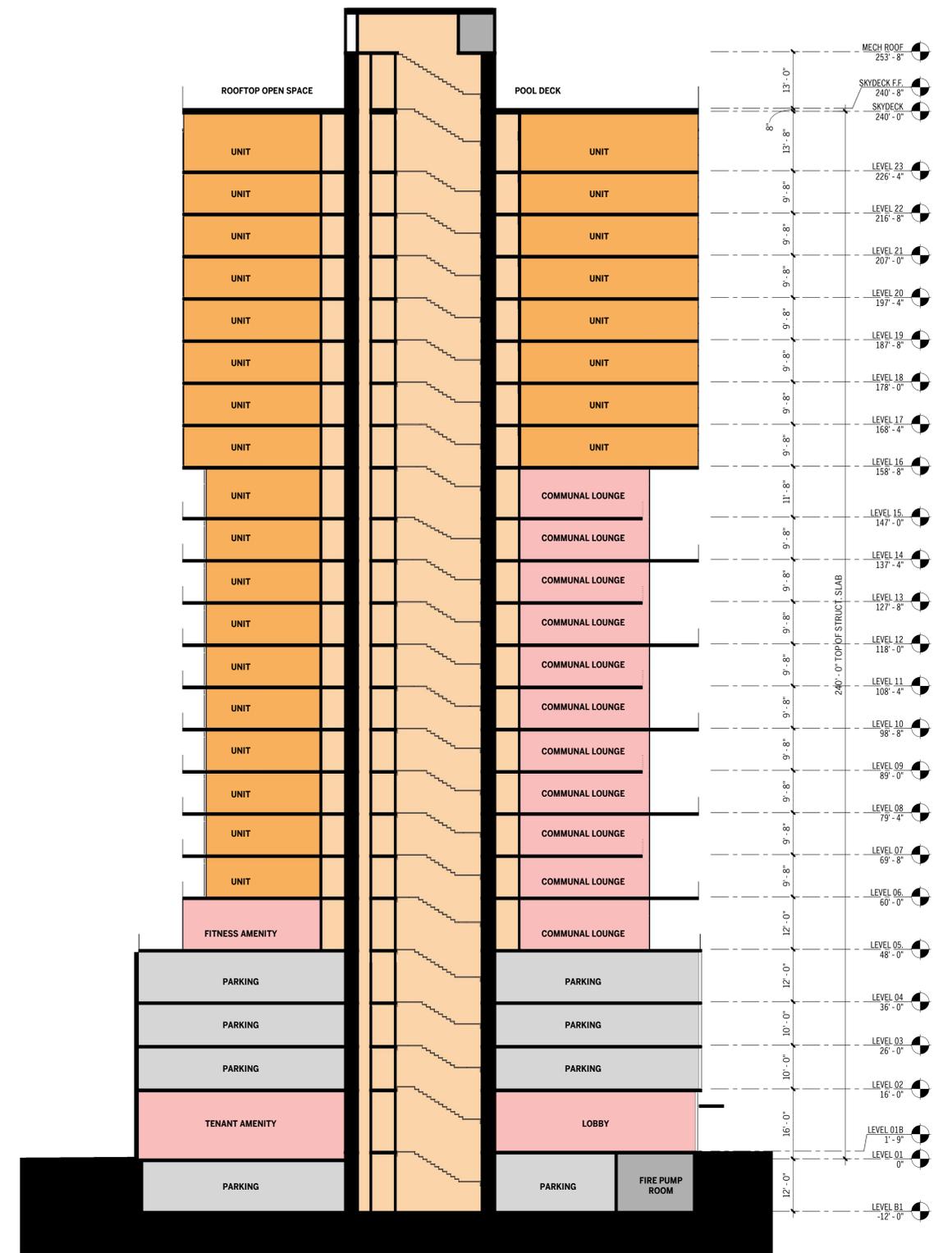
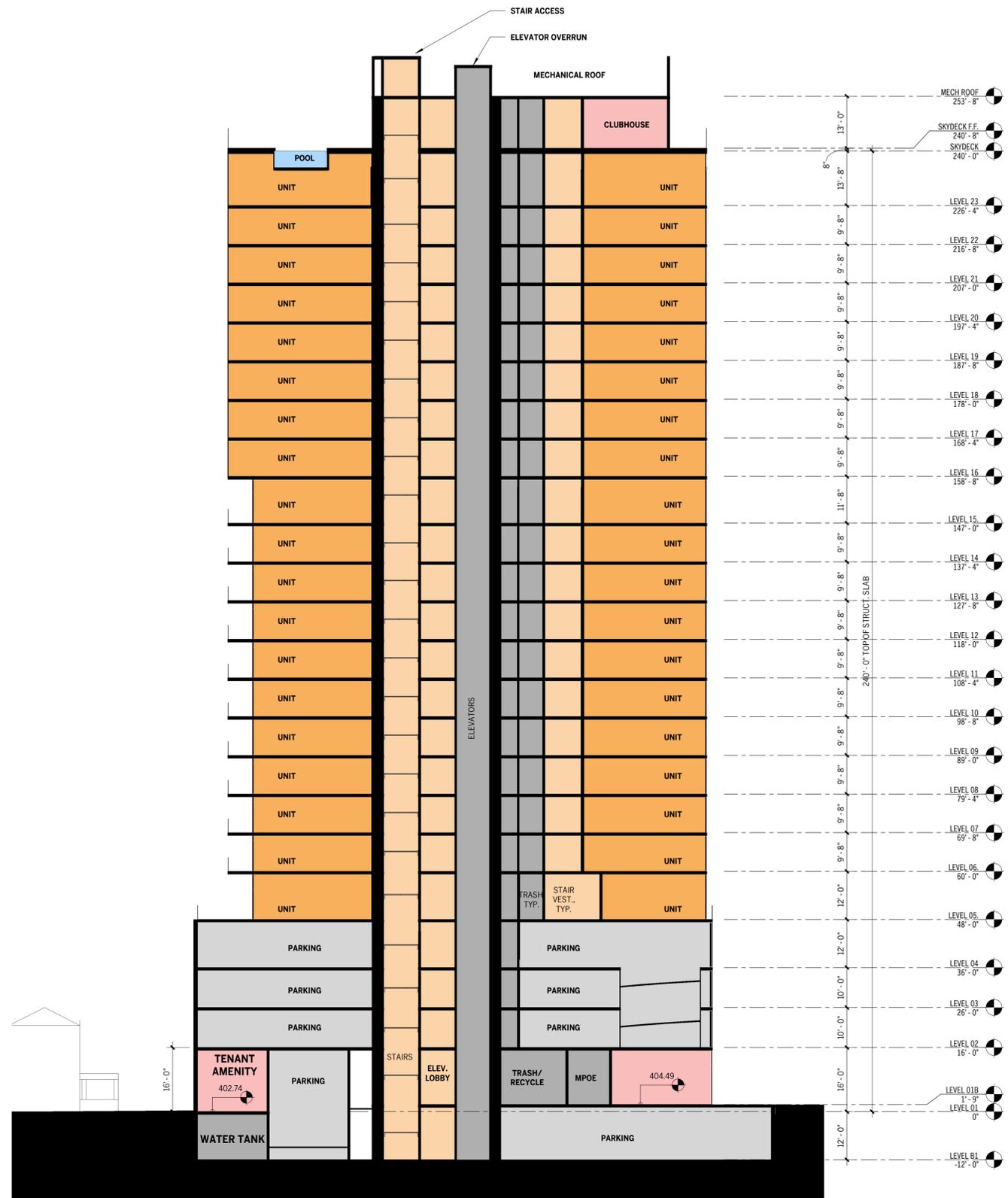
METAL PANEL, ACCENT 6
WHITE
PPG Duranar "Bone White" (UC43350)

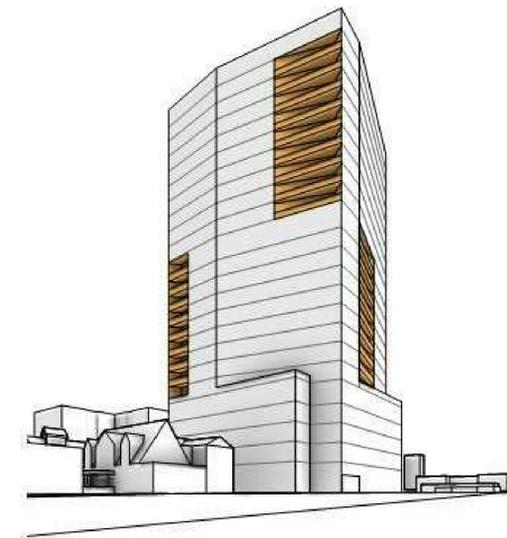
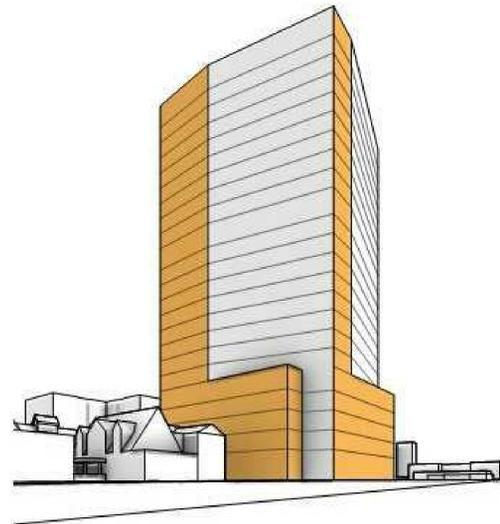
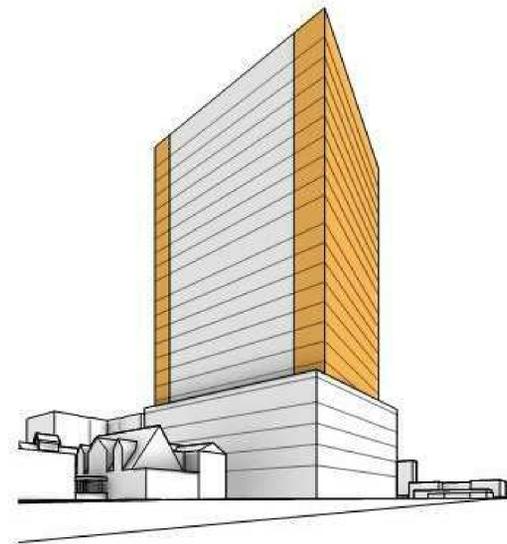
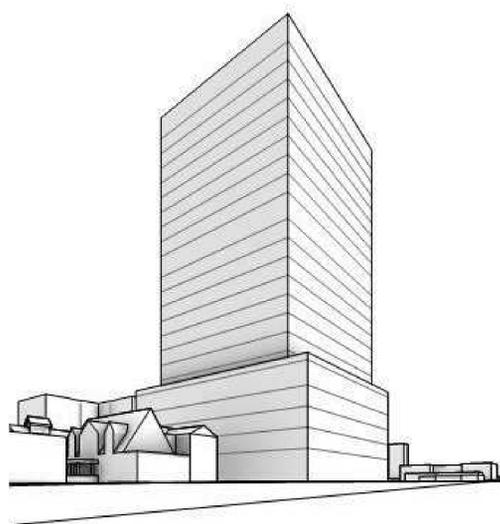
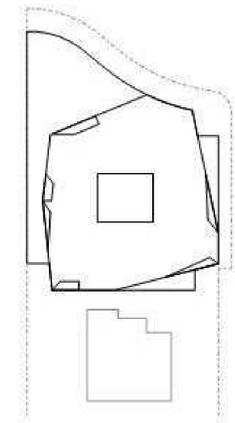
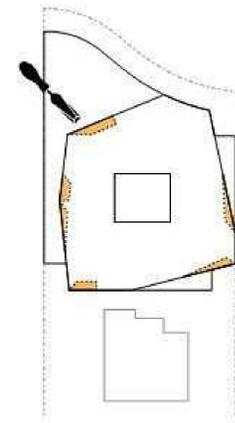
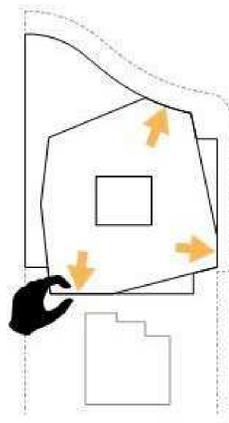
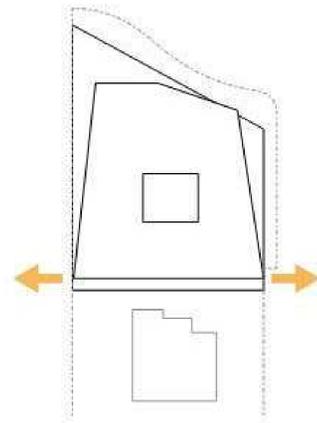
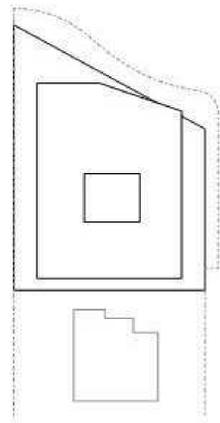


PLASTER 7
SMOOTH FINISH IN WHITE



PLASTER 8
SMOOTH FINISH IN WHITE BASE WITH SURFACE-APPLIED MURAL





Baseline:
Typical Tower over
Podium

Maximize Views

Connect to the Podium and
ground the Tower

Chisel out balconies for
each resident type

3 Palladium Residences

6215 Sunset Blvd
Los Angeles, CA 90028

One of the most high-profile developments planned for Hollywood, this project would put two 30-story mixed-use towers directly behind the Palladium. The new high-rises would bring 731 apartments to the neighborhood, with 5 percent of the units set aside for low-income tenants, and they would put new retail and restaurant along Sunset Boulevard, El Centro Avenue, and Argyle Avenue.

The [AIDS Healthcare Foundation](#) argued this project was too big for the neighborhood and sued, but the suit was thrown out by a Superior Court judge last year.



2 EPIC

5901 Sunset Blvd
Los Angeles, CA 90028

This [Gensler-designed project](#) will rise 13 stories. When complete, it will add 280,000 square feet of new offices and 18,400 square feet of ground-floor retail space.

Dubbed "Epic," it is being developed by Hudson Pacific Properties, which also owns the [Sunset Bronson Studios building](#) across the street and the neighboring [Icon tower](#). Netflix is renting both.

The project began construction in late 2017. It's expected to take 27 months to complete.



1 Treehouse Hollywood

5842 Carlton Way
Los Angeles, CA 90028

This fully-furnished, five-story, coliving apartment complex, [Treehouse Hollywood](#), will hold 60 bedrooms will be organized into 18 suite-like living spaces with shared kitchens and living rooms. It's set to open in the summer.



4 Ivar Gardens

6407 Sunset Blvd
Los Angeles, CA 90028

This hotel project from developer R.D. Olson will replace a Jack in the Box with an [Art Deco-inspired structure](#) that includes 275 guest rooms, along with 1,900 square feet of retail space, a rooftop pool and fitness center, and four levels of underground parking.



5 6430 Hollywood

6430 Hollywood Blvd
Los Angeles, CA 90028

This Hollywood Boulevard site would hold a [large housing development](#) that would restore and incorporate the historic Art Deco Attie Building and the "You Are A Star" mural on its exterior.

The planned development is a 15-story complex designed by Los Angeles-based firm [GMPA Architects](#). It would include 260 units of housing and 17,800 square feet of retail and restaurant space. Parking for 420 cars would be located in a five-story lot—including two underground levels.

Construction was previously expected to begin in March 2019, with a two-year build-out. But now developers seem to be aiming for completion in 2023. They have applied for CEQA streamlining for the project, [Urbanize](#) reports.



6 6100 Hollywood

6100 Hollywood Blvd
Los Angeles, CA 90028

This 22-story tower would rise where there is now a surface parking lot. The development would hold 220 apartments, 11 of which would be affordable. The developer is an LLC connected to the Metropolitan Life Insurance Company. It anticipates construction will begin in 2020 and last about two years.



7 citizenM

1718 Vine St
Los Angeles, CA 90028

In early 2016, stylish microunit, Millennial-targeting hotelier citizenM paid \$7.5 million for a .27-acre lot north of Hollywood and Vine. In August of that same year, citizenM [filed plans](#) with the city to build a 14-story, 216-room hotel on the property. A construction start date has been not been announced.



8 Hollywood Center

1720 Vine St
Los Angeles, CA 90028

The development formerly known as [Millennium Hollywood](#) is back. The project would hold 1,005 apartments and condos, including 133 units set aside for low-income seniors.

Plans call for two towers, measuring 35 and 46 stories, and two 11-story buildings on sites next to and across from the Capitol Records building at Yucca and Vine streets. Construction could begin as early as 2021.



9 6220 Yucca

6220 Yucca St
Los Angeles, CA 90028

This 20-story tower—with apartments and a hotel—from developer Champion Real Estate would raze a cluster of smaller residential buildings, including the rent-controlled Yucca-Argyle apartment complex. There won't be any affordable units in the new high-rise, but [all of the units](#) would be subject to the city's rent stabilization ordinance, meaning yearly rent increases will be capped by the city.



1717 N Bronson Ave













Open Space Calculations Landscape Area

Required: 2,354 SQFT Planted

Provided: 3,020 SQFT Planted

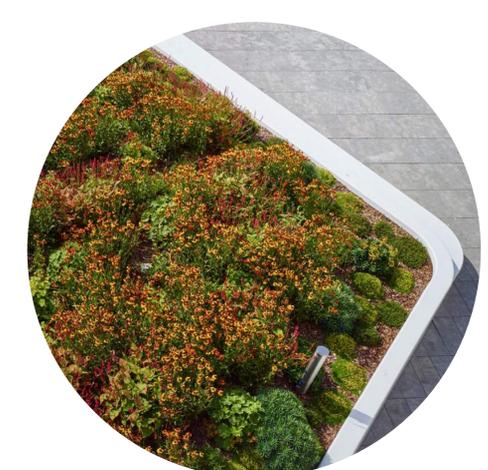
Trees

Required: 40

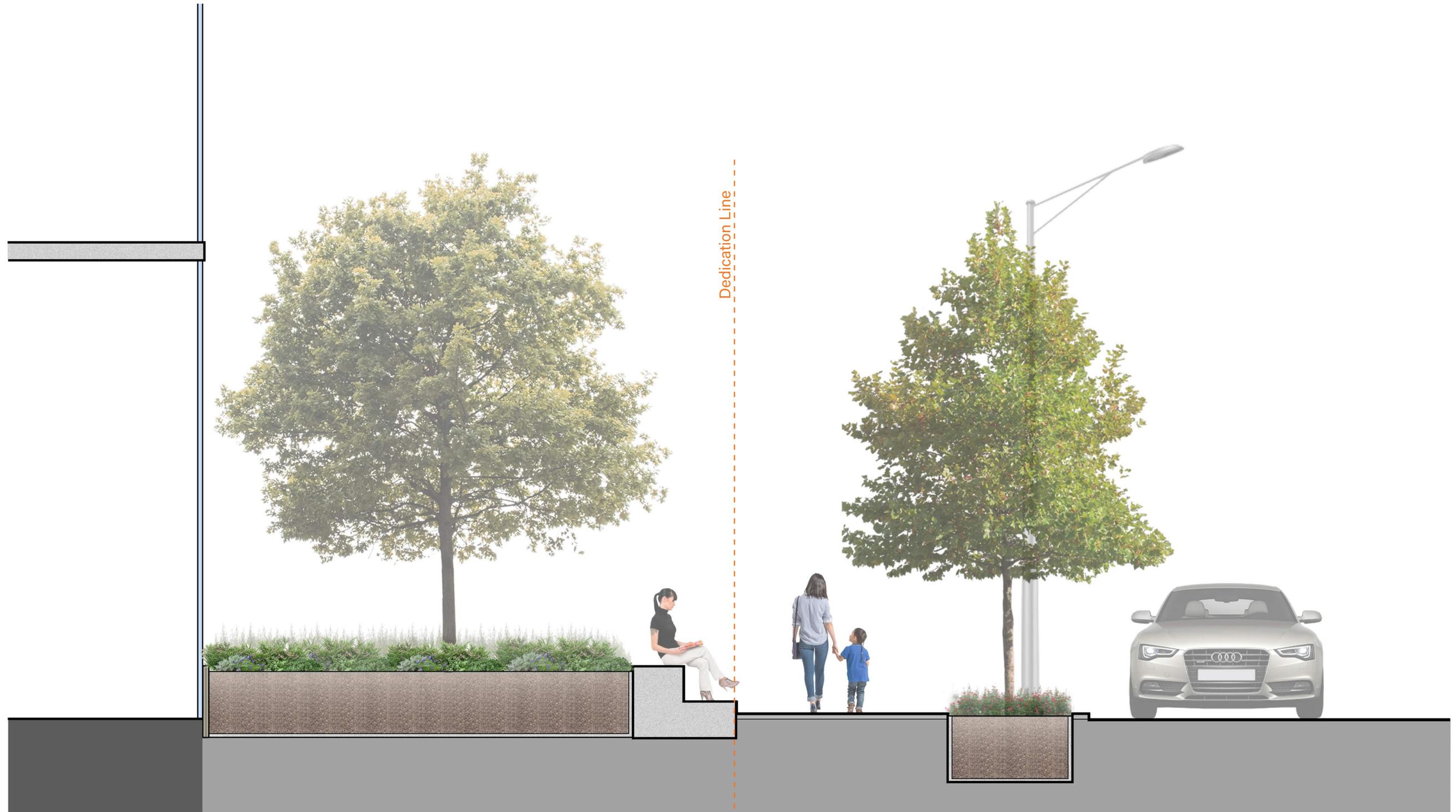
- 32 (Based on 128 units)

- 8 (Based on 4 street tree removals)

Provided: 20



- LEGEND**
- 1 NEW STREET TREES
 - 2 6'-0" PARKWAY PLANTING
 - 3 4'-0" PARKWAY PLANTING
 - 4 TERRACE STEPS
 - 5 PLANTER
 - 6 PASSAGE WAY



Dedication Line

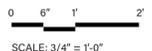
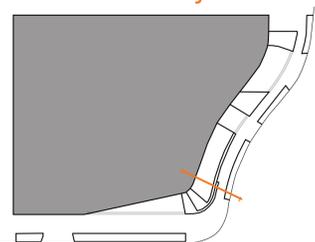
Lobby

Terraced Planter

Public Sidewalk

Parkway Planter

Carlos Ave.



SCALE: 3/4" = 1'-0"







LEGEND

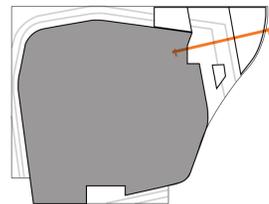
- 1 RAISED PLANTER
- 2 CUSTOM WOOD BENCH
- 3 FITNESS TERRACE
- 4 PRIVATE PATIO
- 5 SPECIMEN TREE



FITNESS TERRACE

CUSTOM BENCH

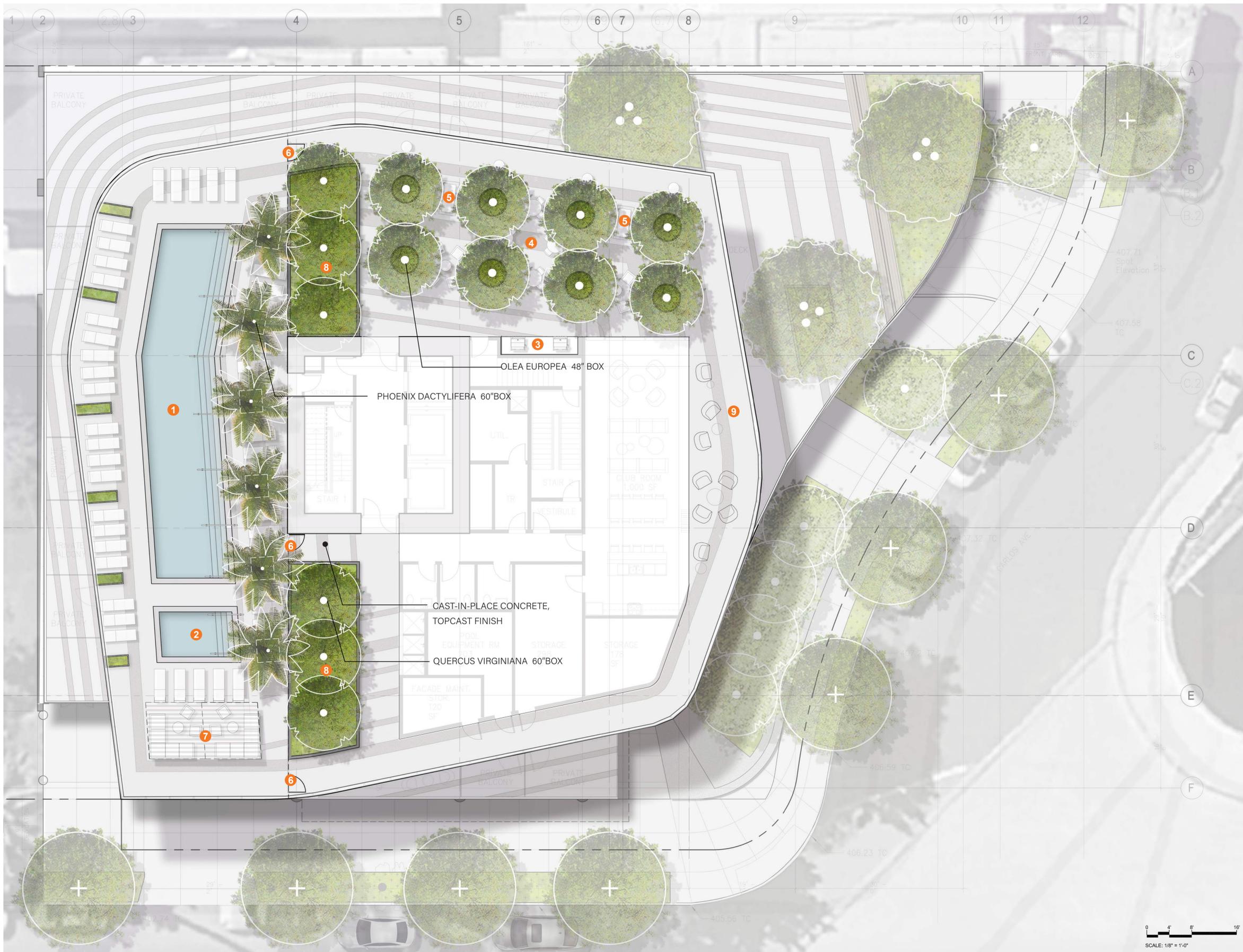
RAISED PLANTER



0 6" 1' 2'
SCALE: 3/4" = 1'-0"





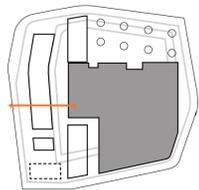


LEGEND

- 1 LAP POOL
- 2 SPA
- 3 OUTDOOR KITCHEN
- 4 LOUNGE TERRACE
- 5 FIRE FEATURE
- 6 POOL ENCLOSURE
- 7 SHADE TRELLIS / CABANA
- 8 PLANTER
- 9 VIEW TERRACE



RAISED PLANTER | POOL DECK | POOL | POOL DECK | PALM PLANTER | POOL DECK | CORE



0 6" 1' 2'
 SCALE: 3/4" = 1'-0"









MAGNOLIA GRANDIFLORA
DECIDUOUS TREE - 48"BOX
Medium Water



GEIJERA PARVIFLORA
EVERGREEN TREE - 36"BOX
Low Water



QUERCUS VIRGINIANA
EVERGREEN TREE - 48"BOX
Low Water



OLEA EUROPEA
DECIDUOUS TREE - 48"BOX
Low Water



PHOENIX DACTYLIFERA
EVERGREEN TREE - 60"BOX
Low Water



PROSOPIS / MESQUITE
EVERGREEN TREE - 48"BOX
Medium Water



PLATANUS RACEMOSA
EVERGREEN TREE - 48"BOX
Medium Water



ALEO X 'HERCULES'
EVERGREEN SHRUB- 48"BOX
Low Water



AGAVE BLUE GLOW
SUCCULENT - 5gal 30"o.c.
Low Water



ALOE MOONGLOW / SAFARI ORANGE
SUCCULENT
Low Water



TIBOUCHINA URVILLEANA
BROADLEAF EVERGREEN - 15gal
Medium Water



HAKONECHLOA MACRA 'AUREOLA'
PERENNIAL GRASS 1.5'x1.5'
Medium Water



BACCHARIS PIGEON POINT
EVERGREEN PERENNIAL - 1gal 30"o.c.
Medium Water



MUHLENBERGIA DUBIA
PERENNIAL GRASS - 1gal 30"o.c.
Low Water



ASPLENium NIDUS
EVERGREEN FERN 5'x3'
Medium Water



NEOREGELIA X 'ALLURE'
EVERGREEN PERENNIAL 4'x5'
Medium Water

TREES	STREET TREE(S)	
	Magnolia grandiflora / Southern Magnolia	48" box
	Platanus racemosa / California Sycamore	48" box
LEVEL 5		
	Prosopis / Mesquite	36" box
	Aloe x 'Hercules' / Hercules Aloe	36" box
	Geijera parviflora / Australian Willow	36" box
	Olea europea Swan Hill / Olive	48" box
	Quercus virginiana / Southern Live Oak	60" box
LEVEL 24		
	Olea europea Swan Hill / Olive	48" box
	Quercus virginiana / Southern Live Oak	60" box
	Phoenix dactylifera / Date Palm	48" box

SHRUB AREAS	GROUND LEVEL	
	Achillea millefolium / Common Yarrow	10% 1 gal 18" o.c.
	Agave x 'Blue Glow' / Blue Glow Agave	10% 5 gal 24" o.c.
	Baccharis 'Pigeon Point' / Dwarf cotote Brush	30% 5 gal 36" o.c.
	Carex divulsa / Berkeley Sedge	20% 1 gal 18" o.c.
	Muhlenbergia dubia / Pine Muhly	20% 1 gal 24" o.c.
	Santolina virens 'Lemon Fizz' / Chartreuse Lavender Cotton	10% 5 gal 12" o.c.
LEVEL 5 & 24		
	Achillea millefolium / Common Yarrow	5% 1 gal 18" o.c.
	Agave x 'Blue Glow' / Blue Glow Agave	5% 5 gal 24" o.c.
	Baccharis 'Pigeon Point' / Dwarf cotote Brush	10% 5 gal 36" o.c.
	Carex divulsa / Berkeley Sedge	10% 1 gal 18" o.c.
	Muhlenbergia dubia / Pine Muhly	15% 1 gal 24" o.c.
	Santolina virens 'Lemon Fizz' / Chartreuse Lavender Cotton	10% 1 gal 12" o.c.
	Nephrolepis cordifolia / Tuberous Sword Fern	5% 5 gal 30" o.c.
	Chondropetalum tectorum / Cape Rush	5% 5 gal 36" o.c.
	Pittosporum tenuifolium	5% 15 gal 36" o.c.
	Tibouchina urvilleana	5% 15 gal 72" o.c.
	Hakonechloa Macra 'Aureola'	5% 5 gal 36" o.c.
	Asplenium nidus	5% 1 gal 24" o.c.
	Neoregelia x 'Allure'	5% 1 gal 24" o.c.
	Nephrolepis extaltata 'Orlando'	5% 7 gal 30" o.c.
	Aloe Moonglow	5% 1 gal 36" o.c.
	Sporobolus airoides	



TOPCAST FINISH CONCRETE



PRECAST CONCRETE PAVERS



PRECAST CONCRETE WALL



DG PALETTE



DG PALETTE



STONE PALETTE



METAL PALETTE



METAL PALETTE



WOOD PALETTE

OFFICE OF ZONING
ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING
ADMINISTRATORS
JACK CHIANG
HENRY CHU
JONATHAN A. HERSHEY, AICP
THEODORE L. IRVING, AICP
CHARLES J. RAUSCH JR.
CHRISTINA TOY LEE

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

Filing Notification and Distribution

<p>ADDRESS: 1715 North Bronson Avenue</p> <p>COMMUNITY PLAN: Hollywood</p> <div style="background-color: red; color: white; text-align: center; padding: 5px;">EXPEDITED PROCESSING SECTION</div>	<p>DATE OF FILING AND MAP STAMP DATE: 8/12/2021</p> <p>VTT- MAP NO: VTT-83510-CN-HCA CPC-2021-6886-DB-SPR-WDI-HCA ENV-2021-6887-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 10/28/2021</p> <p>Hillside: () Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 13 () Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> () Valley () West Los Angeles () Harbor () Metro E/S <p>Department of Public Works</p> <ul style="list-style-type: none"> (X) Bureau of Engineering (X) Bureau of Sanitation <p>Department of Building and Safety</p> <ul style="list-style-type: none"> (X) Grading Engineer (X) Zoning Engineer <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire") 	<ul style="list-style-type: none"> () Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) () Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Hollywood United Neighborhood Council <p style="color: red;">N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</p>

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

Vincent P. Bertoni,
Director of Planning

Dezimir Gutierrez
for Heather Bleemers, Senior City Planner
Expedited Processing Section
CP-6300 (1/21/09)

RECOMMENDATION REPORTS

DUE BY: 12/7/2021

Please forward reports to the following e-mail address:

planning.expedited@lacity.org

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 83510

Vesting Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

1715 to 1739 N. Bronson Ave. (N, S, W, E, of) Hollywood Blvd.
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 593 Page (CWS) _____ Grid No. 64

(6) Proposed number of lots 6

(7) Tract area: _____ net acres within tract border; _____ gross acres.
_____ net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	<u>5</u>	_____		_____
Industrial-(IND)	_____	_____		_____
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		_____
Industrial Condo Conversion-(INDCC)	_____	_____		_____
Commercial Condominiums-(CMC)	_____	_____		_____
Industrial Condominiums-(INDC)	_____	_____		_____
Reversion to Acreage - (RV)	_____	_____		_____
Other (specify) _____ (O)	_____	_____		_____

(10) Number/type of units to be demolished

(11) Community Plan area Hollywood Council District # 13

(12) Community planning designation Highway oriented commercial/ _____ to _____ DU's/GA
High density residential - Both to remain

VTT-83510

***Multiple dwelling projects only**

(13) The existing zone is C4-1-5N / R4-2. The proposed zone is same approved under City Planning Case No. _____ on _____ by the () City Planning Commission and/or () City Council (CF No _____).

- a. Has the tract map been filed to effectuate a zone change?
Yes () No (✓).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
Yes () No (✓).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes () No (✓).
- d. Has the property been considered at a public hearing for a Conditional Use (), Variance (), Other (specify) N/A
Under Case Nos. : _____

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes () No (✓)
How many? _____

If yes, how many are 4 inches or more in diameter? _____
How many absolutely must be removed? _____

Are there other trees 12 inches or more in diameter? Yes (✓) No ()

If yes, how many? 22. How many must be removed? 22 Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?

Yes () No (✓)
In a fault rupture study area? Yes () No (✓)

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No (✓)

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ()

No (✓)
Filing requirement: submit the hillside and flood hazard area data sheet.

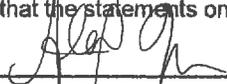
(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?

Yes () No (✓). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes () No (✓) If yes, attach a sketch showing each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) Is the project in a horsekeeping (K) district? Yes () No (✓)
 Is the project within a plan-designated horsekeeping area? Yes () No (✓)
 Is the project in an RA or more restrictive zone? Yes () No (✓)
- (22) If the tract is for condominium or cooperative conversion purposes, list:
- a. Anticipated range of sales prices
 - b. Anticipated sales terms to tenants
 Note: Attach separate sheet, if necessary.
 - c. Number of existing parking spaces _____. A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes (✓) No ()
- (24) Has a Land Development Counseling Session taken place? Yes () No (✓)
 If so, what is LDCC No. _____?
- (25) Describe your proposal briefly here or on an attached sheet:
Merger of three parcels into a single parcel and up to 5 commercial condominiums

I certify that the statements on this form are true to the best of my knowledge.

Signed 
 Date 6/15/21

 Date _____

RECORD OWNER(S)
 (From Latest Adopted Tax Roll)

Name Lombardi Am, LLC
 Address 1425 Cahuenga Blvd.
 City Los Angeles
 Phone 213-279-6965
 Fax No _____

Name Lombardi Jm, LLC
 Address 1425 Cahuenga Blvd.
 City Los Angeles
 Phone 213-279-6965
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

SUBDIVIDER

Name 1717 Bronson LLC
 Address 1550 N. El Centro Ave #1701
 City Los Angeles
 Phone 213-279-6965
 Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name Iacobellis & Associates Inc
 Name Thomas Iacobellis
 Address 1145 Tampa Ave. #21B
 City Northridge
 Phone 818-366-9222
 Fax No _____



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

VTT-83510-CN-HCA

Env. Case Number

ENV-2021-6887-EAF

Application Type

Case Filed With (Print Name)

Date Filed

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 1715-1739 N Bronson Avenue

Unit/Space Number

Legal Description² (Lot, Block, Tract) Lot 6 (arbitrary cuts 1, 3, and 4) and Lot 5 (arb cut 2) of Brokaw Tract

Assessor Parcel Number 5545-003-029; -014; 023

Total Lot Area 38,826

2. PROJECT DESCRIPTION

Present Use Multi-family and vacant land

Proposed Use Multi-family (to remain) and new multi-family residential structure

Project Name (if applicable) N/A

Describe in detail the characteristics, scope and/or operation of the proposed project Construction of a 24 story, 128 dwelling unit residential building with 134 parking spaces. Existing structures to remain. Proposed FAR is approximately 6.74:1. Parking per CA Gov't Code 65915(p)(2)(A).

Additional information attached

YES

NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)

Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits)

Site is located within 500 feet of a sensitive use (e.g. school, park)

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)

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: 229,015 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 4 - Demolish(ed)³ 0 + Adding 128 = Total 132
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 12 = Total 12
 Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 116 = Total 116
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A 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)? 4' & 9' ft.

If you have dedication requirements on multiple streets, please indicate: 4' along Carlos Ave; 9' along Bronson Ave

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 12.22.A25

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

Action Requested, Narrative: Minsiterial base density bonus; on-menu incentive for averaging; off-menu incentive to permit a 6.74:1 FAR; and 2 waivers of development standards to building separation and side yard requirements.

Authorizing Code Section 12.37.1

Code Section from which relief is requested (if any): 12.37.A

Action Requested, Narrative: WDI to waive a 9-foot dedication and improvement requirement along the Property's eastern lot line (along Bronson Ave.) and a 4-foot dedication and improvement requirement along Carlos Ave.

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

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: _____ 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 _____ – Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ 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)? _____ 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 16.05.C

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: Site Plan Review for a project that creates 50 or more net new dwelling units.

Authorizing Code Section 17.06.A and 17.03.C

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

Action Requested, Narrative: Vesting Tentative Map for merger and condominium purposes

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) DIR-2014-3609-SPR - this case will not be utilized by the Project.

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. N/A

Ordinance No.: N/A

- 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:

Vesting Tentative Tract Map concurrently filed.

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 See attached SPR form
- b. Geographic Project Planning Referral See attached
- c. Citywide Design Guidelines Compliance Review Form See attached
- d. Affordable Housing Referral Form See attached
- e. Mello Form N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
- g. HPOZ Authorization Form N/A
- h. Management Team Authorization N/A
- i. Expedite Fee Agreement N/A
- j. Department of Transportation (DOT) Referral Form N/A
- k. Preliminary Zoning Assessment Referral Form See attached
- l. SB330 Preliminary Application N/A
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) See attached
- n. Order to Comply N/A
- o. Building Permits and Certificates of Occupancy N/A
- p. Hillside Referral Form (BOE) N/A
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) See attached
- r. SB330 Determination Letter from Housing and Community Investment Department See 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 _____

Company/Firm 1717 Bronson LLC

Address: 1550 N El Centro Ave #1701 Unit/Space Number _____

City Los Angeles State CA Zip Code: 90028

Telephone (213) 279-6965 E-mail: mgonzales@gonzaleslawgroup.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) Lombardi AM, LLC and Lombardi JM, LLC

Address 1425 Cahuenga Blvd Unit/Space Number _____

City Los Angeles State CA Zip Code: 90028

Telephone (213) 279-6965 E-mail: mgonzales@gonzaleslawgroup.com

Agent/Representative name Michael Gonzales

Company/Firm Gonzales Law Group APC

Address: 800 Wilshire Blvd Unit/Space Number 860

City Los Angeles State CA Zip: 90017

Telephone (213) 279-6965 E-mail: mgonzales@gonzaleslawgroup.com

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

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information (select only one) Owner Applicant 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.

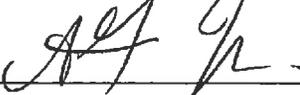
⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

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 of 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 May 17, 2021

Print Name Alex Marachi on behalf of owner per LOA.

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 California

County of LOS ANGELES

On 05/17/2021 before me, ALEX AROUTIOUNIAN NOTARY PUBLIC
(Insert Name of Notary Public and Title)

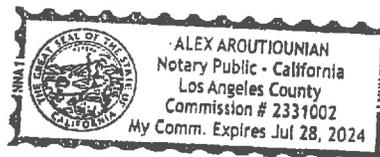
personally appeared ALEXANDER MASSACHI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

[Signature]
Signature

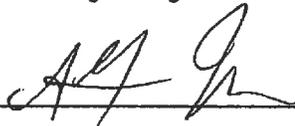
(Seal)



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: 

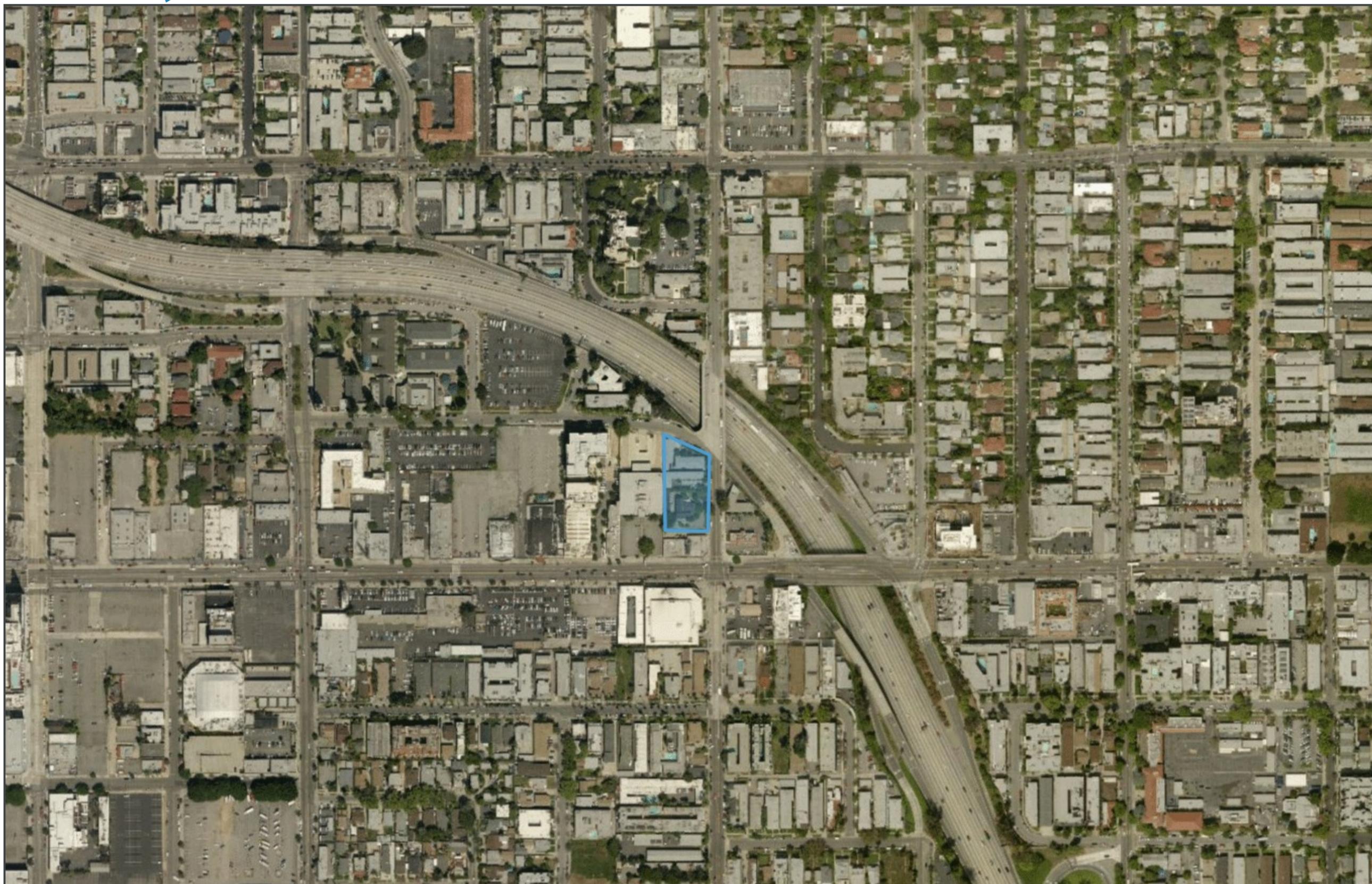
Date: 5/17/21

Print Name: _____



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

City Limits

NOTES

0 0 Miles 0 0

SCALE 1: 4,514

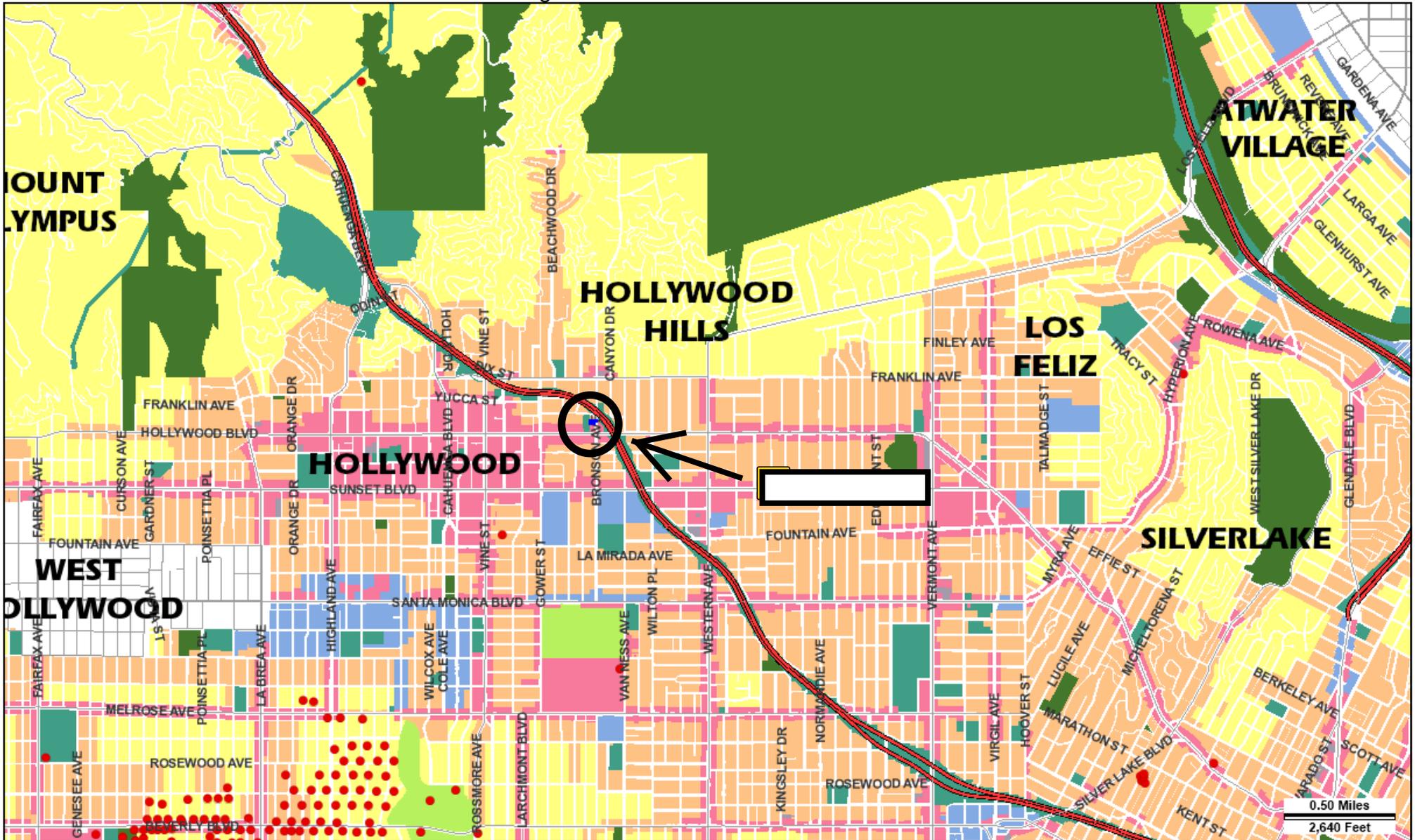
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 11/19/2021

ZIMAS INTRANET

Generalized Zoning

11/19/2021



Address: 1725 N BRONSON AVE

APN: 5545003014

PIN #: 148-5A191 101

Tract: BROKAW TRACT

Block: None

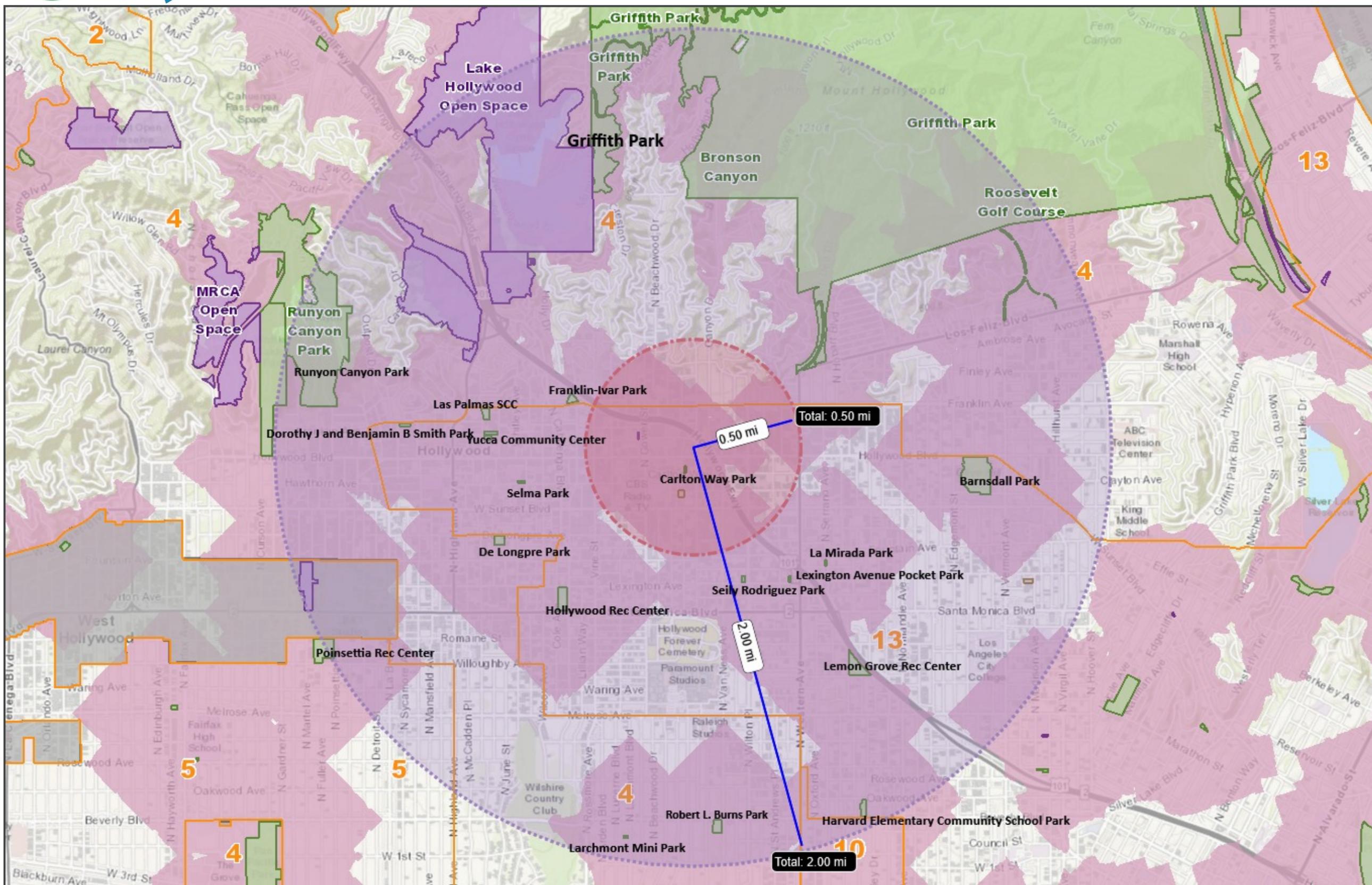
Lot: FR 6

Arb: 3

Zoning: R4-2

General Plan: High Density Residential





LEGEND

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

NOTES



SCALE 1: 36,112

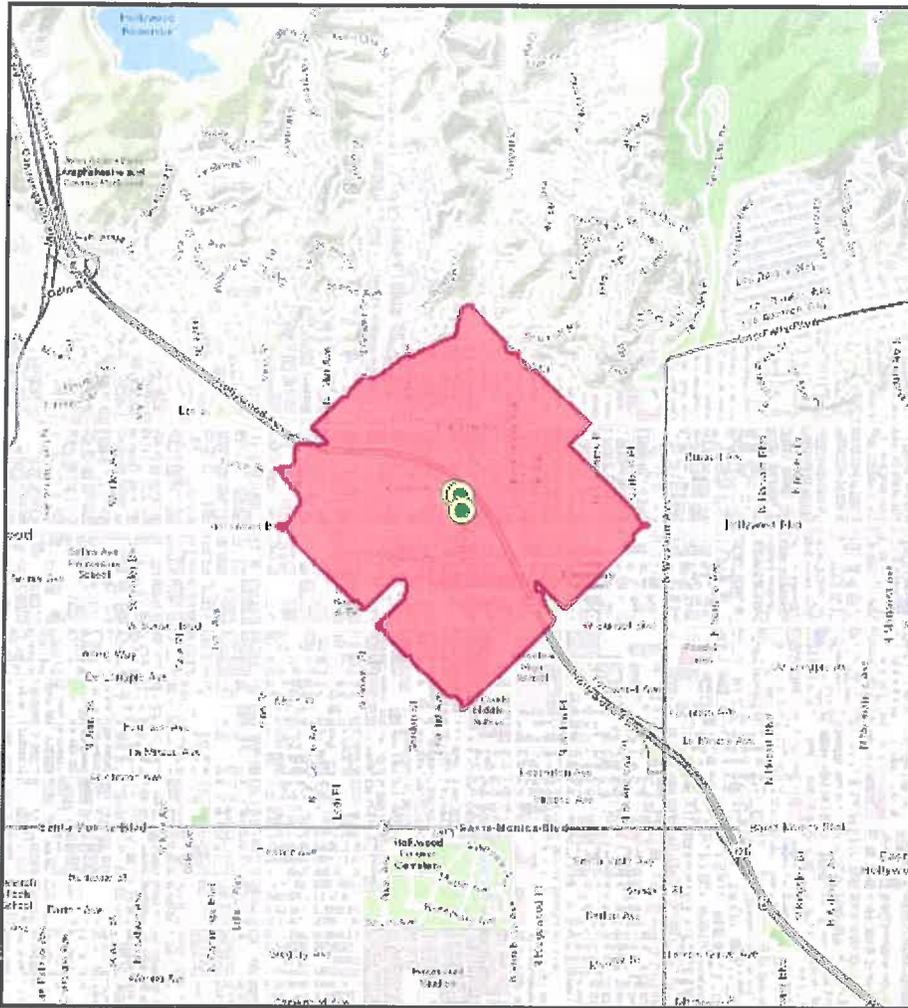
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83510

Description:

New 128-unit residential building (12 affordable units). An existing 4-unit building is to remain

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

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	9,207	1,502
Residents Served by Age		
Under Age 5:	286	79
Age 5 to 9:	275	76
Age 10 to 14:	293	62
Age 15 to 17:	249	55
Age 18 to 64:	7,155	1,140
Age 65 and Over:	949	90

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	4,369	655
Households Served by Annual Income		
Under \$25,000:	1,556	155
\$25,000 to \$34,999:	494	28
\$35,000 to \$49,999:	584	144
\$50,000 to \$74,999:	801	125
\$75,000 and Over:	934	203

Source: Census/ACS 2010