

APPROVED

JUL 15 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-128

DATE July 15, 2021

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83358 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83358 (Project) to provide a land dedication or a combination of land dedication and in-lieu fee payment to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

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 developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code Section (LAMC) 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states in part that "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the

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Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

LAMC Section 17.04 (Subdivision Committee) states that the Department of Recreation and Parks (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

VTT-83358 (Project) is located at 5001 Wilshire Boulevard, 671–677 South Highland Avenue, and 668 South Citrus Avenue in the Brookside area of the City. The Project site is approximately 1.68 gross acres. The Project, as currently proposed, is a new 8-story, mixed-use building with 243 dwelling units and approximately 10,900 square feet of ground floor commercial space. Carling Way, the private street adjacent to the Project site, is to be vacated and merged into the site.

The Project also includes approximately 26,950 square feet of common open space including a courtyard, roof deck, and indoor amenity space. Carling Way will be transformed into a green belt open space area on its own lot that is currently proposed to be privately maintained and publically accessible.

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 **March 10, 2021**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

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ADVISORY AGENCY

The Project filed a tract map application with City Planning on **April 22, 2021**. On May 25, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **July 6, 2021**. The Advisory Agency Filing Notification is attached (Attachment 2).

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

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 243 units would be:

$$1.76 \text{ Acres} = (243 \times 2.88) \times 0.00251$$

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

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As currently proposed, the Project has 25 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$1.58 \text{ Acres} = (218 \times 2.88) \times 0.00251$$

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 a condominium project and therefore may be recommended to dedicate land.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2021, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

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

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The **maximum** Park Fees payment for the Project's proposed 243 units would be:

$$\mathbf{\$3,594,699.00} = \$14,793.00 \times 243 \text{ dwelling units}$$

As currently proposed, the Project has 25 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:

$$\mathbf{\$3,224,874.00} = \$14,793.00 \times 218 \text{ dwelling units}$$

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

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

STAFF ANALYSIS AND RECOMMENDATION

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

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

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Site Analysis

The Project is located within the Brookside community of the City and within the Wilshire Community Plan Area. Currently, the Project site is a commercial complex with parking lot. It is surrounded by commercial and residential uses. The Argentinian and Spanish consulates are located directly west of the Project site.

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 low density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile walking distance of the Project site (EPADSS): 4,311 persons (7,563 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Wilshire Community Plan Area (2014 American Community Survey): 20,039 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 26,950 square feet of common open space including a courtyard, roof deck, and indoor amenity space. Carling Way will be transformed into a green belt open space area that is proposed to be privately maintained and publically accessible.

The proposed greenbelt area is not part of the Project's required open space and provides additional open space for the Project's residents and the public.

As currently proposed, these recreational amenities and additional greenbelt do not mitigate the need for dedicated parkland for future Project residents.

Public Park Access

There are no public parks within a half-mile walking distance of the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

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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 **4,035** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Nearby Public Park Projects

There are no new public parks currently in development within a two (2) mile radius of the Project site:

There are six park (6) 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:

- Pan Pacific Park – Park Renovation (PRJ21085) Project
- Los Angeles High School Memorial Park – New Outdoor Fitness Equipment (PRJ20816) Project
- Queen Anne Recreation Center – Roof Replacement (PRJ21405) Project
- Queen Anne Recreation Center – Lighting and Cameras (PRJ21339) (PRJ21314) Project
- Eleanor Green Roberts Aquatic Center – Pool Improvements (PRJ21431) (PRJ21461) Project
- Washington Irving Pocket Park – New Playground (PRJ21295) Project

There are no park renovation projects currently in various stages of planning and development within a two-mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to provide a land dedication or a combination of land dedication and in-lieu fee payment to the City.

The Project site is located in a park service gap. There are currently no public parks within a half-mile walking distance of the Project site. If a new public park was provided at the Project location, the park would serve Project residents and 4,035 currently unserved residents within a half-mile walking distance.

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While RAP recognizes that the Project is currently proposing to provide a publically accessible greenbelt, there is also the possibility that the project may change over time or the applicant could choose to eliminate the proposed greenspace in the future.

A land dedication for park purposes would be permanent and outlive the life of this development. It would also give RAP the ability to modify the space in the future to fit the community's needs as it changes and evolves.

If the proposed greenbelt were dedicated to RAP to satisfy the land dedication requirement, the applicant may enter into an agreement with RAP to maintain and operate the space via RAP's Community Operated Open Space Policy, if they so desired. The purpose of RAP's Community Operated Open Space Policy is to allow individuals and organizations to partner with RAP to develop, operate, and maintain public park property in order to provide opportunities for unstructured recreation, nature, educational, and environmental programs, and for growing food, flowers, and ornamental plants (Report No. 11-105). Although RAP cannot dictate how a project fulfills a land dedication requirement, staff notes that this Project's proposed greenbelt would be ideal for a potential land dedication. However, the Project can still fulfill the land dedication requirement by providing another property off-site.

Per the Project applicant, the Project has been classified as a condominium project as defined in Section 4105 of the Civil Code. Per Section 66477 (7) of the California Government Code, the dedication of land may be required for projects that exceed 50 parcels, or for condominium, stock cooperative, or community apartment projects.

FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate parkland 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 and dedicated land will mitigate the impact of the new residents on RAP's park system and fund capital improvements at existing parks and future acquisition in the Project area.

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This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

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

5001 WILSHIRE

SITE PLAN REVIEW

APRIL 7, 2021



CITRUS AVE.

CARLING WAY

SITE

HIGHLAND AVE.

WILSHIRE BLVD.

PROJECT TEAM

DEVELOPER:

PACIFIC SPRINGS, LLC

13116 Imperial Hwy
Santa Fe Springs, CA 90670
Contact: Kimberly Paperin

P: 714.305.9740
paperin@pacificspringsllc.com

ARCHITECT:



TCA Architects

801 S. Grand Ave., Suite 1020
Los Angeles, CA 90017
Contact: Ken Soudani

P: 213.553.1100
www.tca-arch.com
ksoudani@tca-arch.com

LANDSCAPE ARCHITECT:

Urban Arena

3195 Red Hill Ave., Loft F
Costa Mesa, CA 92626
Contact: Michael Schrock

P: 714.754.4500
michael@urbanarena.com

CIVIL ENGINEER:



Fusco Engineering, Inc.

16795 Von Karman, Suite 100
Irvine, CA 92606
Contact: John Olivier

P: 949.474.1960
jolivier@fuscoe.com

REPRESENTATIVE:

Craig Lawson & Co., LLC

3221 Hutchison Ave., Suite D
Los Angeles, CA 90034
Contact: Jamie Poster

P: 310.838.2400 x107
jamie@craiglawson.com

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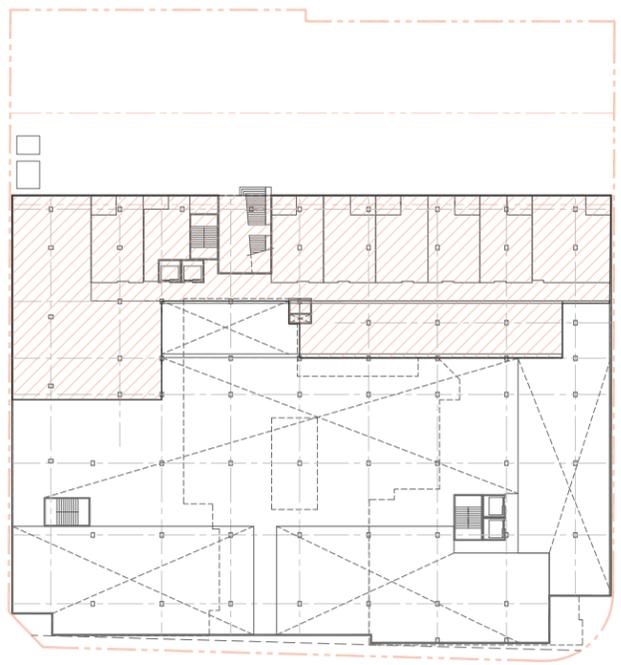
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ii	FLOOR AREA DIAGRAMS
iii	BUILDING AREA DIAGRAMS
iv	BUILDING AREA SUMMARY
v	OPEN SPACE DIAGRAMS

ARCHITECTURE:

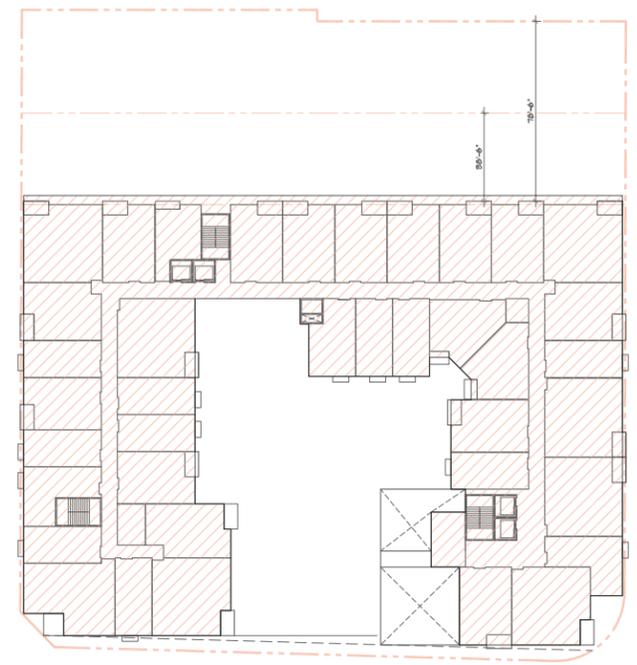
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LANDSCAPE:

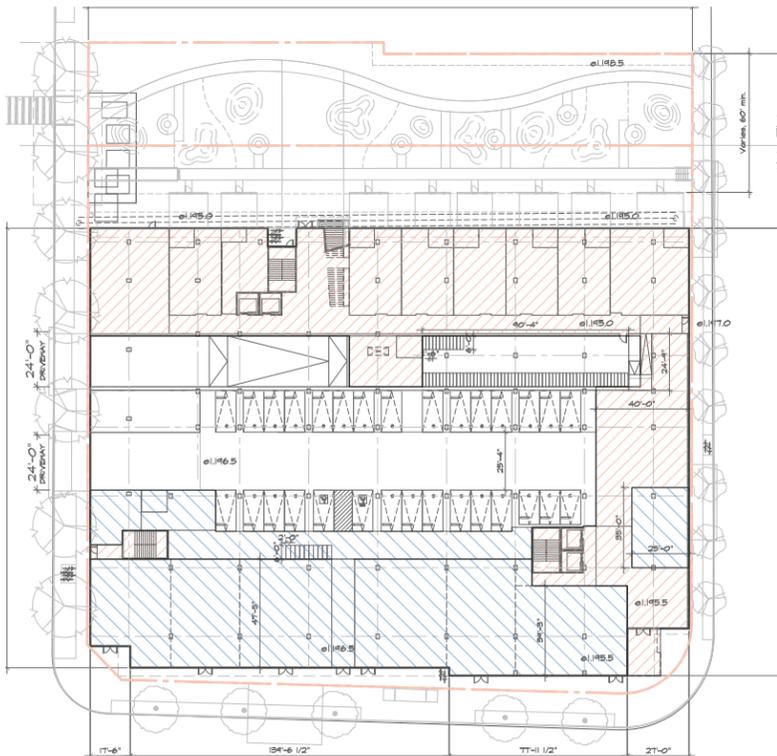
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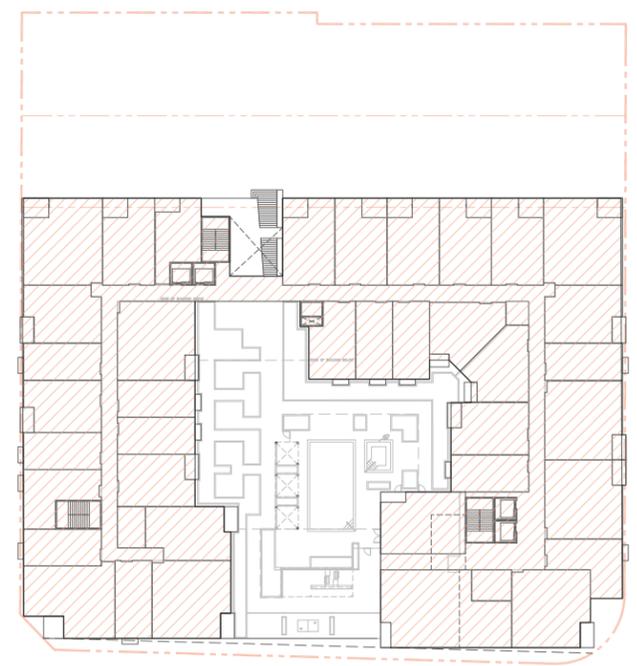
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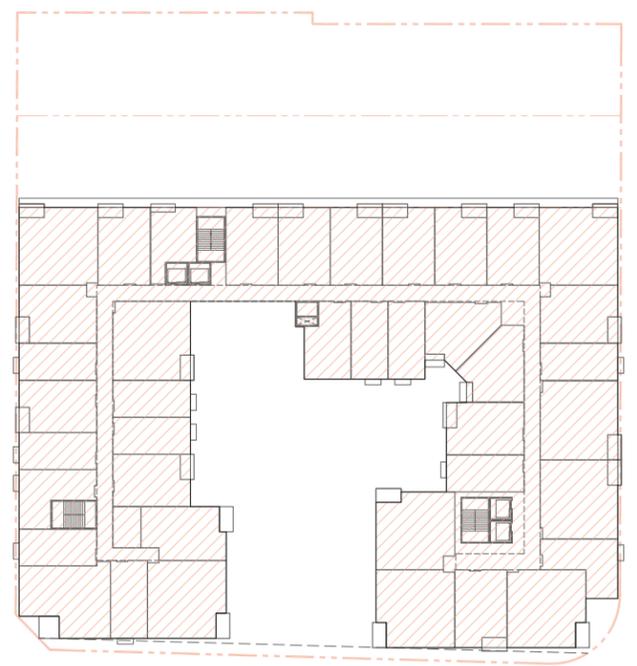
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1ST FLOOR



3RD FLOOR

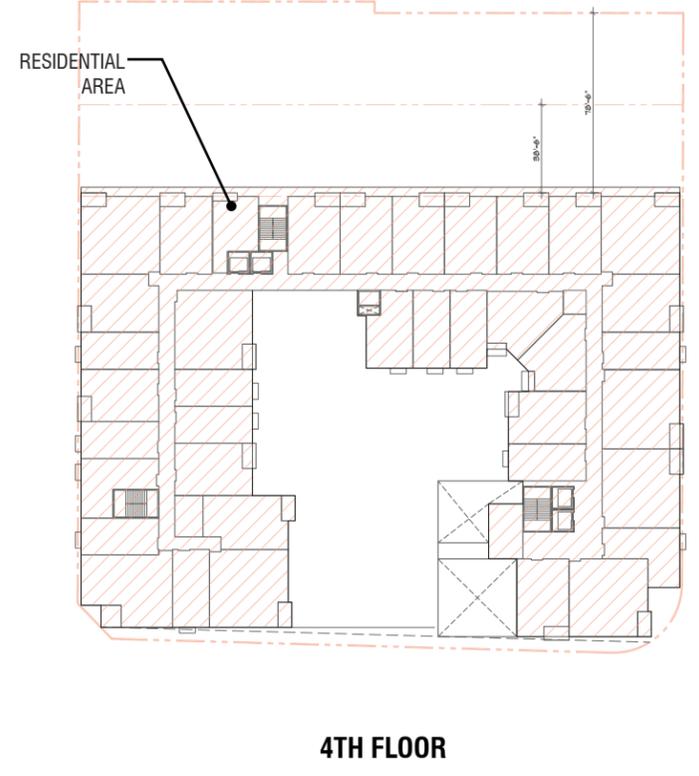
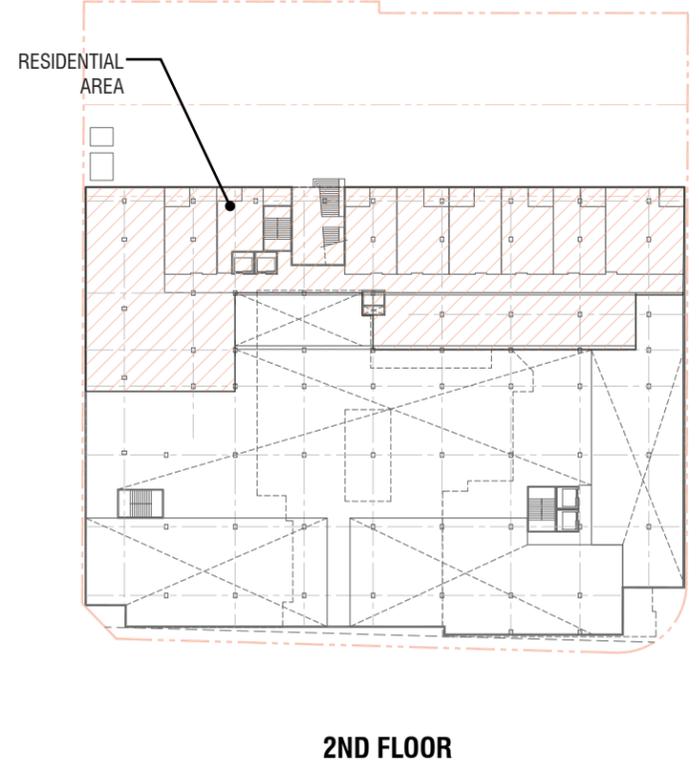
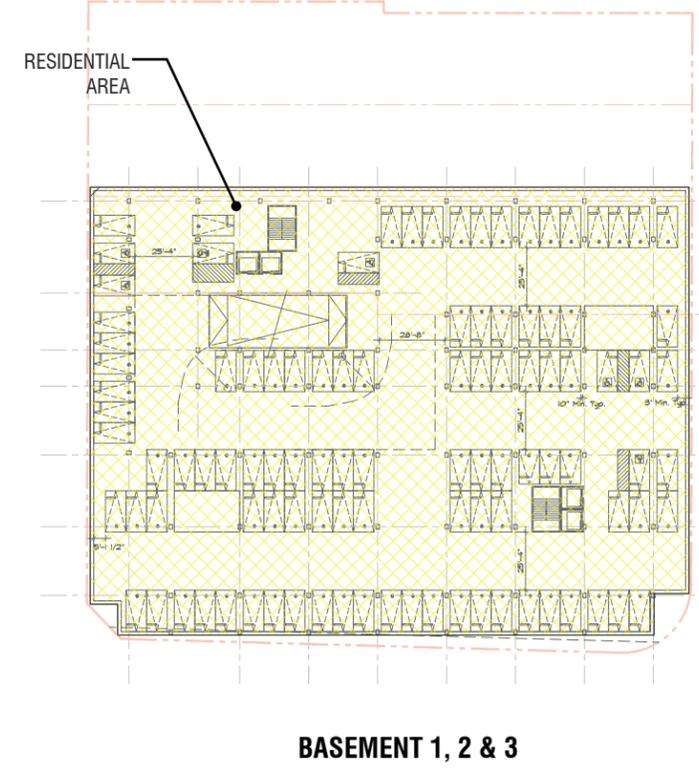
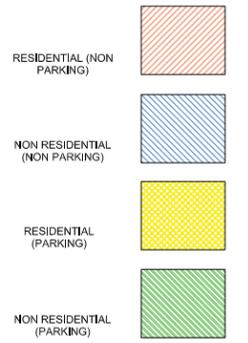
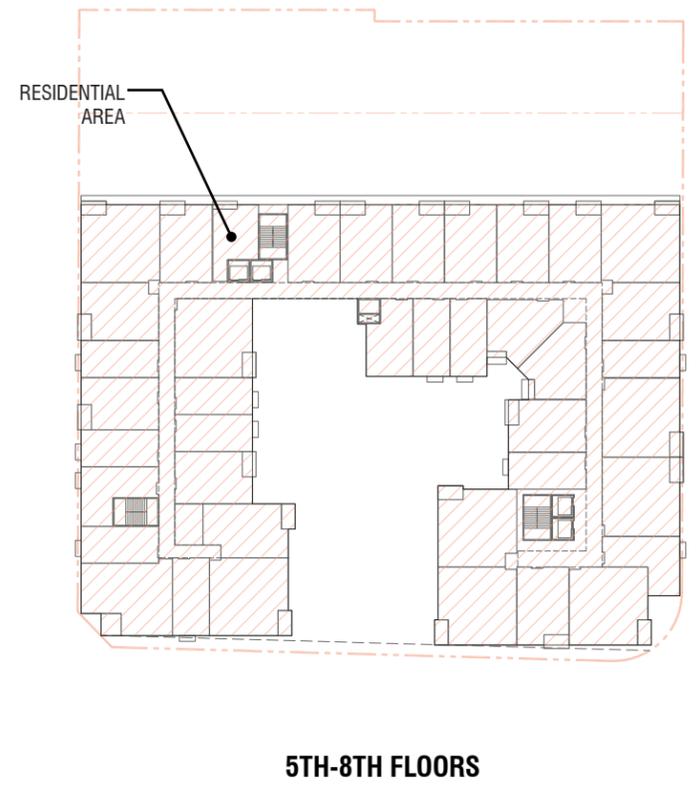
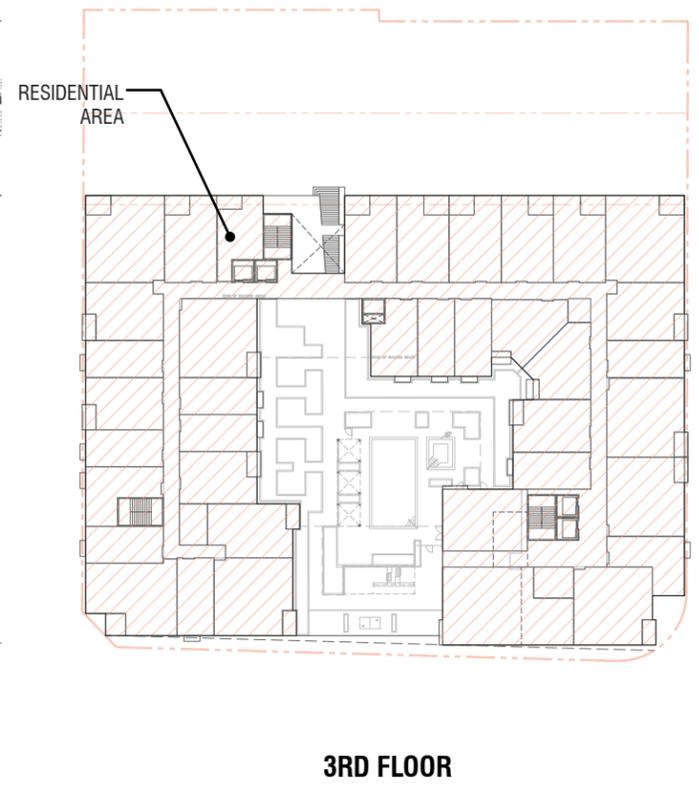
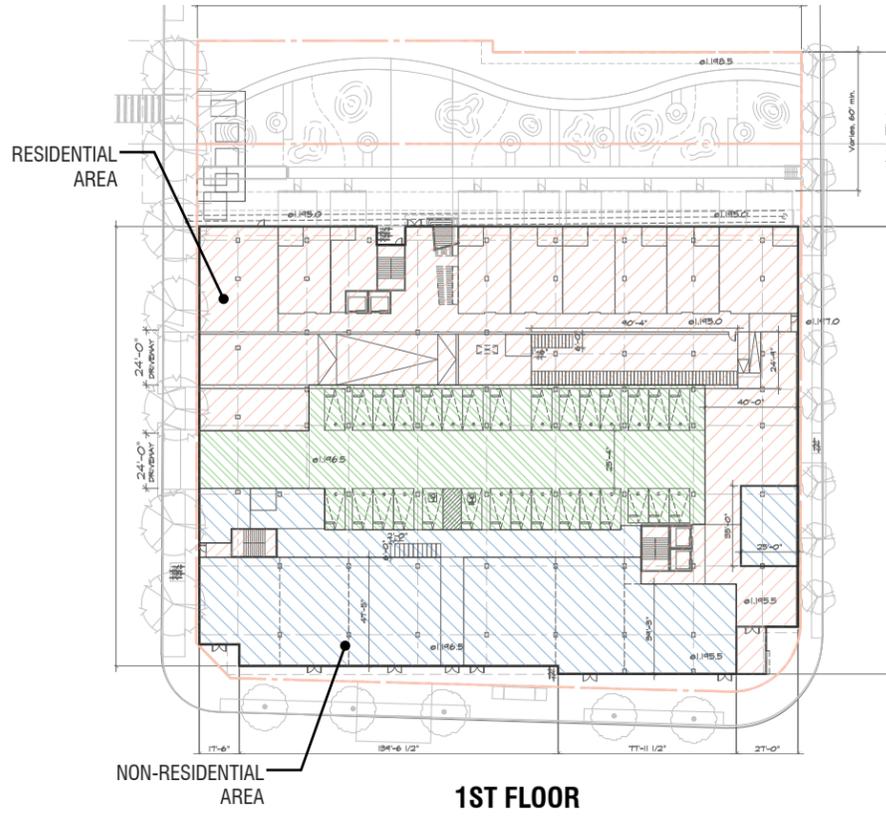


5TH-8TH FLOORS

ZONING CODE, FLOOR AREA

IS THAT 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, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE.

FLOOR AREA	
FLOOR	
8	38,500 SF
7	38,500 SF
6	38,500 SF
5	38,500 SF
4	37,540 SF
3	38,660 SF
2	18,340 SF
1	33,510 SF
TOTAL	282,050 SF



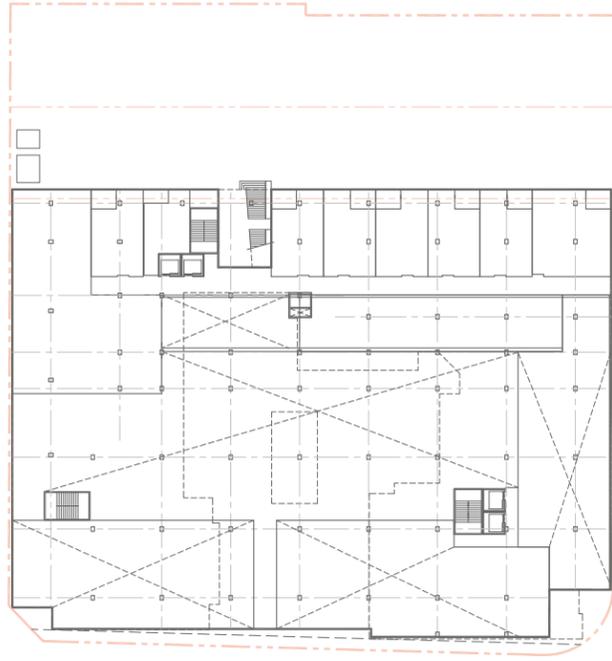
BUILDING CODE, FLOOR AREA

THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, EXCLUSIVE OF VENT SHAFTS AND COURTS. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

Floor Area (non-parking)			
	Residential Floor Area (SF)	Non-residential Floor Area (SF)	Total non-shared Floor Area, non-parking (SF)
1st Floor	23,490.00	14,630.00	38,120.00
2nd Floor	17,810.00	-	17,810.00
3rd Floor	37,950.00	-	37,950.00
4th Floor	36,730.00	-	36,730.00
5th-8th Floor	151,160.00	-	151,160.00
Totals	267,140.00	14,630.00	281,770.00
Ratios	Residential Ratio 1 = Total Res/Total Non-shared Floor Area (non-parking)	Non-residential Ratio 1 = Total Non-res/Total Non-shared Floor Area (non-parking)	100%
	95%	5%	
Floor Area (parking)			
	Residential Floor Area (SF)	Non-residential Floor Area (SF)	Shared Floor Area (SF)
1st Floor	-	11,940.00	11,940.00
B1	50,800.00	-	50,800.00
B2	50,800.00	-	50,800.00
B3	50,800.00	-	50,800.00
Totals	152,400.00	11,940.00	164,340.00
Total Qty	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
	324	30	354
Ratios	Residential Parking Ratio 2 = Residential Parking Spaces/Total Parking Spaces	Non-residential Parking Ratio 2 = Non-residential Parking Spaces/Total Parking Spaces	100%
	92%	8%	
GRAND TOTALS			
	Residential Floor Area	Non-residential Floor Area	
Floor Area	267,140.00	14,630.00	
Parking Area	152,400.00	11,940.00	
Total QTY	419,540.00	26,570.00	446,110.00
Total Ratios	94%	6%	

OPEN SPACES

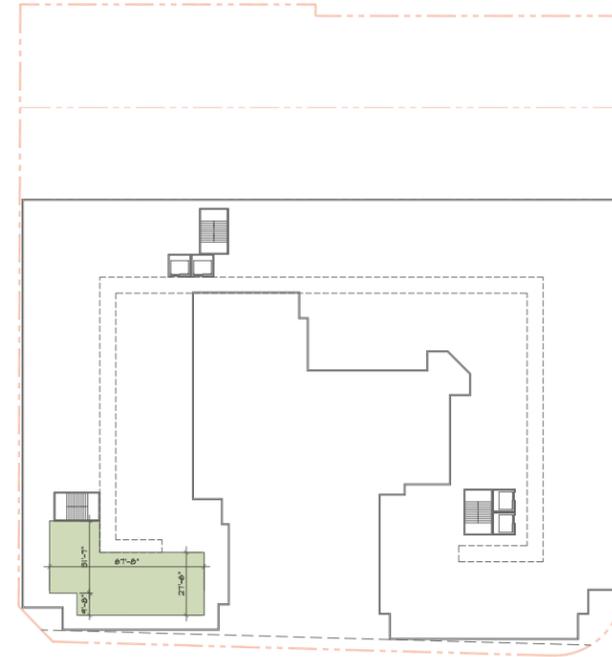
- PRIVATE OPEN SPACE:
MIN. 6' DIM., 50 SF/UNIT
MIN.
- COMMON OUTDOOR
OPEN SPACE: MIN. 15'
DIM., 400 SF MIN.
- COMMON INDOOR OPEN
SPACE, RECREATION
ROOM:
600 SF MIN.



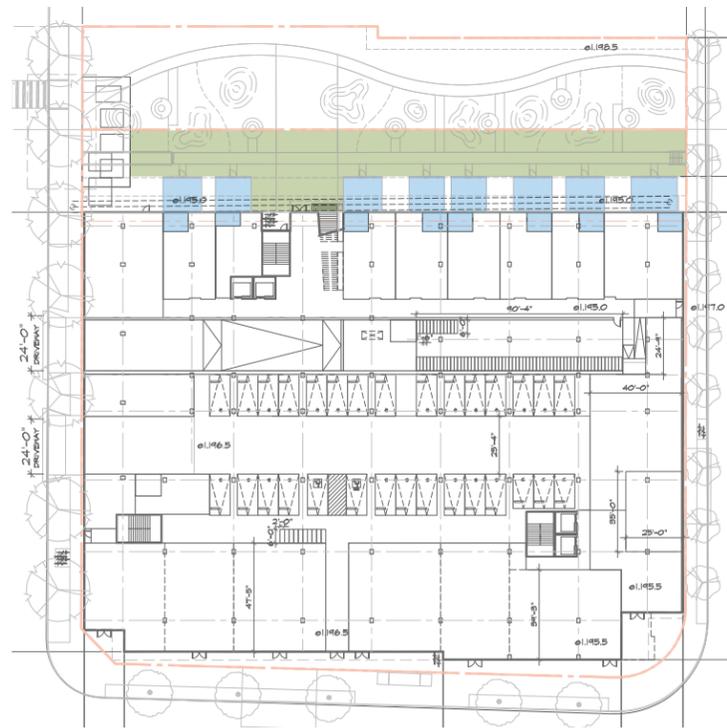
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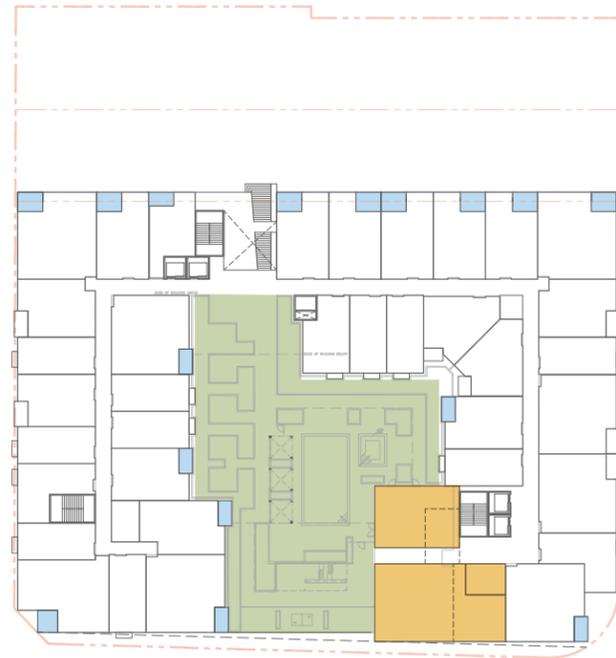
4TH FLOOR



ROOF



1ST FLOOR



3RD FLOOR



5TH-8TH FLOORS

Proposed	Square Feet
<u>Outdoor</u>	
Courtyard	10,800
Green Belt	5,600
Roof Deck	2,000
Total	18,400
<u>Indoor</u>	
Amenities	2,700
Total	2,700
<u>Private</u>	
Balconies (117 x 50 sf)	5,850
TOTAL	26,950

CONSTRAINTS MAP

RECORD OWNER:

PACIFIC SPRINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCEL A
HIGHLAND DEVELOPMENT PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, AS TO
PARCELS B AND C

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS
FOLLOWS:

LOT 37 OF TRACT NO. 5049, IN THE CITY OF LOS ANGELES, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 52
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5507-019-014 PARCEL B:

LOT 34 OF TRACT NO. 5049, IN THE CITY OF LOS ANGELES, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 52
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5507-019-012 PARCEL C:

LOTS 35 AND 36 OF TRACT 5049, IN THE CITY OF LOS ANGELES, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 52
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER
HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM
THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, EXTRACTING,
MINING, BORING, REMOVING OR MARKETING SAID SUBSTANCES, HOWEVER, WITHOUT
ANY RIGHT OF ANY ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED BY
GULF OIL CORPORATION, A PENNSYLVANIA CORPORATION, BY DEED RECORDED
DECEMBER 27, 1978 AS INSTRUMENT NO. 78-1435072 OF OFFICIAL RECORDS.

APN: 5507-019-029

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT ORDER NO.
997-30047842-154, DATED MAY 7, 2020, AS PREPARED BY FIDELITY NATIONAL
TITLE COMPANY, NEWPORT BEACH, CA (TITLE OFFICER: THOMAS SZOPINSKI,
TELEPHONE: (949) 422-5000. NO RESPONSIBILITY OF CONTENT, COMPLETENESS
OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

- A. PROPERTY TAXES.
- B. PROPERTY TAXES.
- C. PROPERTY TAXES.
- D. PROPERTY TAXES.
- E. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES.
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY
THE PUBLIC RECORDS.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERE TO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES
RECORDING NO: BOOK 1238, PAGE 126 OF OFFICIAL RECORDS
3. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT
REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN. (BLANKET)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERE TO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF LOS ANGELES, AS SUCCESSOR TO LOS ANGELES GAS
& ELECTRIC CORPORATION PURPOSE: POLE LINES, CONDUITS AND INCIDENTAL
PURPOSES RECORDING NO: BOOK 14978, PAGE 77 OF OFFICIAL RECORDS
5. AN INSTRUMENT ENTITLED WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT
AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND
IN FAVOR OF: CITY OF LOS ANGELES RECORDING DATE: AUGUST 21, 2002
RECORDING NO: 02-1987313 OF OFFICIAL RECORDS (BLANKET)
6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF
TENANTS IN COMMON AGREEMENT RECORDING DATE: AUGUST 1, 2009
RECORDING NO: 20081379333 OF OFFICIAL RECORDS (BLANKET OVER LOT 37)
7. TITLE COMPANY NOTES.
8. A DEED OF TRUST DATE: DECEMBER 27, 1978 RECORDING NO: 78-1435073 OF
OFFICIAL RECORDS
9. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID
LAND FOR DEDICATED TO: THE CITY OF LOS ANGELES
PURPOSE(S): PUBLIC STREET PURPOSES
RECORDING DATE: JUNE 10, 1986 RECORDING NO: 86-722742 OF OFFICIAL
RECORDS

SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH
WAS RECORDED MARCH 30, 1988 AS INSTRUMENT NO. 88-430010 OF
OFFICIAL RECORDS.

10. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND
AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID
COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON
FUTURE OWNERS.

RECORDING DATE: JUNE 24, 1986 RECORDING NO.: 86-788792 OF OFFICIAL
RECORDS (AFFECTS LOTS 35 AND 36)

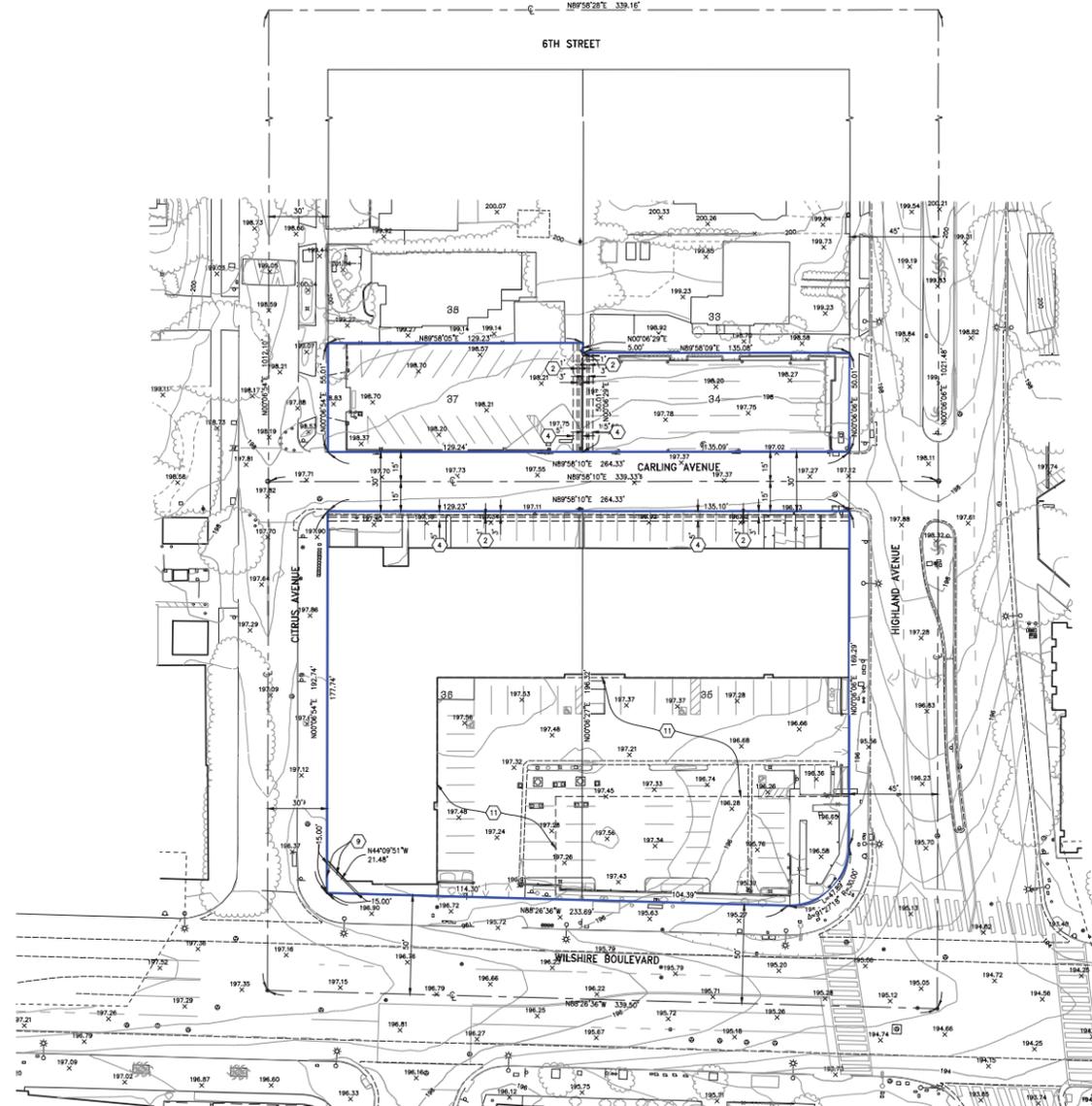
11. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JULY 1, 1986 RECORDING NO: 86-834051 OF OFFICIAL
RECORDS (APPROXIMATE AREA OF 60' WIDE YARD PLOTTED HEREON)
12. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING DEMOLITION
OR RELOCATION OF A BUILDING CONTAINING MORE THAN ONE DWELLING UNIT
IN FAVOR OF: THE CITY OF LOS ANGELES RECORDING DATE: MAY 5, 1987
RECORDING NO: 87-705679 OF OFFICIAL RECORDS
13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND
PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF LEASE
RECORDING DATE: DECEMBER 23, 1987 RECORDING NO: 87-2023654 OF
OFFICIAL RECORDS
14. AN INSTRUMENT ENTITLED DECLARATION OF COVENANTS AND AGREEMENTS
WILSHIRE WEST INTERIM TRAFFIC CONTROL ORDINANCE, ORDINANCE NO. 163.153
IN FAVOR OF: THE CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 25, 1989 RECORDING NO: 89-1541596 OF
OFFICIAL RECORDS
15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: LANDLORD'S WAIVER
RECORDING DATE: FEBRUARY 8, 1990 RECORDING NO: 90-220037 OF OFFICIAL
RECORDS
16. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE
OF BUILDING
IN FAVOR OF: THE CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 18,
1999 RECORDING NO: 99-2152111 OF OFFICIAL RECORDS
17. AN INSTRUMENT ENTITLED COVENANT AGREEMENT REGARDING MAINTENANCE OF
BUILDING
IN FAVOR OF: THE CITY OF LOS ANGELES RECORDING DATE: NOVEMBER 18,
1999 RECORDING NO: 99-2152111 OF OFFICIAL RECORDS
18. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE
OF OFF-STREET PARKING SPACE IN FAVOR OF: THE CITY OF LOS ANGELES
RECORDING DATE: FEBRUARY 10, 2000 RECORDING NO: 00-0211436 OF
OFFICIAL RECORDS (ENCUMBERS LOT 34 AS APPURTENANT OFFSITE PARKING FOR
THE BENEFIT OF 5001 WILSHIRE BOULEVARD)
19. A FINANCING STATEMENT RECORDING DATE: AUGUST 1, 2003
RECORDING NO: 03-2218192 OF OFFICIAL RECORDS
A CHANGE TO THE ABOVE FINANCING STATEMENT WAS FILED RECORDING DATE:
APRIL 17, 2008 RECORDING NO: 20080675802 OF OFFICIAL
RECORDS
A CHANGE TO THE ABOVE FINANCING STATEMENT WAS FILED
RECORDING DATE: MARCH 7, 2013 RECORDING NO: 20130344169 OF OFFICIAL
RECORDS
A CHANGE TO THE ABOVE FINANCING STATEMENT WAS FILED RECORDING DATE:
APRIL 5, 2016 RECORDING NO: 20160329249 OF OFFICIAL
RECORDS
20. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE
OF BUILDING
IN FAVOR OF: THE CITY OF LOS ANGELES
RECORDING DATE: MARCH 21, 2016 RECORDING NO: 20160302866 OF OFFICIAL
RECORDS
21. TITLE COMPANY NOTES.
22. TITLE COMPANY NOTES.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF
1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF
1983 (CCS-83), ZONE V (2017.50 EPOCH DATE) AS DERIVED BY POSITIONS
PUBLISHED BY CSRS. SURVEY IS CONTROLLED HORIZONTALLY BY POSITIONS OBTAINED
FROM CSRS, ON GPS CONTINUALLY OPERATING REFERENCE STATIONS LFRS, P800,
PKRD, AND SILK.

BENCH MARK STATEMENT:

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING
BENCH MARK:
BM NO.: 12-13891 ELEV.: 210.807' (CITY OF LOS ANGELES BENCH MARK)
DATUM: NAVD 88
DESCRIPTION: WIRE SPK IN N CURB 6TH ST; 2FT W OF BC CURB RET W OF
MCCADDEN PLACE.



RECORD BOUNDARY NOTE:
BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON HAS BEEN CONSTRUCTED
FROM RECORD SOURCE DOCUMENTS AS EVIDENCED IN THE PRELIMINARY REPORT
PREPARED BY FIDELITY NATIONAL TITLE COMPANY REPORT NO. 997-30047842-154,
DATED MAY 7, 2020.

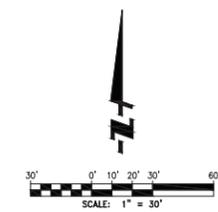
SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH
THE PROFESSIONAL LAND SURVEYORS' ACT.

KURT R. TROXELL, PLS 7854
EMAIL: ktroxell@fusco.com

6/30/2020
DATE



- LEGEND:**
- SUBJECT PROPERTY LINES
 - CENTERLINES
 - - - EASEMENT LINES
 - - - ADJACENT PROPERTY LINES
 - - - RIGHT OF WAY LINES
- ITEMS SHOWN AS () HAVE BEEN PLOTTED ON THE SURVEY.



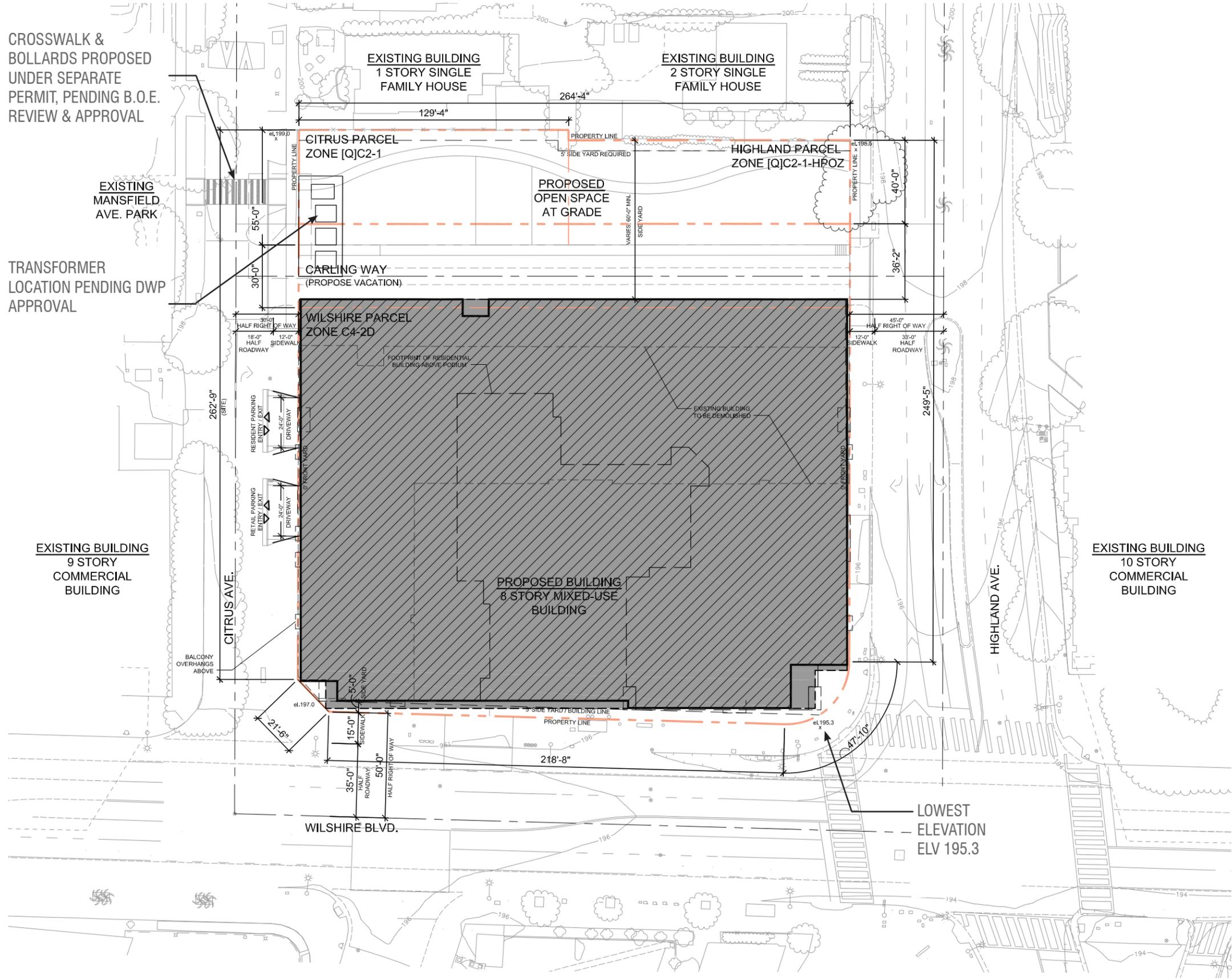
NO.	DATE	REVISION

FUSCOE
ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92604
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

CONSTRAINTS MAP
of: 668 S. CITRUS AVENUE
LOS ANGELES, CA 90036
for: THIRTY OIL COMPANY
13116 IMPERIAL HIGHWAY
SANTE FE SPRINGS, CA 90670

DATE: June 30, 2020
FNS: 1969-001 CMS
JN: 1969-001-01/03
DRAWN BY: CS
CHECKED BY: KRT
SHEET 1 OF X





LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 37 OF TRACT NO. 5049, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5507-019-014 PARCEL B:

LOT 34 OF TRACT NO. 5049, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5507-019-012 PARCEL C:

LOTS 35 AND 36 OF TRACT 5049, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, EXTRACTING, MINING, BORING, REMOVING OR MARKETING SAID SUBSTANCES, HOWEVER, WITHOUT ANY RIGHT OF ANY ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED BY GULF OIL CORPORATION, A PENNSYLVANIA CORPORATION, BY DEED RECORDED DECEMBER 27, 1978 AS INSTRUMENT NO. 78-1435072 OF OFFICIAL RECORDS.

APN: 5507-019-029

PROJECT ADDRESSES

5001 W. WILSHIRE BLVD, LOS ANGELES CA
 671-677 S. HIGHLAND AVE, LOS ANGELES CA
 668 S. CITRUS AVE, LOS ANGELES CA

BUILDING DESCRIPTION

- 8-STORY MIXED-USE BUILDING OVER 3 BASEMENT LEVELS OF PARKING
- 243 APARTMENT UNITS, UTILIZING TOC3 DENSITY BONUS
- 10,900 SF COMMERCIAL AT GROUND FLOOR
- 354 PARKING STALLS

PROJECT SUMMARY

SEE SHEET A-1.3 FOR PROJECT SUMMARY

NOTES

- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- NO EXISTING TREES ON-SITE; ONE EXISTING TREE IN THE ADJACENT RIGHT-OF-WAY AT THE NORTHEAST CORNER.

LEGEND

- PROPOSED MIXED-USE BUILDING
- BASEMENT PARKING BELOW
- FOOTPRINT OF RESIDENTIAL BUILDING ABOVE PODIUM LEVEL
- EXISTING BUILDING TO BE DEMOLISHED (ALL EXISTING STRUCTURES TO BE DEMOLISHED)

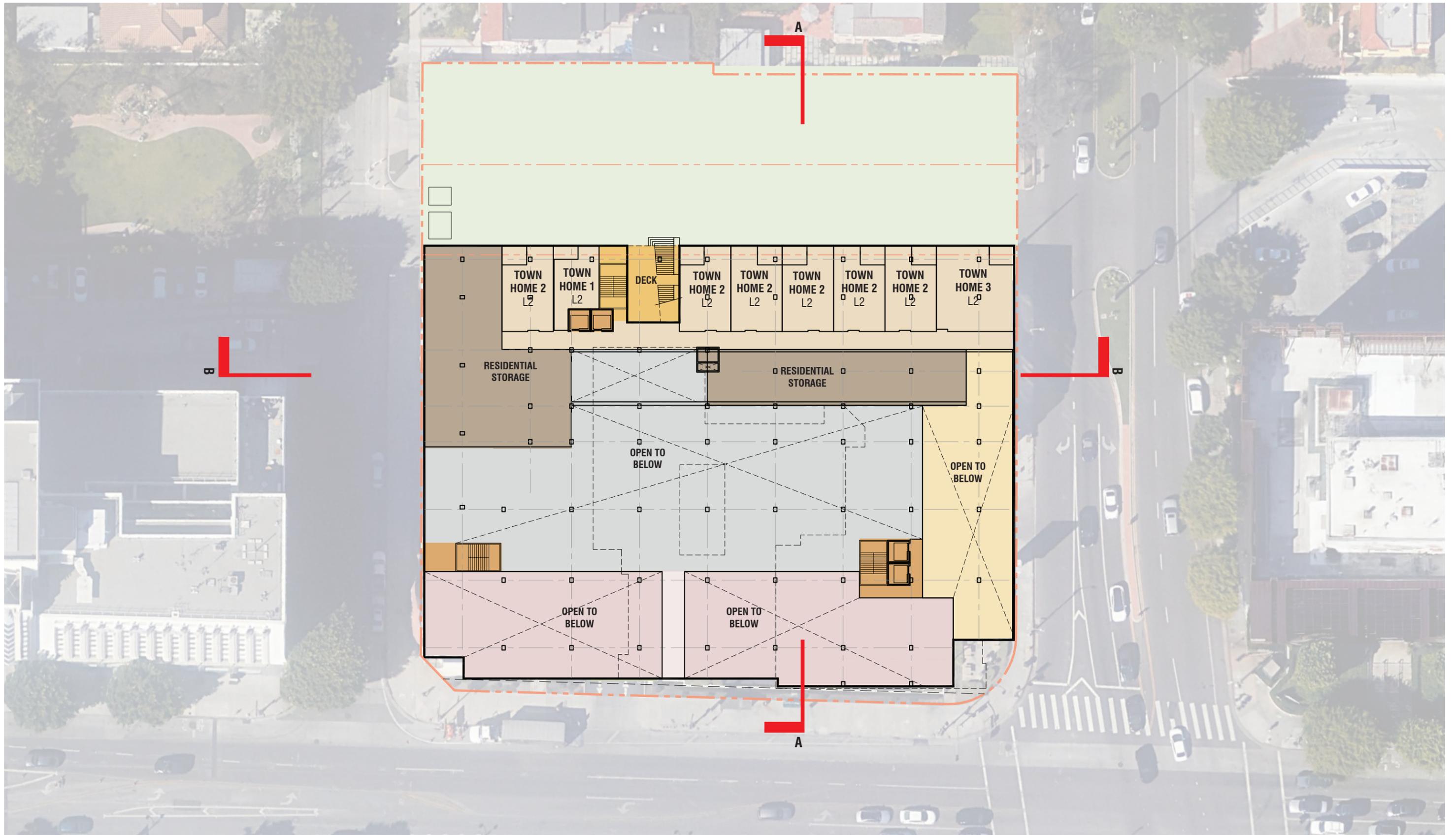
TOC TIER 3 INCENTIVES				
Affordable Units	Total	% of Total Units	% of Base Units	Add'l Incentives Granted
Provided	25 ELI Units	10.3%	17.5%	3
Base Incentives				
Density	Per TOC Guidelines Section VI.1.a.iii			
FAR	Per TOC Guidelines Section VI.1.b.iii			
Parking	Per TOC Guidelines Sections VI.2.a.i.4 & VI.2.e.iii			
Additional Incentives				
Transitional Height	Per TOC Guidelines Section VII.1.g.ii.2			
Averaging	Per TOC Guidelines Section VII.1.e			
LOT AREA AND ZONING INFORMATION				
By Area	Lot Area (SF)	Acres		
Wilshire Site	51,602	1.18		
Carling Site	13,865	0.32		
Carling Way	7,930	0.18		
Total	73,397	1.68		
By Zone	Lot Area (SF)	Acres		
C4-2D	55,567	1.28		
[Q]C2-1/[Q]C2-1-HPOZ	17,830	0.41		
Combined Total	73,397	1.68		
DENSITY				
Standard Zoning	Lot Area (SF)	Ratio (Unit per SF)	Units	
C4-2D Zone	55,567	1 unit per 400	138	
[Q]C2-1/[Q]C2-1-HPOZ	17,830	1 unit per 5,000	3	
TOTAL			141	
Affordable Housing Bonus	Base Density (Round Up)	% Increase	Units	
TOC	143	70%	244	
Proposed				
Total	242			
Studios	66			
One-Bedrooms	113			
Two-Bedrooms	56			
Three-Bedrooms	7			
FAR				
Permitted	FAR	Lot Area (SF)	Permitted Floor Area (SF)	
C4-2D Zone	3 to 1	55,567	166,701	
[Q]C2-1/[Q]C2-1-HPOZ	1.5 to 1	17,830	26,745	
TOTAL ³	2.64 to 1	73,397	193,446	
Base Floor				
TOC	Area/Lot Area (SF)	TOC Increase (Tier 3)	Permitted Floor Area (SF)	
C4-2D Zone	166,701	50%	250,052	
[Q]C2-1/[Q]C2-1-HPOZ	17,830	3.75 to 1	66,863	
TOTAL			316,914	
Proposed	Floor Area (SF)	FAR		
Total - Zoning Code	282,050	3.84 to 1		
Retail	10,000			
Parking Paseo	500			
Office	900			
Residential	270,650			
Total - Building Code	446,110			
Residential	419,540			
Commercial	26,570			
HEIGHT AND STORIES				
Permitted	Height (FT)	Stories		
C4-2D/[Q]C2-1/[Q]C2-1-HPOZ	Unlimited	Unlimited		
Transitional Height	Per LAMC 12.21.1.A.10			
Proposed	Height (FT)	Stories		
Total	105'-0"	8		
Transitional Height	Per TOC Tier 3			
YARDS AND SETBACKS				
Required	Front (E/W)*	Side (S)**	Side (N)	Rear
	0 Feet	5 Feet	11 Feet	N/A
Provided	0 Feet	5 Feet	60' Feet Min.	N/A
*Through Lot with front yards on Highland Avenue and Citrus Avenue requested in VTTM No.				
**5-foot Building Line along Wilshire Boulevard				

OPEN SPACE			
Required	SF per Unit	Units	Square feet
< 3 Habitable rooms	100	179	17,900
3 Habitable rooms	125	56	7,000
> 3 habitable rooms	175	7	1,225
Total			26,125
Outdoor	at least 50%		13,063
Indoor	up to 25%		6,531
Proposed	Square Feet		
Outdoor			
Courtyard	10,800		
Green Belt	5,600		
Roof Deck	2,000		
Total	18,400		
Indoor			
Amenities	2,700		
Total	2,700		
Private			
Balconies (117 x 50 sf)	5,850		
TOTAL	26,950		
Landscape Requirement	4,600	Requirement 25% provided outdoor common open space	
Landscape Provided	4,600	25% provided outdoor common open space	
Trees Required	61	1 per 4 dus	
Trees Provided	61		
PARKING			
Required Residential (LAMC)	Per Unit	Units	Residential Spaces
< 3 Habitable rooms	1	66	66
3 Habitable rooms	1.5	113	169.5
> 3 habitable rooms	2	63	126
Total			362
Required Residential (TOC Tier 3)	Per Unit	Units	Residential Spaces
Residential (per Unit)	0.5	242	121
Required Commercial	Ratio	SF	Spaces
Retail	1 per 250	10,000	40
Office	1 per 500	900	2
TOC Reduction (30%)			30
Total			151
Proposed	Commercial	Spaces	Residential
Standard	30		324
Compact	25		308
ADA	3		9
ADA	2		7
Total		354	

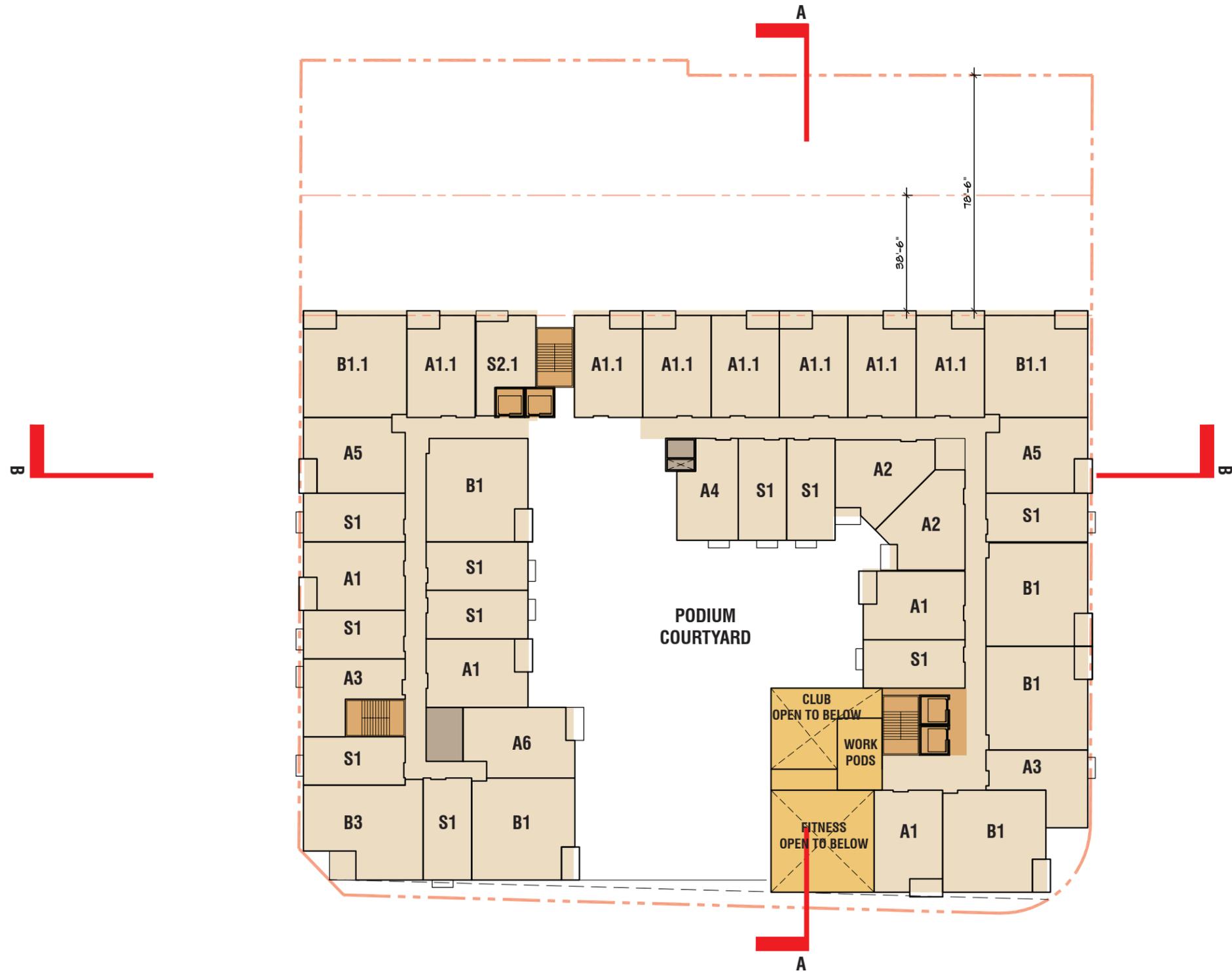
BICYCLE			
Required	Ratio	Units	Parking Stalls
Short Term (Residential)			
1 - 25 Dwelling Units	1 per 10	25	2.5
26 - 100 Dwelling Units	1 per 15	75	5
101 - 200 Dwelling Units	1 per 20	100	5
201+ Dwelling Units	1 per 40	42	1.1
Total			14
Short Term (Commercial)			
Retail	1 per 2,000	10,000	5
Office	1 per 10,000 (min. 2)	900	2
Total			7
Short Term Total			21
Long Term (Residential)			
1 - 25 Dwelling Units	1 per 1	25	25
26 - 100 Dwelling Units	1 per 1.5	75	50
101 - 200 Dwelling Units	1 per 2	100	50
201+ Dwelling Units	1 per 4	42	11
Total			136
Long Term (Commercial)			
Retail	1 per 2,000	10,000	5
Office	1 per 5,000 (min. 2)	900	2
Total			7
Long Term Total			143
Proposed	Total		
Short Term - Residential	14		
Short Term - Commercial	7		
Long Term - Residential	136		
Long Term - Commercial	7		

Requested Entitlements

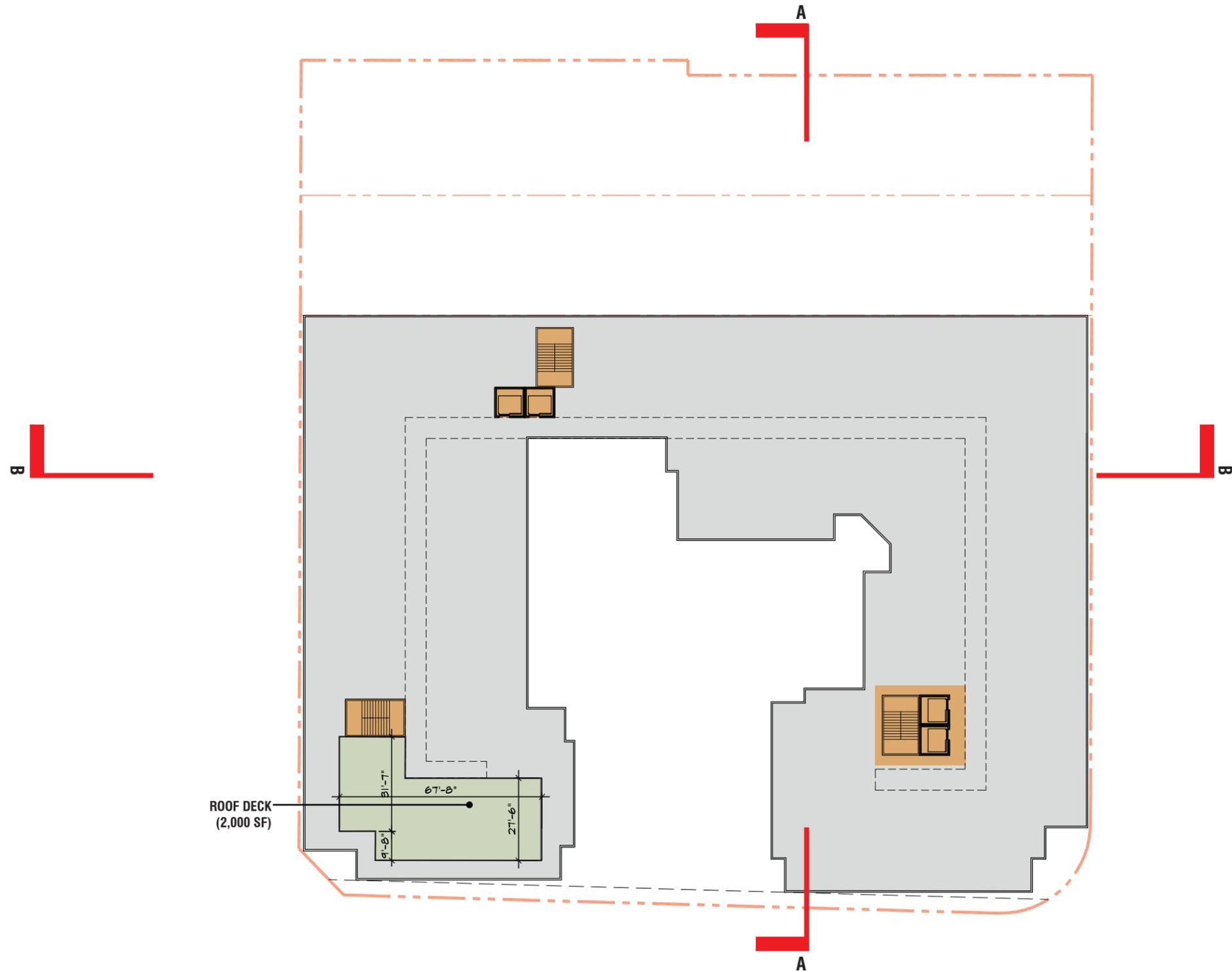
- Site Plan Review pursuant to **Los Angeles Municipal Code ("LAMC") Section 16.05**
- TOC Tier 3 Base and Additional Incentives pursuant to **LAMC Section 12.22 A.31**:
 - Base Incentives, Section VI of the TOC Guidelines:
 - Section VI.1.a.iv: permitting a 70% increase in the allowable density to 242 total units.
 - Sections VI.1.b.iv.: permitting an increase in the allowable FAR, from an allowable base FAR of 1.5 to 1 in the [Q]C2-1/[Q]C2-1-HPOZ Zones and 3 to 1 in the C4-2D Zone to an overall FAR of 3.84 to 1.
 - Section VI.2.a.ii: permitting the required parking for all residential units to not exceed 0.5 space per unit.
 - Section VI.2.e.iii permitting up to a 30% reduction in the nonresidential parking requirement.
 - Additional Incentives, Section VII of the TOC Guidelines:
 - Section VII.1.e: permitting the averaging of Floor Area Ratio (FAR), density, open space, and parking and vehicle access across the Project Site.
 - Section VII.1.g.ii.2 permitting the building height limit to be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lots in the R1R3-RG and R1-1-HPOZ Zone.
- Pursuant to **LAMC Section 17.15**, a Vesting Tentative Tract Map (Tract No. 83358) for condominium purposes, and to merge the existing lots and Carling Way between Citrus Avenue and Highland Avenue and resubdivide the site into two ground lots. The Applicant also requests the following actions from the Deputy Advisory Agency:
 - A Waiver of the Deputy Advisory Agency Parking Policy AA 2000-1 to allow a parking ratio of 0.5 residential parking space per unit (consistent with Section VI.2.a.ii of the TOC Guidelines) in lieu of the 2 residential parking spaces and 0.25 guest parking spaces per condominium unit.
 - A yard designation making both ground lots Through Lots with front yards on Citrus Avenue and Highland Avenue.
 - A haul route approval.
- Pursuant to **LAMC Section 12.32.H**, Clarification of [Q] Condition pursuant to Ordinance 174,483 to allow privately maintained and publicly accessible open space in Subarea 944.

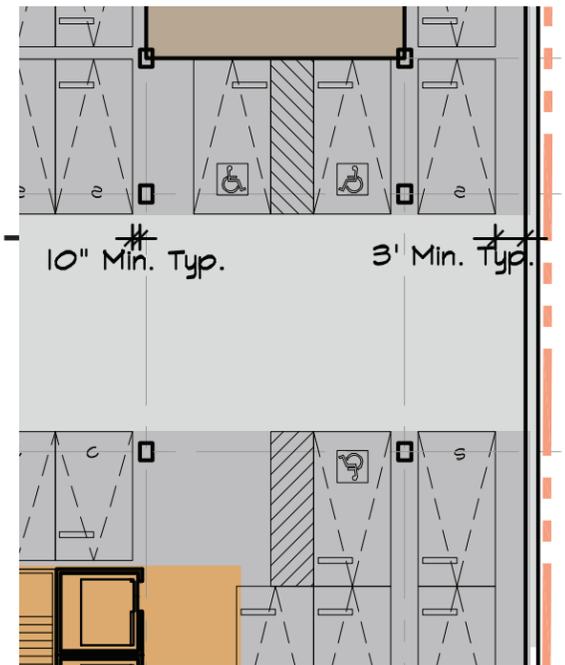
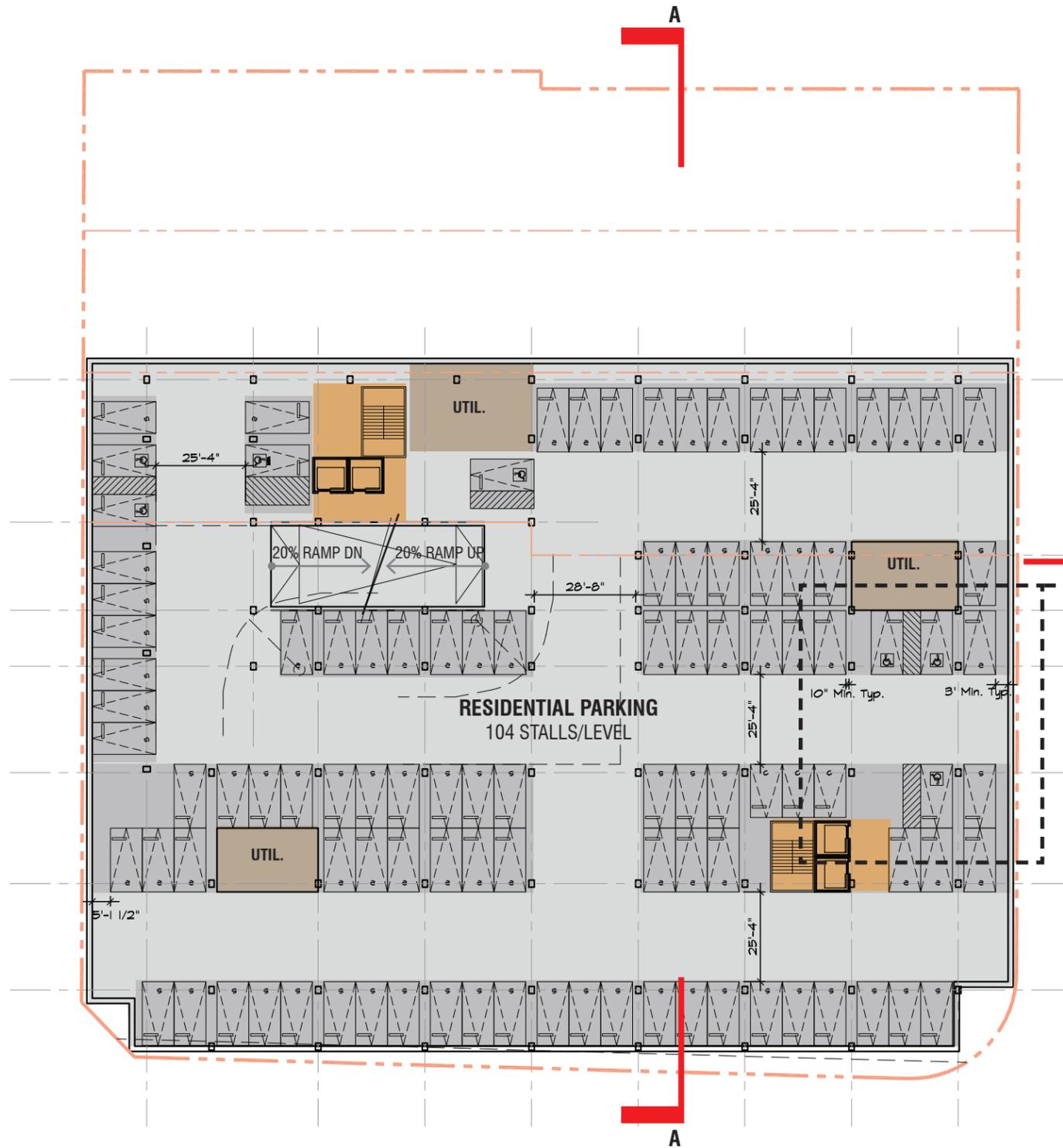
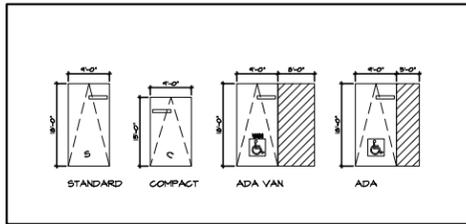


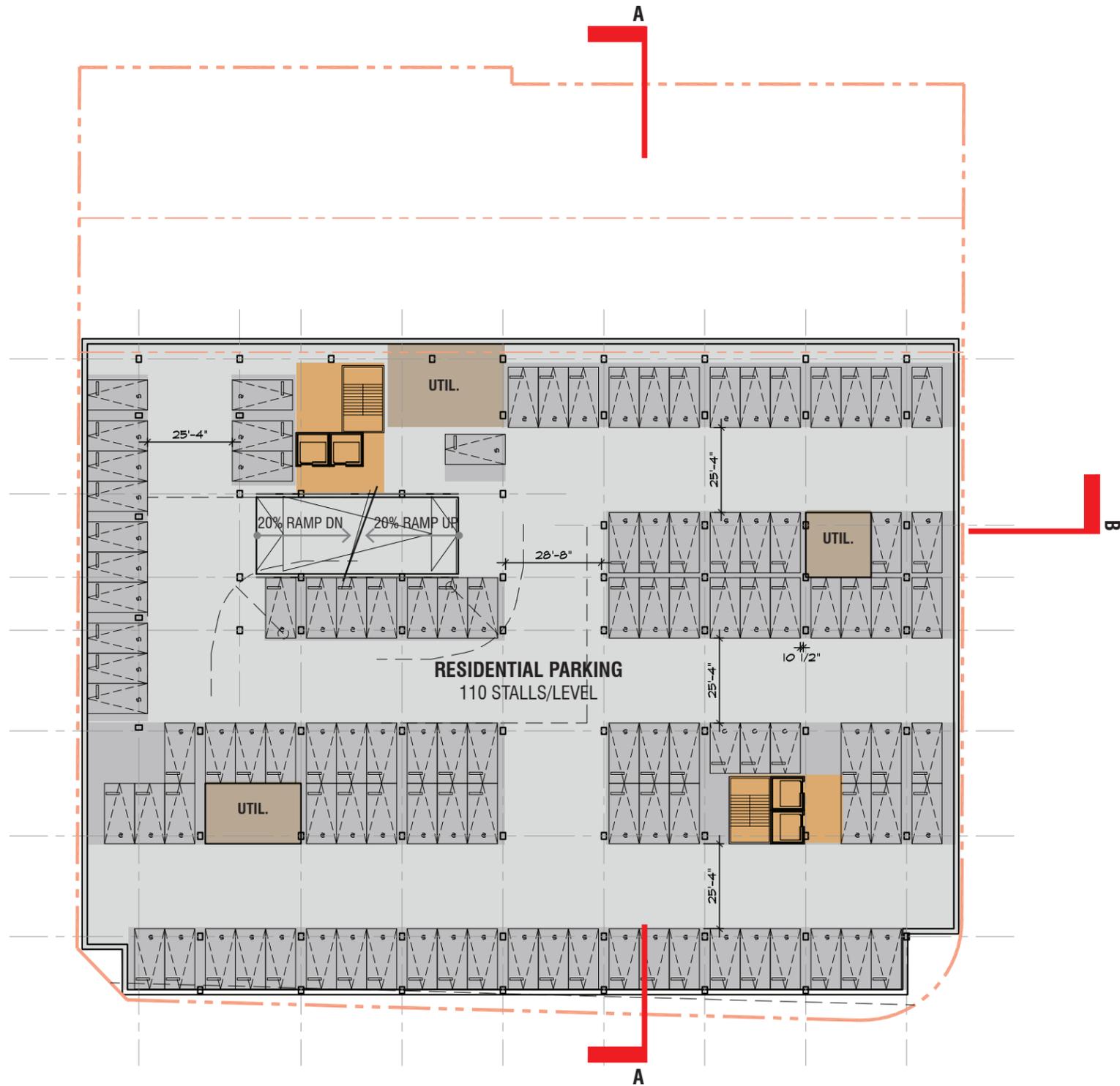
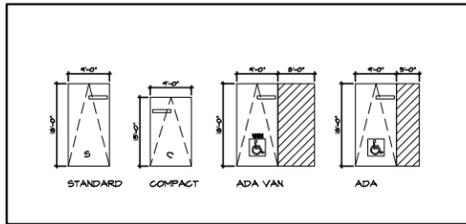














VIEW FROM WILSHIRE & HIGHLAND

5001 WILSHIRE
LOS ANGELES, CA
TCA # 2020-048



PACIFIC SPRINGS, LLC

SITE PLAN REVIEW
APRIL 7, 2021

CONCEPT RENDERING

A-3.1



VIEW AT HIGHLAND



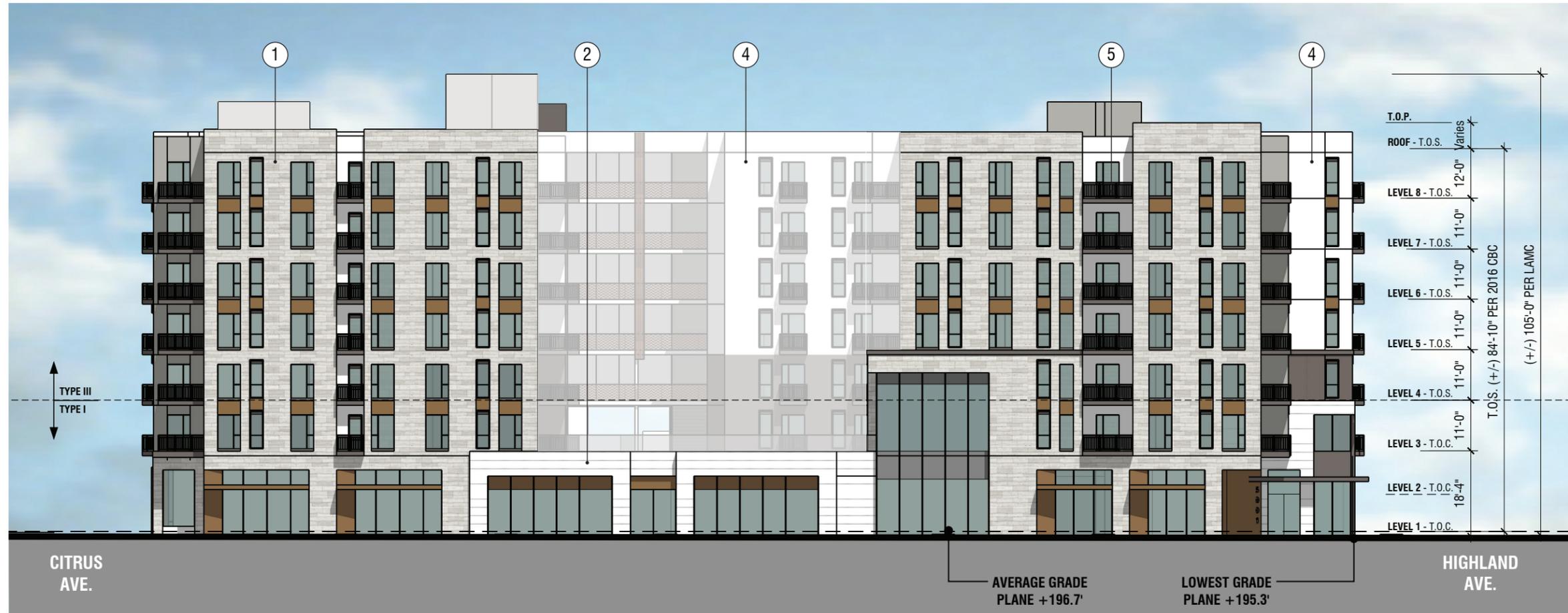
VIEW FROM NORTHWEST



VIEW AT CITRUS



VIEW OF NORTH PORTAL



LEGEND	
①	VENEER TILE
②	METAL CLADDING
③	CEMENTITIOUS SIDING
④	PLASTER FINISH
⑤	METAL RAILING



- LEGEND**
- ① VENEER TILE
 - ② METAL CLADDING
 - ③ CEMENTITIOUS SIDING
 - ④ PLASTER FINISH
 - ⑤ METAL RAILING



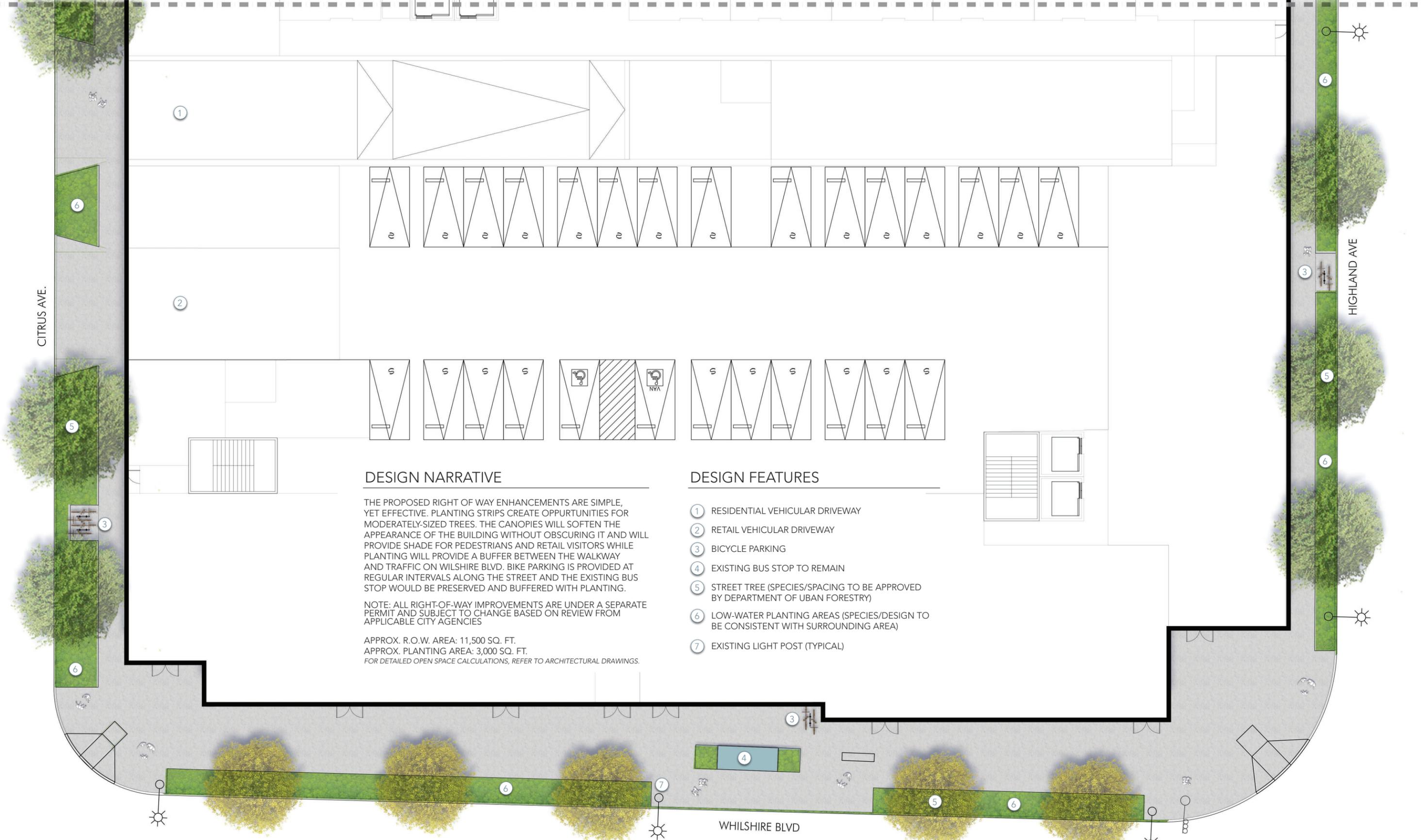


LEGEND	
①	VENEER TILE
②	METAL CLADDING
③	CEMENTITIOUS SIDING
④	PLASTER FINISH
⑤	METAL RAILING



LEGEND	
①	VENEER TILE
②	METAL CLADDING
③	CEMENTITIOUS SIDING
④	PLASTER FINISH
⑤	METAL RAILING





DESIGN NARRATIVE

THE PROPOSED RIGHT OF WAY ENHANCEMENTS ARE SIMPLE, YET EFFECTIVE. PLANTING STRIPS CREATE OPPURTUNITIES FOR MODERATELY-SIZED TREES. THE CANOPIES WILL SOFTEN THE APPEARANCE OF THE BUILDING WITHOUT OBSCURING IT AND WILL PROVIDE SHADE FOR PEDESTRIANS AND RETAIL VISITORS WHILE PLANTING WILL PROVIDE A BUFFER BETWEEN THE WALKWAY AND TRAFFIC ON WILSHIRE BLVD. BIKE PARKING IS PROVIDED AT REGULAR INTERVALS ALONG THE STREET AND THE EXISTING BUS STOP WOULD BE PRESERVED AND BUFFERED WITH PLANTING.

NOTE: ALL RIGHT-OF-WAY IMPROVEMENTS ARE UNDER A SEPARATE PERMIT AND SUBJECT TO CHANGE BASED ON REVIEW FROM APPLICABLE CITY AGENCIES

APPROX. R.O.W. AREA: 11,500 SQ. FT.
 APPROX. PLANTING AREA: 3,000 SQ. FT.
 FOR DETAILED OPEN SPACE CALCULATIONS, REFER TO ARCHITECTURAL DRAWINGS.

DESIGN FEATURES

- ① RESIDENTIAL VEHICULAR DRIVEWAY
- ② RETAIL VEHICULAR DRIVEWAY
- ③ BICYCLE PARKING
- ④ EXISTING BUS STOP TO REMAIN
- ⑤ STREET TREE (SPECIES/SPACING TO BE APPROVED BY DEPARTMENT OF URBAN FORESTRY)
- ⑥ LOW-WATER PLANTING AREAS (SPECIES/DESIGN TO BE CONSISTENT WITH SURROUNDING AREA)
- ⑦ EXISTING LIGHT POST (TYPICAL)



DESIGN NARRATIVE

BORROWING FROM THE ARCHITECTURAL THEME OF MERGING URBAN AND ORGANIC DESIGN ELEMENTS, THE PROPOSED PARK SPACE HAS A CONTEMPORARY AESTHETIC BALANCED WITH A MEANDERING GARDEN EXPERIENCE. THE PLANTING DESIGN IS INSPIRED BY THE REGIONAL CONTEXT - THE ROLLING HILLS OF LOS ANGELES AND THE DESERT THAT SURROUNDS IT. THE DESIGN ALSO REFERENCES THE ECLECTIC VARIETY OF GARDEN STYLES THAT CAN BE FOUND IN THE ADJACENT HISTORIC NEIGHBORHOOD.

USING SIMPLE SEATING NODES AS THE PRIMARY DESIGN ELEMENT FOR THIS PARK, RESIDENTS AND NEIGHBORS ARE INVITED TO ENJOY QUITE RESPIRE FROM THE SURROUNDING URBAN AREA. MOVABLE FURNITURE AIDS IN THE ACTIVATION OF THE SPACE AND SENDS THE MESSAGE THAT THIS PARK IS BEING CARED FOR.

PRIVATE PATIOS LINE THE GROUND FLOOR OF THE BUILDING AND A GRAND STAIRCASE LEADS UP TO THE POOL DECK - BOTH FURTHER REINFORCING THE CONNECTION BETWEEN THE BUILDING AND THE PARK. THE CROSSWALK AT THE WEST REINFORCES THE CONNECTION TO THE GREENBELT THAT CONTINUES ON THE OTHER SIDE OF CITRUS AVENUE.

APPROX. PARK AREA (NORTH OF PRIVATE PATIOS): 17000 SQ. FT.
 APPROX. PLANTING AREA (D.G. & MULCHED): 12,500
 FOR DETAILED OPEN SPACE CALCULATIONS, REFER TO ARCHITECTURAL DRAWINGS.

DESIGN FEATURES



1 SEATING PODS FOR GATHERING OR WORKING OUTDOORS



3 LOW-WATER-USE GRASS MOUNDS



2 DESERT LANDSCAPE MOUNDS



4 FLEXIBLE BISTRO SEATING

- 5 STREET TREE (SPECIES/SPACING TO BE APPROVED BY DEPARTMENT OF URBAN FORESTRY)
- 6 LOW-WATER PLANTING AREAS (SPECIES/DESIGN TO BE CONSISTENT WITH SURROUNDING AREA)
- 7 PARK TREE (REFER TO TREE PALETTE FOR POTENTIAL SPECIES)
- 8 NEW PEDESTRIAN CROSSWALK WITH REMOVABLE BOLLARDS
- 9 TRANSFORMERS AND SWITCH WITH ADJACENT STAGING AREA
- 10 PRIVATE PATIOS WITH GATED ENTRY
- 11 BIKE PARKING
- 12 MAINTENANCE ACCESS TO ELECTRICAL ROOM

TREE PALETTE



PLATANUS RACEMOSA MELALEUCA QUIN. ACACIA STENOPHYLLA



TIPUANA TIPU PALO VERDE



DESIGN NARRATIVE

IN CONSIDERATION OF DESIGNING FOR A POST-COVID WORLD, THIS AMENITY DECK EMPHASIZES THE NEED FOR A VARIETY OF SEATING OPTIONS AND DYNAMIC PROGRAMMING. SMALL SEATING NOOKS PROVIDE RESIDENTS WITH A MORE INTIMATE SETTING TO ENJOY THE OUTDOOR SPACE WHILE THE LAWN IS INTENDED TO BE FLEXIBLE SO THE ARRANGEMENT OF FURNISHINGS AND PLANTERS CAN ACCOMMODATE EITHER LARGE OR SMALL GROUPS.

THE LAWN AREA PROVIDES DIRECT VISUAL ACCESS TO THE CITY STREET BEYOND, WHILE POOL DECK WITH ITS GENEROUS SEATING PROVIDES BOTH RECREATION AND SOCIAL OPPORTUNITIES. THE AMENITY DECK AND ITS DIRECT CONNECTION TO THE PARK ENCOURAGES RESIDENTS TO SPEND TIME OUTDOORS AND BOTH PROVIDE SAFE, RELAXING, AND AESTHETICALLY BEAUTIFUL SPACES TO DO SO.

APPROX. PODIUM AREA: 12,700 SQ. FT.
 APPROX. PLANTING AREA: 3,500 SQ. FT.
 FOR DETAILED OPEN SPACE CALCULATIONS,
 REFER TO ARCHITECTURAL DRAWINGS.

TREE PALETTE



DESIGN FEATURES

- ① COVERED LOUNGE AREA
- ② GRAND STAIRWAY CONNECTION TO PARK
- ③ LOUNGE SEATING NOOKS
- ④ POOL CABANAS
- ⑤ TREE IN PODIUM PLANTER (REFER TO TREE PALETTE FOR POTENTIAL SPECIES)
- ⑥ LOW-WATER PLANTING AREAS (SPECIES/DESIGN TO BE CONSISTENT WITH SURROUNDING AREA)
- ⑦ POOL WITH ADA CHAIR LIFT
- ⑧ SPA WITH ADA CHAIR LIFT
- ⑨ FIRE PIT
- ⑩ SELF-SERVE COFFEE/BEVERAGE KIOSK
- ⑪ FITNESS ROOM/CLUB HOUSE
- ⑫ PRIVATE PATIO (TYPICAL)
- ⑬ GAME TABLE
- ⑭ ARTIFICIAL LAWN
- ⑮ POOL FENCE AND GATE
- ⑯ OUTDOOR COOKING AREA WITH OVERHEAD STRUCTURE, MEDIA WALLS, BAR SEATING, AND DINING TABLE
- ⑰ ENTRY SIGN

PERSPECTIVES





DESIGN NARRATIVE

WITH INCREASING DENSITY IN URBAN AREAS, ROOF DECK AMENITIES ARE AN INCREDIBLY VALUABLE RESOURCE FOR OFFERING RESIDENTS ADDITIONAL OPEN SPACE, ESPECIALLY WHEN THERE ARE SIGNIFICANT VIEWS. IN THIS CASE, THE NORTH TERRACE LOOKS OUT TOWARD THE HOLLYWOOD SIGN WHILE THE SOUTH TERRACE ENJOYS A VIEW OF THE DOWNTOWN SKYLINE.

FLEXIBLE SEATING PROVIDES AN OPPORTUNITY FOR RESIDENTS TO CULTIVATE THEIR SOCIAL SPACE TO ACCOMMODATE INTIMATE OR LARGER GATHERINGS. THE LIGHTWEIGHT OVERHEAD TRELLISES ALSO CREATES AN ELEGANT STATEMENT FROM THE STREET, DRAWING THE EYE UPWARD AND INVITING A SENSE OF CURIOSITY.

APPROX. OVERALL ROOF DECK AREA: 5,600 SQ. FT.
 APPROX. PLANTING AREA: 600 SQ. FT.
 FOR DETAILED OPEN SPACE CALCULATIONS, REFER TO ARCHITECTURAL DRAWINGS.

TREE PALETTE



ARBUTUS 'MARINA'

OLEA WILSONII

DESIGN FEATURES

- ① STAIRS
- ② ELEVATOR
- ③ PEDESTAL SYSTEM PAVERS
- ④ 50% OPEN TRELLIS
- ⑤ TREE IN RAISED PLANTER (REFER TO TREE PALETTE FOR POTENTIAL SPECIES)
- ⑥ LINEAR PLANTERS WITH SCREENING SHRUBS
- ⑦ LOUNGE SEATING
- ⑧ OUTDOOR COOKING AREA WITH BBQ COUNTER AND DINING TABLES
- ⑨ FIRE TERRACE
- ⑩ GLASS PANEL RAILING
- ⑪ POOL DECK BELOW
- ⑫ SOLID PARAPET WALL

PERSPECTIVES



DEPARTMENT OF
CITY PLANNING

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING
ADMINISTRATORS

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

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Filing Notification and Distribution

<p>ADDRESS: 5001 West Wilshire Boulevard</p> <p>COMMUNITY PLAN: Wilshire</p> <div style="background-color: red; color: white; text-align: center; padding: 10px; font-weight: bold; font-size: 1.2em;">EXPEDITED PROCESSING SECTION</div>	<p>DATE OF FILING AND MAP STAMP DATE: 4/22/2021</p> <p>VTT- MAP NO: VTT-83358-CN DIR-2021-3326-TOC-SPR-VHCA DIR-2021-3324-CLQ ENV-2021-3327-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 5/25/2021</p> <p>Hillside: () Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 4 () Neighborhood Planning (Check Office below)</p> <p style="padding-left: 20px;">() Valley () West Los Angeles () Harbor () Metro E/S</p> <p>Department of Public Works</p> <p style="padding-left: 20px;">(X) Bureau of Engineering (X) Bureau of Sanitation</p> <p>Department of Building and Safety</p> <p style="padding-left: 20px;">(X) Grading Engineer (X) Zoning Engineer</p> <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <p style="padding-left: 20px;">() Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire")</p>	<p>() 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) Greater Wilshire Neighborhood Council</p> <p style="color: red; font-weight: bold;">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

Debra Gutierrez

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

for

RECOMMENDATION REPORTS

DUE BY: 7/6/2021

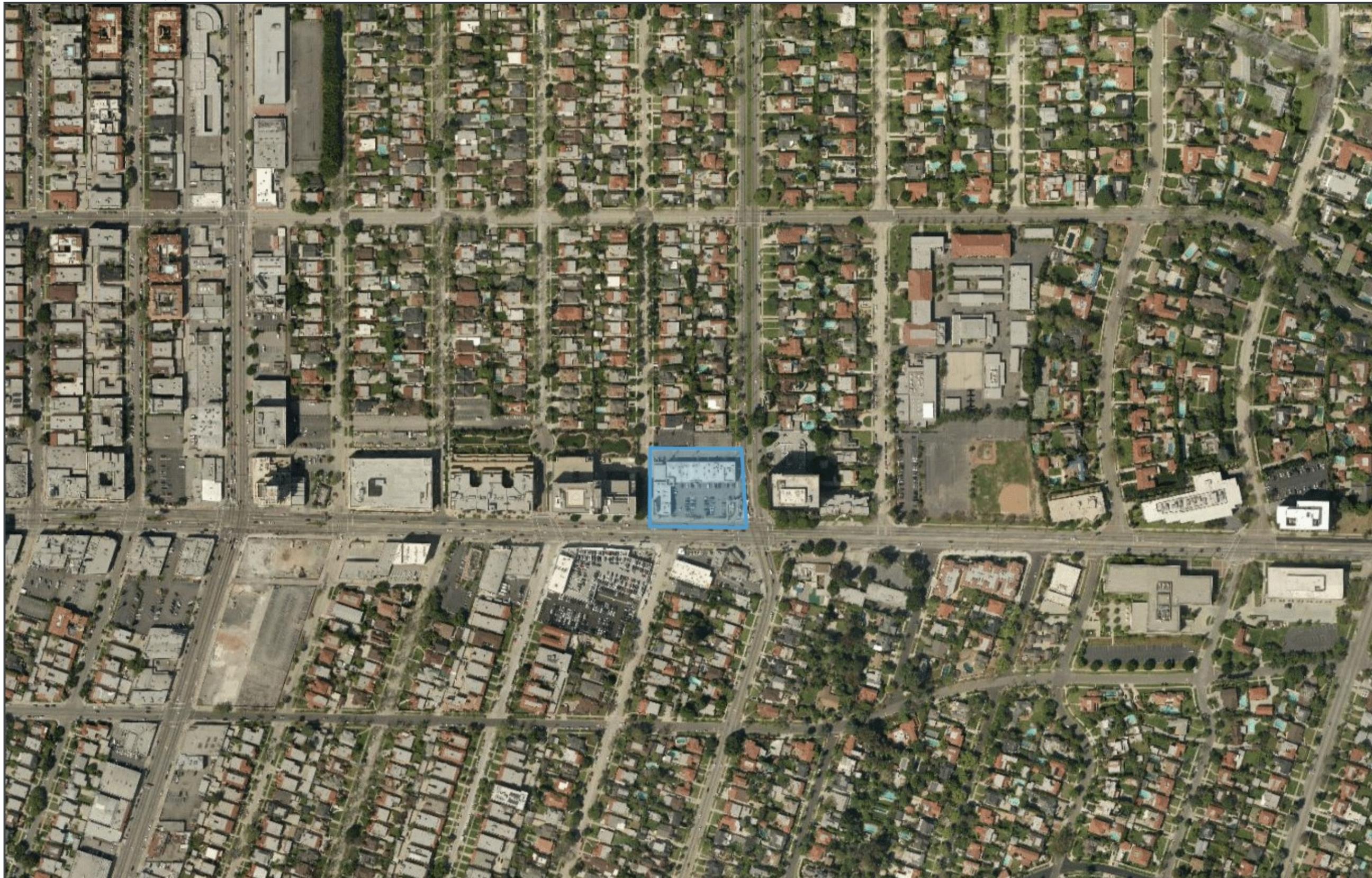
Please forward reports to the following e-mail
address:

planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of the Project Site



LEGEND

- City Limits

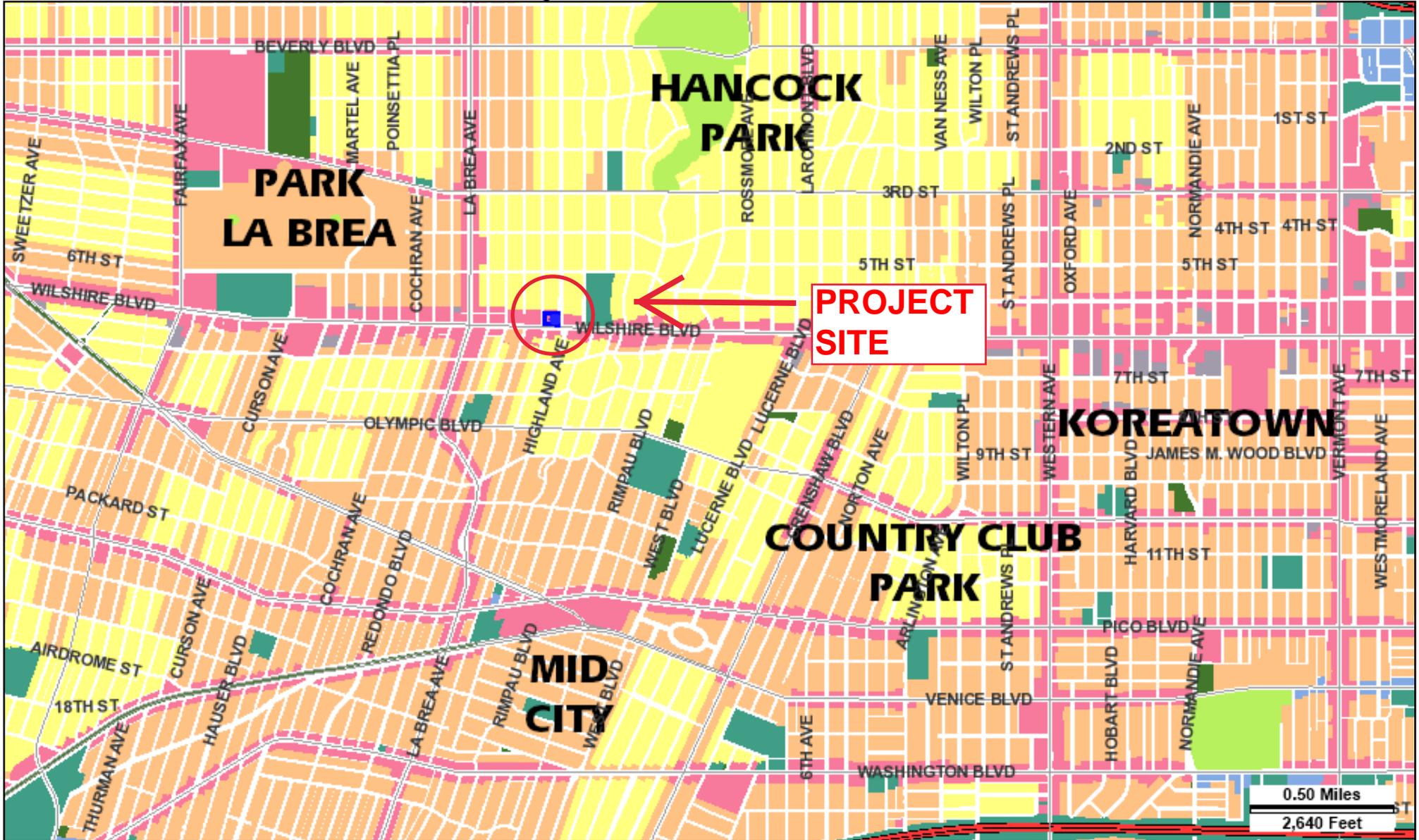
NOTES

0 0 Miles 0 0

SCALE 1: 4,514

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

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Printed: 06/01/2021



Address: 677 S HIGHLAND AVE

APN: 5507019029

PIN #: 135B185 544

Tract: TR 5049

Block: None

Lot: 35

Arb: None

Zoning: C4-2D

General Plan: Community Commercial

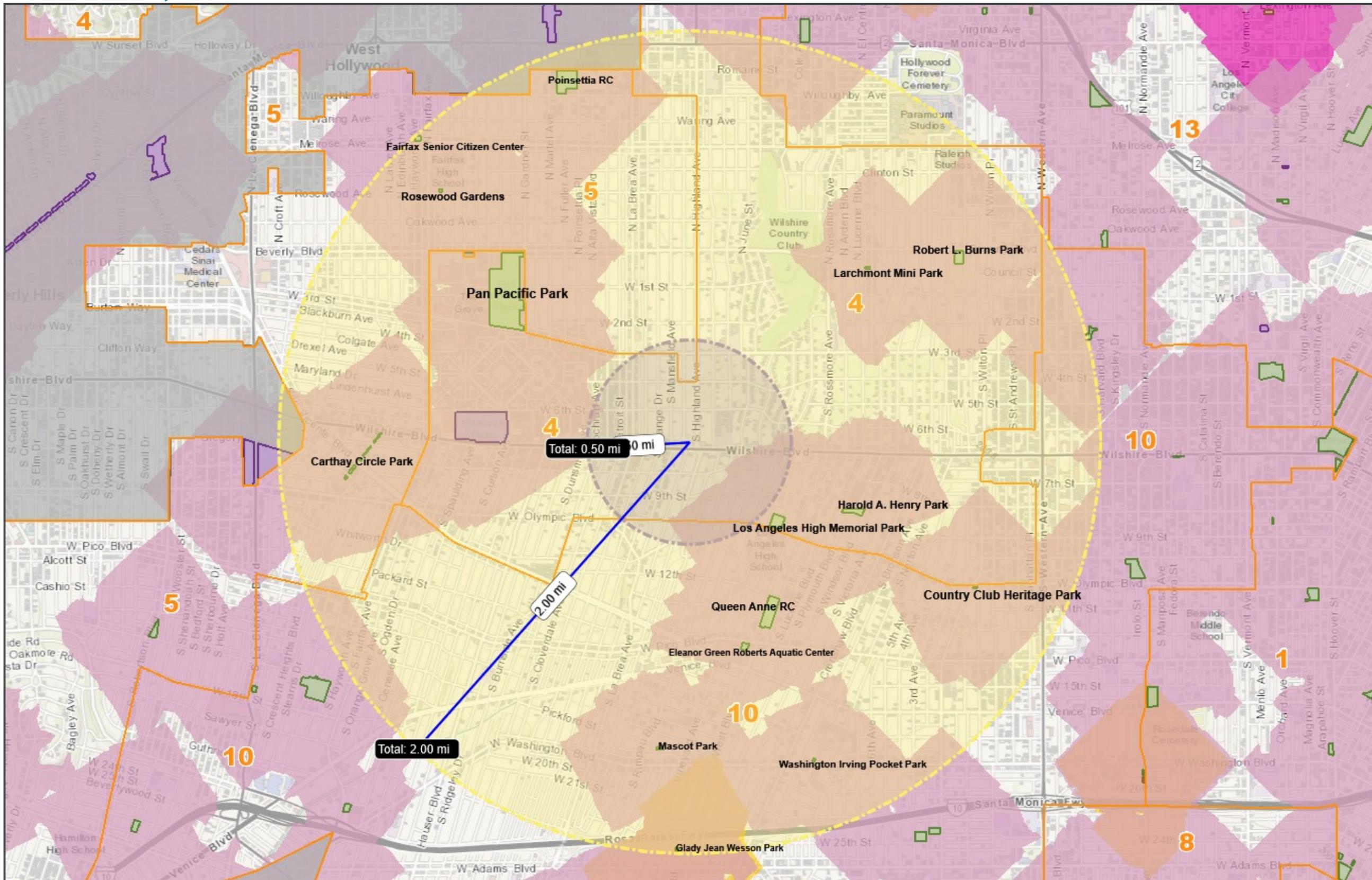




EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



Project Site and Surrounding Parks



LEGEND

- City Council Districts
- Existing Parks
 - Non-RAP
 - RAP
- Future Parks
- City Limits
- All Improved Service Areas
- Future Improved Service Area
 - FY15
 - FY16
 - FY17
 - FY18
 - FY19

NOTES



SCALE 1: 36,112

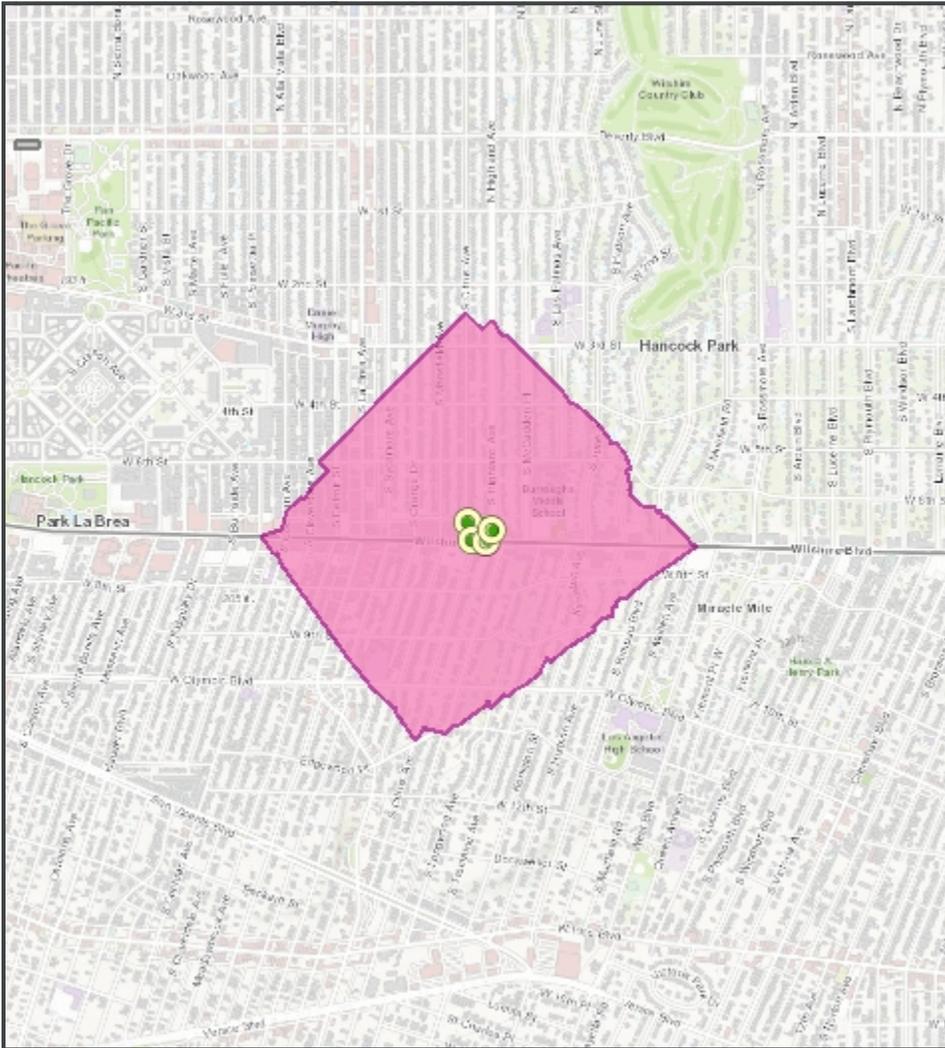
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83358

Description:

New 8-story, mixed-use building with up to 243 dwelling units and approximately 10,900 square feet of ground floor commercial space

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	4,311	4,035

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,029	1,930

Residents Served by Age

Under Age 5:	211	187
Age 5 to 9:	183	165
Age 10 to 14:	184	171
Age 15 to 17:	87	83
Age 18 to 64:	3,198	3,015
Age 65 and Over:	448	414

Households Served by Annual Income

Under \$25,000:	293	285
\$25,000 to \$34,999:	102	102
\$35,000 to \$49,999:	169	167
\$50,000 to \$74,999:	452	434
\$75,000 and Over:	1,013	942

Source: Census/ACS 2010