

# APPROVED

MAR 18 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

### BOARD REPORT

NO. 21-044

DATE March 18, 2021

C.D. 1

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83227 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>FuF</i> C. Santo Domingo	<i>DF</i> _____
V. Israel	_____	N. Williams	_____

  
\_\_\_\_\_  
General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83227 (Project) to pay in-lieu fees to the City in order to fulfill the Project’s requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks’ (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners’ (Board) recommendation.

### SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code (LAMC) Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states that “[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...”. The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

## BOARD REPORT

PG. 2 NO. 21-044

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

### PROJECT SUMMARY

The proposed Project is located at 905 – 923 South Beacon Street and 1720 James M. Wood Boulevard in the Westlake South community of the City of Los Angeles (City). The Project site is approximately 0.77 gross acres. The Project, as currently proposed, includes the construction of a new mixed-use development consisting of 145 apartment units, 15 of which are affordable units, along with approximately 2,000 square feet (SF) of retail space and two levels of subterranean parking.

The Project also includes approximately 9,851SF of common open space, which includes a fitness room, pool club, open patio space, sky club, dog run, pool, and courtyard.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City 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 **October 29, 2020**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on **December 18, 2020**. On January 15, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project **"Upon Receipt"**. The Advisory Agency Filing Notification is attached (Attachment 2).

BOARD REPORT

PG. 3 NO. 21-044

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."

LAMC 12.33 D.2.b states "Any land dedication for park and recreation purposes shall not be deducted from a site's gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio."

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
  - **LD** = Land to be dedicated in acres.
  - **DU** = Total number of new market-rate dwelling units.
  - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
    - **P = 2.88**
  - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
    - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum required land dedication for the Project's proposed 145 units would be:

$$1.04 \text{ Acres} = (145 \times 2.88) \times 0.00251$$

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.

## BOARD REPORT

PG. 4 NO. 21-044

As currently proposed, the Project has 15 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$\mathbf{0.93 \text{ Acres}} = (130 \times 2.88) \times 0.00251$$

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

### 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:

$$\mathbf{\$13,609.00 \times \text{number of new non-exempt dwelling units}}$$

## BOARD REPORT

PG. 5 NO. 21-044

The **maximum** Park Fees payment for the Project's proposed 145 units would be:

$$\mathbf{\$1,973,305.00} = \$13,609 \times 145 \text{ dwelling units}$$

As currently proposed, the Project has 15 dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required Park Fee payment for the Project would be:

$$\mathbf{\$1,769,170.00} = \$13,609.00 \times 130 \text{ dwelling units}$$

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 consideration, 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.

## BOARD REPORT

PG. 6 NO. 21-044

### Site Analysis

The Project is located within the Westlake South community of the City and within the Westlake Community Plan Area. Currently, the Project site is a parking lot and is surrounded by parking, residential, and commercial uses.

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 (1/2) walking distance of the Project site (EPADSS): 21,085 persons (40,548 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Westlake Community Plan Area (2014 American Community Survey): 39,674 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 9,851 SF of common open space, which includes a fitness room, pool club, open patio space, sky club, dog run, pool, and courtyard.

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.

## BOARD REPORT

PG. 7 NO. 21-044

### Public Park Access

There are three (3) public parks within a half (½) mile walking distance of the Project site:

- Hope and Peace Park is a 0.57-acre park located at 843 South Bonnie Brae Street in the Westlake community of the City that provides a half basketball court, children's play area, and a splash pad for the use of the surrounding community.
- MacArthur Park is a 29.87-acre facility located at 2230 West 6<sup>th</sup> Street in the Westlake community of the City that provides a play area, band shell, lake, synthetic meadow, and picnic areas for the surrounding community.
- Valencia Triangle is a 0.06-acre park, located at 8th Street and Valencia Street. Valencia Triangle is currently improved with benches, landscaping, and a bust of Francisco Morazan.

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

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **0** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

### Nearby Public Park Projects

There is one new public park currently in development within a two (2) mile radius of the Project site:

- The 1<sup>st</sup> and Broadway Park – Park Development (PRJ20781) (PRJ21252) Project, located at 217 West 1<sup>st</sup> Street, proposes the development of a new 1.96-acre community park in Council District 14. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is being led by the Bureau of Engineering (BOE) and is currently in the bid and award stage. It is unknown when the 1<sup>st</sup> and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The 1<sup>st</sup> and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.

## BOARD REPORT

PG. 8 NO. 21-044

There are four (4) park renovation projects in development within a two (2) mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Alvarado Terrace Park – Playground Replacement (PRJ21312) Project
- Echo Park – Building Improvements (PRJ21424) (PRJ21440) Project
- Lafayette Park – Outdoor Improvements and New Synthetic Field (PRJ21330) (PRJ20495) Project
- Macarthur Park – Playground Replacement (PRJ21027) Project

There are nine (9) park renovation projects currently in various stages of planning and development within a two (2) mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Hope and Peace Park – Outdoor Improvements Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- Macarthur Park – Outdoor Improvements Project
- Macarthur Park – New Playground Project
- Macarthur Park – New Boathouse Project
- Normandie Recreation Center – Outdoor Improvements (PRJ21060) Project
- Pershing Square – Phase 1 (PRJ21113) Project
- Pico Union Park – Playground Replacement (PRJ21218) (PRJ21320) Project
- San Julian – New Restroom (PRJ21211) Project

### Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

Additionally, the Project has less than 50 parcels and, per the Project applicant, the proposed Project is not a condominium project, stock cooperative or community apartment project, as defined in Sections 4105, 4125, and 4190 of the Civil Code. Therefore, as previously noted in this report, based on Section 66477 (7) of the California Government Code, only the payment of fees may be required.

### 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.

## BOARD REPORT

PG. 9 NO. 21-044

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 3:** Create & Maintain World Class Parks and Facilities

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

**Result:** Collected fees will fund capital improvements at existing parks in the Project area.

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

### LIST OF ATTACHMENTS

- 1) 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



LOS ANGELES | CA

# 905 BEACON

LEASING

ARCHITECTURAL DRAWING PACKAGE

02 | 02 | 2021

Perfect brew

PROJECT TEAM	PROJECT DESCRIPTION				SHEET INDEX																																									
<p><b>OWNER / DEVELOPER</b> Triumph Properties Group 9601 Wilshire Blvd, Suite 560 Beverly Hills, CA. 90210 Attn: Steve Feder</p> <p><b>ARCHITECT</b> Next Architecture 100 W. Broadway Blvd, Suite 3000 Long Beach, CA. 90802 Attn: Winston Chang</p> <p><b>LANDSCAPE ARCHITECT</b> SQLA 2669 Saturn Street Brea, CA. 92821 Attn: Samuel Kim</p> <p><b>ZONING &amp; LAND USE</b> Craig Lawson &amp; Co. LLC 3221 Hutchinson Ave, Suite D Los Angeles, CA. 90034 Attn: Craig Lawson</p> <p><b>CEQA / ENVIRONMENTAL</b> CAJA Environmental Services, LLC 15350 Sherman Way, Suite 315 Van Nuys, CA. 91406 Attn: Kerrie Nicholson</p>	<p>The proposed Project is the construction of a 7-story mixed-use development consisting of 145 residential units, of which 15 units will be deed restricted to Extremely Low Income Households, and approximately 2,000 square feet of retail floor area. Two levels of subterranean parking and at-grade parking are provided with vehicular access located on Beacon Avenue.</p> <p>The Applicant would request Transit Oriented Communities (“TOC”) with additional incentives, and Site Plan Review.</p> <p>1. TOC Incentives (for Tier 3) as follows:</p> <ol style="list-style-type: none"> <li>a. Base Incentives, Section VI of the TOC Guidelines: <ol style="list-style-type: none"> <li>i. Section VI.1.a.iv: permitting an 70% increase in the allowable density, to a total of 145 total units.</li> <li>ii. Sections VI.1.b.iv.: permitting an increase in the allowable FAR, from an allowable base FAR of 1.5:1 in the C2 Zone and 3:1 in the R4 Zone to an overall FAR of 4.12:1.</li> <li>iii. Section VI.2.a.ii: permitting the required parking for all residential units not to exceed .5 space per unit.</li> <li>iv. Section VI.2.e.iii: permitted</li> <li>v. Section VI.2.b, c, d, and f.</li> </ol> </li> <li>b. Additional Incentives, Section VII of the TOC Guidelines: <ol style="list-style-type: none"> <li>i. Section VII.1.a.ii.1: permitting a front yard reduction by averaging the front yards of adjoining buildings along the same street frontage.</li> <li>ii. Section VII.1.a.ii.2.c: permitting a 30% yard reduction of the western side yard and southern rear yard.</li> <li>iii. Section VII.1.e: permitting the averaging of Floor Area Ratio, Density, Parking, or Open Space, and permitting Vehicular Access.</li> </ol> </li> </ol> <p>2. Site Plan Review for projects which create 50 or more dwelling units.</p> <p>The proposed Project meets the TOC “On-Site Restricted Affordable Units” requirements:</p> <ol style="list-style-type: none"> <li>a. 145 DU x 10% = 15 DU E.L.I. required &amp; provided.</li> </ol>				<p><b>ARCHITECTURAL</b></p> <ul style="list-style-type: none"> <li>Project Information 02</li> <li>Project Summaries 03</li> <li>Site Survey 04</li> <li>Buildable Area &amp; Yard Setback Diagrams 05</li> <li>Average Adjoining Front Yard Diagram 06</li> <li>Open Space Diagrams 07</li> <li>Building Area Diagrams 08</li> <li>Mixed-Use Commercial Frontage Diagram 09</li> <li>Site Imagery 10</li> <li>Neighborhood Character 11</li> <li>Project Vision 12</li> <li>Massing Diagrams 13</li> <li>Concept Sketch 14</li> <li>Concept Rendering 15</li> <li>Concept Rendering 16</li> <li>Concept Rendering 17</li> <li>Concept Rendering 18</li> <li>Concept Rendering 19</li> <li>Concept Rendering 20</li> <li>Site Plan 21</li> <li>Level 1 Floorplan 22</li> <li>Level 2 Floorplan 23</li> <li>Level 3 Floorplan 24</li> <li>Level 4 Floorplan 25</li> <li>Levels 5-6 Floorplan 26</li> <li>Level 7 Floorplan 27</li> <li>Roof Plan 28</li> <li>Level B1 Floorplan 29</li> <li>Level B2 Floorplan 30</li> <li>Building Section A 31</li> <li>Building Section B 32</li> <li>North Elevation 33</li> <li>East Elevation 34</li> <li>South Elevation 35</li> <li>West Elevation 36</li> <li>North Courtyard Elevation 37</li> <li>East Courtyard Elevation 38</li> <li>South Courtyard Elevation 39</li> <li>Unit Plans - S1 &amp; S2 40</li> <li>Unit Plans - JR A1 &amp; A1 41</li> <li>Unit Plans - A2 &amp; A4 42</li> <li>Unit Plans - A5 &amp; A6 43</li> <li>Unit Plans - A7 &amp; A3 44</li> <li>Unit Plans - A8 &amp; A9 45</li> <li>Unit Plans - B1 &amp; B2 46</li> <li>Unit Plans - B3 &amp; B4 47</li> </ul>																																									
<b>PROJECT ZONING</b>	<b>BUILDING SUMMARY</b>																																													
<p>C2-1 ZONE R4-1 ZONE TOC TIER 3 Z1-2374 STATE ENTERPRISE ZONE</p>	<table border="1"> <thead> <tr> <th>LEVEL</th> <th>DESCRIPTION</th> <th>CONST. TYPE</th> <th>OCCUPANCY</th> </tr> </thead> <tbody> <tr> <td>B2</td> <td>SUB-TERRANEAN PARKING / STORAGE</td> <td>TYPE I-A</td> <td>S-2</td> </tr> <tr> <td>B1</td> <td>SUB-TERRANEAN PARKING / STORAGE</td> <td>TYPE I-A</td> <td>S-2</td> </tr> <tr> <td>01</td> <td>PARKING / STOR. / TRASH / LOBBY</td> <td>TYPE I-A</td> <td>S-2, B</td> </tr> <tr> <td>02</td> <td>PARKING / STOR. / TRASH / LOBBY / AMENITY / COMMERCIAL</td> <td>TYPE I-A</td> <td>S-2, B, M</td> </tr> <tr> <td>03</td> <td>RESIDENTIAL / AMENITY / COURTYARDS</td> <td>TYPE III-A</td> <td>R-2, B</td> </tr> <tr> <td>04</td> <td>RESIDENTIAL</td> <td>TYPE III-A</td> <td>R-2</td> </tr> <tr> <td>05</td> <td>RESIDENTIAL</td> <td>TYPE III-A</td> <td>R-2</td> </tr> <tr> <td>06</td> <td>RESIDENTIAL</td> <td>TYPE III-A</td> <td>R-2</td> </tr> <tr> <td>07</td> <td>RESIDENTIAL / AMENITY / SKY DECK</td> <td>TYPE III-A</td> <td>R-2, B</td> </tr> </tbody> </table>	LEVEL	DESCRIPTION	CONST. TYPE	OCCUPANCY	B2	SUB-TERRANEAN PARKING / STORAGE	TYPE I-A	S-2	B1	SUB-TERRANEAN PARKING / STORAGE	TYPE I-A	S-2	01	PARKING / STOR. / TRASH / LOBBY	TYPE I-A	S-2, B	02	PARKING / STOR. / TRASH / LOBBY / AMENITY / COMMERCIAL	TYPE I-A	S-2, B, M	03	RESIDENTIAL / AMENITY / COURTYARDS	TYPE III-A	R-2, B	04	RESIDENTIAL	TYPE III-A	R-2	05	RESIDENTIAL	TYPE III-A	R-2	06	RESIDENTIAL	TYPE III-A	R-2	07	RESIDENTIAL / AMENITY / SKY DECK	TYPE III-A	R-2, B					
LEVEL	DESCRIPTION	CONST. TYPE	OCCUPANCY																																											
B2	SUB-TERRANEAN PARKING / STORAGE	TYPE I-A	S-2																																											
B1	SUB-TERRANEAN PARKING / STORAGE	TYPE I-A	S-2																																											
01	PARKING / STOR. / TRASH / LOBBY	TYPE I-A	S-2, B																																											
02	PARKING / STOR. / TRASH / LOBBY / AMENITY / COMMERCIAL	TYPE I-A	S-2, B, M																																											
03	RESIDENTIAL / AMENITY / COURTYARDS	TYPE III-A	R-2, B																																											
04	RESIDENTIAL	TYPE III-A	R-2																																											
05	RESIDENTIAL	TYPE III-A	R-2																																											
06	RESIDENTIAL	TYPE III-A	R-2																																											
07	RESIDENTIAL / AMENITY / SKY DECK	TYPE III-A	R-2, B																																											
<b>APPLICABLE CODES</b>	<b>ZONING SUMMARY</b>																																													
<ul style="list-style-type: none"> <li>- California Building Code (2019) - with Los Angeles City Amendments (2020)</li> <li>- City of Los Angeles TOC Guidelines (2018)</li> <li>- California Plumbing Code (2019)</li> <li>- California Mechanical Code (2019)</li> <li>- California Electrical Code (2019)</li> <li>- California Fire Code (2019)</li> <li>- California Energy Code (2019)</li> <li>- California Green Building Standards Code (2019)</li> <li>- Americans with Disabilities Act</li> <li>- National Fire Protection Association Standards (NFPA 13,14 &amp;17)</li> </ul>		<table border="1"> <thead> <tr> <th></th> <th>ALLOWABLE</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MAXIMUM HEIGHT LIMIT</td> <td>Unlimited</td> <td>7 Stories (93'-0" T.O.P.)</td> </tr> <tr> <td>MINIMUM SETBACKS</td> <td>Front-C2 Zone (North): None Side-C2 Zone (East): None Front-R4 Zone (East): 15' Rear-R4 Zone (South): 19' Side-R4 Zone (West): 10' Side-C2 Zone (West): None</td> <td>Front-C2 Zone (North): None Side-C2 Zone (East): None Front-R4 Zone (East): 12.3' (TOC Front Yard Averaging) Rear-R4 Zone (South): 13.3' (19' x 30% TOC Reduction) Side-R4 Zone (West): 7' (10' x 30% TOC Reduction) Side-C2 Zone (West): None</td> </tr> <tr> <td>FLOOR AREA RATIO</td> <td>4.12</td> <td>4.12</td> </tr> <tr> <td>REQUIRED OPEN SPACE</td> <td>14,850 SF.</td> <td>15,125 SF.</td> </tr> </tbody> </table>		ALLOWABLE	PROPOSED	MAXIMUM HEIGHT LIMIT	Unlimited	7 Stories (93'-0" T.O.P.)	MINIMUM SETBACKS	Front-C2 Zone (North): None Side-C2 Zone (East): None Front-R4 Zone (East): 15' Rear-R4 Zone (South): 19' Side-R4 Zone (West): 10' Side-C2 Zone (West): None	Front-C2 Zone (North): None Side-C2 Zone (East): None Front-R4 Zone (East): 12.3' (TOC Front Yard Averaging) Rear-R4 Zone (South): 13.3' (19' x 30% TOC Reduction) Side-R4 Zone (West): 7' (10' x 30% TOC Reduction) Side-C2 Zone (West): None	FLOOR AREA RATIO	4.12	4.12	REQUIRED OPEN SPACE	14,850 SF.	15,125 SF.		<p><b>LANDSCAPE</b></p> <ul style="list-style-type: none"> <li>Landscape Plan LP1</li> <li>Landscape Plan LP2</li> <li>Landscape Plan LP3</li> <li>Landscape Plan LP3</li> </ul>																											
	ALLOWABLE	PROPOSED																																												
MAXIMUM HEIGHT LIMIT	Unlimited	7 Stories (93'-0" T.O.P.)																																												
MINIMUM SETBACKS	Front-C2 Zone (North): None Side-C2 Zone (East): None Front-R4 Zone (East): 15' Rear-R4 Zone (South): 19' Side-R4 Zone (West): 10' Side-C2 Zone (West): None	Front-C2 Zone (North): None Side-C2 Zone (East): None Front-R4 Zone (East): 12.3' (TOC Front Yard Averaging) Rear-R4 Zone (South): 13.3' (19' x 30% TOC Reduction) Side-R4 Zone (West): 7' (10' x 30% TOC Reduction) Side-C2 Zone (West): None																																												
FLOOR AREA RATIO	4.12	4.12																																												
REQUIRED OPEN SPACE	14,850 SF.	15,125 SF.																																												

FAR & FLOOR AREA		
	ALLOWABLE	PROPOSED
FAR	4.12	4.12
FLOOR AREA	119,508 SF	119,508 SF

DENSITY				
		RATIO	CALCULATION*	ALLOWABLE
LAMC (BASE)	C2 ZONE	400 SF / DU	14,854 / 400 =	38
	R4 ZONE	400 SF / DU	18,652 / 400 =	47
TOC (TIER 3)		70 % INCREASE	85 x 1.70 = 145	145 DU

\*ROUNDED UP

BUILDING AREA									
COMMERCIAL AREA									
RETAIL	L1	L2	L3	L4	L5	L6	L7	TOTAL	
	2,000							2,000	
<b>TOTAL</b>								<b>2,000</b>	
INDOOR AMENITY - PROVIDED									
	L1	L2	L3	L4	L5	L6	L7	TOTAL	
Leasing/Lobby/Mail	1,100	2,000						3,100	
Rec. Room #1 (Resi. Fitness)		1,226						1,226	
Rec. Room #2 (Resi. Pool Club)			735					735	
Rec. Room #3 (Podium Patio Covered Space)			600					600	
Rec. Room #4 (Resi. Sky Club)					950			950	
<b>TOTAL</b>								<b>6,611</b>	

RESIDENTIAL AREA											
Unit Type	# Units	#DU per Unit Type	Unit Mix	# Bedrooms Per DU	# Bedrooms Total	NRSF Per DU	NRSF Total	Open Space Balc. SF	Open Space Total Balc.	Bldg. Area Balc. SF	Balc. SF Total Area
<b>STUDIO</b>											
S1	5	20	13.8%	1	5	452	2,260	50	250	60	300
S2	15			1	15	515	7,725	50	750	20	300
<b>1 BEDROOM - JUNIOR</b>											
JR A1	10	10	6.9%	1	10	562	5,620	50	500	0	0
<b>1 BEDROOM</b>											
A1	12	101	69.7%	1	12	525	6,300	0	0	0	0
A2	5			1	5	520	2,600	50	250	35	175
A3	25			1	25	538	13,450	0	100	0	0
A4	4			1	4	620	2,480	0	0	0	0
A5	10			1	10	575	5,750	50	500	50	500
A6	10			1	10	675	6,750	0	100	0	0
A7	25			1	25	636	15,900	50	1,250	35	875
A8	5			1	5	660	3,300	50	250	35	175
A9	5			1	5	642	3,210	50	250	35	175
<b>2 BEDROOM</b>											
B1	4	14	9.7%	2	8	985	3,940	50	200	35	140
B2	4			2	8	1,048	4,192	50	200	35	140
B3	5			2	10	970	4,850	50	250	35	175
B4	1			2	2	805	775	50	50	240	240
<b>TOTAL</b>	<b>145</b>		<b>100.0%</b>		<b>159</b>	<b>614</b>	<b>89,102</b>		<b>4,900</b>		<b>3,195</b>

CIRCULATION*									
	B1	L1	L2	L3	L4	L5	L6	L7	TOTAL
Corridor	0	0	1,800	2,800	2,100	2,100	2,100	2,100	13,000

\* Does not include stairways or elevator shafts on Levels above L2 (only counted toward one level).

MISCELLANEOUS									
	B1	L1	L2	L3	L4	L5	L6	L7	TOTAL
IDF, Telecom, Utility Closets, etc.	0	1,400	700	700	700	700	700	700	5,600

**TOTAL BUILDING AREA 119,508 SF**

OPEN SPACE				
REQUIRED OPEN SPACE				
PER LAMC	# UNITS	REQUIRED / DU	REQUIRED	
TYPE				
1 BEDROOM	131	100	13,100	
2 BEDROOM	14	125	1,750	
<b>TOTAL</b>	<b>145</b>		<b>14,850</b>	

INDOOR AMENITY - PROVIDED									
	L1	L2	L3	L4	L5	L6	L7	TOTAL	
Rec. Room #1 (Resi. Fitness)		1,226						1,226	
Rec. Room #2 (Resi. Pool Club)			735					735	
Rec. Room #3 (Podium Patio Covered Space)			600					600	
Rec. Room #4 (Resi. Sky Club)					950			950	
<b>TOTAL</b>								<b>3,511</b>	

RESIDENT OUTDOOR AMENITY - PROVIDED									
	L1	L2	L3	L4	L5	L6	L7	TOTAL	
Dog Run		2,370						2,370	
Pool Courtyard			3,120					3,120	
Sky Deck A							850	850	
<b>TOTAL</b>								<b>6,340</b>	

PROVIDED OPEN SPACE			
SF	%	% BY TYPE	
<b>PRIVATE OPEN SPACE (50% max.)</b>			
Unit Balconies	5,200	34.5%	<b>35%</b>
<b>COMMON OPEN SPACE (50% min.)</b>			
Common Enclosed (25% max)	3,511	23.3%	<b>65%</b>
Common Open	6,340	42.1%	
<b>TOTAL</b>	<b>15,051</b>		<b>100%</b>

PARKING			
VEHICULAR			
REQUIRED - RETAIL	SF	RATIO	# REQ'D
LAMC (Enterprise Zone)* Restaurant Small Restaurant General Retail	2,000	2 Stalls / 1,000 SF	4

\*Community Redevelopment Areas & Enterprise Zones outside of DPD District - 12.21A4(x)(3) for medical office, clinic and all commercial uses in Section 12.21A4C.

VEHICULAR				
PROVIDED - RETAIL	HC	Standard	Compact	TOTAL
LEVEL 2	2	4	4	10
Ratio 5.0 / 1,000 SF				

VEHICULAR			
REQUIRED - RESIDENTIAL	RATIO	#	
LAMC STUDIO (<3 Hab. Rooms) 1 BEDROOM (=3 Hab. Rooms) 2 BEDROOM (>3 Hab. Rooms)	1 Stall / DU 1.5 Stalls / DU 2 Stalls / DU	20	167
<b>TOTAL</b>	<b>1.64 Stalls / DU</b>	<b>215</b>	
TOC (TIER 3)	0.5 Stalls / DU	<b>73</b>	

VEHICULAR					
PROVIDED - RESIDENTIAL	HC	Standard	Tandem	Compact	Total
LEVEL 2 (Resident / Guest)	0	13	0	14	27
LEVEL 1 (Resident)	2	9	0	0	11
LEVEL B1 (Resident)	0	35	4	27	66
LEVEL B2 (Resident)	0	35	4	31	70
<b>TOTAL</b>	<b>2</b>	<b>92</b>	<b>8</b>	<b>72</b>	<b>174</b>
Ratio 1.33 Stalls / DU					

BICYCLE			
Per Table 12.21-A.16(a)(1)(i)			
REQUIRED - RESIDENTIAL	UNITS	RATIO	#
<b>SHORT TERM</b>			
1-25 DU	25	1 Stall / 10 DU	3
26-100 DU	75	1 Stall / 15 DU	5
101-200 DU	45	1 Stall / 20 DU	2
<b>SUBTOTAL - SHORT TERM</b>	<b>145</b>		<b>10</b>
<b>LONG TERM</b>			
1-25 DU	25	1 Stall / 1 DU	25
26-100 DU	75	1 Stall / 1.5 DU	50
101-200 DU	45	1 Stall / 2 DU	22
<b>SUBTOTAL - LONG TERM</b>	<b>145</b>		<b>97</b>
<b>TOTAL REQUIRED - RESIDENTIAL</b>			<b>107</b>

PROPOSED - RESIDENTIAL			
	Total		
SHORT TERM	10		
LONG TERM	97		
<b>TOTAL PROPOSED</b>	<b>107</b>	<i>(Double tiered, 6' deep by 2' wide)</i>	

BICYCLE			
Per Table 12.21-A.16(a)(2)			
REQUIRED - COMMERCIAL	SF	RATIO	#
<b>SHORT TERM</b>			
RETAIL	2,000	1 Stall / 2,000 SF <i>(Min. 2 Spaces)</i>	2
<b>SUBTOTAL - SHORT TERM</b>	<b>2,000</b>		<b>2</b>
<b>LONG TERM</b>			
RETAIL	2,000	1 Stall / 2,000 SF <i>(Min. 2 Spaces)</i>	2
<b>SUBTOTAL - LONG TERM</b>	<b>2,000</b>		<b>2</b>
<b>TOTAL REQUIRED - COMMERCIAL</b>			<b>4</b>

PROPOSED - COMMERCIAL			
	Total		
SHORT TERM	2		
LONG TERM	2		
<b>TOTAL PROPOSED</b>	<b>4</b>		

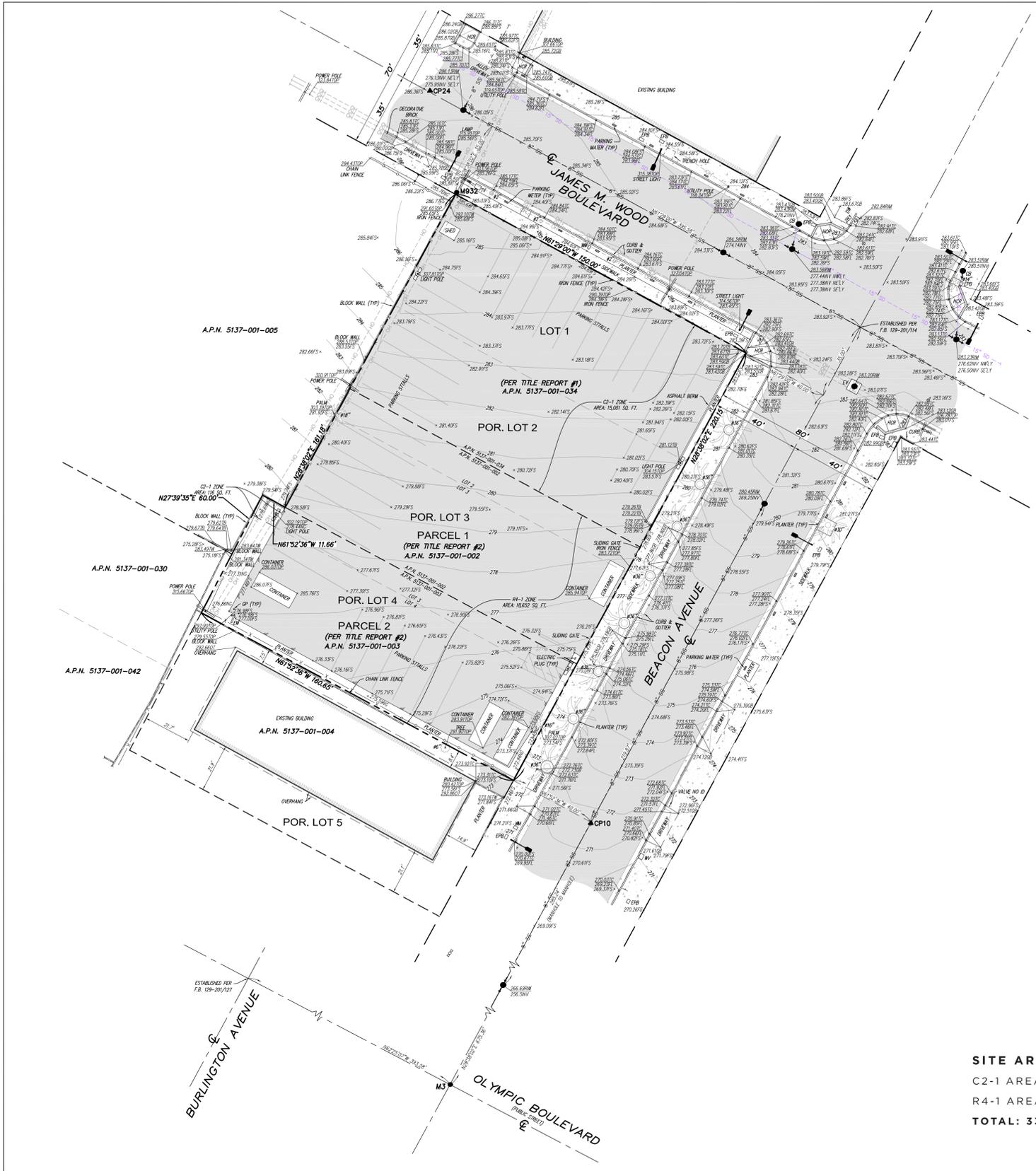
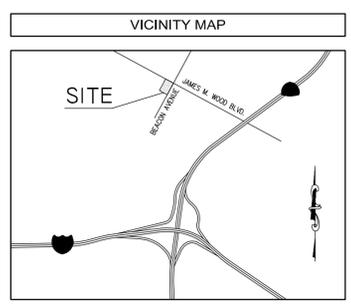
PROJECT INFORMATION & ASSUMPTIONS				
<b>ZONING</b>				
	C2-1 ZONE R4-1 ZONE TOC TIER 3 Z1-2374 STATE ENTERPRISE ZONE			
<b>SITE AREA</b>				
	C2-1 Zone	15,117 SF		
	R4-1 Zone	18,652 SF		
	<b>TOTAL</b>	<b>33,769 SF</b>		
<b>SITE ACREAGE</b>				
				0.775 ACRES
<b>BUILDABLE AREA (SETBACK &amp; DEDICATION SF REMOVED)</b>				
LAMC 12.21-C.1(e) + TOC TIER 3 FAR INCENTIVE WITH 5' SIDE YARD ALONG SOUTH PL				
	C2-1 LOTS 1-2 & 6	R4 LOTS 3-4		<b>TOTAL</b>
<b>LOT AREA - GROSS</b>	15,117	18,652		33,769
<b>LOT AREA - NET (POST-DEDICATION)</b>	14,854	18,652		33,506
<b>PERMITTED</b>				
Buildable Area (SF)	14,854	14,179		29,033
Floor Area Ratio (TOC Tier 3)	3.75	4.5		
<b>PERMITTED FLOOR AREA (SF)</b>	55,703	63,806		119,508
<b>FAR (Allowable)</b>				
				4.12
PERMITTED FLOOR AREA DIVIDED BY BUILDABLE AREA				
<b>HEIGHT LIMIT</b>				
Per LA Department of City Planning Zoning Regulations				
	C2 Zone: Unlimited			
	R4 Zone: Unlimited			
<b>HEIGHT (PROPOSED)</b>				
Per LA Department of City Planning Zoning Code				
	APPX. 93'-0"			
	7 STORIES			
Commercial square footage and associated parking stalls to be located solely within C2 Zone.				
Buildable Area is calculated by removing the square footage of the setbacks on all sides. (see buildable area diagram)				
Two-story volumes are counted once towards floor area calculations.				
Drywell will be utilized for SUSUMP purposes.				
Shoring along public-fronting property lines may be located beyond property line.				
<b>TOC Additional Incentives Proposed:</b>				
1. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting vehicular access. (see LAMC 12.22 A.25(f)(8))				
2. Front Yard Reduction (adjoining building front yard average)				
3. Side and Rear Yard Reductions (30% decrease)				

PROJECT SITE LEGAL DESCRIPTION

TRACT:	CURLETT TRACT	LOT CUT	ZONE
1.	LOT:1	N/A	C2-1
2.	LOT:2, ARB:2	1938	C2-1
3.	LOT:2, ARB:1	1936	R4-1
4.	LOT:3, ARB:1	1936	R4-1
5.	LOT:6, ARB:2	1936	C2-1
6.	LOT:4, ARB:2	1936	R4-1
7.	LOT:3, ARB:2	1936	R4-1

# TOPOGRAPHIC SURVEY

## 905, 919 & 923 BEACON STREET, LOS ANGELES, CA 90015



### LEGAL DESCRIPTION #1

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:  
ALL OF LOT 1, AND THE NORTHERLY PORTION OF LOT 2 OF THE CURLETT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 78 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BEING THE SOUTHWEST CORNER OF NINTH AND BEACON STREETS, THENCE WESTERLY ALONG THE SOUTH LINE OF NINTH STREET, 150 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, AND 2, 150 FEET, THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF NINTH STREET, 150 FEET TO THE WEST LINE OF BEACON STREET, THENCE NORTHERLY ALONG SAID WESTERLY LINE OF BEACON STREET 150 FEET TO THE POINT OF BEGINNING.

### TITLE EXCEPTIONS AND EXCLUSIONS #1

BASED UPON TITLE REPORT NO. 00102995-993-502-CFL, DATED JANUARY 11, 2019 AS PREPARED BY CHICAGO TITLE COMPANY.

A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2019-2020. (NOT A SURVEY MATTER)

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE WESTERLY NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (NOT A SURVEY MATTER)

1. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN AS DOCUMENTED BY A DOCUMENT RECORDED MARCH 24, 1970 AS INSTRUMENT NO. 2504, OF OFFICIAL RECORDS)

2. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED MAY 20, 1999 AS INSTRUMENT NO. 89-28052, OF OFFICIAL RECORDS.

3. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (NOT A SURVEY MATTER)

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

5. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ALPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

6. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE, AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THEREOF, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

### LEGAL DESCRIPTION #2

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:  
PARCEL 1:  
LOTS 2 AND 3 OF THE CURLETT TRACT IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 78 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING ON THE WESTERLY LINE OF BEACON STREET AT A POINT 75 FEET SOUTHERLY FROM THE SOUTHWEST CORNER OF NINTH STREET AND BEACON STREET, THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF BEACON STREET, 65.15 FEET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF NINTH STREET, 150 FEET TO THE WESTERLY LINE OF LOT 3 AFORESAID, THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOTS 3 AND 2 AFORESAID, 65.15 FEET, MORE OR LESS, TO A POINT IN SAID LINE DISTANT 100 FEET SOUTHERLY (ALONG SAID LINE) FROM THE SOUTHERLY LINE OF NINTH STREET AND THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF NINTH STREET 150 FEET TO THE POINT OF BEGINNING.  
PARCEL 2:  
THE SOUTHWEST 10 FEET OF LOT 3, THE SOUTHWEST 10 FEET OF THE SOUTHWEST 11.5 FEET OF LOT 4 AND THE NORTHEAST 50 FEET OF LOT 4, ALL IN THE CURLETT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGE 78 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### TITLE EXCEPTIONS AND EXCLUSIONS #2

BASED UPON TITLE REPORT NO. 00103030-993-502-CFL, DATED MAY 15, 2019 AS PREPARED BY CHICAGO TITLE COMPANY.

A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2019-2020. (NOT A SURVEY MATTER)

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE WESTERLY NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (NOT A SURVEY MATTER)

1. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE PIDC-UNION REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED RECORDED MARCH 24, 1970 AS INSTRUMENT NO. 2504, OF OFFICIAL RECORDS (NOT A SURVEY MATTER)

2. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED RECORDED MAY 20, 1999 AS INSTRUMENT NO. 89-28052, OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)

3. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (NOT A SURVEY MATTER)

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

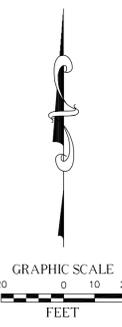
5. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ALPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

6. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE, AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THEREOF, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

### LEGEND

ASPHALT PAVEMENT	EV	ELECTRIC VAULT
CONCRETE PAVEMENT	FF	FINISH FLOOR
ELECTRIC MANHOLE	FL	FLOW LINE
FIRE HYDRANT	FS	FRESH SURFACE
FLOW DIRECTION	GR	GRADE BREAK
FOUND MONUMENT AS NOTED	HCR	HANDICAP RAMP
GAS METER	IN	INVERT
GUARD POST	MG	NATURAL GROUND
OUT WIRE	ON	OVERHANG
HANDICAP	OT	OVERHANG TOP
LIGHT STANDARD	EL	PROPERTY LINE
POWER POLE	R/W	RIGHT OF WAY
POWER POLE W/TRANSFORMER	TD	TOP OF SOLEM
SEWER MANHOLE	SD	TOP OF CURB
SIGN	DSP	TOP OF STRUCTURE
STORM DRAIN MANHOLE	TW	TOP OF WALL
STREET LIGHT	TV	TELEO VAULT
TREE (TYPICAL)	TYP	TYPICAL
UTILITY POLE	UM	WATER METER
WATER VALVE	WM	BLOCK WALL
ASSESSOR'S PARCEL NUMBER	---	CENTER LINE
OR	---	CHAIN LINK FENCE
CATCH BASIN	---	EDGE OF PAVEMENT
CENTER LINE	---	FLOW LINE
DRAIN ANLET	---	INTERIOR LOT LINE
DW	---	OVERHEAD LINE
#	---	PROPERTY LINE
EPB	---	RIGHT-OF-WAY
EM	---	SANITARY SEWER LINE
EM	---	STORM DRAIN LINE
EM	---	WROUGHT IRON FENCE



### CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP10	10371.49'	10195.94'	271.78'	FD MAGNAIL
CP24	10702.40'	10122.91'	286.33'	FD MAGNAIL - SHIRNER

### MONUMENT NOTES

MON.#	DESCRIPTION
M32	FD LEAD & TACK, NO REF. ACCEPTED AS PL. PROD.
M3	FD HEX BAR DOWN 1.07' IN WELL, MONUMENT, IN LIEU OF S.S.M. PER F.B. 129-201/114.
M20	FD LEAD & TACK, PER F.B. 129-201/114.
M21	FD LEAD & TACK, PER F.B. 129-201/114.
M22	FD SPIKE, PER F.B. 129-201/114.

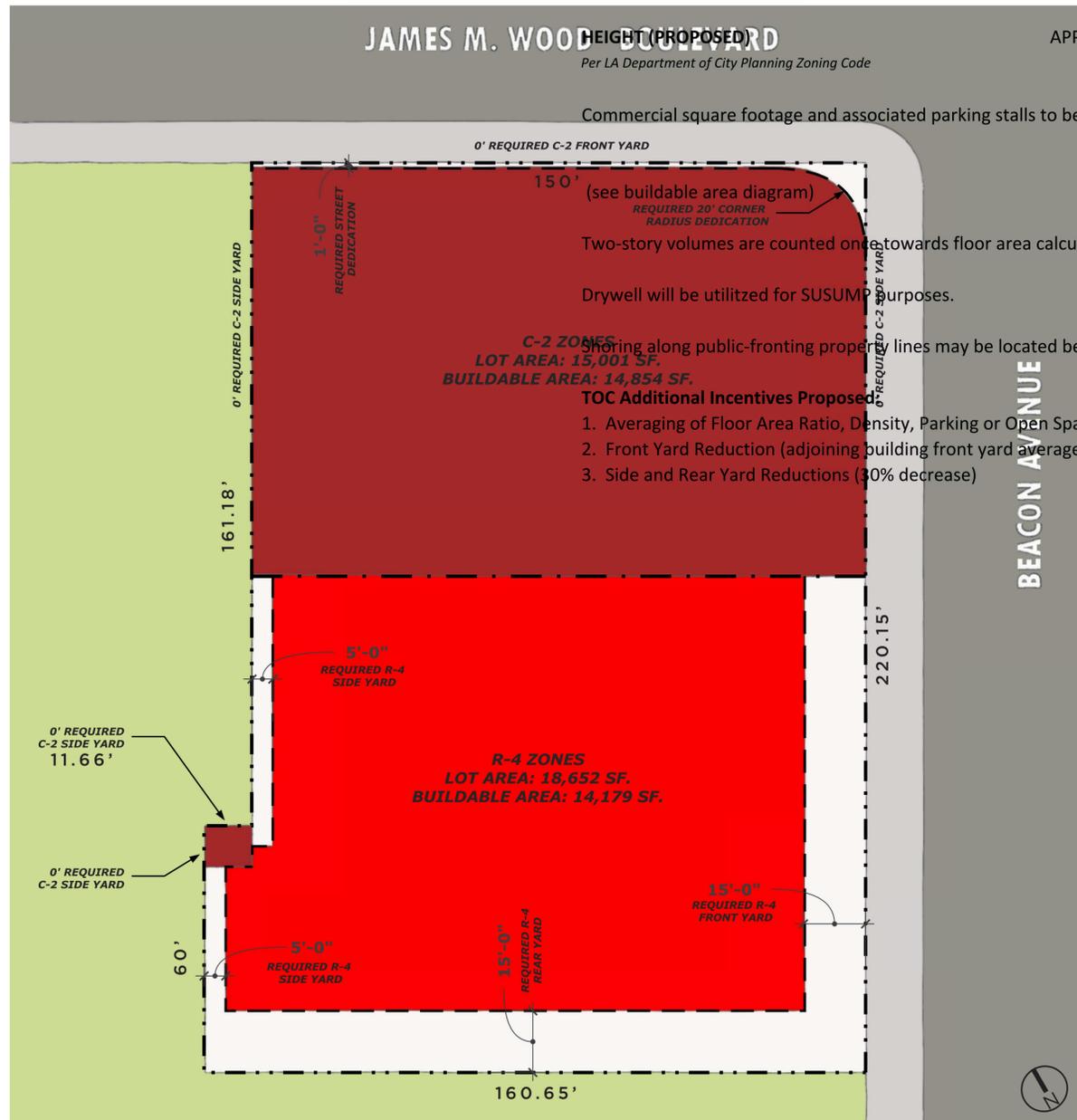
**SITE AREAS**  
C2-1 AREA: 15,117 SF.  
R4-1 AREA: 18,652 SF.  
TOTAL: 33,769 SF.

<b>UTILITY STATEMENT</b> BURIED UTILITIES AND/OR PRELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORDED DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT GUARANTEED BY CLIXT ARCHITECTURE, INC. OR HARBORS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO INFORMATION OF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE CLIENT OR PIPELINE WILL HAVE TO BE NOTIFIED BY FILED NOTICING CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF NON-VISIBLE UTILITIES OR PRELINES.	<b>PREPARED FOR</b> Kimley-Horn and Associates, Inc. 660 S. Figueroa St., Suite 2050 Los Angeles, CA 90017 PHONE: (213) 261-4057	<b>BENCHMARK</b> ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES BENCHMARK 12-14732, ELEVATION 277.08 FEET (NAD 83). DESCRIPTION: 50 SPK IN N CURB JAMES M WOOD BLVD; 9.5 FT W OF COR W OF UNION AVE, E END CO.	<b>BASIS OF BEARINGS</b> THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY OF LOT 1, BEING S61°29'00" PER MAP OF CURLETT TRACT, FILED IN BOOK 60, PAGE 78 OF MISCELLANEOUS MAP, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.	<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>06/07/19</td> <td>SUBMITTAL</td> </tr> <tr> <td>1</td> <td>01/09/20</td> <td>CLIENT COMMENTS</td> </tr> <tr> <td>2</td> <td>01/10/20</td> <td>CLIENT COMMENTS</td> </tr> <tr> <td>3</td> <td>10/20/20</td> <td>CLIENT COMMENTS</td> </tr> <tr> <td>4</td> <td>11/05/20</td> <td>CLIENT COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	REMARKS	0	06/07/19	SUBMITTAL	1	01/09/20	CLIENT COMMENTS	2	01/10/20	CLIENT COMMENTS	3	10/20/20	CLIENT COMMENTS	4	11/05/20	CLIENT COMMENTS	<b>SITE INFORMATION</b> BY: EV PROPERTY AREA: 905, 919 & 923 BEACON, LOS ANGELES, CA 90015 0.775 AC OR 33,769 SQ. FT. C2-1 AREA: 15,117 SQ. FT. R4-1 AREA: 18,652 SQ. FT. TOTAL GROUND FLOOR: AREA OF BUILDINGS: NOT APPLICABLE (NO BUILDINGS ON SITE) PARKING COUNTY: 35 REGULAR PARKING SPACES 02 HANDICAP PARKING SPACES 36 TOTAL PARKING SPACES ASSESSOR'S PARCEL NOS: 5137-001-002, 5137-001-003 & 5137-001-004	<b>SURVEYOR OF RECORD</b> FIELD COMPLETION DATE: MAY 22, 2019 <b>CALVADA SURVEYING, INC.</b> 4111 Jenks Cir., Suite 205, Corona, CA 92680 Phone: 951-260-8960 Fax: 951-260-0746 Toll Free: 800-CALVADA www.calvada.com EST. 1989 JOB NO. 19274 Armande D. DuPout Registration No. 7780
					NO.	DATE	REMARKS																	
0	06/07/19	SUBMITTAL																						
1	01/09/20	CLIENT COMMENTS																						
2	01/10/20	CLIENT COMMENTS																						
3	10/20/20	CLIENT COMMENTS																						
4	11/05/20	CLIENT COMMENTS																						
<b>Underground Service Alert</b> Call: TOLL FREE 1-800-227-2600 TWO SURVEYING DATES BEFORE YOU DIG	SHEET 2 OF 2																							

BUILDABLE AREA (SETBACK & DEDICATION SF REMOVED)				
LAMC 12.21-C.1(e) + TOC TIER 3 FAR INCENTIVE WITH 5' SIDE YARD ALONG SOUTH PL				
	C2-1	R4		TOTAL
	LOTS 1-2 & 6	LOTS 3-4		
LOT AREA - GROSS	15,117	18,652		33,769
LOT AREA - NET (POST-DEDICATION)	14,854	18,652		33,506
PERMITTED				
Buildable Area (SF)	14,854	14,179		29,033
Floor Area Ratio (TOC Tier 3)	3.75	4.5		
PERMITTED FLOOR AREA (SF)	55,703	63,806		119,508

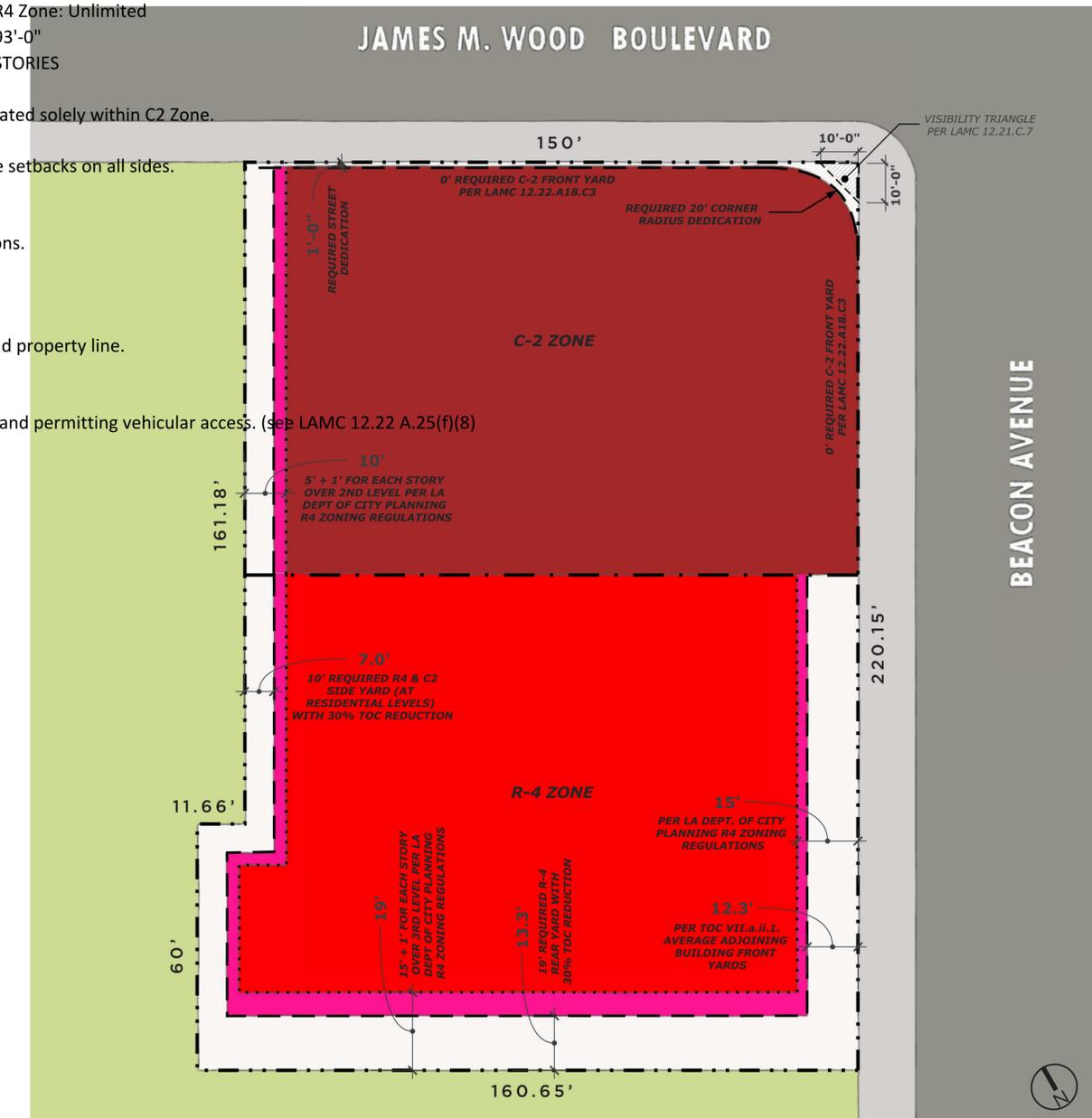
## BUILDABLE AREA DIAGRAM

Per LA Department of City Planning Zoning Regulations



## SETBACK DIAGRAM

Per LA Department of City Planning Zoning Regulations



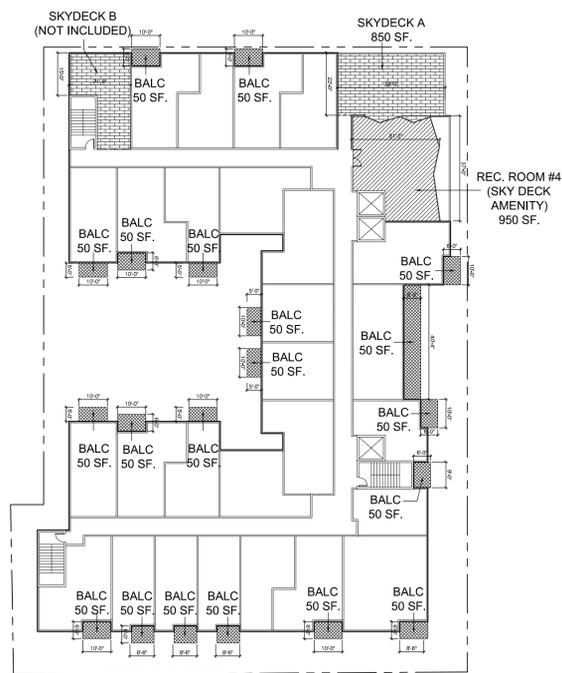


- 1 927 BEACON: 13'
- 2 931 BEACON: 13'
- 3 935 BEACON: 13'
- 4 941 BEACON: 5'
- 5 945 BEACON: 0'
- 6 953 BEACON: 30'

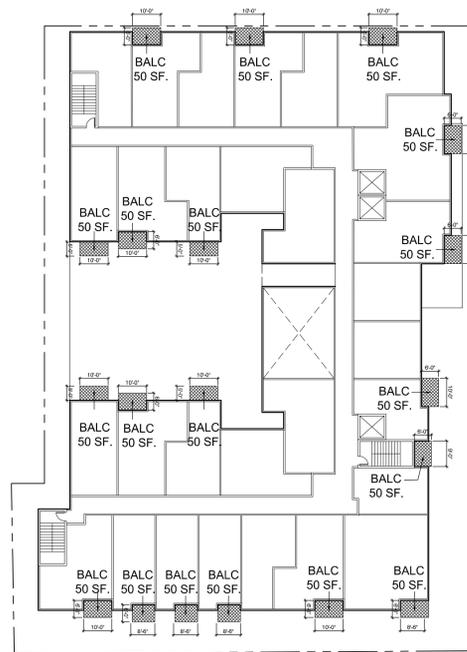
$13+13+13+5+0+30 = 74'$

$74' / 6 \text{ (PROPERTIES)} = 12.3'$   
**AVERAGE FRONT YARD SETBACK**

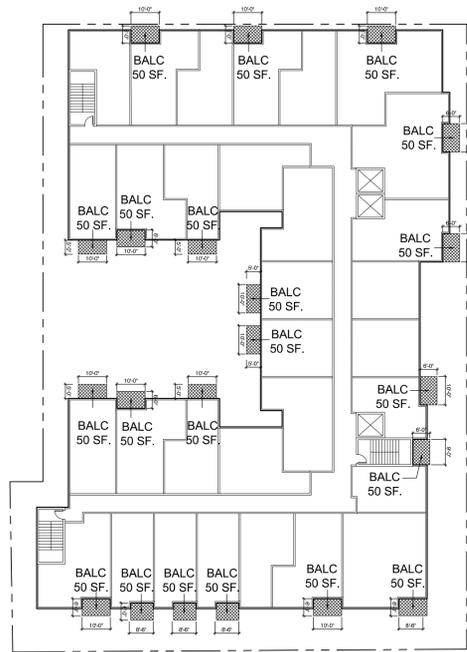




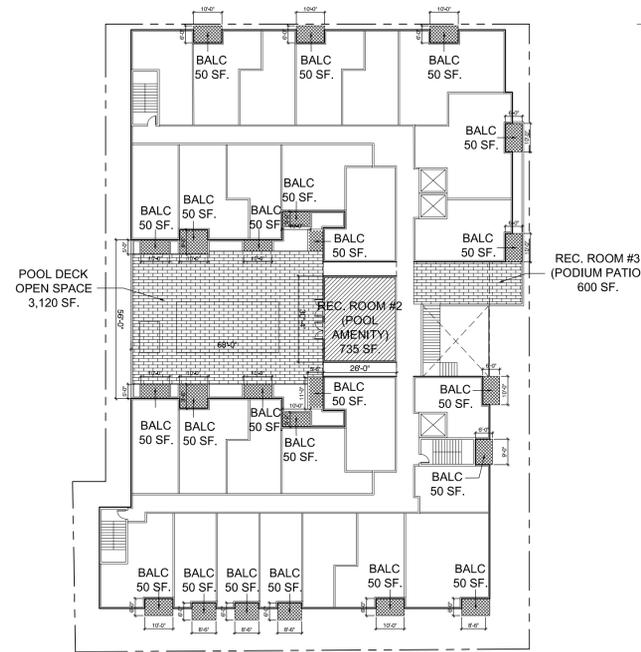
LEVEL 7  
(SKY DECK LEVEL)



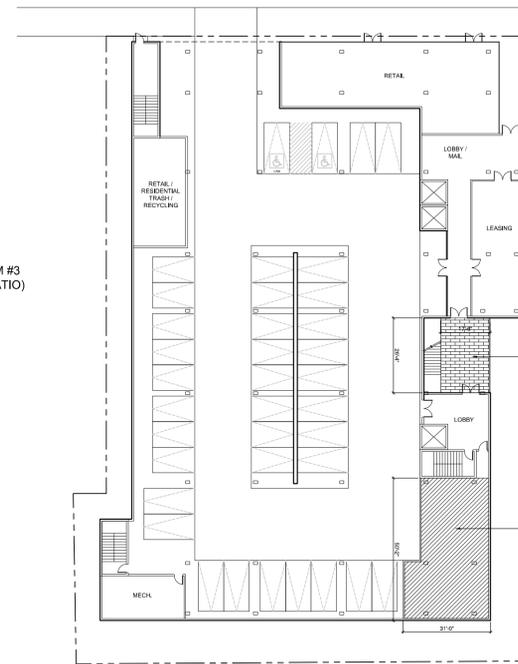
LEVEL 4



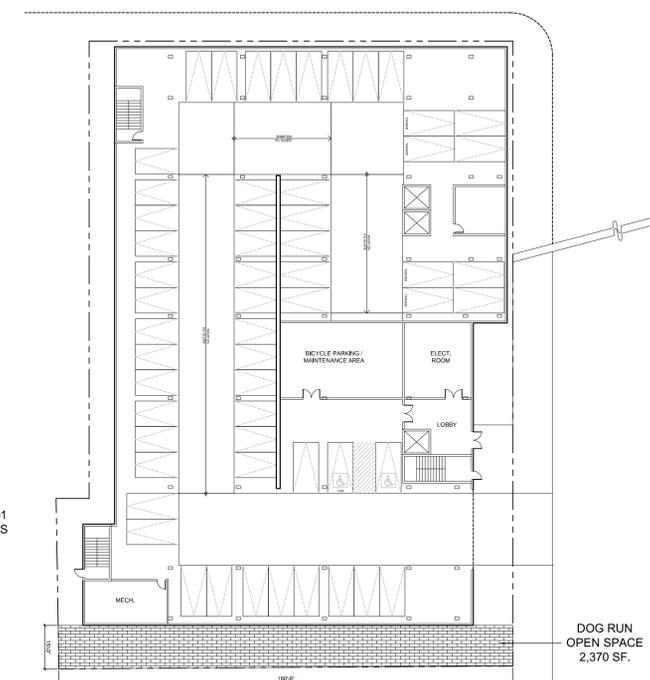
LEVELS 5-6



LEVEL 3  
(PODIUM LEVEL)



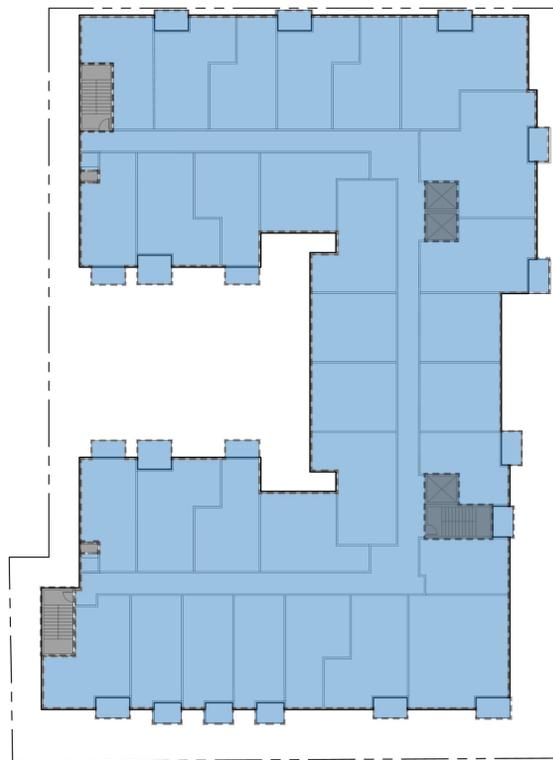
LEVEL 2  
(UPPER GROUND LEVEL)



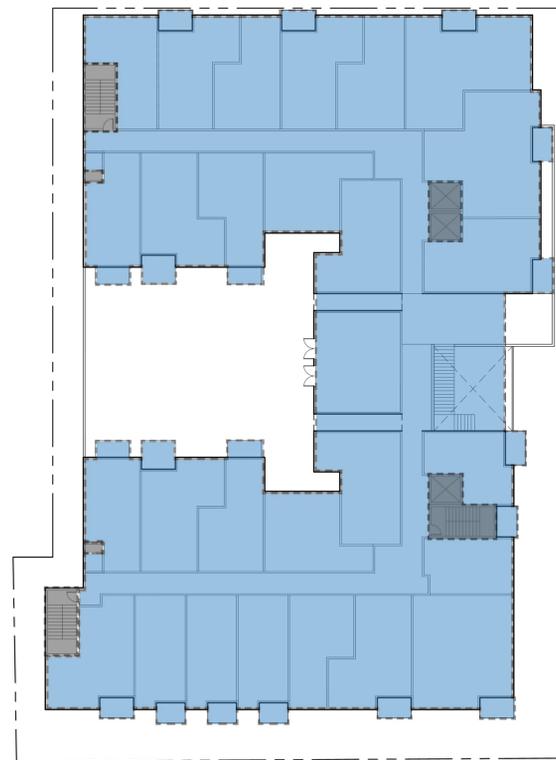
LEVEL 1  
(LOWER GROUND LEVEL)

OPEN SPACE AREA SCHEDULE						
REQUIRED OPEN SPACE		14,850 SF				
See Page #3 for Open Space Summary & Requirements						
PROVIDED OPEN SPACE						
LEVEL	TYPE	NAME	#	SF	AREA SF	
1ST FLOOR (LOWER GROUND)	COMMON OPEN	DOG RUN OPEN SPACE	1	2,370	2,370	
						<b>SUBTOTAL</b>
2ND FLOOR (UPPER GROUND)	COMMON ENCLOSED	REC. ROOM #1	1	1,226	1,226	
						<b>SUBTOTAL</b>
3RD FLOOR (PODIUM)	PRIVATE	BALCONY	23	50	1,150	
	COMMON ENCLOSED	REC. ROOM #2	1	735	735	
	COMMON ENCLOSED	REC. ROOM #3	1	600	600	
	COMMON OPEN	POOL DECK OPEN SPACE	1	3,120	3,120	
<b>SUBTOTAL</b>					<b>5,605</b>	
4TH FLOOR	PRIVATE	BALCONY	19	50	950	
						<b>SUBTOTAL</b>
5TH FLOOR	PRIVATE	BALCONY	21	50	1,050	
						<b>SUBTOTAL</b>
6TH FLOOR	PRIVATE	BALCONY	21	50	1,050	
						<b>SUBTOTAL</b>
7TH FLOOR	PRIVATE	BALCONY	20	50	1,000	
	COMMON ENCLOSED	REC. ROOM #4	1	950	950	
	COMMON OPEN	SKY DECK A OPEN SPACE	1	850	850	
	<b>SUBTOTAL</b>					<b>2,800</b>
<b>BUILDING TOTALS - OPEN SPACE</b>						
<b>PRIVATE OPEN SPACE</b>		BALCONY	50% MAX. OF TOTAL REQUIRED		5,200	35.0%
<b>COMMON OPEN SPACE</b>		COMMON ENCLOSED	25% MAX. OF TOTAL REQUIRED		3,511	23.6%
		COMMON OPEN			6,340	
<b>TOTAL</b>					<b>15,051</b>	

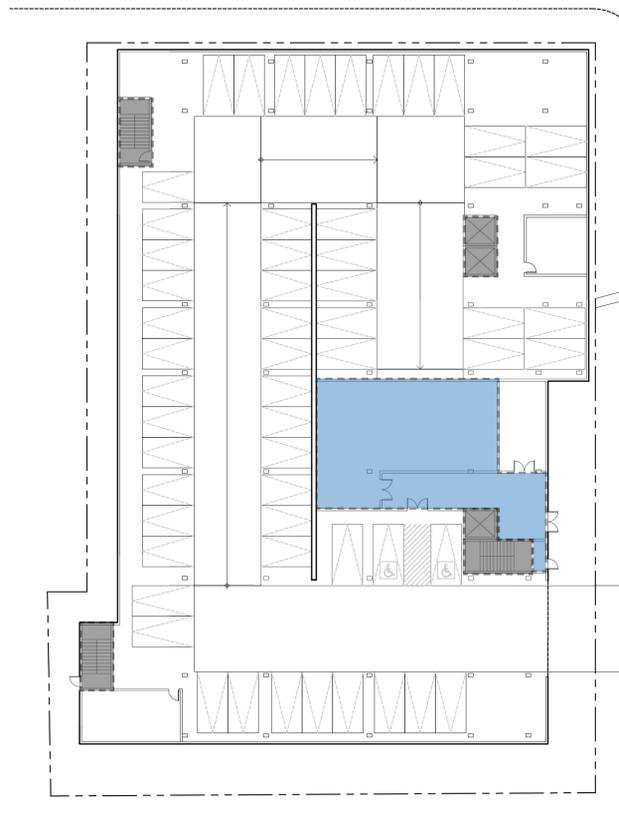
LANDSCAPE CALCULATIONS				
TOTAL PROJECT LANDSCAPED AREA			6,140	40.8%
LANDSCAPE PROVIDED @ COMMON OPEN SPACE			1,864	29.4%
See Page #46 for detailed landscape area calculations				



LEVELS 5-6



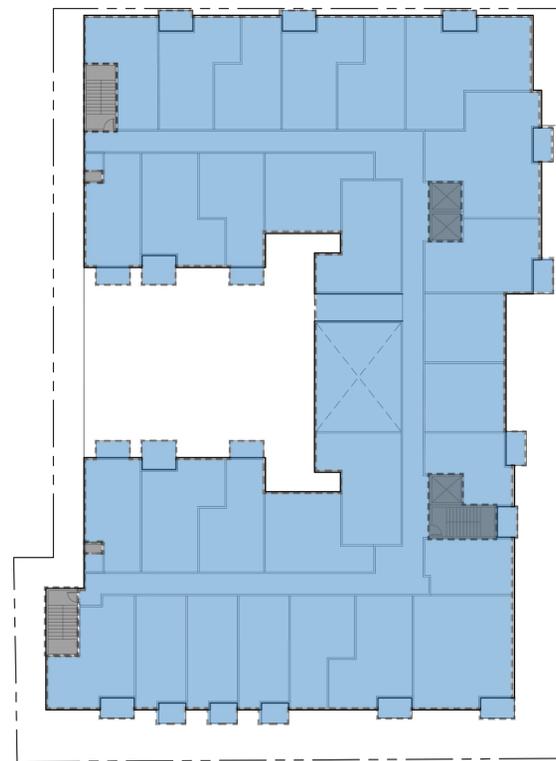
LEVEL 3  
(PODIUM LEVEL)



LEVEL 1  
(LOWER GROUND LEVEL)



LEVEL 7



LEVEL 4



LEVEL 2  
(UPPER GROUND LEVEL)

**ALLOWABLE AREA:**  
119,508 SF

**PROPOSED AREA:**  
119,508 SF.

LEVEL	TYPE	AREA
LEVEL 1	RESI.	2,408
LEVEL 2	COMM.	2,000
	RESI.	5,400
LEVEL 3	RESI.	22,250
LEVEL 4	RESI.	22,250
LEVEL 5	RESI.	22,250
LEVEL 6	RESI.	22,250
LEVEL 7	RESI.	20,700
<b>TOTAL:</b>		<b>119,508 SF.</b>

**BUILDING AREA**

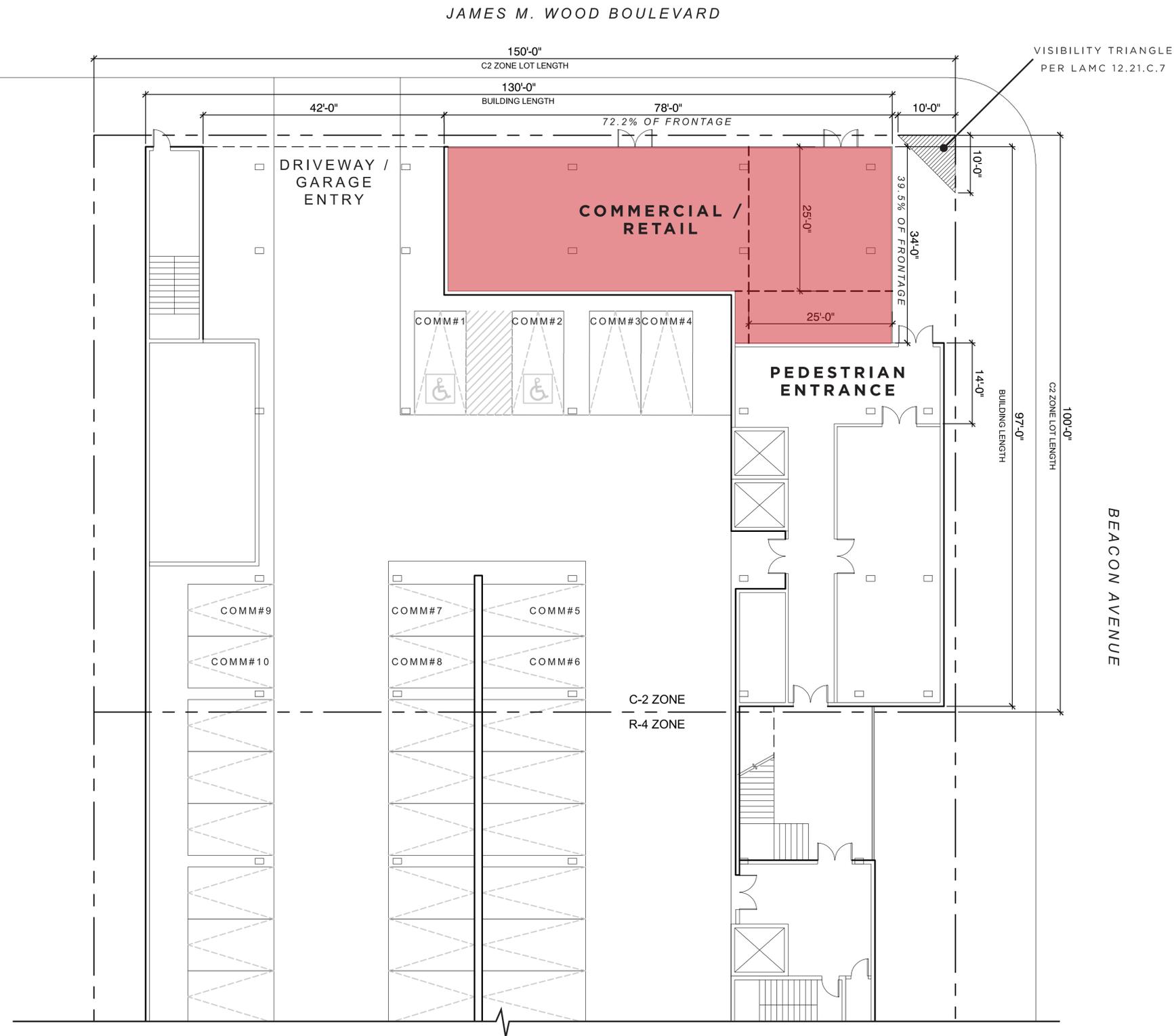
PER LAMC 12.03:  
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF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

AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

BUILDING TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC 903.3.1.1 AND NFPA 13; WITH FIRE ALARM.

**LEGEND**

- COMMERCIAL / RETAIL
- RESIDENTIAL
- SHAFTS (NOT INCLUDED)



**MIXED-USE PROJECT**  
PER LAMC 13.09.B.3

Mixed Use Project means a Project which combines one or more Commercial Uses and multiple dwelling units in a single building or in a Unified Development and which provides the following:

- (1) a separate, Ground Floor entrance to the residential component, or a lobby that serves both the residential and Commercial Uses components; and
- (2) a pedestrian entrance to the Commercial Uses component that is directly accessible from a public street, and that is open during the normal business hours posted by the business.

A minimum of 35 percent of the Ground Floor Building Frontage abutting a public commercially zoned street, excluding driveways or pedestrian entrances, must be designed to accommodate Commercial Uses to a minimum depth of 25 feet.

**COMMERCIAL CORNER REGULATIONS & EXCEPTIONS**  
PER LAMC 12.22.A.23(D)(1)

Exemptions. The following Projects shall not be subject to this subdivision:

- (1) A Mixed Use Project as defined in Section 13.09 B.3. that consists of predominantly residential uses and does not contain commercial uses enumerated in Section 12.24 W.27

**JAMES M. WOOD BLVD.**

COMMERCIAL FRONTAGE:  
 $78'-0" / (150'-42') = 72.2\%$   
 $72.2\% > 35\%$

**BEACON AVENUE**

COMMERCIAL FRONTAGE:  
 $34'-0" / (100'-14') = 39.5\%$   
 $39.5\% > 35\%$

**LEGEND**

COMMERCIAL / RETAIL



LOOKING SOUTH ALONG BEACON AVENUE 1



LOOKING EAST ALONG W. 9TH STREET 2



LOOKING NORTH ALONG BEACON AVENUE 3



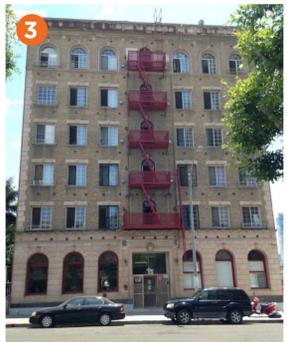
LOOKING SOUTH ALONG BEACON AVENUE 4



1  
AMERICAN CEMENT BUILDING MIXED-USE



2  
WILCO APARTMENTS (UNDER CONSTRUCTION)



3  
744 BEACON APARTMENTS



4  
ARIA APARTMENTS (UNDER CONSTRUCTION)



5  
THE SEVEN (PROPOSED)



6  
MAYFAIR HOTEL



7  
LOYOLA LAW SCHOOL



8  
CURACAO COMMERCIAL / OFFICE



9  
1636 W. 8TH COMMERCIAL / OFFICE

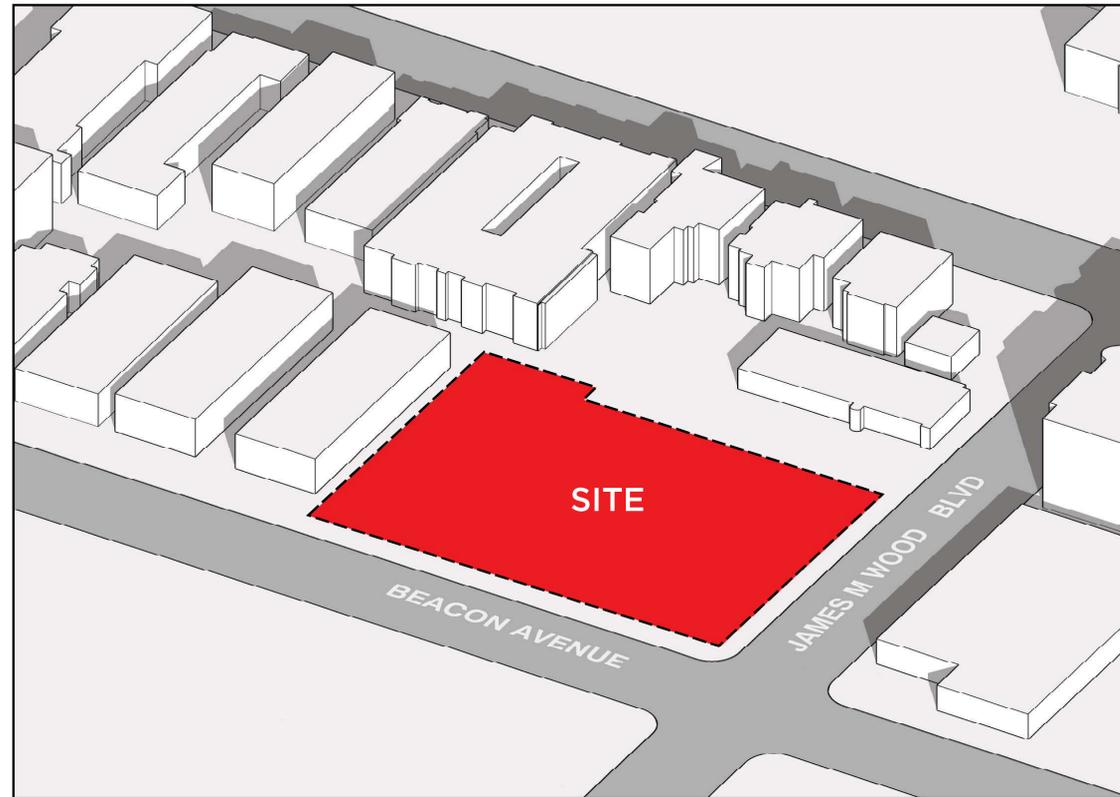




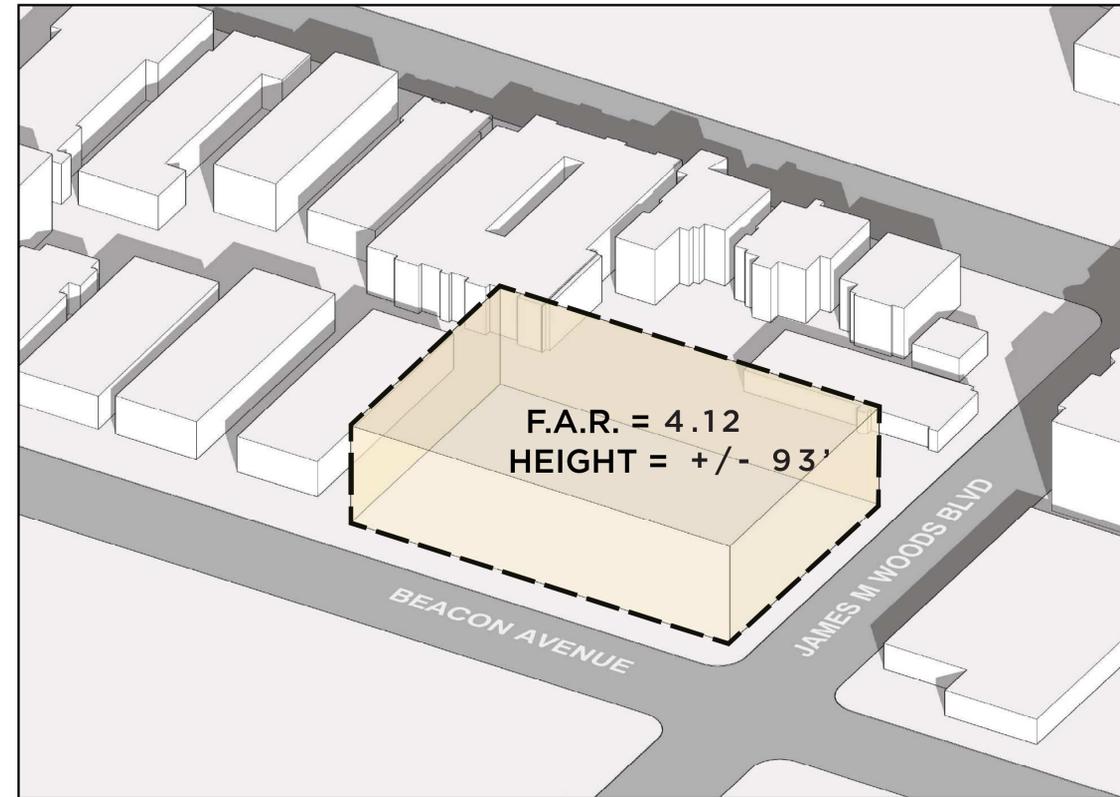
## city living

Located less than one mile from LA Live and the urban core of downtown LA, the project site is perfectly positioned for residents looking to live close to their work and the buzz of the city, while allowing for an island of respite away from the every-day bustle of urban life.

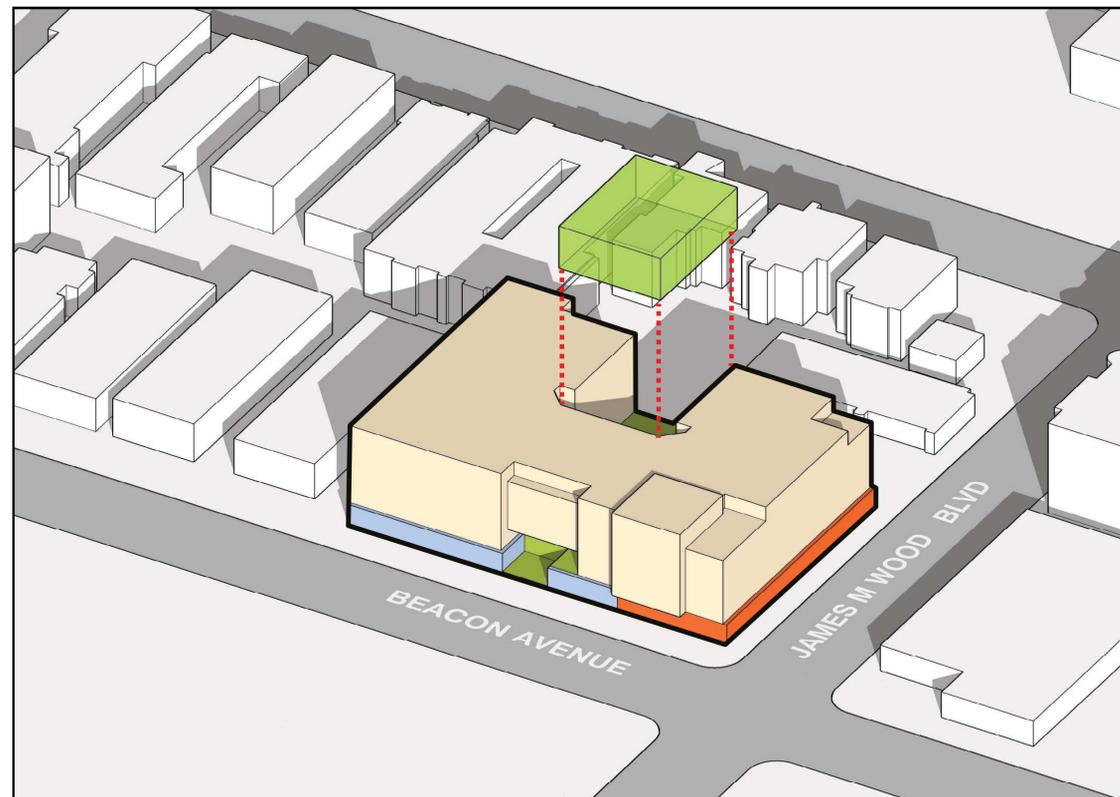
The project provides much needed housing and retail options for the neighborhood and its surrounding community.



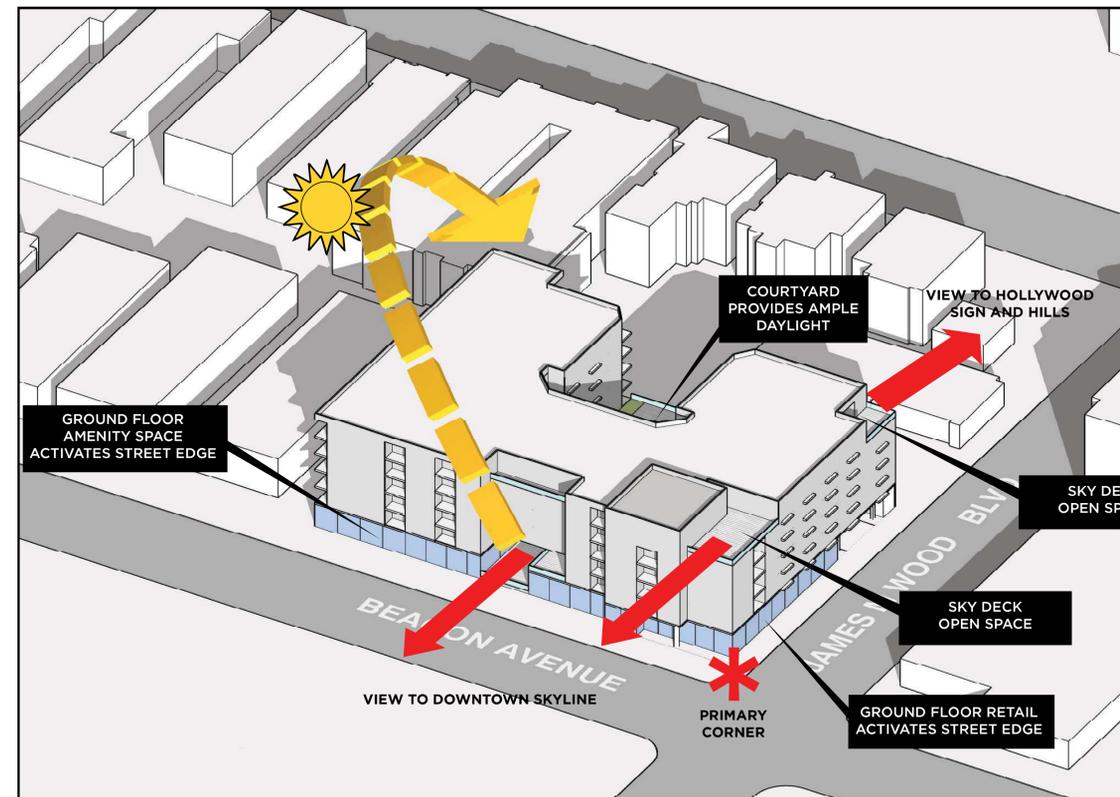
**SITE**



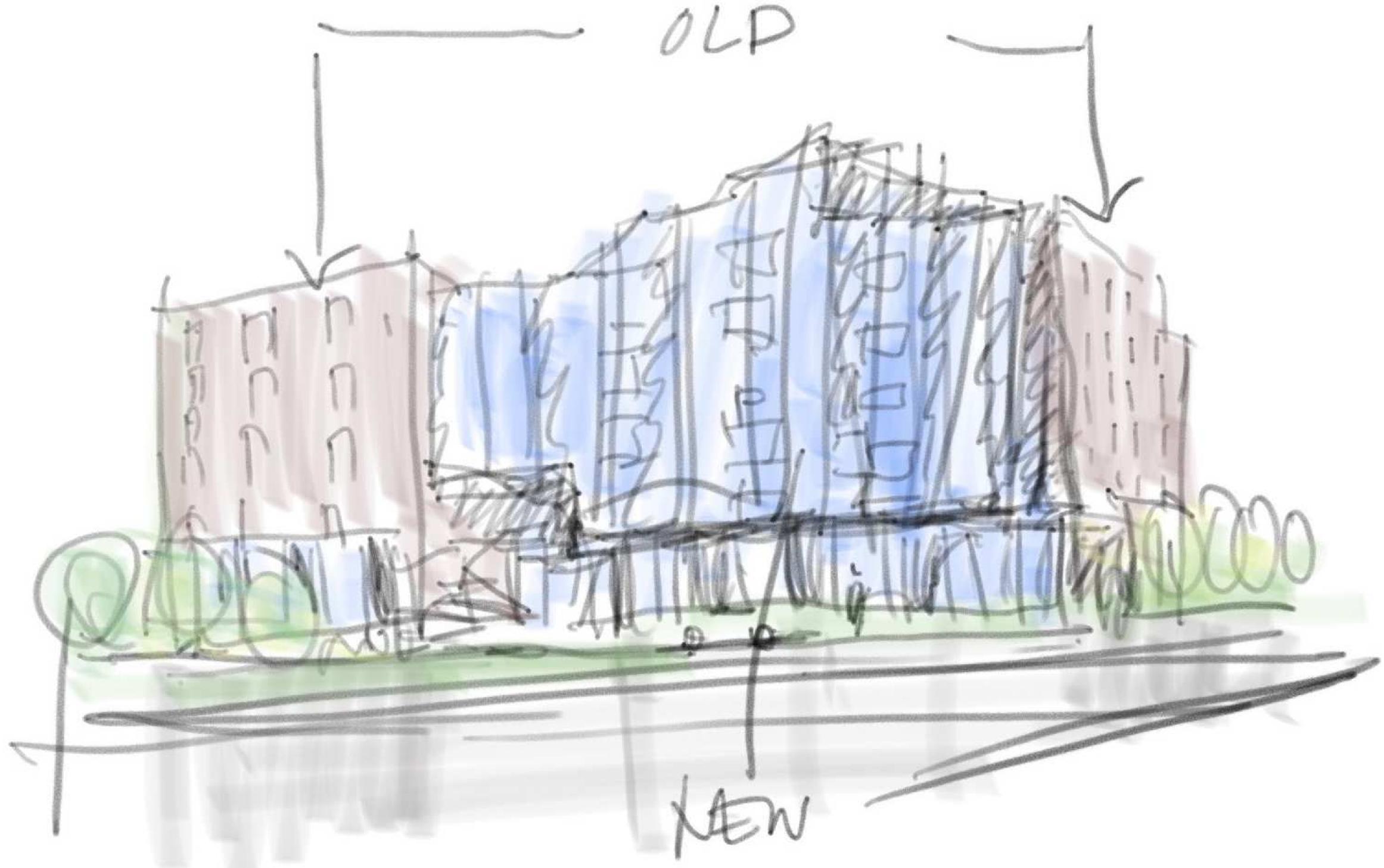
**ENVELOPE**



**MASSING**



**ARCHITECTURE**





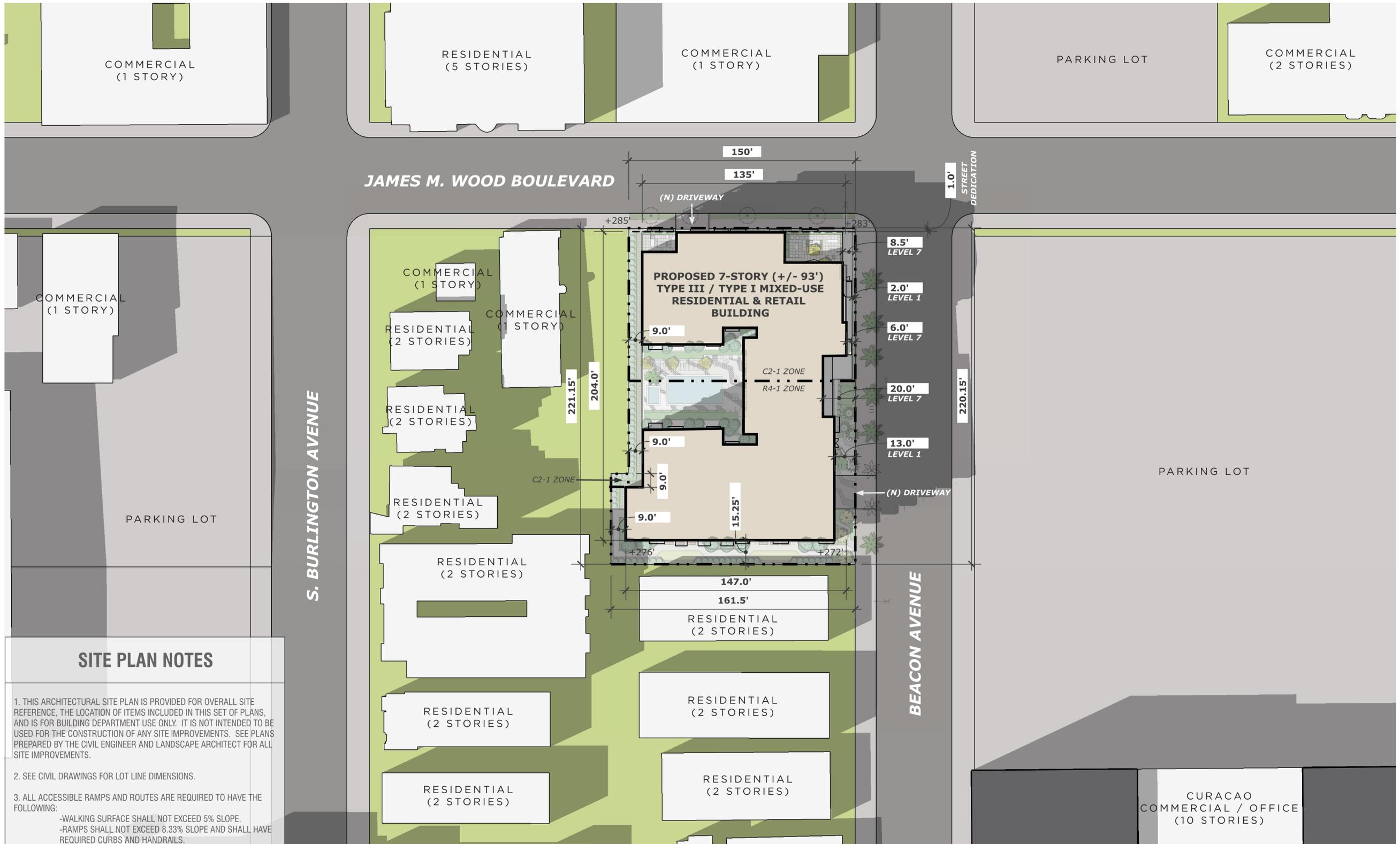






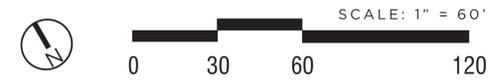




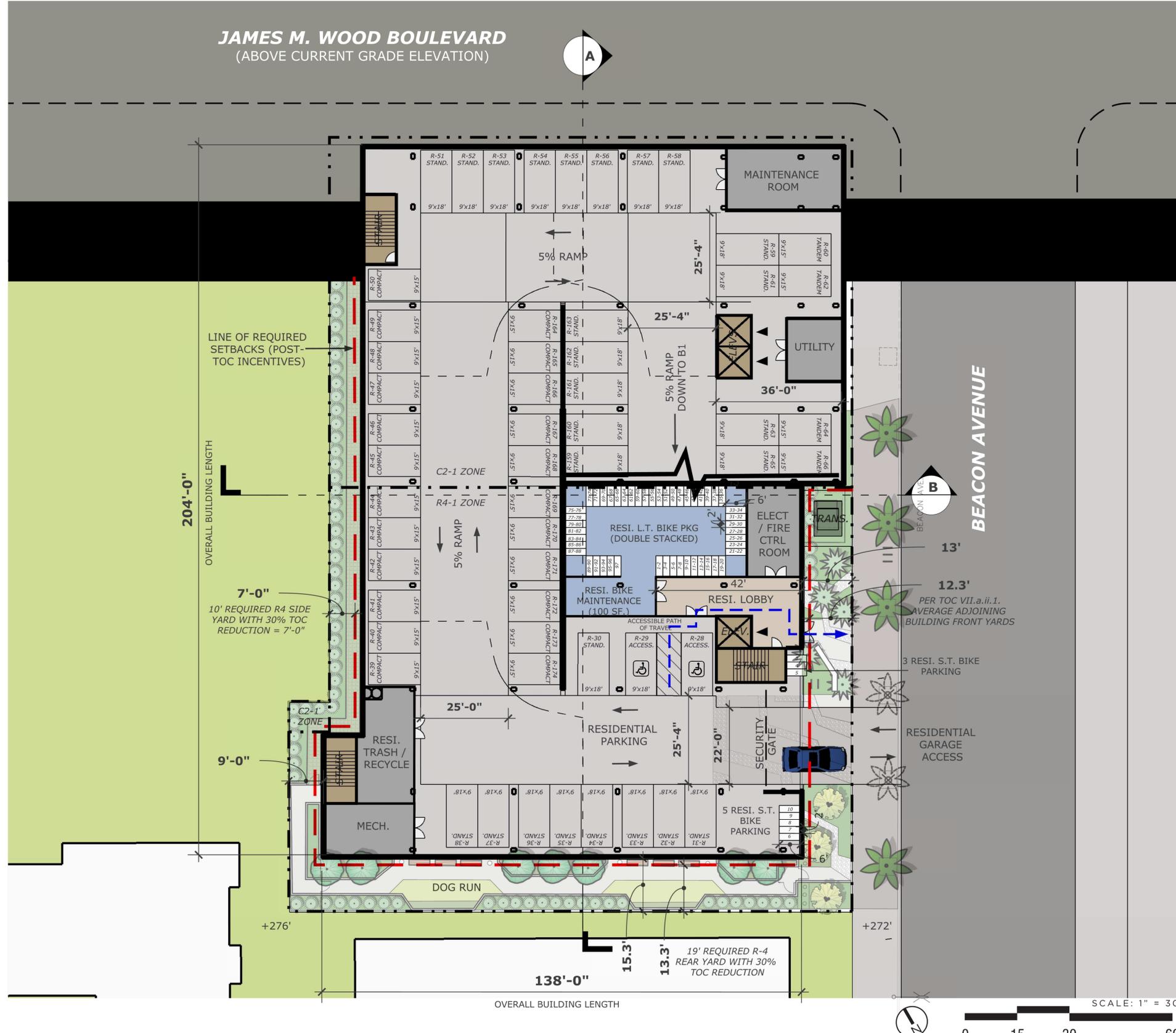


**SITE PLAN NOTES**

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE, THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS, AND IS FOR BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS. SEE PLANS PREPARED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR ALL SITE IMPROVEMENTS.
2. SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
3. ALL ACCESSIBLE RAMPS AND ROUTES ARE REQUIRED TO HAVE THE FOLLOWING:
  - WALKING SURFACE SHALL NOT EXCEED 5% SLOPE.
  - RAMPS SHALL NOT EXCEED 8.33% SLOPE AND SHALL HAVE REQUIRED CURBS AND HANDRAILS.
  - ALL CROSS SLOPES SHALL NOT EXCEED 2%.
  - THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE ACCESSIBLE ROUTE.
  - REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS.



**JAMES M. WOOD BOULEVARD**  
(ABOVE CURRENT GRADE ELEVATION)



REI  
PEI

VEHICULAR					
REQUIRED - RETAIL	SF	RATIO	# REQ'D		
LAMC (Enterprise Zone)* Restaurant Small Restaurant General Retail	2,000	2 Stalls / 1,000 SF	4		
*Community Redevelopment Areas & Enterprise Zones outside of DPD District - 12.21A4(k)(3) for medical office, clinic and all commercial uses in Section 12.21A4C.					
VEHICULAR					
PROVIDED - RETAIL	HC	Standard	Compact	TOTAL	
LEVEL 2	2	4	4	10	
Ratio				5.0 / 1,000 SF	
VEHICULAR					
REQUIRED - RESIDENTIAL	RATIO			#	
LAMC					
STUDIO (<3 Hab. Rooms)	1 Stall / DU			20	
1 BEDROOM (=3 Hab. Rooms)	1.5 Stalls / DU			167	
2 BEDROOM (>3 Hab. Rooms)	2 Stalls / DU			28	
<b>TOTAL</b>	<b>1.64 Stalls / DU</b>			<b>215</b>	
TOC (TIER 3)	0.5 Stalls / DU			73	
VEHICULAR					
PROVIDED - RESIDENTIAL	HC	Standard	Tandem	Compact	Total
LEVEL 2 (Resident / Guest)	0	13	0	14	27
LEVEL 1 (Resident)	2	9	0	0	11
LEVEL B1 (Resident)	0	35	4	27	66
LEVEL B2 (Resident)	0	35	4	31	70
<b>TOTAL</b>	<b>2</b>	<b>92</b>	<b>8</b>	<b>72</b>	<b>174</b>
Ratio				1.33 Stalls / DU	
BICYCLE					
Per Table 12.21-A.16(a)(1)(i)					
REQUIRED - RESIDENTIAL	UNITS	RATIO		#	
SHORT TERM					
1-25 DU	25	1 Stall / 10 DU		3	
26-100 DU	75	1 Stall / 15 DU		5	
101-200 DU	45	1 Stall / 20 DU		2	
<b>SUBTOTAL - SHORT TERM</b>	<b>145</b>			<b>10</b>	
LONG TERM					
1-25 DU	25	1 Stall / 1 DU		25	
26-100 DU	75	1 Stall / 1.5 DU		50	
101-200 DU	45	1 Stall / 2 DU		22	
<b>SUBTOTAL - LONG TERM</b>	<b>145</b>			<b>97</b>	
<b>TOTAL REQUIRED - RESIDENTIAL</b>				<b>107</b>	
PROPOSED - RESIDENTIAL					
SHORT TERM	10				
LONG TERM	97				
<b>TOTAL PROPOSED</b>	<i>(Double tiered, 6' deep by 2' wide)</i> <b>107</b>				
BICYCLE					
Per Table 12.21-A.16(a)(2)					
REQUIRED - COMMERCIAL	SF	RATIO		#	
SHORT TERM					
RETAIL	2,000	1 Stall / 2,000 SF (Min. 2 Spaces)		2	
<b>SUBTOTAL - SHORT TERM</b>	<b>2,000</b>			<b>2</b>	
LONG TERM					
RETAIL	2,000	1 Stall / 2,000 SF (Min. 2 Spaces)		2	
<b>SUBTOTAL - LONG TERM</b>	<b>2,000</b>			<b>2</b>	
<b>TOTAL REQUIRED - COMMERCIAL</b>				<b>4</b>	
PROPOSED - COMMERCIAL					
SHORT TERM	2				
LONG TERM	2				
<b>TOTAL PROPOSED</b>	<b>4</b>				





JAMES M. WOOD BOULEVARD

BEACON AVENUE

9'-0"  
LINE OF REQUIRED SETBACKS (POST-TOC INCENTIVES)

6'-0"

13'

9'-0"

15.3'



SCALE: 1" = 30'

SCALE: 1" = 30'-0"

RESIDENTIAL AREA				
Unit Type	# Units	#DU per Unit Type	Unit Mix	
STUDIO	S1	5	20	13.8%
	S2	15		
1 BEDROOM - JUNIOR	JR A1	10	10	6.9%
1 BEDROOM	A1	12	101	69.7%
	A2	5		
	A3	25		
	A4	4		
	A5	10		
	A6	10		
	A7	25		
	A8	5		
	A9	5		
2 BEDROOM	B1	4	14	9.7%
	B2	4		
	B3	5		
	B4	1		
<b>TOTAL</b>	<b>145</b>			<b>100.0%</b>

JAMES M. WOOD BOULEVARD



LINE OF REQUIRED SETBACKS (POST-TOC INCENTIVES)



BEACON AVENUE



SCALE: 1" = 30'

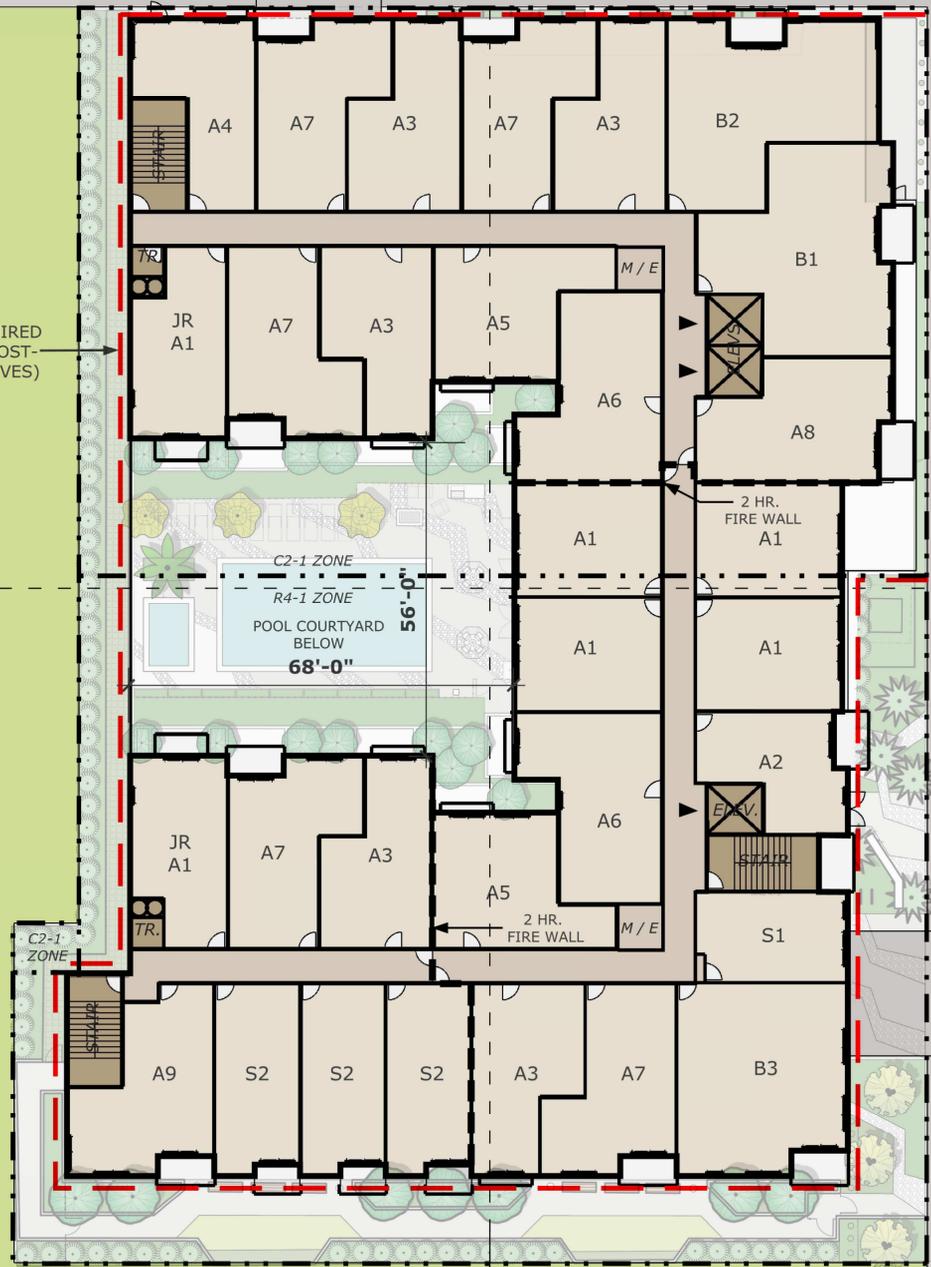
SCALE: 1" = 30'-0"

RESIDENTIAL AREA				
Unit Type	# Units	#DU per Unit Type	Unit Mix	
STUDIO	S1	5	20	13.8%
	S2	15		
1 BEDROOM - JUNIOR	JR A1	10	10	6.9%
1 BEDROOM	A1	12	101	69.7%
	A2	5		
	A3	25		
	A4	4		
	A5	10		
	A6	10		
	A7	25		
	A8	5		
	A9	5		
2 BEDROOM	B1	4	14	9.7%
	B2	4		
	B3	5		
	B4	1		
<b>TOTAL</b>		<b>145</b>		<b>100.0%</b>

JAMES M. WOOD BOULEVARD



LINE OF REQUIRED  
SETBACKS (POST-  
TOC INCENTIVES)



BEACON AVENUE



SCALE: 1" = 30'-0"



SCALE: 1" = 30'

RESIDENTIAL AREA				
Unit Type	# Units	#DU per Unit Type	Unit Mix	
STUDIO	S1	5	20	13.8%
	S2	15		
1 BEDROOM - JUNIOR	JR A1	10	10	6.9%
1 BEDROOM	A1	12	101	69.7%
	A2	5		
	A3	25		
	A4	4		
	A5	10		
	A6	10		
	A7	25		
	A8	5		
	A9	5		
2 BEDROOM	B1	4	14	9.7%
	B2	4		
	B3	5		
	B4	1		
<b>TOTAL</b>	<b>145</b>			<b>100.0%</b>

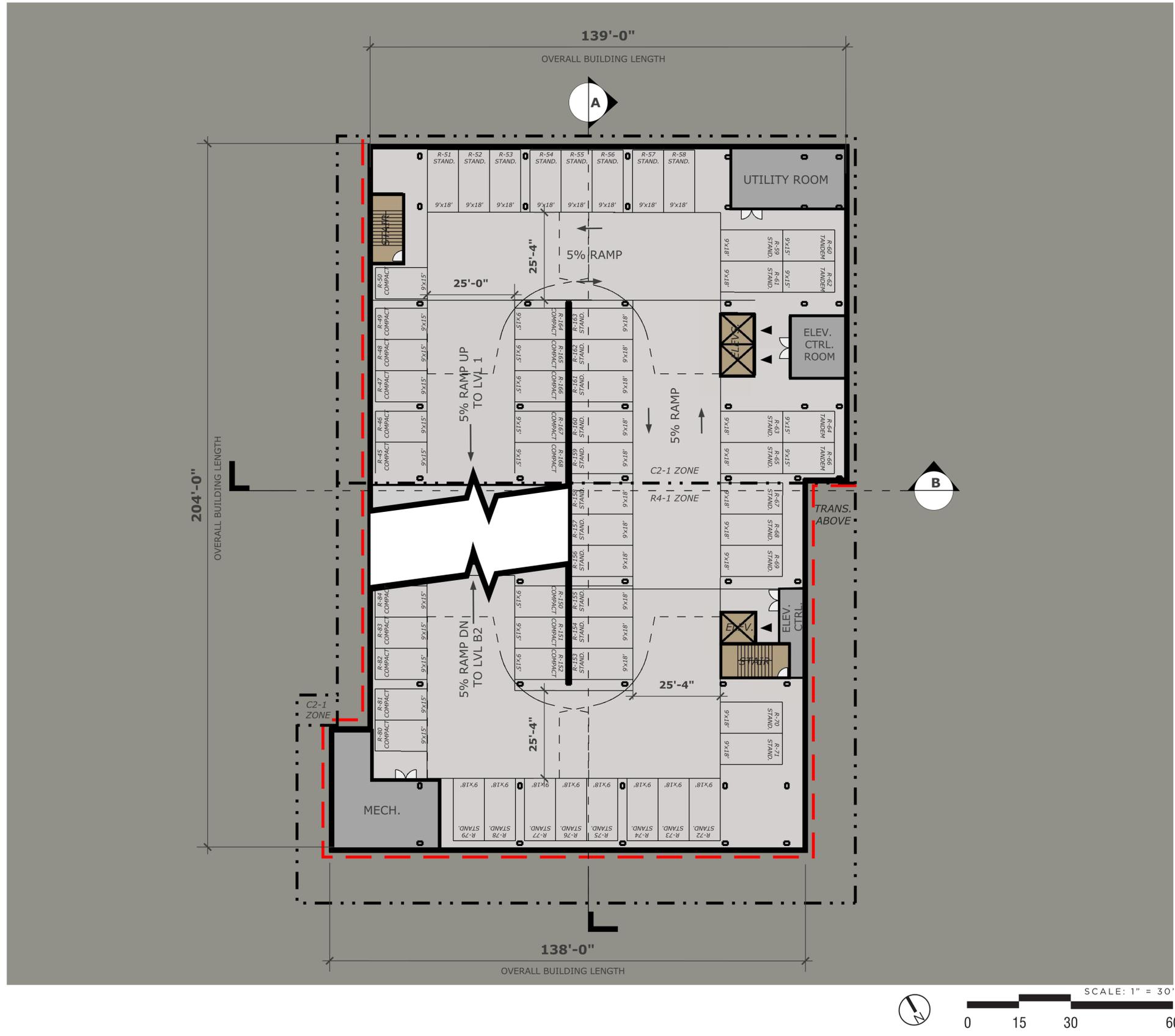
LEVEL 7 FLOOR PLAN



RESIDENTIAL AREA				
Unit Type	# Units	#DU per Unit Type	Unit Mix	
STUDIO	S1	5	20	13.8%
	S2	15		
1 BEDROOM - JUNIOR	JR A1	10	10	6.9%
1 BEDROOM	A1	12	101	69.7%
	A2	5		
	A3	25		
	A4	4		
	A5	10		
	A6	10		
	A7	25		
	A8	5		
	A9	5		
2 BEDROOM	B1	4	14	9.7%
	B2	4		
	B3	5		
	B4	1		
<b>TOTAL</b>	<b>145</b>			<b>100.0%</b>



LEVEL B1 FLOOR PLAN

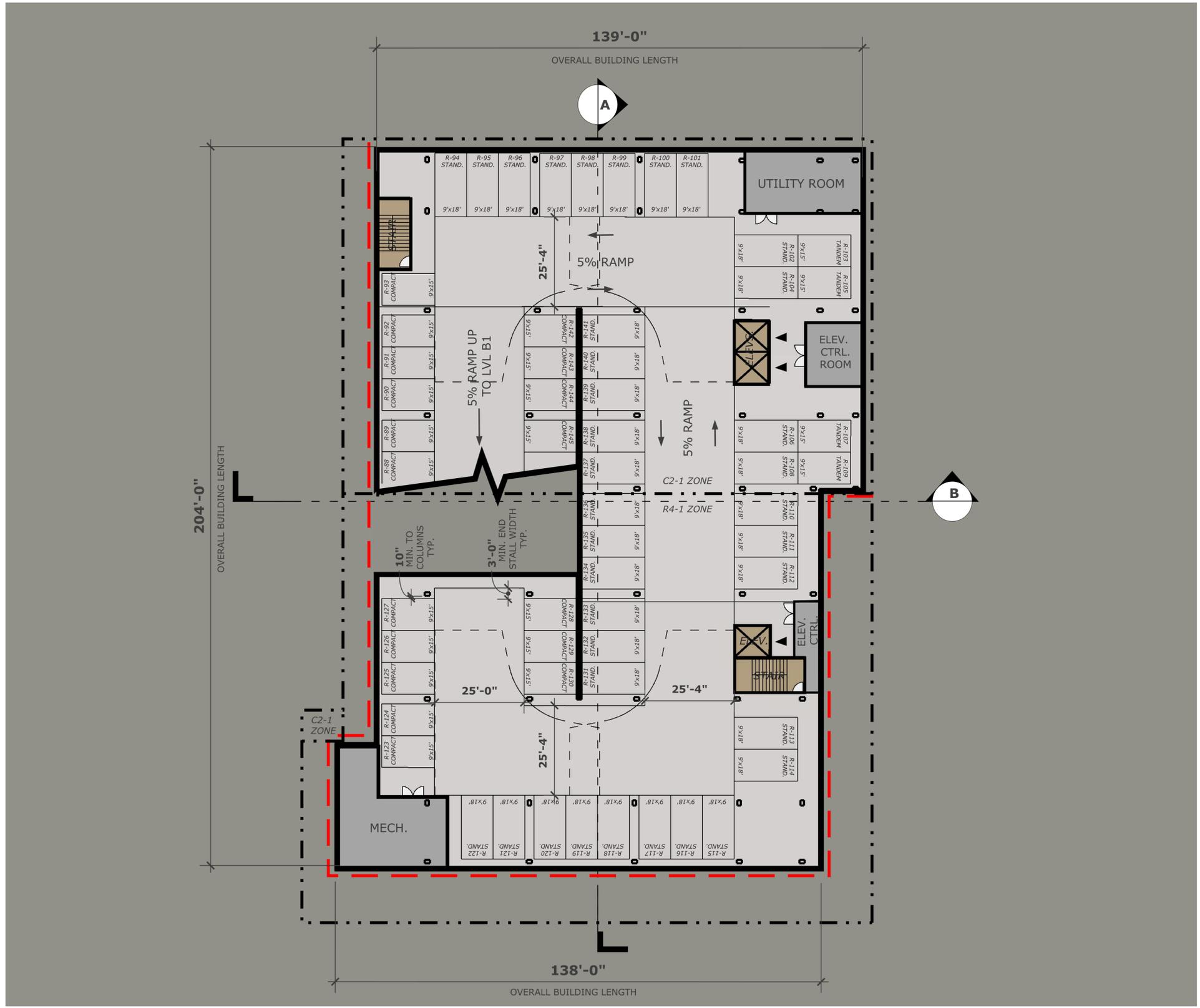


REQ  
PER

PARKING					
VEHICULAR					
REQUIRED - RETAIL	SF	RATIO		# REQ'D	
LAMC (Enterprise Zone)*					
Restaurant					
Small Restaurant	2,000	2 Stalls / 1,000 SF		4	
General Retail					
*Community Redevelopment Areas & Enterprise Zones outside of DPD District - 12.21A4(x)(3) for medical office, clinic and all commercial uses in Section 12.21A4C.					
VEHICULAR					
PROVIDED - RETAIL	HC	Standard	Compact	TOTAL	
LEVEL 2	2	4	4	10	
Ratio				5.0 / 1,000 SF	
VEHICULAR					
REQUIRED - RESIDENTIAL					
RATIO					
#					
LAMC					
STUDIO (<3 Hab. Rooms)		1 Stall / DU		20	
1 BEDROOM (=3 Hab. Rooms)		1.5 Stalls / DU		167	
2 BEDROOM (>3 Hab. Rooms)		2 Stalls / DU		28	
<b>TOTAL</b>		<b>1.64 Stalls / DU</b>		<b>215</b>	
TOC (TIER 3)		0.5 Stalls / DU		73	
VEHICULAR					
PROVIDED - RESIDENTIAL					
LEVEL	HC	Standard	Tandem	Compact	Total
LEVEL 2 (Resident / Guest)	0	13	0	14	27
LEVEL 1 (Resident)	2	9	0	0	11
LEVEL B1 (Resident)	0	35	4	27	66
LEVEL B2 (Resident)	0	35	4	31	70
<b>TOTAL</b>	<b>2</b>	<b>92</b>	<b>8</b>	<b>72</b>	<b>174</b>
Ratio				1.33 Stalls / DU	
BICYCLE					
REQUIRED - RESIDENTIAL					
Per Table 12.21-A.16(a)(1)(i)					
UNITS					
RATIO					
#					
<b>SHORT TERM</b>					
1-25 DU	25		1 Stall / 10 DU	3	
26-100 DU	75		1 Stall / 15 DU	5	
101-200 DU	45		1 Stall / 20 DU	2	
<b>SUBTOTAL - SHORT TERM</b>	<b>145</b>			<b>10</b>	
<b>LONG TERM</b>					
1-25 DU	25		1 Stall / 1 DU	25	
26-100 DU	75		1 Stall / 1.5 DU	50	
101-200 DU	45		1 Stall / 2 DU	22	
<b>SUBTOTAL - LONG TERM</b>	<b>145</b>			<b>97</b>	
<b>TOTAL REQUIRED - RESIDENTIAL</b>					
<b>107</b>					
PROPOSED - RESIDENTIAL					
Total					
SHORT TERM	10				
LONG TERM	97				
<b>TOTAL PROPOSED</b>	<b>107</b>				
<i>(Double tiered, 6' deep by 2' wide)</i>					
BICYCLE					
REQUIRED - COMMERCIAL					
Per Table 12.21-A.16(a)(2)					
SF					
RATIO					
#					
<b>SHORT TERM</b>					
RETAIL	2,000		1 Stall / 2,000 SF	2	
<i>(Min. 2 Spaces)</i>					
<b>SUBTOTAL - SHORT TERM</b>	<b>2,000</b>			<b>2</b>	
<b>LONG TERM</b>					
RETAIL	2,000		1 Stall / 2,000 SF	2	
<i>(Min. 2 Spaces)</i>					
<b>SUBTOTAL - LONG TERM</b>	<b>2,000</b>			<b>2</b>	
<b>TOTAL REQUIRED - COMMERCIAL</b>					
<b>4</b>					
PROPOSED - COMMERCIAL					
Total					
SHORT TERM	2				
LONG TERM	2				
<b>TOTAL PROPOSED</b>	<b>4</b>				



LEVEL B2 FLOOR PLAN



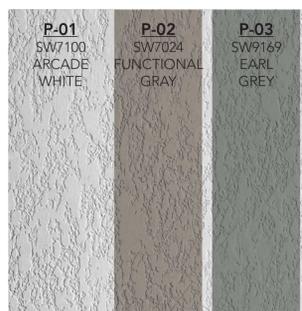
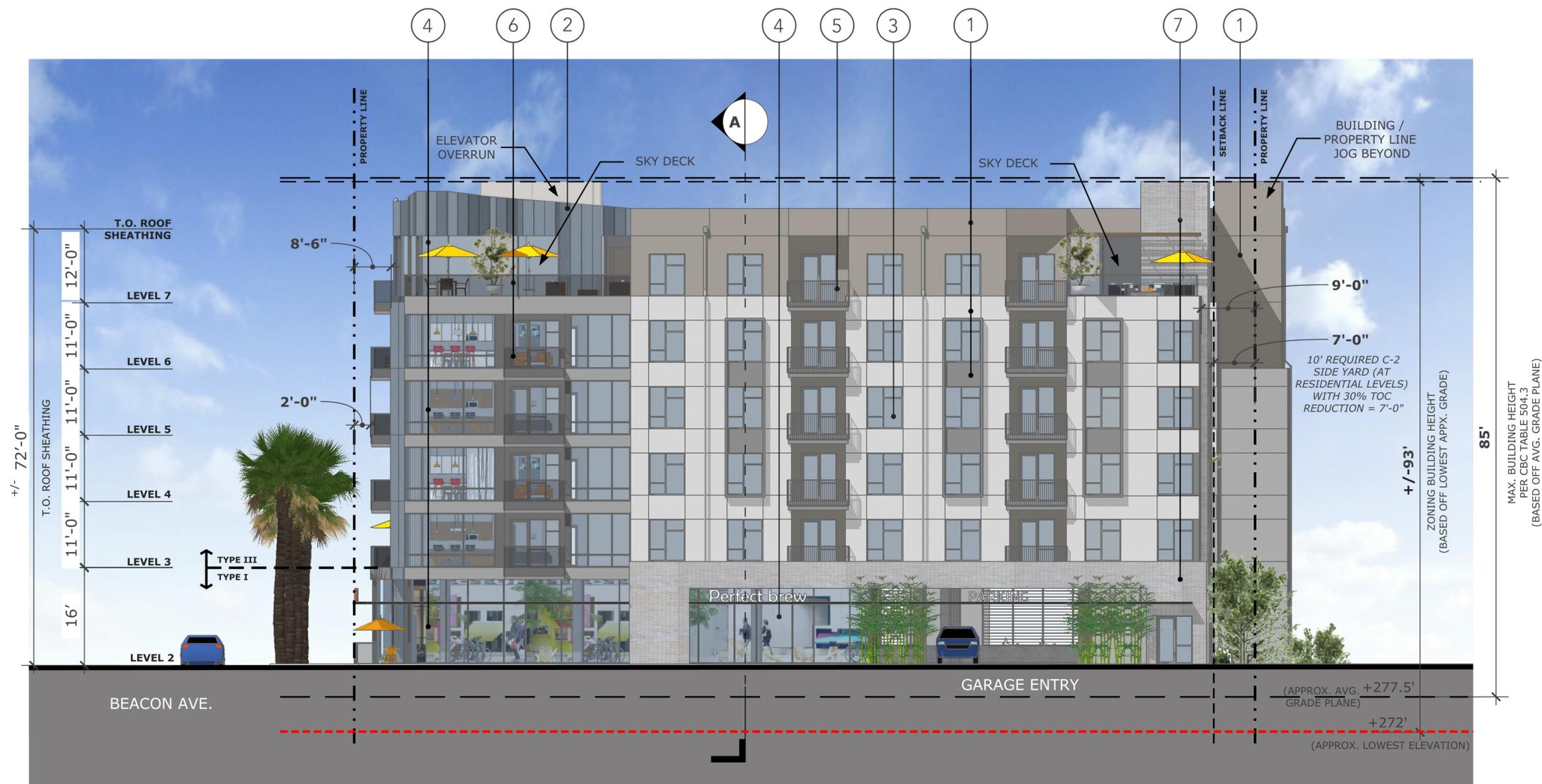
REQ  
PER

PARKING					
VEHICULAR					
REQUIRED - RETAIL	SF	RATIO		# REQ'D	
LAMC (Enterprise Zone)*					
Restaurant					
Small Restaurant	2,000	2 Stalls / 1,000 SF		4	
General Retail					
*Community Redevelopment Areas & Enterprise Zones outside of DPD District - 12.21A4(x)(3) for medical office, clinic and all commercial uses in Section 12.21A4C.					
VEHICULAR					
PROVIDED - RETAIL	HC	Standard	Compact	TOTAL	
LEVEL 2	2	4	4	10	
Ratio				5.0 / 1,000 SF	
VEHICULAR					
REQUIRED - RESIDENTIAL					
RATIO					
#					
LAMC					
STUDIO (<3 Hab. Rooms)		1 Stall / DU		20	
1 BEDROOM (=3 Hab. Rooms)		1.5 Stalls / DU		167	
2 BEDROOM (>3 Hab. Rooms)		2 Stalls / DU		28	
<b>TOTAL</b>		<b>1.64 Stalls / DU</b>		<b>215</b>	
<b>TOC (TIER 3)</b>		<b>0.5 Stalls / DU</b>		<b>73</b>	
VEHICULAR					
PROVIDED - RESIDENTIAL					
LEVEL	HC	Standard	Tandem	Compact	Total
LEVEL 2 (Resident / Guest)	0	13	0	14	27
LEVEL 1 (Resident)	2	9	0	0	11
LEVEL B1 (Resident)	0	35	4	27	66
LEVEL B2 (Resident)	0	35	4	31	70
<b>TOTAL</b>	<b>2</b>	<b>92</b>	<b>8</b>	<b>72</b>	<b>174</b>
Ratio				1.33 Stalls / DU	
BICYCLE					
REQUIRED - RESIDENTIAL					
Per Table 12.21-A.16(a)(1)(i)					
UNITS					
RATIO					
#					
<b>SHORT TERM</b>					
1-25 DU	25	1 Stall / 10 DU		3	
26-100 DU	75	1 Stall / 15 DU		5	
101-200 DU	45	1 Stall / 20 DU		2	
<b>SUBTOTAL - SHORT TERM</b>	<b>145</b>			<b>10</b>	
<b>LONG TERM</b>					
1-25 DU	25	1 Stall / 1 DU		25	
26-100 DU	75	1 Stall / 1.5 DU		50	
101-200 DU	45	1 Stall / 2 DU		22	
<b>SUBTOTAL - LONG TERM</b>	<b>145</b>			<b>97</b>	
<b>TOTAL REQUIRED - RESIDENTIAL</b>				<b>107</b>	
PROPOSED - RESIDENTIAL					
Total					
SHORT TERM	10				
LONG TERM	97				
<b>TOTAL PROPOSED</b>	<i>(Double tiered, 6' deep by 2' wide)</i>				
<b>TOTAL PROPOSED</b>	<b>107</b>				
BICYCLE					
REQUIRED - COMMERCIAL					
Per Table 12.21-A.16(a)(2)					
SF					
RATIO					
#					
<b>SHORT TERM</b>					
RETAIL	2,000	1 Stall / 2,000 SF		2	
				<i>(Min. 2 Spaces)</i>	
<b>SUBTOTAL - SHORT TERM</b>	<b>2,000</b>			<b>2</b>	
<b>LONG TERM</b>					
RETAIL	2,000	1 Stall / 2,000 SF		2	
				<i>(Min. 2 Spaces)</i>	
<b>SUBTOTAL - LONG TERM</b>	<b>2,000</b>			<b>2</b>	
<b>TOTAL REQUIRED - COMMERCIAL</b>				<b>4</b>	
PROPOSED - COMMERCIAL					
Total					
SHORT TERM	2				
LONG TERM	2				
<b>TOTAL PROPOSED</b>	<b>4</b>				





NORTH ELEVATION  
(JAMES WOOD BLVD.)



① CEMENT PLASTER



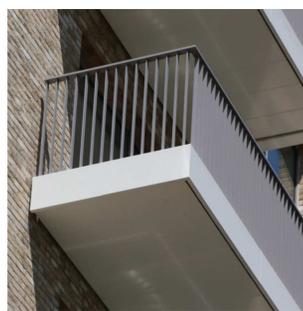
② FIBER CEMENT SIDING



③ VINYL WINDOW  
COLOR: WHITE



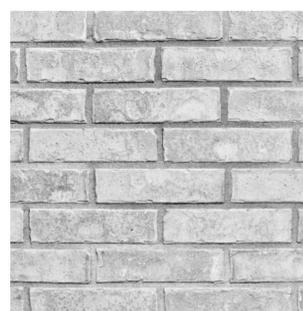
④ ALUMINUM STOREFRONT  
NON-REFLECTIVE METAL



⑤ METAL RAILING  
COLOR: SATIN BLACK



⑥ GLASS RAILING  
NON-REFLECTIVE METAL



⑦ MANUFACTURED BRICK  
COLOR: SW7100 ARCADE WHITE

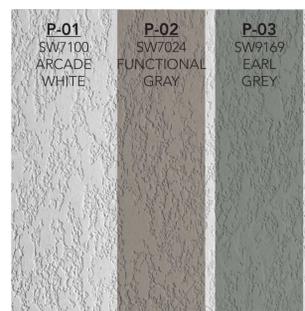


⑧ METAL GARAGE SCREEN  
FINISH: SATIN



905 BEACON | los angeles , ca

EAST ELEVATION  
(BEACON AVE.)



① CEMENT PLASTER



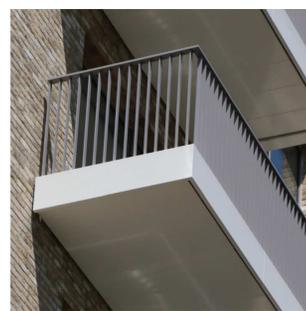
② FIBER CEMENT SIDING



③ VINYL WINDOW  
COLOR: WHITE



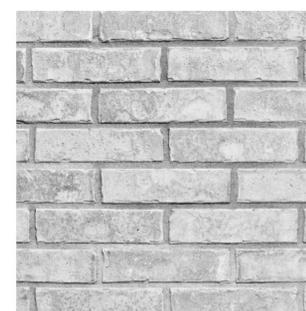
④ ALUMINUM STOREFRONT  
NON-REFLECTIVE METAL



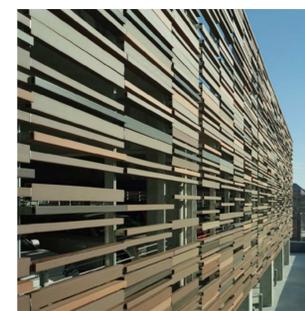
⑤ METAL RAILING  
COLOR: SATIN BLACK



⑥ GLASS RAILING  
NON-REFLECTIVE METAL



⑦ MANUFACTURED BRICK  
COLOR: SW7100 ARCADE WHITE



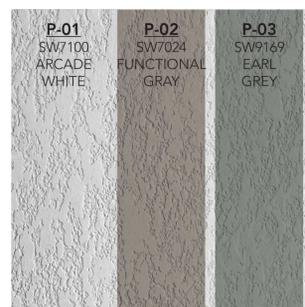
⑧ METAL GARAGE SCREEN  
FINISH: SATIN

NEXT  
ARCHITECTURE

02 | 02  
2021

034

SOUTH ELEVATION



① CEMENT PLASTER



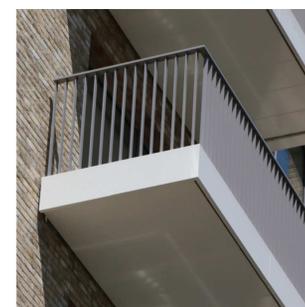
② FIBER CEMENT SIDING



③ VINYL WINDOW  
COLOR: WHITE



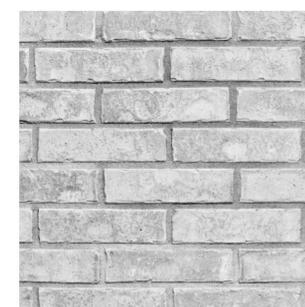
④ ALUMINUM STOREFRONT  
NON-REFLECTIVE METAL



⑤ METAL RAILING  
COLOR: SATIN BLACK



⑥ GLASS RAILING  
NON-REFLECTIVE METAL

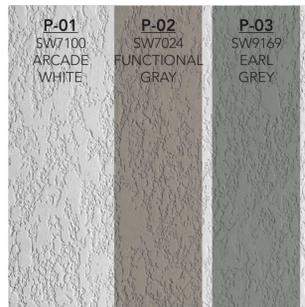
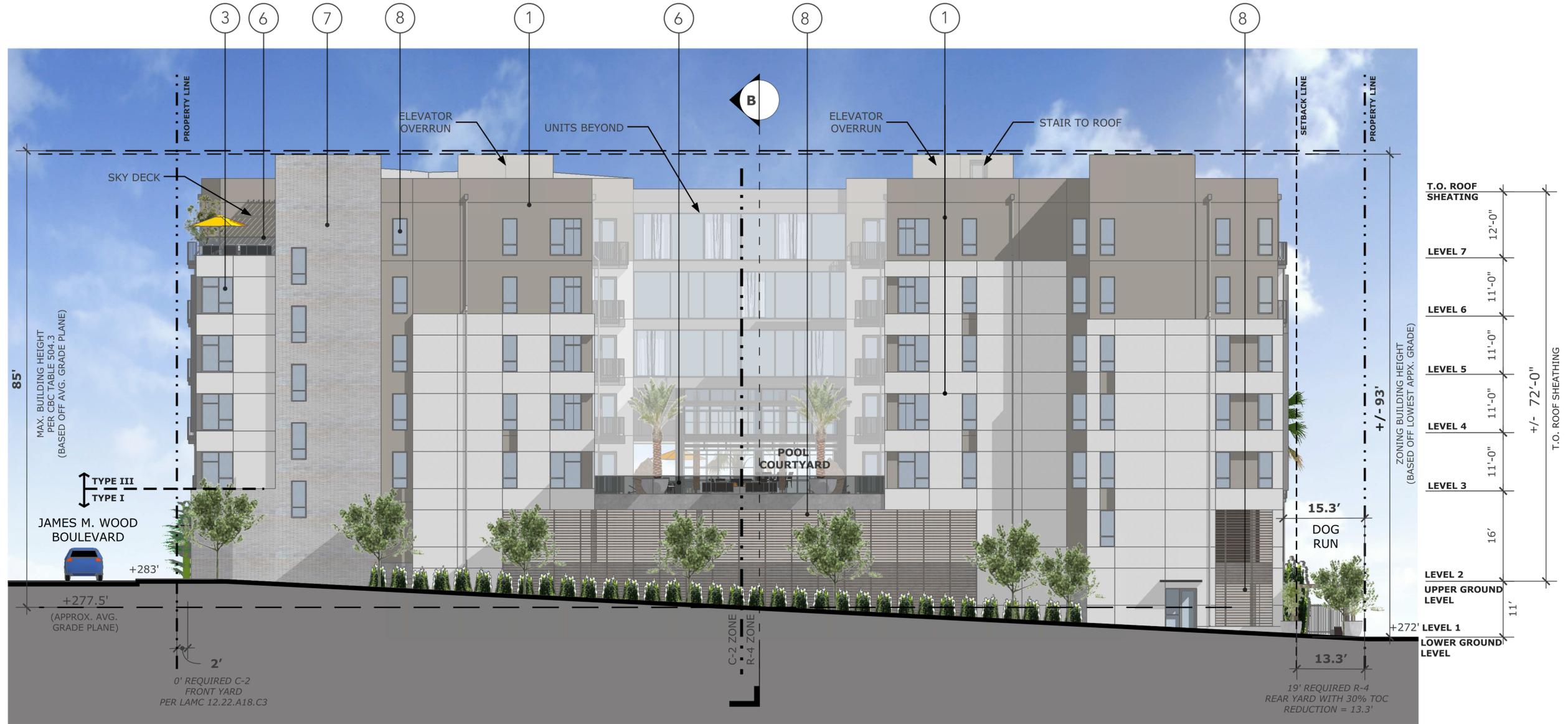


⑦ MANUFACTURED BRICK  
COLOR: SW7100 ARCADE WHITE



⑧ METAL GARAGE SCREEN  
FINISH: SATIN

WEST ELEVATION



① CEMENT PLASTER



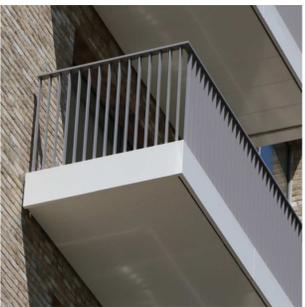
② FIBER CEMENT SIDING



③ VINYL WINDOW  
COLOR: WHITE



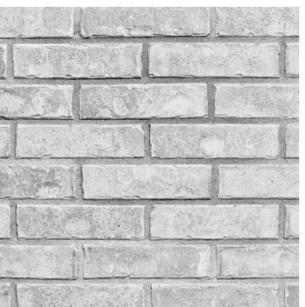
④ ALUMINUM STOREFRONT  
NON-REFLECTIVE METAL



⑤ METAL RAILING  
COLOR: SATIN BLACK



⑥ GLASS RAILING  
NON-REFLECTIVE METAL

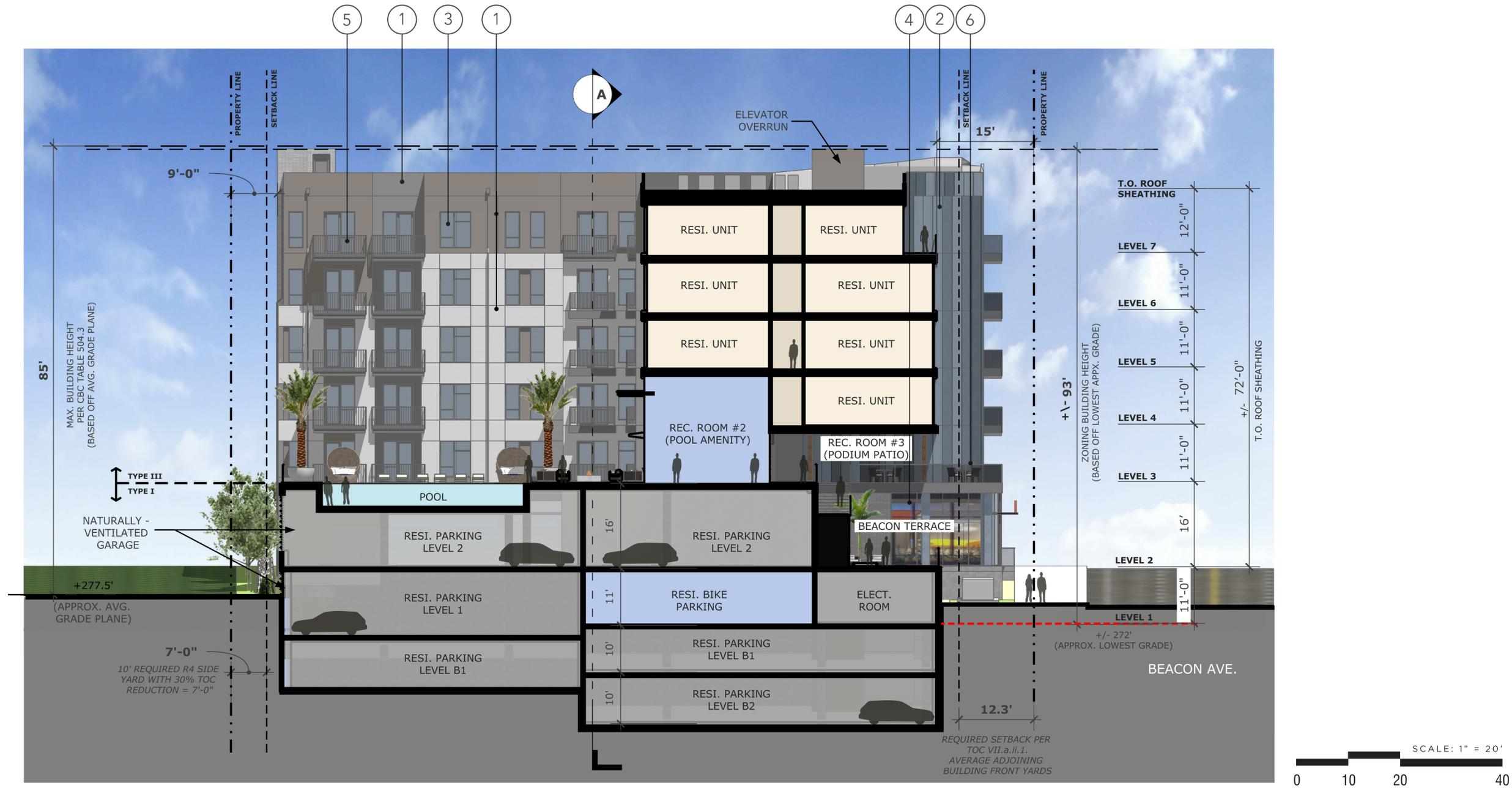


⑦ MANUFACTURED BRICK  
COLOR: SW7100 ARCADE WHITE



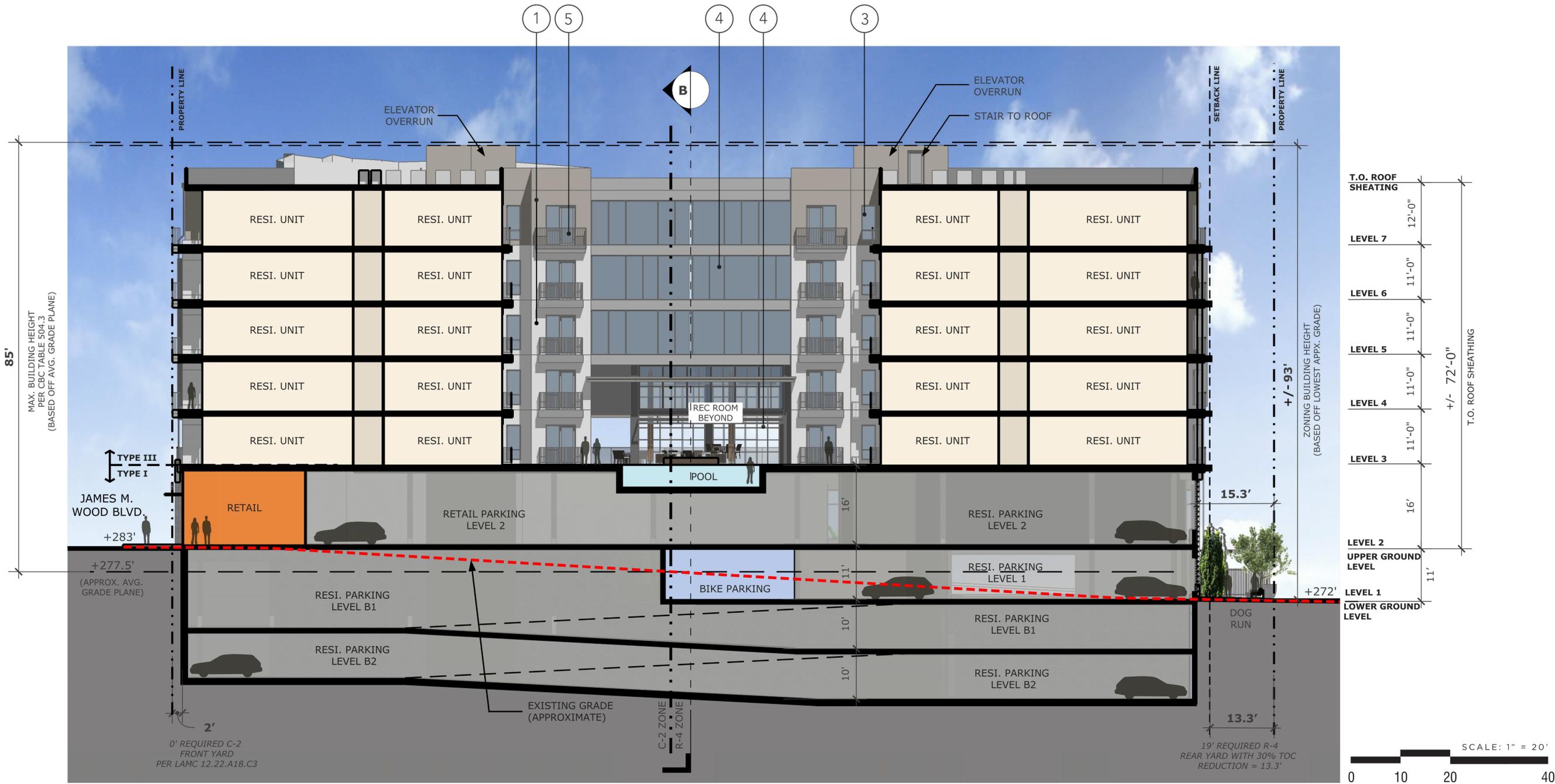
⑧ METAL GARAGE SCREEN  
FINISH: SATIN

COURTYARD ELEVATION - NORTH



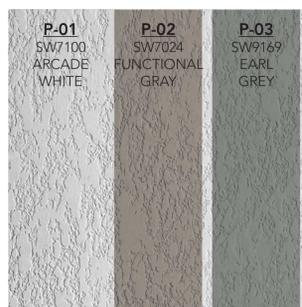
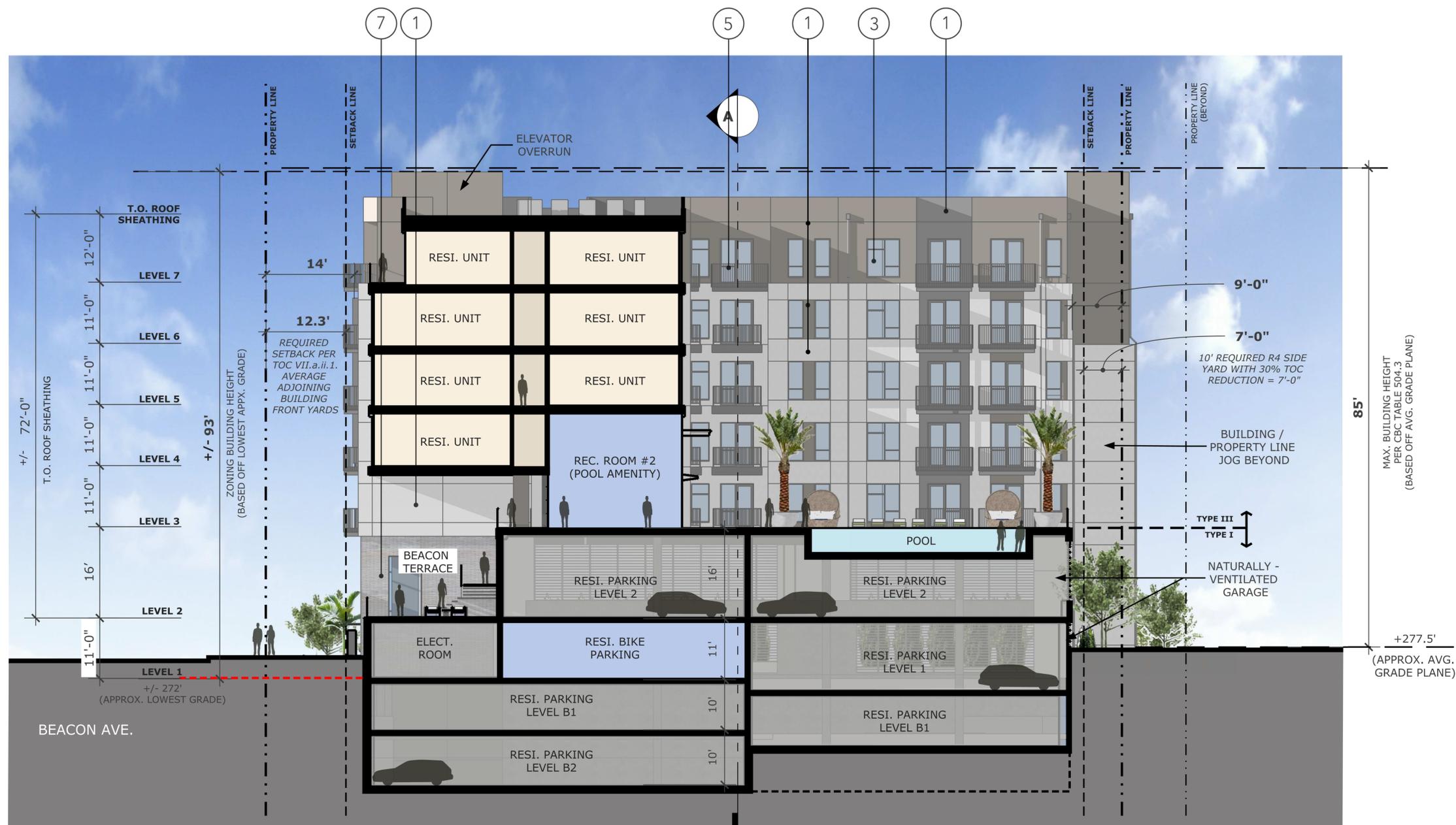
- |   |   |  |   |   |   |  |  |
|---|---|--|---|---|---|--|--|
| <p>P-01<br/>SW7100<br/>ARCADE<br/>WHITE</p> <p>P-02<br/>SW7024<br/>FUNCTIONAL<br/>GRAY</p> <p>P-03<br/>SW9169<br/>EARL<br/>GREY</p> | <p>P-03<br/>SW6240<br/>WINDY<br/>BLUE</p> <p>P-04<br/>SW9151<br/>DAPHNE</p> <p>P-05<br/>SW6243<br/>DISTANCE</p> |  |   |   |   |  |  |
| <p>① CEMENT PLASTER</p>   | <p>② FIBER CEMENT SIDING</p>  | <p>③ VINYL WINDOW<br/>COLOR: WHITE</p> | <p>④ ALUMINUM STOREFRONT<br/>NON-REFLECTIVE METAL</p> | <p>⑤ METAL RAILING<br/>COLOR: SATIN BLACK</p> | <p>⑥ GLASS RAILING<br/>NON-REFLECTIVE METAL</p> | <p>⑦ MANUFACTURED BRICK<br/>COLOR: SW7100 ARCADE WHITE</p> | <p>⑧ METAL GARAGE SCREEN<br/>FINISH: SATIN</p> |

COURTYARD ELEVATION - EAST



① CEMENT PLASTER      ② FIBER CEMENT SIDING      ③ VINYL WINDOW COLOR: WHITE      ④ ALUMINUM STOREFRONT NON-REFLECTIVE METAL      ⑤ METAL RAILING COLOR: SATIN BLACK      ⑥ GLASS RAILING NON-REFLECTIVE METAL      ⑦ MANUFACTURED BRICK COLOR: SW7100 ARCADE WHITE      ⑧ METAL GARAGE SCREEN FINISH: SATIN

COURTYARD ELEVATION - SOUTH



① CEMENT PLASTER



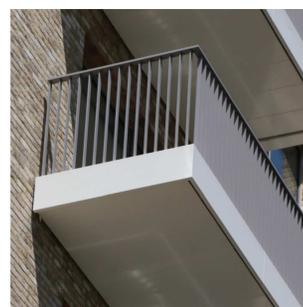
② FIBER CEMENT SIDING



③ VINYL WINDOW  
COLOR: WHITE



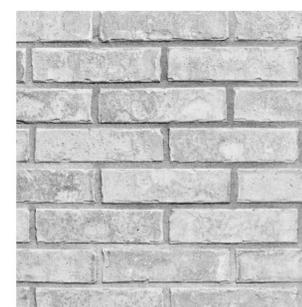
④ ALUMINUM STOREFRONT  
NON-REFLECTIVE METAL



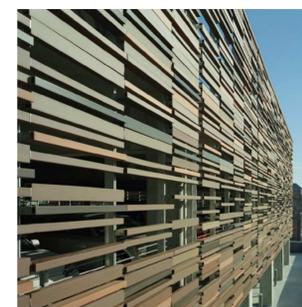
⑤ METAL RAILING  
COLOR: SATIN BLACK



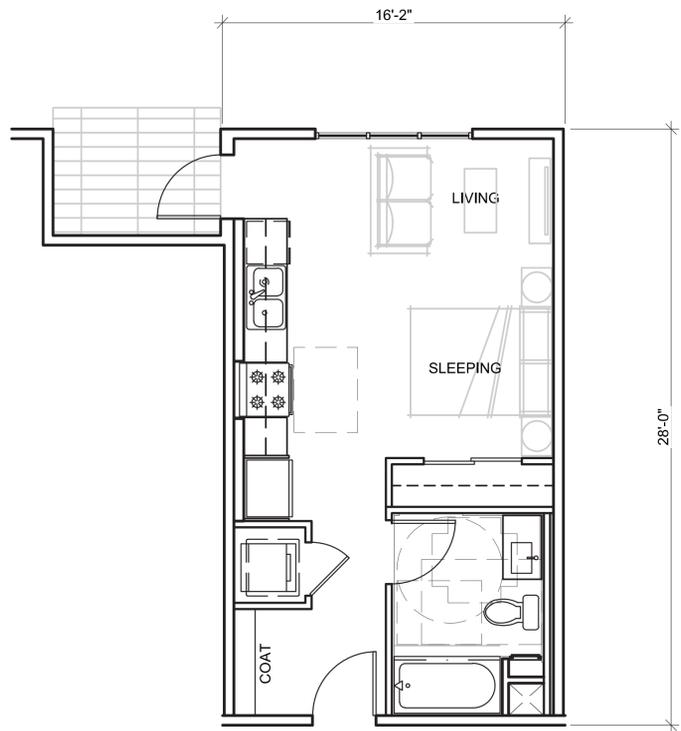
⑥ GLASS RAILING  
NON-REFLECTIVE METAL



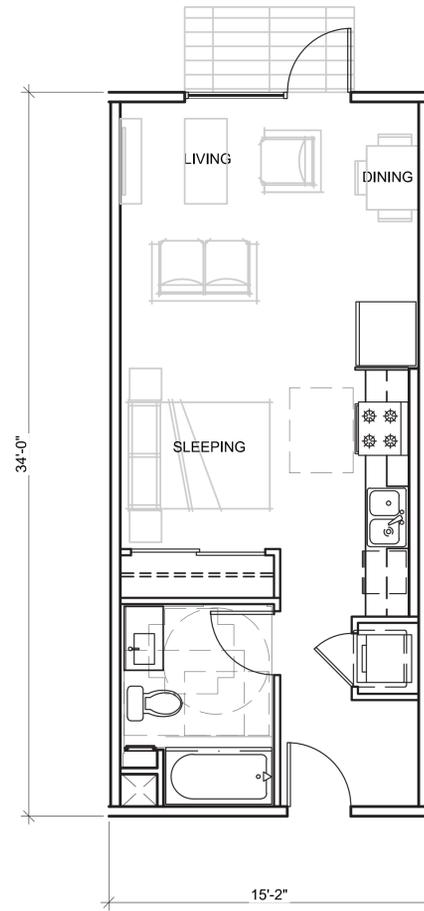
⑦ MANUFACTURED BRICK  
COLOR: SW7100 ARCADE WHITE



⑧ METAL GARAGE SCREEN  
FINISH: SATIN

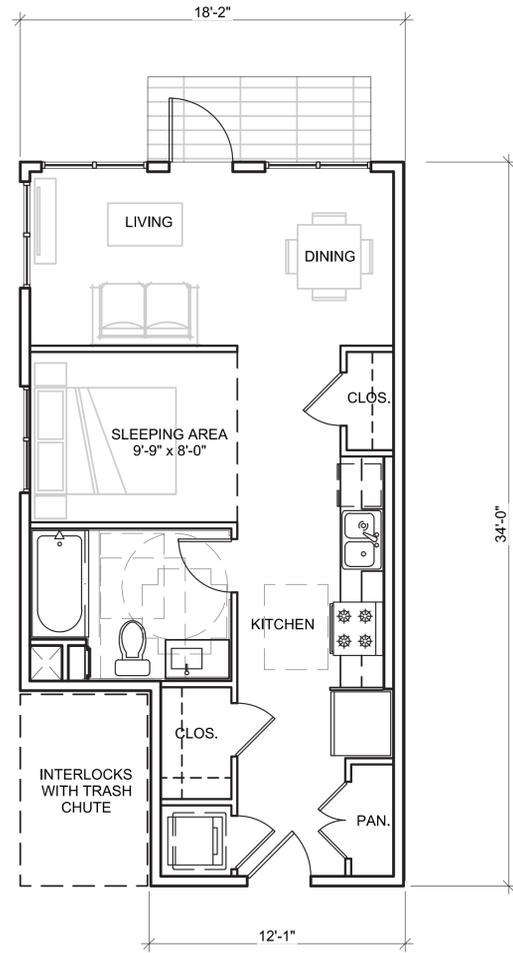


UNIT S1  
452 SF.

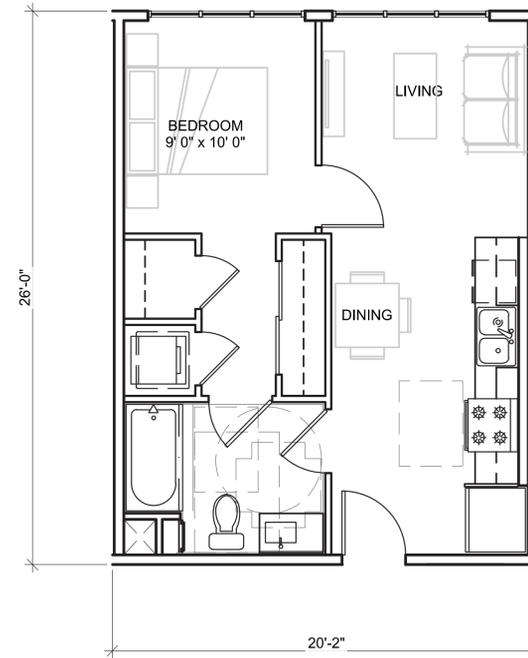


UNIT S2  
515 SF.



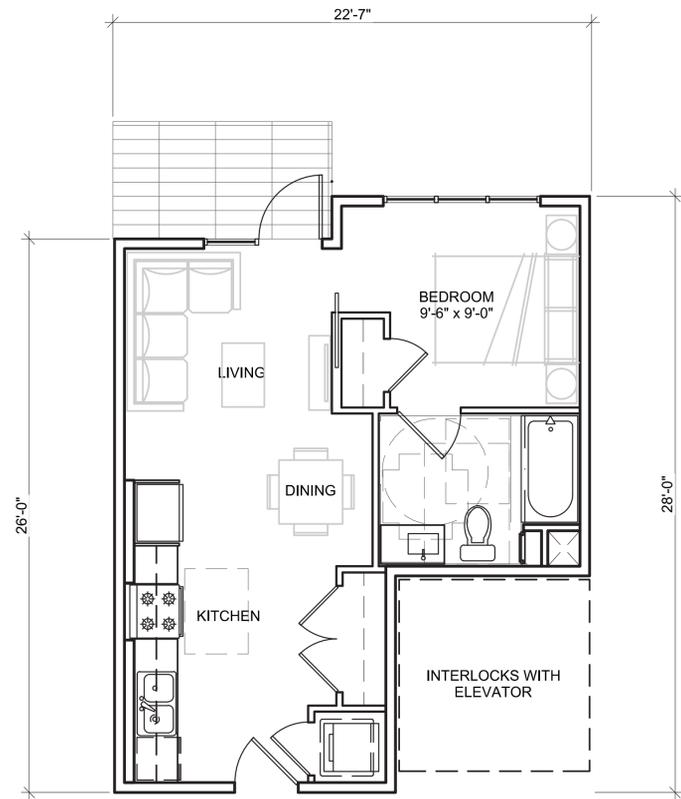


UNIT JR A1  
562 SF.

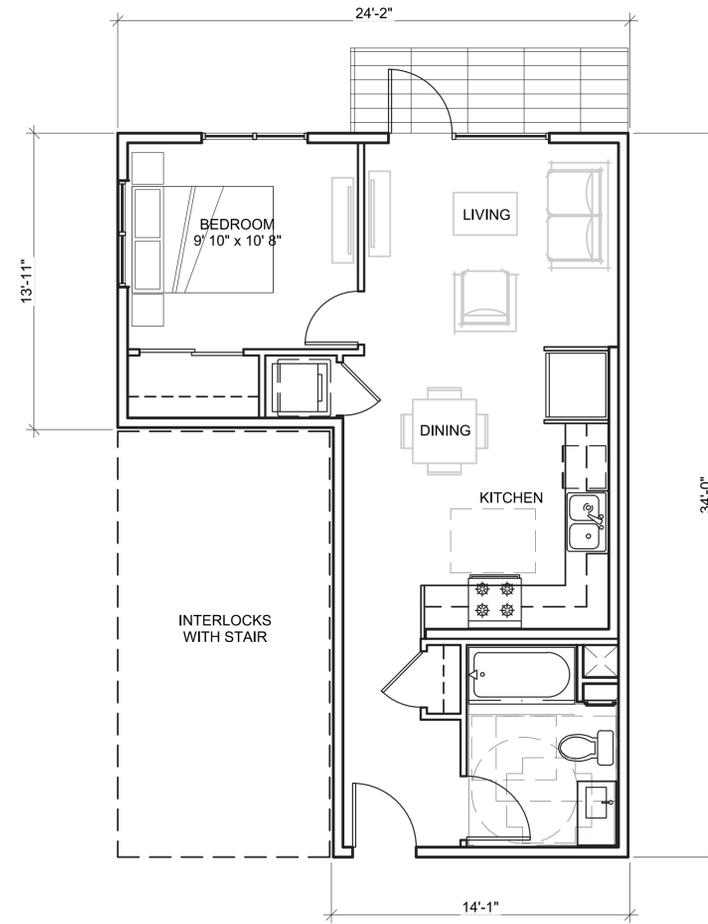


UNIT A1  
525 SF.



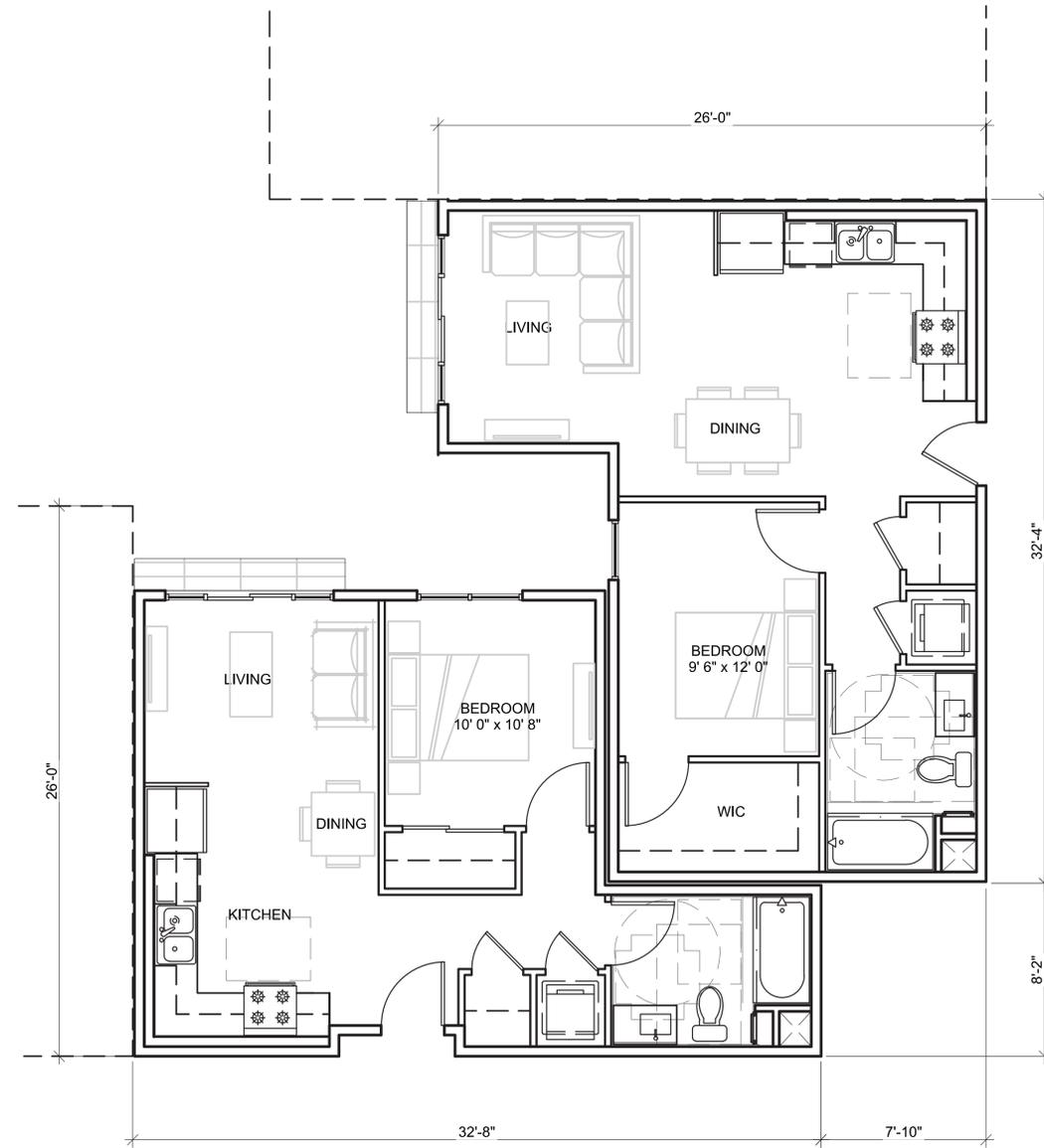


UNIT A2  
520 SF.



UNIT A4  
620 SF.

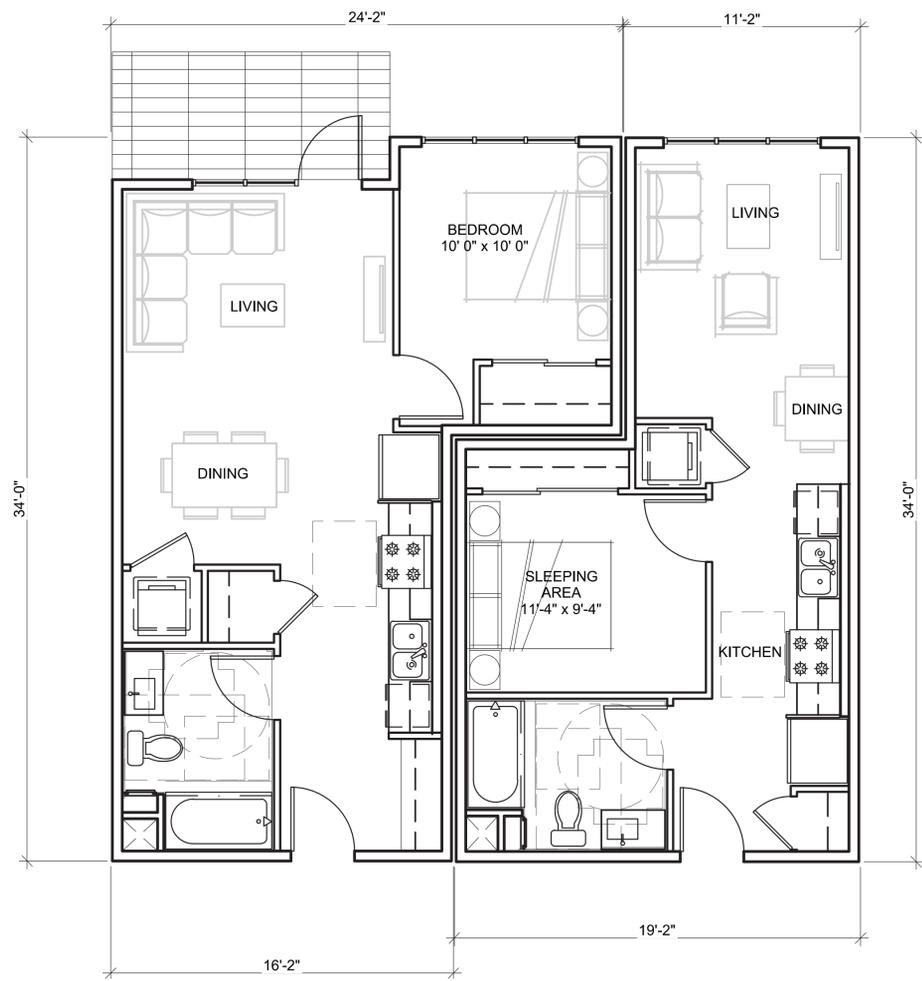




UNIT A6  
675 SF.

UNIT A5  
575 SF.

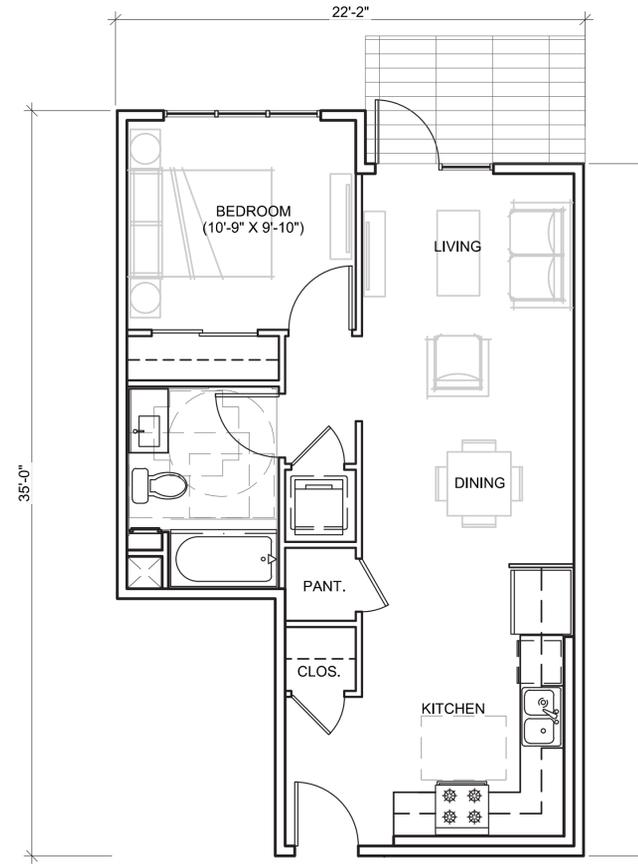




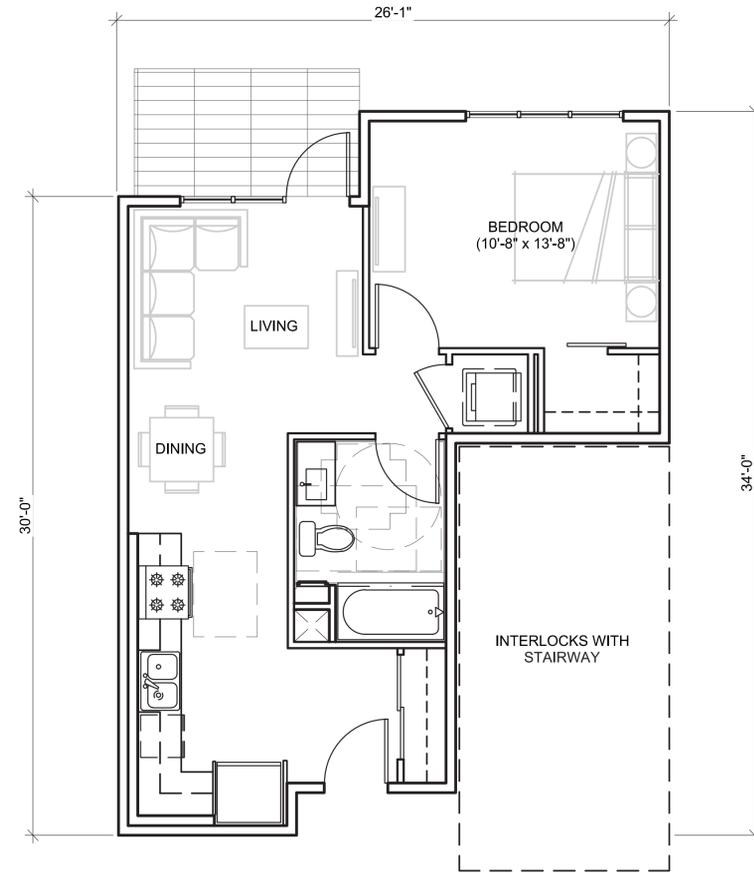
UNIT A7  
636 SF.

UNIT A3  
538 SF.



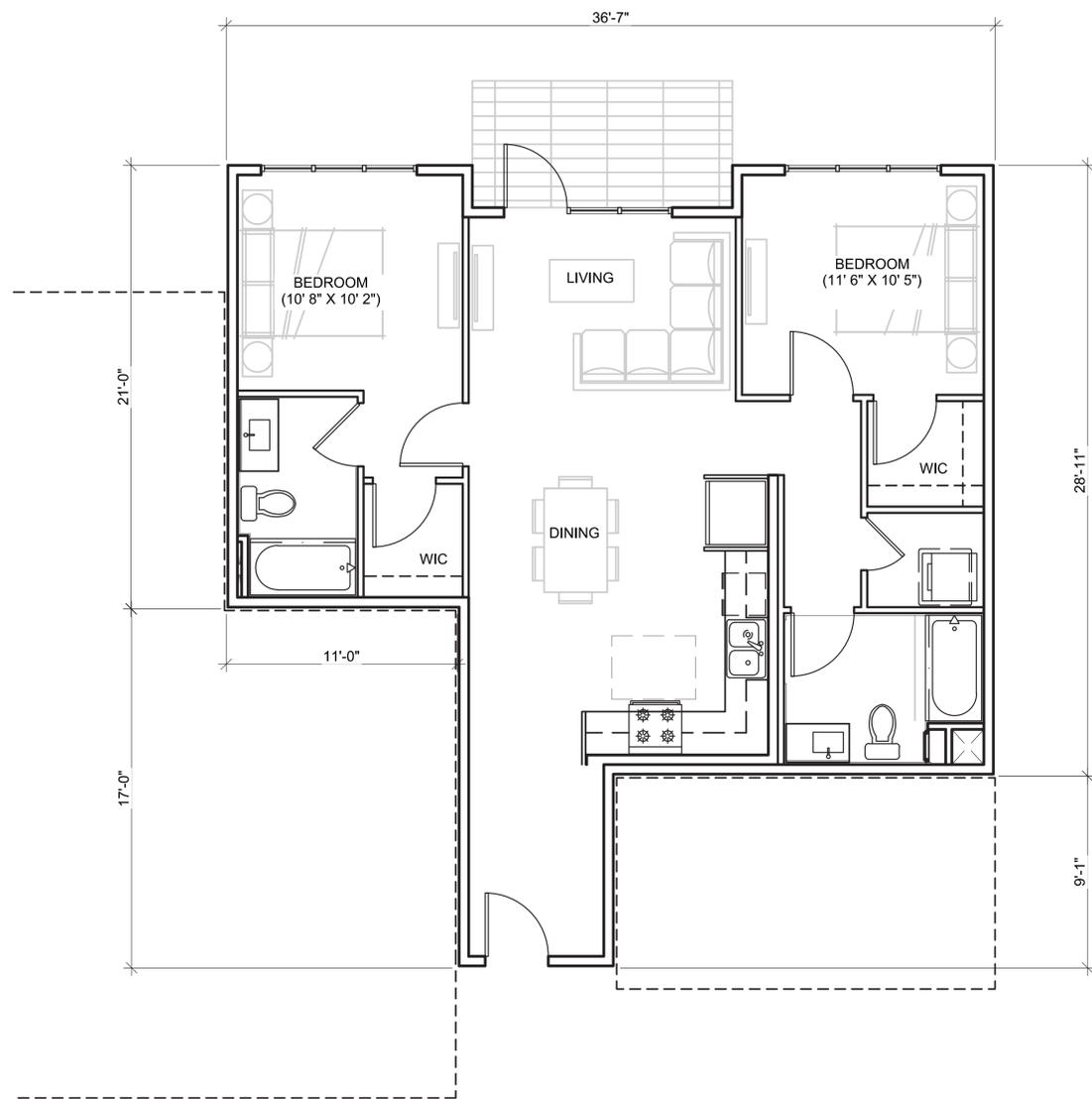


UNIT A8  
660 SF.

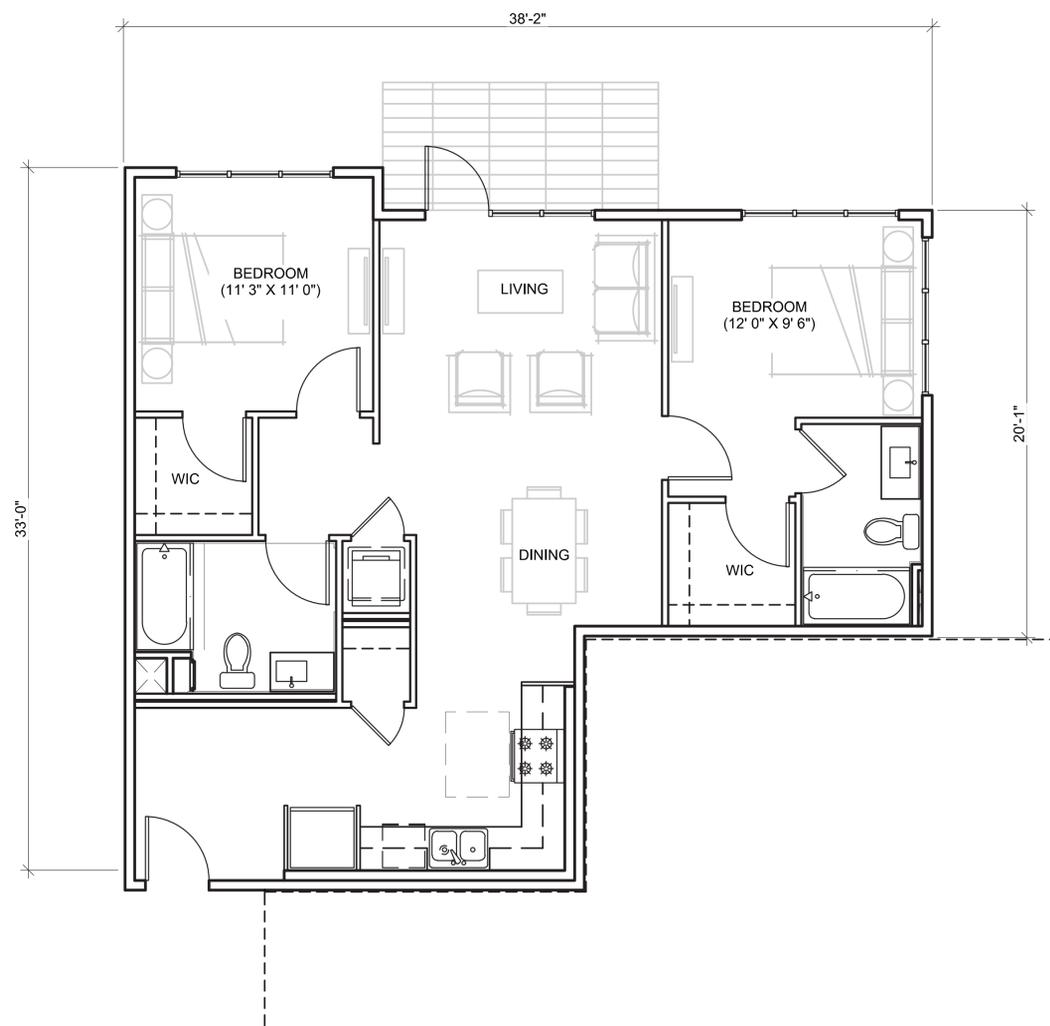


UNIT A9  
642 SF.



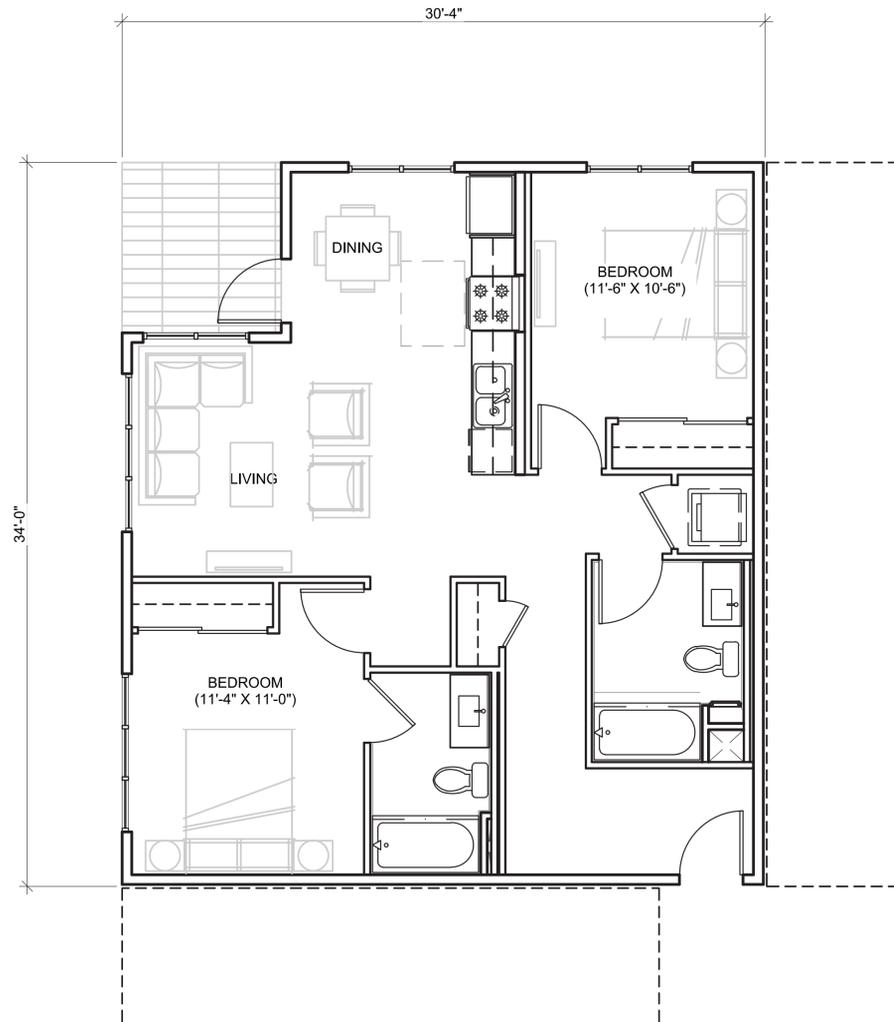


UNIT B1  
985 SF.

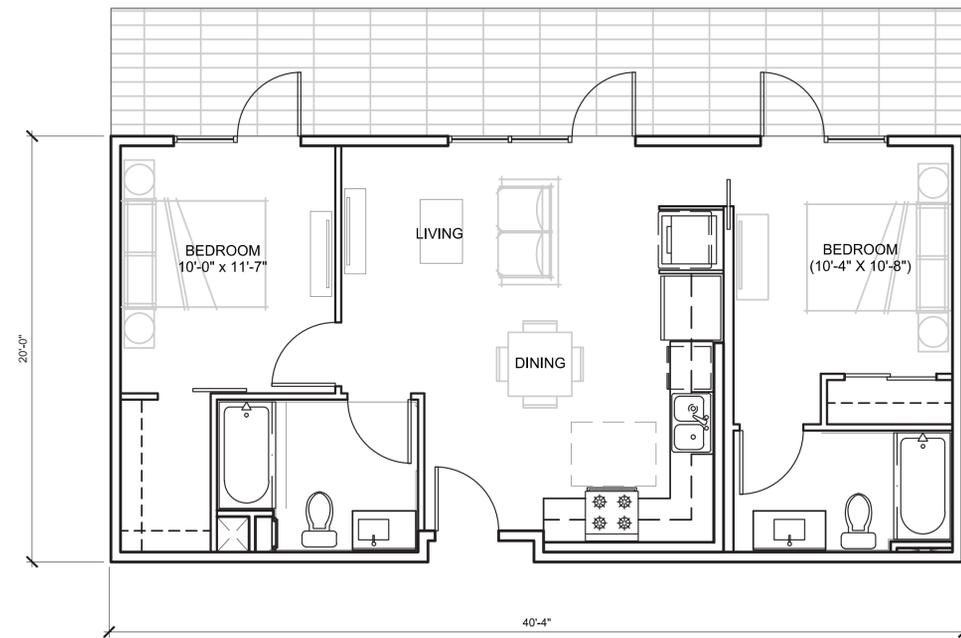


UNIT B2  
1,050 SF.





UNIT B3  
970 SF.



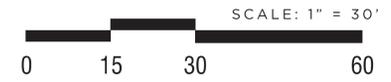
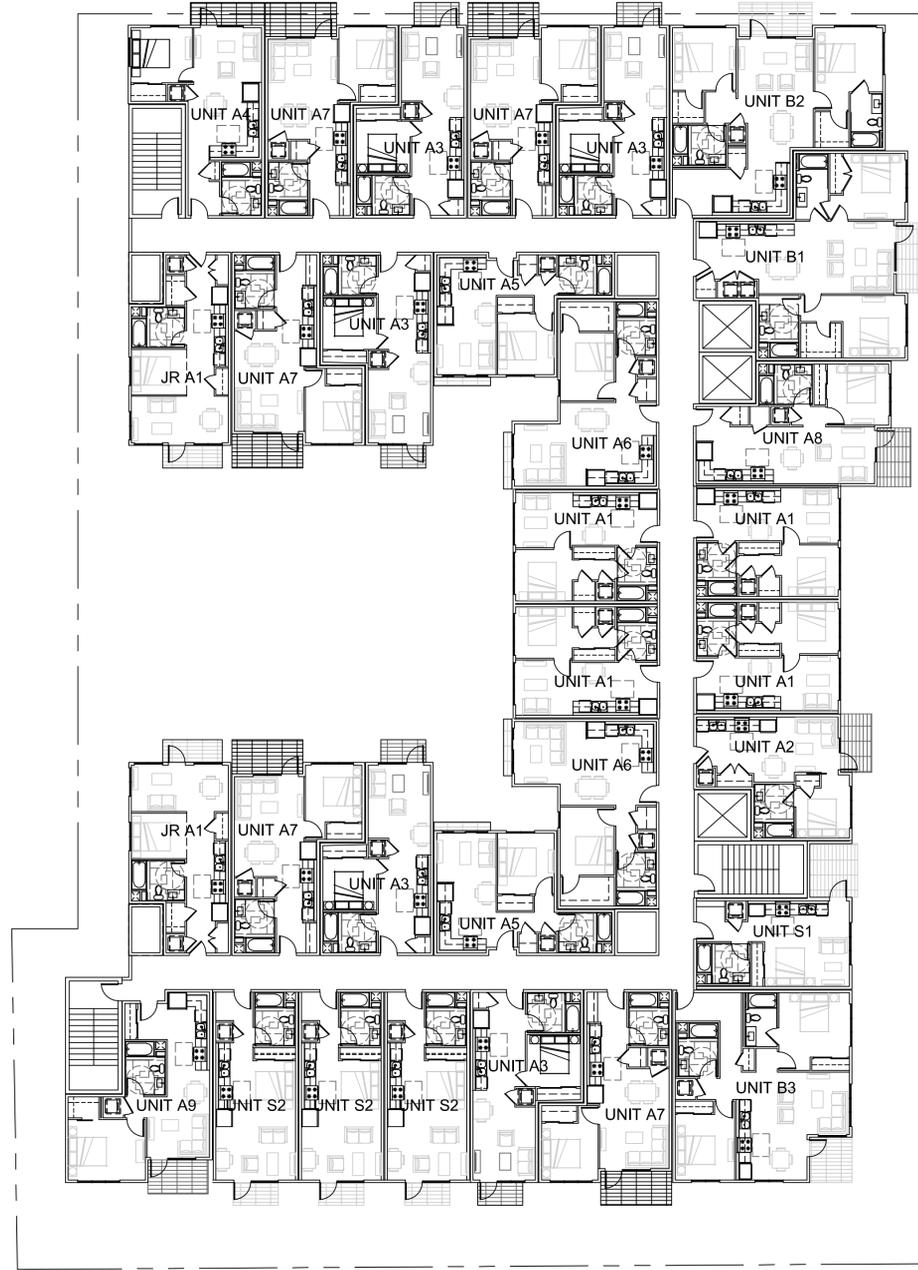
UNIT B4  
805 SF.





COMPOSITE FLOOR PLAN  
 LEVEL 3

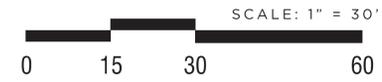




COMPOSITE FLOOR PLAN  
LEVELS 5-6



02 | 02  
2021





1 PRELIMINARY LANDSCAPE DESIGN-LEVEL 1  
SCALE: 1" = 30'-0"

**TREES REQUIRED (LAMC SECTION 12.21.G.2  
7" BOX TREE REQUIRED FOR EVERY 4 DWELLING UNITS (145/4): 37 TREES  
NUMBER OF TREE REQUIRED: 37 EA. (1 PER 4 UNITS)**

**NUMBER OF TREE PROPOSED:**

- LEVEL 1:	
- ON SITE:	15 EA.
- OFF SITE (STREET TREE):	0 EA.
- LEVEL 2:	
- ON SITE:	0 EA.
- OFF SITE (STREET TREE):	3 EA.
- LEVEL 3:	
- ON SITE:	19 EA.
- OFF SITE (STREET TREE):	2 EA.
<b>TOTAL:</b>	<b>39 EA.</b>

**TOTAL LANDSCAPE AREA CALCULATIONS**

LEVEL 1:	3,754 SF
LEVEL 2:	846 SF
LEVEL 3:	1,240 SF
LEVEL 7 SKY DECK:	300 SF
<b>TOTAL:</b>	<b>6,140 SF</b>

**COMMON OPEN SPACE CALCULATION**

**COMMON OPEN SPACE PROVIDED:**

• LEVEL 1 DOG RUN:	2,370 SF
• LEVEL 3 POOL DECK:	3,504 SF
• LEVEL 7 SKY DECK:	850 SF
<b>TOTAL:</b>	<b>6,724 SF</b>

**LANDSCAPE REQUIRED @ COMMON OPEN SPACE: 1,681 SF (25%)  
LANDSCAPE PROVIDED @ COMMON OPEN SPACE:**

• LEVEL 1 DOG RUN:	1,262 SF
• LEVEL 3 POOL DECK:	411 SF
• LEVEL 7 SKY DECK:	191 SF
<b>TOTAL:</b>	<b>1,864 SF (27%)</b>

**KEYNOTES**

- 6' SQ TREE WELL
- SLIDING GATE TO ACCESS TRANSFORMER
- COR-TEN STEEL FENCE



- BIKE RACK
- PEBBLE TILE PATTERN



- CONCRETE BENCH
- CONCRETE PAVING
- EXISTING TREE WELL TO BE REMOVED
- COR-TEN STEEL PIPE PLANTER



- GATE & FENCE @ DOG RUN
- DOG WASTE STATION
- WOOD BENCH
- PLANTER
- VINE CABLE
- TURF BLOCK
- VINE CABLE W/ STRING LIGHTS



TRISTANIA CONFERTA  
BRISBANE BOX



ALOE BARBERAE  
TREE ALOE



WASHINGTONIA FILIFERA  
CALIFORNIA FAN PALM



RHUS LANCEA  
AFRICAN SUMAC

**PLANTING LEGEND**

**TREES**

- TRISTANIA CONFERTA  
BRISBANE BOX
- RHUS LANCEA  
AFRICAN SUMAC
- ALOE BARBERAE  
ALOE TREE
- EXISTING  
WASHINGTONIA FILIFERA  
CALIFORNIA FAN PALM  
TO REMAIN
- EXISTING  
WASHINGTONIA FILIFERA  
CALIFORNIA FAN PALM  
TO BE REMOVED
- PODOCARPUS GRACILIOR  
FERN PINE

- SHRUBS & GROUND COVERS
- VINES

**HARDSCAPE LEGEND**

- CONCRETE PAVING
- PEBBLE TILE
- TURF BLOCK OVER PERMAVOID
- SYNTHETIC GRASS



DOG WASTE STATION

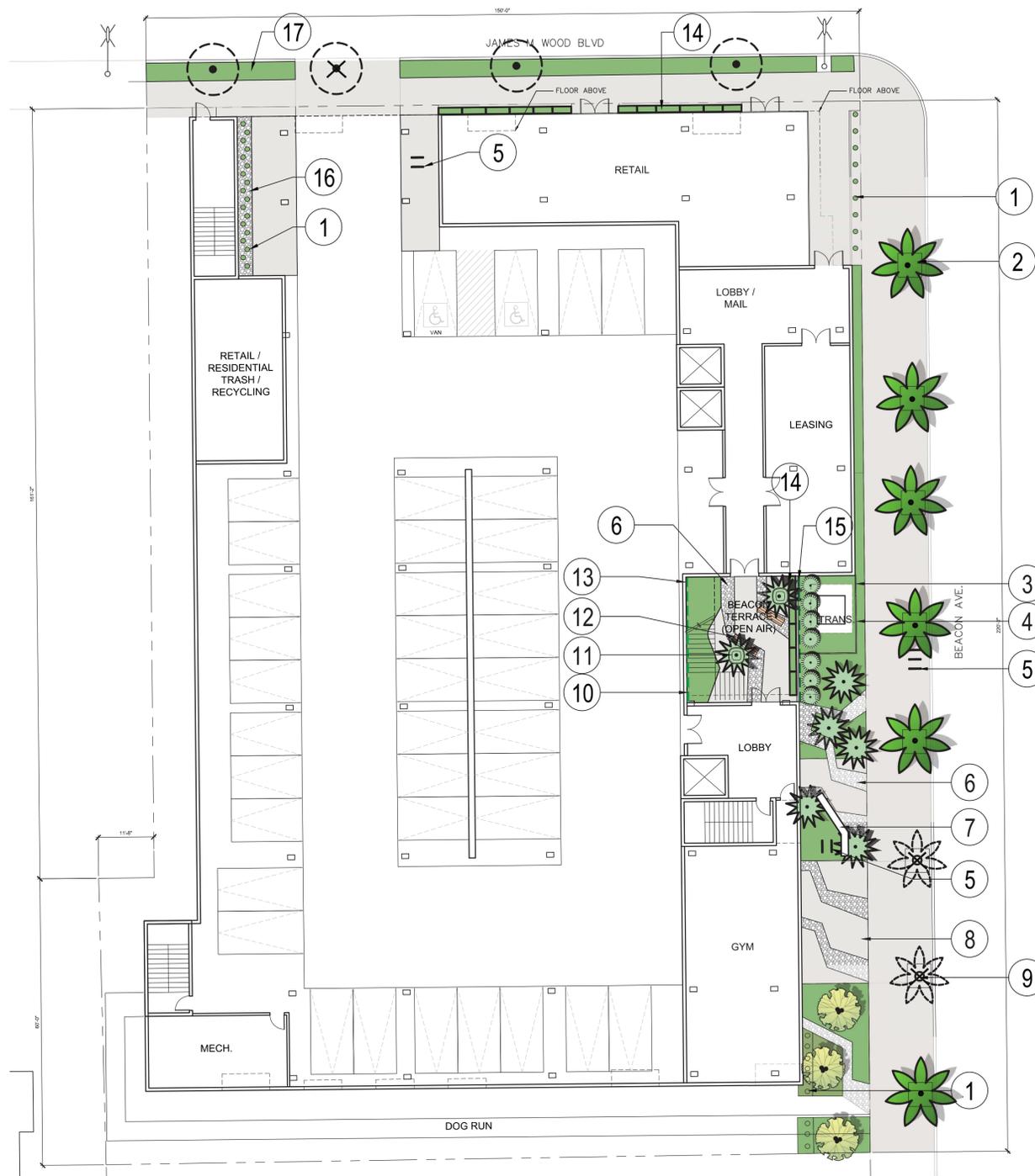
BEACON ST

**SQLA INC**  
Landscape Architects

PROJECT # 22018  
2669 Saturn Street, 562-905-0800  
BREA, CA, 92821 F. 562-905-0880  
la@sqlainc.com www.sqlainc.com

04/01/2020

**LP-1**



1 PRELIMINARY LANDSCAPE DESIGN-LEVEL 2  
SCALE: 1" = 30'-0"

**KEYNOTES**

1. COR-TEN STEEL PIPE PLANTER
2. 6' SQ TREE WELL
3. SLIDING GATE TO ACCESS TRANSFORMER
4. COR-TEN STEEL FENCE
5. BIKE RACKS
6. PEBBLE TILE PATTERN
7. CONCRETE BENCH
8. CONCRETE PAVING
9. TREE WELL TO BE REMOVED
10. GREEN WALL



13. COR-TEN STEEL PLANTER UNDER STAIRS
14. FIBERGLASS PLANTER



15. VINE CABLE W/ STRING LIGHTS
16. BLACK PEBBLE BED FOR COR-TEN STEEL PLANTERS
17. EXISTING PARKWAY



TRISTANIA CONFERTA  
BRISBANE BOX



ALOE BARBERAE  
TREE ALOE



WASHINGTONIA FILIFERA  
CALIFORNIA FAN PALM

**PLANTING LEGEND**

**TREES**

-  TRISTANIA CONFERTA  
BRISBANE BOX
-  RHUS LANCEA  
AFRICAN SUMAC
-  ALOE BARBERAE  
ALOE TREE
-  EXISTING  
WASHINGTONIA FILIFERA  
CALIFORNIA FAN PALM  
TO REMAIN
-  EXISTING  
WASHINGTONIA FILIFERA  
CALIFORNIA FAN PALM  
TO BE REMOVED

-  EXISTING STREET TREE  
TO REMAIN

-  EXISTING STREET TREE  
TO BE REMOVED

-  PODOCARPUS GRACILIOR  
FERN PINE

**SHRUBS & GROUND COVERS**

**HARDSCAPE LEGEND**

-  CONCRETE PAVING
-  PEBBLE TILE



RHUS LANCEA  
AFRICAN SUMAC

BEACON ST

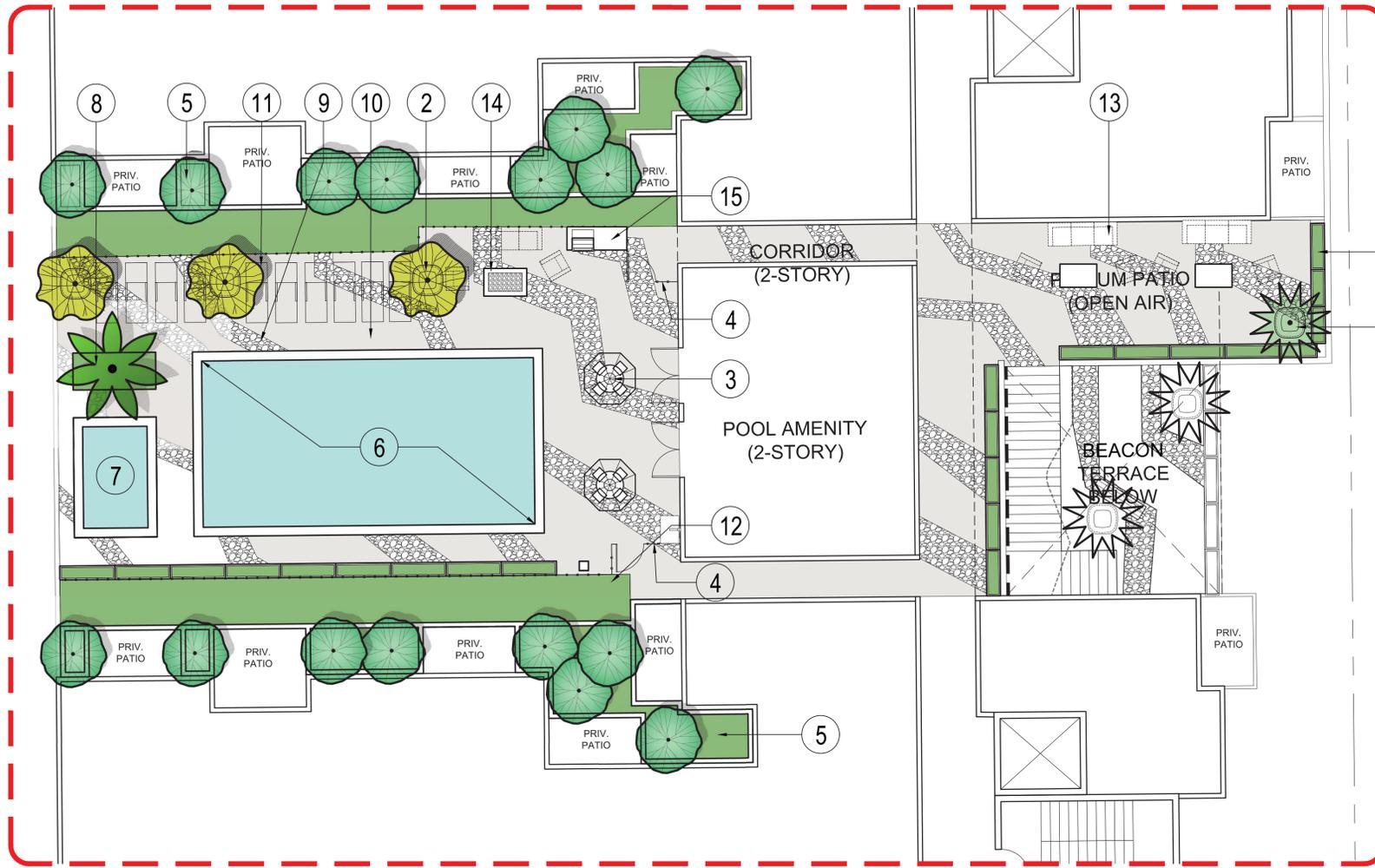
**SQLA INC**  
Landscape Architects

PROJECT # 22018

2669 Saturn Street, 562-905-0800  
BREA, CA, 92821 F. 562-905-0880  
la@sqlainc.com www.sqlainc.com

04/01/2020

**LP-2**



1 PRELIMINARY LANDSCAPE DESIGN-LEVEL 3  
SCALE: 1/16" = 1'-0"

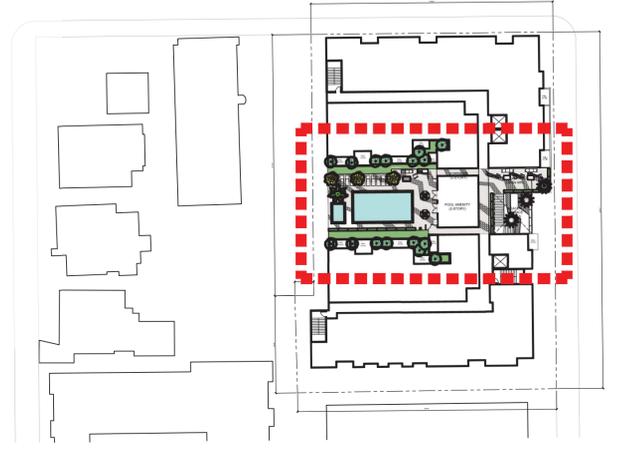
**KEYNOTES**



3. DINING TABLE W/ UMBRELLA & CHAIR  
4. POOL FENCE & GATE  
5. BUILT-IN PLANTER  
6. POOL  
7. SPA  
8. TREE CUTOUT  
9. PEBBLE TILE PATTERN



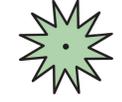
10. CONC. PAVING  
11. CHAISE LOUNGE  
12. ON-GRADE PLANTING  
13. LOUNGE AREA  
14. FIREPIT W/ SOFA SEATING



KEY PLAN

**PLANTING LEGEND**

**TREES**

-  CERCIDIUM HYBRID 'DESERT MUSEUM'  
DESERT MUSEUM PALO VERDE
-  TRISTANIA CONFERTA  
BRISBANE BOX
-  WASHINGTONIA FILIFERA  
CALIFORNIA FAN PALM
-  ALOE BARBERAE  
ALOE TREE

**SHRUBS & GROUND COVERS**

**HARDSCAPE LEGEND**

-  CONCRETE PAVING
-  PEBBLE TILE



ALOE BARBERAE TREE ALOE  
TRISTANIA CONFERTA BRISBANE BOX  
WASHINGTONIA FILIFERA CALIFORNIA FAN PALM  
CERCIDIUM HYBRID 'DESERT MUSEUM' PALO VERDE

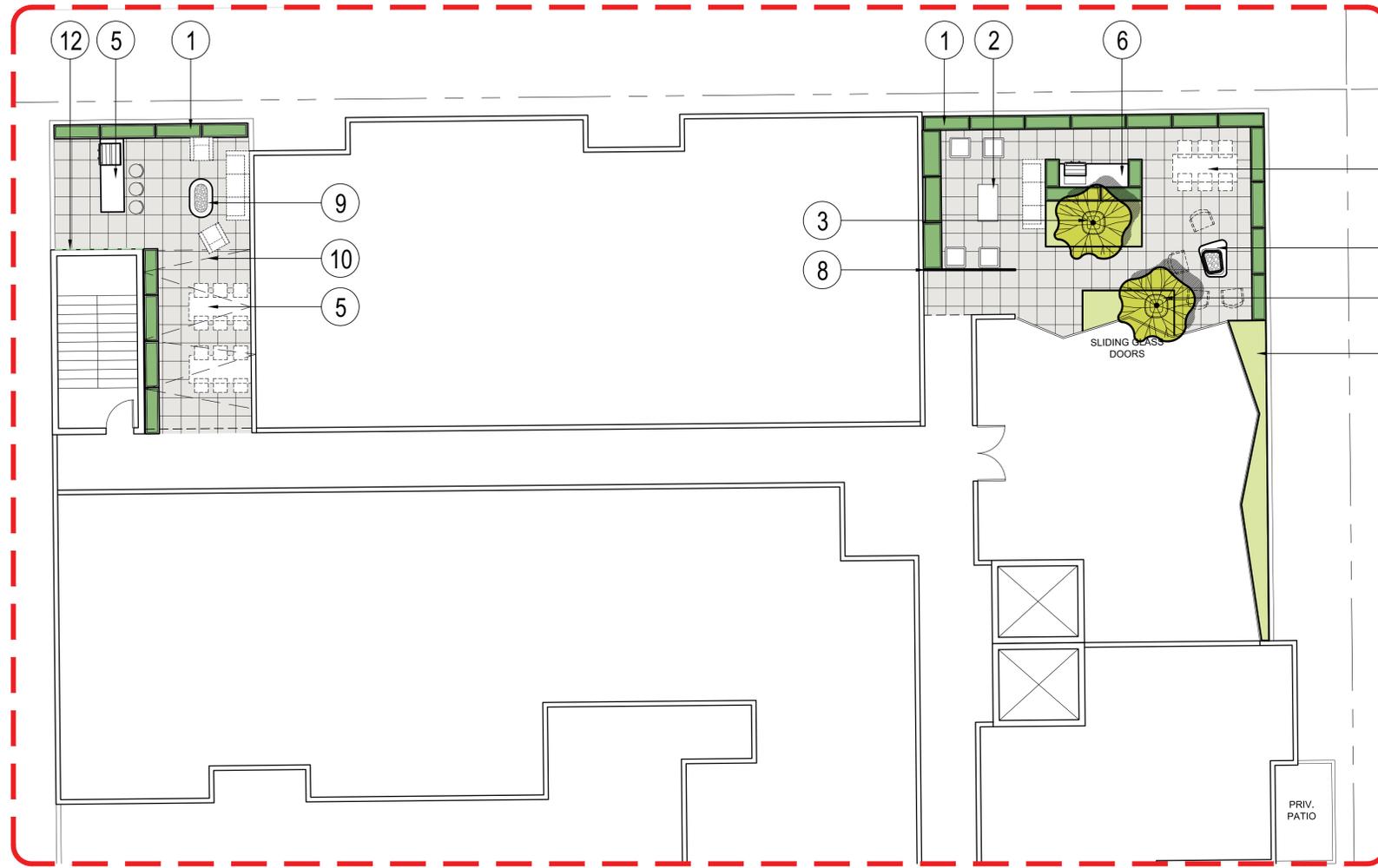
BEACON ST

**SQLA INC**  
Landscape Architects

PROJECT # 22018  
2669 Saturn Street, 562-905-0800  
BREA, CA, 92821 F. 562-905-0880  
la@sqlainc.com www.sqlainc.com

04/01/2020

**LP-3**



1 PRELIMINARY LANDSCAPE DESIGN-LEVEL 7  
SCALE: 1/16" = 1'-0"

KEYNOTES

1. FIBERGLASS PLANTER



2. COFFEE W/ SOFA SEATING  
3. SQUARE POT



4. DINING TABLE W/ CHAIRS  
5. BBQ BAR  
6. BBQ



8. COR-TEN STEEL SCREEN



9. OBLONG CUSTOM FIRE PIT BY B2G



10. VINE CABLE W/ STRING LIGHTS



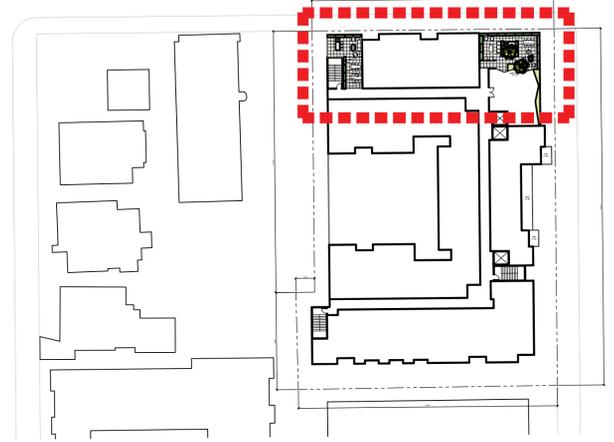
11. SQUARE CUSTOM FIREPIT BY B2G



12. GREENWALL

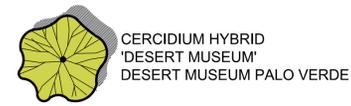


KEY PLAN



PLANTING LEGEND

TREES



SHRUBS & GROUND COVERS

HARDSCAPE LEGEND



BEACON ST

**SQLA INC**  
Landscape Architects

PROJECT # 22018

2669 Saturn Street, 562-905-0800  
BREA, CA, 92821 F. 562-905-0880  
la@sqlainc.com www.sqlainc.com

04/01/2020

LP-4

DEPARTMENT OF  
CITY PLANNINGCOMMISSION OFFICE  
(213) 978-1300

## CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENTVAHID KHORSAND  
VICE-PRESIDENTDAVID H. J. AMBROZ  
CAROLINE CHOE

HELEN LEUNG

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS  
DANA M. PERLMANCITY OF LOS ANGELES  
CALIFORNIAERIC GARCETTI  
MAYOR

## EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271VINCENT P. BERTONI, AICP  
DIRECTORKEVIN J. KELLER, AICP  
EXECUTIVE OFFICERSHANA M.M. BONSTIN  
DEPUTY DIRECTORARTHI L. VARMA, AICP  
DEPUTY DIRECTORLISA M. WEBBER, AICP  
DEPUTY DIRECTORVACANT  
DEPUTY DIRECTORFiling Notification and Distribution

Tract Map No. VTT-83227-CN-HCA  
 Tract Map Date: January 15, 2021  
 Property Address: 905 S BEACON AVE  
 Community Plan: Westlake

Distribution Date: January 15, 2021Case Filing Date: December 18, 2020 COUNCIL DISTRICT NO. 1Hillside  Yes  No

## Neighborhood Council District:

 Westlake South Bureau of Engineering Bureau of Sanitation Dept. of Building and Safety - Grading St. Services / Investigation & Enforcement-(haul routes - email ONLY: [bss.haulroute@lacity.org](mailto:bss.haulroute@lacity.org)) Dept. of Building and Safety – Zoning Urban Forestry / Land Development Section Dept. of Transportation Housing Department (No P.S.) DWP Real Estate Board of Education/Environmental Health & Safety (No P.S.) DWP Water Distribution Engineering Board of Education/Transportation (No P.S.) Dept. of Fire, Engineering and Hydrant Unit County Health Department (No P.S.) Bureau of Street Lighting GIS (Final Map & LOD) Animal Regulation (Hillside-ONLY) Department of Recreation and Parks**DATE DUE: UPON RECEIPT**

Please send your reports to the following e-mail address: [nuri.cho@lacity.org](mailto:nuri.cho@lacity.org) and [maria.reyes@lacity.org](mailto:maria.reyes@lacity.org).  
 Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP  
 Advisory Agency

DEBBIE LAWRENCE  
 Deputy Advisory Agency  
 200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

-  City Council Districts
-  City Limits

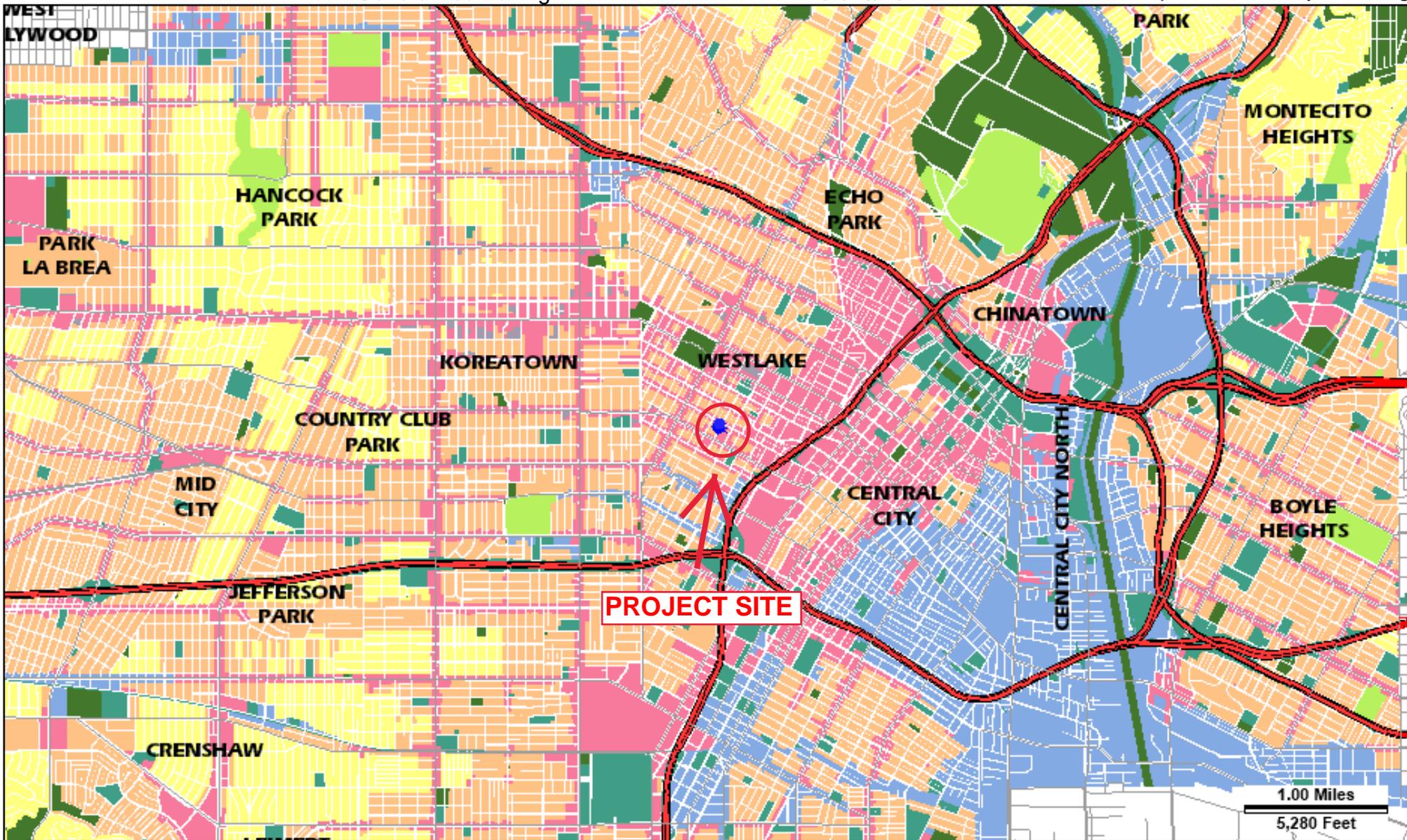
NOTES

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.

© City of Los Angeles, Department of Recreation and Parks  
Printed: 10/22/2020



Address: 905 S BEACON AVE  
 APN: 5137001034  
 PIN #: 130-5A203 206

Tract: CURLETT TRACT  
 Block: None  
 Lot: 1  
 Arb: None

Zoning: C2-1  
 General Plan: Highway Oriented Commercial



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial

# CIRCULATION

## STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway

## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

# POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE

 Coastal Zone Commission Authority
 Calvo Exclusion Area
 Not in Coastal Zone
 Dual Jurisdictional Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

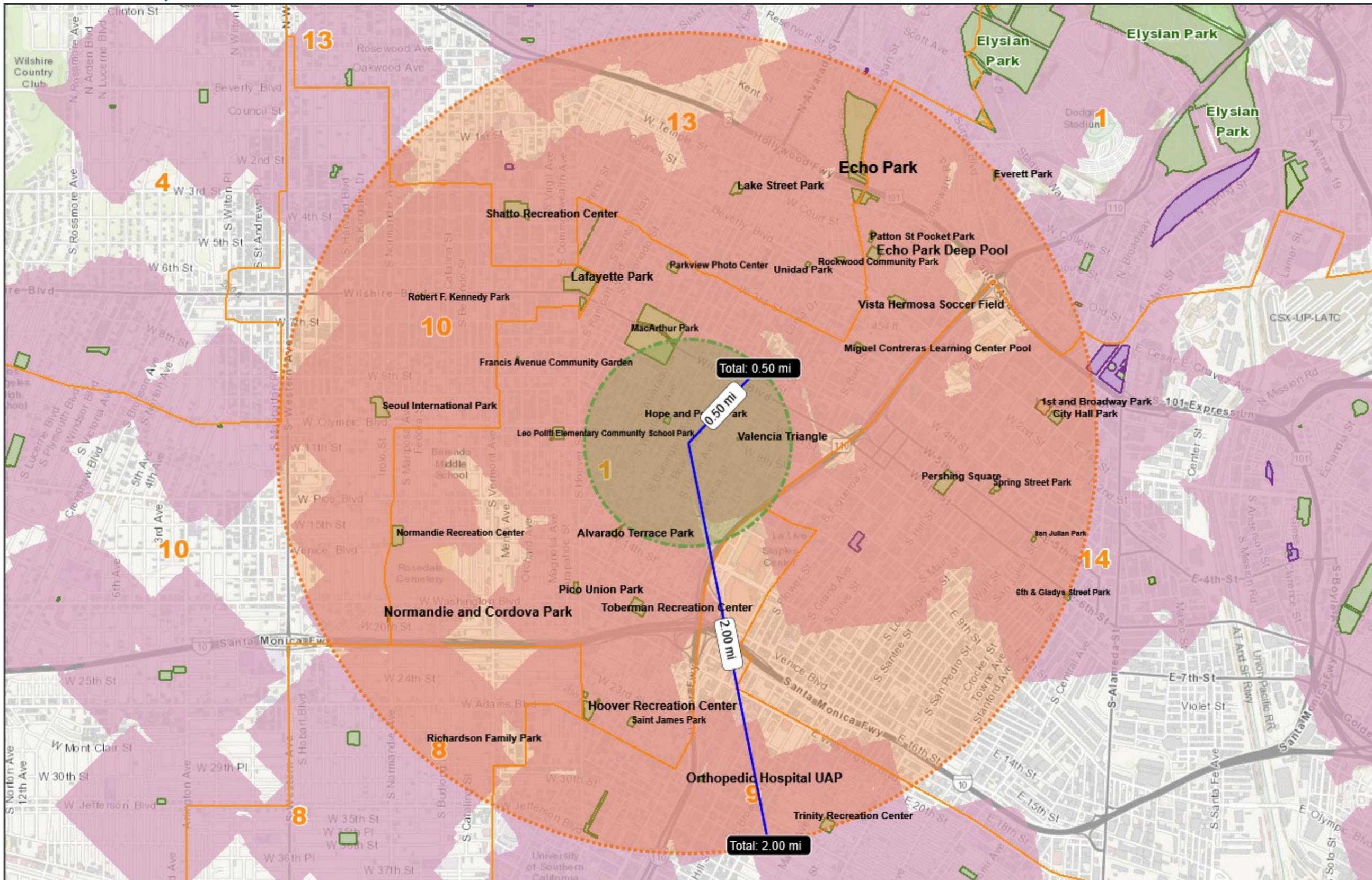
**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	



**LEGEND**

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

**NOTES**



SCALE 1: 36,112

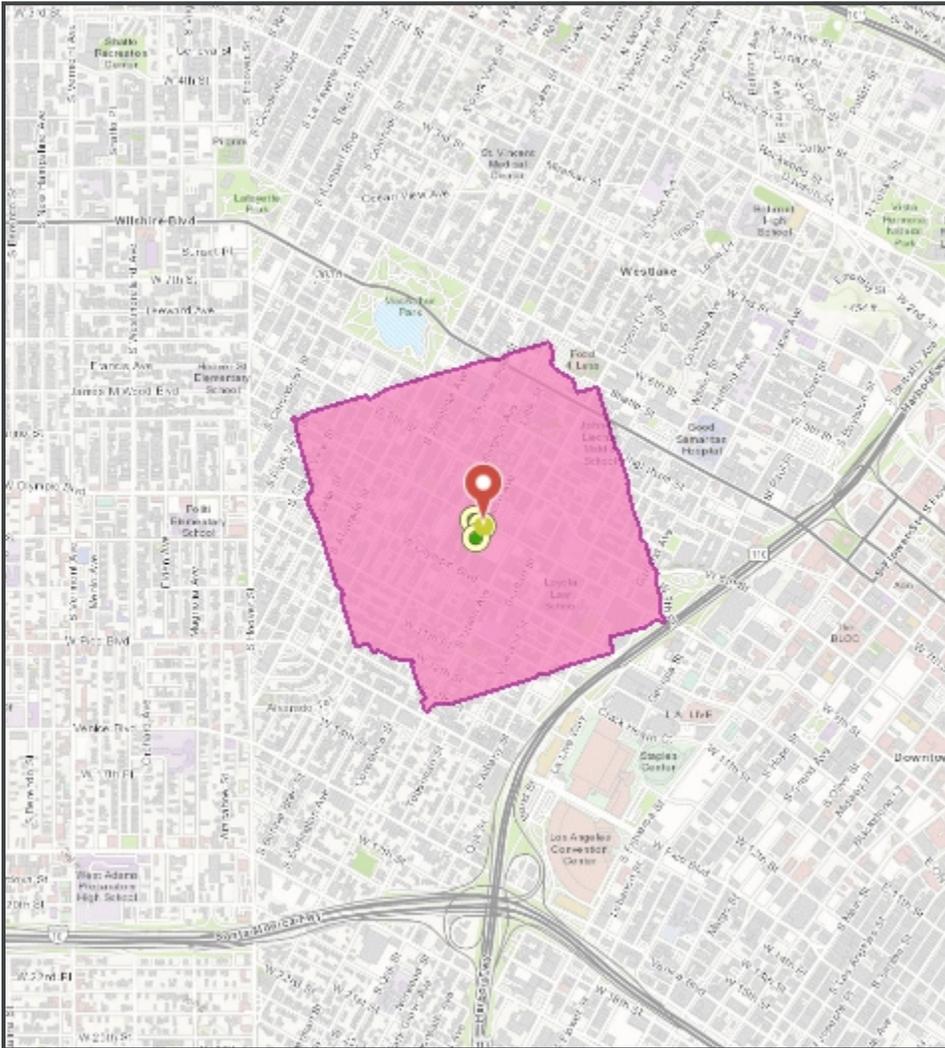
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

© City of Los Angeles, Department of Recreation and Parks  
Printed: 10/22/2020



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

VTT-83227

Description:

Mixed use development with 145-unit apartment (15 affordable units) and 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:	21,085	221

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	6,610	47

### Residents Served by Age

### Households Served by Annual Income

Under Age 5:	1,646	34
Age 5 to 9:	1,468	17
Age 10 to 14:	1,462	21
Age 15 to 17:	947	6
Age 18 to 64:	13,512	137
Age 65 and Over:	2,050	6

Under \$25,000:	3,522	31
\$25,000 to \$34,999:	952	6
\$35,000 to \$49,999:	1,076	2
\$50,000 to \$74,999:	671	2
\$75,000 and Over:	389	6

Source: Census/ACS 2010