

APPROVED

DEC 15 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-308

DATE December 15, 2022

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83835 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

M. Rudnick B. Aguirre
H. Fujita fur C. Santo Domingo DF
B. Jackson N. Williams

[Signature]
General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83835 (Project) to provide a land dedication or a combination of land dedication and in-lieu fee payment to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

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

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

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

### PROJECT SUMMARY

The Project is located at 11701 – 11721 West Wilshire Boulevard and 1171 South Barrington Avenue in the West Los Angeles community of the City. The Project site is approximately 0.78 gross acres. The Project, as currently proposed, includes the construction of a new 23-story mixed used building with 152 condominium units, of which 16 units will be restricted as affordable. The Project includes 3 floors of above grade parking and 4 floors of subterranean parking.

The Project also includes approximately 24,481 square feet of interior and exterior common open space, including a communal gathering area, a swimming pool on level 8, fitness area and open patio space on the roof of the building.

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

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

### EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **July 6, 2022**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on **September 28, 2022**. On October 27, 2022, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by December 6th, 2022. The Advisory Agency Filing Notification is attached (Attachment 2).

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

### REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

#### Land Dedication

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

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

The maximum land dedication for the Project's proposed 152 units would be:

$$1.10 \text{ Acres} = (152 \times 2.88) \times 0.00251$$

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

As currently proposed, the Project has 16 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

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

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

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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board of Recreation and Parks Commissioners' (Board) would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project as described in this Report, is a condominium project.

### In-Lieu Fee Payment

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

**\$16,642.00 x number of new non-exempt dwelling units**

The maximum Park Fees payment for the Project's proposed 152 units would be:

**\$2,529,584.00 = \$16,642.00 x 152 dwelling units**

As currently proposed, the Project has 16 dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

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**\$2,263,312.00** = \$16,642.00 x 136 dwelling units

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

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

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

### STAFF ANALYSIS AND RECOMMENDATION

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

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2022 Park Score Index, approximately 63% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

#### Site Analysis

The Project is located within the West Los Angeles community of the City and within the Brentwood – Pacific Palisades Community Plan Area. Currently, the Project site is a shopping center and parking lot. It is surrounded by commercial uses on all sides.

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

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

- Half-mile walking distance of the Project site (EPADSS): 11,820 persons (22,301 persons per square mile).
- City of Los Angeles Population Density (2020 American Community Survey): 8,463 persons per square mile.
- Brentwood – Pacific Palisades Community Plan Area (2016-2020 American Community Survey): 2,375 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 24,481 square feet of interior and exterior common open space, including a communal gathering area, a swimming pool on level 8, fitness area, and open patio space on the roof of the building.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

### Public Park Access

There are no public parks within a one-half mile walking distance of the Project site:

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 **10,004** 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.

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### Nearby Public Park Projects

There are no new public parks currently in development within a two-mile radius of the Project site.

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

- Stoner Recreation Center – Park Improvements (PRJ21634) Project
- Stoner Recreation Center – Path of Travel Improvements (PRJ21362) Project
- Westwood Park – Aidan’s Playground Replacement (PRJ21343) Project
- Westwood Park – New Restroom (PRJ21344) Project

### Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the dedication of land or a combination of land dedication and payment of in-lieu fees to the City. There are no parks that serve the Project site within a half-mile walking distance and most projects within two miles are fully funded.

### FISCAL IMPACT

The potential Fiscal Impact to RAP’s General Fund is unknown.

### STRATEGIC PLAN INITIATIVES AND GOALS

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

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

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

**Result:** Collected fees will mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

This Report was prepared by Ajmal Noorzayee, Management Analyst, 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



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A501	UNIT TYPE-STUDIO + ONE BEDROOM
A502	UNIT TYPE-TWO BEDROOM + THREE BEDROOM

**WILSHIRE BARRINGTON**  
 PZA SUBMITTAL  
 07 . 29 . 2022



## PROJECT DESCRIPTION

PROJECT DESCRIPTION	MIXED USE 24 STORY HIGH RISE BUILDING WITH 4 LEVELS OF BELOW GRADE PARKING. BUILDING TO CONTAIN 152 RESIDENTIAL UNITS, 3 LEVELS OF COMMERCIAL OFFICE SPACE AND COMMERCIAL RETAIL SPACE AT GROUND LEVEL.
PROJECT ADDRESS	11701 WILSHIRE BLVD. LOS ANGELES, CA 90049
LEGAL DESCRIPTION	PORTION LOT 1 AND LOTS 2, 3, 4 AND 5 OF BLOCK 2 OF WESTGATE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 7, PAGES 22-23 OF MAPS, IN THE COUNTY RECORDER OF SAID COUNTY.
LOT AREA	(prior to dedication) 33,886 SF (after dedication) 32,210 SF
ZONING INFORMATION	C4-2-CDO
CODES	<ul style="list-style-type: none"> <li>2020 CALIFORNIA MECHANICAL CODE (CMC)</li> <li>2020 CALIFORNIA PLUMBING CODE (CPC)</li> <li>2020 CALIFORNIA ELECTRICAL CODE (CEC)</li> <li>2020 CALIFORNIA BUILDING (CBC) AND FIRE CODES</li> <li>2020 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS (T24)</li> <li>2020 CALIFORNIA GREEN BUILDING</li> </ul>
FUNDING SOURCE	PRIVATELY FUNDED
BUILDING HEIGHT ALLOWABLE	UNLIMITED
BUILDING HEIGHT PROPOSED	329' 8" TO TOP OF MECHANICAL PARAPET, GRADE: 285.776'
FLOOR AREA RATIO ALLOWABLE	6.0 FAR / 203,316 SF TOC T3 (50% INCREASE); 9.0 FAR / 304,974 SF
FLOOR AREA PROPOSED	304,871 SF
DENSITY ALLOWABLE	BASE DENSITY (PER LAMC 12.6-C): SITE AREA + 1/2 ALLEY = 33,886 SF + 1,710 SF = 35,596 SF @400 SF/UNIT = 89 UNITS TOC TIER 3 DENSITY BONUS: 70% INCREASE = 152 UNITS *Project requests TOC Additional Incentive to permit density based on lot area prior to dedications
DENSITY PROPOSED	152 UNITS
SETBACKS	FRONT (BARRINGTON) - 0' (PER LAMC 12.22.A.18) SIDE (WILSHIRE) - 0' (PER LAMC 12.22.A.18) SIDE (ALLEY) - 0' (PER LAMC 12.22.A.1) REAR (WEST) - REAR (WEST) 0' SETBACK FOR COMMERCIAL LEVELS 1 - 7 - 20' SETBACK FOR RESIDENTIAL LEVELS 8-24

## FLOOR AREA

SITE AREA	33,886 SF	
BASE FAR (6.0)	203,316 SF	
TOC FAR (50% INCREASE)	304,974 SF	
RESIDENTIAL	229,887 SF	75.40%
NON-RESIDENTIAL	74,984 SF	24.60%
TOTAL	304,871 SF	100%

\*FLOOR AREA IS CALCULATED PER LOS ANGELES MUNICIPAL CODE DEFINITION:

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

LOT AREA BUILDABLE LOT AREA (LOT AREA LESS SETBACKS FOR 1 STORY BUILDING\*)  
BUILDING AREA (LESS PARKING)  
FAR ALLOWED (BUILDING AREA / BUILDABLE LOT AREA) =  
FAR PROVIDED =

\*\* 1" C2, C4, AND C5 ZONES BUILDABLE AREA IS THE SAME AS LOT AREA

## GROSS BUILDING AREA

RESIDENTIAL	387,146 SF	69.51%
NON-RESIDENTIAL	169,822 SF	30.49%
TOTAL	556,968 SF	100%

\* SEE G002 FOR AREA BREAKDOWN

## RESIDENTIAL UNIT / AREA MIX

UNIT TYPE	UNIT COUNT	AVG SF	MIX
STUDIO	18	616 SF	12%
1 BEDROOM	66	673 SF	43%
2 BEDROOM	56	1,043 SF	37%
3 BEDROOM	12	1,365 SF	8%
TOTAL	152	893 SF	100%

## OPEN SPACE

UNIT TYPE	NUMBER OF UNITS	SF / UNIT	TOTAL SF
<= 2 HABITABLE ROOMS	84	100 SF / UNIT (SEE UNIT COUNT CHART)	8,400 SF
3 HABITABLE ROOMS	56	125 SF / UNIT (SEE UNIT COUNT CHART)	7,000 SF
4 HABITABLE ROOMS	12	175 SF / UNIT (SEE UNIT COUNT CHART)	2,100 SF
<b>TOTAL REQUIRED</b>			<b>17,500 SF</b>
MAX. INT COMMON OPEN SPACE		25% OF OS REQ	4,375 SF
MIN. EXT COMMON OPEN SPACE		50% OF OS REQ	8,750 SF
MIN. LANDSCAPED OPEN SPACE		25% OF REQ COMMON OS	2,188 SF
<b>PROVIDED</b>			
INT COMMON (MAX 25%)			4,375 SF
EXTERIOR COMMON			20,106 SF
PRIVATE (BALCONIES)			3,150 SF
<b>TOTAL OPEN SPACE</b>			<b>27,631 SF</b>
<b>TOTAL LANDSCAPED AREA</b>			<b>5,274 SF</b>
<b>TREE COUNT</b>			
REQUIRED	1 / 4 UNITS		38
PROVIDED (SEE LANDSCAPE P.3)			43

## PARKING SUMMARY

RESIDENTIAL	PROGRAM	UNIT COUNT	REQUIRED PKG (LAMC)*		TOC TIER 3 REDUCTION		PROVIDED
			RATIO ( / UNIT)*	REQ STALLS	RATIO ( / UNIT)*	REQ STALLS	
	STUDIO	18	1.0	18	0.5	9	229
	1 BEDROOM	66	1.5	99	0.5	33	
	2 BEDROOM	56	2.0	112	0.5	28	
	3 BEDROOM	12	2.0	24	0.5	6	
<b>TOTAL</b>		<b>152</b>		<b>253</b>		<b>76</b>	

NON-RESIDENTIAL	PROGRAM	PUBLIC SF	PROVIDED (BASED ON LAMC REQ.)		TOC TIER 3 REDUCTION		PROVIDED	REQUIRED
			RATIO ( / KSF)	REQ STALLS	REDUCTION	REQ STALLS		
	RETAIL (SF)	3,968 SF	4.0	15	30%	11	168	159
	RESTAURANT (SF)	3,414 SF	10.0	34	30%	24		
	OFFICE (SF)	66,902 SF	2.0	134 (*124)	N/A	N/A		
<b>TOTAL</b>		<b>73,984 SF</b>		<b>173</b>		<b>34</b>		

\*Per LAMC Sec. 12.21.A.4, Required Office Parking reduced by 10 spaces by providing 40 bicycle parking spaces

PARKING TYPE BREAKDOWN	TYPE	RESIDENTIAL			NON-RESIDENTIAL			TOTAL		
		RATIO	MAX ALL	PROVIDED	RATIO	MAX ALL	PROVIDED	RATIO	REQUIRED	PROVIDED
STANDARD	STANDARD TYP.							REMAINDER OF STANDARD STALLS, EXCLUDING ADA, EV CHARGING, EV READY		148
	STACKERS							10%	N/A	40
	ADA							2%	4	6
	EV CHARGING							10%	19	28
	EV READY							30%	56	83
	COMPACT	STALLS > 1 STALL/ UNIT	77	17	40%	14	21			38
	TANDEM			48			6			54
	<b>TOTAL</b>									<b>397</b>

BICYCLE PARKING	OCCUPANCY TYPE	DWELLING UNITS	SHORT TERM PARKING			LONG TERM PARKING		
			RATIO	REQUIRED	PROVIDED	RATIO	REQUIRED	PROVIDED
RESIDENTIAL		1-25 UNITS	1 / 10 UNITS	3	3	1 / UNIT	25	39
		26-100 UNITS	1 / 15 UNITS	5	5	1 / 1.5 UNITS	50	64
		101-152 UNITS	1 / 20 UNITS	3	3	1 / 2 UNITS	26	40
OFFICE			1 / 10,000 SF	7	7	1 / 5,000 SF	13	13
RESTAURANT			1 / 2,000 SF	2	2	1 / 2,000 SF	2	2
RETAIL			1 / 2,000 SF	2	2	1 / 2,000 SF	2	2
<b>TOTAL</b>				<b>22</b>	<b>22</b>		<b>118</b>	<b>160</b>

## VICINITY MAP



## PROJECT DIRECTORY

<b>OWNER</b>	<b>ARCHITECT</b>
CENTURY INVESTMENTS LLC	AC MARTIN, INC. 444 SOUTH FLOWER ST., SUITE 1200 LOS ANGELES, CA 90071 PHONE: (213) 614-6050
	CONTACT: DAVID GONZALES, PRINCIPAL EMAIL: DAVID.GONZALES@ACMARTIN.COM
	CONTACT: SCOTT TAYLOR, PROJECT MANAGER EMAIL: SCOTT.TAYLOR@ACMARTIN.COM
<b>STRUCTURAL ENGINEER</b>	<b>MEP ENGINEER</b>
ENGLERKIRK 888 SOUTH FIGUEROA ST., 18TH FL LOS ANGELES, CA 90017 PHONE: (323) 733-8673	DNHALD F. DICKERSON ASSOCIATES (DFDA) 19425 BURSANK BLVD., SUITE 404 TARZANA, CA 91356 PHONE: (818) 385-3600
CONTACT: TONY GHODSI EMAIL: TONY.GHODSI@ENGLERKIRK.COM	CONTACT: APRIL TRAFTON EMAIL: AKTRAFTON@DFDA1.COM
<b>LANDSCAPE ARCHITECT</b>	<b>CIVIL ENGINEER</b>
SALT LANDSCAPE ARCHITECTS 423 GIN LING WAY LOS ANGELES, CA 90012 PHONE: (213) 234-0057	KPFF 700 FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 PHONE: (213) 418-0201
CONTACT: CLAIRE BOWEN EMAIL: CLAIRE@SALT-LA.COM	CONTACT: MATT DORN EMAIL: MATT.DORN@KPFF.COM

## TOC INCENTIVES

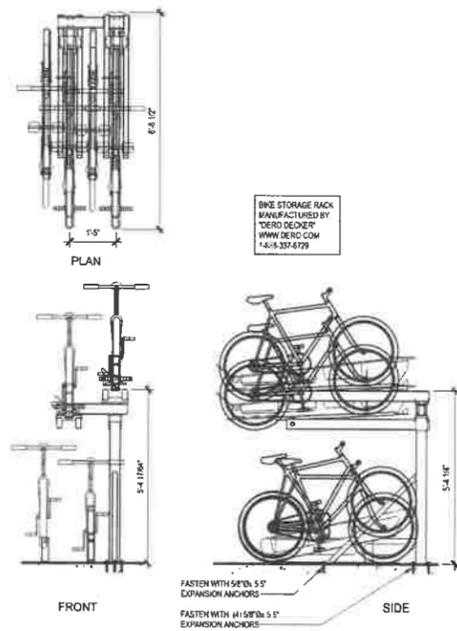
Base Incentives

- 70% Density Increase (Tier 3)
- 50% FAR Increase (Tier 3)
- Reduced Residential Parking and Ground Floor Commercial

Additional Incentives

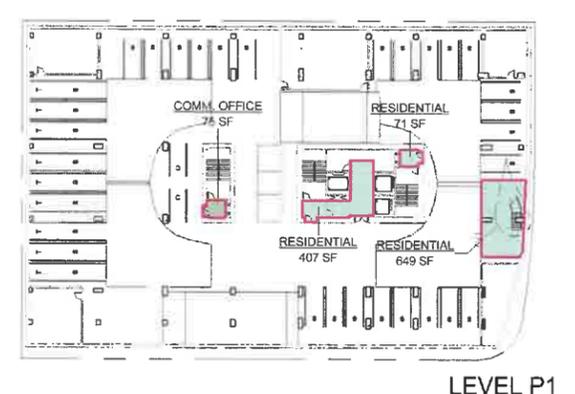
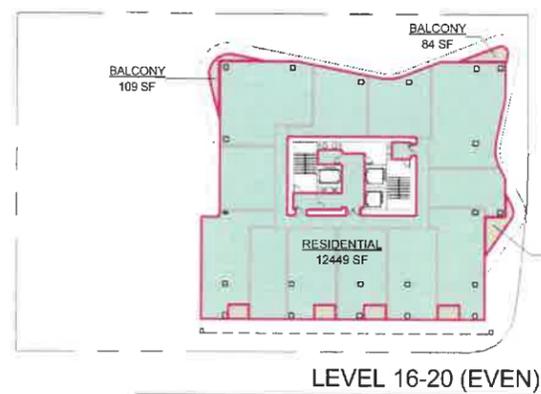
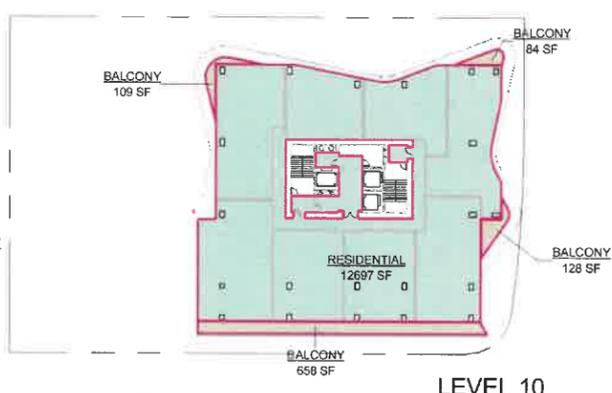
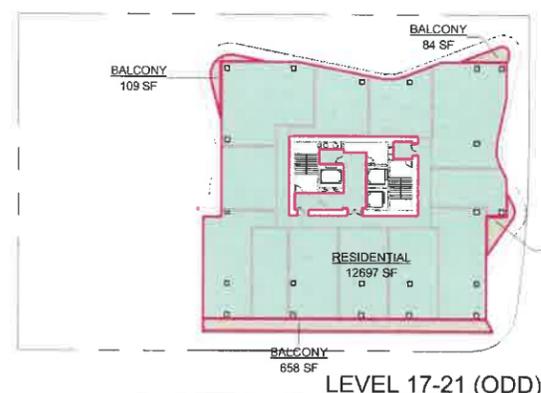
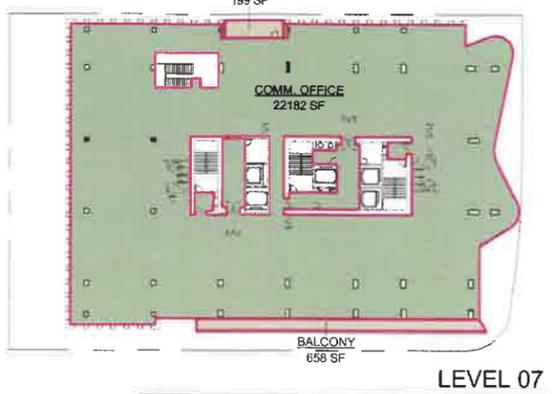
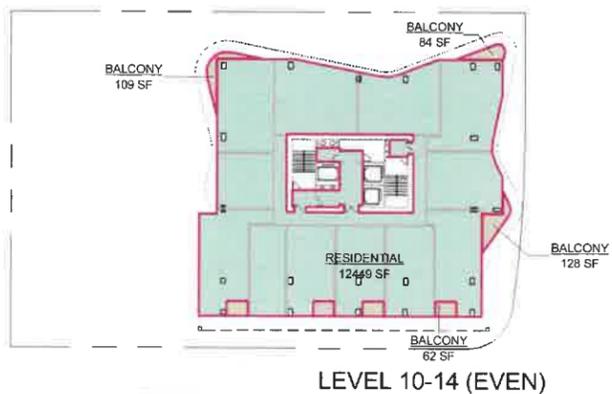
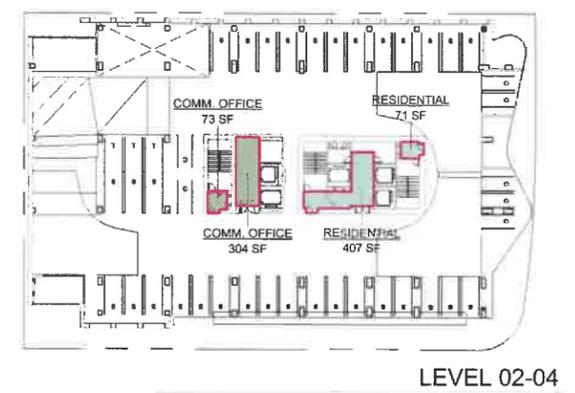
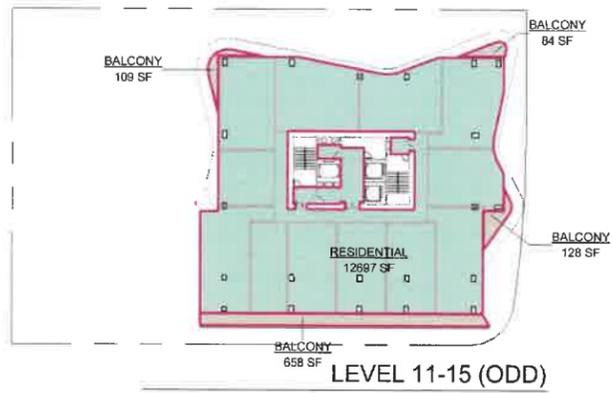
- Calculate Density Based on Pre-Dedication Lot Area

GROSS BUILDING AREA						
	RESIDENTIAL		NON-RESIDENTIAL		TOTAL AREA PER FLOOR	TOTAL AREA
	FLOOR AREA (NON-PARKING)	FLOOR AREA (PARKING)	FLOOR AREA (NON-PARKING)	FLOOR AREA (PARKING)		
LEVEL P4		30,605 SF			30,605 SF	120,383 SF
LEVEL P3		30,605 SF			30,605 SF	
LEVEL P2		30,605 SF			30,605 SF	
LEVEL P1		28,568 SF			28,568 SF	
LEVEL 1	16,195 SF		9,283 SF		25,478 SF	230,202 SF
LEVEL 1 - MEZ	13,586 SF		2,673 SF		16,259 SF	
LEVEL 2				26,398 SF	26,398 SF	
LEVEL 3				27,693 SF	27,693 SF	
LEVEL 4				26,932 SF	26,932 SF	
LEVEL 5			25,681 SF		25,681 SF	
LEVEL 6			25,629 SF		25,629 SF	
LEVEL 7			25,533 SF		25,533 SF	
LEVEL 8	15,672 SF				15,672 SF	
LEVEL 9	14,927 SF				14,927 SF	
LEVEL 10	15,817 SF				15,817 SF	123,672 SF
LEVEL 11	15,101 SF				15,101 SF	
LEVEL 12	15,817 SF				15,817 SF	
LEVEL 13	15,101 SF				15,101 SF	
LEVEL 14	15,817 SF				15,817 SF	
LEVEL 15	15,101 SF				15,101 SF	
LEVEL 16	15,817 SF				15,817 SF	
LEVEL 17	15,101 SF				15,101 SF	
LEVEL 18	15,817 SF				15,817 SF	82,711 SF
LEVEL 19	15,101 SF				15,101 SF	
LEVEL 20	15,817 SF				15,817 SF	
LEVEL 21	15,101 SF				15,101 SF	
LEVEL 22	15,817 SF				15,817 SF	
LEVEL 23	5,058 SF				5,058 SF	
	<b>266,763 SF</b>	<b>120,383 SF</b>	<b>88,799 SF</b>	<b>81,023 SF</b>		<b>556,968 SF</b>
	<b>47.90%</b>	<b>21.61%</b>	<b>15.94%</b>	<b>14.55%</b>		
	<b>387,146 SF</b>		<b>169,822 SF</b>			<b>100.00%</b>
	<b>69.51%</b>		<b>30.49%</b>			



BIKE STORAGE RACK

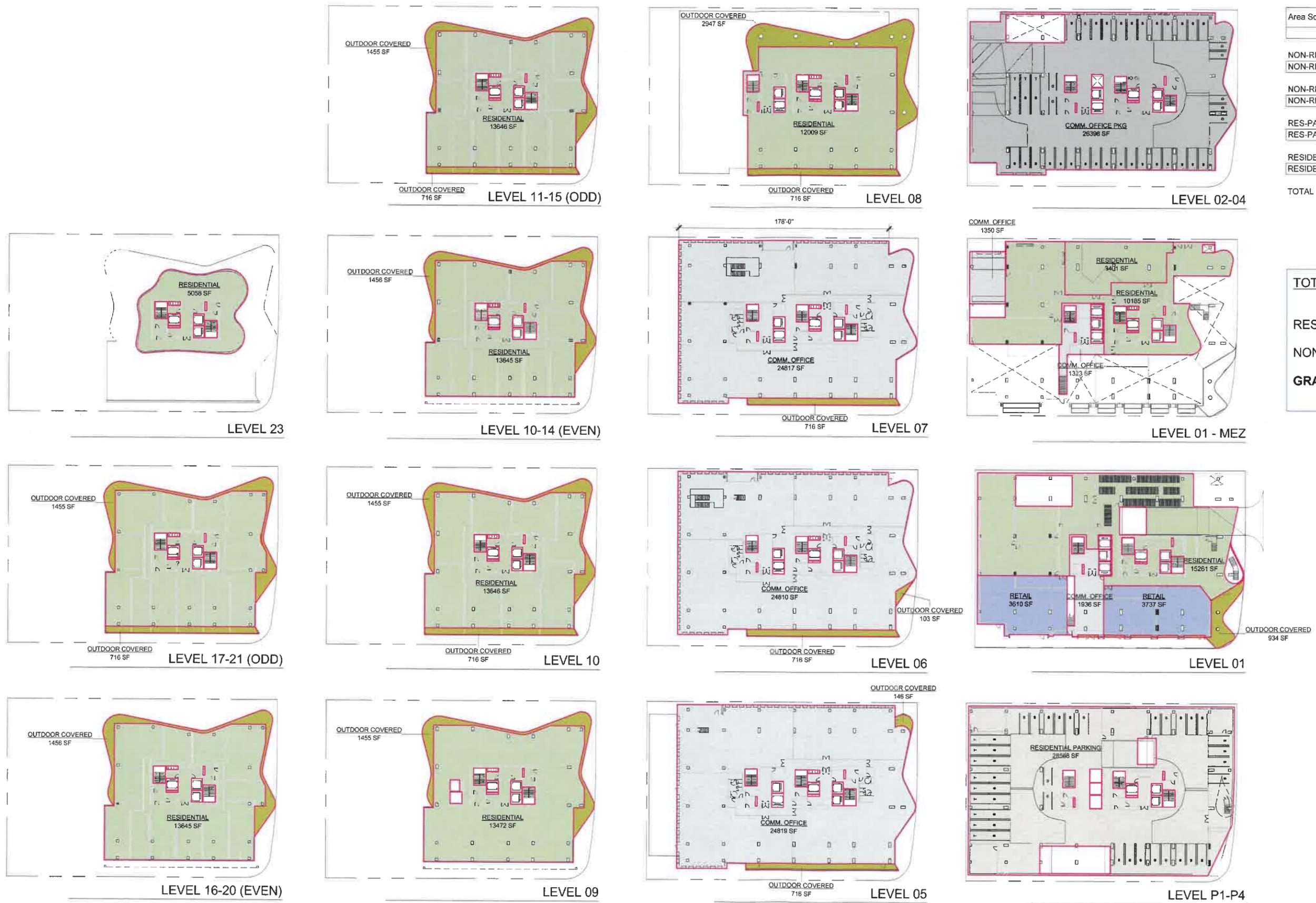




Area Schedule (FAR)		Area Schedule (FAR)	
Comments	Area	Comments	Area
Not Placed		LEVEL 08	
SHARED	0 SF	RESIDENTIAL	14245 SF
	0 SF		14245 SF
LEVEL P4		LEVEL 09	
NON-RESIDENTIAL	75 SF	RESIDENTIAL	12755 SF
RESIDENTIAL	478 SF		12755 SF
	554 SF	LEVEL 10	
LEVEL P3		RESIDENTIAL	13676 SF
NON-RESIDENTIAL	75 SF		13676 SF
RESIDENTIAL	478 SF	LEVEL 11	
	554 SF	RESIDENTIAL	13018 SF
LEVEL P2			13018 SF
NON-RESIDENTIAL	75 SF	LEVEL 12	
RESIDENTIAL	478 SF	RESIDENTIAL	13676 SF
	554 SF		13676 SF
LEVEL P1		LEVEL 13	
NON-RESIDENTIAL	75 SF	RESIDENTIAL	13018 SF
RESIDENTIAL	1127 SF		13018 SF
	1202 SF	LEVEL 14	
LEVEL 01		RESIDENTIAL	13676 SF
NON-RESIDENTIAL	7307 SF		13676 SF
RESIDENTIAL	12600 SF	LEVEL 15	
	19907 SF	RESIDENTIAL	13018 SF
LEVEL 01 - MEZ			13018 SF
NON-RESIDENTIAL	558 SF	LEVEL 16	
RESIDENTIAL	4181 SF	RESIDENTIAL	13676 SF
	4740 SF		13676 SF
LEVEL 02		LEVEL 17	
NON-RESIDENTIAL	377 SF	RESIDENTIAL	13018 SF
RESIDENTIAL	478 SF		13018 SF
	855 SF	LEVEL 18	
LEVEL 03		RESIDENTIAL	13676 SF
NON-RESIDENTIAL	377 SF		13676 SF
RESIDENTIAL	478 SF	LEVEL 19	
	855 SF	RESIDENTIAL	13018 SF
LEVEL 04			13018 SF
NON-RESIDENTIAL	377 SF	LEVEL 20	
RESIDENTIAL	478 SF	RESIDENTIAL	13676 SF
	855 SF		13676 SF
LEVEL 05		LEVEL 21	
NON-RESIDENTIAL	23603 SF	RESIDENTIAL	13018 SF
	23603 SF		13018 SF
LEVEL 06		LEVEL 22	
NON-RESIDENTIAL	23041 SF	RESIDENTIAL	13676 SF
	23041 SF		13676 SF
LEVEL 07		LEVEL 23	
NON-RESIDENTIAL	23039 SF	RESIDENTIAL	4276 SF
	23039 SF		4276 SF
		<b>TOTAL FLOOR AREA</b>	<b>304871 SF</b>

<b>SITE AREA:</b>	<b>33,886 SF</b>
<b>FAR:</b>	<b>9.0</b>
<b>ALLOWABLE FLOOR AREA:</b>	<b>304,974 SF</b>

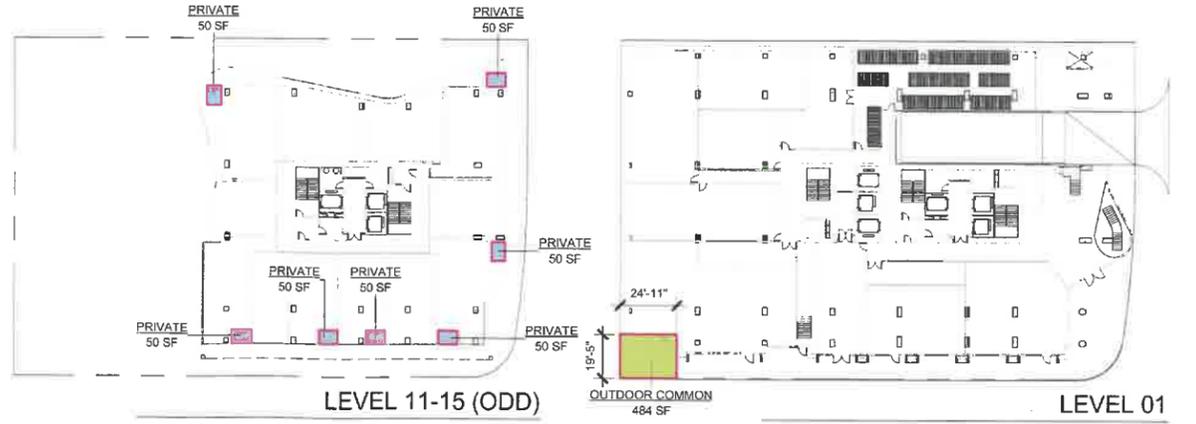
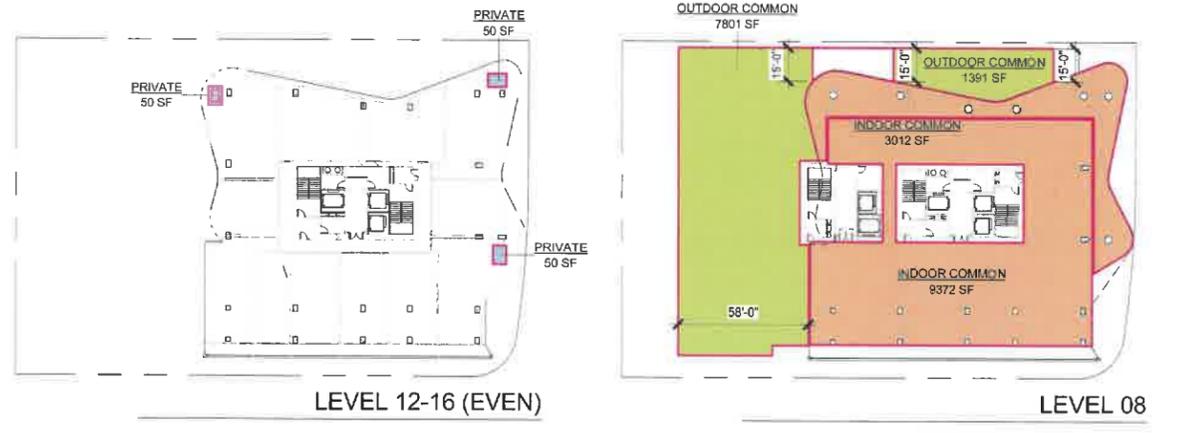
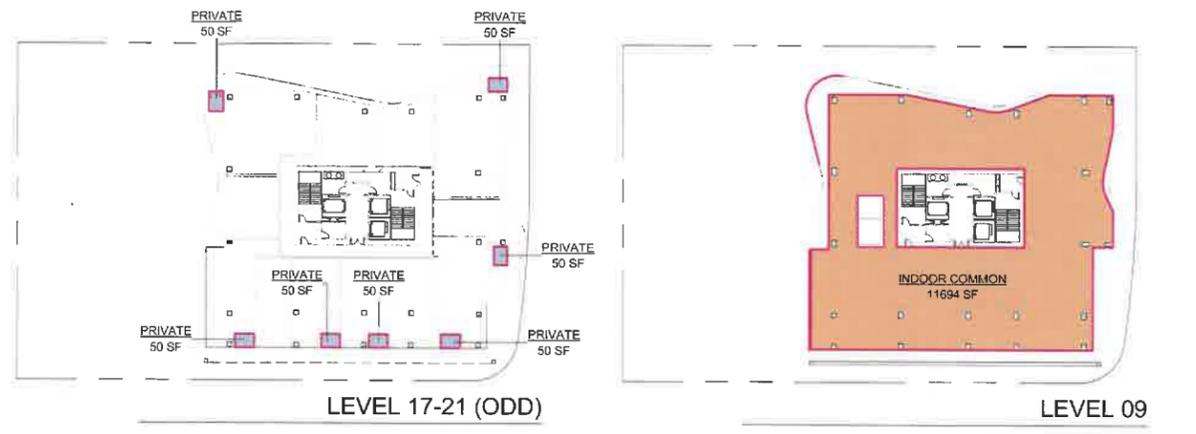
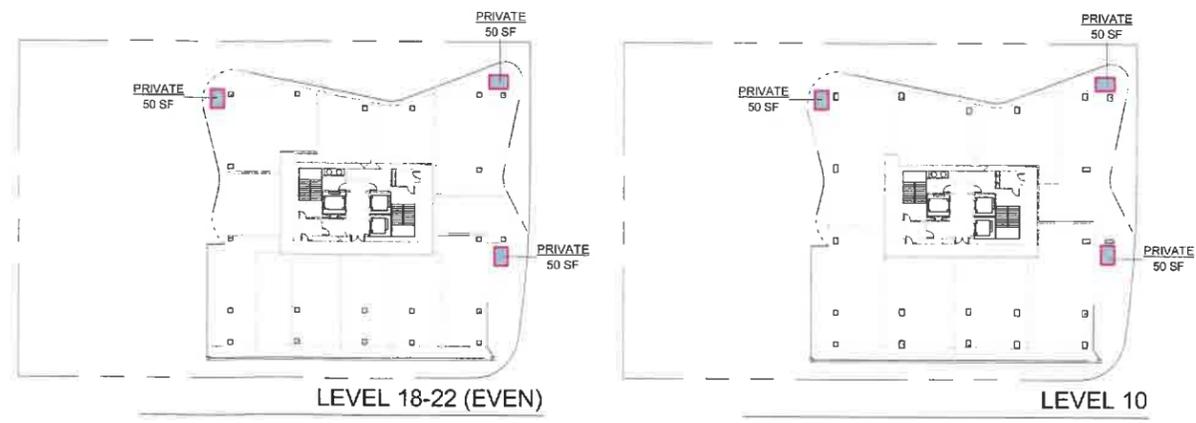




Area Schedule (GROSS BUILDING AREA) by...	
Comments	Area
NON-RES PARKING	81023 SF
NON-RES PARKING	81023 SF
NON-RESIDENTIAL	88798 SF
NON-RESIDENTIAL	88798 SF
RES-PARKING	120384 SF
RES-PARKING	120384 SF
RESIDENTIAL	266764 SF
RESIDENTIAL	266764 SF
<b>TOTAL BUILDING AREA</b>	<b>556969 SF</b>

TOTAL AREAS		
RESIDENTIAL:	387,148 SF	69.5%
NON-RESIDENTIAL:	169,821 SF	30.5%
<b>GRAND TOTAL:</b>	<b>556,968 SF</b>	<b>100%</b>

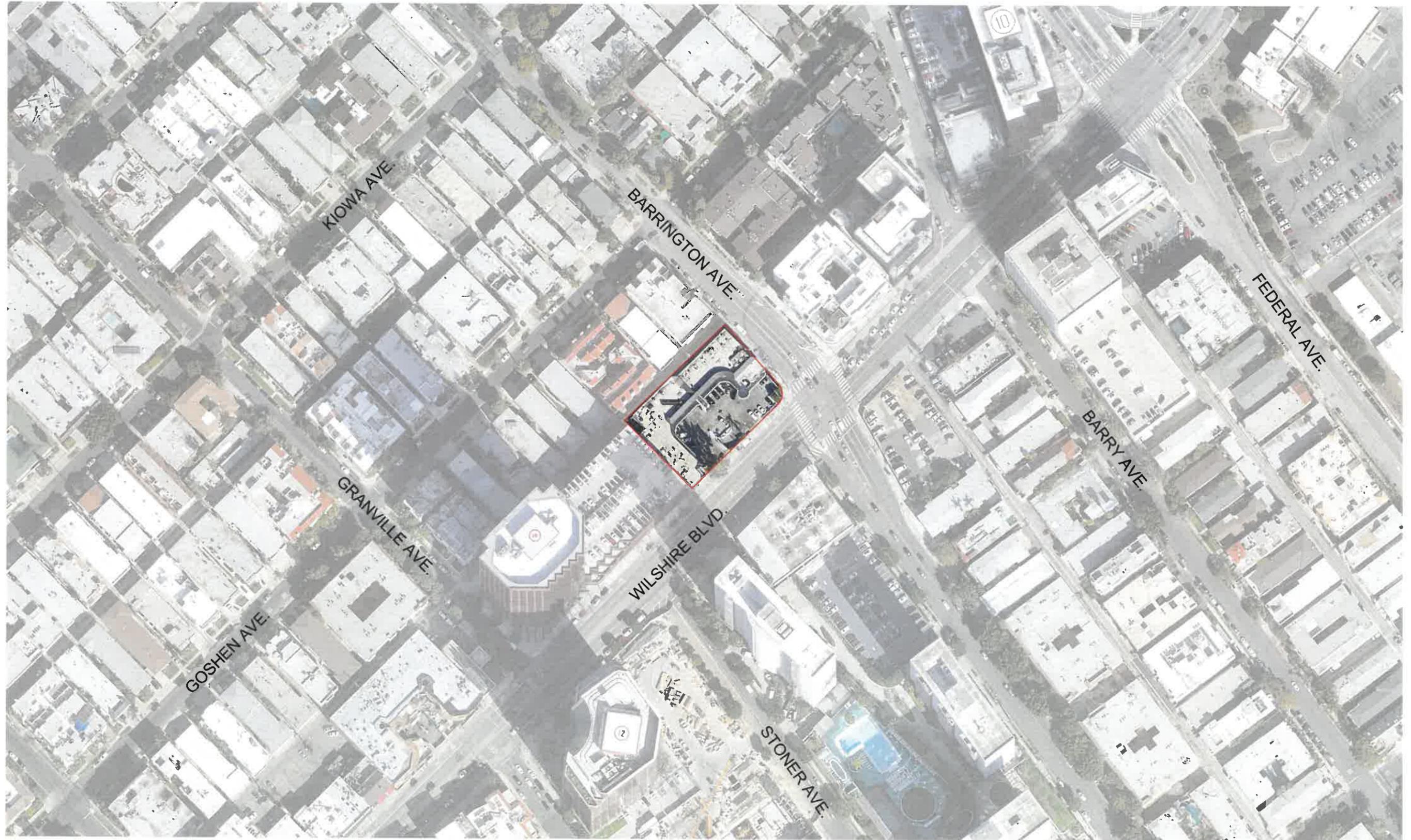




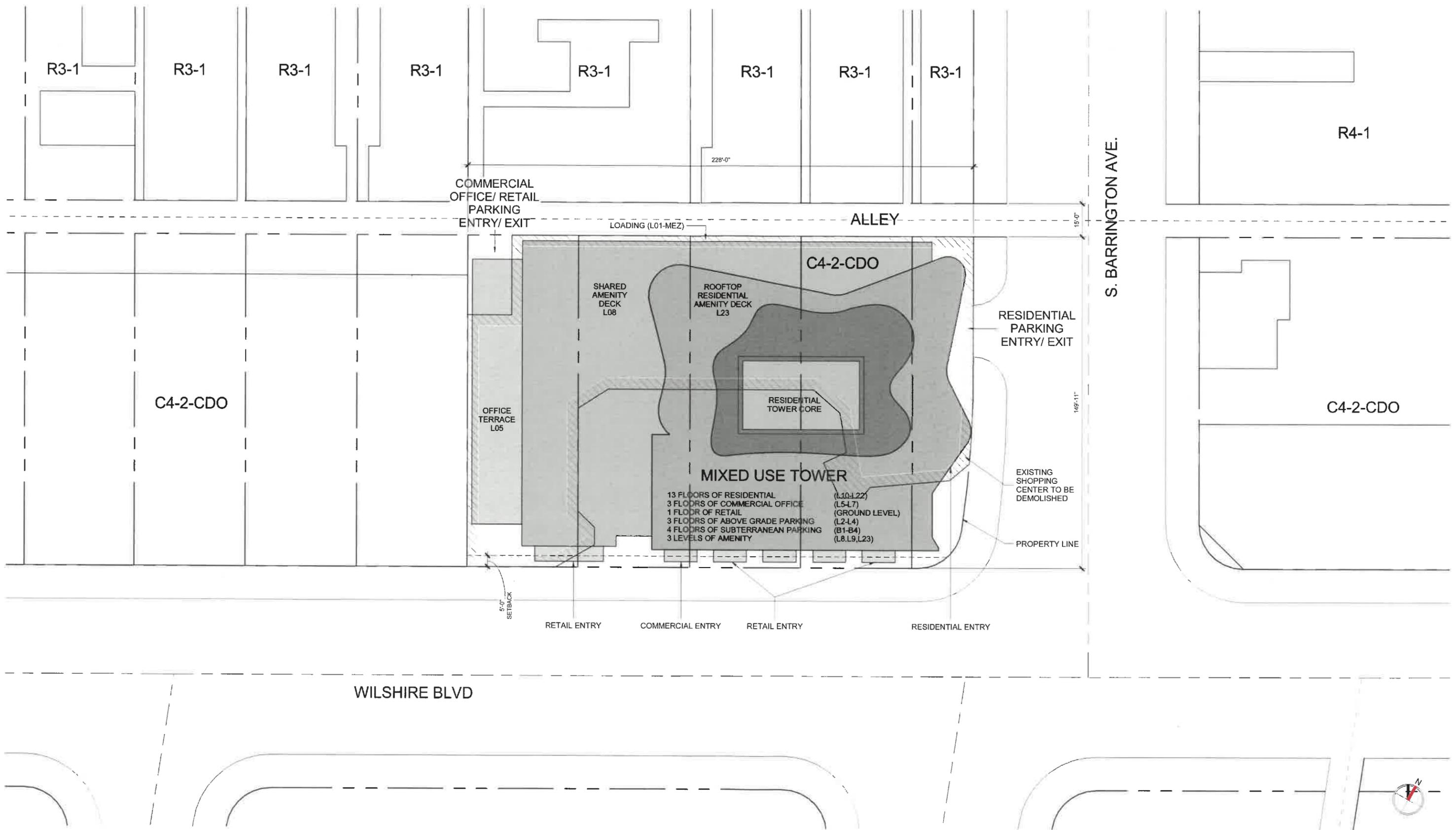
OPEN SPACE PER LEVEL	
Name	Area
LEVEL 01	
COMMON OPEN SPACE	
OUTDOOR COMMON	484 SF
LEVEL 08	
COMMON OPEN SPACE	
INDOOR COMMON	12384 SF
OUTDOOR COMMON	9192 SF
LEVEL 09	
COMMON OPEN SPACE	
INDOOR COMMON	11694 SF
LEVEL 10	
PRIVATE OPEN SPACE	
PRIVATE	150 SF
LEVEL 11	
PRIVATE OPEN SPACE	
PRIVATE	350 SF
LEVEL 12	
PRIVATE OPEN SPACE	
PRIVATE	150 SF
LEVEL 13	
PRIVATE OPEN SPACE	
PRIVATE	350 SF
LEVEL 14	
PRIVATE OPEN SPACE	
PRIVATE	150 SF
LEVEL 15	
PRIVATE OPEN SPACE	
PRIVATE	350 SF
LEVEL 16	
PRIVATE OPEN SPACE	
PRIVATE	150 SF
LEVEL 17	
PRIVATE OPEN SPACE	
PRIVATE	350 SF
LEVEL 18	
PRIVATE OPEN SPACE	
PRIVATE	150 SF
LEVEL 19	
PRIVATE OPEN SPACE	
PRIVATE	350 SF
LEVEL 20	
PRIVATE OPEN SPACE	
PRIVATE	150 SF
LEVEL 21	
PRIVATE OPEN SPACE	
PRIVATE	350 SF
LEVEL 22	
PRIVATE OPEN SPACE	
PRIVATE	150 SF
LEVEL 23	
COMMON OPEN SPACE	
INDOOR COMMON	3406 SF
OUTDOOR COMMON	10429 SF
TOTAL OPEN SPACE	50740 SF

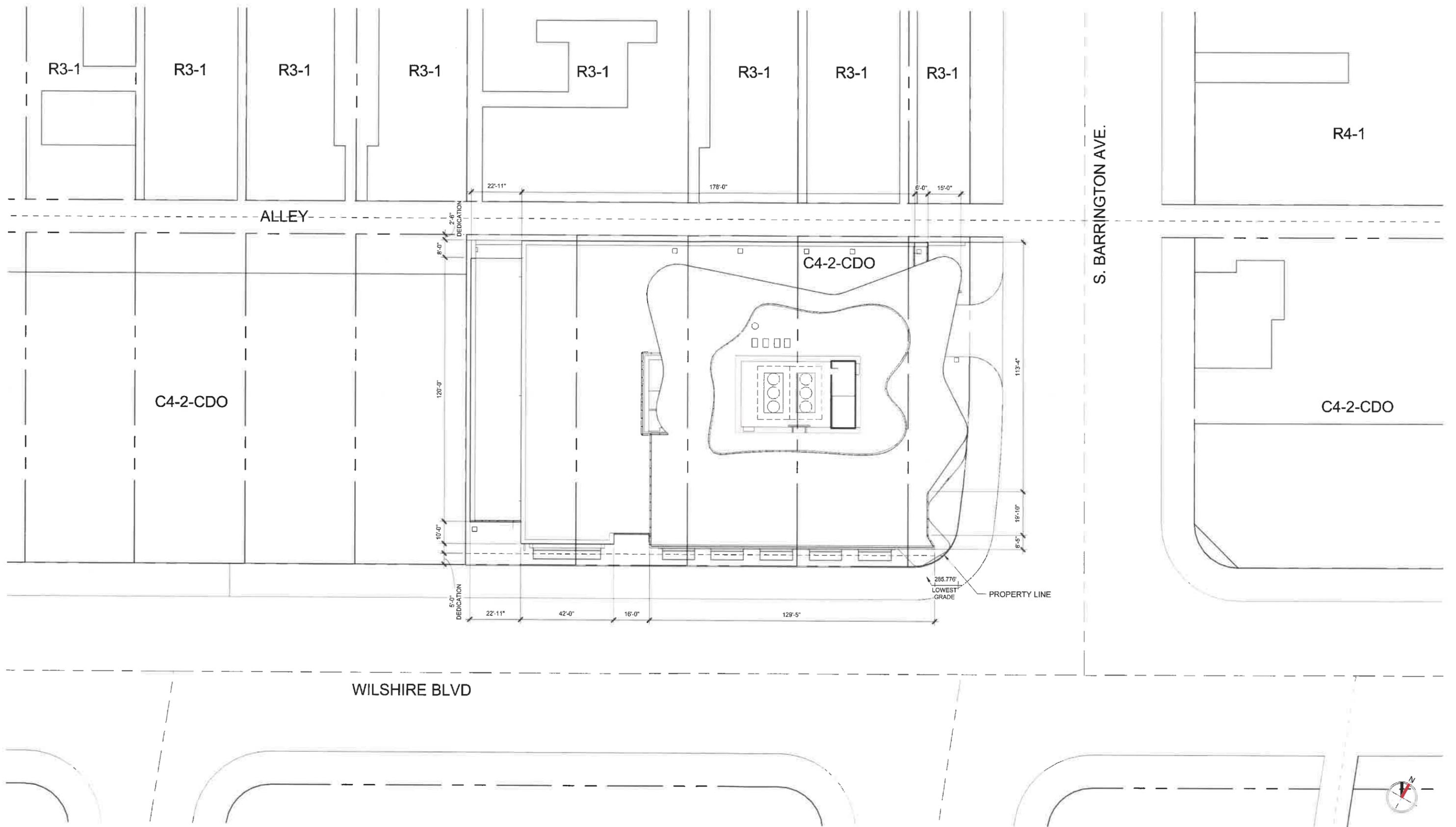
TOTAL OPEN SPACE	
Name	Area
COMMON OPEN SPACE	
INDOOR COMMON	27484 SF*
OUTDOOR COMMON	20106 SF
PRIVATE OPEN SPACE	
PRIVATE	3150 SF
INDOOR COMMON	*4,375 SF MAX
OUTDOOR COMMON	20,106 SF
PRIVATE	3,150 SF
TOTAL OS PROVIDED	27,631 SF

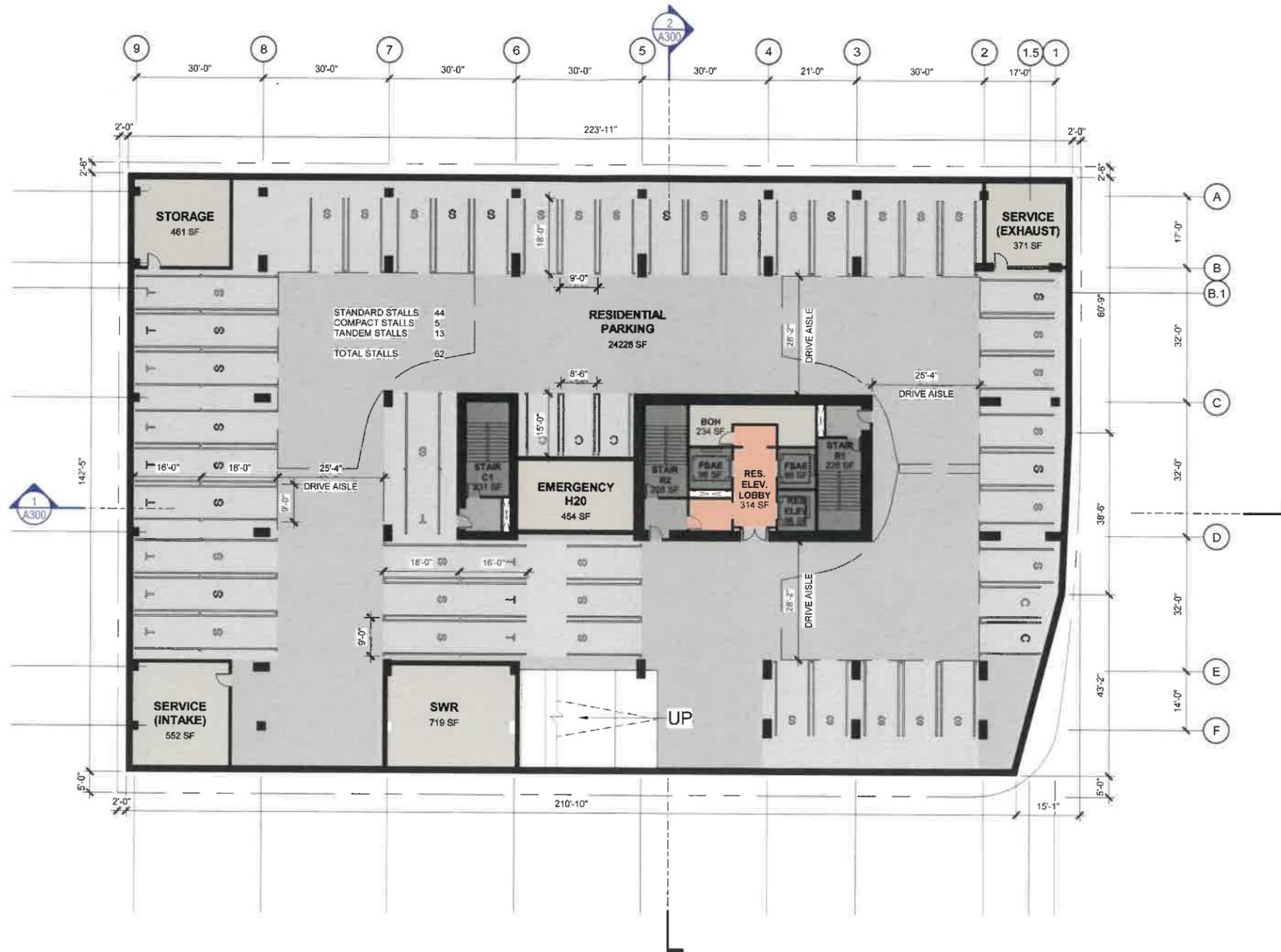


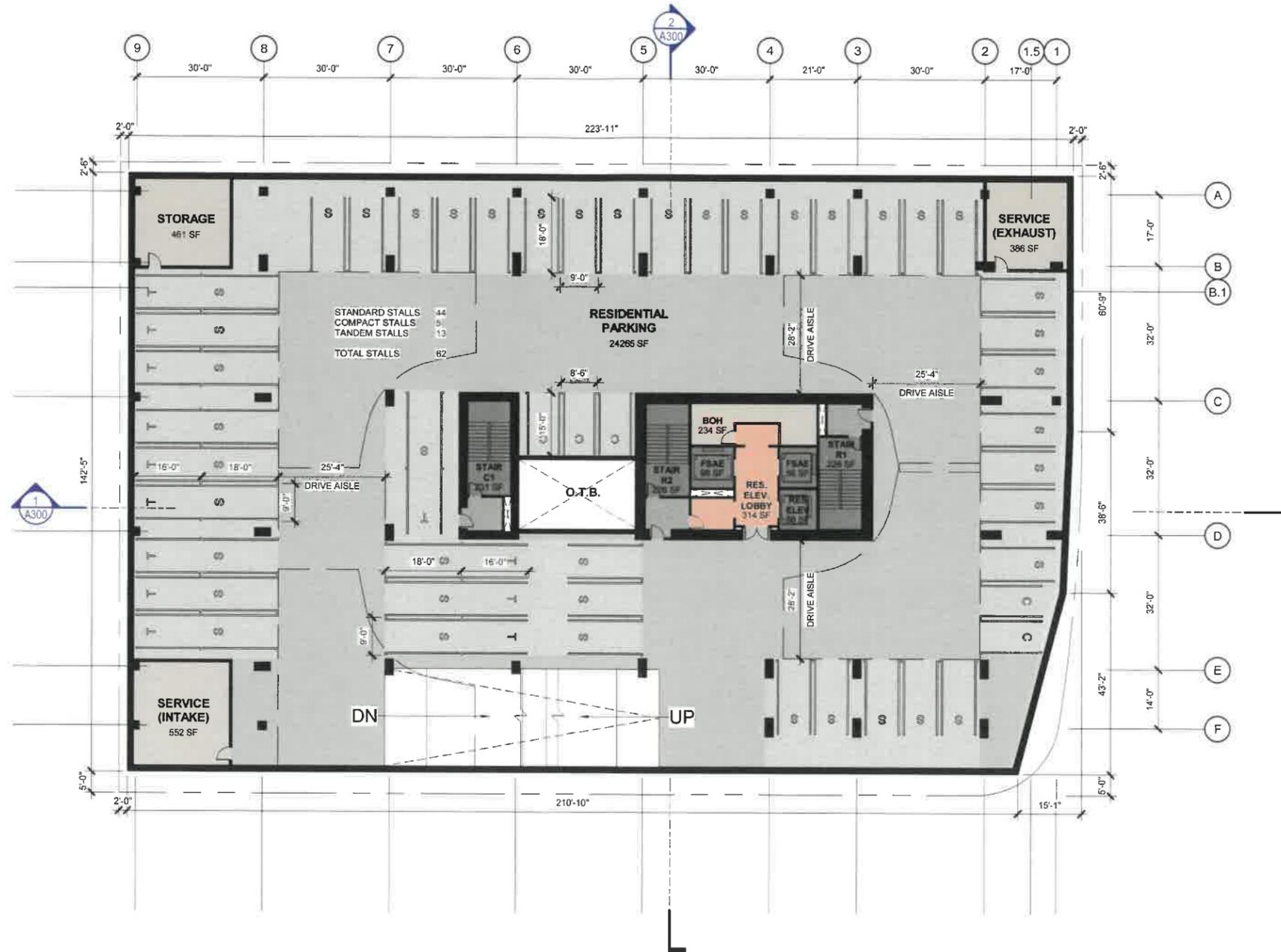


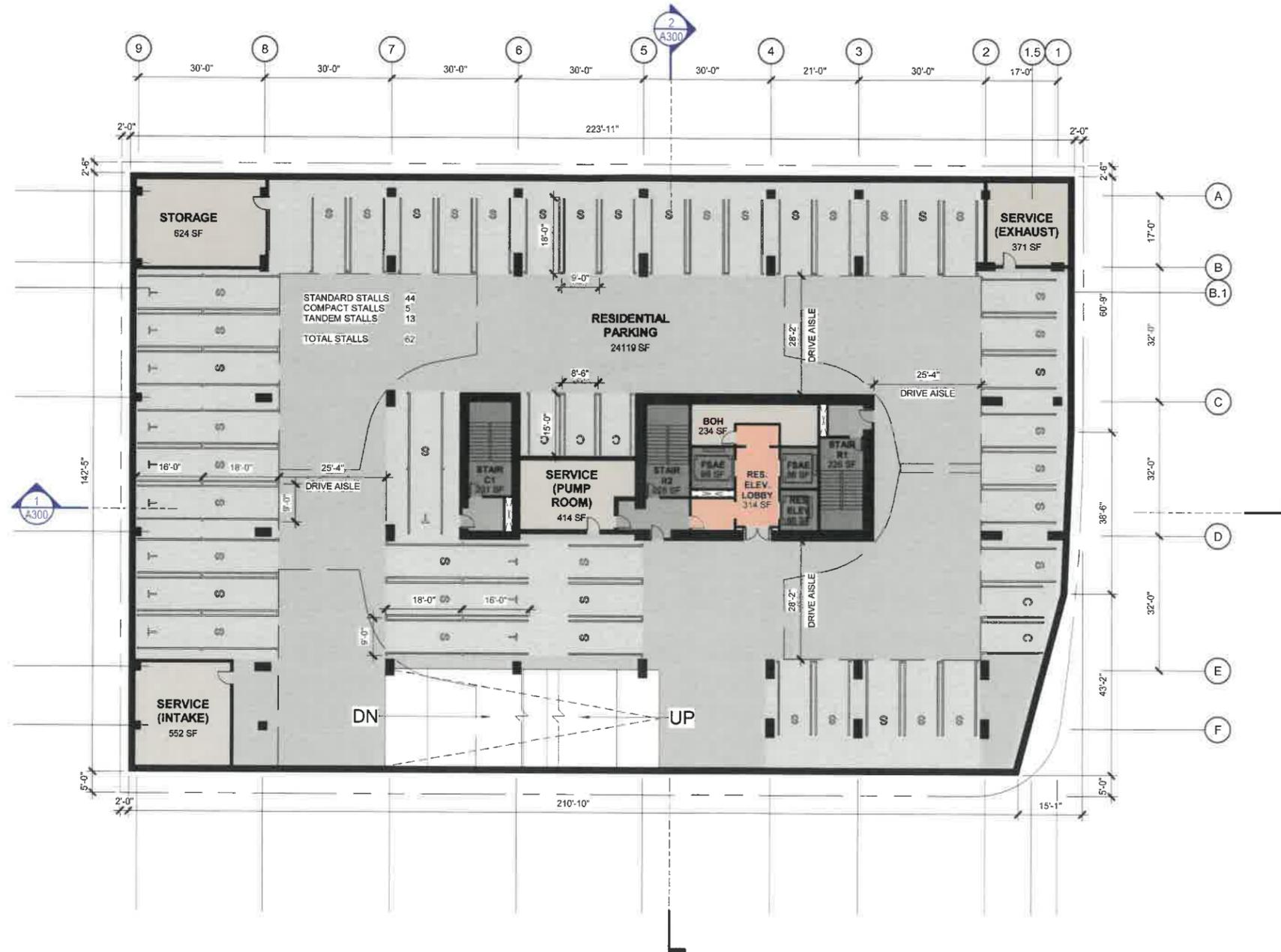




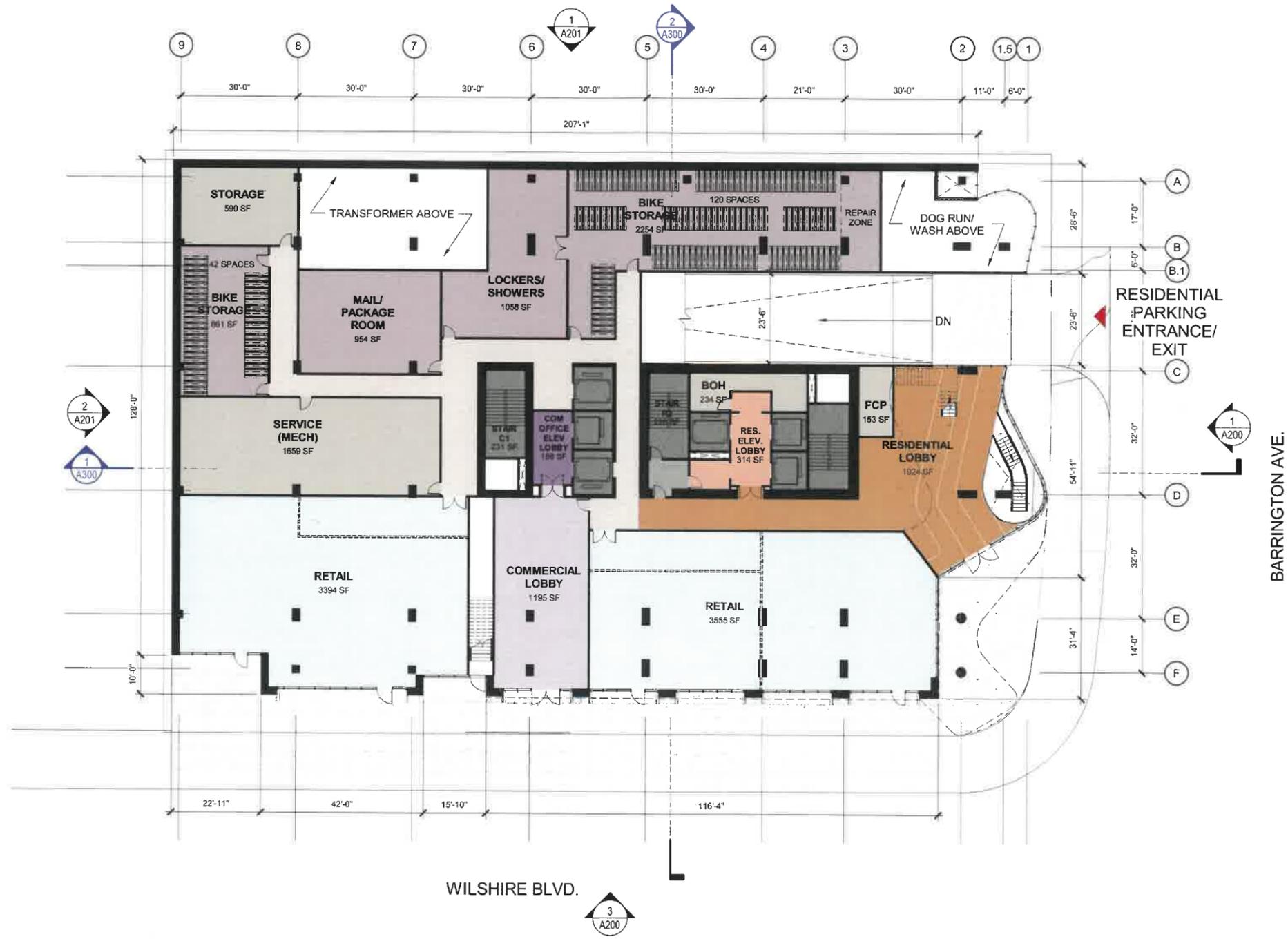


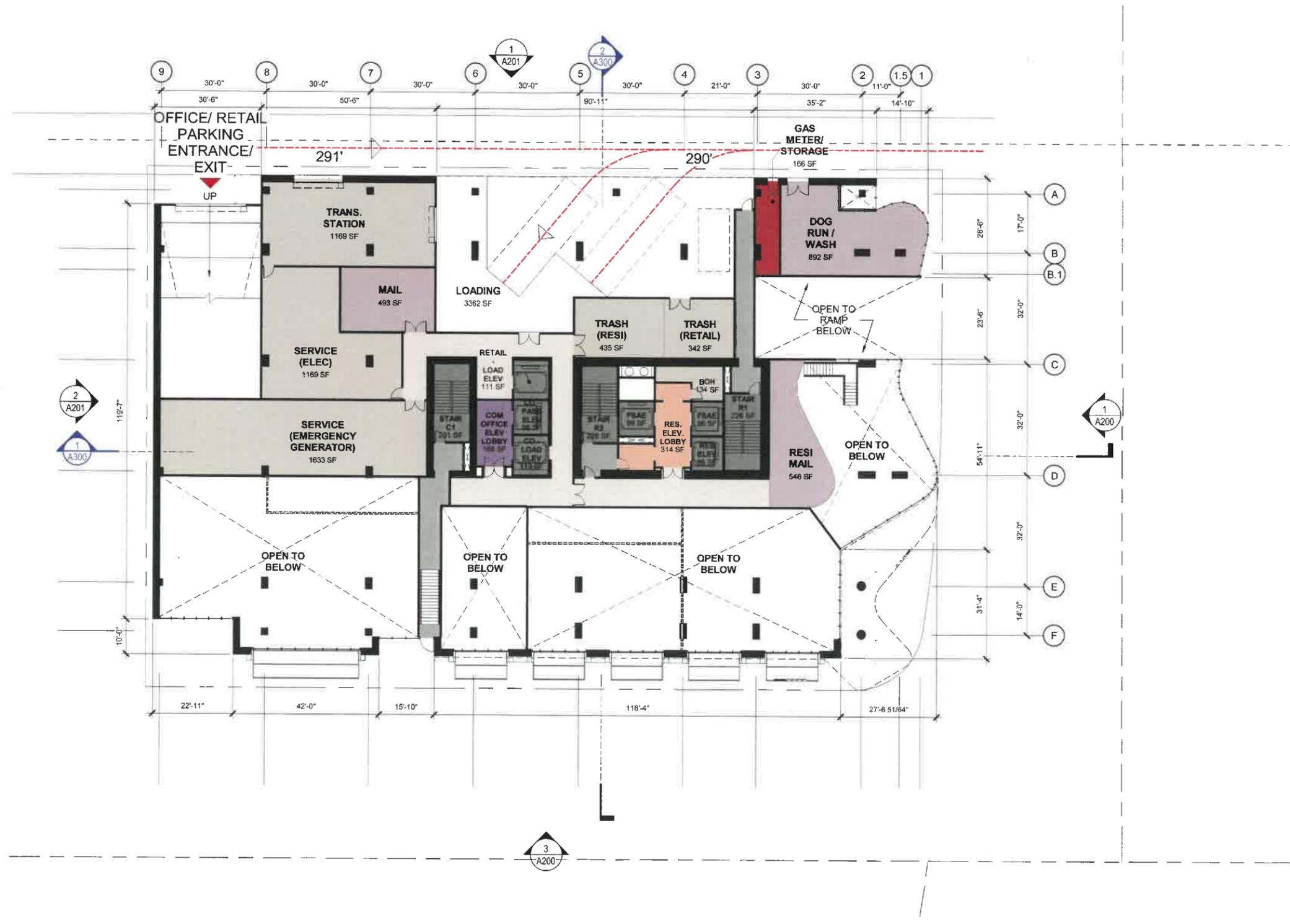


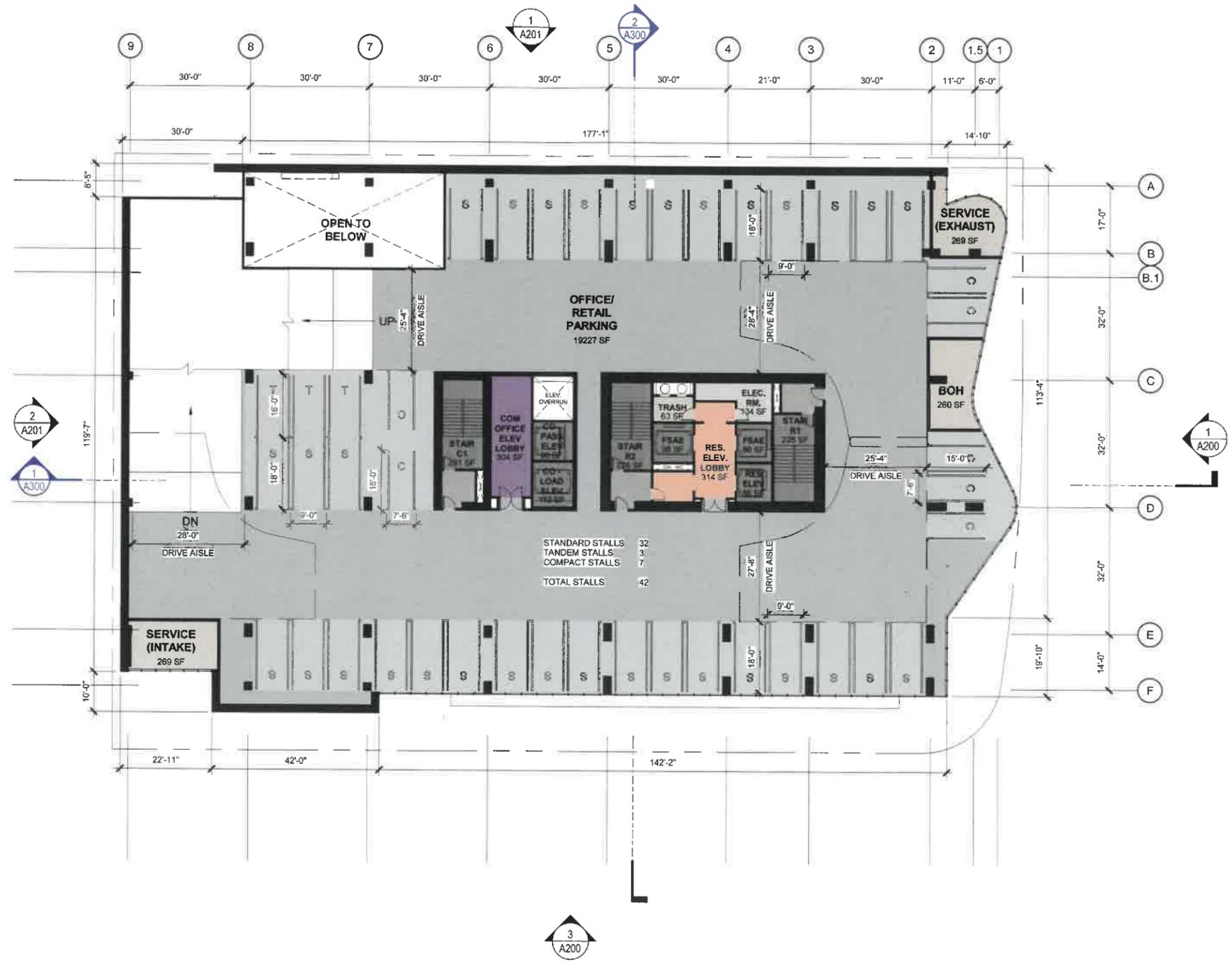




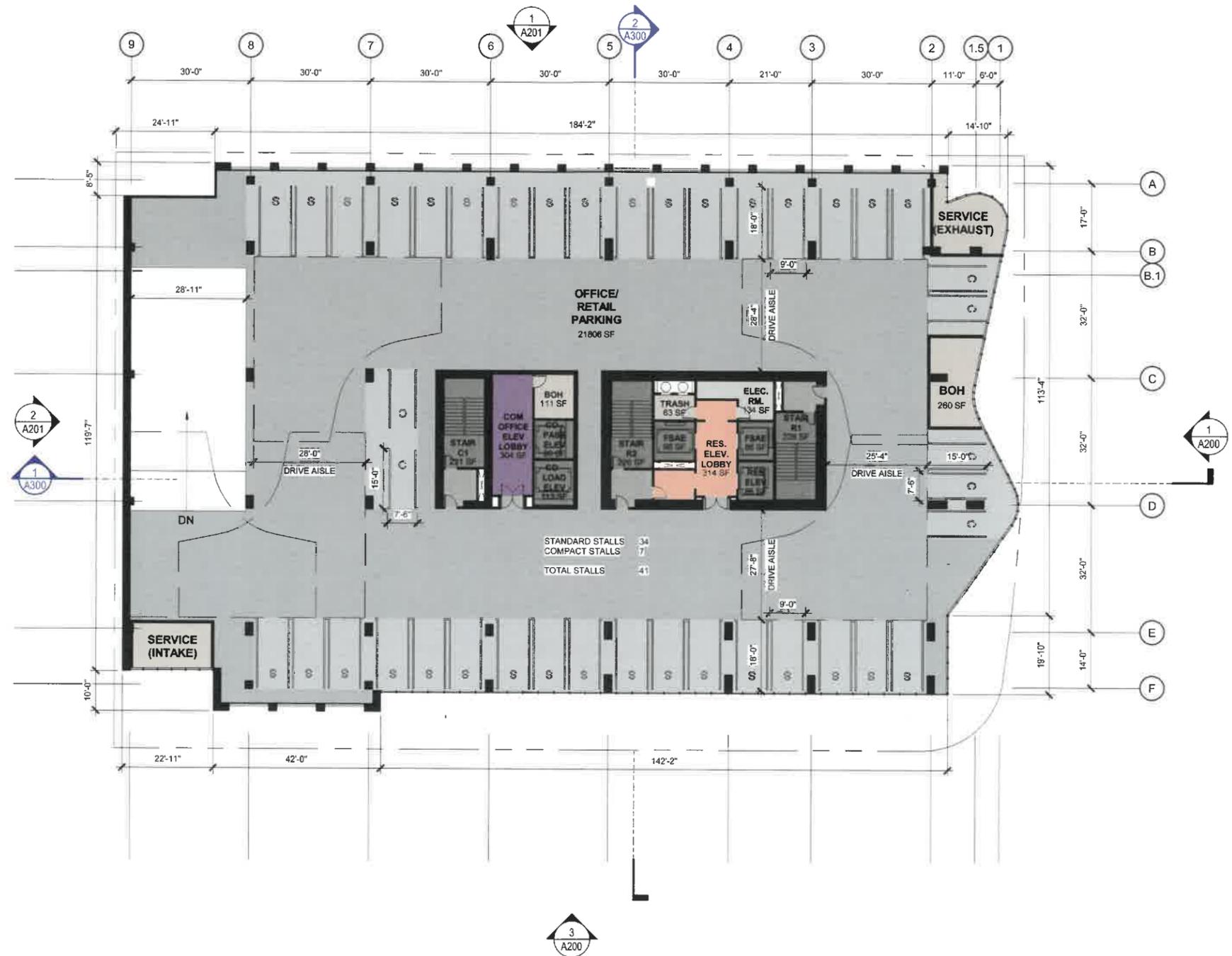






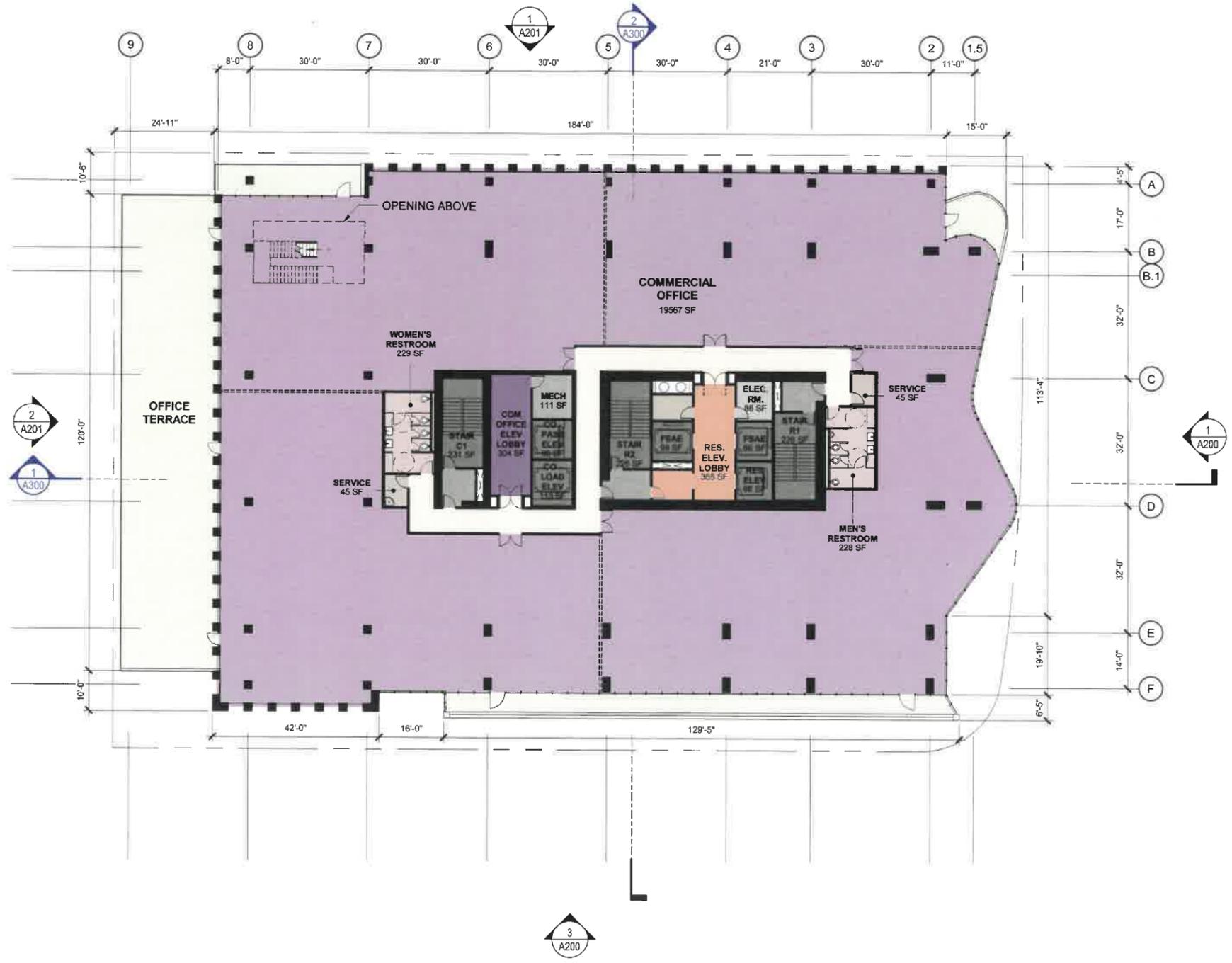




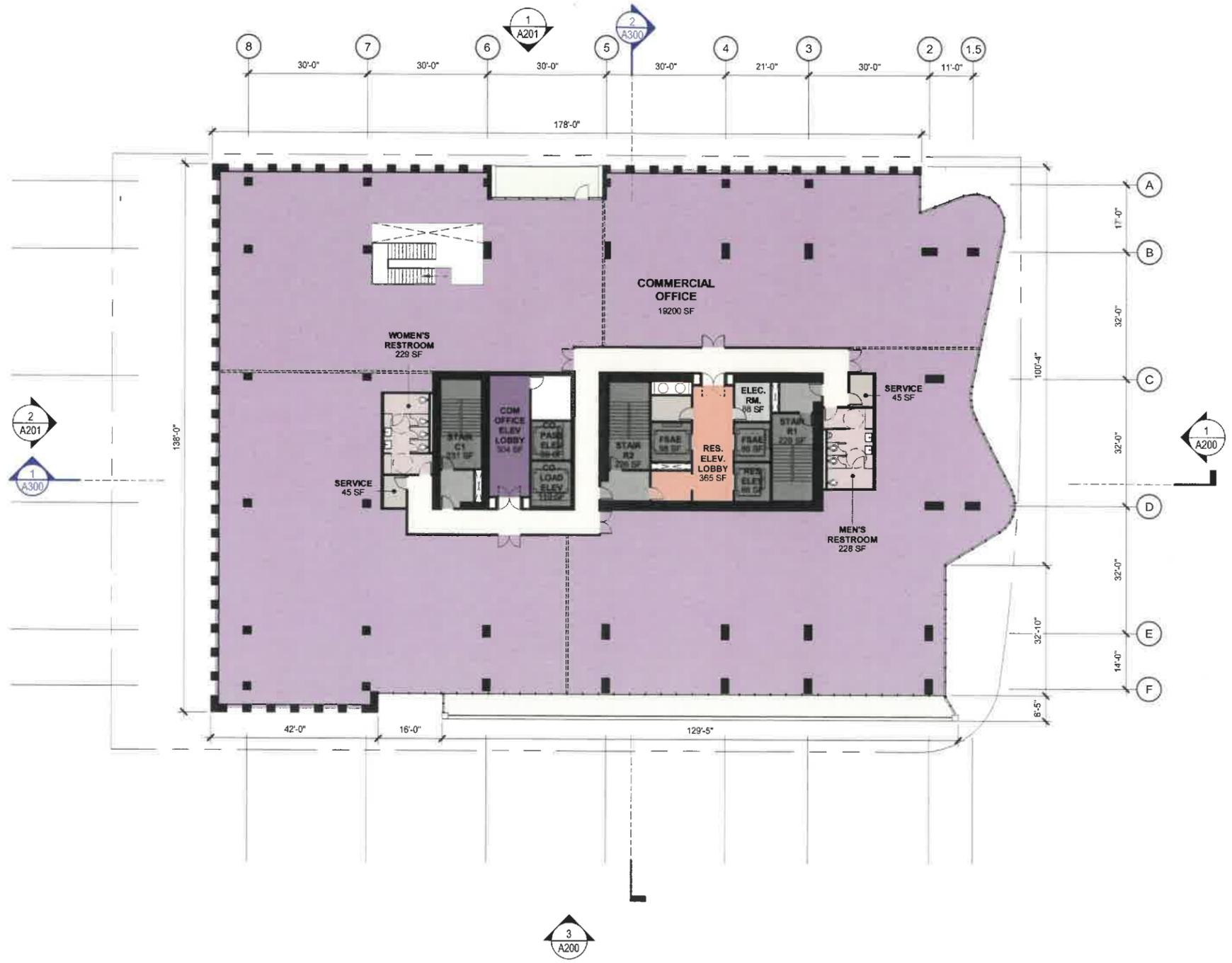


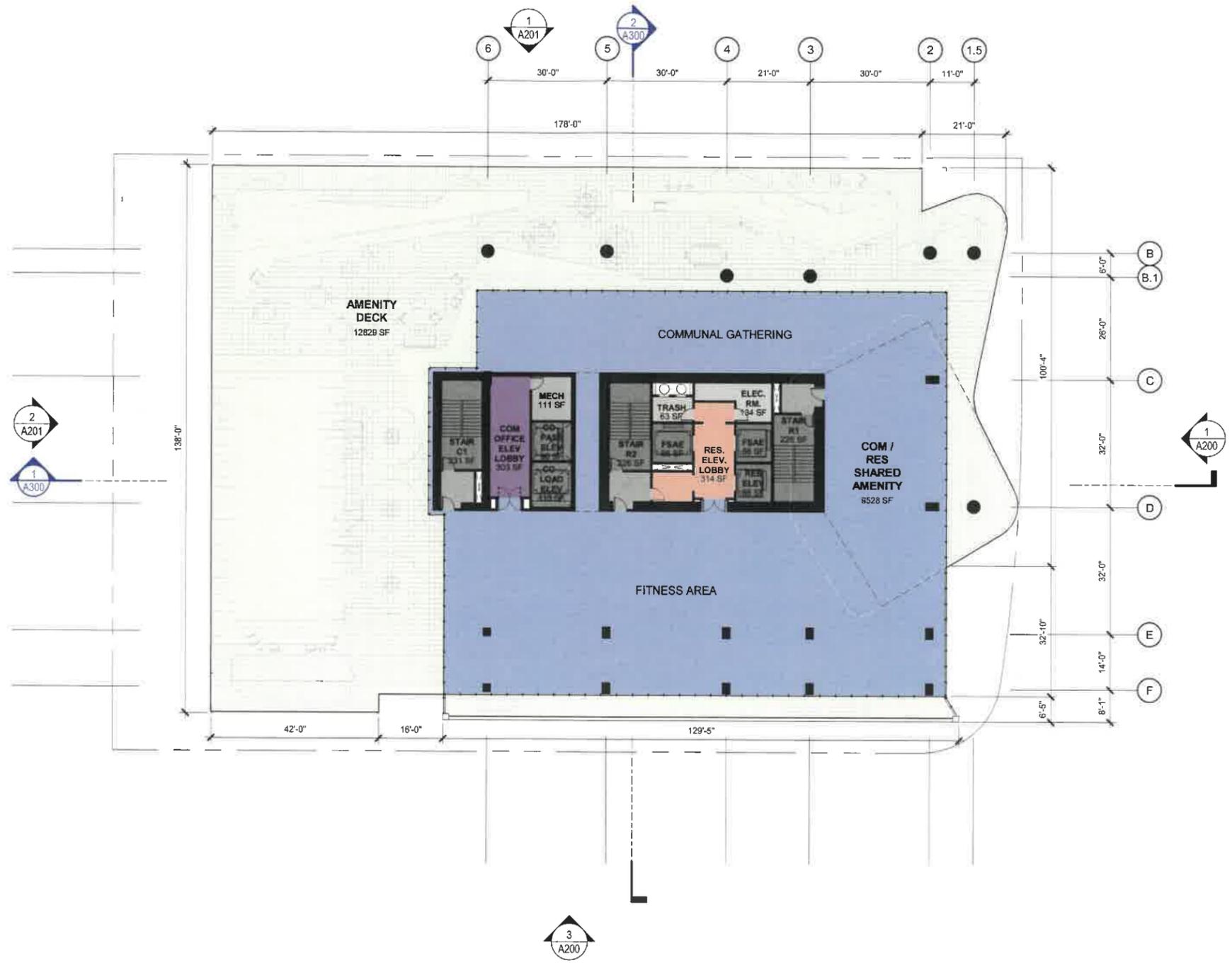
NOTE:  
 -Solid spandrel panels a minimum of 3-feet-6-inches in height shall be installed at the ramps of the structure to minimize headlight glare.  
 -Garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal.

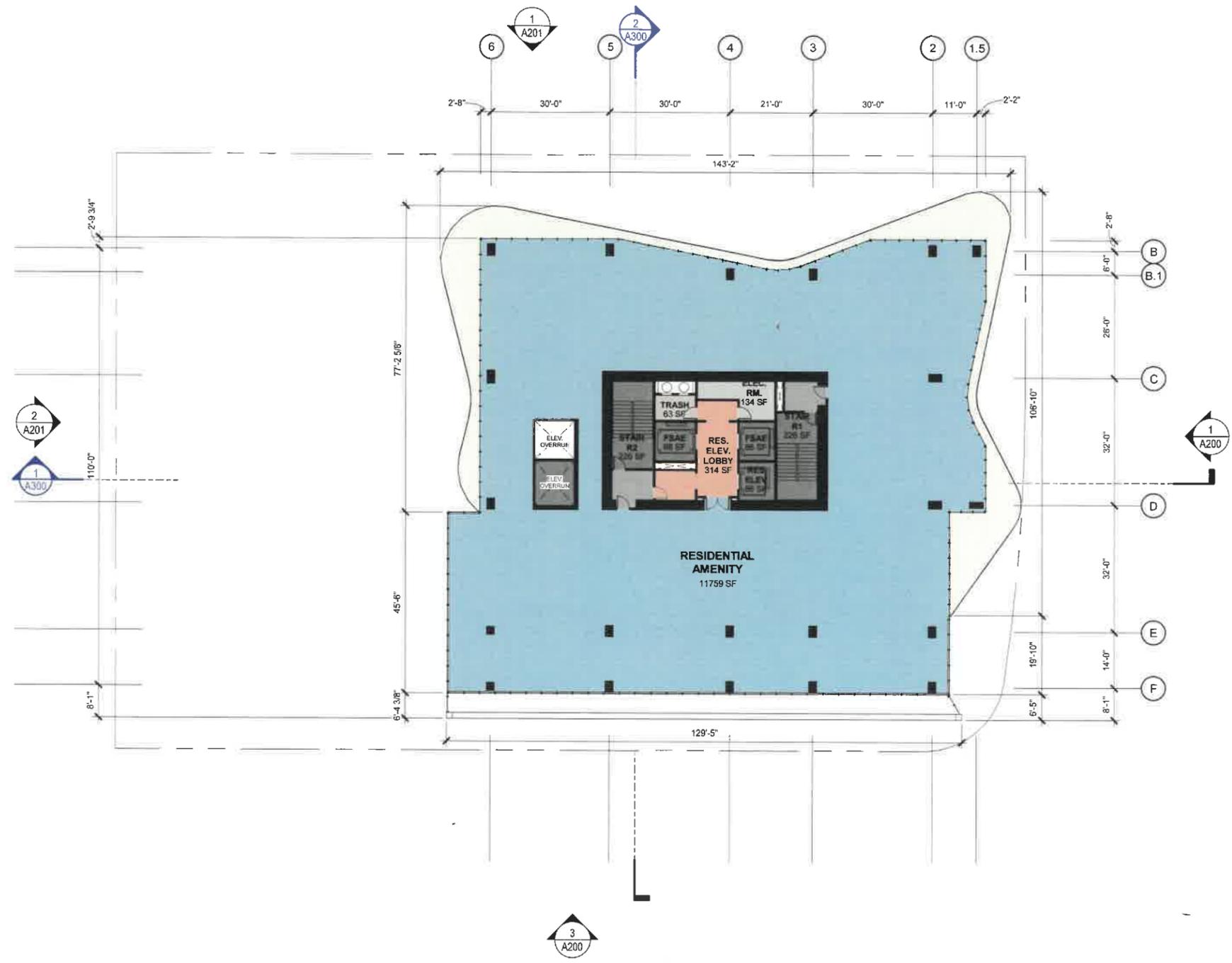


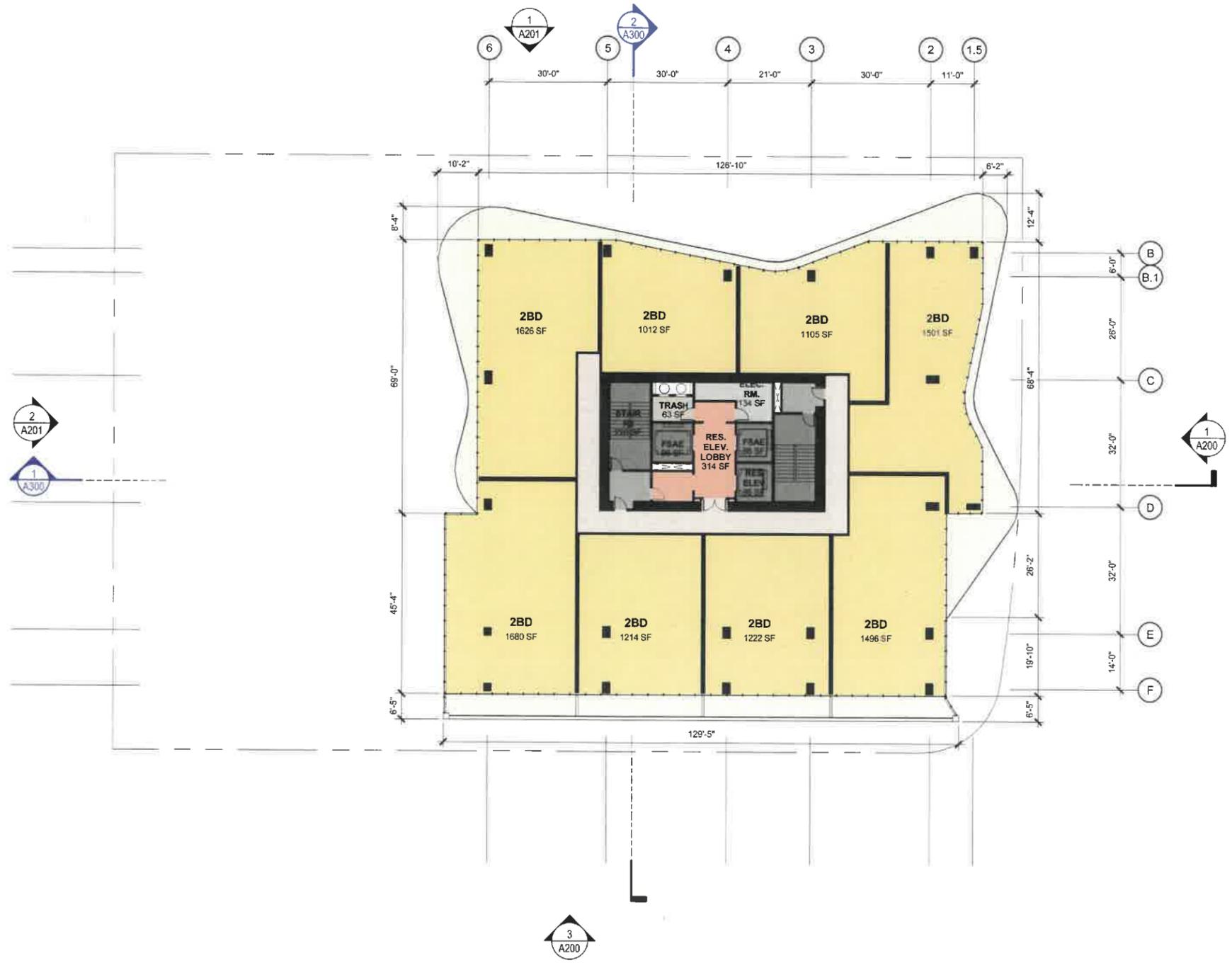


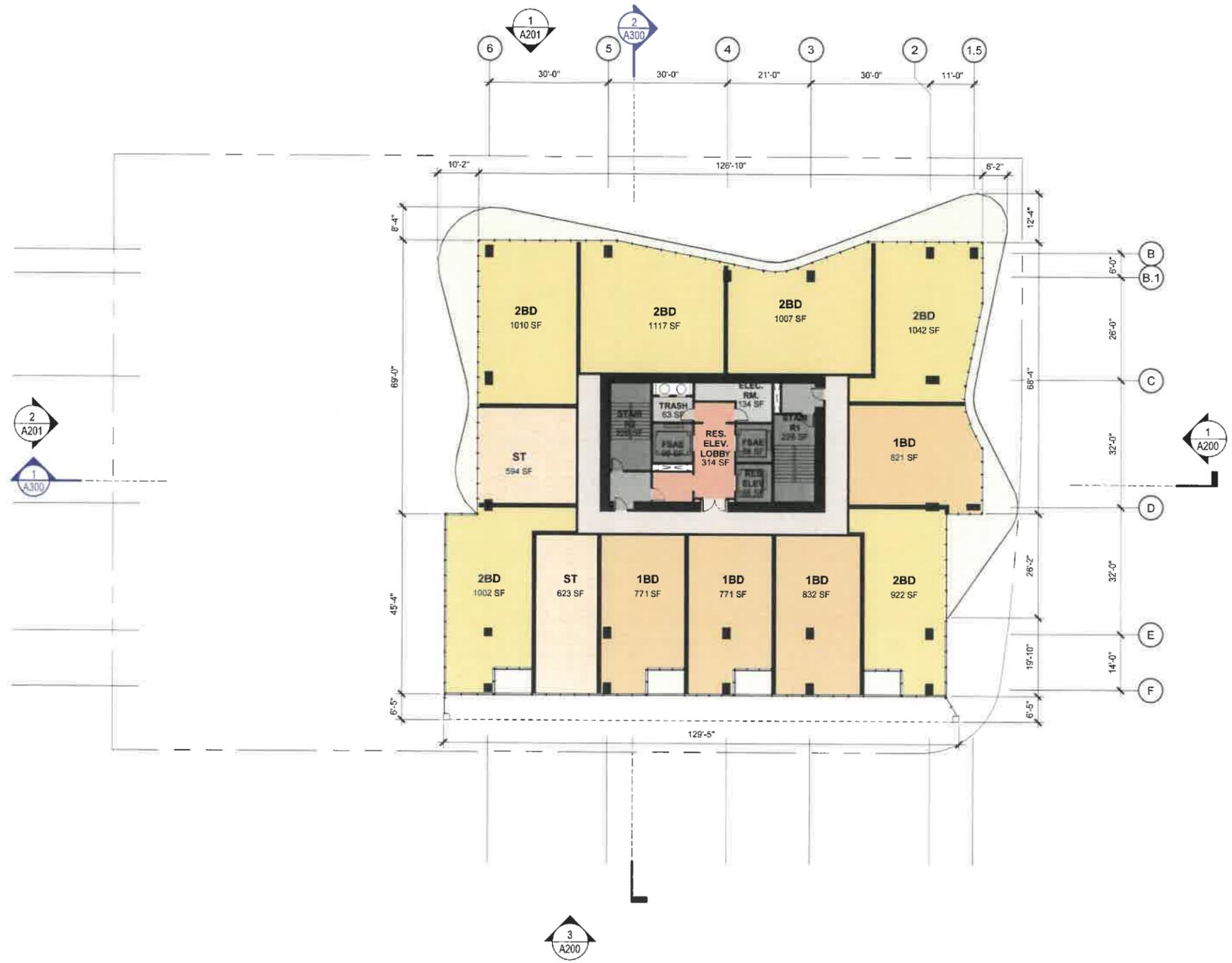


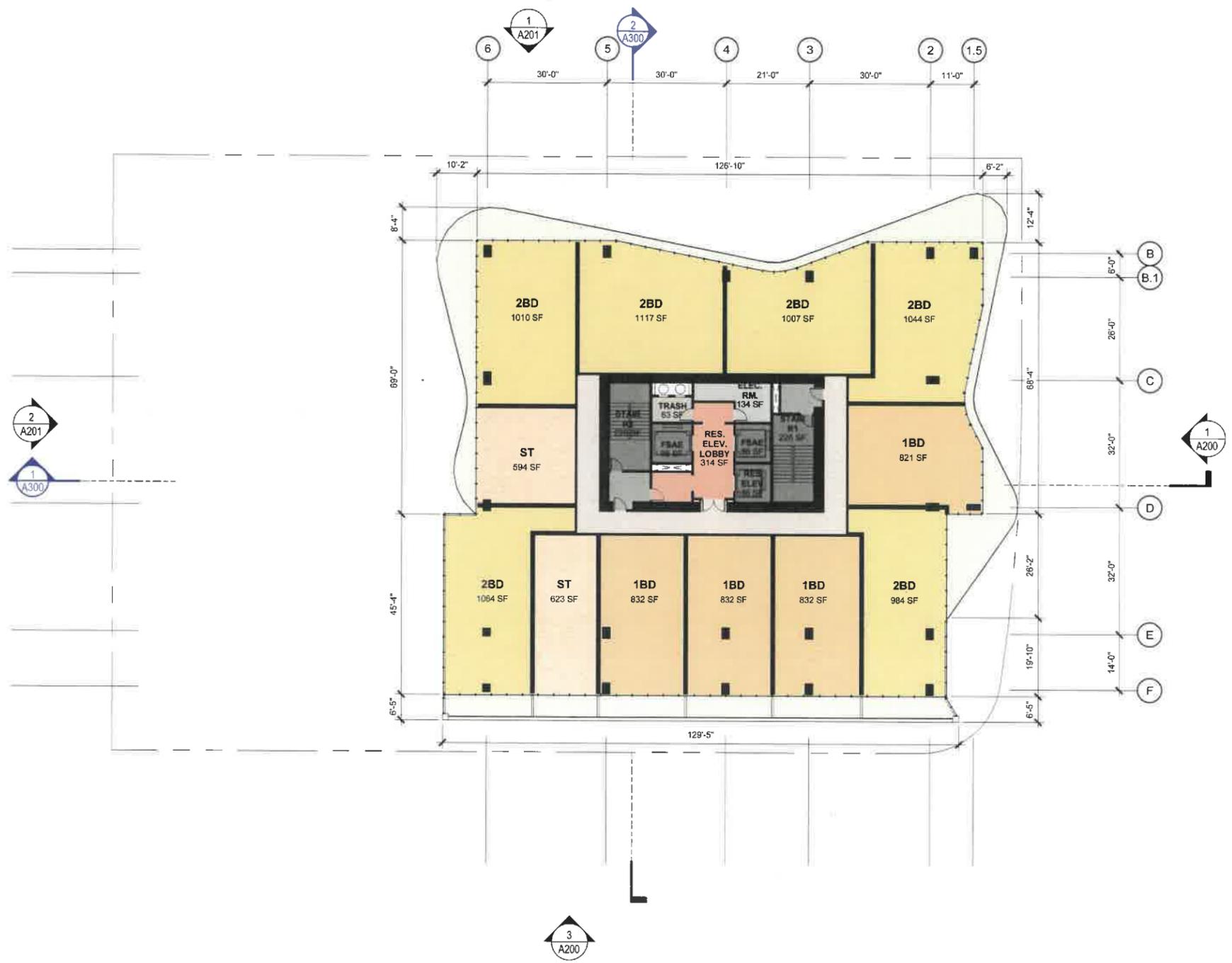


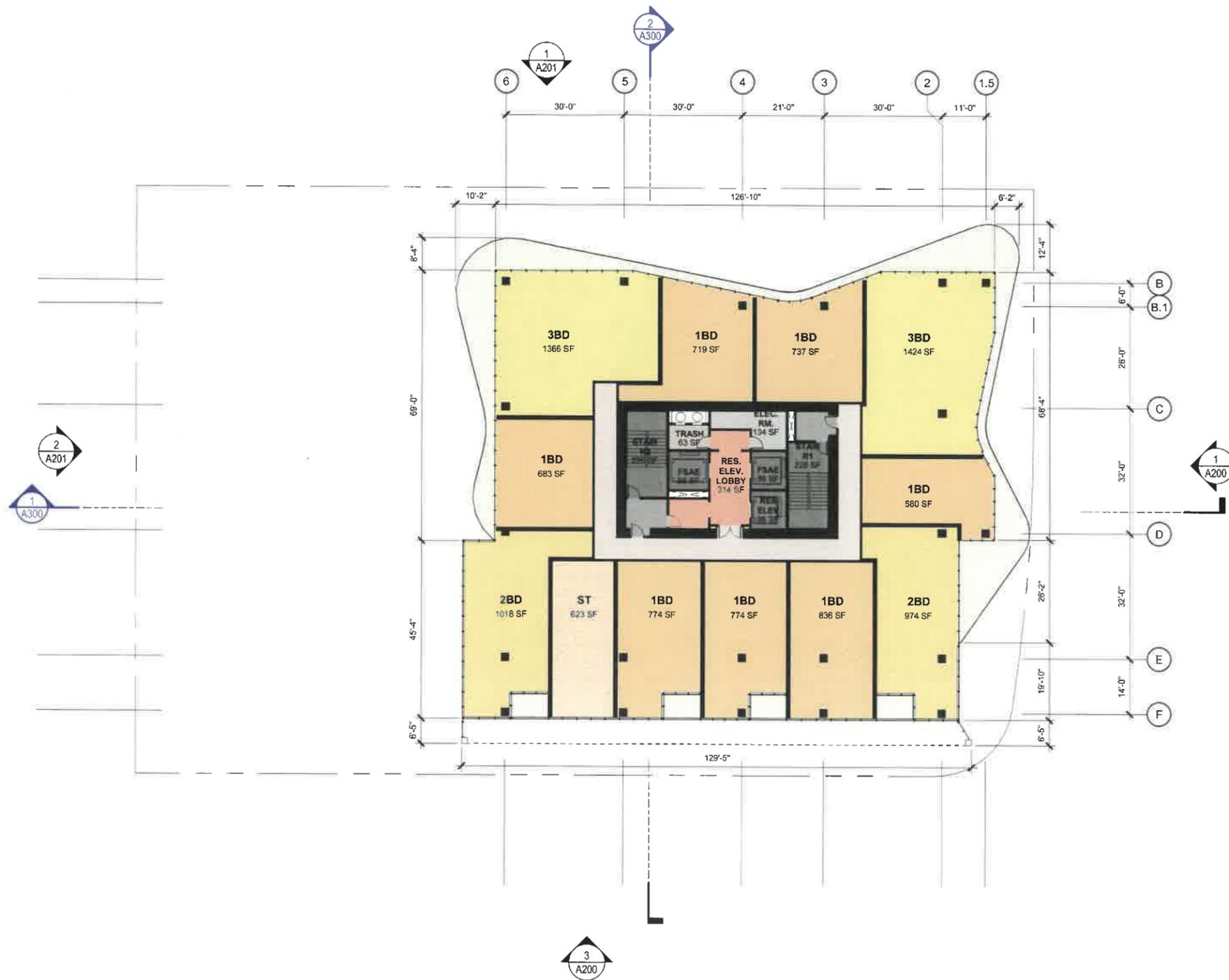


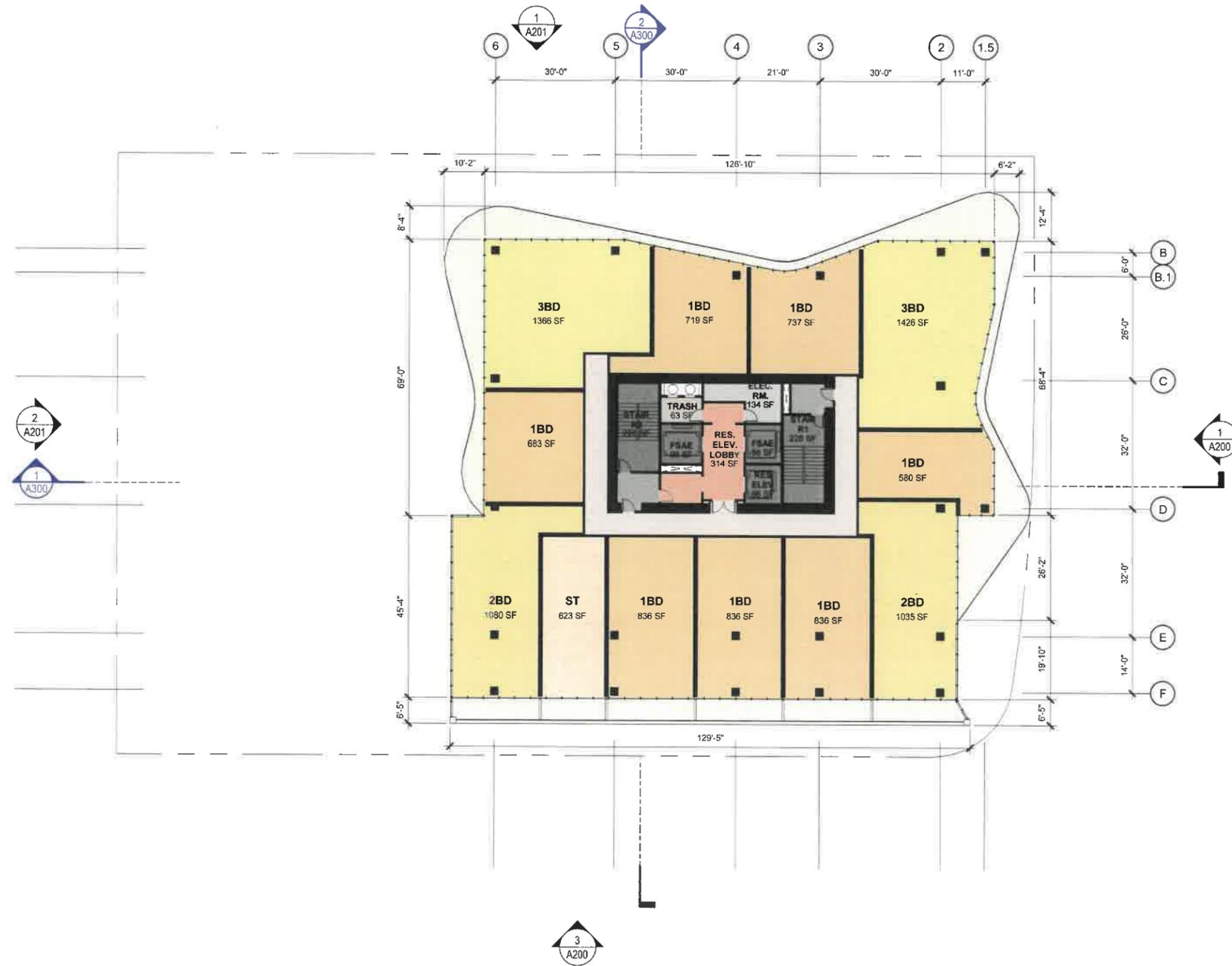


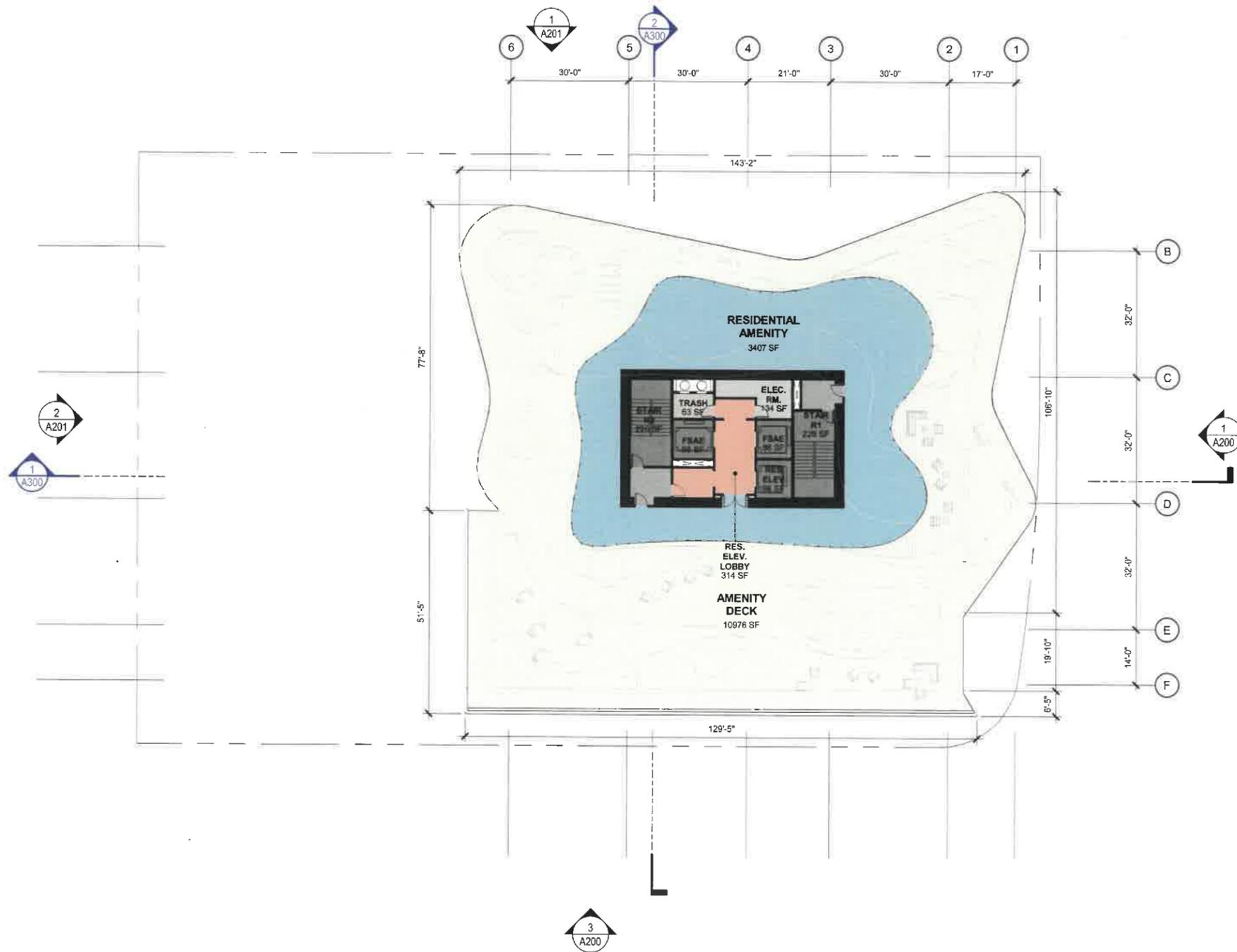


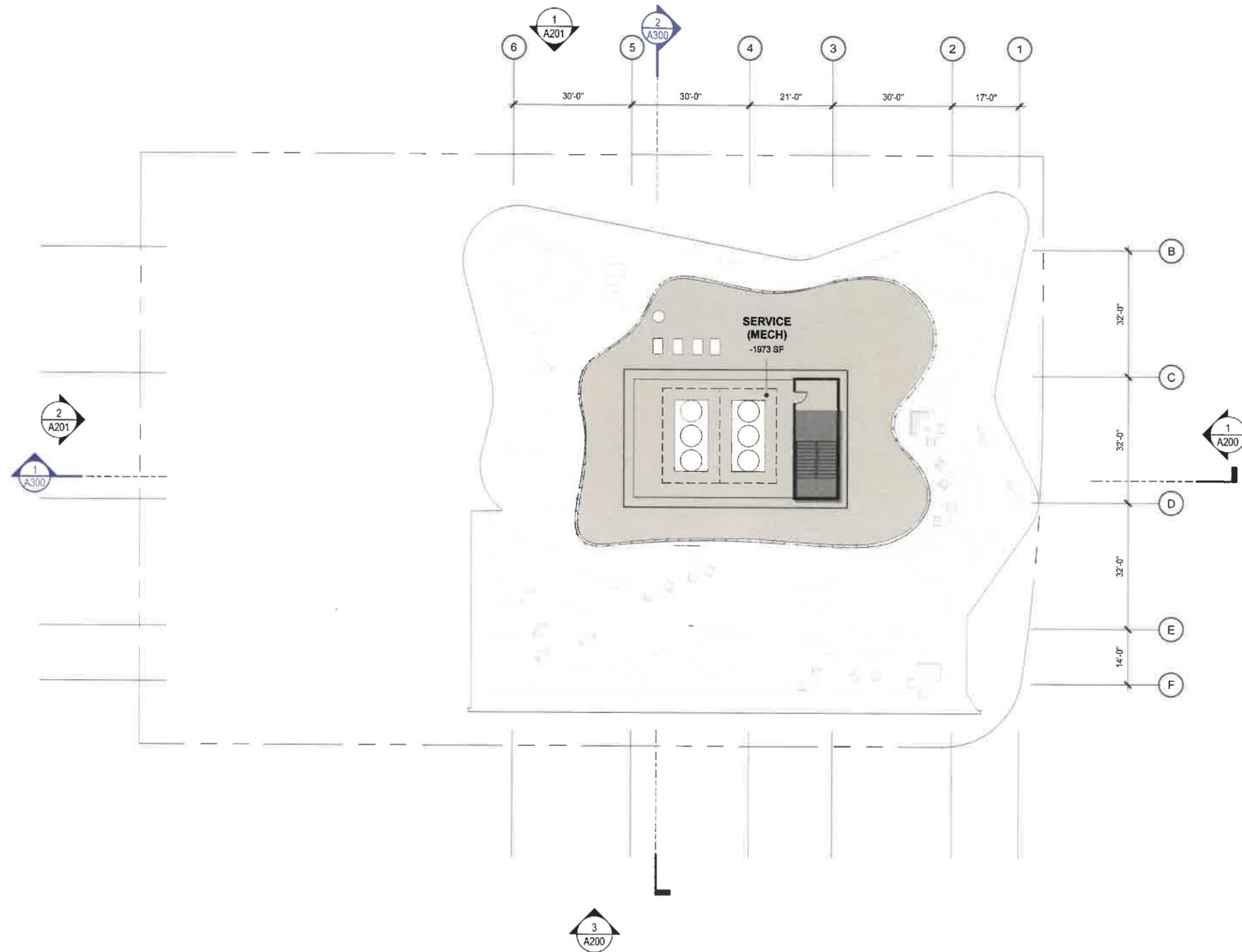


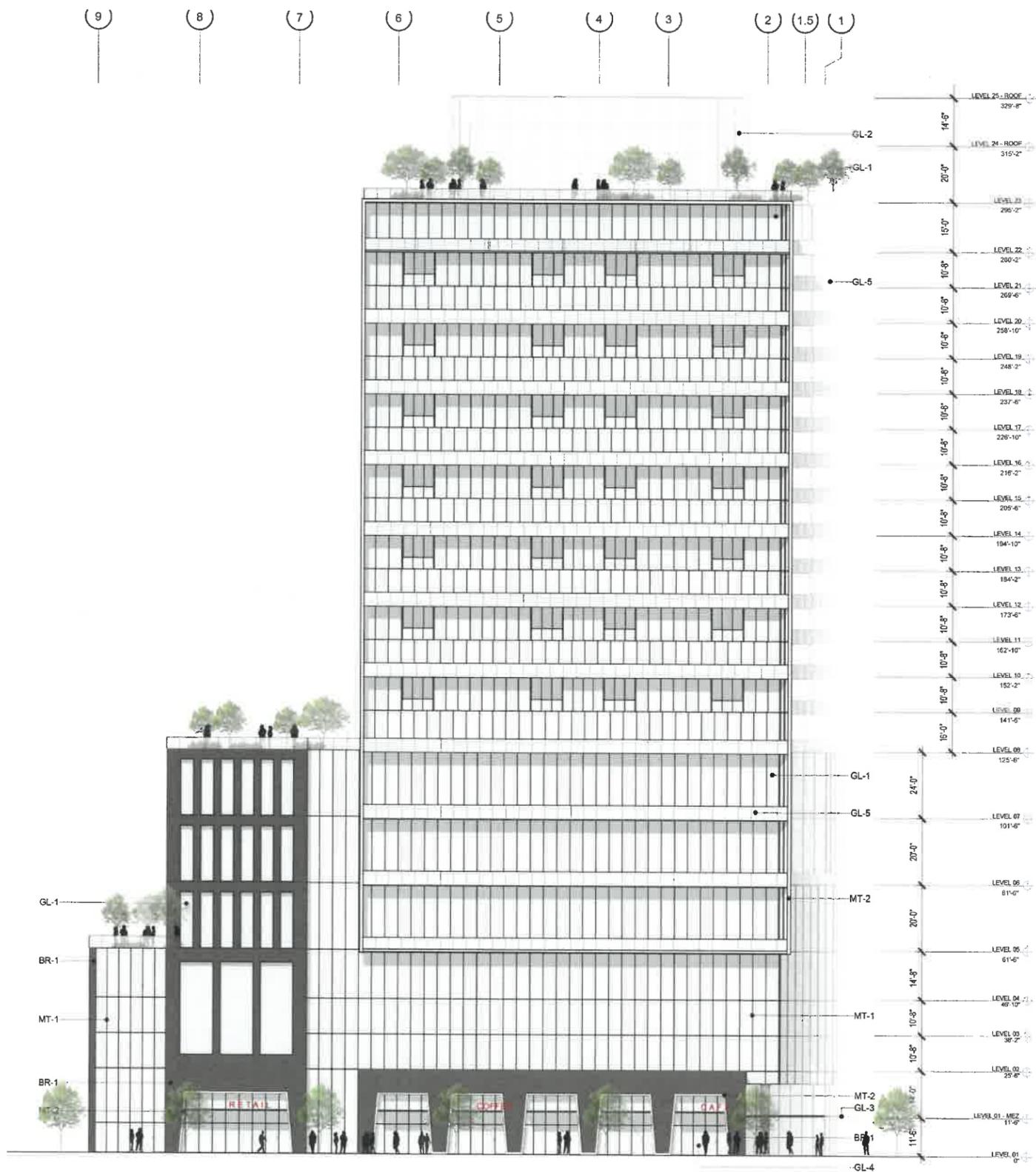




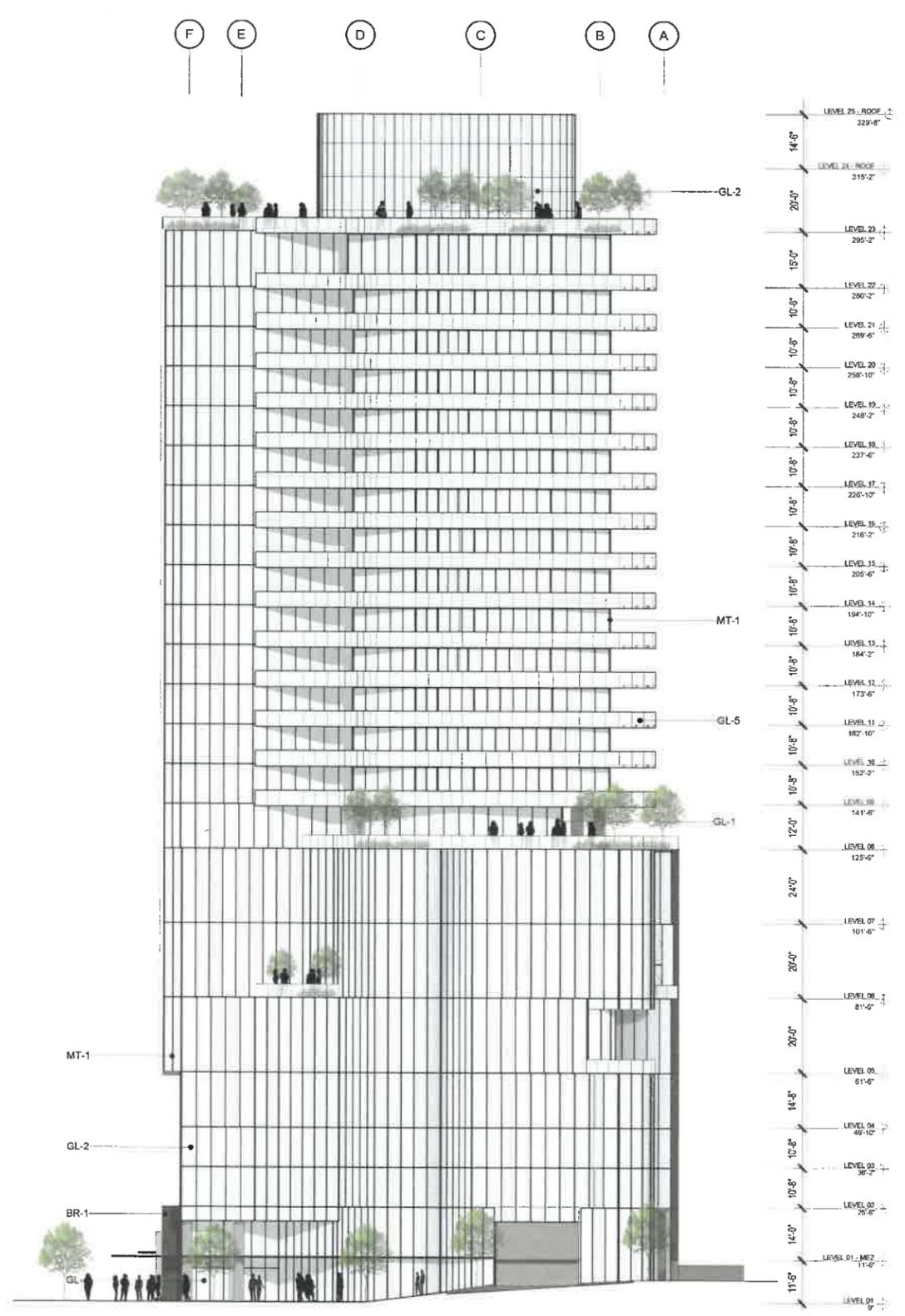




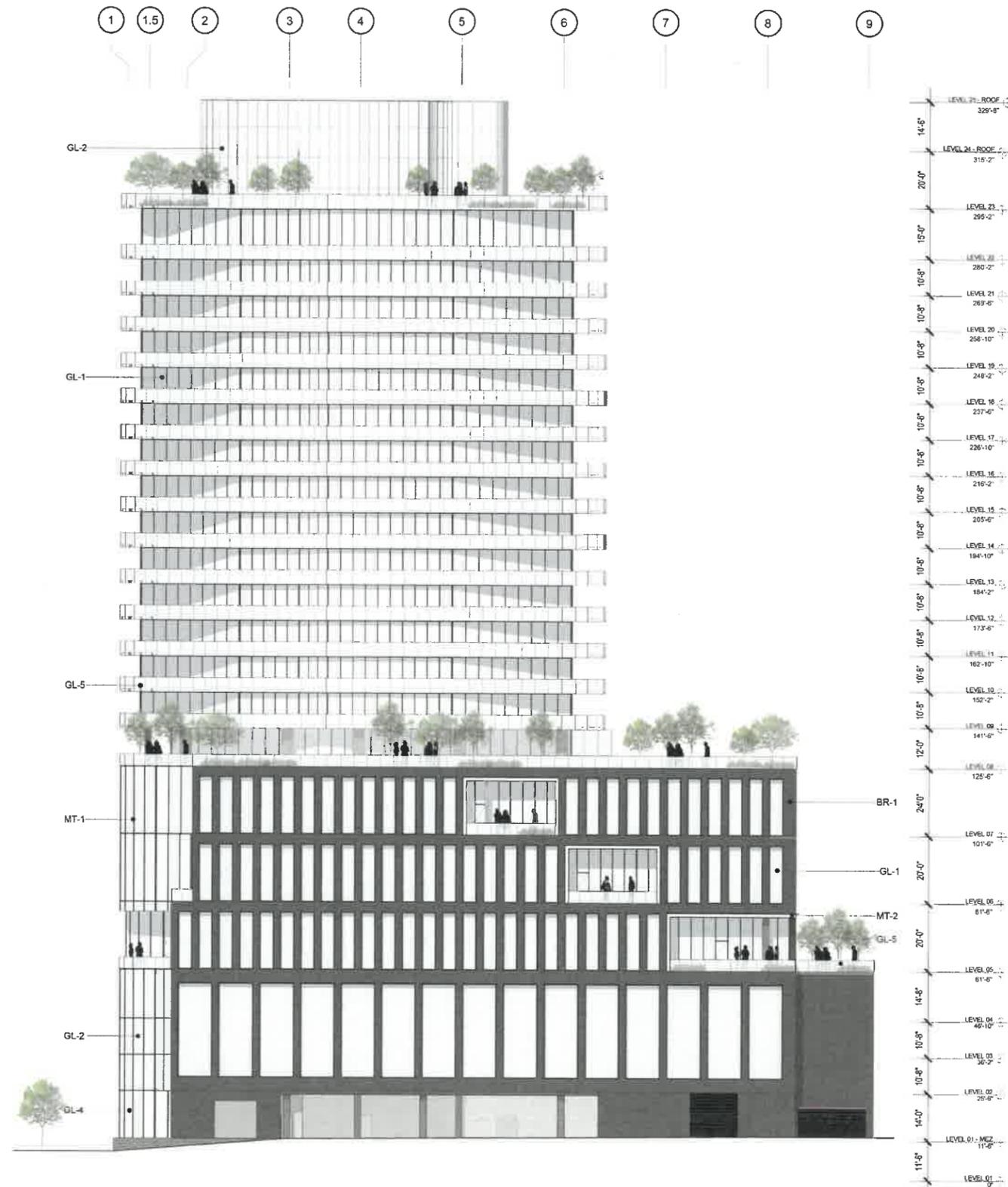




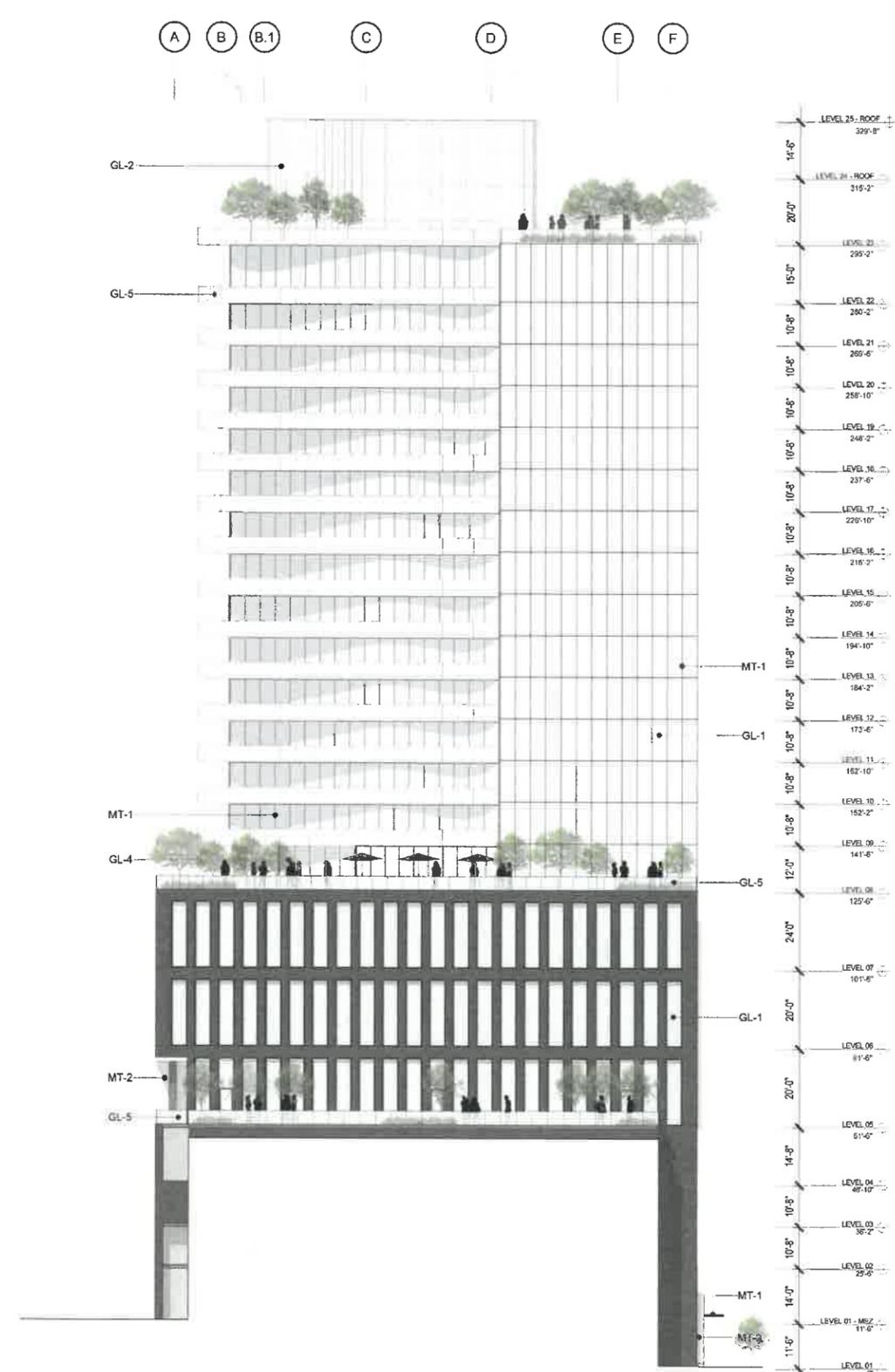
**SOUTH ELEVATION**  
SCALE: 1" = 20'-0"



**EAST ELEVATION**  
SCALE: 1" = 20'-0"



**NORTH ELEVATION**  
SCALE: 1" = 20'-0"



**WEST ELEVATION**  
SCALE: 1" = 20'-0"

**GL-1** \_ *Vision | Residential Units, Commercial Levels*  
VE1-2M Clear Insulated Unit



**GL-2** \_ *Spandrel | Roof Top, Select Locations*  
VE1-2M Spandrel; Acid Wash - 3rd Surface; Black Insulated Back Panel



**GL-3** \_ *Frit Pattern | Garage Facade, Canopies Throughout*  
VE1-2M Clear Insulated Unit; Frit Pattern - 3rd Surface



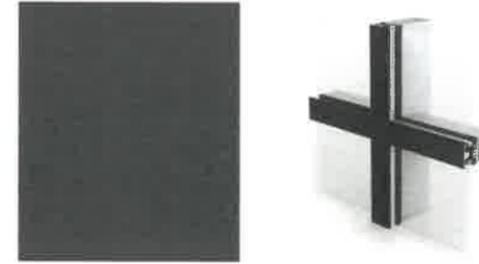
**GL-4** \_ *Storefront | Retail Facade, Amenity Levels*  
VE 1-85 Clear Insulated Unit



**GL-5** \_ *Railings + Guardrails | Residential and Commercial Balconies*  
Structural Glazing - Tempered Clear Glass (Blumcraft or similar)



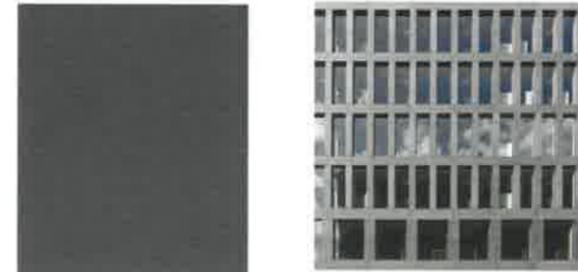
**MT-1** \_ *Tower Mullions*  
Extruded Aluminum; PPG PPG14-05 Dark As Night

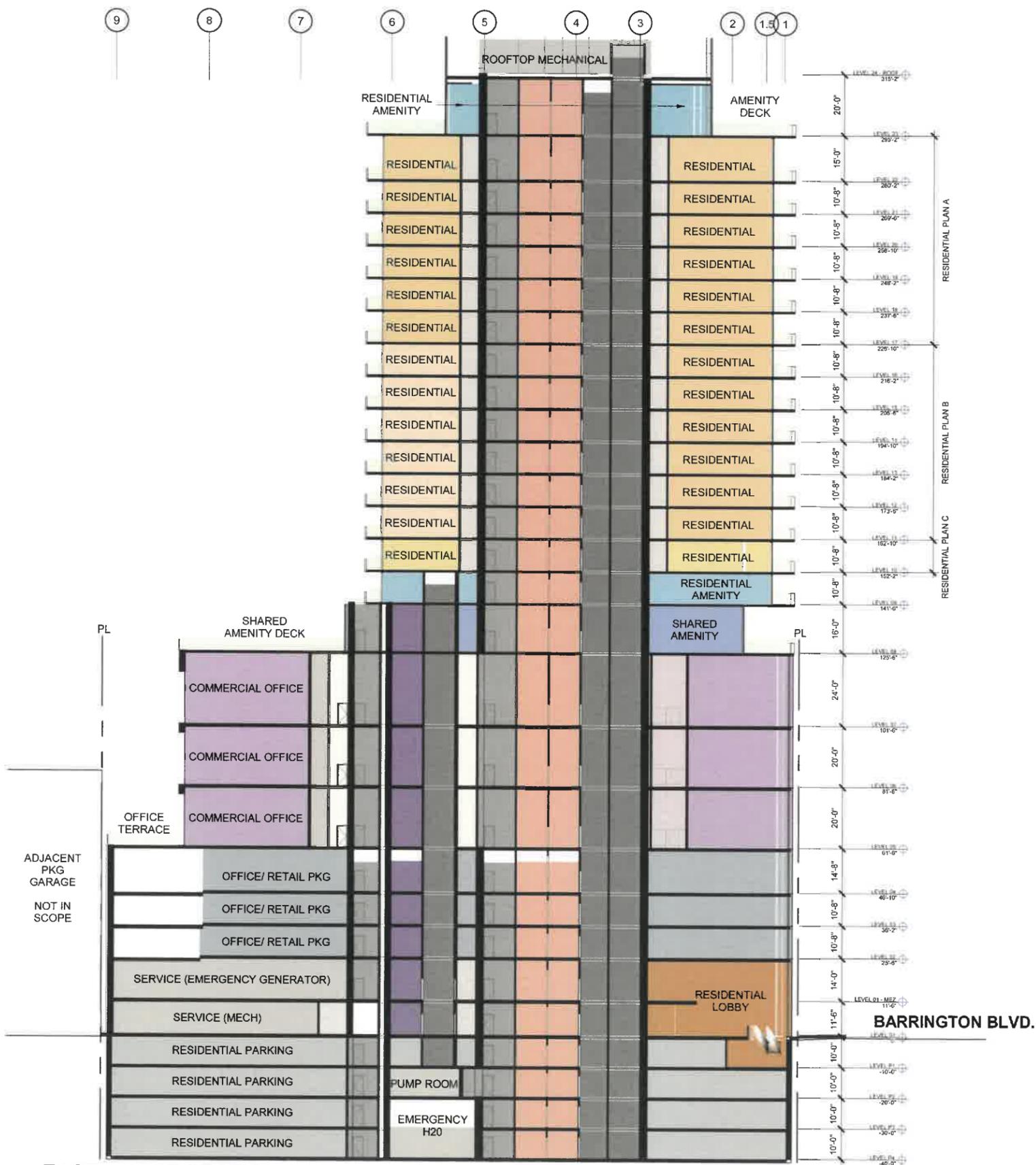


**MT-2** \_ *Metal Frame | Tower Facade, Retail Entries, Commercial Balconies*  
Alucobond Metal Panel System; PPG PPG1085-2 Bone White

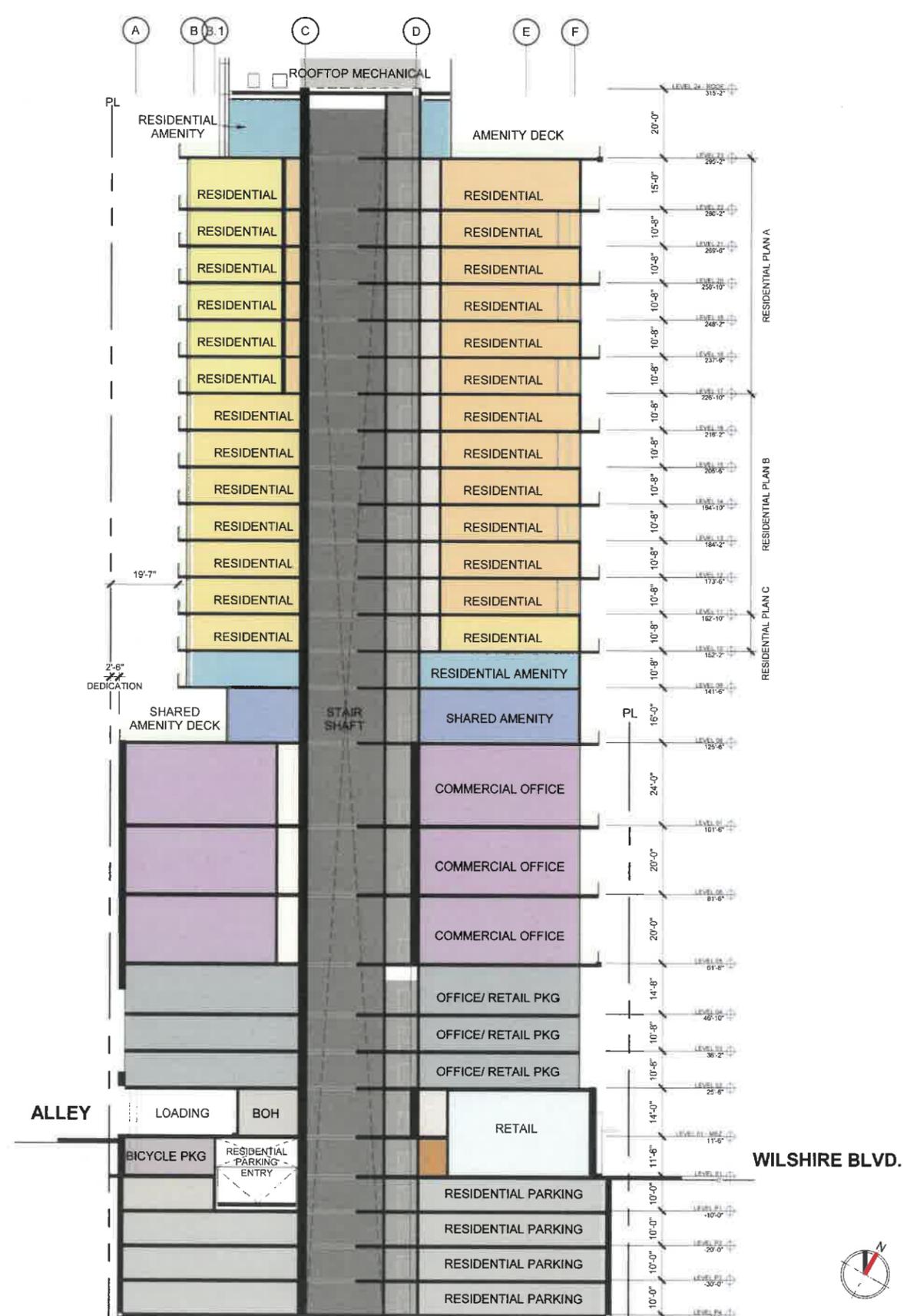


**BR-1** \_ *Brick | North Commercial Facade, South Commercial*  
Brick; Utility 3-5/8" x 3-5/8" x 11-5/8"; PPG PPG14-05 Dark As Night





**EAST - WEST SECTION**  
SCALE: 1" = 20'-0"

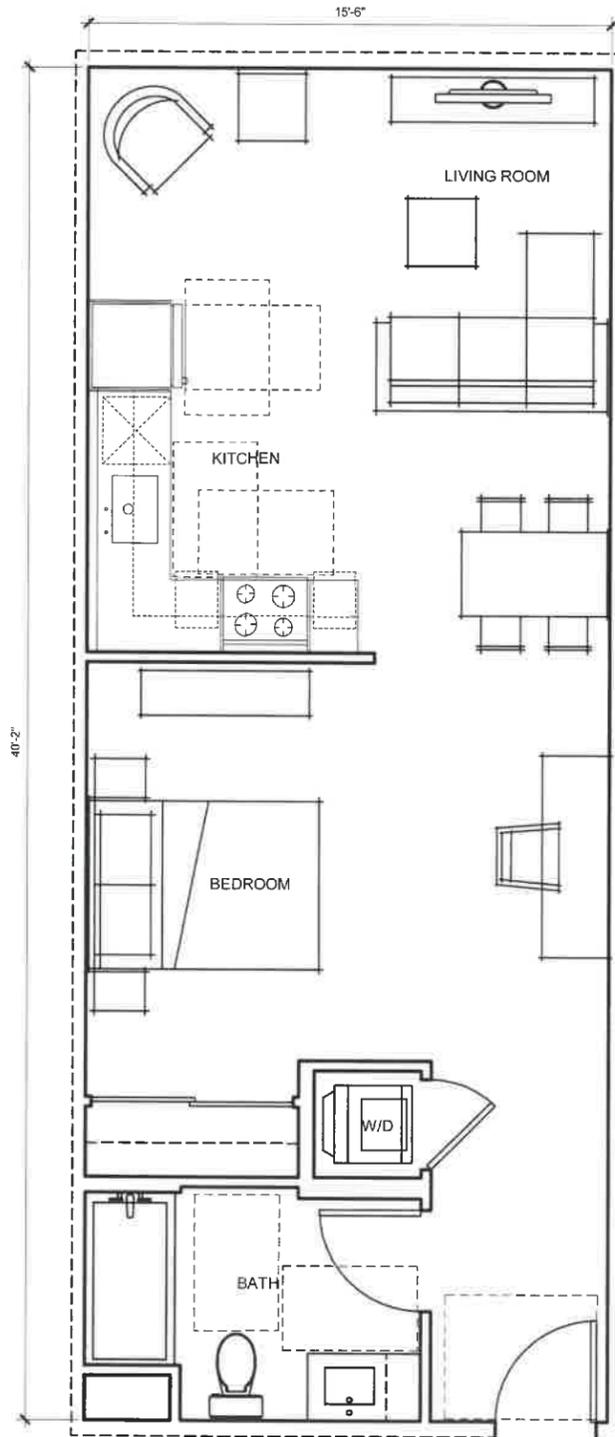


**NORTH - SOUTH SECTION**  
SCALE: 1" = 20'-0"

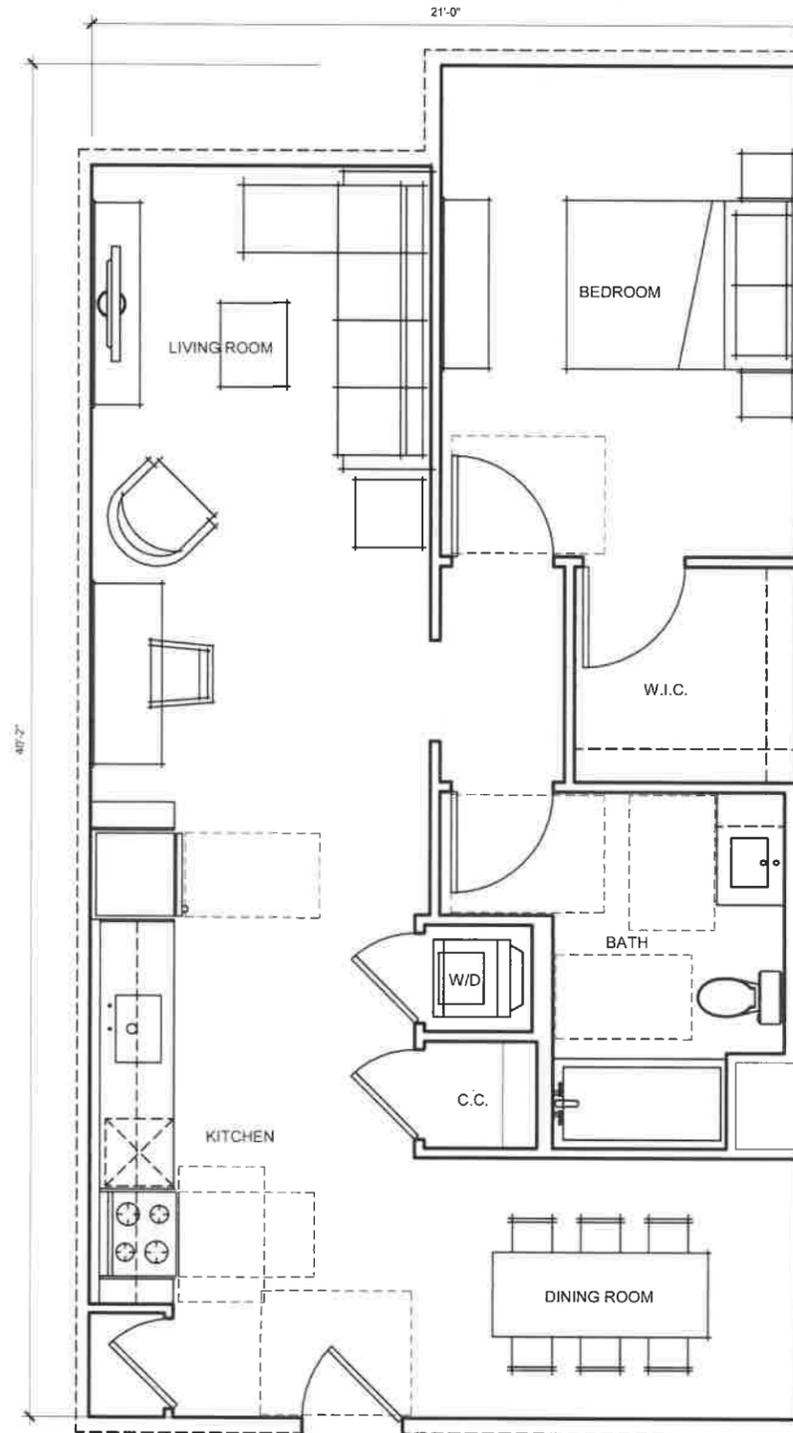
**UNIT CALCULATIONS**

	LEVELS	UNITS PER LEVEL								TOTALS		
		STUDIO		1 BED		2 BED		3 BED		UNITS / LEVEL	AVG SF	
		UNIT COUNT	AVG SF	UNIT COUNT	AVG SF	UNIT COUNT	AVG SF	UNIT COUNT	AVG SF			
<b>RESIDENTIAL LEVELS</b>	C	LEVEL 10					8	1,233 SF			8	1,233 SF
	B	LEVEL 11	2	609 SF	4	594 SF	6	1,017 SF			12	876 SF
		LEVEL 12	2	609 SF	4	624 SF	6	1,037 SF			12	897 SF
		LEVEL 13	2	609 SF	4	594 SF	6	1,017 SF			12	876 SF
		LEVEL 14	2	609 SF	4	624 SF	6	1,037 SF			12	897 SF
		LEVEL 15	2	609 SF	4	594 SF	6	1,017 SF			12	876 SF
		LEVEL 16	2	609 SF	4	624 SF	6	1,037 SF			12	897 SF
	A	LEVEL 17	1	623 SF	7	729 SF	2	996 SF	2	1,395 SF	12	876 SF
		LEVEL 18	1	623 SF	7	747 SF	2	1,058 SF	2	1,395 SF	12	896 SF
		LEVEL 19	1	623 SF	7	729 SF	2	996 SF	2	1,395 SF	12	876 SF
		LEVEL 20	1	623 SF	7	747 SF	2	1,058 SF	2	1,395 SF	12	896 SF
		LEVEL 21	1	623 SF	7	729 SF	2	996 SF	2	1,395 SF	12	876 SF
		LEVEL 22	1	623 SF	7	747 SF	2	1,058 SF	2	1,395 SF	12	896 SF
		<b>TOTAL</b>	<b>18</b>	<b>616 SF</b>	<b>66</b>	<b>673 SF</b>	<b>56</b>	<b>1,043 SF</b>	<b>12</b>	<b>1,395 SF</b>	<b>152</b>	<b>893 SF</b>
		<b>PERCENTAGE</b>	<b>12%</b>		<b>43%</b>		<b>37%</b>		<b>8%</b>		<b>100%</b>	

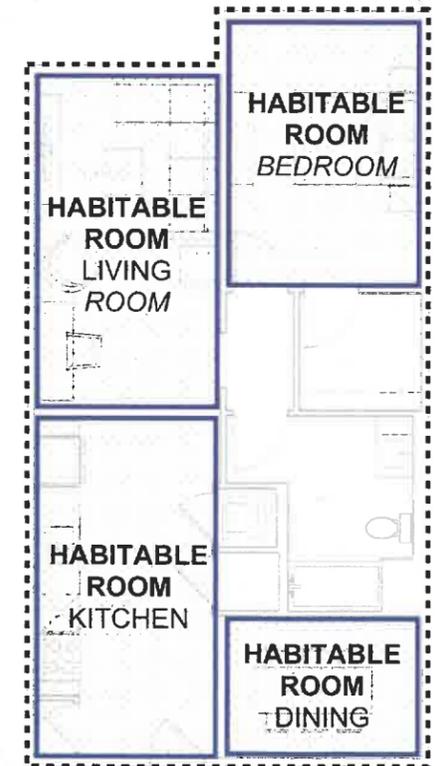




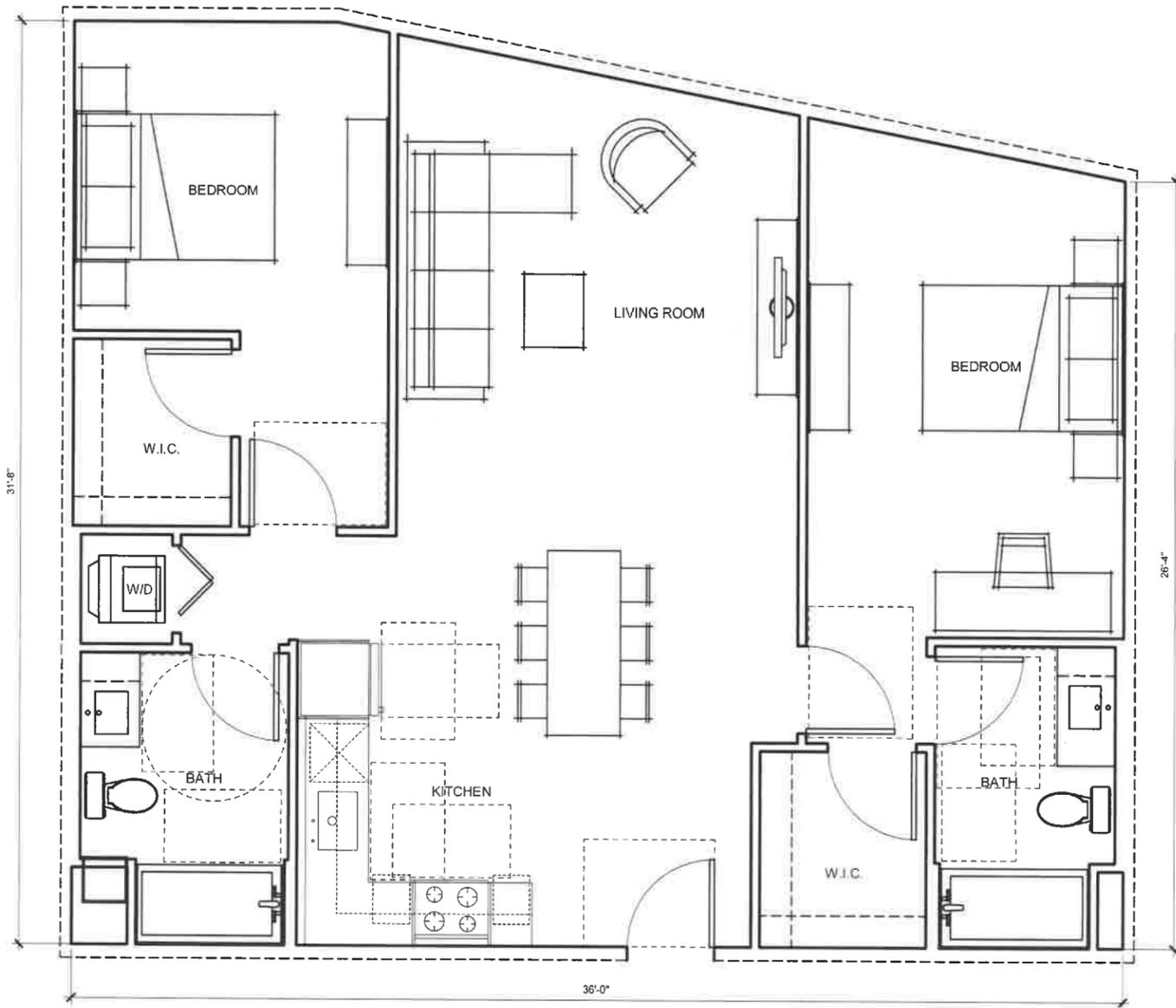
**UNIT-STUDIO**  
SCALE: 3/8" = 1'-0"



**UNIT-1 BEDROOM**  
SCALE: 3/8" = 1'-0"

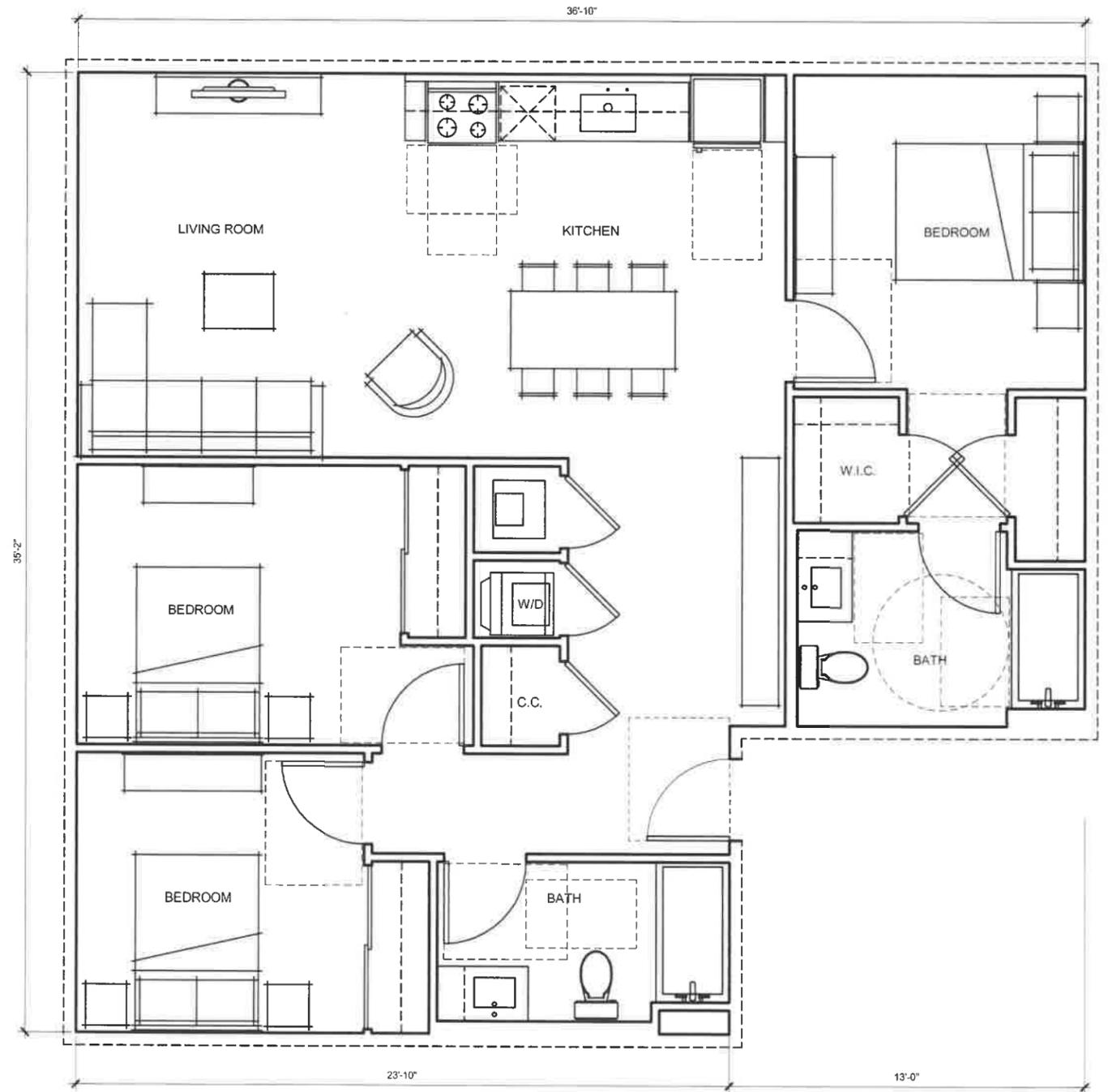


**HABITABLE ROOM  
DIAGRAM**  
SCALE: N.T.S.



**UNIT-2 BEDROOM**

SCALE: 3/8" = 1'-0"



**UNIT-3 BEDROOM**

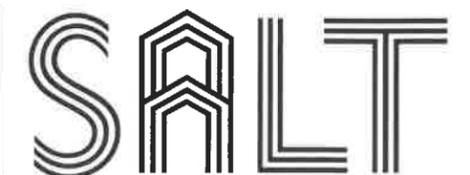
SCALE: 3/8" = 1'-0"

# WILSHIRE BARRINGTON

11701 WILSHIRE BLVD  
LOS ANGELES

SEPTEMBER 10, 2021

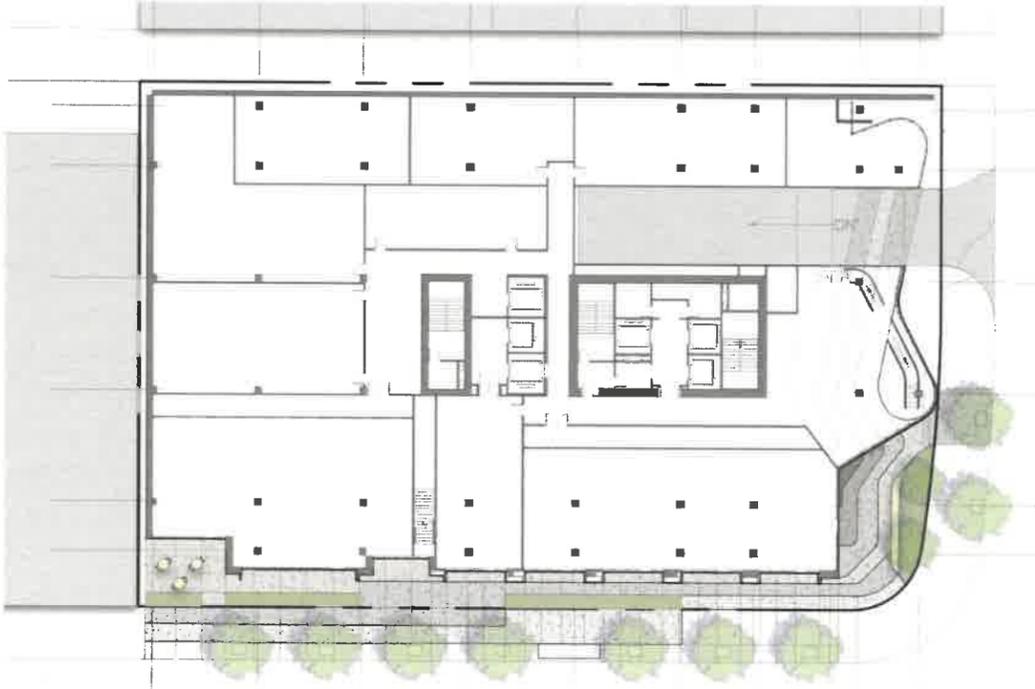
SALT LANDSCAPE ARCHITECTS  
423 GIN LING WAY  
LOS ANGELES, CA 90012  
(213) 234-0057  
salt-la.com



# INSPIRATION IMAGES



# LANDSCAPE AREAS



GROUND FLOOR LANDSCAPE AREA : **631 SF**  
 GROUND FLOOR TREES: **2**  
 GROUND FLOOR STREET TREES: **9**



5TH FLOOR LANDSCAPE AREA : **1,150 SF**  
 5TH FLOOR SITE TREES: **7**



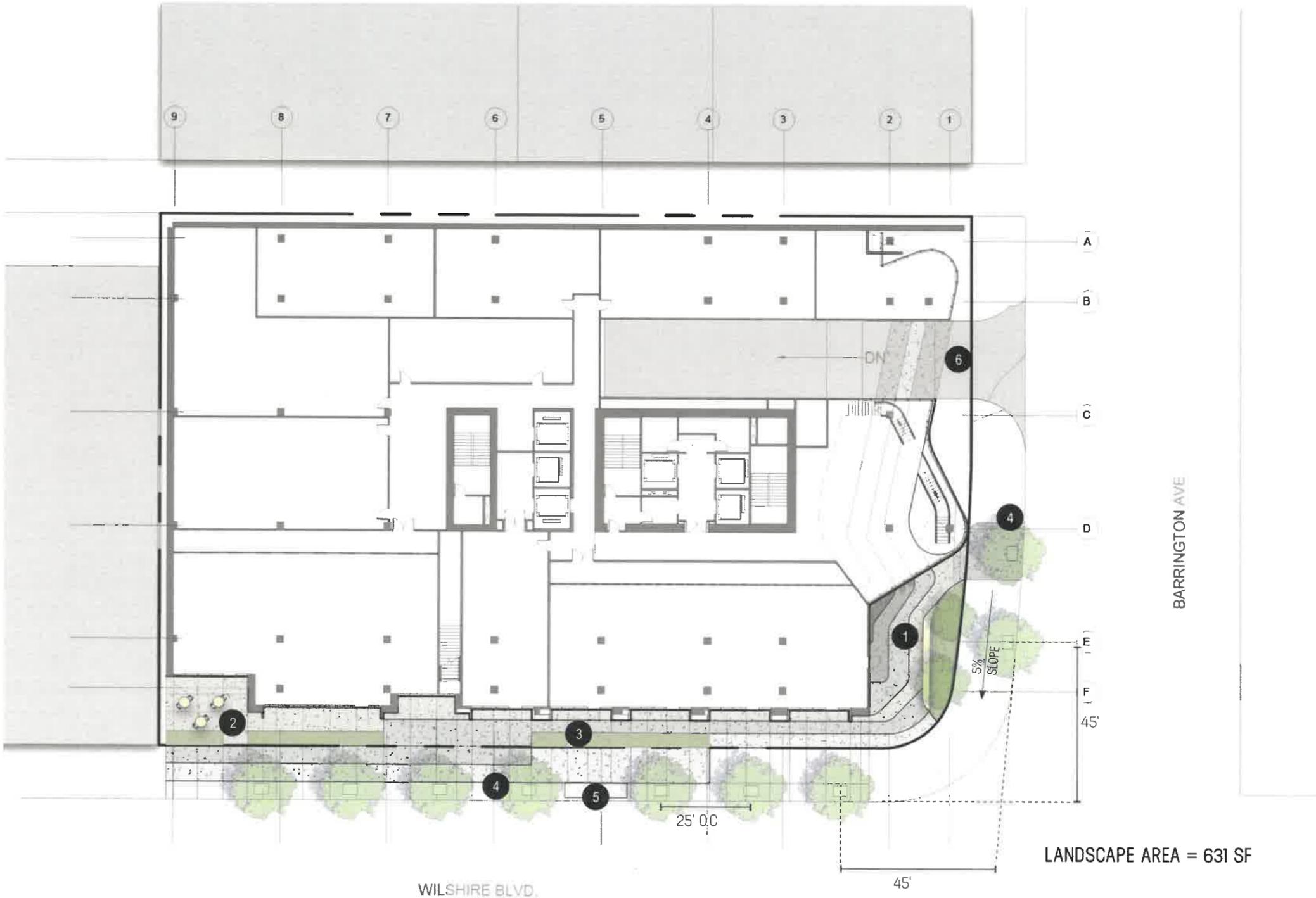
8TH FLOOR LANDSCAPE AREA : **1,370 SF**  
 8TH FLOOR SITE TREES: **14**



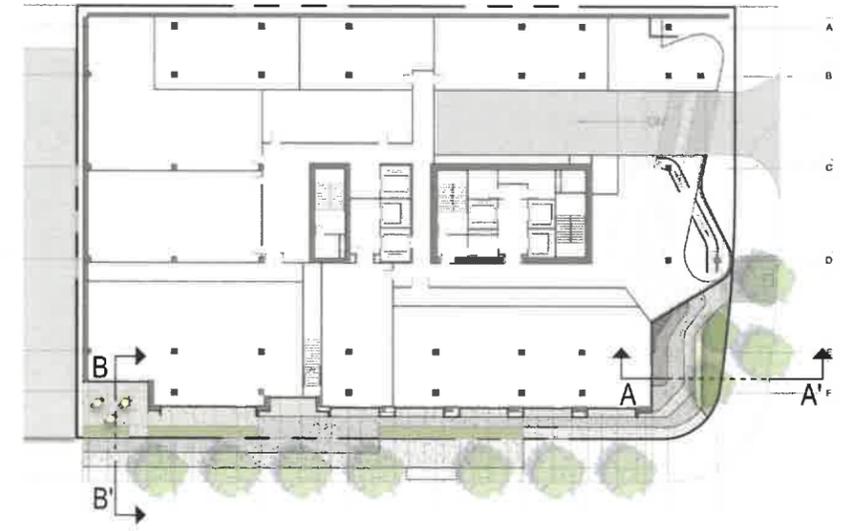
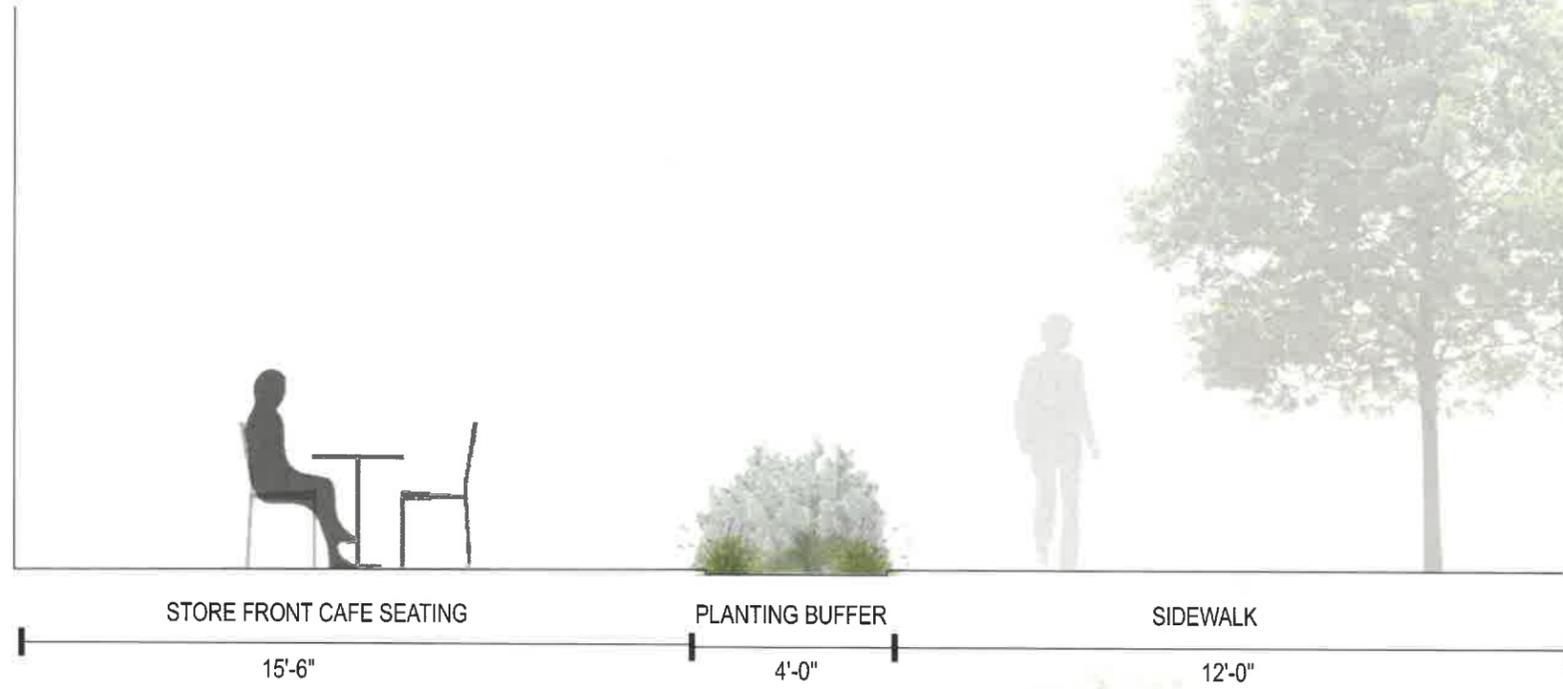
23RD FLOOR LANDSCAPE AREA : **2,123 SF**  
 23RD FLOOR SITE TREES: **11**

# GROUND FLOOR

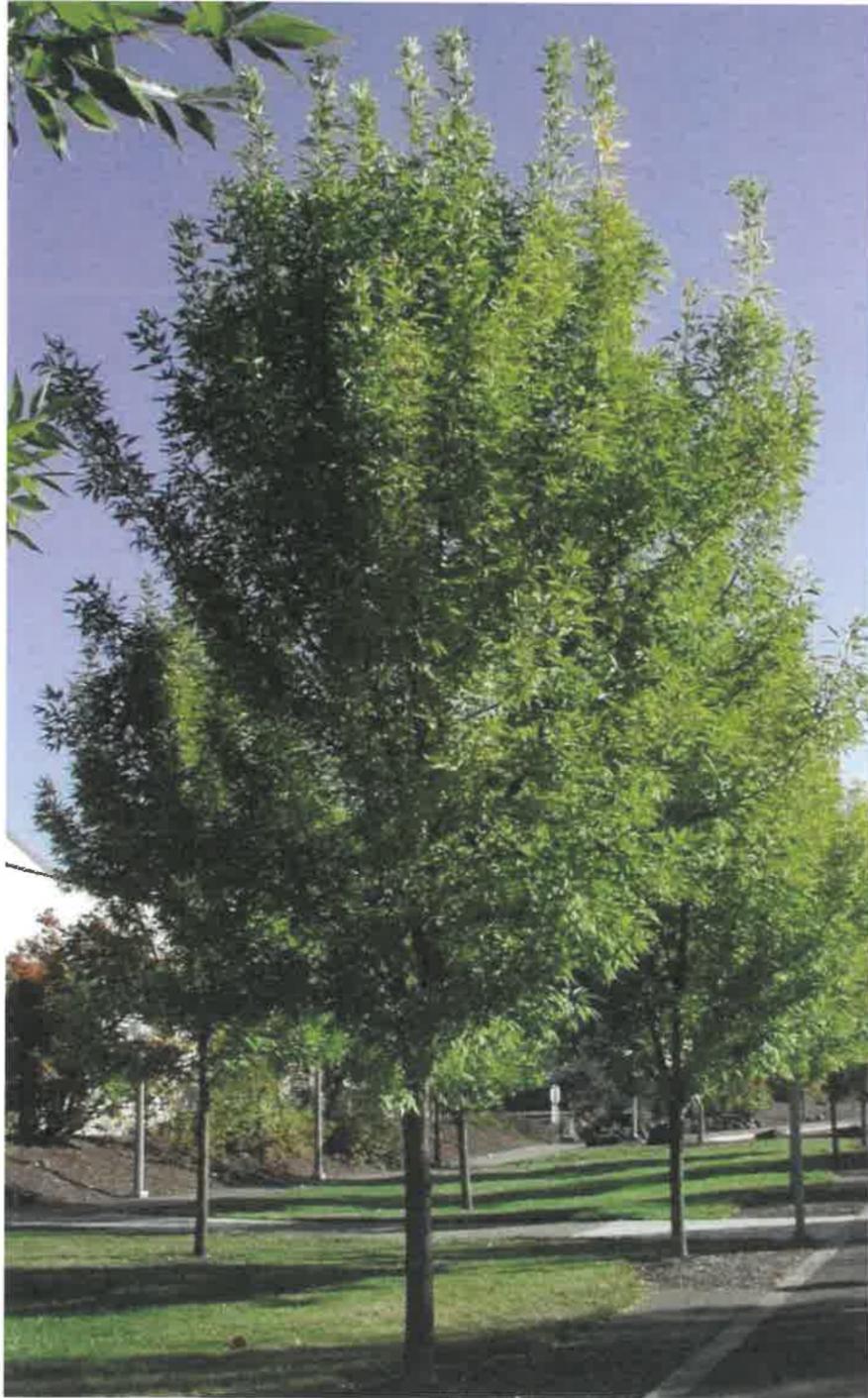
- 1 CORNER PLAZA
- 2 STREET CAFE
- 3 STREET PLANTING
- 4 STREET TREE
- 5 [EX] BUS SHELTER
- 6 PARKING ENTRANCE



# GROUND FLOOR



**PLANTING PALETTE GROUND FLOOR**



FRAXINUS ANGUSTIFOLIA  
NARROW-LEAVED ASH



UMBELLULARIA CALIFORNICA  
CALIFORNIA LAUREL



DIETES BICOLOR  
FORTNIGHT LILY



PITOSPORUM TOBIRA  
JAPANESE PITOSPORUM



HAKONECHLOA MACRA  
JAPANESE FOREST GRASS



HEUCHERA 'OBSIDIAN'  
CORAL BELLS



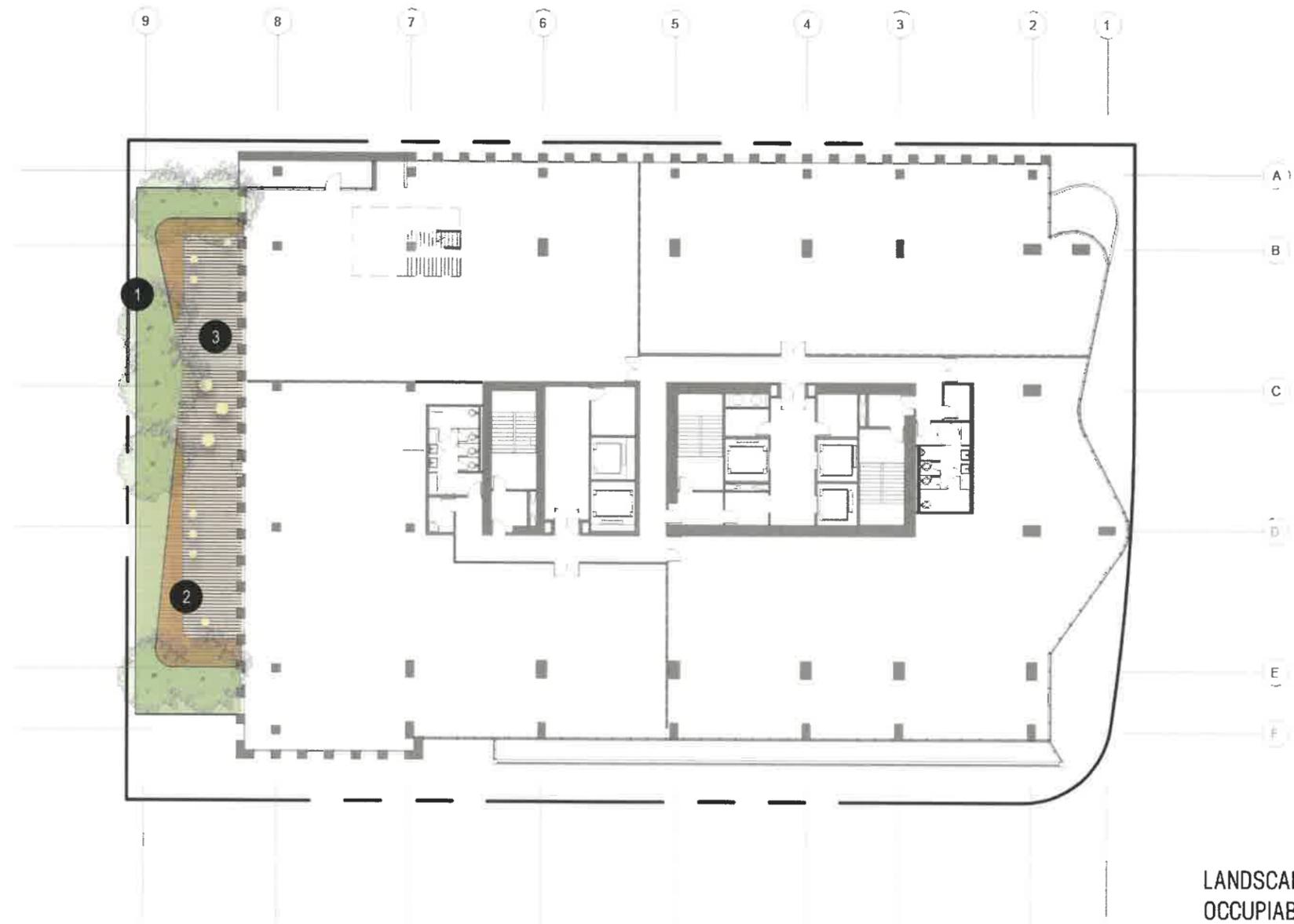
CAREX DIVULSA  
BERKELEY SEDGE



WESTRINGIA FRUTICOSA  
GREY BOX  
DWARF COAST ROSEMARY

# 5TH FLOOR

- 1 PLANTING AREA
- 2 BUILT-IN BENCH
- 3 MOVABLE PLANTER

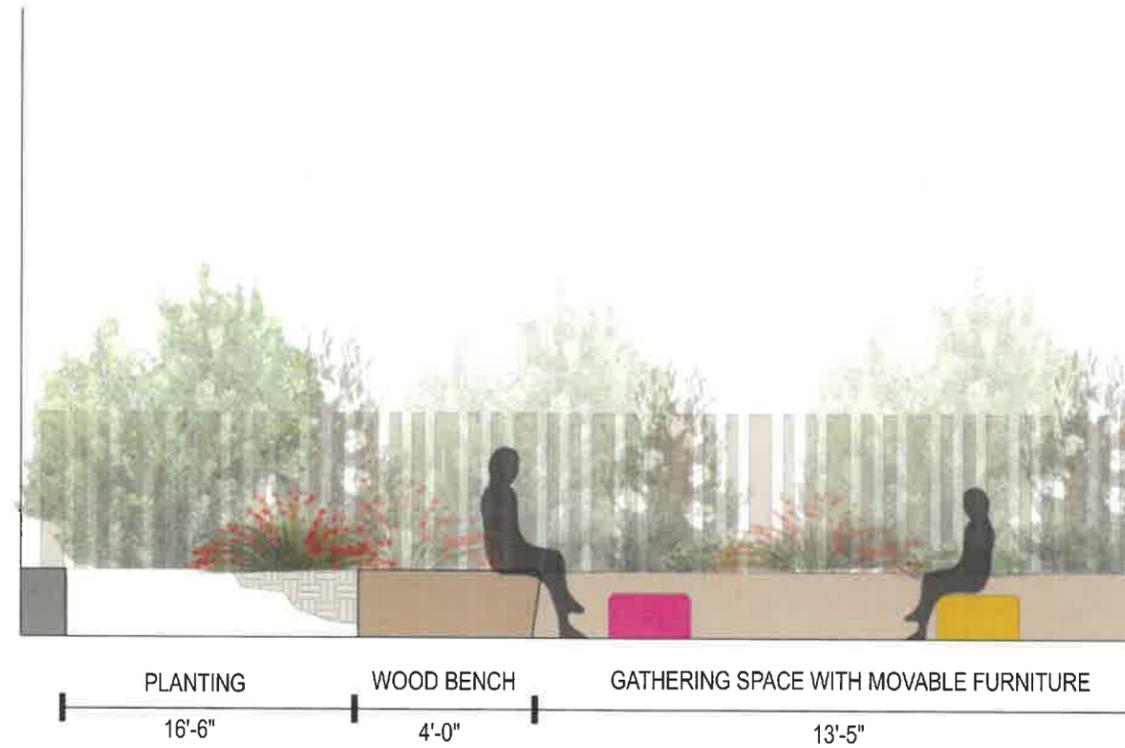


LANDSCAPE AREA = 1,150 SF  
OCCUPIABLE AREA = 1,720 SF

# 5TH FLOOR



KEY MAP



SECTION - ELEVATION A-A'

# PLANTING PALETTE 5TH FLOOR



HETEROMELES ARBUTIFOLIA  
TOYON



RUSSELIA EQUISETIFORMIS  
CORAL FOUNTAIN



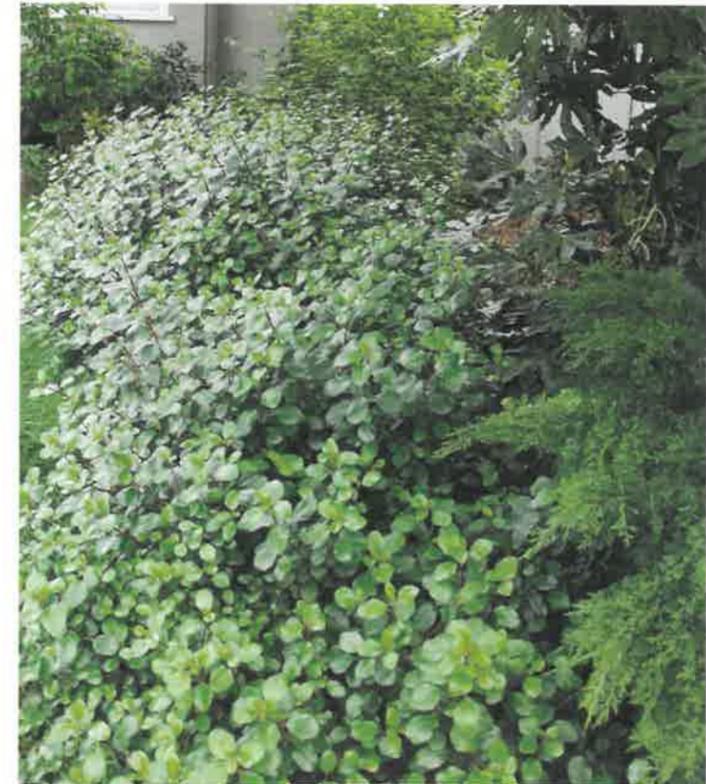
LOMANDRA LONGIFOLIA BREEZE  
DWARF MAT RUSH



FESTUCA CALIFORNICA  
CALIFORNIA FESCUE



CARPENTERIA CALIFORNICA  
BUSH ANEMONE



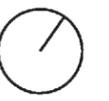
RIBES VIBURNIFOLIUM  
CATALINA CURRENT

# 8TH FLOOR

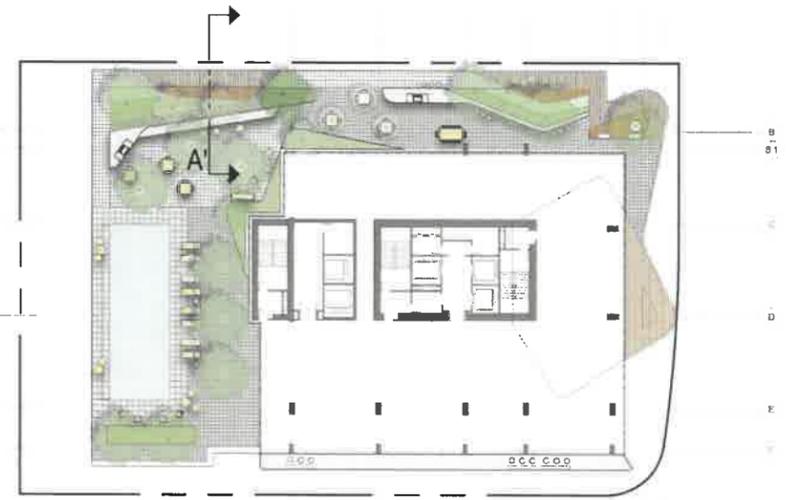
- 1 PLANTING AREA
- 2 POOL
- 3 OUTDOOR EATING AREA
- 4 RAISED DECK
- 5 DECK AREA / OPEN SPACE FOR EVENT
- 6 BBQ COUNTER



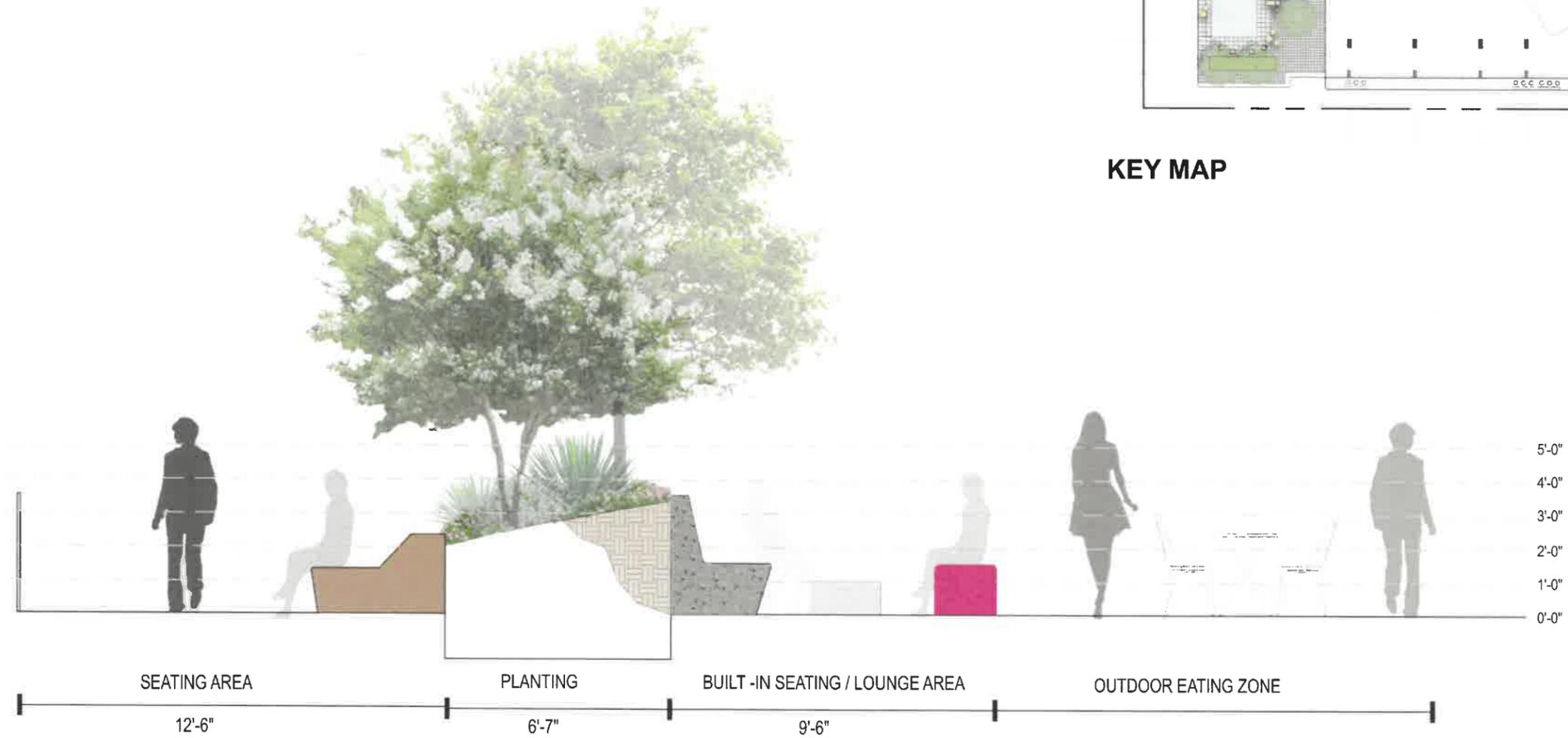
LANDSCAPE AREA = 1,150 SF  
POOL = 1,281 SF  
OCCUPIABLE AREA = 9,487 SF



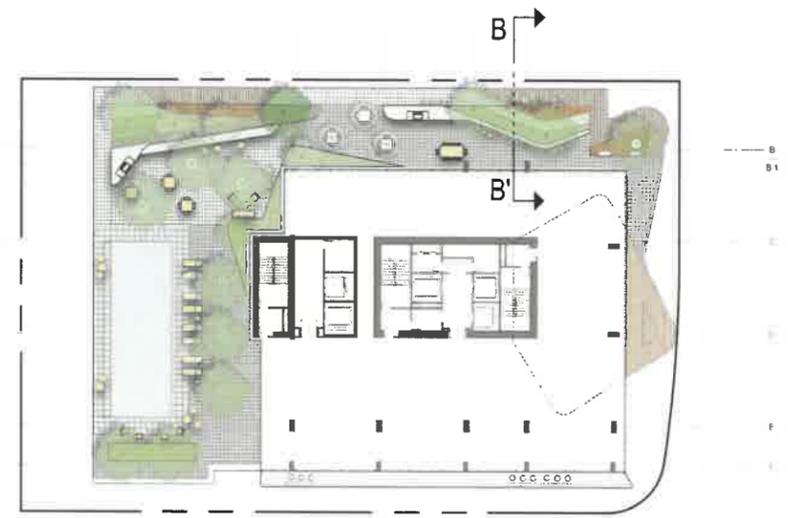
# 8TH FLOOR



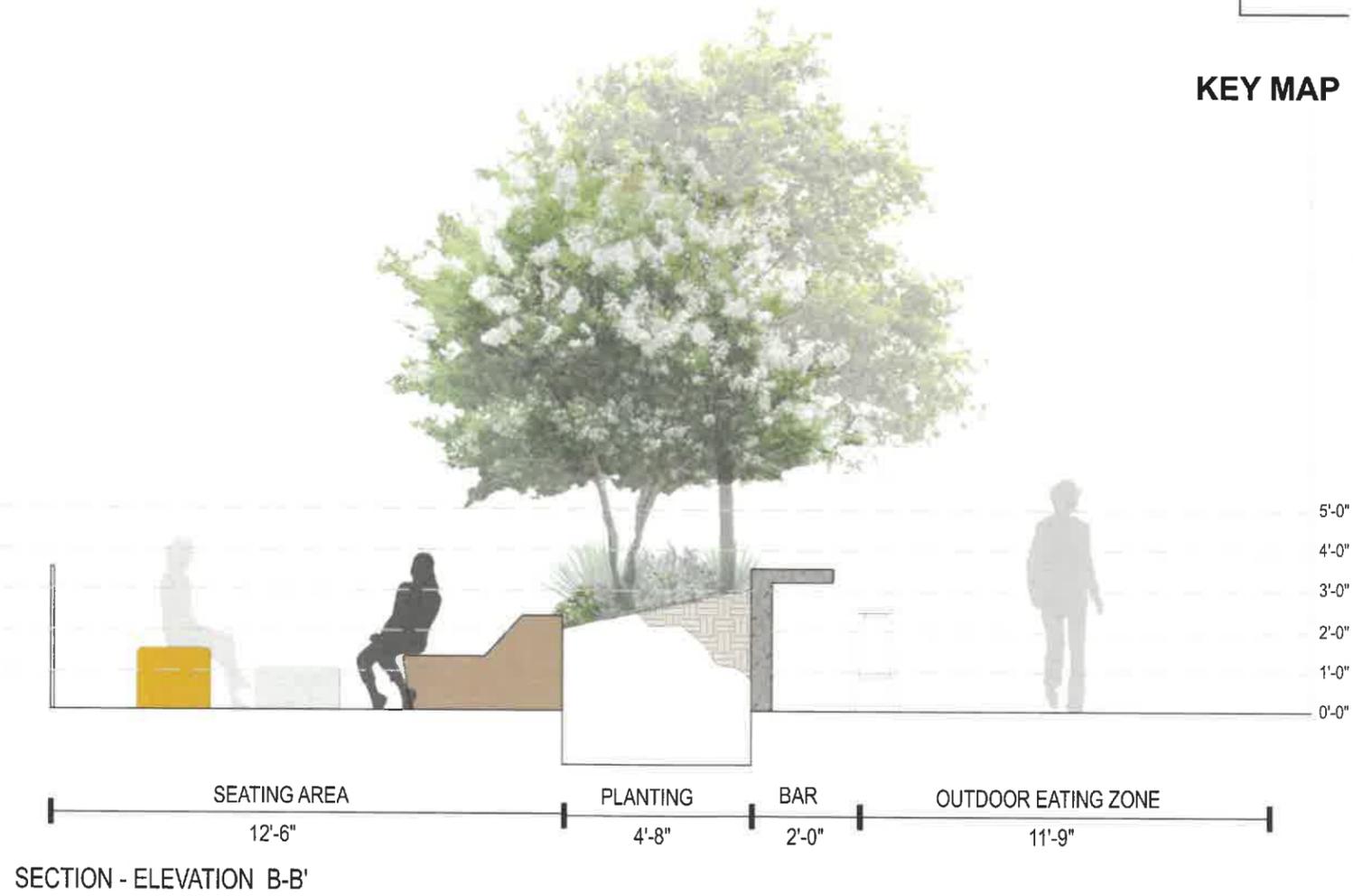
KEY MAP



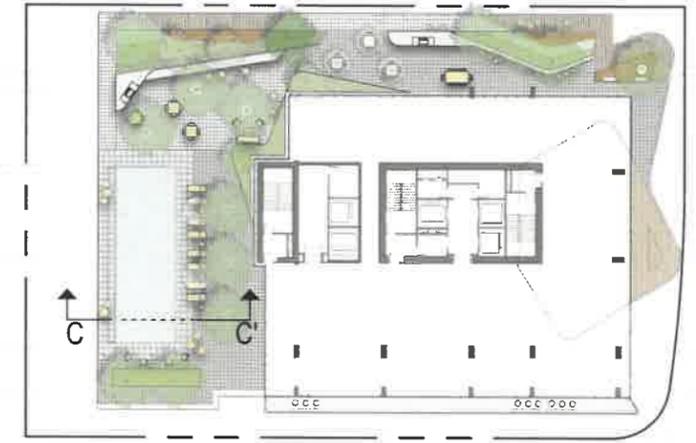
# 8TH FLOOR



KEY MAP



# 8TH FLOOR

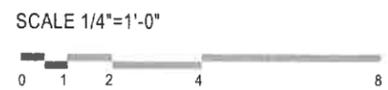


KEY MAP



SECTION - ELEVATION C-C'

**SALT** 11701 WILSHIRE BLVD



# PLANTING PALETTE 8TH FLOOR



PLATANUS RACEMOSA  
CALIFORNIA SYCAMORE



LAGERSTROEMIA INDICA 'NATCHEZ'  
NATCHEZ CRAPE MYRTLE



YUCCA RECURVIFOLIA  
SOFT LEAF YUCCA



WESTRINGIA 'WYNYABBIE GEM'  
COAST ROSEMARY



AGAVE 'BLUE GLOW'  
BLUE GLOW AGAVE



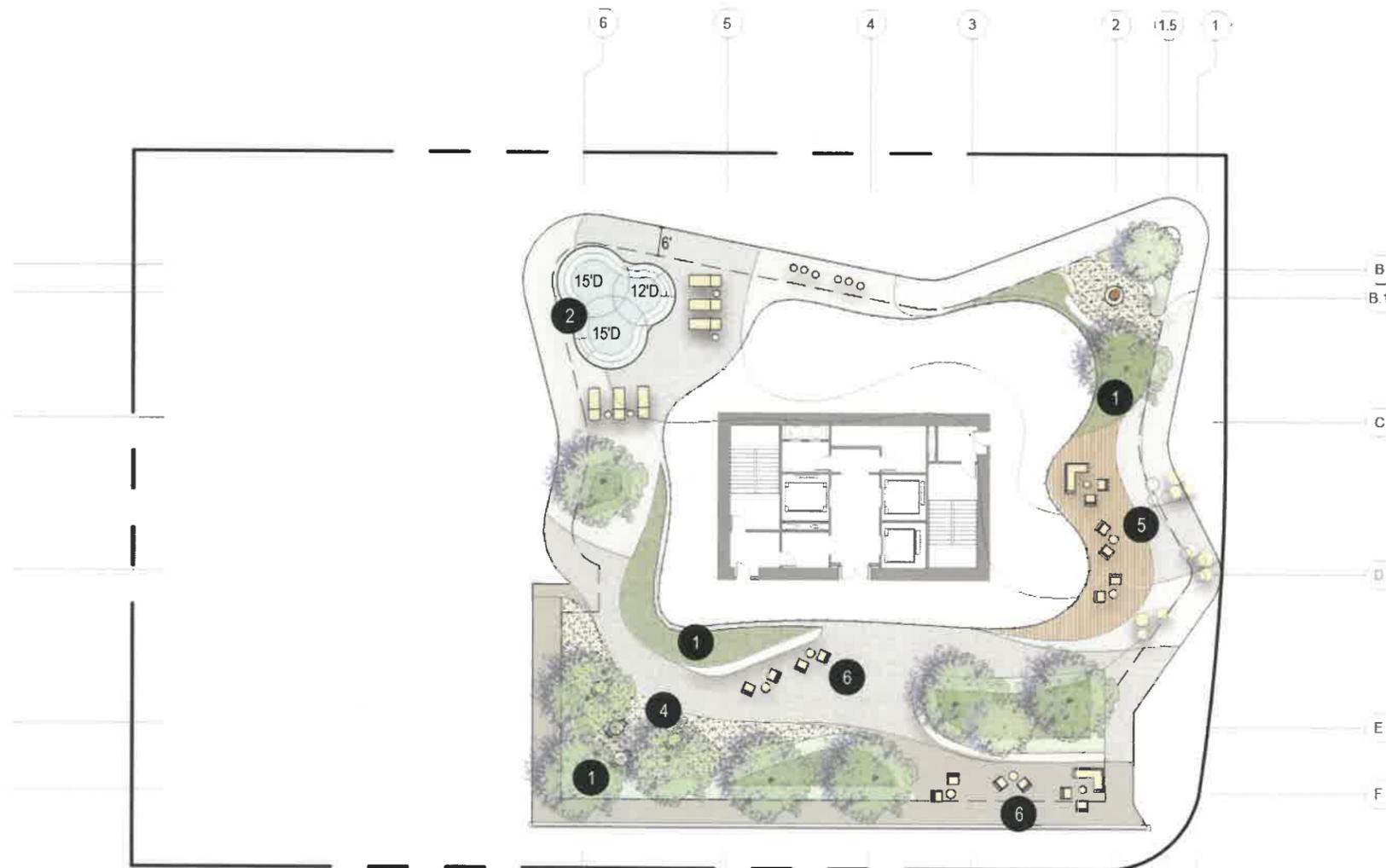
ROSMARINUS OFFICINALIS  
ROSEMARY



ARMERIA MARITIMA  
COMMON THRIFT

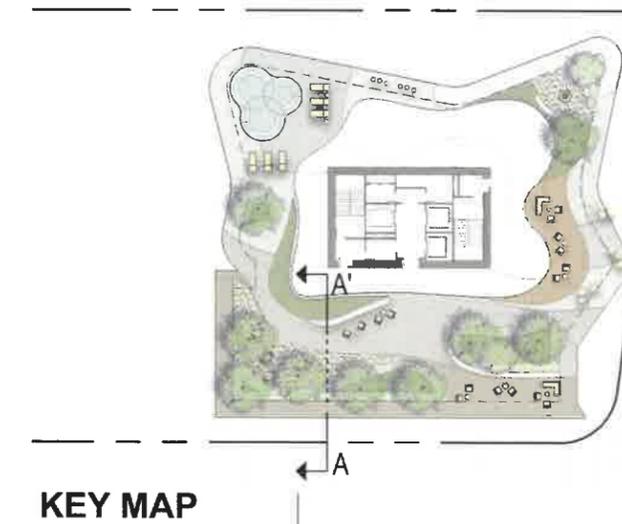
# 23RD FLOOR

- 1 PLANTING AREA
- 2 SPA
- 3 FIRE TERRACE
- 4 GARDEN SEATING
- 5 DECK LOUNGE SEATING
- 6 SMALL GROUP GATHERING AREA



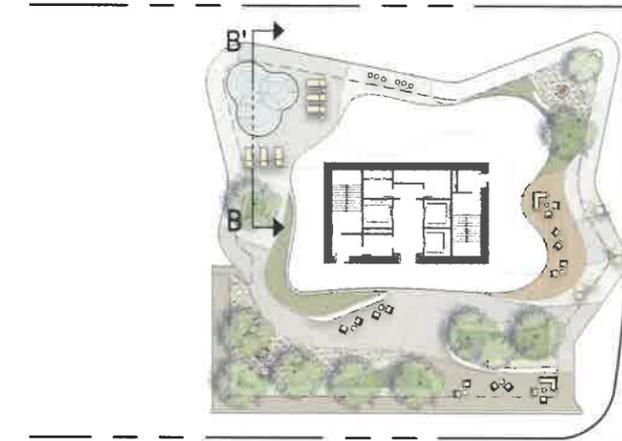
LANDSCAPE AREA= 2,123 SF  
 SPA= 460 SF  
 OCCUPIABLE AREA= 8,434 SF

# 23RD FLOOR

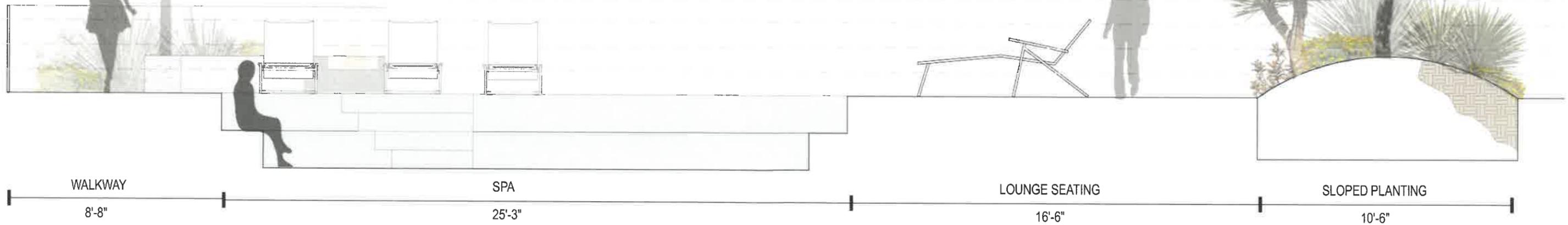


SECTION - ELEVATION A-A'

# 23RD FLOOR

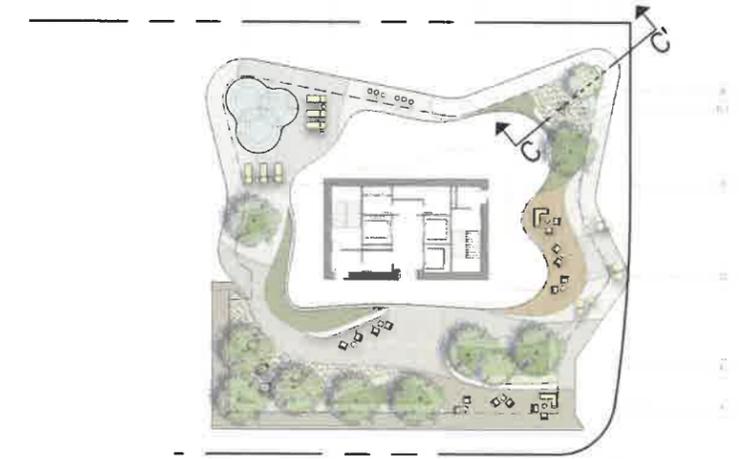


KEY MAP



SECTION - ELEVATION B-B'

# 23RD FLOOR



KEY MAP



SECTION - ELEVATION C-C'

# PLANTING PALETTE 23RD FLOOR



CHILOPSIS LINEARIS  
DESERT WILLOW



BOUTELOUA GRACILIS 'BLONDE AMBITION'  
BLONDE AMBITION BLUE GRAMA GRASS



ARCTOSTAPHYLOS EDMUNDsii 'CARMEL SUR'  
CARMEL SUR MANZANITA



YUCCA ROSTRATA  
BEAKED YUCCA



SALVIA 'POZO BLUE'  
POZO BLUE SAGE



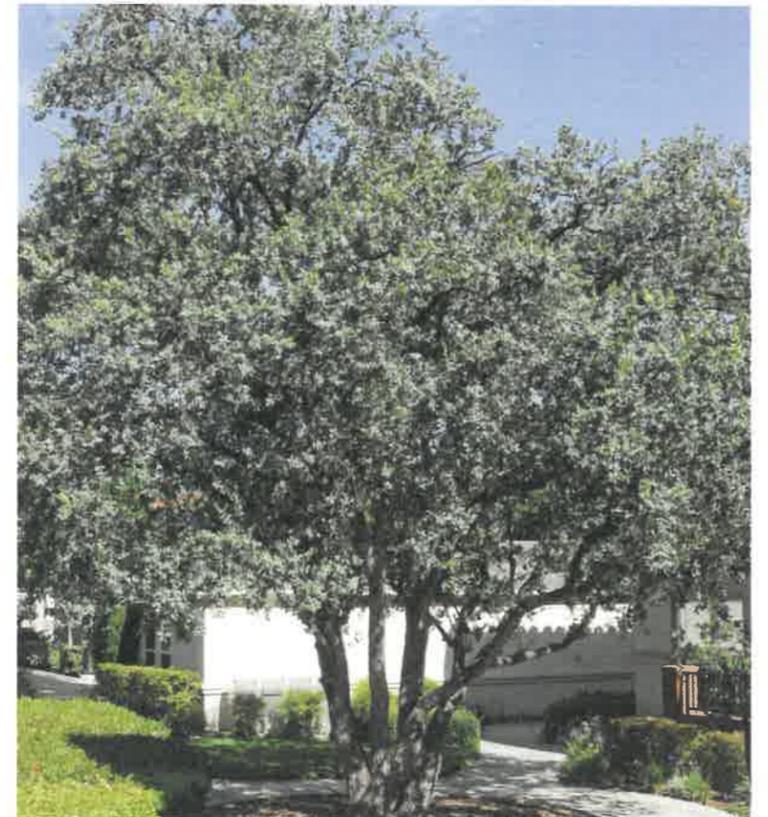
ACHILLEA 'MOONSHINE'  
MOONSHINE YARROW



DASYLIRION QUADRANGULATUM  
MEXICAN GRASS TREE



GRAPTOPETALUM PARAGUAYENSE  
GHOST PLANT



QUERCUS ENGELMANNII  
ENGELMANN OAK

# MATERIAL PALETTE



KEBONY WOOD DECKING



WOOD BENCHES



PRECAST CONCRETE BENCHES

## CONCRETE COLORS AND TEXTURES



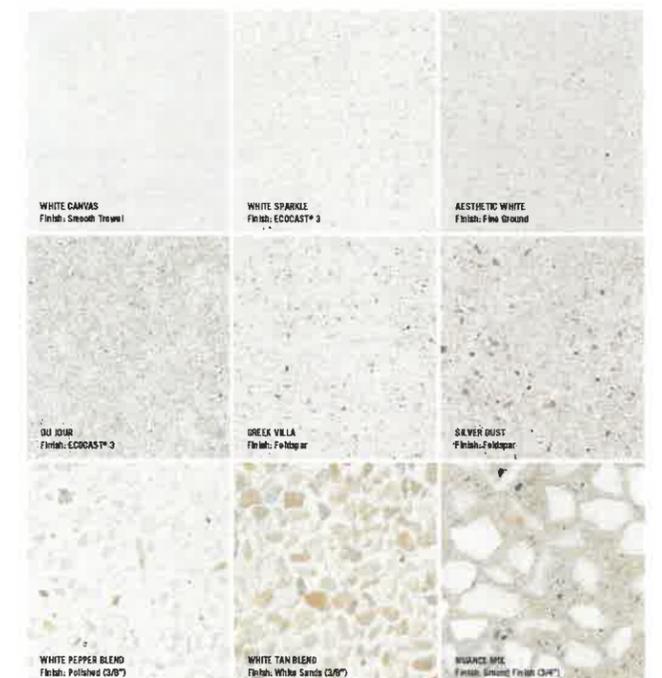
Ground FLOOR



5th FLOOR



8th FLOOR



22nd FLOOR

DEPARTMENT OF CITY PLANNING  
 COMMISSION OFFICE  
 (213) 978-1300  
 CITY PLANNING COMMISSION

CITY OF LOS ANGELES  
 CALIFORNIA

LOS ANGELES DEPARTMENT  
 OF CITY PLANNING  
 EXECUTIVE OFFICES

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PRESIDENT
- CAROLINE CHOE  
VICE -PRESIDENT
- HELEN CAMPBELL
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- ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR
- LISA M. WEBBER, AICP  
DEPUTY DIRECTOR
- planning.lacity.org

**Filing Notification and Distribution**

<p><b>ADDRESS: 11701 W. WILSHIRE BLVD</b></p> <p><b>COMMUNITY PLAN:</b> Brentwood-Pacific Palisades</p> <div style="background-color: red; color: white; text-align: center; padding: 5px;"><b>MAJOR PROJECTS</b></div>	<p><b>DATE OF FILING: 09/28/2022</b>  <b>MAP STAMP DATE: 09/19/2022</b></p> <p><b>VTT- MAP NO: VTT-83835-CN</b>  <b>ENV-2022-7014-EIR</b>  <b>RELATED CASES:</b>  <b>DIR-2022-7013-TOC-CDO-SPR-VHCA</b>  <b>ZA-2022-7012-MCUP</b>  <b>DEEMED COMPLETE AND DISTRIBUTION</b>  <b>DATE: 10/27/2022</b></p> <p>Hillside: ( ) Yes (X) No</p>
<p><input checked="" type="checkbox"/> <b>COUNCIL DISTRICT NO: 11</b>                  ( ) Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> <li>( ) Valley</li> <li>(X) West Los Angeles</li> <li>( ) Harbor</li> <li>( ) Metro E/S</li> </ul> <p>Department of Public Works</p> <ul style="list-style-type: none"> <li>(X) Bureau of Engineering</li> <li>(X) Bureau of Sanitation</li> </ul> <p>Department of Building and Safety</p> <ul style="list-style-type: none"> <li>(X) Grading Engineer</li> <li>(X) Zoning Engineer</li> </ul> <p><input checked="" type="checkbox"/> Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> <li>( ) Underground Design</li> <li>(X) Real Estate</li> <li>(X) Water System</li> <li>(X) Fire Department (mark "Fire")</li> </ul>	<ul style="list-style-type: none"> <li>( ) Community Plan Revision</li> <li>(X) Department of Recreation and Parks</li> <li>(X) Bureau of Street Services- Urban Forestry</li> <li>(X) Bureau of Street Lighting (No. P.S.)</li> <li>( ) Animal Regulation (Hillside)</li> <li>(X) Housing Department</li> <li>(X) Board of Education (No P.S.)</li> <li>(X) Los Angeles County Health Department (No P.S.)</li> <li>( ) City of Beverly Hills (See Counter Map) (No P.S.)</li> <li>( ) Valley DOT – Taghi Gharagozli</li> <li>(X) Imaging Services</li> <li>(X) GIS - c/o Fae Tsukamoto</li> <li>( ) Neighborhood Council</li> </ul> <p style="color: red;"><b>N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</b></p>

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

Vincent P. Bertoni,  
 Director of Planning  
*Brenda Kahinju*  
 For:  
 Milena Zasadzien  
 Senior City Planner  
**Major Projects**  
 CP-6300 (1/21/09)

**RECOMMENDATION REPORTS**

**DUE BY: 12/6/2022**

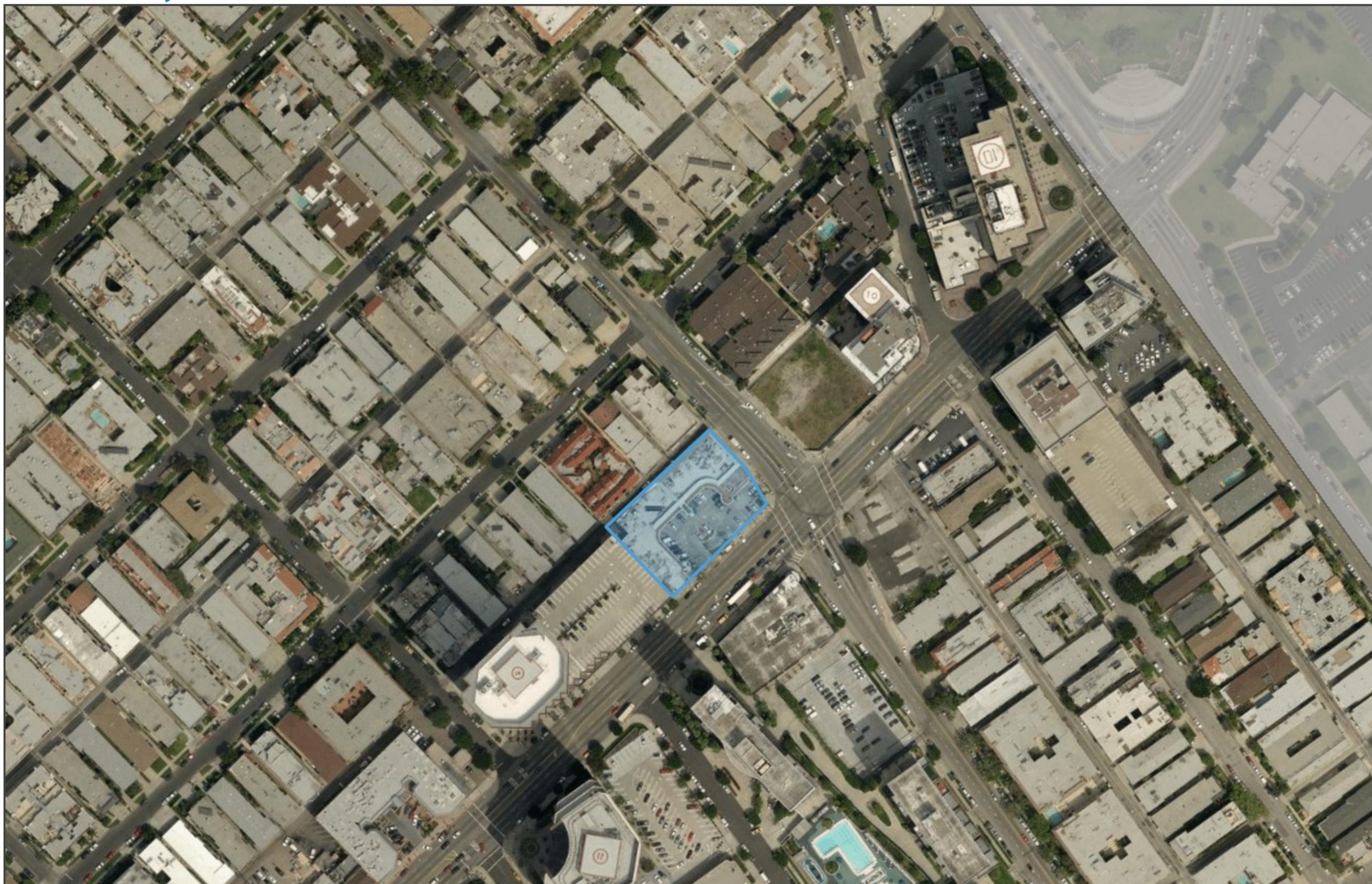
**Please forward reports to the following e-mail address:**

**planning.majorprojects@lacity.org**



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

City Limits

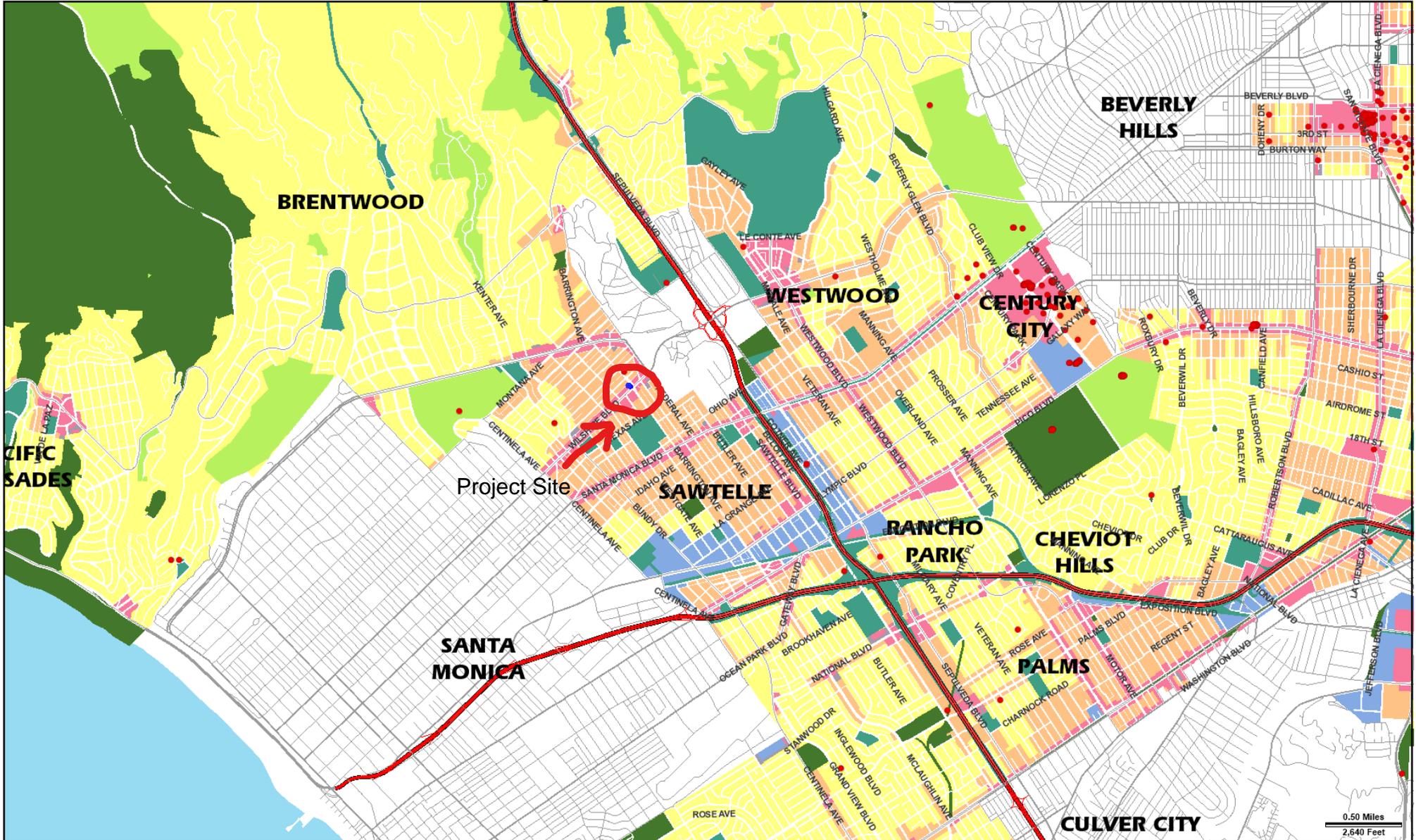
NOTES

0 0 Miles 0 0

SCALE 1: 2,257

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

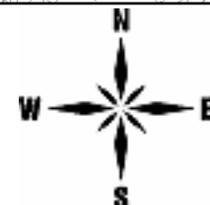
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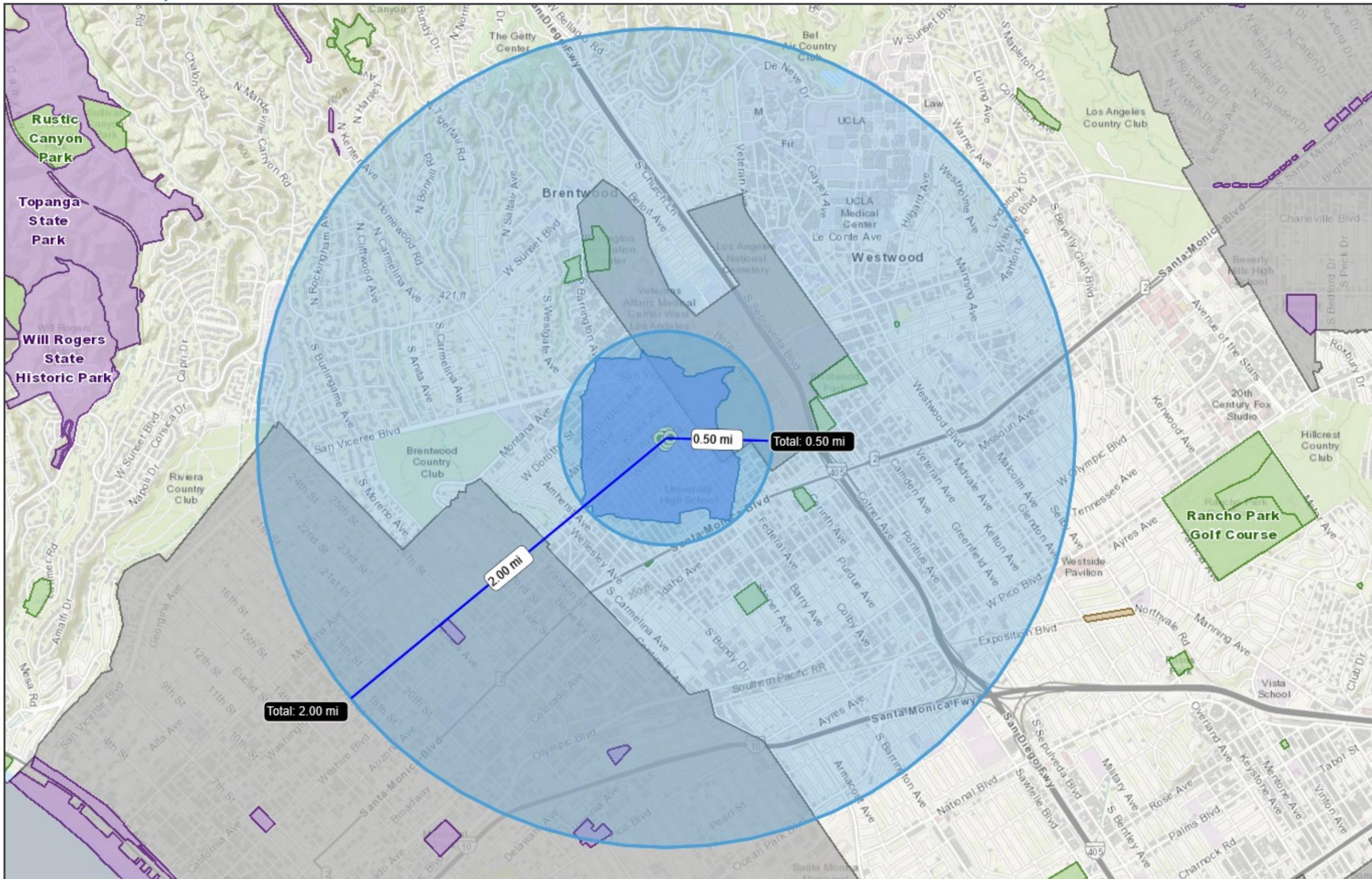


Address: undefined  
 APN: 4265010084  
 PIN #: 129B145 565

Tract: WESTGATE  
 Block: 2  
 Lot: 2  
 Arb: 1

Zoning: [Q]C4-2-CDO  
 General Plan: General Commercial





**LEGEND**

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas
  - Neighborhood
  - Community
  - Regional
  - Improved
- Existing Parks
  - Non-RAP
  - RAP
  - Future Parks
- City Limits

**NOTES**



SCALE 1: 36,112

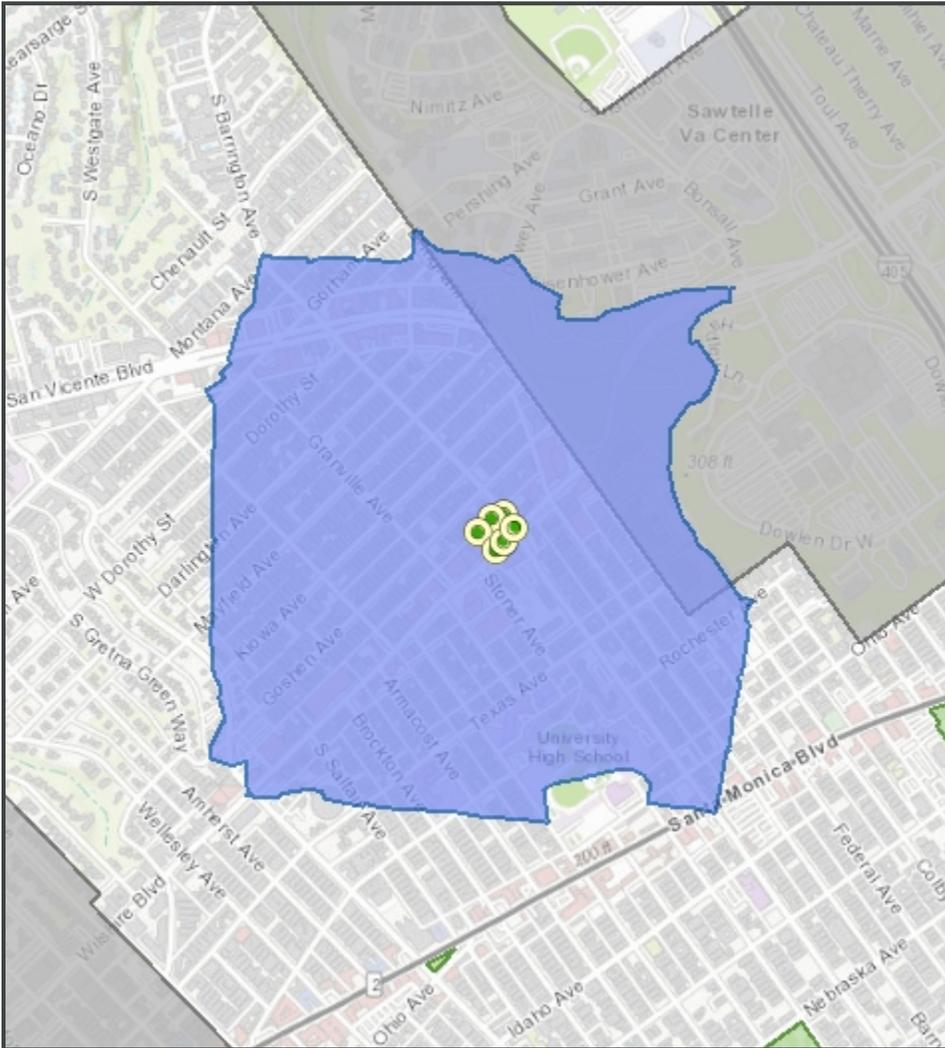
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:  
11701 West Wilshire Blvd

Description:  
Construction of a 23-story mixed use building with 152 dwelling units (16 affordable units), 67,063 SF of office space, and 7,174 SF of retail space.

Scenario Type:  
New Park

Park Class:  
Neighborhood

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:	11,820	10,004

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	6,887	5,932

### Residents Served by Age

Under Age 5:	355	301
Age 5 to 9:	130	112
Age 10 to 14:	142	112
Age 15 to 17:	100	75
Age 18 to 64:	9,891	8,378
Age 65 and Over:	1,202	1,026

### Households Served by Annual Income

Under \$25,000:	961	827
\$25,000 to \$34,999:	399	300
\$35,000 to \$49,999:	649	498
\$50,000 to \$74,999:	1,281	1,119
\$75,000 and Over:	3,597	3,188

Source: Census/ACS 2010