

APPROVED

JUN 05 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-120

DATE June 5, 2019

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82213 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz _____	S. Piña-Cortez _____
H. Fujita _____	<i>for</i> C. Santo Domingo <u>DF</u> _____
V. Israel _____	N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82213 (Project) to pay in-lieu fees to the City in order to fulfill the Project’s requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners’ (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for 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 Section (LAMC) 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency), “[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. 19-120

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

PROJECT SUMMARY

The Project is located at 1611 South Hope Street in the South Park community of the City. The Project site is approximately 2.53 acres and is currently improved with commercial buildings and a parking structure. The Project site is within 1,500 feet of the 110 Freeway.

The Project, as currently proposed, includes the demolition of the existing commercial buildings and the construction of a mixed use development consisting of two towers. Tower 1 will contain a hotel with 300 guest rooms within 198,000 Square Feet (SF) of floor area and 3,120 SF of retail space. Tower 2 will contain an apartment building with 250 residential units within 241,510 SF of floor area and 10,000 SF of retail space.

The Project also includes approximately 26,925 SF of exterior and interior private open space and common open space. These open space areas include a swimming pool and pool deck, landscaped open space, indoor and outdoor lounge areas, and a fitness room.

The Project, as submitted to City Planning, is not proposing to make a park 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 **May 23, 2018**. 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 **June 11, 2018**. On April 24, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and

BOARD REPORT

PG. 3 NO. 19-120

recommendations on the Project by a deadline identified as “**Upon Receipt.**” The Advisory Agency Filing Notification is attached (Attachment 2).

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

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

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

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** land dedication for the Project’s proposed 250 dwelling units would be:

$$1.81 \text{ Acres} = (250 \times 2.88) \times 0.00251$$

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. 19-120

As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

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 (or disapprove) 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.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential 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, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$12,607.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 250 units would be:

\$3,151,750.00 = \$12,607.00 x 250 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.

As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

BOARD REPORT

PG. 5 NO. 19-120

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

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

STAFF ANALYSIS AND RECOMMENDATION

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

One of the most critical factors that RAP staff uses to analyze proposed development projects is existing park service radius gaps. Approximately fifty-five percent (55%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAn sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ 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 South Park area of the City and within the Central City Community Plan Area. Currently, the Project site is improved with commercial buildings and a parking structure. The Project site is within 1500 feet of the 110 Freeway.

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 lower 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): 4,165 persons (6,941 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City Community Plan Area (2014 American Community Survey): 9,943 persons per square mile.

BOARD REPORT

PG. 6 NO. 19-120

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 26,925 square feet of exterior and interior private open space and common open space. These open space areas include a swimming pool and pool deck, landscaped open space, indoor and outdoor lounge areas, and a fitness room.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC Section 12.21 (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 proposed 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 to serve the Project's residents.

Public Park Access

There are a number of public parks within a two (2) mile radius of the Project site. A map showing the project location and nearby park service area gaps is attached hereto (Attachment 5).

There are no RAP-operated public parks within a half (1/2) mile walking distance of the Project site.

There are two (2) non RAP-operated public parks that are within a one-half (1/2) mile walking distance from the Project. Those parks are:

- Venice Hope Park, which is operated by the Do Art Foundation, is a small pocket park located at 1521 South Hope Street. Venice Hope Park is currently improved with a play area and picnic tables.
- Hope Street Margolis Family Center, which is operated by the Hope Street Family Center, is located at 1600 South Hope Street. Hope Street Margolis Family Center is currently improved with a service center, children's play area and an outdoor athletic court.

As previously noted in the 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 **2,863** new, previously unserved, residents within a half-mile (1/2) 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 (1/2) walking distance. If the 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

BOARD REPORT

PG. 7 NO. 19-120

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 (1/2) 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.

- 1st and Broadway Park is a 1.96 acre park located at 217 West 1st Street in Council District 14. The current scope of the 1st and Broadway Park Development (PRJ20781) Project is development of a new community park. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is currently in design. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is being led by the Department of Public Works, Bureau of Engineering (BOE) and is expected to be completed in August 2020. The current Project budget for the 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is Twenty Eight Million Dollars (\$28,000,000.00) and the current available funding is Nineteen Million, Eight Hundred Forty Thousand, Four Hundred Fourteen Dollars and Thirty One Cents (\$19,840,414.31). The 1st and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.

Staff Recommendation

The Project is located in a lower density area of the City. The density of the area within walking distance of the Project site is higher than the average density of the City and is higher than the average density of the Community Plan Area in which the Project is located.

The Project site is located in an existing park service radius gap. There are no RAP-operated public parks within a one-half (1/2) mile walking distance from the Project.

As Venice Hope Park has no agreement between the operator and the City to keep Venice Hope Park open to the public, it was not considered in Staff's analysis as serving City residents as an accessible public park.

The Hope Street Margolis Family Center is only required to provide access to the outdoor athletic court for the neighborhood youth at specified times per Prop K Grant Agreement No. C-113681. This facility was not considered in Staff's analysis as an accessible public park because it precludes access to the adult and senior population to the outdoor athletic court.

If a new public park was provided at the Project location, the park would serve Project residents and would serve approximately 2,863 new, previously unserved, residents within a half-mile (1/2) walking distance.

There is one (1) new public park, and no park renovation projects, currently in development within a two (2) mile radius of the Project site.

BOARD REPORT

PG. 8 NO. 19-120

The development of 1st and Broadway Park would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and that should provide sufficient recreation amenities to serve the needs of those residents. However, as previously noted, 1st and Broadway Park is not fully funded at this time and is in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this project is the payment of in-lieu fees to the City.

FISCAL IMPACT STATEMENT

As it is not known at this time if the Advisory Agency will recommend the Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP's General Fund is unknown.

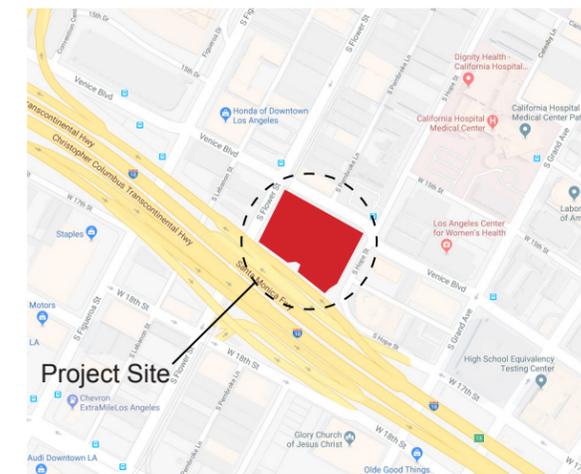
This Report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

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

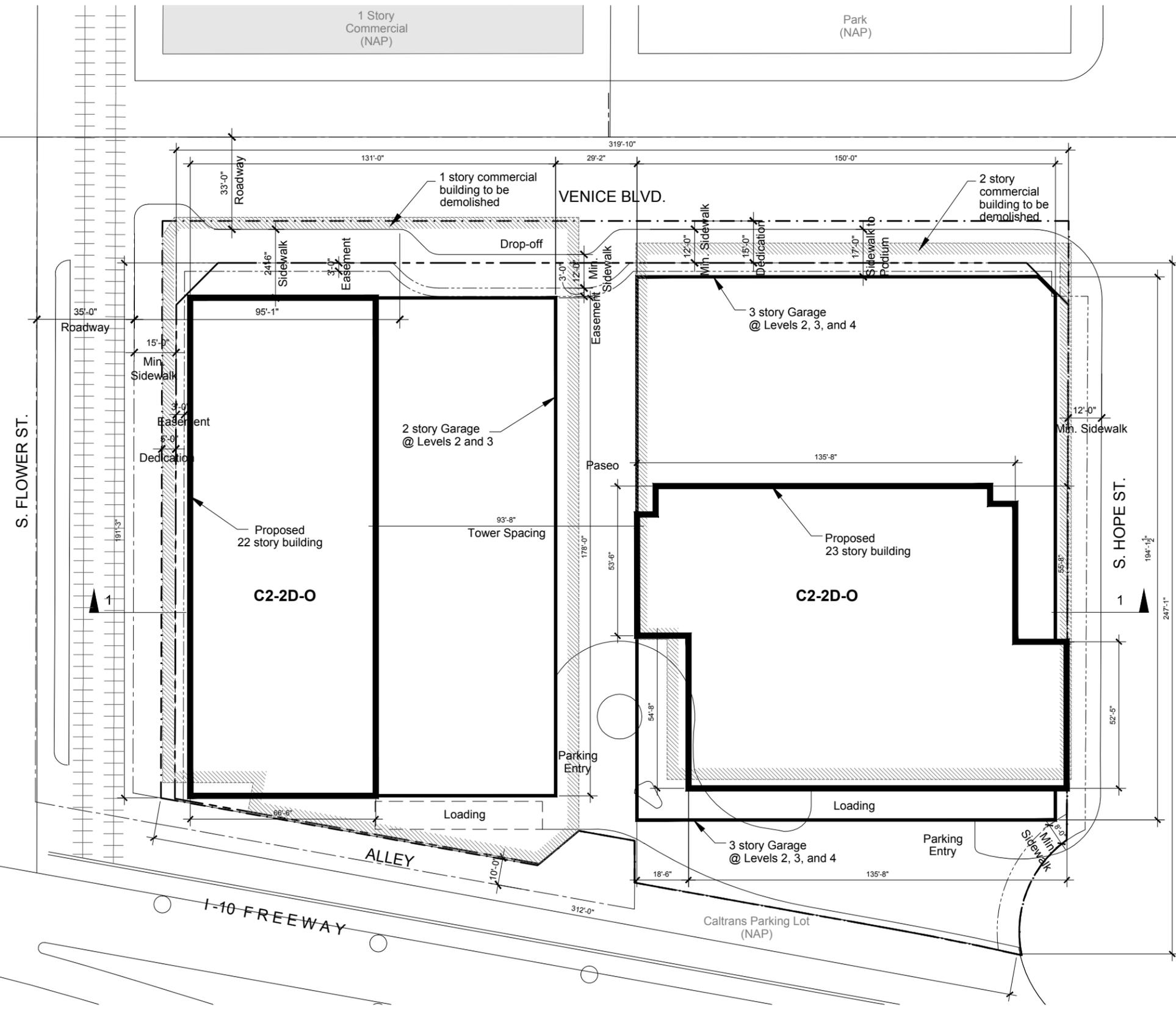
South Park Towers

426-440 W. Venice Blvd, 1600-1618 S. Flower Street, 1611-1623 S. Hope Street, Los Angeles, CA



Sheet Index

0	Cover	L1	Composite Plan
1	Plot Plan	L2	Tree Disposition Plan
2	Project Summary	L3	Ground Level Plan
3	Existing Survey	L4	Podium Level Plan
4	Basement Plan	L5	Roof Level Plan
5	Ground Level Plan	L6	9th & 10th Level Plan
6	2nd Level Plan	L7	Enlarged Podium Plan - Res.
7	3rd Level Plan	L8	Enlarged Podium Plan - Hotel
8	4th Level Plan	L9	Enlarged 9th & 10th Plan
9	Podium Level Plan	L10	Enlarged Roof Plan
10	6th - 8th Level Plan	L11	Plant Palette
11	9th and 10th Level Plan	L12	Plant Palette
12	Typical Level Plan	L13	Plant Palette
13	23rd Level Plan		
14	Roof Plan		
15	Building Section		
16	North Elevation		
17	South Elevation		
18	East Elevation - West Tower		
19	West Elevation - West Tower		
20	East Elevation - East Tower		
21	West Elevation - East Tower		
22	Conceptual Rendering		
23	Conceptual Rendering		
24	Conceptual Rendering		
25	Conceptual Rendering		
26	Conceptual Rendering		
27	Conceptual Rendering		



South Park Towers

Los Angeles, CA

Venice Hope Group, LLC

Plot Plan



444 S Flower Street - Suite 1220
 Los Angeles, California 90071
 213.614.6050
 213.614.6051 fax
 www.tsminc.com

June 11, 2018

Hope and Venice Project Summary

Zone:	C2-2D-O	
Lot Area:	75,503 sf	
Allowable FAR	453,018 sf (6:1)	
Total FAR Provided	452,630 sf (6:1)	
Residential	241,510 sf	269,020 gsf
Hotel	198,000 sf	
Retail	13,120 sf	
Maximum Height:	No Height Limit	
Proposed Height:	260 ft	
Setbacks		
East Tower:	N/A Per Downtown Housing Incentive	
West Tower:	N/A Per LAMC 12.22.A.18	

Bike Parking Required / Provided

Residential Bike Parking	Parking Ratio	Minimum Required	Vehicular Reduction	Provided
Long Term	1 Space / 4 Units	63	1 space / 4 bikes	69 <
Short Term	1 Space / 40 Units	6	40 spaces	160
Total Res. Bike Parking		69	160	160

Hotel Bike Parking	Parking Ratio	Minimum Required	Vehicular Reduction	Provided
Long Term	1 Space / 10 Keys	30	1 space / 4 bikes	60 >
Short Term	1 Space / 10 Keys	30	9 spaces	36
Total Hotel Bike Parking		60	36	60

Retail Bike Parking	Parking Ratio	Minimum Required	Vehicular Reduction	Provided
Long Term	1 Space / 2,000 sf	7	1 space / 4 bikes	13 <
Short Term	1 Space / 2,000 sf	7	8 spaces	32
Total Retail Bike Parking		13	32	32

Open Space Required = 26,925 sf

Unit Type	Habitable Rooms	# of Units	Ratio	Area Required
Studio	2	75	100 sf	7,500 sf
1 Bed	2	104	100 sf	10,400 sf
2 Bed	3	68	125 sf	8,500 sf
Penthouse	4	3	175 sf	525 sf
Total Open Space Required				26,925 sf

Open Space Provided = 26,925 sf

Open Space	Area Provided	Interior Open Space
Podium Terrace	9,630 sf	
Elevated Terrace	1,800 sf	√
Amenity Spaces	4,200 sf	√
Covered Spaces @ Grade	1,215 sf	√
Roof Terrace	5,030 sf	
Private Balconies (50 sf per unit)	101 Units 5,050 sf	
Total Open Space Provided	26,925 sf	27%

Proposed Residential Density* = 250 Units

Unit Type	Area	Level 5 (Podium)	Cut-Away Levels (x2)	Typical Levels (x15)	Level 23	Total	%
S1 - Studio	456 sf	2	0	0		2	0.8%
S2 - Studio	562 sf	1	2	15		18	7.2%
S3 - Studio	568 sf	1	4	30		35	14.0%
S4 - Studio	570 sf	2	0	0		2	0.8%
S5 - Studio	720 sf	1	2	15		18	7.2%
A1 - 1-Bedroom	758 sf	3	8	75		86	34.4%
A2 - 1-Bedroom + Den	940 sf	1	2	15		18	7.2%
B1 - 2-Bedroom	1,010 sf	1	2	15		18	7.2%
B2 - 2-Bedroom	1,075 sf	0	2	15		17	6.8%
B3 - 2-Bedroom	1,080 sf	1	2	15		18	7.2%
B4 - 2-Bedroom	1,135 sf	0	0	15		15	6.0%
PH - 3-Bedroom	1,900 sf				3	3	1.2%
Average Area	823 sf						
Total Units						250	

Proposed Hotel Density = 300 Units

Unit Type	Average Area	Levels 5, 6, and 7 (x3)	Cut-Away Levels (x2)	Typical Levels (x11)	Level 22	Total	%
Hotel 1							
K - King	408 sf	9	2	33	3	47	15.7%
DQ - Double Queen	415 sf	27	14	99	8	148	49.3%
Hotel 2							
KS - King Suite	425 sf	6		4		10	3.3%
QS - Queen Suite	500 sf	15	10	55	2	82	27.3%
1BD - 1-Bedroom	888 sf		2	9	2	13	4.3%
Average Area	458 sf						
Total Units						300	

Vehicular Parking

Residential Parking	Total Units	Parking Ratio	Parking Required	Vehicular Reduction	Total Parking Req.	Garage Level	Provided
Studios	75	1	75	1 space / 4 bikes		East Level 2	58
1-BDs	104	1	104	15% max		East Level 3	70
2-BDs	71	1.25	89			East Level 4	42
						West Automated	58
Total Residential Parking			268	-40	228		228

Hotel Parking	Total Units	Parking Ratio	Parking Required	Vehicular Reduction	Total Parking Req.	Garage Level	Provided
First 20 Units	20	2	10	1 space / 4 bikes	51	West Level 2	27
Second 40 Units	40	4	10	15% max	20% Reduction	West Level 3	14
Remaining 240 Units	240	6	40		(Per LAMC 12.24.5)		
Total Hotel Parking			60	-9	41		41

Retail Parking	Area	Parking Ratio	Parking Required	Vehicular Reduction	Total Parking Req.	Garage Level	Provided
Hotel Retail	3,100 sf	500	7	1 space / 4 bikes		West Level 2	19
Residential Retail	10,000 sf	500	20	30% max		West Level 3	0
Total Retail Parking			27	-8	19		19

South Park Towers
Los Angeles, CA

Venice Hope Group, LLC

Project Summary



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
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June 11, 2018

DATE OF SURVEY:

09/10/2012

TITLE INFORMATION STATEMENT:

TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. 116744298-149, DATED MARCH 08, 2012 AS PREPARED BY CHICAGO TITLE COMPANY, LOS ANGELES, CA. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

SITE ADDRESS:

1601-1625 SOUTH HOPE STREET & 1600-1616 SOUTH FLOWER STREET (ADDRESS DERIVED FROM PROVIDED PRELIMINARY REPORT)

LAND AREA:

75,503 SQUARE FEET / 1.733 ACRES

TAX PARCEL NUMBER:

5134-008-006

RECORD OWNER:

FREDERICK OKEN, STANFORD OKEN, AND RUTH DAWSON AS SUCCESSOR CO-TRUSTEES OF THE SURVIVORS TRUST CREATED UNDER THE WILL OF HARRY OKEN, A FIFTY PERCENT (50%) UNDIVIDED INTEREST; FREDERICK OKEN, STANFORD OKEN, AND RUTH DAWSON AS SUCCESSOR CO-TRUSTEES OF THE MARITAL DEDUCTION TRUST CREATED UNDER THE WILL OF HARRY OKEN, AS TO THIRTY-EIGHT AND 14/100 PERCENT (38.14%) UNDIVIDED INTEREST; FREDERICK OKEN, STANFORD OKEN, AND RUTH DAWSON AS SUCCESSOR CO-TRUSTEES OF THE RESIDUARY TRUST CREATED UNDER THE WILL OF HARRY OKEN, AN ELEVEN AND 86/100 PERCENT (11.86%) UNDIVIDED INTEREST

LEGAL DESCRIPTION:

LOT 1 OF TRACT NO. 22198, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 791 PAGES 19 AND 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THAT PORTION OF THE NORTHWESTERLY 159.87 FEET OF SAID LOT LYING SOUTHWESTERLY OF A LINE THAT BEARS SOUTH 62° 09' 41" EAST FROM A POINT IN THE NORTHWESTERLY CORNER OF SAID LOT, ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER SAID PORTION, WITHOUT HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS EXCEPTED IN THE DEED FROM THE STATE OF CALIFORNIA RECORDED AUGUST 11, 1960 AS INSTRUMENT NO. 3622, IN BOOK D-941 PAGE 897 OFFICIAL RECORDS.

ALSO EXCEPT FROM THE REMAINING PORTION OF SAID LOT, ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS UNDERLYING SAID PORTION OF SAID LOT, AS GRANTED TO MADELINE T. CRAWFORD, MARVIN T. GARRETT AND HELEN T. HUTCHINS, EACH AS TO A ONE-THIRD INTEREST, BY DEED RECORDED NOVEMBER 25, 1964 AS INSTRUMENT NO. 4265, IN BOOK D-2711 PAGE 699 OFFICIAL RECORDS.

NOTES CORRESPONDING TO SCHEDULE "B":

A-C: TAXES.

- 1. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ADJUTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THAT CERTAIN DOCUMENT RECORDED APRIL 28, 1960 AS INSTRUMENT NO. 1614, IN BOOK D828, PAGE OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON)
- AND RESERVED BY THE STATE OF CALIFORNIA IN DEED RECORDED AUGUST 11, 1960 AS INSTRUMENT NO. 3622 IN BOOK D941, PAGE 897, OF OFFICIAL RECORDS.
- 2. A COVENANT AND AGREEMENT RECORDED OCTOBER 19, 1960 AS INSTRUMENT NO. 3982, IN BOOK M629, PAGE 71, OF OFFICIAL RECORDS.
- 3. A COVENANT AND AGREEMENT RECORDED DECEMBER 5, 1961 AS INSTRUMENT NO. 3320, IN BOOK M908, PAGE 419, OF OFFICIAL RECORDS.
- 4. AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF TRACT NO. 22198. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON)
- 5. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA, AS DESCRIBED IN THE DOCUMENTS RECORDED JULY 22, 1975 AS INSTRUMENT NO. 3675, AND RECORDED JULY 30, 1975 AS INSTRUMENT NO. 3865, BOTH OF OFFICIAL RECORDS.
- 6. A COVENANT AND AGREEMENT RECORDED JUNE 26, 1978 AS INSTRUMENT NO. 78-690320, OF OFFICIAL RECORDS.
- 7. AN EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES FOR CONVEYING AND DISTRIBUTING WATER AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MARCH 9, 1978 AS INSTRUMENT NO. 79-270297, OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON)
- 8. A COVENANT AND AGREEMENT RECORDED SEPTEMBER 4, 1984 AS INSTRUMENT NO. 84-1061929, OF OFFICIAL RECORDS.
- 9. A COVENANT AND AGREEMENT RECORDED OCTOBER 1, 1984 AS INSTRUMENT NO. 84-1182551, OF OFFICIAL RECORDS.
- 10. A COVENANT AND AGREEMENT RECORDED OCTOBER 1, 1984 AS INSTRUMENT NO. 84-1182552, OF OFFICIAL RECORDS.
- 11. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CITY CENTER REDEVELOPMENT PROJECT AREA REDEVELOPMENT PROJECT AREA, AS DESCRIBED IN THE DOCUMENT RECORDED NOVEMBER 30, 2007 AS INSTRUMENT NO. 2007236446, OF OFFICIAL RECORDS.
- 12. A DEED OF TRUST RECORDED DECEMBER 1, 2010 AS INSTRUMENT NO. 2010-1754477, OF OFFICIAL RECORDS.
- AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST RECORDED FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0282819, OF OFFICIAL RECORDS.
- 13. AN ASSIGNMENT OF LESSOR'S INTEREST RECORDED DECEMBER 1, 2010 AS INSTRUMENT NO. 2010-1754478, OF OFFICIAL RECORDS.
- OF CERTAIN OF THE LESSOR'S INTERESTS UNDER LEASES REFERRED THEREIN, WHICH ASSIGNMENT RIGHTS, AMONG OTHER THINGS, THAT IT IS GIVEN AS ADDITIONAL SECURITY FOR THE DEED OF TRUST RECORDED DECEMBER 1, 2010 AS INSTRUMENT NO. 2010-1754477, OF OFFICIAL RECORDS.
- AN ASSIGNMENT RECORDED FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0282819, OF OFFICIAL RECORDS.
- 14. TITLE COMPANY STATEMENT.
- 15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 16. TITLE COMPANY STATEMENT.
- 17. TITLE COMPANY STATEMENT.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0603701620F, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SITE RESTRICTIONS:

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM NO. 6(B).

BASIS OF BEARINGS:

THE BEARING NORTH 62°09'41" WEST BEING THE CENTERLINE OF VENICE BOULEVARD AS SHOWN BY MAP ON FILE IN BOOK 791, PAGE 19 & 20 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

MONUMENT & ESTABLISHMENT NOTES:

- - FOUND MONUMENT AS NOTED
- () - INDICATES RECORD DATA PER
- * - INDICATES CALC'D DISTANCE
- R1 - RECORD MAP INFO

PARKING STALLS:

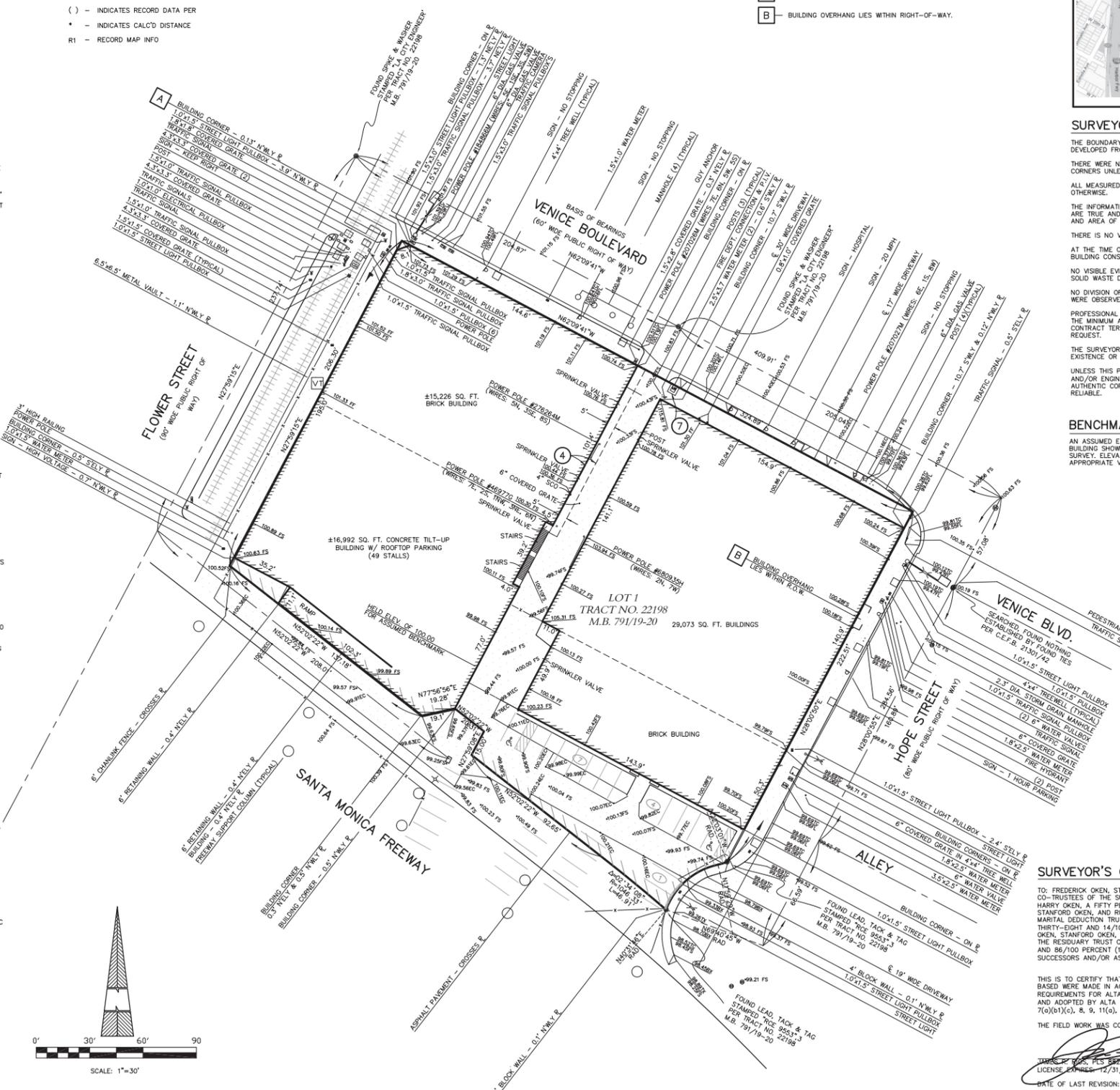
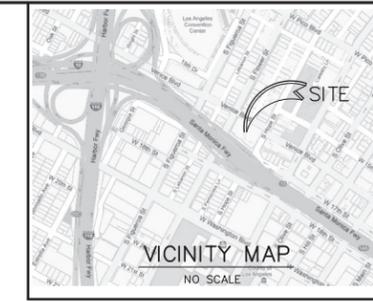
- 49 ROOFTOP STALLS
- 12 SURFACE STALLS
- 2 HANDICAP STALLS
- 63 TOTAL STALLS

UTILITY NOTE:

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

STATEMENT OF ENCROACHMENTS:

- A - BUILDING CORNER LIES 0.13' NORTHWESTERLY OF PROPERTY LINE.
- B - BUILDING OVERHANG LIES WITHIN RIGHT-OF-WAY.



SURVEYOR'S NOTES:

THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.

THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES DESCRIBED IN SAID TITLE REPORT.

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.

NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.

NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT AND NONE WERE OBSERVED IN THE COURSE OF THE SURVEY.

PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

THE SURVEYOR WAS NOT PROVIDED WITH INFORMATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS AT THE TIME OF SURVEY.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

BENCHMARK:

AN ASSUMED ELEVATION OF 100.00 WAS HELD AT THE FINISH FLOOR OF BUILDING SHOWN HEREON. CITY BENCHMARKS WERE MISSING AT TIME OF SURVEY. ELEVATIONS SHOWN HEREON ARE SUBJECT TO CHANGE ONCE AN APPROPRIATE VERTICAL REFERENCE LOCATION IS LOCATED.

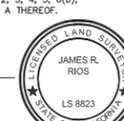
SURVEYOR'S CERTIFICATION:

TO: FREDERICK OKEN, STANFORD OKEN, AND RUTH DAWSON AS SUCCESSOR CO-TRUSTEES OF THE SURVIVORS TRUST CREATED UNDER THE WILL OF HARRY OKEN, A FIFTY PERCENT (50%) UNDIVIDED INTEREST; FREDERICK OKEN, STANFORD OKEN, AND RUTH DAWSON AS SUCCESSOR CO-TRUSTEES OF THE MARITAL DEDUCTION TRUST CREATED UNDER THE WILL OF HARRY OKEN, AS TO THIRTY-EIGHT AND 14/100 PERCENT (38.14%) UNDIVIDED INTEREST; FREDERICK OKEN, STANFORD OKEN, AND RUTH DAWSON AS SUCCESSOR CO-TRUSTEES OF THE RESIDUARY TRUST CREATED UNDER THE WILL OF HARRY OKEN, AN ELEVEN AND 86/100 PERCENT (11.86%) UNDIVIDED INTEREST. THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AND CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(b), 7(a)(b)(c), 8, 9, 11(c), 13, 14, 16, 18 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 09/10/2012

DATE: 11/01/2012
DATE OF LAST REVISION: 10-16-12



ACCEPTED AND APPROVED FOR CONSTRUCTION	
OWNER	DATE
APPROVED	11/01/12
DATE	
REVISIONS	
NO.	DESCRIPTION
1	REVISE SPOT ELEVATIONS

PROJECT ENGINEER:	O.K.O. ENGINEERING INC.
CIVIL ENGINEERS/SURVEYORS/STRUCTURAL & CAD SPECIALISTS	23671 BIRCHER DRIVE
	LAKE FOREST, CALIFORNIA 92630
	949/597-3577
	FAX 949/597-3579

SHEET TITLE:	ALTA/ACSM LAND TITLE SURVEY
DATE:	09/12/12
SCALE:	1"=30'
DRAWN:	J.R.R.
CHECKED:	J.R.R.

SITE:	1601-1625 SOUTH HOPE STREET & 1600-1616 SOUTH FLOWER STREET
	LOS ANGELES, CALIFORNIA

SHEET NO.	1
	1

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Los Angeles, CA

Venice Hope Group, LLC

Existing Survey



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June 11, 2018



South Park Towers

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Conceptual Rendering: Venice Blvd Eye-Level Looking South

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Conceptual Rendering : I-10 Freeway Car-Level Looking North



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Eye-Level Paseo Looking South



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Conceptual Rendering: I-10 Freeway Car-Level Looking East



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Conceptual Rendering: I-10 Freeway Car-Level Looking West

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LANDSCAPE CALCULATIONS

OPEN SPACE REQUIRED	26,925 SF
OPEN SPACE PROVIDED	26,995 SF
OPEN SPACE PROVIDED (OUTDOOR)	14,660 SF
OPEN SPACE AS LANDSCAPE REQUIRED	3,665 SF (25%)
OPEN SPACE AS LANDSCAPE PROVIDED	3,665 SF (25%)
QUANTITY OF UNITS IN DEVELOPMENT	250
QUANTITY OF TREES REQUIRED (1 TREE/ 4 UNITS)	63
QUANTITY OF TREES PROVIDED	63
CANOPY TREE (36" BOX MIN.)	32
STREET TREE (36" BOX MIN.)	10
PALM TREE	5
HEDGE ROW (36" BOX MIN.)	16

NOTE:
SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30-INCHES IN DEPTH, AND LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN DEPTH.

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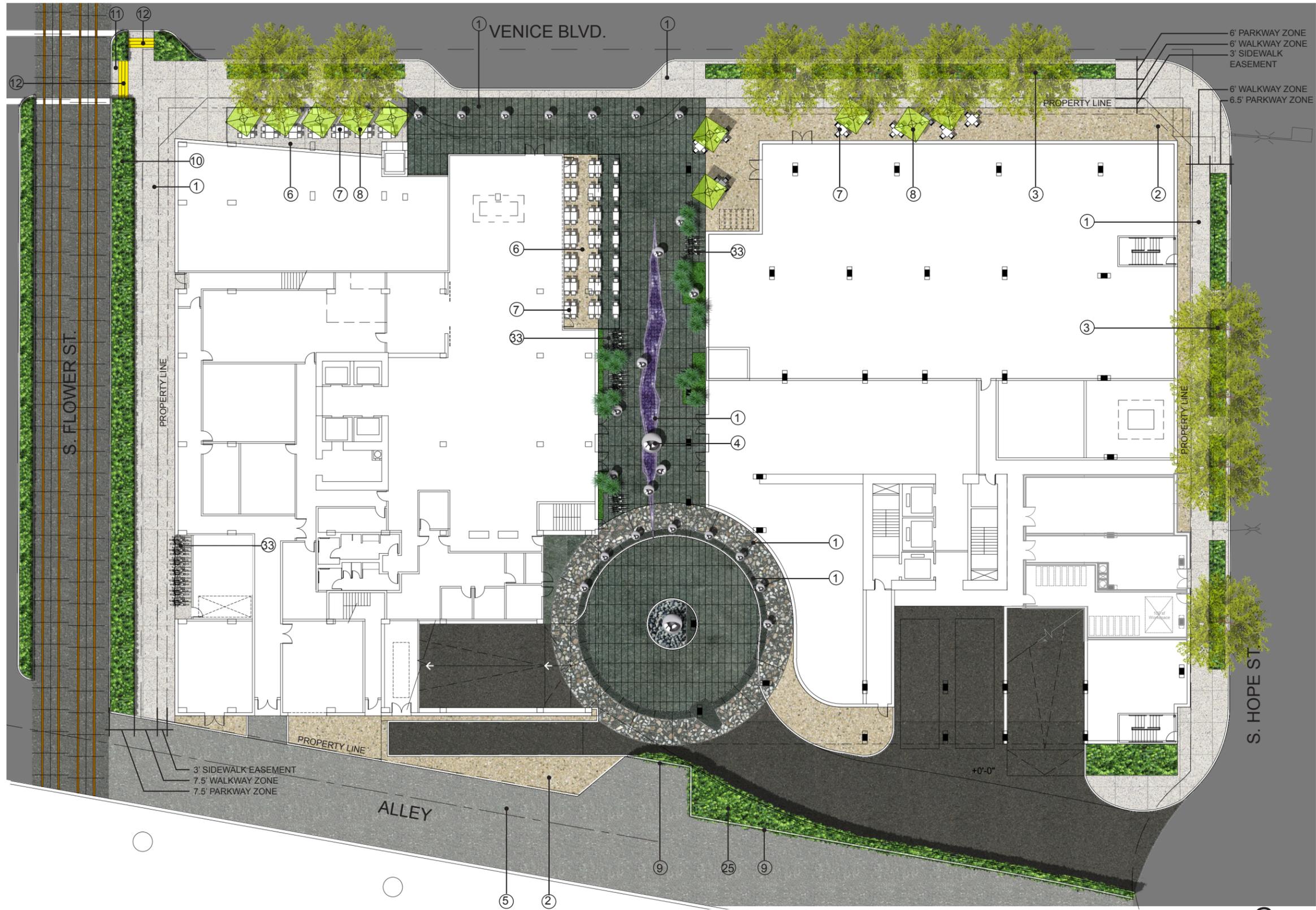
Composite Plan



L1

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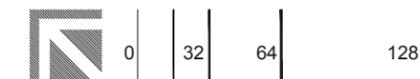
LEGEND

- ① ENHANCED PAVING
- ② CAST-IN-PLACE CONCRETE PAVING
- ③ PROPOSED STREET TREE PER URBAN FORESTRY - 36" BOX MIN.
- ④ STAINLESS STEEL SPHERE/BOLLARD
- ⑤ CONCRETE ALLEY
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- ㉘ ARTIFICIAL TURF
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- ㉚ FIRE PIT
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- ㉜ GLASS SEPARATOR
- ㉝ BIKE RACK

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Ground Level Plan



L3

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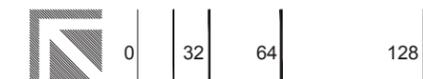
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LEGEND

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Podium Level Plan



L4

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LEGEND

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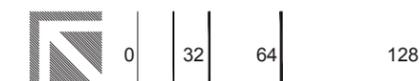
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+0'-0"

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9th & 10th Level Plan



L5

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Roof Level Plan



L6

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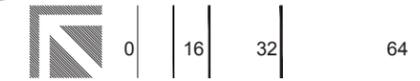


Podium Level Enlargement - Residential

L7

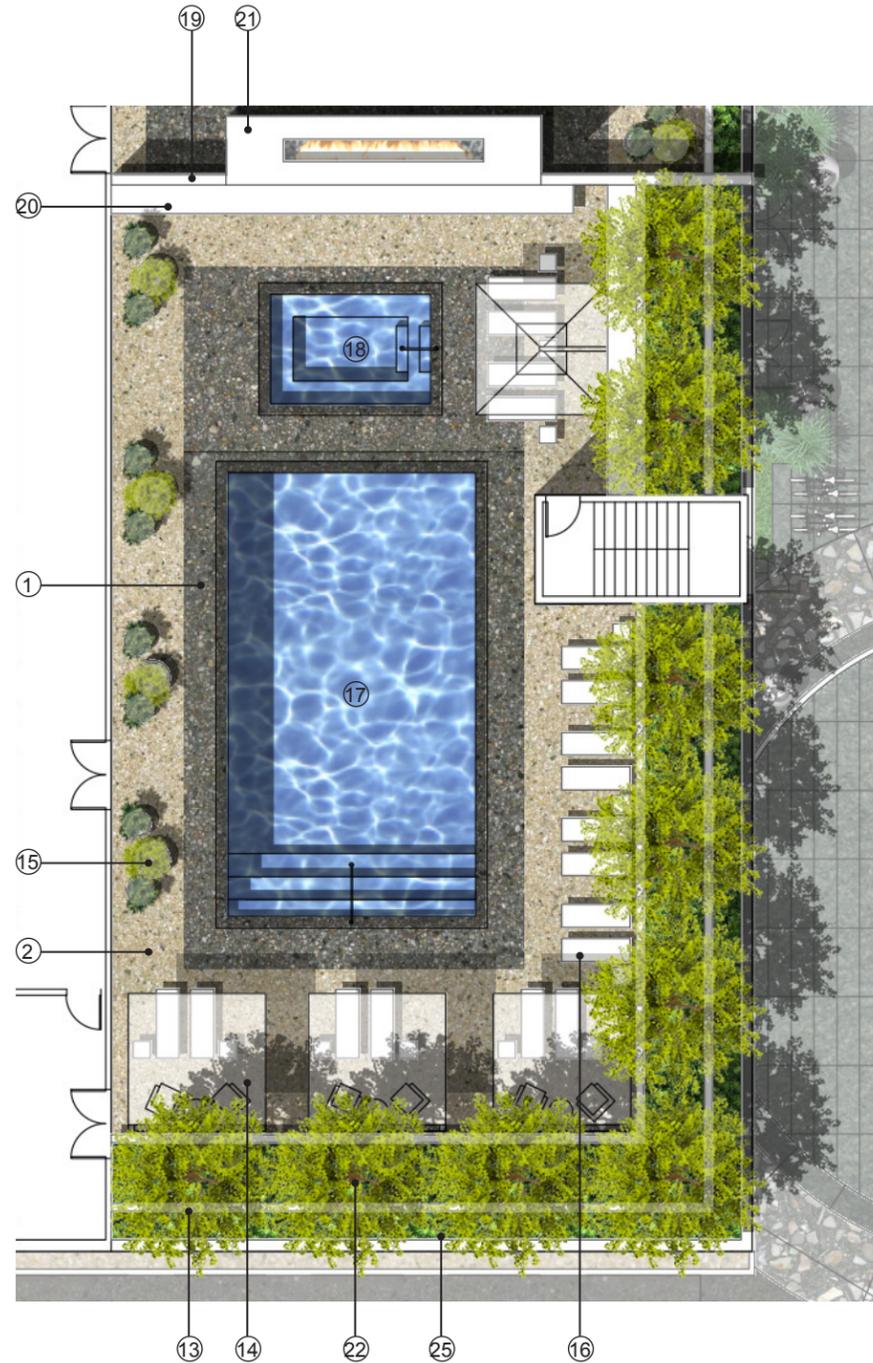
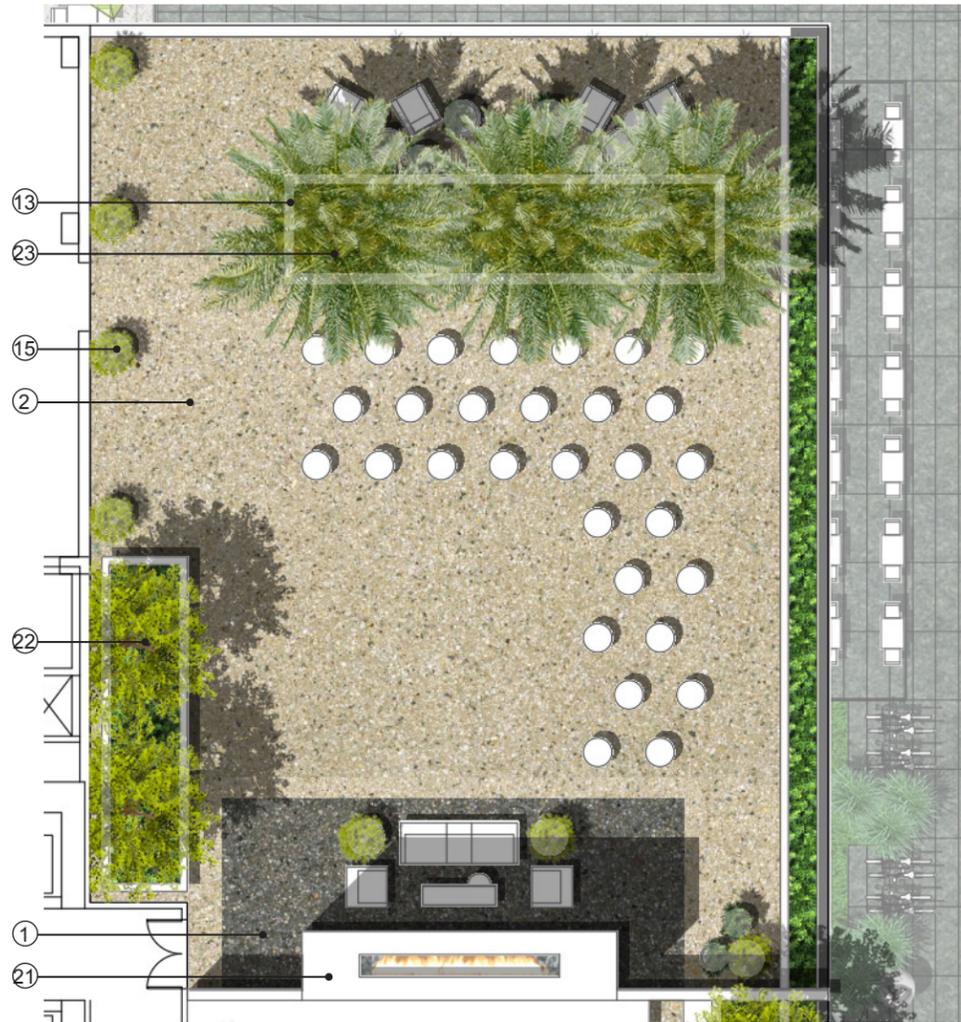
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Podium Level Enlargement - Hotel



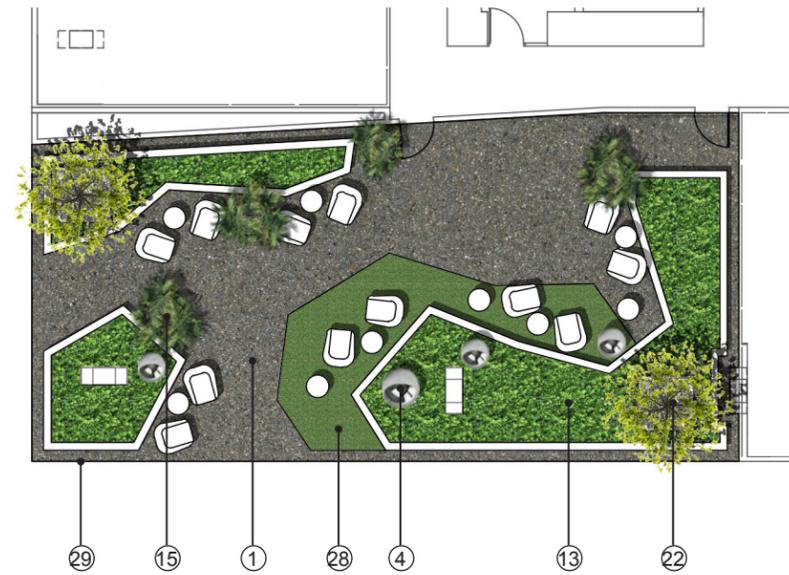
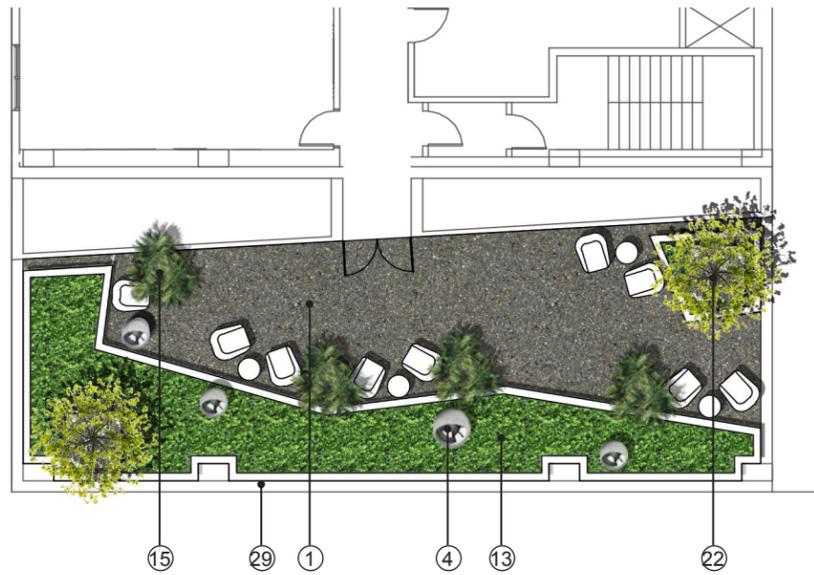
L8

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LEGEND

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- ⑰ POOL
- ⑱ SPA
- ⑲ 5' HT NON-CLIMBABLE POOL ENCLOSURE WITH SELF CLOSING SELF LATCHING GATES
- ⑳ BUILT IN BANQUETTE
- ㉑ DOUBLE SIDED FIREPLACE WITH LOUNGE SEATING
- ㉒ CANOPY TREE - 36" BOX MIN.
- ㉓ DATE PALM
- ㉔ BBQ COUNTER WITH SEATING AREA AND SHADE STRUCTURE
- ㉕ 5' HT HEDGE
- ㉖ HEDGE ROW - 36" BOX MIN.
- ㉗ PRIVATE PATIO
- ㉘ ARTIFICIAL TURF
- ㉙ GLASS SOUND BARRIER
- ㉚ FIRE PIT
- ㉛ ADA LIFT
- ㉜ GLASS SEPARATOR
- ㉝ BIKE RACK



South Park Towers
Los Angeles, CA

Venice Hope Group, LLC

9th & 10th Level Enlargement



L9

June 11, 2018

444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com



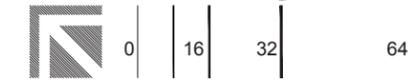
LEGEND

- ① ENHANCED PAVING
- ② CAST-IN-PLACE CONCRETE PAVING
- ③ PROPOSED STREET TREE PER URBAN FORESTRY - 36" BOX MIN.
- ④ STAINLESS STEEL SPHERE/BOLLARD
- ⑤ CONCRETE ALLEY
- ⑥ ENCLOSED RETAIL PATIO
- ⑦ TABLES AND CHAIRS
- ⑧ UMBRELLA
- ⑨ SCREEN WALL
- ⑩ PLANTING BUFFER
- ⑪ PEDESTRIAN SWING GATE - PROPOSED AND SUBJECT TO BOE APPROVAL
- ⑫ TRUNCATED DOMES
- ⑬ RAISED PLANTER
- ⑭ CABANA
- ⑮ PORTABLE PLANTER
- ⑯ CHAISE LOUNGE CHAIRS
- ⑰ POOL
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- ⑲ 5' HT NON-CLIMABLE POOL ENCLOSURE WITH SELF CLOSING SELF LATCHING GATES
- ⑳ BUILT IN BANQUETTE
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- ㉕ 5' HT HEDGE
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- ㉗ PRIVATE PATIO
- ㉘ ARTIFICIAL TURF
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- ㉚ FIRE PIT
- ㉛ ADA LIFT
- ㉜ GLASS SEPARATOR
- ㉝ BIKE RACK

South Park Towers
Los Angeles, CA

Venice Hope Group, LLC

Roof Level Enlargement



L10

444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 11, 2018

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

CITY PLANNING COMMISSION

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ERIC GARCETTI
MAYOR

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EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. VTT-82213
Tract Map Date: June 11, 2018
Property Address: 1611 S. Hope Street and Venice
Community Plan: Central City

Distribution Date: April 24, 2019

Deemed Complete Date: July 10, 2018

COUNCIL DISTRICT NO. 14

Hillside Yes No

Neighborhood Council District:

Downtown Los Angeles

Bureau of Sanitation

Bureau of Engineering

St. Services / Investigation & Enforcement-(haul routes)

Dept. of Building and Safety - Grading

Urban Forestry / Land Development Section

Dept. of Building and Safety – Zoning

Housing Department (No P.S.)

Dept. of Transportation

Board of Education/Environmental Health & Safety (No P.S.)

DWP Real Estate

Board of Education/Transportation (No P.S.)

DWP Water Design

County Health Department (No P.S.)

Dept. of Fire, Engineering and Hydrant Unit

GIS (Final Map & LOD)

Bureau of Street Lighting

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

DATE DUE: UPON RECEIPT

Please send your reports to the following e-mail address: chi.dang@lacity.org and 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.

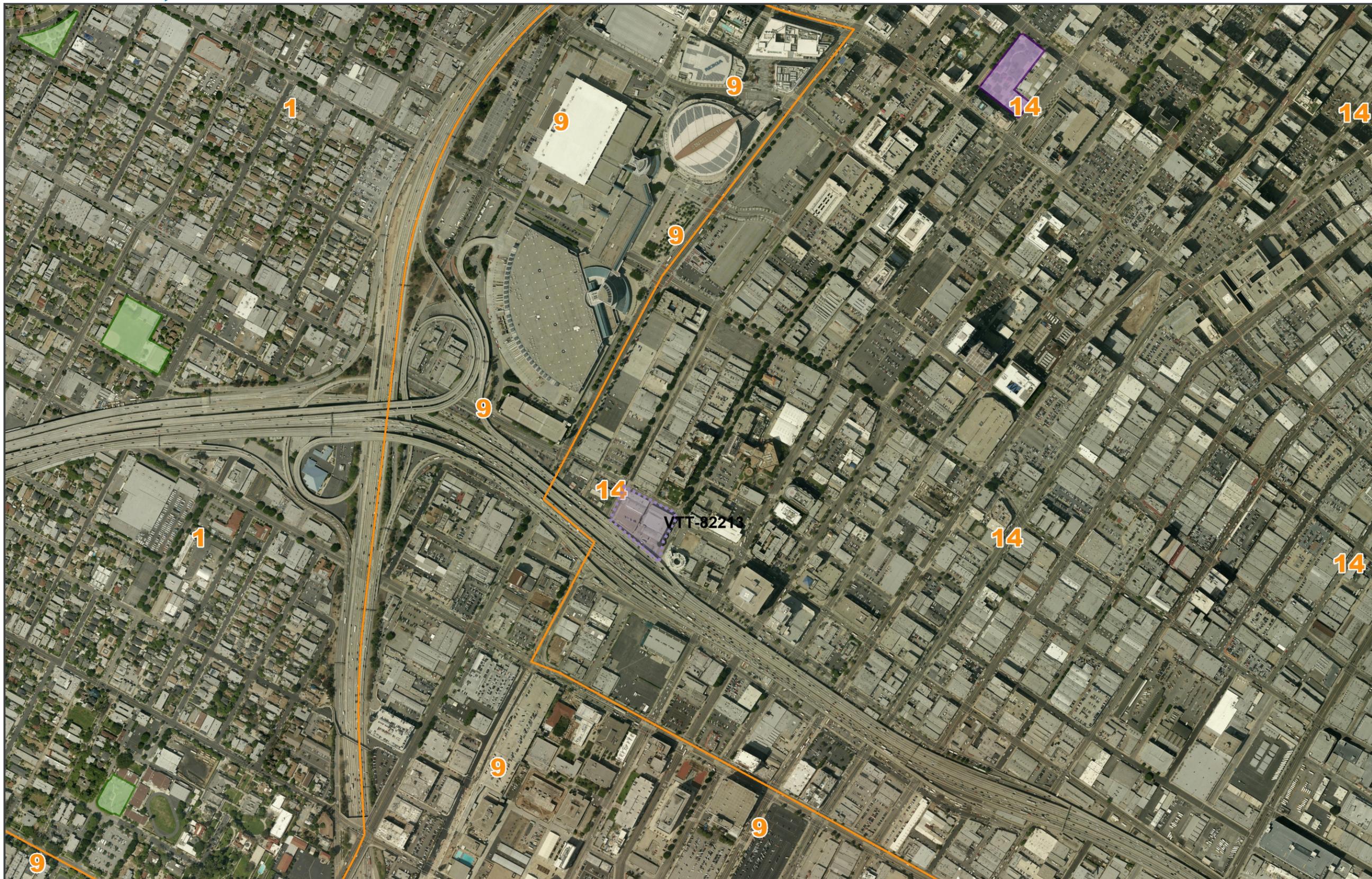
VINCENT P. BERTONI, AICP
Advisory Agency

KEVIN S.GOLDEN
Deputy Advisory Agency
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits

NOTES



SCALE 1: 9,028

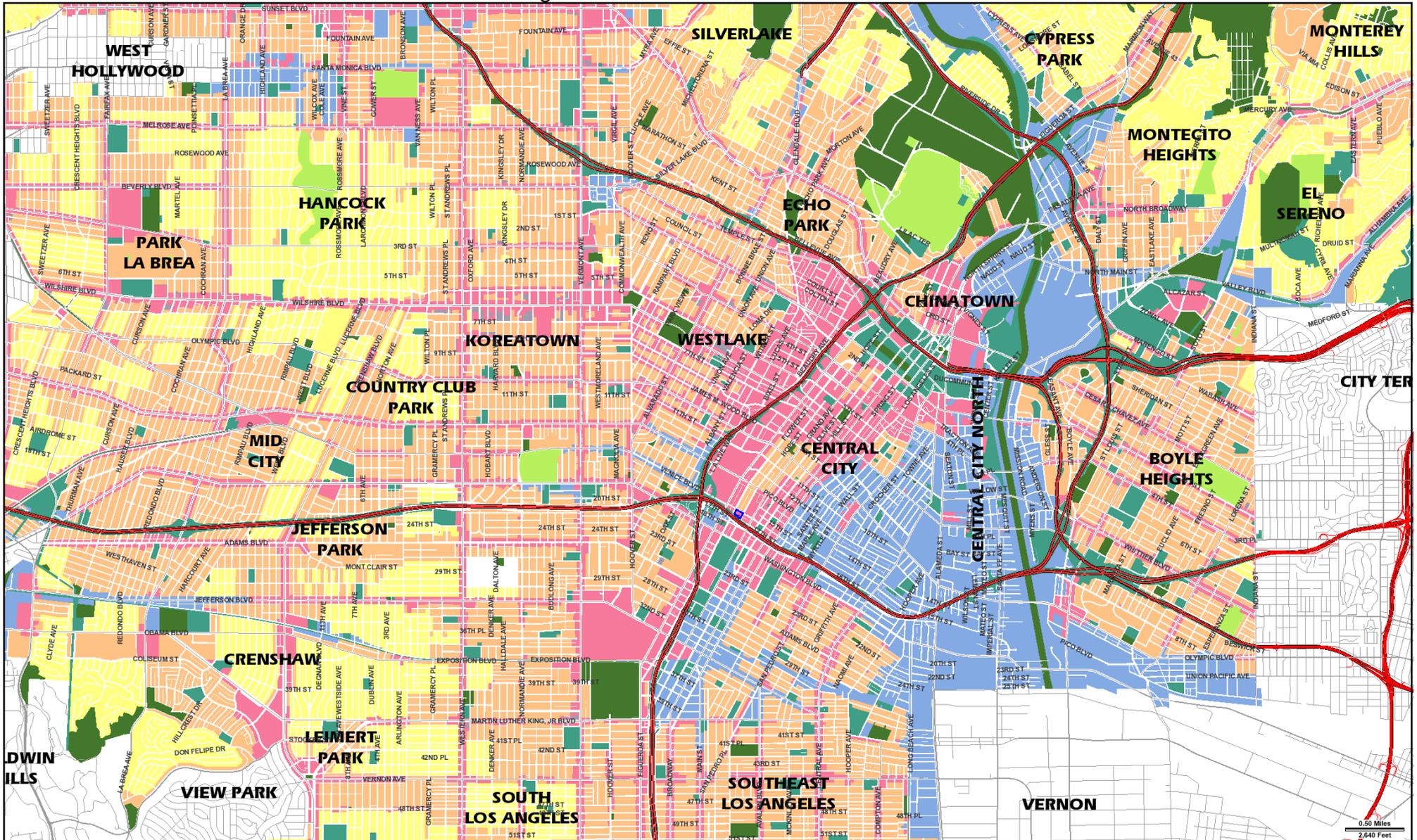
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 05/07/2019

ZIMAS INTRANET

Generalized Zoning

05/07/2019



Address: 1611 S HOPE ST

APN: 5134008006

PIN #: 124-5A205 56

Tract: TR 22198

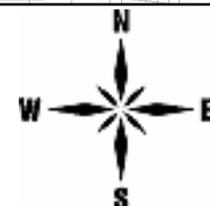
Block: None

Lot: LT 1

Arb: None

Zoning: C2-2D-O

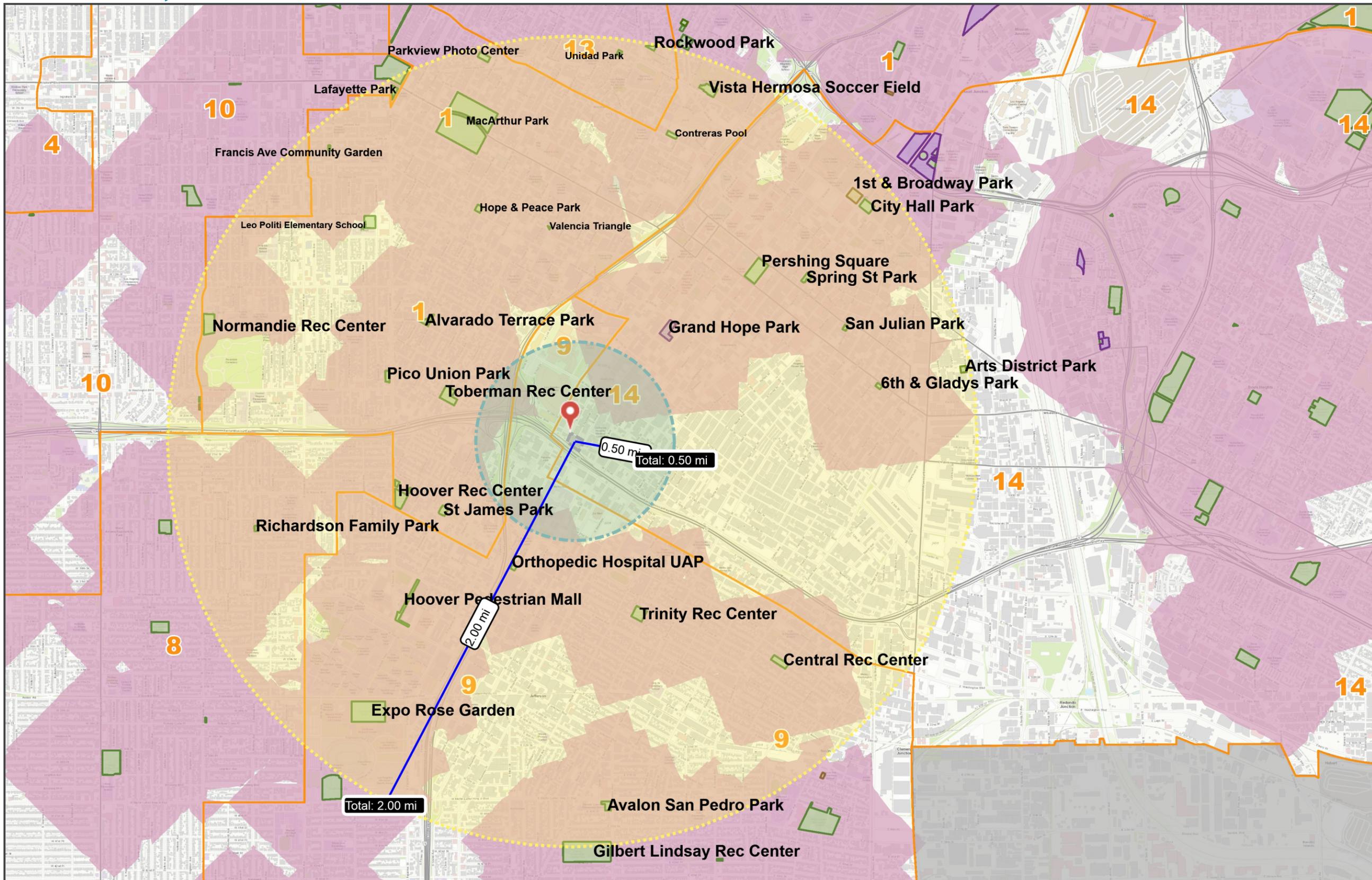
General Plan: Community Commercial





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

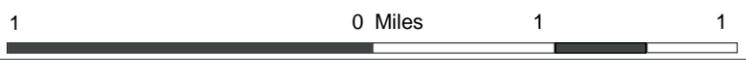
Project Location & Surrounding Park



LEGEND

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

NOTES



SCALE 1: 36,112

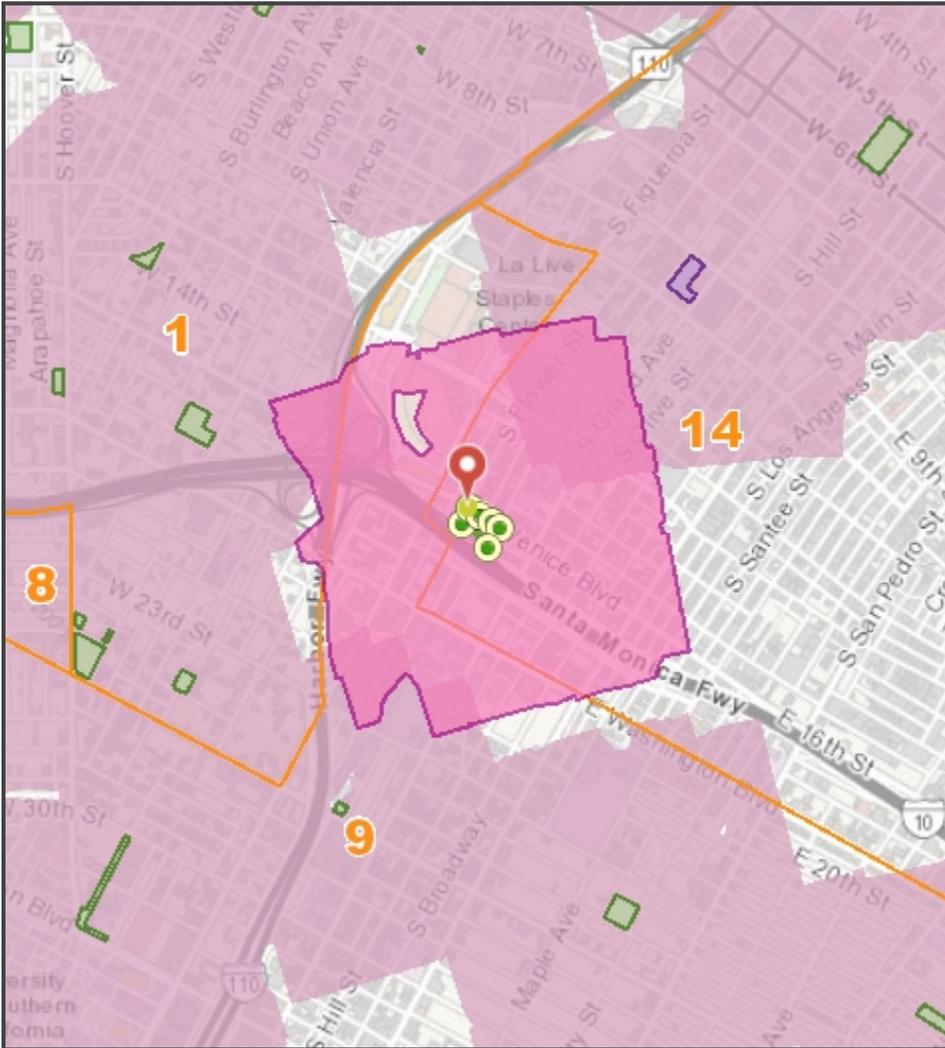
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Printed: 05/23/2018



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

1601 S Flower St

Description:

Two 23-story mixed-use towers with approximately 20,700 sf of retail, 198,400 sf of hotel and 224,780 sf of residential with 274 residential units. The proposed project will also be bisected by a proposed residential paseo.

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	4,165	2,863

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,068	1,299

Residents Served by Age

Households Served by Annual Income

Under Age 5:	251	197
Age 5 to 9:	210	183
Age 10 to 14:	180	157
Age 15 to 17:	111	100
Age 18 to 64:	3,136	1,989
Age 65 and Over:	277	237

Under \$25,000:	1,239	968
\$25,000 to \$34,999:	95	58
\$35,000 to \$49,999:	189	123
\$50,000 to \$74,999:	149	81
\$75,000 and Over:	396	69

Source: Census/ACS 2010