

BOARD REPORT

PG. 2 NO. 19-049

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, 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

Parcel Map 2018-7264 (Project) is located at 2340 West Venice Boulevard in the Harvard Heights area of the City. The Project site is approximately 7.14 gross acres and its present use consists of a shopping center (Western Plaza Shopping Center), an auto repair facility, a laundromat, and associated parking lot. The Project, as currently proposed, includes the subdivision of the existing site into two parcels and the development of a residential building. The existing shopping center will remain and the auto repair facility and a laundromat will be demolished. The project will create a 5.32 acre parcel for the existing shopping center and a 1.82 acre parcel that will be developed with a multifamily residential building with 180 Dwelling units, including 18 affordable housing units.

The multifamily residential building will include exterior and interior private open space and common open space. The common open space areas include a fitness room, lounges, pool and pool deck area, and landscaped terraces.

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 **November 14, 2018**. 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 December 10, 2018. On January 28, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its Report and recommendations on the Project by **March 9, 2019**. The Advisory Agency Filing Notification is attached (Attachment 2).

BOARD REPORT

PG. 3 NO. 19-049

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 180 units would be:

$$1.30 \text{ Acres} = (180 \times 2.88) \times 0.00251$$

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

BOARD REPORT

PG. 4 NO. 19-049

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 **18** dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required land dedication for the Project would be:

$$1.17 \text{ Acres} = (162 \times 2.88) \times 0.00251$$

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

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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board of Recreation and Park Commissioners' (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:

$$\mathbf{\$12,607.00 \times \text{number of new non-exempt dwelling units}}$$

The **maximum** Park Fees payment for the Project's proposed 180 units would be:

$$\mathbf{\$2,269,260.00} = \$12,607.00 \times 180 \text{ dwelling units}$$

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of

BOARD REPORT

PG. 5 NO. 19-049

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

$$\mathbf{\$2,042,334.00} = \$12,607.00 \times 162 \text{ dwelling units}$$

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 Harvard Heights area of the City and within the South Los Angeles Community Plan Area. Currently the site holds a shopping center, an auto repair facility, a laundromat, and associated parking lot. The Project site is located in a commercial and residential area and is surrounded by retail, residential, and commercial uses.

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

BOARD REPORT

PG. 6 NO. 19-049

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

- Half-mile (1/2) walking distance of the Project site (EPADSS): 15,129 persons (22,248 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- South Los Angeles Community Plan Area (2014 American Community Survey): 17,538 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the multifamily residential building will include exterior and interior private open space and common open space. The common open space areas include a fitness room, lounges, pool and pool deck area, and landscaped terraces.

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.). It is currently unknown if these open spaces will ultimately 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 described in the Project application, it is unknown if these proposed recreational amenities would significantly reduce the Project's impact on existing public recreational and park facilities or if they would reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are several public parks with 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.

The closest RAP-operated public park to the Project is Normandie Recreation Center, which is a 3.27 acre park, located at 1550 South Normandie Avenue that is currently improved with a Recreation Center, a playground, basketball courts, a baseball diamond, and outdoor fitness equipment.

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 **9,788** new,

BOARD REPORT

PG. 7 NO. 19-049

previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). 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 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:

- Pio Pico Library Park is a proposed new park located at 694 South Oxford Avenue in Council District 10. The Pio Pico Library Park (PRJ20934) Project is located on land owned by the Library Department (LAPL) and RAP staff is in discussions with LAPL staff regarding the development of a Memorandum of Agreement (MOA) with LAPL to allow for the use of the site for the proposed pocket park. The Pio Pico Library Park (PRJ20934) Project is currently in design. The current scope of the Pio Pico Library Park (PRJ20934) Project is development of a pocket park and underground parking structure. The Pio Pico Library Park (PRJ20934) Project is being led by the Department of Public Works, Bureau of Engineering (BOE) and is expected to be completed in July 2022. The Pio Pico Library Park (PRJ20934) Project is fully funded at this time.

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

- Seoul International Park is a 3.47 acre park, located at 3250 West San Marino Street in Council District 10. The Ardmore/Seoul International Phase III - Gym Expansion Project (Work Order No. E170495A) is a Proposition K Specified Project that proposes the expansion of the existing recreation center at Seoul International Park. The Ardmore/Seoul International Phase III - Gym Expansion Project is a future project. The Ardmore/Seoul International Phase III - Gym Expansion Project is being led by BOE and is it unknown at this time when the project is expected to be completed. The current Project budget for the Ardmore/Seoul International Phase III - Gym Expansion Project is not known at this time and the current available funding is Five Hundred Thirty-Nine Thousand, Eight Hundred Seventy-Five Dollars (\$539,875.00). The Ardmore/Seoul International Phase III - Gym Expansion Project is not fully funded at this time.

Staff Recommendation

The Project is located in a high density community 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.

BOARD REPORT

PG. 8 NO. 19-049

The Project site is located in an existing park service radius gap, as there are no RAP-operated public parks within walking distance of the Project.

If a new public park was provided at the Project location, the park would serve Project residents and would serve **9,788** new, previously unserved, residents within a half-mile (1/2) walking distance.

There is one (1) new public park and one (1) park renovation Project, currently in development within a two (2) mile radius of the Project site. The development of these new parks and projects would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and could help meet their needs for new park and recreational facilities.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to dedicate land to the City, or provide a combination of land dedication and fee payment 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 Darryl Ford, Senior 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



2340 VENICE



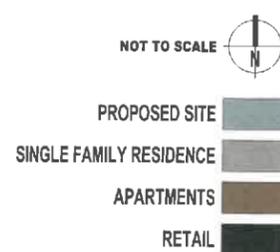
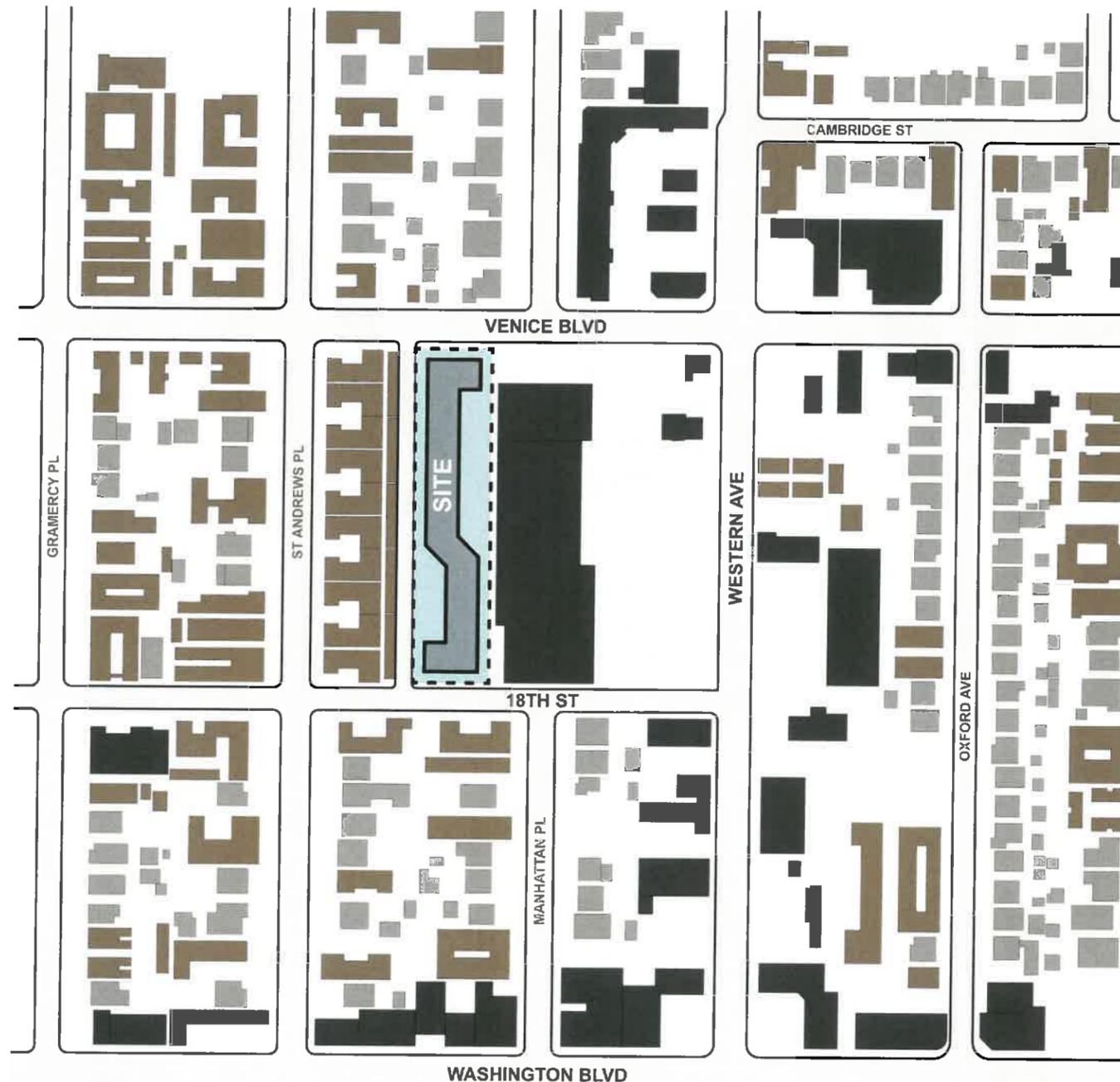
carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

WESTERN & VENICE SC, LLC
6300 WILSHIRE BLVD., SUITE 1490
LOS ANGELES, CA 90048
T: 323.336.6806

CARRIER JOHNSON + CULTURE
725 S. FIGUEROA ST., SUITE 1650
LOS ANGELES, CA 90017
T: 213.236.0177

SUBMITTAL DATE: OCTOBER 23, 2018
ENTITLEMENT

PROJECT LOCATION



SITE ADDRESS

2340 & 2348 VENICE BLVD.
LOS ANGELES, CA 90019

PROJECT TEAM

OWNERSHIP:
WESTERN & VENICE SC, LLC
6300 WILSHIRE BLVD., SUITE 1490
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CONTACT:
JONATHAN KASIRER
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CONTACT:
RICK CASTILLO
NICK PIROTTI

LANDSCAPE ARCHITECT:
KORN RANDOLPH
609 E. GREEN ST.
PADADENA, CA 91101
T: 626.564.0259
CONTACT:
AMY KORN
ANNA-LISA SHARAR

PROJECT DESCRIPTION

5 STORY TOTAL RESIDENTIAL
4 STORIES OF RESIDENTIAL OVER
1 STORY ON-GRADE GARAGE PARKING

CONSTRUCTION TYPE
LEVEL 1, TYPE I
LEVELS 2-5, TYPE V, SPRINKLERED

OCCUPANCY GROUPS:
CLUBHOUSE / FITNESS: A
RESIDENTIAL: R-2

NATURALLY VENTILATED GARAGE

LEGAL DESCRIPTION

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

LOT 1 OF TRACT NO. 19882, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 634, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5073-012-003, 05, 06, 08, 09, 010 AND 030 THRU 034

ZONE

REQUIRED:
CURRENT ZONE: CQC2.1
C2: COMMERCIAL ZONE 2
1: HEIGHT DISTRICT 1
C: PERMANENT QUALIFIED CLASSIFICATION CONDITION

C2 ZONING DESIGNATION ALLOWS MULTIFAMILY DESIGNATION; [C] CONDITION REQUIRES MULTIFAMILY DEVELOPMENT TO CONFORM TO R3 ZONE'S BASE DENSITY LIMITATIONS.

ADDITIONAL SITE ZONING

P-1: AUTOMOBILE PARKING ZONE

P-1 ZONE IS RESERVED FOR PARKING / GARAGE; SETBACK 20'-0" FROM ALLEY SIDE YARD ONLY

PROPOSED:

R3 ZONE W/ TOC TIER III INCENTIVES
P-1 ZONE
RESIDENTIAL SET BACK FROM P1 ZONE
PARKING / GARAGE WITHIN P1 ZONE

LOT AREA

LOT AREA: 79,321 SF (1.82 ACRES)
BUILDABLE AREA: 64,081 SF (1.49 ACRES)

SETBACKS

REQUIRED: R-3
FRONT YARD: 15'-0"
SIDE YARD: 9'-0"
5'-0" + 1'-0" FOR EACH STORY OVER 2ND
4 STORIES OVER 2ND = 4'-0" + 5'-0" = 9'-0"
REAR YARD: 15'-0"

PROVIDED: R-3
FRONT YARD: 15'-0"
SIDE YARD: 20'-0"
REAR YARD: 15'-0"

HEIGHT

REQUIRED:
PER 2016 CBC TABLE 504.3 AND 504.4
R-2, TYPE V, AREA INCREASE: 60'-0"
R-2, TYPE V, AREA INCREASE: 4 STORIES
R3 ZONING HEIGHT LIMITED BY MAXIMUM REQUIRED FAR

PROVIDED:
R-2, TYPE V, 57'-6" ABOVE AVERAGE GRADE PLANE
R-2, TYPE V, 4 STORIES

FLOOR AREA / BUILDING SF

REQUIRED PER BASE CPIO:
ALLOWABLE BASE FAR: 1.5:1

REQUIRED PER PROPOSED TOC TIER III:
ALLOWABLE TOC TIER III FAR:
45% INCREASE FROM BASE FAR
1.5 x 45 = 2.17
ALLOWABLE MAXIMUM FAR: 2.17:1

ALLOWABLE MAXIMUM SF:
LOT AREA x FAR
79,321 x 2.17 = 172,127
ALLOWABLE MAXIMUM SF: 172,127 SF (3.95 ACRES)

PROVIDED FAR: 136,027 SF (3.12 ACRES)

BUILDING FOOTPRINT SF: 62,791 SF (1.44 ACRES)
TOTAL RESIDENTIAL GSF: 141,732 (3.25 ACRES)

DENSITY

ALLOWABLE AREA FOR DENSITY CALCULATION:
LOT AREA + 1/2 ADJACENT ALLEY
79,321 + 9,409 = 88,730 SF

BASE DENSITY:
ALLOWABLE AREA / 800 SF
88,730 / 800 = 111 UNITS

TOC TIER III PERMISSIBLE DENSITY

BASE DENSITY x 70%; PLUS BASE DENSITY
111 x 70% = 78; 111 + 78 = 189
ALLOWABLE PERMISSIBLE DENSITY: 189 UNITS

PROVIDED UNIT DENSITY: 180 UNITS

RESIDENTIAL UNITS

STUDIO: 73 UNITS (41%)
1 BED: 76 UNITS (42%)
2 BED: 31 UNITS (17%)
TOTAL: 180 UNITS

STUDIO:

STANDARD: 46 UNITS
DEEP: 24 UNITS
CUSTOM: 3 UNITS

1 BED:

STANDARD: 45 UNITS
DEEP: 25 UNITS
CUSTOM: 6 UNITS

2 BED:

STANDARD: 20 UNITS
CUSTOM: 11 UNITS

TOC TIER III INCENTIVE AFFORDABLE HOUSING REQUIREMENTS:
10% EXTREMELY LOW INCOME (ELI) OF TOTAL UNITS
180 x 10% = 18
REQUIRED ELI UNITS: 18 UNITS

PARKING

REQUIRED:
PER TOC TIER III REQUIREMENTS
0.5 SPACES PER UNIT
0.5 x 180 = 90
REQUIRED PARKING SPACES: 90 SPACES

PROVIDED:

STANDARD: 48 SPACES
COMPACT: 80 SPACES
STACKERS: 32 STACKERS, 64 SPACES
TOTAL: 192 SPACES

BICYCLE PARKING

REQUIRED:
PER TOC TIER III REQUIREMENTS: LONG TERM
1 PER 2 UNITS
180 / 2 = 90 SPACES
PER TOC TIER III REQUIREMENTS: SHORT TERM
1 PER 20 UNITS
180 / 20 = 9 SPACES
TOTAL: 99 SPACES

PROVIDED:

LONG TERM: 90 SPACES
SHORT TERM: 9 SPACES
TOTAL: 99 SPACES

OPEN SPACE

REQUIRED:
PER LAMC 12.21.G
STUDIO: 100 SF FOR EACH UNIT HAVING LESS THAN THREE HABITABLE ROOMS
100 x 73 = 7,300 SF
1 BED: 125 SF FOR EACH UNIT HAVING THREE HABITABLE ROOMS
125 x 76 = 9,500 SF
2 BED: 175 SF FOR EACH UNIT HAVING MORE THAN THREE HABITABLE ROOMS
175 x 31 = 5,425 SF

7,300 + 9,500 + 5,425 = 22,225
REQUIRED SF OF OPEN SPACE PER UNIT: 22,225 SF

"INDOOR" OPEN SPACE MAY BE PROVIDED, IF AT LEAST 800 SF AND NO MORE THAN 25% OF TOTAL REQUIRED OPEN SPACE

TOTAL PLANTED AREA OF OPEN SPACE SHALL BE AT LEAST 25% OF REQUIRED OPEN SPACE; AT LEAST 1 TREE PROVIDED FOR EVERY 4 UNITS

PROVIDED:

TOTAL MINIMUM PLANTED AREA:
25% OF REQUIRED OPEN SPACE
25% x 22,225 = 5,556 SF MINIMUM REQUIRED
TOTAL PLANTED SF OF OPEN SPACE: 10,574 SF
TOTAL HARDSCAPE SF OF OPEN SPACE: 21,298 SF

TOTAL MINIMUM TREE COUNT:

1 TREE FOR EVERY 4 UNITS
180 / 4 = 45
TOTAL TREE COUNT: 45 TREES

"OUTDOOR" OPEN SPACE: LEVEL 2 (PODIUM): 26,607 SF

"INDOOR" OPEN SPACE: LEVEL 2 (PODIUM): 1,833 SF
22,225 x 25% = 5,556 SF; 1,633 < 5,556
26,607 + 1,833 = 28,440 > 22,225

TOTAL OPEN SPACE PROVIDED: 28,440 SF

SHEET INDEX

ARCHITECTURE

00	TITLE SHEET
01	PROJECT INFORMATION
02	VICINITY MAP & SITE CONTEXT
03	CIVIL SITE ALTA SURVEY
04	SITE PLAN
05	BUILDING PLANS
06	BUILDING PLANS
07	BUILDING PLANS
08	BUILDING ELEVATIONS
09	BUILDING SECTIONS
10	TYPICAL ENLARGED UNIT PLANS
11	MATERIALS BOARD & RENDERINGS
12	MATERIALS BOARD & RENDERINGS

CIVIL

C1	PRELIMINARY GRADING AND DRAINAGE PLAN
C2	PRELIMINARY UTILITY PLAN
C3	PRELIMINARY LID PLAN

PRELIMINARY PARCEL MAP

LANDSCAPE

L-1.1	LANDSCAPE HARDSCAPE PLAN
L-1.2	LANDSCAPE HARDSCAPE PLAN
L-2.1	LANDSCAPE PLANTING PLAN
L-2.2	LANDSCAPE PLANTING PLAN
L-2.3	LANDSCAPE IMAGERY
L-2.4	LANDSCAPE IMAGERY
L-2.5	LANDSCAPE IMAGERY

2340 VENICE PROJECT INFORMATION

2340 & 2348 VENICE BLVD. LOS ANGELES, CA 90019 ENTITLEMENT

SCALE: 1:1

DATE: 10.23.18

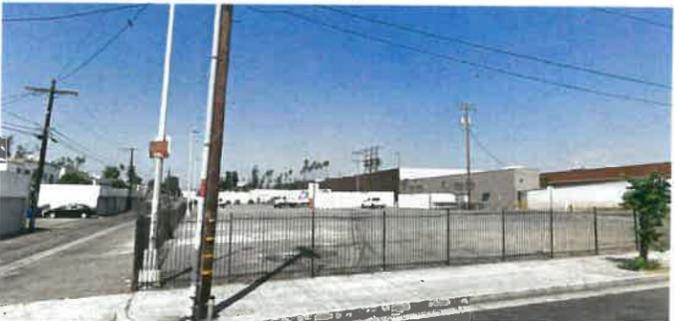
PROJECT #: 5849.00



6. VIEW FACING SITE | SOUTH-EAST, 18TH ST.



7. VIEW AWAY FROM SITE | SOUTH-WEST, 18TH ST.



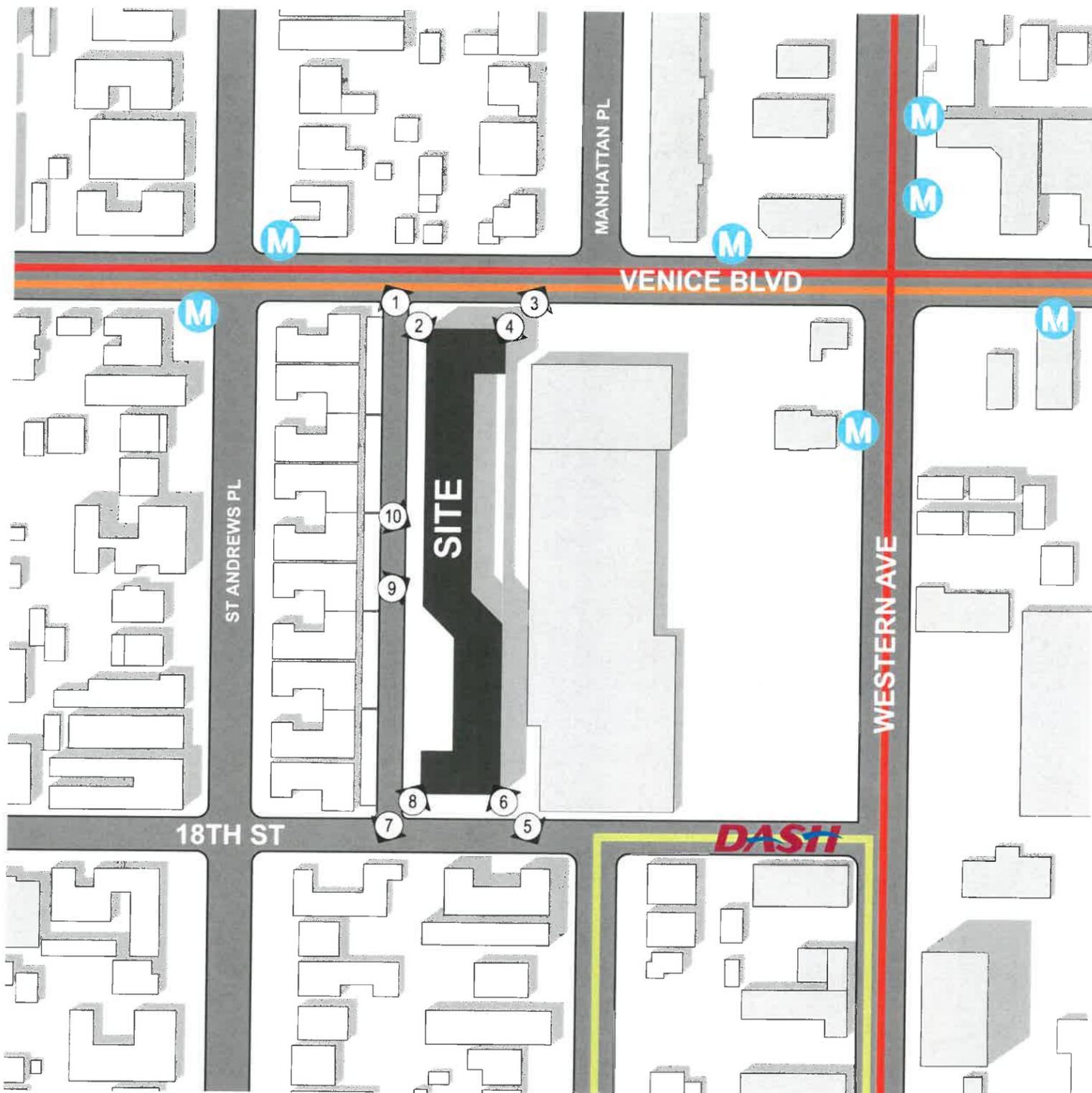
8. VIEW FACING SITE | SOUTH-WEST, 18TH ST.



9. VIEW FROM ALLEY, FACING SITE | NORTH-WEST



10. VIEW FROM ALLEY, FACING SITE | SOUTH-WEST



VICINITY MAP
CONTEXTUAL VIEWS AND PUBLIC TRANSIT OVERLAY

NOT TO SCALE

- METRO BUS STOP
- DASH BUS STOP
- METRO BUS RED LINE | 733 & 757
- METRO BUS ORANGE LINE | 33
- DASH BUS LINE | MIDTOWN



1. VIEW AWAY FROM SITE | NORTH-WEST, VENICE BLVD.



2. VIEW FACING SITE | NORTH-WEST, VENICE BLVD.



3. VIEW AWAY FROM SITE | NORTH-EAST, VENICE BLVD.



4. VIEW FACING SITE | NORTH-EAST, VENICE BLVD.



5. VIEW AWAY FROM SITE | SOUTH-EAST, 18TH ST.

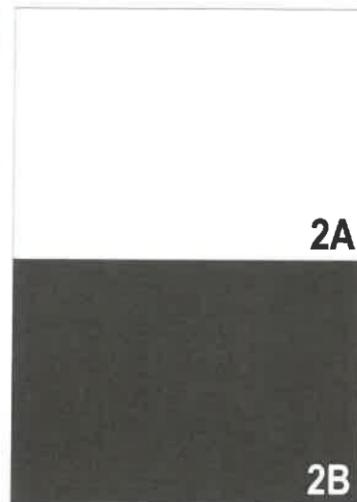
EXTERIOR FINISHES (ENHANCED)

1A. HARDIE BOARD | 1B. AMERICAN FIBER CEMENT



DUNN-EDWARDS
SILVER BULLET, DE6381
 RGB | 182, 181, 184
 CMYK | 29, 24, 22, 0

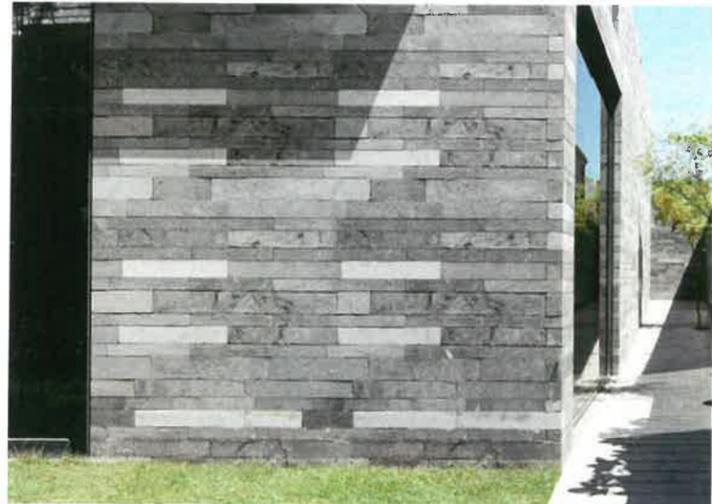
2. SMOOTH STUCCO FINISH with SCREED LINES



DUNN-EDWARDS
WHITE, DEW380
 RGB | 255, 255, 255
 CMYK | 0, 0, 0, 0

DUNN-EDWARDS
BLACK BEAN, DE6385
 RGB | 78, 75, 74
 CMYK | 64, 59, 58, 38

3. BRICK / STONE VENEER WALL



NORSTONE
LARGE FORMAT STONE TILE, PLATINUM STONE PLANC

VENICE STREET VIEW (TOP) | 18TH STREET VIEW (BOTTOM)



EXTERIOR FINISHES (STANDARD)

4. 30/30 STUCCO FINISH with SCREED LINES



DUNN-EDWARDS
WHISPER, DEW340
 RGB | 253, 250, 241
 CMYK | 0, 1, 4, 0

4A

DUNN-EDWARDS
SILVER BULLET, DE6381
 RGB | 182, 181, 184
 CMYK | 29, 24, 22, 0

4B

5A. CABLE RAILING



5B. GLASS RAILING



6. WIRE MESH FACADE



7. BOARD FORM CONCRETE



GLAZING

8. ALUMINUM WINDOWS



9. VINYL WINDOWS

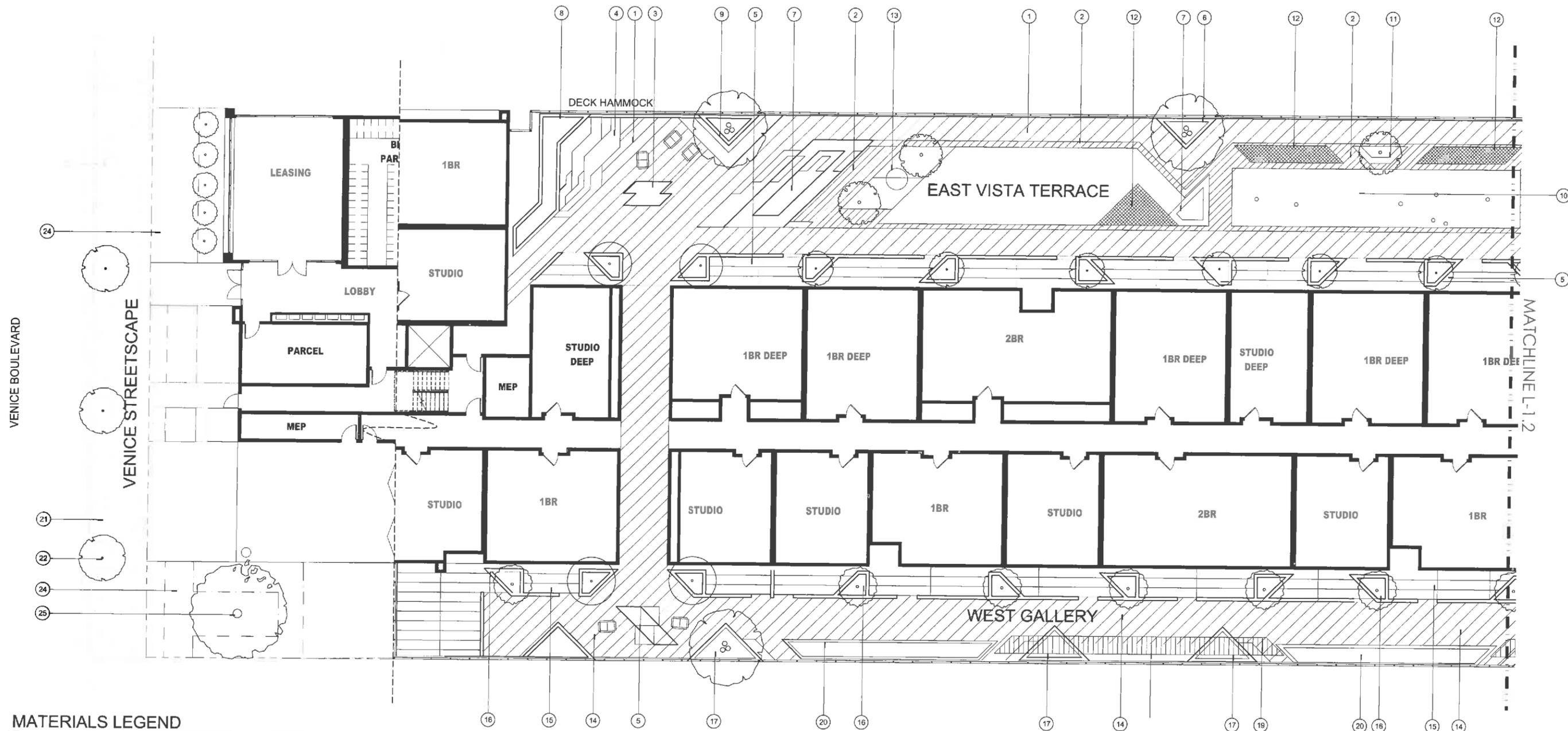


AERIAL VIEW | WEST



ADDITIONAL MATERIALS / EQUIPMENT

- 10. STOREFRONT WINDOWS
- 11. PODIUM HARDSCAPE, SLOPED CONCRETE
- 12. EXTERIOR WOOD DECKING
- 13. LANDSCAPING
- 14. RAISED PLANTERS
- 15. ENHANCED PAVING
- 16. GARAGE ENTRY SECURITY GATE
- 17. DUAL CAR, PARKING STACKERS
- 18. BIKE RACKS
- 19A. MAILBOXES
- 19B. PARCEL LOCKERS



MATERIALS LEGEND

EAST VISTA TERRACE

- ① PLAZA PAVING: COLORED CONCRETE LITHOCROME
- ② WOOD | CONCRETE PLATFORM
- ③ VISTA LOUNGE FIRE FEATURE
- ④ TERRACED SEATING CITY VIEWS
- ⑤ PRIVATE PATIO: 5' SAWCUT TOPPING SLAB 42" HIGH PATIO WALL AND PLANTER

- ⑥ LARGE PLANTERS KNIFE EDGE - MULTI FACETED
- ⑦ TIERED BENCHES
- ⑧ VERTICAL GARDEN
- ⑨ BANCO PLANTER
- ⑩ ARTIFICIAL LAWN BOCCIE BALL COURT

- ⑪ BUILT-IN WOOD BENCHES
- ⑫ DECK HAMMOCK
- ⑬ SWING

WEST GALLERY

- ⑭ PLAZA PAVING: CONCRETE W/ ACID FINISH - LITHOCROME
- ⑮ PRIVATE PATIO: 5' DEEP PATIO SPACE
- ⑯ 42" HIGH PATIO WALL AND PLANTER
- ⑰ BANCO PLANTER BUILT-IN SEATING

- ⑱ MIST & WATER FEATURE
- ⑲ ARBOR
- ⑳ COMMUNITY PLANTERS COMMUNITY PLANTERS

VENICE STREETScape

- ㉑ SIDEWALK PAVING: PER CIVIL ENGINEER
- ㉒ VENICE BOULEVARD STREET TREE AND TREE WELL TREATMENT
- ㉓ DECOMPOSED GRANITE SURFACING: 2" MINIMUM, WAX-COATED
- ㉔ ON GRADE PLANTER AREA: AMENDED NATIVE SOIL
- ㉕ SPECIMEN TREE



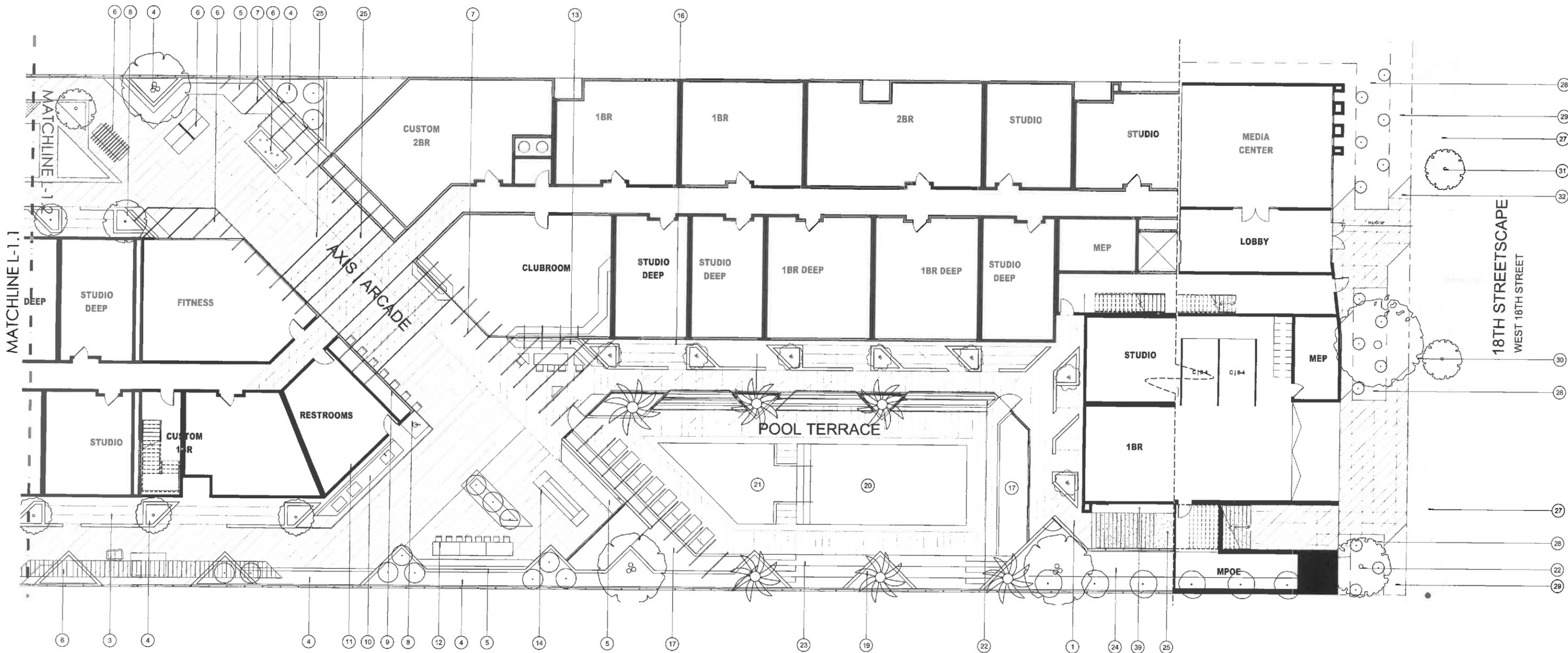
2340 VENICE LANDSCAPE HARDSCAPE PLAN

2340 & 2348 VENICE BLVD. LOS ANGELES, CA 90019 ENTITLEMENT

SCALE:

DATE: 10.23.18

PROJECT #: 5849.00



MATERIALS LEGEND

AXIS ARCADE

- ① ARCADE PAVING PEDISTAL TILE TO CONTINUE ON VERTICAL PLANE IN ARCADE TO APPROX 42" OVER 60% BREEZEWAY WALLS
- ② ACCENT CONCRETE SAW-CUT W SPECIAL LIGHTING
- ③ PATIO PAVING: 5' DEEP PATIO SPACE 42" HIGH PATIO WALL AND PLANTER
- ④ LARGE PLANTER
- ⑤ FACETED BANCO PLANTER
- ⑥ GAME COURT BILLIARDS TABLE TENNIS FOOSBALL SHUFFLEBOARD OUTDOOR FITNESS
- ⑦ RAFTER TRELLIS WITH CONTEMPORARY LIGHTING & PENDANT
- ⑧ COMMUNITY TAP & BAR
- ⑨ MEDIA WALL
- ⑩ COMMUNITY KITCHEN WITH METAL OVERHEAD
- ⑪ PROJECTION WALL
- ⑫ COMMUNITY TABLE
- ⑬ INDOOR / OUTDOOR SEATING: OPERABLE GLAZING
- ⑭ HEARTH | FIRE BOX

POOL TERRACE

- ⑮ PLAZA PAVING: COLORED CONCRETE W/ ACID FINISH
- ⑯ PATIO PAVING: 5' DEEP PATIO SPACE
- ⑰ PERIMETER PLANTER
- ⑱ 42" HIGH PATIO WALL AND PLANTER
- ⑲ PALM PLANTER
- ⑳ POOL 18' X38' PLAY POOL DEPTH 3.5' @ N/S ENDS 5' MIDDLE FOR NET ACCOMMODATION
- ㉑ SOLAR LEDGE SHALLOW DEPTH FOR CHAISE 12" WATER 16" FROM COPING
- ㉒ DECORATIVE ENCLOSURE TRANSITIONING TO ARCHITECTURAL ARBOR. 2 POOL GATES PER CODE.
- ㉓ TIERED SEATING CUSHIONS

18TH STREETSCAPE

- ㉔ MURAL
- ㉕ ACCESS STAIRWAY CONCRETE
- ㉖ DOG YARD - ARTIFICIAL TURF AUTO SPRINKLERS
- ㉗ SIDEWALK PAVING: PER CIVIL ENGINEER
- ㉘ DECOMPOSED GRANITE SURFACING: 2" MINIMUM, WAX-COATED
- ㉙ ON GRADE PLANTER AREA: AMENDED NATIVE SOIL
- ㉚ SPECIMEN TREE
- ㉛ WEST 18TH STREET TREE AND TREE WELL TREATMENT
- ㉜ PLAZA PAVING: COLORED CONCRETE W/ ACID FINISH



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

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MAYOR

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

FILING NOTIFICATION AND DISTRIBUTION

Parcel Map LA No.: AA-2018-7264-PMLA
ENV No.: ENV-2018-6187-EAF

Distribution Date: January 28, 2019

Property Address: 2340 West Venice Boulevard



Hillside Yes No
 Concurrent Zone Change
 MODIFICATION REQUEST
D.M.: 126B193
Plan Area: South Los Angeles

- COUNCIL DISTRICT NO. 13 *13/0*
- Bureau of Engineering
- (8) 21 Days: hillside- 35 days
- Dept. of Building and Safety - Grading
- (2) 21 Days: Hillside – 35 days
- Dept. of Building and Safety - Zoning
- (1) 10 Days
- Dept. of City Planning – GIS
- Dept. of Transportation, CWPC Section
- (3) 10 days
- Dept. of Fire, Engineering and Hydrant Unit
- (1) 7 days
- Bureau of Street Lighting
- (1) 10 days
- Street Tree Design
- (1) 10 days

- Department of Recreation and Parks
- (1) 10 days
- Valley DOT – Kevin Ecker
- (1) 10 days
- Valley Branch
- County Health Department
- (1) 10 days
- Imaging
- Housing Department
- DWP Water Design
- Neighborhood Council

N.C. please respond with comments within 90 days from "distribution date" (LISTED ABOVE).

Pursuant to Sections 17.50 through 17.60 of the Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Deputy Advisory Agency requests that you submit a report within the time limits noted below so that your recommendations may be included in the final determination.

VINCENT P. BERTONI, AICP
Director of Planning

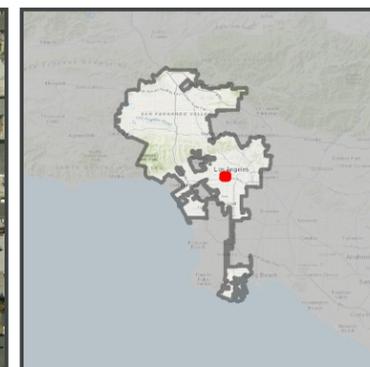
Nicholas Hendricks
Senior City Planner *for*

RECOMMENDATION REPORTS DUE BY:
3/9/2019
Please forward reports to the following e-mail address:
planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of the Project Site



LEGEND

- City Council Districts
- City Limits

NOTES

0 0 Miles 0 0

SCALE 1: 4,514

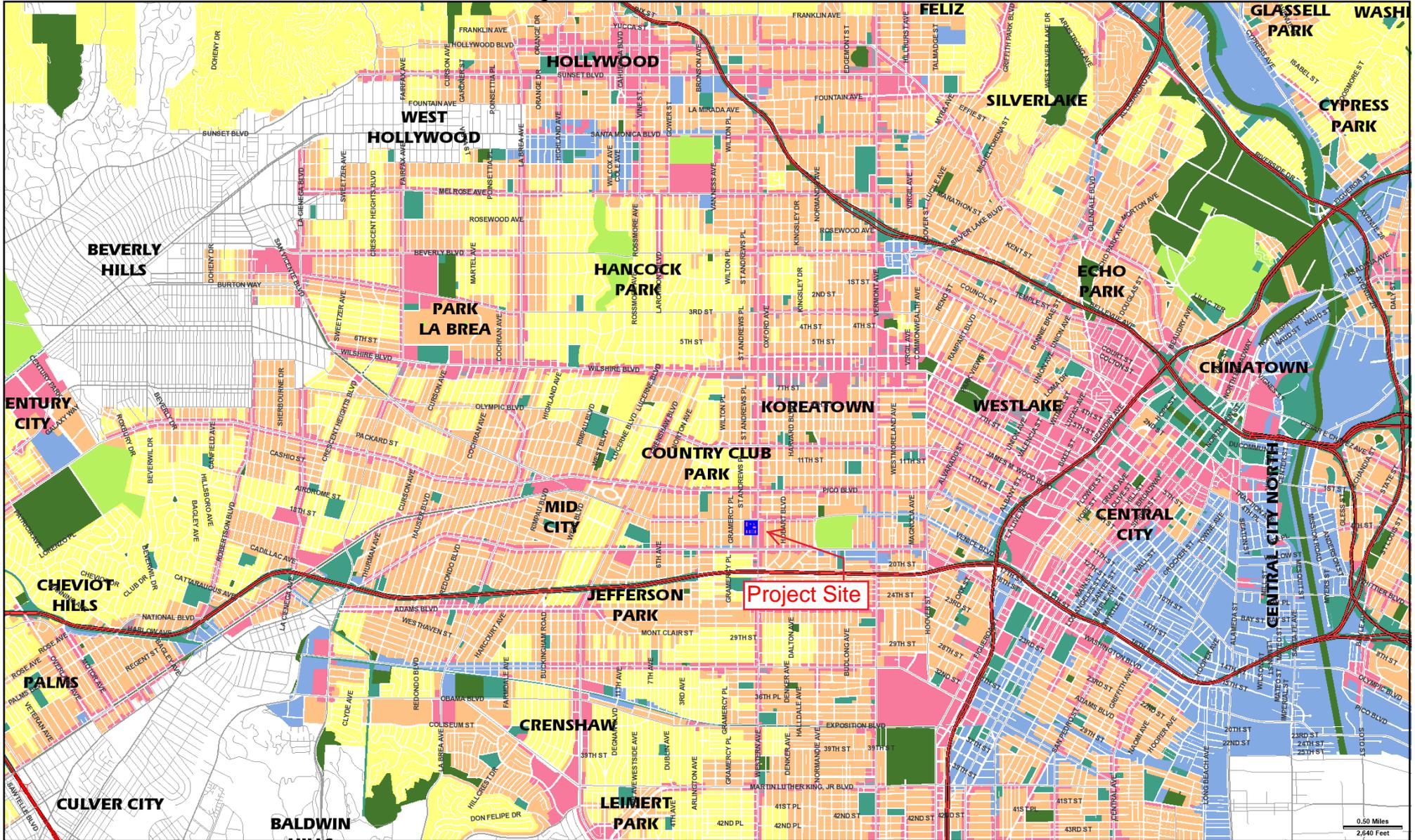
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 02/19/2019

ZIMAS INTRANET

Generalized Zoning

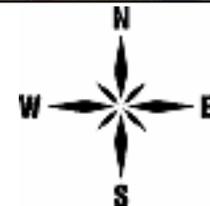
02/19/2019



Address: 1713 S WESTERN AVE
APN: 5073012034
PIN #: 126B193 1421

Tract: TR 19882
Block: None
Lot: FR LT 1
Arb: None

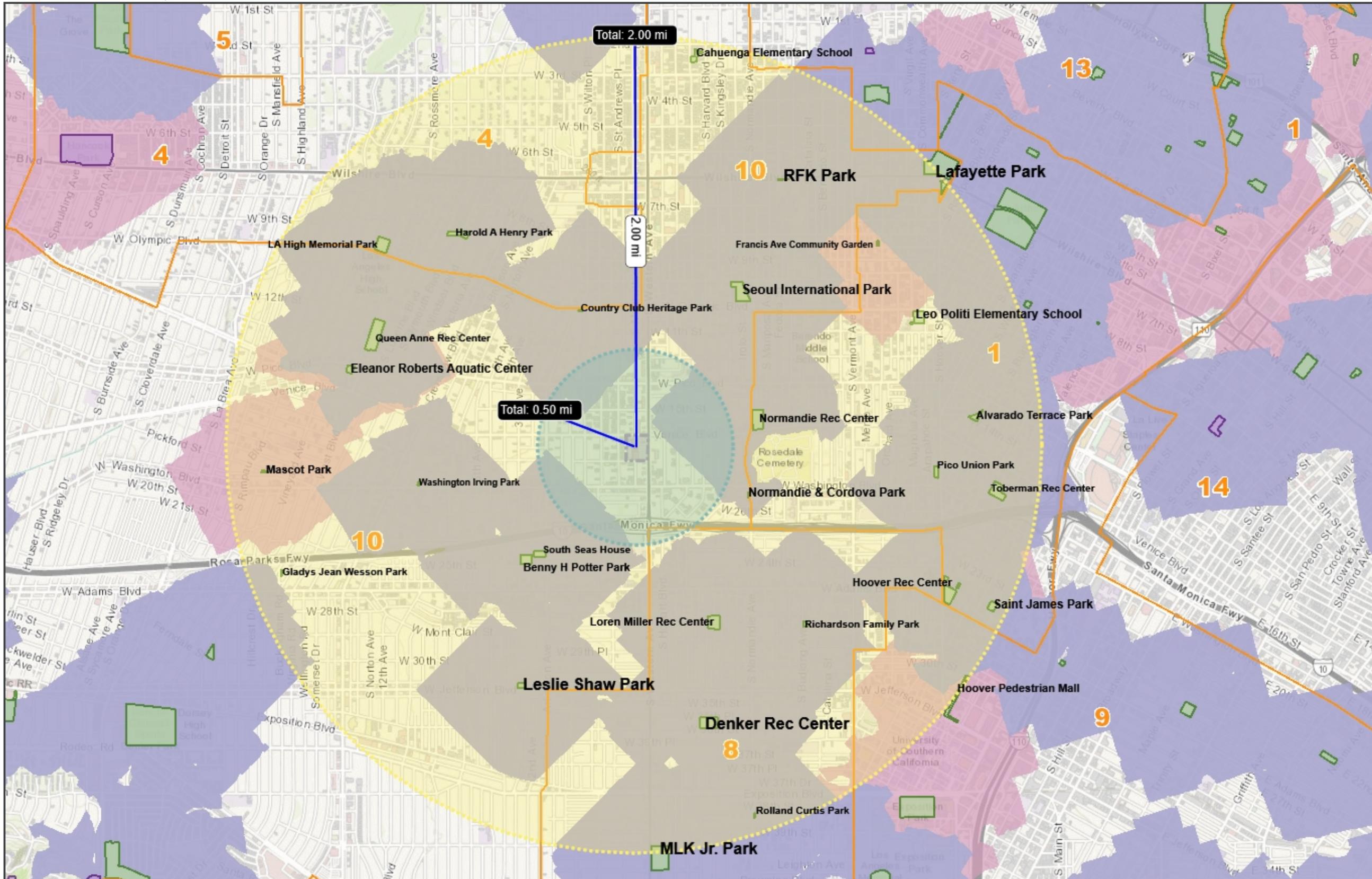
Zoning: [Q]C2-1
General Plan: Community Commercial





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Location & Surrounding Parks



LEGEND

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

NOTES



SCALE 1: 36,112

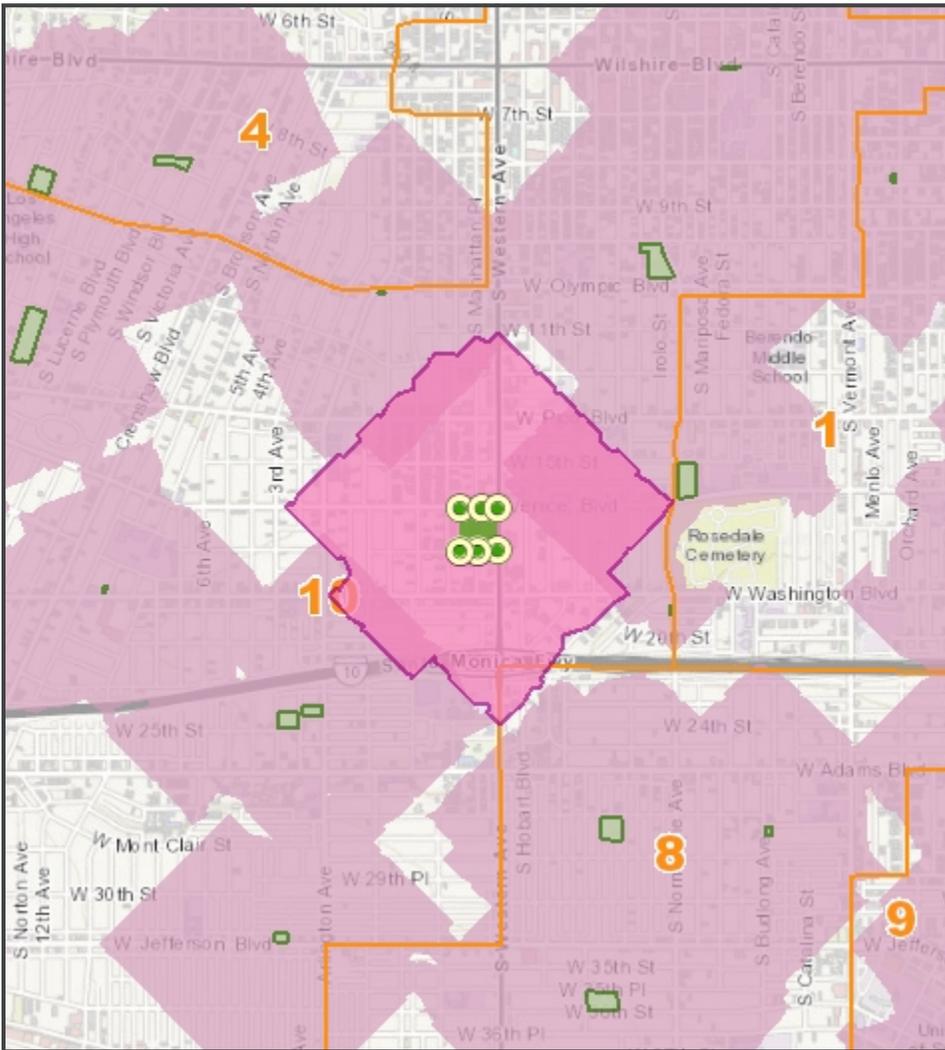
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 11/13/2018



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

2300-2360 W. Venice Blvd

Description:

Construction of multi-family project with 180 residential units.

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:	15,129	9,788

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	4,537	2,997

Residents Served by Age

Age Group	Total Residents Served	Currently Non-Served Residents Served
Under Age 5:	1,159	745
Age 5 to 9:	988	639
Age 10 to 14:	999	654
Age 15 to 17:	700	445
Age 18 to 64:	9,955	6,402
Age 65 and Over:	1,328	903

Households Served by Annual Income

Income Bracket	Total Households Served	Currently Non-Served Households Served
Under \$25,000:	2,059	1,425
\$25,000 to \$34,999:	650	444
\$35,000 to \$49,999:	680	441
\$50,000 to \$74,999:	654	408
\$75,000 and Over:	494	279

Source: Census/ACS 2010