

APPROVED
NOV 06 2019

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-229

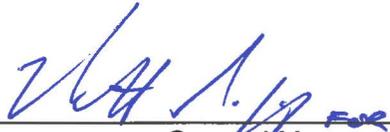
DATE November 6, 2019

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82866 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	C. Santo Domingo	_____
V. Israel	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract No. 82866 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under the 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.

PARK FEE SUMMARY

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

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

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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 proposed Project, located at 1015 North Vermont Avenue in the East Hollywood community of the City, consists of approximately 185 affordable permanent supportive housing dwelling units and 2 manager's units. An existing residential development containing 4 multi-family dwelling units would be demolished as part of the Project.

The proposed Project also contains 12,750 square-feet of outdoor common area, including two community rooms, outdoor hardscaped and landscaped areas, a common room, and a play area.

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 proposed 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 **September 12, 2019**. 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 **September 24, 2019**. On September 26, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project "**Upon Receipt**." The Advisory Agency Filing Notification is attached (Attachment 2). If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

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REQUIRED LAND DEDICATION AND IN-LIEU FEE PAYMENT

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

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

Land Dedication

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

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

The **maximum** required land dedication for the Project’s proposed 187 units would be:

$$1.35 \text{ Acres} = (187 \times 2.88) \times 0.00251$$

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 185 affordable units and 4 existing units to be demolished 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:

$$0.00 \text{ Acres} = (0 \times 2.88) \times 0.00251$$

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Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of the project site, as specified below:

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

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

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, 2019, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$12,998.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 187 units would be:

\$2,430,626.00 = \$12,998.00 x 187 dwelling units

As currently proposed, the Project has 187 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:

\$0.00 = \$12,998.00 x 0 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.

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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 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. Approximately 54% of residents in the City of Los Angeles live within a one-half (½) mile, or a ten (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 65% by 2025 and to 75% by 2035. 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 East Hollywood community of the City and within the Hollywood Community Plan Area. Currently, the Project site contains a multi-family apartment building with 4 existing dwelling units, a small restaurant/food stand building, surface parking lots, and the Santa Monica/Vermont Metro red line portal. The multi-family and restaurant buildings will be demolished as part of the Project. The Metro portal will be incorporated into the project. To the north and to the east are a series of commercial buildings and a shopping center. To the west and south are a mixture of medium-density residential, commercial buildings, and Los Angeles City College.

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

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The Project is located in a high-density area of the City. Below is 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 (½) walking distance of the Project site (EPADSS): 16,169 persons (26,948 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Hollywood Community Plan Area (2017 American Community Survey): 8,006 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also contains 12,750 square-feet of outdoor common area, including two community rooms, outdoor hardscaped and landscaped areas, a common room, and a play area.

The amount of common open space being provided by the Project does not appear to 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 no public parks within a half (½) 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 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 **11,077** new, previously unserved, residents within a half-mile (½) 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 (½) 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 (½) walking distance of a public park.

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Nearby Public Park Projects

There are no new public parks currently in development within two (2) miles of the Project site.

There are no park renovation projects currently in development within two (2) miles of the Project site.

Staff Recommendation

The Project is located in a high-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 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 (½) mile walking distance from the Project.

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

There are no park renovation projects currently in development within two (2) miles of the Project site.

Should the proposed number of exempt affordable units and existing units to be demolished in the Project qualify for an exemption per LAMC 12.33, it would result in a required land dedication of 0 acres.

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

FISCAL IMPACT

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.

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 could serve to fund capital improvements of existing parks in the Project area.

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This Report was prepared by Dylan Lawrence, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

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



1015 N VERMONT MIXED USE, AFFORDABLE & SUPPORTIVE HOUSING



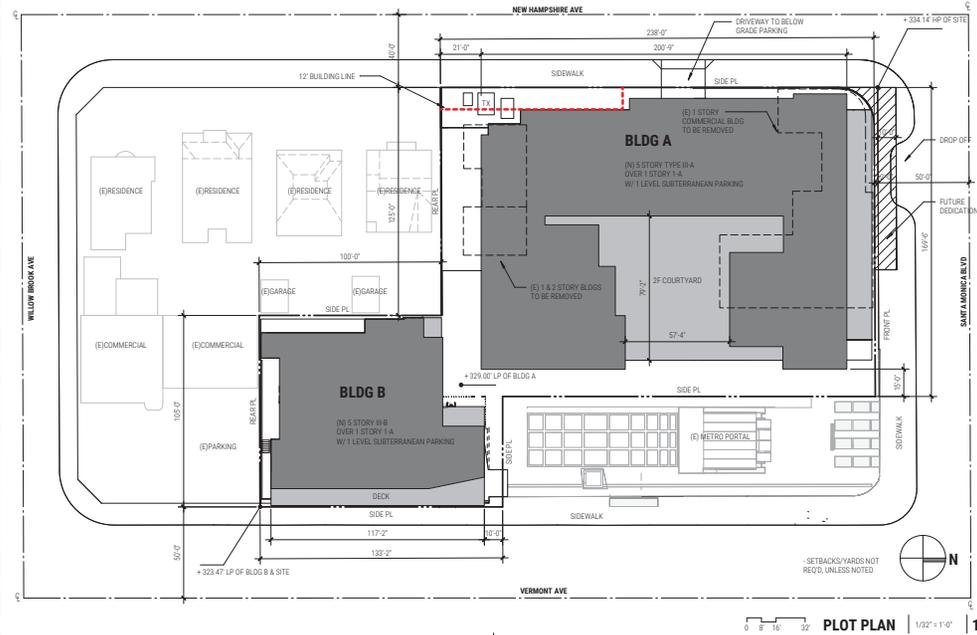
VICINITY MAP

SHEET INDEX

A0.00	COVER SHEET
A0.01	PROJECT INFO - ZONING
A0.02	PROJECT INFO - CODE
A0.10	RENDERINGS
A0.11	RENDERINGS
A0.12	RENDERINGS
A0.13	RENDERINGS
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A0.30	SITE PHOTOS
A0.31	SITE PHOTOS
A0.32	STREET PHOTOS
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A0.41	METRO DESIGN MATRIX
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A0.52	FAR DIAGRAM
A0.53	PARKING DIAGRAM
A0.54	TRANSPARENCY DIAGRAM
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A2.60	SIXTH FLOOR PLAN
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A3.20	BUILDING B ELEVATIONS
A3.30	BUILDING B ELEVATIONS
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A4.20	BUILDING SECTIONS
A4.30	BUILDING SECTIONS
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A9.71	ENLARGED STAIRS
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A9.74	ENLARGED STAIRS
L1.01	COMPOSITE SITE PLAN
L1.11	FIRST FLOOR PLAN
L1.12	FIRST FLOOR PLAN - SITE FEATURES
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L1.31	THIRD FLOOR PLAN
L2.01	TREE CANOPY PLAN
L2.02	PLANTED AREA PLAN
L2.03	SNAP REQUIREMENT PLAN
L5.01	SITE SECTION
L5.02	SITE SECTION
L5.03	SITE SECTION



1/2" = 1'-0" PLOT PLAN

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Owner
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231 EAST THIRD STREET
SUITE G-106
LOS ANGELES, CA 90013

PROJECT TITLE
TBD
LOS ANGELES, CA 90029

ISSUE
ENTITLEMENT SET
09/19/19

COVER SHEET
A0.00

AUTO PARKING REQUIRED			
COMMERCIAL AREA	RATE (PER SNAP)	REDUCTION (PER SNAP, SECTION A-M)	TOTAL PARKING
28,899 SF	2 PER 1,000 SF	15%	41 COMMERCIAL STALLS REQUIRED
PROPOSED COMMERCIAL PARKING = 46 COMMERCIAL STALLS*			
REQUIRED RESIDENTIAL STALLS (PER TOC, TIER 4)			
PROPOSED RESIDENTIAL PARKING = 29 RESIDENTIAL (NON-REQUIRED) STALLS*			0 RESIDENTIAL STALLS REQUIRED
NOTE: GUEST STALLS ARE NOT REQUIRED WHEN USING TOC BASE INCENTIVES FOR 0 RESIDENTIAL STALLS			
STANDARD (INCL. HD)	COMPACT	TOTAL	
PROPOSED COMMERCIAL STALLS	28	18	46
PROPOSED RESIDENTIAL STALLS	13	16	29
TOTAL PROPOSED			69 STALLS*

*REFER TO A0.53 FOR LOCATIONS

BICYCLE PARKING REQUIRED (PER SNAP, SUB AREA C)			
LONG TERM RESIDENTIAL BIKE STALLS =	1/2 STALL PER UNIT	187 UNITS * 1/2 = 94 LONG TERM RES. BIKE STALLS	
PROVIDE RESIDENTIAL BIKE STALLS 94 PROVIDED*			
SHORT-TERM COMMERCIAL BIKE STALLS = 1 STALL PER 1,000 SF FOR FIRST 10,000 SF			
10 SHORT TERM COM. BIKE STALLS		10 SHORT TERM COM. BIKE STALLS	
1 STALL FOR EACH ADDITIONAL 10,000 SF		12 TOTAL SHORT TERM COM. BIKE STALLS	
PROVIDE COMMERCIAL BIKE STALLS 14 PROVIDED*			
SNAP STREETSCAPE BIKES, TRASH CANS, & BENCHES			
STREET	LF (ASTD. REQ)	BIKE STALLS (1/50 LF)	TRASH CANS (1/100)
NEW HAMPSHIRE	228'	4.6	2.4
SANTA MONICA	230'	4.6	2.3
VERMONT	338'	6.8	3.4
TOTALS		17 PROVIDED	4

*REFER TO A0.53 & LANDSCAPE PLANS FOR LOCATIONS

AUTO PARKING			
OPEN SPACE (12.21)			
UNIT TYPE	SF/UNIT	# OF UNITS	TOTAL
08 (43 HAB RMS)	100	59	5,900 SF
18 (43 HAB RMS)	180	80	14,400 SF
28 (19 HAB RMS)	125	43	5,375 SF
38 (43 HAB RMS)	175	5	875 SF
REQUIRED OPEN SPACE = 26,100 SF			
COUNTABLE INTERIOR AREA, MAX. 25%			5,038 SF
PROJECT OPEN SPACE (PER SNAP)* - PROVIDED			
TYPES OF OPEN SPACE			TOTAL
EXTERIOR COMMON OPEN SPACE (PER SNAP, MIN. 400 SF & MIN. DIM. 20')			7,970 SF
INTERIOR COMMON OPEN SPACE (PER SNAP, MIN. 400 SF)			4,388 SF OK - 5,038 SF (25% MAX. OF REQ'D OS, LAMC 12.21-2.1)(4)
TOTAL COMMON OPEN SPACE			12,760 SF OK - 10,075 SF (80% MIN. OF REQ'D OS, LAMC 12.21-2.1)(4)
LANDSCAPED OPEN SPACE (PART OF EXT. COMM. OS)			2,160 SF OK - 25% OF EXT COMM OPEN SPACE (25% * 7,830 = 1,958 SF)
PRIVATE OPEN SPACE (PER SNAP, UNIT PATIO MIN. DIM. 6')			7,410 SF
PROVIDED OPEN SPACE = 26,100 SF			
NOTE: SNAP, SECTION 9.D.1, UP TO 75% OF THE COMMON OR PRIVATE OPEN SPACE, REGARDLESS OF THE UNDERLYING ZONE MAY BE LOCATED ABOVE THE GRADE LEVEL OR FIRST HABITABLE ROOM LEVEL.			
TREE REQUIREMENT			
REQUIRED	TREE/UNIT (PER SNAP)	UNITS	REDUCTION (PER TOC)
	1/4 TREE/UNIT	187	23% REDUCTION
PROVIDED ON-SITE TREES			25 TREES
PROVIDED OFF-SITE STREET TREES (SNAP STD. - 36" BOX FOR EACH 30' OF SIDEWALK)			10 TREES
TOTAL PROVIDED TREES			39 TREES**
**NOTE: TOTAL INCLUDES 18 OFF-SITE TREES PROVIDED DUE TO REMOVAL OF 5 EXISTING OFF-SITE TREES REPLACED AT A RATIO OF 2:1 AS REQUIRED BY CITY OF LA STREET TREE DIVISION/URBAN FORESTRY			

*REFER TO SHEET A0.51 FOR ADDITIONAL INFORMATION
**SEE LANDSCAPE PLANS FOR TREE LOCATIONS

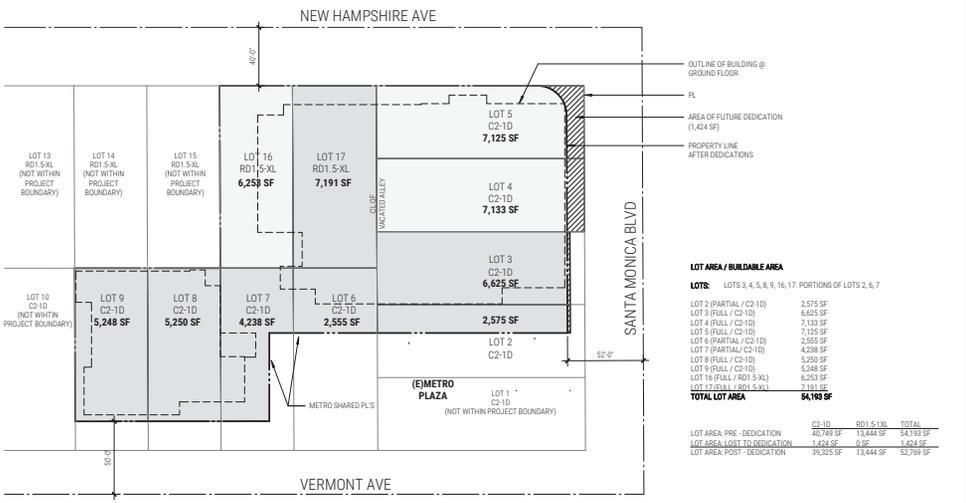
OPEN SPACE						
ALLOWABLE UNIT DENSITY (PER TOC, TIER 4)						
ZONE	AREA	SF/OU	ROUND UP	80% INCREASE	TOTAL UNITS	
C2-13 (LESS DEDICATION)	39,255 SF	400	99	1.8	170	
R2-1.5	13,444 SF	400	34	1.45	50	
	52,769 SF	*PER SNAP, R2-1.5 MAY USE 400 SF/OU	229		UNITS ALLOWED	
187 UNITS PROPOSED						
UNIT TYPE SUMMARY						
BLDG A	UNIT TYPE	08	18	28	38	TOTAL
FLOOR LEVEL	0F	10	11	3	1	25
	1F	9	13	5	1	27
	4F	10	14	5	1	30
	5F	10	14	5	1	30
	5F	10	14	5	1	30
TOTAL UNITS, BLDG A						
BLDG B	UNIT TYPE	08	18	28	38	TOTAL
FLOOR LEVEL	0F	2	2	4	0	9
	1F	2	3	4	0	9
	2F	2	3	4	0	9
	3F	2	3	4	0	9
	3F	2	3	4	0	9
TOTAL UNITS, BLDG B						
TOTAL UNITS, BLDG A+B						
	59	80	43	5	187	

UNIT DENSITY & UNIT SUMMARY

FLOOR AREA RATIO (FAR) AS DEFINED BY LAMC 12.03			
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.			
FLOOR AREA RATIO (PER SNAP, SUB AREA C TOC, TIER 4)			
BUILDABLE AREA	CD-10	R2-1.5 (HL)	TOTAL
FAR, PER SNAP	20,749 SF	13,444 SF	54,193 SF
TOTAL AREA PERMITTED, PER SNAP	122,427 SF	40,322 SF	162,749 SF
TOC, TIER 4 (PROPOSED)	45%	45%	45%
TOTAL PERMITTED FLOOR AREA	177,268 SF	56,487 SF	233,755 SF
TOC ALLOWABLE FAR	4.5%	4.5%	4.5%
ALLOWABLE COMMERCIAL FAR 1.5:1			81,290 SF
TOTAL COMMERCIAL AREA PERMITTED			23,859 SF
PROPOSED FLOOR AREA			
BLDG A	BLDG B	TOTAL	
RESIDENTIAL	85,735 SF	30,000 SF	116,335 SF
RESIDENTIAL SUPPORT SERVICES	22,542 SF	9,995 SF	32,137 SF
COMMERCIAL	17,222 SF	6,620 SF	23,859 SF
TOTAL PROPOSED	125,504 SF	46,627 SF	172,831 SF
TOTAL PROPOSED FAR	3.2 = 4.85 ALLOWED, OK		
PROPOSED PROJECT AREA BY FLOOR & BLDG*			
BLDG	BLDG A	BLDG B	TOTAL
0F	23,052 SF	7,647 SF	30,699 SF
1F	20,066 SF	7,834 SF	27,900 SF
2F	20,169 SF	7,834 SF	28,014 SF
3F	20,773 SF	7,834 SF	28,597 SF
4F	20,676 SF	7,834 SF	28,541 SF
5F	20,735 SF	7,834 SF	28,570 SF
TOTAL PROPOSED	125,504 SF	46,627 SF	172,831 SF

*REFER TO SHEET A0.53 FOR ADDITIONAL INFORMATION

FLOOR AREA RATIO **SETBACKS/YARDS, STEPBACKS & HEIGHT**



SCALE: 1:40 **LOT AREA PLAN**

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PROJECT TITLE
TBD
LOS ANGELES, CA 90029

ISSUE
ENTITLEMENT SET
09/19/19

PROJECT INFO - ZONING
A0.01





METRO BOX

VIEW FROM VERMONT AVE INTO (E)METRO PLAZA

RENDERING NOTES:
 - FOR ARCHITECTURAL INTENT & MASSING ONLY, PENDING FURTHER DEVELOPMENT.
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RENDERINGS
A0.10



VIEW FROM ABOVE VERMONT AVE & SANTA MONICA BLVD THROUGH (E)METRO PLAZA

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RENDERINGS
A0.11





VIEW FROM CORNER OF VERMONT AVE & SANTA MONICA BLVD THROUGH (E)METRO PLAZA

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RENDERINGS
A0.12





AERIAL FROM NORTHWEST CORNER



AERIAL FROM NORTHEAST CORNER



AERIAL FROM SOUTHWEST CORNER



AERIAL FROM SOUTHEAST CORNER

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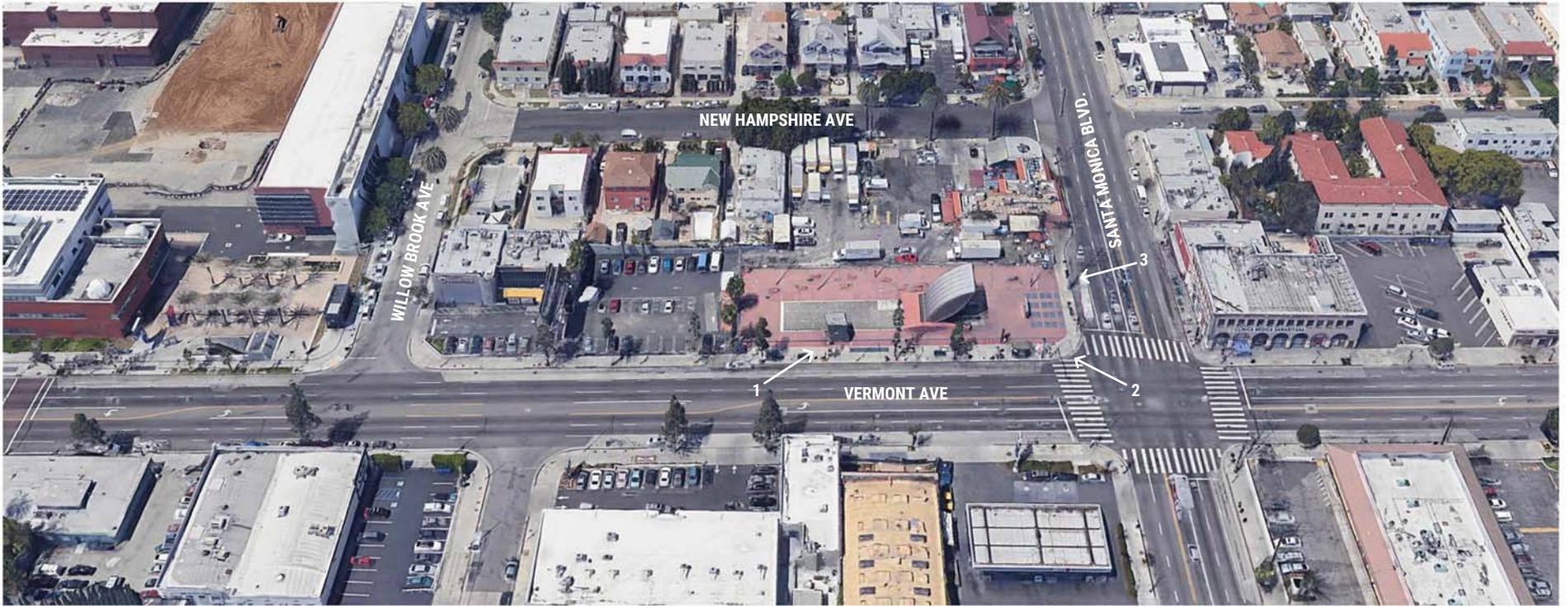
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AERIAL



SANTA MONICA BLVD LOOKING SOUTH | 3



SANTA MONICA BLVD & N VERMONT AVE LOOKING SW | 2



VERMONT AVE LOOKING WEST | 1

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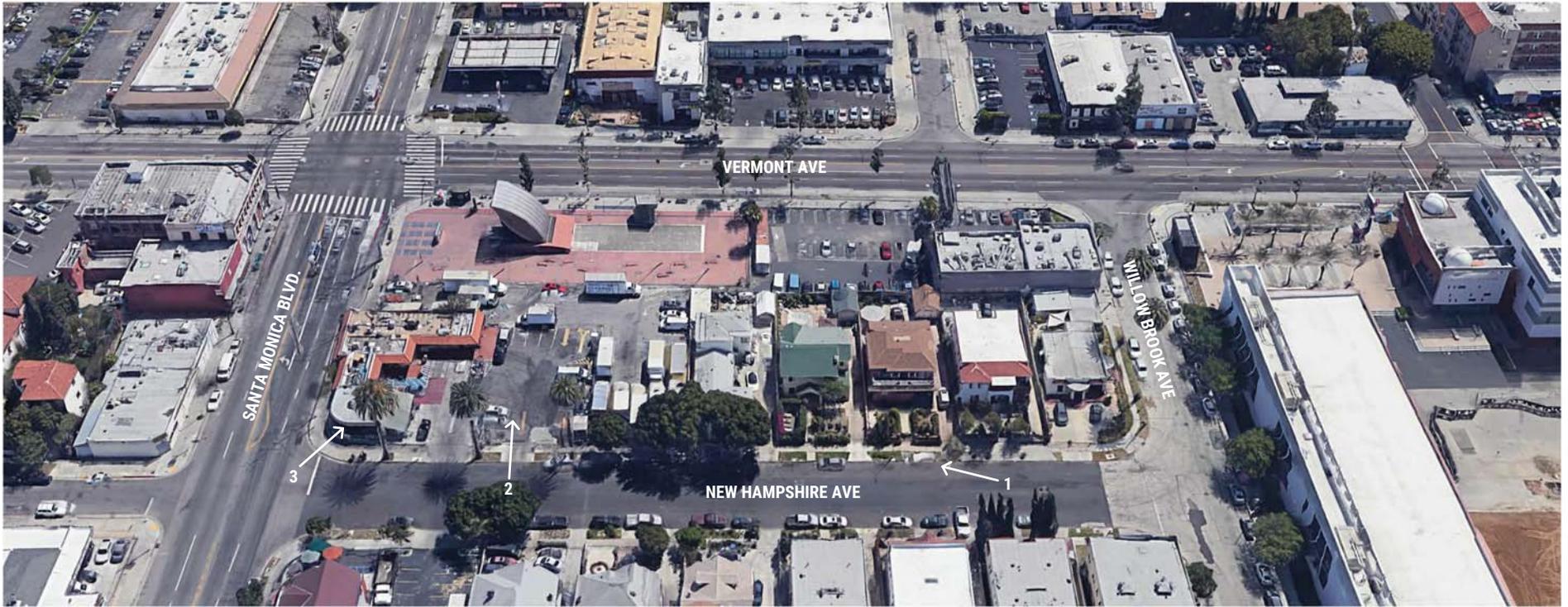


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SITE PHOTOS
A0.30



AERIAL



NEW HAMPSHIRE AVE & SANTA MONICA BLVD LOOKING SE | 3



NEW HAMPSHIRE AVE LOOKING EAST | 2



NEW HAMPSHIRE AVE & WILLOW BROOK AVE LOOKING NE | 1

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SITE PHOTOS

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VERMONT AVE | 3



SANTA MONICA BLVD | 2



NEW HAMPSHIRE AVE | 1

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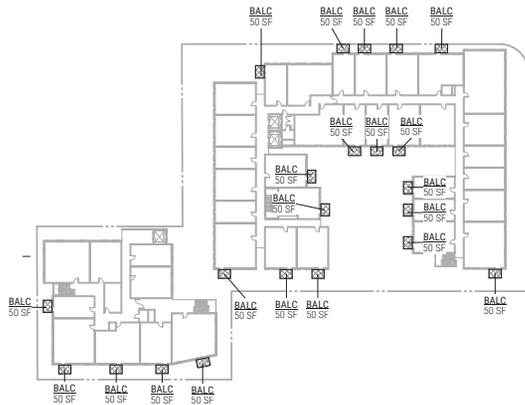
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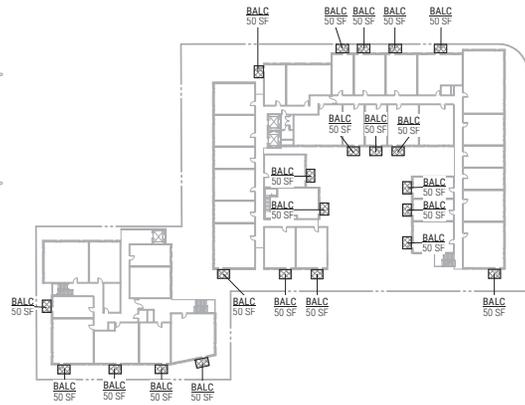
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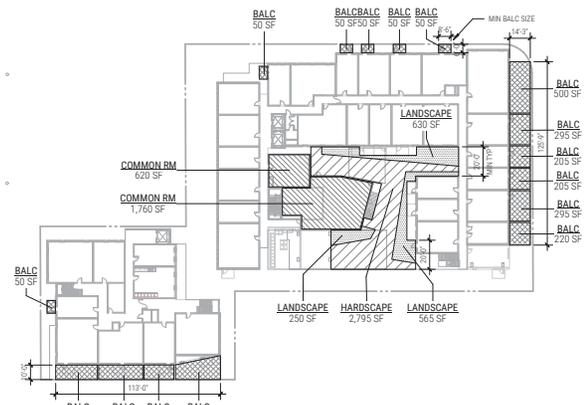
STREET PHOTOS
A0.32



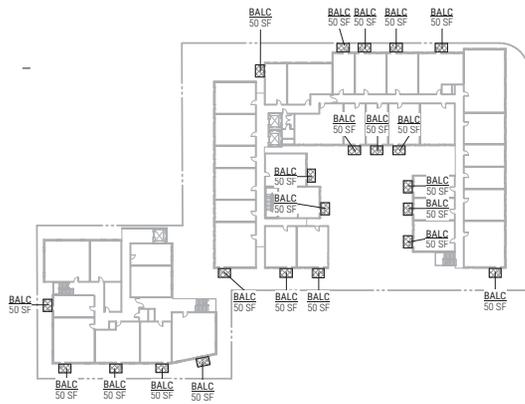
SIXTH FLOOR



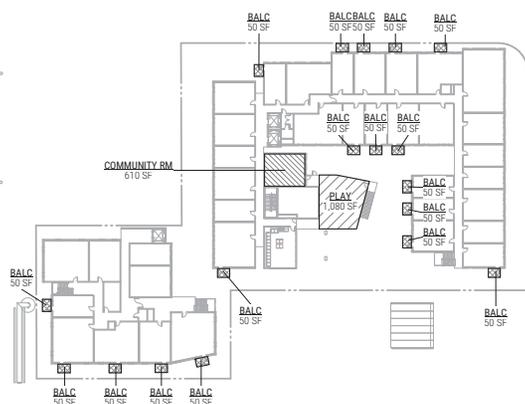
FOURTH FLOOR



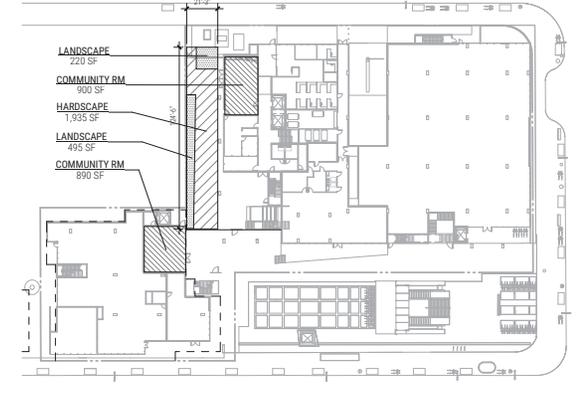
SECOND FLOOR



FIFTH FLOOR



THIRD FLOOR



GROUND FLOOR | 1" = 40'-0" | 1

LEGEND

- EXTERIOR COMMON OPEN SPACE (HARDSCAPE)
- EXTERIOR COMMON OPEN SPACE (LANDSCAPE)
- INTERIOR COMMON SPACE
- PRIVATE OPEN SPACE

AREA SCHEDULE - OPEN SPACE

	TYPE	NAME	QTY	AREA (SF)
GF	COMMON ENCLOSED	COMMUNITY RM	2	1,790 SF
	COMMON OPEN	HARDSCAPE	1	1,935 SF
	COMMON OPEN	LANDSCAPE	2	715 SF
2F	PRIVATE	BALC	16	3,215 SF
	COMMON ENCLOSED	COMMUNITY RM	2	2,380 SF
	COMMON OPEN	HARDSCAPE	1	2,795 SF
3F	PRIVATE	BALC	22	1,100 SF
	COMMON ENCLOSED	COMMUNITY RM	1	610 SF
	COMMON OPEN	PLAY	1	1,080 SF
4F	PRIVATE	BALC	22	1,100 SF
	COMMON ENCLOSED	COMMUNITY RM	1	610 SF
	COMMON OPEN	PLAY	1	1,080 SF
5F	PRIVATE	BALC	22	1,100 SF
	COMMON ENCLOSED	COMMUNITY RM	1	610 SF
	COMMON OPEN	PLAY	1	1,080 SF
OPEN SPACE TOTAL				20,160 SF

SEE SHEET A0.01 "OPEN SPACE" FOR SUMMARY

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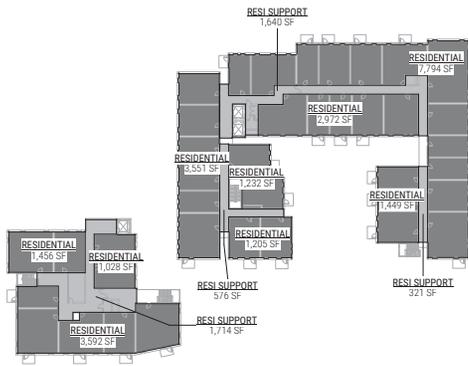


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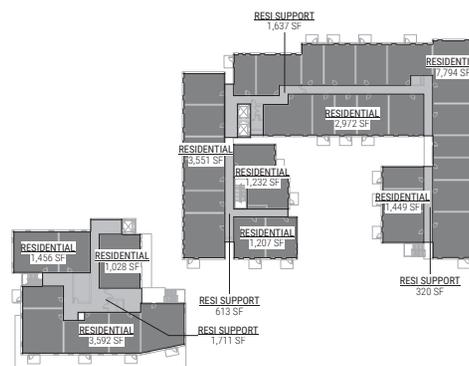
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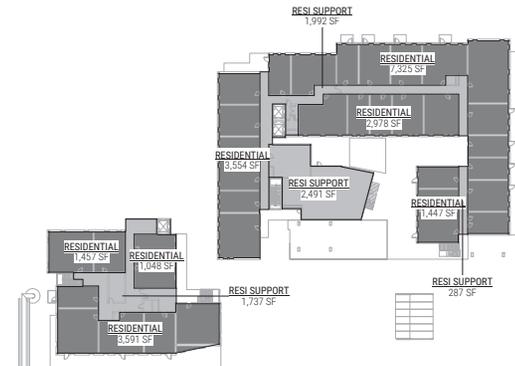
OPEN SPACE DIAGRAM
A0.51



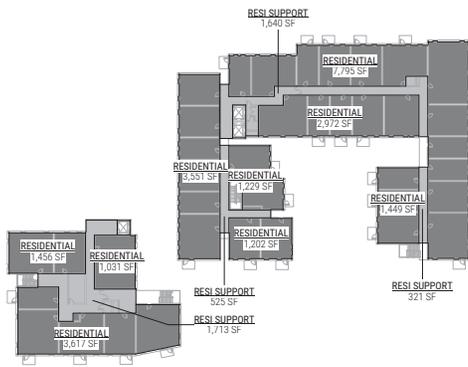
SIXTH FLOOR



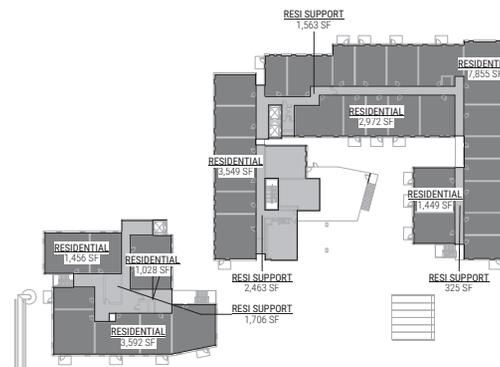
FOURTH FLOOR



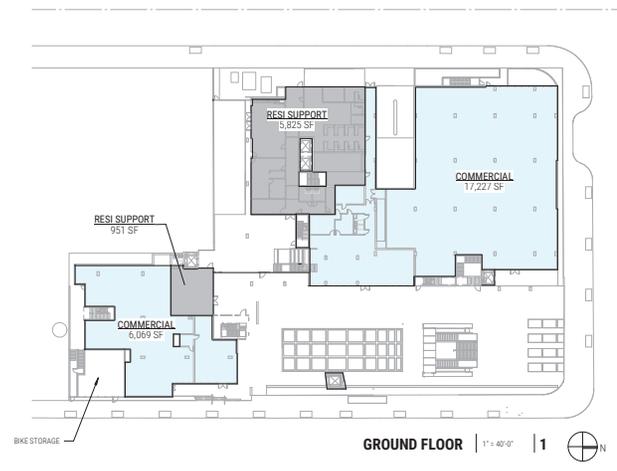
SECOND FLOOR



FIFTH FLOOR



THIRD FLOOR



LEGEND

- RESIDENTIAL
- RESIDENTIAL SUPPORT
- COMMERCIAL

FAR - BLDG A	FAR - BLDG B
5F	5F
COMMERCIAL 17,227 SF	COMMERCIAL 6,069 SF
RESI SUPPORT 5,825 SF	RESI SUPPORT 951 SF
23,052 SF	7,021 SF
6F	6F
RESI SUPPORT 4,770 SF	RESI SUPPORT 1,737 SF
RESIDENTIAL 15,304 SF	RESIDENTIAL 6,896 SF
20,074 SF	8,634 SF
7F	7F
RESI SUPPORT 4,551 SF	RESI SUPPORT 1,706 SF
RESIDENTIAL 15,526 SF	RESIDENTIAL 6,976 SF
20,077 SF	8,682 SF
8F	8F
RESI SUPPORT 2,570 SF	RESI SUPPORT 1,711 SF
RESIDENTIAL 18,206 SF	RESIDENTIAL 6,876 SF
20,776 SF	8,587 SF
9F	9F
RESI SUPPORT 2,486 SF	RESI SUPPORT 1,713 SF
RESIDENTIAL 18,198 SF	RESIDENTIAL 6,105 SF
20,685 SF	7,818 SF
10F	10F
RESI SUPPORT 2,537 SF	RESI SUPPORT 1,714 SF
RESIDENTIAL 18,204 SF	RESIDENTIAL 6,876 SF
20,741 SF	7,591 SF
TOTAL FLOOR AREA 125,504 SF	TOTAL FLOOR AREA 46,932 SF

FAR 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.

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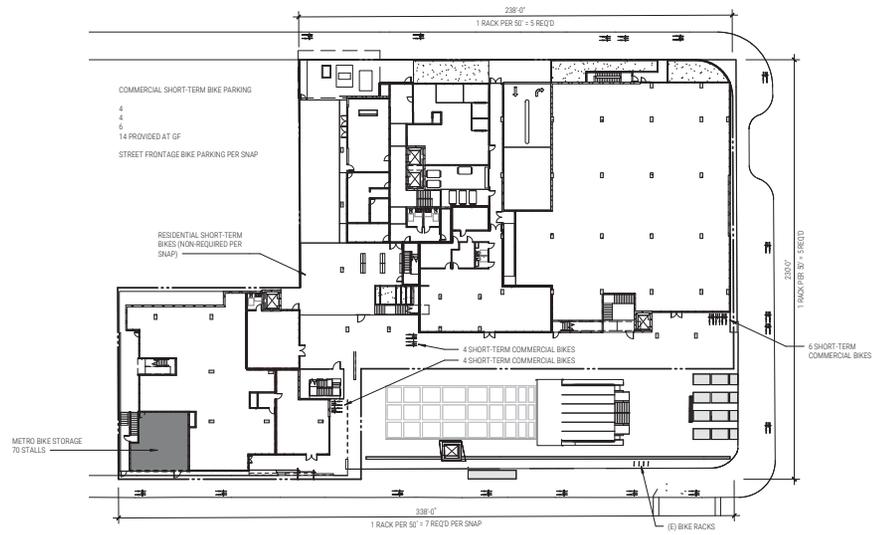


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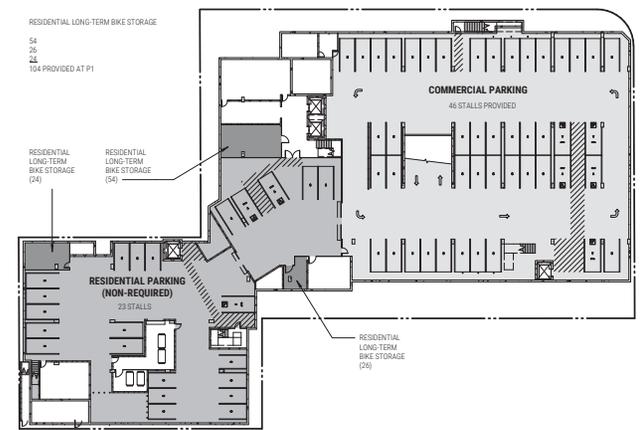
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FAR DIAGRAM
A0.52



PARKING GF | 1/32" = 1'-0" | 2



PARKING P1 | 1/32" = 1'-0" | 1

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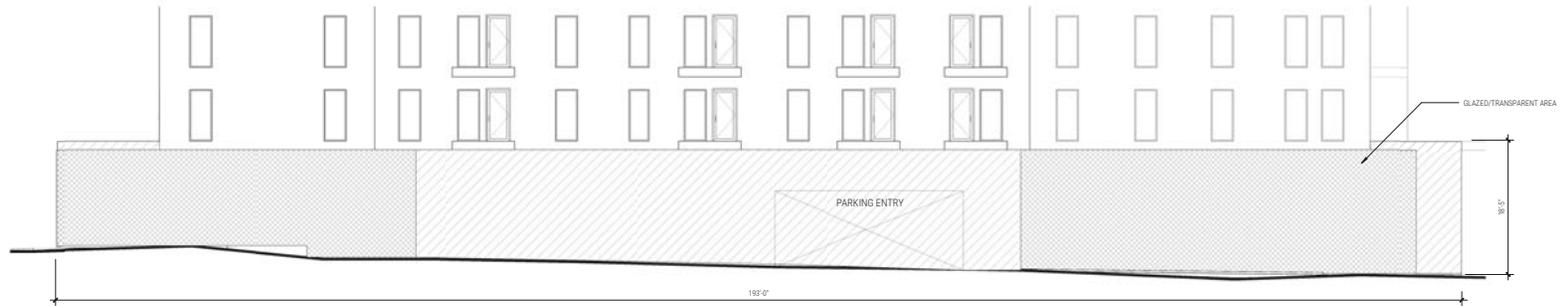


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PARKING DIAGRAM
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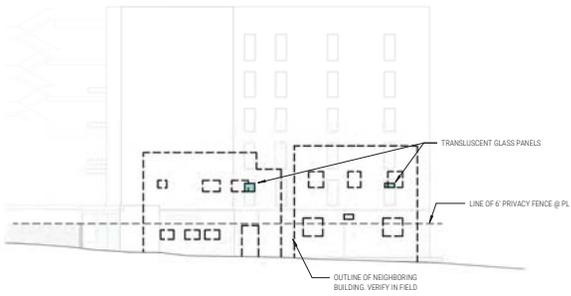




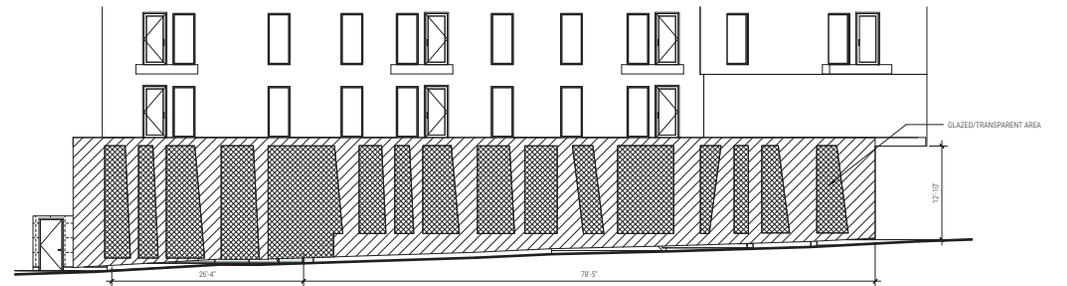
FRONTAGE TRANSPARENCY (PER SMAP, SUB AREA C) >50%
 TOTAL ELEVATION AREA: 922 SF
 TOTAL TRANSPARENT AREA: 1,587 SF
 TRANSPARENCY PERCENTAGE: 52%

NEW HAMPSHIRE AVE

BLDG A N.H. GROUND FLOOR - TRANSPARENCY | 1/8" = 1'-0" | 3



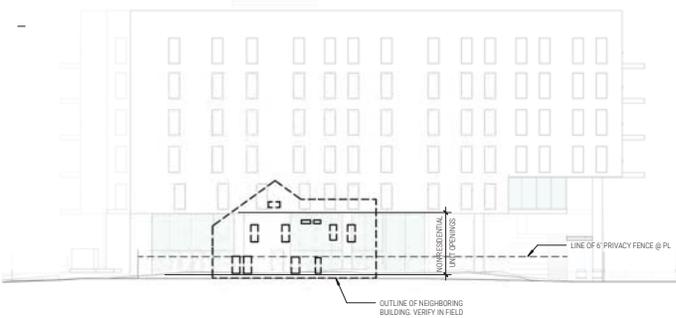
WEST ELEVATION B - PRIVACY | 1/16" = 1'-0" | 5



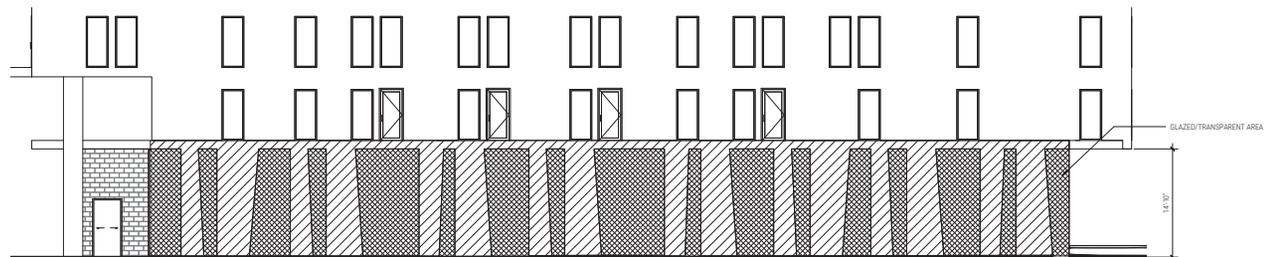
FRONTAGE TRANSPARENCY (PER SMAP, SUB AREA C) >50%
 TOTAL ELEVATION AREA: 1,732 SF
 TOTAL TRANSPARENT AREA: 900 SF
 TRANSPARENCY PERCENTAGE: 52%

VERMONT AVE

BLDG B GROUND FLOOR - TRANSPARENCY | 1/8" = 1'-0" | 2



SOUTH ELEVATION A - PRIVACY | 1/16" = 1'-0" | 4



FRONTAGE TRANSPARENCY (PER SMAP, SUB AREA C) >50%
 TOTAL ELEVATION AREA: 1,912 SF
 TOTAL TRANSPARENT AREA: 1,120 SF
 TRANSPARENCY PERCENTAGE: 59%

SANTA MONICA BLVD

BLDG A S.M. GROUND FLOOR - TRANSPARENCY | 1/8" = 1'-0" | 1

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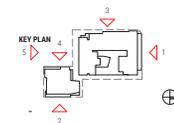
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TRANSPARENCY DIAGRAM
A0.54





LEGEND

WN: PROJECTED OR RECESSED WINDOW
 PB: PROJECTED BALCONY
 RC: 6" RECESS AT PARAPET



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FACADE DIAGRAM
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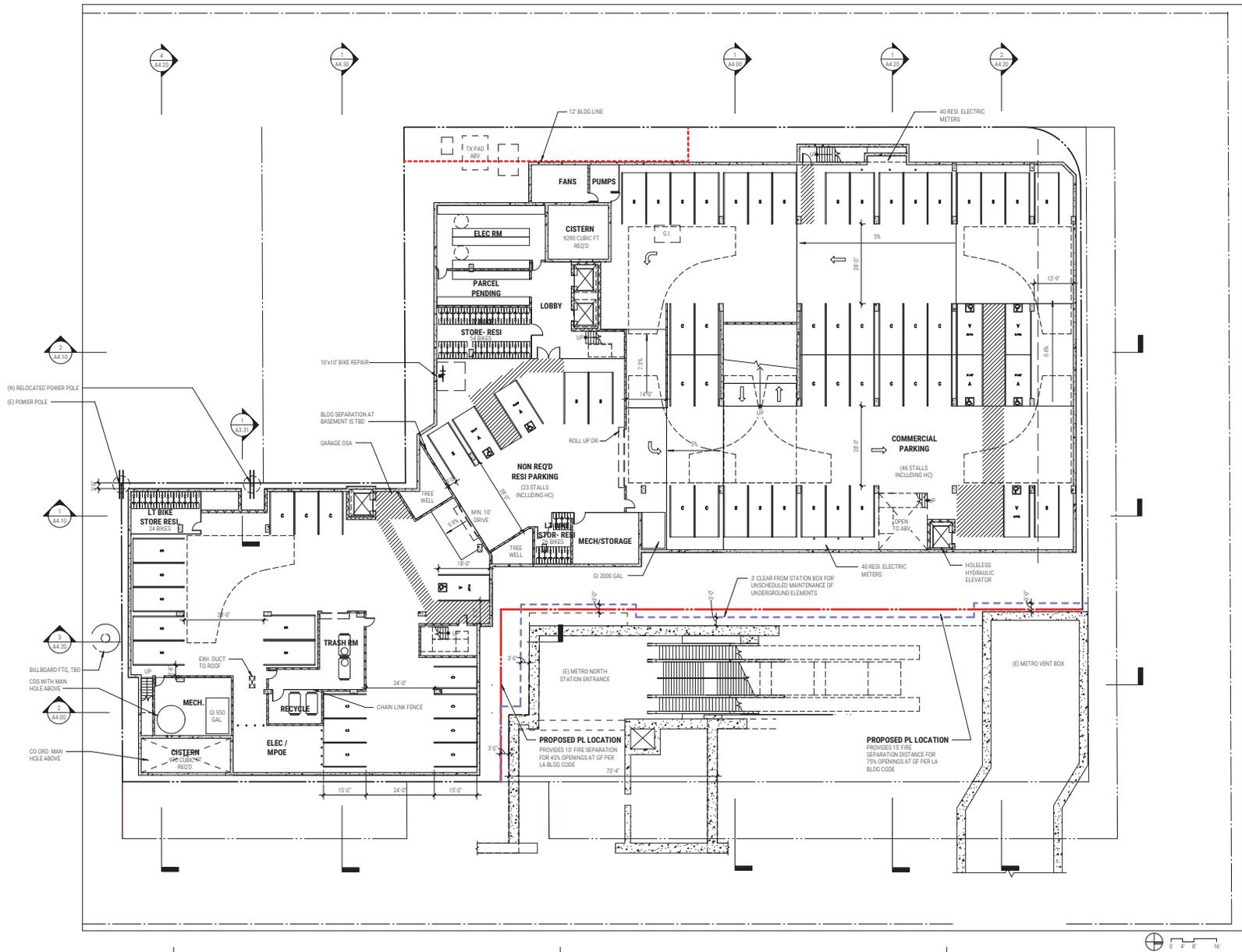


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FACADE DIAGRAM
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P1 1/16" = 1'-0" 1

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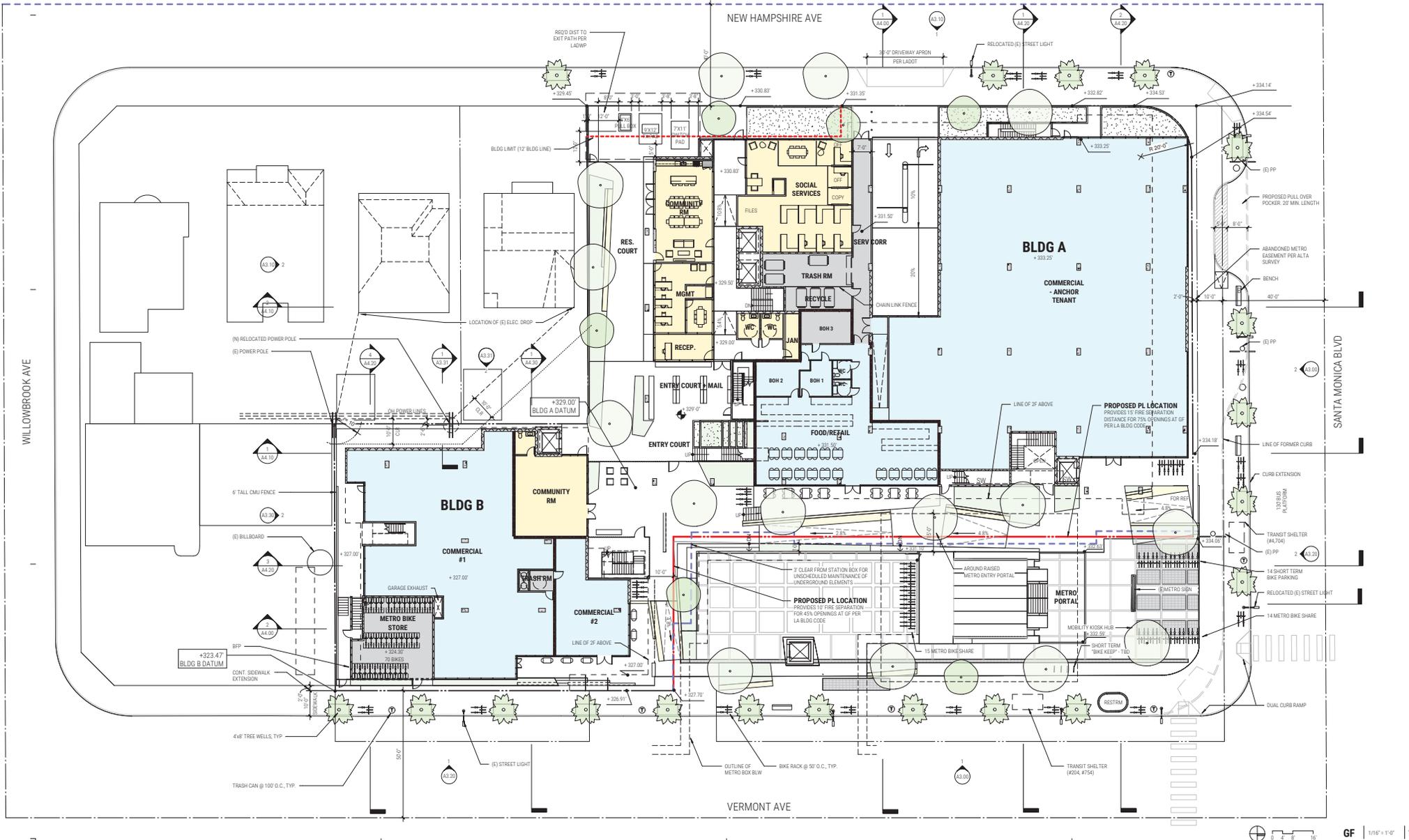
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BASEMENT PLAN
A2.01





GF 1/16" = 1'-0" 1

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FIRST FLOOR PLAN
A2.10



BLDG. A	
0B	11
1B	10
2B	1
3B	1
BLDG. A 2B	
0B	1
1B	1
2B	1
3B	1

BLDG. B	
0B	2
1B	2
2B	2
3B	2

BLDG. B 8
TOTAL 34



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SECOND FLOOR PLAN
A2.20



BLDG_A	12
OB	10
OB	4
OB	1
BLDG_A_27	

BLDG_B	2
OB	3
OB	4
BLDG_B_9	
TOTAL:	36



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THIRD FLOOR PLAN
A2.30

BLDG. A	
1B	10
1B	14
2B	5
2B	7
BLDG. A-30	

BLDG. B	
1B	2
1B	2
2B	2

BLDG. B-9	
TOTAL: 39	



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FOURTH FLOOR PLAN
A2.40



BLDG_A	
0B	10
1B	14
2B	5
3B	1

BLDG_B	
0B	0
1B	0
2B	4

BLDG_B 9
TOTAL: 39



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FIFTH FLOOR PLAN
A2.50



BLDG. A	
0B	10
1B	14
2B	5
3B	1

BLDG. B	
0B	2
1B	5
2B	4

BLDG. B-9
TOTAL: 30



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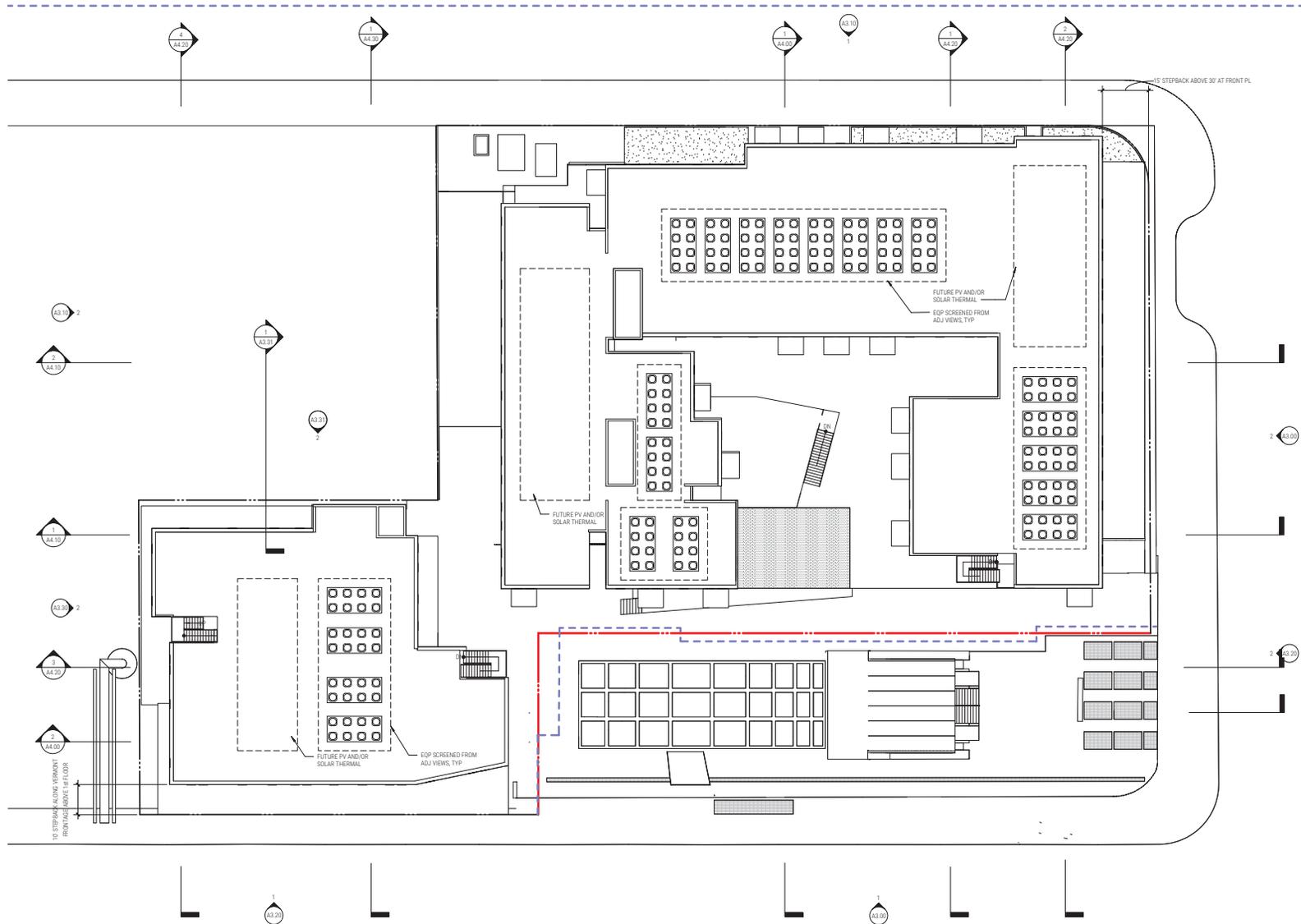
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SIXTH FLOOR PLAN
A2.60





ROOF | 1/16" = 1'-0" | 1

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ROOF PLAN
A2.70





NORTH ELEV. BLDG A | 1/8" = 1'-0" | 2



EAST ELEV. BLDG A | 1/8" = 1'-0" | 1

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BUILDING A ELEVATIONS
A3.00



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BUILDING A ELEVATIONS
A3.10





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BUILDING B ELEVATIONS
A3.20





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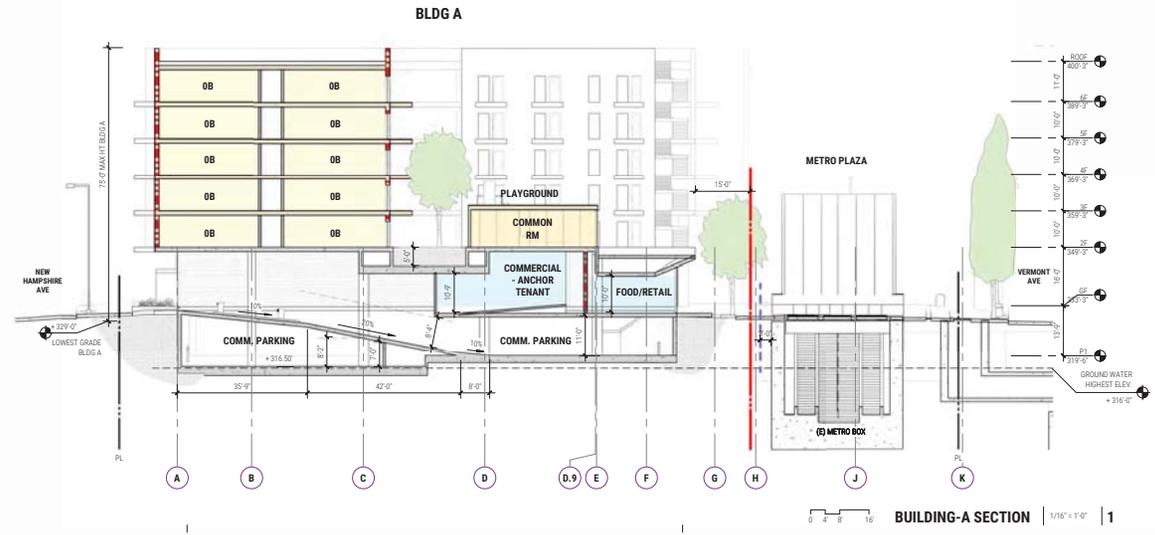
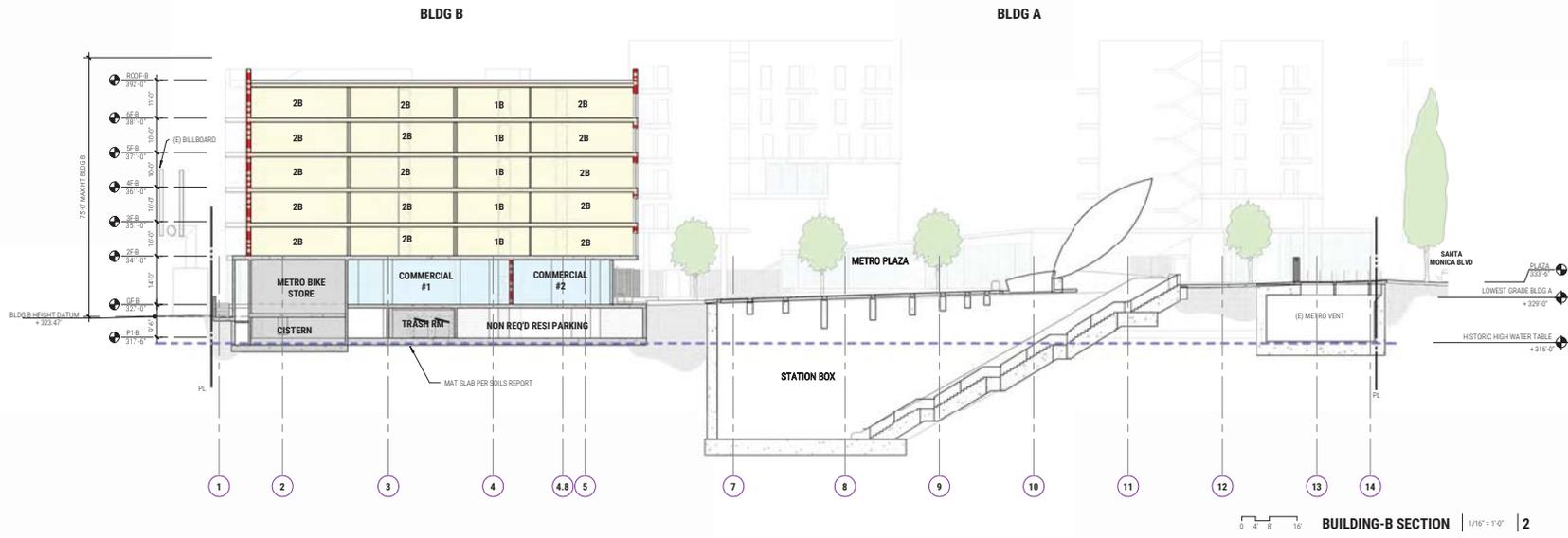


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BUILDING B ELEVATIONS
A3.30



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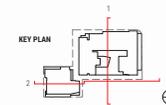
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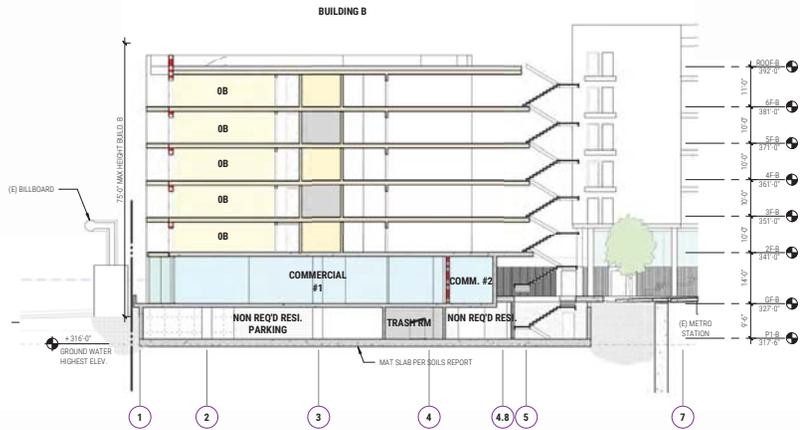
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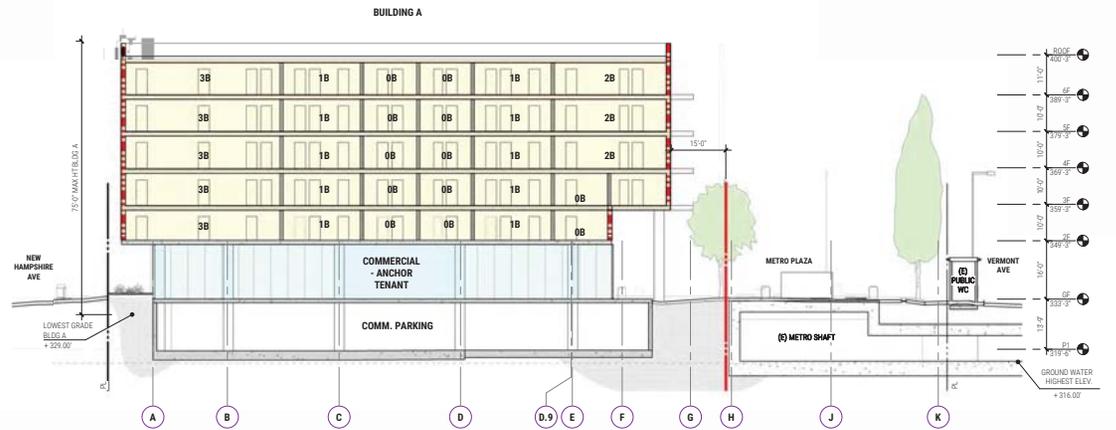
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BUILDING SECTIONS
A4.00

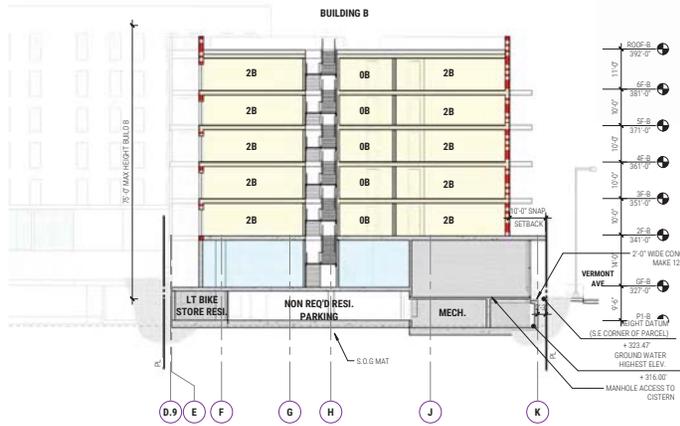




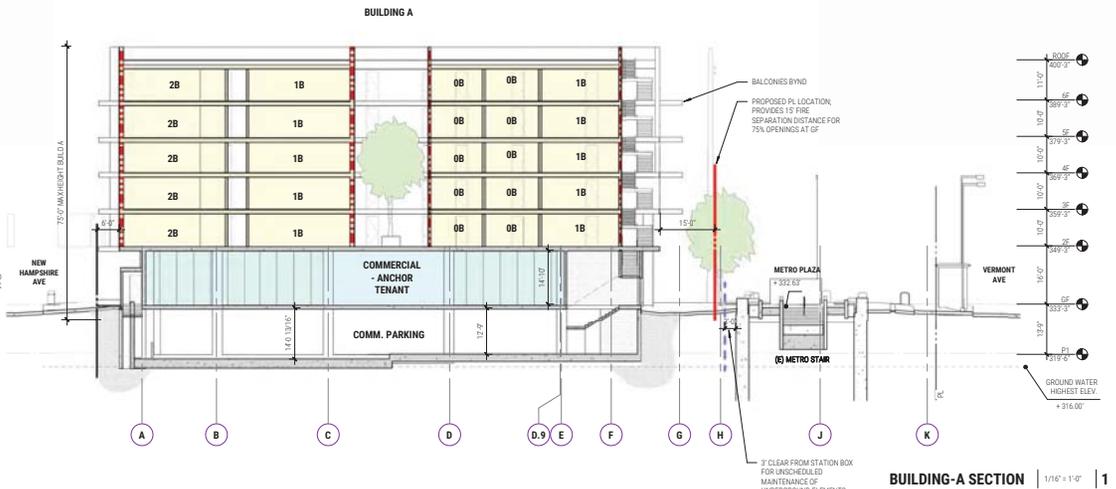
BUILDING-B SECTION | 1/16" = 1'-0" | 3



BUILDING-A SECTION | 1/16" = 1'-0" | 2



BUILDING-B SECTION | 1/16" = 1'-0" | 4



BUILDING-A SECTION | 1/16" = 1'-0" | 1

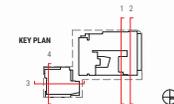
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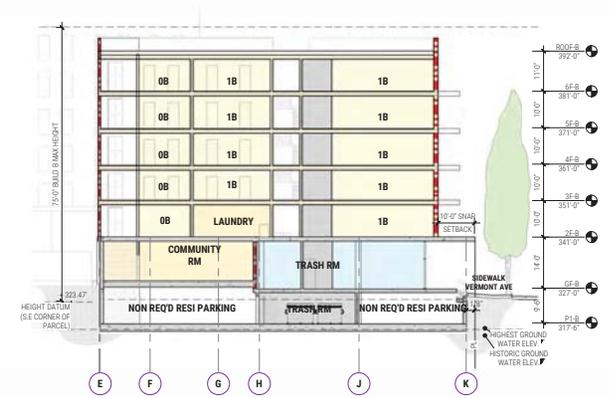


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BUILDING SECTIONS
A4.20



BUILDING-B SECTION | 1/16" = 1'-0" | 1

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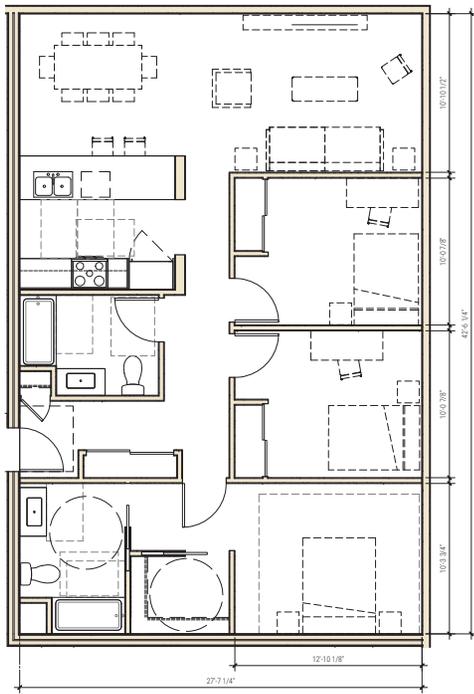
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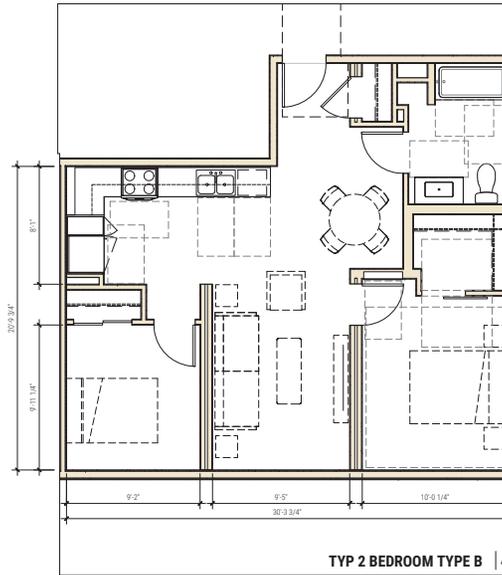
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BUILDING SECTIONS
A4.30

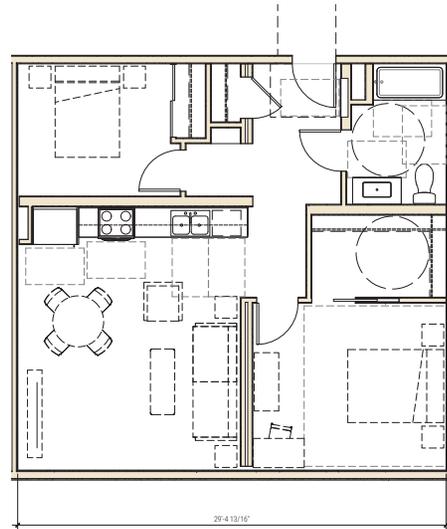




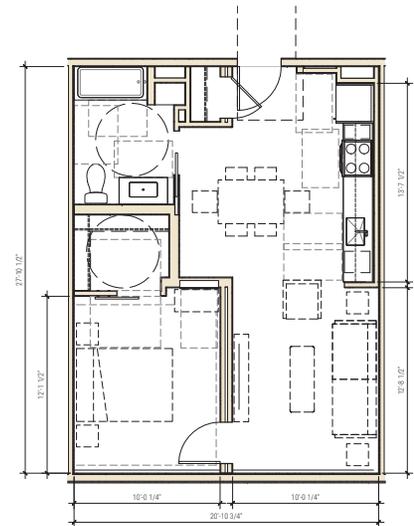
TYP 3 BEDROOM | 1/4" = 1'-0" | 5



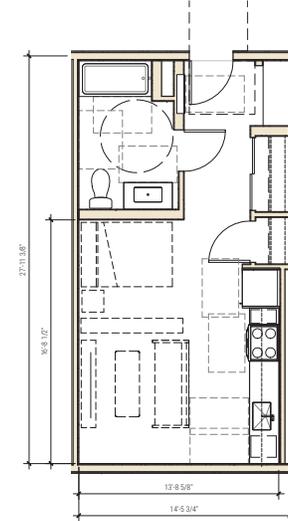
TYP 2 BEDROOM TYPE B | 4



TYP 2 BEDROOM TYPE A | 3



TYP 1 BEDROOM | 2



TYP STUDIO PLAN | 1

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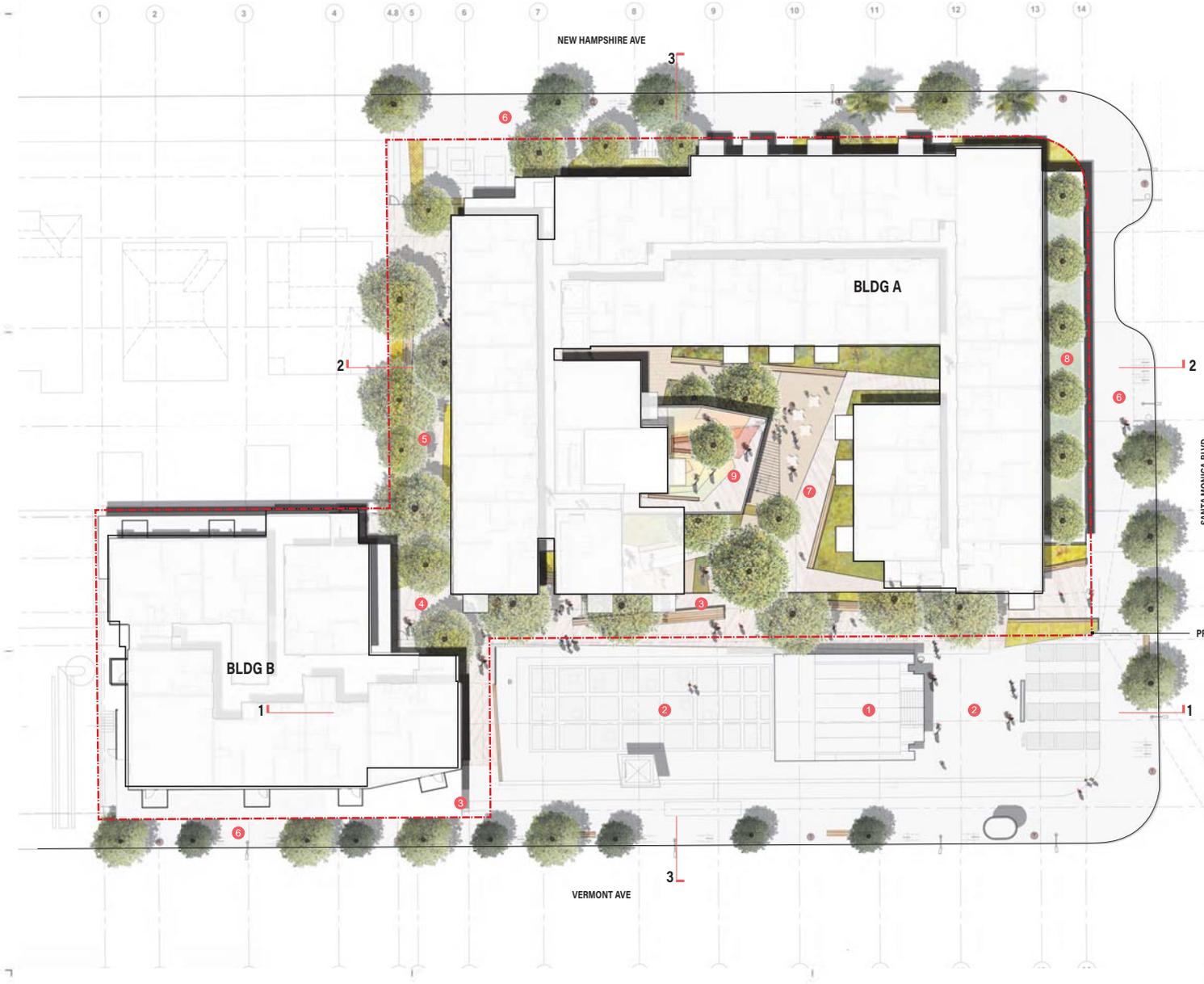
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CONCEPTUAL DESIGN UPDATE
 09/19/19

ENLARGED UNIT PLANS
A6.21





LEGEND

- 1 VERMONT/SANTA MONICA STATION PORTAL
- 2 METRO PLAZA
- 3 OUTDOOR PATIO
- 4 ENTRY COURT
- 5 RESIDENTIAL COURTYARD
- 6 SIDEWALK
- 7 2F AMENITY
- 8 2F UNIT BALCONY
- 9 3F PLAYGROUND

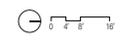
TREE COUNT

REQUIRED	PROPOSED
39	39

LANDSCAPE OPEN SPACE

REQUIRED	PROPOSED
1,958 SQ.FT	2,160 SQ.FT

SANTA MONICA BLVD
PROPOSED PL



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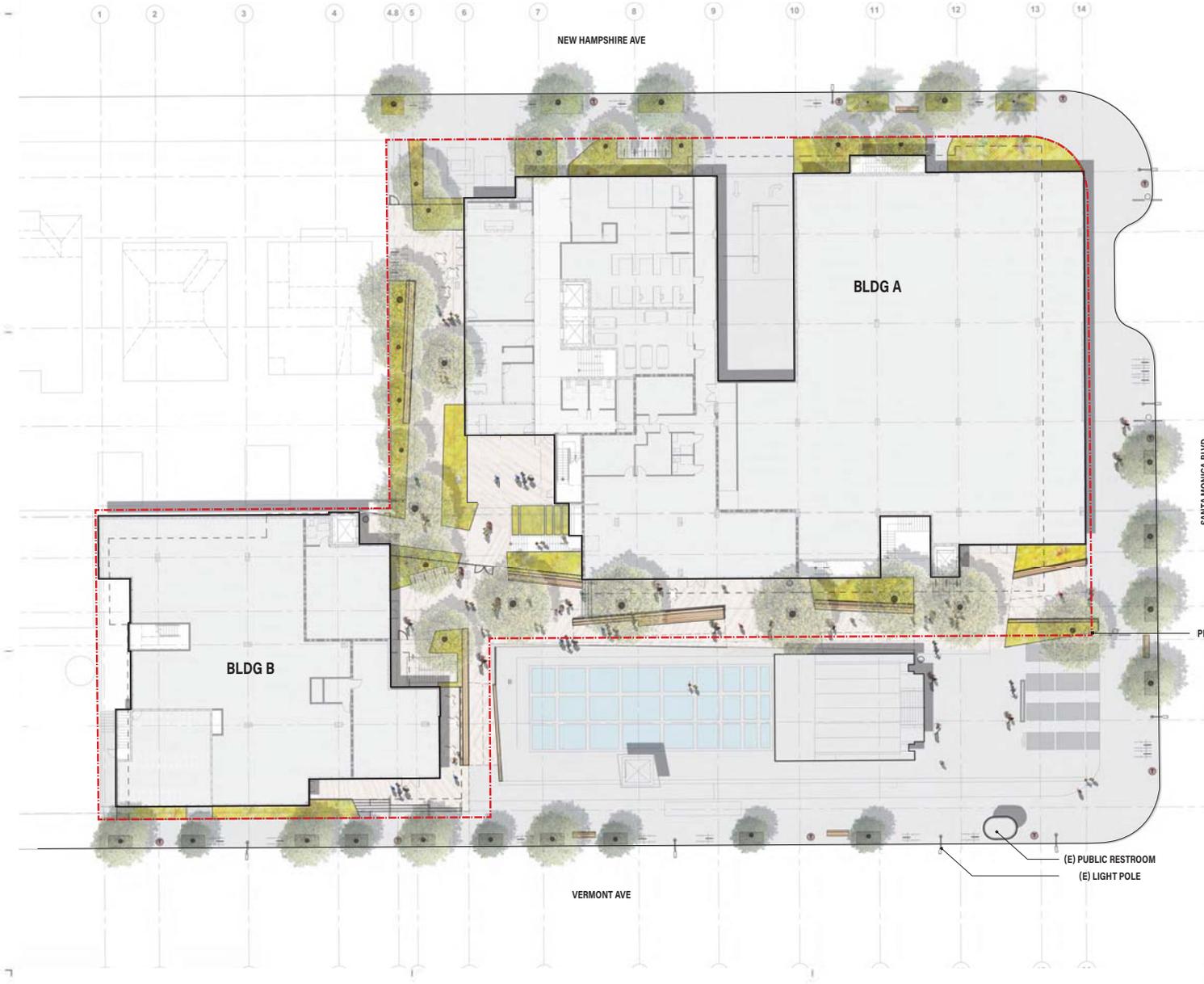


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DATE
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COMPOSITE SITE PLAN
L1.01





PLANT LIST

TREE LIST

STREET TREES		SPACING
BOTANICAL NAME / COMMON NAME		
Lophostemon confertus / Brisbane Box		PER PLAN
Platanus racemosa / California Sycamore		PER PLAN
Quercus agrifolia / Coast Live Oak		PER PLAN
Quercus engelmannii / Engelmann Oak		PER PLAN
Ulmus parvifolia / Chinese Elm		PER PLAN
PLAZA TREES		
BOTANICAL NAME / COMMON NAME		
Arbutus x 'Marina' / Arbutus Multi-Trunk		PER PLAN
Gleditsia triacanthos inermis 'Shademaster'™ / Shademaster Locust		PER PLAN
Platanus racemosa / California Sycamore		PER PLAN
Prosopis x 'Phoenix'™ / Hybrid Mesquite		PER PLAN
Ulmus parvifolia / Chinese Elm		PER PLAN
x Chitalpa tashkentensis / Chitalpa		PER PLAN

*** NOTE:**
 OFF-SITE TREES - 36" BOX-SIZE MINIMUM
 ON-SITE TREES - 24" BOX-SIZE MINIMUM

SHRUB/GROUNDCOVER LIST

PLAZA	SIZE	DENSITY
BOTANICAL NAME / COMMON NAME		
Epilobium canum / Hummingbird Trumpet	1 GAL	13%
Eriogonum grande rubescens / Red Buckwheat	1 GAL	13%
Galvezia speciosa / Island Bush Snapdragon	5 GAL	12%
Heuchera maxima / Island Alum Root	1 GAL	13%
Leymus condensatus 'Canyon Prince' / Native Blue Rye	1 GAL	12%
Muhlenbergia dubia / Pine Muhly	1 GAL	12%
Muhlenbergia rigens / Deer Grass	1 GAL	12%
Salvia leucophylla 'Pine Sal' / Purple Leaf Sage	5 GAL	13%

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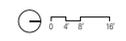
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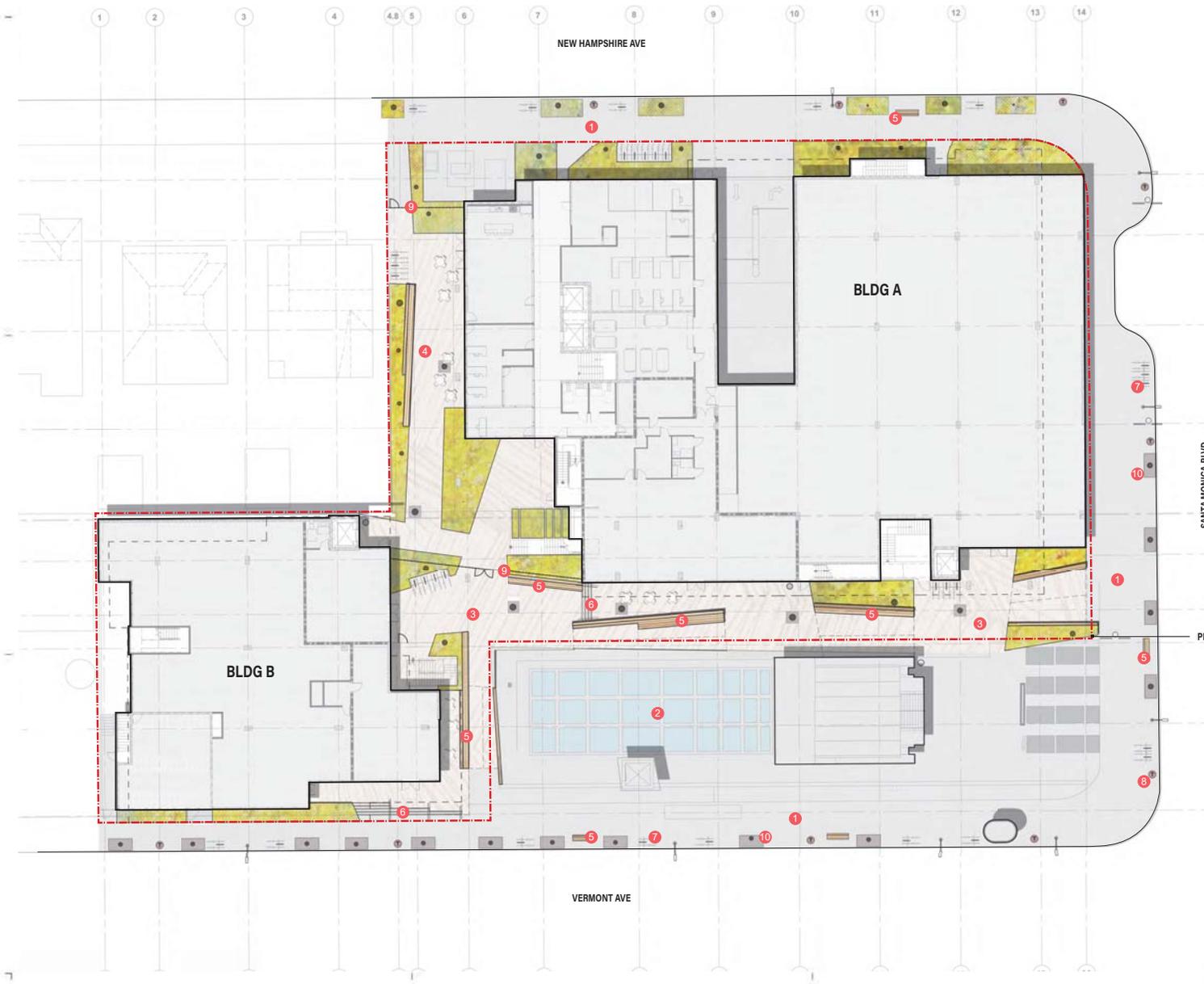
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FIRST FLOOR PLAN
L1.11





LEGEND

- 1 SIDE WALK PAVING
- 2 EXISTING PLAZA MATERIALS
- 3 NEW PLAZA PAVING
- 4 COURTYARD PAVING
- 5 BENCH SEATING
- 6 STAIRS W/ RAILING
- 7 BIKE RACK
- 8 TRASH RECEPTACLE
- 9 FENCE/GATE
- 10 TREE GRATE (4'X8' PER SNAP)

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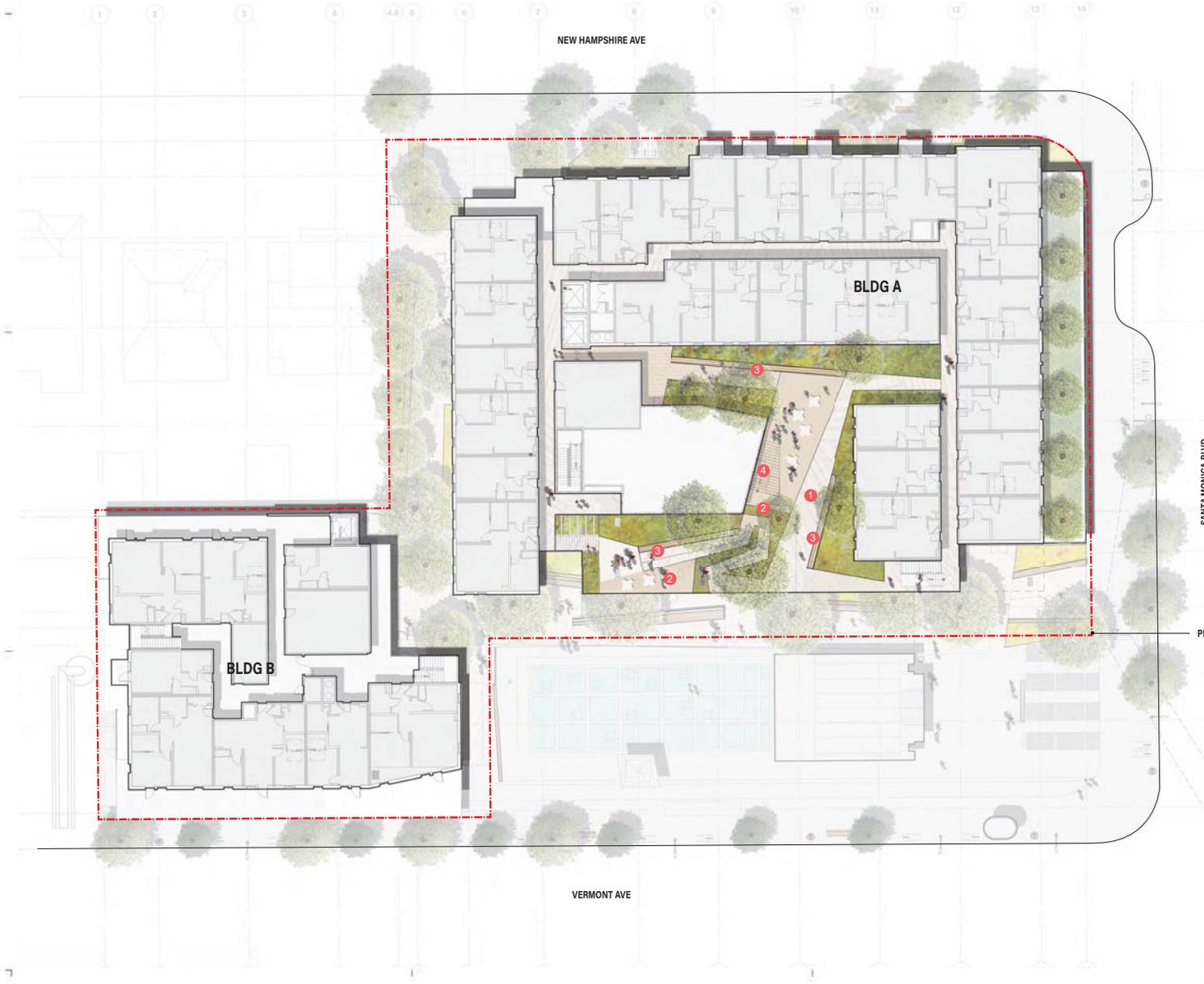


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FIRST FLOOR - SITE FEATURES
L1.12





LEGEND

- 1 COURTYARD PAVING
- 2 PAVER
- 3 BENCH SEATING
- 4 STAIRS

PLANT LIST

TREE LIST

SECOND FLOOR TREES BOTANICAL NAME / COMMON NAME	SPACING
Acacia willardiana	PER PLAN
Cercidium x Desert Museum / Thornless Palo Verde	PER PLAN
Cercis occidentalis / Western Redbud Multi-trunk	PER PLAN
Prosopis x 'Phoenix' TM / Hybrid Mesquite	PER PLAN
x Chitalpa tashkentensis / Chitalpa	PER PLAN

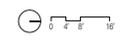
*** NOTE:**

ON-SITE TREES - 24" BOX-SIZE MINIMUM

SHRUB/GROUNDCOVER LIST

SECOND FLOOR BOTANICAL NAME / COMMON NAME	SIZE	DENSITY
Epilobium canum / Hummingbird Trumpet	1 GAL	20%
Frangula californica 'Mound San Bruno' / Mound San Bruno Coffeeburr	5 GAL	20%
Galvezia speciosa / Island Bush-Snapdragon	5 GAL	20%
Leymus condensatus 'Canyon Prince' / Native Blue Rye	1 GAL	20%
Muhlenbergia rigens / Deer Grass	1 GAL	20%

SANTA MONICA BLVD
PL



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310 828 0719 fax www.kearch.com

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www.RELMstudio.com

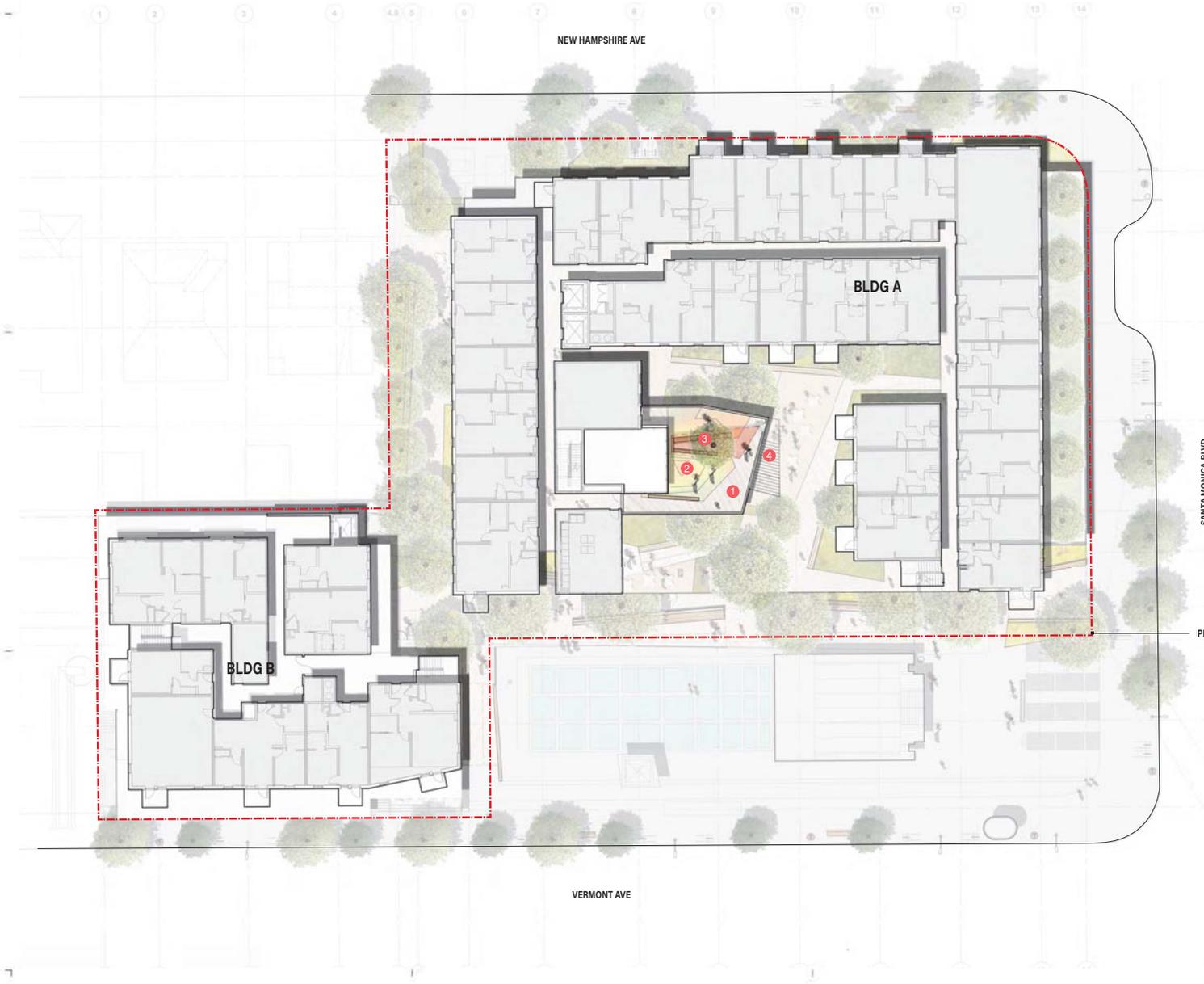


PROJECT TITLE
1015 N. VERMONT
LOS ANGELES, CA 90029

DATE
ENTITLEMENT SUBMITTAL
09/19/19

SECOND FLOOR PLAN
L1.21





LEGEND

- 1 PAVING
- 2 PLAYGROUND FLOORING
- 3 BENCH SEATING
- 4 STAIRS

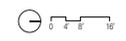
PLANT LIST

TREE LIST		SPACING
SECOND FLOOR TREES		
BOTANICAL NAME / COMMON NAME		PER PLAN
Acacia willardiana		PER PLAN
Cercidium x Desert Museum / Thornless Palo Verde		PER PLAN
Cercis occidentalis / Western Redbud Multi-trunk		PER PLAN
Prosopis x Phoenix™ / Hybrid Mesquite		PER PLAN
x Chitalpa tashkentensis / Chitalpa		PER PLAN

*** NOTE:**
ON-SITE TREES - 24" BOX-SIZE MINIMUM

SANTA MONICA BLVD

PL



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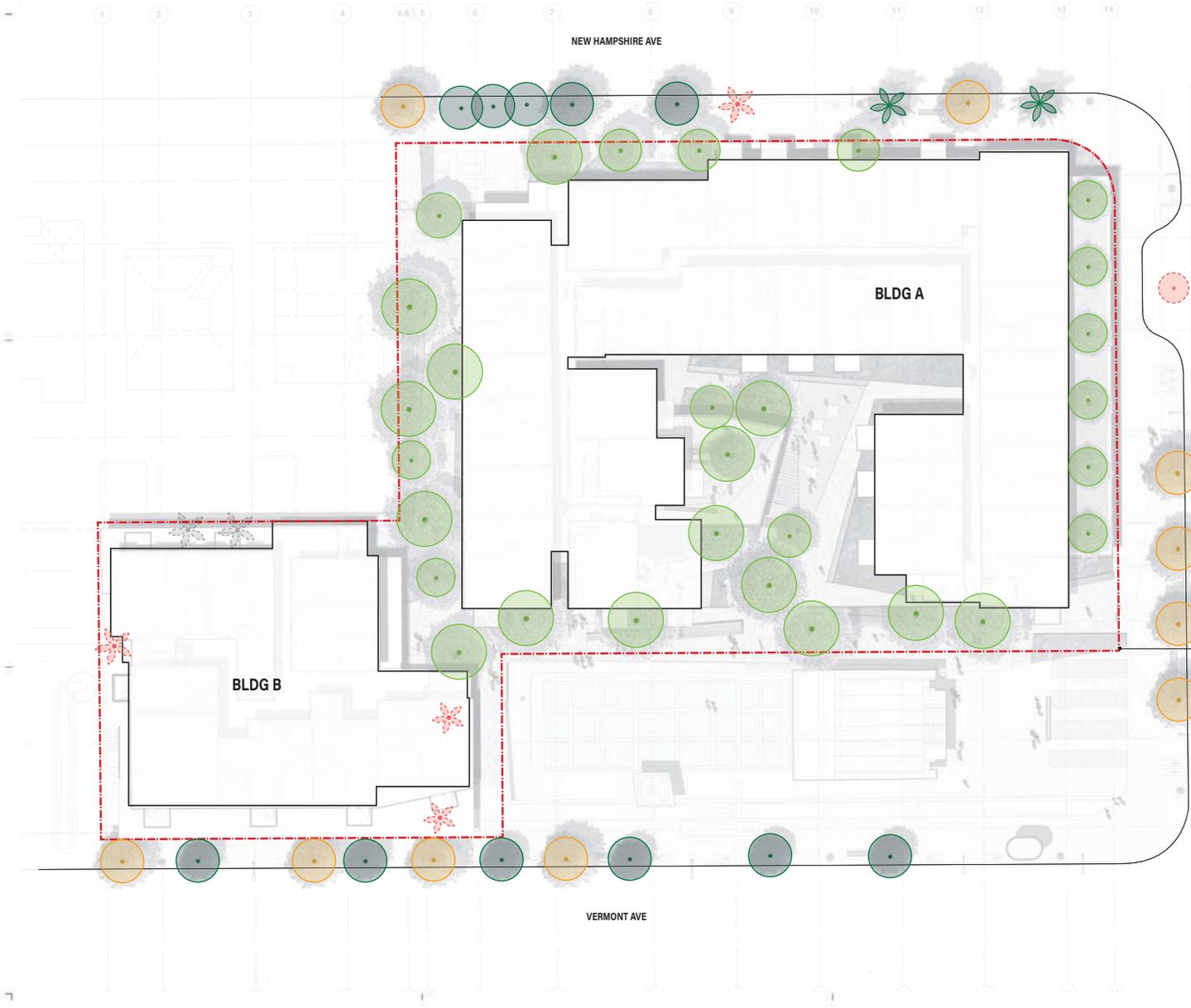


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DATE
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09/19/19

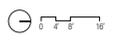
THIRD FLOOR PLAN
L1.31





TREES REMOVED	
OFF-SITE	2
ON-SITE	3
DEAD TO REMOVE	2
TREES REQUIRED	
OFF-SITE: 2*1	4 (2x2)
2:1 REPLACEMENT RATIO	
ON-SITE: 187/4	47
1 TREE PER 4 UNITS	
TOC INCENTIVE	-12 (47x25%)
25% REDUCTION	
TOTAL REQUIRED	39
TREES PROPOSED	
OFF-SITE:	10
ON-SITE:	29
TOTAL	39

LEGEND	
DEAD TO REMOVE	
EXISTING TO REMOVE	
EXISTING TO RETAIN	
PROPOSED OFF-SITE	
PROPOSED ON-SITE	



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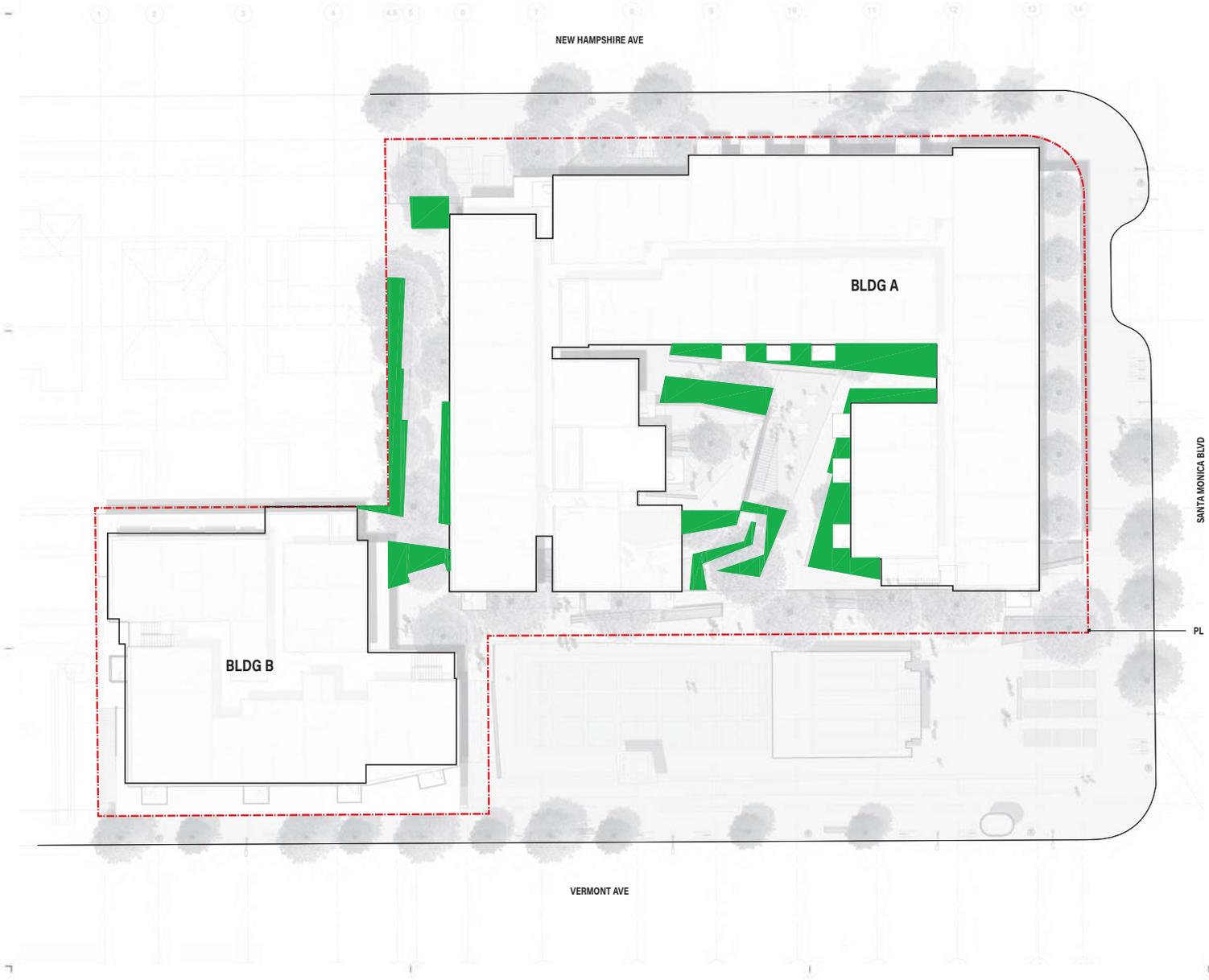


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DATE
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 09/19/19

TREE CANOPY PLAN
L2.01

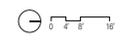




PLANTED AREA	
REQUIRED	PROPOSED
1,958 SQ.FT	GROUND FLOOR: 715 SQ.FT 2ND FLOORS: 1,445 SQ.FT TOTAL: 2,160 SQ.FT

SANTA MONICA BLVD

PL



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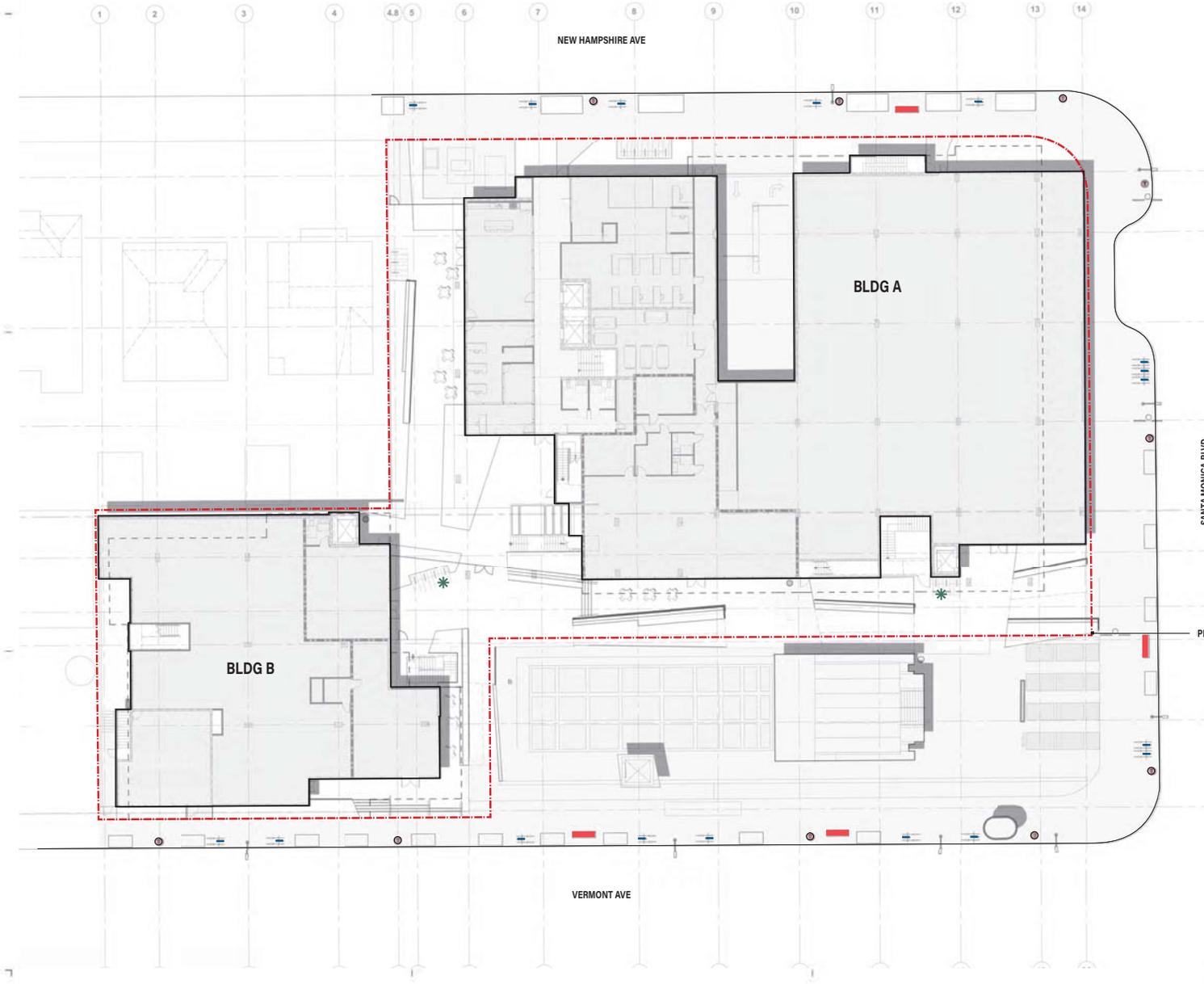
Owner
LTSC
 231 EAST THIRD STREET
 SUITE 0106
 LOS ANGELES, CA 90013

PROJECT TITLE
1015 N. VERMONT
 LOS ANGELES, CA 90029

DATE
 ENTITLEMENT SUBMITTAL
 09/19/19

PLANTED AREA PLAN
L2.02





SNAP ELEMENTS

BIKE STALLS (1/50 LF)	REQUIRED	PROPOSED
NEW HAMPSHIRE (238 LF)	4.8	5
SANTA MONICA (230 LF)	4.6	5
VERMONT (338 LF)	6.8	7

* SEE A0.53 FOR RESIDENTIAL & COMMERCIAL BIKES

TRASH CANS (1/100 LF)	REQUIRED	PROPOSED
NEW HAMPSHIRE (238 LF)	2.4	3
SANTA MONICA (230 LF)	2.3	3
VERMONT (338 LF)	3.4	4

BENCH (1/250 LF)	REQUIRED	PROPOSED
NEW HAMPSHIRE (238 LF)	1.0	1
SANTA MONICA (230 LF)	0.9	1
VERMONT (338 LF)	1.4	2

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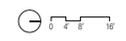
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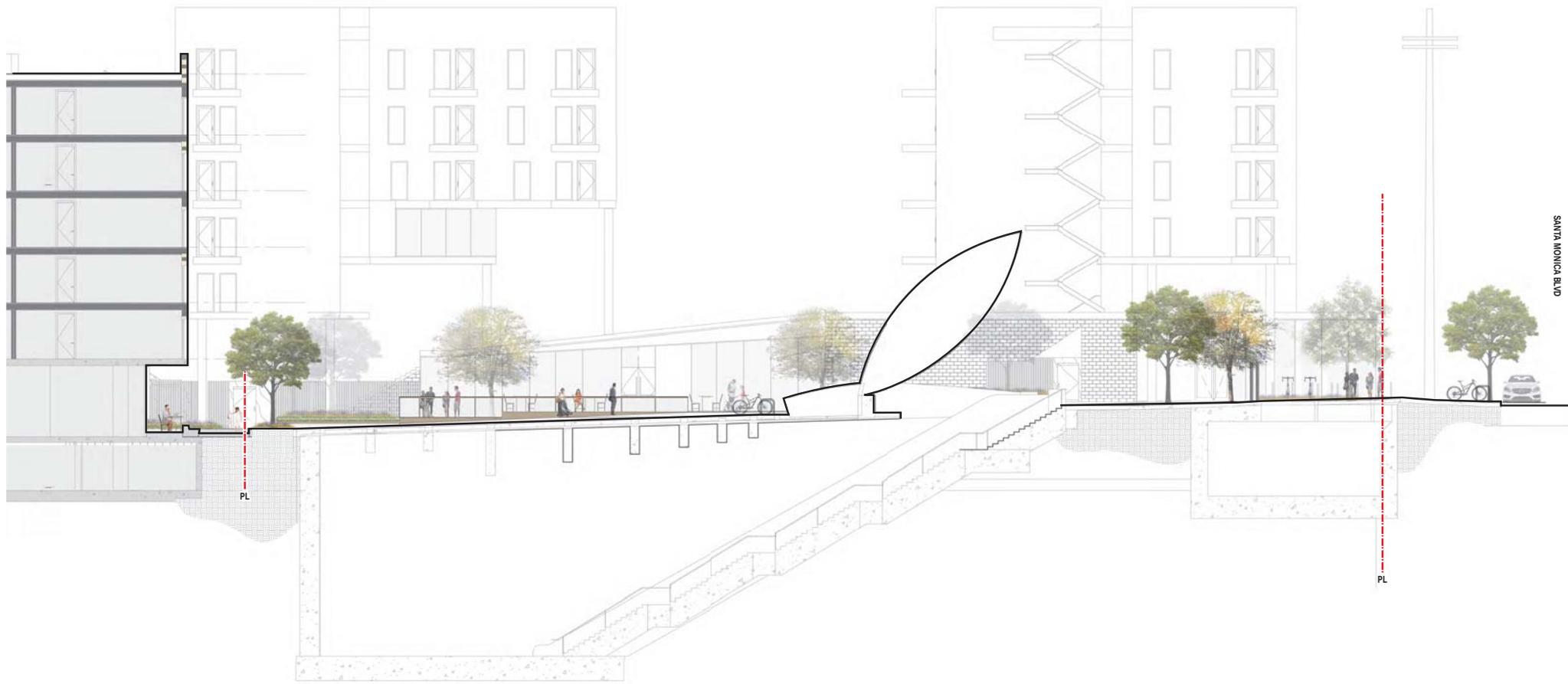
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SNAP REQUIREMENT PLAN
L2.03





SANTA MONICA BLVD

SECTION 1-1 | 1/8"=1'-0"

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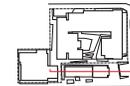
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SITE SECTION 1-1
L5.01





SECTION 2-2 | 1/8"=1'-0"

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PROJECT TITLE
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DATE
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SITE SECTION 2-2
L5.02





SECTION 3-3 | 1/8"=1'-0"

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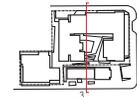
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DATE
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SITE SECTIONS
L5.03



DEPARTMENT OF
CITY PLANNINGCOMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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

Filing Notification and Distribution

Tract Map No. VTT-82866
 Tract Map Date: September 23, 2019
 Property Address: 1015 N. Vermont Avenue
 Community Plan: Hollywood

Distribution Date: September 26, 2019Application Date: September 24, 2019 COUNCIL DISTRICT NO. 13Hillside Yes No

Neighborhood Council District:

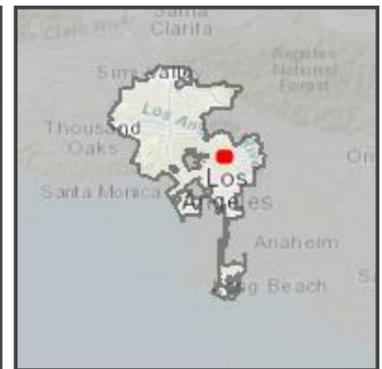
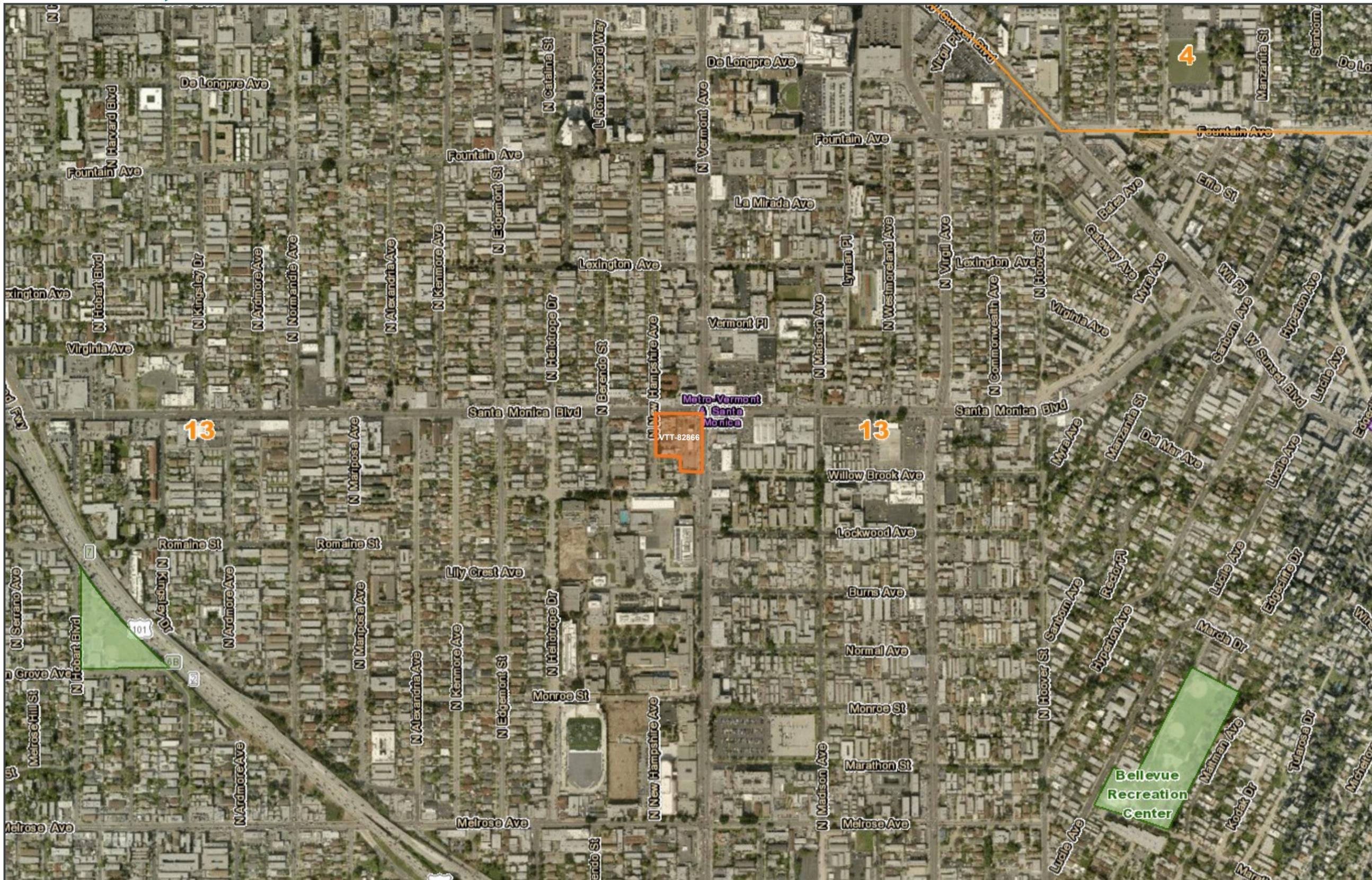
 East Hollywood Bureau of Sanitation Bureau of Engineering St. Services / Investigation & Enforcement-(haul routes) Dept. of Building and Safety - Grading Urban Forestry / Land Development Section Dept. of Building and Safety – Zoning Housing Department (No P.S.) Dept. of Transportation Board of Education/Environmental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

Please send your reports to the following e-mail address: hagu.solomon-cary@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



LEGEND

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

NOTES



SCALE 1: 9,028

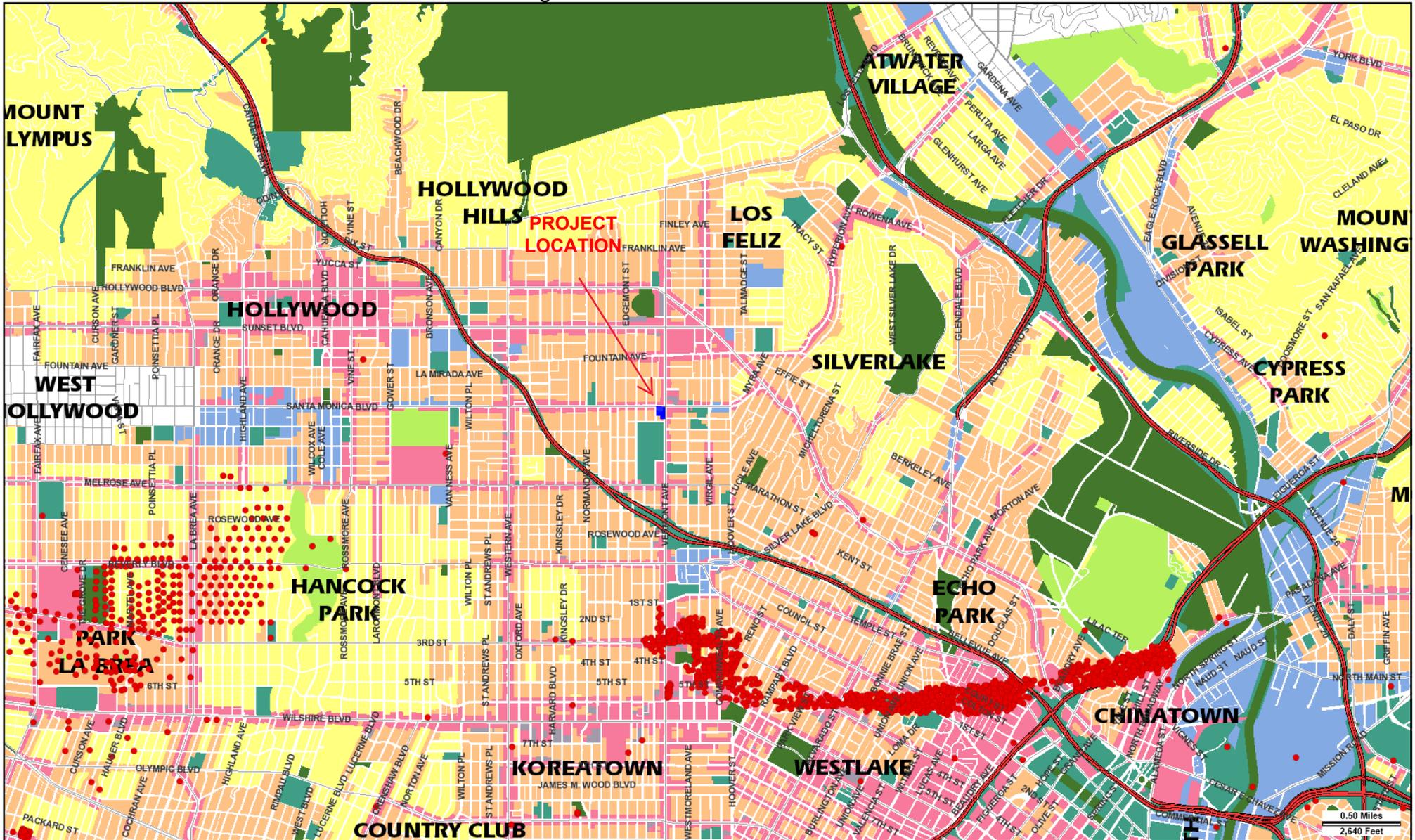
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Printed: 10/09/2019

ZIMAS PUBLIC

Generalized Zoning

10/09/2019



Address: 4718 W SANTA MONICA BLVD

Tract: WESTMORELAND PARK
TRACT

Zoning: C2-1D

APN: 5538022002

Block: None

General Plan: Highway Oriented Commercial

PIN #: 144B197 753

Lot: 4

Arb: 1



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

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

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

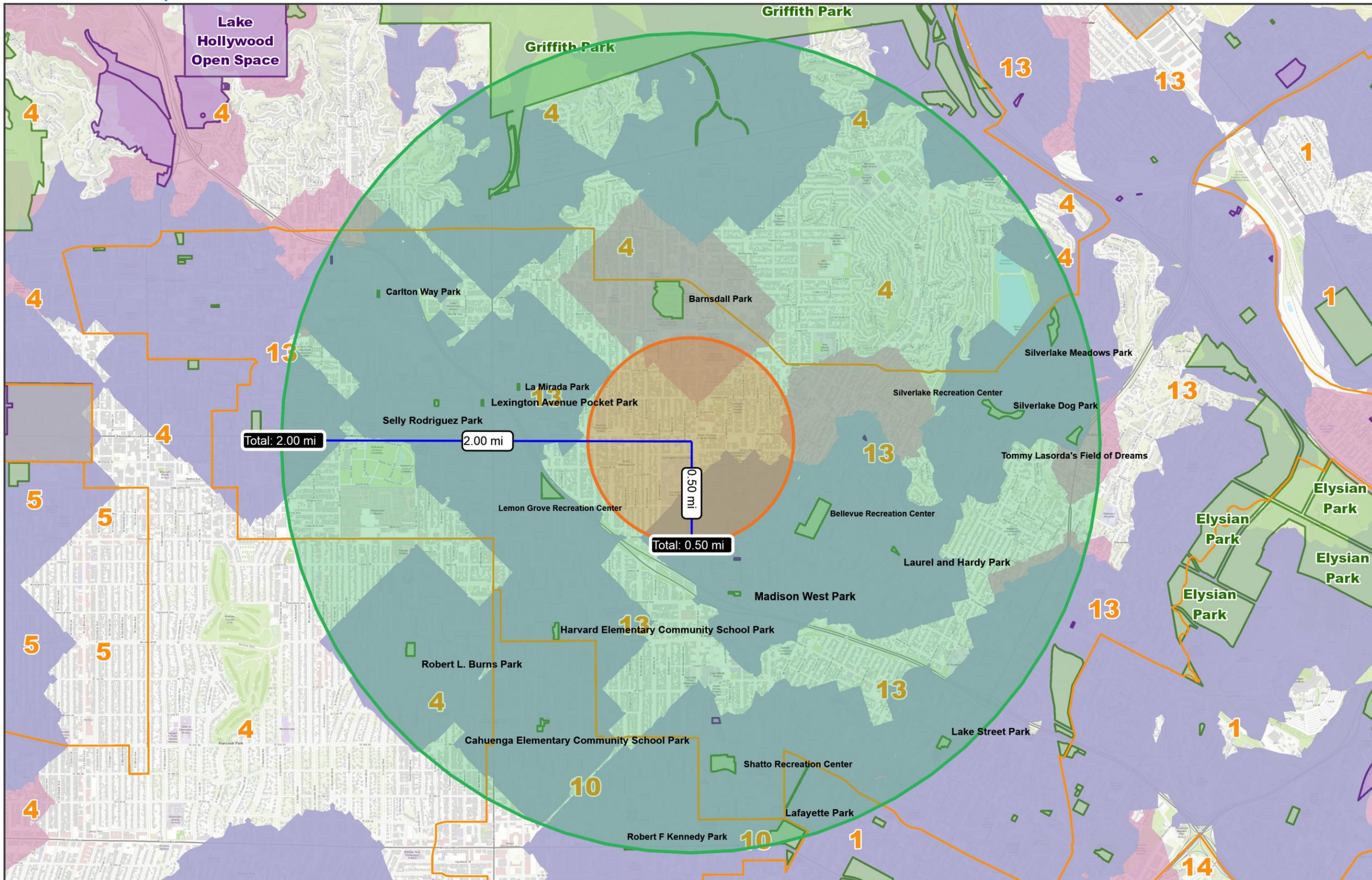
 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

LAMC SECTION 85.02 (VEHICLE DWELLING)

 No vehicle dwelling anytime
 No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
 Vehicle dwelling allowed. Must comply with all posted parking restrictions

OTHER SYMBOLS

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



LEGEND

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

NOTES



SCALE 1: 36,112

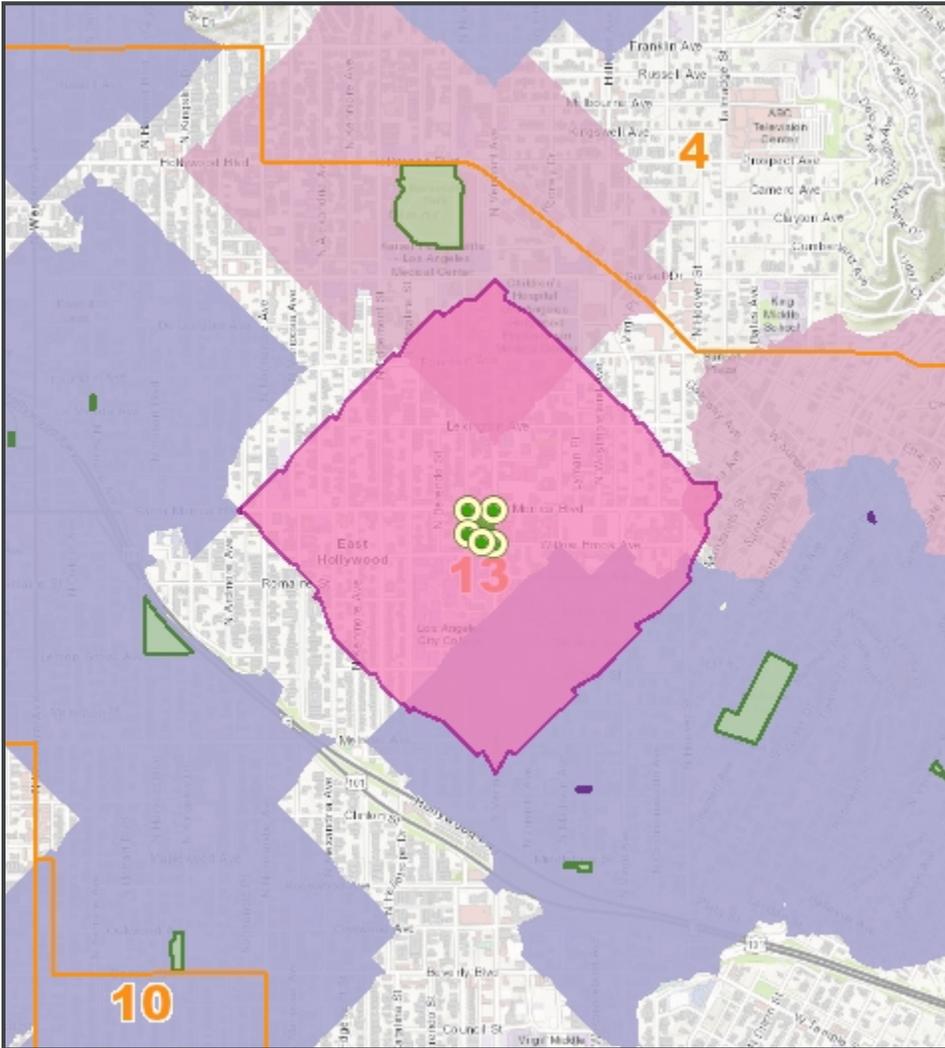
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EQUITABLE PARKS & AMENITIES DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

1013-1041 North Vermont Ave; 4704-4722 West Santa Monica Blvd; 1020-1034 North New Hampshire Ave

Description:

Construction of a new mixed use development with 187 units, of which 185 are Restricted Affordable, 2 manager's units, supportive service uses, and ground floor commercial space.

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	16,169	11,077

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	5,810	4,034

Residents Served by Age

Under Age 5:	889	579
Age 5 to 9:	911	600
Age 10 to 14:	987	628
Age 15 to 17:	617	405
Age 18 to 64:	10,987	7,488
Age 65 and Over:	1,778	1,377

Households Served by Annual Income

Under \$25,000:	2,335	1,629
\$25,000 to \$34,999:	911	626
\$35,000 to \$49,999:	810	552
\$50,000 to \$74,999:	781	505
\$75,000 and Over:	973	722

Source: Census/ACS 2010