

# APPROVED

NOV 20 2019

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-239

DATE November 20, 2019

C.D. 13

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82654 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

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

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82654 (Project) to dedicate land to the City, or provide a combination of land dedication and fee payment in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

### 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

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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.

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 4649 West Maubert Avenue in the Los Feliz community of the City, includes the demolition of existing residential buildings and the construction of a residential development with 153 residential units, 17 of which are affordable.

The proposed Project also includes approximately 7,897 square-feet (SF) of common open space, including a roof deck, fitness room and courtyard.

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

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

### EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **May 23, 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 **June 25, 2019**. On September 25, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**Upon Receipt**." The Advisory Agency Filing Notification is attached (Attachment 2). If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

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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 153 units would be:

$$1.10 \text{ Acres} = (153 \times 2.88) \times 0.00251$$

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

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

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Per LAMC Section 12.33 D.3, 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 153 units would be:

**\$1,988,694.00** = \$12,998.00 x 153 dwelling units

As currently proposed, the Project has 17 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:

**\$1,767,728.00** = \$12,998.00 x 136 dwelling units

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

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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 ( $\frac{1}{2}$ ) 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 proposed Project is located within the Los Feliz community of the City and within the Hollywood Community Plan Area. Currently, the Project site contains multiple residential buildings. The residential buildings will be demolished as part of the proposed Project. The proposed Project is surrounded by commercial and residential uses on all sides.

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

The proposed 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 ( $\frac{1}{2}$ ) walking distance of the Project site (EPADSS): 10,252 persons (17,376 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

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### Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 7,897 SF of common open space, including a roof deck, fitness room and courtyard.

The amount of common open space being proposed by the Project does not appear to significantly exceed the amount of open space it 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 is one RAP-owned public park within a half ( $\frac{1}{2}$ ) mile walking distance from the Project site. A map showing the Project location and nearby public parks is attached hereto (Attachment 5).

- Barnsdall Art Park, located at 4800 Hollywood Boulevard, is a 14.59-acre facility that includes the Barnsdall Art Center, Junior Arts Center, Municipal Art Gallery, Galley Theater, and the Hollyhock House. Barnsdall Art Park is operated by the Department of Cultural Affairs (DCA).

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the proposed Project and would serve approximately **3,873** new, previously unserved, residents within a half-mile ( $\frac{1}{2}$ ) walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the proposed Project as well as an unknown number of new, previously unserved, residents within a half-mile ( $\frac{1}{2}$ ) walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the proposed 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 ( $\frac{1}{2}$ ) walking distance of a public park.

### Nearby Public Park Projects

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

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

### Staff Recommendation

The proposed 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 is higher than the average density of the Community Plan Area in which the Project is located.

The Project site is not located in an existing park service radius gap. However, as a regional facility operated by DCA, Barnsdall Art Park does not provide the typical recreational amenities found in a neighborhood or community park. There are no neighborhood or community parks within a half-mile walking distance of the Project site.

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

If a new public park was provided at the Project location, the park would serve Project residents and 3,873 currently unserved residents within a half (½) mile walking distance.

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.

### FISCAL IMPACT STATEMENT

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

### STRATEGIC PLAN INITIATIVES AND GOALS

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

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 1:** Every Angeleno has walkable access to a park in their neighborhood.

**Result:** A land dedication would provide space for a new park in the Project area.

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

**Outcome No. 1:** Newly developed park projects and redesign of signature City parks.

**Result:** A land dedication would provide an opportunity for the City to develop a new park project.

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**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 improvements of existing parks in the Project area.

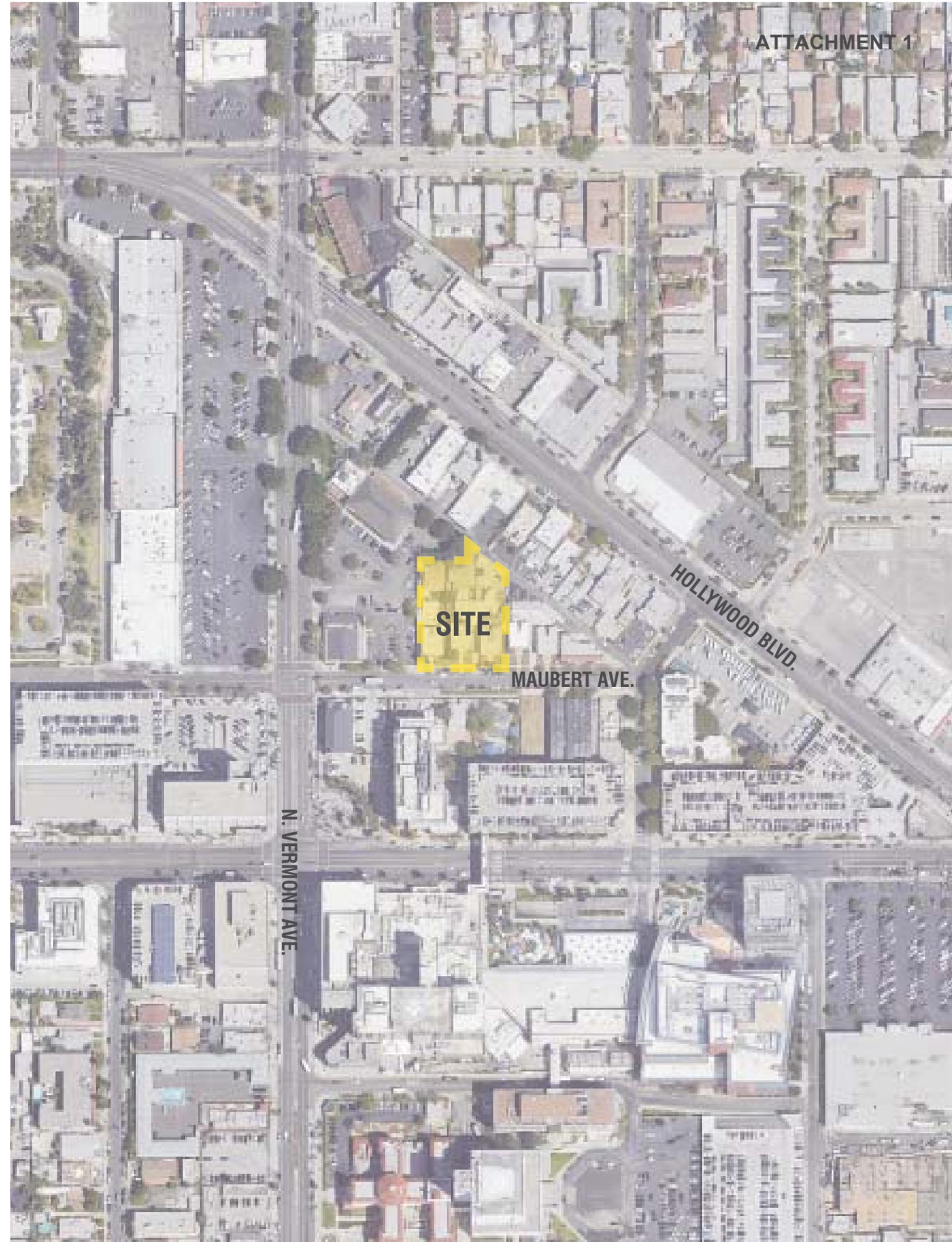
This Report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.

### 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

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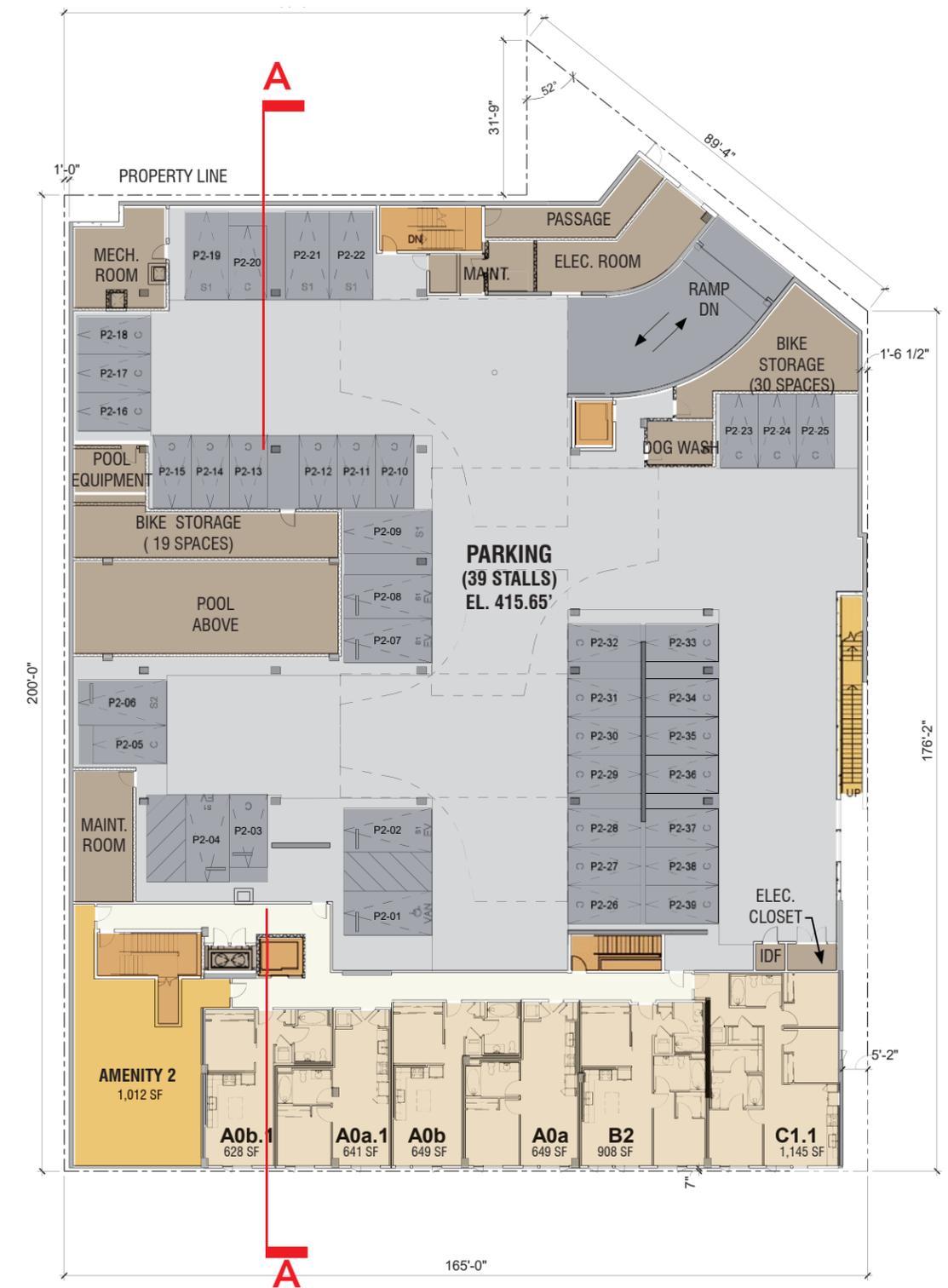
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JUNE 06, 2019







UNIT AREA & COUNT	PARKING COUNT	BUILDING CODE - PROJECT DATA	LEGAL DESCRIPTION	APPLICABLE CODES																																																																																																																																																																																																																																																																																																																																			
<p><b>UNIT MIX</b></p> <table border="1"> <thead> <tr> <th>UNIT TYPE</th> <th>UNIT COUNT</th> <th>% UNIT MIX</th> <th>AVERAGE S.F.</th> </tr> </thead> <tbody> <tr> <td>ONE BEDROOM</td> <td>99</td> <td>65%</td> <td>680</td> </tr> <tr> <td>TWO BEDROOM</td> <td>47</td> <td>31%</td> <td>1,047</td> </tr> <tr> <td>THREE BEDROOM</td> <td>7</td> <td>5%</td> <td>1,202</td> </tr> <tr> <td>TOTAL UNITS</td> <td>153</td> <td>100%</td> <td></td> </tr> </tbody> </table> <p>NOTE: A = ONE BEDROOM B = TWO BEDROOM C = THREE BEDROOM</p> <p><b>UNIT TALLY</b></p> <table border="1"> <thead> <tr> <th>AREA NAME</th> <th>UNIT COUNT</th> <th>AVERAGE AREA</th> </tr> </thead> <tbody> <tr><td>A0a</td><td>13</td><td>679 SF</td></tr> <tr><td>A0a.1</td><td>1</td><td>641 SF</td></tr> <tr><td>A0b</td><td>13</td><td>644 SF</td></tr> <tr><td>A0b.1</td><td>1</td><td>628 SF</td></tr> <tr><td>A1</td><td>5</td><td>736 SF</td></tr> <tr><td>A2</td><td>5</td><td>741 SF</td></tr> <tr><td>A3</td><td>6</td><td>644 SF</td></tr> <tr><td>A4</td><td>6</td><td>658 SF</td></tr> <tr><td>A5</td><td>1</td><td>621 SF</td></tr> <tr><td>A6</td><td>5</td><td>750 SF</td></tr> <tr><td>A7</td><td>6</td><td>608 SF</td></tr> <tr><td>A8</td><td>5</td><td>677 SF</td></tr> <tr><td>A9</td><td>6</td><td>680 SF</td></tr> <tr><td>A10</td><td>6</td><td>666 SF</td></tr> <tr><td>A11</td><td>6</td><td>643 SF</td></tr> <tr><td>A12</td><td>1</td><td>568 SF</td></tr> <tr><td>A13</td><td>6</td><td>590 SF</td></tr> <tr><td>A14</td><td>6</td><td>705 SF</td></tr> <tr><td>A15</td><td>1</td><td>833 SF</td></tr> <tr><td>B1</td><td>6</td><td>1,059 SF</td></tr> <tr><td>B2</td><td>12</td><td>908 SF</td></tr> <tr><td>B3</td><td>6</td><td>1,105 SF</td></tr> <tr><td>B4</td><td>6</td><td>1,039 SF</td></tr> <tr><td>B5</td><td>5</td><td>1,050 SF</td></tr> <tr><td>B7</td><td>12</td><td>1,186 SF</td></tr> <tr><td>C1</td><td>6</td><td>1,211 SF</td></tr> <tr><td>C1.1</td><td>1</td><td>1,145 SF</td></tr> <tr><td>TOTAL</td><td>153</td><td></td></tr> </tbody> </table> <p><b>UNIT NET RENTABLE</b></p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>UNIT COUNT</th> <th>AREA</th> </tr> </thead> <tbody> <tr><td>2ND STORY</td><td>6</td><td>4,644 SF</td></tr> <tr><td>3RD STORY</td><td>23</td><td>18,617 SF</td></tr> <tr><td>4TH STORY</td><td>25</td><td>20,542 SF</td></tr> <tr><td>5TH STORY</td><td>25</td><td>20,550 SF</td></tr> <tr><td>6TH STORY</td><td>25</td><td>20,550 SF</td></tr> <tr><td>7TH STORY</td><td>25</td><td>20,550 SF</td></tr> <tr><td>8TH STORY</td><td>24</td><td>19,454 SF</td></tr> <tr><td>TOTAL</td><td>153</td><td>124,905 SF</td></tr> </tbody> </table> <p><b>UNIT DECKS / PATIOS</b></p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>UNIT COUNT</th> <th>AREA</th> </tr> </thead> <tbody> <tr><td>2ND STORY</td><td>6</td><td>1,037 SF</td></tr> <tr><td>3RD STORY</td><td>13</td><td>2,355 SF</td></tr> <tr><td>4TH STORY</td><td>15</td><td>1,037 SF</td></tr> <tr><td>5TH STORY</td><td>15</td><td>1,037 SF</td></tr> <tr><td>6TH STORY</td><td>15</td><td>1,037 SF</td></tr> <tr><td>7TH STORY</td><td>15</td><td>1,037 SF</td></tr> <tr><td>8TH STORY</td><td>15</td><td>1,037 SF</td></tr> <tr><td>TOTAL</td><td>88</td><td>7,540 SF</td></tr> </tbody> </table>	UNIT TYPE	UNIT COUNT	% UNIT MIX	AVERAGE S.F.	ONE BEDROOM	99	65%	680	TWO BEDROOM	47	31%	1,047	THREE BEDROOM	7	5%	1,202	TOTAL UNITS	153	100%		AREA NAME	UNIT COUNT	AVERAGE AREA	A0a	13	679 SF	A0a.1	1	641 SF	A0b	13	644 SF	A0b.1	1	628 SF	A1	5	736 SF	A2	5	741 SF	A3	6	644 SF	A4	6	658 SF	A5	1	621 SF	A6	5	750 SF	A7	6	608 SF	A8	5	677 SF	A9	6	680 SF	A10	6	666 SF	A11	6	643 SF	A12	1	568 SF	A13	6	590 SF	A14	6	705 SF	A15	1	833 SF	B1	6	1,059 SF	B2	12	908 SF	B3	6	1,105 SF	B4	6	1,039 SF	B5	5	1,050 SF	B7	12	1,186 SF	C1	6	1,211 SF	C1.1	1	1,145 SF	TOTAL	153		LEVEL	UNIT COUNT	AREA	2ND STORY	6	4,644 SF	3RD STORY	23	18,617 SF	4TH STORY	25	20,542 SF	5TH STORY	25	20,550 SF	6TH STORY	25	20,550 SF	7TH STORY	25	20,550 SF	8TH STORY	24	19,454 SF	TOTAL	153	124,905 SF	LEVEL	UNIT COUNT	AREA	2ND STORY	6	1,037 SF	3RD STORY	13	2,355 SF	4TH STORY	15	1,037 SF	5TH STORY	15	1,037 SF	6TH STORY	15	1,037 SF	7TH STORY	15	1,037 SF	8TH STORY	15	1,037 SF	TOTAL	88	7,540 SF	<p><b>REQUIRED - VEHICULAR</b></p> <p>PER TRANSIT ORIENTED COMMUNITIES (TOC) - TIER 4</p> <p>NO REQUIRED PARKING FOR RESIDENTIAL UNITS IN AN ELIGIBLE HOUSING DEVELOPMENT</p> <p><b>REQUIRED ACCESSIBLE PARKING</b></p> <table border="1"> <thead> <tr> <th>PROVIDED PARKING</th> <th>PARKING RATIO</th> <th>REQUIRED PARKING</th> </tr> </thead> <tbody> <tr> <td>84</td> <td>2%</td> <td>2</td> </tr> </tbody> </table> <p>NOTE: 2% OF PROVIDED PARKING TO BE ACCESSIBLE STALLS (CBC 2016 SECTION 1109A.4)</p> <p><b>PROVIDED - VEHICULAR</b></p> <p><b>PROVIDED - RESIDENTIAL PARKING</b></p> <table border="1"> <thead> <tr> <th>Description</th> <th>SIZE</th> <th>COUNT</th> <th>SYMBOL</th> </tr> </thead> <tbody> <tr> <td>1ST STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>COMPACT</td> <td>7'-10" x 15'-0"</td> <td>38</td> <td>C</td> </tr> <tr> <td>STANDARD</td> <td>9'-0" x 18'-0"</td> <td>5</td> <td>S1</td> </tr> <tr> <td>STANDARD ACCESSIBLE - VAN</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>VAN</td> </tr> <tr> <td>STANDARD EV</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>EV</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>45</td> <td></td> </tr> <tr> <td>2ND STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>COMPACT</td> <td>7'-10" x 15'-0"</td> <td>29</td> <td>C</td> </tr> <tr> <td>STANDARD</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>S2</td> </tr> <tr> <td>STANDARD</td> <td>9'-0" x 18'-0"</td> <td>4</td> <td>S1</td> </tr> <tr> <td>STANDARD ACCESSIBLE - VAN</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>VAN</td> </tr> <tr> <td>STANDARD EV</td> <td>9'-0" x 18'-0"</td> <td>4</td> <td>EV</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>39</td> <td></td> </tr> <tr> <td>GRAND TOTAL</td> <td></td> <td>84</td> <td></td> </tr> </tbody> </table> <p>NOTE: ALL RESIDENT PARKING TO BE ASSIGNED PARKING</p> <p><b>PROVIDED - PRIME PARKING STALLS</b></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> <th>SYMBOL</th> </tr> </thead> <tbody> <tr> <td>1ST STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>STANDARD</td> <td>9'-0" x 18'-0"</td> <td>5</td> <td>S1</td> </tr> <tr> <td>STANDARD ACCESSIBLE - VAN</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>VAN</td> </tr> <tr> <td>STANDARD EV</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>EV</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>7</td> <td></td> </tr> <tr> <td>2ND STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>STANDARD</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>S2</td> </tr> <tr> <td>STANDARD</td> <td>9'-0" x 18'-0"</td> <td>4</td> <td>S1</td> </tr> <tr> <td>STANDARD ACCESSIBLE - VAN</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>VAN</td> </tr> <tr> <td>STANDARD EV</td> <td>9'-0" x 18'-0"</td> <td>4</td> <td>EV</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>10</td> <td></td> </tr> <tr> <td>TOTAL PRIME STALLS</td> <td></td> <td>17</td> <td></td> </tr> </tbody> </table> <p>NOTE: RESIDENT PRIME = STANDARD DIRECT ENTRY / NON-TANDEM</p> <p><b>PROVIDED - ACCESSIBLE PARKING STALLS</b></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> <th>SYMBOL</th> </tr> </thead> <tbody> <tr> <td>1ST STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>STANDARD ACCESSIBLE - VAN</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>VAN</td> </tr> <tr> <td>2ND STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>STANDARD ACCESSIBLE - VAN</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>VAN</td> </tr> <tr> <td>TOTAL ACCESSIBLE STALLS</td> <td></td> <td>2</td> <td></td> </tr> </tbody> </table> <p><b>SNAP PARKING REQUIREMENTS:</b></p> <p><b>MINIMUM</b></p> <p>1 STALL PER UNIT WITH LESS THAN 3 HABITABLE ROOMS 1.5 STALLS PER UNIT WITH MORE THAN 3 HABITABLE ROOMS 0.25 GUEST STALLS PER UNIT</p> <p><b>MAXIMUM</b></p> <p>1 STALL PER UNIT WITH LESS THAN 3 HABITABLE ROOMS 1.5 STALLS PER UNIT WITH MORE THAN 3 HABITABLE ROOMS 0.50 GUEST STALLS PER UNIT</p> <p><b>SNAP REQUIREMENTS CALCULATIONS:</b></p> <p><b>MINIMUM</b></p> <p>3 HABITABLE ROOMS = 84-134 = 138 UNITS X 1 = 138 STALLS &gt; 3 HABITABLE ROOMS = 25 UNITS X 1.5 = 38 STALLS GUEST STALLS = 153 UNITS X .25 = 38 STALLS TOTAL = 206 STALLS REQUIRED (MIN)</p> <p><b>MAXIMUM</b></p> <p>&lt; 3 HABITABLE ROOMS = 94 UNITS X 1 = 94 STALLS 3 HABITABLE ROOMS = 34 UNITS X 1.5 = 51 STALLS &gt; 3 HABITABLE ROOMS = 25 UNITS X 2 = 50 STALLS GUEST STALLS = 153 UNITS X .50 = 77 STALLS TOTAL = 272 STALLS REQUIRED (MAX)</p>	PROVIDED PARKING	PARKING RATIO	REQUIRED PARKING	84	2%	2	Description	SIZE	COUNT	SYMBOL	1ST STORY				COMPACT	7'-10" x 15'-0"	38	C	STANDARD	9'-0" x 18'-0"	5	S1	STANDARD ACCESSIBLE - VAN	9'-0" x 18'-0"	1	VAN	STANDARD EV	9'-0" x 18'-0"	1	EV	TOTAL		45		2ND STORY				COMPACT	7'-10" x 15'-0"	29	C	STANDARD	9'-0" x 18'-0"	1	S2	STANDARD	9'-0" x 18'-0"	4	S1	STANDARD ACCESSIBLE - VAN	9'-0" x 18'-0"	1	VAN	STANDARD EV	9'-0" x 18'-0"	4	EV	TOTAL		39		GRAND TOTAL		84		TYPE	SIZE	COUNT	SYMBOL	1ST STORY				STANDARD	9'-0" x 18'-0"	5	S1	STANDARD ACCESSIBLE - VAN	9'-0" x 18'-0"	1	VAN	STANDARD EV	9'-0" x 18'-0"	1	EV	TOTAL		7		2ND STORY				STANDARD	9'-0" x 18'-0"	1	S2	STANDARD	9'-0" x 18'-0"	4	S1	STANDARD ACCESSIBLE - VAN	9'-0" x 18'-0"	1	VAN	STANDARD EV	9'-0" x 18'-0"	4	EV	TOTAL		10		TOTAL PRIME STALLS		17		TYPE	SIZE	COUNT	SYMBOL	1ST STORY				STANDARD ACCESSIBLE - VAN	9'-0" x 18'-0"	1	VAN	2ND STORY				STANDARD ACCESSIBLE - VAN	9'-0" x 18'-0"	1	VAN	TOTAL ACCESSIBLE STALLS		2		<p><b>BUILDING CODE - PROJECT DATA</b></p> <p><b>BUILDING CODE ANALYSIS</b></p> <p>1. OCCUPANCY CLASSIFICATION, OCCUPANT LOAD &amp; EXITING REQUIREMENTS OCCUPANCY CLASSIFICATION: GROUP R-2 FUNCTION OF SPACE (TABLE 1004.1.2): RESIDENTIAL OCCUPANCY CLASSIFICATION: GROUP S-2 FUNCTION OF SPACE (TABLE 1004.1.2): PARKING GARAGES OCCUPANT LOAD &amp; EXITING: &lt;per project&gt; - SEE SHEETS G.XX OCCUPANT LOAD &amp; EXITING: UNCOMBINED ASSEMBLY SPACES OCCUPANT LOAD &amp; EXITING: &lt;per project&gt; - SEE SHEETS G.XX</p> <p>2. TYPE OF CONSTRUCTION TYPE OF CONSTRUCTION (SEC. 602): TYPE III-A ABOVE HORIZONTAL ASSEMBLY AND TYPE I-A BELOW HORIZONTAL ASSEMBLY FIRE SPRINKLER SYSTEM: NFPA-13 THROUGHOUT</p> <p>3. ALLOWABLE HEIGHT (TABLE 504.3) AND AREA (TABLE 504.4) SPECIAL PROVISIONS SECTION 510: PROGRAM BUILDING, HEIGHT AND AREA BASED ON SECTION 510.2 ALLOWABLE AREA TABULATION: SEE SHEETS G201 ALLOWABLE STORIES: R-2 OCCUPANCY, TYPE III-A + SPRINKLERS ALLOWABLE STORIES: S-2 OCCUPANCY, TYPE I-A + SPRINKLERS PROPOSED STORIES: 5 STORIES ABOVE HORIZONTAL ASSEMBLY, 2 STORY BELOW HORIZONTAL ASSEMBLY AND 2 BASEMENT LEVELS ALLOWABLE HEIGHT: 85FT ABOVE GRADE PLANE PROPOSED HEIGHT: LESS THAN 85FT ABOVE GRADE PLANE, SEE SECTION ON SHEET G.XX</p> <p>4. FIRE-RESISTANCE RATING OF BUILDING ELEMENTS (TABLE 601) TYPE I-A PRIMARY STRUCTURAL FRAME: 3HR EXTERIOR BEARING WALLS: 3HR INTERIOR BEARING WALLS: 3HR EXTERIOR NON-BEARING WALLS: &lt;per project&gt; - SEE SHEET G.XX INTERIOR NON-BEARING WALLS: 0HR FLOORS: 2HR ROOF: 1 1/2 HR FIRE WALLS: &lt;per project requirements&gt;</p> <p>5. FIRE-RESISTANCE RATING OF BUILDING ELEMENTS (TABLE 601) TYPE III-A PRIMARY STRUCTURAL FRAME: 1HR EXTERIOR BEARING WALLS: 2HR INTERIOR BEARING WALLS: 1HR EXTERIOR NON-BEARING WALLS: &lt;per project&gt; - SEE SHEET G.XX INTERIOR NON-BEARING WALLS: 0HR FLOORS: 1HR ROOF: 1HR FIRE WALLS: N/A - AREAS OF REFUGE AT STORIES 1 &amp; 2 FIRE RATING BASED ON FIRE SEPARATION DISTANCE @ EXT. WALLS (TABLE 602): &lt;per project&gt; - SEE SHEET G.XX EXTERIOR OPENING PROTECTION (TABLE 705.8): &lt;per project&gt; - SEE SHEET G.XX</p> <p>6. FIRE-RESISTANCE RATING OF BUILDING INTERIOR ELEMENTS ELEVATOR AND SHAFTS: 2HR STAIR ENCLOSURES: 2HR DEMISING WALLS: 1HR CORRIDOR WALLS: 3HR</p>	<p>4629 MAUBERT AVENUE</p> <p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>THE WEST 55 FEET OF THE EAST 60 FEET OF LOT 26 OF TRACT NO. 2646 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>APN: 5542-014-026</p> <p>4645 &amp; 4637 MAUBERT AVENUE</p> <p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>PARCEL 1: THE EAST 40 FEET OF LOT 25 AND THE WEST 15 FEET OF LOT 26 OF TRACT NO. 2646, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>PARCEL 2: THE EAST 20 FEET OF LOT 24 AND THE WEST 35 FEET OF LOT 25 OF TRACT NO. 2646, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>APN: 6524-014-023 &amp; 031</p> <p><b>BUILDING CODE - FLOOR AREA</b></p> <table border="1"> <thead> <tr> <th>STORY</th> <th>AREA</th> </tr> </thead> <tbody> <tr><td>8TH STORY</td><td>22,554 SF</td></tr> <tr><td>7TH STORY</td><td>23,612 SF</td></tr> <tr><td>6TH STORY</td><td>23,612 SF</td></tr> <tr><td>5TH STORY</td><td>23,612 SF</td></tr> <tr><td>4TH STORY</td><td>23,612 SF</td></tr> <tr><td>3RD STORY</td><td>23,572 SF</td></tr> <tr><td>2ND STORY</td><td>31,378 SF</td></tr> <tr><td>1ST STORY</td><td>31,511 SF</td></tr> <tr><td>TOTAL</td><td>203,464 SF</td></tr> </tbody> </table> <p>TYPE II TYPE I</p> <p><b>BUILDING CODE, FLOOR AREA</b></p> <p>THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, EXCLUSIVE OF VENT SHAFTS AND COURTS. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SUBROOFING EXTERIOR WALLS SHALL BE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.</p>	STORY	AREA	8TH STORY	22,554 SF	7TH STORY	23,612 SF	6TH STORY	23,612 SF	5TH STORY	23,612 SF	4TH STORY	23,612 SF	3RD STORY	23,572 SF	2ND STORY	31,378 SF	1ST STORY	31,511 SF	TOTAL	203,464 SF	<p><b>2017 CITY OF LOS ANGELES BUILDING CODE</b></p> <p><b>2016 CALIFORNIA FIRE CODE 2016</b></p> <p><b>2017 CITY OF LOS ANGELES GREEN BUILDING CODE</b></p> <p><b>2016 CALIFORNIA ELECTRICAL CODE (2016 CEC)</b></p> <p><b>2016 CALIFORNIA MECHANICAL CODE (2016 CMC)</b></p> <p><b>2016 CALIFORNIA PLUMBING CODE (2016 CPC)</b></p> <p><b>2016 CALIFORNIA EMERGENCY CODE (2016 CEC)</b></p> <p><b>2016 NFPA 13 STANDARD FOR THE INSTALLATION OF FIRE SPRINKLERS</b></p> <p><b>AUTHORITY HAVING JURISDICTION: CITY OF LOS ANGELES, CA</b></p> <p><b>THE FAIR HOUSING ACT (FHIA)</b></p> <p><b>THE AMERICANS WITH DISABILITIES ACT (ADA)</b></p> <p><b>ZONING CODE ANALYSIS</b></p> <p><b>PROJECT ADDRESS:</b> 4649 MAUBERT AVE., LOS ANGELES, CA 90045</p> <p><b>APNS:</b> 5542-014-023, 026, 031</p> <p><b>CASE NO. #:</b> (SEE SHEETS G-1)</p> <p><b>ZONE &amp; HEIGHT DISTRICT:</b> R4-1</p> <p><b>SPECIFIC PLAN:</b> SUBAREA C</p> <p><b>TRANSIT ORIENTED COMMUNITY (TOC) AREA:</b> TIER 4</p> <p><b>SETBACKS:</b> NONE (PER SPECIFIC PLAN)</p> <p><b>HEIGHT:</b> PER SPECIFIC PLAN: 75 FEET TOE, TIER 4 INCREASE: 33 FEET TOTAL: 108 FEET</p> <p><b>STEPSBACKS:</b> PER SPECIFIC PLAN: 30 FEET HEIGHT WITHIN 15 FEET OF FRONT PROPERTY LINE</p> <p><b>DENSITY BONUS:</b> PER ALLOWABLE PER R4 + 80% DENSITY BONUS 85 = 80% = 15%</p> <p><b>TOC INCENTIVES REQUESTED:</b> 80% RESIDENTIAL DENSITY INCREASE (BASE INCENTIVE) 40% FAR INCREASE (BASE INCENTIVE) ZERO RESIDENTIAL AUTOMOBILE PARKING REQUIRED (BASE INC.) 25% OPEN SPACE REDUCTION (ADDITIONAL INCENTIVE) 33'-0" HEIGHT INCREASE (ADDITIONAL INCENTIVE)</p> <p><b>ZONING FLOOR AREA RATIO</b></p> <p><b>LOT AREA (OVERALL):</b> 33,054 SF (0.78 AC)</p> <p><b>ALLOWED F.A.R.:</b> PER SPECIFIC PLAN SUBAREA C - 3.0</p> <p><b>ALLOWED F.A.R. (w/ 45% BONUS):</b> 4.35 33,054 (SF) x 4.35 = 143,785 (SF)</p> <p><b>FLOOR AREA</b> IS THAT 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 FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE.</p> <p><b>FLOOR AREA RATIO (FAR)</b> A RATIO ESTABLISHING RELATIONSHIP BETWEEN A PROPERTY AND THE AMOUNT OF DEVELOPMENT PERMITTED FOR THAT PROPERTY, AND IS EXPRESSED AS A PERCENTAGE OR A RATIO OF THE BUILDING AREA OR LOT SIZE (EXAMPLE: "3 TIMES THE BUILDABLE AREA" OR "3:1"), LACODED BY GRID NO. 181.624 EFF. 5/9/11.)</p>
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<p><b>REQUIRED - EV PARKING</b></p> <table border="1"> <thead> <tr> <th>PROVIDED PARKING</th> <th>RATIO</th> <th>REQUIRED EV PARKING</th> </tr> </thead> <tbody> <tr> <td>84</td> <td>5%</td> <td>5</td> </tr> </tbody> </table> <p><b>PROVIDED - EV</b></p> <p><b>PROVIDED - EV PARKING STALLS</b></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> <th>SYMBOL</th> </tr> </thead> <tbody> <tr> <td>1ST STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>STANDARD EV</td> <td>9'-0" x 18'-0"</td> <td>1</td> <td>EV</td> </tr> <tr> <td>2ND STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>STANDARD EV</td> <td>9'-0" x 18'-0"</td> <td>4</td> <td>EV</td> </tr> <tr> <td>TOTAL EV STALLS</td> <td></td> <td>5</td> <td></td> </tr> </tbody> </table>	PROVIDED PARKING	RATIO	REQUIRED EV PARKING	84	5%	5	TYPE	SIZE	COUNT	SYMBOL	1ST STORY				STANDARD EV	9'-0" x 18'-0"	1	EV	2ND STORY				STANDARD EV	9'-0" x 18'-0"	4	EV	TOTAL EV STALLS		5		<p><b>REQUIRED - BICYCLE</b></p> <p><b>REQUIRED - LONG TERM BICYCLE</b></p> <table border="1"> <thead> <tr> <th>UNIT COUNT</th> <th>RATIO PER SNAP</th> <th>REQUIRED LONG TERM</th> </tr> </thead> <tbody> <tr> <td>153</td> <td>0.5</td> <td>76.5</td> </tr> </tbody> </table> <p>NOTE: PER SNAP VERMONT WESTERN T02 SEC 9 SUBAREA C, E PARKING REQUIREMENTS, #2: 1/2 SPACE PER UNIT</p> <p><b>PROVIDED:</b></p> <p><b>PROVIDED - LONG TERM BICYCLE PARKING</b></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> <th>SYMBOL</th> </tr> </thead> <tbody> <tr> <td>1ST STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LONG TERM BICYCLE PARKING</td> <td>1'-4" x 4'-0"</td> <td>28</td> <td>V</td> </tr> <tr> <td>2ND STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LONG TERM BICYCLE PARKING</td> <td>1'-4" x 4'-0"</td> <td>49</td> <td>V</td> </tr> <tr> <td>TOTAL LONG TERM BICYCLE PARKING</td> <td></td> <td>77</td> <td></td> </tr> </tbody> </table>	UNIT COUNT	RATIO PER SNAP	REQUIRED LONG TERM	153	0.5	76.5	TYPE	SIZE	COUNT	SYMBOL	1ST STORY				LONG TERM BICYCLE PARKING	1'-4" x 4'-0"	28	V	2ND STORY				LONG TERM BICYCLE PARKING	1'-4" x 4'-0"	49	V	TOTAL LONG TERM BICYCLE PARKING		77		<p><b>BICYCLE COUNT</b></p> <p><b>REQUIRED - BICYCLE</b></p> <p><b>REQUIRED - LONG TERM BICYCLE</b></p> <table border="1"> <thead> <tr> <th>UNIT COUNT</th> <th>RATIO PER SNAP</th> <th>REQUIRED LONG TERM</th> </tr> </thead> <tbody> <tr> <td>153</td> <td>0.5</td> <td>76.5</td> </tr> </tbody> </table> <p>NOTE: PER SNAP VERMONT WESTERN T02 SEC 9 SUBAREA C, E PARKING REQUIREMENTS, #2: 1/2 SPACE PER UNIT</p> <p><b>PROVIDED:</b></p> <p><b>PROVIDED - LONG TERM BICYCLE PARKING</b></p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE</th> <th>COUNT</th> <th>SYMBOL</th> </tr> </thead> <tbody> <tr> <td>1ST STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LONG TERM BICYCLE PARKING</td> <td>1'-4" x 4'-0"</td> <td>28</td> <td>V</td> </tr> <tr> <td>2ND STORY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LONG TERM BICYCLE PARKING</td> <td>1'-4" x 4'-0"</td> <td>49</td> <td>V</td> </tr> <tr> <td>TOTAL LONG TERM BICYCLE PARKING</td> <td></td> <td>77</td> <td></td> </tr> </tbody> </table>	UNIT COUNT	RATIO PER SNAP	REQUIRED LONG TERM	153	0.5	76.5	TYPE	SIZE	COUNT	SYMBOL	1ST STORY				LONG TERM BICYCLE PARKING	1'-4" x 4'-0"	28	V	2ND STORY				LONG TERM BICYCLE PARKING	1'-4" x 4'-0"	49	V	TOTAL LONG TERM BICYCLE PARKING		77		<p><b>SCHOOL FEE - FLOOR AREA</b></p> <p>FOR RESIDENTIAL DEVELOPMENT THE FEES SHALL BE DETERMINED BY USING THE ASSESSABLE SPACE OF ALL BUILDINGS WITH R OCCUPANCY DESIGNATION, A HOTEL, INN, MOTEL, TOURIST HOME, OR OTHER LODGING WHERE OCCUPANCY DOES NOT EXCEED 30 DAYS IS DEFINED AS COMMERCIAL DEVELOPMENT.</p> <p><b>ASSESSABLE SPACE</b> IS ALL OF THE SQUARE FOOTAGE WITHIN THE PERIMETER OF A RESIDENTIAL STRUCTURE, NOT INCLUDING ANY CARPORT, WALKWAY, GARAGE, OVERHANG, PATIO, ENCLOSED PATIO, DETACHED ACCESSORY STRUCTURE OR SIMILAR AREA. FEES SHALL BE EXEMPT FOR ANY INCREASES TO RESIDENTIAL DEVELOPMENT WITH 800 SQUARE FEET OR LESS OF ASSESSABLE AREA.</p> <p><b>PERIMETER</b> OF A STRUCTURE SHALL BE MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS AND EXTERIOR FACE OF WALLS SEPARATING ASSESSABLE AND NON ASSESSABLE SPACE.</p>	<p><b>ZONING OPEN SPACE</b></p> <p><b>REQUIRED</b></p> <table border="1"> <thead> <tr> <th>HABITABLE ROOMS</th> <th>SF per UNIT</th> <th>UNIT COUNT</th> <th>REQUIRED OPEN SPACE (SF)</th> </tr> </thead> <tbody> <tr> <td>&lt; 3 ROOMS</td> <td>100</td> <td>94</td> <td>9,400</td> </tr> <tr> <td>3 ROOMS</td> <td>125</td> <td>34</td> <td>4,250</td> </tr> <tr> <td>&gt; 3 ROOMS</td> <td>175</td> <td>25</td> <td>4,375</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>153</td> <td>18,025</td> </tr> </tbody> </table> <p>NOTE: 25% REDUCTION WITH TRANSIT ORIENTED COMMUNITIES (TOC) - TIER 4</p> <p><b>TOC TIER 4 REDUCTION</b></p> <table border="1"> <thead> <tr> <th>REQUIRED OPEN SPACE (SF)</th> <th>REDUCTION</th> </tr> </thead> <tbody> <tr> <td>18,025</td> <td>25%</td> </tr> <tr> <td></td> <td>4,506</td> </tr> </tbody> </table> <p>GRAND TOTAL REQUIRED: 13,519</p> <p><b>PROVIDED</b></p> <p><b>PROVIDED RECREATION ROOM</b></p> <table border="1"> <thead> <tr> <th>NAME</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>AMENITY 2</td> <td>749 SF</td> </tr> <tr> <td>FITNESS</td> <td>2,830 SF</td> </tr> <tr> <td></td> <td>3,579 SF</td> </tr> </tbody> </table> <p><b>LA ZONING CODE P102-2002-015</b></p> <p>RECREATION ROOMS HAVING AT LEAST 600 SQUARE FEET ON AREA OF A DEVELOPMENT TOTALING 16 UNITS OR MORE, OR AT LEAST 400 SQUARE FEET FOR A DEVELOPMENT OF FEWER THAN 16 DWELLING UNITS MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 20% OF THE TOTAL REQUIRED USABLE OPEN SPACE.</p> <p><b>MAXIMUM ALLOWED RECREATION ROOM SF:</b> 13,519 SF (REQUIRED) x 25% = 3,380 SF</p> <p><b>MINIMUM OPEN SPACE AT GROUND AND FIRST HABITABLE LEVEL:</b> 13,519 SF (REQUIRED) x 25% = 3,380 SF</p> <p><b>ALLOWABLE PRIVATE OPEN SPACE:</b> 153 (UNITS) x 50 SF = 7,650 SF</p> <p><b>PROVIDED OPEN SPACE PER ZONING CODE</b></p> <table border="1"> <thead> <tr> <th>COMMON NAME</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>AMENITY 2</td> <td>749 SF</td> </tr> <tr> <td>FITNESS</td> <td>2,830 SF</td> </tr> <tr> <td>COURTYARD</td> <td>3,363 SF</td> </tr> <tr> <td>SKY DECK</td> <td>554 SF</td> </tr> <tr> <td>PRIVATE</td> <td>7,897 SF</td> </tr> <tr> <td>UNIT DECK</td> <td>5,910 SF</td> </tr> <tr> <td>GRAND TOTAL</td> <td>13,807 SF</td> </tr> </tbody> </table>	HABITABLE ROOMS	SF per UNIT	UNIT COUNT	REQUIRED OPEN SPACE (SF)	< 3 ROOMS	100	94	9,400	3 ROOMS	125	34	4,250	> 3 ROOMS	175	25	4,375	TOTAL		153	18,025	REQUIRED OPEN SPACE (SF)	REDUCTION	18,025	25%		4,506	NAME	AREA	AMENITY 2	749 SF	FITNESS	2,830 SF		3,579 SF	COMMON NAME	AREA	AMENITY 2	749 SF	FITNESS	2,830 SF	COURTYARD	3,363 SF	SKY DECK	554 SF	PRIVATE	7,897 SF	UNIT DECK	5,910 SF	GRAND TOTAL	13,807 SF																																																																																																																																																																																							
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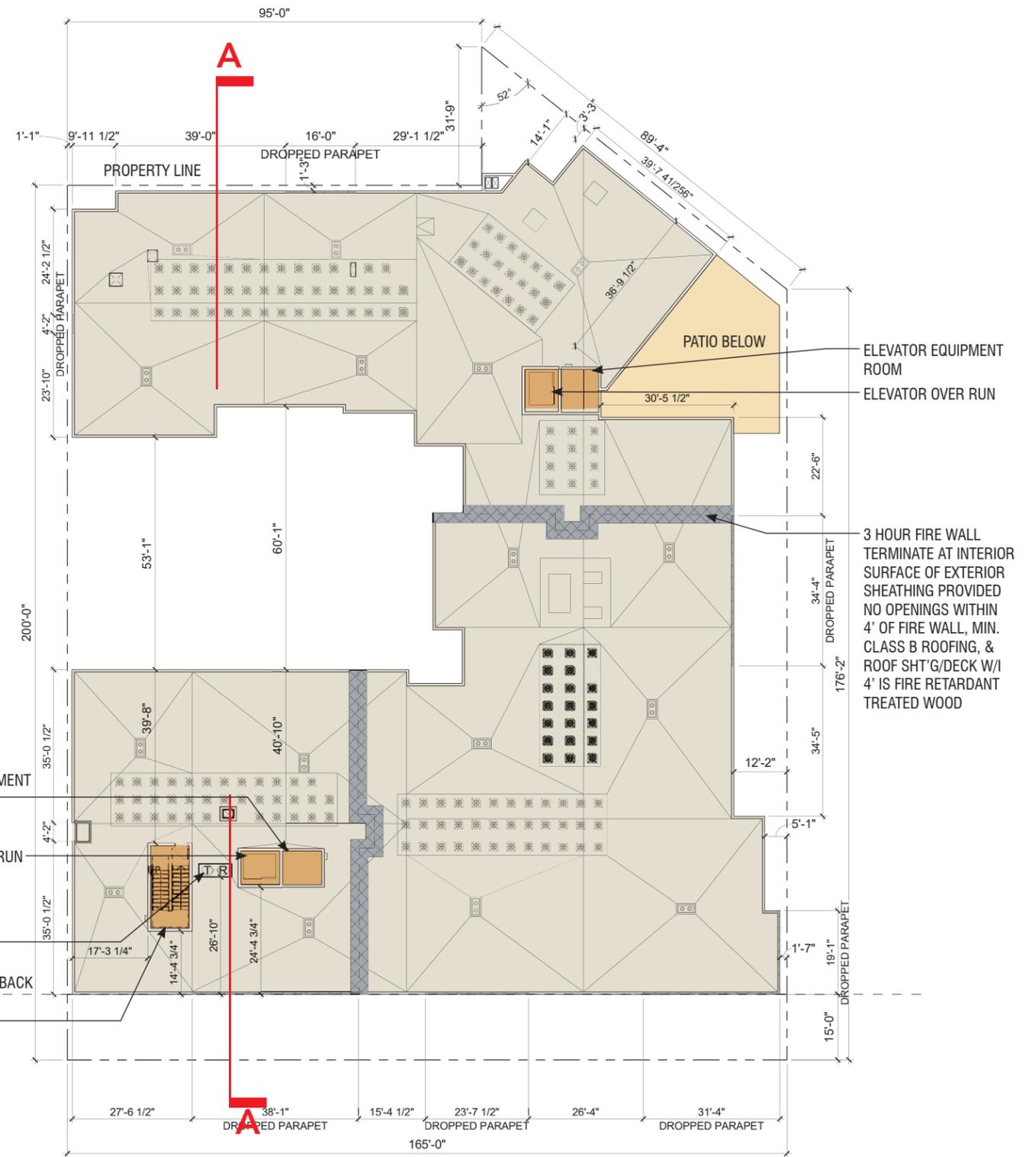
**1** THIRD FLOOR PLAN



**2** FOURTH - SEVENTH FLOOR PLAN



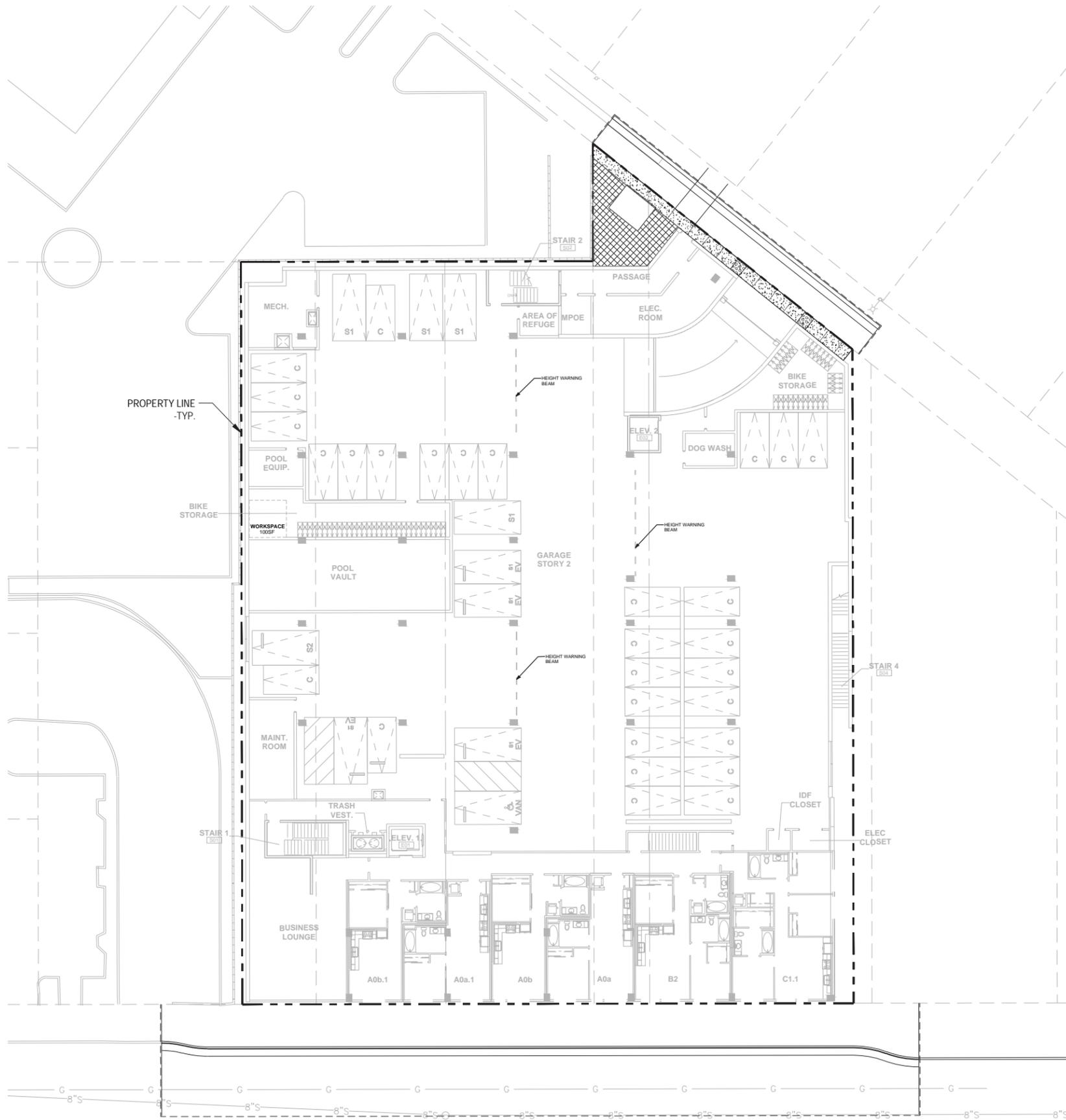
**1** EIGHTH FLOOR PLAN



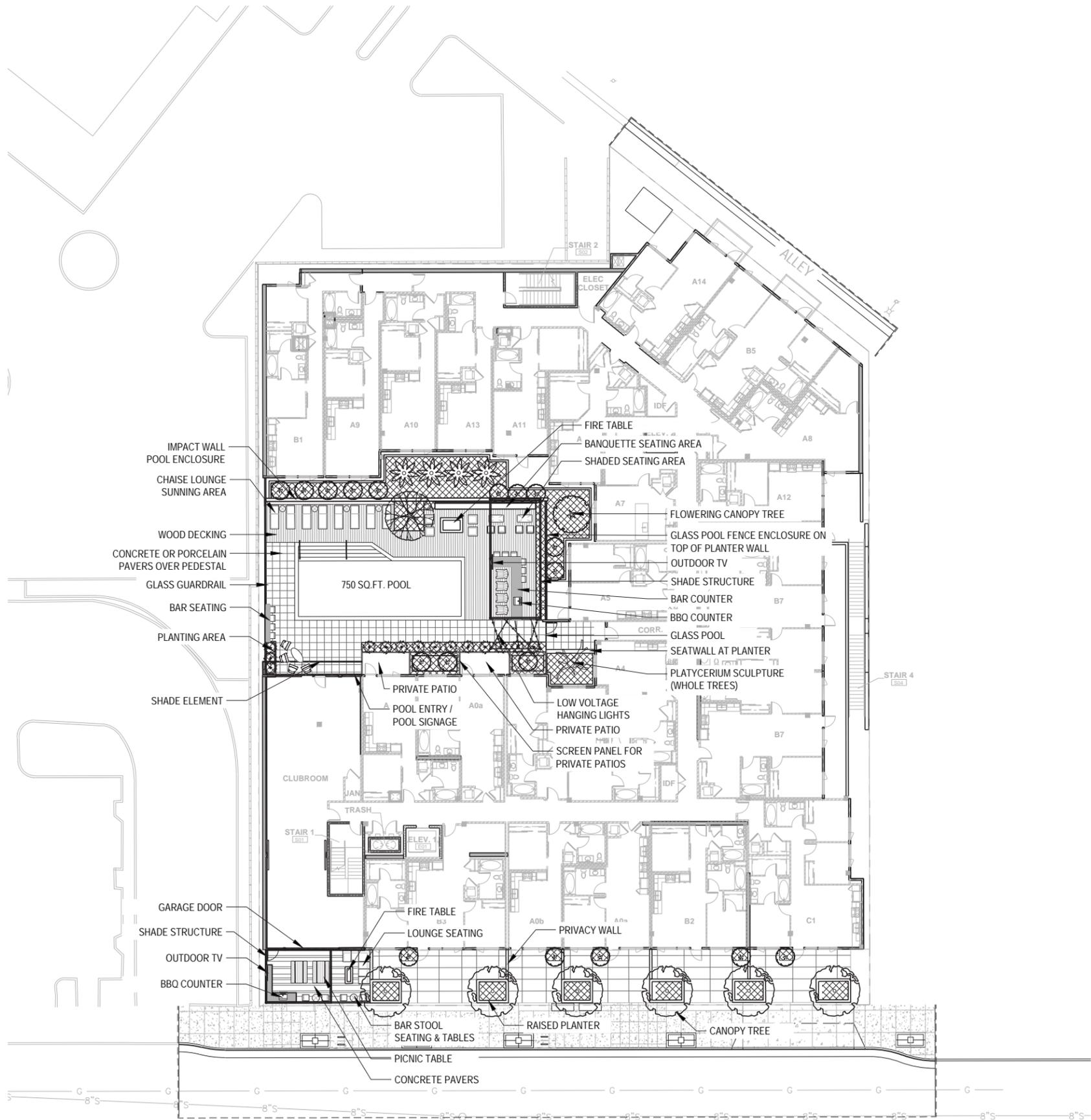
**2** ROOF PLAN



PROJECT/ LEASING  
ENTRY



SITE AMENITIES LEGEND (2ND FLOOR)				
SYMBOL	AREA DESCRIPTION	AREA(SQ.FT.)	QTY.	REMARKS
	HARDSCAPE	308	N/A	HARDSCAPE SUCH AS: CONCRETE PAVING, BRICK PAVERS, PERMEABLE PAVERS, OR TILE
	PLANTING AREA	335	N/A	SHRUBS & GROUNDCOVER, 1 GALLON MINIMUM SIZE
	STREET TREE	N/A	0	36" BOX MINIMUM SIZE
	EVERGREEN SHADE TREE	N/A	0	24" BOX MINIMUM
	FLOWERING SHADE TREE / PALM	N/A	0	24" BOX MINIMUM
	VERTICAL ACCENT TREE / PALM	N/A	0	24" BOX MINIMUM
	BIKE RACK	N/A	0	EACH RACK PROVIDES (2) SPACES
	TREE GRATE	N/A	0	4' X 8', SHALL MEET ADA REQUIREMENTS
	TRASH / RECYCLING RECEPTACLE	N/A	0	-
	SEATING	N/A	0	6' LENGTH, SURFACE MOUNTED



SITE AMENITIES LEGEND (3RD FLOOR)				
SYMBOL	AREA DESCRIPTION	AREA(SQ.FT.)	QTY.	REMARKS
[Grid Pattern]	HARDSCAPE	4,918	N/A	HARDSCAPE SUCH AS: CONCRETE PAVING, CONCRETE PAVERS, PERMEABLE PAVERS, OR SYNTHETIC WOOD DECK ON PEDESTAL
[Cross-hatch Pattern]	PLANTING AREA	1,492	N/A	SHRUBS & GROUNDCOVER, 1 GALLON MINIMUM SIZE
[Large Tree Symbol]	LARGE SPECIMEN TREE	N/A	1	36" BOX MINIMUM SIZE
[Small Tree Symbol]	EVERGREEN SHADE TREE	N/A	7	24" BOX MINIMUM
[Flowering Tree Symbol]	FLOWERING SHADE TREE / PALM	N/A	4	24" BOX MINIMUM
[Vertical Tree Symbol]	VERTICAL ACCENT TREE / PALM	N/A	18	24" BOX MINIMUM
[Horizontal Line]	BIKE RACK	N/A	0	EACH RACK PROVIDES (2) SPACES
[Rectangular Symbol]	TREE GRATE	N/A	0	4' X 8', SHALL MEET ADA REQUIREMENTS
[Circle with X]	TRASH / RECYCLING RECEPTACLE	N/A	2	-
[Various Symbols]	SEATING	N/A	65	A VARIETY OF COMMON AREA EXTERIOR SEATING PROVIDED (65 PERSONS)

NOTE:  
HARDSCAPE SQUARE FOOTAGE NUMBER INCLUDES VERTICAL HARDSCAPE ELEMENTS SUCH AS WALLS, BBQ COUNTERS, FIRE TABLE AND FENCING.



SITE AMENITIES LEGEND (8TH FLOOR)				
SYMBOL	AREA DESCRIPTION	AREA(SQ.FT.)	QTY.	REMARKS
	HARDSCAPE	960	N/A	HARDSCAPE SUCH AS: CONCRETE PAVERS OVER PEDESTAL, SYNTHETIC WOOD DECK OVER PEDESTAL
	PLANTING AREA	100	N/A	SHRUBS & GROUNDCOVER, 1 GALLON MINIMUM SIZE
	STREET TREE	N/A	0	36" BOX MINIMUM SIZE
	EVERGREEN SHADE TREE	N/A	0	24" BOX MINIMUM
	FLOWERING SHADE TREE / PALM	N/A	1	24" BOX MINIMUM
	VERTICAL ACCENT TREE / PALM	N/A	4	24" BOX MINIMUM
-	BIKE RACK	N/A	0	EACH RACK PROVIDES (2) SPACES
	TREE GRATE	N/A	0	4' X 8', SHALL MEET ADA REQUIREMENTS
	TRASH / RECYCLING RECEPTACLE	N/A	2	-
	SEATING	N/A	29	A VARIETY OF COMMON AREA EXTERIOR SEATING PROVIDED (65 PERSONS)

NOTE: HARDSCAPE SQUARE FOOTAGE NUMBER INCLUDES VERTICAL HARDSCAPE ELEMENTS SUCH AS WALLS, BBQ COUNTERS, FIRE TABLE AND FENCING.

**OPEN SPACE REQUIREMENTS**

NUMBER	ROOM SIZE	SF PER UNIT	# UNITS	TOTAL
<3 HABITABLE ROOMS	1-BEDROOM, STUDIO	100	94	9,400
=3 HABITABLE ROOMS	1-BEDROOM PLUS DEN / 2 BEDROOMS	125	34	4,250
>3 HABITABLE ROOMS	2-BEDROOM PLUS DEN / 3 BEDROOMS	175	25	4,375
			153	18,025
			<b>TOTAL</b>	18,025
			TIER 4 25% REDUCTION= 4,506	<b>13,519</b>

**EXTERIOR LANDSCAPE OPEN SPACE PROVIDED**

3rd FLOOR COMMON OPEN SPACE	3,963 S.F.
SKY DECK COMMON OPEN SPACE	742 S.F.

**LANDSCAPE OPEN SPACE PLANTING**

ITEM	REMARK	REQUIRED (S.F.)	PROVIDED (S.F.)
OPEN SPACE	SEE OPEN SPACE REQUIREMENTS	13,519	13,700
PLANTING AREA	MINIMUM 15% OF REQUIRED COMMON AREA (REQUIRED COMMON AREA = 50% OF REQUIRED OPEN SPACE (13,519 / 2 = 6,759.5) (6,759 x 15% = 1014 s.f. PLANTING REQUIRED)	1,014	2,247
TREES	(1) TREE PER EVERY (4) UNITS 153 UNITS / 4 = 38.25 MINIMUM 24" BOX SIZE	38	40

**PLANT MATERIAL LIST**

SYMBOL	DESCRIPTION
	STREET TREES (QUANTITY: 5) 36" BOX MINIMUM, SUCH AS: <ul style="list-style-type: none"><li>TIPU TIPUANA</li><li>ULMUS PARVIFOLIA 'SEMPERVIRENS'</li><li>GLEDITSIA TRIACANTHOS INERMIS</li><li>KOELREUTERIA PANICULATA</li><li>JACARANDA MIMOSIFOLIA</li></ul>
	EVERGREEN SHADE TREE (QUANTITY: 9) 24" BOX MINIMUM, SUCH AS: <ul style="list-style-type: none"><li>MAGNOLIA GRANDIFLORA</li><li>SPATHODEA C. 'LUTEA'</li><li>QUERCUS AGRIGOLIA</li><li>CUPANIOPSIS ANACARDIOIDES</li><li>FICUS RUBIGINOSA</li></ul>
	LARGE SPECIMEN TREE 48" BOX MINIMUM, SUCH AS: <ul style="list-style-type: none"><li>ALOE BAINSEII</li><li>DRACAENA DRACO</li></ul>
	FLOWERING SHADE TREE / PALM (QUANTITY: 8) 24" BOX MINIMUM, SUCH AS: <ul style="list-style-type: none"><li>BRAHEA ARMATA</li><li>ARBUTUS 'MARINA'</li><li>TRACHYCARPUS FORTUNEI</li><li>WASHINGTONIA FILIBUSTA</li><li>ARCHONTOPHOENIX CUNNINGHAMIANA</li></ul>
	ACCENT VERTICAL TREE / PALM (QUANTITY: 18) 24" BOX MINIMUM, SUCH AS: <ul style="list-style-type: none"><li>MAGNOLIA GRANDIFLORA 'LITTLE GEM'</li><li>ARBUTUS 'MARINA'</li><li>FICUS NITIDA</li><li>EUPHORBIA INGENS</li></ul>
	SHRUBS & GROUND COVER 1 GAL. MINIMUM, SUCH AS: <ul style="list-style-type: none"><li>AGAVE 'BLUE FLAME'</li><li>AZALEA KERUMI HYBRIDS 'RED BIRDS'</li><li>ASPARAGUS DENSIFLORUS 'MYERI' (SHADE)</li><li>CRASSULA OVATA 'PINK BEAUTY'</li><li>DRACAENA MARGINATA</li><li>DRACAENA MARGINATA 'COLORAMA'</li><li>LIGUSTRUM JAPONICUM 'TEXANUM'</li><li>LIRIOPE GIGANTEA</li><li>MICROLEPIA STRIGOSA (SHADE)</li><li>RHAPHIOLEPIS UMBELLATA 'MINOR'</li><li>TRACHELOSPERMUM JASMINOIDES</li><li>SESLERIA AUTUMNALIS</li><li>FESTUCA RUBRA</li><li>EUPHORBIA INGENS</li><li>CALLISTEMON 'LITTLE JOHN'</li></ul>

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

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. VTT-82654  
Tract Map Date: June 25, 2019  
Property Address: 4649 W MAUBERT AVE , 90027  
Community Plan: Hollywood

Distribution Date: October 22, 2019

Application Filing Date: June 25, 2019

COUNCIL DISTRICT NO. 13

Hillside  Yes  No

Neighborhood Council District:

East Hollywood

Bureau of Sanitation

Bureau of Engineering

St. Services / Investigation & Enforcement-(haul routes - email ONLY: [bss.haulroute@lacity.org](mailto:bss.haulroute@lacity.org))

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 Distribution Engineering

County Health Department (No P.S.)

Dept. of Fire, Engineering and Hydrant Unit

GIS (Final Map & LOD)

Bureau of Street Lighting

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

**DATE DUE: UPON RECEIPT**

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

Thank you.

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

VINCENT P. BERTONI, AICP  
Advisory Agency

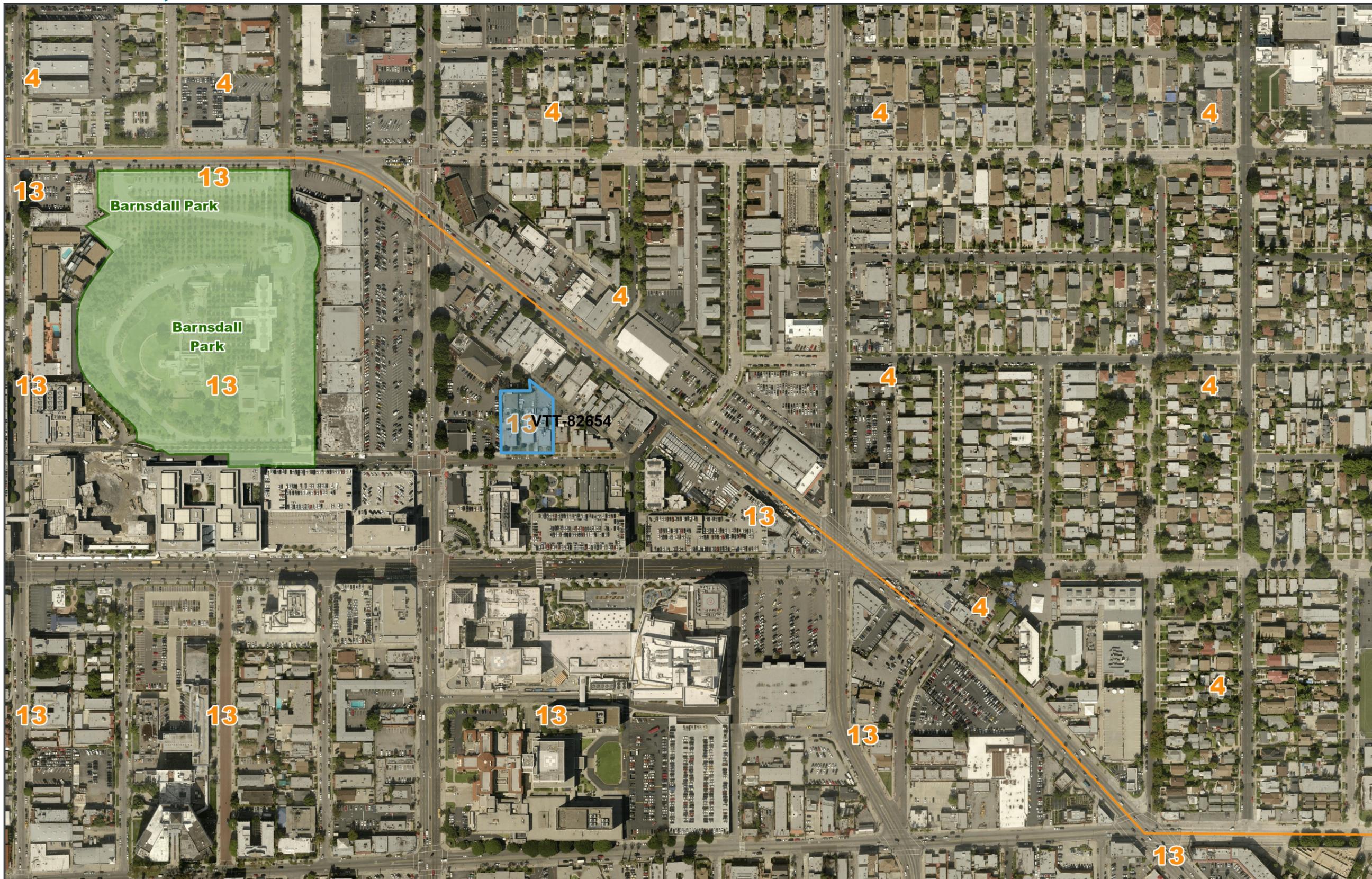
KEVIN S.GOLDEN  
Deputy Advisory Agency  
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM



Aerial View of Project Site



**LEGEND**

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

**NOTES**

0 0 Miles 0 0

SCALE 1: 4,514

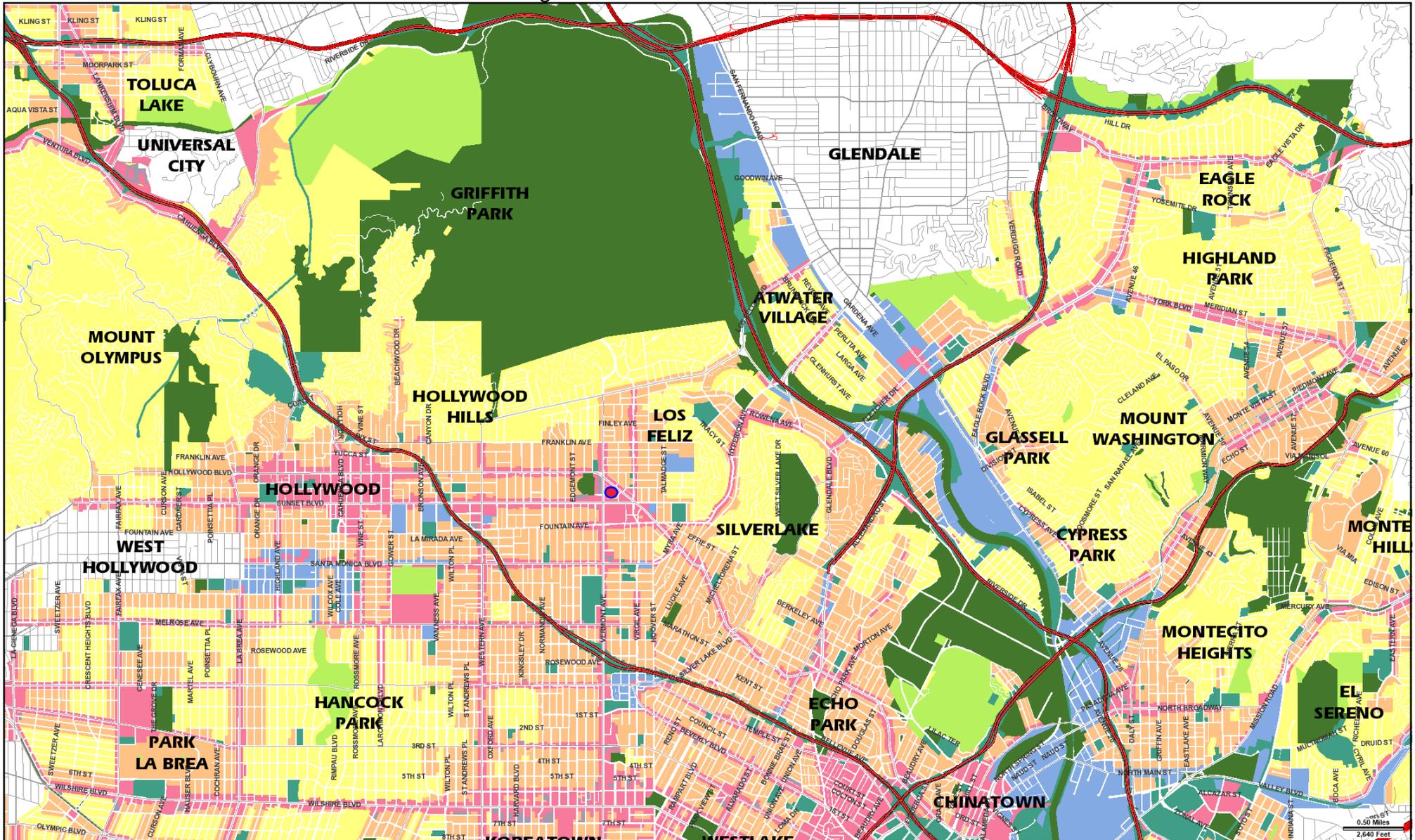
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 10/30/2019

# ZIMAS INTRANET

Generalized Zoning

10/30/2019



Address: 4649 W MAUBERT AVE

APN: 5542014023

PIN #: 147B197 517

Tract: TR 2646

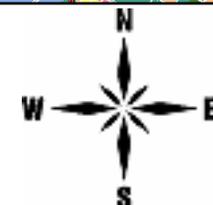
Block: None

Lot: 24

Arb: 2

Zoning: R4-1

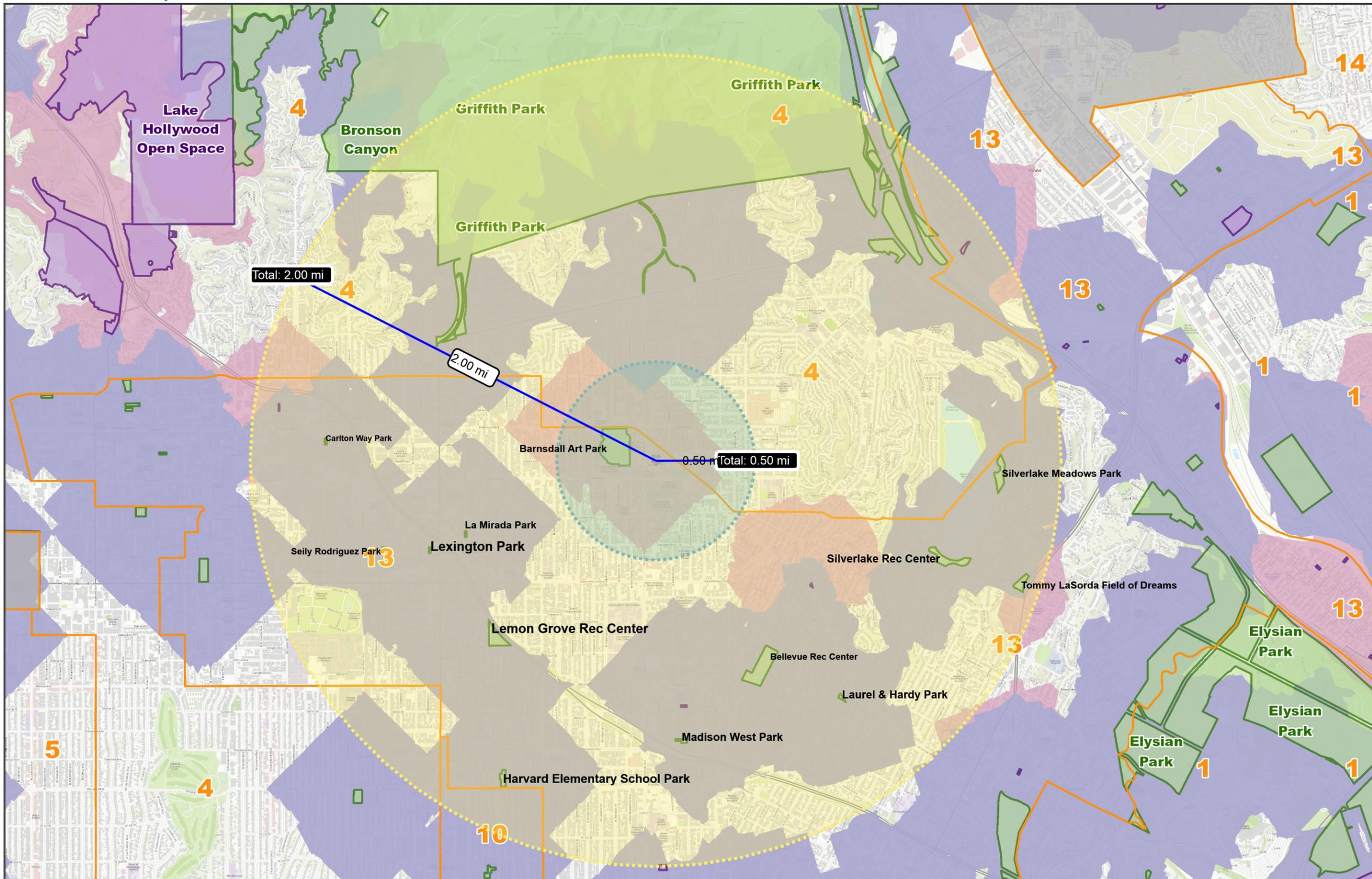
General Plan: Community Commercial





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

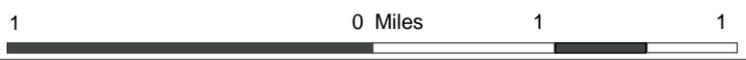
Project Location & Surrounding Parks



**LEGEND**

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

**NOTES**



SCALE 1: 36,112

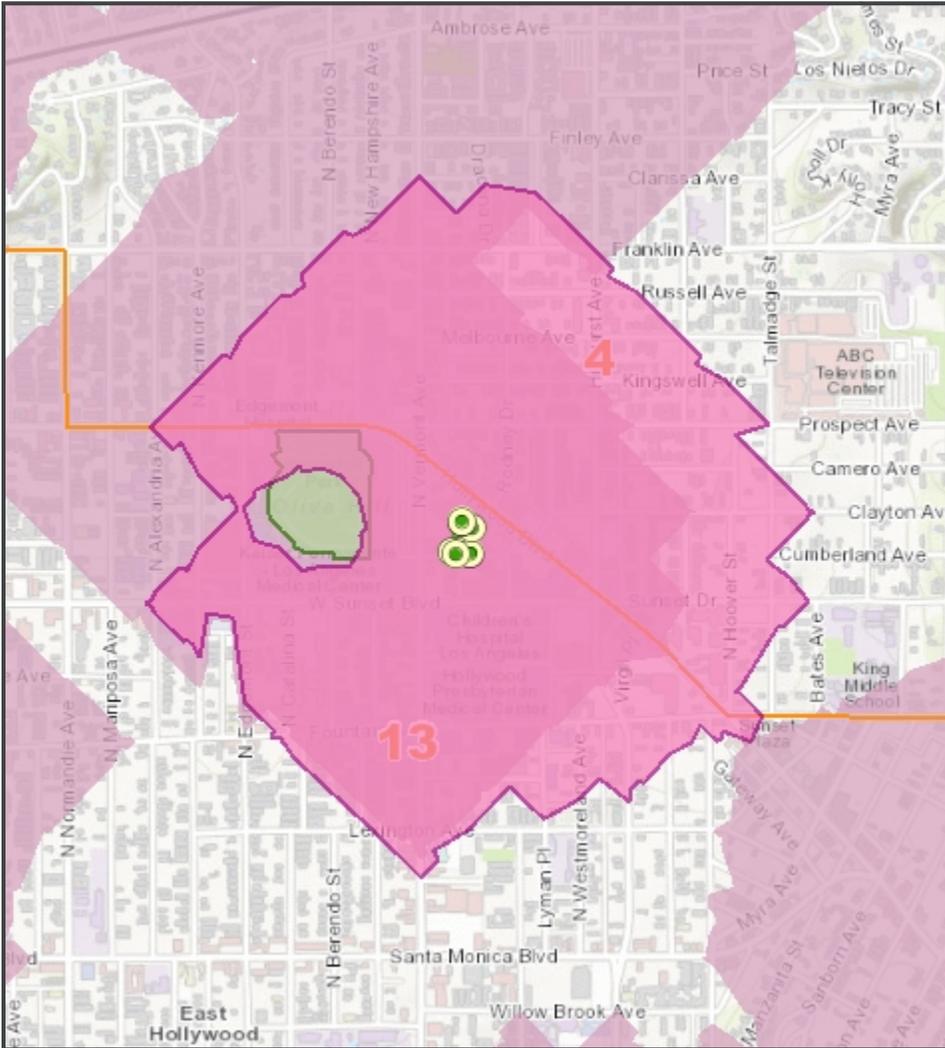
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Printed: 04/24/2019



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:  
82654 - 4629 Maubert Avenue

Description:

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:	10,252	3,873

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	4,599	1,565

### Residents Served by Age

Age Group	Total Residents Served	Currently Non-Served Residents Served
Under Age 5:	360	201
Age 5 to 9:	304	160
Age 10 to 14:	343	180
Age 15 to 17:	259	116
Age 18 to 64:	7,960	2,778
Age 65 and Over:	1,026	438

### Households Served by Annual Income

Income Group	Total Households Served	Currently Non-Served Households Served
Under \$25,000:	1,368	396
\$25,000 to \$34,999:	482	204
\$35,000 to \$49,999:	869	241
\$50,000 to \$74,999:	605	211
\$75,000 and Over:	1,275	513

Source: Census/ACS 2010