

# APPROVED

OCT 23 2019

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-218 Revised

DATE October 23, 2019

C.D. 5

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82442 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

S. Piña-Cortez \_\_\_\_\_  
C. Santo Domingo DP  
N. Williams \_\_\_\_\_

Neil D Williams  
General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract No. 82442 (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.

## BOARD REPORT

PG. 2 NO. 19-218

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

### PROJECT SUMMARY

The proposed Project, located at 10328-10384 and 10341-10381 Bellwood Avenue in the Cheviot Hills community of the City, consists of an eldercare residential project with approximately 71 senior independent dwelling units, 75 assisted living guest rooms, and 46 memory care guest rooms. An existing residential development containing 112 multi-family dwelling units would be demolished as part of the Project.

The proposed Project also contains 14,630 square feet of outdoor common areas, including courtyards and terraces as well as an indoor pool and spa and indoor fitness center.

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 **November 30, 2018**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on **September 18, 2019**. On September 19, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **October 30, 2019**. 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.

BOARD REPORT

PG. 3 NO. 19-218

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 71 units would be:

$$0.51 \text{ Acres} = (71 \times 2.88) \times 0.00251$$

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 112 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:

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

## BOARD REPORT

PG. 4 NO. 19-218

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 71 units would be:

**\$922,858.00 = \$12,998.00 x 71 dwelling units**

As currently proposed, the Project has 112 existing dwelling 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 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.

## BOARD REPORT

PG. 5 NO. 19-218

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 Project is located within the Cheviot Hills community of the City and within the West Los Angeles Community Plan Area. Currently, the Project site contains three residential developments totaling 112 multi-family dwelling units. To the north, the Project site is bound by two hotels and a commercial shopping center. To the west are two commercial retail buildings. To the east and south are single-family homes.

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 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): 4,244 persons (10,351 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.

## BOARD REPORT

PG. 6 NO. 19-218

- West Los Angeles Community Plan Area (2017 American Community Survey): 11,205 persons per square mile

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes 14,630 square feet of outdoor common areas, including courtyards and terraces.

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 two public parks which are within a half ( $\frac{1}{2}$ ) mile walking distance from the Project site. Rancho Park Golf Course, located at 10460 West Pico Boulevard, is southeast of the Project site. Cheviot Hills Park, located at 2551 South Motor Avenue, is also southeast of the Project site.

There are no new public parks currently in development within 2 (two) miles of the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

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

- Robertson Recreation Center is a 1.24-acre park located at 1641 South Preuss Road in Council District 5. The scope of the Robertson Recreation Center – Modern Gymnasium Project includes construction of a modern gymnasium, a community center, a childcare center, and perimeter improvements. The development of the Robertson Recreation Center – Modern Gymnasium Project is being led by the Bureau of Engineering and is fully funded at this time. The Robertson Recreation Center – Modern Gymnasium Project is currently under construction.

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 **1,679** 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

## BOARD REPORT

PG. 7 NO. 19-218

new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile ( $\frac{1}{2}$ ) walking distance. If the Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile ( $\frac{1}{2}$ ) 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.

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

- Robertson Recreation Center is a 1.24-acre park located at 1641 South Preuss Road in Council District 5

### 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 but is lower 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. There are two RAP-operated public parks within a one-half ( $\frac{1}{2}$ ) 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 is one (1) park renovation project currently under construction within a two (2) mile radius of the Project site. However, this project is located on the outer edge of the two-mile radius and is unlikely to be frequented by future Project residents.

Should the proposed number of 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.

## BOARD REPORT

PG. 8 NO. 19-218

### 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.

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

# ATTACHMENT 1

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## **SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD**

10328-10384 & 10341-10381 BELLWOOD AVE.  
LOS ANGELES, CA 90064

# Senior Residential Community at The Bellwood

10328-10384 & 10341-10381 Bellwood Avenue  
Los Angeles, California

## Project Summary:

Site Area:	Site Area (gross): 96,792 sf [ 2.22 ac approximate] Site Area: 93,422 sf [ 2.14 ac approximate] C2 Site Area: 36,079 sf R3 Site Area: 57,343 sf
Buildable Area:	C2 Buildable Area: 36,079 sf R3 Buildable Area: 51,342 sf Total: 87,421 sf
APN:	4315-018-029, 4315-018-030, 4315-018-031, 4315-018-032, 4315-018-033, 4315-018-034, & 4315-018-048
Zoning:	R3-1-O Multiple Dwelling Zone C2-1VL-O Commercial Zone
Project Density:	Permitted: C2: 180 Guest Rooms (1/200 sf lot area) or 90 Dwelling Units (1/400 sf lot area) R3: 102 Guest Rooms (1/500sf lot area) or 64 Dwelling Units (1/800 sf lot area) Total: 282 Guest Rooms or 154 Dwelling Units  Proposed: 71 Dwelling Units & 121 Guest Rooms
Land Use Designation:	Neighborhood Commercial
Floor Area:	Permitted Floor Area Ratio: C2 = 1.5:1 FAR [54,118 sf] R3 = 3:1 FAR [154,026 sf] Total: 208,144 sf / 87,421 sf = 2.38:1 FAR  Proposed: 241,754 sf / 87,421 sf = 2.77:1 FAR

### INDEPENDENT LIVING:

Unit	Type	No.	Size (FAR)	Area	%
A1	One Bedroom	26	795 sf	20,670 sf	
A2	One Bedroom	12	776 sf	9,312 sf	
A3	One Bedroom	5	970 sf	4,850 sf	
B1	Two Bedroom	9	1,216 sf	10,944 sf	
B2	Two Bedroom	11	1,208 sf	13,288 sf	
B3	Two Bedroom	8	1,170 sf	9,360 sf	
<b>Total:</b>		<b>71</b>		<b>68,424 sf</b>	<b>44%</b>

### ASSISTED LIVING:

Unit	Type	No.	Size	Area	%
C1	One Bedroom	8	684 sf	5,472 sf	
C2	One Bedroom	43	823 sf	35,389 sf	
D1	Two Bedroom	16	1,125 sf	18,000 sf	
D2	Two Bedroom	8	1,212 sf	9,696 sf	
<b>Total:</b>		<b>75</b>		<b>68,557 sf</b>	<b>44%</b>

### MEMORY CARE:

Unit	Type	No.	Size	Area	%
E1	Studio (Private)	34	404 sf	13,736 sf	
E2	Studio Deluxe (Private)	11	460 sf	5,060 sf	
E3	Studio Deluxe (Private)	1	455 sf	455 sf	
<b>Total:</b>		<b>46</b>		<b>19,251 sf</b>	<b>12%</b>
<b>Total Dwelling Units:</b>		<b>71</b>			
<b>Total Guest Rooms:</b>		<b>121</b>			

**Total:** 192 156,232 sf (FAR AREA)

### FLOOR AREA: (Common Areas)

Floor	Area (sf)	(Terrace)
P1 Level:	27,532 sf	(6,490 sf)
P2 Level:	980 sf	
Ground Floor:	14,253 sf	(6,000 sf)
Second Floor:	6,036 sf	(1,920 sf)
Third Floor:	-	(745 sf)
Fourth Floor:	-	(1,490 sf)
Fifth Floor:	412 sf	(745 sf)
Sixth Floor:	1,250 sf	(2,420 sf)
<b>Total:</b>	<b>50,463 sf</b>	<b>(19,810 sf)</b>

### Corridors:

Ground floor:	6,881 sf
Second floor:	5,561 sf
Third Floor:	6,936 sf
Fourth Floor:	6,598 sf
Fifth Floor:	5,760 sf
Sixth Floor:	3,323 sf
<b>Total:</b>	<b>35,059 sf</b>

### TOTAL AREA (FAR):

Residential Floor Area:	156,232 sf
Common Area Floor Area:	50,463 sf
<b>Corridors:</b>	<b>35,059 sf</b>
<b>TOTAL AREA (FAR):</b>	<b>241,754 sf</b>

FAR: 241,754 sf / 87,421 sf = 2.77:1 FAR

### PARKING: [LAMC Sec. 12.21.A.4(d)(5) & 12.21.A.4(u)]

Required:	Memory Care: 0.2/Bed = 9 spaces
	Assisted Living: 0.5/Guest Room = 37 spaces
	Independent Living: 0.5/Dwelling Unit = 35 spaces
<b>Total:</b>	<b>81 spaces</b>

### Provided: [Assigned Parking]

Level:	Standard Stalls (2% MIN)	Accessible Van (5% MIN)	Accessible EV Stalls (5% MIN)	Total Stalls
P2 Level:	88	-	-	88
P1 Level:	38	6	1	52
<b>Total Stalls:</b>	<b>126</b>	<b>6</b>	<b>1</b>	<b>140</b>

### Bicycle Parking:

Required: [LAMC Sec. 12.21.A.16(o)(1)(b) & 12.21.A.16(o)(2)-Institutional]	
Short Term Bicycle Parking: 1 per 10,000 sf. ft. = 241,754/10,000 = 24 Stalls	
Long Term Bicycle Parking: 1 per 5,000 sf. ft. = 241,754/5,000 = 48 Stalls	
<b>Total:</b>	<b>72 Stalls</b>
Provided:	
Short Term Bicycle Parking: 24 Stalls	
Long Term Bicycle Parking: 48 Stalls	
<b>Total:</b>	<b>72 Stalls</b>

### Open Space: (Required)

[Residential] Independent Living (Dwelling) Units Only	
Required: [LAMC Sec. 12.21.G]	
1 Bedroom: (43 x 100 SF) = 4,300 sf	
2 Bedrooms: (28 x 125 SF) = 3,500 sf	
<b>Total:</b>	<b>7,800 sf REQUIRED</b>
	(Min. of 3,900 sf (or 50% Common Open Space Required))

### Common Open Space: (Provided)

Min. Landscaping Required (at 25% of Common Open Space): 975 sf	
P1 Level courtyard:	6,490 SF
Ground Floor Podium: IL & AL Terraces:	2,740 SF
Third Floor: IL & AL Terrace:	745 SF
Fourth Floor: IL & AL Terrace:	1,490 SF
Fifth Floor: IL & AL Terrace:	745 SF
Sixth Floor: IL & AL Terrace:	2,420 SF
<b>Total Common Open Space Provided:</b>	<b>14,630 SF</b>
[Landscape Area Provided: 6,400sf (44% of Common Open Space)]	

### Lot Coverage:

Building Area:	47,458 sf (50%)
Landscape Area:	25,514 sf (31%)
Hardscaping/Paving:	17,450 sf (19%)
<b>Total:</b>	<b>93,422 sf (100% Buildable Area)</b>

### Setbacks: (Required / Provided)

Front Yard Setback:	0 feet (not required)
Side Yard Setbacks:	9 feet
	(5 feet + 1 foot for each story above the second story)
Rear Yard Setback:	15 feet

### Building Height:

Allowable Building Height:	45'-0" maximum
Proposed Building Height:	Varies
Three Stories:	38'-0"
Four Stories:	48'-0"
Five Stories:	58'-0"
Roof (maximum)	70'-0"

### Project Description:

THE PROJECT CONTAINS THREE (3) TO SIX (6) STORIES OF TYPE 1A CONSTRUCTION OVER TWO LEVELS OF SUBTERRANEAN PARKING (S-2 OCCUPANCY) INCLUDING THE FOLLOWING: SIX (6) STORIES WITH 71 INDEPENDENT LIVING UNITS (R2.1 OCCUPANCY & TYPE 1A CONSTRUCTION); TWO (2) STORIES OF MEMORY CARE UNITS (46 GUEST ROOMS) LOCATED ON THE GROUND AND SECOND FLOORS WITH TWO (2) AND FOUR (4) STORIES OF ASSISTED LIVING GUEST ROOMS (R2.1 OCCUPANCY & TYPE 1A CONSTRUCTION). ABOVE, ALL AREAS HAVE DIRECT ACCESS TO COURTYARDS AT THE GROUND FLOOR LEVEL AND COMMON AREAS INCLUDING A WELLNESS SPA, INDOOR POOL AND SUPPORT SPACES (A-2 & A-3 OCCUPANCY & TYPE 1A CONSTRUCTION) AT THE LOWER COURTYARD-P1 LEVEL. THE BUILDING WILL BE FULLY SPRINKLERED WITH A FULL NFPA 13 SYSTEM.

### Legal Description:

PARCEL 1: LOTS 29, 30 AND 31 IN BLOCK 13 OF TRACT NO. 7266, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 78 PAGES 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. [APN: 4315-018-029 AND 4315-018-030]

PARCEL 2: LOTS 32, 33, 34, 35, 36 AND 37 IN BLOCK 13 OF TRACT NO. 7266, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 78 PAGES 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. [APN: 4315-018-031, 4315-018-032, 4315-018-033 AND 4315-018-034]

PARCEL 3: LOTS 10, 11, 12 AND 13 IN BLOCK 14 OF TRACT NO. 7266, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. [APN: 4315-018-048]

### General Notes:

- BUILDING DESIGN SHALL COMPLY WITH 2017 CBC SECTION 420 FOR R2.1 OCCUPANCY.

### Sheet Index:

A0	COVER SHEET
A0.1	AERIAL VIEW
A0.2	A.L.T.A. LAND TITLE SURVEY
A1.0	SITE PLAN
A1.1	ZONING OVERLAY
A2.0	P1 PARKING LEVEL FLOOR PLAN
A2.1	P2 PARKING LEVEL FLOOR PLAN
A2.2	GROUND FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	THIRD FLOOR PLAN
A2.5	FOURTH FLOOR PLAN
A2.6	FIFTH FLOOR PLAN
A2.7	SIXTH FLOOR PLAN
A2.8	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS
A3.4	BUILDING SECTIONS
A4.0	RENDERINGS
A4.1	RENDERINGS
A4.2	RENDERINGS
A4.3	RENDERINGS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	P1 LANDSCAPE PLAN
L1.2	GROUND FLOOR LANDSCAPE PLAN
L1.3	LEVEL 2-6 LANDSCAPE PLANS
L1.4	OPEN SPACE CALCULATIONS
L1.5	SOLAR ANALYSIS STUDIES
L4.0	PLANTING PALETTE
L4.1	LANDSCAPE DIAGRAM - TERRACE PLANTING

### Vicinity Map:



COVER SHEET  
A0

DECEMBER 6, 2018



SITE

AERIAL  
VIEW



A0.1

DECEMBER 6, 2018

PREPARED FOR:  
SBLP Century City, LLC  
4514 Cole Avenue, Suite 1500  
Dallas, Texas 75205

## Senior Residential Community at The Bellwood

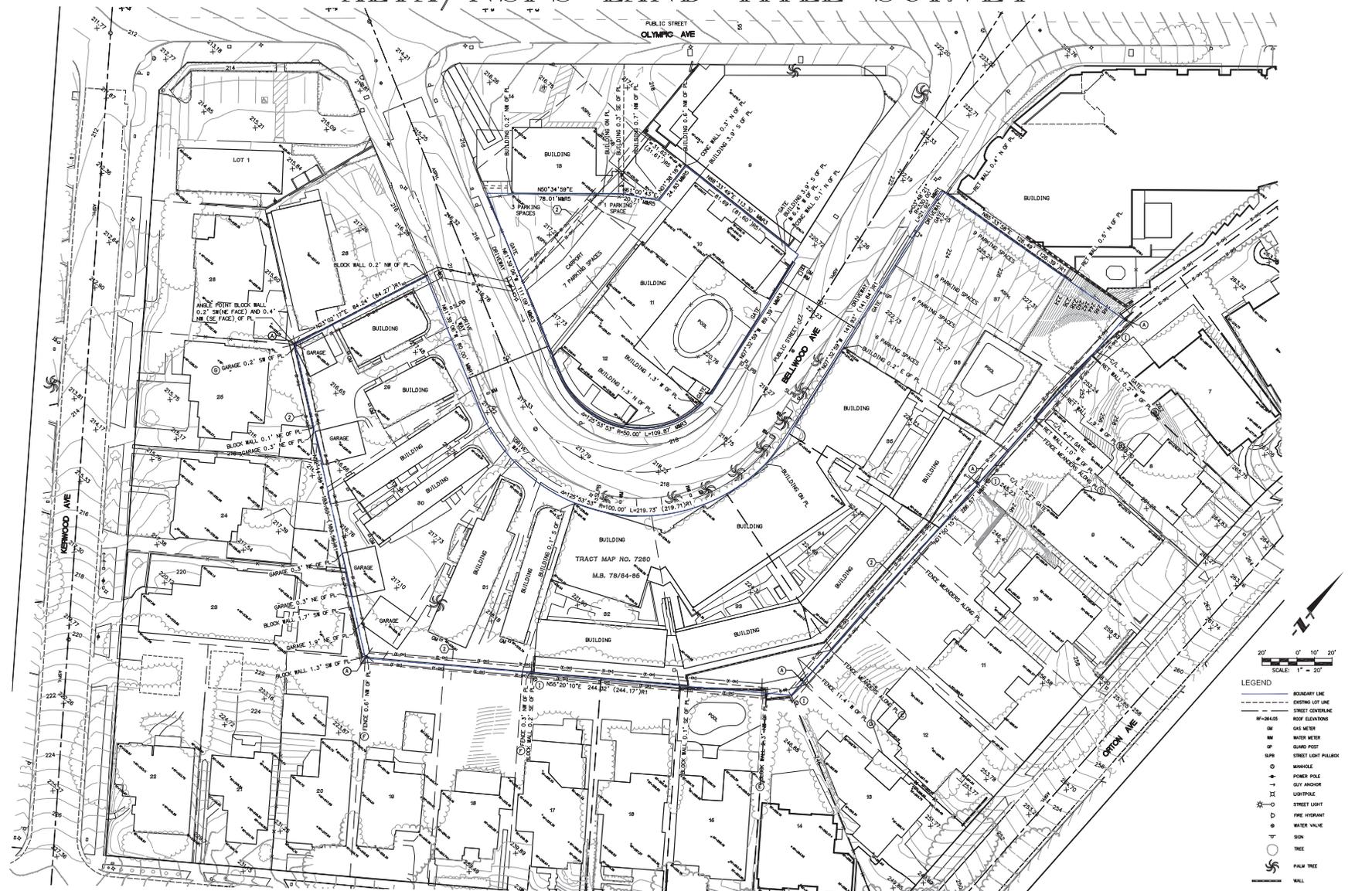
10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

18013\_00

1738 BERKELEY STREET  
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# ALTA/NSPS LAND TITLE SURVEY



- LEGEND**
- BOUNDARY LINE
  - - - EXISTING LOT LINE
  - · - · STREET CENTERLINE
  - ROOF ELEVATIONS
  - ⊕ GAS METER
  - ⊕ WATER METER
  - ⊕ GROUND PIST
  - ⊕ STREET LIGHT PULLBOX
  - ⊕ MANHOLE
  - ⊕ POWER POLE
  - ⊕ CITY JUNCTION
  - ⊕ LIGHT POLE
  - ⊕ STREET LIGHT
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ SIGN
  - ⊕ TREE
  - ⊕ PALM TREE
  - ⊕ WALL

NO.	DATE	REVISION

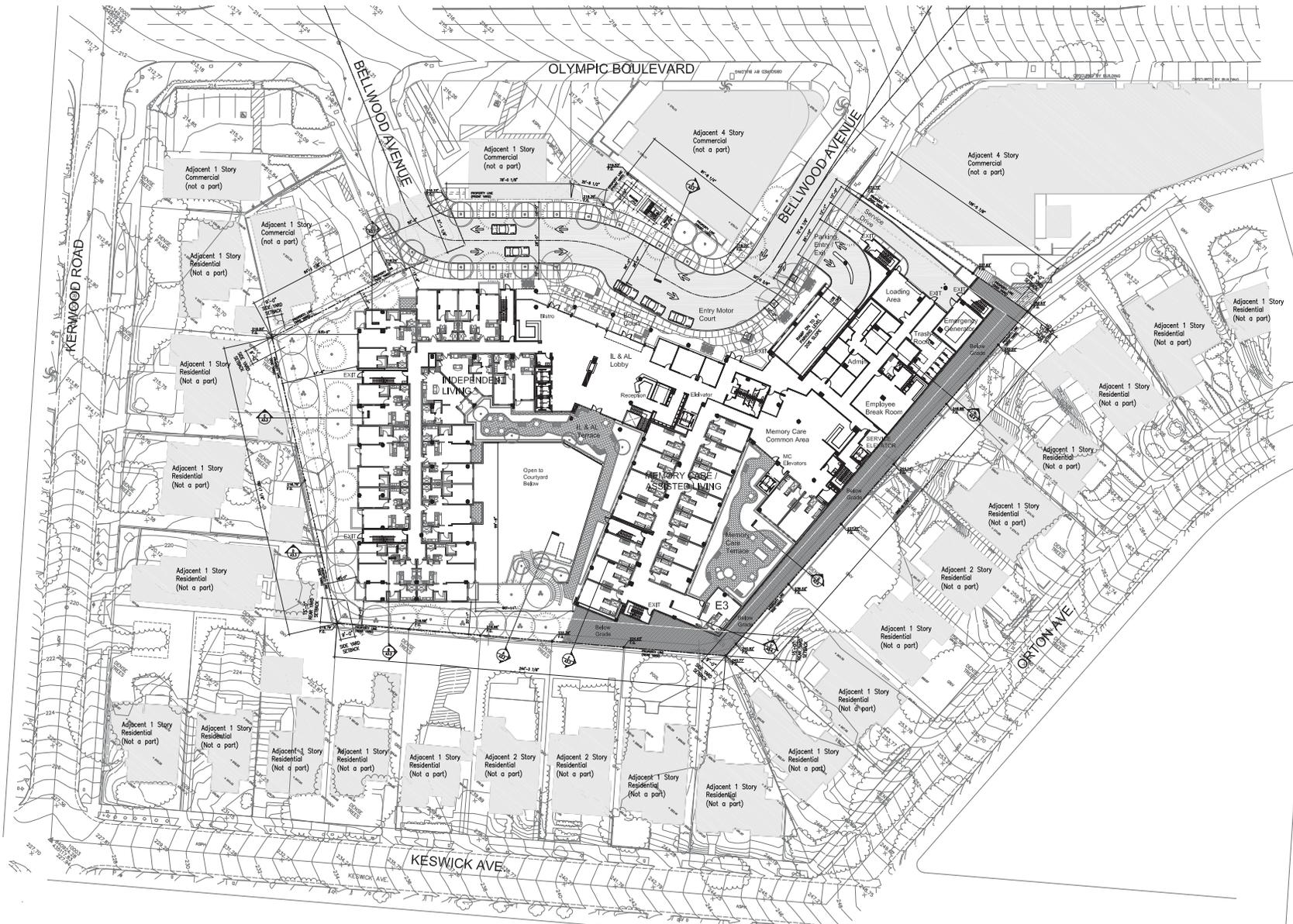
**ALTA/NSPS LAND TITLE SURVEY**  
 of: 10830 BELLWOOD  
 LOS ANGELES, CALIFORNIA  
 for: SBLP DEVELOPMENT, LLC



DATE: APRIL 24, 2018  
 SCALE: 1" = 20'  
 FN: 1755-01-ALTA.dwg  
 DN: 1755-011  
 DRAWN BY: ALA  
 CHECKED BY: KT

**ALTA SURVEY**  
**A0.2**

M:\MP\1755\01\ALTA\1755-01 ALTA SHEET 2.DWG (05-30-18)



SITE PLAN

A1.0

DECEMBER 6, 2018

SCALE: 1" = 30'-0"

18013.00

PLAN NORTH

PREPARED FOR:  
 SBLP Century City, LLC  
 4514 Cole Avenue, Suite 1500  
 Dallas, Texas 75205

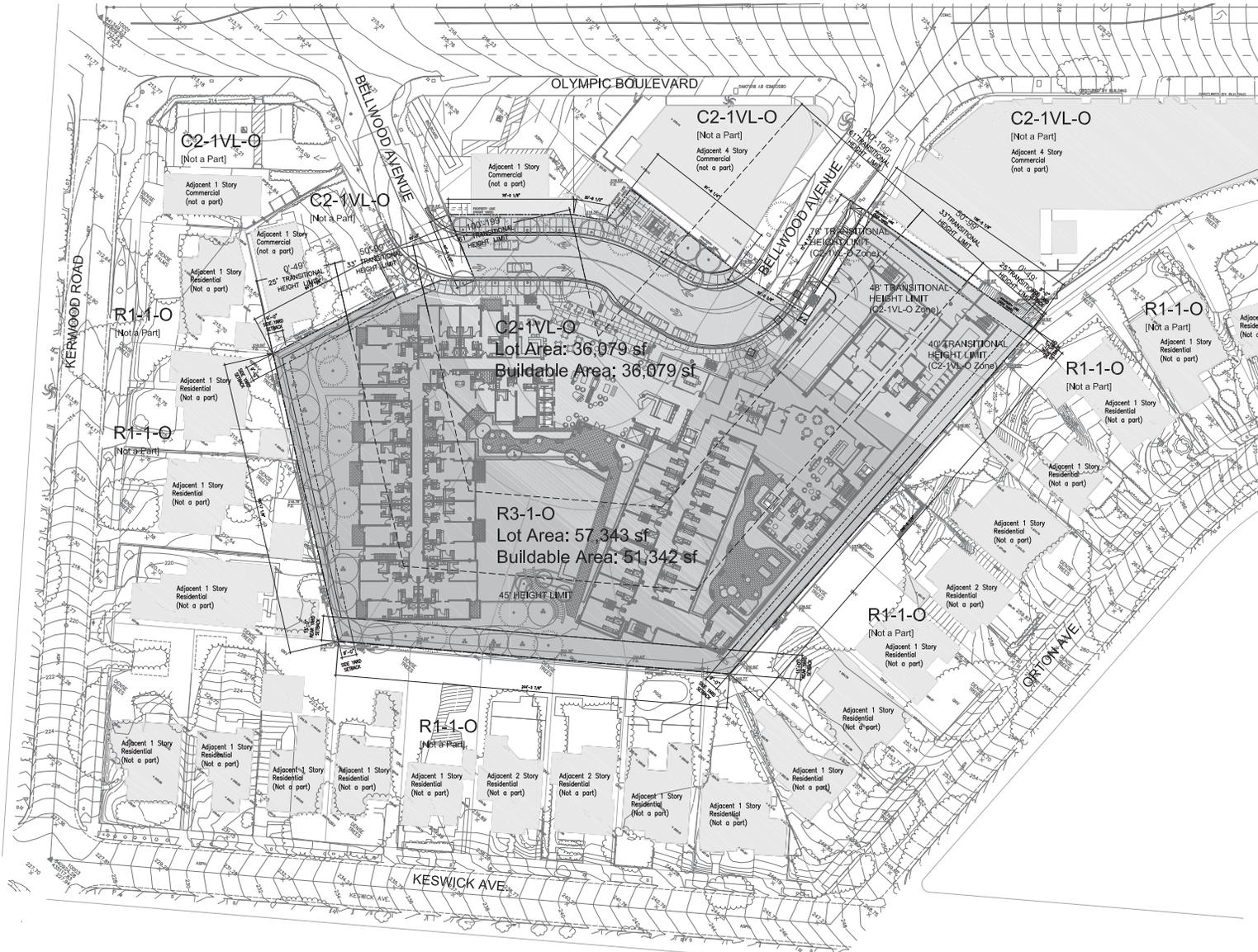
# Senior Residential Community at The Bellwood

10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

1738 BERKELEY STREET  
 SANTA MONICA, CA 90404  
 TEL: 310.307.2727 FAX: 310.307.2424  
 www.vti.com

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**SITE SUMMARY:**

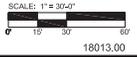
Site Area (Gross):	96,792 sf [ 2.22 ac approximate]
Site Area:	93,422 sf [ 2.14 ac approximate]
APN:	4315-018-029, 4315-018-030, 4315-018-031, 4315-018-032, 4315-018-033, 4315-018-034, & 4315-018-048
Zoning:	R3-1-O Multiple Dwelling Zone C2-1VL-O Commercial Zone
Lot Area:	57,343 sf (R3-1-O Zone) 36,079 sf (C2-1VL-O Zone) 93,422 sf
Buildable Area:	51,342 sf (R3-1-O Zone) 36,079 sf (C2-1VL-O Zone) 87,421 sf (2.01 AC)
Land Use Designation:	Neighborhood Commercial by the West Los Angeles Community Plan, a part of the Land Use Element of the City's General Plan.
Allowable Building Height:	C2-1VL-O Zone = 45'-0" (25' Transitional Height at 0'-4'9" from PL) (33' Transitional Height at 50'-9" from PL) (81' Transitional Height at 100'-1'9" from PL)  C2-1VL-O Zone adjacent to R1 Zone (Grade Elevation: 252.00' to 267.00'±) Per LAMC 12.21.1.A.10 allowing the building to exceed the height specified by the number of feet represented by difference in grade  (25'±15'-4"±2" Transitional Height at 0'-4'9" from PL) (33'±15'-4"±2" Transitional Height at 50'-9" from PL) (81'±15'-7"±6" Transitional Height at 100'-1'9" from PL)  R3-1-O Zone = 45'-0"

SITE PLAN  
(Zoning Overlay)



**A1.1**

DECEMBER 6, 2018



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4514 Cole Avenue, Suite 1500  
Dallas, Texas 75205

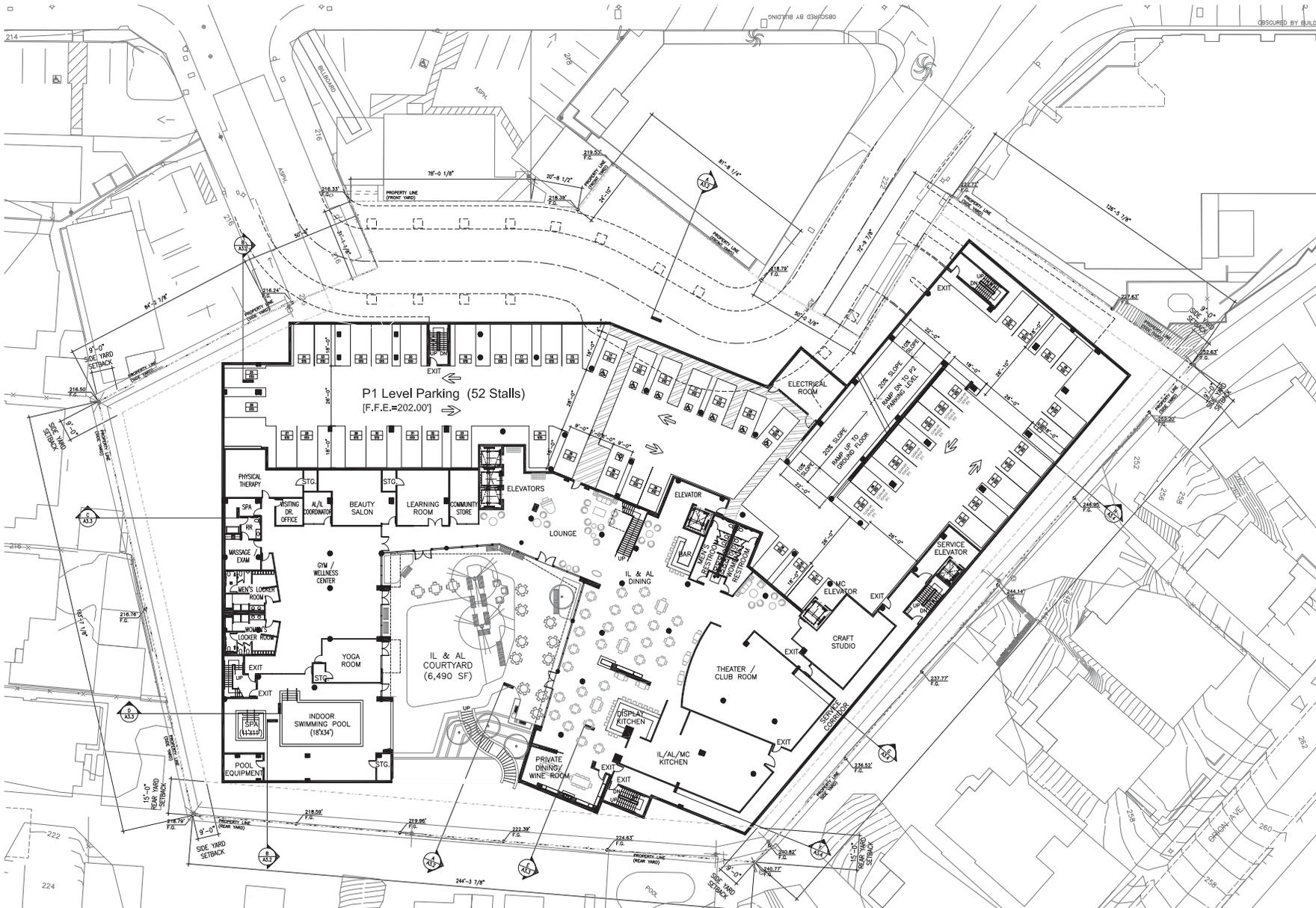
**Senior Residential Community at The Bellwood**

10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

1718 BERKLEY STREET  
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**P1 PARKING SUMMARY:**

P1 PARKING: (L, AL, & MC)	
STANDARD STALL	45 STALLS
ACCESSIBLE STALL	6 STALLS
ACCESSIBLE VAN STALL	1 STALLS
<b>TOTAL:</b>	<b>52 STALLS</b>

**P1 PARKING  
LEVEL FLOOR  
PLAN**

**A2.0**

DECEMBER 6, 2018

SCALE: 1" = 20'-0"  
0 10 20 40

18013.00

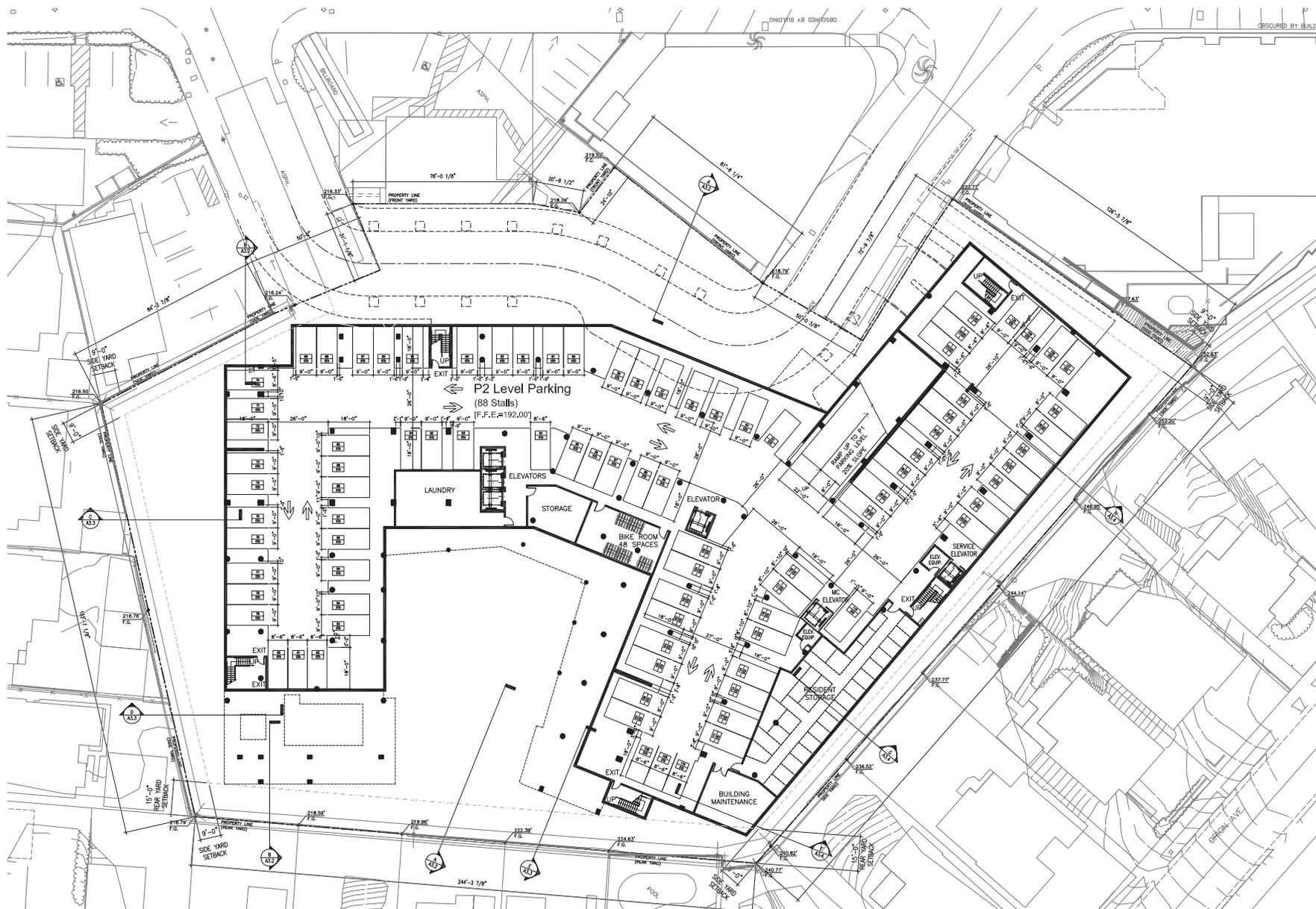
PREPARED FOR:  
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Dallas, Texas 75205

**Senior Residential Community at The Bellwood**

10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

1738 BERKELEY STREET  
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**P2 PARKING SUMMARY:**

P2 PARKING: (R., AL, MC, & Staff)	
STANDARD STALL	88 STALLS
ACCESSIBLE STALL	- STALLS
ACCESSIBLE VAN STALL	- STALLS
<b>TOTAL:</b>	<b>88 STALLS</b>

**P2 PARKING  
LEVEL FLOOR  
PLAN**

**A2.1**

DECEMBER 6, 2018



PREPARED FOR:  
SBLP Century City, LLC  
4514 Cole Avenue, Suite 1500  
Dallas, Texas 75205

**Senior Residential Community at The Bellwood**

10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

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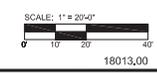
18013.00



GROUND FLOOR PLAN

A2.2

DECEMBER 6, 2018



PREPARED FOR:  
 SBLP Century City, LLC  
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 Dallas, Texas 75205

## Senior Residential Community at The Bellwood

10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

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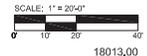
18013.00



SECOND FLOOR PLAN

A2.3

DECEMBER 6, 2018



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4514 Cole Avenue, Suite 1500  
Dallas, Texas 75205

## Senior Residential Community at The Bellwood

10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

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THIRD FLOOR  
PLAN

A2.4

DECEMBER 6, 2018



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## Senior Residential Community at The Bellwood

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FOURTH FLOOR PLAN

A2.5

DECEMBER 6, 2018



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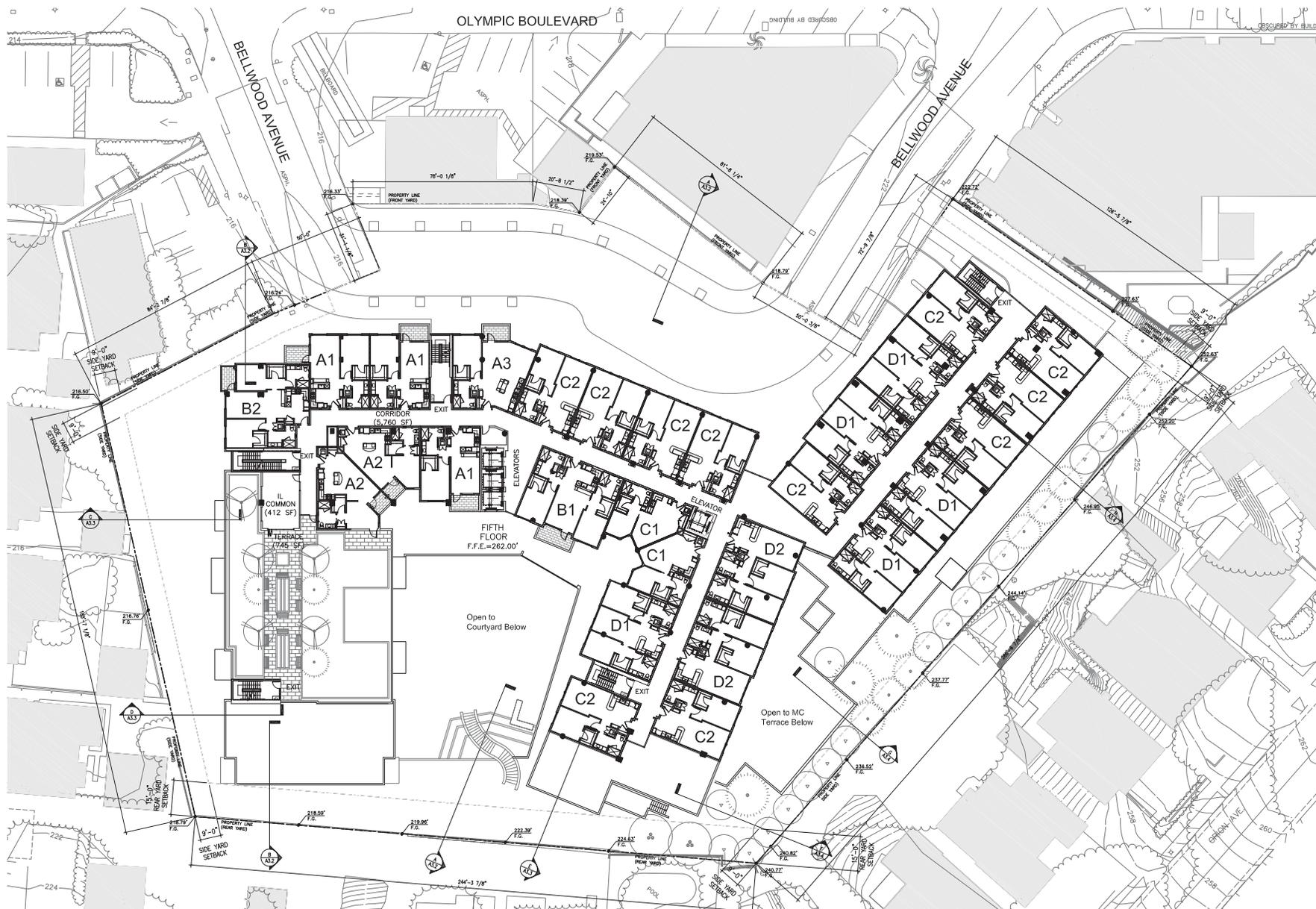
# Senior Residential Community at The Bellwood

10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

1738 BERKELEY STREET  
 SANTA MONICA, CA 90404  
 TEL: 310.832.7777 FAX: 310.832.6245  
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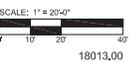
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FIFTH FLOOR  
PLAN

A2.6

DECEMBER 6, 2018



18013.00

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4514 Cole Avenue, Suite 1500  
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TEL: 310.307.2277 FAX: 310.307.2280  
www.van.com

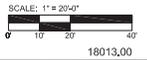
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SIXTH FLOOR  
PLAN

A2.7

DECEMBER 6, 2018



18013.00

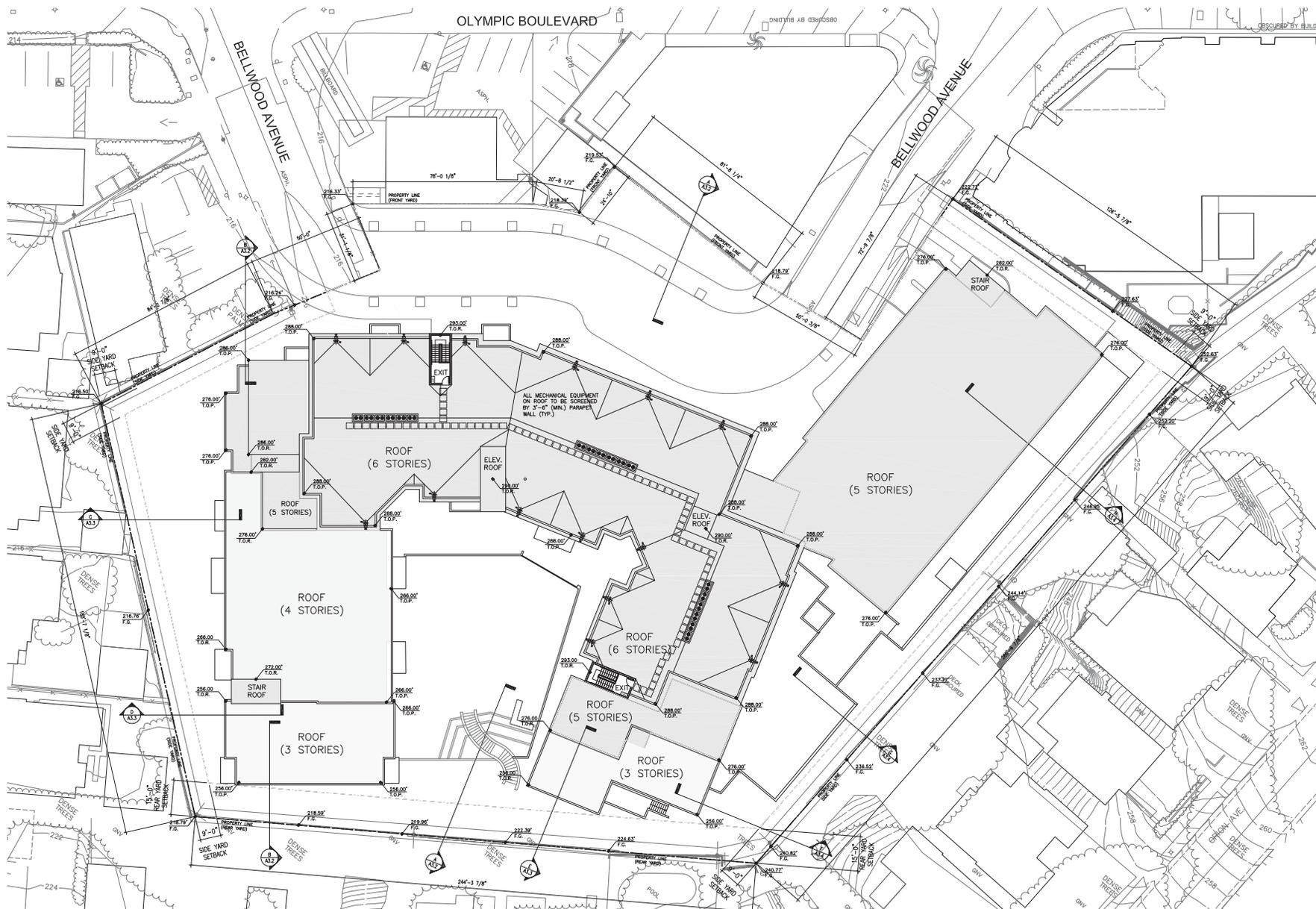
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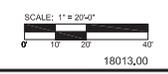
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ROOF  
PLAN

A2.8

DECEMBER 6, 2018



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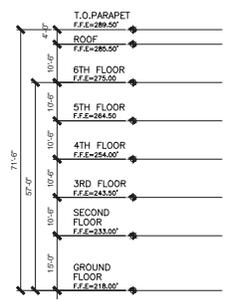
10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

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SANTA MONICA, CA 90404  
TEL: 310.857.7777 FAX: 310.857.0240  
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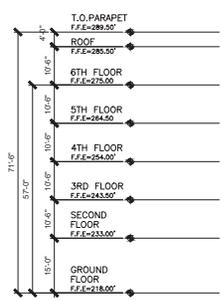
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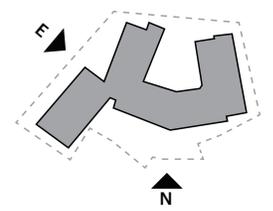
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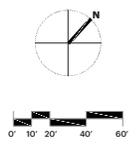
**NORTH ELEVATION**  
 1/16" = 1'-0"



**EAST ELEVATION**  
 1/16" = 1'-0"

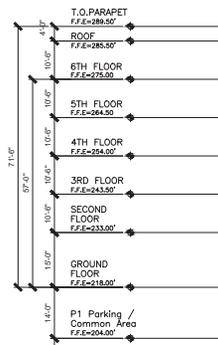


KEY NOTES				
1 DARK BRONZE ANODIZED ALUMINUM STOREFRONT GLAZING	6 COMPOSITE METAL PANEL W/ WOOD FINISH	9 BRONZE ANODIZED ROOF FASCIA	12 BALCONY, TYP.	17 SMOOTH TROWELED PLASTER
2 DARK BRONZE ANODIZED ALUMINUM FRAME FIXED & CASEMENT WINDOW	8 GREY PLASTER PARAPET	10 ROOF TOP TERRACE, PER LANDSCAPE PLANS	13 BAY WINDOW W/ COMPOSITE METAL PANEL, W/ WOOD FINISH	18 EXISTING BUILDING BEYOND (NOT IN SCOPE)
3 DARK BRONZE ANODIZED ALUMINUM FRAME DOORS	7 SMOOTH TROWELED STUCCO - ACCENT	11 PLANTED ROOF, PER LANDSCAPE PLANS	14 SLIDING GLASS DOORS	19 CANOPY AT ENTRANCE (WOOD FINISHED METAL PANEL)
4 LIMESTONE PANEL	5 42" GLASS GUARDRAIL	12 LINE OF ELEVATOR/STAIRWELL BEYOND	15 PLANTER, TYP.	

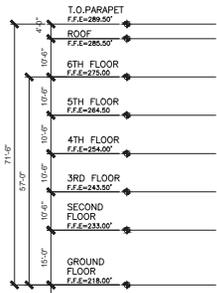


PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>A3.0</b>
<b>SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD</b>		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	VTBS ARCHITECTS	

**ELEVATIONS**

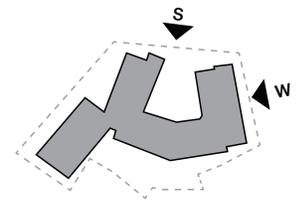


**SOUTH ELEVATION**  
1/16" = 1'-0"



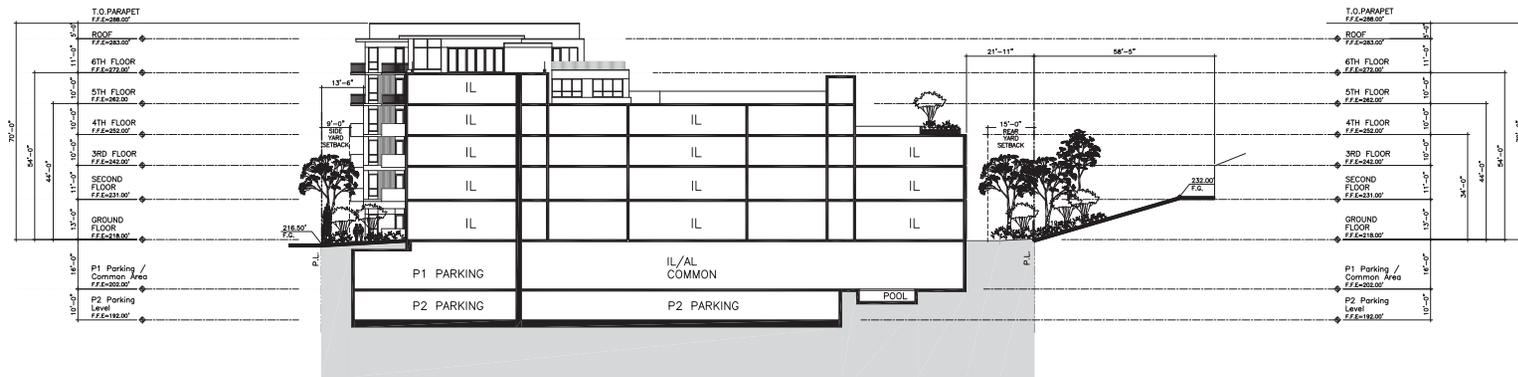
**WEST ELEVATION**  
1/16" = 1'-0"

KEY NOTES				
① DARK BRONZE ANODIZED ALUMINUM STOREFRONT GLAZING	⑥ COMPOSITE METAL PANEL W/ WOOD FINISH	⑨ BRONZE ANODIZED ROOF FASCIA	⑬ BALCONY, TYP.	⑰ SMOOTH TROWELED PLASTER
② DARK BRONZE ANODIZED ALUMINUM FRAME FIXED & CASEMENT WINDOW	⑦ GREY PLASTER PARAPET	⑩ ROOF TOP TERRACE, PER LANDSCAPE PLANS	⑭ BAY WINDOW W/ COMPOSITE METAL PANEL W/ WOOD FINISH	⑱ EXISTING BUILDING BEYOND (NOT IN SCOPE)
③ DARK BRONZE ANODIZED ALUMINUM FRAME DOORS	⑧ SMOOTH TROWELED STUCCO - ACCENT	⑪ PLANTED ROOF, PER LANDSCAPE PLANS	⑮ SLIDING GLASS DOORS	⑲ CANOPY AT ENTRANCE (WOOD FINISHED METAL PANEL)
④ LIMESTONE PANEL	⑫ 42" GLASS GUARDRAIL	⑯ LINE OF ELEVATOR/STAIRWELL BEYOND	⑰ PLANTER, TYP.	



PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>A3.1</b>
<b>SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD</b>		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	<b>VTBS ARCHITECTS</b>	

# ELEVATIONS



SECTION B



SECTION A

BUILDING SECTIONS

A3.2

DECEMBER 6, 2018



PREPARED FOR:  
 SBLP Century City, LLC  
 4514 Cole Avenue, Suite 1500  
 Dallas, Texas 75205

# Senior Residential Community at The Bellwood

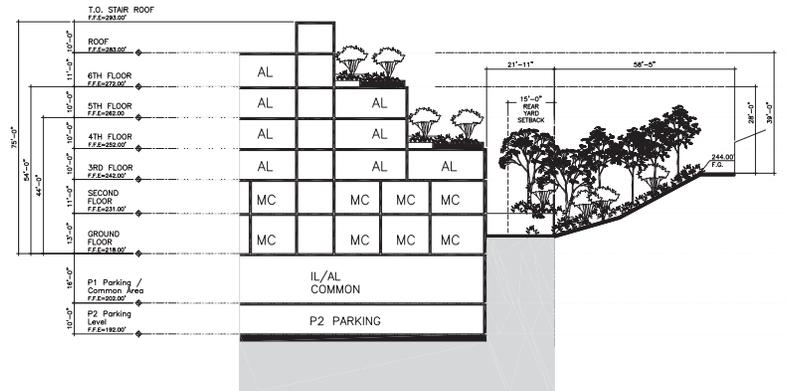
10328-10384 & 10341-10381 Bellwood Ave, Los Angeles, California

1738 BERKELEY STREET  
 SANTA MONICA, CA 90404  
 TEL: (310)827-1171 FAX: (310)827-1172  
 www.van.com

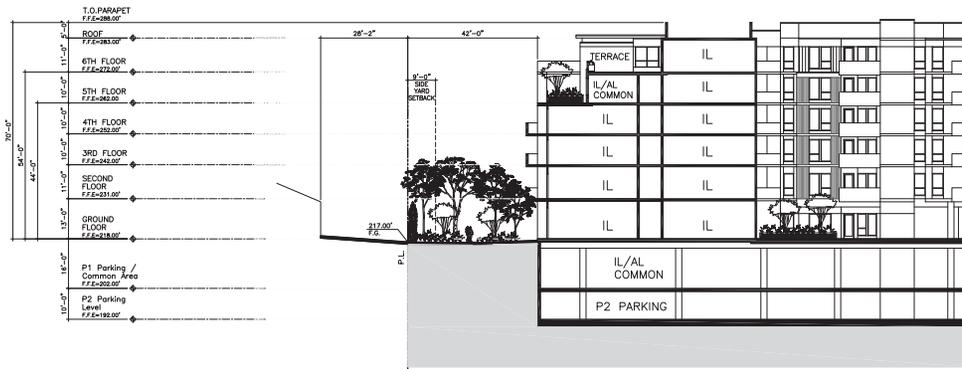
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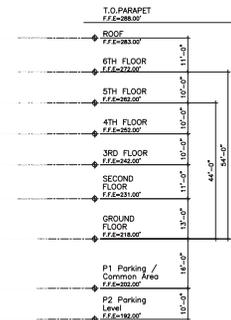
SECTION D



SECTION E



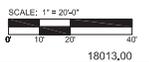
SECTION C



BUILDING SECTIONS

A3.3

DECEMBER 6, 2018







AERIAL VIEW LOOKING SOUTH

# RENDERINGS



PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>A4.0</b>
<b>SENIOR RESIDENTIAL COMMUNITY</b>		
<b>AT THE BELLWOOD</b>		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	<b>VTBS ARCHITECTS</b>	



BIRDSEYE VIEW



PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>A4.1</b>
<b>SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD</b>		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b> ■ VTBS ARCHITECTS		



VIEW FROM OLYMPIC LOOKING EAST

**RENDERINGS**

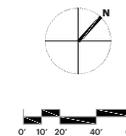


PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>A4.2</b>
<b>SENIOR RESIDENTIAL COMMUNITY</b>		
<b>AT THE BELLWOOD</b>		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	<b>VTBS ARCHITECTS</b>	



NORTH FACADE

RENDERINGS



PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>A4.3</b>
SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
RCH STUDIOS		VTBS ARCHITECTS



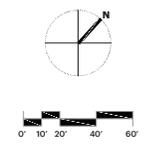
VIEW OF ENTRANCE

# RENDERINGS

PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>A4.4</b>
<b>SENIOR RESIDENTIAL COMMUNITY</b>		
<b>AT THE BELLWOOD</b>		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	■ VTBS ARCHITECTS	



# OVERALL LANDSCAPE PLAN



PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>L1.0</b>
<b>SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD</b>		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	VTBS ARCHITECTS	

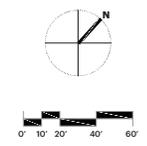
# P1 - LANDSCAPE PLAN



- KEYNOTES :**
- P1 COURTYARD**
1. OUTDOOR KITCHENETTE AND BARBECUE STATIONS
  2. TERRACED PLANTERS
  3. STAIRS TO GROUND LEVEL
  4. EXERCISE LAWN
  5. GARDEN SEATING AREA
  6. FLEXIBLE LOUNGE SEATING
  7. OUTDOOR DINING SEATING

**LANDSCAPE LEGEND:**

- FLOWERING TREE  
MIN. 30" BOX
- TREE  
MIN. 34" BOX
- LAWN
- DROUGHT TOLERANT SHRUBS & GROUNDCOVER  
50/50 MIX  
5 GAL @ 30" OC  
5 GAL @ 18" OC
- ORNAMENTAL SHRUBS & GROUNDCOVER  
50/50 MIX  
10 GAL @ 30" OC  
5 GAL @ 18" OC
- PROPERTY LINE



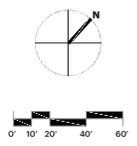
PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>L1.1</b>
<b>SENIOR RESIDENTIAL COMMUNITY</b>		
AT THE BELLWOOD		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	<b>VTBS ARCHITECTS</b>	



- KEYNOTES :**
1. LAWN
  2. RAISED VEGETABLE PLANTERS
  3. MEMORY ORNAMENTS
  4. LIGHT WELLS
  5. BENCH AND TABLE SEATING
  6. RAISED PLANTERS
  7. PATH
  8. BISTRO TABLES
  9. BUILT-IN BENCH
  10. GATE AND PERIMETER SCREENING FENCE



# GROUND FLOOR LANDSCAPE PLAN



PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>L1.2</b>
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<b>RCH STUDIOS</b>	<b>VTBS ARCHITECTS</b>	

# LEVEL 2-6 LANDSCAPE PLANS



- KEYNOTES :**
1. LAWN
  2. RAISED VEGETABLE PLANTERS
  3. MEMORY ORNAMENTS
  4. RAISED WATER FEATURE
  5. BENCH AND TABLE SEATING
  6. RAISED PLANTERS
  7. GREEN ROOF
  8. BISTRO TABLES
  9. BUILT-IN BENCH
  10. FIREPIT
  11. SPACE FOR HVAC SYSTEMS

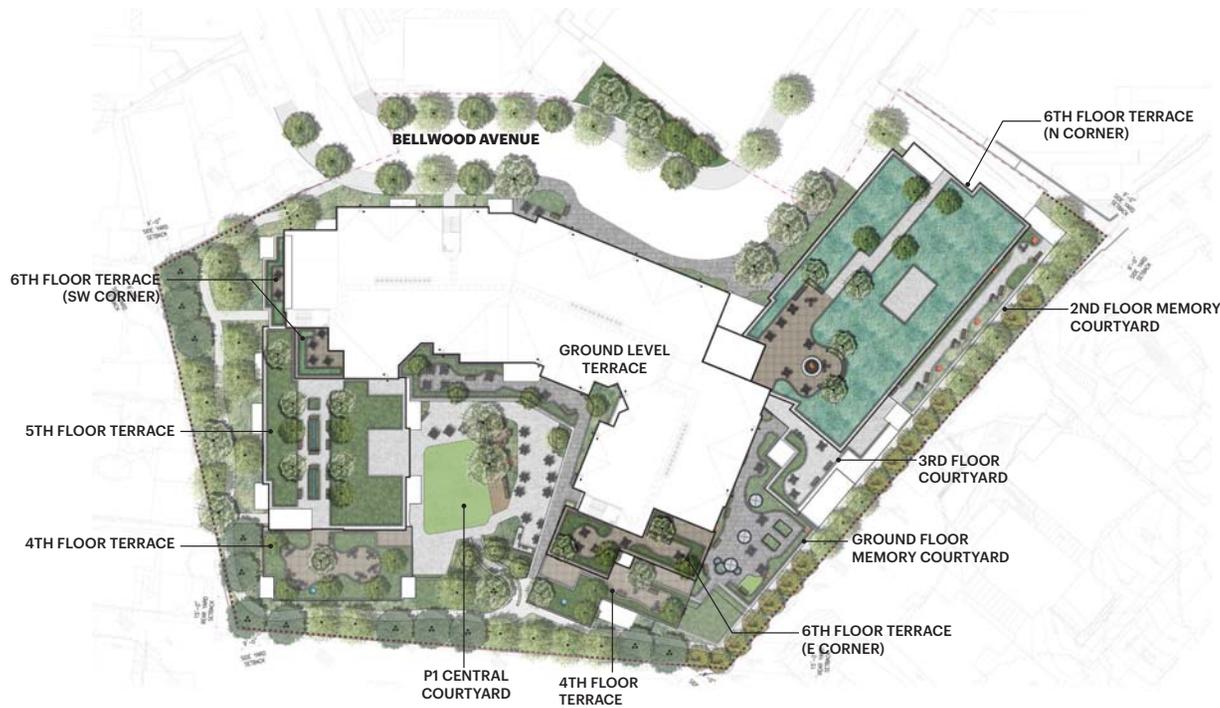
**LANDSCAPE LEGEND:**

- FLOWERING TREE  
MIN 36" B.C.H.
- PERIMETER TREE  
MIN 36" B.C.H.
- TREE  
MIN 24" B.C.H.
- LAWN
- DROUGHT TOLERANT SHRUBS & GROUNDCOVER  
50/50 MIX  
15 GAL @ 30" O.C.  
5 GAL @ 18" O.C.
- ORNAMENTAL SHRUBS & GROUNDCOVER  
50/50 MIX  
15 GAL @ 30" O.C.  
5 GAL @ 18" O.C.
- GREEN ROOF WITH DROUGHT TOLERANT GRASSES & GROUNDCOVER  
50/50 MIX  
15 GAL @ 30" O.C.  
5 GAL @ 18" O.C.
- FURTS
- PERIMETER HEDGE IN DROUGHT TOLERANT MIX  
MIN 24" H.C.H @ 30" O.C.
- PROPERTY LINE



PLANNING SUBMITTAL	DATE: DEC, 6 2018	L1.3
<b>SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD</b>		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	<b>VTBS ARCHITECTS</b>	

# OPEN SPACE CALCULATIONS



BELLWOOD SENIOR LIVING  
Open Space Calcs \*\*

Date 11/21/2018

**RESIDENTIAL UNIT MIX**

Unit Type	Habitable Rooms Per Unit	Open Space Required per Unit (sf)	Total Units	Total Open Space Required (sf)
STUDIO - 1 BEDROOM	1	100	43	4,300
2 BEDROOM	2	125	28	3,500
<b>SUBTOTAL</b>			<b>71</b>	<b>7,800</b>
<b>TOTAL UNITS PROPOSED</b>				<b>71</b>
<b>TOTAL OPEN SPACE REQUIRED</b>				<b>7,800</b>
<b>COMMON OPEN SPACE REQUIRED</b>				<b>3,900</b>
<b>TOTAL PLANTED OPEN SPACE REQUIRED (MIN. 25%)</b>				<b>975</b>

**ADDITIONAL REQUIREMENTS**

Tree Requirements (min. 1 per 4 units / can include street trees)	18
Street Tree Replacement (min. 2 per each existing tree removed)	17
<b>Subtotal</b>	<b>35</b>

\*\* Per LAMC 12.21 Section G

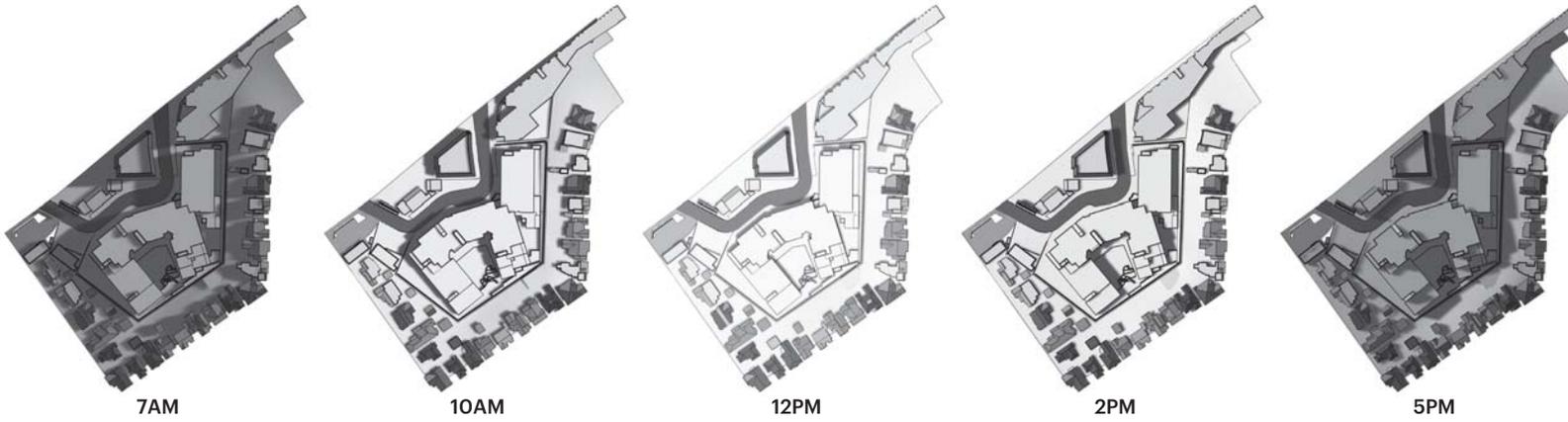
OPEN SPACE PROVIDED (sf)	PLANTING AREA (sf)
P1 COURTYARD 6,490	P1 COURTYARD 1,130
GROUND FLOOR TERRACE 2,740	GROUND FLOOR 1,080
3RD FLOOR TERRACE 745	3RD FLOOR TERRACE 840
4TH FLOOR TERRACES 1,490	4TH FLOOR TERRACES 2,100
5TH FLOOR TERRACE 745	5TH FLOOR TERRACE 3,190
6TH FLOOR TERRACES 2,420	6TH FLOOR TERRACES 900
<b>TOTAL 14,630</b>	<b>TOTAL 9,240</b>
<b>PERCENT OF COMMON OPEN SPACE PROVIDED 63%</b>	
ADDITIONAL OPEN SPACE ON SITE (sf)	
GROUND FLOOR PERIMETER 16,490	
GROUND FLOOR ENTRY PLAZA/CAFÉ 4,930	
GROUND FLOOR MEMORY CARE 3,260	
2ND FLOOR MEMORY CARE 1,920	
4TH FLOOR TERRACES 2,630	
5TH FLOOR TERRACE 4,635	
6TH FLOOR TERRACE 10,050	
<b>TOTAL 43,915</b>	
OPEN SPACE PROVIDED 14,630	
ADDITIONAL OPEN SPACE ON SITE 43,915	
<b>OPEN SPACE TOTAL 58,545</b>	

TREES PROVIDED	
P1 COURTYARD	6
GROUND FLOOR TERRACE	4
GROUND FLOOR ENTRY PLAZA/CAFÉ	2
4TH FLOOR TERRACES	11
5TH FLOOR TERRACES	8
6TH FLOOR TERRACES	12
ADDITIONAL ON SITE	61
STREET TREES	17
<b>TOTAL TREES</b>	<b>121</b>

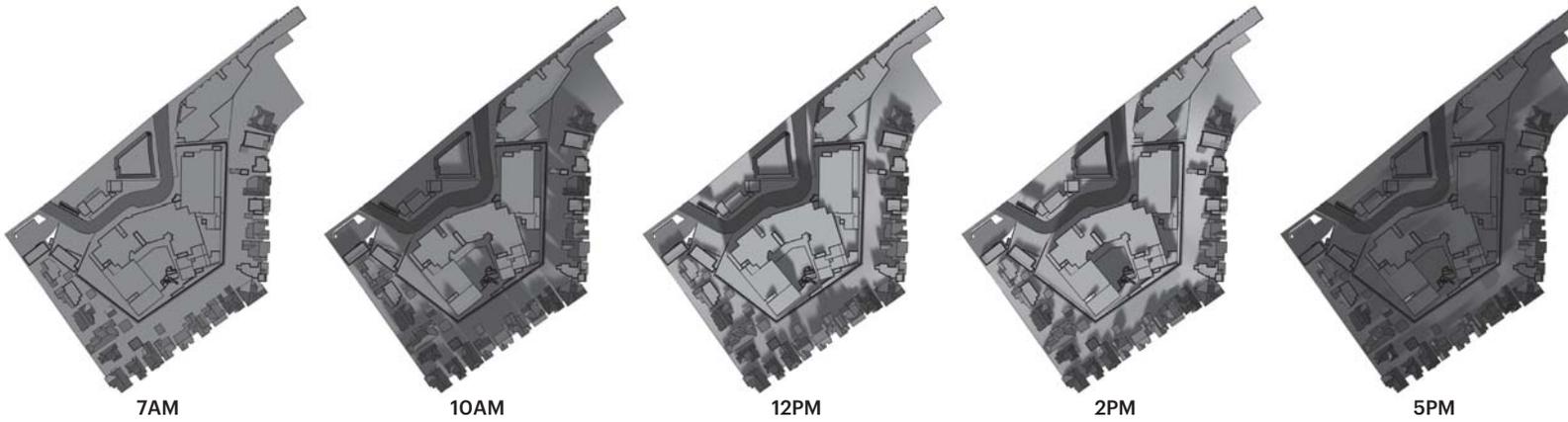


PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>L1.4</b>
<b>SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD</b> 10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>		<b>VTBS ARCHITECTS</b>

## Summer Solstice. June 21



## Winter Solstice. December 21



PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>L1.5</b>
<b>SENIOR RESIDENTIAL COMMUNITY</b>		
<b>AT THE BELLWOOD</b>		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	■ VTBS ARCHITECTS	

## ACCENT TREES



Crape Myrtle  
*Lagerstroemia indica*



Sycamore  
*Platanus racemosa*



Chinese Flame Tree  
*Koelreuteria bipinnata*



Evergreen Ash  
*Fraxinus uhdei*



Canary Island Pine  
*Pinus canariensis*



Olive  
*Olea europea*



Strawberry Tree  
*Arbutus unedo*



Crape Myrtle  
*Lagerstroemia indica*

## STREET TREE

## SCREENING TREES

## TERRACE TREES

## SHRUBS AND GRASSES



Kangaroo Paw  
*Anigozanthos spp.*



Daylily  
*Hemerocallis*



Blue Flame Agave  
*Agave attenuata 'Blue Flame'*



Blue Oat Grass  
*Helictotrichon sempervirens*



Mexican Bush Sage  
*Salvia leucantha*



Pink Muhly Deergrass  
*Muhlenbergia capillaris*



Gaura  
*Gaura lincheimeri 'Whirling Butterflies'*



Compact Myrtle  
*Myrtus communis 'compacta'*



Giant Wild Rye  
*Leymus condensatus*



Fairy Tails Fountain Grass  
*Pennisetum 'Fairy Tale'*



Cleveland Sage  
*Salvia clevelandii*



Dwarf Coyote Bush  
*baccharis pilularis 'Pigeon Point'*



Dr. Hurd Manzanita  
*Arctostaphylos manzanita 'Dr. Hurd'*

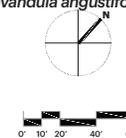


Ray of Light Foxtail Agave  
*Agave attenuata 'Ray of Light'*

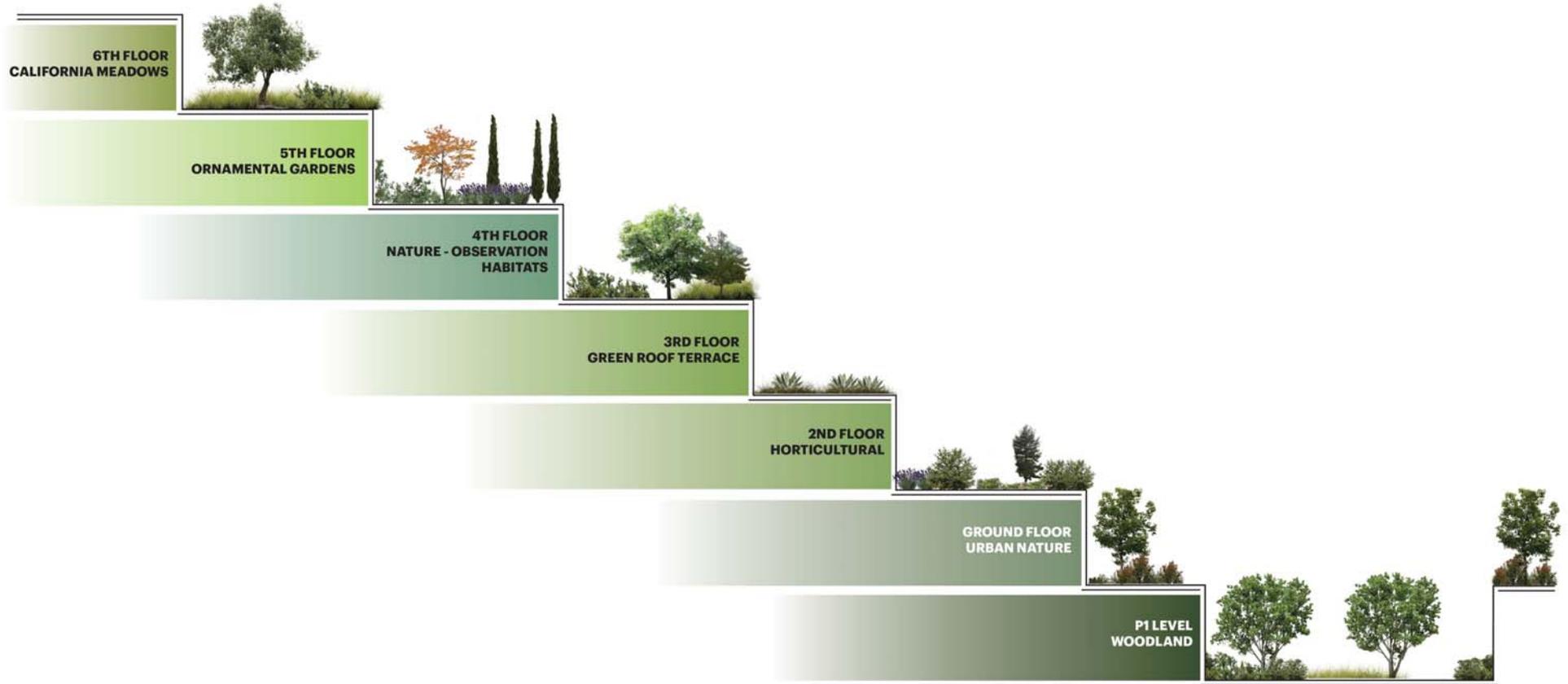


English Lavender  
*Lavandula angustifolia 'Hidcote'*

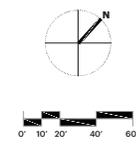
## PLANTING PALETTE



PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>L4.0</b>
SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	<b>VTBS ARCHITECTS</b>	



# LANDSCAPE DIAGRAM - TERRACE PLANTING



PLANNING SUBMITTAL	DATE: DEC, 6 2018	<b>L4.1</b>
SENIOR RESIDENTIAL COMMUNITY AT THE BELLWOOD		
10328-10384 & 10341-10381 BELLWOOD AVE, LOS ANGELES, CA 90064		
<b>RCH STUDIOS</b>	VTBS ARCHITECTS	

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

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VICE-PRESIDENTROBERT L. AHN  
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DEPUTY DIRECTOR  
(213) 978-1274JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273<http://planning.lacity.org>

## Filing Notification and Distribution

**Vesting Tentative Tract Map No.:** 82442  
**Property Address:** 10328-10384 and 10341-10381 Bellwood Ave.  
**Community Plan:** West Los Angeles

Filing &amp; Map Stamp Date: September 18, 2019

Distribution Date: September 19, 2019

- COUNCIL DISTRICT NO. 5
- Neighborhood Council
- Bureau of Engineering
- Dept. of Building and Safety - Grading
- Dept. of Building and Safety – Zoning
- Dept. of Transportation, CWPC Section
- DWP Real Estate
- DWP Water Engineering & Distribution
- Dept. of Fire, Engineering and Hydrant Unit
- Bureau of Street Lighting
- Housing Department (no P.S.)

Hillside  Yes  NoThomas Guide: - GRID F5  
D.M.: 634

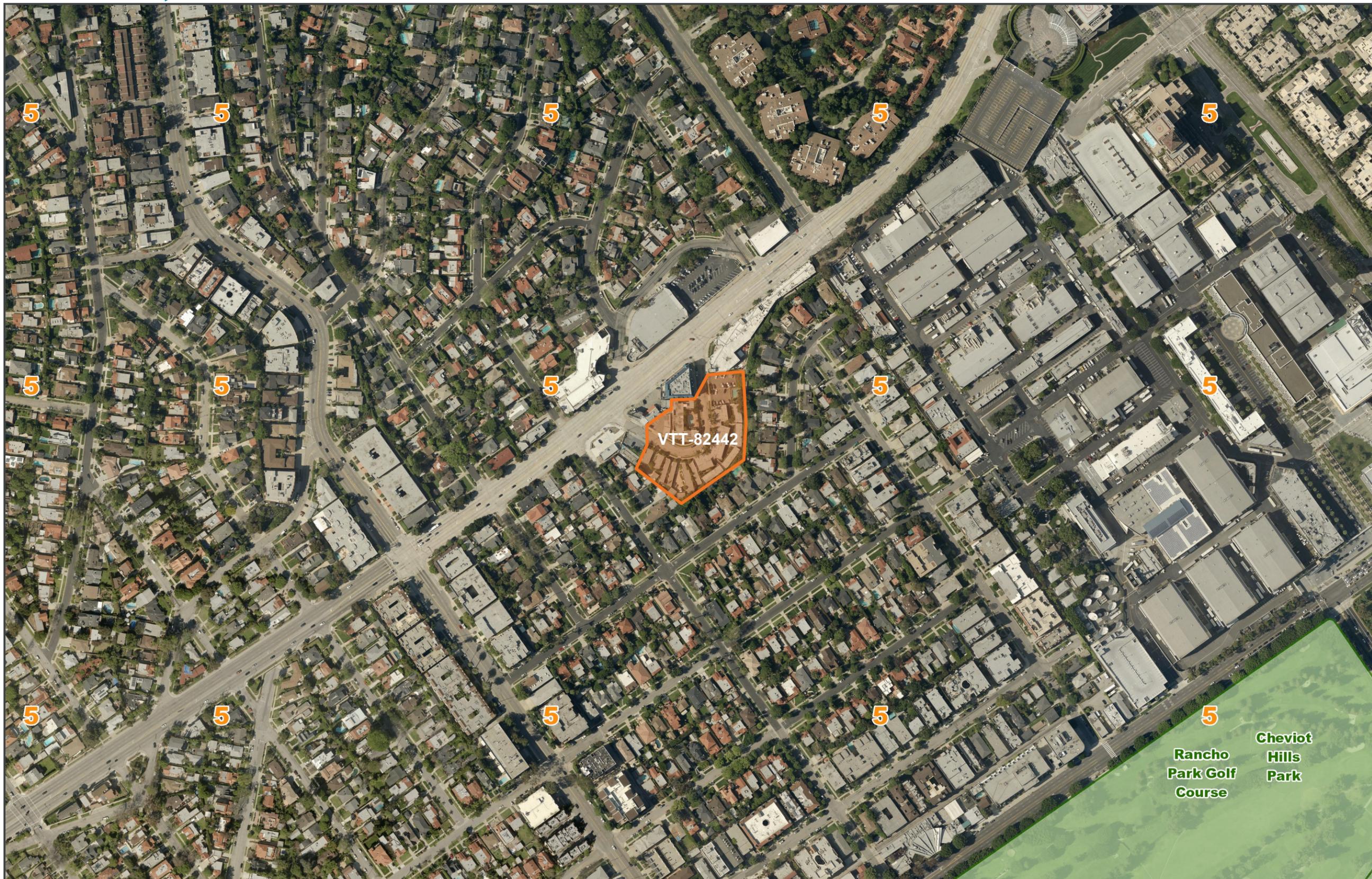
- Animal Regulation (hillside only)
- Department of Recreation and Parks
- Bureau of Sanitation
- SSIED (haul route only)
- Board Of Education (no P.S.)
- County Health Department (no P.S.)
- GIS (Betty Dong)
- Imaging Services

Please send your reports to the following e-mail address: [planning.majorprojects@lacity.org](mailto:planning.majorprojects@lacity.org). Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter. If we have not received a written report from you by **October 30, 2019** we will assume that you have no report to make.

Charles J. Rausch, Jr.  
Deputy Advisory Agency

Susan Jimenez  
Administrative Clerk



**LEGEND**

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

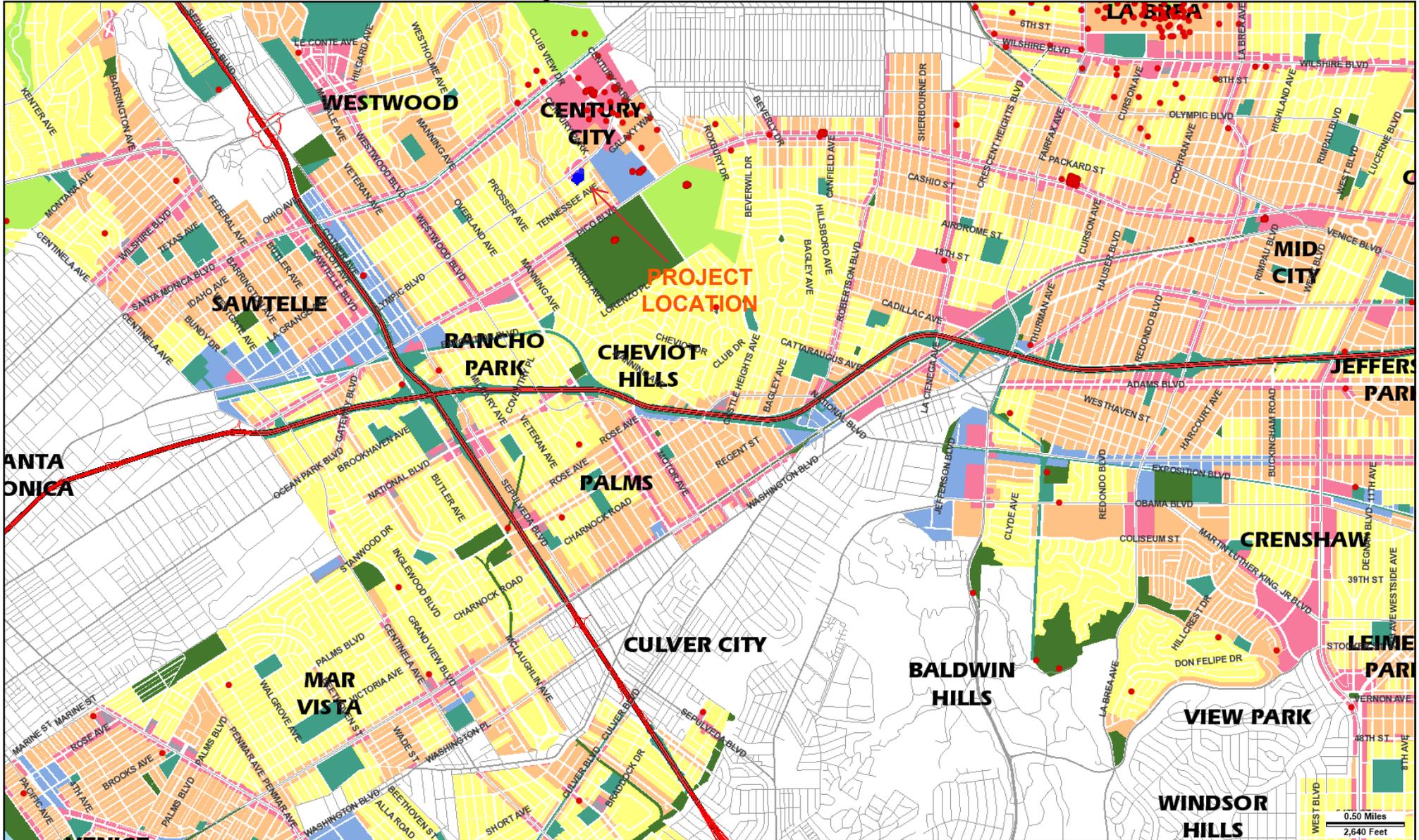
**NOTES**



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: 10/03/2019



Address: 10328 W BELLWOOD AVE

APN: 4315018034

PIN #: 129B161 118

Tract: TR 7260

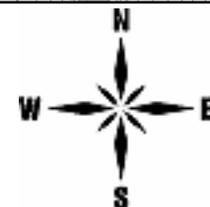
Block: 13

Lot: 37

Arb: None

Zoning: C2-1VL-O

General Plan: Neighborhood Commercial



# 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)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> 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)
<b>HW</b> 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	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> 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	<b>RPD</b> 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
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> 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)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> 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	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> 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

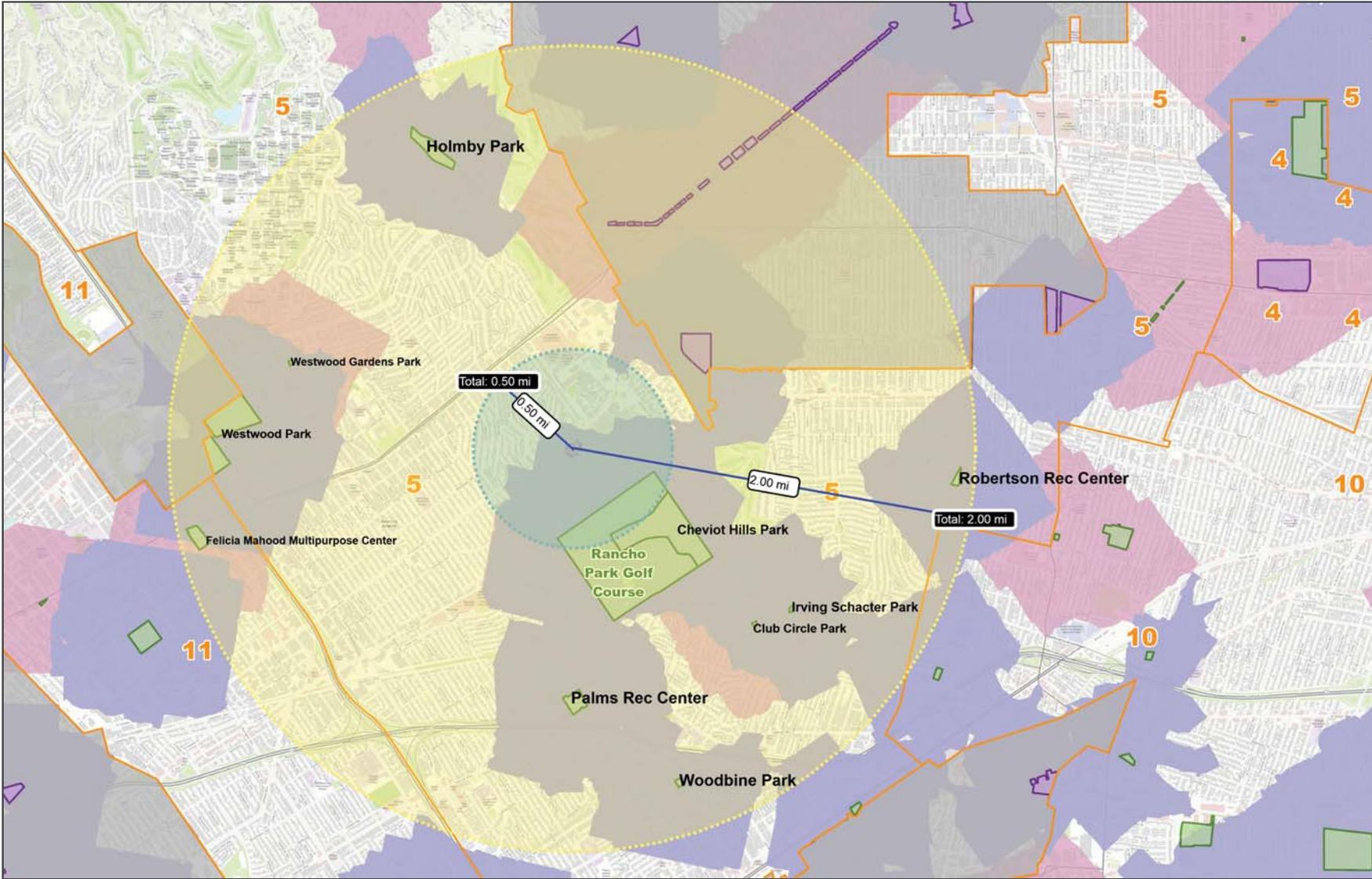
 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot 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	



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

E-PADSS Map Output

ATTACHMENT 5



**LEGEND**

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

**NOTES**



SCALE 1:36,112

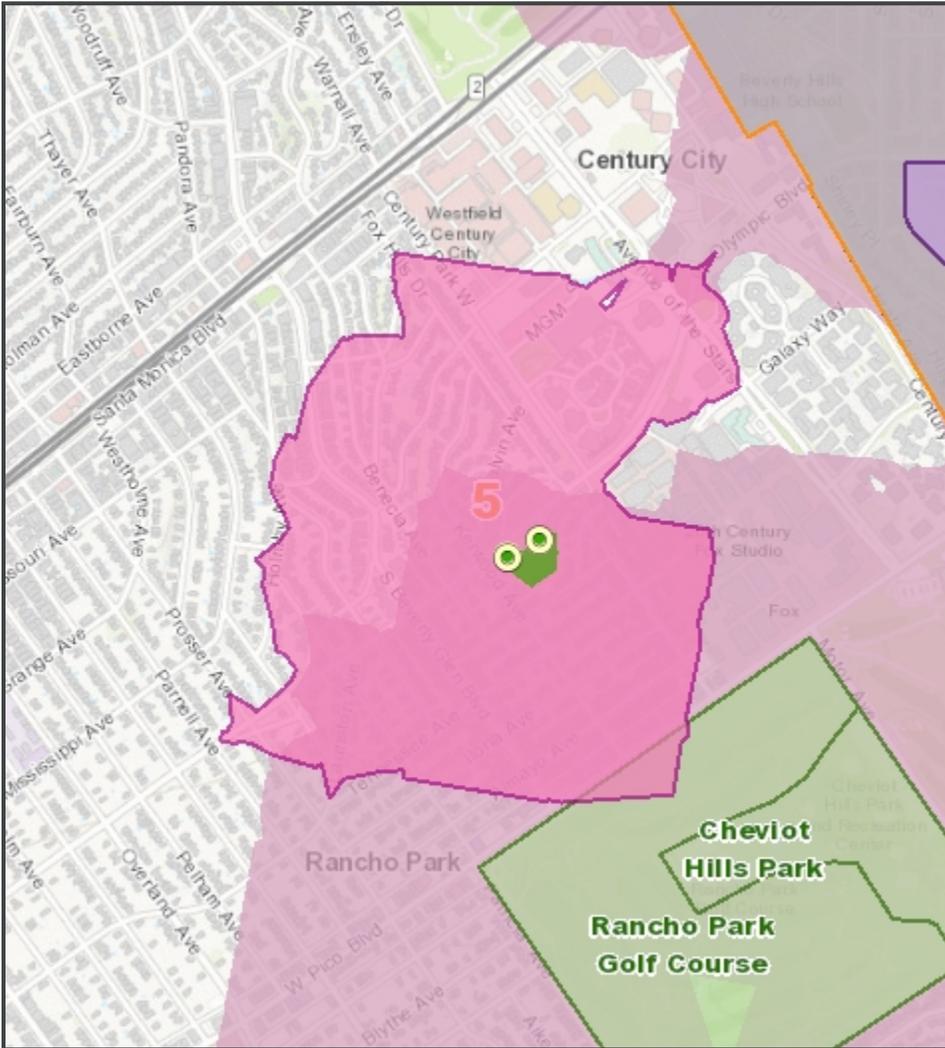
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Printed: 11/27/2018



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:  
10328-10384 Bellwood Avenue

Description:  
Construction of eldercare facility with 71 independent dwelling units, 75 assisted living guest rooms, and approximately 46 memory care guest rooms.

Scenario Type:  
New Park

Park Class:  
Improved

Baseline Dataset\*:  
All Parks (RAP and Non-RAP)

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

### Population and Age Breakdown

### Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	4,244	1,679

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,143	796

#### Residents Served by Age

Under Age 5:	254	97
Age 5 to 9:	205	99
Age 10 to 14:	174	72
Age 15 to 17:	78	36
Age 18 to 64:	2,776	1,042
Age 65 and Over:	757	333

#### Households Served by Annual Income

Under \$25,000:	261	82
\$25,000 to \$34,999:	219	61
\$35,000 to \$49,999:	282	74
\$50,000 to \$74,999:	298	97
\$75,000 and Over:	1,083	482

Source: Census/ACS 2010