

APPROVED
OCT 23 2019

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 19-219

DATE October 23, 2019

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82798 – 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	_____

N. Williams
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) No. 82798 (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 LAMC Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

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

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

PROJECT SUMMARY

The proposed Project, located at 312-328 North Juanita Avenue, 3810-3838 West Oakwood Avenue, and 317-345 North Madison Avenue in the East Hollywood community of the City, consists of a permanent supportive housing project with approximately 454 residential units, 449 of which are affordable, and approximately 5,700 square feet (SF) of residential supportive services. Three existing residential dwelling units would be demolished as part of the four phases of development of the Project.

The proposed Project also includes approximately 36,580 SF of common open space, including courtyards, roof terraces, and indoor community rooms.

The proposed 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 **May 30, 2019**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **September 19, 2019**. On September 20, 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 454 units would be:

$$3.28 \text{ Acres} = (454 \times 2.88) \times 0.00251$$

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.

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As currently proposed, the Project has 449 affordable units and 3 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 land dedication for the Project would be:

$$0.01 \text{ Acres} = (2 \times 2.88) \times 0.00251$$

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:

$$\mathbf{\$12,998.00 \times \text{number of new non-exempt dwelling units}}$$

The maximum Park Fees payment for the Project's proposed 454 units would be:

$$\mathbf{\$5,901,092.00} = \$12,998.00 \times 454 \text{ dwelling units}$$

As currently proposed, the Project has 452 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:

$$\mathbf{\$25,996.00} = \$12,998.00 \times 2 \text{ dwelling units}$$

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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.

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 East Hollywood community of the City and within the Wilshire Community Plan Area. Currently, the Project site contains three single-family residences and a surface parking lot. There is a car rental business, a pest control business, and an auto repair shop on the adjacent parcels. To the west there are commercial and multi-family residential buildings. To the east and to the south there are industrial buildings. To the north is the US-101 freeway.

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

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

- Half-mile (½) walking distance of the Project site (EPADSS): 11,547 persons (24,056 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Wilshire Community Plan Area (2017 American Community Survey): 20,560 persons per square mile

Project Open Space and Recreational Areas

The Project also includes approximately 36,580 SF of common open space, including courtyards, roof terraces, and indoor community rooms.

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 is one public park that is within a half (½) mile walking distance from the Project site. Madison West Park, located at 464 North Madison Avenue is northeast of the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

There is one new public park currently in development within 2 (two) miles of the Project site:

- Pio Pico Library Park is a proposed new park located at 694 South Oxford Avenue in Council District 10. The Pio Pico Library Park (PRJ20934) Project is located on land owned by the Library Department (LAPL) and RAP staff is in discussions with LAPL staff regarding the development of a Memorandum of Agreement (MOA) with LAPL to allow for the use of the site for the proposed pocket park. The Pio Pico Library Park (PRJ20934) Project is currently in design. The current scope of the Pio Pico Library Park (PRJ20934) Project is development of a pocket park and underground parking structure. The Pio Pico Library Park (PRJ20934) Project is being led by the Department

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of Public Works, Bureau of Engineering (BOE) and is expected to be completed in July 2022. The Pio Pico Library Park (PRJ20934) Project is fully funded at this time.

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

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

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 **6,915** 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 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 is one new public park currently in development within a two (2) mile radius of the Project site:

- Pio Pico Library Park is a proposed new park located at 694 South Oxford Avenue in Council District 10.

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

- Seoul International Park is a 3.47-acre park, located at 3250 West San Marino Street in Council District 10.

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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. There is one RAP-operated public park within a half (½) mile walking distance from the Project.

There is one new public park 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.

Should the proposed number of exempt affordable and existing units in the Project qualify for an exemption per LAMC 12.33, it would result in a required land dedication of just 0.01 acres.

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

FISCAL IMPACT

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

STRATEGIC PLAN INITIATIVES AND GOALS

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

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

Outcome No. 1: Newly designed park projects and the redesign of signature City parks.

Result: Collected fees could serve to fund 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

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- 4) Generalized Zoning
- 5) Project Location and Surrounding Parks
- 6) EPADSS Report

LEGAL DESCRIPTION

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

PARCEL 1.
LOTS 1, 2, 3, 6, 12 & 14 IN BLOCK "Y" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2.
LOTS 4 & 8 IN BLOCK "Y" OF THE DAYTON HEIGHTS TRACTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS OF SAID COUNTY.
ALSO A PART OF LOT 19 IN SAID BLOCK "Y", DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE WEST ABOUT 23 FEET TO THE NORTH END SOUTH CENTER LINE OF SAID BLOCK "Y", THENCE SOUTH 100 FEET, MORE OR LESS, ALONG SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 5, THENCE EAST 23 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH 100 FEET ALONG THE WEST LINE OF LOTS 5 & 4 TO THE PLACE OF BEGINNING.

PARCEL 3.
LOT 13 AND THE NORTH 100 FEET OF THE SOUTH 200 FEET OF LOT 19 IN BLOCK "Y" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4.
THE WEST HALF OF THE NORTH 50 FEET OF THE SOUTH 250 FEET OF LOT 19 IN BLOCK "Y" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE EAST TO THE CENTER OF LOT 15 OF SAID BLOCK "Y", A DISTANCE OF ABOUT 23 FEET, THENCE SOUTH AT RIGHT ANGLES ALONG THE CENTER LINE OF SAID LOT 19, 90 FEET, THENCE WEST AT RIGHT ANGLES TO THE SOUTHWEST CORNER OF LOT 14 OF SAID BLOCK ABOUT 23 FEET, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 19, 90 FEET TO THE BEGINNING.

PARCEL 5.
LOT 15 OF BLOCK "Y" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ALSO THAT PORTION OF LOT 19 IN BLOCK "Y", DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK "Y" OF SAID TRACT, THENCE EASTERLY ALONG THE PROLONGATION OF THE NORTH LINE OF SAID LOT 15 TO THE NORTH AND SOUTH CENTER LINE OF SAID LOT 19, THENCE SOUTHERLY ALONG SAID CENTER LINE 50 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 15, THENCE WESTERLY ALONG SAID PROLONGATION TO THE SOUTHWEST CORNER OF SAID LOT 15, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 15, 50 FEET TO THE POINT OF BEGINNING.

APN: 5501-001-000

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

THE NORTH 150 FEET OF LOT 19, IN BLOCK "Y" OF THE DAYTON HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFOR ONE HALF INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES Lying BELOW THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED NOVEMBER 23, 1970 AS INSTRUMENT NO. 175.
APN: 5501-001-023

PROJECT TEAM

APPLICANT
FLEXIBLE P&R SOLUTIONS, INC.

ARCHITECT
KFA LLC
1625 OLYMPIC BLVD
SANTA MONICA, CA 90404
PHONE: 310.399.7975
CONTACT: LEE BORNSTEIN

LANDSCAPE ARCHITECT
LAND RANGES
6905 HOLLYWOOD BLVD, SUITE 210
LOS ANGELES, CA 90028
PHONE: 323.846.4337
PHONE: 213.435.0251
CONTACT: SCOTT VAN WOY
CIVIL
KPPF
700 S FLOWER STREET, SUITE 2000
LOS ANGELES, CA 90017
PHONE: 213.435.0251
CONTACT: SCOTT RALSTON

PROJECT INFORMATION

PROJECT NAME: ENLIGHTENMENT PLAZA

ADDRESS: 321 N. MADISON AVENUE
LOS ANGELES, CA 90004

OWNER: FLEXIBLE P&R SOLUTIONS, INC.

PROJECT DESCRIPTION: 321 N. MADISON AVENUE
SOUTH-CENTRAL CITY SITE (GROUND LOT):
FIVE 8-STORY MULTI-FAMILY BUILDINGS (NEW CONSTRUCTION) COMPRISED OF 5 STORIES OF TYPE IIA RESIDENTIAL UNITS ABOVE THREE LEVELS OF TYPE IA GROUND FLOOR PARKING, RESIDENTIAL UNITS, AMENITIES AND COMMUNITY SERVICES.
3833 OAKWOOD AVENUE:
EXISTING 4 & 1955F TWO-STORY COMMERCIAL BUILDING W/ BAGMANT GARAGE PARKING LOCATED AT 3838 OAKWOOD

CONSTRUCTION TYPE: 8 STORIES OF TYPE IIA RESIDENTIAL OVER 3 STORIES TYPE IA PARKING, RESIDENTIAL AND RESIDENTIAL ACCESSORY USES

OCCUPANCY: R2, B AND S2 OCCUPANCIES

ZONING: M-1

SPECIFIC PLAN AREA: VERMONT/WESTERN TRANSIT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN

FLOOD ZONE: X

LOT AREA: 321 MADISON AVENUE: 90,974 SF (PER SURVEY)
3838 OAKWOOD AVENUE: 3,648 SF (PER SURVEY)

321 MADISON AVE. (DEVELOPMENT SITE)
PROPOSED DENSITY: 454 UNITS
PROPOSED FAR: 2.8
PROPOSED FLOOR AREA: 247,812 SF

3833 OAKWOOD AVE.
PROPOSED DENSITY: INTERIOR RENOVATION, NO ADDITIONAL DENSITY NO FLOOR AREA IS PROPOSED.
PROPOSED FLOOR AREA: UNLIMITED

ALLOWABLE BLDG HEIGHT: UNLIMITED

PROPOSED BLDG HEIGHT:
NE BUILDING: 82'-3" / 8 STORES
NW BUILDING: 94'-3" / 8 STORES
SE BUILDING: 83'-7" / 8 STORES
SW-B BUILDING: 94'-0" / 8 STORES
SW-B BUILDING: 95'-0" / 8 STORES

SETBACKS (REQUIRED) (DEVELOPE INCENTIVE)
FRONT YARD = 0'-0"
SIDE YARD = 0'-0"
REAR YARD = 0'-0"

AFFORDABLE UNIT COUNT: 100% AFFORDABLE EXCLUDING 5 MANAGERS' UNITS

RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CARE MANAGEMENT AND MANAGER'S UNITS

GROUND LOT:
454 UNITS / 20 = 23 PARKING SPACES

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST	(1) STANDARD	8
NORTHEAST	(2) COMPACT	4
NORTHEAST	(3) ACCESSIBLE	1
STALLS PROVIDED IN SW BLDG. (FOR 2 BLDG. & SW BLDG.)		13
SOUTHEAST	(1) STANDARD	2
SOUTHEAST	(2) COMPACT	2
SOUTHEAST	(3) ACCESSIBLE	1
TOTAL		5
SOUTHWEST-A	(1) STANDARD	4
SOUTHWEST-A	(2) ACCESSIBLE	1
STALLS PROVIDED IN SW BLDG. (FOR BOTH SW BLDGS)		5
TOTAL		23

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN SUBAREA C COMMUNITY CENTER

VERMONT SNAP STREETSCAPE ELEMENTS
10 BIKE RACK PER EVERY 20 FT OF FRONTAGE
= 663.75' FRONTAGE (197') X 1 RACK = 14 RACKS (28 BIKES)

RESIDENTIAL REQUIREMENT
0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED
STUDIOS = 111 X 0.5 = 55
1-BEDROOMS = 22 X 0.5 = 11
2-BEDROOMS = 10 X 0.5 = 5
TOTAL = 71 BIKES

NORTHWEST BUILDING REQUIRED
STUDIOS = 48 X 0.5 = 24
1-BEDROOMS = 35 X 0.5 = 17
2-BEDROOMS = 01 X 0.5 = 05
TOTAL = 47 BIKES

SOUTHEAST BUILDING REQUIRED
STUDIOS = 78 X 0.5 = 39
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 46 BIKES

SOUTHWEST-A BUILDING REQUIRED
STUDIOS = 73 X 0.5 = 36
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST-B BUILDING REQUIRED
STUDIOS = 62 X 0.5 = 31
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 32 BIKES

TOTAL RESIDENTIAL = 227 BIKES

TOTAL BIKES ON SITE = 227 + 28 = 255 BIKES

ARCHITECTURAL SYMBOLS

	DETAIL		WINDOW MARK
	BUILDING SECTION		DOOR MARK
	WALL SECTION		WALL TYPE
	INTERIOR ELEVATION		ELEVATION MARK
	EXTERIOR ELEVATION		NOTE
	ACCESSIBLE PATH OF TRAVEL		

ARCHITECTURAL ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ø	AT DIAMETER	FOC	FACE OF CONCRETE
ALT	ALTERNATE	FOP	FACE OF FINISH
AB	ANCHOR BOLT	PLM	PLASTER
AC	AIR CONDITIONING	FOM	FACE OF MASONRY
ACT	ACCESSIBLE CEILING TILE	FOS	FACE OF STUD
ADA	AMERICANS WITH DISABILITIES ACT	FOSB	FACE OF STRUCTURAL SHEATHING
ADJ	ADJACENT	FR	FIRE RESISTIVE
AFF	ABOVE FINISH FLOOR	FS	FINISH SURFACE
ALU	ALUMINUM	FT	FIRE TREATED
APPROX	APPROXIMATELY	GA	GAUGE
ARCH	ARCHITECTURAL	GALV	GALVANIZED
BD	BOARD	GB	GRAB BAR
BF	BRACE FRAME	GC	GENERAL CONTRACTOR
BLK	BLOCK	GSM	GALVANIZED SHEET METAL
BM	BEAM	GYP/DB	GYPSONUM BOARD
BWN	BETWEEN	HB	HOSE BIBB
CAB	CABINET	HC	HOLLOW CORE
CL	CENTERLINE	HCM	HOLLOW CORE WOOD
CLG	CLOSET	HD	HEADER
CLR	CLEAR	HM	HANDRAIL
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT
CONC	CONCRETE	INS	INSULATION
CONTR	CONTRACTOR	INT	INTERIOR
CPT	CARPET	JST	JOIST
CS	COURSES	LAM	LAMINATE
CS	CERAMIC TILE	LAV	LAVATORY
DAS	DISABLED ACCESS	LIN	LINOLEUM
DBL	DOUBLE	MAX	MAXIMUM
DM	DIAMETER	MCH	MECHANICAL
DN	DOWN	MFR	MANUFACTURER
DOW	DOWNCAST	MIN	MINIMUM
DWG	DRAWING	MISC	MISCELLANEOUS
E	EXISTING	MO	MASONRY OPENING
ELEC	ELECTRICAL	MTD	MOUNTED
ELEV	ELEVATOR	MTL	METAL
EQ	EQUAL	N	NOTE
EQ	EQUAL	NC	NEW
EW	EXTERNAL EACH WAY	NIC	NOT IN CONTRACT
FF	FIRE EXTINGUISHER	NTS	NOT TO SCALE
FE	FINISH FLOOR	OC	CIL CENTER
FN	FINISH FLOOR JOIST	OCFI	CIL CENTER FINISHED-CONTRACTOR INSTALLED
FLR	FLOOR	OFI	OWNER FINISHED-OWNER INSTALLED
FMC	FLOOR MATERIAL CHANGE	OFVI	OWNER FINISHED-VENDOR INSTALLED
		OH	OVERHEAD
		OPNG	OPENING
		OPW	WORK POINT

PROJECT TEAM

APPLICANT
FLEXIBLE P&R SOLUTIONS, INC.

ARCHITECT
KFA LLC
1625 OLYMPIC BLVD
SANTA MONICA, CA 90404
PHONE: 310.399.7975
CONTACT: LEE BORNSTEIN

LANDSCAPE ARCHITECT
LAND RANGES
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CIVIL
KPPF
700 S FLOWER STREET, SUITE 2000
LOS ANGELES, CA 90017
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CONTACT: SCOTT RALSTON

PROJECT INFORMATION

PROJECT NAME: ENLIGHTENMENT PLAZA

ADDRESS: 321 N. MADISON AVENUE
LOS ANGELES, CA 90004

OWNER: FLEXIBLE P&R SOLUTIONS, INC.

PROJECT DESCRIPTION: 321 N. MADISON AVENUE
SOUTH-CENTRAL CITY SITE (GROUND LOT):
FIVE 8-STORY MULTI-FAMILY BUILDINGS (NEW CONSTRUCTION) COMPRISED OF 5 STORIES OF TYPE IIA RESIDENTIAL UNITS ABOVE THREE LEVELS OF TYPE IA GROUND FLOOR PARKING, RESIDENTIAL UNITS, AMENITIES AND COMMUNITY SERVICES.
3833 OAKWOOD AVENUE:
EXISTING 4 & 1955F TWO-STORY COMMERCIAL BUILDING W/ BAGMANT GARAGE PARKING LOCATED AT 3838 OAKWOOD

CONSTRUCTION TYPE: 8 STORIES OF TYPE IIA RESIDENTIAL OVER 3 STORIES TYPE IA PARKING, RESIDENTIAL AND RESIDENTIAL ACCESSORY USES

OCCUPANCY: R2, B AND S2 OCCUPANCIES

ZONING: M-1

SPECIFIC PLAN AREA: VERMONT/WESTERN TRANSIT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN

FLOOD ZONE: X

LOT AREA: 321 MADISON AVENUE: 90,974 SF (PER SURVEY)
3838 OAKWOOD AVENUE: 3,648 SF (PER SURVEY)

321 MADISON AVE. (DEVELOPMENT SITE)
PROPOSED DENSITY: 454 UNITS
PROPOSED FAR: 2.8
PROPOSED FLOOR AREA: 247,812 SF

3833 OAKWOOD AVE.
PROPOSED DENSITY: INTERIOR RENOVATION, NO ADDITIONAL DENSITY NO FLOOR AREA IS PROPOSED.
PROPOSED FLOOR AREA: UNLIMITED

ALLOWABLE BLDG HEIGHT: UNLIMITED

PROPOSED BLDG HEIGHT:
NE BUILDING: 82'-3" / 8 STORES
NW BUILDING: 94'-3" / 8 STORES
SE BUILDING: 83'-7" / 8 STORES
SW-B BUILDING: 94'-0" / 8 STORES
SW-B BUILDING: 95'-0" / 8 STORES

SETBACKS (REQUIRED) (DEVELOPE INCENTIVE)
FRONT YARD = 0'-0"
SIDE YARD = 0'-0"
REAR YARD = 0'-0"

AFFORDABLE UNIT COUNT: 100% AFFORDABLE EXCLUDING 5 MANAGERS' UNITS

RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CARE MANAGEMENT AND MANAGER'S UNITS

GROUND LOT:
454 UNITS / 20 = 23 PARKING SPACES

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST	(1) STANDARD	8
NORTHEAST	(2) COMPACT	4
NORTHEAST	(3) ACCESSIBLE	1
STALLS PROVIDED IN SW BLDG. (FOR 2 BLDG. & SW BLDG.)		13
SOUTHEAST	(1) STANDARD	2
SOUTHEAST	(2) COMPACT	2
SOUTHEAST	(3) ACCESSIBLE	1
TOTAL		5
SOUTHWEST-A	(1) STANDARD	4
SOUTHWEST-A	(2) ACCESSIBLE	1
STALLS PROVIDED IN SW BLDG. (FOR BOTH SW BLDGS)		5
TOTAL		23

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN SUBAREA C COMMUNITY CENTER

VERMONT SNAP STREETSCAPE ELEMENTS
10 BIKE RACK PER EVERY 20 FT OF FRONTAGE
= 663.75' FRONTAGE (197') X 1 RACK = 14 RACKS (28 BIKES)

RESIDENTIAL REQUIREMENT
0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED
STUDIOS = 111 X 0.5 = 55
1-BEDROOMS = 22 X 0.5 = 11
2-BEDROOMS = 10 X 0.5 = 5
TOTAL = 71 BIKES

NORTHWEST BUILDING REQUIRED
STUDIOS = 48 X 0.5 = 24
1-BEDROOMS = 35 X 0.5 = 17
2-BEDROOMS = 01 X 0.5 = 05
TOTAL = 47 BIKES

SOUTHEAST BUILDING REQUIRED
STUDIOS = 78 X 0.5 = 39
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 46 BIKES

SOUTHWEST-A BUILDING REQUIRED
STUDIOS = 73 X 0.5 = 36
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST-B BUILDING REQUIRED
STUDIOS = 62 X 0.5 = 31
1-BEDROOMS = 01 X 0.5 = 01
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 32 BIKES

TOTAL RESIDENTIAL = 227 BIKES

TOTAL BIKES ON SITE = 227 + 28 = 255 BIKES

ARCHITECTURAL SYMBOLS

	DETAIL		WINDOW MARK
	BUILDING SECTION		DOOR MARK
	WALL SECTION		WALL TYPE
	INTERIOR ELEVATION		ELEVATION MARK
	EXTERIOR ELEVATION		NOTE
	ACCESSIBLE PATH OF TRAVEL		

ARCHITECTURAL ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ø	AT DIAMETER	FOC	FACE OF CONCRETE
ALT	ALTERNATE	FOP	FACE OF FINISH
AB	ANCHOR BOLT	PLM	PLASTER
AC	AIR CONDITIONING	FOM	FACE OF MASONRY
ACT	ACCESSIBLE CEILING TILE	FOS	FACE OF STUD
ADA	AMERICANS WITH DISABILITIES ACT	FOSB	FACE OF STRUCTURAL SHEATHING
ADJ	ADJACENT	FR	FIRE RESISTIVE
AFF	ABOVE FINISH FLOOR	FS	FINISH SURFACE
ALU	ALUMINUM	FT	FIRE TREATED
APPROX	APPROXIMATELY	GA	GAUGE
ARCH	ARCHITECTURAL	GALV	GALVANIZED
BD	BOARD	GB	GRAB BAR
BF	BRACE FRAME	GC	GENERAL CONTRACTOR
BLK	BLOCK	GSM	GALVANIZED SHEET METAL
BM	BEAM	GYP/DB	GYPSONUM BOARD
BWN	BETWEEN	HB	HOSE BIBB
CAB	CABINET	HC	HOLLOW CORE
CL	CENTERLINE	HCM	HOLLOW CORE WOOD
CLG	CLOSET	HD	HEADER
CLR	CLEAR	HM	HANDRAIL
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT
CONC	CONCRETE	INS	INSULATION
CONTR	CONTRACTOR	INT	INTERIOR
CPT	CARPET	JST	JOIST
CS	COURSES	LAM	LAMINATE
CS	CERAMIC TILE	LAV	LAVATORY
DAS	DISABLED ACCESS	LIN	LINOLEUM
DBL	DOUBLE	MAX	MAXIMUM
DM	DIAMETER	MCH	MECHANICAL
DN	DOWN	MFR	MANUFACTURER
DOW	DOWNCAST	MIN	MINIMUM
DWG	DRAWING	MISC	MISCELLANEOUS
E	EXISTING	MO	MASONRY OPENING
ELEC	ELECTRICAL	MTD	MOUNTED
ELEV	ELEVATOR	MTL	METAL
EQ	EQUAL	N	NOTE
EQ	EQUAL	NC	NEW
EW	EXTERNAL EACH WAY	NIC	NOT IN CONTRACT
FF	FIRE EXTINGUISHER	NTS	NOT TO SCALE
FE	FINISH FLOOR	OC	CIL CENTER
FN	FINISH FLOOR JOIST	OCFI	CIL CENTER FINISHED-CONTRACTOR INSTALLED
FLR	FLOOR	OFI	OWNER FINISHED-OWNER INSTALLED
FMC	FLOOR MATERIAL CHANGE	OFVI	OWNER FINISHED-VENDOR INSTALLED
		OH	OVERHEAD
		OPNG	OPENING
		OPW	WORK POINT



DRAWING SHEET INDEX

0000. COVER SHEET
0010. PROJECT INFORMATION
0011. SITE SURVEY
0012. SITE SURVEY
0013. SITE PHOTOS
0014. AMENITIES DISTANCE MAP
0000. PLOT PLAN
A001. LOT AREAS, BUILDABLE AREAS & FIRE ACCESS
A002. FAR CALCULATIONS
A003. FAR CALCULATIONS
A004. OPEN SPACE CALCULATIONS
A005. SITE PLANNING CONCEPTS
A006. STEPBACK VOLUME CALCULATION - MADISON AVENUE
A007. FIRST FLOOR PLAN
A008. SECOND FLOOR PLAN
A009. THIRD FLOOR PLAN
A010. FOURTH FLOOR PLAN
A011. FIFTH FLOOR PLAN

ARCHITECTURAL

A115. SIXTH FLOOR PLAN
A116. SEVENTH FLOOR PLAN
A117. EIGHTH FLOOR PLAN
A118. ROOF PLAN
A200. RENOVATION
A201. ELEVATIONS - JUANITA AVE. & MADISON AVE.
A202. ELEVATIONS - NORTH & SOUTH
A203. ELEVATIONS - PASEO ELEVATIONS
A204. FACADE RELIEF EAST WEST AND NORTH/ELEVATIONS
A205. FACADE RELIEF SOUTH AND PASEO ELEVATIONS
A206. TRANSPARENCY DIAGRAMS
A207. PRIVACY DIAGRAM
A208. FRESH AIR INTAKE WALLS
A300. SITE SECTIONS
A301. SITE SECTIONS
A600. ENLARGED UNIT PLANS

CIVIL

L100. LANDSCAPE CONCEPT PLAN
L200. SITE REPORT
M1. PLANTS AND MATERIALS
M2. PLANTS AND MATERIALS

LANDSCAPE

100. LANDSCAPE CONCEPT PLAN
200. SITE REPORT
M1. PLANTS AND MATERIALS
M2. PLANTS AND MATERIALS

SUSTAINABLE BUILDING METHODS COMPLIANCE CERTIFICATION

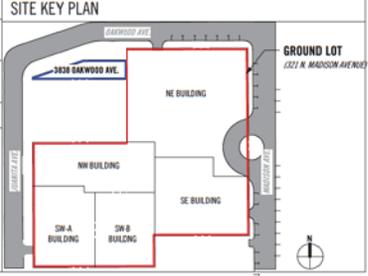
REQUIRED SUSTAINABLE BUILDING METHODS

1. MINIMUM ENERGY EFFICIENCY. RENOVATION PROJECTS MUST BE DESIGNED TO MEET THE MINIMUM CONSTRUCTION REQUIREMENTS AS DEFINED BY CURRENT T3AC REGULATIONS.

2. OUTDOOR WATER CONSERVATION MEASURES THAT INCLUDE:
1) USE NATIVE OR DROUGHT-TOLERANT PLANTS FOR A MINIMUM OF 75% OF LANDSCAPED AREA. SELECT PLANTS FROM LOS ANGELES COUNTY'S DROUGHT-TOLERANT PLANT LIST FOUND AT [HTTP://PLANNING.LACOUNTY.GOV/ENR](http://planning.lacounty.gov/ENR), OR THE LOCAL JURISDICTION'S DROUGHT-TOLERANT PLANT LIST, IF REFERRED TO SO SO BY THE LOCAL JURISDICTION.
2) LIMIT CONVENTIONAL GRASS/TURF TO 25% OF LANDSCAPED AREA.
3) GROUP PLANTS WITH SIMILAR WATERING NEEDS (HYDROZONES).
4) INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLS FOR ALL LANDSCAPING.

3. AT MINIMUM THE PROJECT SHALL RECYCLE AROUND 50% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS.

4. THE PROJECT SHALL PROVIDE AN EASILY-ACCESSIBLE RECYCLING AREA FOR TENANT USE THAT SERVES THE ENTIRE BUILDING.

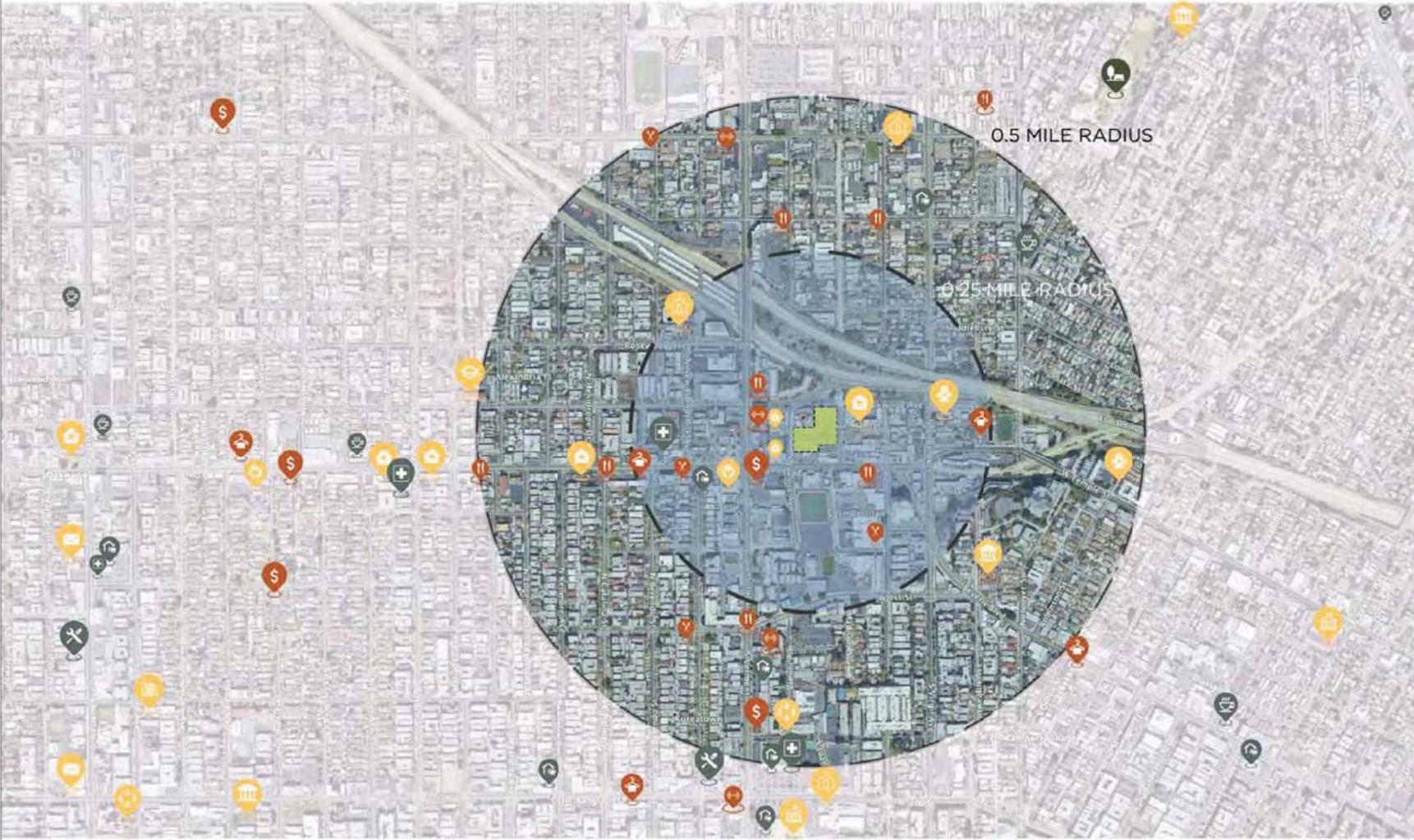


KFA

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SERVICES

- LAUNDRY
- GYM
- RESTAURANT
- CAFE
- BANK
- HAIR SALON

CIVIC AND COMMUNITY FACILITIES

- CULTURAL FACILITY
- MEDICAL CLINIC
- FIRE STATION
- POST OFFICE
- GOVERNMENT FACILITY
- CHILD CARE
- PLACE OF WORSHIP
- COMMUNITY CENTER
- POLICE STATION
- EDUCATION FACILITY
- PUBLIC LIBRARY
- SOCIAL SERVICES

RETAIL

- HAIRWARE STORE
- PHARMACY
- SUPERMARKET / CONVENIENCE STORE

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

SITE PLAN REVIEW
NO. 18008.00
05.18.19

AMENITIES DISTANCE MAP

.G014.



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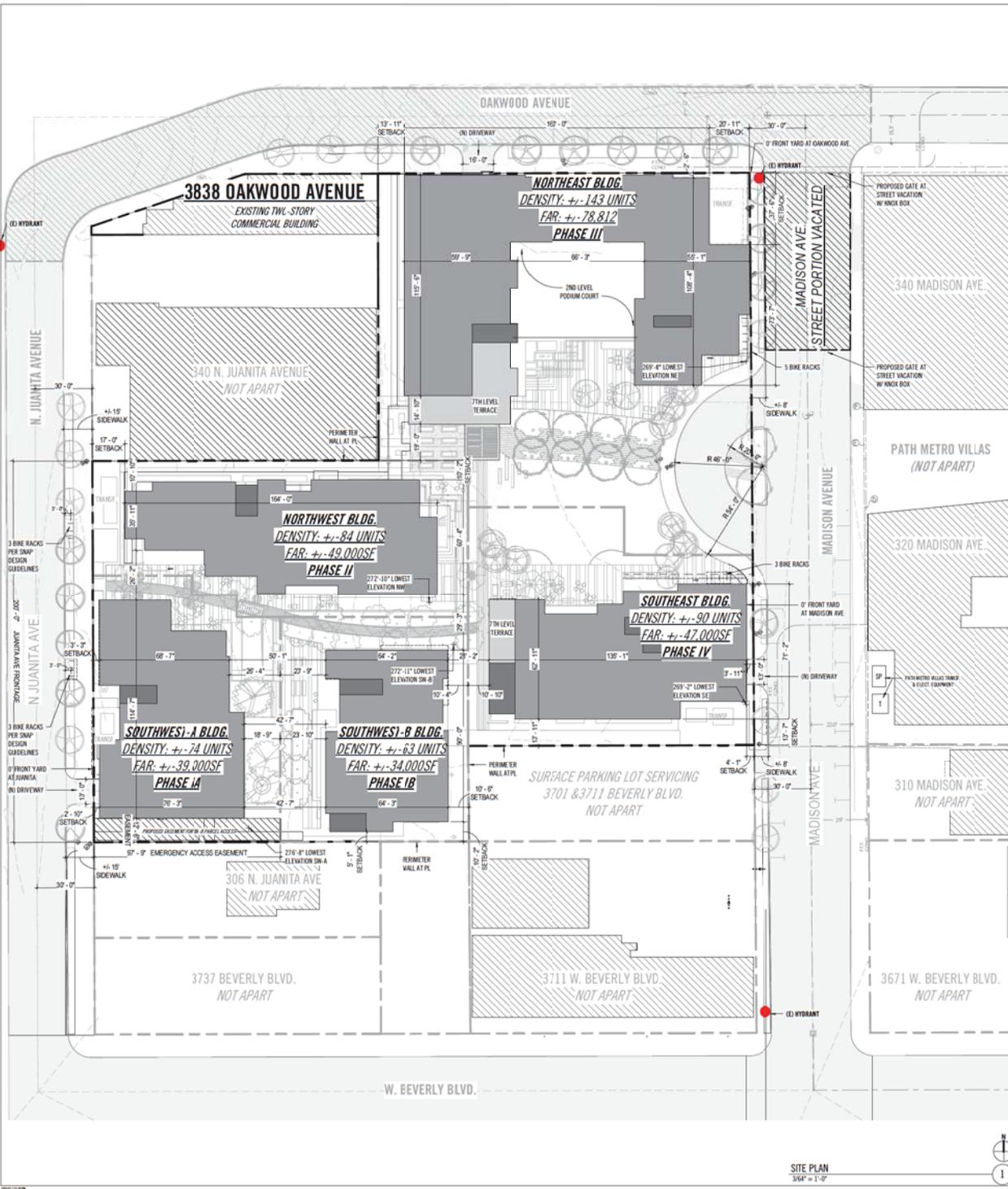
ENLIGHTENMENT PLAZA

FLORIAN FISH

SITE PLAN REVIEW
08.18.19

PLOT PLAN

ADDD.



RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CASE MANAGEMENT AND MANAGERS' UNITS
GROUND LOT: 454 UNITS / 20 = 23 PARKING STALLS

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST	(1) STANDARD	8
NORTHEAST	(2) COMPACT	4
NORTHEAST	(3) ACCESSIBLE	1
STALLS PROVIDED IN BLDG. (FOR MK & NW BLDGS)		13
SOUTHWEST	(1) STANDARD	2
SOUTHWEST	(2) COMPACT	2
SOUTHWEST	(3) ACCESSIBLE	1
STALLS PROVIDED IN SW-A BLDG. (FOR BOTH SW BLDGS)		5
GRAND TOTAL		23

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN SUBAREA C COMMUNITY CENTER
VERMONT SNAP STREETScape ELEMENTS
1.5 BIKE RACK PER EVERY 50 FT LOT FRONTAGE
(100.78 FT FRONTAGE / 50 FT) X 1 RACK = 14 RACKS (28 BIKES)

RESIDENTIAL REQUIREMENT

0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED

STUDIOS = 111 X 0.5 = 55.5
1-BEDROOMS = 22 X 0.5 = 11
2-BEDROOMS = 10 X 0.5 = 5
TOTAL = 71.5 BIKES

NORTHWEST BUILDING REQUIRED

STUDIOS = 48 X 0.5 = 24
1-BEDROOMS = 35 X 0.5 = 17.5
2-BEDROOMS = 01 X 0.5 = 0.5
TOTAL = 42 BIKES

SOUTHWEST BUILDING REQUIRED

STUDIOS = 75 X 0.5 = 37.5
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST - A BUILDING REQUIRED

STUDIOS = 73 X 0.5 = 36.5
1-BEDROOMS = 14 X 0.5 = 07
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 37 BIKES

SOUTHWEST - B BUILDING REQUIRED

STUDIOS = 62 X 0.5 = 31
1-BEDROOMS = 01 X 0.5 = 00.5
2-BEDROOMS = 00 X 0.5 = 00
TOTAL = 32 BIKES

TOTAL RESIDENTIAL

227 BIKES

TOTAL BIKES ON SITE = 227.28 = 155 BIKES

BIKE PARKING PROPOSED

NORTHEAST BUILDING = 71 BIKES STORED
NORTHWEST BUILDING = 42 BIKES STORED
SOUTHWEST BUILDING = 48 BIKES STORED
SOUTHWEST - A BUILDING = 38 BIKES STORED
SOUTHWEST - B BUILDING = 31 BIKES STORED
SUB-TOTAL = 227 BIKES STORED

VERMONT SNAP STREETScape ELEMENTS

= 12 BIKES ALONG N. JUANITA AVENUE
= 16 BIKES ALONG MADISON AVENUE
TOTAL = 28 BIKES STORED

PROJECT INFORMATION

PROJECT NAME: ENLIGHTENMENT PLAZA
ADDRESS: 321 N. MADISON AVENUE, LOS ANGELES, CA 90004
OWNER: FLEXIBLE FISH SOLUTIONS, INC.
PROJECT DESCRIPTION: 321 N. MADISON AVENUE DEVELOPMENT SITE / GROUND LOT: FIVE (5) STORY MULTIFAMILY BUILDINGS (NEW CONSTRUCTION) COMPRISED OF 5 STORIES OF TYPE II-A RESIDENTIAL UNITS ABOVE THREE LEVELS OF TYPE II-A GROUND FLOOR PARKING, RESIDENTIAL UNITS, AMENITIES AND COMMUNITY SERVICES.
3838 OAKWOOD AVENUE: EXISTING 4+1/2 STORY TWO-STORY COMMERCIAL BUILDING WITH BASEMENT GARAGE LOCATED AT 3838 OAKWOOD

CONSTRUCTION TYPE: 8 STORIES OF TYPE II-A RESIDENTIAL OVER 3 STORIES TYPE II-A PARKING, RESIDENTIAL AND RESIDENTIAL ACCESSORY USES
OCCUPANCY: R2, B AND S2 OCCUPANCIES
ZONING: M1-1
SPECIFIC PLAN AREA: VERMONT/WESTERN TRIENT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN
FLOOD ZONE: X
LOT AREA: 321 MADISON AVENUE: 90,874 SF (PER SURVEY); 3838 OAKWOOD AVENUE: 3,649 SF (PER SURVEY)
321 MADISON AVENUE DEVELOPMENT SITE PROPOSED DENSITY: 454 UNITS
PROPOSED FAR: 2.8 - 1
PROPOSED FLOOR AREA: 247,812 SF
3838 OAKWOOD AVENUE PROPOSED FLOOR AREA: INTERIOR RENOVATION, NO ADDITIONAL DENSITY NOR FLOOR AREA IS PROPOSED.
ALLOWABLE BLDG HEIGHT: UNLIMITED
PROPOSED BLDG HEIGHT: NE BUILDING: 92'-3" / 8 STORES; NW BUILDING: 94'-3" / 8 STORES; SE BUILDING: 95'-7" / 8 STORES; SW-A BUILDING: 94'-0" / 8 STORES; SW-B BUILDING: 95'-0" / 8 STORES
SETBACKS (REQUIRED): FRONT YARD = 0'-0"; SIDE YARD = 0'-0"; REAR YARD = 0'-0"
(DEVELOPER INCENTIVE)
AFFORDABLE UNIT COUNT: 100% AFFORDABLE EXCLUDING 5 MANAGERS' UNITS

DENSITY ALLOWED

GROUND LOT: 454 UNITS
LOT AREA: 90,874 SF
ALLOWABLE UNIT COUNT: UNLIMITED

DENSITY PROPOSED

UNIT TYPE	QUANTITY
1 BR UNIT	71
2 BR UNIT	13
STUDIO UNIT	370
GRAND TOTAL	454

UNIT COUNT BY BUILDING

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
TOTAL		
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
TOTAL		
SOUTHWEST	1 BR UNIT	143
SOUTHWEST	STUDIO UNIT	76
TOTAL		
SOUTHWEST - A	2 BR UNIT	90
SOUTHWEST - A	STUDIO UNIT	1
TOTAL		
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
TOTAL		
GRAND TOTAL		454

FAR ALLOWED

GROUND LOT: 90,874 SF
LOT AREA: 47,488 SF
BUILDABLE AREA: 262,388 SF (3.1 FAR)
FAR PROVIDED: 247,812 SF (2.8 FAR)
NOTE: BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING. SEE SHEET A000.

FAR PROVIDED

Area	Area (SF)								
Residential	247,812	247,812	247,812	247,812	247,812	247,812	247,812	247,812	247,812
Commercial	0	0	0	0	0	0	0	0	0
Public	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
GRAND TOTAL	247,812	247,812	247,812	247,812	247,812	247,812	247,812	247,812	247,812

PROPOSED FLOOR AREA CALCULATED PER DEFINITIONS LOCATED IN VERMONT/WESTERN SNAP SUBAREA D-2
SUPPORTIVE SERVICES FLOOR AREA TOTALS +/- 11,655SF. THIS AREA EQUALS 4.7% FLOOR AREA.
SUPPORTIVE SERVICES AREA INCLUDES BUT NOT LIMITED TO COMMUNITY ROOMS, CASE MANAGEMENT OFFICE, COMPUTER ROOMS, AND/OR COMMUNITY KITCHENS.
COMMON AREAS INCLUDE BUT NOT LIMITED TO RESIDENTIAL LOBBIES, HALLWAYS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

LEGEND

--- ACCESSIBLE PATH OF TRAVEL

SITE PLAN
3/14" = 1'-0"



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ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLORIAN FISH

SITE PLAN REVIEW

NO. SHEETS: 18008.00
DATE: 05.18.19

FAR CALCULATIONS

A002.

SITE NOTES

ZONING: M1-1
SPECIFIC PLAN AREA: VERMONT/WESTERN TRANSIT ORIENTED DEVELOPMENT STATION NEIGHBORHOOD AREA PLAN
FLOOD ZONE: X
GROSS LOT AREA: 321 MADISON AVENUE: 90,974 SF (PER SURVEY)
3838 OAKWOOD AVENUE: 3,649 SF (PER SURVEY)
ALLOWABLE BLDG HEIGHT: UNLIMITED
PROPOSED BLDG HEIGHT:
NE BUILDING: 92'-3" / 8 STORES
NW BUILDING: 94'-3" / 8 STORES
SE BUILDING: 93'-7" / 8 STORES
SW A BUILDING: 94'-0" / 8 STORES
SW B BUILDING: 95'-0" / 8 STORES
SETBACKS:
(DEVELOPER INCENTIVE) FRONT YARD: +0'-0"
SIDE YARD: +0'-0"
REAR YARD: +0'-0"

AFFORDABLE UNIT COUNT: 10% AFFORDABLE EXCLUDING 5 MANAGERS UNITS

FAR ALLOWED

GROUND LOT:
LOT AREA: 90,974 SF
BUILDABLE AREA: 87,488 SF
FAR ALLOWED: 262,298 SF (3.1 FAR)
FAR PROPOSED: 247,812 SF (2.8 FAR)
NOTE: BUILDABLE AREA EXCLUDES YARD SETBACKS FOR ONE-STORY BUILDING. SEE SHEET A000.

PROPOSED FAR

Area	Area (SF)	FAR	FAR (SF)
Residential - R2 Occupancy	87,488	3.1	262,298
Residential - Common Amenity	1,500	1.0	1,500
Residential - Common Areas	1,500	1.0	1,500
Residential - R2 Corridor	1,500	1.0	1,500
Supportive Services - Occupancy	1,500	1.0	1,500
TOTAL	93,488	3.1	262,298

- PROPOSED FLOOR AREA CALCULATED PER DEFINITIONS LOCATED IN VERMONT/WESTERN SWAP SUBAREA 0.2
- SUPPORTIVE SERVICES FLOOR AREA TOTALS +/- 11.65%. THIS AREA EQUALS 4.7% FLOOR AREA.
- SUPPORTIVE SERVICES AREA INCLUDES BUT NOT LIMITED TO COMMUNITY ROOMS, CASE MANAGEMENT OFFICES, COMPUTER ROOMS, AND/OR COMMUNITY KITCHENS.
- COMMON AREAS INCLUDES BUT NOT LIMITED TO RESIDENTIAL LOBBIES, MAIL ROOMS, LAUNDRY ROOMS, AND/OR OTHER COMMON DECKS AND INTERIOR ROOMS.

SHEET NOTES



4TH FLOOR FAR PLAN
1/8" = 1'-0"



2ND FLOOR FAR PLAN
1/8" = 1'-0"



3RD FLOOR FAR PLAN
1/8" = 1'-0"



1ST FLOOR FAR PLAN
1/8" = 1'-0"

LEGEND

- RESIDENTIAL - COMMON AMENITY
- RESIDENTIAL - COMMON AREAS
- RESIDENTIAL - R2 CORRIDOR
- RESIDENTIAL - R2 OCCUPANCY
- SUPPORTIVE SERVICES - OCCUPANCY



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ENLIGHTENMENT PLAZA
321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE FISH

NO GUARANTEE FOR UNCHANGED CONDITIONS. AREA AND DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD SURVEY.

SITE PLAN REVIEW

DATE: 1808.00
BY: 05.18.19

NO. OF SHEETS: 10
OPEN SPACE CALCULATIONS

PROJECT NO. A004.

OPEN SPACE SHEET NOTES

OPEN SPACE PER DEFINITIONS IN VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN - SUBAREA D.2 - COMMERCIAL MANUFACTURING/PERMANENT SUPPORTIVE HOUSING

USABLE OPEN SPACE
NO PORTION OF THE REQUIRED USABLE OPEN SPACE SHALL HAVE A SLOPE EXCEEDING 10% UP TO 75% OF THE USABLE OPEN SPACE MAY BE PROVIDED ABOVE THE GROUND FLOOR REGARDLESS OF THE UNDERLYING ZONE.

COMMON USABLE OPEN SPACE
NO PORTION OF THE REQUIRED COMMON USABLE OPEN SPACE SHALL HAVE A DIMENSION OF LESS THAN 16 FEET OR BE LESS THAN 400 SQUARE FEET FOR PROJECTS UNDER 10 DWELLING UNITS AND 400 SQUARE FEET FOR PROJECTS 10 DWELLING UNITS OR MORE.

PRIVATE USABLE OPEN SPACE
ONCE THE STANDARDS FOR THE COMMON USABLE OPEN SPACE REFERENCED IN THE PARAGRAPH ABOVE HAVE BEEN MET, PROJECTS MAY PROVIDE PRIVATE USABLE OPEN SPACE, SUCH AS BALCONIES OR PATIOS, WITH A MINIMUM DIMENSION OF SIX FEET FOR BALCONIES AND TEN FEET FOR PATIOS, THEREBY REDUCING THE REQUIRED USABLE OPEN SPACE DIRECTLY COMMENSURATE WITH THE AMOUNT OF PRIVATE OPEN SPACE PROVIDED.

OPEN SPACE REQUIRED

OPEN SPACE PER DEFINITIONS IN VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN - SUBAREA D.2 - COMMERCIAL MANUFACTURING/PERMANENT SUPPORTIVE HOUSING

BUILDING	NAME	# OF UNITS	REQ'D OPEN SPACE
NORTHEAST	1 BR UNIT	22 x 100SF	2200 SF
NORTHEAST	2 BR UNIT	10 x 125SF	1250 SF
NORTHEAST	STUDIO UNIT	111 x 100SF	11100 SF
		143	14500 SF = 11,840 SF (81%)
NORTHWEST	1 BR UNIT	35 x 100SF	3500 SF
NORTHWEST	2 BR UNIT	1 x 125SF	125 SF
NORTHWEST	STUDIO UNIT	48 x 100SF	4800 SF
		84	8425 SF = 6,740 SF (80%)
SOUTHEAST	1 BR UNIT	14 x 100SF	1400 SF
SOUTHEAST	STUDIO UNIT	76 x 100SF	7600 SF
		90	9000 SF = 7,200 SF (80%)
SOUTHWEST - A	2 BR UNIT	1 x 125SF	125 SF
SOUTHWEST - A	STUDIO UNIT	73 x 100SF	7300 SF
		74	7425 SF = 5,940 SF (80%)
SOUTHWEST - B	2 BR UNIT	1 x 125SF	125 SF
SOUTHWEST - B	STUDIO UNIT	65 x 100SF	6500 SF
		66	6625 SF = 5,060 SF (76%)
GRAND TOTAL		454	45725 SF
			36,340 SF

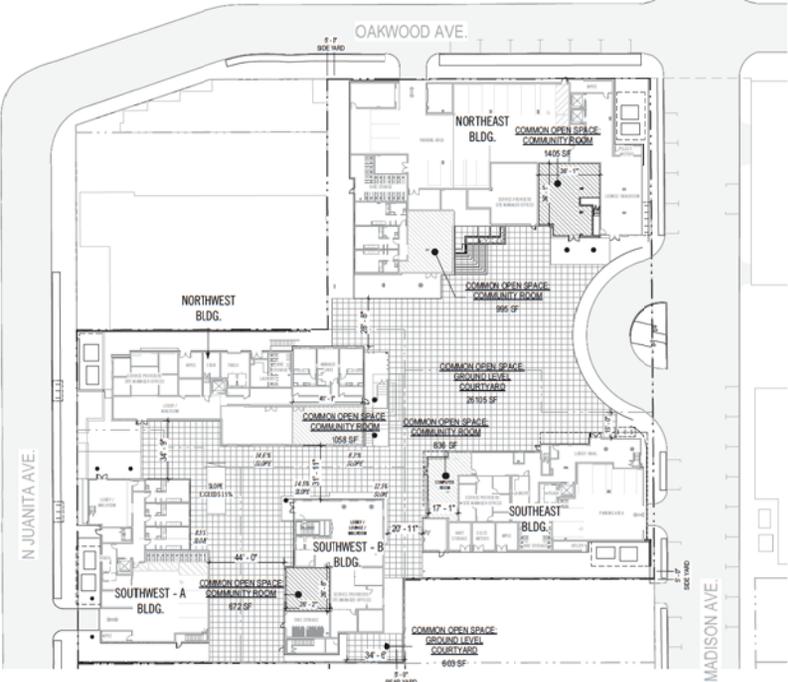
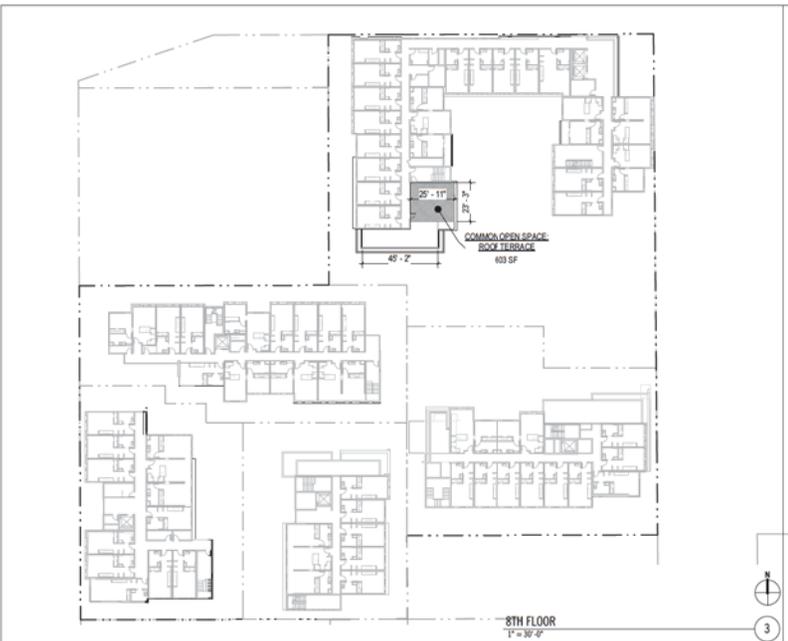
*A KITCHEN IS NOT CONSIDERED A HABITABLE SPACE FOR PURPOSES OF CALCULATING OPEN SPACE

OPEN SPACE PROVIDED - GROUND LOT

BUILDING	LEVEL	NAME	AREA
GROUND LOT	1ST FLOOR	COMMON OPEN SPACE: GROUND LEVEL COURTYARD	26105
GROUND LOT	1ST FLOOR	COMMON OPEN SPACE: GROUND LEVEL COURTYARD	603
NORTHEAST	2ND FLOOR	NE: POOLIUM COURT	3310
NORTHEAST	8TH FLOOR	COMMON OPEN SPACE: ROOF TERRACE	603
		TOTAL EXTERIOR OPEN SPACE	30621
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1405
NORTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	966
NORTHWEST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	1058
SOUTHEAST	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	838
SOUTHWEST - A	2ND FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	993
SOUTHWEST - B	1ST FLOOR	COMMON OPEN SPACE: COMMUNITY ROOM	872
		TOTAL INTERIOR OPEN SPACE	6959
GRAND TOTAL		TOTAL OPEN SPACE	36680

OPEN SPACE LEGEND

- COMMON OPEN SPACE: COMMUNITY ROOM
- COMMON OPEN SPACE: GROUND LEVEL COURTYARD
- COMMON OPEN SPACE: COMMUNITY ROOM
- NE: POOLIUM COURT
- COMMON OPEN SPACE: ROOF TERRACE



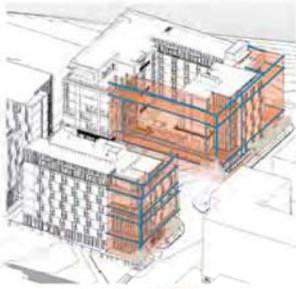
1ST FLOOR OPEN SPACE PLAN
1"=30'-0"



N. MADISON AVENUE

SD_Stepback_Required_Madison

7



N. MADISON AVENUE

SD_Stepback_Provided_Madison

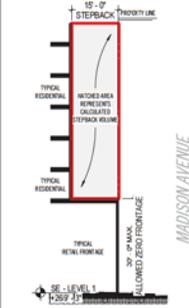
8

STEPBACK VOLUME CALC.

BUILDING STEPBCKS PER VERMONT/WESTERN TOO SNAIP
 NO PORTION OF ANY STRUCTURE LOCATED IN SUBAREA D.2 SHALL EXCEED MORE THAN 3 FEET IN HEIGHT WITHIN 15 FEET OF THE FRONT PROPERTY LINE. ALL BUILDINGS WITH A PROPERTY LINE FRONTING ON A MAJOR HIGHWAY, INCLUDING HOLLYWOOD BOULEVARD, SUNSET BOULEVARD, SANTA MONICA BOULEVARD AND HERMANN AVENUE, SHALL SET THE SECOND FLOOR BACK FROM THE FIRST FLOOR FRONTAGE AT LEAST 10 FT.

MINIMUM REQUIRED STEPBACK VOLUME
NE BUILDING: 512' 1" x 10' x 30' 0" = 153,600 CF
 110,178 CF (F.S. 6" TO 52' 2")
 110,178 CF PROVIDED

PROVIDED STEPBACK VOLUME
NE BUILDING: 53,396 CF (LEVEL 2)
 35,540 CF (LEVEL 3)
 38,850 CF (LEVEL 4)
 38,850 CF (LEVEL 5)
 38,850 CF (LEVEL 6)
 38,850 CF (LEVEL 7)
 56,865 CF (LEVEL 8)
 338,646 CF PROVIDED



STEPBACK REQUIRED - MADISON



8TH FLOOR STEPBACK

NE BUILDING: 5,646 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 56,865 CF
SE BUILDING: 715 SF PROVIDED AREA, 14' 0" PROVIDED HEIGHT, 10,010 CF

7TH FLOOR STEPBACK

NE BUILDING: 3,885 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 38,850 CF
SE BUILDING: 670 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 6,700 CF

5TH FLOOR STEPBACK
6TH FLOOR SIMILAR

NE BUILDING: 3,885 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 38,850 CF
SE BUILDING: 602 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 6,020 CF

4TH FLOOR STEPBACK

NE BUILDING: 3,885 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 38,850 CF
SE BUILDING: 627 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 6,270 CF

3RD FLOOR STEPBACK

NE BUILDING: 3,885 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 38,850 CF
SE BUILDING: 627 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 6,270 CF

2ND FLOOR STEPBACK

NE BUILDING: 3,554 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 35,540 CF
SE BUILDING: 811 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 8,110 CF

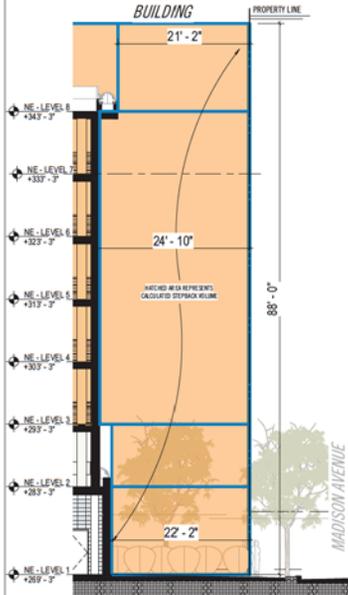
1ST FLOOR STEPBACK

NE BUILDING: 3,614 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 36,140 CF
SE BUILDING: 811 SF PROVIDED AREA, 10' 0" PROVIDED HEIGHT, 8,110 CF

STEPBACK PROVIDED - MADISON PLANS

1

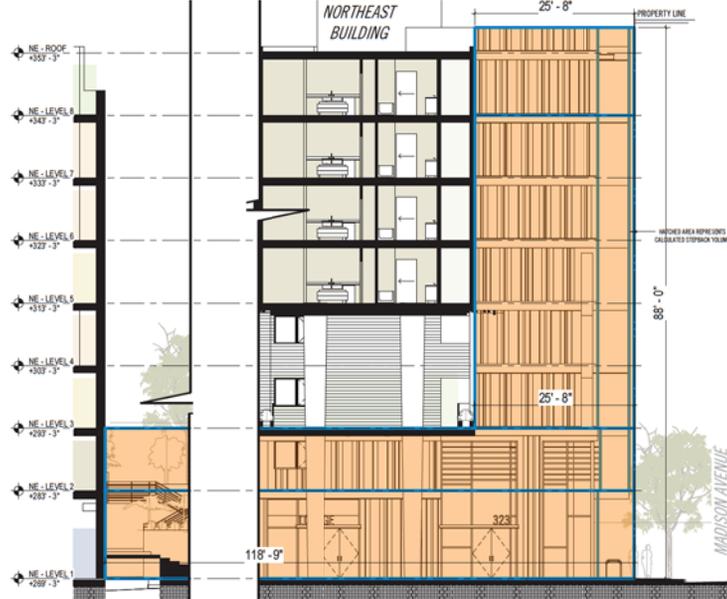
NORTHEAST BUILDING



STEPBACK PROVIDED - MADISON_D

5

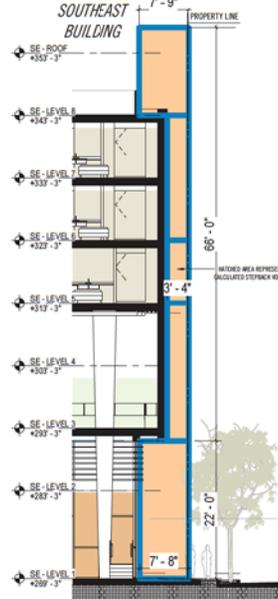
NORTHEAST BUILDING



STEPBACK PROVIDED - MADISON_C

4

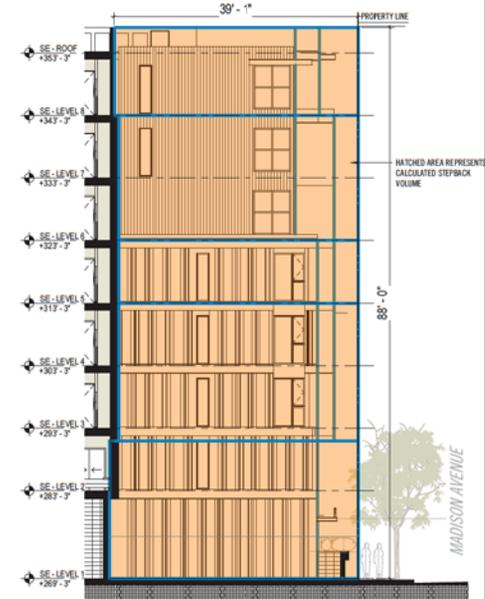
SOUTHEAST BUILDING



STEPBACK PROVIDED - SE BUILDING B

3

SOUTHEAST BUILDING



STEPBACK PROVIDED - SOUTHEAST BUILDING A

2

ENLIGHTENMENT PLAZA

FLEXIBLE FISH

HATCHED AREA REPRESENTS CALCULATED STEPBACK VOLUME

SITE PLAN REVIEW

DATE: 18008.00
 05.18.19

STEPBACK VOLUME CALCULATION - MADISON AVENUE

A006.



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ENLIGHTENMENT PLAZA
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FLORILE FISH

SITE PLAN REVIEW
09.18.19

FIRST FLOOR PLAN

A110.

RESIDENTIAL PARKING REQUIRED

ONE (1) PARKING SPACE FOR EVERY 20 DWELLING UNITS OR GUEST ROOMS SHALL BE PROVIDED FOR THE PURPOSE OF ACCOMMODATING GUESTS, SUPPORTIVE SERVICES, CASE MANAGEMENT AND MANAGERS UNITS
GROUND LOT:
454 UNITS / 20 = 23 PARKING STALLS

PROPOSED PARKING

BUILDING	PARKING TYPE	Count
NORTHEAST (1) STANDARD		8
NORTHEAST (2) COMPACT		4
NORTHEAST (3) ACCESSIBLE		1
STALLS PROVIDED IN NE BLDG. (FOR NW & NW BLDG.): 13		
SOUTHEAST (1) STANDARD		2
SOUTHEAST (2) COMPACT		2
SOUTHEAST (3) ACCESSIBLE		1
TOTAL: 23		
STALLS PROVIDED IN SW BLDG. (FOR BOTH SW BLDG.): 5		
GRAND TOTAL: 28		

BIKE PARKING REQUIRED

RESIDENTIAL BIKE PARKING BASED UPON VERMONT SNAP SPECIFIC PLAN SUBAREA C COMMUNITY CENTER
VERMONT SNAP STREETSCAPE ELEMENTS
1.0 BIKE RACK PER EVERY 10 FT. LOT FRONTAGE
= (893.75 FT FRONTAGE / 50 FT) X 1 RACK = 14 RACKS (28 BIKES)

RESIDENTIAL REQUIREMENT

0.5 BIKES PER STUDIO UNITS
0.5 BIKES PER 1-BEDROOM UNITS
0.5 BIKES PER 2-BEDROOM UNITS

NORTHEAST BUILDING REQUIRED
STUDIOS = 11 K.O.S. = 55
1-BEDROOMS = 22 K.O.S. = 11
2-BEDROOMS = 30 K.O.S. = 15
TOTAL = 77 BIKES

NORTHWEST BUILDING REQUIRED
STUDIOS = 48 K.O.S. = 24
1-BEDROOMS = 30 K.O.S. = 15
2-BEDROOMS = 01 K.O.S. = 01
TOTAL = 40 BIKES

SOUTHEAST BUILDING REQUIRED
STUDIOS = 78 K.O.S. = 39
1-BEDROOMS = 14 K.O.S. = 07
2-BEDROOMS = 00 K.O.S. = 00
TOTAL = 46 BIKES

SOUTHWEST - A BUILDING REQUIRED
STUDIOS = 73 K.O.S. = 36
1-BEDROOMS = 01 K.O.S. = 01
2-BEDROOMS = 00 K.O.S. = 00
TOTAL = 37 BIKES

SOUTHWEST - B BUILDING REQUIRED
STUDIOS = 02 K.O.S. = 01
1-BEDROOMS = 01 K.O.S. = 01
2-BEDROOMS = 00 K.O.S. = 00
TOTAL = 02 BIKES

TOTAL RESIDENTIAL = 227 BIKES

TOTAL BIKES ON SITE = 227 + 28 = 255 BIKES

BIKE PARKING PROPOSED

NORTHEAST BUILDING = 71 BIKES STORED
NORTHWEST BUILDING = 42 BIKES STORED
SOUTHEAST BUILDING = 45 BIKES STORED
SOUTHWEST - A BUILDING = 38 BIKES STORED
SOUTHWEST - B BUILDING = 11 BIKES STORED
SUB-TOTAL = 207 BIKES STORED

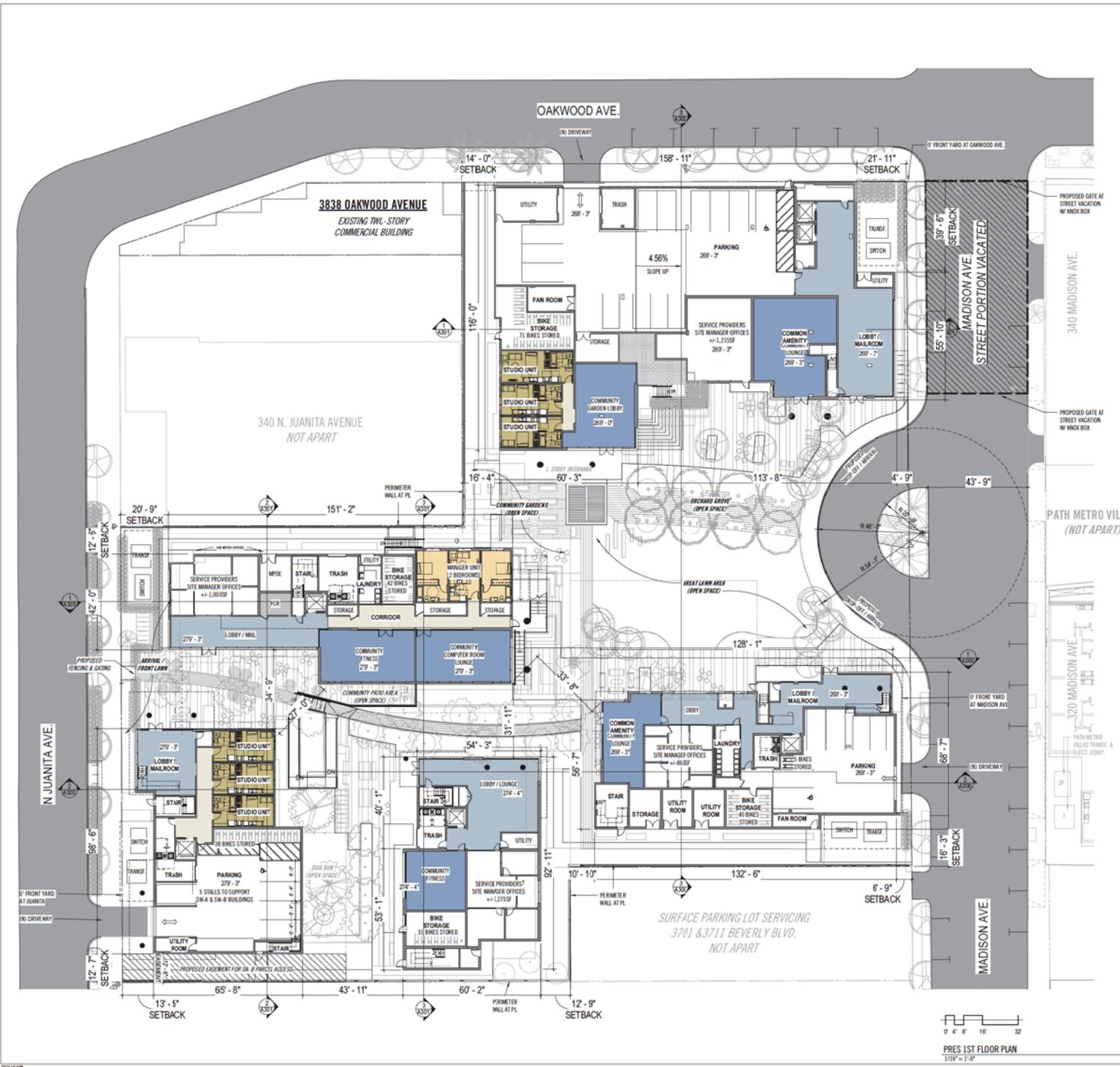
VERMONT SNAP STREETSCAPE ELEMENTS
= 12 BIKES ALONG N. JUANITA AVENUE
= 16 BIKES ALONG MADISON AVENUE
= 255 BIKES STORED

UNIT COUNT PER PARCEL

BUILDING	UNIT TYPE	QTY
NORTHEAST	1 BR UNIT	22
NORTHEAST	2 BR UNIT	10
NORTHEAST	STUDIO UNIT	111
NORTHWEST	1 BR UNIT	35
NORTHWEST	2 BR UNIT	1
NORTHWEST	STUDIO UNIT	48
SOUTHEAST	1 BR UNIT	14
SOUTHEAST	STUDIO UNIT	76
SOUTHWEST - A	2 BR UNIT	70
SOUTHWEST - A	STUDIO UNIT	93
SOUTHWEST - B	2 BR UNIT	1
SOUTHWEST - B	STUDIO UNIT	62
GRAND TOTAL: 454		

RESIDENTIAL PARKING REQUIRED

STUDIO UNITS	22
ONE-BEDROOM UNITS	10
TWO-BEDROOM UNITS	111
COMMUNITY AMENITY ROOMS	35
ENTRY / LOBBY / MAIL ROOMS	1



PRES 1ST FLOOR PLAN
1/16" = 1'-0"



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ENLIGHTENMENT PLAZA

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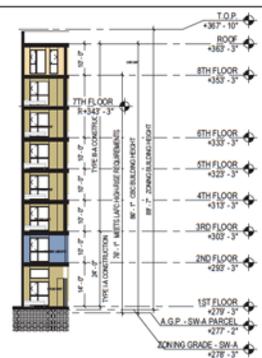
FLEXIBLE PSH

SITE PLAN REVIEW

NO. SHEET: 18008.00
DATE: 05.18.19

SECOND FLOOR PLAN

A111.



BLDG. SECTION - TYPICAL
1/8" = 1'-0"

RESIDENTIAL PARKING REQUIRED

- STUDIO UNITS
- ONE-BEDROOM UNITS
- TWO-BEDROOM UNITS
- COMMON AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS

PRES 2ND FLOOR PLAN
1/8" = 1'-0"



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FLEXIBLE PSH

SITE PLAN REVIEW

NO. SHEET: 18008.00
DATE: 05.18.19
SCALE:

FIFTH FLOOR PLAN

A114.



0' 4' 8' 16' 32'
PRES 5TH FLOOR PLAN
1/8" = 1'-0"

RESIDENTIAL PARKING REQUIRED

- STUDIO UNITS
- ONE-BEDROOM UNITS
- TWO-BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS





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SEVENTH FLOOR PLAN

A116.



PRES 7TH FLOOR PLAN
1/16" = 1'-0"

RESIDENTIAL PARKING REQUIRED

- STUDIO UNITS
- ONEBEDROOM UNITS
- TWOBEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS



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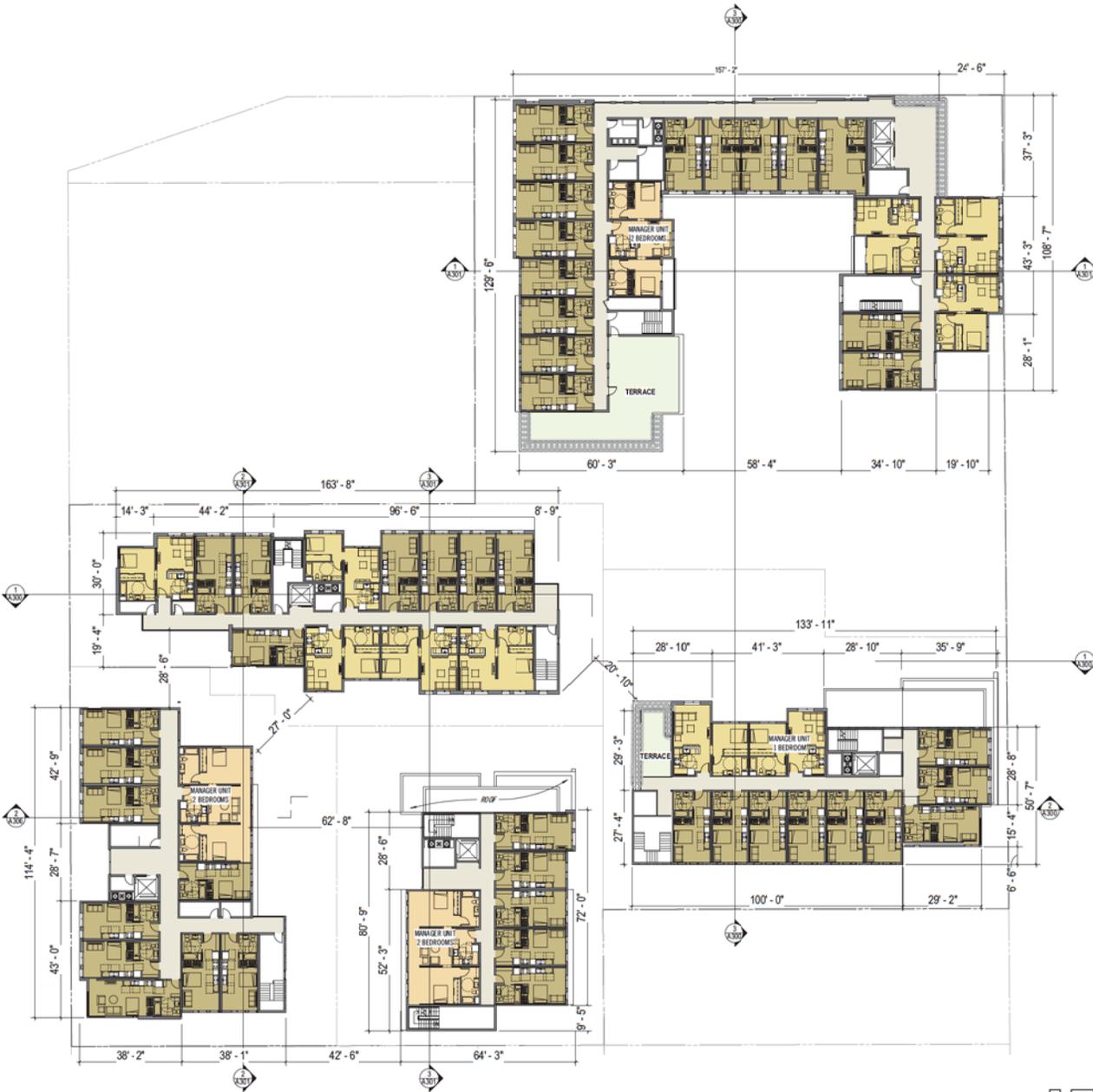
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SITE PLAN REVIEW

NO. 18008.00
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EIGHTH FLOOR PLAN

A117.



RESIDENTIAL PARKING REQUIRED

- STUDIO UNITS
- ONEBEDROOM UNITS
- TWO BEDROOM UNITS
- COMMUNITY AMENITY ROOMS
- ENTRY / LOBBY / MAILROOMS



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ENLIGHTENMENT PLAZA

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FLORIAN FISH

SITE PLAN REVIEW

DATE: 18008.00
BY: 05.18.19

NO. 100
ELEVATIONS -
JUANITA AVE. &
MADISON AVE.

NO. 100
A201.



MATERIALS



STAGGERED STANDING SEAM EXAMPLE
COLOR: DARK GREY
SUBSTITUTE: ANKERAL - STUCCO W/ STAGGERED REVEALS



FIBER CEMENT SIDING EXAMPLE
MATERIAL EXAMPLE - NICHINA (DOUGLASS WOOD) TOBACCO



COMPOSITE SIDING BOARD EXAMPLE

SHEET NOTES

- A. EXTERIOR LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.
- B. ALL PROPOSED MATERIALS WILL BE NON-REFLECTIVE TYPE THAT BLENDS WITH THE MATERIAL AND COLORS OF SURROUNDING BUILDINGS AND STRUCTURES.
- C.



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ENLIGHTENMENT PLAZA

FLEXIBLE PSH

NO SHADING OR UNIFORM SHADING AREA OR UNIFORM COLOR SHALL BE REQUIRED FOR SHADING DEVICES.

SITE PLAN REVIEW

NO. SHEET: 18008.00
DATE: 05.18.19

ELEVATIONS - NORTH & SOUTH

A202.



MATERIALS



STAGGERED STANDING SEAM EXAMPLE
COLOR: DARK GREY
SUBSTITUTE: METAL - STUCCO W/ STAGGERED REVEALS



FIBER CEMENT SIDING EXAMPLE
MATERIAL EXAMPLE - RICHINA (ROUGH SAW TOBACCO)



COMPOSITE SIDING BOARD EXAMPLE

SHEET NOTES

- A. EXTERIOR LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.
- B. ALL PROPOSED MATERIALS WILL BE NON-REFLECTIVE TYPE THAT BLENDS WITH THE MATERIAL AND COLORS OF SURROUNDING BUILDINGS AND STRUCTURES.



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ENLIGHTENMENT PLAZA

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MATERIALS



STAGGERED STANDING SEAM EXAMPLE
COLOR: DARK GREY
SUBSTITUTE: ANKER-PAL - STUCCO W/ STAGGERED REVEALS



FIBER CEMENT SIDING EXAMPLE
MATERIAL EXAMPLE - NICHIRA (DOUGLASSAWN TOBACCO)



COMPOSITE SIDING BOARD EXAMPLE

SHEET NOTES

- A. EXTERIOR LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.
- B. ALL PROPOSED MATERIALS WILL BE NON-REFLECTIVE TYPE THAT BLENDS WITH THE MATERIAL AND COLORS OF SURROUNDING BUILDINGS AND STRUCTURES.

SITE PLAN REVIEW

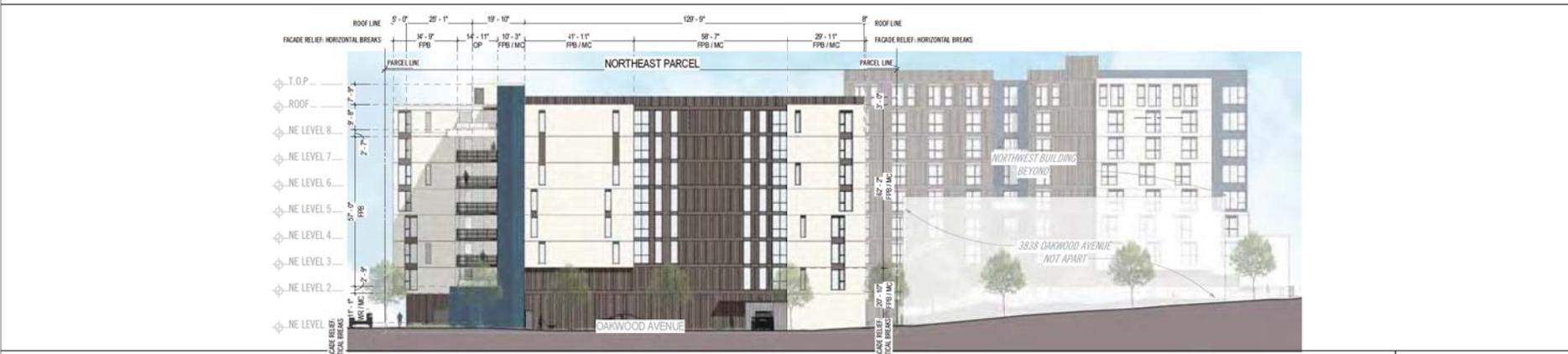
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ELEVATIONS - PASEO ELEVATIONS

A203.



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FACADE RELIEF LEGEND

KEY	DESCRIPTION
FPB	FACADE PLANE BREAK
WR	WALL RECESS
MC	MATERIAL CHANGE
OP	OPENING WITHIN FACADE
RPB	ROOF PLANE BREAK

ENLIGHTENMENT PLAZA

321 N. MADISON AVENUE, LOS ANGELES, CA 90004

FLEXIBLE PSH

SITE PLAN REVIEW

NO. SHEET: 18008.00
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FACADE RELIEF EAST WEST AND NORTH ELEVATIONS

A204.



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ENLIGHTENMENT PLAZA
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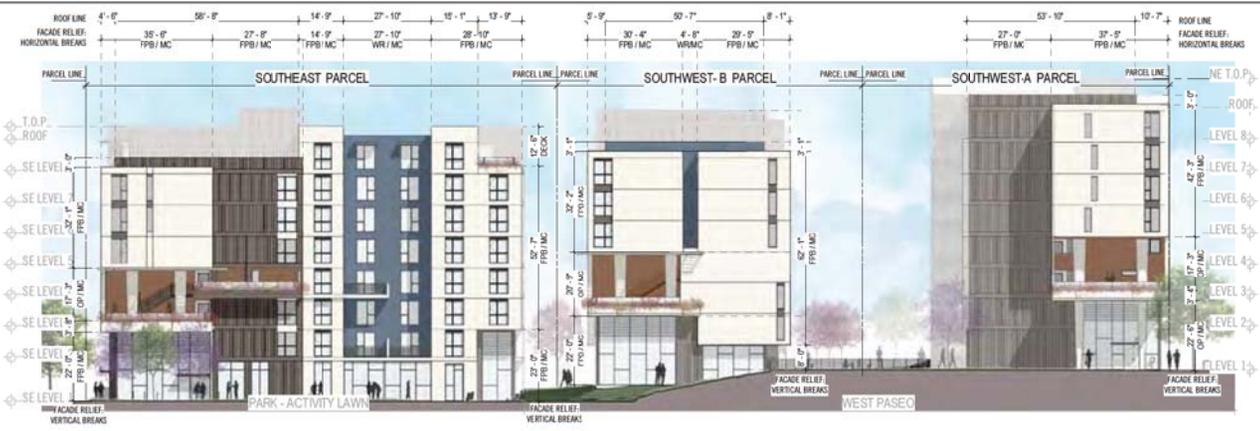
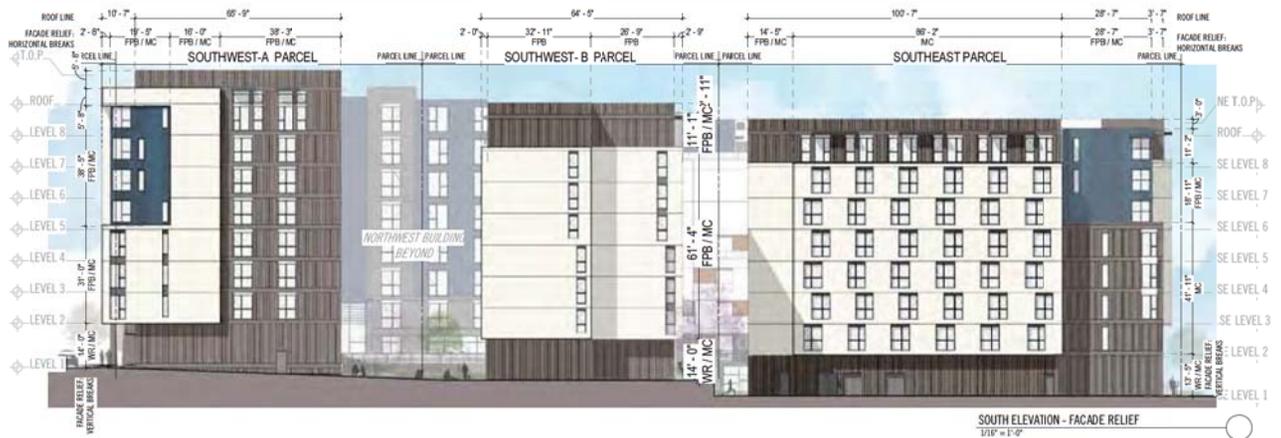
FLEXIBLE FSB

SITE PLAN REVIEW

NO. 18008.00
05.18.19

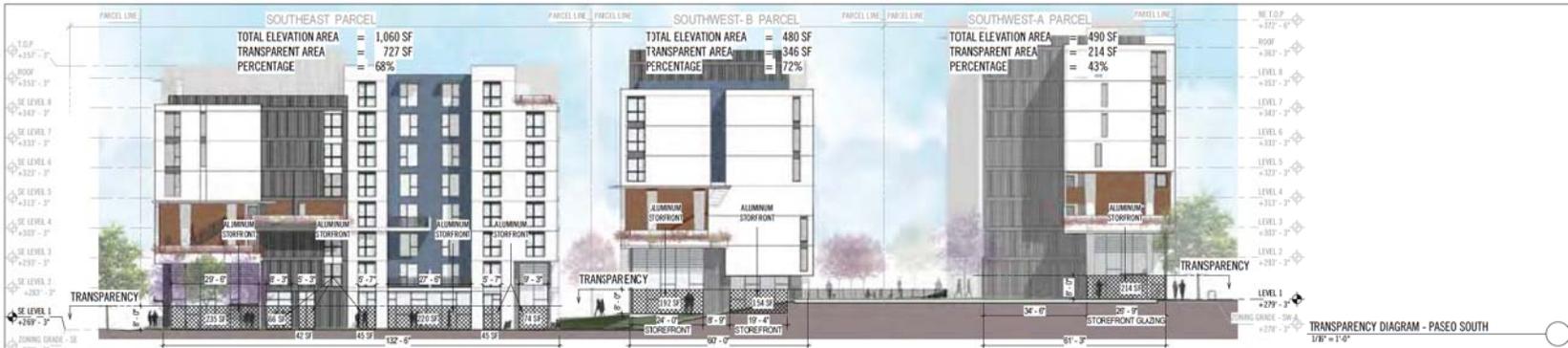
FAÇADE RELIEF SOUTH AND PASEO ELEVATIONS

A205.



FAÇADE RELIEF LEGEND

KEY	DESCRIPTION
FPB	FAÇADE PLANE BREAK
WR	WALL RECESS
MC	MATERIAL CHANGE
OP	OPENING WITHIN FAÇADE
RPB	ROOF PLANE BREAK



FACADE TRANSPARENCY NOTES

FOR ANY BUILDING LOCATED IN A NON-RESIDENTIAL ZONE, A MINIMUM OF 25 PERCENT OF THAT PORTION OF THE EXTERIOR STREET-FACING WALLS WHICH ARE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK GRADE SHALL BE COMPRISED OF TRANSPARENT (UNTINTED, UNPROTECTED, NON-REFLECTIVE) WINDOWS OR OPENINGS, EXCLUSIVE OF AREAS FOR WALKWAYS, DRIVEWAYS, PASEOS AND PLAZAS.

A MINIMUM OF 10 PERCENT OF THE UPPER STORY PORTIONS OF THE EXTERIOR STREET-FACING BUILDING FACADE AS MEASURED FROM THE TOP OF THE FINISHED GROUND FLOOR TO THE TOP OF THE BUILDING FACADE SHALL BE COMPRISED OF TRANSPARENT (UNTINTED, UNPROTECTED, NON-REFLECTIVE) WINDOWS OR OPENINGS.

GLASS TRANSPARENCY: GLASS IS CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80 PERCENT AND EXTERNAL REFLECTANCE OF LESS THAN 10 PERCENT.

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FLEXIBLE FISH

THE DRAWING IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED PROJECT AND IS NOT A CONTRACT DOCUMENT. THE CONTRACT DOCUMENTS SHALL PREVAIL IN THE EVENT OF A DISCREPANCY.

SITE PLAN REVIEW

NO. 18008.00
 DATE: 05.18.19

TRANSPARENCY DIAGRAMS

DATE: 05.18.19

A206.



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ENLIGHTENMENT PLAZA

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FLEXIBLE PSN

SITE PLAN REVIEW

NO. SHEETS: 18008.00
DATE: 05.18.19

PRIVACY DIAGRAM

A207.





DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
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CALIFORNIA

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Tract Map No. VTT-82798
Tract Map Date: September 19, 2019
Property Address: 317-345 N. Madison Avenue
Community Plan: Wilshire

Distribution Date: September 20, 2019

Application Date: September 19, 2019

COUNCIL DISTRICT NO. 13

Hillside Yes No

Neighborhood Council District:

Rampart Village

Bureau of Sanitation

Bureau of Engineering

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

Dept. of Building and Safety - Grading

Urban Forestry / Land Development Section

Dept. of Building and Safety – Zoning

Housing Department (No P.S.)

Dept. of Transportation

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

DWP Real Estate

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

DWP Water Design

County Health Department (No P.S.)

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Street Lighting

GIS (Final Map & LOD)

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

DATE DUE: UPON RECEIPT

Please send your reports to the following e-mail address: nuri.cho@lacity.org and maria.reyes@lacity. Thank you.

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

VINCENT P. BERTONI, AICP
Advisory Agency

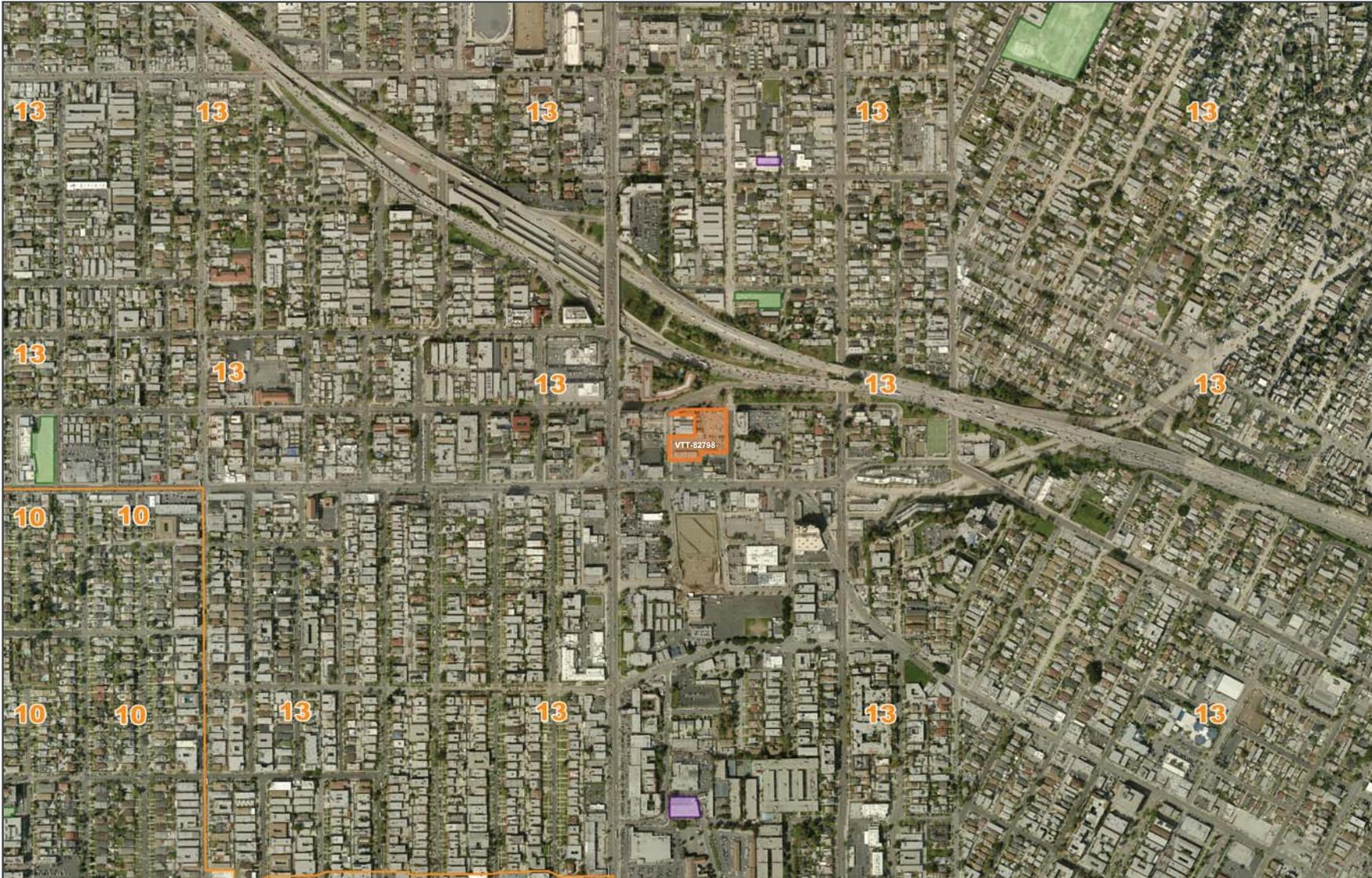
KEVIN S.GOLDEN
Deputy Advisory Agency
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output

ATTACHMENT 3



LEGEND

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

NOTES

0 0 Miles 0 0

SCALE 1:9,028

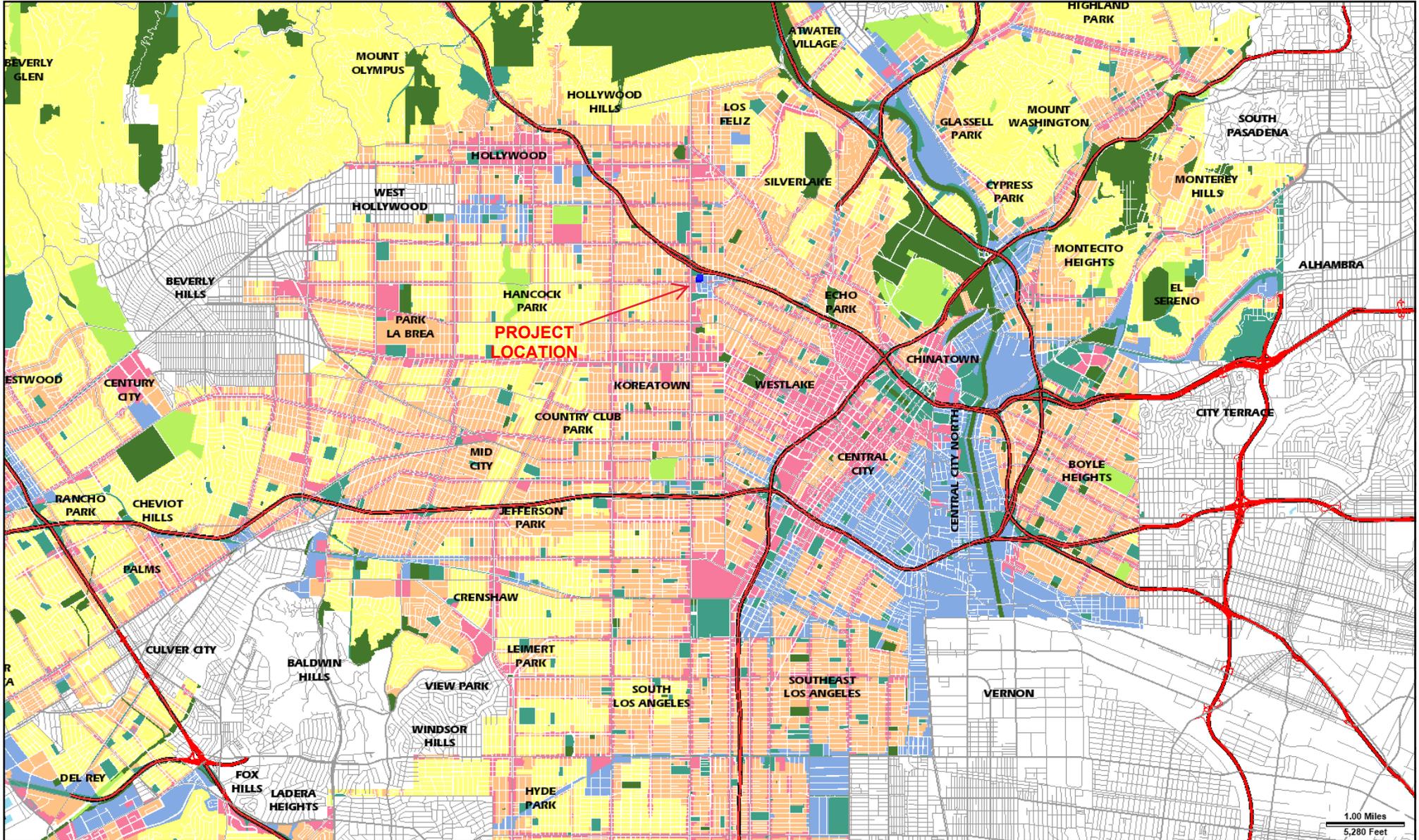
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Printed: 10/07/2019

ZIMAS PUBLIC

Generalized Zoning

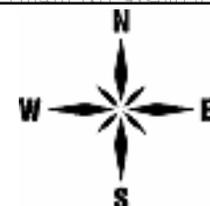
10/04/2019



Address: 3814 W OAKWOOD AVE
 APN: 5501001023
 PIN #: 138B197 84

Tract: DAYTON HEIGHTS TRACT
 Block: V
 Lot: FR 19
 Arb: 1

Zoning: M1-1
 General Plan: Limited Manufacturing



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

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

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

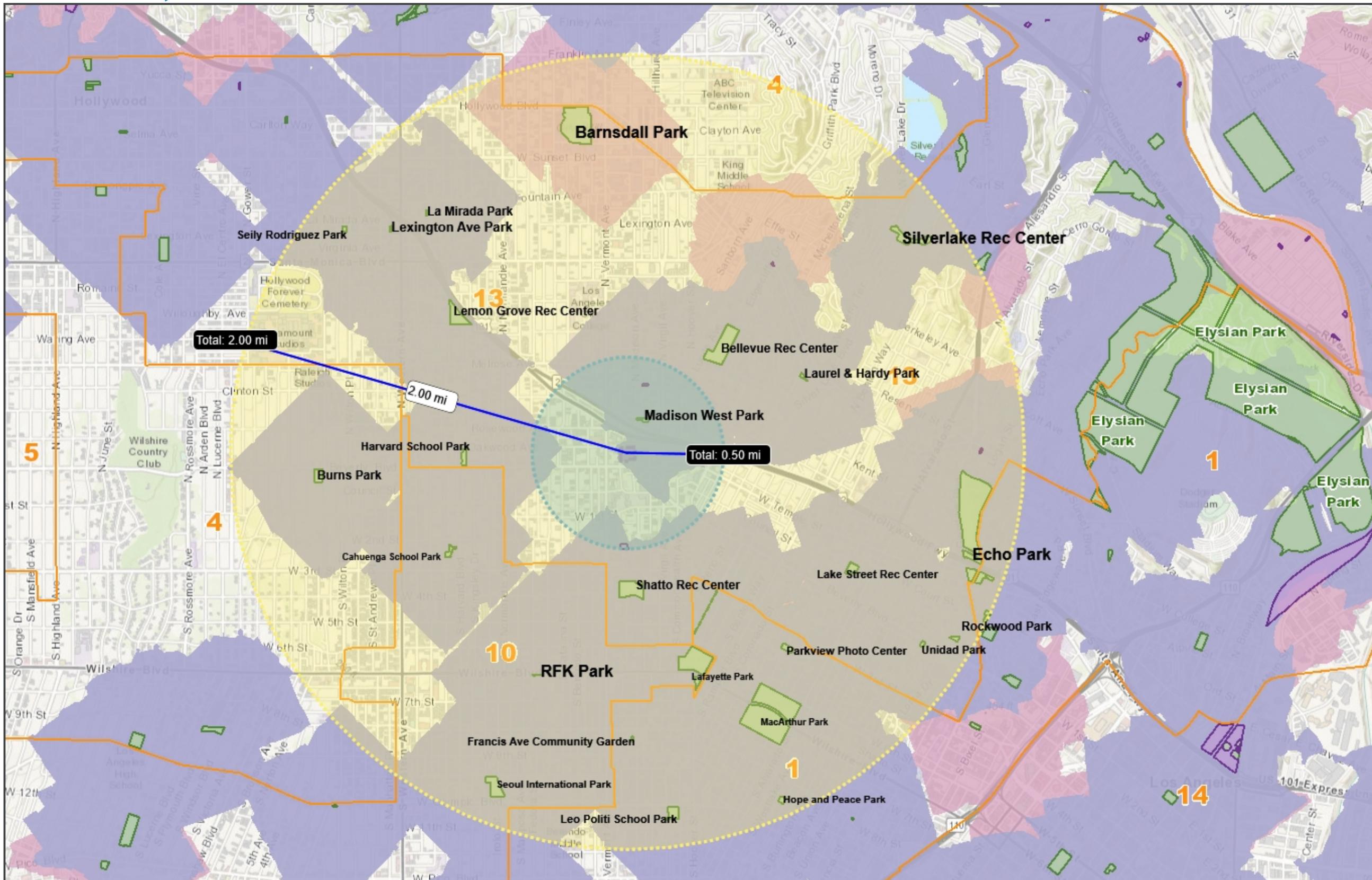
 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

LAMC SECTION 85.02 (VEHICLE DWELLING)

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

OTHER SYMBOLS

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



LEGEND

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

NOTES



SCALE 1: 36,112

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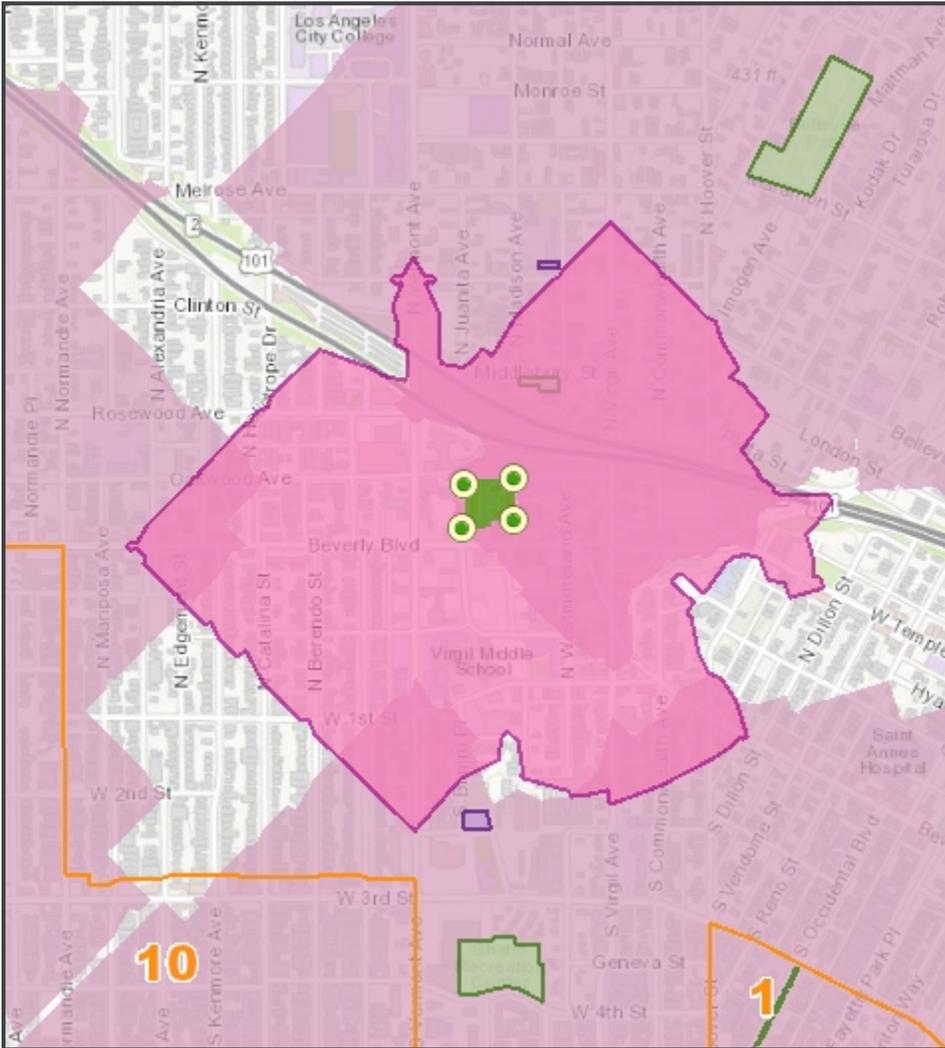
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Printed: 05/02/2019



**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

ATTACHMENT 6

Park Analysis Report



Scenario Information

Scenario Name:
312-328 N. Juanita Ave

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:	11,547	6,915

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	3,883	2,382

Residents Served by Age

Households Served by Annual Income

Under Age 5:	742	492
Age 5 to 9:	592	361
Age 10 to 14:	684	436
Age 15 to 17:	445	271
Age 18 to 64:	8,235	4,871
Age 65 and Over:	849	484

Under \$25,000:	1,440	811
\$25,000 to \$34,999:	589	398
\$35,000 to \$49,999:	757	529
\$50,000 to \$74,999:	640	426
\$75,000 and Over:	457	218

Source: Census/ACS 2010