

APPROVED
MAR 17 2022
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-062

DATE March 17, 2022

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83436 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<u>DF</u>
J. Kim	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83436 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under 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.

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 in part 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 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 is located at 6435 West Wilshire Boulevard in the Carthay Circle community of the City. The Project site is approximately 0.41 gross acres. The Project, as currently proposed, includes the construction of a three-story, 68-unit condominium building, 7 of which will be affordable units, along with 2 levels of subterranean parking.

The proposed Project also includes approximately 5,744 square feet of common open space, including a dog run, pool and pool deck, fitness room, and lounge.

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

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

EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **April 26, 2021**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **November 5, 2021**. On December 5, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by January 24, 2022. 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 / 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."

Land Dedication

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

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

The maximum land dedication for the Project's proposed 68 units would be:

$$\mathbf{0.49\ Acres} = (68 \times 2.88) \times 0.00251$$

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

$$\mathbf{0.44\ Acres} = (61 \times 2.88) \times 0.00251$$

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

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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board 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.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project as described in this Report, is a condominium project.

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, 2021, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$14,793.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 68 units would be:

\$1,005,924.00 = \$14,793.00 x 68 dwelling units

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As currently proposed, the Project has 7 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:

$$\mathbf{\$902,373.00} = \$14,793.00 \times 61 \text{ dwelling units}$$

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of 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 would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 64% of residents in the City of Los Angeles live within a 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 at least 65% by 2025; 75% by 2035; and 100% by 2050. 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 Carthay Circle community of the City and within the Wilshire Community Plan Area. Currently, the Project site is an office building and is surrounded by commercial and hotel uses on all sides.

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

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

- Half-mile walking distance of the Project site (EPADSS): 2,988 persons (6,948 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Wilshire Community Plan Area (2015-2019 American Community Survey): 20,039 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 5,744 square feet of common open space, including a dog run, pool and pool deck, fitness room, and lounge.

The total amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). 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 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.

Public Park Access

There is one (1) public park within a half mile walking distance of the Project site:

- Carthay Circle Park, located at 6313 West San Vicente Boulevard, is a 0.97-acre facility located in the Wilshire community of the City. It provides benches and passive recreation space for the surrounding community.

A map showing the project location and nearby public parks is attached hereto (Attachment 5).

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As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **451** new, previously unserved, residents within a half-mile 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 walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the 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 walking distance of a public park.

Nearby Public Park Projects

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

There are no (0) park renovation projects in development within a two mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded.

There is one (1) park renovation project currently in various stages of planning and development within a two mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Claude Pepper Senior Citizen Center – Senior Center Renovation Project

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as this project is in a low density area of the City and there are projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

FISCAL IMPACT

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

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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 will mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

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

ENTITLEMENT THE STANLEY

6435 WILSHIRE BLVD.
LOS ANGELES, CA 90084

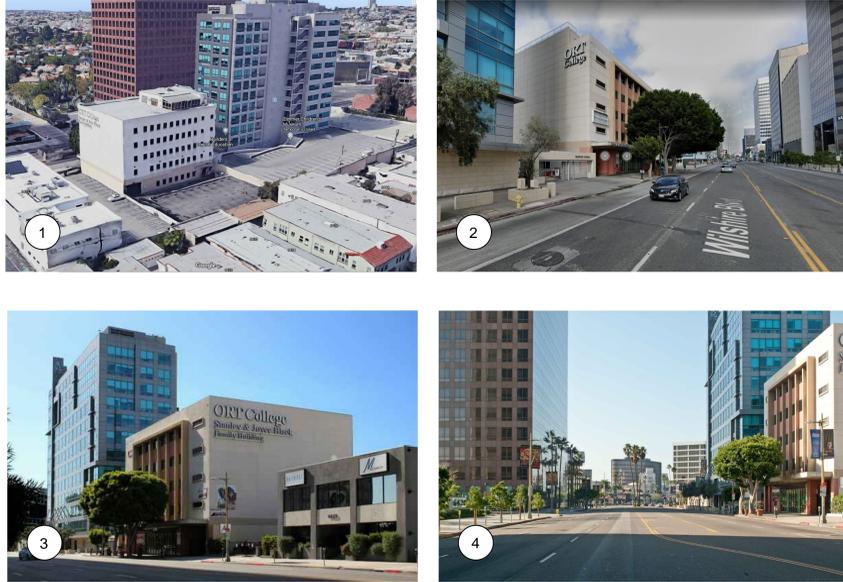
A PROJECT FOR
BLACK EQUITIES

ATTACHMENT 1



245 East 3rd Street
Long Beach, California 90802
t 562.901.1500
STUDIO-11.COM

EXISTING SITE & CONTEXT PHOTOS



PROJECT SUMMARY

PROJECT DESCRIPTION			
LOT AREA	17,713 SF		
STREET DEDICATION			
TOTAL LOT AREA			
BUILDING SETBACKS	FRONT	R4 NONE T.O.C. TIER 3 NONE	0'-0"
	SIDE	R4 5' (+1' EACH STORY OVER 2ND) T.O.C. TIER 3 5'-0"	5'-0"
	REAR	R4 15'-0" (+1' EACH STORY OVER 2ND) T.O.C. TIER 3 5'-0"	9'-0"
ZONING SUMMARY			
ZONE	ALLOWED	PROPOSED	
	[O] C4-2D REGIONAL CENTER COMMERCIAL	REGIONAL CENTER COMMERCIAL +T.O.C. TIER 3	
MAXIMUM HEIGHT LIMIT	UNLIMITED	90'-0"	
DENSITY	150 D.U.	68 D.U.	
FLOOR AREA RATIO + T.O.C. TIER 3	6.75:1	3.63:1	
BUILDING AREA	119,563 SF	64,226 SF	

F.A.R. SUMMARY

ALLOWED F.A.R.: 6.75:1
ALLOWED BUILDABLE AREA: 119,563 SF
PROPOSED BUILDING AREA INCLUDED IN F.A.R.: 64,226 SF
SEE SHEET A00.23 F.A.R. AREA ANALYSIS PLAN FOR DETAILED SUMMARY

OPEN SPACE SUMMARY

TOTAL REQUIRED: 5,363 SF (25% REDUCTION FOR T.O.C. TIER 3)
TOTAL PROVIDED: 5,744 SF
SEE SHEET A00.22 OPEN SPACE AREA PLAN FOR DETAILED SUMMARY

BIKE PARKING SUMMARY

RESIDENTIAL - PER LAMC TABLE 12.21A.16.(A)(1)(i)		
SHORT TERM	UNITS 1-25: 1 SPACE PER 10 D.U. UNITS 26-100: 1 SPACE PER 15 D.U.	2.5 + 2.9 = 5.4
LONG TERM	UNITS 1-25: 1 SPACE PER D.U. UNITS 26-100: 1 SPACE PER 1.5 D.U. PROVIDE 100SF WORK SPACE BICYCLE SPACES >20	25 + 28.6 = 54
TOTAL RESIDENTIAL REQUIRED PARKING		60 SPACES
TOTAL PROVIDED BIKE PARKING		60 SPACES

PARKING SUMMARY

REQUIRED RESIDENTIAL		
31 STUDIOS X .5 PER D.U. (T.O.C. TIER 3)	6 SPACES	
46 1 BEDROOMS X .5 PER D.U. (T.O.C. TIER 3)	23 SPACES	
10 2 BEDROOMS X .5 PER D.U. (T.O.C. TIER 3)	5 SPACES	
1 3 BEDROOMS X .5 PER D.U. (T.O.C. TIER 3)	1 SPACE	
TOTAL RESIDENTIAL REQUIRED PARKING		36 SPACES
REQUIRED ACCESSIBLE (PER CBC 11B-208.2 & 208.4) - 2%		
VAN (9'-0" X 18'-0") - 96" ACCESS	1	
REQUIRED ACCESSIBLE (PER CRA REQ. MOBILITY UNITS - 5%)		
STANDARD (9'-0" X 18'-0") - 80" ACCESS	4	
REQUIRED CLEAN AIR ACCESSIBLE (PER L.A. GREEN BUILDING CODE 4.106.4.2 - 5%)		
EVCS VAN (12'-0" X 18'-0") - 60" ACCESS	1	
CLEAN AIR STANDARD (9'-0" X 18'-0")	1	
TOTAL REQUIRED PARKING		36 SPACES
PROVIDED PARKING		
STALL TYPE	SPACES	
LEVEL B2		
TANDEM	2	
COMPACT	1	
STANDARD	13	
ACCESSIBLE STANDARD	1	
EVCS VAN ACCESSIBLE	1	
EV SPACES	7	
LEVEL B1		
COMPACT	1	
STANDARD	11	
ACCESSIBLE STANDARD	1	
EV SPACES	7	
LEVEL 1		
STANDARD	9	
ACCESSIBLE VAN	1	
EVCS STANDARD ACCESSIBLE	1	
EVCS AMBULATORY	1	
EV SPACES	4	
NON REQUIRED LOADING STALL	1	
LEVEL 2		
TANDEM	3	
COMPACT	1	
STANDARD	14	
ACCESSIBLE STANDARD	1	
EV SPACES	7	
TOTAL PROPOSED PARKING		87 + 1 NON-REQUIRED LOADING
PROPOSED PARKING SUMMARY BY TYPE		
STALL TYPE	SPACES	PERCENTAGE
TANDEM	5	6%
COMPACT	3	4%
STANDARD	47	54%
ACCESSIBLE STANDARD	3	4%
ACCESSIBLE VAN	1	1%
EVCS STANDARD ACCESSIBLE	1	1%
EVCS AMBULATORY	1	1%
EVCS VAN ACCESSIBLE	1	1%
EV SPACES	25	28%
NON-REQUIRED LOADING SPACE	1	N/A
		87
		100%

PROJECT DESCRIPTION

NEW MIXED-USE CONSTRUCTION PROJECT CONSISTS OF A RESIDENTIAL LOBBY, LEASING CENTER, 68 RESIDENTIAL UNITS, A FITNESS ROOM, A LANDSCAPED COURTYARD PODIUM DECK, AND A LANDSCAPED ROOF DECK AND ADJOINING RESIDENT LOUNGE. 10% (7 UNITS) EXTREMELY LOW INCOME UNITS TO BE PROVIDED.
PARKING IS PROVIDED IN A GARAGE WITH 2 SUBLEVELS AND 2 LEVELS ABOVE GROUND.
THIS IS NOT A PUBLIC HOUSING FACILITY OWNED OR OPERATED BY, FOR, OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.

UNIT SUMMARY

UNIT NAME	UNIT AMOUNT
LEVEL 3	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	1
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 4	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 5	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 6	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 7	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 8	
UNIT A1 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT D1 (3 BED)	1
68	

UNIT SUMMARY BY TYPE

UNIT NAME	UNIT AMOUNT	TYPICAL GROSS UNIT AREA	TOTAL UNIT AREA	SUBTOTAL BY TYPE
UNIT A1 (STUDIO)	6	574 SF	3,444 SF	11 - STUDIOS (16.1%)
UNIT A2 (STUDIO)	5	564 SF	2,820 SF	
UNIT B1 (1 BED)	18	782 SF	14,076 SF	46 - 1 BEDS (67.6%)
UNIT B2 (1 BED)	16	744 SF	11,904 SF	
UNIT B3 (1 BED)	6	685 SF	4,110 SF	
UNIT B4 (1 BED)	6	730 SF	4,380 SF	
UNIT C1 (2 BED)	10	1,068 SF	10,680 SF	10 - 2 BEDS (14.7%)
UNIT D1 (3 BED)	1	1,874 SF	1,874 SF	1 - 3 BEDS (1.5%)
68			52,668 SF	

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:
LOTS 7 AND 8 IN BLOCK 3 OF TRACT NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGES 51 TO 53 INCLUSIVE OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ASSESSOR'S PARCEL NO.: 5510-023-050 AND 5510-023-051

SHEET INDEX

SHEET #	SHEET TITLE	ISSUE AND DATE
ARCHITECTURAL		
A0.00	TITLE SHEET	
A00.00	SURVEY	
A00.22	OPEN SPACE AREA PLAN	
A00.23	F.A.R. AREA ANALYSIS PLAN	
A01.00a	B2 LEVEL FLOOR PLAN	
A01.00b	B2 LEVEL FLOOR PLAN	
A01.01	FIRST LEVEL FLOOR PLAN	
A01.02	SECOND LEVEL FLOOR PLAN	
A01.03	THIRD LEVEL FLOOR PLAN	
A01.04	FOURTH-SEVENTH TYPICAL LEVEL FLOOR PLAN	
A01.05	EIGHT LEVEL FLOOR PLAN	
A01.06	ROOF LEVEL FLOOR PLAN	
A03.01	EXTERIOR ELEVATIONS	
A03.02	EXTERIOR ELEVATIONS	
A03.03	EXTERIOR ELEVATIONS	
A03.04	EXTERIOR ELEVATIONS	
A04.01	BUILDING SECTIONS	
A04.02	BUILDING SECTIONS	
A07.01	MATERIAL BOARD	
A10.01	RENDERINGS	
L1.01	LANDSCAPE SITE PLAN	
L1.03	POOL DECK LANDSCAPE SITE PLAN	
L1.05	EIGHTH FLOOR LANDSCAPE SITE PLAN	
L7.00	PLANT PALETTE IMAGERY	
L7.01	LANDSCAPE PLANTING PLAN	
L7.02	POOL DECK PLANTING PLAN	
L7.03	EIGHTH FLOOR DECK PLANTING PLAN	



THE
STANLEY

6435 WILSHIRE BLVD.
LOS ANGELES, CA 90048

DATE ISSUE
1 02.01.21 ENTITLEMENT

JOB NO. 20-151

TITLE SHEET

A00.00

NOT ISSUED FOR CONSTRUCTION

VICINITY PLAN





Black Equities

THE STANLEY

6435 WILSHIRE BLVD.
LOS ANGELES, CA 90048

#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

OPEN SPACE
AREA PLAN

A00.22

NOT ISSUED FOR CONSTRUCTION

OPEN SPACE SUMMARY:

< 3 HABITABLE ROOMS	100 SF/UNIT
= 3 HABITABLE ROOMS	125 SF/UNIT
> 3 HABITABLE ROOMS	175 SF/UNIT

100 SF X 56 UNITS	5,600 SF
125 SF X 11 UNITS	1,375 SF
175 SF X 1 UNITS	175 SF

OPEN SPACE REQUIRED	7,150 SF
25% REDUCTION PER T.O.C. TIER 3	(1,787 SF)
TOTAL OPEN SPACE REQUIRED	5,363 SF

PROVIDED OPEN SPACE:

LEVEL 1	DOG RUN	426 SF
LEVEL 3	FITNESS CENTER*	826 SF
	POOL DECK	742 SF
	RESIDENTIAL BALCONY**	350 SF
	SUBTOTAL	1,918 SF
LEVELS 4-7	RESIDENTIAL BALCONY**	500 SF
	SUBTOTAL X 4 LEVELS	2,000 SF
LEVEL 8	ROOF DECK	400 SF
	LOUNGE*	600 SF
	RESIDENTIAL BALCONY**	400 SF
	SUBTOTAL	1,400 SF

SUBTOTAL EXTERIOR COMMON AREA	1,568 SF	27.3%	} 52.1% ***
SUBTOTAL INDOOR COMMON AREA	1,426 SF	24.8%	
SUBTOTAL PRIVATE OPEN SPACE	2,750 SF	47.9%	

PROVIDED OPEN SPACE: 5,744 SF

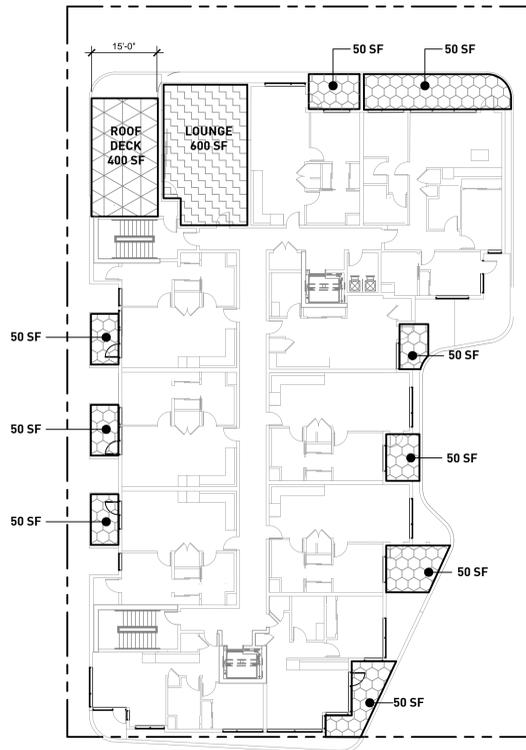
*LAMC 12.21.6.2(a) RECREATION ROOMS AT LEAST 600 SQUARE FEET IN AREA MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25 PERCENT OF THE TOTAL REQUIRED USABLE OPEN SPACE.

**LAMC 12.21.6.2(B)(2) PRIVATE OPEN SPACE SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET OF WHICH NO MORE THAN 50 SQUARE FEET PER DWELLING UNIT SHALL BE ATTRIBUTABLE TO THE TOTAL REQUIRED USABLE OPEN SPACE

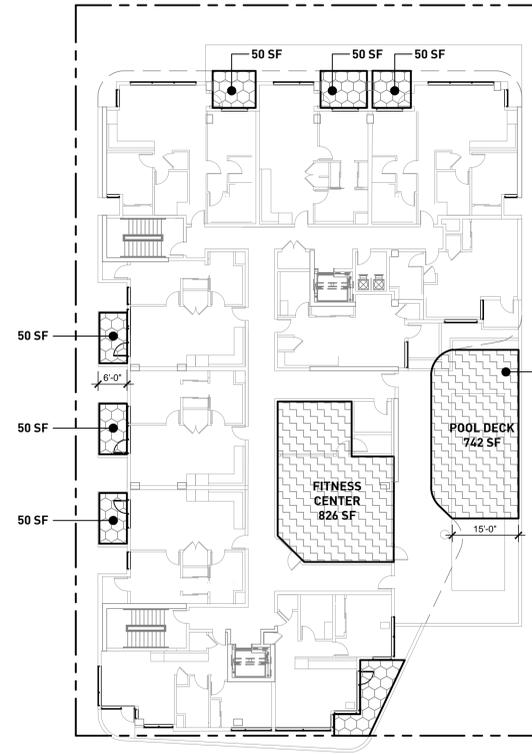
*** LAMC 12.21.6.2(a) COMMON OPEN SPACE MUST CONSTITUTE AT LEAST 50% OF THE TOTAL REQUIRED USABLE OPEN SPACE.

LEGEND

	COMMON OUTDOOR OPEN SPACE
	PRIVATE OPEN SPACE
	COMMON INDOOR OPEN SPACE



LAMC 12.21.6.2(B)(2)
PRIVATE OPEN SPACE SHALL HAVE NO HORIZONTAL DIMENSION LESS THAN SIX FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA



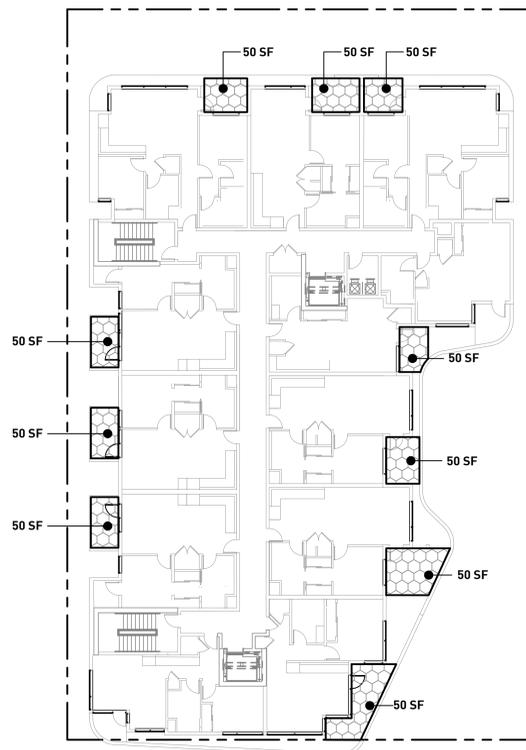
LAMC 12.21.6.2(a)
COMMON OPEN SPACE SHALL BE OPEN TO THE SKY AND SHALL HAVE A MINIMUM AREA OF 400 SQ. FT. WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA.

OPEN SPACE AREA PLAN - LEVEL 8 | 4

1/16" = 1'-0"

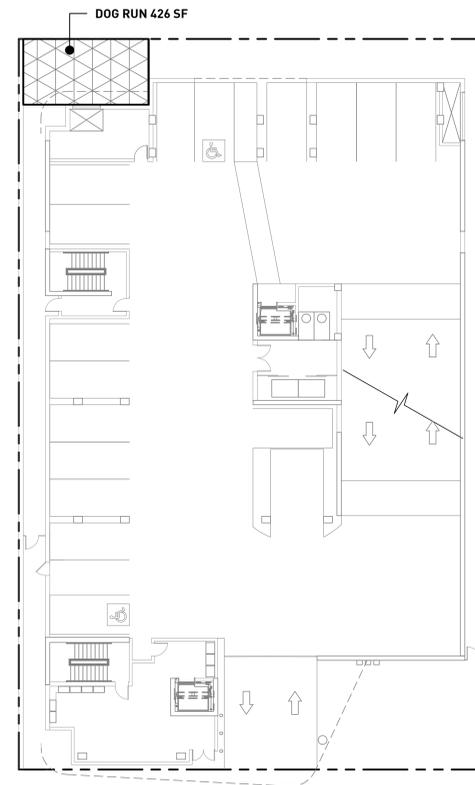
OPEN SPACE AREA PLAN - LEVEL 3 | 2

1/16" = 1'-0"



OPEN SPACE AREA PLAN - LEVEL 4 | 3

1/16" = 1'-0"



OPEN SPACE AREA PLAN - LEVEL 1 | 1

1/16" = 1'-0"

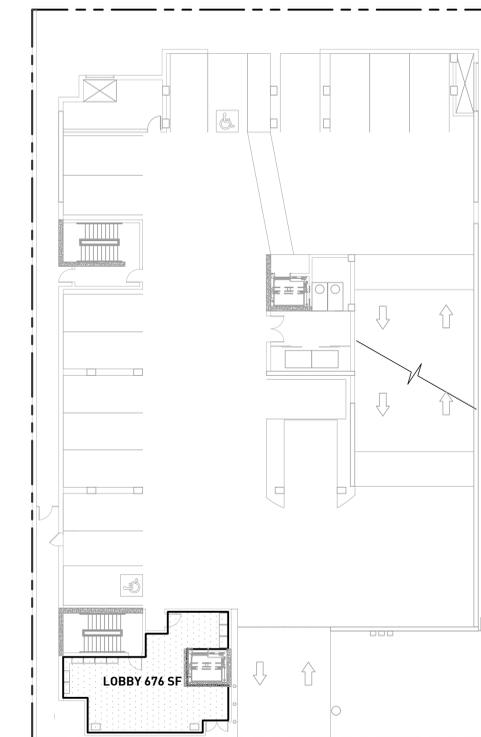
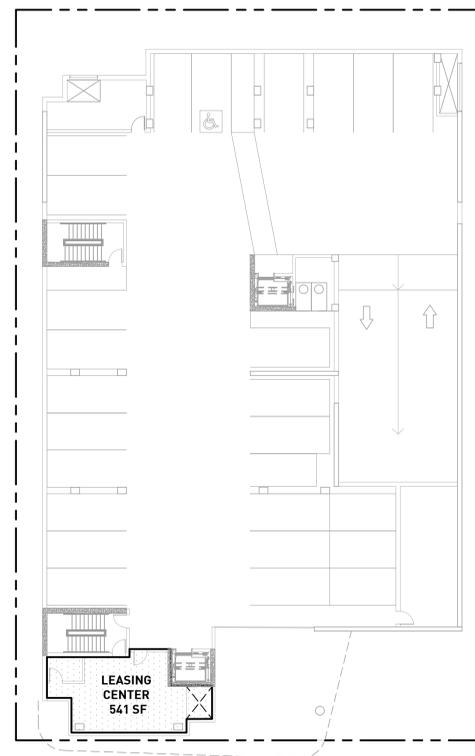
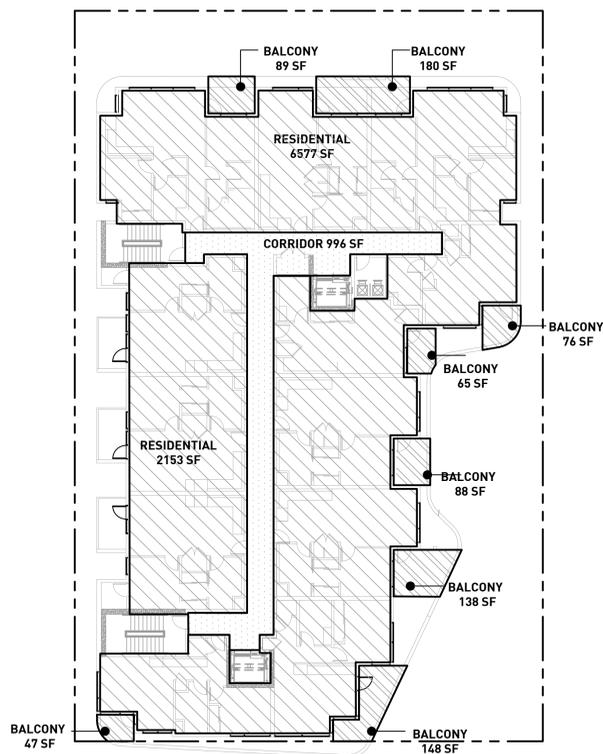
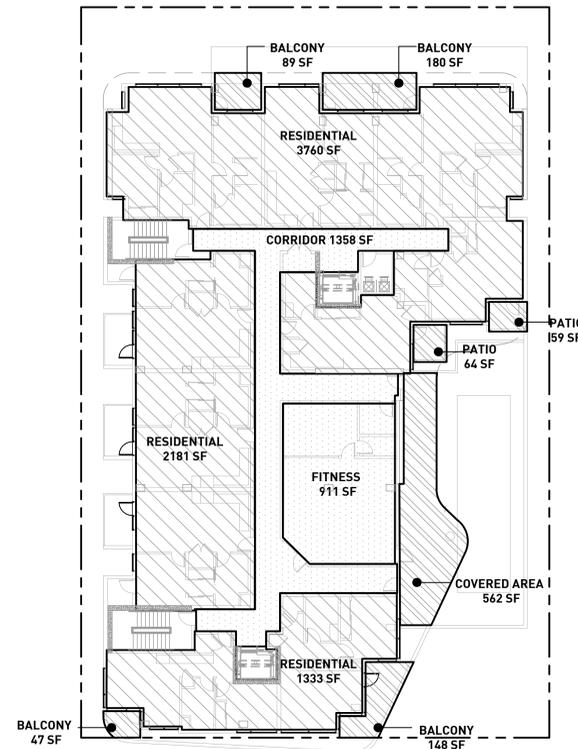
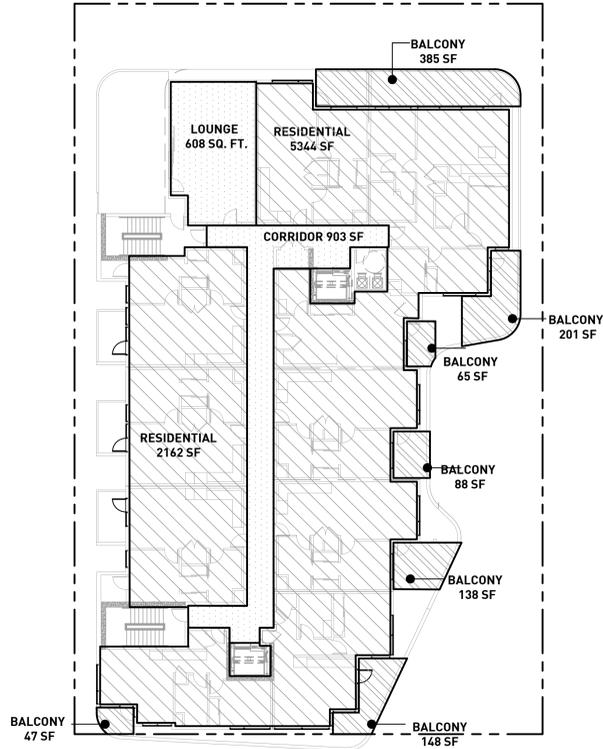


ALLOWABLE FLOOR AREA :

TOTAL LOT AREA (FOR F.A.R. CALC)	17,703 SF
BASE F.A.R. (4.5:1)	79,708 SF
WITH DENSITY BONUS (+35%)	107,606 SF
WITH TOC TIER 3 (+50%)	119,563 SF

FLOOR AREA SUMMARY:

LEVEL 1	LOBBY	676 SF
LEVEL 2	LEASING CENTER	541 SF
LEVEL 3	FITNESS CENTER	911 SF
	CORRIDOR	1,358 SF
	RESIDENTIAL	7,274 SF
	BALCONY	587 SF
	COVERED AREA	562 SF
	SUBTOTAL	10,692 SF
LEVELS 4-7	CORRIDOR	996 SF
	RESIDENTIAL	8,730 SF
	BALCONY	831 SF
	SUBTOTAL X 4 LEVELS	42,228 SF
LEVEL 8	LOUNGE	608 SF
	CORRIDOR	903 SF
	RESIDENTIAL	7,506 SF
	BALCONY	1,072 SF
	SUBTOTAL	10,089 SF
	PROPOSED AREA INCLUDED IN F.A.R.	64,226 SF



SWEETZER AVENUE
(PUBLIC RIGHT OF WAY)

N07°48'50"E 382.42'

LOT 9 BLOCK 3
TR. NO. 7555
M.B. 80-51-53
APN: 5510-023-025

ADDRESS: 6505 WILSHIRE BLVD,
LOS ANGELES, CA 90048
OWNER: JEWISH FEDERATION COUNCIL
OF GREATER LOS ANGELES

LOT 8 BLOCK 3
TR. NO. 7555
M.B. 80-51-53

5 STORY BUILDING
BUILDING HEIGHT: 71 FT
BUILDING FOOTPRINT AREA: 6,816.25 SQ FT

LOT 7 BLOCK 3
TR. NO. 7555
M.B. 80-51-53

LOT 6 BLOCK 3
TR. NO. 7555 M.B. 80-51-53
APN: 5501-023-023

ADDRESS: 6427 WILSHIRE BLVD,
LOS ANGELES, CA 90048
OWNER: 6423 WILSHIRE BLVD, LLC

LOT 27 BLOCK 3
TR. NO. 7555
M.B. 80-51-53
APN: 5510-023-039

ADDRESS: 6440 ORANGE ST,
LOS ANGELES, CA 90048
OWNER: ORANGE APTS, LLC

LOT 28 BLOCK 3
TR. NO. 7555
M.B. 80-51-53
APN: 5510-023-040

ADDRESS: 6436 ORANGE ST,
LOS ANGELES, CA 90048
OWNER: GERSHON GROUP

LOT 29 BLOCK 3
TR. NO. 7555
M.B. 80-51-53
APN: 5510-023-041

ADDRESS: 6430 ORANGE ST,
LOS ANGELES, CA 90048
OWNER: RUBINFELD SAMUEL LIVING TRUST
/ RUBINFELD ANN S

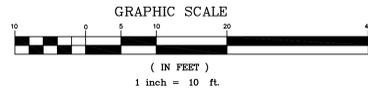
ORANGE STREET
(PUBLIC RIGHT OF WAY)

N82°10'40"W 959.72'

LA JOLLA AVENUE
(PUBLIC RIGHT OF WAY)

N07°48'20"E 382.42'

EST CL INTER
BY FD 4 PMS ON SMH
MATCH FD TIES
PER FB 135-173-510



WILSHIRE BLVD
(PUBLIC RIGHT OF WAY)

N82°10'40"W

N07°48'32"E

N07°48'20"E

MISCELLANEOUS NOTES:

- 1.) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 2.) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- 3.) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING DISTRICT.
- 4.) THERE ARE NO WETLANDS ON OR ADJACENT TO THE SUBJECT PER THE UNITED STATES FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY WEB SITE. THIS STATEMENT SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACTUAL FIELD WETLANDS DELINEATION OR ENVIRONMENTAL ASSESSMENT REPORT.

SCHEDULE B / EASEMENT(S):

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITIES
RECORDING NO. IN BOOK 4528, PAGE 269, OFFICIAL RECORDS
AFFECTS: THE REAR 4 FEET OF SAID LAND
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CITY OF LOS ANGELES, SUCCESSOR TO THE LOS ANGELES GAS AND ELECTRIC CORPORATION
PURPOSE: POLE LINES AND CONDUITS
RECORDING NO. IN BOOK 15515, PAGE 150, OFFICIAL RECORDS
AFFECTS: THE REAR 4 FEET OF SAID LAND
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING NO. IN BOOK 21935, PAGE 355, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
- DOES NOT AFFECT PROPERTY IN QUESTION

PARKING COUNT:

44 PARKING REGULAR SPACES
3 HANDICAP PARKING SPACES
TOTAL: 47 PARKING SPACES

LEGEND:

A.C.	ASPHALT CONCRETE	□	COLUMN
BM	BENCHMARK	○	DRAIN
C/CL	CENTERLINE	○	FIRE DEPT. CONN. (FDC)
CONC	CONCRETE	○	GAS METER
EST	ESTABLISH	○	GAS VALVE
FB	FIELD BOOK	○	GATE POST
FO	FOUND	○	MAIL BOX
FL	FINISH FLOOR ELEV.	○	MONITORING WELL
FE	FLOWING ELEV.	○	NEWSPAPER STAND
INT	INTERSECTION	○	POST
L & T	LEAD & TACK	○	POLE
MB	MAP BOOK	○	SEWER CL. OUT
OH	OVERHANG	○	SIGN POST
P	PROPERTY LINE	○	STREET LIGHT BOX
PMS	PUNCH MARKS	○	TELEPHONE MANHOLE
SMW	SEWER MANHOLE	○	TREE
SPK/W	SPRINK & WASHER	○	WATER METER
TC	TOP OF CURB ELEV.		
TR	TRACT MAP		
TW	TOP OF WALL ELEV.		
---	PROPERTY LINE		
---	CENTERLINE		
---	RETAINING WALL		
---	BUILDING LINE		
---	FENCE LINE		
---	OVERHEAD WIRE		

BENCHMARK:

BM ID : 13-12250
DESCRIPTION : CUT SPK; 9FT N OF N.P.L. WILSHIRE BLVD, 3.5FT E/O E CURB LINE SWEETZER AV; NE COR CB SOFT E/O E PL SAN VICENTE BL
ELEVATION : 141.712 FT

ZONING AND ZONING REQUIREMENTS:

THE SUBJECT PROPERTY IS ZONED "C4-20-0" (COMMERCIAL ZONE, PER CITY OF LOS ANGELES)

MAXIMUM HEIGHT= NONE
FRONT SETBACK= NONE
SIDE SETBACK= NONE FOR COMMERCIAL USES
REAR SETBACK= NONE FOR COMMERCIAL USES

MINIMUM LOT WIDTH= NONE FOR COMMERCIAL USES
MINIMUM LOT AREA= NONE FOR COMMERCIAL USES

NOTE:
THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAN.
FEMA PANEL NO: 06037D1005F
EFFECTIVE DATE: 09/28/2008

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:
LOTS 7 AND 8 IN BLOCK 3 OF TRACT NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5510-023-050 AND 5510-023-051

REFERENCE DOCUMENT:

PER AMENDED PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 997-30013255-A-1M8
DATED AS OF: DECEMBER 18, 2018; AMENDED: JANUARY 7, 2019

BASIS OF BEARINGS:

THE BEARING NORTH 82° 10' 40" WEST ON THE CENTERLINE OF WILSHIRE BLVD AS SHOWN ON TR. NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN M.B. 80, PAGES 51-53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 19,069.8 SQ. FT. OR 0.4378 ACRES, MORE OR LESS.

SURVEY CERTIFICATE:

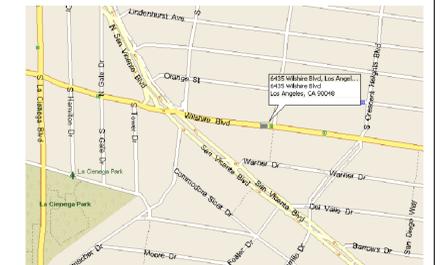
To MS. NIKKI DEGUARDIOLA,
Fidelity National Title Insurance Company,
BE BH ADJ, LLC, a California limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14 of Table A thereof. The field work was completed on 6/15/2018.

Dated: 01/31, 2019

Cynthia A. de Leon
Cynthia A. De Leon
RCE 31604 - Exp. 12-31-20

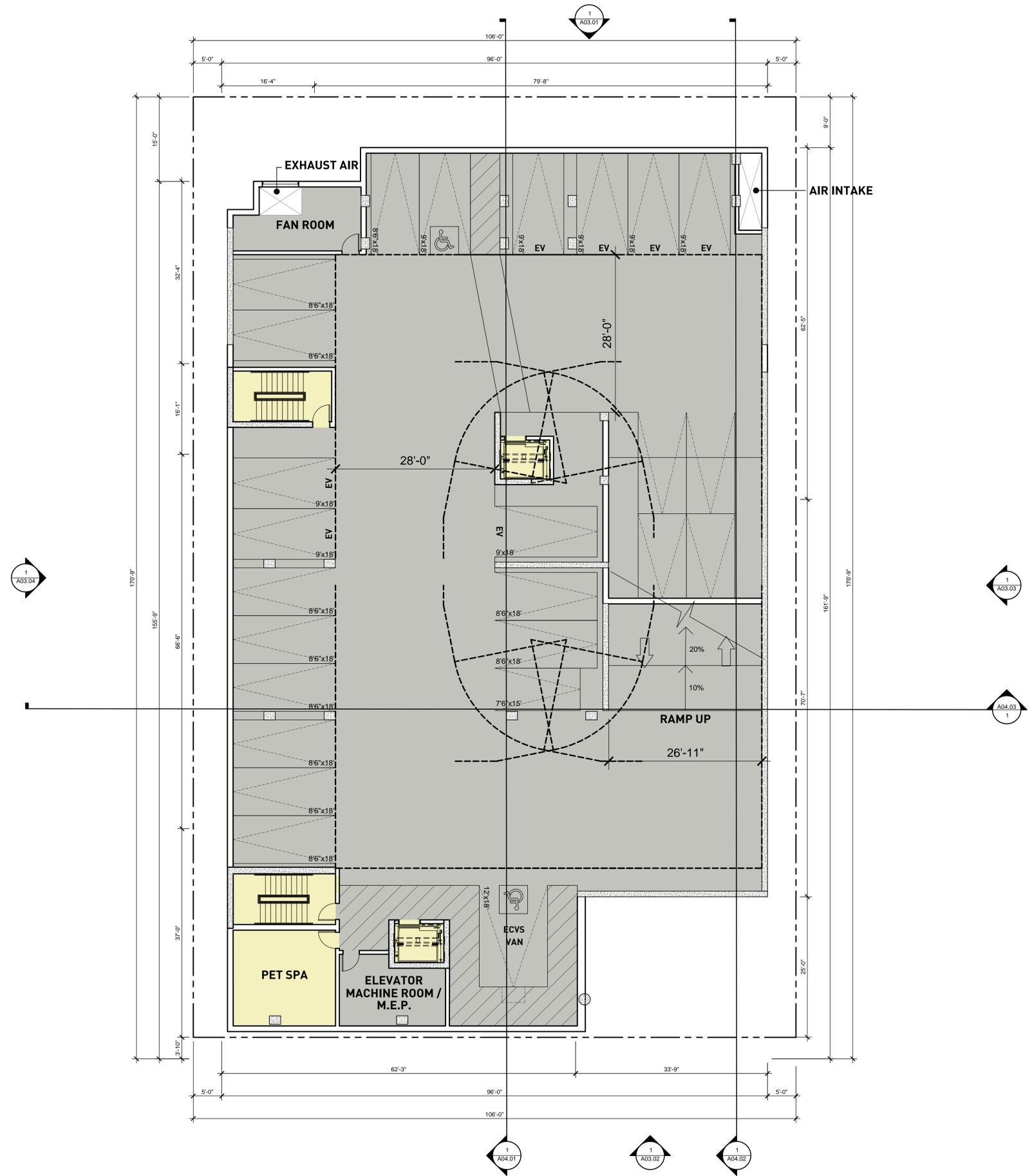
(signed)



M&G CIVIL ENGINEERING AND
LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY		
6435 WILSHIRE BLVD, LOS ANGELES, CA 90048		
CLIENT: MS. NIKKI DEGUARDIOLA	JOB NO.: 18-13474	DATE: 6/21/18
SCALE: 1" = 10'	DESIGNED BY: E.C./N.J.	REVISION (S):
DRAWN BY: MC	CHECKED BY: C.D.L.	1/8/19, 1/31/19
SHEET 1		OF 1 SHEET

Drawing Name: P:\2020\2015_6435_Wilshire Blvd\Documentation\CAD\FloorNew DWG structure\Study_009 - plan updates\A 01.00a_FLOOR PLAN BASEMENT LEVEL.B2.dwg
Date: 7/1/2021 3:35pm by: amon.buatta



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Black Equities

THE STANLEY

6435 WILSHIRE BLVD.
LOS ANGELES, CA 90048

#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

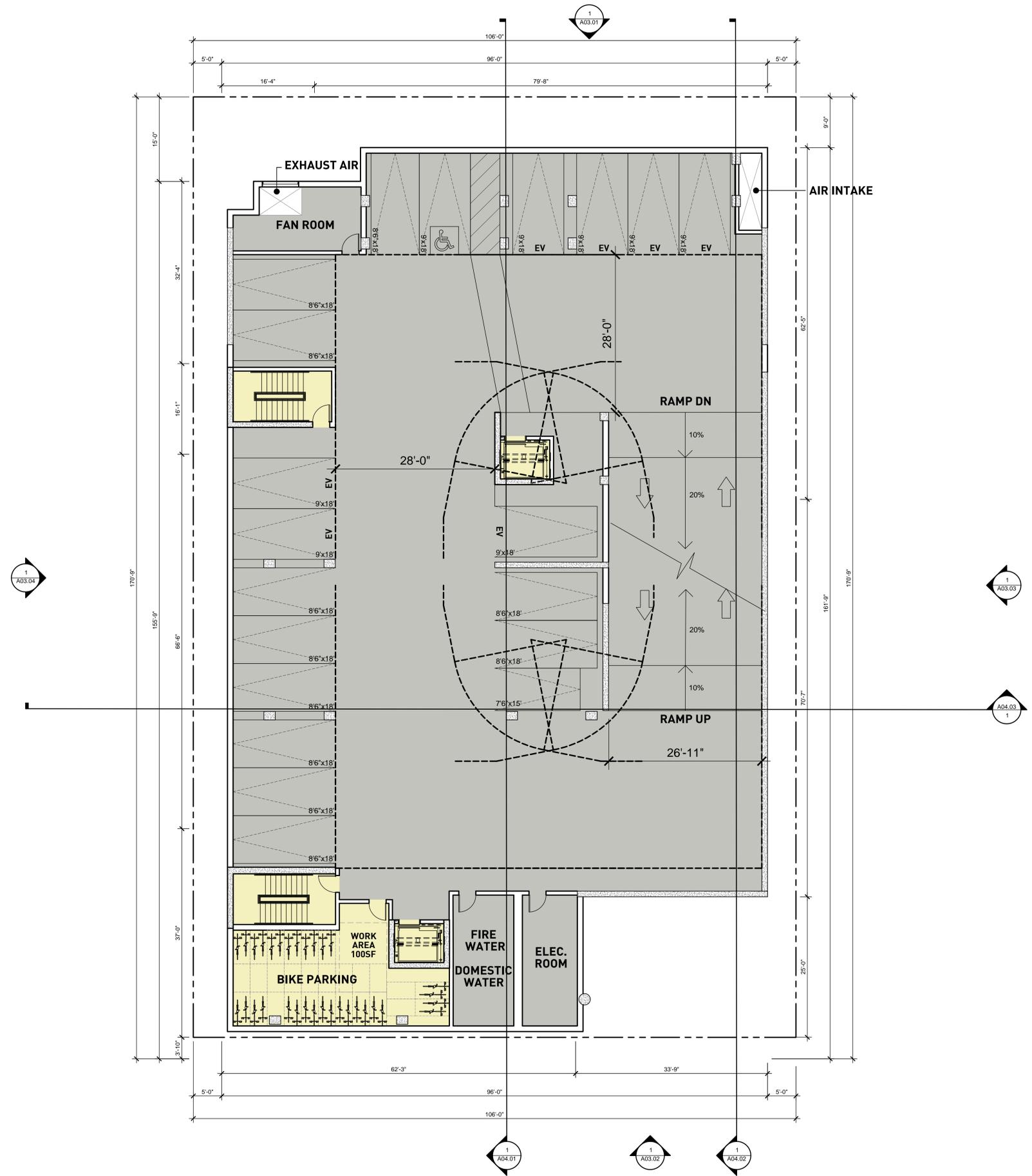
JOB NO. 20-151

B2 LEVEL FLOOR PLAN

A01.00b

NOT ISSUED FOR CONSTRUCTION

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Date: 7/1/2021 3:35pm by: amon.buadala



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#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

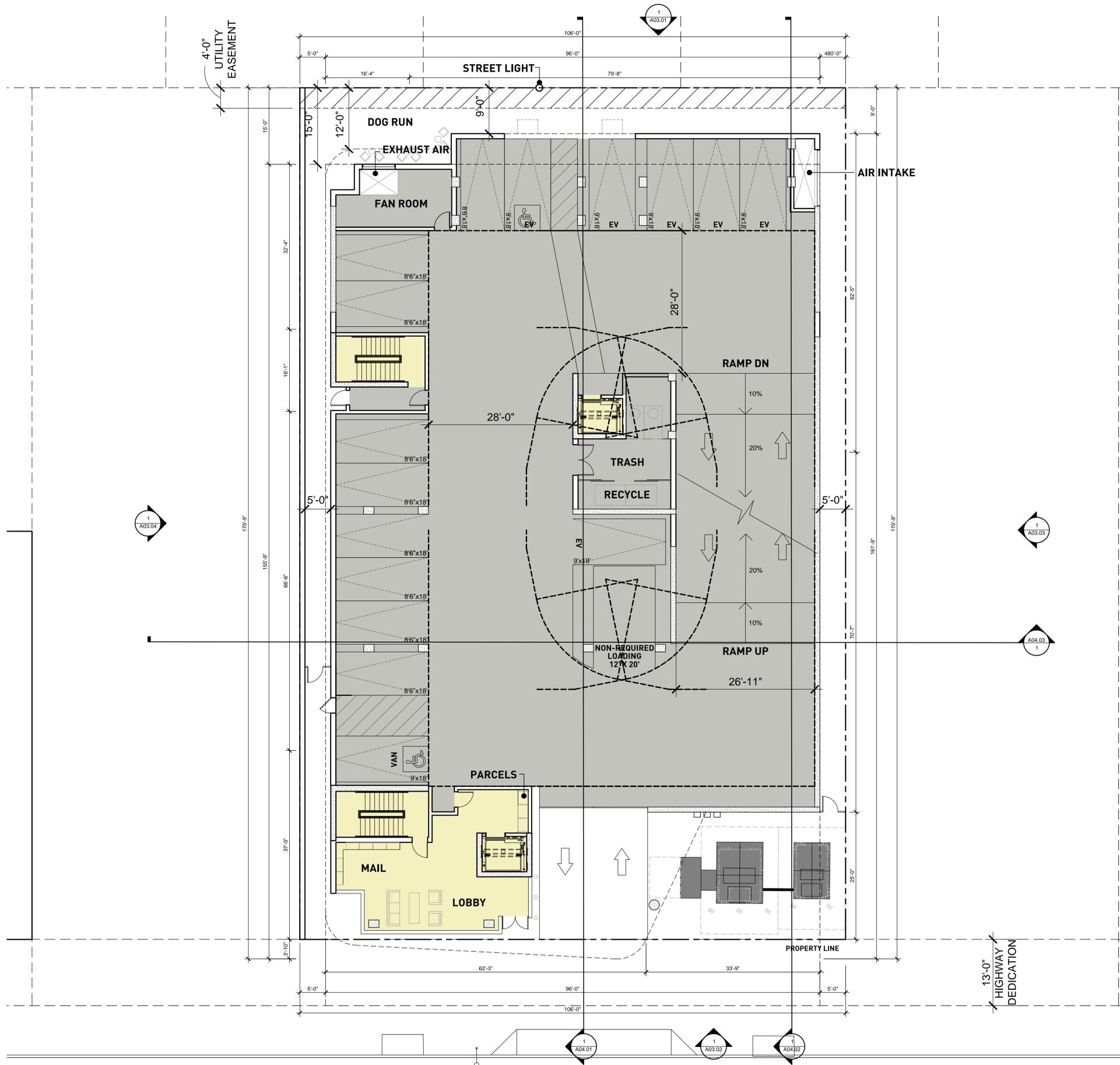
B1 LEVEL FLOOR PLAN

A01.00b

NOT ISSUED FOR CONSTRUCTION



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 Date: 7/19/2021 10:42:25 AM By: [redacted]



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Black Equities

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6435 WILSHIRE BLVD.
 LOS ANGELES, CA 90048

#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

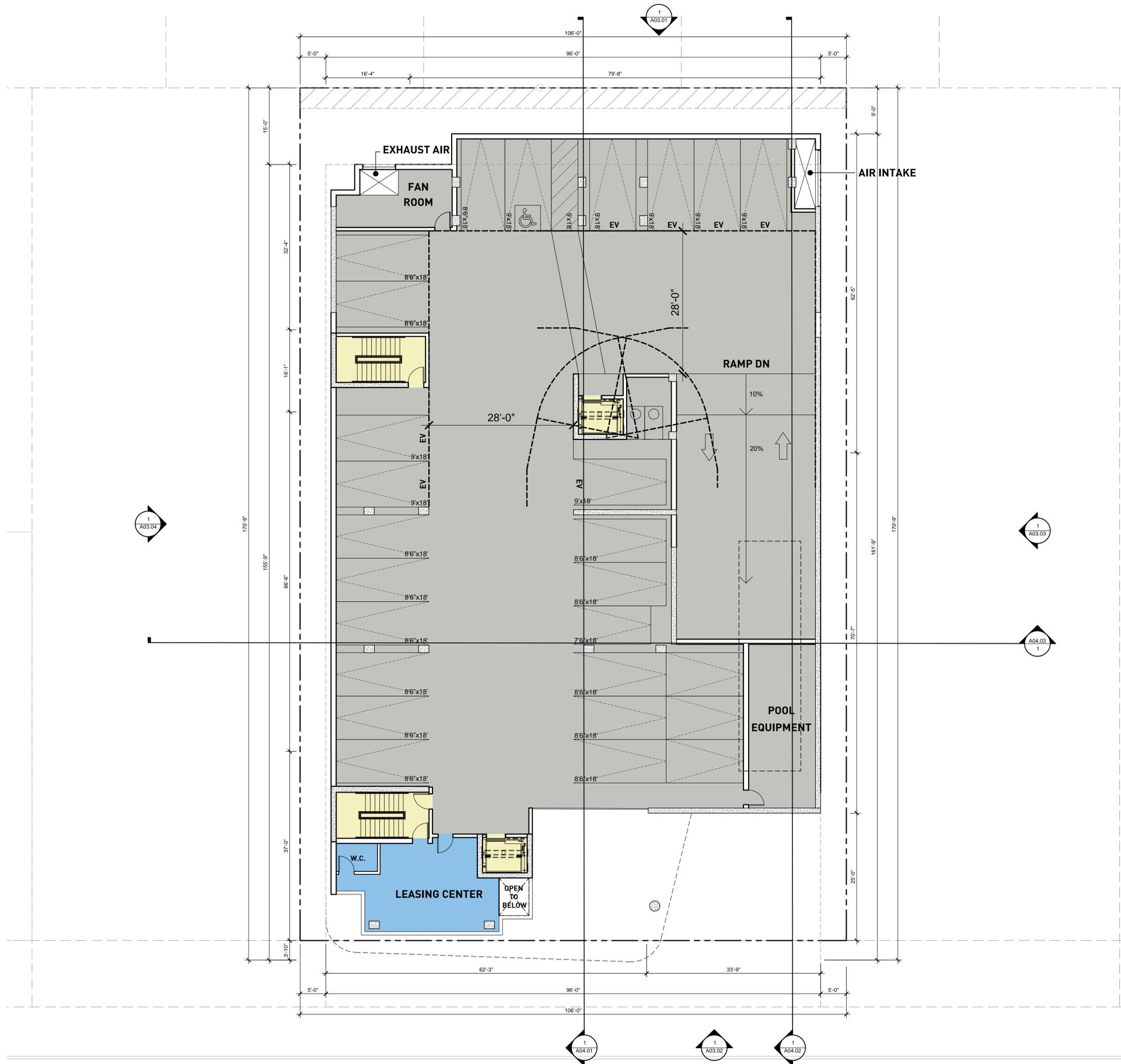
FIRST LEVEL FLOOR PLAN

A01.01

NOT ISSUED FOR CONSTRUCTION



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THE STANLEY

6435 WILSHIRE BLVD.
LOS ANGELES, CA 90048

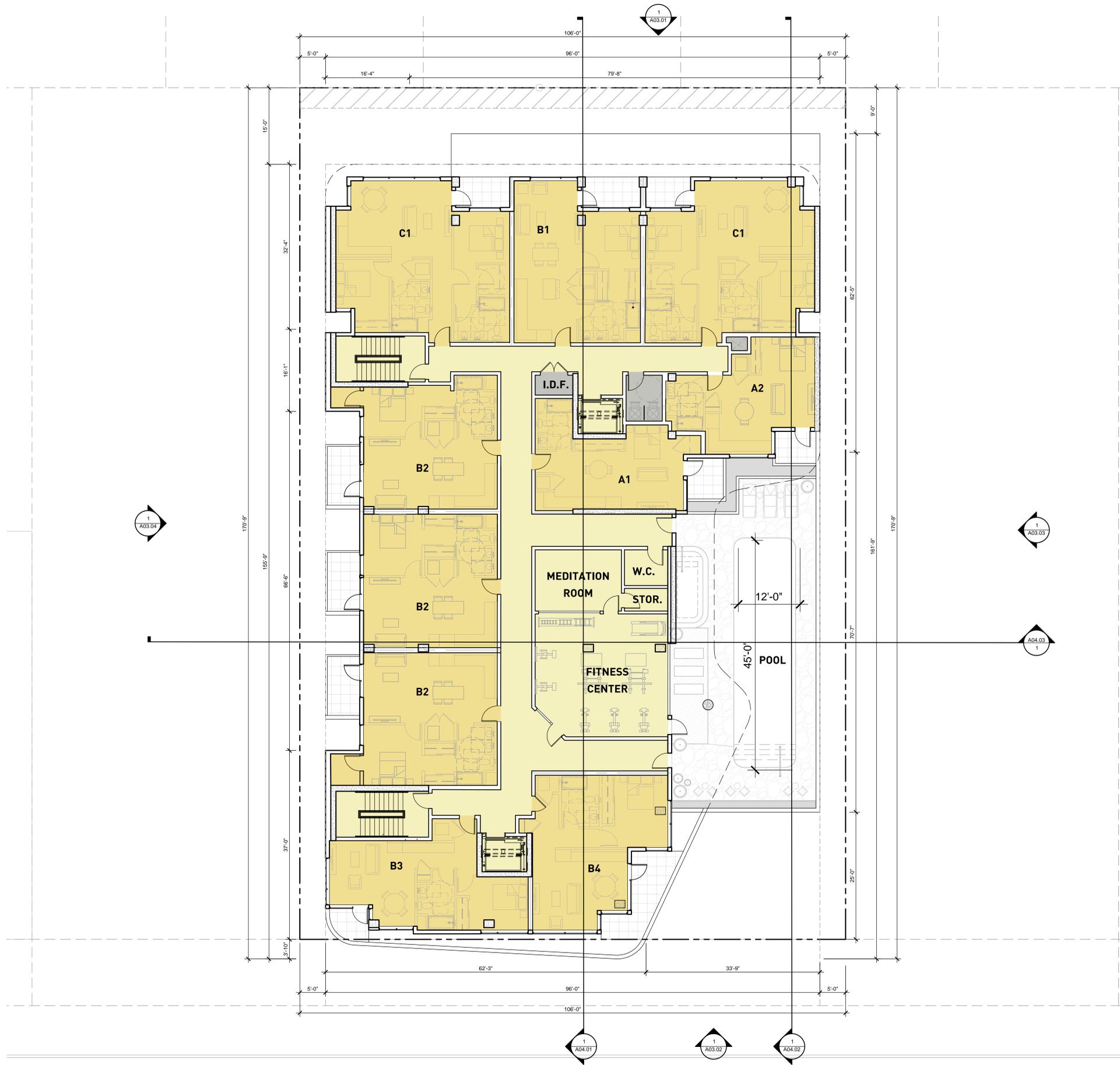
#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

SECOND LEVEL FLOOR PLAN

A01.02

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Date: 7/19/2021 12:45:25pm by: [redacted]



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6435 WILSHIRE BLVD.
LOS ANGELES, CA 90048

#	DATE	ISSUE
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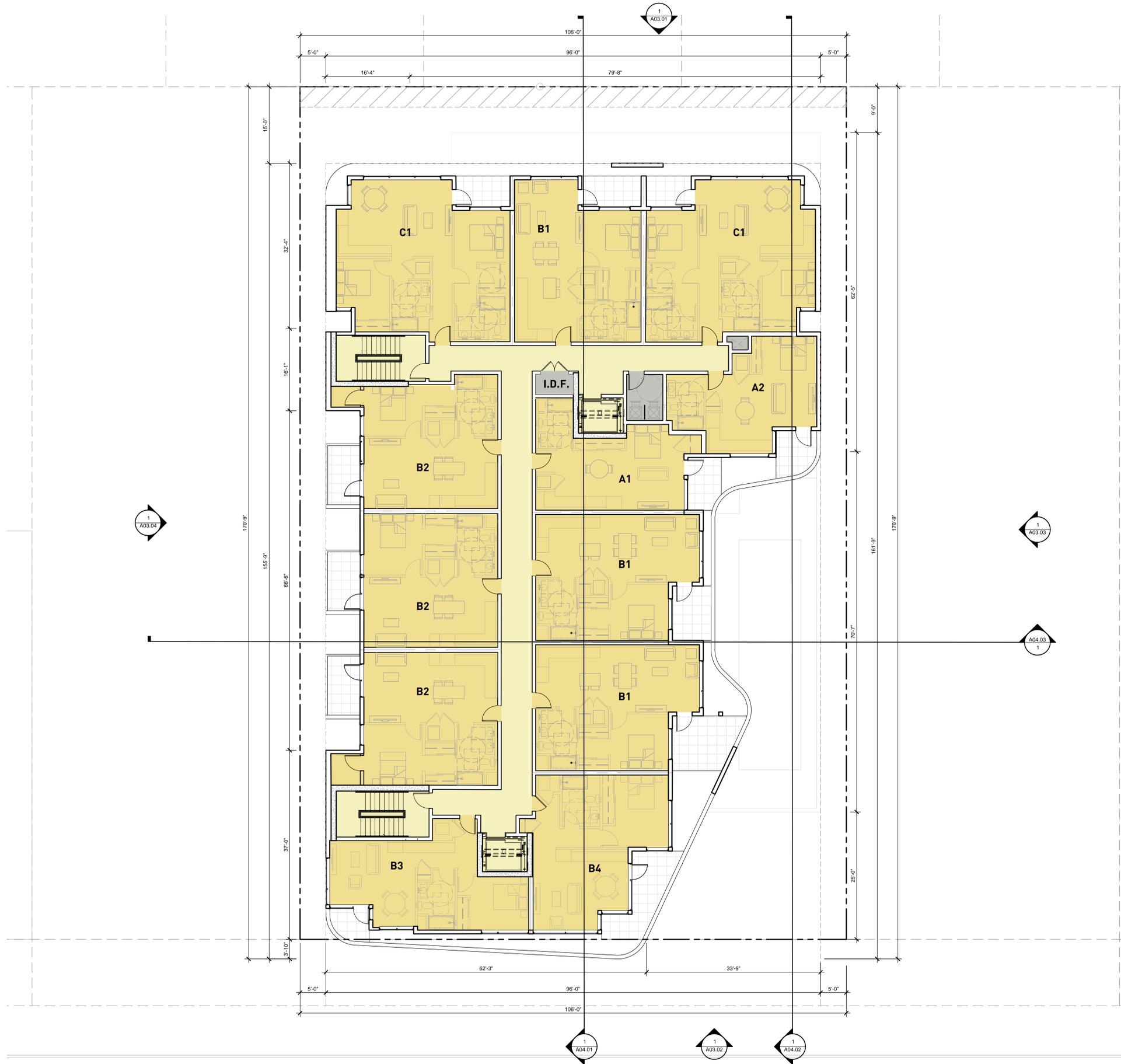
JOB NO. 20-151

THIRD LEVEL FLOOR PLAN

A01.03

NOT ISSUED FOR CONSTRUCTION

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Date: 7/1/2021 2:33 PM by: Allison Boudreau



FOURTH LEVEL FLOOR PLAN | 1
1/8" = 1'-0"



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#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

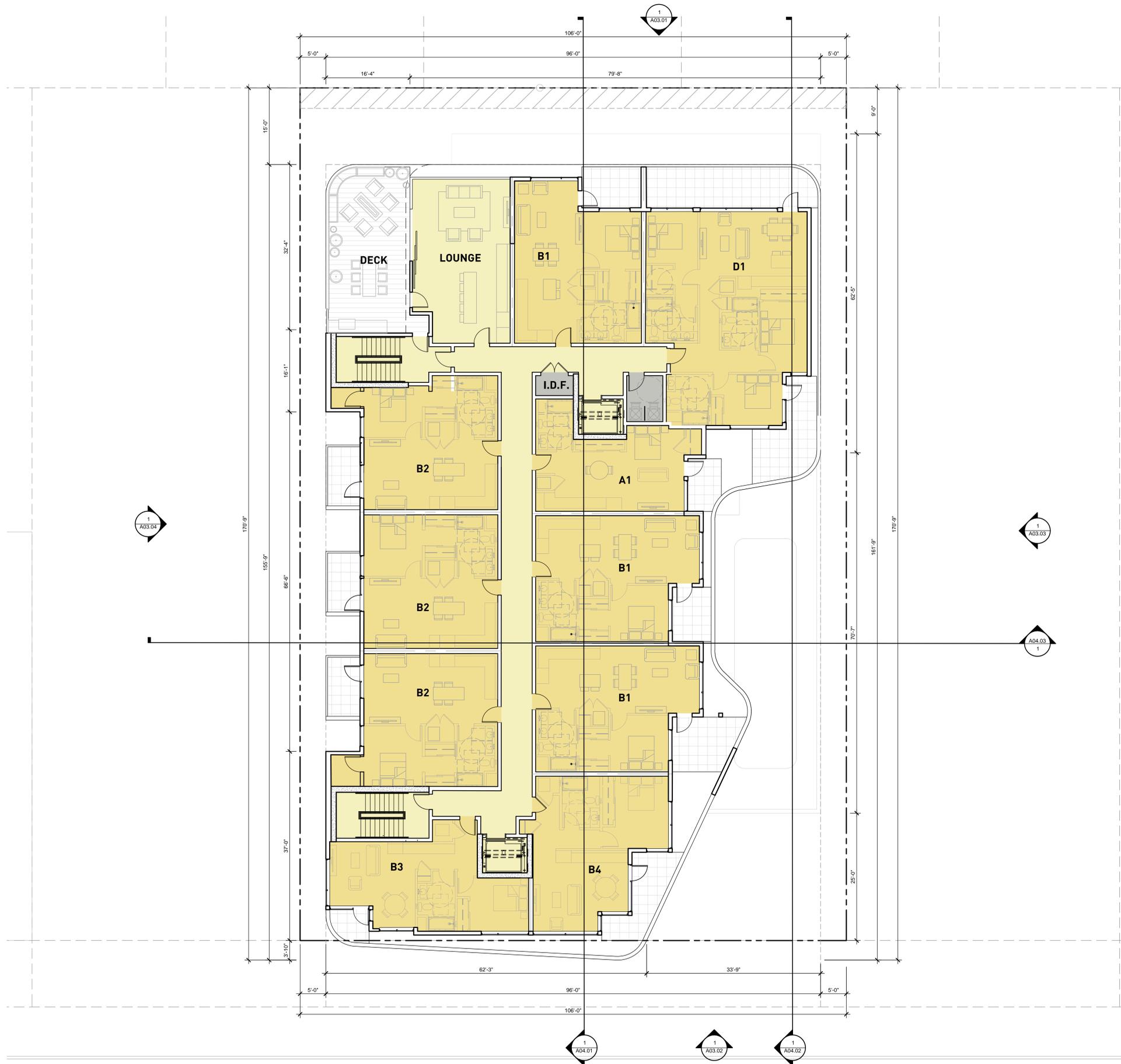
JOB NO. 20-151

FOURTH-SEVENTH TYPICAL LEVEL FLOOR PLAN

A01.04

NOT ISSUED FOR CONSTRUCTION

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 Date: 7/19/2021 10:42:27 AM by: mason_buadala



EIGHTH LEVEL FLOOR PLAN | 1
 1/8" = 1'-0"



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 LOS ANGELES, CA 90048

#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

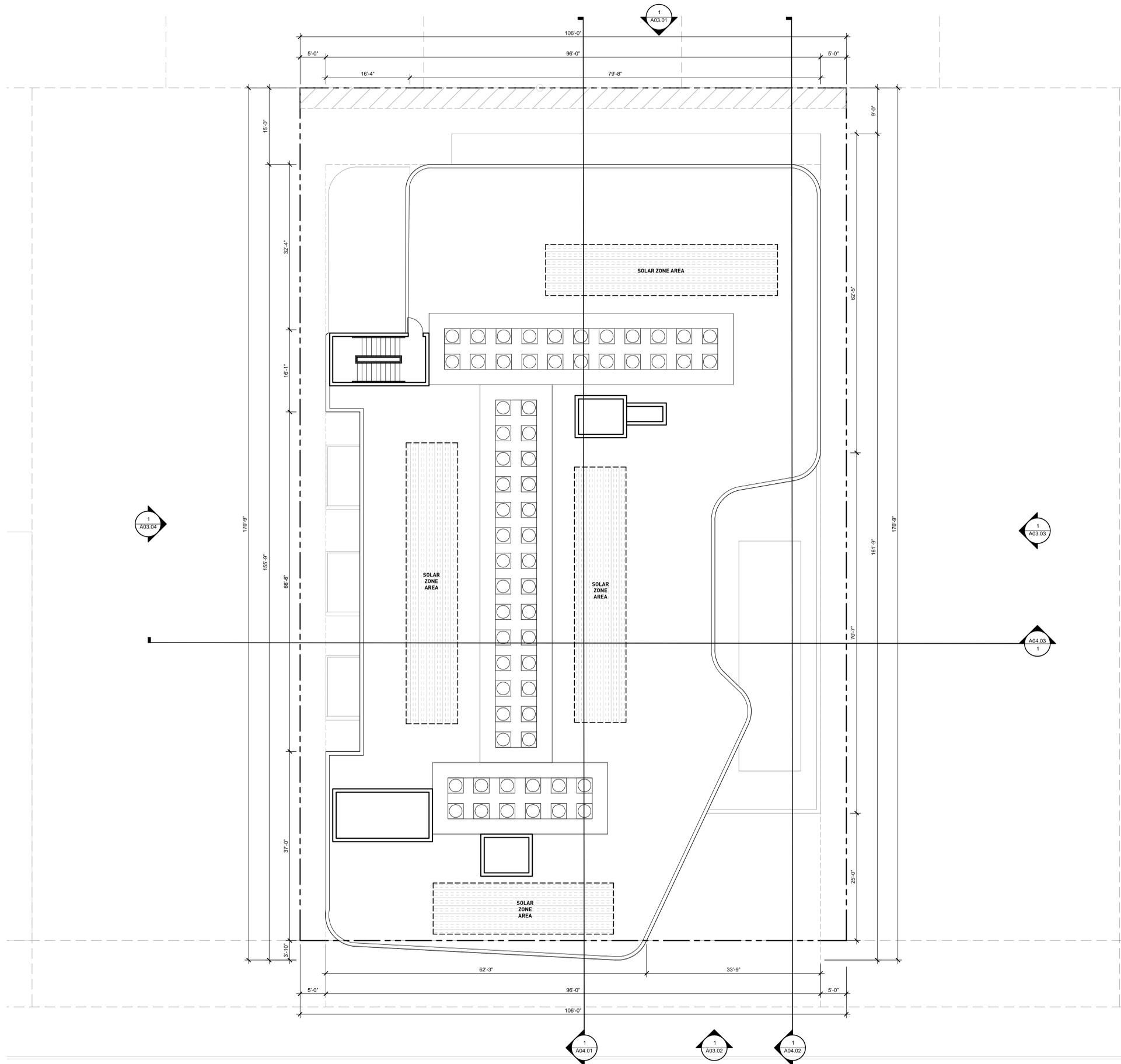
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EIGHTH LEVEL FLOOR PLAN

A01.05

NOT ISSUED FOR CONSTRUCTION

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Date: 7/1/2021 12:22:00 PM by: asak



ROOF PLAN | 1
1/8" = 1'-0"



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LOS ANGELES, CA 90048

#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

ROOF PLAN

A01.06

NOT ISSUED FOR CONSTRUCTION



THE
 STANLEY

6435 WILSHIRE BLVD.
 LOS ANGELES, CA 90048

#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

BUILDING
 ELEVATION
 - NORTH

A03.01

NOT ISSUED FOR CONSTRUCTION





THE
 STANLEY

6435 WILSHIRE BLVD.
 LOS ANGELES, CA 90048

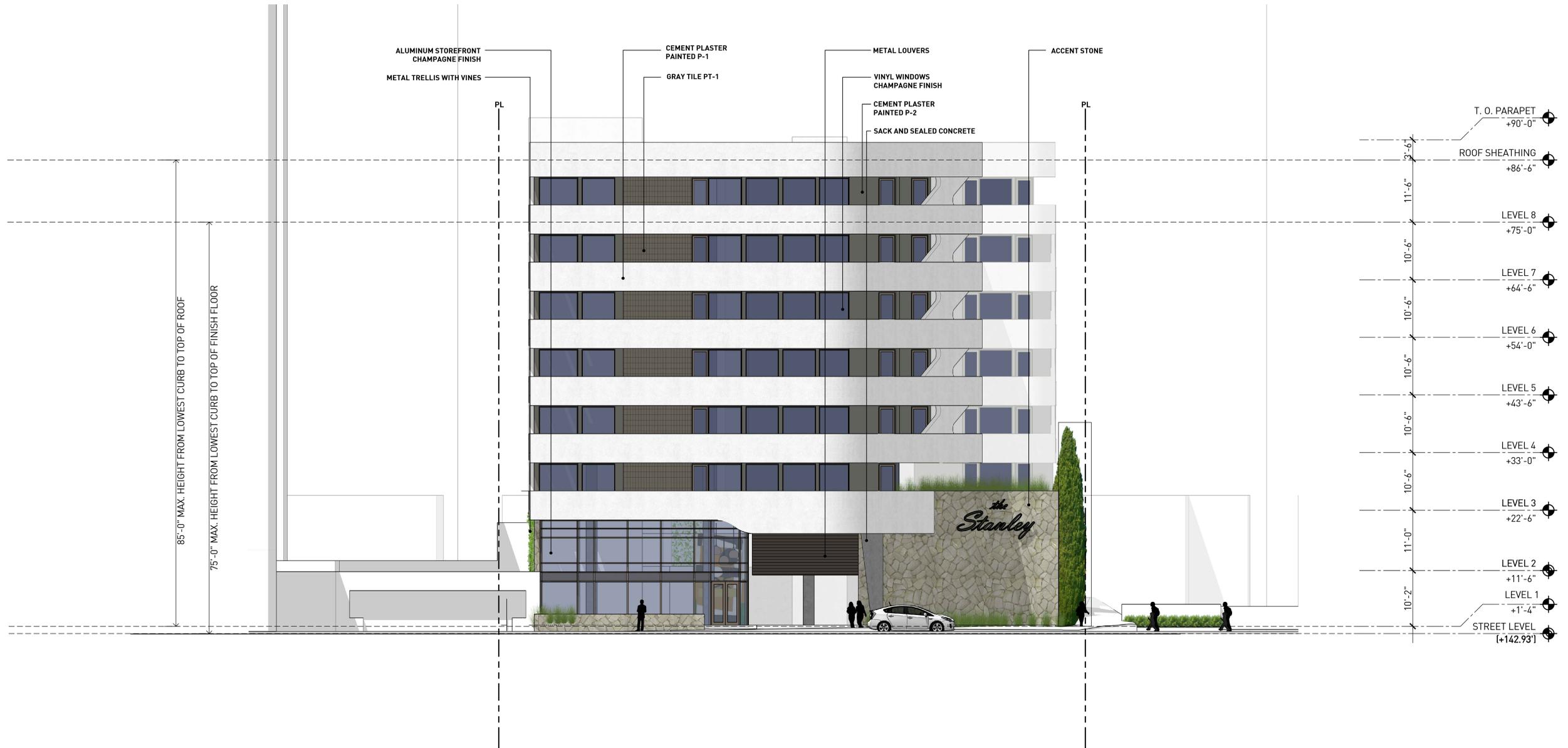
#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

BUILDING
 ELEVATION
 - SOUTH

A03.02

NOT ISSUED FOR CONSTRUCTION





THE
 STANLEY

6435 WILSHIRE BLVD.
 LOS ANGELES, CA 90048

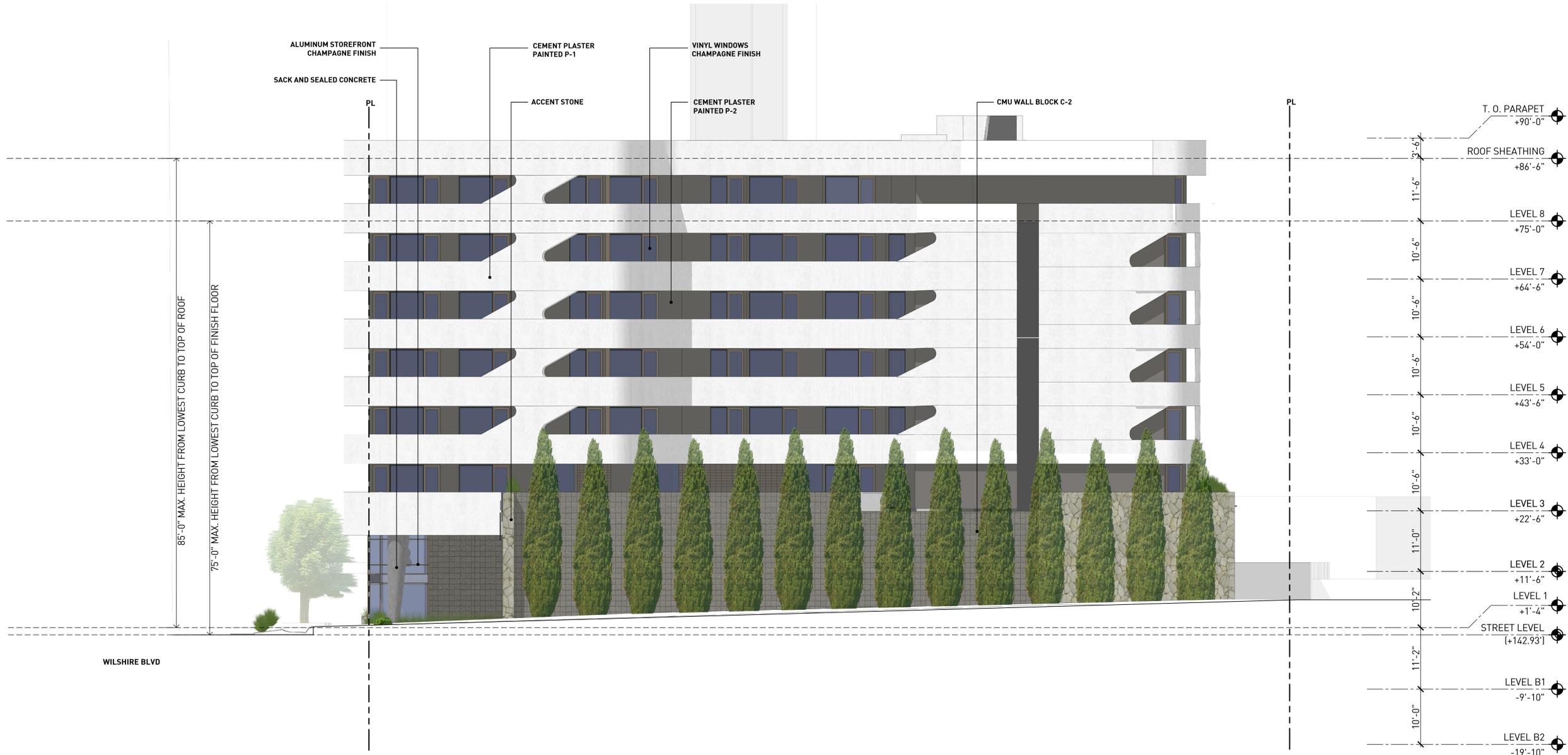
#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

BUILDING
 ELEVATION
 - EAST

A03.03

NOT ISSUED FOR CONSTRUCTION





THE STANLEY

6435 WILSHIRE BLVD.
 LOS ANGELES, CA 90048

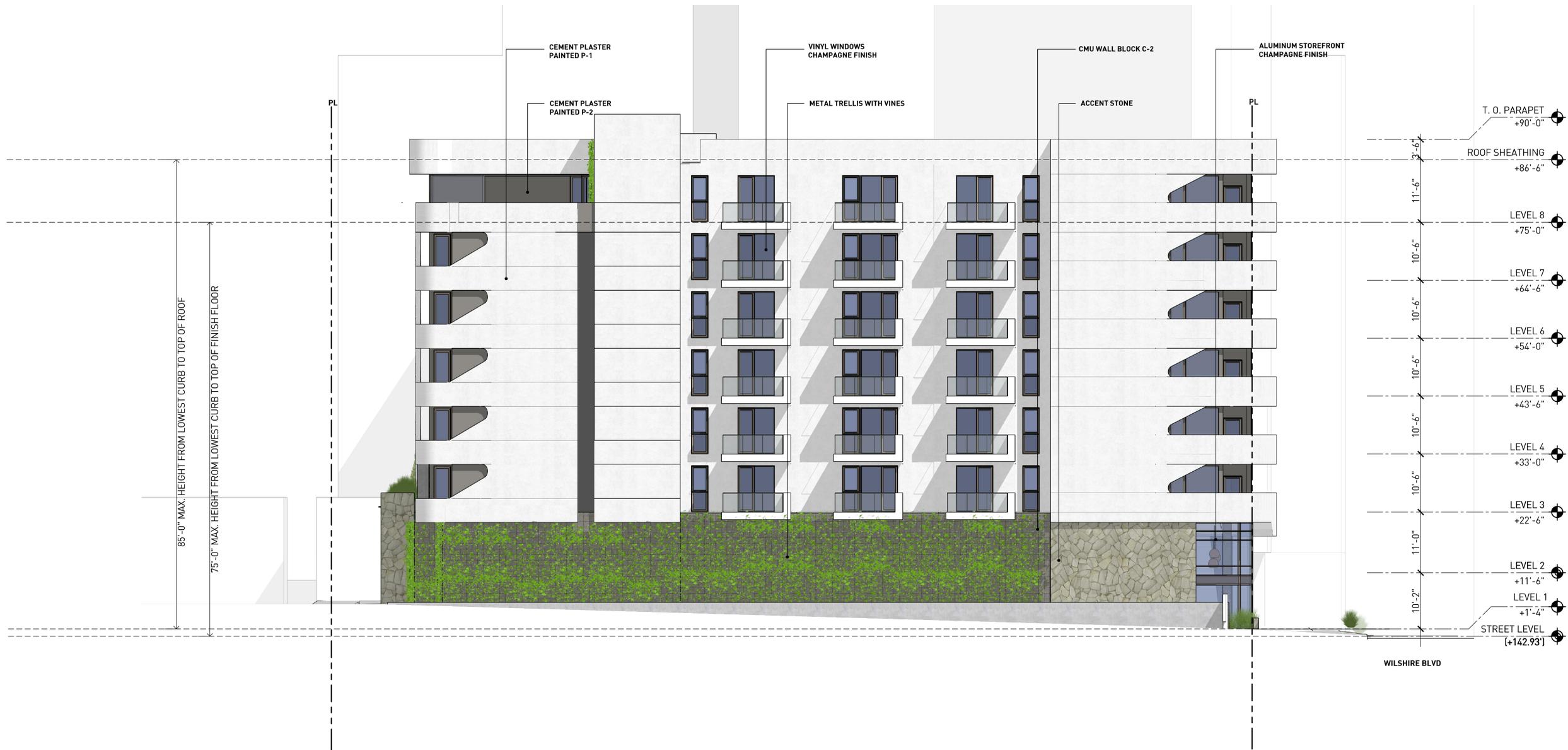
#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

**BUILDING
 ELEVATION
 - WEST**

A03.04

NOT ISSUED FOR CONSTRUCTION



THE
 STANLEY

6435 WILSHIRE BLVD.
 LOS ANGELES, CA 90048

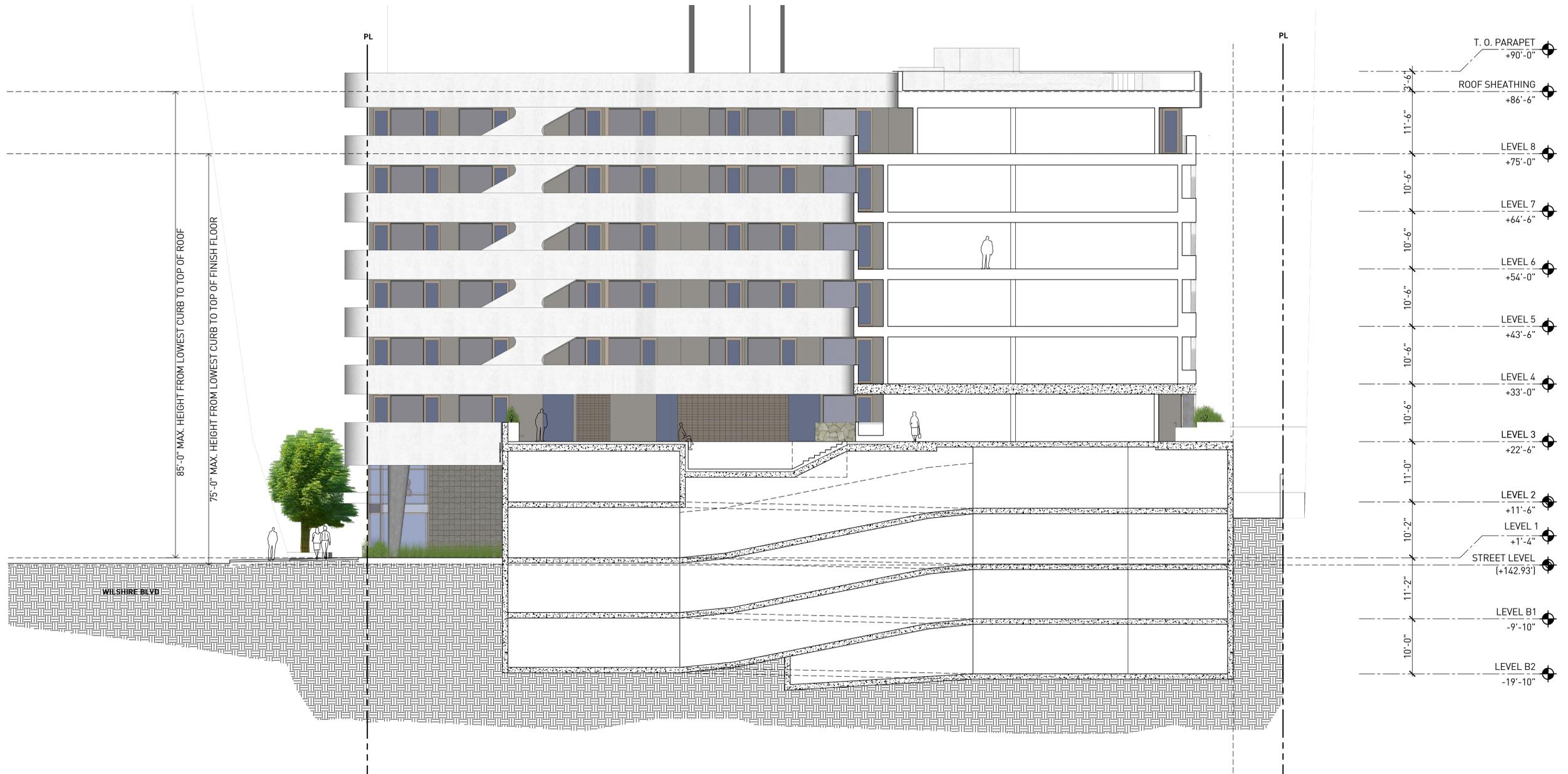
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JOB NO. 20-151

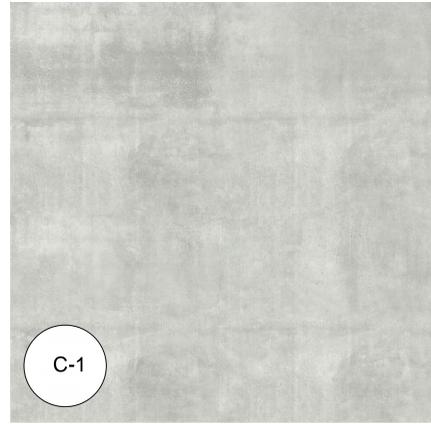
BUILDING SECTION

A04.02

NOT ISSUED FOR CONSTRUCTION



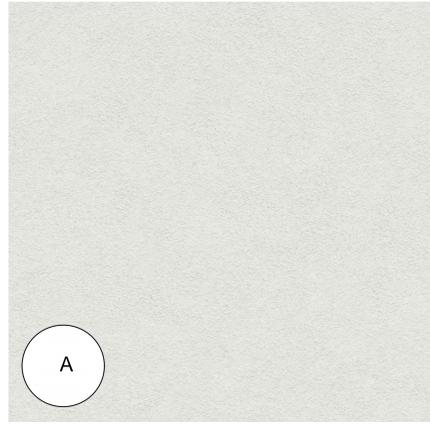
BUILDING SECTION - B | 1
 1/8" = 1'-0"



C-1



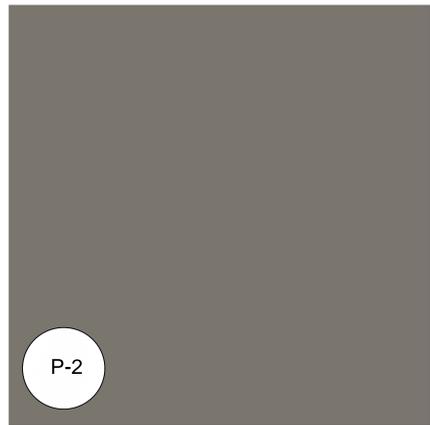
P-1



A



C-2



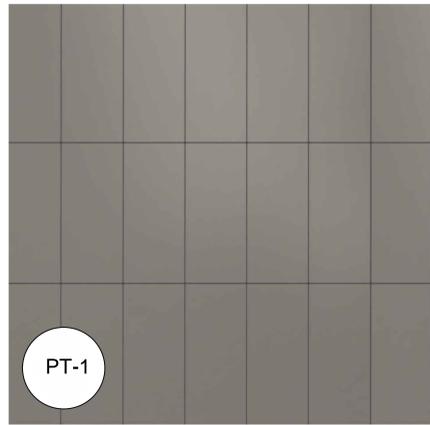
P-2



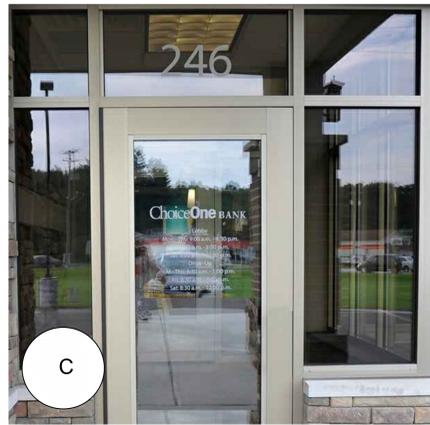
B



S-1



PT-1



C



D

MATERIALS

C-1 SACK AND SEALED CONCRETE

C-2 CMU WALL BLOCK

P-1 WHITE PAINT COLOR

P-2 WARM NEUTRAL PAINT COLOR

S-1 ACCENT STONE

PT-1 ACCENT TILE

A EXTERIOR CEMENT PLASTER

B VINYL WINDOWS WITH CHAMPAGNE FINISH MULLIONS

C ALUMINUM STOREFRONT WITH CHAMPAGNE FINISH MULLIONS

D METAL TRELLIS WITH VINES



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6435 WILSHIRE BLVD.
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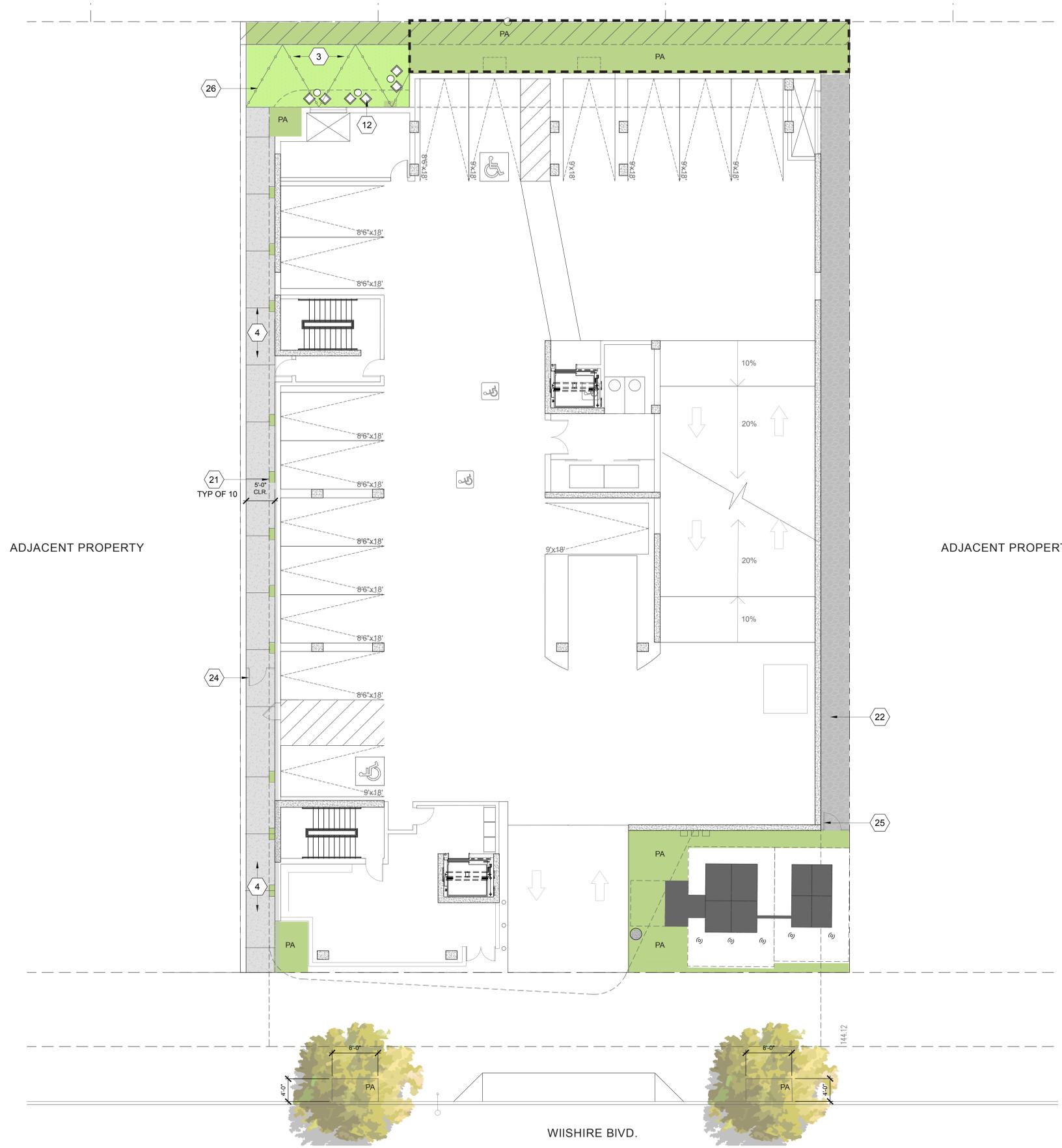
#	DATE	ISSUE
1	02.01.21	ENTITLEMENT

JOB NO. 20-151

MATERIAL BOARD

A07.01

NOT ISSUED FOR CONSTRUCTION



Keynotes

1. Decorative flagstone paving
2. Composite lumber decking
3. Artificial turf flex space
4. Concrete paving
5. Open air courtyard
6. 3'-6" H. Linear raised planter
7. Fiberglass planter
8. Bbq & counter top
9. Firetable
10. Planting area, typical.
11. Soft textural planting
12. Flexible seating
13. Lounge seating
14. Dining table with dining seating
15. 36" H. Parapet with glass extension railing
16. Planter pots, typ
17. Pool
18. Spa
19. Line of floor above
20. Architectural column, refer to architectural plans
21. Vine planting pocket
22. Gravel mulch
23. L.I.D. Stormwater capture system to be integrated into planting area
24. Fire access gate
25. Maintenance gate
26. String lighting

LANDSCAPE SITE PLAN SYMBOLS

P.A. PLANTER AREA

TREE REQUIREMENTS

DESCRIPTION	QTY
TOTAL TREES REQUIRED	23
1X 24" BOX PER 4 UNITS & 2 TREES PER 1 REMOVED	
TREES PROVIDED	27
1X 24" BOX PER 4 UNITS & 2 TREES PER 1 REMOVED	

OVERALL AREA CALCULATIONS

DESCRIPTION	
TOTAL SITE AREA	17,713
TOTAL BUILDING FOOTPRINT	7,456
TOTAL LANDSCAPE AREA	2,144
TOTAL HARDSCAPE AREA	1,065
<small>*DOES NOT INCLUDE HARDSCAPE THAT OVERLAPS WITH BUILDING FOOTPRINT</small>	
TOTAL PLANTER AREA (PLANTING IN POTS)	136

LANDSCAPE ORDINANCE POINTS

DESCRIPTION	PTS
TOTAL POINT REQUIRED	20
15,501 - 40,000	
STREET TREES PLANTED AT 24" BOX	4
TOTAL TREES: 2	
INSTALLATION OF STREET TREES	2
USE OF CLASS I OR CLASS II COMPOST	3
PARKWAY PLANTING	3
VINES OR ESPALIERED PLANTS OR VINES ALONG WALL	8
2 PTS PER 50 LINEAR FEET OF VINES	
TOTAL LANDSCAPE POINTS PROVIDED	20

1 LANDSCAPE SITE PLAN
SCALE: 1/8"=1'-0"



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LANDSCAPE SITE PLAN

L1.01



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Black Equities

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EIGHTH FLOOR
LANDSCAPE SITE
PLAN

L1.05

eynotes

1. Decorative flagstone paving
2. Composite lumber decking
3. Artificial turf flex space
4. Concrete paving
5. Open air courtyard
6. 3'-6" H. Linear raised planter
7. Fiberglass planter
8. Bbq & counter top
9. Firetable
10. Planting area, typical.
11. Soft textural planting
12. Flexible seating
13. Lounge seating
14. Dining table with dining seating
15. 36" H. Parapet with glass extension railing
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17. Pool
18. Spa
19. Line of floor above
20. Architectural column, refer to architectural plans
21. Vine planting pocket
22. Gravel mulch
23. L.I.D. Stormwater capture system to be integrated into planting area
24. Fire access gate
25. Maintenance gate
26. String lighting

* NOTE: REFER TO SHEET L1.01 FOR LANDSCAPE REQUIREMENT CHARTS

LANDSCAPE SITE PLAN SYMBOLS

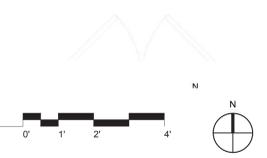
P.A. PLANTER AREA

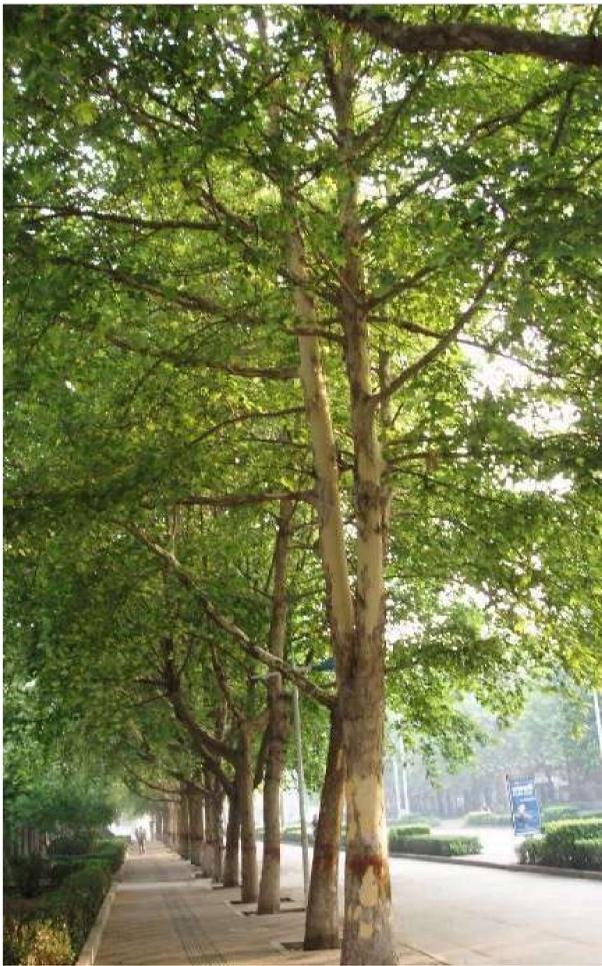


OW

Construction plan LV18_30x42.dwg

1 EIGHTH FLOOR LANDSCAPE SITE PLAN
SCALE: 1/2"=1'-0"





PLATANUS X ACERIFOLIA



CUPRESSUS SEMPERVIRENS



ALOE BAINESII



AGAVE ATTENUATA



ALOE 'ROOIKAPPIE'



BOUGAINVILLEA 'KOIRO'



CAREX ELATA 'AUREA'



CAREX DIVULSA



DRACAENA MARGINATA



LIRIOPE 'SILVERLY SUNPROOF'



PENNISETUM SPATHIOLATUM



PODOCARPUS ELONGATUS 'MONMAL'



WESTRINGIA 'MORNING LIGHT'



CISSUS ANTARTICA

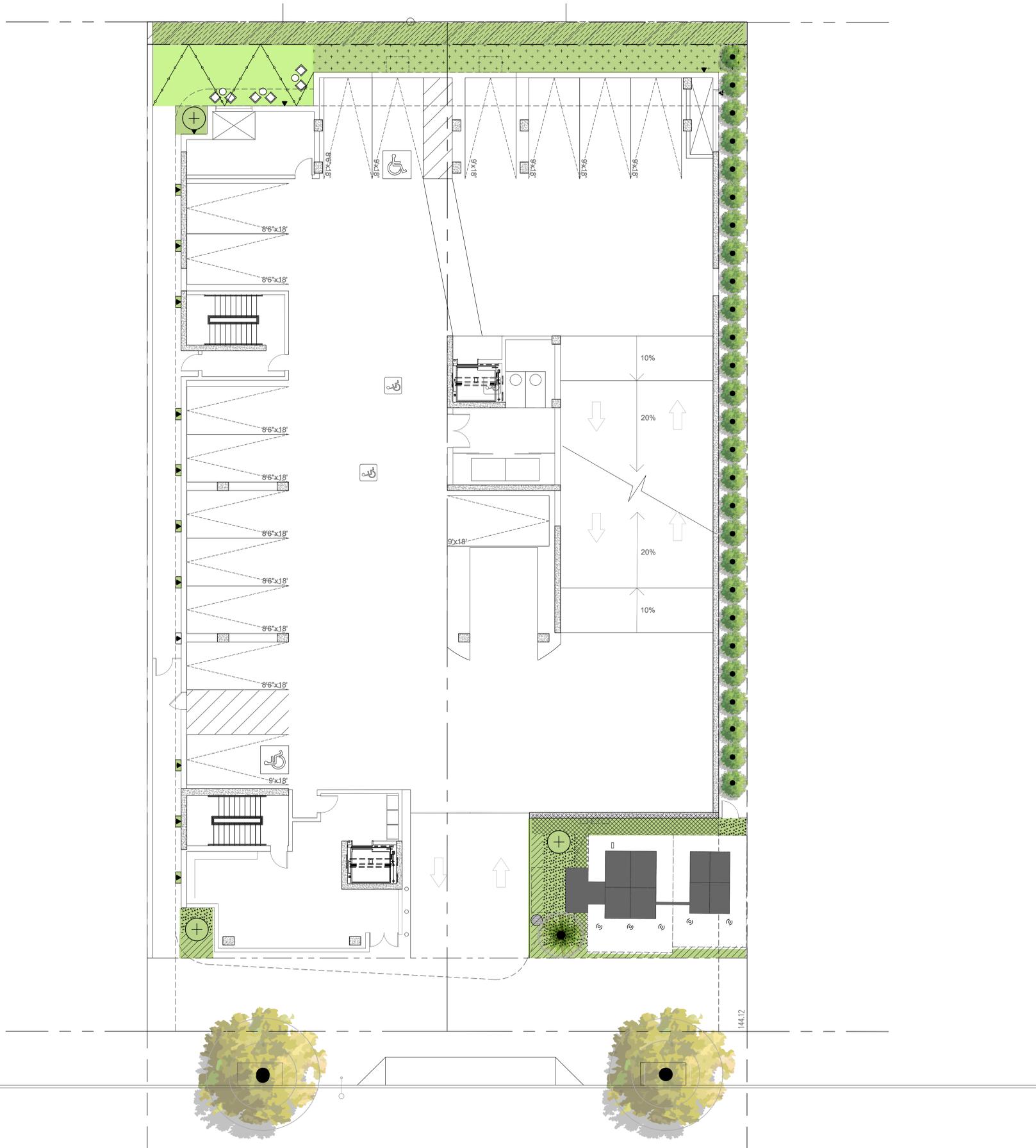
THE
STANLEY

6435 WILSHIRE BLVD.
LOS ANGELES, CA 90048

#	DATE	ISSUE
1	03.10.21	ENTITLEMENT

JOB NO. 20-151

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 Date: 7/18/21
 Mar 10, 2021 - 4:20pm by lawan andrews



TREE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	PLATANUS X ACERIFOLIA LONDON PLANETREE	36" BOX	2	STANDARD
	CUPRESSUS SEMPERVIRENS MEDITERRANEAN CYPRESS	24" BOX	27	STANDARD

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	6	24" O.C.
	ALOE BAINSEI TREE ALOE	24" BOX	1	STANDARD
	ALOE 'ROOKAPPIE' LITTLE RED RIDING HOOD ALOE	5 GAL.	8	24" O.C.
	BOUGAINVILLEA X 'KOIRO' ROSE DWARF BOUGAINVILLEA	5 GAL.	20 SF	24" O.C.
	CAREX DIVULSA EUROPEAN GREY SEDGE	5 GAL.	380	18" O.C.
	CAREX ELATA 'AUREA' BOWLES GOLDEN SEDGE	5 GAL.	180 SF	18" O.C.
	DRACAENA MARGINATA MADAGASCAR DRAGON TREE	15 GAL.	3	36" O.C.
	LIRIOPE MUSCARI 'SILVERY SUNPROOF' SILVERY SUNPROOF LILYTURF	5 GAL.	200 SF	24" O.C.
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.	123 SF	24" O.C.
	PENNISETUM SPATHIOLATUM SLENDER VELD T GRASS	5 GAL.	20 SF	18" O.C.
	PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE YELLOW-WOOD	15 GAL.	54	36" O.C.
	WESTRINGIA 'MORNING LIGHT' COAST ROSEMARY	15 GAL.	50 SF	24" O.C.

VINE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	CISSUS ANTARTICA KANGAROO VINE	15 GAL.	14	TRAIN TO ADJ. WALL

PLANTING PLAN KEYNOTES

1 ALL NEW TREES TO HAVE LINEAR ROOT BARRIERS, UNLESS OTHERWISE NOTED.

- NOTES:**
- CLIMATE ZONE - 24 (SUNSET WESTERN GARDEN BOOK)
 - PLANT QUANTITIES LISTED ARE FOR REFERENCE ONLY
 - IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO QUANTIFY
 - ALL PLANT MATERIALS AS SHOWN ON PLANS
 - WULCO'S (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES)
 - RATINGS SHOWN HEREON ARE FOR REGION 3 - SOUTH COASTAL
 - ALL PLANTER POTS SHALL BE FILLED WITH CONTAINER MIX PER SPECIFICATIONS
 - ALL PLANTER AREAS SHALL RECEIVE GROUNDCOVER MULCH PER SPECIFICATIONS



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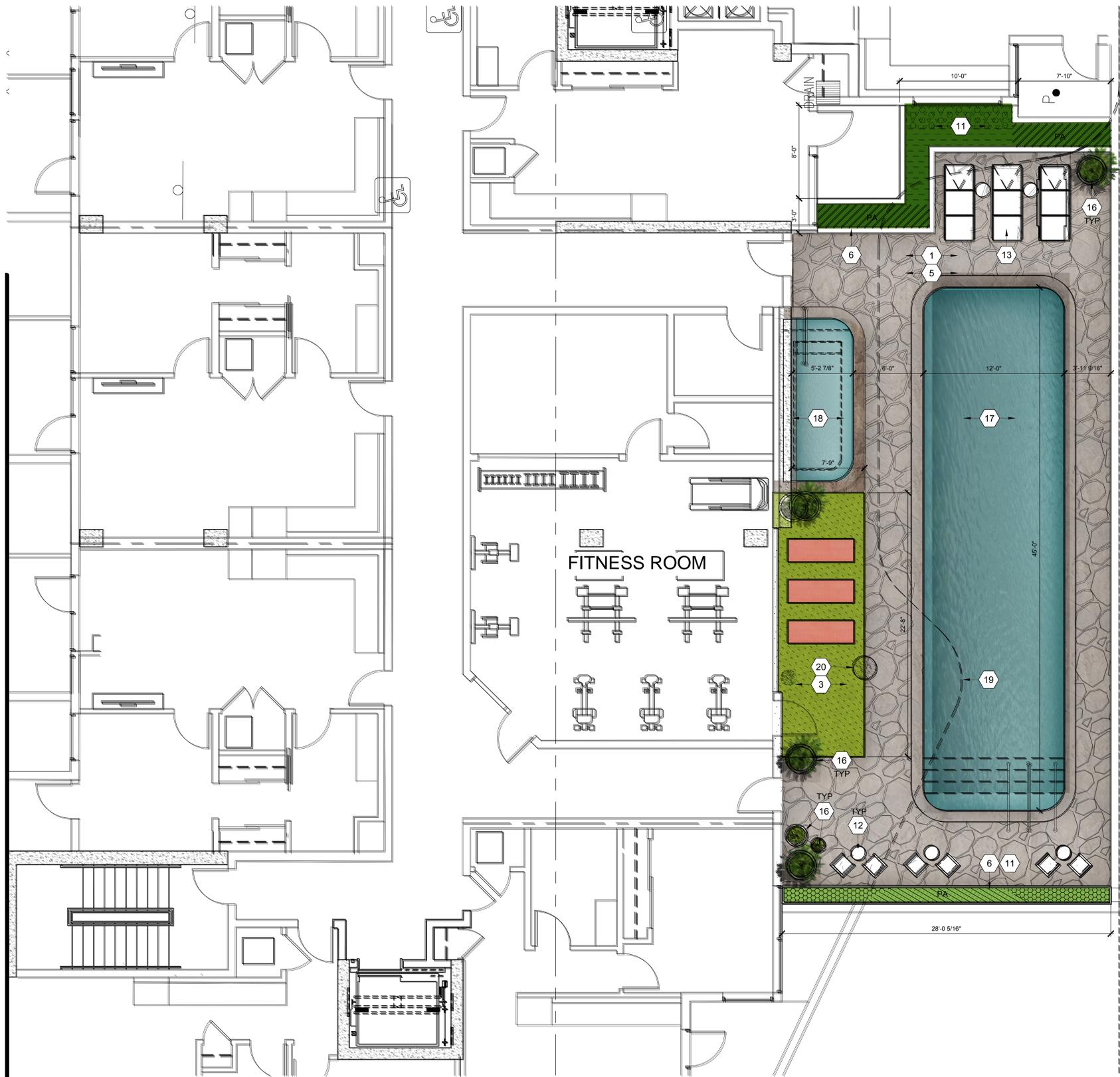
LANDSCAPE PLANTING PLAN

L7.01

1 LANDSCAPE PLANTING PLAN

SCALE: 1/8"=1'-0"





TREE LEGEND

SYMBOL	BOTANICAL NAME / *COMMON* NAME	SIZE	QTY*	REMARKS
	PLATANUS X ACERIFOLIA LONDON PLANETREE	36" BOX	2	STANDARD
	CUPRESSUS SEMPERVIRENS MEDITERRANEAN CYPRESS	24" BOX	27	STANDARD

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / *COMMON* NAME	SIZE	QTY*	REMARKS
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	6	24" O.C.
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	BOUGAINVILLEA X 'KOIRO' ROSE DWARF BOUGAINVILLEA	5 GAL.	20 SF	24" O.C.
	CAREX DIVULSA EUROPEAN GREY SEDGE	5 GAL.	380	18" O.C.
	CAREX ELATA 'AUREA' BOWLES GOLDEN SEDGE	5 GAL.	180 SF	18" O.C.
	DRACAENA MARGINATA MADAGASCAR DRAGON TREE	15 GAL.	3	36" O.C.
	LIRIOPE MUSCARI 'SILVERY SUNPROOF' SILVERY SUNPROOF LILYTURF	5 GAL.	200 SF	24" O.C.
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.	123 SF	24" O.C.
	PENNISETUM SPATHIOLATUM SLENDER VELDT GRASS	5 GAL.	20 SF	18" O.C.
	PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE YELLOW-WOOD	15 GAL.	54	36" O.C.
	WESTRINGIA 'MORNING LIGHT' COAST ROSEMARY	15 GAL.	50 SF	24" O.C.

VINE LEGEND

SYMBOL	BOTANICAL NAME / *COMMON* NAME	SIZE	QTY*	REMARKS
	CISSUS ANTARTICA KANGAROO VINE	15 GAL.	14	TRAIN TO ADJ. WALL

PLANTING PLAN KEYNOTES

- 1 ALL NEW TREES TO HAVE LINEAR ROOT BARRIERS, UNLESS OTHERWISE NOTED.

NOTES:

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- PLANT QUANTITIES LISTED ARE FOR REFERENCE ONLY.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO QUANTIFY ALL PLANT MATERIALS AS SHOWN ON PLANS.
- WULCO'S WATER INSTALLATION OF STREET TREES (SPECIES RATINGS SHOWN HEREON ARE FOR REGION 3 - SOUTH COASTAL)
- ALL PLANTER PHOTO SPECIFICATIONS
- ALL PLANTER AREAS SHALL RECEIVE GROUNDCOVER MULCH PER SPECIFICATIONS

ITEM	QUANTITY
USE OF CLASS 1 OR CLASS 2 COMPOST	2
USE OF CLASS 1 OR CLASS 2 COMPOST	3
PARKWAY PLANTING	3
30" ON CENTER MAXIMUM PER TREE 2 PTS PER TREE	38
TINES OR EQUALLED PLANTS OR VINES ALONG WALL 2 PTS PER 50 LINEAR FEET OF VINES	2
TOTAL LANDSCAPE POINTS PROVIDED	44

1 THIRD FLOOR DECK CONSTRUCTION PLAN
SCALE: 1/8"=1'-0"



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THE STANLEY

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JOB NO. 20-151

THIRD FLOOR DECK CONSTRUCTION PLAN

L7.02



THE STANLEY

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 LOS ANGELES, CA 90048

#	DATE	ISSUE
1	03.10.21	ENTITLEMENT

JOB NO. 20-151

EIGHTH FLOOR DECK
 PLANTING PLAN

L7.03



TREE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	PLATANUS X ACERIFOLIA LONDON PLANETREE	36" BOX	2	STANDARD
	CUPRESSUS SEMPERVIRENS MEDITERRANEAN CYPRESS	24" BOX	27	STANDARD

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	6	24" O.C.
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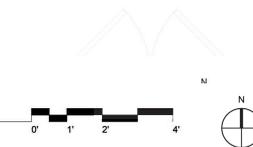
VINE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	CISSUS ANTARTICA KANGAROO VINE	15 GAL.	14	TRAIN TO ADJ. WALL

PLANTING PLAN KEYNOTES

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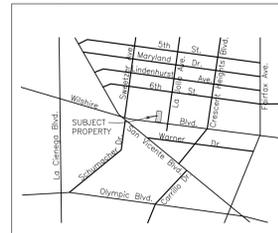
- NOTES:**
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1 EIGHTH FLOOR DECK PLANTING PLAN
 SCALE: 1/2"=1'-0"

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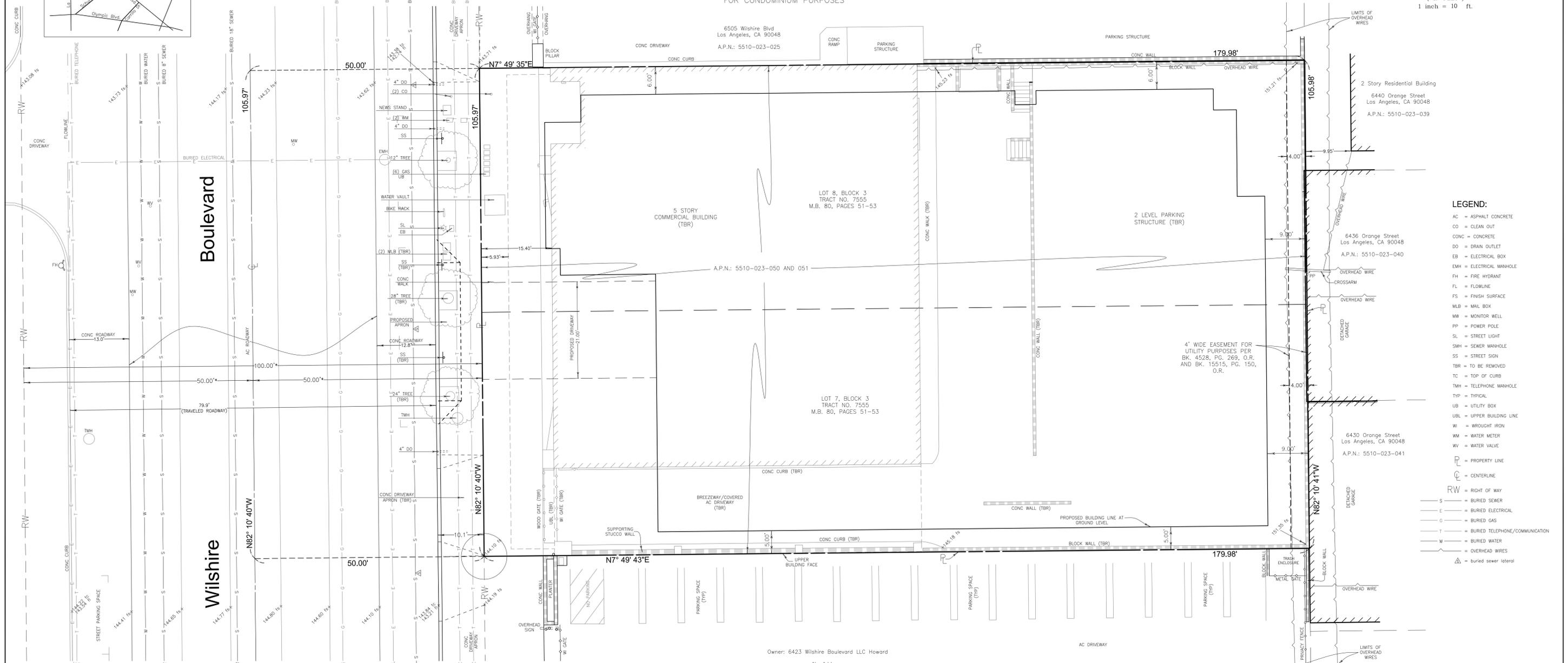
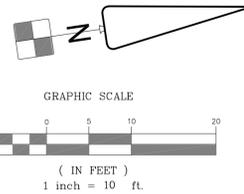
Vicinity Map:



VESTING TENTATIVE TRACT NO. 83436

BEING A SUBDIVISION OF LOTS 7 AND 8, OF BLOCK 3, OF TRACT NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80 PAGES 51-53 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES



LEGEND:

- AC = ASPHALT CONCRETE
- CO = CLEAN OUT
- CONC = CONCRETE
- DO = DRAIN OUTLET
- EB = ELECTRICAL BOX
- EMH = ELECTRICAL MANHOLE
- FL = FLOWLINE
- FS = FINISH SURFACE
- MLB = MAIL BOX
- MW = MONITOR WELL
- PP = POWER POLE
- SL = STREET LIGHT
- SMH = SEWER MANHOLE
- SS = STREET SIGN
- TBR = TO BE REMOVED
- TC = TOP OF CURB
- TMH = TELEPHONE MANHOLE
- TYP = TYPICAL
- UB = UTILITY BOX
- UBL = UPPER BUILDING LINE
- WI = WROUGHT IRON
- WM = WATER METER
- WV = WATER VALVE
- P = PROPERTY LINE
- CL = CENTERLINE
- RW = RIGHT OF WAY
- S = BURIED SEWER
- E = BURIED ELECTRICAL
- G = BURIED GAS
- T = BURIED TELEPHONE/COMMUNICATION
- W = BURIED WATER
- OW = OVERHEAD WIRES
- BSL = BURIED SEWER LATERAL

DATE OF MAP: MARCH 29, 2021
 DATE OF FIELD SURVEY: JANUARY 25, 2021
 SITE ADDRESS: 6435 WILSHIRE BOULEVARD, LOS ANGELES, CA 90048
 PROJECT DESCRIPTION: A TENTATIVE TRACT MAP FOR THE PURPOSE OF CREATING A SINGLE LOT RESIDENTIAL TRACT COMPRISED OF 70 RESIDENTIAL CONDOMINIUMS CONTAINED WITHIN A PROPOSED 8-STORY BUILDING.
 A.P.N.: 5510-023-050 AND 5510-023-051
 EXISTING LEGAL DESCRIPTION: LOTS 7 AND 8 OF BLOCK 3, TRACT NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGES 51-53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 AREA: 19,074 SQUARE FEET, 0.44 ACRES (EXISTING NET & GROSS)

EXISTING ZONING: C4-2D-0
 PROPOSED ZONING: C4-2D-0
 COMMUNITY PLAN: WILSHIRE
 AREA PLANNING COMMISSION: CENTRAL NEIGHBORHOOD COUNCIL: MID CITY WEST
 MAP SHEET: 1355173
 EXISTING LAND USE: COMMERCIAL
 PROPOSED: RESIDENTIAL MULTI FAMILY

BENCHMARK: THE ELEVATION OF 141.712 ON BENCH MARK NO. 13-12250 (CUT SPK; 9FT N OF N P.L. WILSHIRE BLVD; 3.5FT E/O E CURB LINE SWEETZER AV; NE COR CB 50FT E/O E PL SAN VICENTE BL) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY. (PRIMARY)

THE ELEVATION OF 142.033 ON BENCH MARK NO. 13-12292 (CITY OF LA SURVEY DISK STAMPED *1967 PBM 13-12292*; 3.8FT S/O S. CURB WILSHIRE BLVD. 7.0FT E/O BCR E/O SAN VICENTE BLVD. S.E. COR CB) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS MEASURED AT AN ELEVATION OF 141.99. (SECONDARY)

FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1605F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- NOTES:**
- SINGLE LOT RESIDENTIAL SUBDIVISION IN THE C4-2D ZONE
 - BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS
 - EXISTING SITE IMPROVEMENTS TBR
 - PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE
 - THERE ARE NO PROTECTED TREES ON THE SITE.
 - FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A SINGLE LOT TRACT MAP SUBDIVISION COMPRISED OF 1 MASTER LOT CONTAINING A 8-STORY BUILDING (10 TOTAL LEVELS 2 BEING SUBTERRANEAN WITH THE UPPER 6 FLOORS BEING 70 RESIDENTIAL CONDOMINIUM UNITS WITH 2 PARKING LEVELS IN ADDITION TO 2 SUBTERRANEAN LEVELS BEING PARKING AND 1,740 SQUARE FOOT (APPROXIMATE) COMMON USE AREA.
 - SEWERS ARE IN AND AVAILABLE
 - CENTRAL ONSITE TRASH COLLECTION
 - UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
 - NOT IN A HILLSIDE GRADING AREA
 - NOT LOCATED IN A FLOOD HAZARD ZONE
 - LOCATED IN A METHANE ZONE
 - LOCATED IN A LIQUEFACTION ZONE

Subdivider:
Black Equities Group
 9665 Wilshire Blvd., Suite 200
 Beverly Hills, CA 90212
 (310) 875-3333

Engineer:
LFA
 319 Main Street
 El Segundo, CA 90245

Architect:
Studio One Eleven
 245 E. Third Street
 Long Beach, CA 90802

Prepared By:
Hahn and Associates, Inc.
 26074 Avenue Hall, Suite 2
 Santa Clarita, CA 91355
 (661) 775-9500



**OFFICE OF ZONING
ADMINISTRATION**
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING
ADMINISTRATORS**
JACK CHIANG
HENRY CHU
JONATHAN A. HERSHEY, AICP
THEODORE L. IRVING, AICP
CHARLES J. RAUSCH JR.
CHRISTINA TOY LEE

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**LOS ANGELES DEPARTMENT
OF CITY PLANNING**
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DIRECTOR

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EXECUTIVE OFFICER

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

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Filing Notification and Distribution

<p>ADDRESS: 6435 West Wilshire Boulevard</p> <p>COMMUNITY PLAN: Wilshire</p> <div style="background-color: red; color: white; text-align: center; padding: 5px;">EXPEDITED PROCESSING SECTION</div>	<p>DATE OF FILING AND MAP STAMP DATE: 11/5/2021 & 11/6/2021</p> <p>VTT- MAP NO: VTT-83436-CN-HCA DIR-2021-9237-TOC-HCA ENV-2021-9238-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 12/5/2021</p> <p>Hillside: () Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 5 () Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> () Valley () West Los Angeles () Harbor () Metro E/S <p>Department of Public Works</p> <ul style="list-style-type: none"> (X) Bureau of Engineering (X) Bureau of Sanitation <p>Department of Building and Safety</p> <ul style="list-style-type: none"> (X) Grading Engineer (X) Zoning Engineer <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire") 	<ul style="list-style-type: none"> () Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) () Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Mid City West Neighborhood Council <p style="color: red;">N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</p>

The above tract has been filed with City Planning, Expedited Processing Section.
The assigned planner for this case 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,
Director of Planning

for Heather Bleemers, Senior City Planner
Expedited Processing Section
CP-6300 (1/21/09)

RECOMMENDATION REPORTS

DUE BY: 1/24/2022

Please forward reports to the following e-mail address:

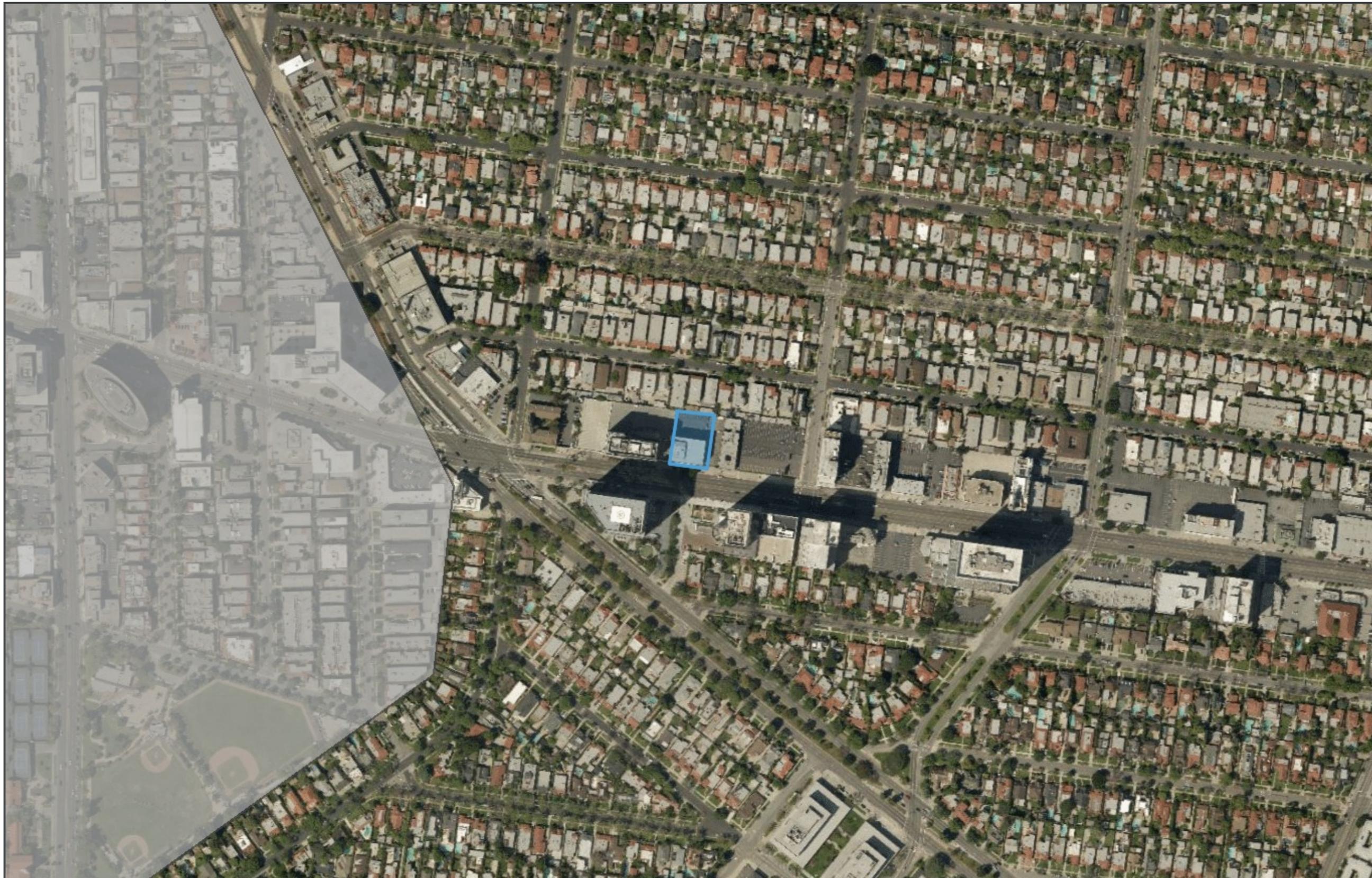
planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

- City Limits

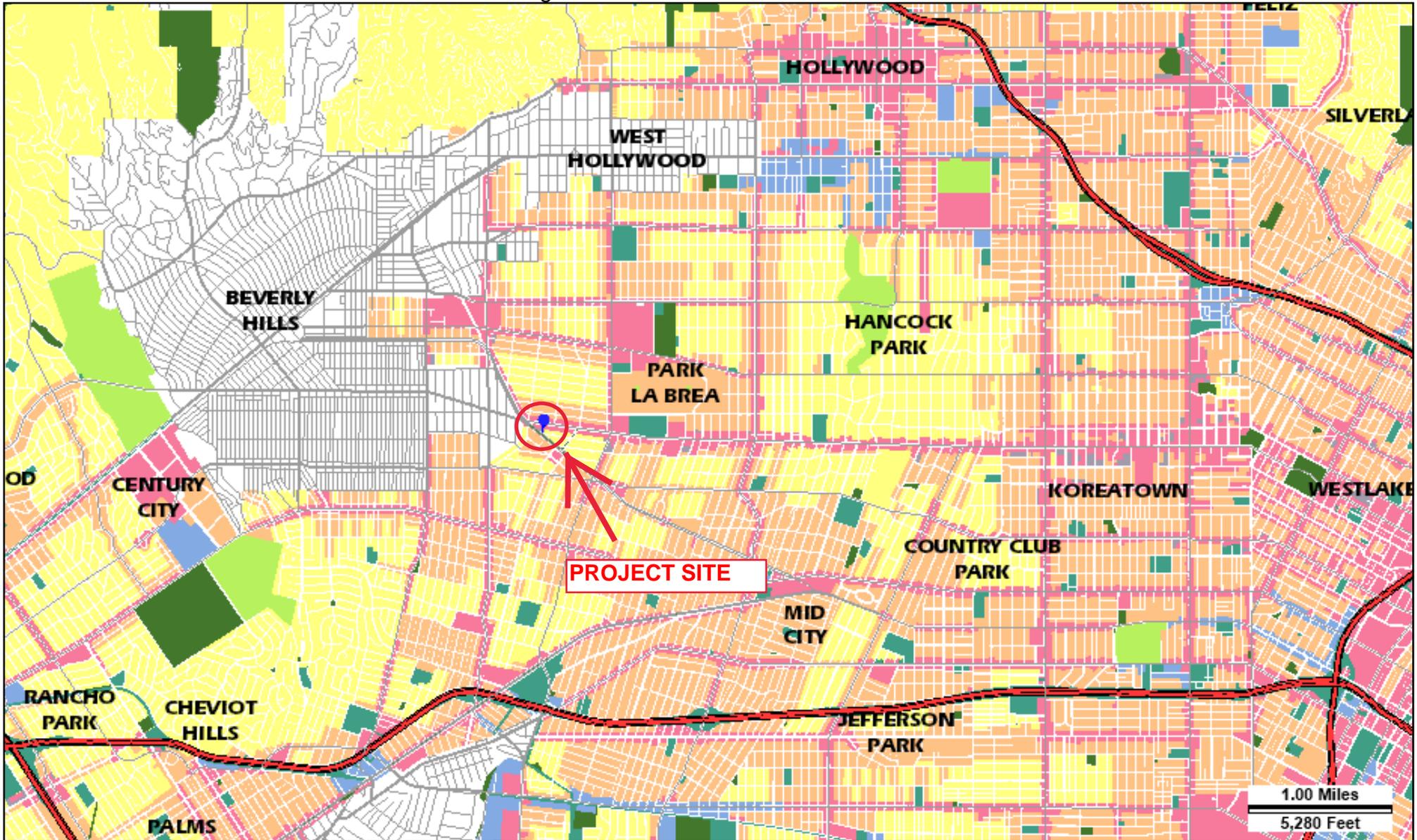
NOTES

0 0 Miles 0 0

SCALE 1: 4,514

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

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Address: undefined
APN: 5510023BRK
PIN #: 135B173 801

Tract: TR 7555
Block: 3
Lot: FR 8
Arb: None

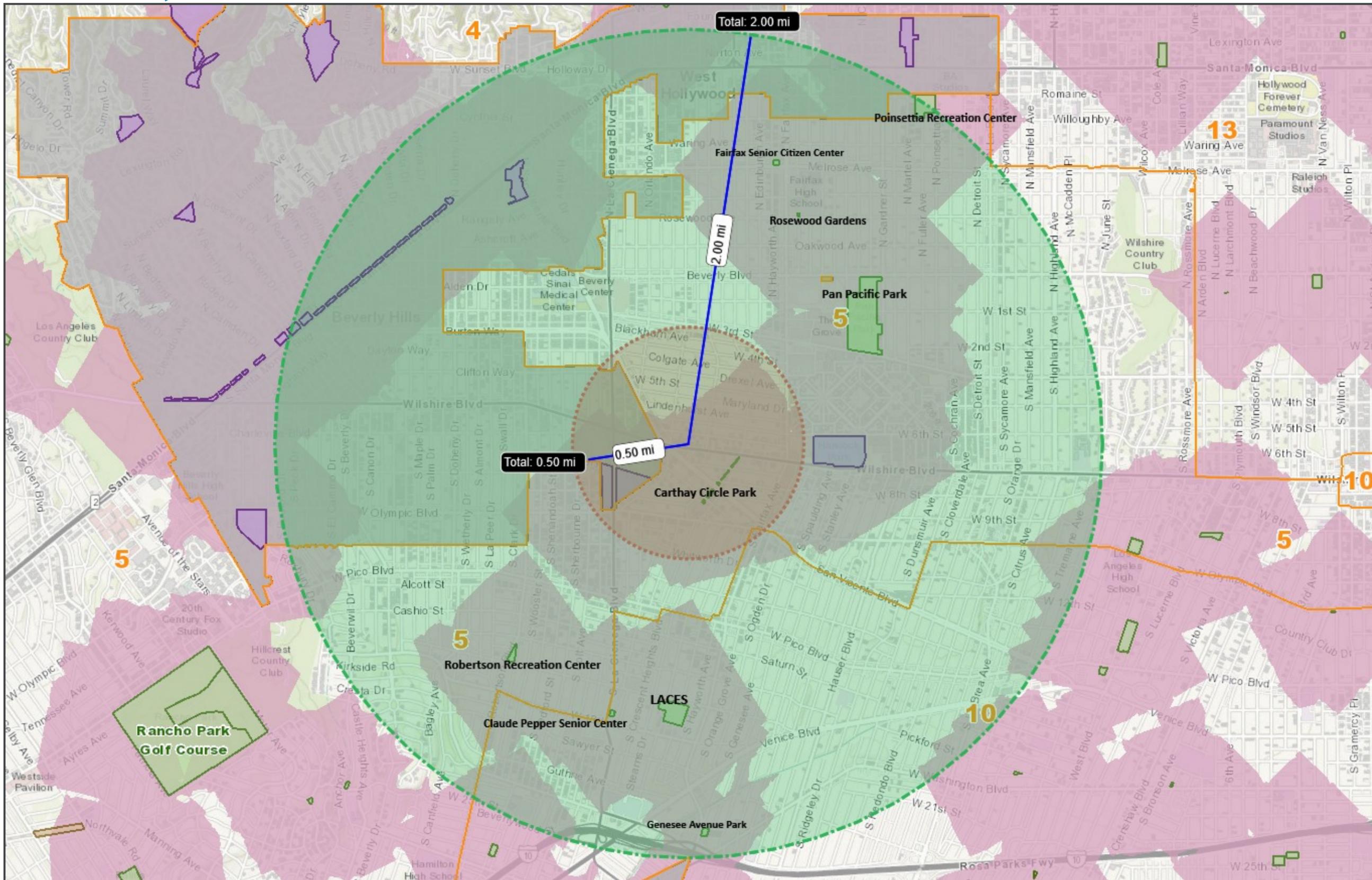
Zoning: [Q]C4-2D-O
General Plan: Regional Center Commercial





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

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

NOTES



SCALE 1: 36,112

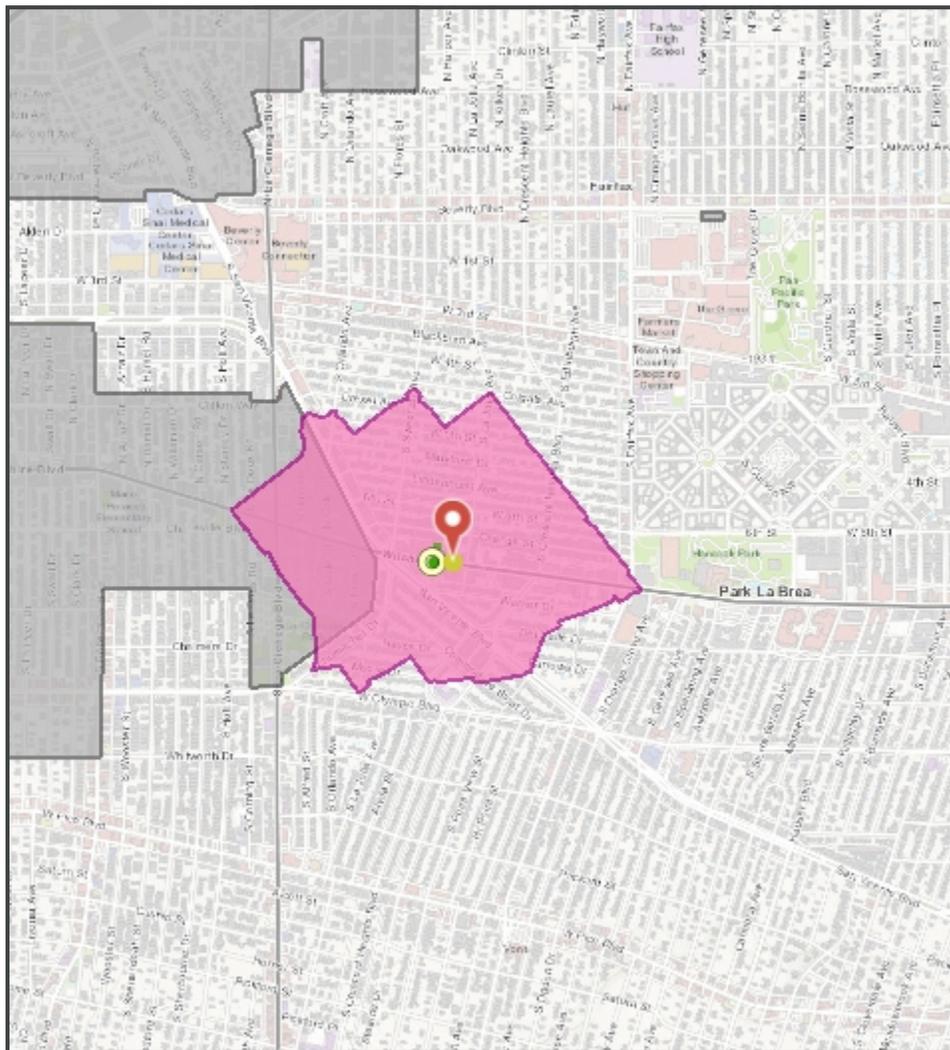
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83436

Description:

Construction of 3-story, 68-unit building (7 affordable units) with 2 levels of subterranean parking

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:	2,988	451

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,465	160

Residents Served by Age

Households Served by Annual Income

Under Age 5:	130	10
Age 5 to 9:	113	15
Age 10 to 14:	113	19
Age 15 to 17:	52	11
Age 18 to 64:	2,099	224
Age 65 and Over:	481	172

Under \$25,000:	181	14
\$25,000 to \$34,999:	98	12
\$35,000 to \$49,999:	131	10
\$50,000 to \$74,999:	242	29
\$75,000 and Over:	813	95

Source: Census/ACS 2010