

APPROVED

APR 04 2018

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 18-061

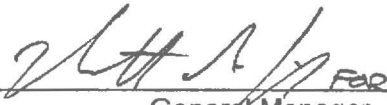
DATE April 4, 2018

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 74867 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSB</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract No. 74867 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the General Manager or his 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 Los Angeles Municipal Code 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).

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03 (Advisory Agency), "[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 Project is located at 940-956 East 4th Street in the Arts District of Downtown Los Angeles. The Project site is approximately 0.525 net acres and is currently improved with a commercial warehouse and a surface parking lot. The Project, as currently proposed, includes the construction of a 7-story mixed use building, approximately 20,248 square feet of commercial space and three levels of subterranean parking. The Project includes a total of 93 live/work dwelling units.

The Project also includes various on-site common open space and recreational areas, including outdoor terraces, open decks, and a swimming pool and spa.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City 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 staff held an Early Consultation meeting with Project representatives on **February 8, 2017**. 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 Project filed a tract map application with City Planning on **February 14, 2017**. On February 15, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **March 27, 2018**. The Advisory Agency Filing Notification is attached (Attachment 2). Subsequent to the receipt of the above notice, RAP staff contacted City Planning staff regarding an extension to the comment deadline. City Planning

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staff indicated that it would be acceptable for RAP to provide its report and recommendations for the Project by the end of the second week of April (April 13, 2018).

If no written report is provided to the Advisory Agency by that date, the Advisory Agency will assume that RAP has no report to make.

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 93 units would be:

$$0.67 \text{ Acres} = (93 \times 2.88) \times 0.00251$$

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 eleven (11) dwelling units in the Project 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:

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$$0.59 \text{ Acres} = (82 \times 2.88) \times 0.00251$$

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 (or disapprove) 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 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 January 11, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$10,962.42 \times \text{number of new non-exempt dwelling units}}$$

The maximum Park Fees payment for the Project's proposed 93 units would be:

$$\mathbf{\$1,019,505.06 = \$10,962.42 \times 93 \text{ dwelling units}}$$

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.

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As currently proposed, the Project has eleven (11) dwelling units in the Project 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:

$$\text{\$898,918.44} = \$10,962.42 \times 82 \text{ dwelling units}$$

Per Los Angeles Municipal Code 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 development projects is existing park service radius gaps. Approximately fifty-four percent (54%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAn sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ 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 Arts District of Downtown Los Angeles. Currently the Project site is improved with a commercial warehouse and a surface parking lot. The Project site is located in a high density mixed use area and is surrounded by a mix of commercial, restaurant, cultural, office, and residential uses. An aerial view of the Project site is attached hereto (Attachment 3). There are a number of public parks within a two (2) mile radius of the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 4).

There is one (1) public park within a half (1/2) mile walking distance of the Project site:

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- Arts District Park is a 0.50 acre park, located at 501 South Hewitt Street in Council District 14. Arts District Park is currently improved with a playground, a performance space, open lawn areas, and tables and benches.

There are three (3) new public parks currently in development within a two (2) mile radius of the Project site:

- 1st and Broadway Park is a 1.96 park located at 217 W. 1st Street in Council District 14. The 1st and Broadway Park Development (PRJ20781) Project is currently in design. The current scope of the 1st and Broadway Park Development (PRJ20781) Project is development of a new community park. The 1st and Broadway Park Development (PRJ20781) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in August 2020. The current project budget for the 1st and Broadway Park Development (PRJ20781) Project is Thirty Million, Three Hundred Eighty-Nine Thousand Dollars (\$30,389,000.00) and the current available funding is Seventeen Million, Two Hundred Six Thousand, Eight Hundred Twelve Dollars and Three Cents (\$17,206,812.03). The 1st and Broadway Park Development (PRJ20781) Project is not fully funded at this time.
- Sixth Street Park, Arts, River and Connectivity Improvements Project (Sixth Street PARC) is a twelve (12) acre park located under and adjacent to the new Sixth Street Viaduct in Council District 14. The Sixth Street PARC Project is currently in design. The current scope of the Sixth Street PARC is general landscaping, pathways, irrigation, picnicking areas, fencing, a soccer field with sports field lighting, a restroom building, and an Arts Plaza for performances. The development of the Sixth Street PARC is being led by BOE and is expected to be completed at the end of 2020. The current project budget for the Sixth Street PARC project is Twenty-Nine Million, Two Hundred Sixty-Seven Thousand, Five Hundred Forty-Eight Dollars (\$29,267,548.00) and the current available funding is Eleven Million, Five Hundred Fifty-Seven Thousand, Five Hundred Forty-Eight Dollars (\$11,567,548.00). The Sixth Street PARC project is not fully funded at this time.
- Alpine Recreation Center Expansion Project (Ord and Yale Street Park (PRJ20591)) is a 0.85 acre park located at 817 Yale Street in Council District 1. The Ord and Yale Street Park Project is currently in bid and award. The current scope of the Ord and Yale Street Park Project is the construction of a children's playground with equipment and climbing wall, the construction of a fitness zone with eight (8) pieces of equipment, construction an entry plaza/performance space with small cafe and restroom building, construction of an upper viewing terrace with public art water feature, and the construction of a fitness trail on the Native Restoration Garden slope and through the Bamboo Grove. The development of the Ord and Yale Street Park Project is being led by BOE and is expected to be completed in November 2019. The current project budget for the Ord and Yale Street Park Project is Eight Million, Two Hundred Forty-Nine Thousand, Seven Hundred Five Dollars (\$8,249,705.00) and the current available funding is Eight Million,

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Two Hundred Forty-Nine Thousand, Seven Hundred Five Dollars (\$8,249,705.00). The Ord and Yale Street Park Project is fully funded at this time.

There is one (1) park renovation project currently in development within a two (2) mile radius of the Project site:

- Pershing Square Park is a 4.44 acre park located at 532 South Olive Street in Council District 14. The Pershing Square Park Renovation (PRJ21113) Project is currently in design. The current scope of the Pershing Square Park Renovation (PRJ21113) Project is to identify, investigate, and address: (1) deficiencies in the built conditions of the existing underground parking garage, to meet today's code compliance; and (2) challenges in executing major design elements as proposed in the competition scheme, and validate for feasibility/constructability. The Pershing Square Park Renovation (PRJ21113) 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 Pershing Square Park Renovation (PRJ21113) Project is not known at this time and the current available funding is Two Million, Seven Hundred Ninety-Seven Thousand, Three Hundred Thirty-Eight Dollars (\$2,797,338.00). The Pershing Square Park Renovation (PRJ21113) Project is not fully funded at this time.

Park Access

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 as well as approximately 1,650 new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). 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 (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 (1/2) walking distance of a public park.

A map showing the project location and nearby park service area gaps is attached hereto (Attachment 4).

Staff Recommendation

The Project site is not located in an existing park service radius gap. If a new public park was provided at the Project location, the park would likely not serve a significant number of new, previously unserved, residents within a half-mile (1/2) walking distance.

The Project includes various on-site common open space and recreational areas, including outdoor terraces, open decks, and a swimming pool and spa. These proposed recreational amenities would not significantly reduce the Project's impact on existing public recreational and

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park facilities nor significantly reduce the need for new or expanded public recreational and park facilities.

There are three (3) new public parks, and one (1) park renovation project, currently in development within a two (2) mile radius of the Project site. The development of these new parks and projects would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and that may provide sufficient recreation amenities to serve the needs of those residents. However, as previously noted, three (3) of these projects are not fully funded at this time and are in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is the payment of Park Fees to the City.

FISCAL IMPACT STATEMENT

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 General Fund is unknown.

This Report was prepared by Darryl Ford, Senior Management Analyst II, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

LIST OF ATTACHMENTS

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



940 - 944 E 4TH STREET
 LOS ANGELES, CA 90013

OWNER:
SHOREHAM CAPITAL, LLC
 P.O. BOX 17119
 BEVERLY HILLS, CA 90209
 (323)653-0182

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CIVIL

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PROJECT INFORMATION

Site Address:
940 E. 4th Street
Los Angeles, CA 90013

OWNERSHIP:
Shoreham Capital
P.O. Box 17119
Beverly Hills, CA 90209
Contact: Ben Soroudi
T 323.663.0162

LANDSCAPE ARCHITECT:
Design Workshop
724 S. Spring Street, Suite 701
Los Angeles, CA 90014
Contact: L. Lowrey
T 213.426.4760

ARCHITECT:
MVE + Partners
888 S. Figueroa St., Suite 2170
Los Angeles, CA 90017
Contact: S. Pineda
T 213.696.7600

LAND USE CONSULTANT:
Craig Lawson & Co., LLC
3221 Hutchinson Avenue, Suite D
Los Angeles, CA 90034
Contact: Donna Shen Tripp
T 310.838.2400

PROJECT DESCRIPTION

7 Story Total Mid-Rise
6 Stories of Live work residential over mix use commercial, restaurant, lobby and leasing
Mix use commercial shall be located on Levels 1 and 2
3 Levels of Underground Parking

APN # 5163021001 LEGAL DESCRIPTION:

The land referred to in this survey is situated in the state of California, county of Los Angeles, and is described as follows:

Lots 162-163 & portion of lots 160-161 of mills and wicks extension of 2nd st. and adjoining sub as per miscellaneous record map recorded in book 13 pages 87-88 of maps, in the office of the county recorder of said county

Basis of Bearings:
The bearing north 08°22'00" west, on the centerline of Hewitt Street as shown on tract no. 63027, in the city of Los Angeles, county of Los Angeles, as per map recorded in book 1336, pages 72-73, of maps in the office of the county recorder of said county

Land Area:
Containing an area of 22,861 SF or 0.53 acres

ZONE:

EXISTING ZONING: M3-1-RIO
PROPOSED ZONING: C2-2-RIO

Existing land use: Heavy Industrial
Proposed Land Use: Regional Commercial

LOT AREA:

Gross Site Area (pre dedications)	22,861 SF (0.53 acre)
Net Site Area (post dedications)	21,784 SF (0.50 acre)
Lot Coverage	21,784 SF (0.50 acre)
Building -	93%
Paving/hardscape -	7%

SETBACKS:

REQUIRED:
None for commercial portions (per LAMC Section 12.14.C)
Residential: R5 - side yard setback 6' + 1' for each story over 3rd; 20' max.
Required for 7 story building is 18'
Front and rear none required
Provided: 6'-0" along east property line
*Low income density bonus side yard set back reduced to 6'-0"

HEIGHT	
Height District 2:	No Limit
Proposed Building Height (7 Stories)	97'-0" (Top of roof access stairs) *Not including non-habitable roof structures allowed under CSC Section 604.3

FAR (ALLOWABLE FLOOR AREA)	
Allowable Floor Area (per LAMC 12.21.1) (As Proposed C2-2-RIO zone - FAR = 6:1)	130,704 sf (6:1 FAR Base)
21,784 sf x 6 = 130,704 sf	
Total Proposed Floor Area	166,870 sf (4.88 FAR)
Residential use	65,622 sf (3.83 FAR)
Commercial	20,248 sf (0.93 FAR)

RESIDENTIAL DENSITY	
LAMC-R5 allowed: 1 DU/200 sf Proposed:	21,784 / 200 sf = 108 units 93 units

DWELLING UNITS	
93 live work units	average of 750 SF

NON RESIDENTIAL USE:	
REQUIRED:	PROVIDED:
150 of X 50 (first 50 units) = 7,500 of	
100 of X 43 (minimum 50 to 100 units) = 4,300 of	
Total:	11,800 of min. 20,248 sf

PARKING	
REQUIRED	
Residential (per PSC 2060-210)	
Units with 3 or less habitable rooms = 1 per/ing stall	53 units X 1 = 53

Commercial - Retail (per 21-5119 E. LA State Enterprise Zone = 2 per 1,800 SF)	
Propose Commercial area = 20,248 SF	20,248 / 1,000 = 20.248 X 2 = 40

Total Required (Residential + Commercial) **133 stalls**

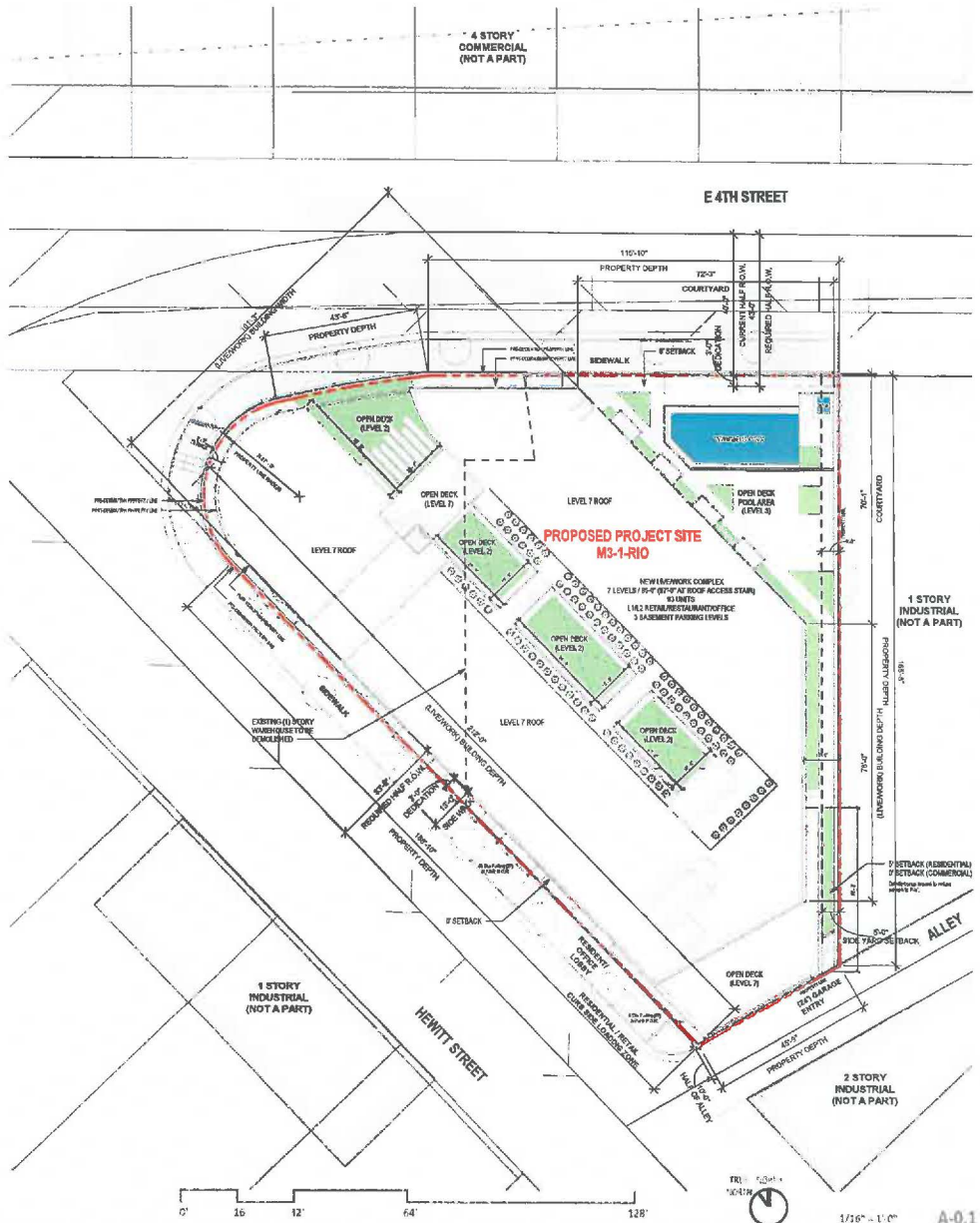
PROVIDED:	
Residential	53 (including 2 accessible stalls)
Commercial	40 (including 2 accessible stalls)
Total Provided:	93 stalls

BYCYCLE	
REQUIRED:	
Residential	119 units
Commercial	152,000 sf
Subtotal	19
PROVIDED:	19
Subtotal	103
Subtotal	122

OPEN SPACE	
REQUIRED:	
LAMC-42.21 G 180sf per live work, 1,000 of (0-4 B2)	8,300 sf
*Low income density bonus (25% reduction)	7,440 sf
PROVIDED:	7,440 sf

LANDSCAPED COMMON OPEN SPACE	
REQUIRED:	
LAMC-13.21 G 20% of common open space	1,738 sf
Refer to A-6.4	
PROVIDED:	1,766 sf
Refer to Landscape plan L-3.0	

TREES	
REQUIRED (1 per 4 Units)	23 Trees
PROPOSED (1 per 4 Units)	23 Trees



SHOREHAM CAPITAL



940-944 E 4TH STREET, LOS ANGELES

PLOT PLAN

Note: Conceptual Design Package Subject To Change



4TH ST ELEVATION



EAST ELEVATION



HEWITT ST ELEVATION



ALLEY ELEVATION

- Material Legend**
- 1 CORRUGATED METAL PANEL
 - 2 FIBER CEMENT PANEL
 - 3 STANDING SEAM METAL PANEL
 - 4 ARCHITECTURAL FINISHED CONCRETE
 - 5 CLEAR GLAZING
 - 6 GLASS AND ALUMINUM GUARDRAIL
 - 7 METAL MESH GUARDRAIL
 - 8 METAL DOOR
 - 9 STUCCO
 - 10 PERFORATED METAL PANEL
 - 11 EXPOSED CONCRETE COLUMN
 - 12 WOOD SILING
 - 13 METAL CANOPY
 - 14 ALUMINUM STOREFRONT



1/16" = 1'-0"

A-2.1

SHOREHAM CAPITAL



940-944 E 4TH STREET, LOS ANGELES

ELEVATIONS

2/14/2017

Note: Conceptual Design Package Subject To Change

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OPEN SPACE COMPLIANCE

Open Space Compliance		
LEVEL 1		
Open Space (sf):	N/A	Public Realm established on site at Level 1 NOT used toward fulfilling vegetated open space requirements.
25% Open Space (sf):	N/A	
Vegetated Area Provided (sf):	0	
Number of Trees:	13	
LEVEL 2		
*Common Open Space (sf):	1,877.0	
25% Open Space (sf):	469.3	
Vegetated Area Provided (sf):	1,240.2	
Vegetated Area Provided %:	66.7	
Number of Trees:	3	
12% B-2		
*Common Open Space (sf):	2,093.0	
25% Open Space (sf):	523.3	
Vegetated Area Provided (sf):	348.0	
Vegetated Area Provided %:	7.1	
Number of Trees:	4	
LEVEL 7		
*Common Open Space (sf):	1,110.0	
25% Open Space (sf):	277.5	
Vegetated Area Provided (sf):	487.0	
Vegetated Area Provided %:	82.1	
Number of Trees:	3	
TOTAL TREES PROVIDED:	23	Total Trees Required: 93 Units / 4 x 23
*TOTAL COMMON OPEN SPACE:	6,960	
TOTAL SF VEGETATED OPEN SPACE:	1,718.0	
TOTAL % VEGETATED OPEN SPACE:	25.2	

*Refers to Sheet A-0.3 for full Open Space calculations related to Architectural Compliance

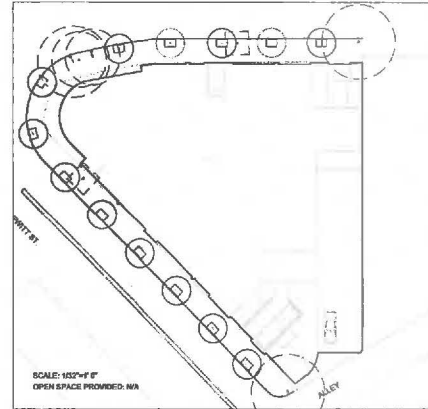
LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPE POINT SYSTEM	Qty.	Points
Square Footage of site	21,784	20
Minimum points required		22
Points Required for Affordable Housing Density Bonus		22
Points Provided	23	23
24" tree street trees (3 points per tree) - Street trees	13	39
Use of 100% California native plants throughout the project	50% of landscape points	11
TOTAL LANDSCAPE POINTS PROVIDED	28	28
WATER MANAGEMENT POINT SYSTEM		
Square Footage of site	21,784	300
Minimum points required		300
Points Provided	5	5
Automatic controller		3
Plants that will, once established for 3 years, remain in good health with no more than moderate watering in summer (excluding street trees), include all plants with a "Low" or "Very Low" WUCOLS rating (3 points per plant)	433	866
TOTAL WATER MANAGEMENT POINTS PROVIDED	871	871
LANDSCAPE AREA - Level 1		
Potential Landscape Area	Area	2,828
Landscape area provided	Area	0
Total Landscape area provided	Area	2,828
OPEN SPACE - All Levels		
Required	Area	9,300
Open space required	Area	7,440
Density Bonus (20% reduction)	Area	1,860
Provided	Area	1,860
Interior Common Space (max. 25%)	Area	5,083.00
Exterior Common Space	Area	6,340
Total Common Open Space	Area	11,423
Private Open Space	Area excluded from 25% vegetated cover requirement	100
Level 4	Area	100
Level 5	Area	100
Level 6	Area	100
Total Private and Indoor Open Space	Area	300
TOTAL OPEN SPACE PROVIDED	Area	11,723
SF of vegetated common open space required	Area	1,718
% of vegetated common open space required	%	28%
SF of vegetated common open space provided	Area	1,758.0
% of vegetated common open space provided	%	28.3%

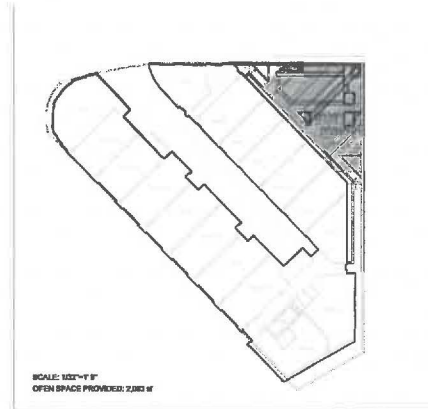
PLANT LIST

ABBV./SYMBOL	OPEN SPACE REQ.	STREETSCAPE + NON-COMMON OPEN SPACE	SPECIES NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPACING	Native	LA's Street Species List	WUCOLS
TREES										
PD	6	0	Persea pseudocarya 'Desert Museum' (SanDiego)	Desert Museum Palo Verde	3" Cal. 12" Height	20-30 ft	As Shown	X		VL
PI	1	0	Prunus delavayi	Catalina Cherry	3" Cal. 12" Height	15-40 ft	As Shown	X		L
QA	1	0	Quercus agrifolia	Coast Live Oak	3" Cal. 12" Height	60-80 ft	As Shown	X		L
QF	0	12	Quercus engelmannii	Mesa Oak	3" Cal. 12" Height	50 ft	As Shown	X	X	VL
SHRUB										
ET	0	15	Eriogonum ericoides	California goldenbush	1 Gal.	3-4 ft	As Shown	X		L
GROUND-COVER										
AM	0	76	Archibuteo millefolium (CA native cultivar)	Yarrow	1 Gal.	1-3 ft	24" O.C., TYP.	X		L
GB	18	8	Gomphocarpus physocarpus 'Sweet's Grease'	Heart's Desire Greasewood	2 Gal.	2-3.5 ft	48" O.C., TYP.	X		L
HC	256	0	Festuca capillaris and var.	California Fescue	1 Gal.	1-1.5 ft	24" O.C., TYP.	X		L
SS	207	0	Salvia rosmarinifolia	Sage	1 Gal.	2-4 ft	24" O.C., TYP.	X		L

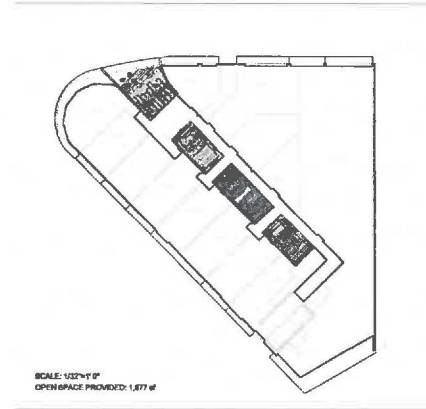
LEVEL 1



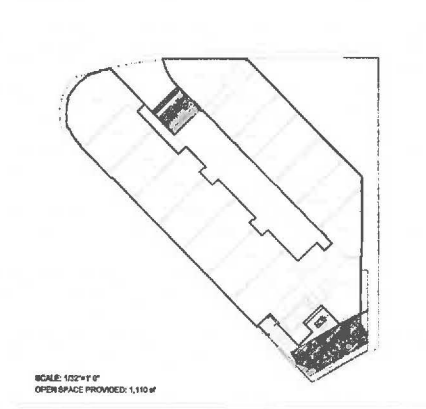
LEVEL 3



LEVEL 2



LEVEL 7



1/16" = 1'-0"

L-3.0

SHOREHAM CAPITAL

02/16/2017

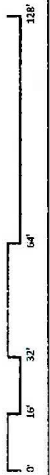
DESIGNWORKSHOP
Landscape Architects • Land Planning • Urban Design • Technical Services
224 South Spring Street, Suite 201 • Los Angeles, California 90012 • 213-405-1190

940-944 E 4TH STREET, LOS ANGELES

Note: Conceptual Design Package Subject To Change

LANDSCAPE ORDINANCE COMPLIANCE

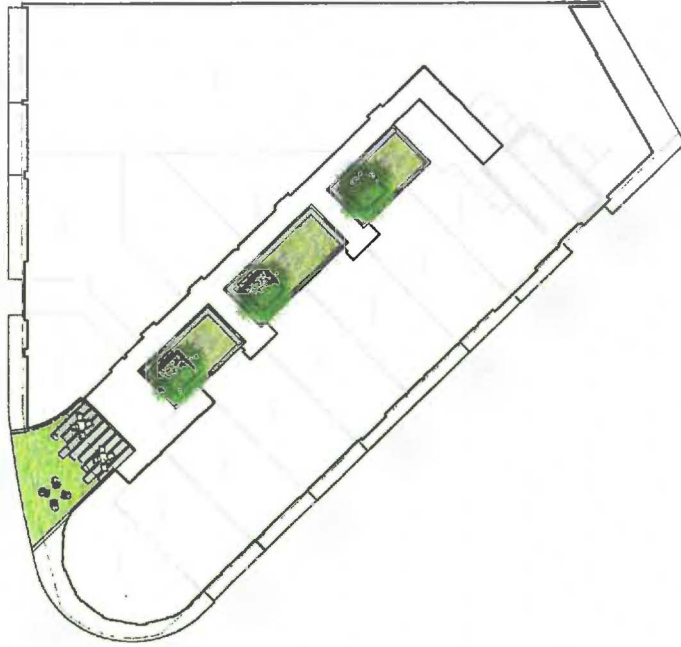
02/16/2017



L-3.1

02/14/2017

<p>SHOREHAM CAPITAL</p> <p>02/14/2017</p>	<p>940-844 E 4TH STREET, LOS ANGELES</p> <p><i>Note: Conceptual Design Package Subject To Change</i></p>	<p>DESIGNWORKSHOP</p> <p>10000 Wilshire Blvd, Suite 1000, Beverly Hills, CA 90210</p> <p>PH: 310.274.1100 FAX: 310.274.1101 WWW.DSWSHOP.COM</p>	<p>ILLUSTRATIVE PLAN - LEVEL 01</p>
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1/16" = 1'-0"

L-3.2

SHOREHAM CAPITAL

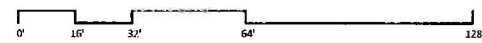
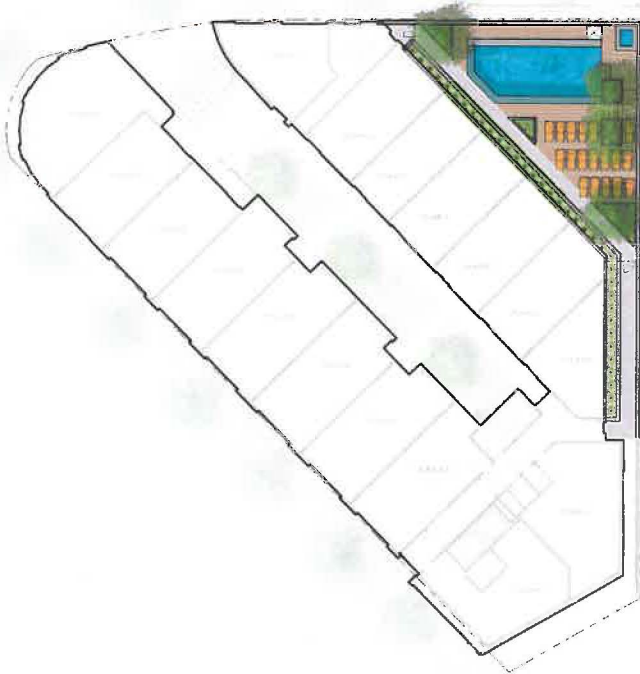
02/14/2017

DESIGNWORKSHOP
 ARCHITECTURE
 215 West Broadway, Suite 201, Los Angeles, CA 90012-2008, USA
 TEL: 213.421.1234

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Note: Conceptual Designer Package Subject To Change

ILLUSTRATIVE PLAN - LEVEL 02



1/16" = 1'-0"

L-3.3

SHOREHAM CAPITAL

02/14/2017



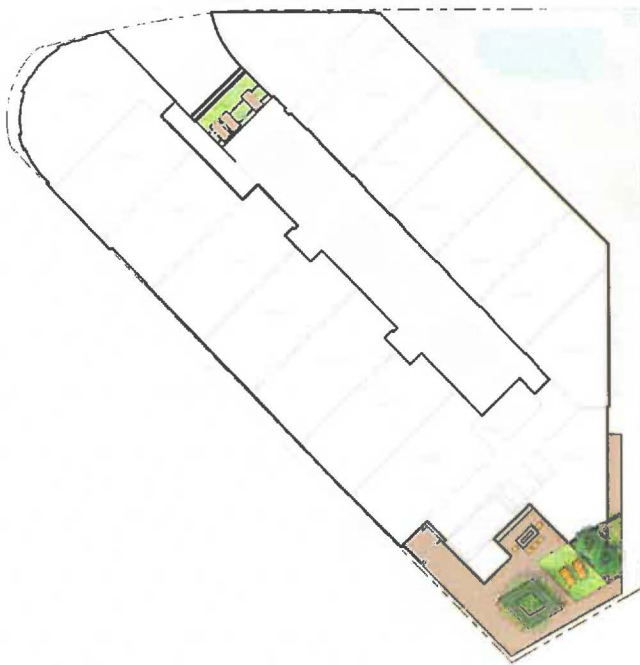
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ILLUSTRATIVE PLAN - LEVEL 03

02/14/2017



1/16" = 1'-0"

L-3.4

SHOREHAM CAPITAL

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Note: Conceptual Design Package Subject To Change

ILLUSTRATIVE PLAN - LEVEL 7

02/14/2017

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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DIRECTOR
(213) 978-1271KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274<http://planning.lacity.org>Filing Notification and DistributionTract Map No. VTT-74867
Tract Map Date: February 14, 2017
Property Address: 940-956 E. 4th Street
Community Plan: Central City NorthDistribution Date: February 15, 2018Deemed Complete Date: February 15, 2018 COUNCIL DISTRICT NO. 14Hillside Yes No

Neighborhood Council District:

 Historic Cultural Bureau of Engineering Bureau of Sanitation Dept. of Building and Safety - *Grading* Urban Forestry (Haul-Route Only) Dept. of Building and Safety - *Zoning* Housing Department (No P.S.) Dept. of Transportation Board of Education (No P.S.) DWP Real Estate County Health Department (No P.S.) DWP Water Design GIS (Final Map & LOD) Dept. of Fire, Engineering and Hydrant Unit Bureau of Street Lighting Animal Regulation (Hillside-ONLY) Department of Recreation and Parks**DATE DUE: UPON RECEIPT****Please send your reports to the following e-mail address: michael.sin@lacity.org. Thank you.**

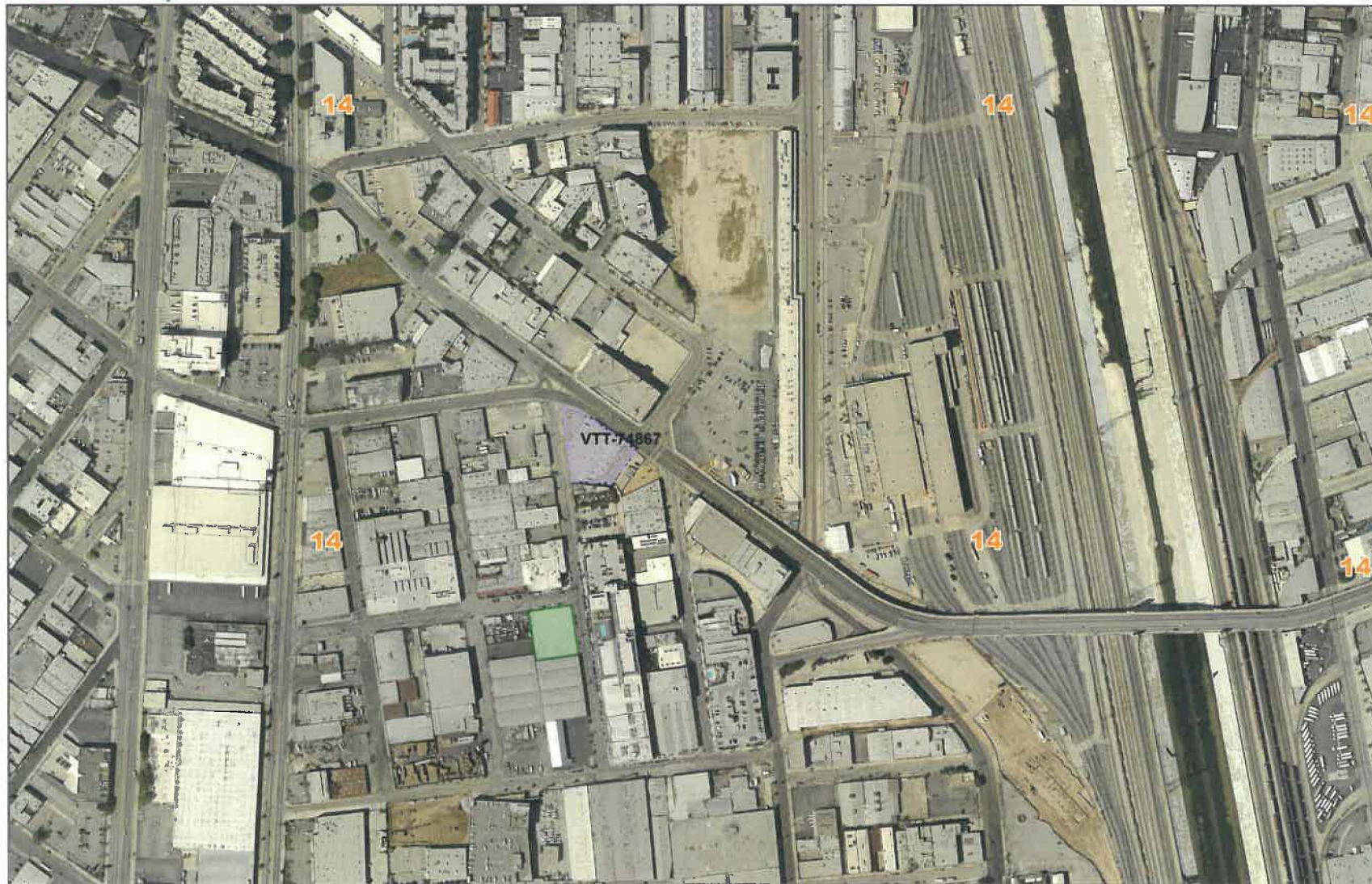
Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after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

VINCENT P. BERTONI, AICP
Advisory AgencyKEVIN S. GOLDEN
Deputy Advisory Agency
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

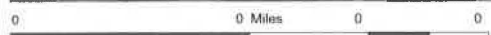
Aerial View of Project Site



LEGEND

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

NOTES



SCALE 1: 4,514

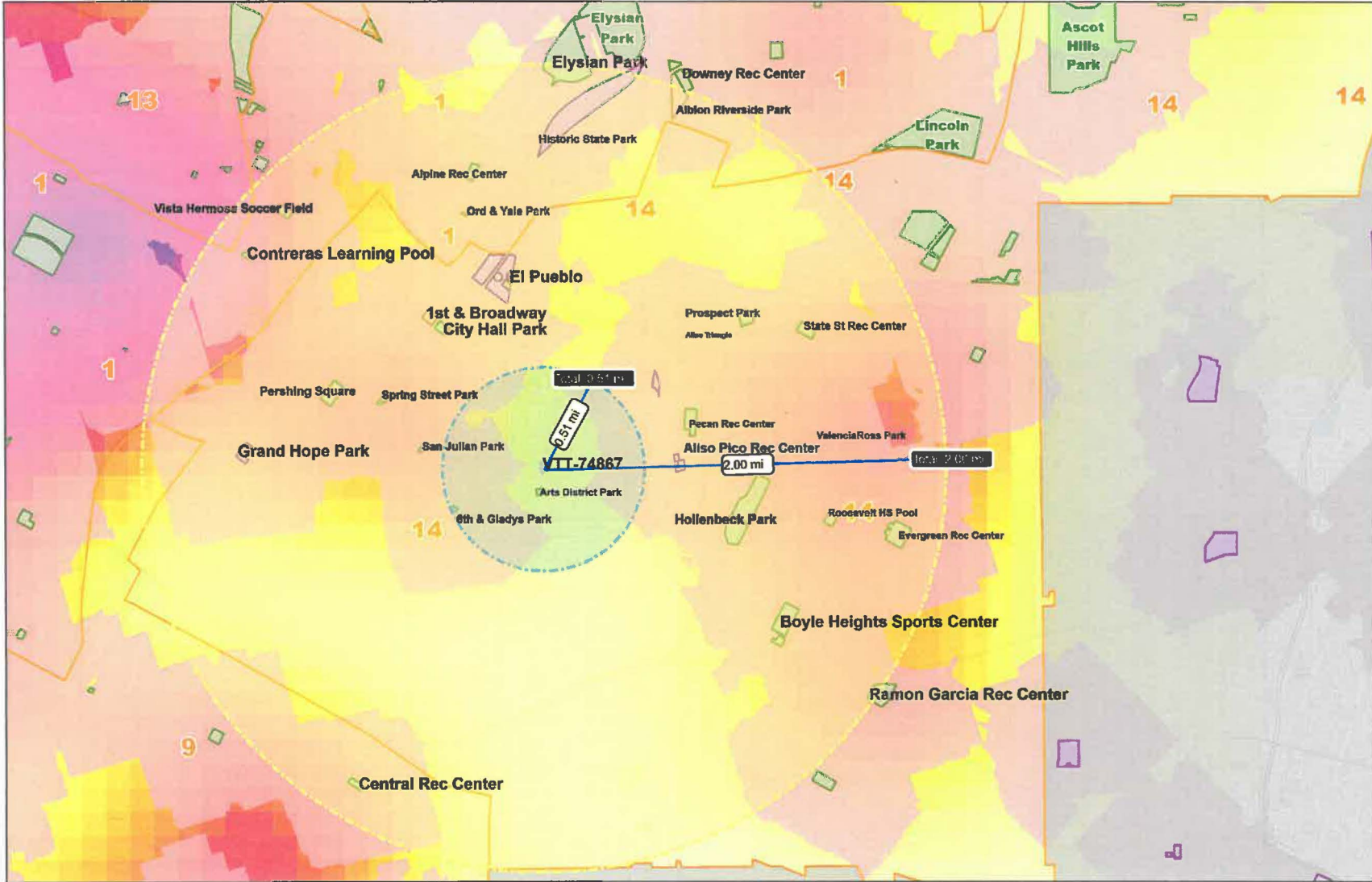
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

VTT-74867 Project Site & Surrounding Parks



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- Future Parks
- City Limits
- All Improved Service Areas
- Total Population**
- High : 4613.7
- Low : 0

NOTES



SCALE 1: 36,112

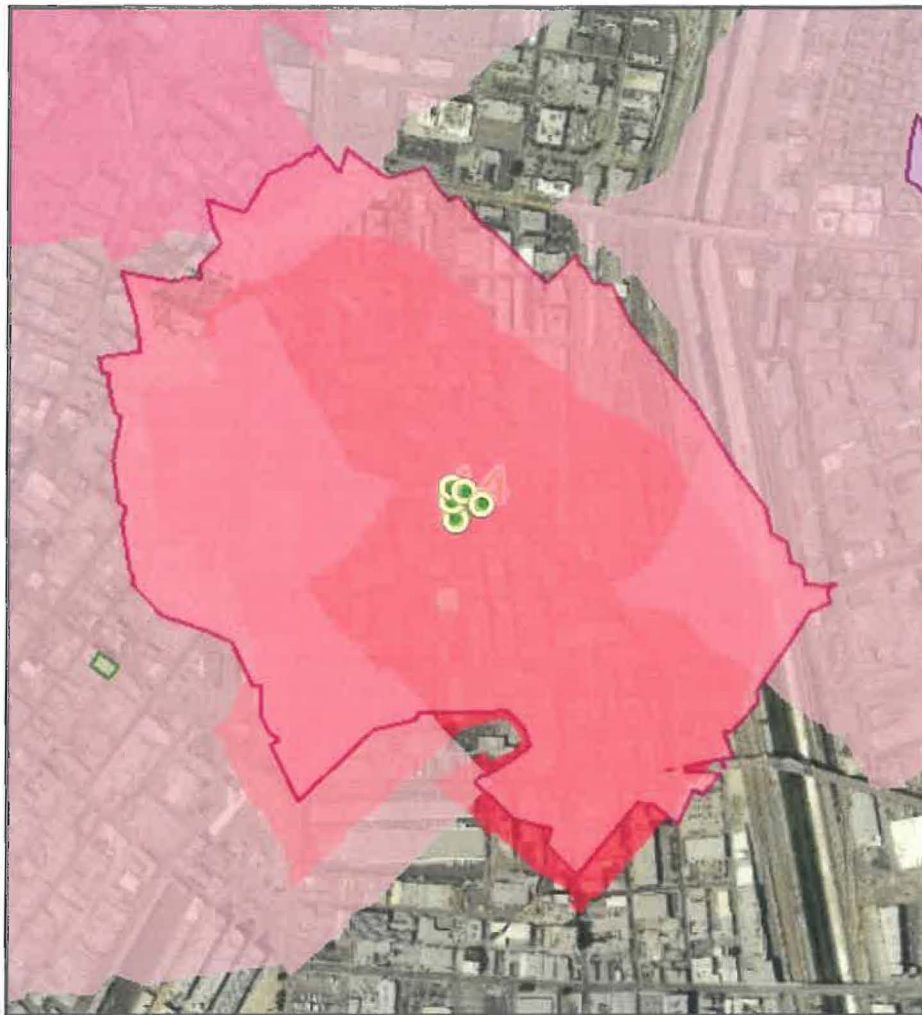
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-74867

Description:

7-story mixed-use and mixed-income building with a total of 93 dwelling units, of which 11 units are affordable, and approximately 20,248 square feet of ground floor commercial space

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	2,530	1,650

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,408	966

Residents Served by Age

Under Age 5:	74	47
Age 5 to 9:	27	15
Age 10 to 14:	24	17
Age 15 to 17:	19	11
Age 18 to 64:	2,187	1,415
Age 65 and Over:	199	145

Households Served by Annual Income

Under \$25,000:	447	283
\$25,000 to \$34,999:	148	109
\$35,000 to \$49,999:	144	102
\$50,000 to \$74,999:	219	148
\$75,000 and Over:	450	324

Source: Census/ACS 2010