APPROVED
DEC 18 2019
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT NO. 19-260 Revised

DATE December 18, 2019 C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82716 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	for S. Piña-Cortez	_____
H. Fujita	_____	*C. Santo Domingo	DP
V. Israel	_____	N. Williams	_____

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82716 (Project) to dedicate land to the City, or provide a combination of land dedication and fee payment in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,

2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

PARK FEE SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code (LAMC) Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states that "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities…". The Director of the City Planning Department (City Planning) is designated as the

Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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

PROJECT SUMMARY

The proposed Project, located at 665 & 971 Cloverdale Avenue, 5411 West Wilshire Boulevard, 664 & 670 South Cochran Avenue in the Miracle Mile community of the City, consists of a 42-story mixed-use project with 338 residential units, 51 of which are affordable, and approximately 15,726 square feet (SF) of commercial retail space over three levels of subterranean parking.

The proposed Project also includes approximately 29,212 SF of common open space, including a fitness room, lounge, billiards rooms, play area, dog run, swimming pools, outdoor terrace, and sky deck.

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

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

EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **June 27, 2019.** The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **July 2, 2019**. On September 25, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the proposed Project by a deadline identified as "**Upon Receipt**." The Advisory Agency Filing Notification is attached (Attachment 2). If no written

Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION AND IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

LAMC 12.33 D.2.b states "Any land dedication for park and recreation purposes shall not be deducted from a site's gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio."

Land Dedication

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

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

The **maximum** required land dedication for the Project's proposed 338 units would be:

2.44 Acres = (338 x 2.88) x 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 proposed 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 proposed 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 51 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:

2.07 Acres = (287 x 2.88) x 0.00251

Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of the project site, as specified below:

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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2019, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

$12,998.00 x **number of new non-exempt dwelling units**

The **maximum** Park Fees payment for the Project's proposed 338 units would be:

$4,393,324.00 = $12,998.00 x 338 dwelling units

As currently proposed, the Project has 51 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:

$3,730,426.00 = $12,998.00 x 287 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 reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. Approximately 54% of residents in the City of Los Angeles live within a one-half (½) mile, or 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 65% by 2025 and to 75% by 2035. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Miracle Mile community of the City and within the Wilshire Community Plan Area. Currently, the Project site is a parking lot. The Project is surrounded by commercial, retail and residential uses on all sides.

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

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

- Half-mile (½) walking distance of the Project site (EPADSS): 13,281 persons (22,510 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Wilshire Community Plan Area (2017 American Community Survey): 20,560 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 29,212 SF of common open space, including fitness room, lounge, billiards rooms, play area, dog run, swimming pools, outdoor terrace, and sky deck.

The 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 Section 12.21 (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these proposed recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the Project's residents.

Public Park Access

There are no RAP-operated public parks that are within a half (½) mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

As previously noted in the Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **5,602** new, previously unserved, residents within a half-mile (½) 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 (½) 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 (½) walking distance of a public park.

Nearby Public Park Projects

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

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

Staff Recommendation

The proposed Project is located in a high-density area of the City. The density of the surrounding area within walking distance of the Project site is higher than the average density of the City and is higher than the average density of the Community Plan Area in which the Project is located.

The Project site is not located within a half (½) mile walking distance from a public park.

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

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

If a new public park was provided at the Project location, the park would serve Project residents and 5,602 currently unserved residents within a half (½) mile walking distance.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to dedicate land to the City, or provide a combination of land dedication and fee payment.

FISCAL IMPACT STATEMENT

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

STRATEGIC PLAN INITIATIVES AND GOALS

Goal No. 1: Provide Safe and Accessible Parks
Outcome No. 1: Every Angeleno has walkable access to a park in their neighborhood.
Result: A land dedication would provide space for a new park in the Project area.

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

Outcome No. 1: Newly developed park projects and redesign of signature City parks.
Result: A land dedication would provide an opportunity for the City to develop a new park project.

Goal No. 3: Create & Maintain World Class Parks and Facilities
Outcome No. 3: Increased park maintenance, with a focus on cleanliness.
Result: Collected fees could serve to fund improvements of existing parks in the Project area.

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

LIST OF ATTACHMENTS

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

ATTACHMENT 1

5407 WILSHIRE
Residential Tower

ENTITLEMENT PACKAGE

OCTOBER 9TH, 2019

NOT FOR CONSTRUCTION

PROJECT TEAM

OWNER
WALTER N. MARKS, INC.

DESIGN ARCHITECT
KEATING

LANDSCAPE ARCHITECT
STUDIO-MLA

ENTITLEMENT CONSULTANT
CRAIG LAWSON & CO.

K E A T I N G
SUITE 300, THE BRADBURY BUILDING
304 S. BROADWAY
LOS ANGELES, CA 90013
(626) 793-3000
WWW.KEATINGARCHITECTURE.COM

OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
COVER SHEET

SHEET NO.
PL-001

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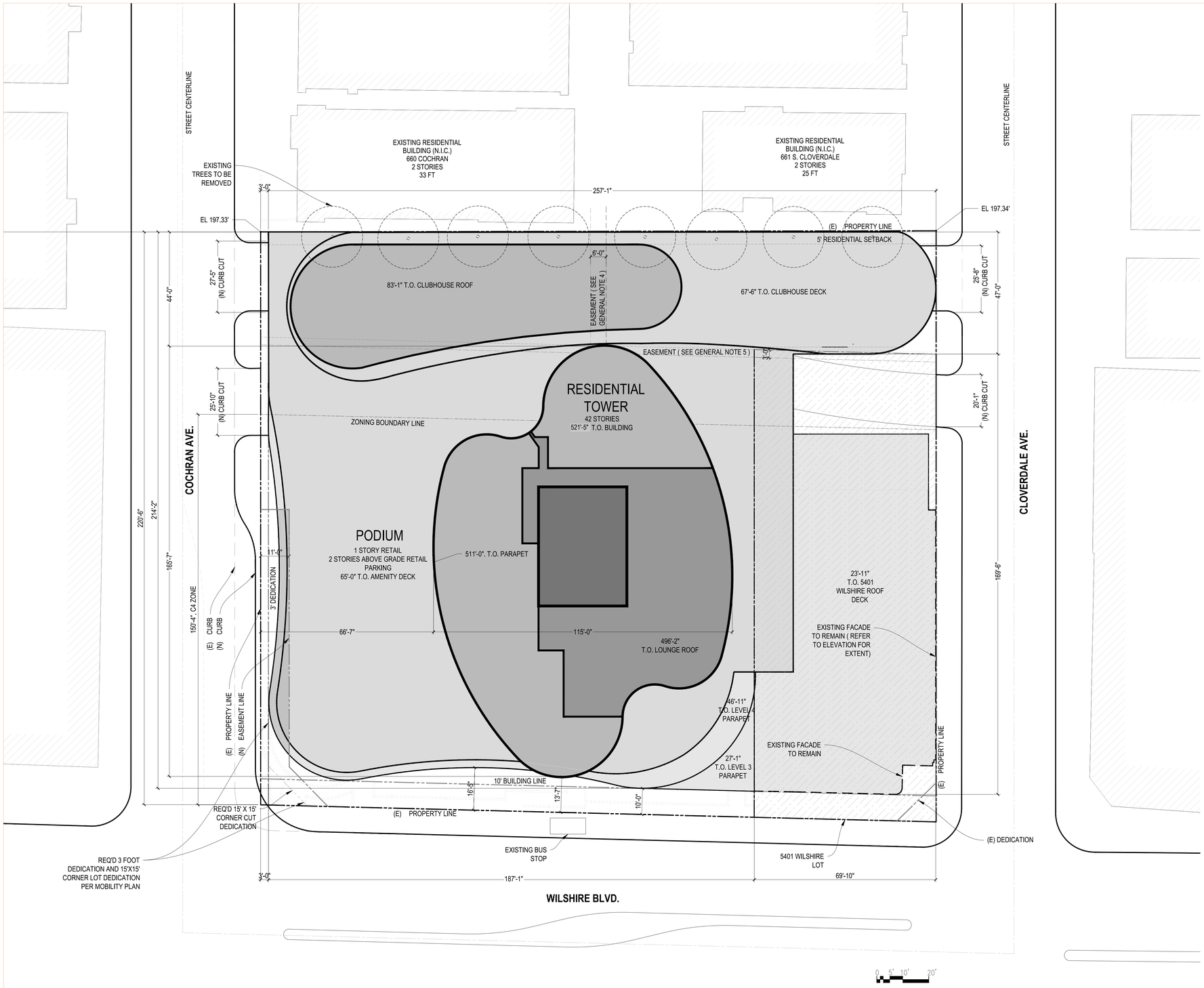

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PLOT PLAN
SCALE: 1/16" = 1'-0"

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GENERAL NOTES

1. SEE SHEET G0.103 FOR SITE PLAN.
2. SEE SHEET G0.121 FOR PROJECT SUMMARY AND PROJECT DATA.
3. AN EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AS BOOK 17126, PAGE 150 OF OFFICIAL RECORDS, AFFECTS PARCEL 3.
4. AN EASEMENT FOR CONDUITS AND MANHOLES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MAY 21, 1976 AS INSTRUMENT NO. 620 OF OFFICIAL RECORDS, AFFECTS PARCEL 2.

KEATING

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
PLOT PLAN

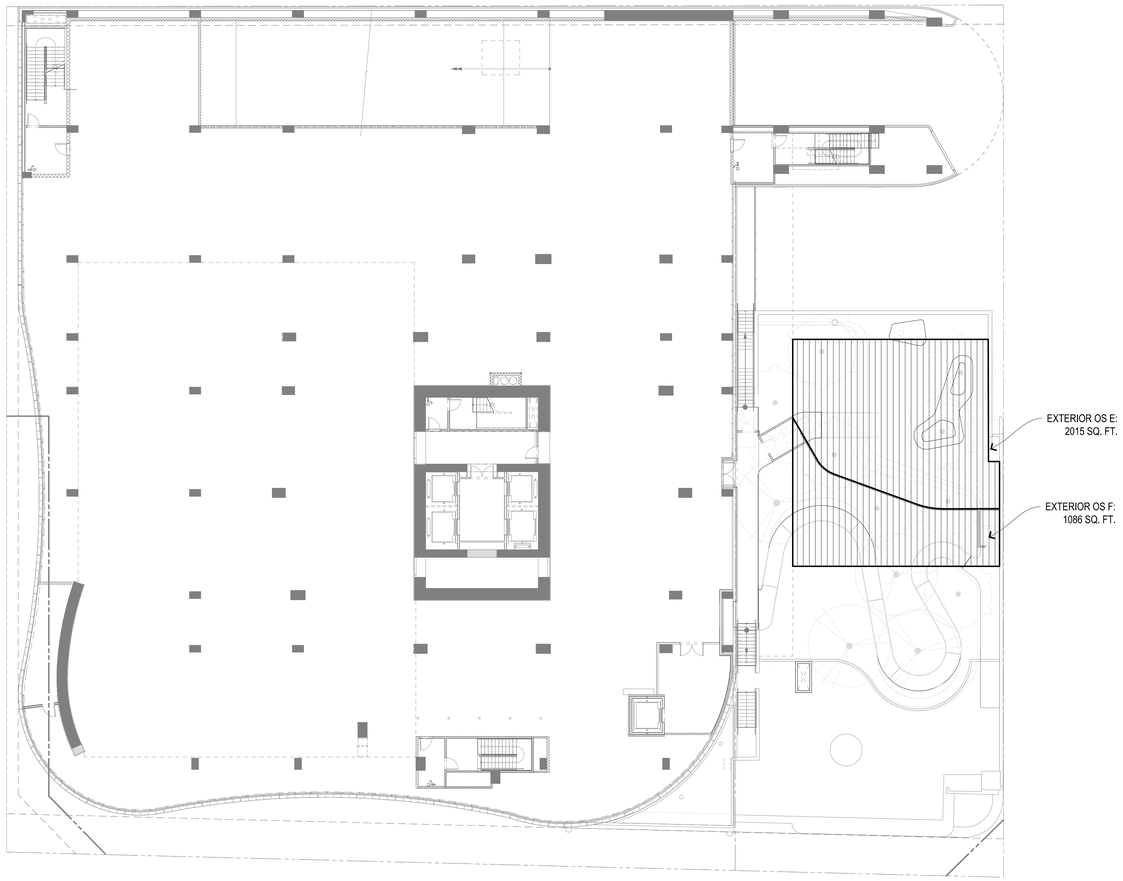
SHEET NO.
PL-003

GENERAL NOTES

1. SEE SHEET PL-007 PROJECT DATA FOR OPEN SPACE NUMBER
1. SEE SHEET L-003 FOR PROGRAMMING

LEGEND - OPEN SPACE

EXTERIOR OPEN SPACE



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OS DIAGRAM - LEVEL 3
SCALE: 1/16" = 1'-0"

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

N
KEY PLAN

SHEET NAME
OPEN SPACE DIAGRAMS

SHEET NO.
PL-005

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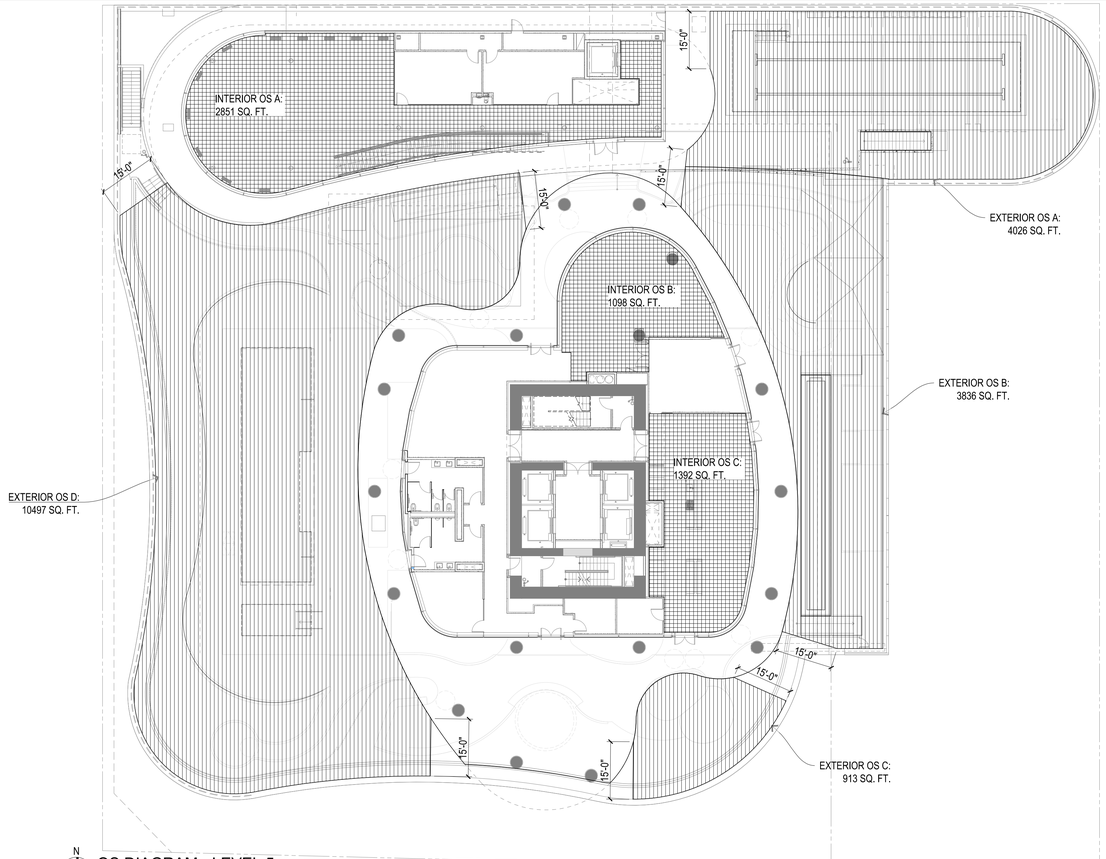

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OS DIAGRAM - LEVEL 5

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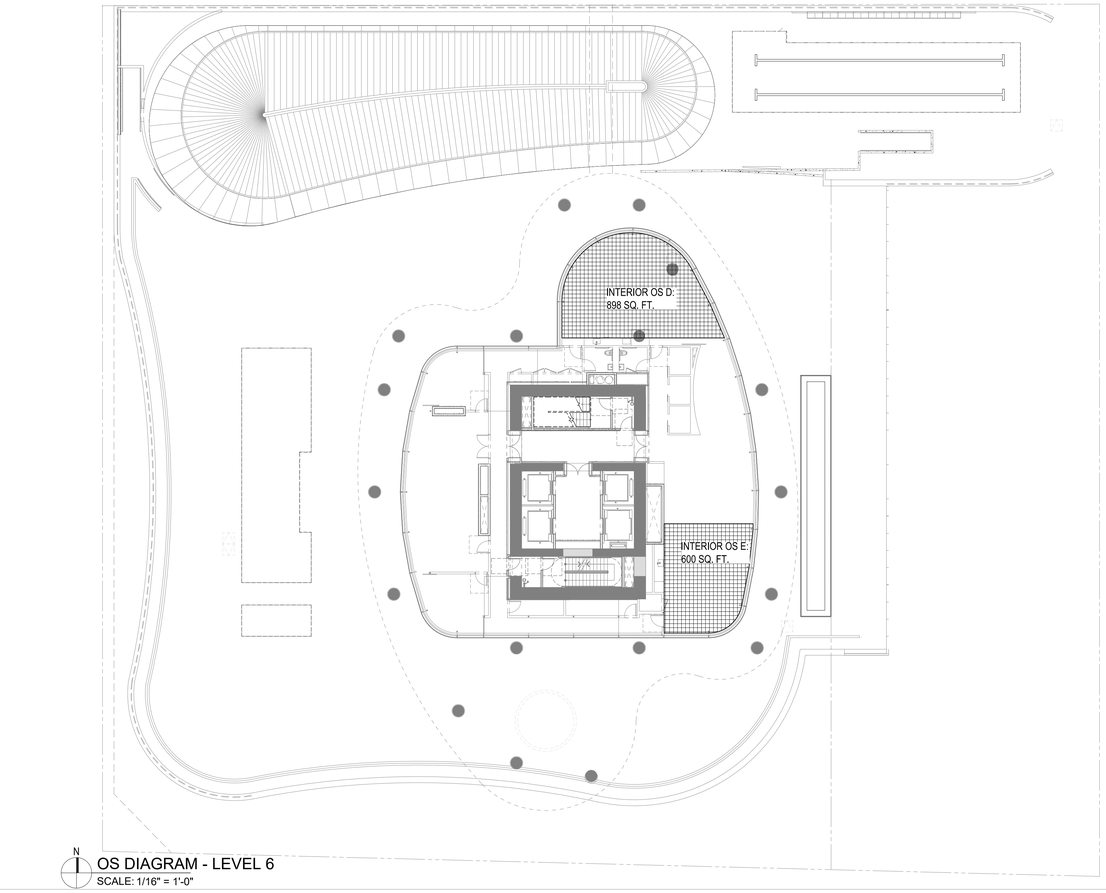

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OS DIAGRAM - LEVEL 6

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. SEE SHEET PL-007 PROJECT DATA FOR OPEN SPACE NUMBER
2. SEE SHEET PL-105, PL-106, L-005 FOR PROGRAMMING

LEGEND - OPEN SPACE

EXTERIOR OPEN SPACE

INTERIOR OPEN SPACE

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OWNER

WALTER N. MARKS, INC.

PROJECT NAME

5411 WILSHIRE

PROJECT ADDRESS

5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

N KEY PLAN

SHEET NAME

OPEN SPACE DIAGRAMS

SHEET NO.

PL-006

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5407 Wilshire Project Data

Address	5401 - 5425 W. Wilshire Boulevard, 664 - 670 S. Cochran Avenue, 665 S. Cloverdale Avenue, 671 Cloverdale	
Lot Area	11,318 SF ([Q]C2-1-CDO)	
	46,168 SF ([Q]C4-2-CDO)	
Total Area	57,486 SF	
Zoning and Height District	[Q]C4-2-CDO	[Q]C2-1-CDO
CDO	Miracle Mile Community Design Overlay District	
Legal Description	THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES,CITY OF LOS ANGELES AND DESCRIBED AS FOLLOWS: PARCEL 1: LOTS 185, 186 AND 187 OF TRACT NO. 7705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89 PAGES 33 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: LOT 113 OF TRACT NO. 7705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89 PAGES 33 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 3: LOT 114, TRACT NO. 7705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89 PAGES 33 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
APN Number	5508-009-029 & 5508-009-001	
Project Description	42-story mixed-use project with up to 338 dwelling units and 15,726 sf of ground floor commercial over three levels of subterranean automated-parking and two levels of above grade parking (directly above commercial spaces).	
Use	Mixed Use: Residential and Commercial	
Construction Type	Type I- A	
Numbers of Floors	42 (ANNOTATIONS IN DRAWINGS EXCLUDED LEVEL 13)	
Code Reference	2018	
Max Height per CBC	Unlimited	
Height to Last Floor Served	478'-2"	
TOC	TIER 4	

FAR — per LAMC Section 12.21.1

Permitted FAR	Lot Area (SF)	FAR	Total Permitted Floor Area (SF)
C2	11,318	1.5	16,977
C4	46,168	6	277,008
Total	**57,486**		**293,985**

TOC FAR	Lot Area (SF)	FAR	Total Floor Area (SF)
C2 (Lot Area)	11,318	4.25	48,102
C4 (Lot Area)	46,168	9.3	429,362
		Total Allowable Floor Area	**477,464**

Proposed Floor Area		Total Floor Area (SF)	Total Proposed FAR
	Commercial	15,726	
	Residential	461,738	
	Total Proposed Floor Area	**477,464**	8.3

Density — pursuant to LAMC 12.22.A.18 and Ordinance No. 176,332

Standard Zoning	Lot Area (SF)	Ratio	By-Right Units (Round Down)	Base Density (Round Up)
C2	11,318	1 Unit per 400 SF	28	29
C4	46,168	1 Unit per 200 SF	230	231
		Total	**258**	**260**
TOC Density Bonus			**W.80% Increase Total Units**	**468**
Proposed Units			**Total**	**338**

Unit Mix

	Proposed Unit Number	Proposed Unit Ratio
Studios	33	10%
1 BED	198	59%
2 BED	107	32%
Total	**338**	**100%**

Height — LAMC Section 12.03. Vertical Distance above grade measured to the highest point of the building.

Height District	1	
	Max Stories	**Max Height**
[Q]C4-2-CDO	Unlimited	Unlimited
[Q]C2-1-CDO	Unlimited	Unlimited

	Proposed Stories	Proposed Height
[Q]C4-2-CDO	42 (ANNOTATIONS IN DRAWIN	521'-5"
[Q]C2-1-CDO	42 (ANNOTATIONS IN DRAWIN	521'-5"

Setbacks — per LAMC 12.22.C.3(a)

	Portion of bldg with commercial use		Portion of bldg with residential use		
	Required	**Provided**	**Required (LAMC)**	**TOC Incentive (RAS3)**	**Provided**
Front (Cochran)	0 ft	0 ft	0 ft	-	0 ft
Front (Cloverdale)	0 ft	0 ft	0 ft	-	0 ft
Side (Wilshire)	10 ft (Building Line)	10 ft	10 ft (Building Line)	-	10 ft
Side (North PL)	0 ft	0 ft	20 ft	5 ft	5 ft

Open Space — Per LAMC 12.21.G

OS Requirement

	Required OS SF per Unit	Number of Units	Required OS (SF)
Studio (1 Habitable RM)	100	33	3,300
1 bedroom (2 Habitable rm)	100	198	19,800
2 bedroom (3 habitable rm)	125	107	13,375
		Total	36,475
TOC Guidelines	25% Reduction (Page 12 of TOC design guidelines)		9,119
	Total Req'd W/ TOC Reduction		**27,356**
	Interior OS (Max. 25% of Total Req'd OS. each room should be min. 600 sf)		**6,839**

Open Space Provided

		Exterior OS (SF)	Ratio
Level 5	Exterior OS A	4,026	
	Exterior Os B	3,836	
	Exterior OS C	913	
	Exterior OS D	10,497	
	Level 5 Exterior OS Total	19,272	
Level 3	Exterior OS E	2,015	
	Exterior OS F	1,086	
	Level 3 Exterior OS Total	3,101	
	Sub Total	22,373	77% of Total OS

		Interior OS (SF)	
Level 5	Interior OS A	2851	
	Interior OS B	1098	
	Interior OS C	1392	
	Level 5 Interior OS Total	5,341	
Level 6	Interior OS D	898	
	Interior OS E	600	
	Level 6 Interior OS Total	1,498	
	Sub Total	6,839	23% of Total OS
	Total	**29,212**	

Planted Area — Section LAMC 12.21 G 2(a)(3)

Ratio	Exterior Open Space	Required
25% of Exterior Open Space	22,373 sf	5,593 sf
	Provided Planted Area	**5,593 sf**

Trees — Section LAMC 12.21 G 2(a)(3)

Ratio	Estimated Units	Required Trees
0.25 (One 24" box for each 4 Units)	338	85
	Provided Trees	**93**

Parking — Section 12.21.A.4

Commercial

	Gross Area	Ratio	Required	Provided	
Café	1,000 sf	1/200	5	Standard	64
Restaurant	4,451 sf	1/100	44.51	Compact	26
Retail	10,275 sf	1/250	41.1	ADA	4
Total Commercial Net Area	15,726 sf	**Total**	**91**	**Total**	**94**

Residential

Required Residential (LAMC)	Per Unit	Units	Residential Spaces	Ratio	Required	Provided
< 3 Habitable rooms	1	33	33	None per TOC design Guidelines	0	
3 Habitable rooms	1.5	198	297			
> 3 habitable rooms	2	107	214			
		Total	**544**	**Total Residential**	**0**	**454 (Automated)**

Parking Provided	
Parking Type	Number of Parking Stalls
Self-Park (Commercial)	94
Automated	454
Total	**548**

Bicycle Parking — Section 12.21.A.16

Residential

Long Term Residential Bicycle Parking

Units	Long Term Ratio	Units	Long Term Required Stalls	Long Term Provided
1-25 Dwelling Units	1 per 1	25	25	
26-100 Dwelling Units	1 per 1.5	75	50	
101-200 Dwelling Units	1 per 2	100	50	
201-572 Dwelling Units	1 per 4	138	35	
		Total	**160**	**160**

Short Term Residential Bicycle Parking

Units	Short Term Ratio	Units	Short Term Required Stalls	Short Term Provided
1-25 Dwelling Units	1 per 10	25	2.5	
26-100 Dwelling Units	1 per 15	75	5	
101-200 Dwelling Units	1 per 20	100	5	
201-572 Dwelling Units	1 per 40	138	3.45	
		Total	**16**	**16**

Commercial

Long Term Commercial Bicycle Parking

	Gross Area	Long Term Ratio	Long Term Required Stalls	Long Term Provided
Café	1,000 sf	1/2000 sf (min 2)	2	
Restaurant	4,451 sf	1/2000 sf (min 2)	2.23	
Retail	10,275 sf	1/2000 sf (min 2)	5.1	
Total	15,726 sf		**9**	**9**

Short Term Commercial Bicycle Parking

	Gross Area	Short Term Ratio	Short Term Required Stalls	Short Term Provided
Café	1,000 sf	1/2000 sf (min 2)	2	
Restaurant	4,451 sf	1/2000 sf (min 2)	2.23	
Retail	10,275 sf	1/2000 sf (min 2)	5.1	
Total	15,726 sf		**9**	**9**

KEATING

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

N
KEY PLAN

SHEET NAME
PROJECT DATA

SHEET NO.
PL-007

10/11/2019 12:59 PM

PODIUM VOLUME IS BROKEN DOWN INTO SMALLER PEDESTRIAN SCALE COMPONENTS. IT ALSO USED TRIMS , CANOPIES, AND LINES TO REDUCE MONOTONY. (COD, SECTION 6, GUIDELINE 1)

HORIZONTAL ARCHITECTURAL DETAILS RUN CONTINUOUSLY THROUGH THE PODIUM VOLUMES FOR THE 30' AND MORE. (COD, SECTION 6, GUIDELINE 1, STANDARD 1B)

GLAZING TO BE OF ACCEPTABLE TRANSPARENCY AND REFLECTIVITY BY CODE (COD, SECTION 6, GUIDELINE 6, STANDARD 6B.)

AUTOMOBILES ON PARKING LEVELS ABOVE THE GROUND FLOOR ARE SCREENED FROM THE PUBLIC VIEW. Q CONDITION, SECTION 2.4.A

PARKING STRUCTURE ADJACENT TO RESIDENTIAL ZONE HAVE A SOLID WALL TO BLOCK LIGHT AND NOISE AND EXHAUST VENTS TO PUBLIC. Q CONDITION, SECTION 2.4.A

VEHICULAR ENTRANCES, DROP-OFF AND LOADING DOCK ENTRANCE LOCATED OFF SIDE STREET. (SECTION 5, COD GUIDELINE 2)

UTILITIES ARE LOCATED IN THE BACK AND ARE ENCLOSED TO MINIMIZE VISUAL IMPACT (SECTION 5, COD GUIDELINE 3)

ARCHITECTURAL TREATMENT OF THE PARAPETS IS CONSISTENT WITH ADJACENT BUILDING. (COD, SECTION 6, GUIDELINE 4, STANDARD 4A)

BUILDING IS DESIGNED TO MAINTAIN CONTINUOUS STREET WALL ALONG THE LENGTH OF THE BLOCK. (COD, SECTION 6, GUIDELINE 2, STANDARD 2).

LINES FROM EXISTING BUILDING ARE CARRIED TO THE NEW CONSTRUCTION FOR A SMOOTH TRANSITION BETWEEN NEW AND EXISTING. (COD, SECTION 6, GENERAL)

6' WIDE VERTICAL DOOR PORTALS BREAKS THE STOREFRONT CONTINUITY. (COD, SECTION 6, GUIDELINE 1, STANDARD 1C.)

ALL GROUND FLOOR GLAZING TO BE CLEAR GLASS. (COD, SECTION 6, GUIDELINE 6, STANDARD 6A.)

RETAIL ENTRY DOORS ARE FACING WILSHIRE TO ENCOURAGE ACTIVITIES (COD SECTION 5, GUIDELINE 1)

CURVILINEAR WINDOW WALL AT RETAIL AND ENTRIES (COD SECTION 6, GUIDELINE 3, STANDARD 3B)

PARKING STALLS, PARKING ENTRY, AND DROP-OFFS ARE AT LEAST 40' BEHIND BUILDING FACADE. Q CONDITION, SECTION 2.1.D

THE BASE OF THE BUILDING IS OF DIFFERENT MATERIAL (STONE) FROM THE REST OF THE BUILDING (COD SECTION 6, GUIDELINE 5, STANDARD 5A.)

SOFT CONTINUOUS LIGHTING TO BE INCORPORATED INTO PODIUM CURVES TO COMPLEMENT AND HIGHLIGHT THE UNIQUE VOLUME. (COD, SECTION 6, GUIDELINE 10, STANDARD 10C)

DOORS WILL BE OF NON-TINTED CLEAR GLASS (COD SECTION 6, GUIDELINE 3, STANDARD 3D)
BUILDING ENTRIES WILL ILLUMINATED AT NIGHT (COD SECTION 6, GUIDELINE 3, STANDARD 3C)

6' WIDE VERTICAL DOOR PORTALS BREAKS THE STOREFRONT CONTINUITY. (COD, SECTION 6, GUIDELINE 1, STANDARD 1C.)

EXPRESSED ARCHITECTURAL BAYS (DOOR ENTRY PORTAL) TO BREAK DOWN THE STREET WALL. (COD, SECTION 6, GUIDELINE 1, STANDARD 1A.)

ALL RETAIL ENTRIES COMPRISED OF A STAINLESS STEEL PORTAL WITH A CANOPIES TO CREATE A DISTINCT ARCHITECTURAL TREATMENT. (COD, SECTION 6, GUIDELINE 3, STANDARD 3A.) (COD, SECTION 7, GUIDELINE 7, STANDARD 7A)

1 STREET VIEW - COCHRAN AVENUE
SCALE: N.T.S.

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WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
CODE COMPLIANCE DIAGRAM - COCHRAN AVENUE

SHEET NO.
PL-801

6/25/2019 11:28 AM

HORIZONTAL ARCHITECTURAL DETAILS RUNS CONTINUOUSLY THROUGH THE PODIUM VOLUMES FOR THE 30' AND MORE.
(COD, SECTION 6, GUIDELINE 1, STANDARD 1B)

AWNING ADDED TO PROVIDE VARIATION TO SIMPLE STOREFRONT DESIGN IN ORDER TO ESTABLISH ORDER. AWNINGS TO BE CONSTRUCTED OF HIGH QUALITY SUBSTANTIAL MATERIALS AND DURABLE.
(COD, SECTION 6, GUIDELINE 9, STANDARD 9A, 9C)

BUILDING BUILT TO SIDEWALK. SMALL SETBACK IS LESS THAN 15'. (9'- 10' AT RETAIL ENTRIES).
Q CONDITION, SECTION 2.1.A.

BUILDING IS DESIGNED MAINTAIN CONTINUOUS STREET WALL ALONG THE LENGTH OF THE BLOCK. (COD, SECTION 6, GUIDELINE 2, STANDARD 2).

LINES FROM EXISTING BUILDING ARE CARRIED TO THE NEW CONSTRUCTION FOR A SMOOTH TRANSITION BETWEEN NEW AND EXISTING.
(COD, SECTION 6, GENERAL)

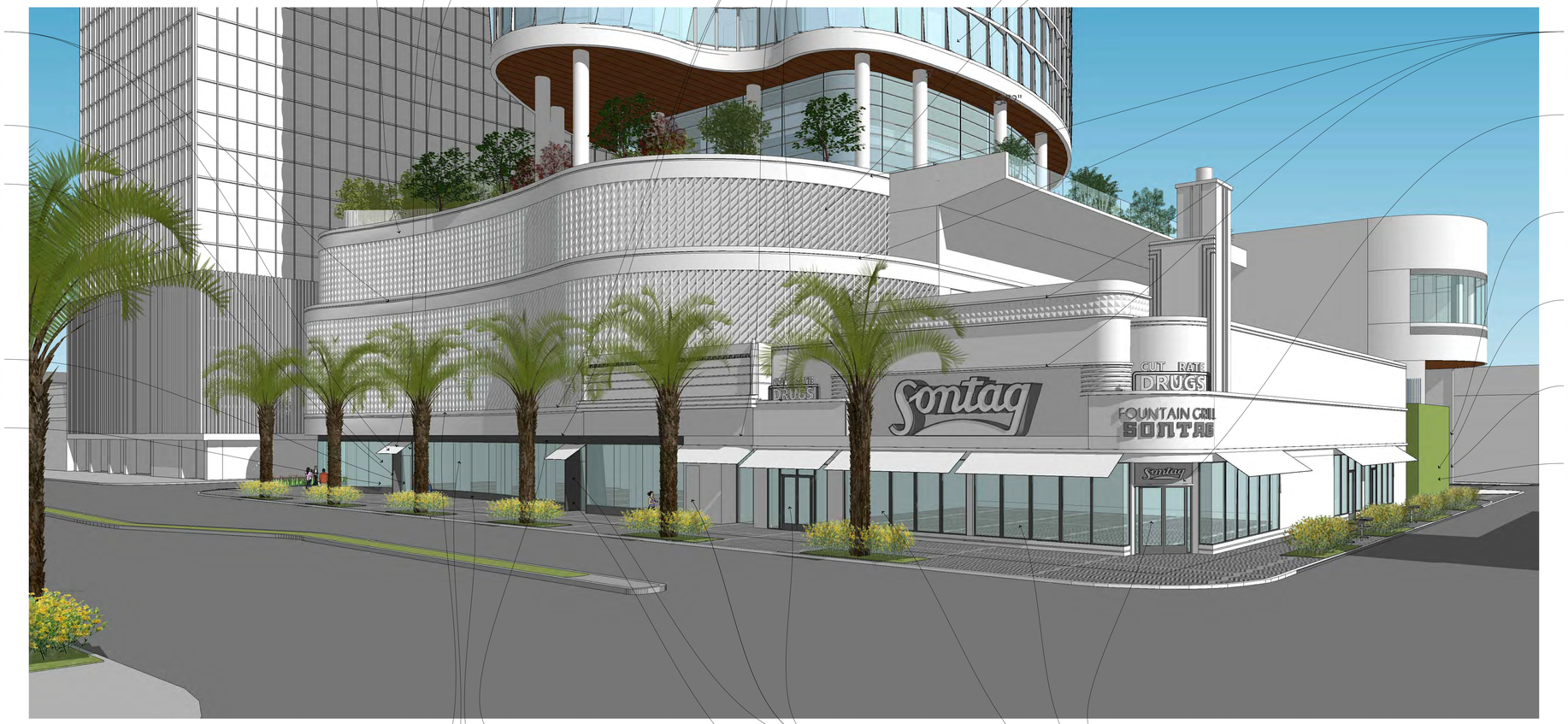
GLAZING TO BE OF ACCEPTABLE TRANSPARENCY AND REFLECTIVITY BY CODE.
(COD, SECTION 6, GUIDELINE 6, STANDARD 6B.)

AUTOMOBILES ON PARKING LEVELS ABOVE THE GROUND FLOOR ARE SCREENED FROM THE PUBLIC VIEW.
Q CONDITION, SECTION 2.4.A

PODIUM VOLUME IS BROKEN DOWN INTO SMALLER PEDESTRIAN SCALE COMPONENTS. IT ALSO USED TRIMS , CANOPIES, AND LINES TO REDUCE MONOTONY.
(COD, SECTION 6, GUIDELINE 1)

CURVILINEAR WINDOW WALL AT RETAIL AND ENTRIES
(COD SECTION 6, GUIDELINE 3, STANDARD 3B)

ALL RETAILS SPACES HAVE AT LEAST ONE ENTRYWAY ON WILSHIRE WHICH WILL BE UNLOCKED DURING BUSINESS HOURS.
Q CONDITION, SECTION 2.1.B



**ARCHITECTURAL TREATMENT OF THE PARAPETS IS CONSISTENT WITH ADJACENT BUILDING.
(COD, SECTION 6, GUIDELINE 4, STANDARD 4A)**

ALL RETAILS SPACES HAVE AT LEAST ONE ENTRYWAY ON WILSHIRE WHICH WILL BE UNLOCKED DURING BUSINESS HOURS.
Q CONDITION, SECTION 2.1.B

VEHICULAR ENTRANCES, DROP-OFF AND LOADING DOCK ENTRANCE LOCATED OFF SIDE STREET.
(SECTION 5, COD GUIDELINE 2)

UTILITIES ARE LOCATED IN THE BACK AND ARE ENCLOSED TO MINIMIZE VISUAL IMPACT
(SECTION 5, COD GUIDELINE 3)

PARKING STALLS, PARKING ENTRY, AND DROP-OFFS ARE AT LEAST 40' BEHIND BUILDING FACADE.
Q CONDITION, SECTION 2.1.D

LOADING AREAS ARE LOCATED AT THE REAR OF THE STRUCTURE.
Q CONDITION, SECTION 2.2

RETAIL ENTRY DOORS ARE FACING WILSHIRE TO ENCOURAGE ACTIVITIES
(COD SECTION 5, GUIDELINE 1)

THE BOTTOM OF A WINDOW OR STOREFRONT DISPLAY WINDOW SHALL NOT BE LOWER THAN 18" FROM THE SIDEWALK.
Q CONDITION, SECTION 2.3.A

SOFT CONTINUOUS LIGHTING TO BE INCORPORATED INTO PODIUM CURVES TO COMPLEMENT AND HIGHLIGHT THE UNIQUE VOLUME.
(COD, SECTION 6, GUIDELINE 10, STANDARD 10C)

THE BASE OF THE BUILDING IS OF DIFFERENT MATERIAL (STONE) FROM THE REST OF THE BUILDING
(COD, SECTION 6, GUIDELINE 5, STANDARD 5A.)

**6' WIDE VERTICAL DOOR PORTALS BREAKS THE STOREFRONT CONTINUITY.
(COD, SECTION 6, GUIDELINE 1, STANDARD 1C.)**

EXPRESSED ARCHITECTURAL BAYS (DOOR ENTRY PORTAL) TO BREAK DOWN THE STREET WALL.
(COD, SECTION 6, GUIDELINE 1, STANDARD 1A.)

ALL RETAIL ENTRIES COMPRISED OF A STAINLESS STEEL PORTAL WITH A CANOPIES TO CREATE A DISTINCT ARCHITECTURAL TREATMENT.
(COD, SECTION 6, GUIDELINE 3, STANDARD 3A.)
(COD, SECTION 7, GUIDELINE 7, STANDARD 7A)

EXISTING DOOR TO REMAIN PER COD, SECTION 6, GUIDELINE 3, SECTION 3B: " BUILDING CONSTRUCTED ON A CORNER SHOULD PLACE THE DOMINANT ENTRY ON THE CORNER AT A DIAGONAL."
ALL GROUND FLOOR GLAZING TO BE CLEAR GLASS.
(COD, SECTION 6, GUIDELINE 6, STANDARD 6A.)

THE GROUND FLOOR FACADE OF ALL BUILDINGS HAS OVER 60% OF GLAZING. (REFER TO FLOOR PLAN FOR INFORMATION)
Q CONDITION, SECTION 2.3.A

DOORS WILL BE OF NON-TINTED CLEAR GLASS
(COD SECTION 6, GUIDELINE 3, STANDARD 3D)
BUILDING ENTRIES WILL ILLUMINATED AT NIGHT.
(COD SECTION 6, GUIDELINE 3, STANDARD 3C)

THE GROUND FLOOR OF THE PARKING STRUCTURE FRONTING WILSHIRE BOULEVARD COMPRISED OF STOREFRONTS: DISPLAY WINDOWS AND RETAIL ENTRY DOORS ARE FACING WILSHIRE.
Q CONDITION, SECTION 2.4.A

1 STREET VIEW - WILSHIRE BLVD. LOOKING NORTH
SCALE: N.T.S.

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

SHEET NAME
CODE COMPLIANCE DIAGRAM - WILSHIRE BLVD.

SHEET NO.
PL-802

6/25/2019 11:29 AM

2 STREET VIEW - WILSHIRE BLVD. (LOOKING EAST)
SCALE: N.T.S.

1 STREET VIEW - WILSHIRE BLVD. (LOOKING WEST)
SCALE: N.T.S.

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NO.	DATE	DESCRIPTION
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SHEET NAME
PERSPECTIVES

SHEET NO.
PL-901

10/11/2019 3:07 PM

2 STREET VIEW - S. COCHRAN AVE. (LOOKING SOUTH)
SCALE: N.T.S.

1 STREET VIEW - S. COCHRAN AVE. (LOOKING SOUTH)
SCALE: N.T.S.

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LOS ANGELES, CA 90036

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	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

N
KEY PLAN

SHEET NAME
PERSPECTIVES

SHEET NO.
PL-902

10/16/2019 8:55 AM

2 AERIAL VIEW (LOOKING EAST)
SCALE: N.T.S.

1 STREET VIEW - S. CLOVERDALE AVE. (LOOKING SOUTH)
SCALE: N.T.S.

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5411 WILSHIRE

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5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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NOT FOR CONSTRUCTION

N
KEY PLAN

SHEET NAME
PERSPECTIVES

SHEET NO.
PL-903

10/11/2019 3:08 PM

1 AERIAL VIEW (LOOKING WEST)
SCALE: N.T.S.

10/11/2019 3:10 PM

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

N
KEY PLAN

SHEET NAME
PERSPECTIVES

SHEET NO.
PL-904

2 STREET VIEW - WILSHIRE BLVD. (SOUTHEAST CORNER)
SCALE: N.T.S.

1 STREET VIEW - WILSHIRE BLVD. (SOUTHEAST CORNER)
SCALE: N.T.S.

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OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

N
KEY PLAN

SHEET NAME
PERSPECTIVES

SHEET NO.
PL-905

10/11/2019 3:11 PM

2 STREET VIEW - WILSHIRE BLVD. (LOOKING EAST)
SCALE: N.T.S.

1 STREET VIEW - WILSHIRE BLVD. (LOOKING WEST)
SCALE: N.T.S.

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5411 WILSHIRE

PROJECT ADDRESS
5411 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	10.09.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

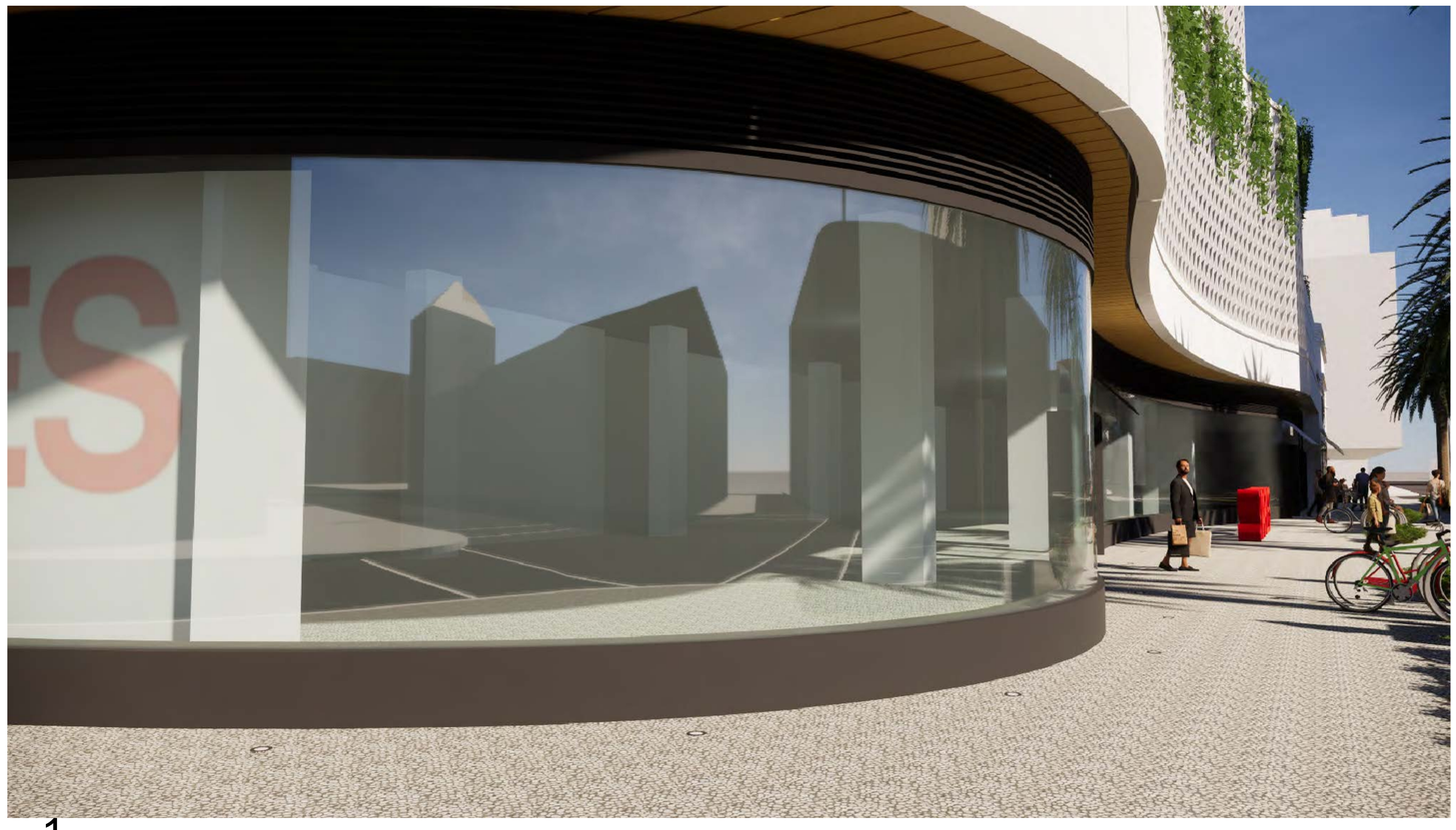
N
KEY PLAN

SHEET NAME
PERSPECTIVES

SHEET NO.
PL-906

10/11/2019 3:12 PM

2 STREET VIEW - WILSHIRE BLVD. (SOUTHWEST CORNER)
SCALE: N.T.S.



1 STREET VIEW - WILSHIRE BLVD. (SOUTHWEST CORNER)
SCALE: N.T.S.

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LOS ANGELES, CA 90036

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N
KEY PLAN

SHEET NAME
PERSPECTIVES

SHEET NO.
PL-907

10/11/2019 3:14 PM

FOREST PLAY AREA + DOG RUN LEGEND

SHRUBS, PERENNIALS & GROUND COVERS

Trachelospermum jasminoides
Star Jasmine

Parthenocissus quinquefolia
Virginia Creeper

Ficus repens
Creeping Fig

TREE

Osmanthus fragrans Sweet Olive	7
Acer negundo Box Elder	5
TOTAL	12

1 **CONCEPTUAL LANDSCAPE PLAN: LEVEL 3**
3/32” = 1’

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

NOTE: Plants and trees represented in renderings represent sizes at maturity and not at installation.

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OWNER
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PROJECT NAME
5407 WILSHIRE

PROJECT ADDRESS
5407 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
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KEY PLAN

SHEET NAME
CONCEPTUAL LANDSCAPE PLAN: LEVEL 3

SHEET NO.
L-003

AMENITY LEVEL 5 LEGEND

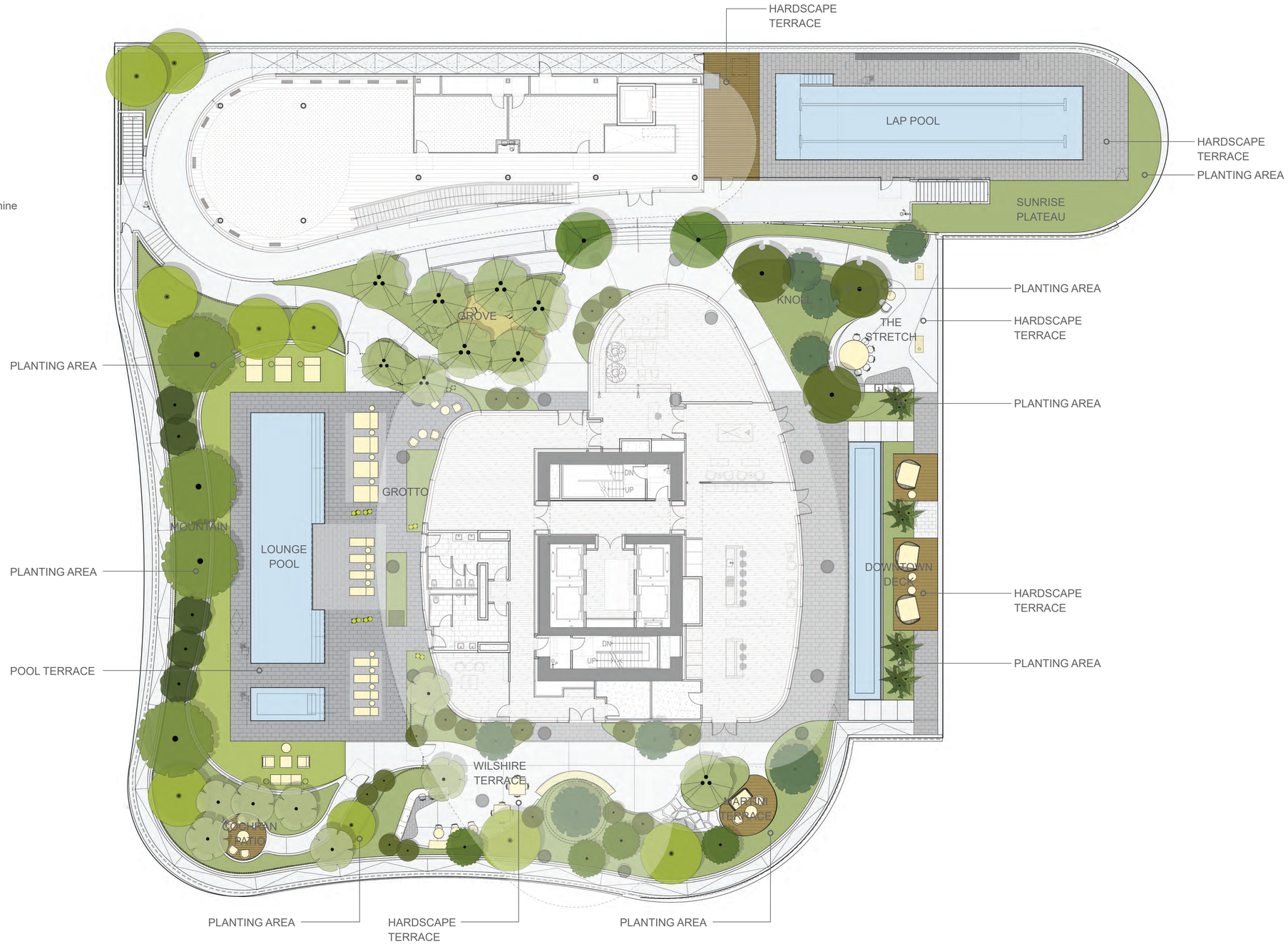
SHRUBS, PERENNIALS & GROUND COVERS

Agave 'Blue Flame'
Dasylirion wheeleri
Anigozanthos flavidus 'Lilac'
Aeonium arboretum 'Atropurpurea'
Senecio serpens
Coprosma x 'Marble Queen' | *Mirror Plant*
Turf-Bermuda-Tifway II
Carex glauca
Carissa macrocarpa | *Natal Plum*
Olea europaea 'Little Ollie'
Trachelospermum jasminoides | Star Jasmine
Euonymus japonicus microphyllus
Aeonium 'Ruby Hearts'
Dioon edule
Senecio cylindricus
Laurus nobilis (hedge)
Teucrium fruticans 'Azureum'
Rosmarinus sp. 'Huntington'
Pittosporum crassifolium 'Variegatum'
Loropetalum chinense var Rurum
Furcraea foetida ' Mediopicta'
Escalonia sp Donner Raidance
Agave 'Blue Glow'
Ceanothus sp. Powder Blue
Cerastium tomentosum
Sesleria autumnalis
Sansevieria trifasciata
Rhoeo discolor
Zamia furaceae
Bromeliads
Myrica californica
Rhamnus mound 'San Bruno'
Arctostaphylos 'John Durly'
Heuchera 'Santa Ana Cardinal'

Phoenix reclinata
Senegal Date Palm

TREE

Acer negundo Box Elder	7
Arbutus x 'Marina' Arbutus Multi-Trunk	5
Cinnamomum camphora Camphor Tree	4
Citrus Spp. Citrus Tree	18
Melaleuca nesophila Pink Melaleuca Multi-Trunk	8
Metrosideros excelsa New Zealand Christmas Tree	4
Olea Europaea Olive Multi-Trunk	8
Pittosporum eugeniodes Tarata Pittosporum	9
Quercus suber Cork Oak	3
TOTAL	66



1 CONCEPTUAL LANDSCAPE PLAN: LEVEL 5
3/32" = 1'

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

NOTE: Plants and trees represented in renderings represent sizes at maturity and not at installation.

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OWNER
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NO.	DATE	DESCRIPTION
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KEY PLAN

SHEET NAME
CONCEPTUAL LANDSCAPE PLAN: LEVEL 5

SHEET NO.
L-005

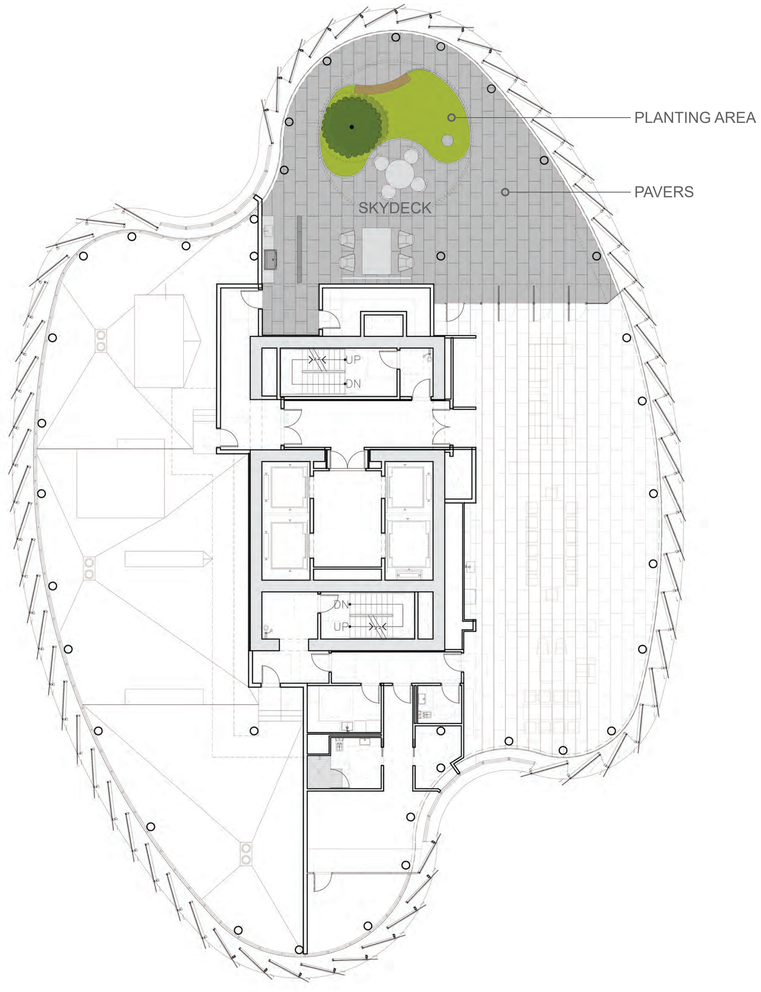
LEVEL 43 PLANTING LEGEND

SHRUBS, PERENNIALS & GROUND COVERS

Trachelospermum jasminoides
Rosmarinus sp. 'Huntington'
Olea eurpopaea 'Little Ollie'

TREE

Punica granatum	Pomegranate Tree	1
TOTAL		1



1 CONCEPTUAL LANDSCAPE PLAN: LEVEL 43
3/32" = 1'

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

NOTE: Plants and trees represented in renderings represent sizes at maturity and not at installation.

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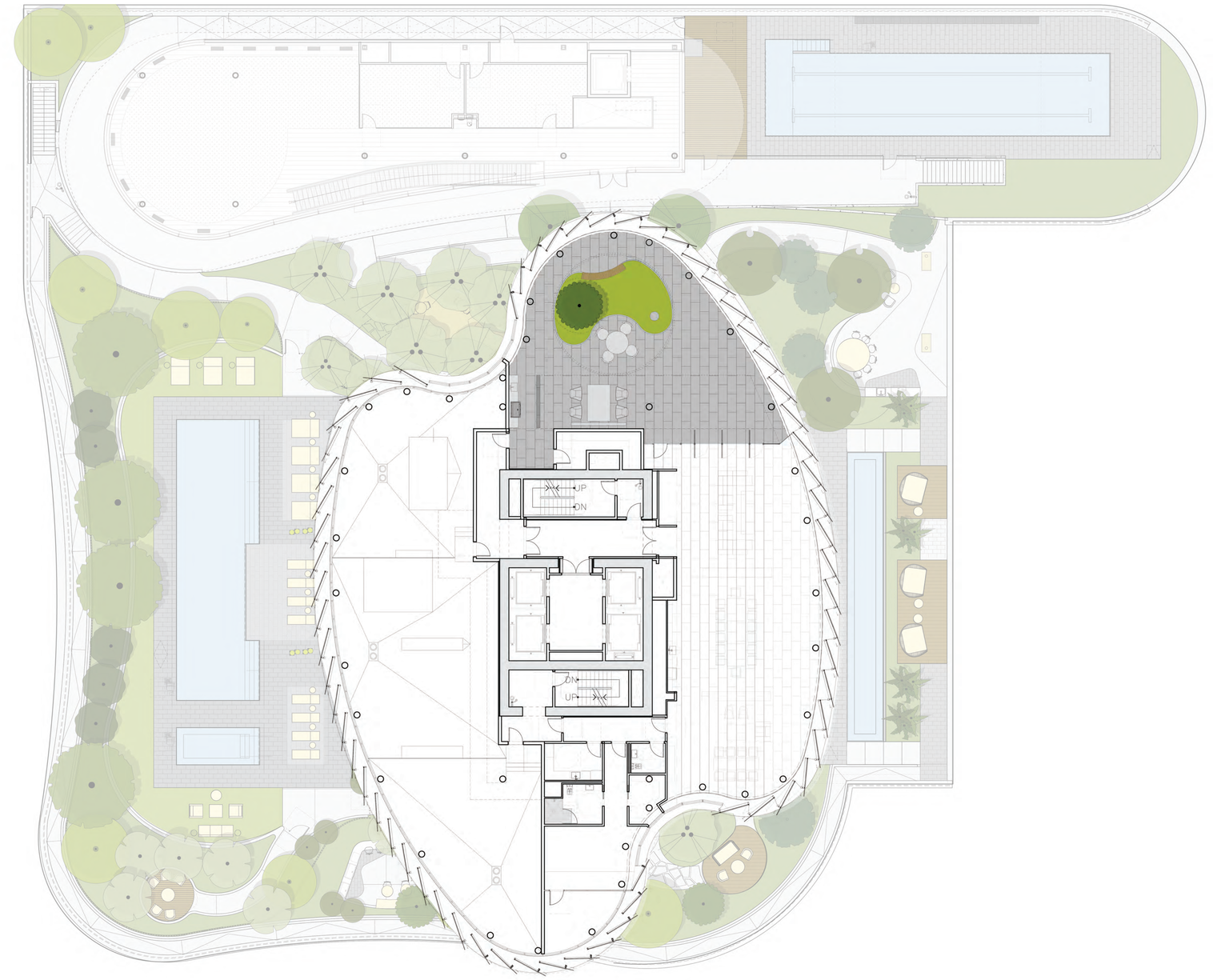
KEY PLAN

SHEET NAME
CONCEPTUAL LANDSCAPE PLAN: LEVEL 43

SHEET NO.
L-006



1 **LANDSCAPE CONCEPTUAL PLAN: COMPOSITE**
3/32” = 1’

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

NOTE: Plants and trees represented in renderings represent sizes at maturity and not at installation.

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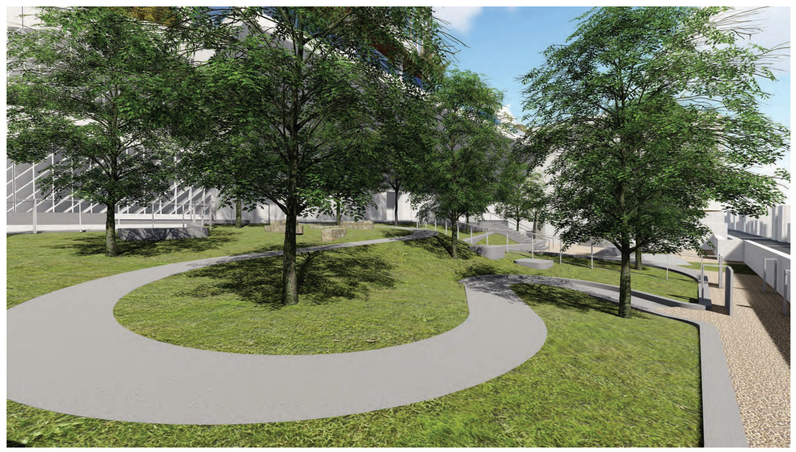
KEY PLAN

SHEET NAME
CONCEPTUAL LANDSCAPE PLAN: COMPOSITE

SHEET NO.
L-007

LEVEL 3 OVERVIEW



VIEW OF PARK

VIEW OF DOG RUN

1 VIEWS: LEVEL 3

NOTE: Plants and trees represented in renderings represent sizes at maturity and not at installation.

KEATING

SUITE 300, THE BRADBURY BUILDING
304 S. BROADWAY
LOS ANGELES, CA 90013
(626) 793-3000
WWW.KEATINGARCHITECTURE.COM

STUDIO-MLA

251 South Mission Road
Los Angeles, California 90033
T. 213 384 3844 studio-mla.com

OWNER
WALTER N. MARKS, INC.

PROJECT NAME
5407 WILSHIRE

PROJECT ADDRESS
5407 WILSHIRE BLVD.
LOS ANGELES, CA 90036

NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

KEY PLAN

SHEET NAME
VIEWS: LEVEL 3

SHEET NO.
L-010

LEVEL 5 OVERVIEW

VIEW OF LAP POOL TERRACE

VIEW OF GROVE

1 VIEWS: LEVEL 5

NOTE: Plants and trees represented in renderings represent sizes at maturity and not at installation.

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NO.	DATE	DESCRIPTION
	07.02.2019	ENTITLEMENT SET

NOT FOR CONSTRUCTION

KEY PLAN

SHEET NAME
VIEWS: LEVEL 5

SHEET NO.
L-011

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
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CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. VTT-82716 & Haul Route
Tract Map Date: October 17, 2019
Property Address: 5411 W WILSHIRE BLVD , 90036
Community Plan: Wilshire

Distribution Date: November 20, 2019
Application Filing Date: July 02, 2018

☒ **COUNCIL DISTRICT NO. 4**

Hillside ☐ **Yes** ☒ **No**

Neighborhood Council District:
☒ **Mid City West**

☒ **Bureau of Engineering**

☒ **Dept. of Building and Safety - *Grading***

☒ **Dept. of Building and Safety – *Zoning***

☒ **Dept. of Transportation**

☒ **DWP Real Estate**

☒ **DWP Water Distribution Engineering**

☒ **Dept. of Fire, Engineering and Hydrant Unit**

☒ **Bureau of Street Lighting**

☐ **Animal Regulation (Hillside-ONLY)**

☒ **Department of Recreation and Parks**

☒ **Bureau of Sanitation**

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

☒ **Urban Forestry / Land Development Section**

☒ **Housing Department (No P.S.)**

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

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

☒ **County Health Department (No P.S.)**

☒ **GIS (Final Map & LOD)**

DATE DUE: UPON RECEIPT

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

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

VINCENT P. BERTONI, AICP
Advisory Agency

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

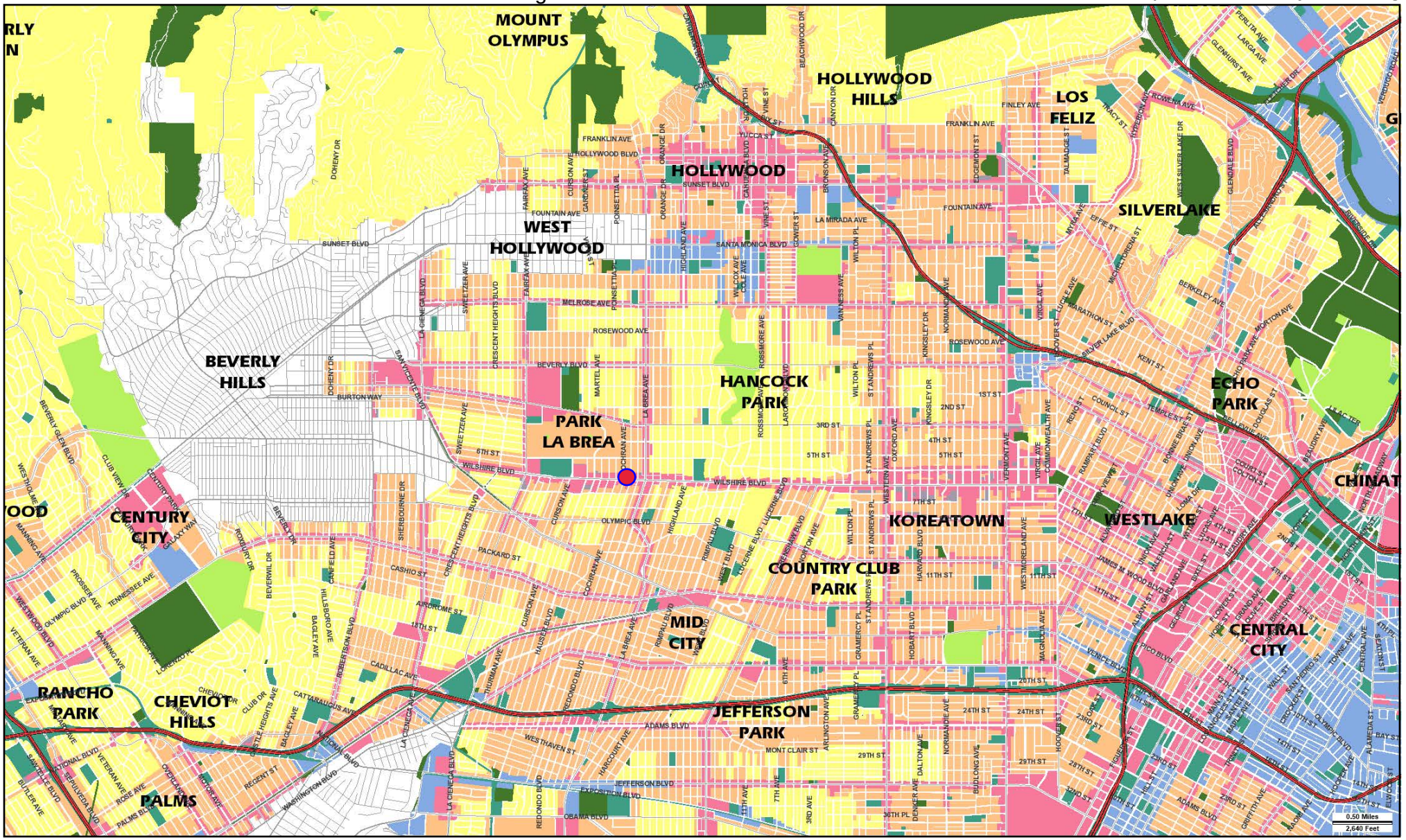
ATTACHMENT 4

City of Los Angeles
Department of City Planning

ZIMAS INTRANET

Generalized Zoning

11/25/2019



Address: 664 S COCHRAN AVE
APN: 5508009029
PIN #: 135B181 876

Tract: TR 7705
Block: None
Lot: 185
Arb: None

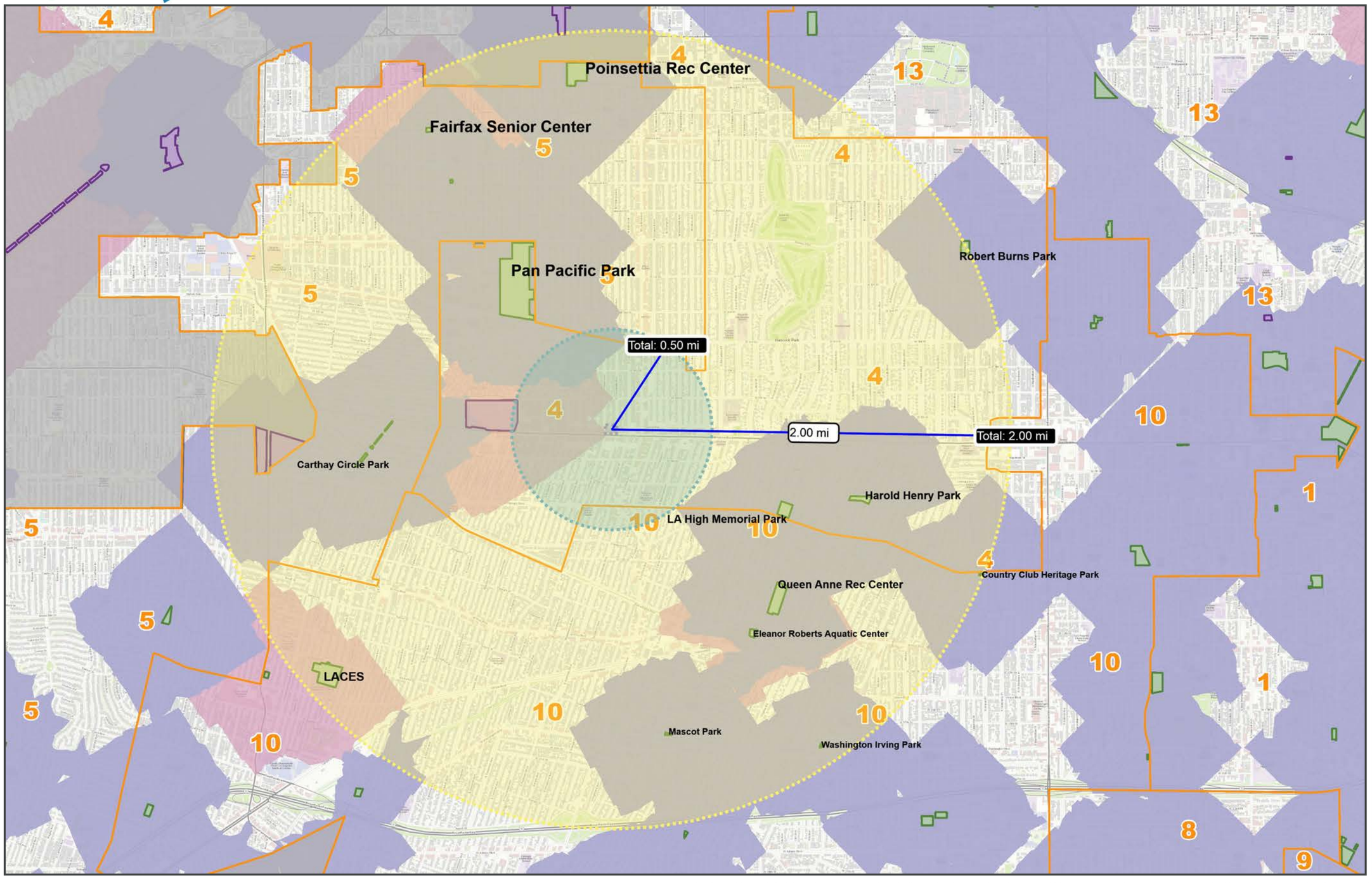
Zoning: [Q]C2-1-CDO
General Plan: Regional Commercial

N
W
E
S

CITY OF LOS ANGELES FOUNDED 1781

EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Location and Surrounding Parks



LEGEND

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

NOTES

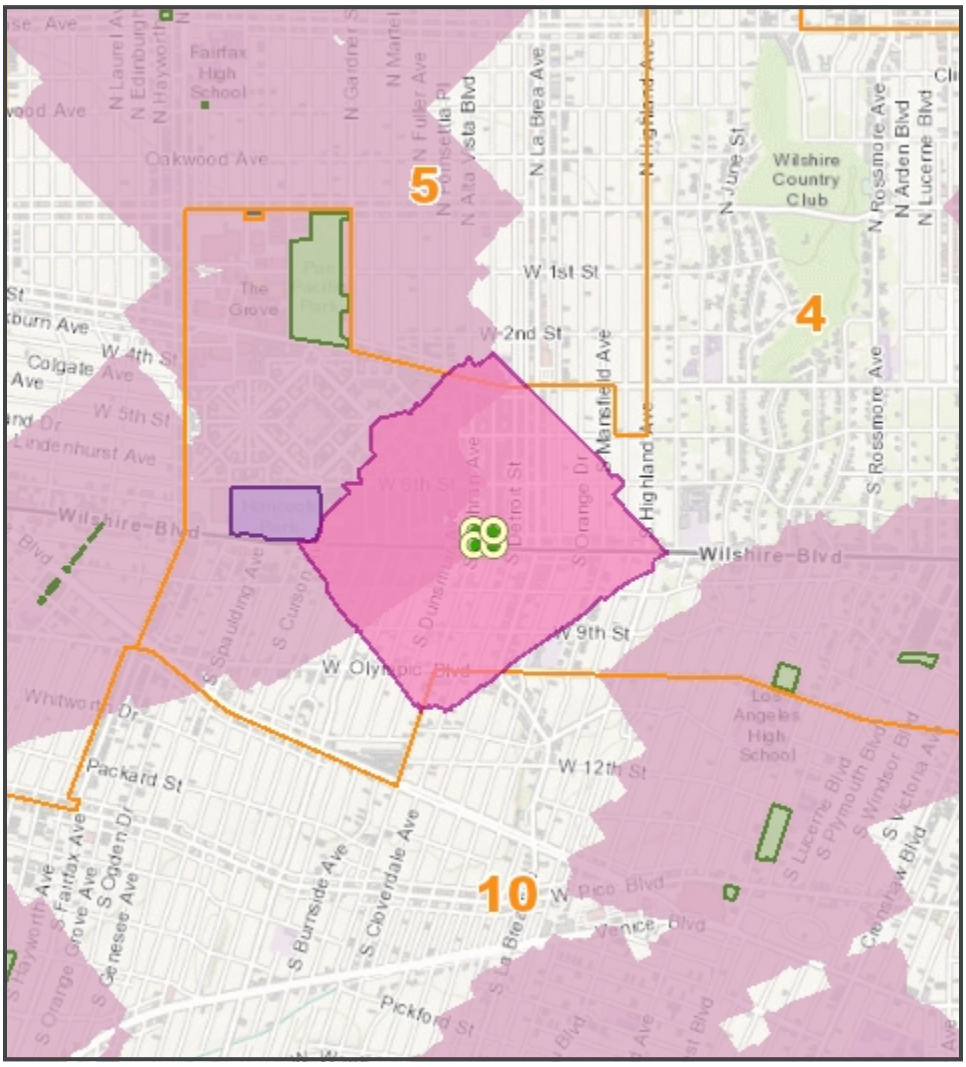
1 0 Miles 1 1

SCALE 1: 36,112

Printed: 06/10/2019

EQUITABLE PARKS & AMENITIES DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

665 & 671 Cloverdale Ave

Description:

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	13,281	5,602
Residents Served by Age		
Under Age 5:	601	198
Age 5 to 9:	412	140
Age 10 to 14:	310	130
Age 15 to 17:	157	62
Age 18 to 64:	10,908	4,651
Age 65 and Over:	893	421

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	7,378	3,291
Households Served by Annual Income		
Under $25,000:	1,315	533
$25,000 to $34,999:	501	245
$35,000 to $49,999:	1,014	521
$50,000 to $74,999:	1,571	760
$75,000 and Over:	2,977	1,232

Source: Census/ACS 2010