

APPROVED

APR 06 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-069

DATE April 06, 2023

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83924-HCA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

B. Aguirre M. Rudnick
C. Santo Domingo DF
B. Jackson N. Williams

[Handwritten signature]

General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83924-HCA (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 Parks 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 Project is located at 766 – 788 West College Street and 855 – 875 North Figueroa Terrace in the Chinatown community of the City. The Project, as currently proposed, includes the construction of a new, seven (7) story, 170-unit residential apartment building, of which 17 units will be restricted as affordable. The Project includes the construction of one (1) floor of subterranean parking and one (1) floor of above grade parking.

The Project also includes 10,568 square feet of common open space in the form of an amenity deck, roof terrace and interior space.

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 **February 1, 2023**. 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 7, 2023**. On February 15, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **March 28, 2023**. The Advisory Agency Filing Notification is attached (Attachment 2).

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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 / 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 170 units would be:

$$1.23 \text{ Acres} = (170 \times 2.88) \times 0.00251$$

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 17 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:

$$1.10 \text{ Acres} = (153 \times 2.88) \times 0.00251$$

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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 an apartment 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, 2022, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$16,642.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 170 units would be:

\$ 2,829,140.00 = \$16,642.00 x 170 dwelling units

As currently proposed, the Project has 17 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:

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\$2,546,226.00 = \$16,642.00 x 153 dwelling unit

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 2022 Park Score Index, approximately 63% 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 Chinatown community of the City and within the Central City North Community Plan Area. Currently, the Project site is an unused commercial office building.

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).

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The Project is located in a high 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): 8,954 persons (19,465 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,312 persons per square mile.
Central City North Community Plan Area (2017-2021 American Community Survey): 8,721 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 10,568 square feet of open space, including an amenity deck, roof terrace, and interior space.

The amount of common open space being provided by the Project does not appear to exceed the amount of open space the Project would otherwise be required to provide per LAMC (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 are three (3) public parks within a half-mile walking distance of the Project site:

- Alpine Recreation Center is located at 817 Yale Street in the Chinatown community of the City. This 1.94-acre facility includes basketball courts, a children's play area, a small open space area, and a gymnasium for the surrounding community.
- Everett Park is located at 1010 North Everett Street in the Echo Park community of the City. This 0.53-acre park provides walking paths for the surrounding community.
- Ord and Yale Street Park is located at 524 West Ord Street in the Chinatown community of the City. This 0.24-acre park provides walking paths and benches for the surrounding community.

A map showing the project location and nearby public parks is attached (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 **540** 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 nine (9) 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:

- Alpine Recreation Center – Building Improvements (PRJ21367) Project
- Elysian Park – Carob Grove Dog Park and Picnic Area (PRJ21276) Project
- Elysian Park – Victory Memorial Grove Pathway and Landscape Improvements (PRJ21275) Project
- Elysian Park – North Broadway Park Entry Landscape Beautification (PRJ21274) Project
- Elysian Valley Recreation Center – Building Improvements (PRJ21474) Project
- Elysian Park – Solano Canyon Restroom Replacement (PRJ21271) Project
- Echo Park Recreation Center – Building Improvements (PRJ21424) (PRJ21440) Project
- Echo Park – Ballfields and Tennis Restroom Renovation (PRJ21250) Project
- Pecan Recreation Center – Ballfield Improvements (PRJ21341) Project

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 is either still pending Board approval and/or are not currently fully funded:

- Elysian Park – Grace E. Simons Lodge and Pavilion 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 the Project is proposing the construction apartment units and there are projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

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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.

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 Ajmal Noorzayee, Management Analyst, 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 – Generalized Zoning
- 5) Attachment 5 – Project Location and Surrounding Parks
- 6) Attachment 6 – EPADSS Report



SHEET INDEX



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GENERAL

- G000. COVER SHEET
- G001. PROJECT INFORMATION
- G020. FAR CALCULATIONS
- G022. OPEN SPACE CALCULATIONS
- G080. SURVEY
- G081. DEMOLITION PLAN
- G082. SITE PHOTOS

ARCHITECTURAL

- A001. SITE PLAN
- A100. LEVEL P1 PLAN
- A101. LEVEL P2 PLAN
- A110. FIRST FLOOR PLAN
- A120. SECOND FLOOR PLAN
- A130. THIRD FLOOR PLAN
- A140. FOURTH FLOOR PLAN
- A150. FIFTH FLOOR PLAN
- A160. SIXTH FLOOR PLAN
- A170. SEVENTH FLOOR PLAN
- A180. ROOF PLAN
- A200. ELEVATIONS
- A201. ELEVATIONS
- A202. MATERIAL BOARD
- A203. STREET VIEWS
- A204. STREET VIEWS
- A301. BUILDING SECTION
- A600. ENLARGED PLANS

CIVIL

- C1.30. EXISTING SLOPE EXHIBIT
- C1.31. RETAINING WALL EXHIBIT

LANDSCAPE

- L2.00. LANDSCAPE PLAN GROUND LEVEL
- L2.10. LANDSCAPE PLAN LEVEL 1
- L2.20. LANDSCAPE PLAN LEVEL 7

ARCHITECTURAL ABBREVIATIONS

@	DIAMETER	FG	FINISH GRADE	OH	OVERHEAD OPENING
Ø		FIN	FINISH	OPNG	
AB	ANCHOR BOLT	FLR	FLOOR	PL	PROPERTY LINE
A/C	AIR CONDITIONING	FJ	FLOOR JOIST	PERF	PERFORATED
AC	ASPHALT CONCRETE	FMC	FLOOR MATERIAL CHANGE	PIP	PROTECT IN PLACE
ACT	ACOUSTIC CEILING TILE	FO	FACE OF...	PLAM	PLASTIC LAMINATE
ADA	AMERICANS WITH DISABILITIES ACT	FOC	FACE OF CONCRETE	POC	POINT OF CONNECTION
ADJ	ADJACENT	FOF	FACE OF FINISH	PRT	PRESSURE TREATED
AFF	ABOVE FINISH FLOOR	FOM	FACE OF MASONRY	PT	PAINT
ALT	ALTERNATE	FOSG	FACE OF GYPSUM SHEATHING	PTD	PAINTED
ALUM	ALUMINUM	FOSS	FACE OF STRUCTURAL SHEATHING		
APPROX	APPROXIMATELY	FOS	FACE OF STUD	QTY	QUANTITY
ARCH	ARCHITECT, ARCHITECTURAL	FR	FIRE RESISTANT	R	RADIUS or RISER
		FS	FINISH SURFACE	RCP	REFLECTED CEILING PLAN
BD	BOARD	Ga	GAUGE	RD	ROOF DRAIN
BF	BRACE FRAME	GALV	GALVANIZED	REF	REFRIGERATOR
BLK	BLOCK	GB	GRAB BAR	REQ'D	REQUIRED
BM	BEAM	GC	GENERAL CONTRACTOR	REV	REVISION or REVISED
BTWN	BETWEEN	GYP BD	GYPSUM BOARD	RJ	ROOF JOIST
BUR	BUILT-UP ROOF			RM	ROOM
		HB	HOSE BIBB	ROW	RIGHT OF WAY
CAB	CABINET	HC	HOLLOW CORE	SC	SOLID CORE
CIP	CAST-IN-PLACE	HCW	HOLLOW CORE WOOD	SCW	SOLID CORE WOOD
CJ	CEILING JOIST	HDR	HEADER	SEC	SECTION
CL	CENTER LINE	HM	HOLLOW METAL	SF	SQUARE FEET
CL	CLOSET	HR	HANDRAIL	SHT	SHEET
CLF	CHAIN LINK FENCE	HSS	HIGH STRENGTH STEEL	SHTG	SHEATHING
CLG	CEILING	HT	HEIGHT	SIM	SIMILAR
CLR	CLEAR			SL	SLOPE
CMU	CONCRETE MASONRY UNIT	INS	INSULATION	SPEC	SPECIFICATION(S)
COL	COLUMN	INT	INTERIOR	ST STL	STAINLESS STEEL
CONC	CONCRETE	JST	JOIST	STD	STANDARD
CONN	CONNECTION	LAM	LAMINATE	STL	STEEL
CONST	CONSTRUCTION	LAV	LAVATORY	STRUCT	STRUCTURAL
CONT	CONTINUOUS	LIN	LINOLEUM		
CONTR	CONTRACTOR			TBD	TO BE DETERMINED
COORD	COORDINATE	MAX	MAXIMUM	TH	THRESHOLD
CPT	CARPET	MECH	MECHANICAL	THK	THICK
CRS	COURSES	MFR	MANUFACTURER	TJ	TRUSS JOIST
CT	CERAMIC TILE	MIN	MINIMUM	TO	TOP OF
		MISC	MISCELLANEOUS	TOC	TOP OF CONCRETE
(D)	DEMOLISH	MO	MASONRY OPENING	TOP	TOP OF PLATE
DAS	DISABLED ACCESS	MOD	MODIFY	TOPO	TOPOGRAPHY
DBL	DOUBLE	MR	MOISTURE RESISTANT	TOS	TOP OF SLAB
DET	DETAIL	MTD	MOUNTED	TOSHTG	TOP OF SHEATHING
DIA	DIAMETER	MTL	METAL	TOW	TOP OF WALL
DIM	DIMENSION	N	NOTE	TR	TREAD
DN	DOWN	(N)	NEW	TYP	TYPICAL
DS	DOWNSPOUT	(NIC)	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
				VERT	VERTICAL
(E)	EXISTING			VIF	VERIFY IN FIELD
ELECT	ELECTRICAL	OC	ON CENTER	W	WITH
ELEV	ELEVATOR	OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED	WC	WATER CLOSET
ENGR	ENGINEER, ENGINEERING	OFDI	OWNER FURNISHED-OWNER INSTALLED	WD	WOOD
EOS	EDGE OF SLAB	OFVI	OWNER FURNISHED-VENDOR INSTALLED	WH	WATER HEATER
EQ	EQUAL			WP	WATERPROOF
EXT	EXTERIOR			WPT	WORK POINT
FAB	FABRICATE				
FE	FIRE EXTINGUISHER				
FF	FINISH FLOOR				

ARCHITECTURAL SYMBOLS

	DETAIL		WINDOW MARK
	BUILDING SECTION		DOOR MARK
	WALL SECTION		WALL TYPE
	INTERIOR ELEVATION		WORK POINT
	EXTERIOR ELEVATION		NOTE
	ELEVATION MARK		ACCESSIBLE PATH OF TRAVEL
	ALIGN FINISHES		FENCE
	SMOKE DETECTOR		EXIT SIGN
	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR		
	FIRE EXTINGUISHER		
	AREA DRAIN		
	FLOOR DRAIN		
	FLOOR MATERIAL TRANSITION		
	SECURITY OPENING		

PROJECT TEAM

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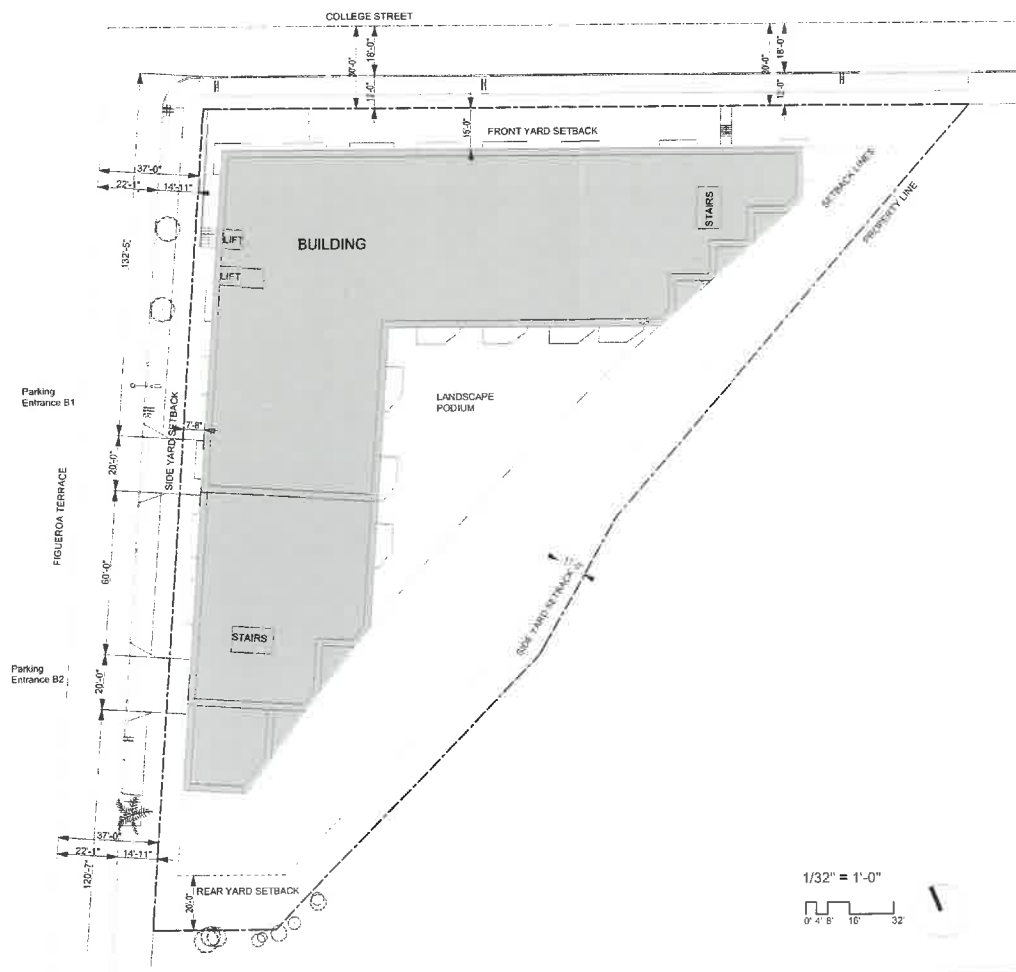
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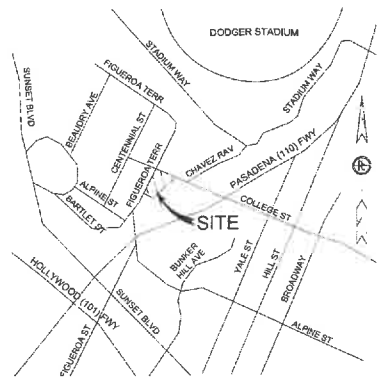
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PLOT PLAN



VICINITY MAP



LEGAL DESCRIPTION

PARCEL 1: LOT 28 IN BLOCK 6 OF BEAUDRY TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGES 62 AND 63 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: LOT 29 IN BLOCK 6 OF THAT PORTION OF "BEAUDRY TRACT NO. 2 LYING EAST OF PEARL STREET", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK IN BOOK 7, PAGES 62 AND 63 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: LOT 32 IN BLOCK 6 OF BEAUDRY TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGES 62 AND 63 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 70 FEET; THENCE EASTERLY IN A DIRECT LINE TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, DISTANT THEREON NORTHWESTERLY 25 FEET FROM THE SAID MOST EASTERLY LOT CORNER; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 25 FEET TO THE POINT OF BEGINNING.

PARCEL 4: LOTS 30 AND 31 IN BLOCK 6 OF THE BEAUDRY TRACT NO. 2, LYING EAST OF PEARL STREET, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 62 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

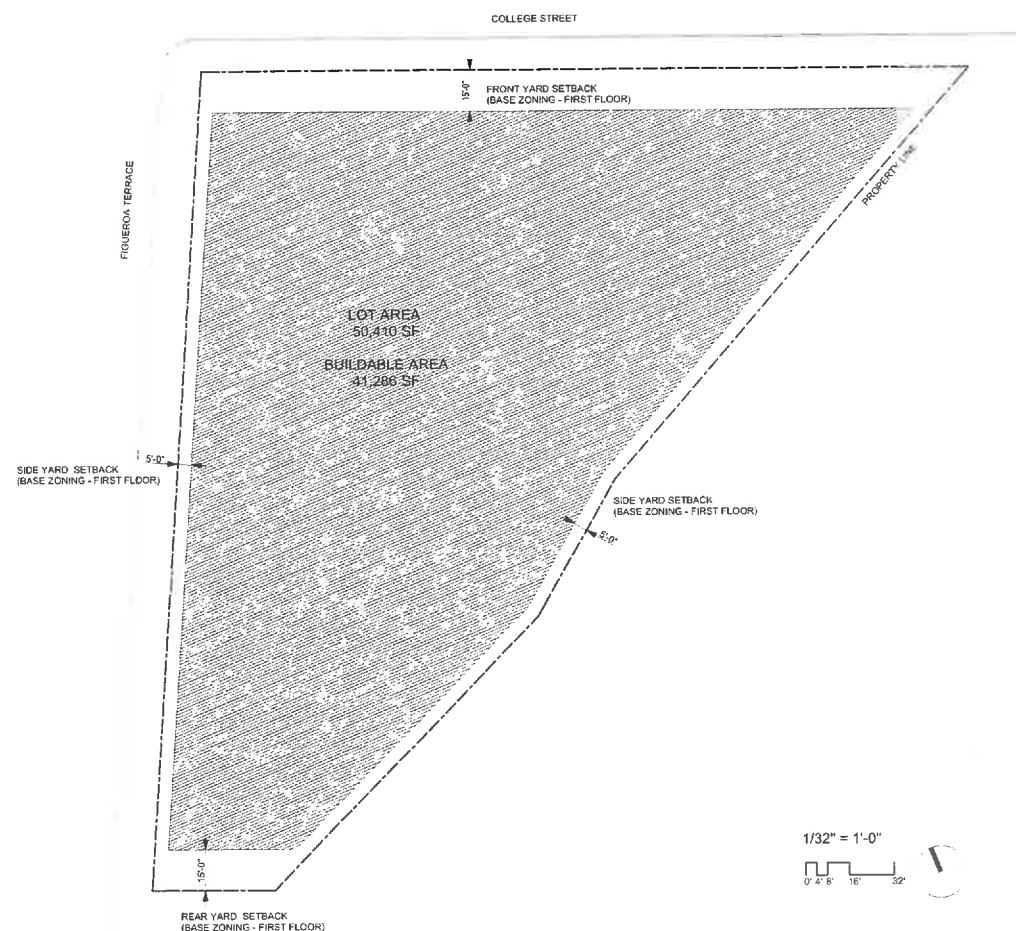
EXCEPT FROM SAID LOT 31, THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 25 FEET; THENCE NORTHEASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

PARCEL 5: THOSE PORTIONS OF LOTS 22, 24 AND 26 IN BLOCK 6 OF THAT PORTION OF THE BEAUDRY TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING EASTERLY OF PEARL STREET, AS PER MAP RECORDED IN BOOK 7 PAGES 62 AND 63 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 26, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 150 FEET TO THE MOST EASTERLY CORNER OF LOT 31 ON SAID BLOCK 6, THENCE NORTHEASTERLY IN A DIRECT LINE TO THE MOST EASTERLY CORNER OF SAID LOT 22. THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINES OF SAID LOTS 22, 24 AND 26, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING. EXCEPT FROM SAID LOT 22, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT EVER TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND THEREOF, OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LAND, AS RESERVED BY PIETRO NACASSIO, ET UX, IN DEED TO STATE OF CALIFORNIA, RECORDED OCTOBER 4, 1945 IN BOOK 22332 PAGE 253, OFFICIAL RECORDS.

PARCEL 6: LOT 33 OF BLOCK 6 OF THAT PORTION OF THE BEAUDRY TRACT NO. 2, LYING EAST OF PEARL STREET, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, TO THE SOUTHERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE LINE OF SAID LOT TO A POINT DISTANT THEREON 115 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY IN A DIRECT LINE TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, DISTANT THEREON 70 FEET NORTHWESTERLY FROM SAID MOST EASTERLY CORNER OF SAID LOT; THENCE ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING.

BUILDABLE AREA



PROJECT INFORMATION

PROJECT NAME: COLLEGE STREET
ADDRESS: 770-774 COLLEGE STREET, 788 COLLEGE STREET, 855 FIGUEROA TERRACE AND 861-875 FIGUEROA TERRACE LOS ANGELES, CA 90012

PROJECT DESCRIPTION: NEW CONSTRUCTION OF RESIDENTIAL BUILDING INCLUDING 170 UNITS AND 85 PARKING SPACES WITHIN 9 STORY BUILDING (1 PARKING STORY SUBTERRANEAN, 1 PARKING STORY ABOVE GRADE, 7 RESIDENTIAL STORIES ABOVE GRADE)

ZONING: R4-1 (TOC TIER 3)
OIL DRILLING DISTRICT

SITE AREA: 50,410 SF PER SURVEY

BUILDABLE AREA: 41,286 SF

CONSTRUCTION TYPE: 5 LEVELS OF TYPE IIIA OVER 4 LEVELS OF TYPE IA

OCCUPANCY TYPE: R-2 RESIDENTIAL AND S-2 PARKING

PROPOSED UNIT MIX

UNIT TYPE	QTY
STUDIO	53
1 BR	87
2 BD	30
TOTAL	170

AFFORDABILITY:
 10% ELI (EXTREMELY LOW INCOME) = 17 AFFORDABLE UNITS (5 ST, 9 1BR, 3 2BR)
 153 MARKET RATE UNITS

PROJECT AREAS

FAR	AREA (SF)
RESIDENTIAL	152,758

OPEN SPACE	AREA (SF)
COMMON OPEN SPACE	7,818
INTERIOR COMMON OPEN SPACE	2,750
PRIVATE OPEN SPACE	2,750
TOTAL	13,318

ZONING DATA TOC INCENTIVES

DENSITY: ALLOWED DENSITY
 PER LAMC: 400 SF/UNIT = 50,410 SF / 400 = 126 UNITS
 TOC TIER 3: 70% INCREASE = 126 X 1.7 = 214 UNITS

PROPOSED DENSITY: 170 UNITS

BUILDING HEIGHT: ALLOWED BUILDING HEIGHT PER LAMC : UNLIMITED

PROPOSED BUILDING HEIGHT: 102'-4"

SETBACKS: FRONT YARD COLLEGE ST
 REQUIRED PER LAMC: 15'-0"
 PROPOSED: 15'-0"

SIDE YARD FIGUEROA TER
 REQUIRED PER LAMC: 5' MIN +1' FOR EACH STORY OVER 2ND, NOT TO EXCEED 16'
 = 5' + (1' X 6 STORIES OVER SECOND) = 11'
 TOC TIER 3 REDUCTION: 30% DECREASE IN THE REQUIRED WIDTH OR DEPTH OF TWO INDIVIDUAL YARDS OR SETBACKS = 11' - 3'-4" = 7'-8"
 PROPOSED: 7'-8"

*TOC ADDITIONAL INCENTIVE.

SIDE YARD HIGHWAY
 REQUIRED PER LAMC: 5'-0" MIN +1' FOR EACH STORY OVER 2ND, NOT TO EXCEED 16'
 = 5' + (1' X 6 STORIES OVER SECOND) = 11'-0"
 PROPOSED: 11'-0"

REAR YARD
 REQUIRED PER LAMC: 15'-0" MIN +1' FOR EACH STORY OVER 3RD, NOT TO EXCEED 20'
 = 15' + (1' X 5 STORIES OVER THIRD) = 20'-0"
 PROPOSED: 20'-0"

FAR
 *SEE SHEET G020 FOR MORE INFORMATION

ALLOWED FAR PER LAMC: 3.0:1
 41,286 SF (BUILDABLE AREA) X 3 = 123,858 SF

-TOC TIER 3: 50% INCREASE 4.5:1
 123,858 SF X 1.5 = 185,787 SF

PROPOSED FAR: 152,758 SF (3.7:1)

OPEN SPACE
 *SEE SHEET G022 FOR MORE INFORMATION

REQUIRED OPEN SPACE:
 LAMC BASE ZONING: 17,750 SF
 TOC TIER 3: 25% REDUCTION = 13,313 SF
 *TOC ADDITIONAL INCENTIVE

-MAX 25% OF REQUIRED OPEN SPACE TO BE PROVIDED AS INTERIOR COMMON OPEN SPACE
 -MIN 50% OF REQUIRED OPEN SPACE TO BE PROVIDED AS COMMON OPEN SPACE

PROPOSED OPEN SPACE: 13,318 SF

-INTERIOR COMMON OPEN SPACE = 2,750 SF < 25% OF REQUIRED
 -COMMON OPEN SPACE = 10,568 SF > 50% OF REQUIRED

PARKING
 *SEE TABLE RIGHT FOR MORE INFORMATION

REQUIRED PARKING:
 TOC -TIER 3 : 0.5 SPACE/UNIT = 85 STALLS
PROPOSED PARKING: 85 STALLS

BICYCLE PARKING

REQUIRED BICYCLE PARKING PER LAMC:
 LONG TERM
 25 UNITS * (1 SPACE / 1 UNIT) = 25 SPACES
 75 UNITS * (1 SPACE / 1.5 UNIT) = 50 SPACES
 70 UNITS * (1 SPACE / 2 UNITS) = 35 SPACES
TOTAL 110 SPACES

SHORT TERM
 25 UNITS * (1 SPACE / 10 UNIT) = 3 SPACES
 75 UNITS * (1 SPACE / 15 UNIT) = 5 SPACES
 70 UNITS * (1 SPACE / 20 UNIT) = 4 SPACES
TOTAL 12 SPACES

PROPOSED BICYCLE PARKING:
 LONG TERM 110 SPACES
 SHORT TERM 12 SPACES

PROPOSED PARKING

PARKING (STALL TYPE)	
EV & DAS	
EVSC DAS VAN	1
EVSC DAS	1
EVCS STANDARD	7
EVSE	17
STANDARD	
STANDARD	59
RESIDENTIAL TOTAL	85

EVCS REQUIRED AND PROVIDED:
 EVCS 10% X 85 = 9 EVCS STALLS
 VAN ACCESSIBLE : 1
 STANDARD ACCESSIBLE : 1
 STANDARD STALL : 7

EV REQUIRED AND PROVIDED: EVCS COUNTS TOWARDS EV
 EV 30% X 85 = 26 - 9 EVCS = 17 EVSE STALLS
 STANDARD EVSE STALL : 17

ACCESSIBLE PARKING REQUIRED AND PROVIDED :
 ACCESSIBLE 2% X 85 = 2 STALL
 VAN ACCESSIBLE : 1
 STANDARDS ACCESSIBLE : 1



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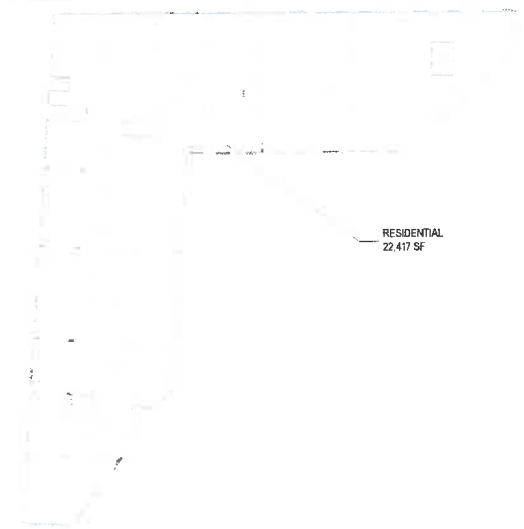
ENTITLEMENT

DATE: 2022-08-08
 REVISIONS:

PROJECT INFORMATION

SHEET NUMBER:

G001



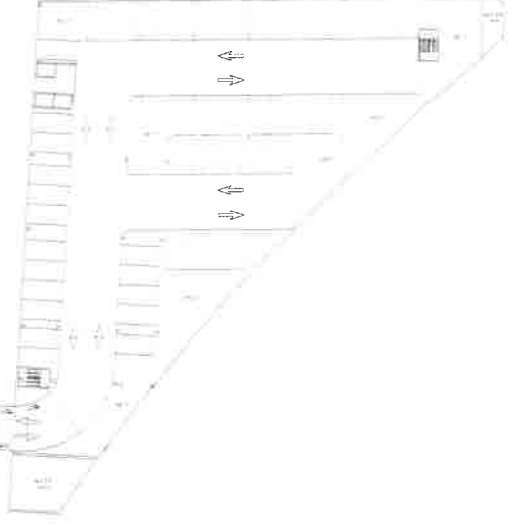
2ND FLOOR FAR PLAN
1" = 40'-0" 4



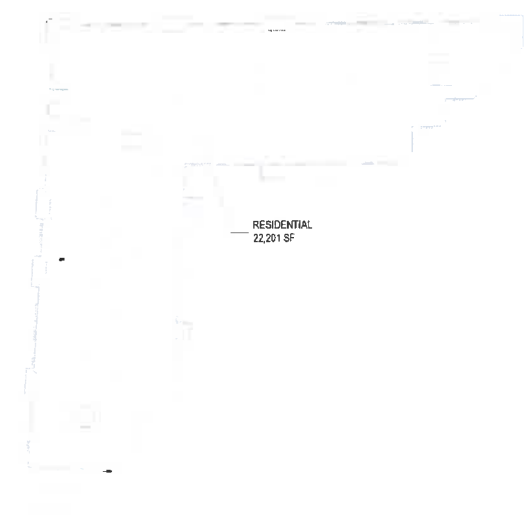
1ST FLOOR FAR PLAN
1" = 40'-0" 3



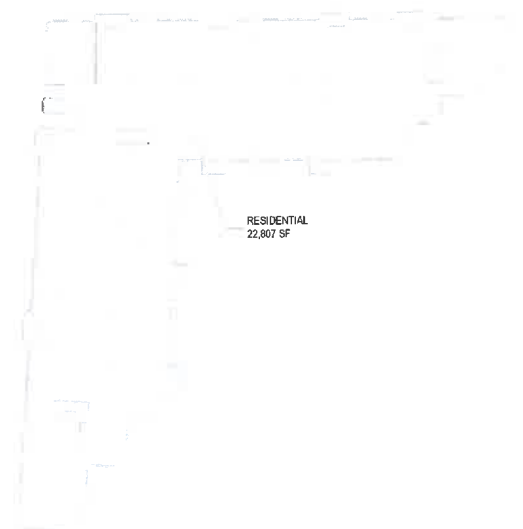
PARKING P1
1" = 40'-0" 2



PARKING P2
1" = 40'-0" 1



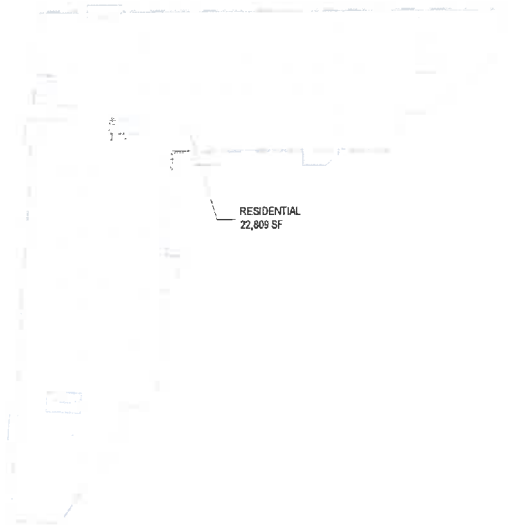
6TH FLOOR FAR PLAN
1" = 40'-0" 8



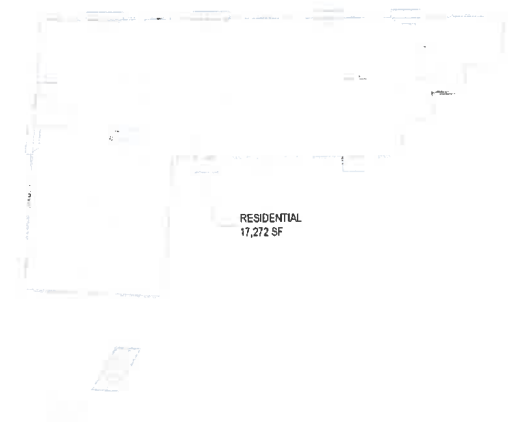
5TH FLOOR FAR PLAN
1" = 40'-0" 7



4TH FLOOR FAR PLAN
1" = 40'-0" 6



3RD FLOOR FAR PLAN
1" = 40'-0" 5



7TH FLOOR FAR PLAN
1/16" = 1'-0" 9

SHEET NOTES

LOT AREA: 50,410 SF (PER SURVEY)
 BUILDABLE AREA: 41,286 SF (SEE G001)
 ALLOWED FAR: BASE FAR - PER LAMC:
 PER LAMC: 3.0:1
 (41,286 SF * 3) =
 123,858 SF
 TOC TIER 3 - 70% INCREASE:
 4.5:1
 185,787 SF
 PROPOSED FAR: 3.7:1
 152,758 SF

FLOOR AREA BY LEVEL:

LEVEL	FAR	AREA (SF)
P1	RESIDENTIAL	192
1ST FLOOR	RESIDENTIAL	23,192
2ND FLOOR	RESIDENTIAL	22,417
3RDFLOOR	RESIDENTIAL	22,809
4TH FLOOR	RESIDENTIAL	21,868
5TH FLOOR	RESIDENTIAL	22,807
6TH FLOOR	RESIDENTIAL	22,201
7TH FLOOR	RESIDENTIAL	17,272
TOTAL		152,758



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LEGEND

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SHEET TITLE
FAR CALCULATIONS

SHEET NUMBER
G020

SHEET NOTES



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REQUIRED OPEN SPACE

UNIT TYPE	COUNT	AREA/UNIT	AREA (SF)
STUDIO	53	100	5,300
1-BEDROOM	87	100	8,700
2-BEDROOM	30	125	3,750
TOTAL	170		17,750
TOC -25%			13,313

REQUIRED OPEN SPACE PER LAMC: 17,750 SF
TOC-TIER 3 25% REDUCTION: 13,313 SF

PROPOSED OPEN SPACE

PRIVATE OPEN SPACE		
	UNIT COUNT	AREA (SF)
ON AMENITY DECK	3	150
TERRACE BALCONY	29	1,450
STREET BALCONY	23	1,150
TOTAL	55	2,750

COMMON OPEN SPACE		
	COUNT	AREA (SF)
AMENITY DECK	1	3,800
ROOF TERRACE	1	4,018
INTERIOR	1	2,750
TOTAL	3	10,568

GRAND TOTAL 13,318

13,318 SF TOTAL PROPOSED > 13,313 SF REQUIRED
2,750 SF INTERIOR < 25% TOTAL; 3,328.25 SF
2,750 SF PRIVATE < 50% TOTAL; 6,656.5 SF

REQUIRED PLANTED AREA:
MIN 25% OF COMMON OPEN SPACE:
10,568 X 25% = 2,642 SF
PROVIDED PLANTED AREA:
2,707 SF:
1ST FLOOR 1,286 SF
7TH FLOOR 1,421 SF

OPEN SPACE REQUIREMENTS PER LAMC 12.21 G:
100 SFA/UNIT < 3 HABITABLE ROOMS (STUDIO & 1 BR UNITS)
125 SFA/UNIT = 3 HABITABLE ROOMS (2 BR UNITS)
175 SFA/UNIT > 3 HABITABLE ROOMS (3 BR UNITS)

NOTE:
1. A KITCHEN IS NOT CONSIDERED A HABITABLE ROOM FOR PURPOSES OF CALCULATING OPEN SPACE.

LEGEND

- COMMON OPEN SPACE
- INTERIOR COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- PLANTED AREA

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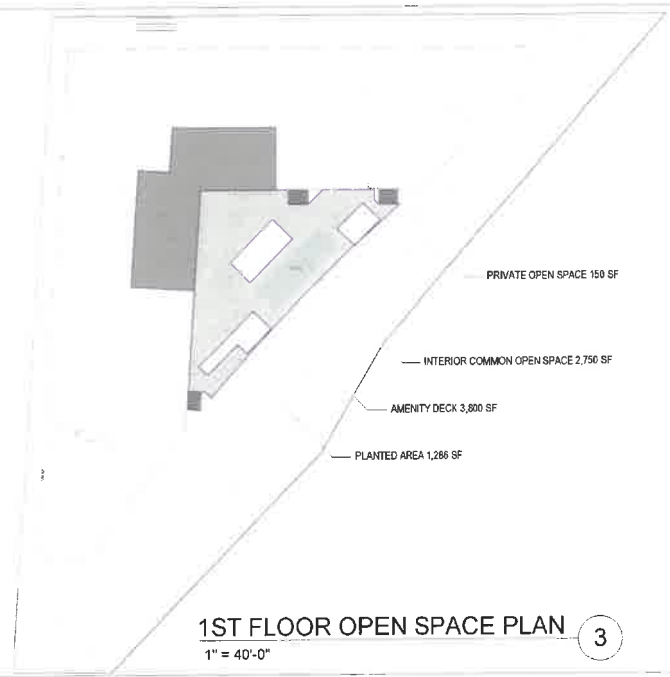
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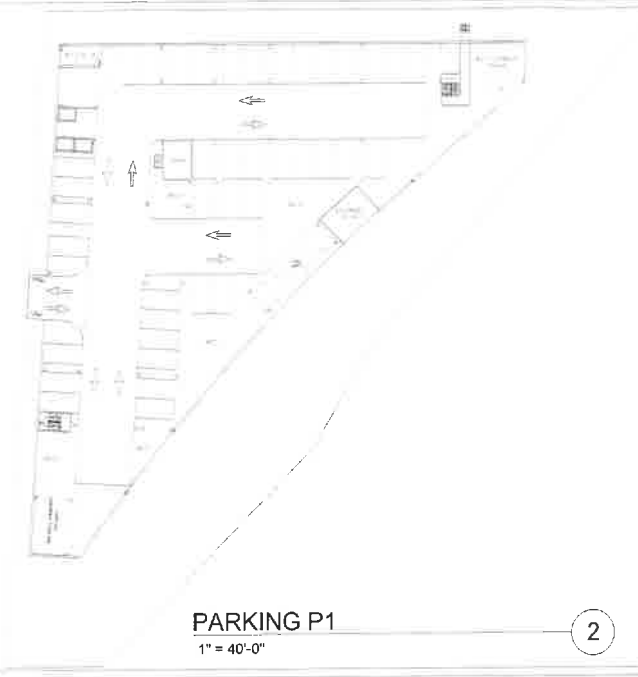
DATE
2022-08-08
REVISIONS:

SHEET TITLE
OPEN SPACE CALCULATIONS

SHEET NUMBER
G022



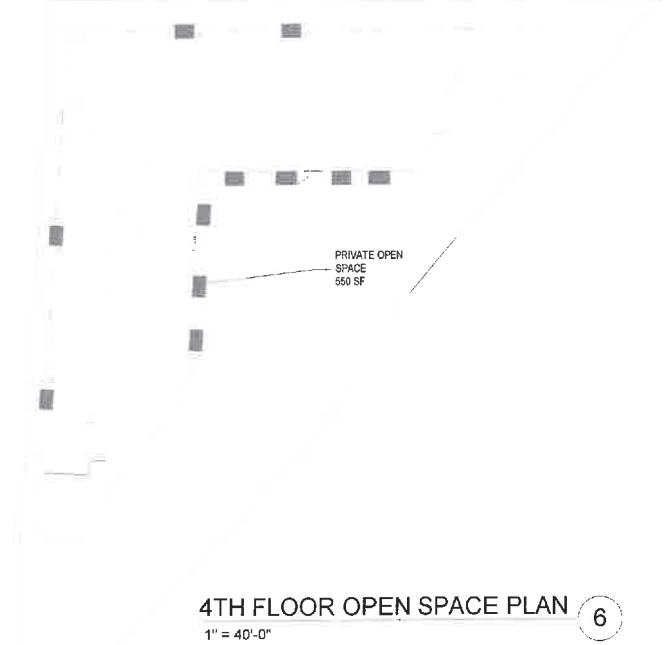
1ST FLOOR OPEN SPACE PLAN
1" = 40'-0"



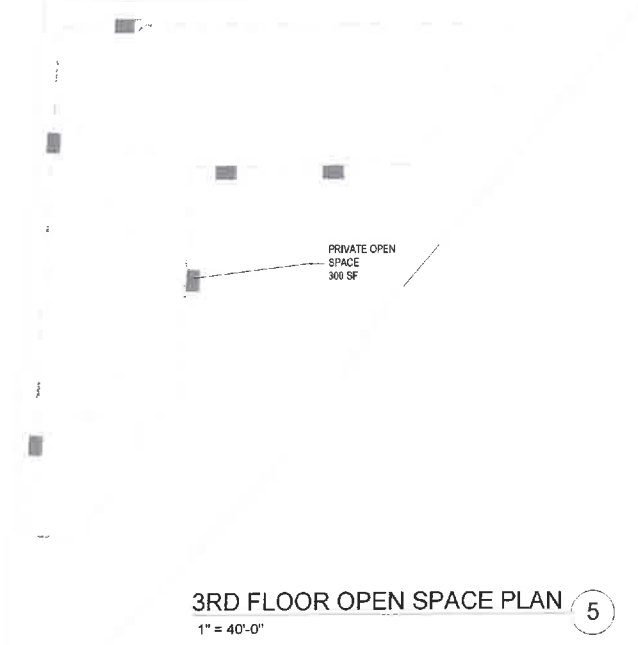
PARKING P1
1" = 40'-0"



PARKING P2
1" = 40'-0"



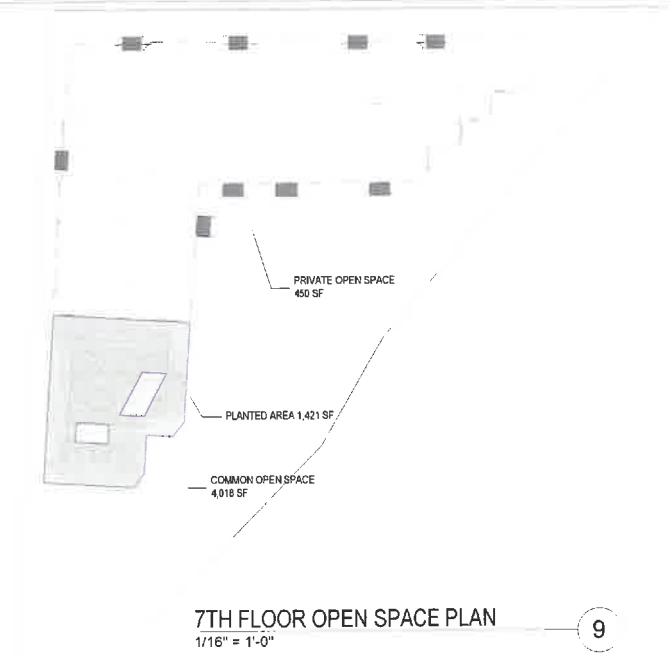
4TH FLOOR OPEN SPACE PLAN
1" = 40'-0"



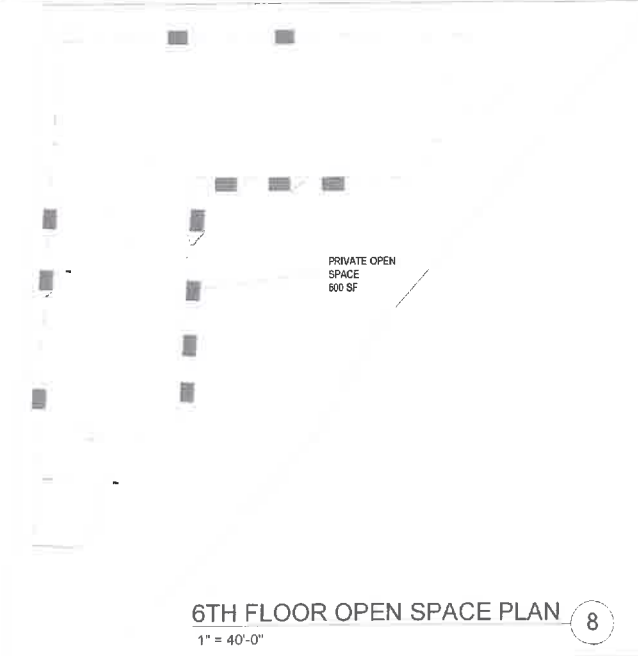
3RD FLOOR OPEN SPACE PLAN
1" = 40'-0"



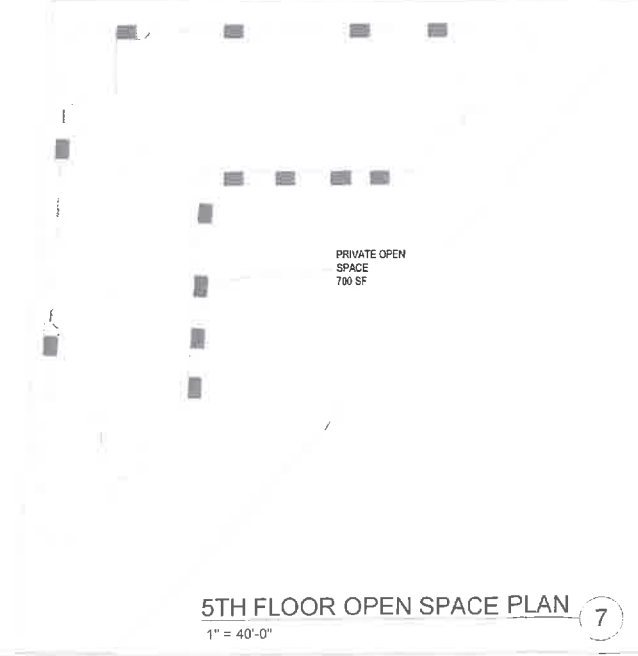
2ND FLOOR OPEN SPACE PLAN
1" = 40'-0"



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



6TH FLOOR OPEN SPACE PLAN
1" = 40'-0"



5TH FLOOR OPEN SPACE PLAN
1" = 40'-0"

SUPPLEMENTAL TOPOGRAPHIC SURVEY



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VICINITY MAP
(NOT TO SCALE)

COMMENTS

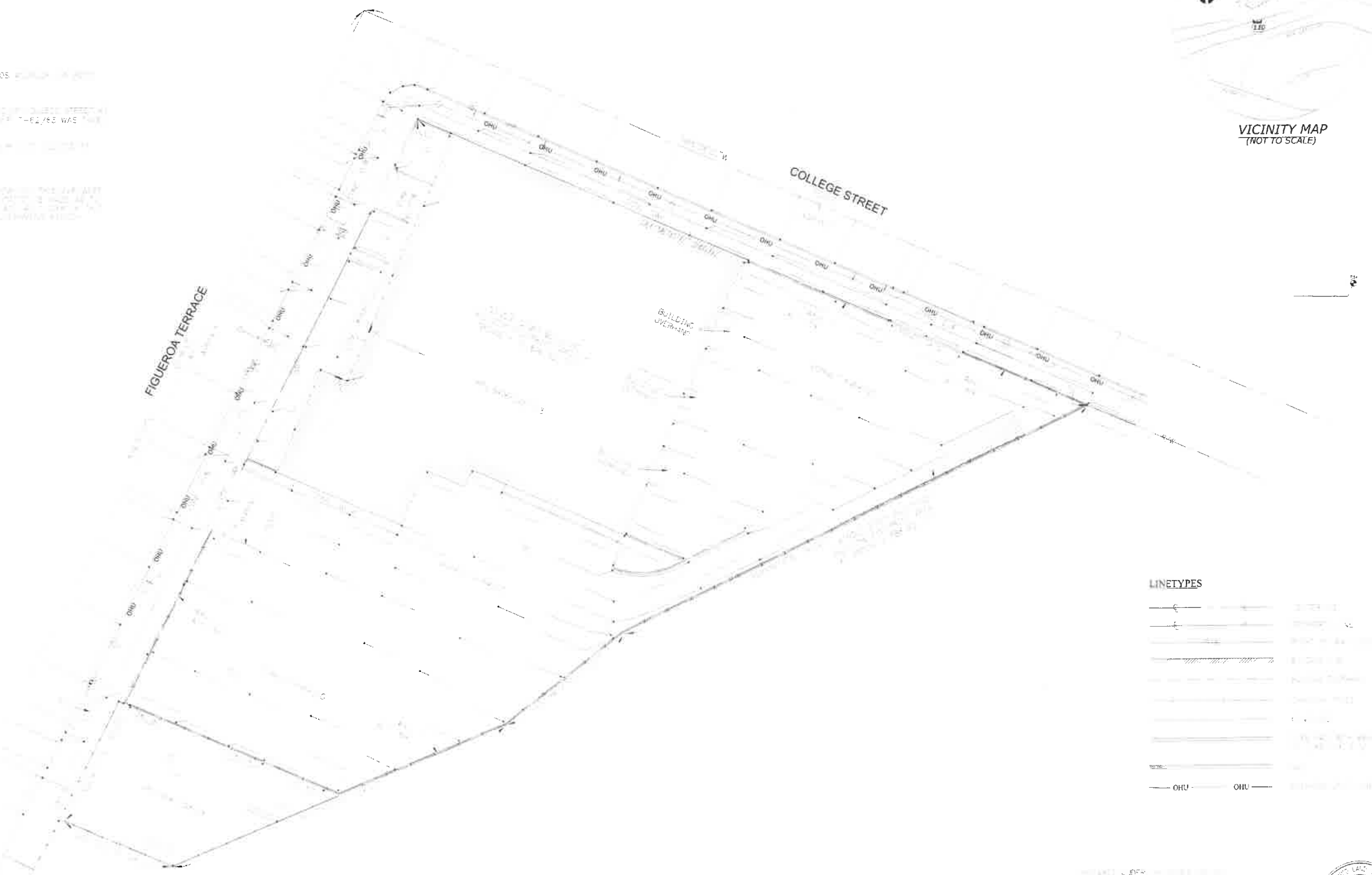
DATE OF SURVEY: 08/04/2022
PROJECT: 2200307
DRAWN BY: NE
CHECKED BY: CJ
SCALE: AS SHOWN
ELECTRIC: SEE ELECTRICAL DRAWING FOR METER LOCATION AND WIRE SIZES.
GAS: SEE GAS DRAWING FOR METER LOCATION AND PIPE SIZES.
WATER: SEE WATER DRAWING FOR METER LOCATION AND PIPE SIZES.
SURFACE: SEE SURFACE DRAWING FOR FINISH GRADES AND CURBS.
BOUNDARY: SEE SURVEY REPORT FOR BOUNDARY INFORMATION.

ABBREVIATIONS

- CD - CURB DRAIN
- CB - CATCH BASIN
- CUT - CURB CUT
- CON - CONCRETE
- GRA - DRIVEWAY APRON
- EOC - EDGE OF CUTTER
- FIN - FINISH
- PROP - PROPOSED
- EXIST - EXISTING
- SW - SWATH
- TOP - TOP OF CURB

LEGEND

- BOUNDARY
- PROPERTY LINE
- CUT WIRE
- REVISION
- DATE
- BY
- DESCRIPTION
- DATE
- BY
- DESCRIPTION
- DATE
- BY
- DESCRIPTION
- DATE
- BY
- DESCRIPTION



LINETYPES

(Symbol)	PROPERTY LINE
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY

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DATE: 2022-08-08
REVISIONS:

SHEET TITLE:
SURVEY

SHEET NUMBER:
G080



PROJECT:	2200307
DATE PREPARED:	08/04/2022
DRAWN BY:	NE
CHECKED BY:	CJ

COLLEGE STREET
KELLY HOLZKAMP
2201 NORTH BROADWAY
LOS ANGELES, CA 90032



700 FLOWER ST., Suite 2100
LOS ANGELES, CA 90017
P: 213.266.5294
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08/04/2022

vs_jones@kfa.com

NOTES

1. REMOVE BUILDING
2. ALL SITE PAVING TO BE CLEARED
3. DEMOLITION OF THE EXISTING RETAINING WALL ON THE SOUTHWEST OF THE SITE



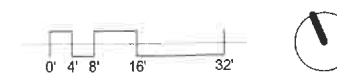
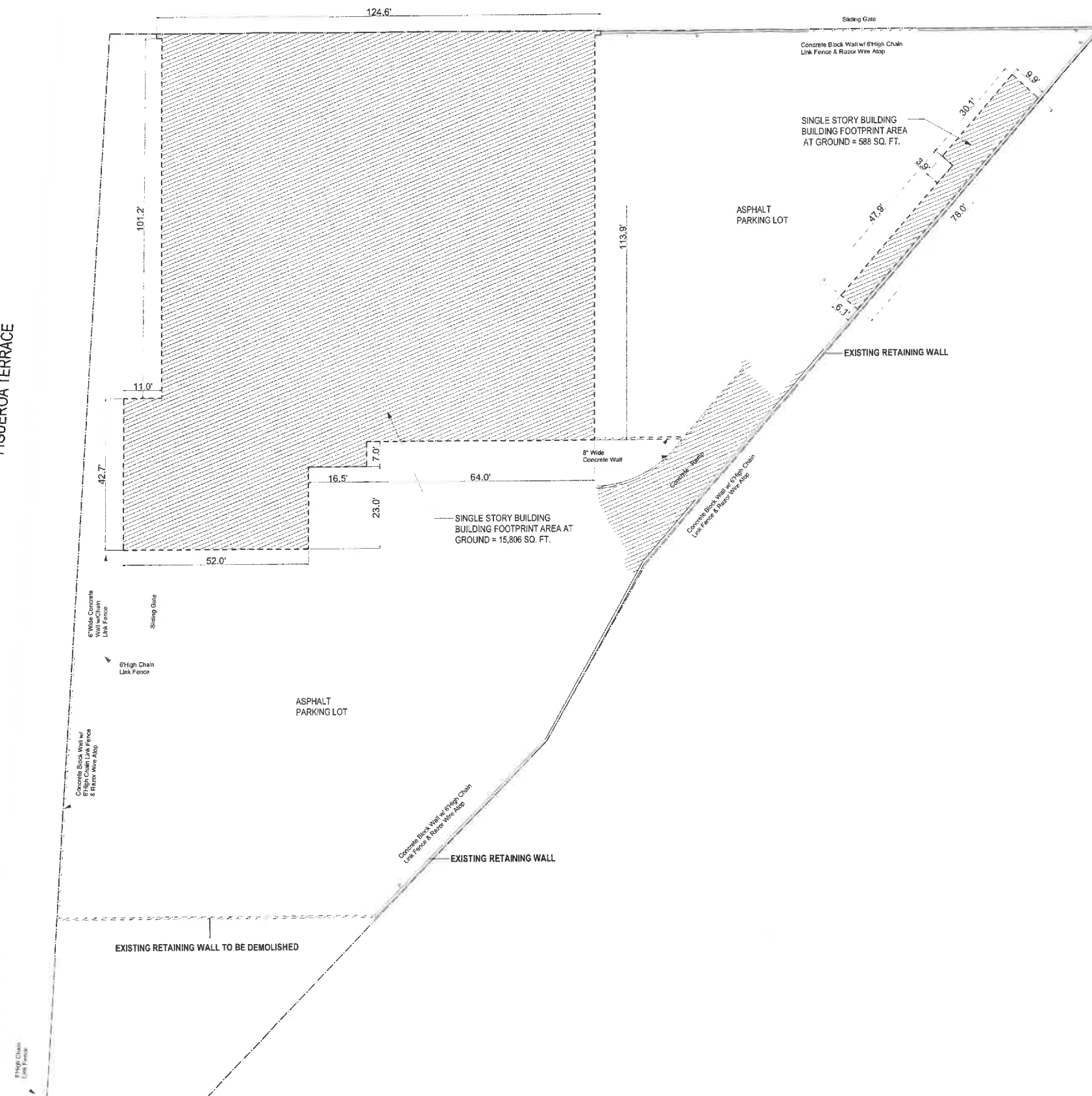
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FIGUEROA TERRACE

COLLEGE STREET



DEMOLITION PLAN
1/16" = 1'-0"

1

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DATE: 2022-08-08
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SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
G081



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AERIAL PLAN OF EXISTING CONDITIONS

1/64" = 1'-0"

1

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DATE:
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REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:
SITE PHOTOS

SHEET NUMBER:
G082



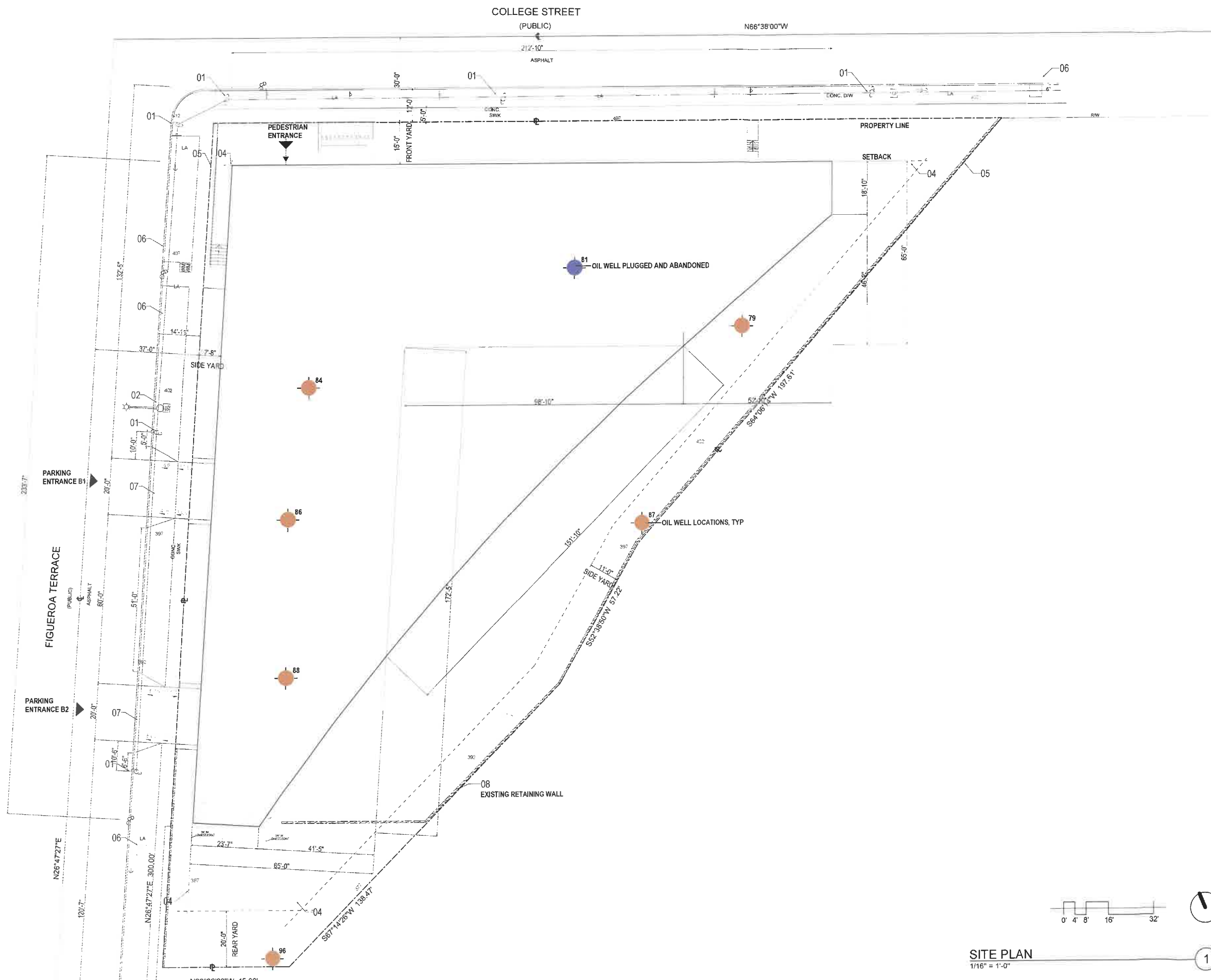
LOOKING NORTH ON FIGUEROA TERRACE **2**



LOOKING SOUTH ON FIGUEROA TER - COLLEGE ST **3**



LOOKING WEST ON COLLEGE STREET **4**



NOTES

- 01 EXISTING ELECTRICAL POLES
- 02 EXISTING STREET LIGHT
- 03 OIL WELLS LOCATIONS
- 04 SETBACKS WITH TOC
- 05 PROPERTY LINE
- 06 EXISTING TREES
- 07 EXISTING TREES TO BE REMOVED
- 08 EXISTING RETAINING WALL

*NOTE
 1. ANY OIL WELLS ON THE SITE WILL BE MANAGED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.



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SHEET NOTES

- A. ALL DIMENSIONS ARE TO FOS OR FOM UNO.
- B. SEE SHEETS G040-G042 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.
- C. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- D. PROVIDE EXPANSION JOINTS AT ALL POINTS OF CONTACT BETWEEN SLAB AND VERTICAL SURFACES.
- E. CONTROL JOINTS OR CONSTRUCTION JOINTS SHALL DIVIDE THE SLAB ON GRADE INTO SECTIONS WITH AREAS NOT EXCEEDING 400SF (20' X 20') WITHOUT RE-ENTRANT CORNERS AND LENGTH TO WIDTH RATIO NOT EXCEEDING 1 1/2:1. ADDITIONAL CONTROL OR CONSTRUCTION JOINTS SHALL BE PLACED AT RE-ENTRANT CORNERS.

LEGEND

- IDLE OIL WELL LOCATIONS, TYP
- PLUGGED AND ABANDONED OIL WELL, TYP
- EXISTING ELECTRICAL POLES, TYP
- ACCESSIBLE PATH OF TRAVEL
- ENTRANCE

College Street

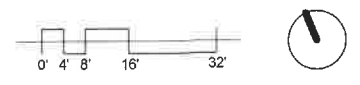
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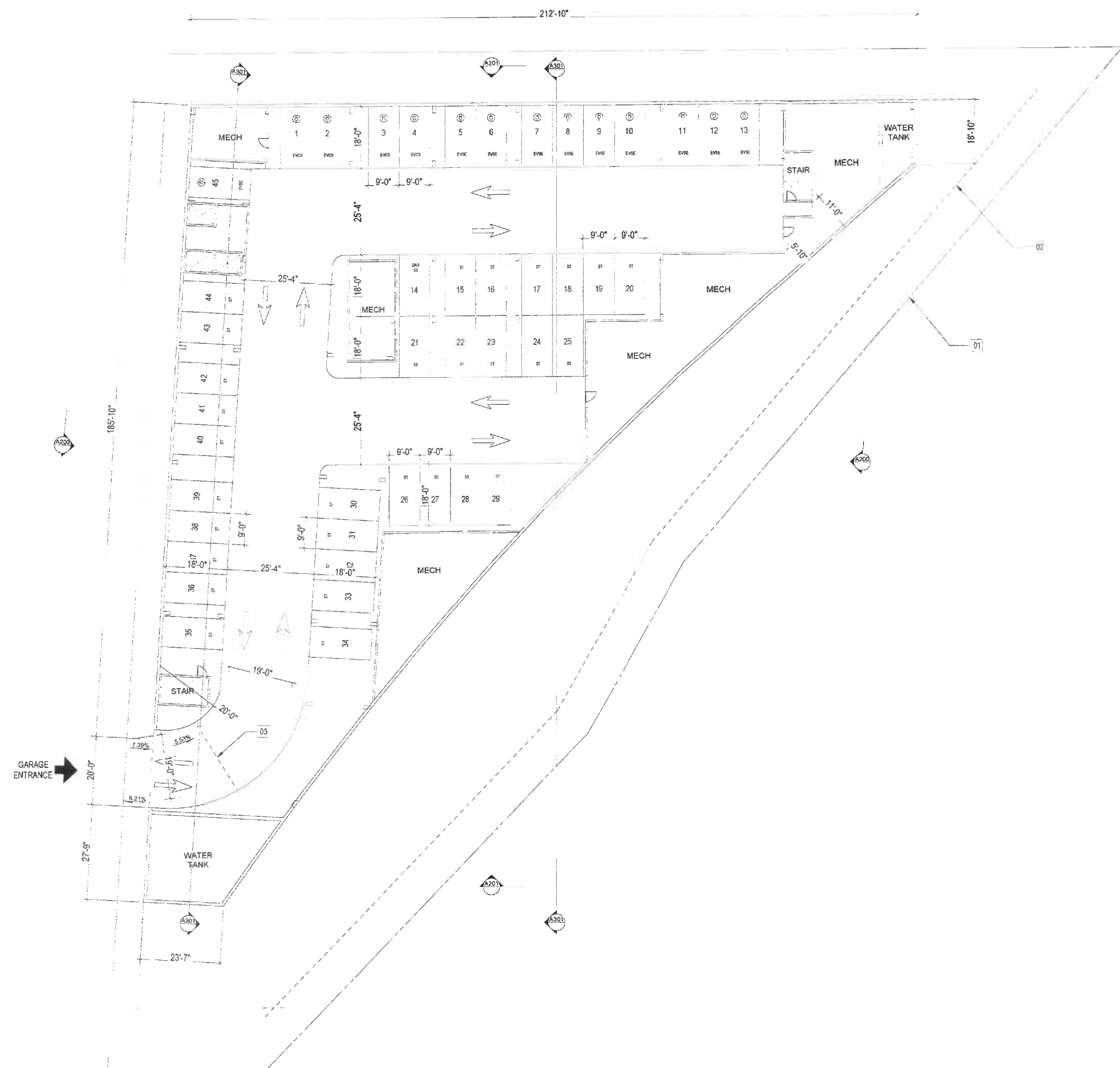
SITE PLAN



SITE PLAN
 1/16" = 1'-0"

1

SHEET NUMBER:
A001



SHEET NOTES

1. PROPERTY LINE
2. SET BACK WITH TOC
3. GATE



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PARKING (STALL TYPE)

PARKING P2	
EV	
EVCS	5
EVSE	9
STANDARD	
STANDARD	31
RESIDENTIAL TOTAL	45

LEGEND

College Street

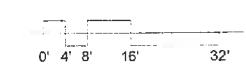
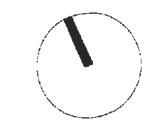
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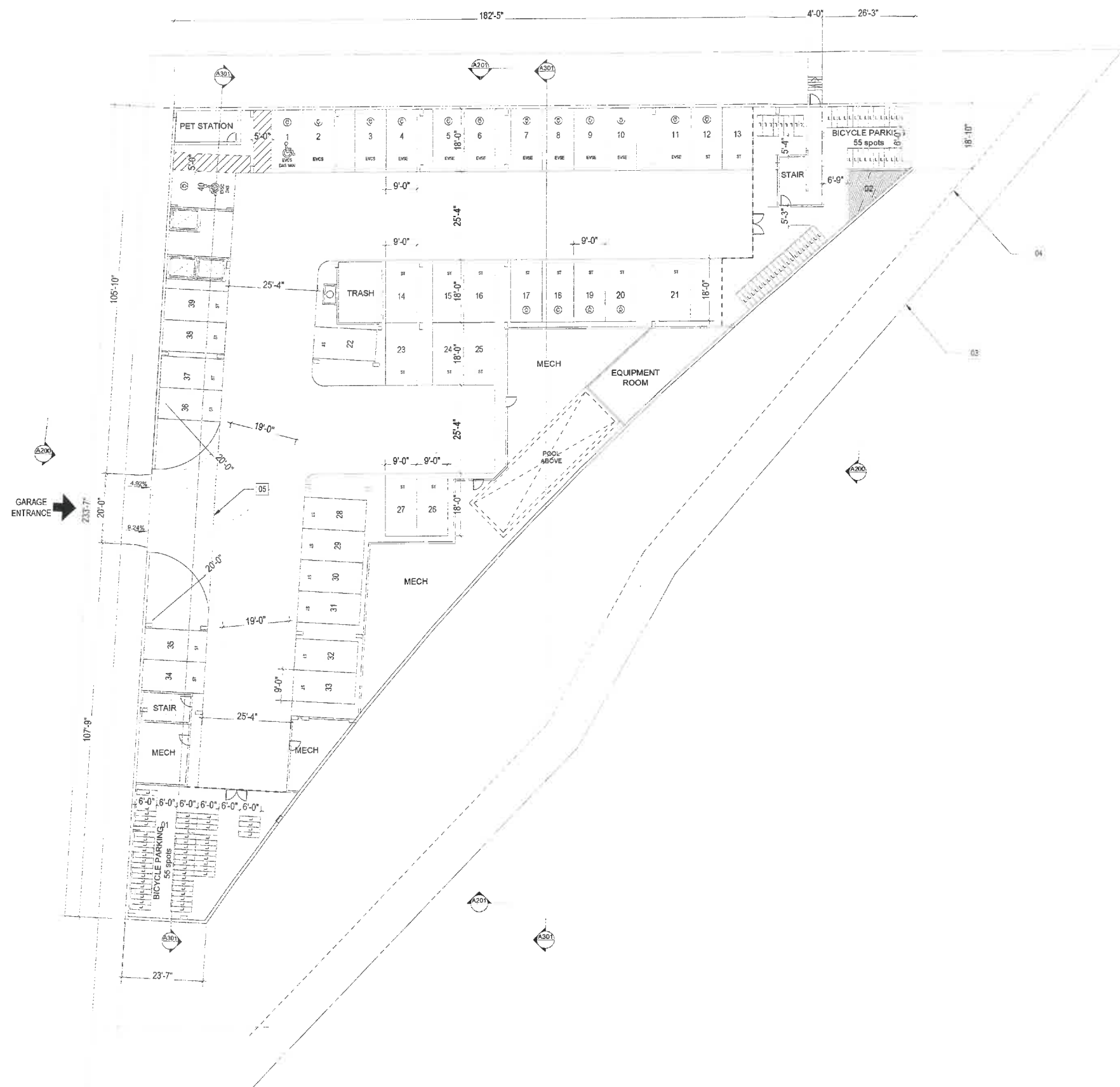
DATE
 2022-11-22
 REVISIONS:

SHEET TITLE
LEVEL P2 PLAN

LEVEL P2 PLAN
 1/16" = 1'-0"



SHEET NUMBER
A100



SHEET NOTES

1. LONG TERM BICYCLE PARKING
2. 100 SF BIKE REPAIR AREA
3. PROPERTY LINE
4. SET BACK WITH TOC
5. GATE



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PARKING (STALL TYPE)

PARKING P1	
DAS	
DAS STANDARD	1
DAS VAN	1
EV	
EVCS STANDARD	2
EVSC DAS	1
EVSC DAS VAN	1
EVSE	8
STANDARD	
STANDARD	28
RESIDENTIAL TOTAL	40

BICYCLE PARKING

LONG TERM	110
-----------	-----

LEGEND

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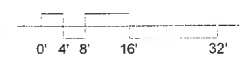
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DATE
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REVISIONS:

SHEET TITLE
LEVEL P1 PLAN

LEVEL P1 PLAN
1/16" = 1'-0"

1



SHEET NUMBER

A101



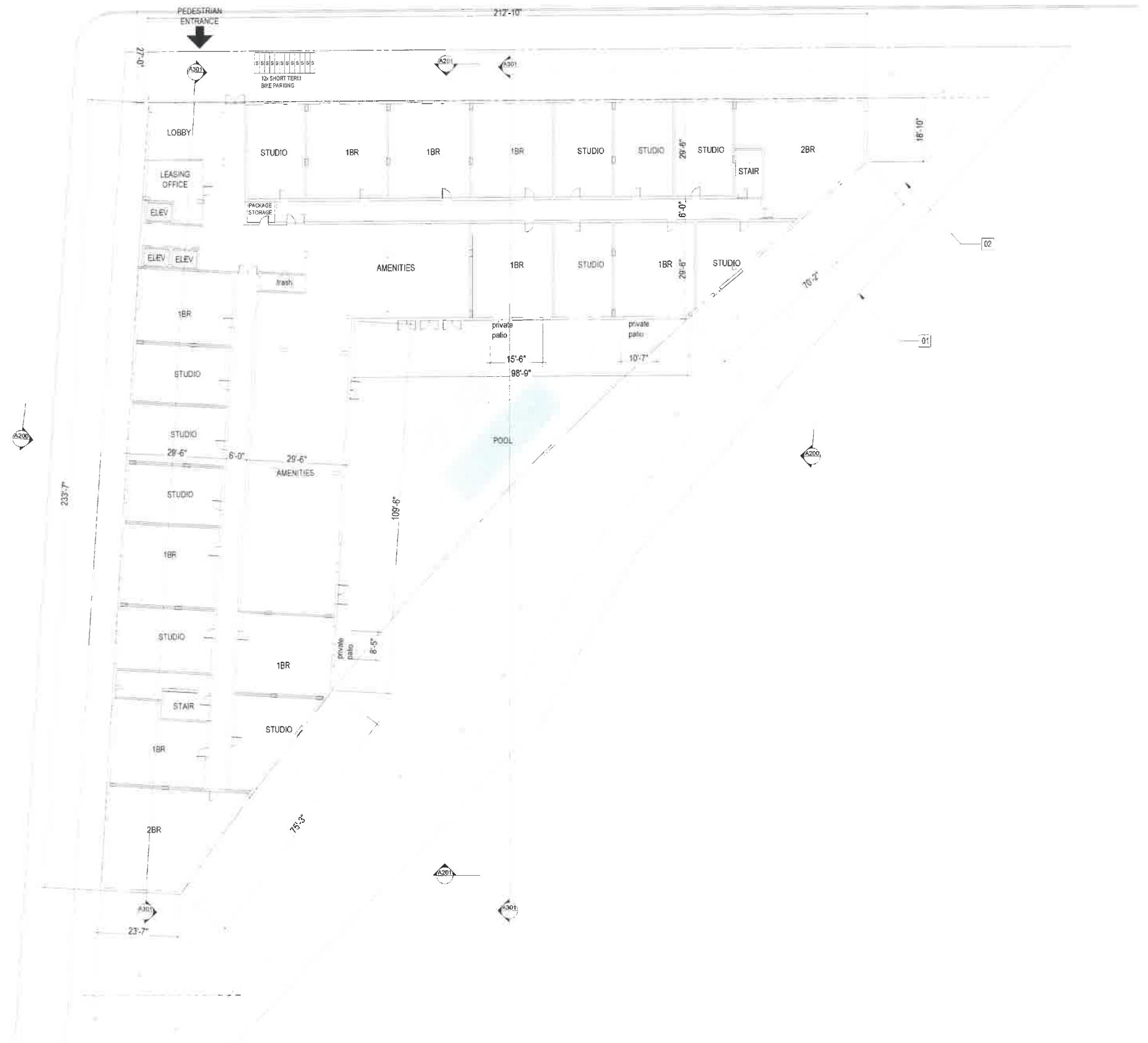
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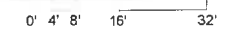
SHEET NOTES

1. PROPERTY LINE
2. SET BACK WITH TOC



LEVEL 1 PLAN
 1/16" = 1'-0"

1



BICYCLE PARKING	
SHORT TERM	12

LEGEND

College Street

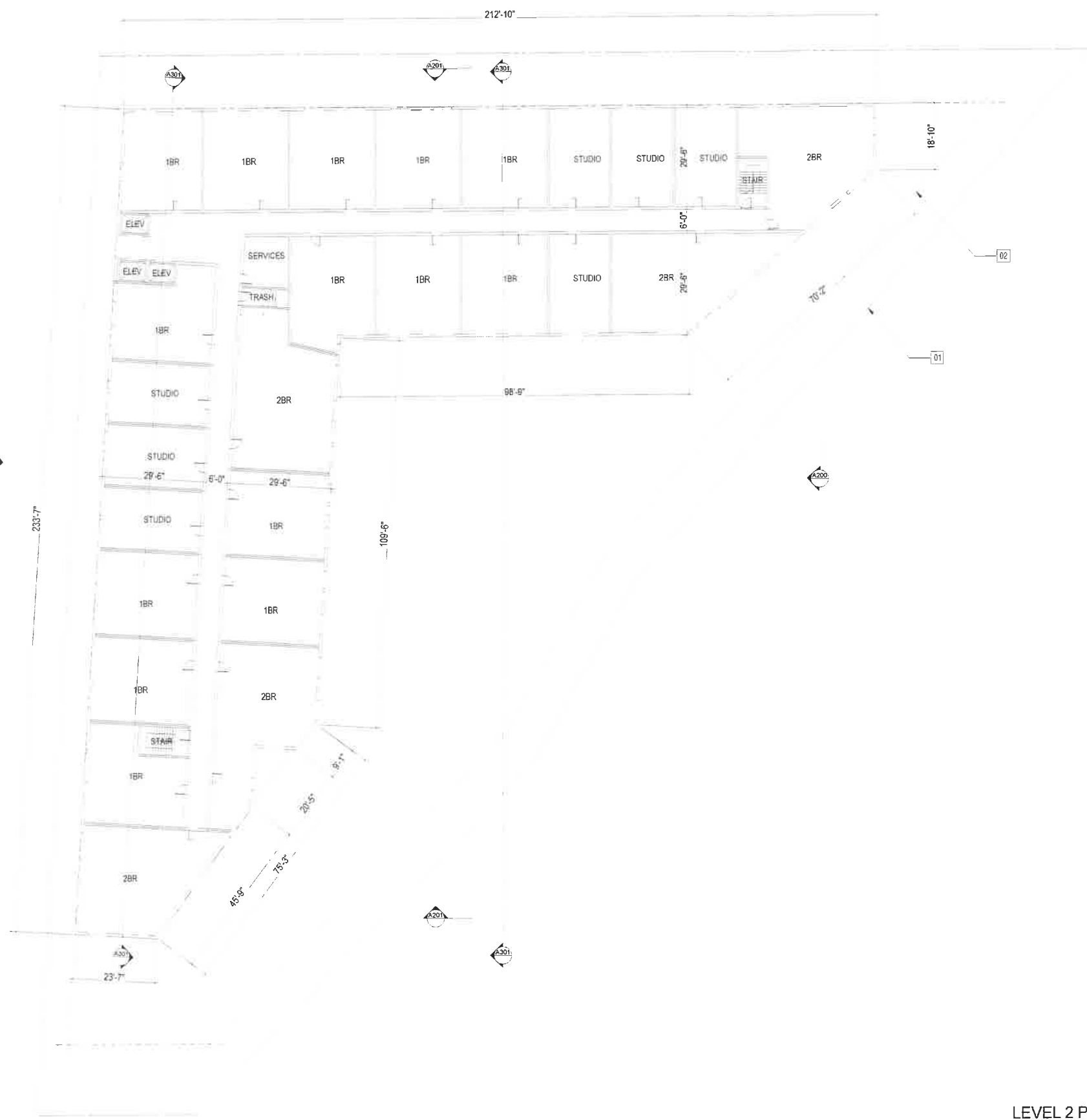
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DATE
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SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A110



SHEET NOTES

1. PROPERTY LINE
2. SET BACK WITH TOC



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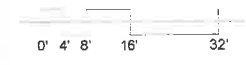
NO.	DATE	DESCRIPTION

SHEET TITLE
SECOND FLOOR PLAN

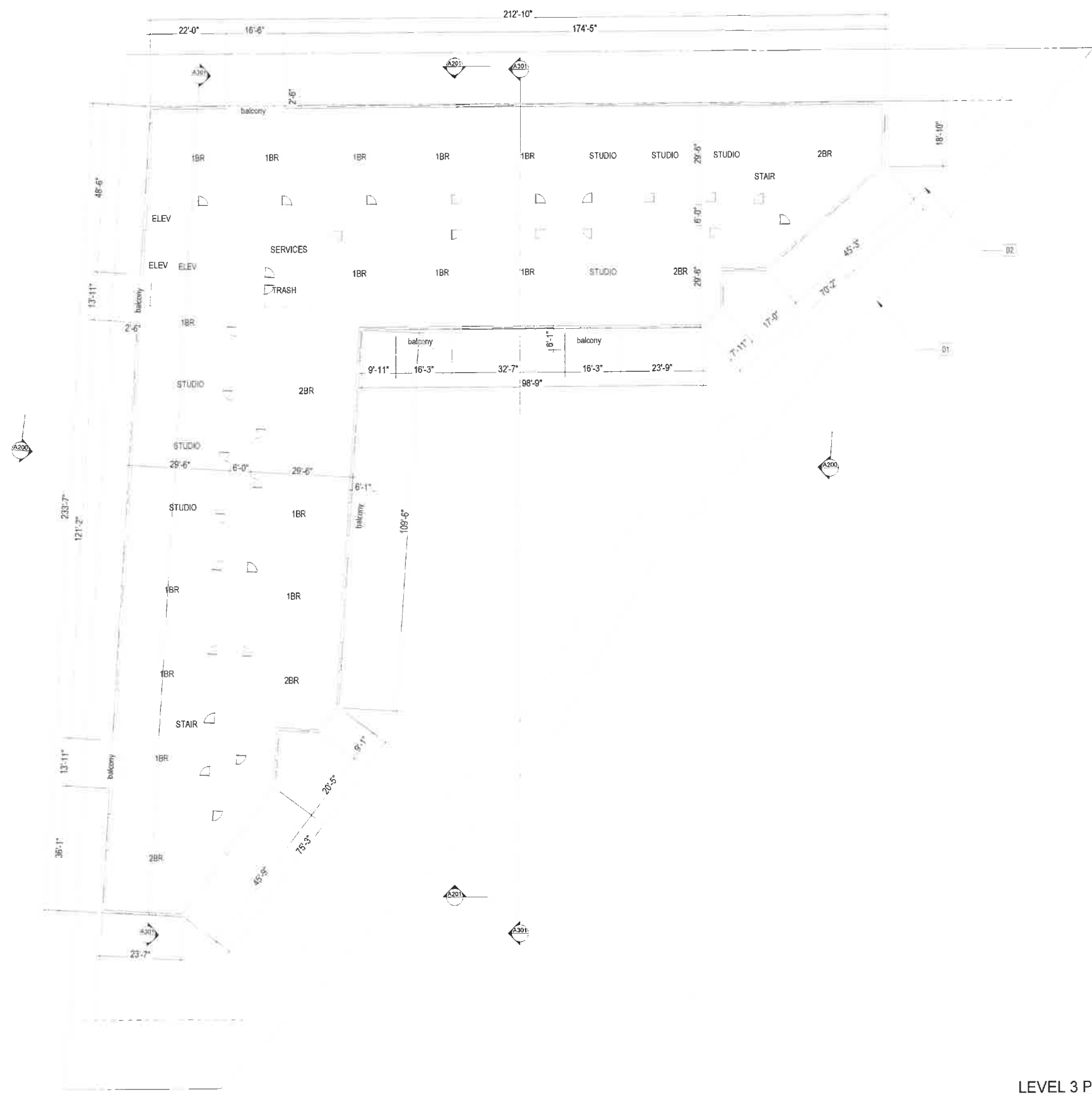
LEVEL 2 PLAN
 1/16" = 1'-0"



1



SHEET NUMBER
A120



SHEET NOTES

1. PROPERTY LINE
2. SET BACK WITH TOC



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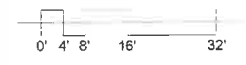
DATE
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SHEET TITLE
THIRD FLOOR PLAN

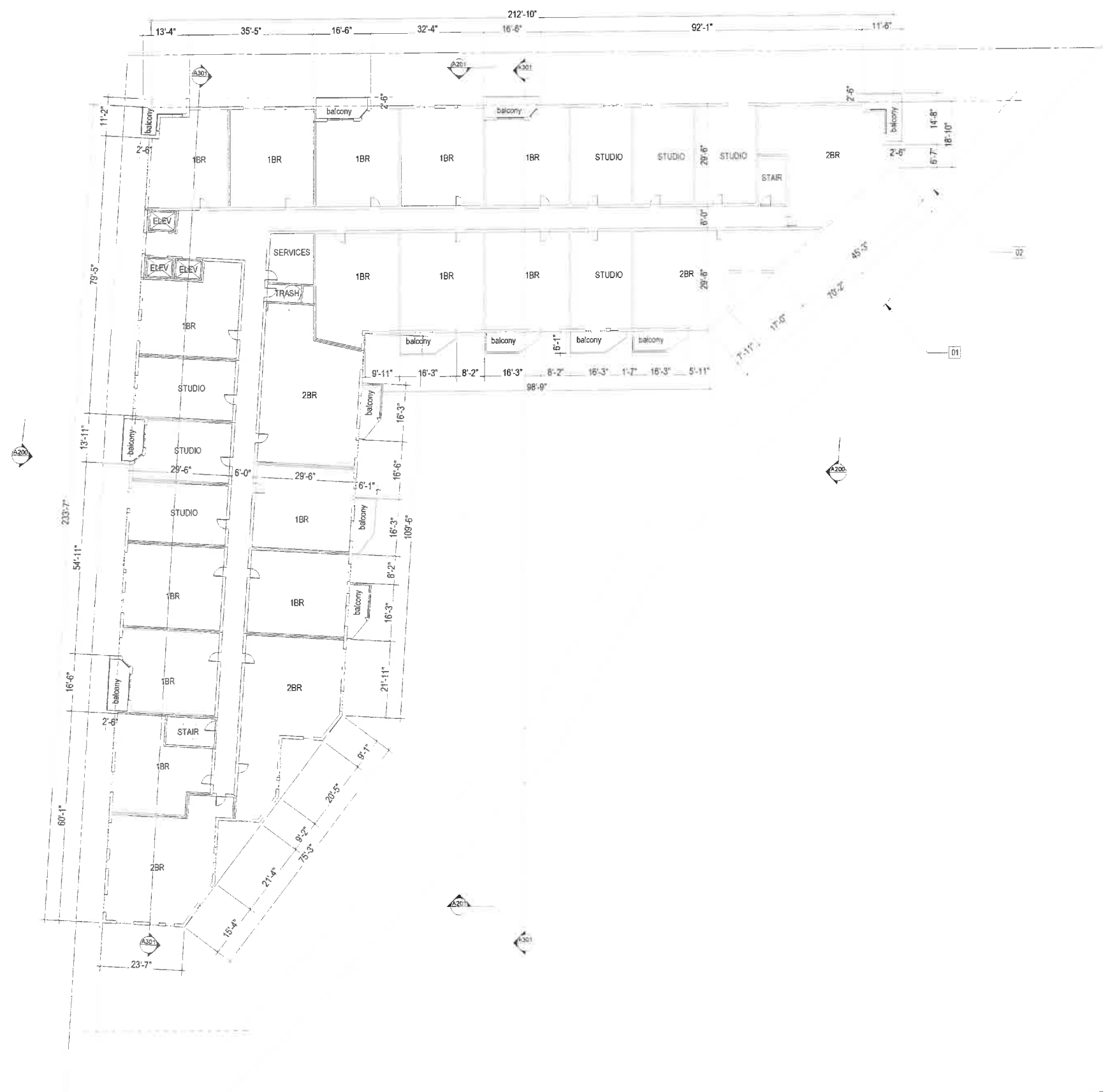


LEVEL 3 PLAN
1/16" = 1'-0"

1



SHEET NUMBER
A130



SHEET NOTES

1. PROPERTY LINE
2. SET BACK WITH TOC



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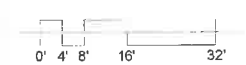
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 2022-08-08
 REVISIONS:

NO.	DESCRIPTION	DATE

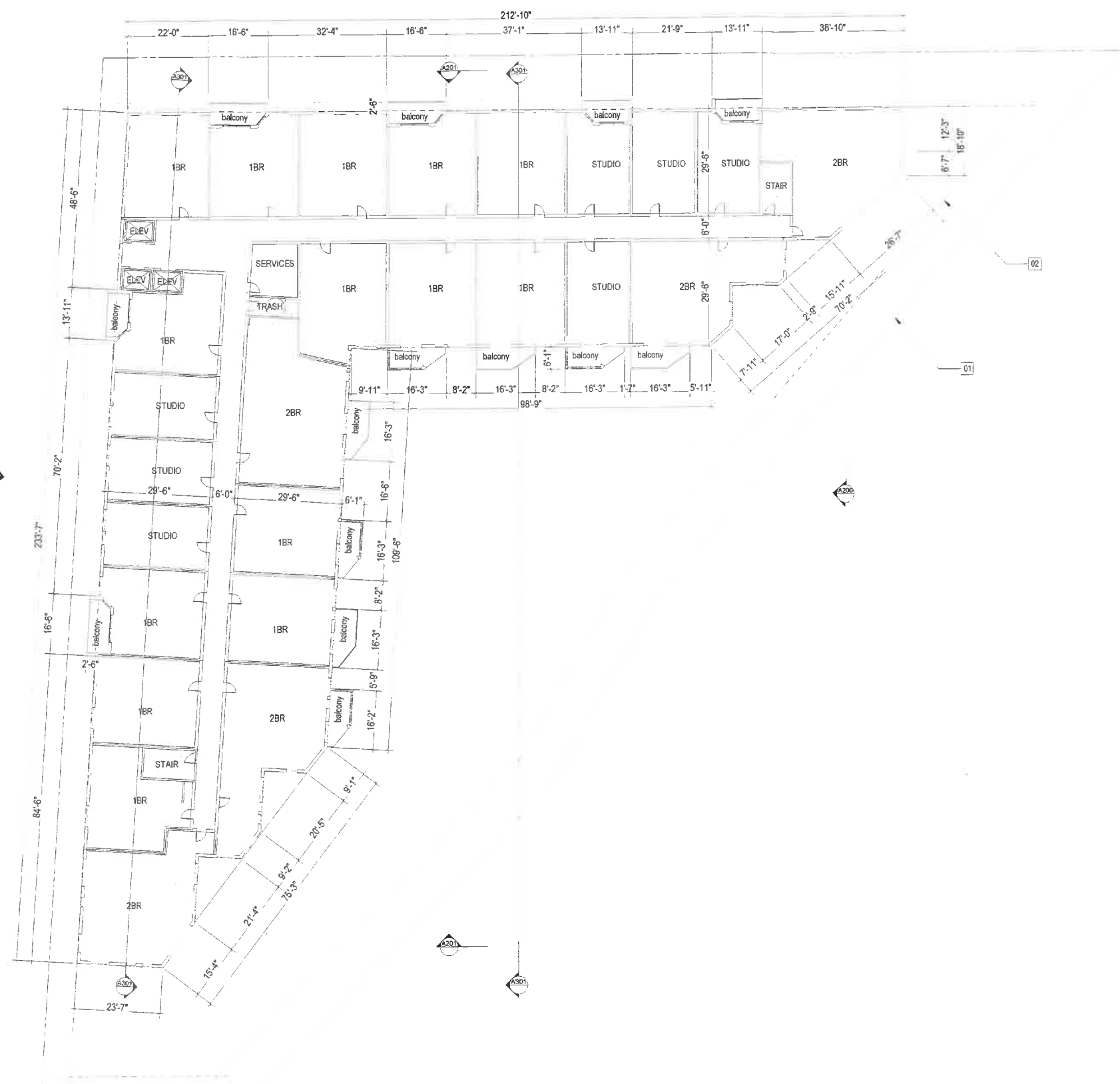
SHEET TITLE
FOURTH FLOOR PLAN

LEVEL 4 PLAN
 1/16" = 1'-0"

1



SHEET NUMBER
A140



SHEET NOTES

- 1. PROPERTY LINE
- 2. SET BACK WITH TOC



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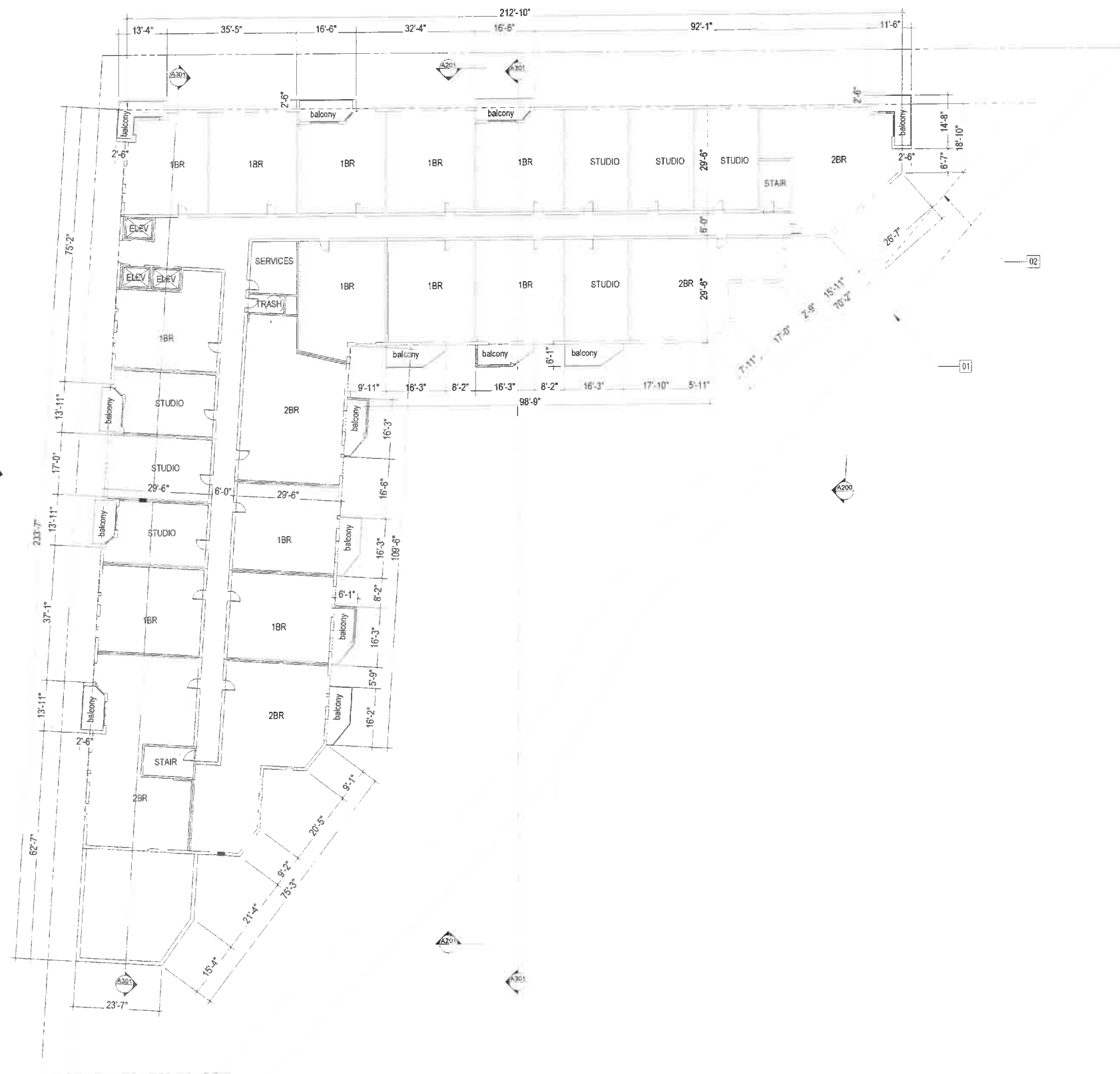
SHEET TITLE
FIFTH FLOOR PLAN

LEVEL 5 PLAN
 1/16" = 1'-0"

1



SHEET NUMBER
A150



SHEET NOTES

1. PROPERTY LINE
2. SET BACK WITH TOC



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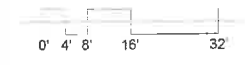
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SHEET TITLE
SIXTH FLOOR PLAN

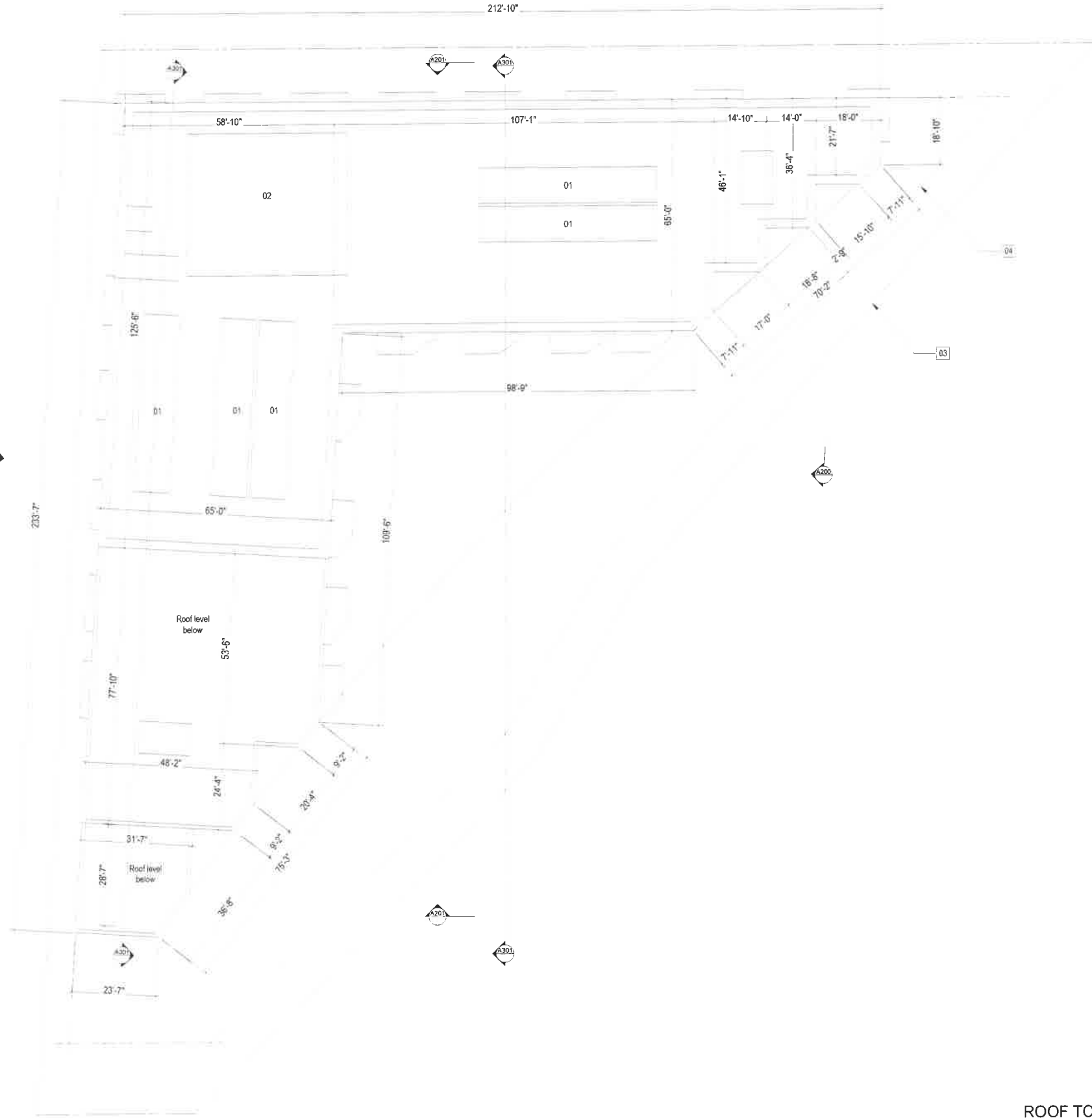
LEVEL 6 PLAN
1/16" = 1'-0"

1



SHEET NUMBER

A160

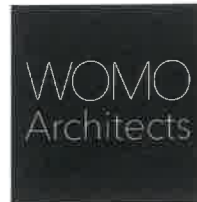


SHEET NOTES

- 2500 SF - SOLAR READY ZONE, MIN 15% OF ROOF AREA
- 1800 SF - MECHANICAL EQUIPMENT AREA
- PROPERTY LINE
- SETBACKS WITH TOC



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LEGEND

- 01
- 02

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SHEET TITLE
ROOF PLAN

ROOF TOP PLAN
 1/16" = 1'-0"



SHEET NUMBER
A180



WEST ELEVATION ON FIGUEROA TER ①
1/16" = 1'-0"



EAST ELEVATION ON ARROYO SECO PKWY ②
1/16" = 1'-0"

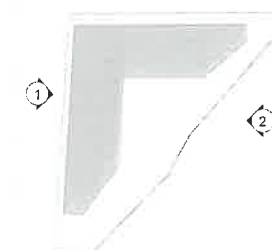
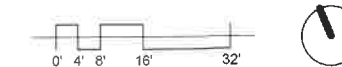
NOTES

LEGEND

SEE A202 - MATERIAL BOARD

- ① PL1 Textured Cement Plaster
Charcoal Grey
- ① PL2 Cement Plaster
SW 9085 Touch of Sand
- ① MT1 Metal Panel
Light Copper Metallic
- ① MT2 Glass Railing with Aluminium
Frame Charcoal Grey
- ① MT3 Aluminium Railing
Light Copper Metallic
- ① WN1 Vinyl Windows
Charcoal Grey
- ① WN2 Vinyl Windows
Charcoal Grey
- ① SD1 Pivot Door
Charcoal Grey
- ① SD2 Sliding Door
Charcoal Grey
- ① SFG Shop Front Glazing
PVD Coated
Bronze Metallic Smooth

KEY PLAN



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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A200



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NOTES



NORTH ELEVATION ON COLLEGE STR 1
1/16" = 1'-0"

LEGEND

SEE A202 - MATERIAL BOARD

- PL1 Textured Cement Plaster
Charcoal Grey
- PL2 Cement Plaster
SW 9085 Touch of Sand
- MT1 Metal Panel
Light Copper Metallic
- MT2 Glass Railing with Aluminium
Frame Charcoal Grey
- MT3 Aluminium Railing
Light Copper Metallic
- WN1 Vinyl Windows
Charcoal Grey
- WN2 Vinyl Windows
Charcoal Grey
- SD1 Pivot Door
Charcoal Grey
- SD2 Sliding Door
Charcoal Grey
- SFG Shop Front Glazing
PVD Coated
Bronze Metallic Smooth

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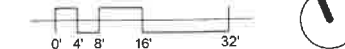
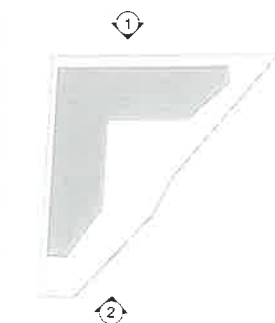
ENTITLEMENT

DATE:
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER
A201

KEY PLAN



SOUTH ELEVATION ON ARROYO SECO PKWY 2
1/16" = 1'-0"





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CEMENT PLASTER COLOR



PL1 Textured Cement Plaster Charcoal Grey



PL2 CEMENT PLASTER Touch of Sand



MT1 METAL PANEL Light Copper Metallic

GUARDRAILS AND WINDOWS



WN1 VINYL WINDOWS Charcoal Grey



WN2 VINYL WINDOWS Charcoal Grey



SD1 Sliding Door Charcoal Grey



SD2 Sliding Door Charcoal Grey with and without glass railing



MT2 Glass Railing with Aluminium Frame Charcoal Grey



SFG Shop Front Glazing PVD coated Bronze metallic smooth



MT3 Aluminium Railing Light Copper Metallic

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NO.	DATE	DESCRIPTION

SHEET TITLE:
MATERIAL BOARD

SHEET NUMBER:
A202



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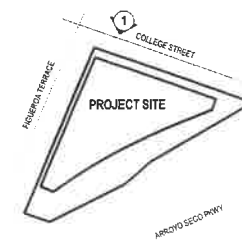
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DATE:
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SHEET TITLE:
STREET VIEWS

SHEET NUMBER:
A203



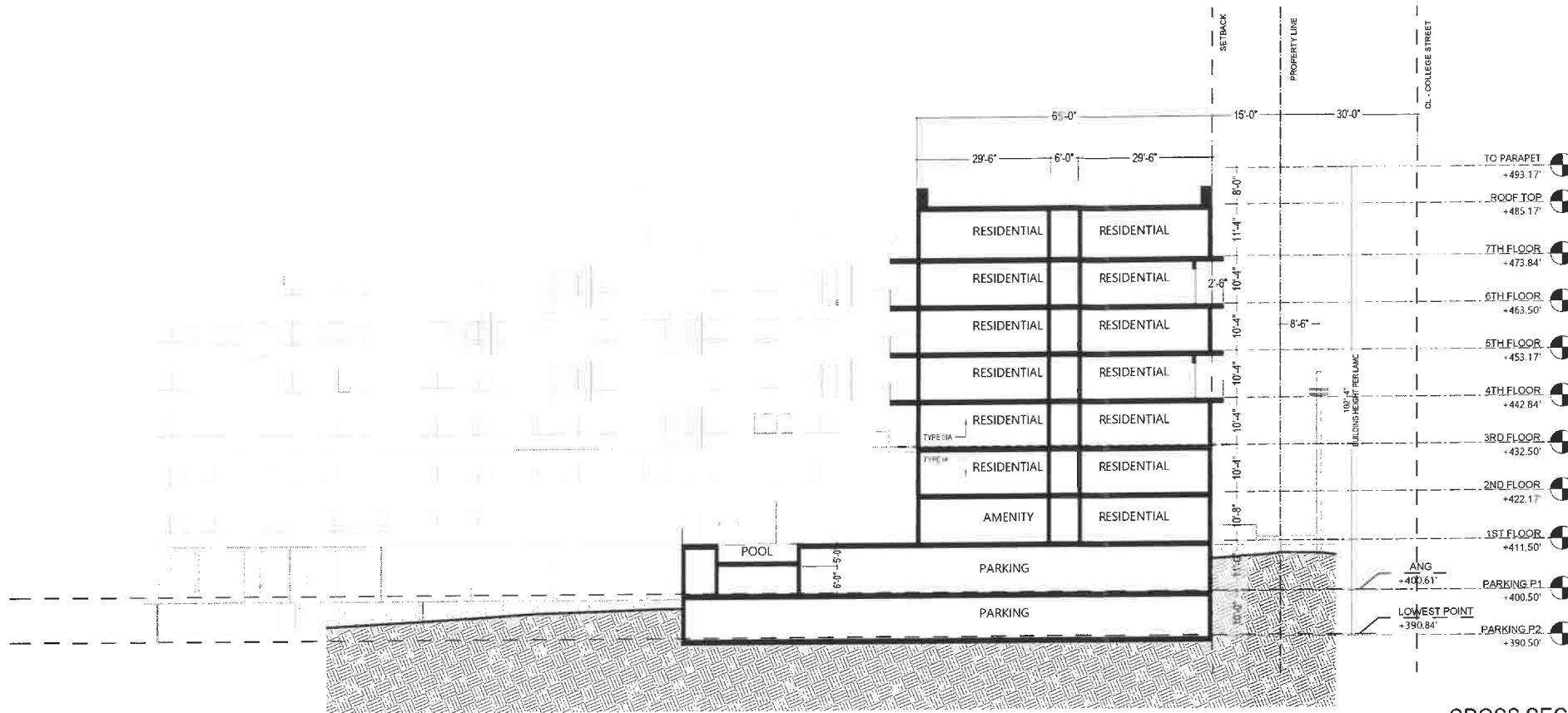
LOOKING SOUTH ON FIGUEROA TER - COLLEGE STR



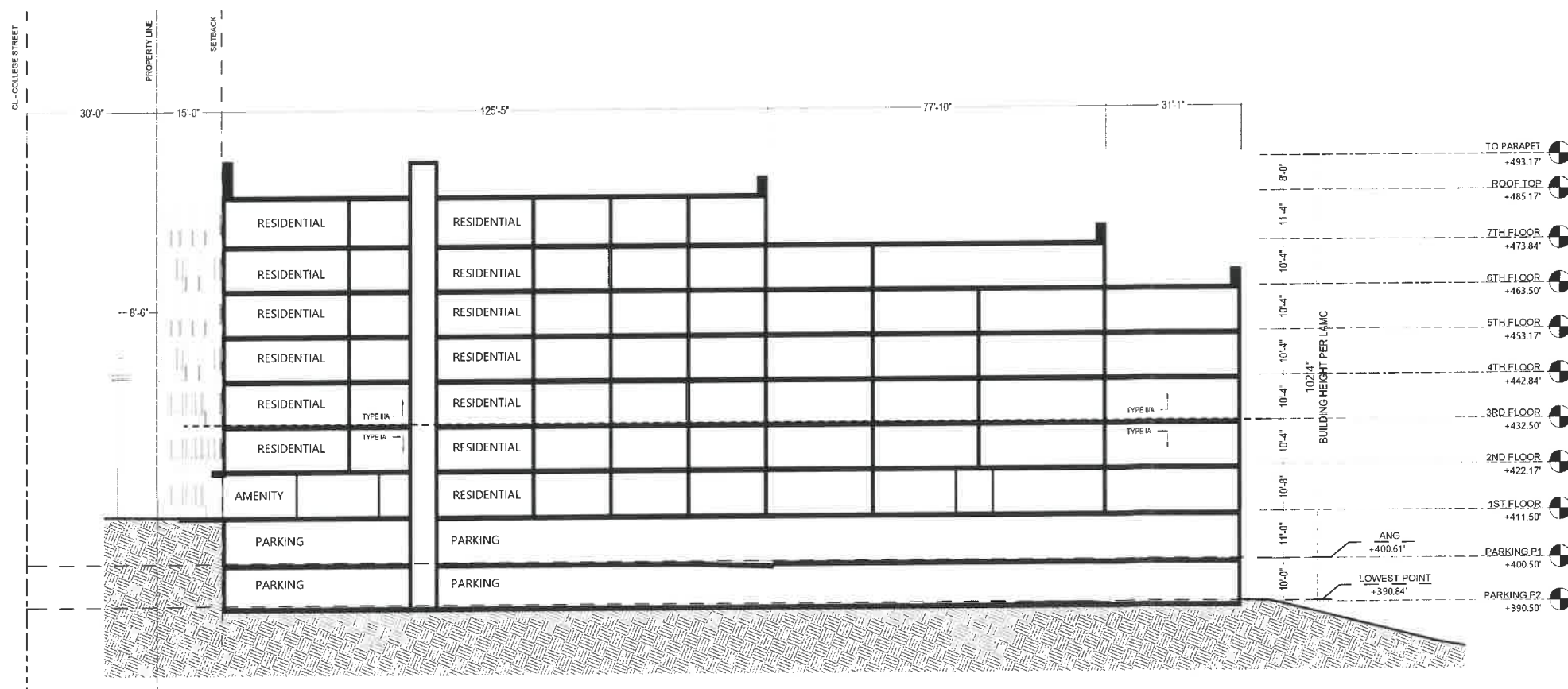
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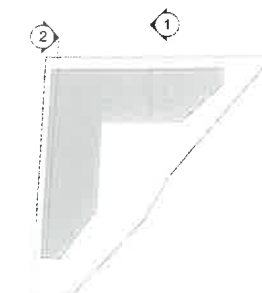


CROSS SECTION 1
1/16" = 1'-0"



CROSS SECTION 2
1/16" = 1'-0"

KEY PLAN



College Street

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DATE:
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SHEET TITLE:

BUILDING SECTION

SHEET NUMBER:

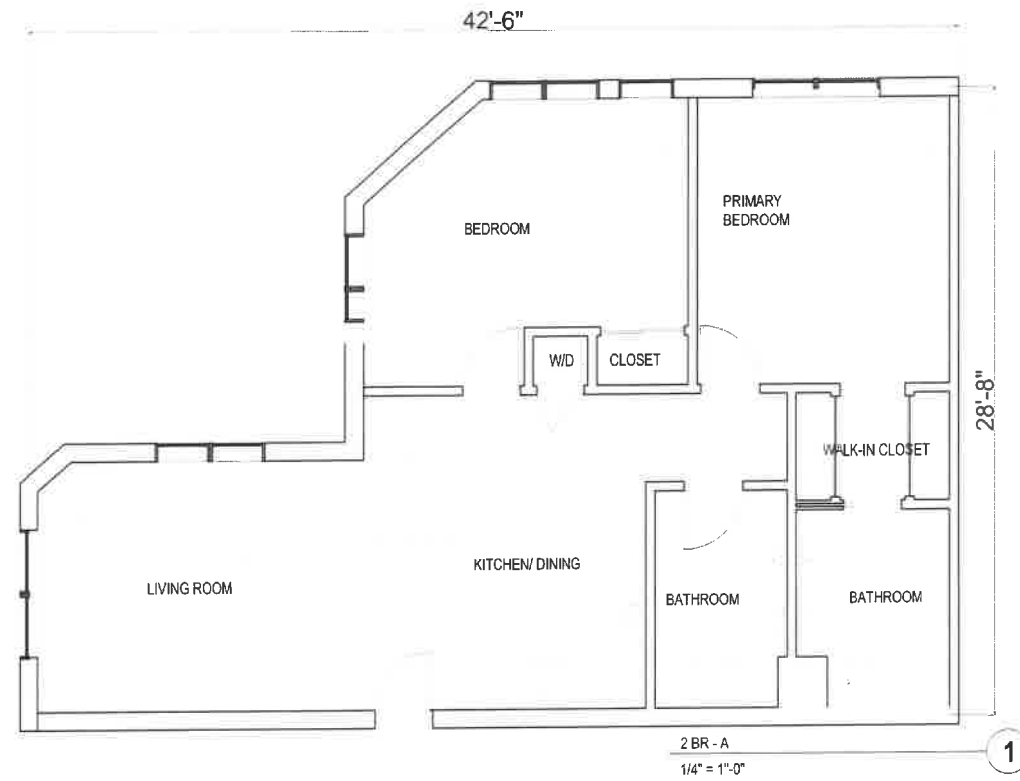
A301



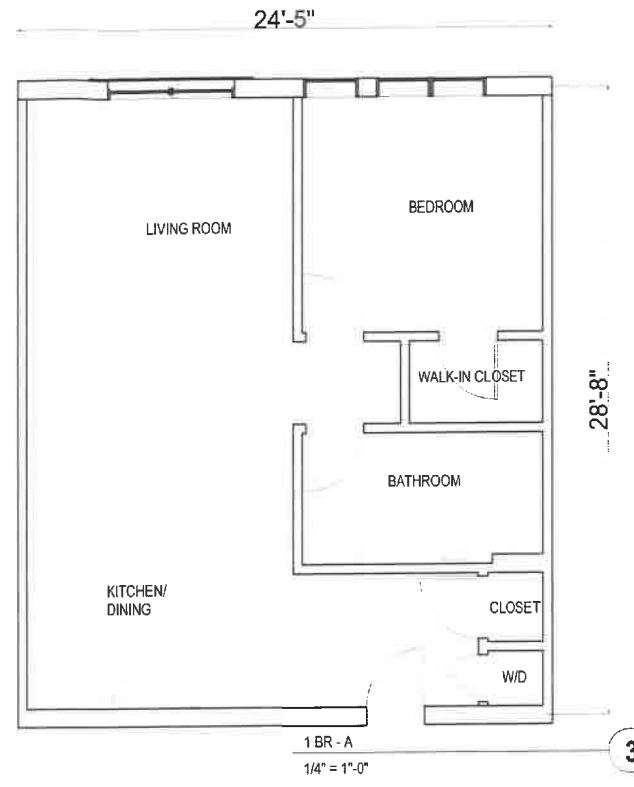
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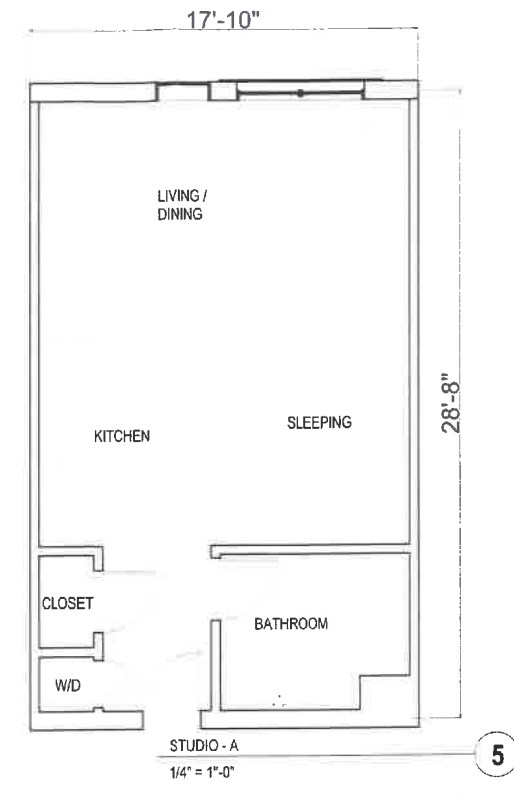
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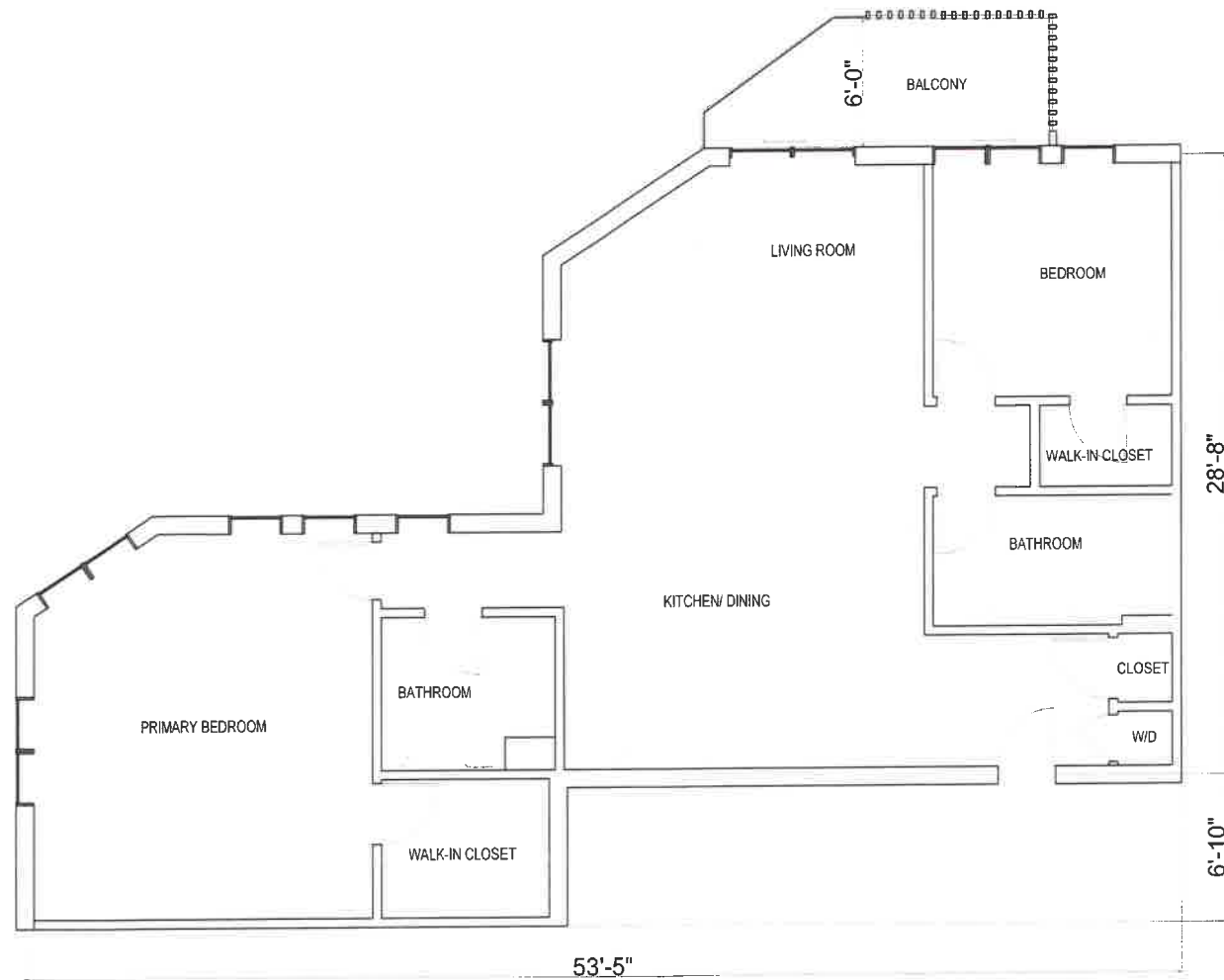
2 BR - A
1/4" = 1'-0" 1



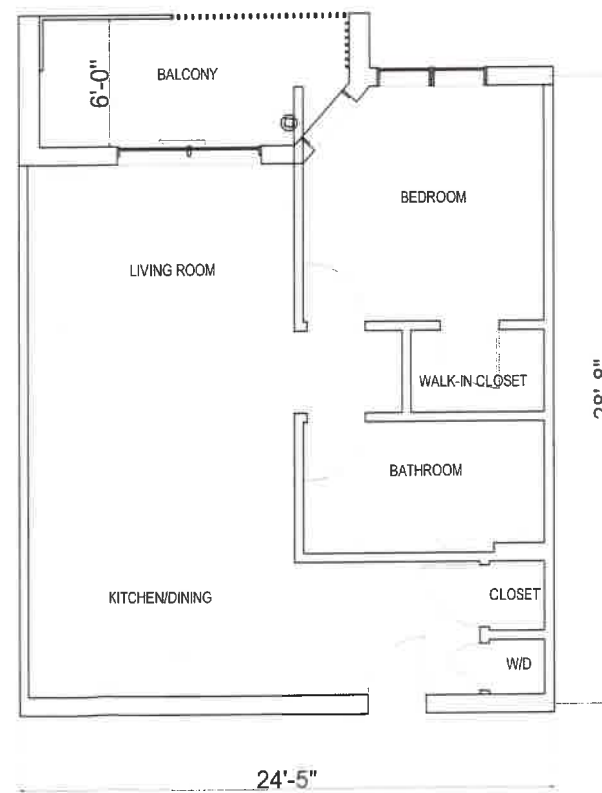
1 BR - A
1/4" = 1'-0" 3



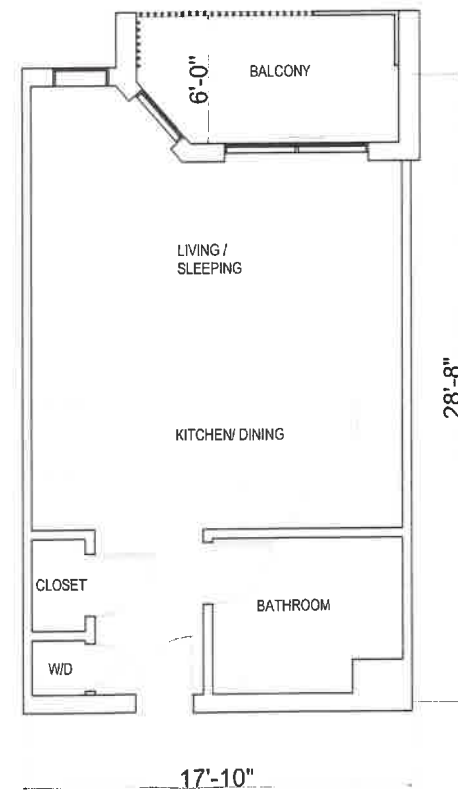
STUDIO - A
1/4" = 1'-0" 5



2 BR - B
1/4" = 1'-0" 2



1 BR - B
1/4" = 1'-0" 4



STUDIO - B
1/4" = 1'-0" 6

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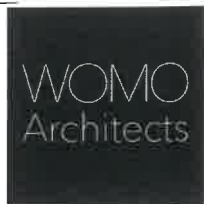
DATE:
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SHEET TITLE:
UNIT PLANS

SHEET NUMBER:
A600



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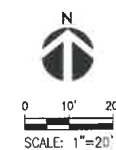
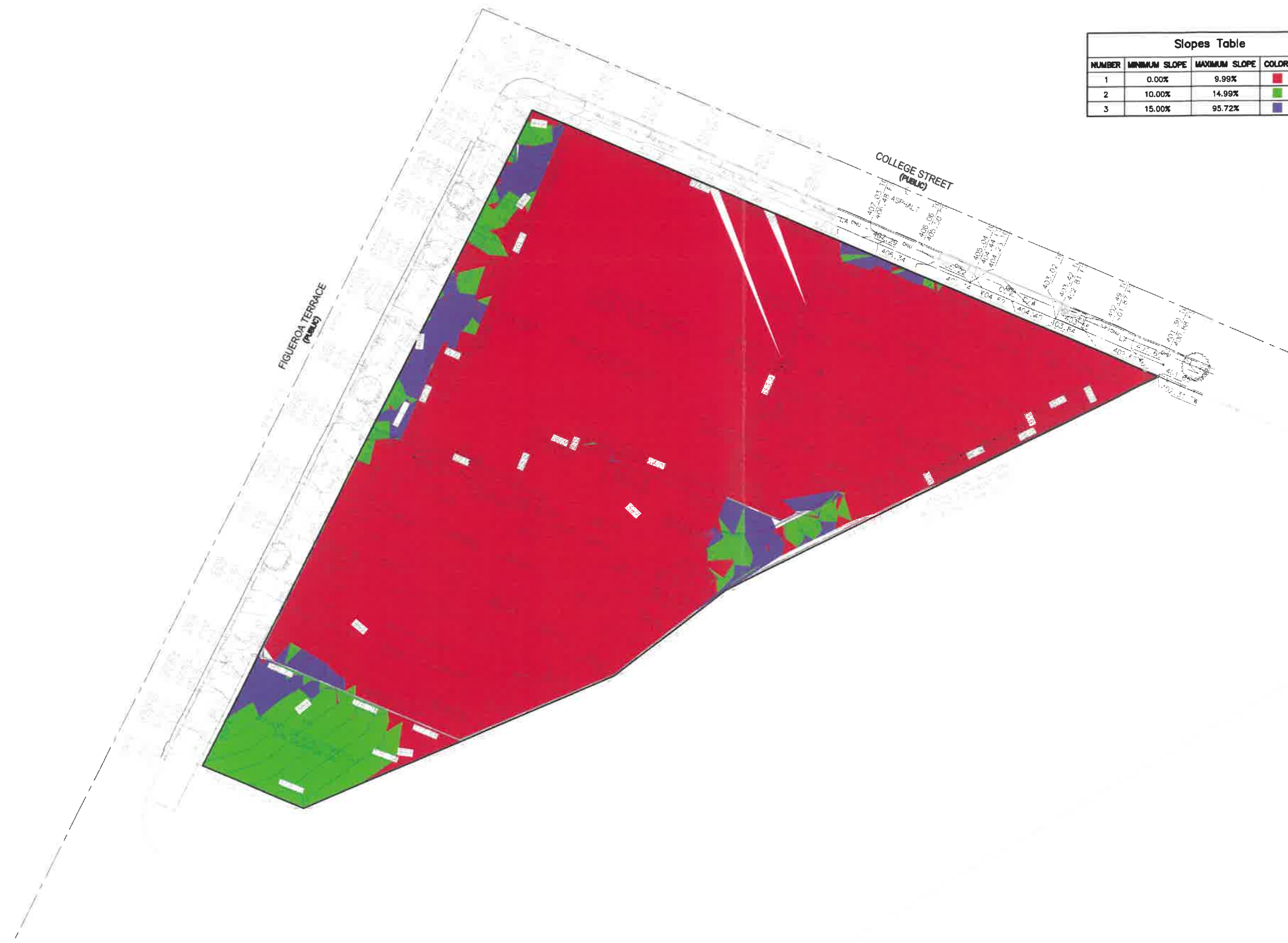


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Slopes Table					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA	% OF SITE
1	0.00%	9.99%	Red	42121.87	86.6%
2	10.00%	14.99%	Green	4005.11	8.2%
3	15.00%	95.72%	Blue	2509.28	5.2%



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2200303
DATE:
2022-07-25
REVISIONS:

SHEET TITLE:
**EXISTING SLOPE
EXHIBIT**

SHEET NUMBER:

C1.30



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Architects

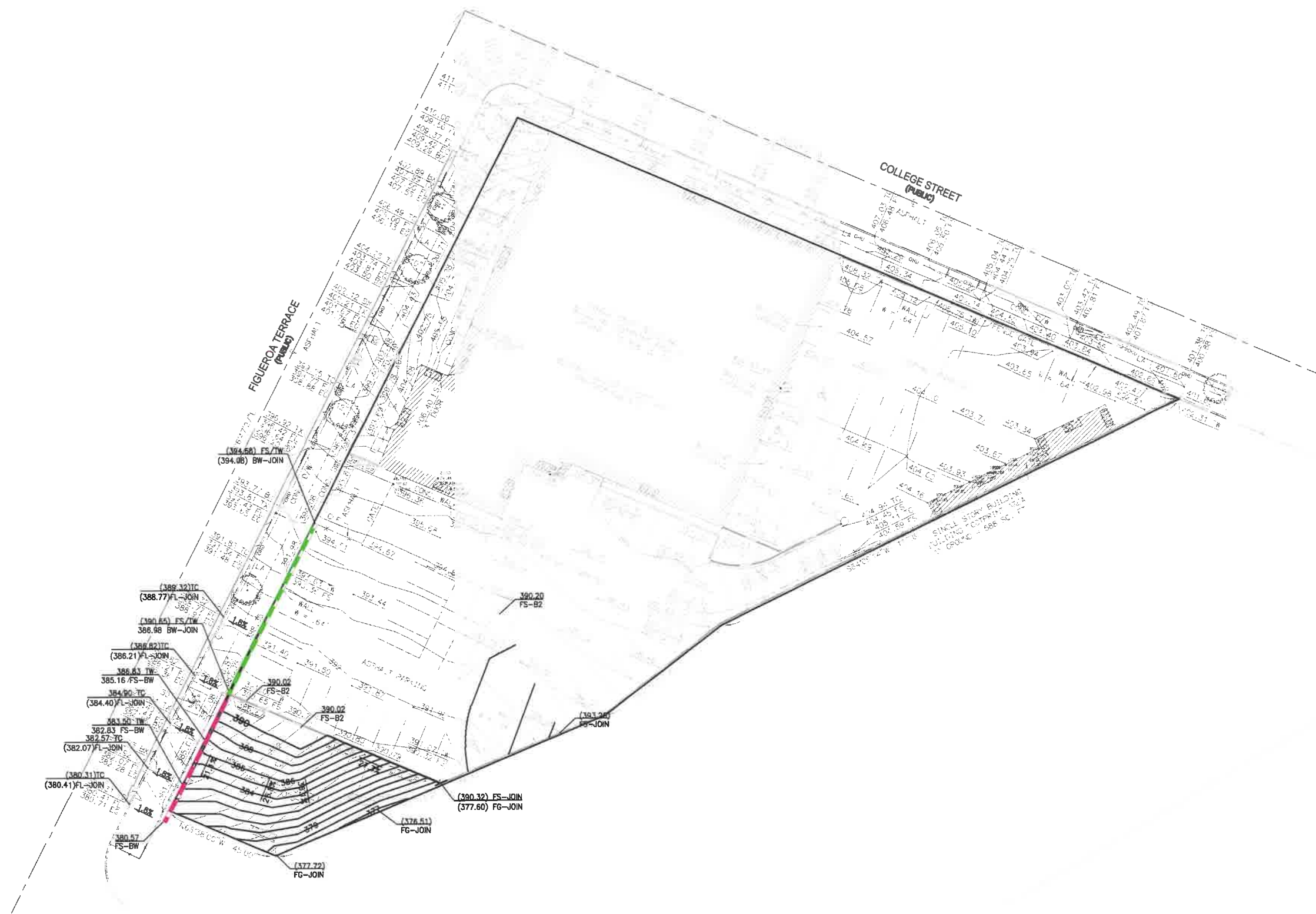
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LEGEND

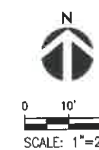
- EXISTING PL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL

RETAINING WALL SUMMARY TABLE

	MIN. RET. HEIGHT	AVG. RET. HEIGHT	MAX. RET. HEIGHT	LENGTH OF WALL
WALL A	0.67'	2.17'	3.67'	55'

GREEN SCREENING NOTE

SEE LANDSCAPE PLAN FOR GREEN SCREENING DETAILS



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DATE:
2022-07-25
REVISIONS:

SHEET TITLE:
RETAINING WALL EXHIBIT

SHEET NUMBER:

C1.31



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ENTITLEMENT

JOB NUMBER:
DRAFT
DATE:
2022-08-05
REVISIONS:

SHEET TITLE
GROUND LEVEL LANDSCAPE PLAN

SHEET NUMBER
L2.00

MATERIALS PALETTE



INTEGRAL COLOR CONCRETE

TREE PALETTE



OLEA EUROPEA 'SWAN HILL'
FRUITLESS OLIVE



BAUHINIA BLAKEANA
HONG KONG ORCHID TREE



TIPUANA TIPU
TIPU TREE



PLATANUS RACEMOSA
WESTERN SYCAMORE

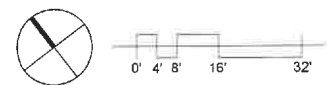


LANDSCAPE NOTES

PLANTED AREA: 21,277 SF
HARDSCAPE: 1,557 SF

- (1) TREE REQUIRED FOR EVERY (4) UNITS. 170 UNITS PROPOSED- 43 TREES REQUIRED. 43 TREES PROVIDED.
- TOTAL AMOUNT OF STREET TREES IN PROJECT: 0 TREES
- THE MINIMUM ACCEPTABLE SIZE FOR STREET TREES AND ON-SITE TREES SHALL BE A 24" BOX. NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRE.
- SHRUBS SHALL BE A MINIMUM SIZE OF 5 GALLONS. WHEN PLANTING AS A HEDGE OR SCREEN.
- SHRUBS SHALL BE PLANTED WITH 2' TO 4' OF SPACING, DEPENDING ON THE PLANT SPECIES.
- GROUND COVER SHALL BE GENERALLY SPACED AT A MAXIMUM SIZE OF 6" TO 8" O.C. WHEN USED AS GROUND COVER, MINIMUM 1 GALLON SIZED SHRUB MAY BE PLANTED 18" TO 24" O.C.
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.

GROUND LEVEL LANDSCAPE PLAN 1
Scale: 1/16" = 1'-0"





3573 HAYDEN AVENUE
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College Street

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MATERIALS PALETTE



BUILT IN WOOD BENCHES



WOOD DECK ON PEDESTALS



PRE-CAST CONCRETE PAVERS



POOL ENCLOSURE FENCE



TRELLIS



BOARDFORM CONCRETE

TREE PALETTE



ARCHONTOPHOENIX CUNNINGHAMIANA
KING PALM

RAISED CONCRETE PLANTER
W/ BUILT IN WOOD BENCH

PRECAST CONCRETE
PAVERS

BUILT IN IPE
WOOD BENCH

24" HT BOARDFORM
CONCRETE PLANTER

PRIVATE PATIO

PRIVATE PATIO

PLANTING AREA

WATER FEATURE

KING PALM IN 42" HT BOARDFORM PLANTER

WOOD DECK

5' HT WOOD SLAT POOL ENCLOSURE FENCE

WOOD TRELLIS W/ STEEL FRAME

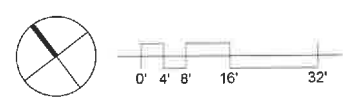
WATER FEATURE

24" HT BOARDFORM
CONCRETE PLANTER

LANDSCAPE NOTES

-COMMON OPEN SPACE PLANTED AREA : 1,286 SF

LEVEL 1 LANDSCAPE PLAN
Scale: 1/16" = 1'-0" 1



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DATE:
2022-08-05
REVISIONS:

SHEET TITLE
**LEVEL 1
LANDSCAPE PLAN**

SHEET NUMBER
L2.10



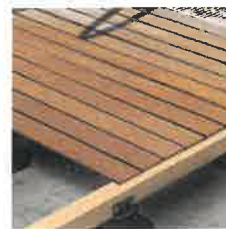
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MATERIALS PALETTE



WOOD BLEACHERS



WOOD DECK ON PEDESTALS



PRE-CAST CONCRETE PAVERS

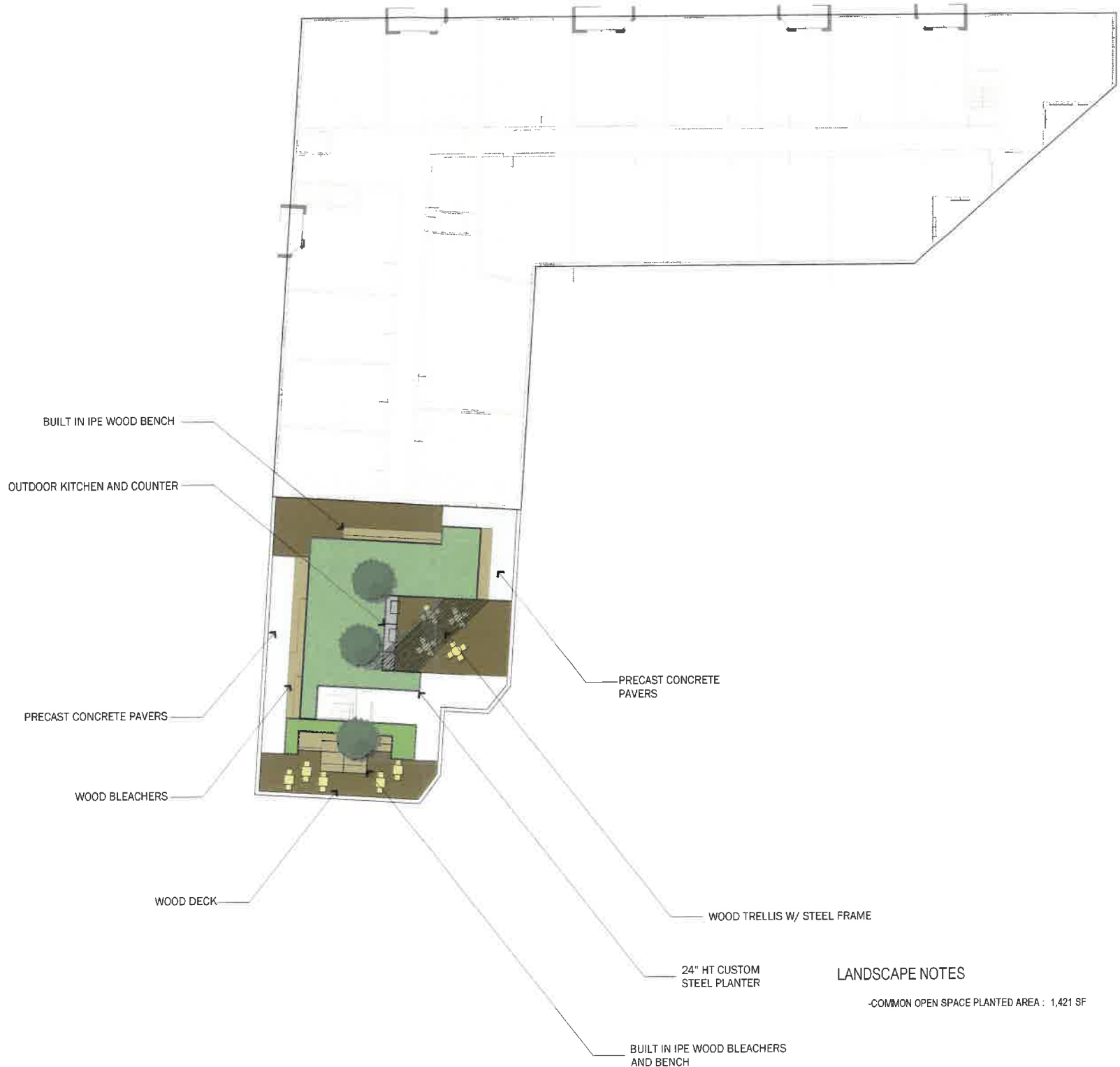


TRELLIS

TREE PALETTE



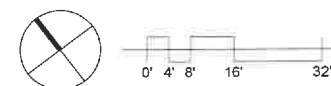
OLEA EUROPEA 'SWAN HILL'
FRUITLESS OLIVE



LANDSCAPE NOTES

-COMMON OPEN SPACE PLANTED AREA : 1,421 SF

LEVEL 7 LANDSCAPE PLAN
Scale: 1/16" = 1'-0" **1**



College Street

871 FIGUEROA TER
LOS ANGELES, CA 90012

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DATE
2022-08-05
REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE
**LEVEL 7
LANDSCAPE PLAN**

SHEET NUMBER

L2.20

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
- TIM FARGO
- JONATHAN A. HERSHEY, AICP
- PHYLLIS NATHANSON
- CHARLES J. RAUSCH JR.
- CHRISTINE SAPONARA
- COURTNEY SHUM
- CHRISTINA TOY LEE
- JORDANN TURNER

CITY OF LOS ANGELES
 CALIFORNIA



KAREN BASS
 MAYOR

LOS ANGELES DEPARTMENT OF CITY PLANNING
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Filing Notification and Distribution

<p>ADDRESS: 766-788 COLLEGE STREET 855-875 N FIGUEROA TERRACE</p> <p>COMMUNITY PLAN: CENTRAL CITY NORTH</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: 2/7/2023</p> <p>VTT- MAP NO: VTT-83924-HCA ENV-2023-855-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 2/15/2023</p> <p>Hillside: (X) Yes () No</p>
<p>(X) COUNCIL DISTRICT NO: 1 () Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> () Valley () West Los Angeles () Harbor (X) 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) Los Angeles Historic Cultural Neighborhood Council N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).

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
Nora Morales

For:
 Heather Bleemers, Senior City Planner
 Christina Toy Lee, Associate Zoning Administrator
 Expedited Processing Section
 CP-6300 (1/21/09)

RECOMMENDATION REPORTS

DUE BY: 03/28/2023

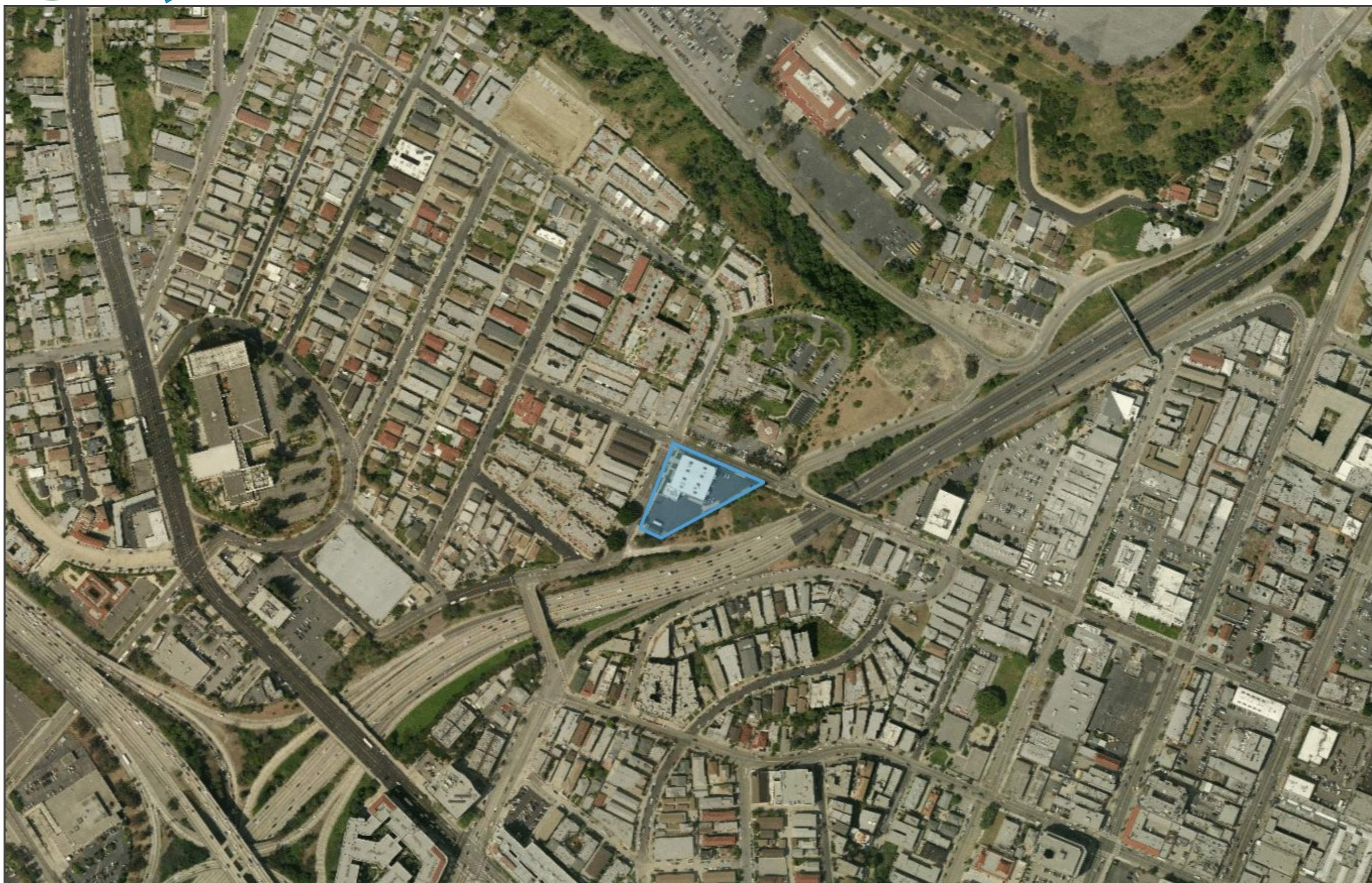
Please forward reports to the following e-mail address:

planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

City Limits

NOTES

0 0 Miles 0 0

SCALE 1: 4,514

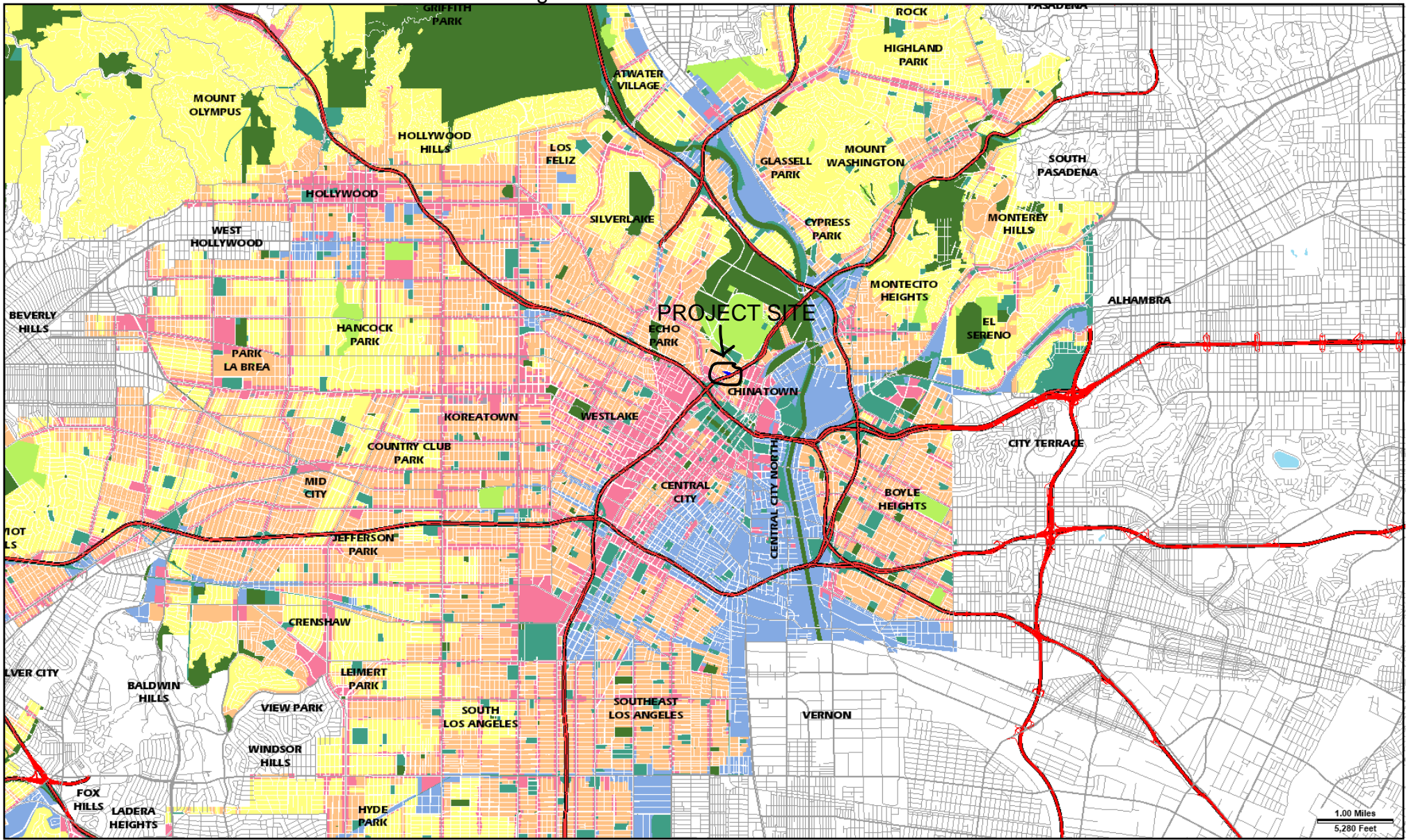
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Printed: 03/15/2023

ZIMAS INTRANET

Generalized Zoning

03/15/2023



Address: 875 N FIGUEROA TER

Tract: PORTION OF THE BEAUDRY TRACT NO. 2 LYING EAST OF PEARL ST.

Zoning: R4-1

APN: 5406028087

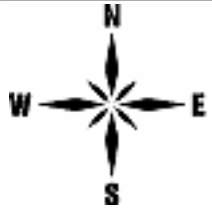
Block: 6

General Plan: High Medium Residential

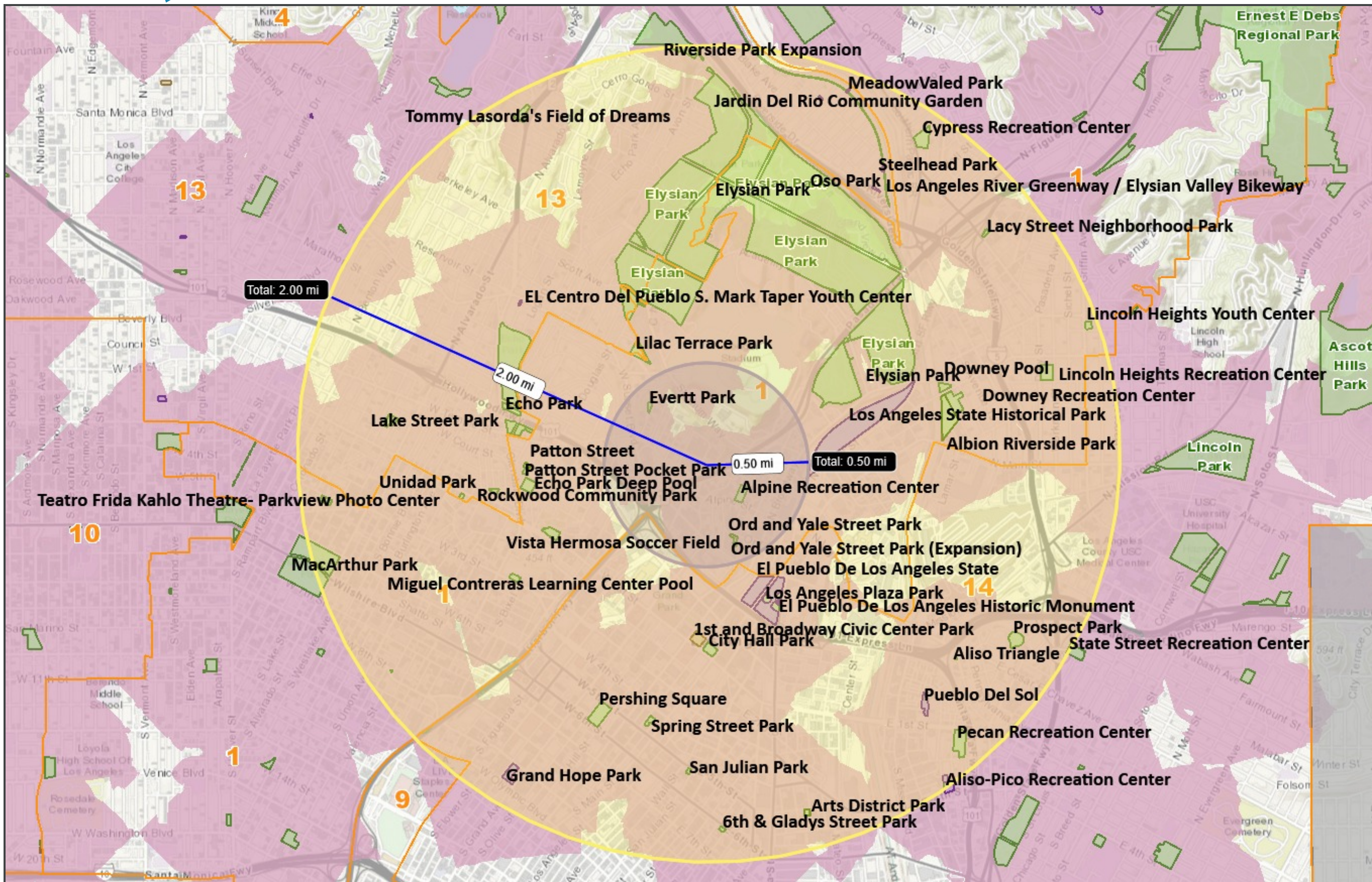
PIN #: 135A213 19

Lot: 29

Arb: None



1.00 Miles
5,280 Feet

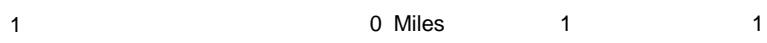


LEGEND

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

NOTES

VTT-83894



SCALE 1: 36,112

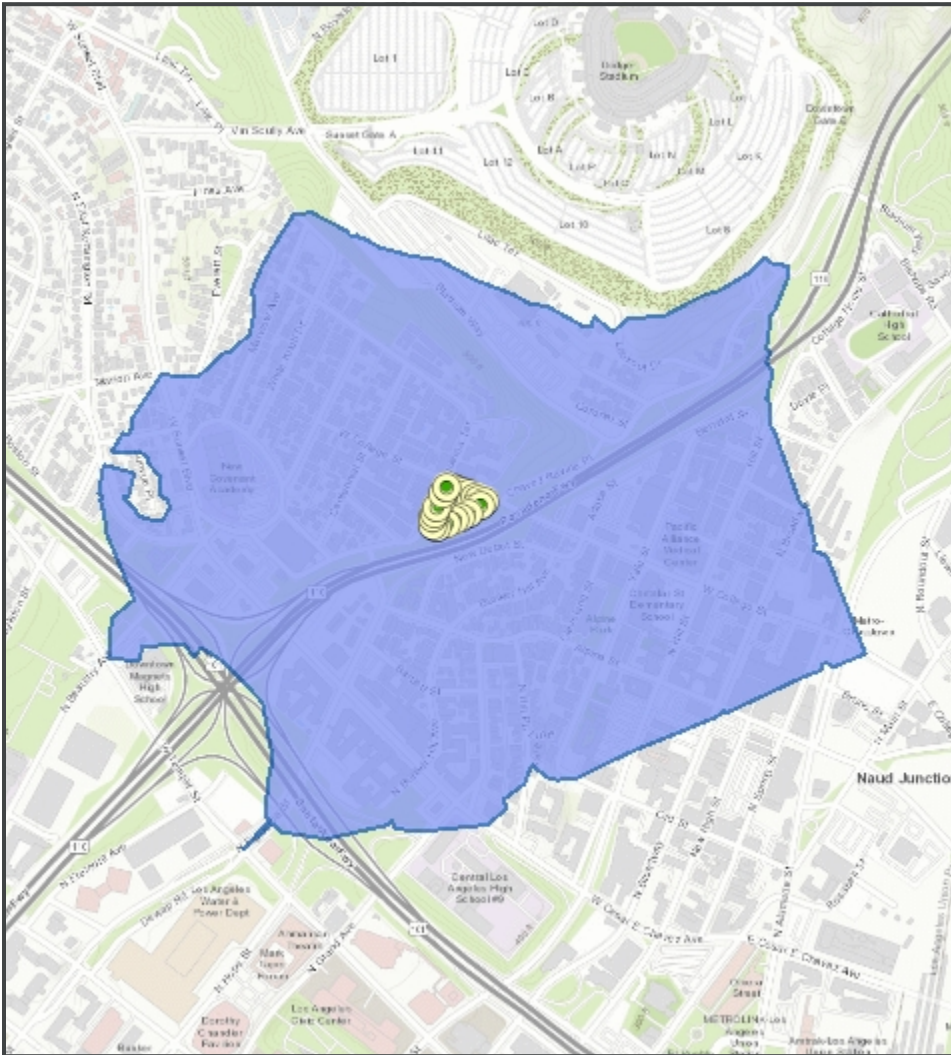
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**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83894

Description:

766-788 West College Street, 855-875 North Figueroa Terrace

Scenario Type:

New Park

Park Class:

Neighborhood

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:	8,954	540

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	3,516	189

Residents Served by Age

Households Served by Annual Income

Under Age 5:	366	28
Age 5 to 9:	360	32
Age 10 to 14:	401	24
Age 15 to 17:	294	19
Age 18 to 64:	6,064	390
Age 65 and Over:	1,469	47

Under \$25,000:	2,091	66
\$25,000 to \$34,999:	269	19
\$35,000 to \$49,999:	404	33
\$50,000 to \$74,999:	407	39
\$75,000 and Over:	345	32

Source: Census/ACS 2010