

APPROVED
JUNE 01 2023
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-109

DATE June 01, 2023

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83873 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

B. Aguirre	_____	M. Rudnick	_____
	<i>fur</i>	*C. Santo Domingo	<i>DE</i>
B. Jackson	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83873 (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, 2008. 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 8.03 (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 8.04 (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 11460-11488 West Gateway Boulevard, 11430 West Exposition Boulevard, 11434 West Pico Boulevard, 2426 South Colby Avenue, and 2425 South Butler Avenue in the West Los Angeles community of the City. The Project, as currently proposed, includes the construction of a new, six (6) story, 278-unit residential apartment building, of which 28 units will be restricted as affordable. The Project includes the construction of two (2) floors of subterranean parking.

The Project also includes approximately 19,681 square feet of common open space in the form of lounge areas, a co-working center, a club room, fitness center, courtyards, pool, outdoor lobby and deck areas.

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 **November 21, 2022**. 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 **May 3, 2023**. On May 8, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **June 17, 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 278 units would be:

$$\mathbf{2.00\ Acres} = (278 \times 2.88) \times 0.00251$$

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

$$\mathbf{1.80\ Acres} = (250 \times 2.88) \times 0.00251$$

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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 19.8 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 278 units would be:

\$4,626,476.00 = \$16,642.00 x 278 dwelling units

As currently proposed, the Project has 28 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:

\$4,160,500.00 = \$16,642.00 x 250 dwelling units

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The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities 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 West Los Angeles community of the City and within the Palms – Mar Vista – Del Rey Community Plan Area. Currently, the Project site is a commercial / retail strip mall that will be demolished.

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): 4,283 persons (8,081 persons per square mile).
- City of Los Angeles Population Density (2018-2021 American Community Survey): 8,312 persons per square mile.
Palms – Mar Vista – Del Rey Community Plan Area (2017-2021 American Community Survey): 13,300 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 19,681 square feet of common open space in the form of lounge areas, a co-working center, a club room, fitness center, courtyards, pool, outdoor lobby and deck areas

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 no public parks within a half-mile walking distance of the Project site:

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

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 **4,283** 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.

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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 of apartment units.

FISCAL IMPACT

The potential Fiscal Impact to 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



dfh
architects

omi

PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

COVER SHEET

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-6-23

Date: 3/6/23
Scale:

By: Author

Project No:
2214

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PICO GATEWAY APTS.

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VII-83873



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RENDERING

TOC REFERRAL
11-21-22

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VIEW OF SITE LOOKING NORTH



VIEW OF SITE LOOKING WEST



VIEW OF SITE LOOKING EAST

1/27/2023 7:45:15 AM



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TRANSITED ORIENTED
COMMUNITY

TOC REFERRAL
11-21-22

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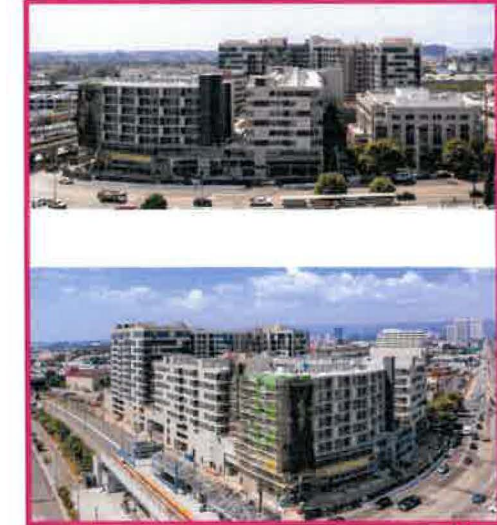
12001 W PICO BLVD



11590 W PICO BLVD



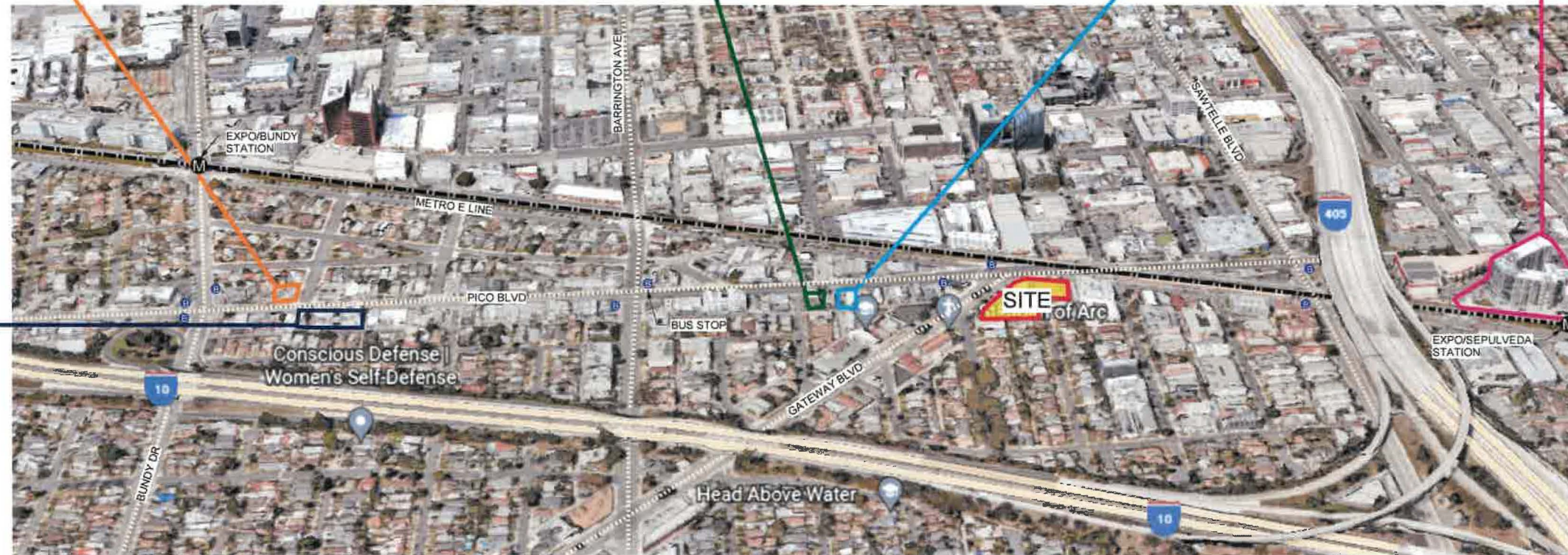
11568 W PICO BLVD



2435 S SEPULVEDA BLVD - LINEA



11916 W PICO BLVD - & PICO



AERIAL MAP



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AERIAL OF RECENT & FUTURE
PROJECTS

TOC REFERRAL
11-21-22

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RENDERING

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VICINITY MAP



LOCATION MAP



PROJECT DIRECTORY

OWNER:
Onni Group
1031 S Broadway Suite 400
Los Angeles, CA 90015
(213)629-2041

ARCHITECT:
DFH Architects, LLP
1544 20th St.
Santa Monica, CA 90404
(310)394-4045
Attn: James Fischer

LANDSCAPE ARCHITECT:
C2 Collaborative
100 Avenida Miramar
San Clemente, CA 92672
(949)366-6624
Attn: Niki Wu

PROJECT DESCRIPTION

Address:
11434 Pico Blvd. 2426 Colby Avenue
11430 W. Exposition 2425 Butler Avenue
11460 - 11488 Gateway Blvd
6-Stories multi-family residential apartments & live/work units over 2-levels subterranean parking, Total 6-stories
278 Units
APN: 4260037004, 4260036043, 4260036042

Legal Description

Parcel 1:
Lot 3 of Tract NO. 22493, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 621 page 15 of maps, in the county recorder of said county.
Parcel 2:
Lots 86 to 94, inclusive, of tract NO. 7888, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 85, pages 57 and 58 of maps, in the office of the county recorder of said county
Parcel 3:
Lot 4 of block 7, tract NO. 5842, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 66, page 8 of maps, in the office of the county recorder of said county.

VTM LOT AREA	
Existing Lot Area = 64,342 sf (1.4271 acres)	
Area to be dedicated = 331 sf (0.0076 acres)	
Area to be merged = 5,948 sf (0.1365 acres)	
Net Lot Area = 69,959 sf (1.606 acres)	

ZONING INFORMATION

APN	ZONING	LOT AREA	ZI	GENERAL PLAN	TOC
4260037004	C2-1VL		ZI-1117 MTA Right of Way (ROW) Project Area	General Commercial	Tier 3
4260036043	C2-1VL	59,655 SF	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2486 Streetscape Plan: Exposition Corridor/Livable Boulevards ZI-2192 West Los Angeles Transportation Improvement and Mitigation		
4260036042	R3-1	10,304 SF	ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan	General Commercial	
		69,959 SF	<i>(Project Lot Area based on proposed vacation/merger of alley)</i>		

TOC Additional Incentives:

- 1) Total Height Tier 3 - Two Additional Stories up to 22 additional feet. Transitional Height Tier 3 - The building height shall be stepped back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 zone or more restrictive zone
- 2) Averaging of floor Area Ratio & Density (LAMC 12.22 A.25(f)(8))
- 3) Open Space: Tiers 3 & 4 - up to a 25% decrease in required open space (LAMC 12.22 A.25(f)(3))

DENSITY

	Lot Area	Base Allowed	Round Up	TOC Increase 70%	Round Up	Proposed
C2 Lots	59,655 SF	400 sf/unit	149.1 Units	255 Units	255 Units	
R3 Lot	10,304 SF	800 sf/unit	12.8 Units	22.1 Units	23 Units	
			163 Units		278 Units	278 Units

AFFORDABLE HOUSING per TOC Tier 3 Requirements

10% Extremely Low Income (ELI) of total units = 278 x 0.10 = 27.8 = 28 ELI Units Provided

FAR

	Buildable Area	Base Allowed	3.75 or TOC Increase 50%	Proposed
C2 Lots	59,655 SF	1.5 : 1	89,482.5 SF	223,707 SF
R3 Lot	9,069 SF	3.0 : 1	27,207 SF	40,811 SF
	68,724 SF		116,689.5 SF	264,518 SF
				264,518 SF

HEIGHT

see sheet A-3.01-A-3.02, A-4.01 - A-4.03
45 FT (Base) + 22 FT (TOC) = 67' - 0" (Required 11 FT Stepback at Street Facades Starting at 56 FT in Height)

SETBACKS (Per Expo TNP)

Location	Required	Proposed
Front Pico Blvd (Active Street)	0' MIN/ 5' MAX	0' TO 5'
Front Gateway Blvd (Active Street)	0' MIN/ 5' MAX	0' TO 5'
Front Exposition Blvd (Live/Work)	0' MIN/ 10' MAX	0' TO 10'
Front Colby Ave (Residential)	10' MIN/ 15' MAX	10' TO 15'
Side Residential	5' MIN	5'

OPEN SPACE

RESIDENTIAL REQUIRED:		
Units with less than 3 Habitable Rooms	21 units x 100 SF/unit	2,100 SF
Units with 3 Habitable Rooms	242 units x 125 SF/unit	30,250 SF
Units with more than 3 Habitable Rooms	15 units x 175 SF/unit	2,625 SF
Total	278	34,975 SF
	TOC decrease 25% =	26,231 SF

PROVIDED:

Common Outdoor Open Space	50% common open space =	13,116 SF MIN	13,123 SF
Common Indoor Open Space	25% common indoor space =	6,558 SF MAX	6,558 SF
Private Open Space	131 Balconies		6,550 SF
Total			26,231 SF

PARKING

RESIDENTIAL REQUIRED:
Zero Parking Required Per AB2097

RESIDENTIAL PROPOSED:

Standard	148
Compact	124
Tandem	33
Total	305 Spaces

BIKE PARKING

RESIDENTIAL:	Short-Term	Long-term	Short-term	Long-term
1-25 (25 units)	1 space/10 units	1 space/1 unit	2.5	25
26-100 (75 units)	1 space/15 units	1 space/1.5 units	5	50
101-200 (100 Units)	1 space/20 units	1 space/2 units	5	50
201 - 278 (77 units)	1 space/40 units	1 space/4 units	2	20
Total			15	145

LANDSCAPE



Required Planted Area (25% of Outdoor Common Open Space)	3,825 SF
Proposed	4,346 SF

TREES

Required (1 per 4 units)	70 Trees
Proposed	70 Trees

Sheet Number	Sheet Name
T-0.0	COVER SHEET
T-1.01	RENDERING
T-1.03	TRANSITED ORIENTED COMMUNITY
T-1.04	AERIAL OF RECENT & FUTURE PROJECTS
T-1.05	RENDERING
T-1.06	PROJECT DATA - ZONING
T-1.07	PROJECT DATA - ZONING
T-1.08	EXISTING SITE PHOTOS
T-1.09	EXISTING SITE PHOTOS
T-1.10	DESIGN CONCEPT
T-1.10.A	DESIGN CONCEPT
T-1.11	DESIGN CONCEPT
T-1.12	RENDERING
T-1.13	ZONING F.A.R. PLANS AND CALCULATIONS
T-1.14	AREA ANALYSIS - PROGRAM AREA
T-1.15	OPEN SPACE CALCULATIONS
A-1.01	EXISTING SITE SURVEY
A-1.02	PROPOSED SITE PLAN
A-1.03	PROPOSED SITE PLAN
A-2.01	PARKING LEVEL P2
A-2.02	PARKING LEVEL P1
A-2.03	1ST FLOOR / GROUND LEVEL
A-2.04	2ND FLOOR
A-2.05	3RD FLOOR
A-2.06	4TH FLOOR
A-2.07	5TH FLOOR
A-2.08	6TH FLOOR
A-2.09	ROOF LEVEL
A-3.01	BUILDING SECTIONS
A-3.02	BUILDING SECTIONS
A-3.03	BUILDING SECTIONS
A-4.01	EXTERIOR ELEVATIONS
A-4.01.1	TRANSPARENCY CALCULATIONS
A-4.02	EXTERIOR ELEVATIONS
A-4.02.1	TRANSPARENCY CALCULATIONS
A-4.03	EXTERIOR ELEVATIONS

LOT COVERAGE	
ZONING:	LOT AREA:
C2-1VL	59,655 SF
R3-1	10,304 SF
TOTAL:	69,959 SF
BUILDING FOOTPRINT:	49,236 SF
LOT COVERAGE: 49,236 SF / 69,959 SF = 70.4%	

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LOS ANGELES, CA 90064

PROJECT DATA - ZONING

TOC REFERRAL
11-21-22

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UNIT MATRIX								
Unit Name	Unit Type	Program	Standard	Occurance	% Mix	SF (AVG)	SF MIN	SF MAX
A.4	1	1BD / 1BA	NON-STD	5	1.79%	690	690	690
A.5		1BD / 1BA	NON-STD	5	1.79%	696	696	696
A.6		1BD / 1BA	NON-STD	1	0.35%	585	585	585
A	1+D	1BD / 1BA / DEN	STD	26	9.35%	621.9	620	630
A.1		1BD / 1BA / DEN	NON-STD	5	1.79%	721	721	721
A.2		1BD / 2BA / DEN	NON-STD	6	2.15%	670	670	670
A.3		1BD / 2BA / DEN	NON-STD	36	12.94%	703.4	671	727
A.7		1BD / 2BA / DEN	NON-STD	1	0.35%	731	731	731
B	U-2	2BD / 2BA	STD	74	26.61%	808.54	801	830
B.1		2BD / 2BA	NON-STD	5	1.79%	900	900	900
B.2		2BD / 2BA	NON-STD	6	2.15%	872	872	872
B.3		2BD / 2BA	NON-STD	6	2.15%	905	905	905
B.4		2BD / 2BA	STD	8	2.87%	964	962	966
B.5		2BD / 2BA	NON-STD	4	1.43%	984	984	984
B.6		2BD / 1BA	NON-STD	6	2.15%	804	804	804
B.7	2BD / 2BA	NON-STD	5	1.79%	831	803	838	
C	2	2BD / 2BA	STD	9	3.23%	1036	982	1063
C.1		2BD / 2BA	STD	5	1.79%	1055	1055	1055
C.2		2BD / 2BA	NON-STD	6	2.15%	1004	1004	1004
C.3		2BD / 2BA	NON-STD	4	1.43%	985	985	985
C.4		2BD / 2BA	NON-STD	8	2.87%	844.5	844	845
C.5		2BD / 2BA	NON-STD	4	1.43%	953	953	953
C.6		2BD / 2BA	NON-STD	4	1.43%	844	844	844
C.7		2BD / 2BA	NON-STD	6	2.15%	757	757	757
C.8		2BD / 2BA	NON-STD	3	1.07%	947	946	948
C.9		2BD / 2BA	NON-STD	1	0.35%	977	977	977
C.10		2BD / 2BA	NON-STD	1	0.35%	834	834	834
C.11		2BD / 1BA	NON-STD	1	0.35%	768	768	768
C.12	2BD / 2BA	NON-STD	2	0.71%	754	752	756	
D	2+D	2BD / 2BA / DEN	STD	6	2.15%	1066	1066	1066
D.1		2BD / 2BA / DEN	NON-STD	1	0.35%	1076	1076	1076
D.2		2BD / 2BA / DEN	NON-STD	1	0.35%	1072	1072	1072
E	3	3BD / 2BA	NON-STD	2	0.71%	974	974	974
F		3BD / 3BA	STD	3	1.07%	1206.66	1132	1244
F.1		3BD / 3BA	NON-STD	1	0.35%	1296	1296	1296
F.2		3BD / 3BA	NON-STD	1	0.35%	1214	1214	1214
-G	L/W	1BD / 2BA	STD	5	1.79%	819.8	819	823
G.1		1BD / 2BA	NON-STD	1	0.35%	1225	1225	1225
G.2		1BD / 2BA	NON-STD	1	0.35%	865	865	865
G.3		1BD / 2BA	STD	1	0.35%	829	829	829
G.4		1BD / 2BA	NON-STD	1	0.35%	977	977	977
G.5	1BD / 2BA	NON-STD	1	0.35%	906	906	906	
Total				278 Units	100%			

Indoor Amenities	Lounge @ West Courtyard	1321	6,534 SF MAX	6,519
	Co-working @ Gateway Blvd	1172		
	Co-working @ West Courtyard	828		
	Lounge/Club Room @ Gateway Blvd	993		
	Fitness Center @ 1st Floor	2200		
Outdoor Open Space	Outdoor Lounge	841	13,069 SF MIN	13,069
	East Courtyard	3497		
	West Courtyard	5547		
	Common Deck @ 5th Floor	1597		
	Common Deck @ 6th Floor	1856		
Private Open Space	131 Balconies	6550		6,550
Total				26,138

STACKING PLAN																			
Elev.	F/F	Level	1BR	1BR + DEN	1BR + 2 DEN	URB 2BR	2BR	2BR + DEN	3BR	LIVE/ WORK	No. of Units per Level	Amenities GSF	Circulation GSF	RES NSF	GSF	EFF %	FAR	Amenities FAR	RES FAR
225'-8 3/4"		Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
215'-8 3/4"	10'-0"	6	4	10	-	9	7	2	6	-	38	-	5,122 SF	32,051 SF	37,594 SF	85.30%	36,083 SF	-	36,083 SF
205'-8 3/4"	10'-0"	5	3	10	-	24	9	1	1	-	48	-	5,573 SF	39,646 SF	45,837 SF	86.50%	43,946 SF	-	43,946 SF
195'-8 3/4"	10'-0"	4	3	12	-	24	11	1	-	-	51	-	5,635 SF	41,451 SF	47,651 SF	87%	45,719 SF	-	45,719 SF
185'-8 3/4"	10'-0"	3	3	13	-	24	11	1	-	-	52	-	5,637 SF	42,261 SF	48,425 SF	87.30%	46,477 SF	-	46,477 SF
175'-8 3/4"	10'-0"	2 (Podium)	3	13	-	24	11	1	-	-	52	-	5,637 SF	42,258 SF	48,401 SF	87.30%	46,465 SF	-	46,465 SF
164'-1 1/4"	11'-7 1/2"	1 (Street)	-	10	-	11	4	1	-	10	37	6,519 SF	6,032 SF	30,808 SF	48,084 SF	64.10%	45,784 SF	6,529 SF	38,474 SF
151'-6	12'-7 1/8"	P1	-	-	-	-	-	-	-	-	-	-	-	-	63,566 SF	-	-	-	-
138'-2 5/8"	13'-3 3/8"	P2	-	-	-	-	-	-	-	-	-	-	-	-	63,566 SF	-	-	-	-
Total			16	68	1	116	53	7	7	10	278	6,519 SF	33,636 SF	228,475	403,124	82.92%	264,473 SF	6,529 SF	257,163 SF
Mix Per Product			5.80%	24.46%	0.36%	41.73%	19%	2.52%	2.52%	3.60%	100%								
Average NSF			679.06	671	1072	839.49	978.07	1068.29	1,154.00	890.4	820.8								



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PROJECT DATA - ZONING

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BUTLER AVENUE



SOUTHERN PROPERTY WALL BETWEEN SITE AND NEIGHBORING R-1 ZONE



SOUTHERN PROPERTY WALL BETWEEN SITE AND NEIGHBORING R-1 ZONE



FIRE TURN AROUND @ END OF BUTLER AVENUE



SOUTHERN PROPERTY WALL BETWEEN SITE AND NEIGHBORING 2-STORY MULTI-FAMILY BUILDING



FIRE TURN AROUND @ END OF BUTLER AVENUE

COLBY AVENUE/ GATEWAY BLVD



VIEW FACING UP COLBY AVE



VIEW FACING DOWN COLBY AVE



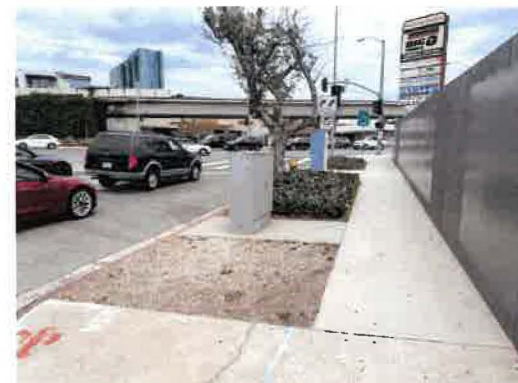
CORNER OF COLBY & GATEWAY



VIEW LOOKING UP GATEWAY TOWARDS PICO



VIEW LOOKING UP GATEWAY TOWARDS PICO



CORNER OF GATEWAY & PICO



PICO & GATEWAY INTERSECTION



VIEW FROM ACCROSS THE STREET ON GATEWAY



VIEW FROM ACROSS THE STREET OF COLBY & GATEWAY



VIEW FROM ACROSS THE STREET OF COLBY



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EXISTING SITE PHOTOS

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PICO BLVD/ EXPOSITION BLVD/ ALLEY



CORNER OF PICO & GATEWAY LOOKING TOWARDS EXPOSITION



VIEW DOWN EXPOSITION



VIEW OF FUTURE VACATED ALLEY FROM EXPOSITION



VIEW FROM ALLEY AT THE EAST SIDE OF THE SITE (PROPOSED LOCATION OF LOADING ZONE/ PARKING ENTRANCE)



ALLEY AT THE EAST SIDE OF THE SITE LOOKING TOWARDS EXPOSITION



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EXISTING SITE PHOTOS

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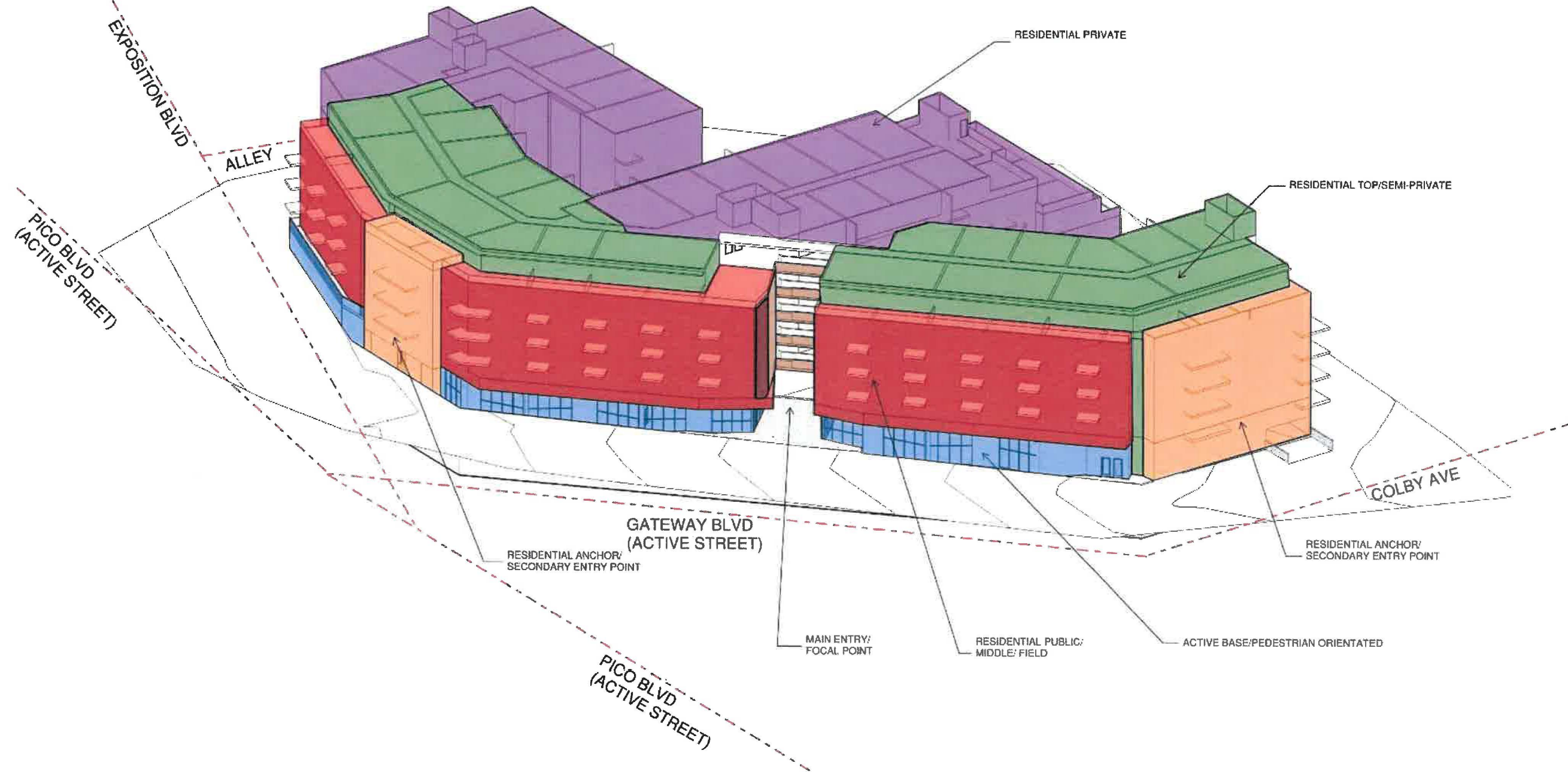
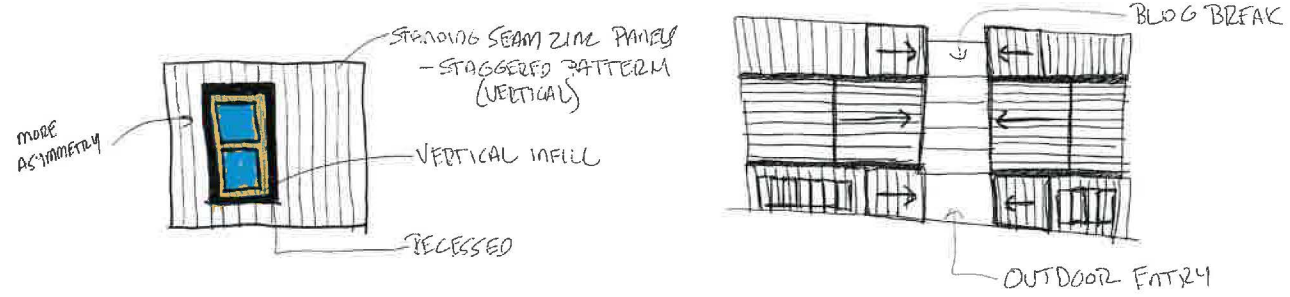
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The site is surrounded by a City in motion. People, cars/trucks, buses and trains in constant movement each with its own unique perspective as they pass by. This project creates an opportunity for the passerby to stop and absorb, whether as a resident, guest or curious neighbor. The site anchors a busy area of convergence of street intersections and an elevated metro train line. It is a transit oriented community that needs to respond to its surroundings. **MOTION, MOVEMENT, VARYING PERSPECTIVES.** These concepts are found on a macro scale with the unique, natural site configuration and overall building massing. They are also found on a micro scale through building articulation and materials. The pedestrian experience begins on the street level leading to the Gateway Boulevard outdoor lounge where the building breaks to form a natural entry. A large, open residential lounge is an active space that leads to the active pool courtyard which is surrounded by residential units. Residential amenity uses and live/work units line the streets to activate the sidewalk and create a sense of place and destination. There are indoor and outdoor common areas throughout the project with active or passive uses providing choices depending on mood. The building along the streets responds to the City in motion by creating a vibrant experience of textural materials while thoughtful articulation creates a subtle complexity that responds to the program and uses behind the facade.



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DESIGN CONCEPT

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DESIGN GUIDELINES FOR ARCHITECTURE:

CONFORMANCE WITH THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

BUILDING FORM & SETTING

- A BUILDING MASSING:** THE PROJECT IS ARTICULATED THROUGH SEPARATE MASSINGS, STEP BACKS AT THE UPPER FLOORS, RECESSES WITHIN THE ELEVATIONS, OFFSET BALCONIES AND VARYING MATERIALS THAT WORK TOGETHER TO CREATE A COHESIVE ARCHITECTURAL LANGUAGE.
- B STREETWALL:** THE GROUND FLOOR TO 5TH FLOOR ELEVATIONS ARE PLACED ZERO TO 10 FEET FROM THE PROPERTY LINE TO CREATE A STRONG STREETWALL AND PEDESTRIAN EXPERIENCE.
- C GROUND FLOOR USES:** VARYING SETBACKS, MATERIALS AND INDIVIDUAL ENTIRES PROVIDED TO CREATE VISUAL INTEREST.

BUILDING ORIENTATION

- D FRONTAGE & ACCESS:** ARTICULATED & INVITING PEDESTRIAN ENTRANCES CREATED THROUGH VISIBILITY FROM STREET & ARCHITECTURAL ELEMENTS SUCH AS CANOPIES, MASSING AND MATERIALS
- E FRONTAGE & ACCESS:** PARKING GARAGE ENTRIES LESS PROMINENT THAT PEDESTRIAN ENTRIES.
- F FRONTAGE & ACCESS:** RESIDENTIAL UNITS & AMENITY SPACES LOCATED ALONG GROUND FLOOR TO CREATE A LIVELY STREET FRONTAGE. ENTRIES TO LIVE/WORK UNITS ALONG GATEWAY BLVD PROVIDED.

ARCHITECTURAL TREATMENT

- G ARTICULATION:** VERTICAL ARTICULATION IS CREATED THROUGH THE USE OF VARYING MATERIALS, RECESSED PLANES, AND OFFSET UNIT BALCONIES.
- H ARTICULATION:** CANOPY AT GROUND FLOOR PROVIDED TO REINFORCE THE PEDESTRIAN EXPERIENCE.
- I ARTICULATION:** VARIED ROOF LINE PROVIDED THROUGH CONTINUOUS CANOPY AND CHANGE IN MATERIALS.
- J ARTICULATION:** BUILDING MASSING ALONG THE INTERSECTIONS OF GATEWAY & COLBY AND GATEWAY/PICO & EXPOSITION EMPHASIZED WITH A CHANGE IN ARTICULATION OF MATERIALS, FENESTRATION & BALCONIES.
- K WINDOWS & DOORS:** THE SHAPE, STYLE AND ARRANGEMENT OF WINDOWS & DOORS WORKS WITH AND COMPLIMENTS THE ARCHITECTURAL STYLE OF THE BUILDING. MINIMUM 2 INCH RECESSED WINDOWS PROVIDED ALONG STREET FACING ELEVATIONS.
- L MATERIALS:** VARYING BUILDING MATERIALS ARE PROVIDED TO REINFORCE THE DESIGN CONCEPT, BREAK DOWN THE OVERALL MASSING, AND ADD TEXTURE, DEPTH AND VISUAL INTEREST TO THE FACADE.
- M MATERIALS:** (3) COMPLIMENTARY BUILDING MATERIALS, METAL, CONCRETE & PLASTER, ARE PROVIDED AND REFLECTIVE OF THE ARCHITECTURAL DESIGN STYLE. MATERIALS WERE CHOSEN FOR THEIR DURABILITY AND HIGH LEVEL OF CRAFTSMANSHIP.

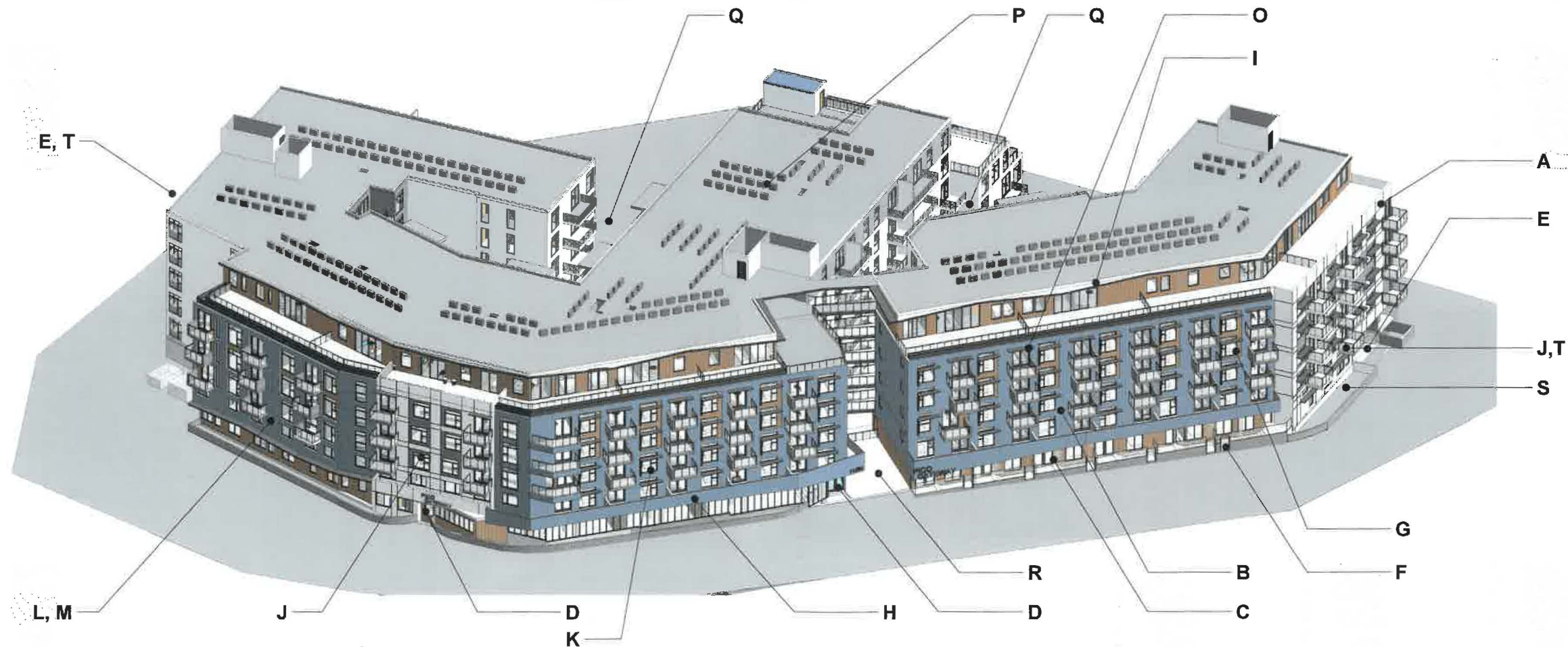
- O SHADE TREATMENTS:** OVERHANGS AND CANOPIES PROVIDED ALONG ELEVATIONS WITH SOUTHERN ORIENTED EXPOSURE THAT COMPLIMENT THE OVERALL BUILDING DESIGN. CANOPIES ARE TO BE CONSTRUCTED OF PAINTED METAL.
- P MECHANICAL EQUIPMENT & UTILITIES:** MECHANICAL UNITS ARE LOCATED EITHER ON THE ROOF, OBSTRUCTED FROM VIEW, OR WITHIN THE PARKING GARAGE. THE TRASH ROOM IS LOCATED IN THE PARKING GARAGE.

OPEN SPACE

- Q COMMON OPEN SPACE:** TWO LARGE RESIDENTIAL COURTYARD ARE PROVIDED TO CREATE A SENSE OF COMMUNITY. THE WEST COURTYARD IS DESIGN AS AN ACTIVE SPACE WITH POOL AND SPA WHILE THE EAST COURTYARD IS DESIGN AS A PASSIVE SPACE WITH SEATING AND WALKING AREAS.
- R COMMON OPEN SPACE:** A ENTRY COURTYARD IS LOCATED OFF GATEWAY BLVD AS PART OF THE THE MAIN LOBBY ENTRY TO ACTIVATE THE STREET.
- S LANDSCAPE, HARDSCAPE & IRRIGATION:** LANDSCAPE HAS BEEN DESIGNED IN AN ENVIRONMENTALLY CONSCIOUS MANNER THAT IS COMPLIMENTARY TO THE OVERALL BUILDING DESIGN CONCEPT.

VEHICLE ACCESS AND PARKING DESIGN

- T VEHICLE ACCESS & CIRCULATION:** TWO VEHICLE ENTRANCES TO BELOW GRADE PARKING ARE PROVIDED, ONE OFF OF COLBY AVE AND THE OTHER OFF THE ALLEY. BOTH ARE LOCATED TO PRIORITIZE PEDESTRIAN ENTRIES, TOWARDS THE REAR AND SIDE OF THE BUILDING WITH AMPLE LANDSCAPING ALONG COLBY AVE.



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DESIGN CONCEPT

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RESIDENTIAL TOP/SEMI-PRIVATE

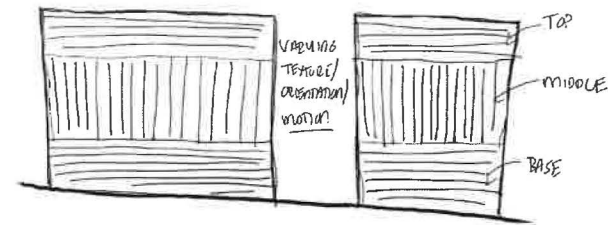


VERTICAL SIDING/PUNCHED RECESSED WINDOWS/VARIED ROOFLINES

RESIDENTIAL ANCHORS/SECONDARY ENTRY POINTS



RECESSED PUNCH WINDOWS/SMOOTH METAL PANEL/SMOOTH TROWEL PLASTER

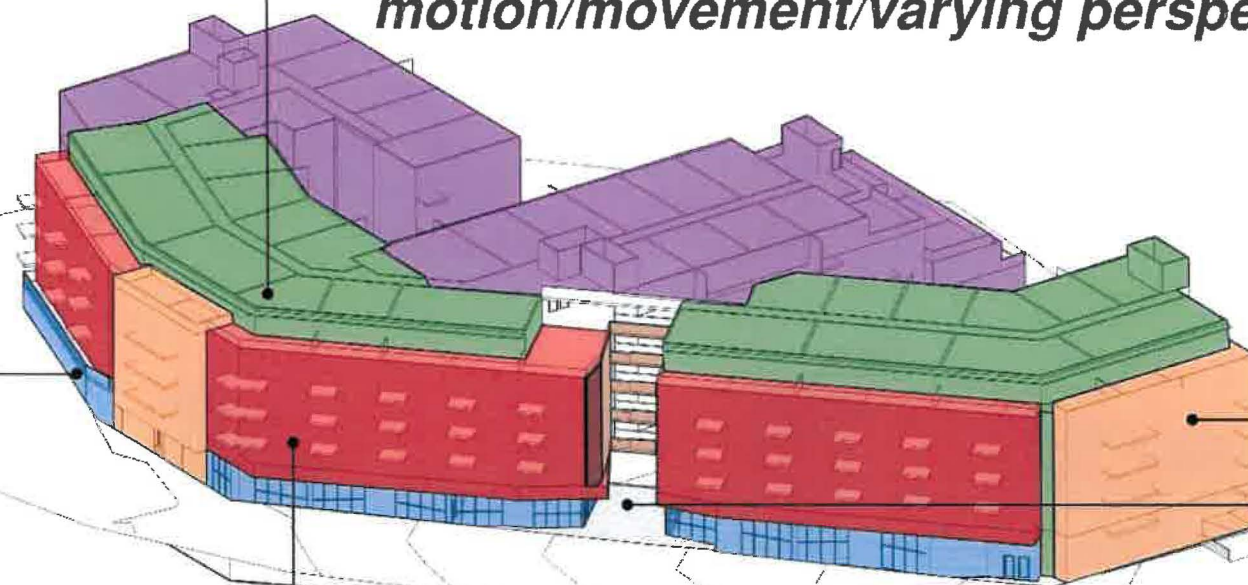


ACTIVE BASE/PEDESTRIAN ORIENTED



STOREFRONT @ AMMENITY / VERTICAL SIDING @ LIVE/WORK

motion/movement/varying perspectives



RESIDENTIAL PUBLIC/MIDDLE/FIELD

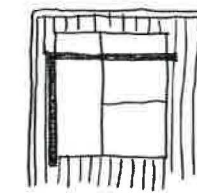
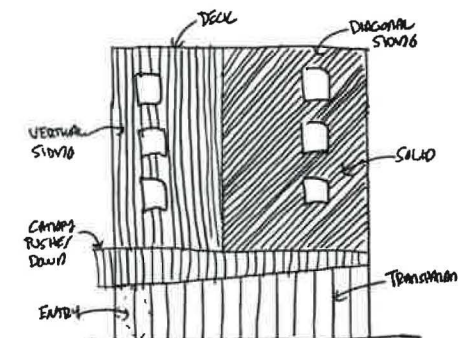
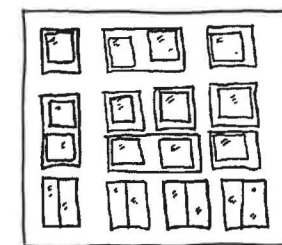
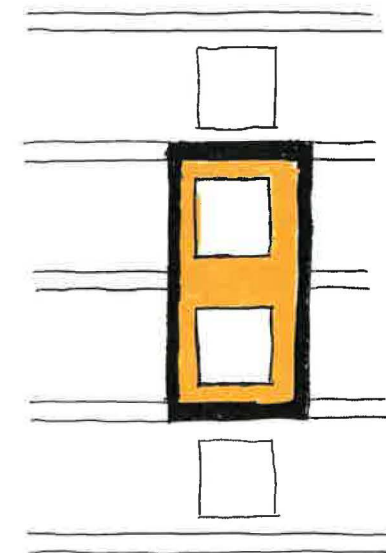


STAGGERED STANDING SEAM SIDING/RECESSED PUNCH WINDOWS/SUNSHADES/VERTICAL SIDING/ACCENT

MAIN ENTRY/FOCAL POINT



VERTICAL & DIAGONAL TEXTURE



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DESIGN CONCEPT

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RENDERING

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ZONING CODE FLOOR AREA

BUILDABLE AREA DEFINITION: LAMC SECTION 12.03:

ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OR WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OR USES. FOR THE PURPOSE OF COMPUTING THE HEIGHT DISTRICT LIMITATIONS ON TOTAL FLOOR AREA IN BUILDINGS OF ANY HEIGHT, THE BUILDABLE AREA THAT WOULD APPLY TO A ONE-STORY BUILDING ON THE LOT SHALL BE USED.

FLOOR AREA DEFINITION: LOS ANGELES ZONING CODE CHAPTER 1 ARTICLE 2 SECTION 12.03. SEE P/BC-2002-021 FOR FLOOR AREA DETERMINATION.

THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS



6TH FLOOR SCALE: 1" = 50'-0" 8



3RD FLOOR SCALE: 1" = 50'-0" 5



5TH FLOOR SCALE: 1" = 50'-0" 7



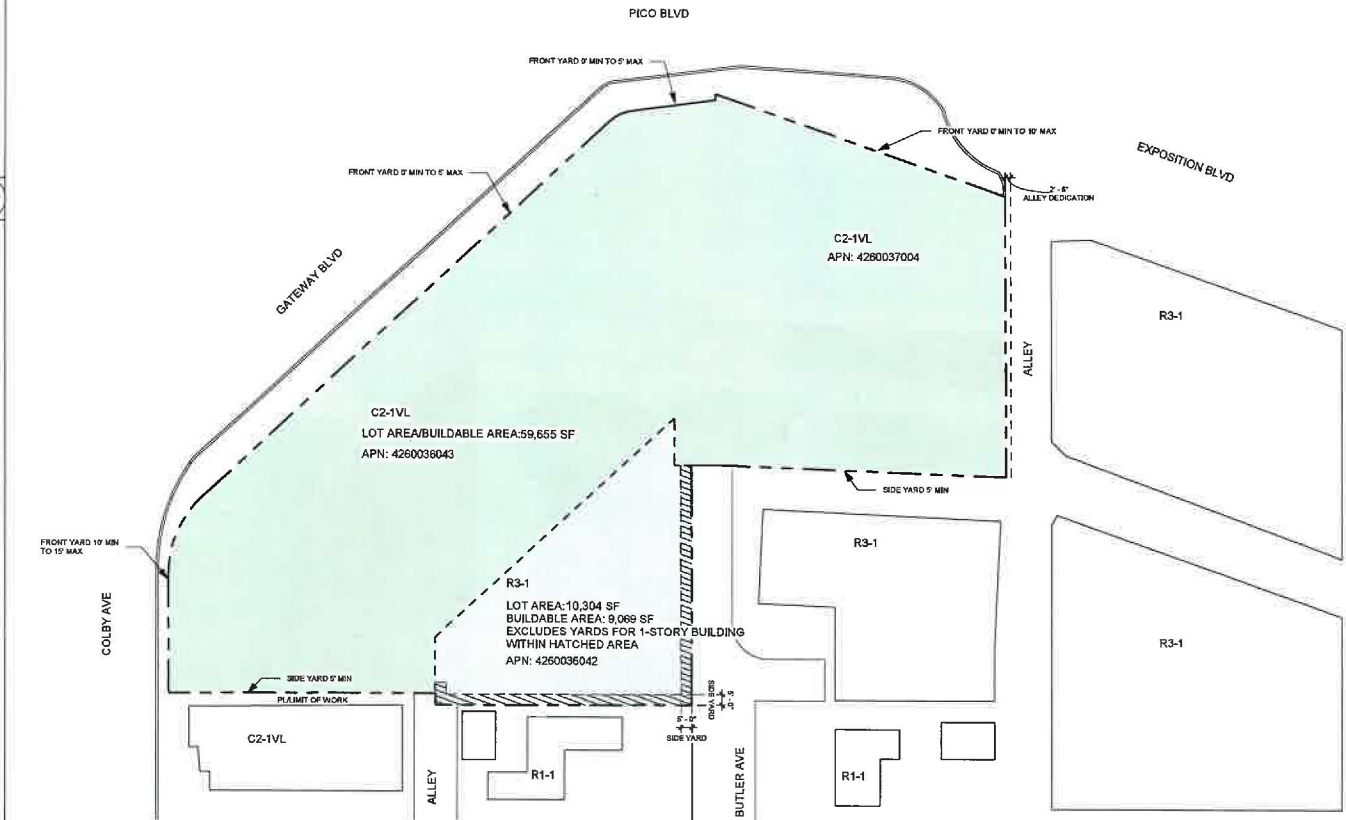
2ND FLOOR SCALE: 1" = 50'-0" 4



4TH FLOOR SCALE: 1" = 50'-0" 6



1ST FLOOR / GROUND LEVEL SCALE: 1" = 50'-0" 3



BUILDABLE AREA DIAGRAM SCALE: 1" = 40'-0" 9



LEVEL P1 SCALE: 1" = 50'-0" 2



LEVEL P2 SCALE: 1" = 50'-0" 1



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ZONING F.A.R. PLANS AND
CALCULATIONS

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AREA ANALYSIS - PROGRAM
AREA

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1" = 50'-0"

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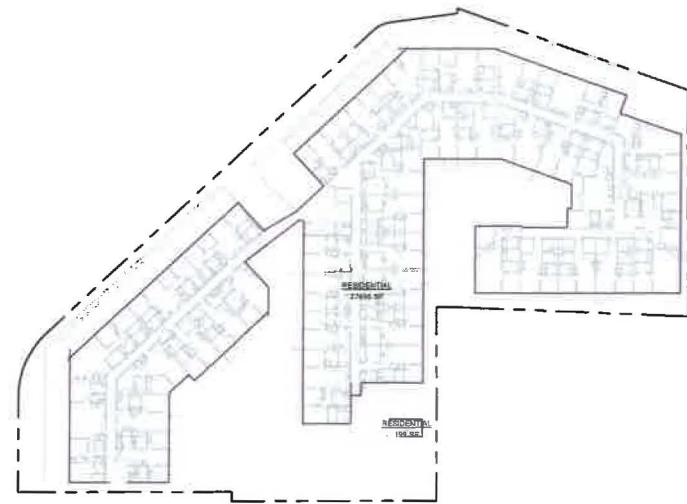
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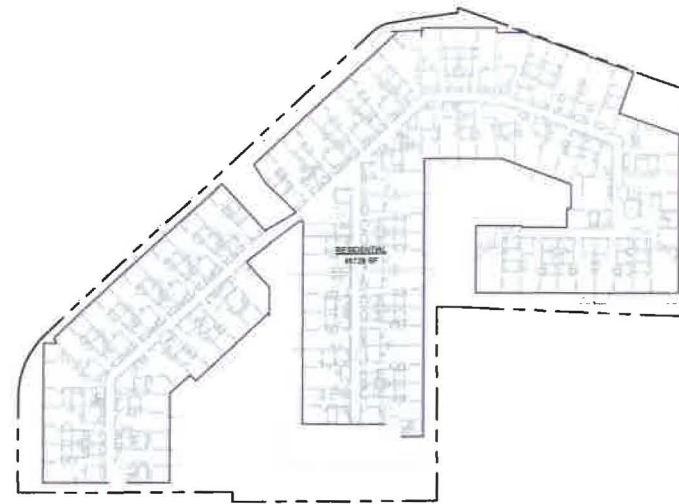
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Floor Area (non-parking)			
	Residential Floor Area	Non-residential Floor Area	parking
Level 1	48509	0	LEAVE BLANK
Level 2	48507	0	
Level 3	48507	0	
Level 4	47696	0	
Level 5	45728	0	
Level 6	37656	0	
Totals	274603	0	274445
Ratios	100%	0	100%
Shared Floor Area (non-parking)			
Sample Level 1	LEAVE BLANK		
Sample Level 2	LEAVE BLANK		
Sample Level 3	LEAVE BLANK		
Total Shared			F = Sum of areas above
Ratios	n/a	n/a	
Floor Area (parking)			
	Residential Floor Area	Non-residential Floor Area	Shared Floor Area
Level P2	63566	0	0
Level P1	63566	0	0
Totals	127132	0	0
Parking Spaces using shared facilities			
	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
Total Qty	306	0	306
Ratios	1	0	100%
	$Q = K \times O$	$R = K \times P$	
GRAND TOTALS			
	Residential Floor Area	Non-residential Floor Area	Grand Total
Total QTY	401735	0	401735
Total Ratios	1	0	100%

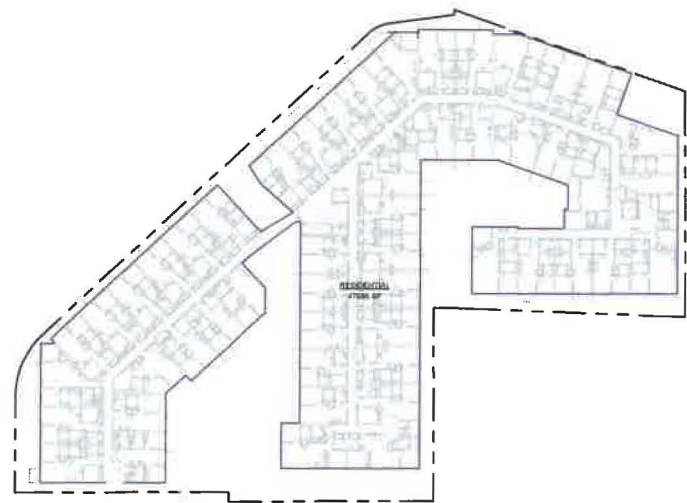
- PARKING
- RESIDENTIAL



6TH FLOOR SCALE: 1" = 50'-0" 7



5TH FLOOR SCALE: 1" = 50'-0" 6



4TH FLOOR SCALE: 1" = 50'-0" 5



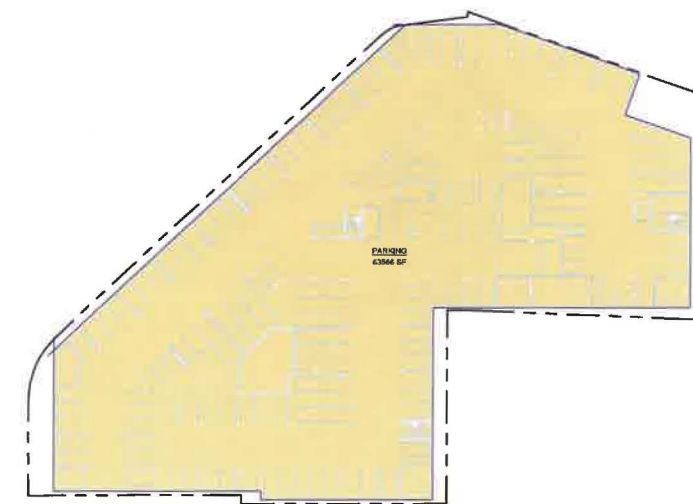
2ND - 3RD FLOOR SCALE: 1" = 50'-0" 4



1ST FLOOR / GROUND LEVEL SCALE: 1" = 50'-0" 3



LEVEL P1 SCALE: 1" = 50'-0" 2



LEVEL P2 SCALE: 1" = 50'-0" 1



6TH FLOOR SCALE: 1" = 50'-0" 6



3RD FLOOR SCALE: 1" = 50'-0" 3



5TH FLOOR SCALE: 1" = 50'-0" 5



2ND FLOOR SCALE: 1" = 50'-0" 2



4TH FLOOR SCALE: 1" = 50'-0" 4



1ST FLOOR / GROUND LEVEL SCALE: 1" = 50'-0" 1

Category	Item	Area (SF)	MAX	MIN
Indoor Amenities	Lounge @ West Courtyard	1323	6,554 SF	8,338
	Co-working @ Gateway Blvd	1372		
	Co-working @ West Courtyard	828		
	Lounge/Club Room @ Gateway Blvd	1017		
	Rensu Center @ 3rd Floor	2290		
Outdoor Open Space	Outdoor Lounge	861	35,116 SF	33,123
	East Courtyard	5477		
	West Courtyard	2534		
	Common Deck @ 5th Floor	1997		
Private Open Space	Common Deck @ 6th Floor	1856		
	113 Balconies	6550		
Total				28,231

Scheme 1 Legend

- COMMON INDOOR
- COMMON OUTDOOR



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OPEN SPACE CALCULATIONS

TOC REFERRAL
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1" = 50'-0"

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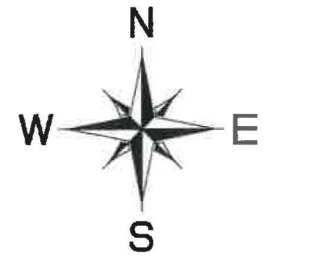
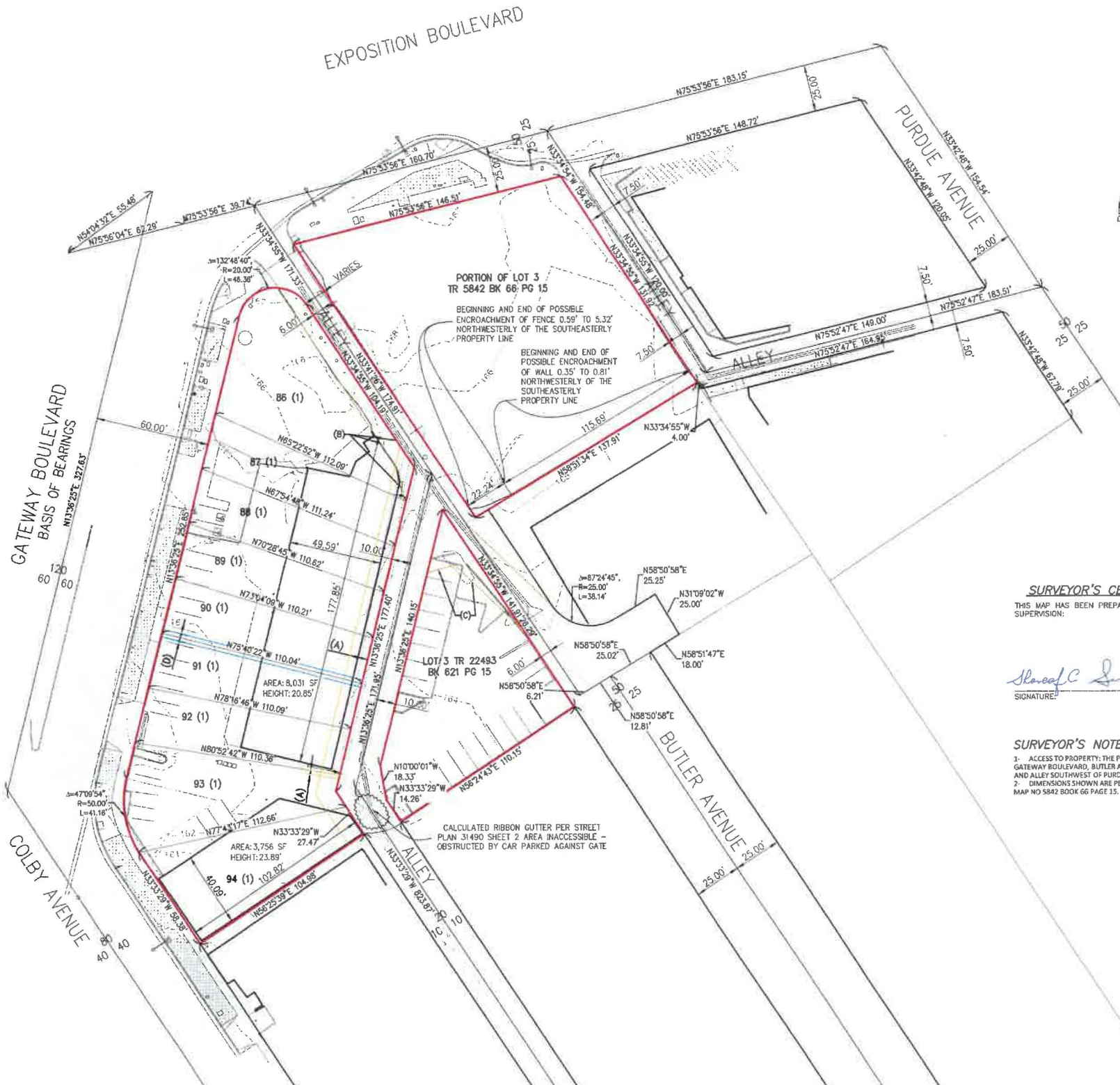
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LEGEND:

(1) TRACT MAP 7888 BOOK 85 PAGES 57-58



LEGEND:

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- RIGHT OF WAY BOUNDARY
- EASEMENT BOUNDARY
- SETBACK BOUNDARY
- PAVEMENT BOUNDARY
- BOLLARD
- CATCH BASIN w/ LOCAL DEPRESSION
- CENTER LINE
- CONTOUR
- CURB
- DRAIN, AREA & CLEANOUT & GRATE
- DRAIN, PVC PIPE
- PUBLIC UTILITY EASEMENT
- FENCE, CHAIN LINK
- FENCE, WOOD
- FENCE, WI, TUBULAR
- FIRE, HYDRANT & SUPPLY & VALVE
- FIRE, SUPPRESSION MAIN
- GAS MAIN
- GRADE BREAK
- SEWER, MAIN
- SEWER, LATERAL
- SEWER, MANHOLE
- SLOPE, 2:1 U.N.O.
- STREET, LIGHT
- STREET, SIGN
- SURFACE FLOW DIRECTION
- STORM DRAIN
- SWALE
- UTILITY, ELECTRICAL VAULT
- UTILITY, FLOOD LIGHT
- UTILITY, GAS METER
- UTILITY, OVERHEAD ELECTRICAL LINE
- UTILITY, OVERHEAD TELEPHONE LINE
- UTILITY, POLE w/ GUY
- WALL, BUILDING
- WALL, RETAINING
- WATER, AIR-VAC & BLOW OFF
- WATER, FITTINGS
- WATER, LATERAL
- WATER, MAIN
- WATER, METER & SERVICE & VALVE
- FOUND MONUMENT

LEGEND OF ABBREVIATIONS:

- | | |
|-----------------------------|------------------------------|
| AD --- AREA DRAIN | HI --- HIGH/HEIGHT |
| AC --- ASPHALT CONCRETE | LD --- LEAD & TAG |
| AP --- ANGLE POINT | MD --- MEASURED DISTANCE |
| BC --- BEGIN CURVE | MH --- MANHOLE |
| BCR --- BEGIN CURB RETURN | MON --- MONUMENT |
| BGN --- BEGIN | NE --- NORTHEAST |
| BK --- BOOK | NG --- NATURAL GRADE |
| BL --- BUILDING LINE | NW --- NORTHWEST |
| BLD --- BUILDING | OH --- OVERHEAD |
| BM --- BENCHMARK | OL --- OIL LINE |
| BOL --- BOLLARD | PB --- PULLBOX |
| BOW --- BACK OF WALL | PI --- POINT OF INTERSECTION |
| BX --- BOTTOM OF DRIVEWAY | PIL --- PILLAR |
| BW --- BACK OF WALK | PL --- PROPERTY LINE |
| C --- CALCULATED | POC --- POINT ON CURVE |
| CA --- CABLE | PP --- POWER POLE |
| CB --- CATCH BASIN | PRC --- POINT, REVERSE CURVE |
| CBW --- CONCRETE BLOCK WALL | PS --- PARKING STRIPE |
| CC --- CEMENT CONCRETE | PT --- PROPERTY TIE |
| CL --- CENTERLINE | RET --- RETAINING WALL |
| CLF --- CHAIN LINK FENCE | RW --- RIGHT OF WAY |
| CLFN --- CHAIN LINK FENCE | SD --- STORM DRAIN |
| CDR --- CORNER | SDM --- SEWER MANHOLE |
| CP --- CONTROL POINT | SE --- SEWER |
| DI --- DROP INLET | SL --- STREET LIGHT |
| E --- ELECTRICAL | SMH --- SEWER MANHOLE |
| EAC --- EDGE OF AC | SP --- STOCKPILE |
| EC --- END CURVE | SS --- STREET SIGN |
| ECR --- END CURB RETURN | SW --- SOUTHWEST |
| EF --- EAST FACE | SWR --- SEWER |
| ELE --- ELECTRIC/ELECTRICAL | T --- TELEPHONE |
| EM --- ELECTRIC METER | TB --- TOP OF BERM |
| EVL --- ELECTRICAL VAULT | TBC --- TOP BACK OF CURB |
| EX --- EXISTING | TC --- TOP OF CURB |
| EG --- EXISTING GRADE | TOF --- TOP OF FOOTING |
| ECC --- EDGE OF CONCRETE | TOP --- TOP OF WALL |
| EP --- EDGE OF PAVEMENT | TOW --- TRACT MAP |
| EPB --- ELECTRIC PULL BOX | TS --- TOP OF SLOPE |
| EV --- ELECTRICAL VAULT | TX --- TOP OF DRIVEWAY |
| FD --- FIRE HYDRANT | ULP --- UTILITY POLE |
| FDL --- FLOOD LIGHT | UV --- UTILITY VAULT |
| FF --- FINISH FLOOR | WF --- WOOD FENCE |
| FG --- FINISHED GRADE | WFI --- WROUGHT IRON FENCE |
| FS --- FINISHED SURFACE | WL --- WATER LATERAL |
| FL --- FLOW LINE | WM --- WATER METER |
| GM --- GAS METER | WTR --- WATER |
| GP --- GUY POLE | WV --- WATER VALVE |
| GW --- GUY WIRE | |

PROPOSED DEVELOPMENT AREA IN DETAIL: SEE ALTA-05
 APN: 4260-036-043
 32,527 SQ. FT. - 0.75 ACRES
 APN: 4260-036-042
 8,255 SQ. FT. - 0.19 ACRES
 APN: 4260-037-004
 21,160 SQ. FT. - 0.49 ACRES
 ALLEY TO BE VACATED
 8,329 SQ. FT. - 0.19 ACRES
 STREET DEDICATION ALONG EXPOSITION BLVD AND ALLEY SW OF PURDUE
 331 SQ. FT. - 0.01 ACRES
 TOTAL DEVELOPMENT AREA:
 69,939 SQ. FT. - 1.61 ACRES

SURVEYOR'S CERTIFICATION:

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION:

Shirley C. [Signature]
 SIGNATURE: _____ DATE: AUGUST 4, 2022



SURVEYOR'S NOTES:

- ACCESS TO PROPERTY: THE PROPERTY HAS DIRECT ACCESS TO EXPOSITION BOULEVARD, GATEWAY BOULEVARD, BUTLER AVENUE, COLBY AVENUE, ALLEY EAST OF GATEWAY BOULEVARD, AND ALLEY SOUTHWEST OF PURDUE AVENUE.
- DIMENSIONS SHOWN ARE PER TRACT MAP NO 7888 BOOK 85 PAGES 57-58 AND AS TRACT MAP NO 5842 BOOK 66 PAGE 15.

EASEMENT NOTES

- EXCEPTION 8-PER PTR OR. NO. 00134616-001-TG3-JC-INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES, DEDICATED TO THE CITY OF LOS ANGELES A MUNICIPAL CORPORATION, AUGUST 4, 1983 IN OFFICIAL RECORDS AS INSTRUMENT NO. 83-899365 OF OFFICIAL RECORDS.
- EXCEPTION 7-PER PTR OR. NO. 00134616-001-TG3-JC-INDICATES AN EASEMENT FOR PUBLIC STREET PURPOSES DEDICATED TO THE CITY OF LOS ANGELES, NOVEMBER 5, 1982 IN OFFICIAL RECORDS AS INSTRUMENT NO. 82-1118991 OF OFFICIAL RECORDS.
- EXCEPTION 6-PER PTR OR. NO.00134616-001-TG3-JC-INDICATES AN EASEMENT FOR PUBLIC STREET AND SIDEWALK PURPOSES DEDICATED TO THE CITY OF LOS ANGELES, NOVEMBER 5, 1982 IN OFFICIAL RECORDS AS INSTRUMENT NO. 82-1118990 OF OFFICIAL RECORDS.
- EXCEPTION 4-PER PTR OR. NO. 00134616-001-TG3-JC-INDICATES AN EASEMENT FOR WATER PIPE LINES PURPOSES DEDICATED TO THE CITY OF LOS ANGELES, SEPTEMBER 17, 1930 IN OFFICIAL RECORDS AS BOOK 10338, PAGE 21, OFFICIAL RECORDS.

REVISIONS	DATE
AWD-PROPOSED PROJECT AREA AND ALTA-05	08/10/2022
ALTA-05 AND PROPOSED DEVELOPMENT AREA UPDATE	08/04/2022

INDEX OF DRAWINGS	SHEET NO.	DESCRIPTION
ALTA-01	ALTA COVER	
ALTA-02	ALTA-02	ESTABLISHMENT
ALTA-03	ALTA-03	TOPOGRAPHY
ALTA-04	ALTA-04	PROPOSED DEVELOPMENT AREA
ALTA-05	ALTA-05	PROPOSED DEVELOPMENT AREA

PREPARED BY:
FORMA ENGINEERING INC.
 400 SAN FERNANDO MISSION BLDG., STE 200
 SAN FERNANDO, CA 91340
 Phone: 818-832-1710 • 818-832-1740

ALTA SURVEY
ALTA SURVEY
APN 4260-036-042&043, 4260-037-004
11480-11488 GATEWAY BLVD &
2425 BUTLER AVE, 2426 COLBY AVE &
11434 W PICO BLVD,
LOS ANGELES, CA 90064

ALTA-04



PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

EXISTING SITE SURVEY

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-6-23

Date: 10/17/22

Scale:

By: Author

Project No:
2214

Page No:

A-1.01

LEGEND:
(1) TRACT MAP 7888 BOOK 85 PAGES 57-58

**PROPOSED DEVELOPMENT AREA
IN DETAIL: SEE ALTA-05**

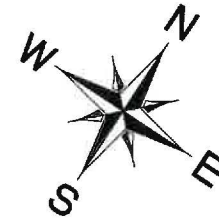
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32,527 SQ. FT. - 0.75 ACRES
APN: 4260-036-042
8,255 SQ. FT. - 0.19 ACRES
APN: 4260-037-004
21,160 SQ. FT. - 0.49 ACRES
ALLEY TO BE VACATED
8,329 SQ. FT. - 0.19 ACRES
STREET DEDICATION ALONG EXPOSITION
BLVD AND ALLEY SW OF PURDUE
331 SQ. FT. - 0.01 ACRES
TOTAL DEVELOPMENT AREA:
69,939 SQ. FT. - 1.61 ACRES

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- DIMENSIONS SHOWN ARE PER TRACT MAP NO 7888 BOOK 85 PAGES 57-58 AND AS TRACT MAP NO 5842 BOOK 66 PAGE 15.

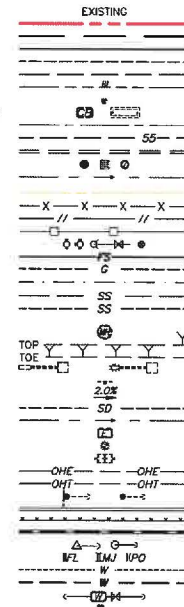
SURVEYOR'S CERTIFICATION:
THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION:

Signature: *Shouf C. Sun*
DATE: AUGUST 4, 2022



LEGEND:

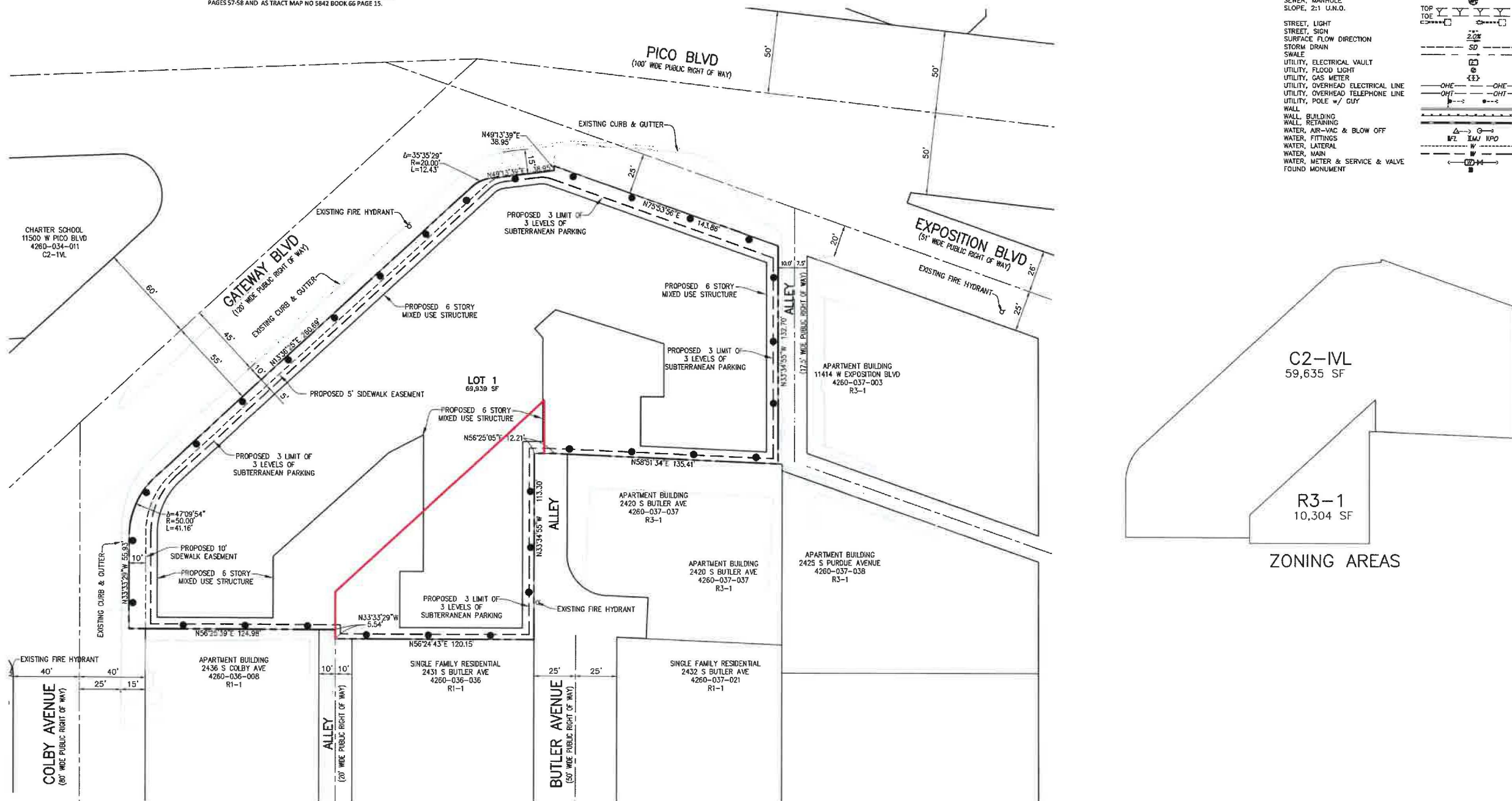
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- RIGHT OF WAY BOUNDARY
- EASEMENT BOUNDARY
- SETBACK BOUNDARY
- PAVEMENT BOUNDARY
- BOLLARD
- CATCH BASIN w/ LOCAL DEPRESSION
- CENTER LINE
- CONTOUR
- CURB
- DRAIN, AREA & CLEANOUT & GRATE
- DRAIN, PVC PIPE
- PUBLIC UTILITY EASEMENT
- FENCE, CHAIN LINK
- FENCE, WOOD
- FENCE, W/ TUBULAR
- FIRE, HYDRANT & SUPPLY & VALVE
- FIRE, SUPPRESSION MAIN
- GAS MAIN
- GRADE BREAK
- SEWER, MAIN
- SEWER, LATERAL
- SEWER, MANHOLE
- SLOPE, 2:1 U.N.O.
- STREET, LIGHT
- STREET, SIGN
- SURFACE FLOW DIRECTION
- STORM DRAIN
- SWALE
- UTILITY, ELECTRICAL VAULT
- UTILITY, FLOOD LIGHT
- UTILITY, GAS METER
- UTILITY, OVERHEAD ELECTRICAL LINE
- UTILITY, OVERHEAD TELEPHONE LINE
- UTILITY, POLE w/ GUY
- WALL
- WALL, BUILDING
- WALL, RETAINING
- WATER, AIR-VAC & BLOW OFF
- WATER, FITTINGS
- WATER, LATERAL
- WATER, MAIN
- WATER, METER & SERVICE & VALVE
- FOUND MONUMENT



REVISIONS	DATE
ADDED PROPOSED PROJECT AREA AND ALTA-05	05/10/2022
ALTA-05 AND PROPOSED DEVELOPMENT AREA UPDATE	08/04/2022

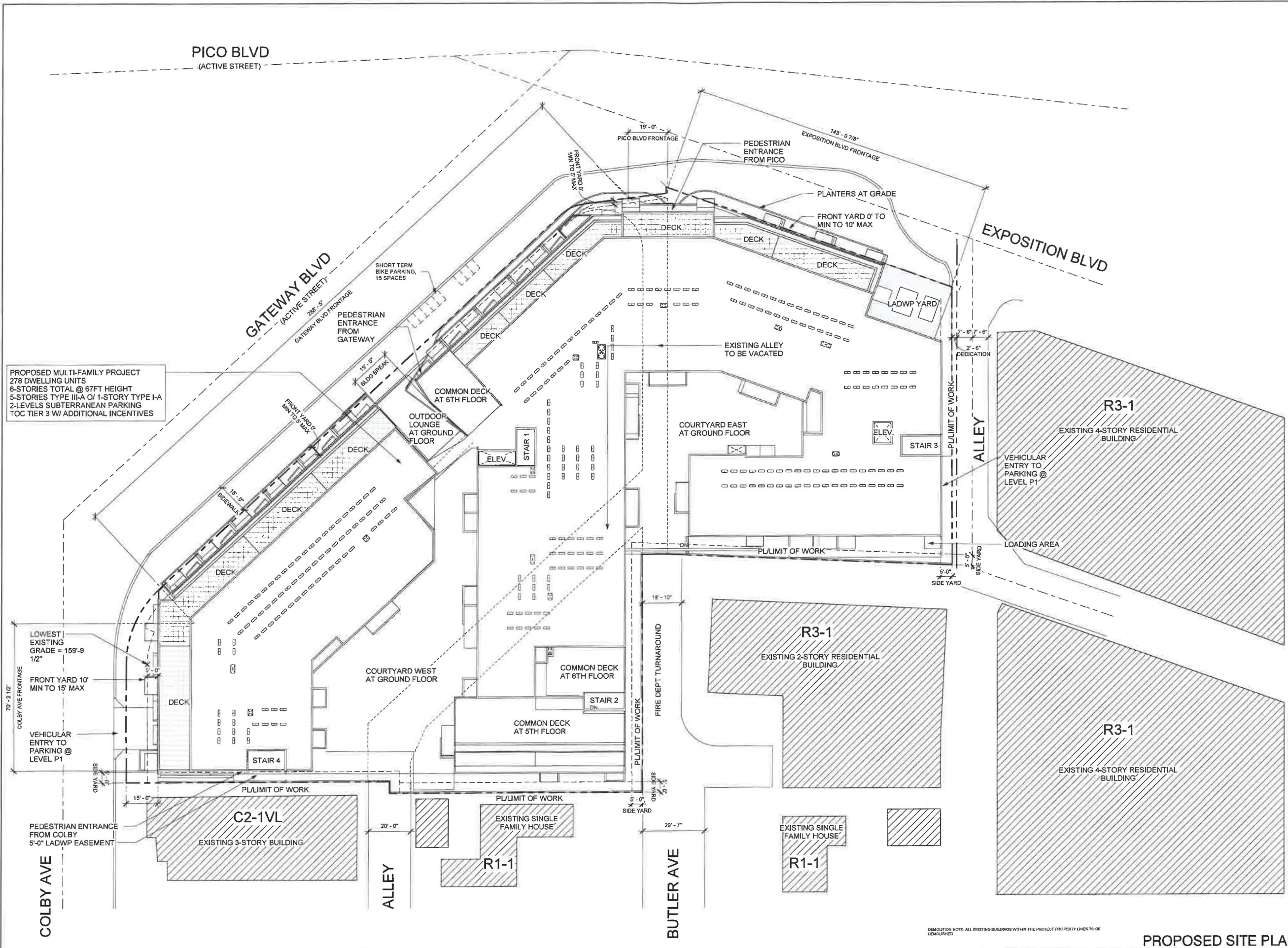
INDEX OF DRAWINGS	DESCRIPTION
ALTA-01	ALTA COVER
ALTA-02	ALTA COVER
ALTA-03	ESTABLISHMENT
ALTA-04	TOPOGRAPHY
ALTA-05	PROPOSED DEVELOPMENT AREA

<p>PREPARED BY: FORMA ENGINEERING INC. 400 SAN FERNANDO MISSION BLVD., STE 200 SAN FERNANDO, CA 91340 Phone: 818-632-1710 • 818-632-1740</p>
<p>ALTA SURVEY APN 4260-036-042&043, 4260-037-004 11460-11488 GATEWAY BLVD & 2425 BUTLER AVE, 2426 COLBY AVE & 11434 W PICO BLVD, LOS ANGELES, CA 90064</p>
<p>DATE: AUGUST 04 2022 JOB NUMBER: 22060 PROJECT NO.: DRAWING NAME: ALTA-05</p>
<p>TOC REFERRAL: 11-21-22 TOC SUBMITTAL SET: 3-6-23</p>
<p>Date: 04/19/23 Scale: By: Author Project No: 2214 Page No: A-1.01.1</p>



PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

EXISTING SITE SURVEY



PROPOSED MULTI-FAMILY PROJECT
 278 DWELLING UNITS
 6-STORIES TOTAL @ 67FT HEIGHT
 5-STORIES TYPE III-A O/ 1-STORY TYPE I-A
 2-LEVELS SUBTERRANEAN PARKING
 TOC TIER 3 W/ ADDITIONAL INCENTIVES

LOWEST EXISTING GRADE = 159'-9 1/2"
 FRONT YARD 10' MIN TO 15' MAX

VEHICULAR ENTRY TO PARKING @ LEVEL P1

PEDESTRIAN ENTRANCE FROM COLBY 5'-0" LADWP EASEMENT

3/6/2023 2:00:19 PM



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PICO GATEWAY APTS.
 11434 W. PICO BLVD
 LOS ANGELES, CA 90064

PROPOSED SITE PLAN

TOC REFERRAL 11-21-22

TOC SUBMITTAL SET 3-6-23

Date: 3/6/23

Scale: 1" = 20'-0"

By: JF

Project No: 2214

Page No:

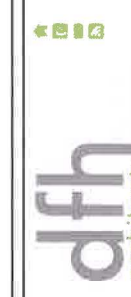
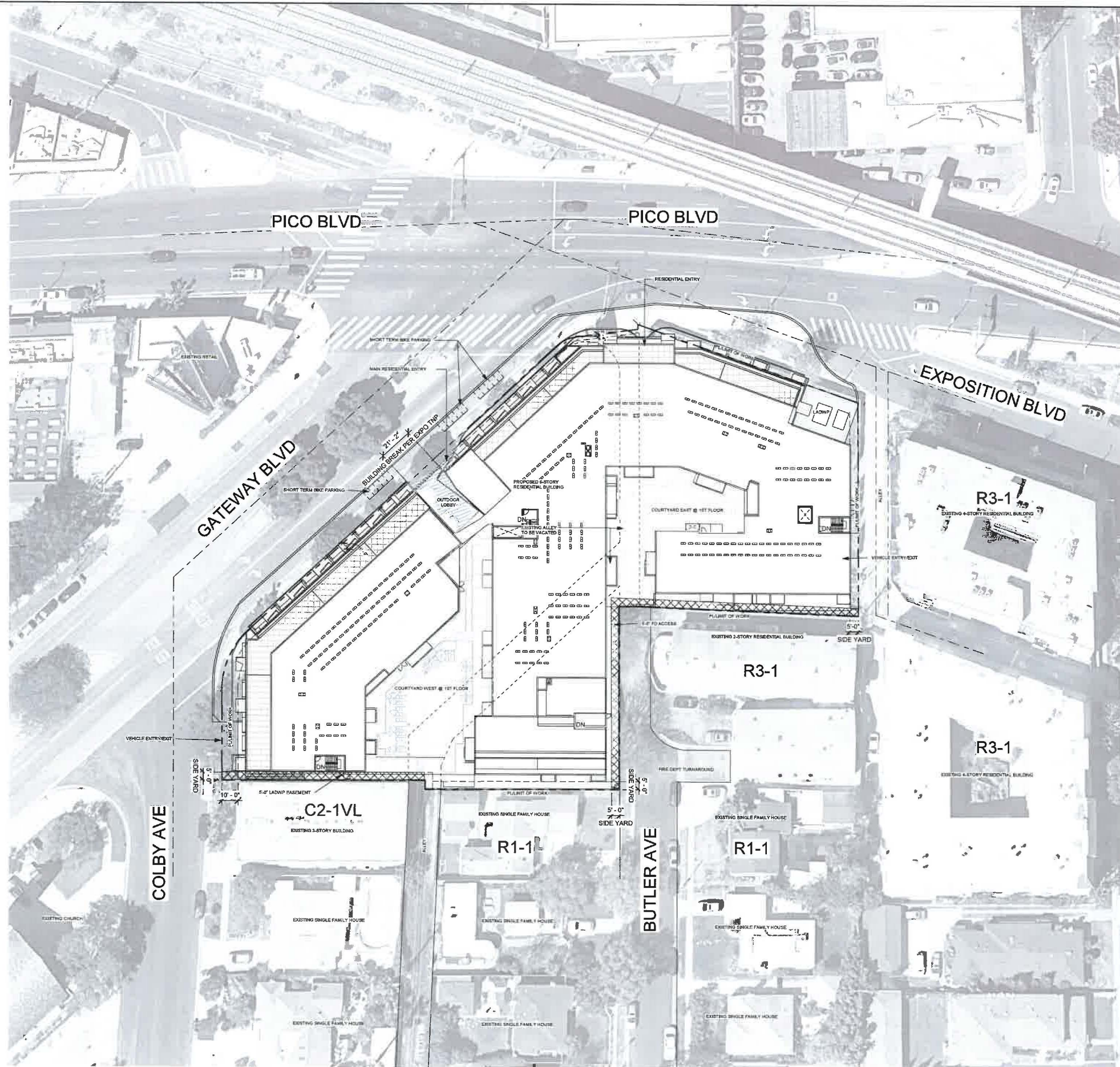
A-1.02



PROPOSED SITE PLAN

SCALE: 1" = 20'-0" 1

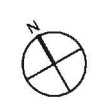
DEMOLITION NOTE: ALL EXISTING BUILDINGS WITHIN THE PROJECT PROPERTY LINES TO BE DEMOLISHED



PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

PROPOSED SITE PLAN

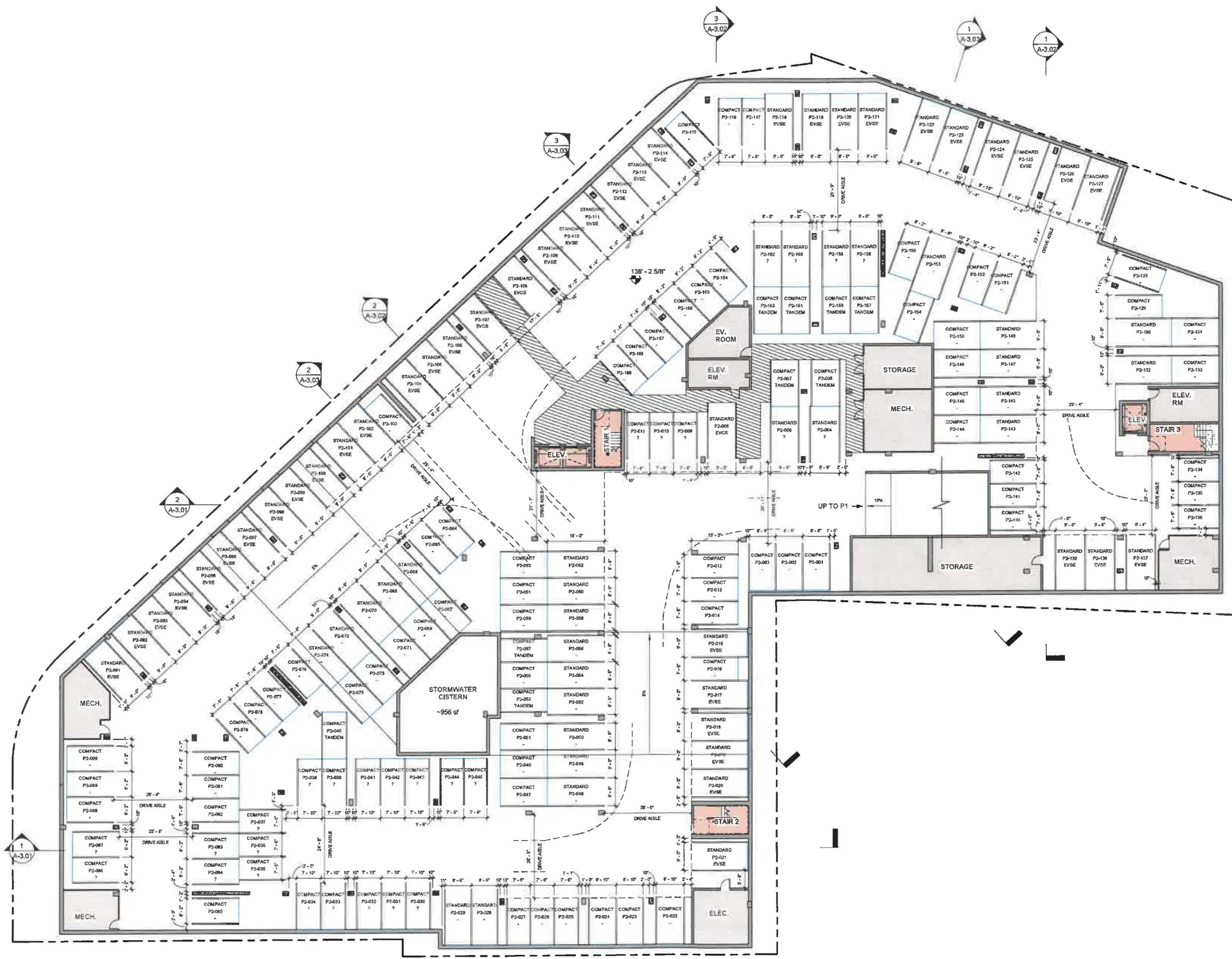
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TOC SUBMITTAL SET	3-6-23
Date:	3/6/23
Scale:	1" = 30'-0"
By:	Author
Project No:	2214
Page No:	A-1.03



PROPOSED SITE PLAN- CONTEXT

SCALE: 1" = 30'-0"

1



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PICO GATEWAY APTS.
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PARKING LEVEL P2

TOC REFERRAL
11-21-22

PROGRESS SET
12-16-22

Date: 10/17/22

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

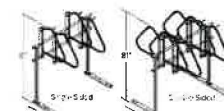
By: MP

Project No:
2214

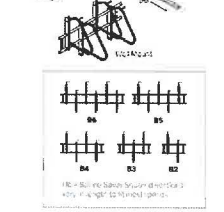
Page No:

A-2.01

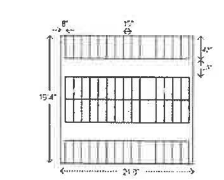
LEVEL P2 SCALE: 1/16" = 1'-0" 1



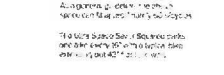
CAPACITY: 600 (300 per side)
MATERIALS: Hinged: 1.5" dia. x 1/4" thick stainless steel
Uprights: 2" dia. x 1/4" thick stainless steel
Frame: 2" dia. x 1/4" thick stainless steel
Crossmembers: 1.5" dia. x 1/4" thick stainless steel



FINISHES: Black Powder Coat (Interior Use)
Black Powder Coat (Interior Use) is a high quality, durable, long-lasting finish that is resistant to fading, chipping, and peeling. It is available in a variety of colors.
 Black Powder Coat (Exterior Use)
Black Powder Coat (Exterior Use) is a high quality, durable, long-lasting finish that is resistant to fading, chipping, and peeling. It is available in a variety of colors.



MOUNT OPTIONS: Floor mount
Floor mount is the most common mounting option. It is suitable for most surfaces and provides a secure, stable base for the rack.
 Wall mount
Wall mount is suitable for use in areas where floor space is limited. It provides a secure, stable base for the rack.



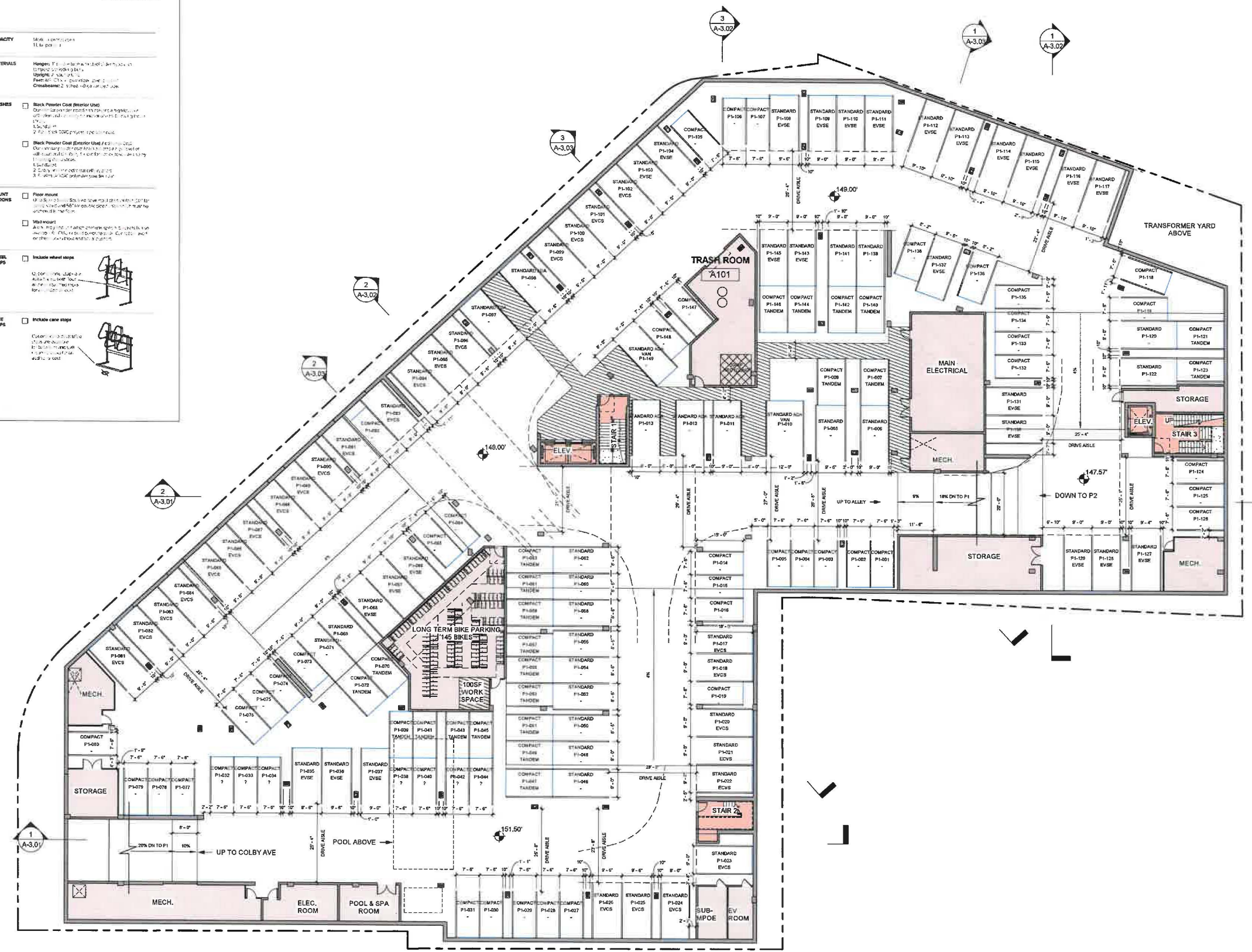
WHEEL STOPS: Include wheel stops
Wheel stops are included to prevent bicycles from falling over. They are available in a variety of materials and finishes.



CANE STOPS: Include cane stops
Cane stops are included to prevent canes from falling over. They are available in a variety of materials and finishes.



Additional information regarding the Ultra Space Saver™ Signposts, including contact information for the manufacturer.



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PICO GATEWAY APTS.
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LOS ANGELES, CA 90064

PARKING LEVEL P1

TOC REFERRAL	11-21-22
PROGRESS SET	12-16-22
Date:	10/17/22
Scale:	1/16" = 1'-0"
By:	MP
Project No:	2214
Page No:	A-2.02

PICO BLVD

(ACTIVE STREET)

LIVEWORK UNIT CALCULATIONS

LIVEWORK UNIT #125	862 SF
UNIT AREA =	862 SF
*FLOOR AREA =	753 SF
70% OPEN FLOOR AREA =	527 SF
WORK AREA =	180 SF
LIVEWORK UNIT #127	977 SF
UNIT AREA =	977 SF
*FLOOR AREA =	753 SF
70% OPEN FLOOR AREA =	527 SF
WORK AREA =	180 SF
LIVEWORK UNIT #128	829 SF
UNIT AREA =	829 SF
*FLOOR AREA =	611 SF
70% OPEN FLOOR AREA =	428 SF
WORK AREA =	150 SF
LIVEWORK UNIT #129	965 SF
UNIT AREA =	965 SF
*FLOOR AREA =	645 SF
70% OPEN FLOOR AREA =	452 SF
WORK AREA =	150 SF
LIVEWORK UNIT #130	823 SF
UNIT AREA =	823 SF
*FLOOR AREA =	596 SF
70% OPEN FLOOR AREA =	419 SF
WORK AREA =	150 SF
LIVEWORK UNIT #131	821 SF
UNIT AREA =	821 SF
*FLOOR AREA =	596 SF
70% OPEN FLOOR AREA =	419 SF
WORK AREA =	150 SF
LIVEWORK UNIT #132	819 SF
UNIT AREA =	819 SF
*FLOOR AREA =	596 SF
70% OPEN FLOOR AREA =	419 SF
WORK AREA =	150 SF
LIVEWORK UNIT #133	819 SF
UNIT AREA =	819 SF
*FLOOR AREA =	596 SF
70% OPEN FLOOR AREA =	419 SF
WORK AREA =	150 SF
LIVEWORK UNIT #134	819 SF
UNIT AREA =	819 SF
*FLOOR AREA =	596 SF
70% OPEN FLOOR AREA =	419 SF
WORK AREA =	150 SF
LIVEWORK UNIT #135	1,225 SF
UNIT AREA =	1,225 SF
*FLOOR AREA =	898 SF
70% OPEN FLOOR AREA =	629 SF
WORK AREA =	235 SF
AVERAGE UNIT AREA =	897 SF
*PER EXPO TNP 2.2.2 (B)(2)	

ACTIVE USE CALCULATIONS

PICO BLVD		
FRONTAGE	LINEAR FEET	PERCENTAGE
ACTIVE USE FRONTAGE	19'-0"	100%
NON-ACTIVE USE FRONTAGE	0"	0%
TOTAL FRONTAGE	19'-0"	100%
GATEWAY BLVD		
FRONTAGE	LINEAR FEET	PERCENTAGE
ACTIVE USE FRONTAGE	135'-0"	51%
NON-ACTIVE USE FRONTAGE	133'-0"	49%
TOTAL FRONTAGE	268'-0"	100%



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PICO GATEWAY APTS.
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LOS ANGELES, CA 90064

1ST FLOOR / GROUND LEVEL

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-6-23

Date: 3/6/23

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

By: MP

Project No:
2214

Page No:

A-2.03

1ST FLOOR / GROUND FLOOR PLAN

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

1

3/6/2023 1:25:41 PM

PICO BLVD

PICO BLVD

EXPOSITION BLVD

GATEWAY BLVD

COLBY AVE

ALLEY



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LOS ANGELES, CA 90064

2ND FLOOR

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-6-23

Date: 3/6/23

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

By: MP

Project No:
2214

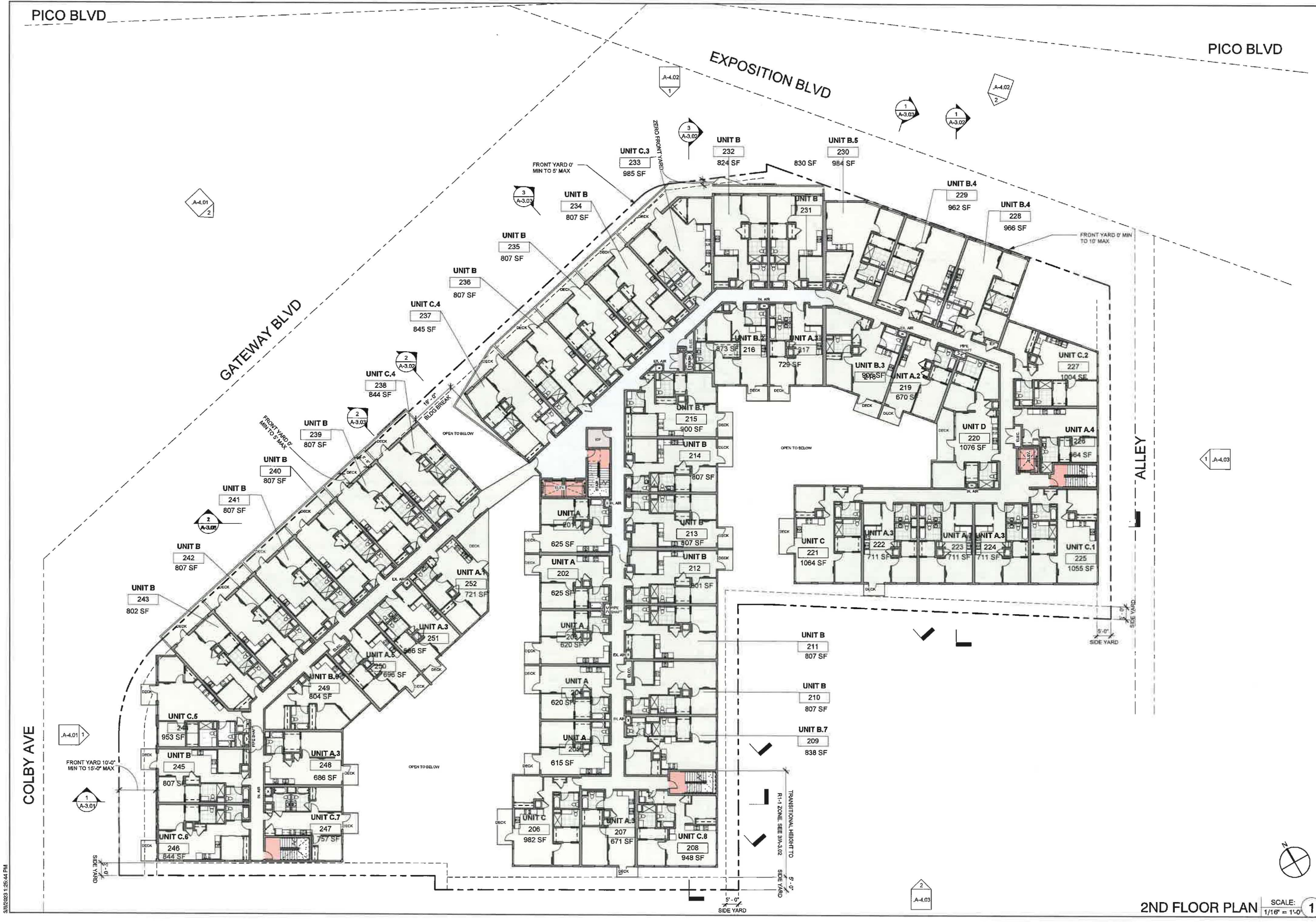
Page No:
A-2.04

2ND FLOOR PLAN

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

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PICO BLVD

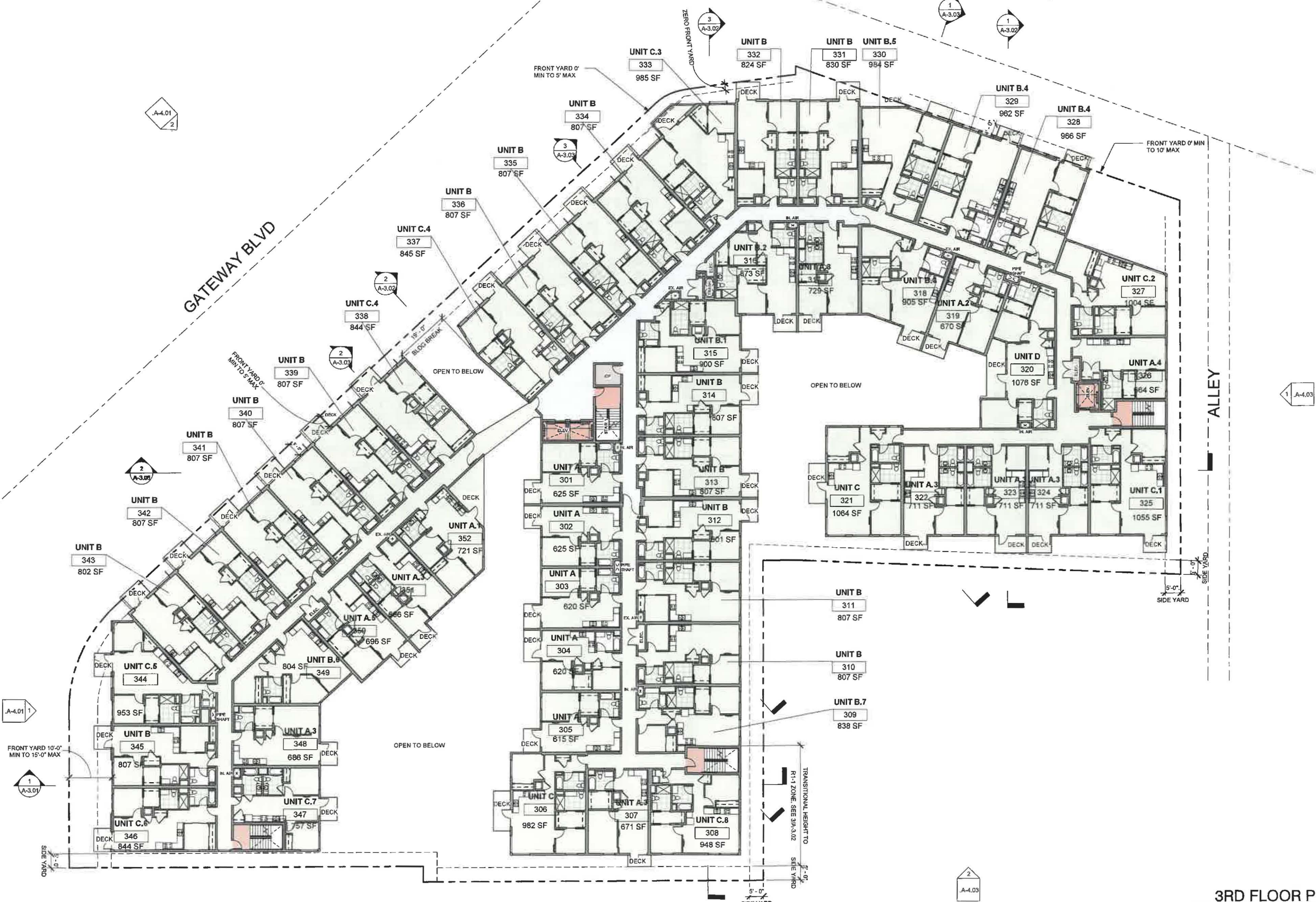
PICO BLVD

EXPOSITION BLVD

GATEWAY BLVD

COLBY AVE

ALLEY



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11434 W. PICO BLVD
LOS ANGELES, CA 90064

3RD FLOOR

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-8-23

Date: 3/6/23

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

By: MP

Project No:
2214

Page No:
A-2.05

3RD FLOOR PLAN SCALE: 1/16" = 1'-0" 1

3/6/2023 1:25:40 PM

PICO BLVD

PICO BLVD

EXPOSITION BLVD

GATEWAY BLVD

COLBY AVE

ALLEY



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PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

4TH FLOOR

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-6-23

Date: 3/6/23

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

By: MP

Project No:
2214

Page No:

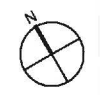
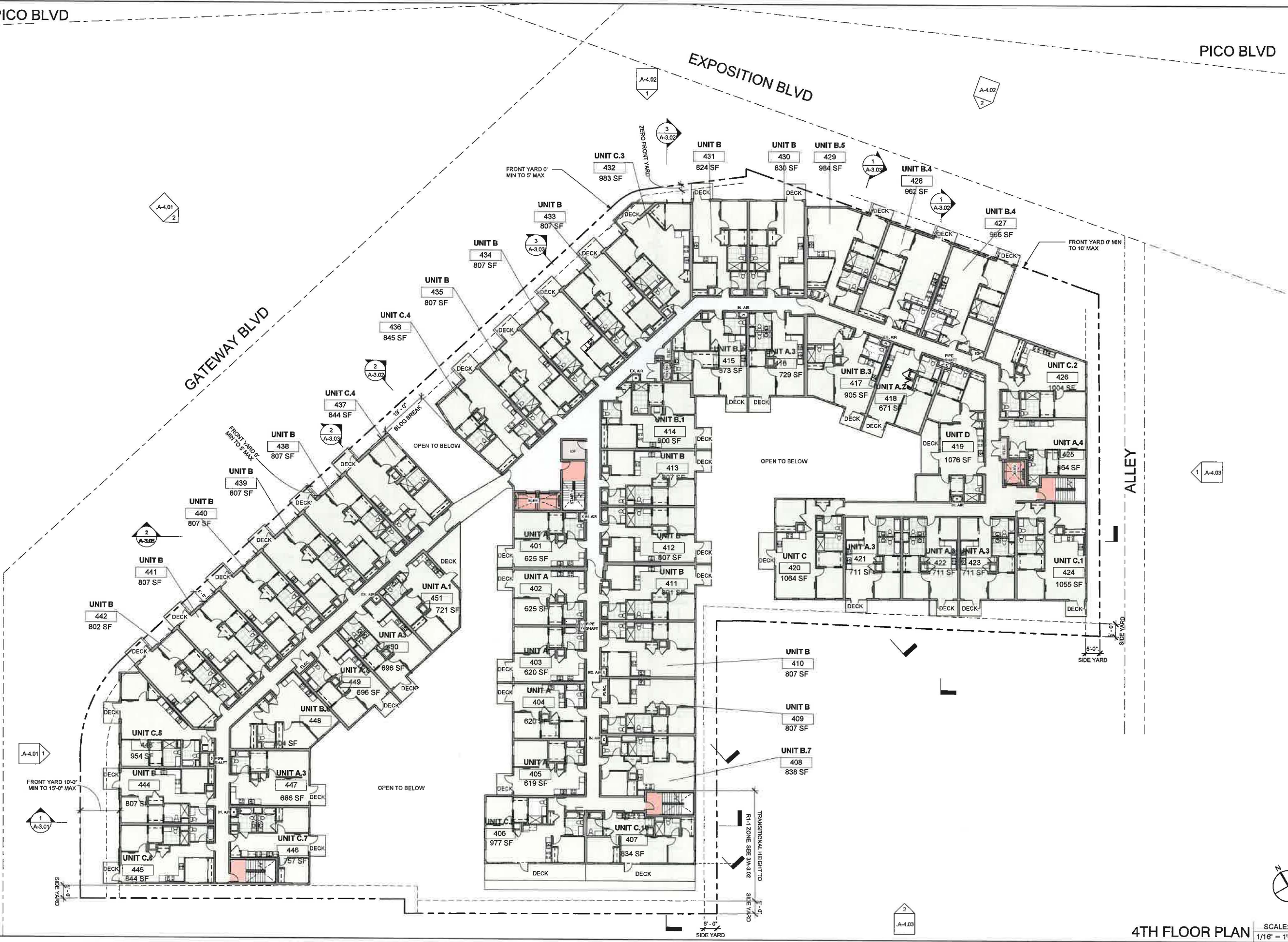
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4TH FLOOR PLAN

SCALE:
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3/22/2023 1:28:54 PM



PICO BLVD

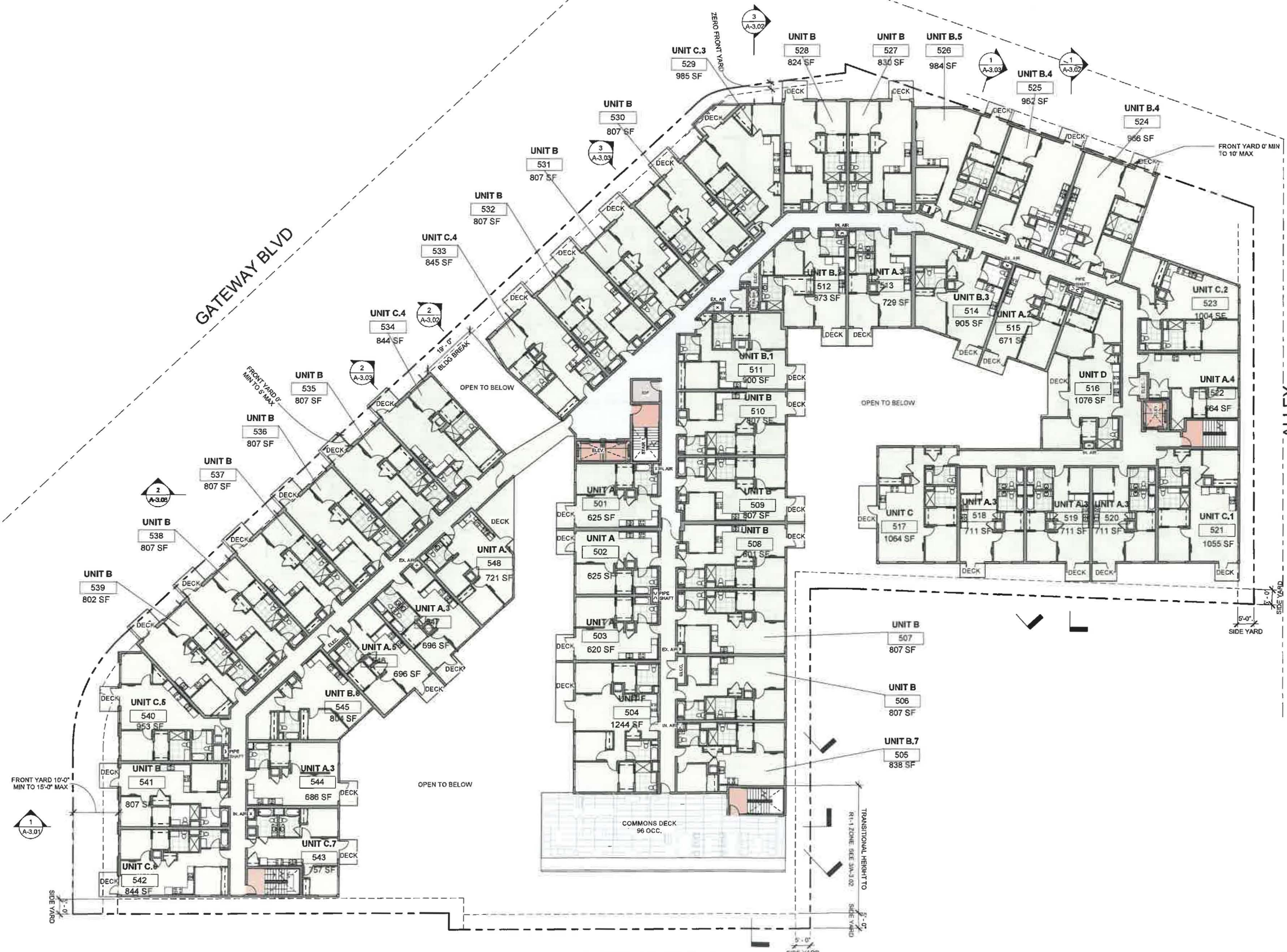
PICO BLVD

EXPOSITION BLVD

GATEWAY BLVD

COLBY AVE

ALLEY



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PICO GATEWAY APTS.
11434 W. PICO BLVD
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5TH FLOOR

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-6-23

Date: 3/6/23

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

By: MP

Project No:

2214

Page No:

A-2.07

5TH FLOOR PLAN

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

1

3/6/2023 1:25:59 PM

PICO BLVD

PICO BLVD

EXPOSITION BLVD

GATEWAY BLVD

COLBY AVE



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PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

6TH FLOOR

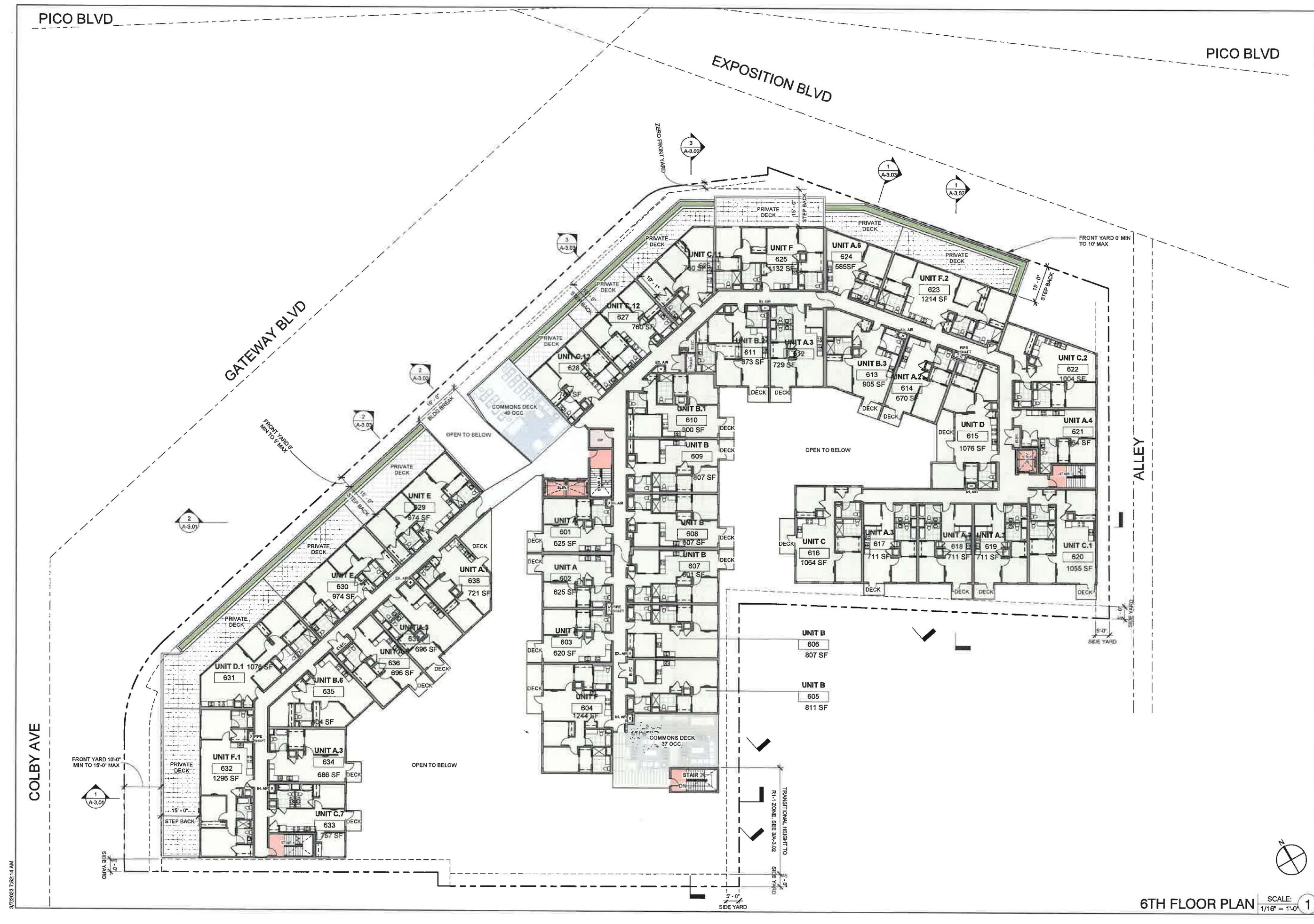
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PROGRESS SET	12-16-22
Date:	10/17/22
Scale:	1/16" = 1'-0"
By:	MP
Project No.:	2214
Page No.:	1

A-2.08

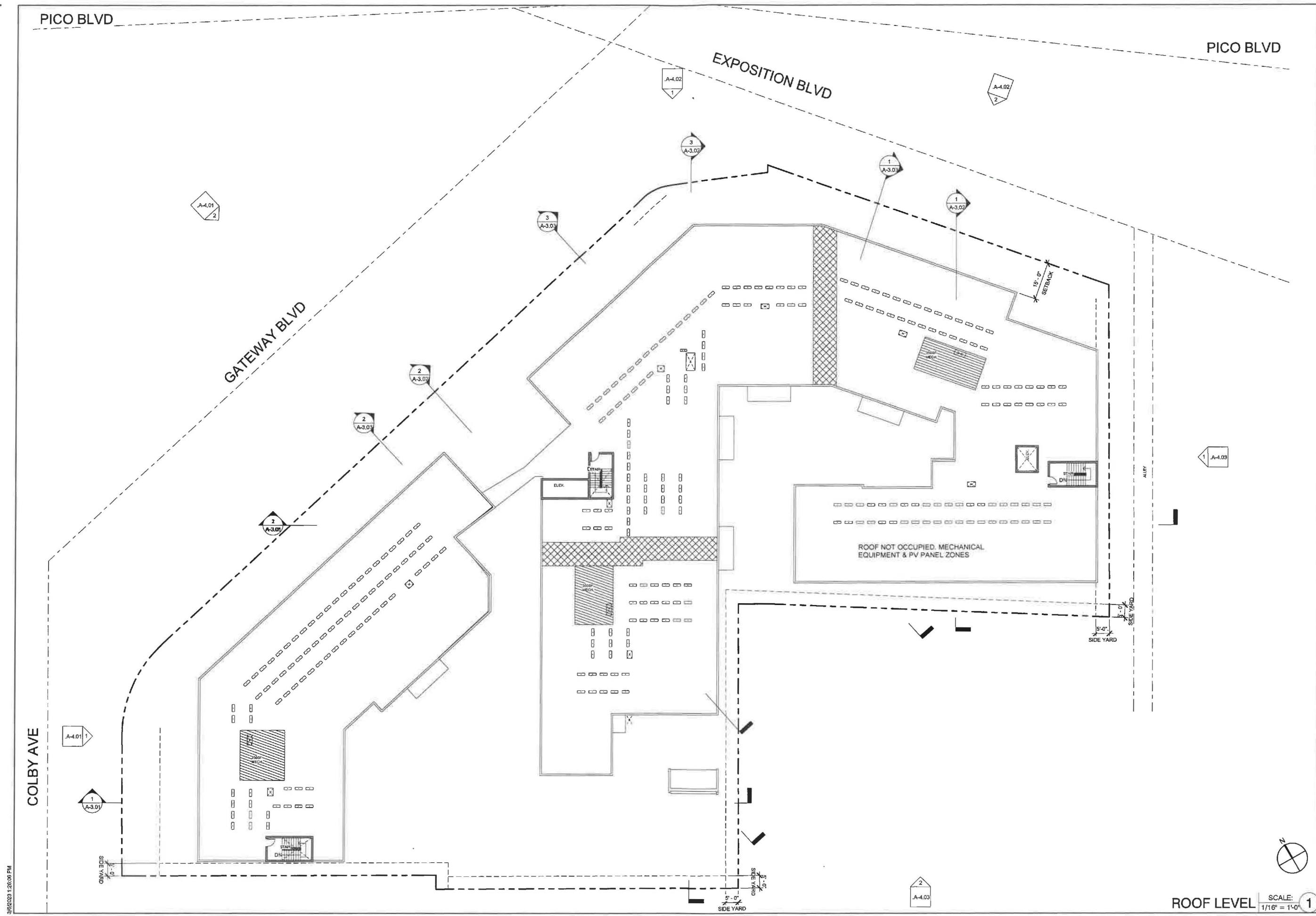
6TH FLOOR PLAN

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

1



9/26/23 7:52:14 AM



3/6/2023 1:26:00 PM

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



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oni

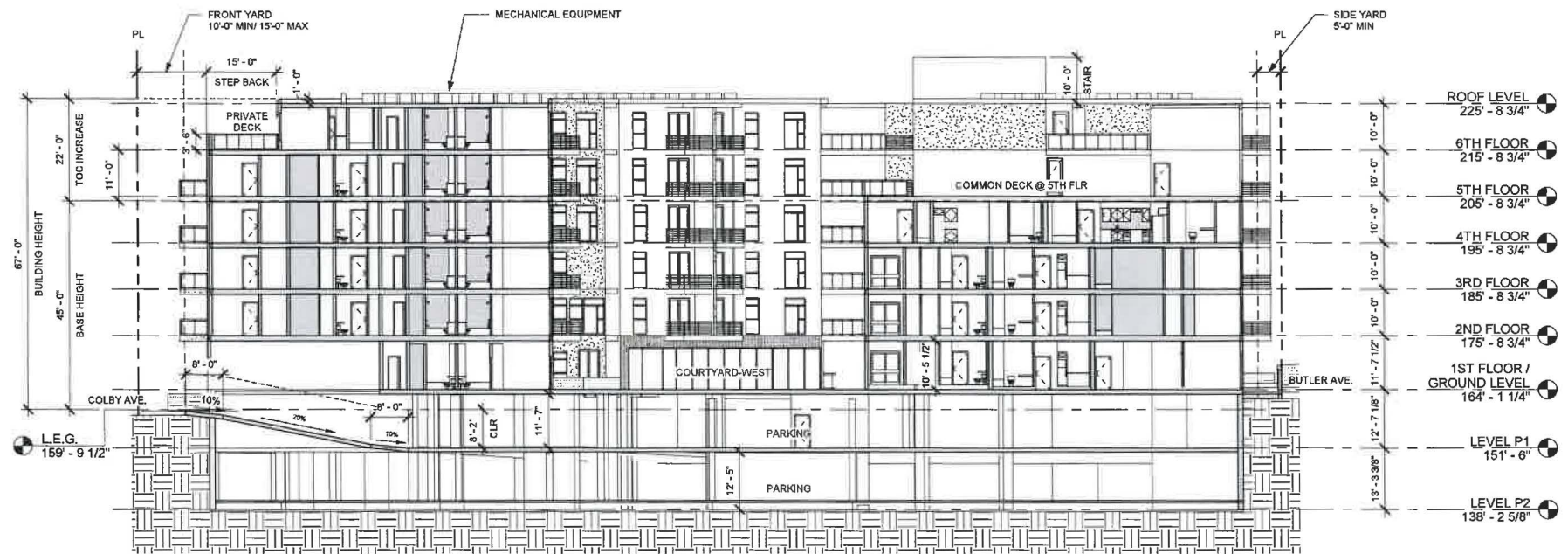
PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

ROOF LEVEL

TOC REFERRAL
11-21-22
TOC SUBMITTAL SET
3-6-23

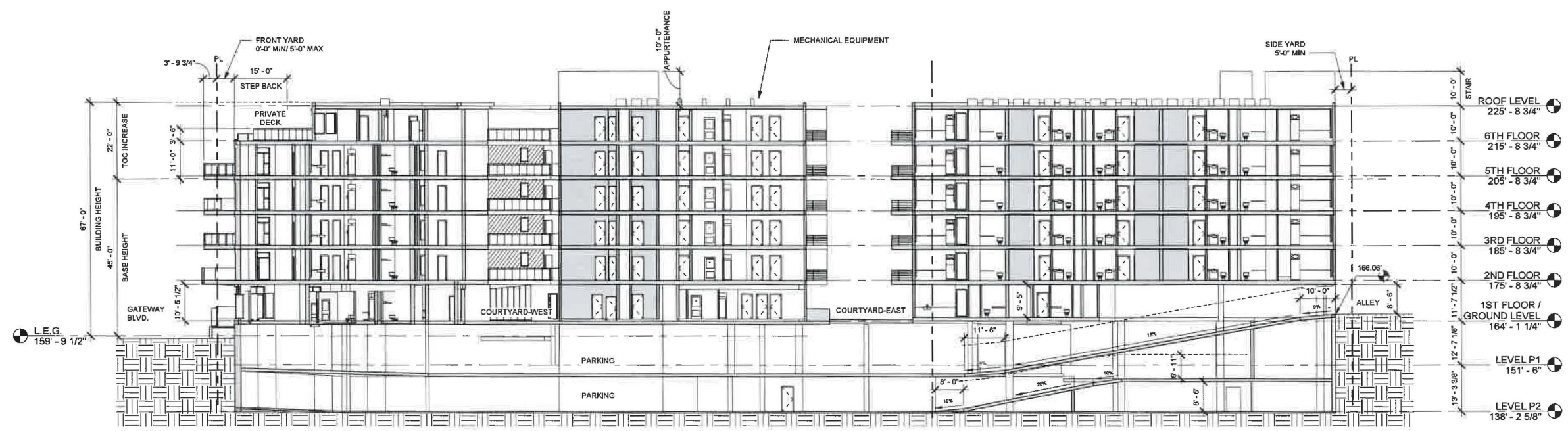
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Scale: 1/16" = 1'-0"
By: MP
Project No: 2214
Page No:

A-2.09



- ROOF LEVEL
225' - 8 3/4"
- 6TH FLOOR
215' - 8 3/4"
- 5TH FLOOR
205' - 8 3/4"
- 4TH FLOOR
195' - 8 3/4"
- 3RD FLOOR
185' - 8 3/4"
- 2ND FLOOR
175' - 8 3/4"
- 1ST FLOOR / GROUND LEVEL
164' - 1 1/4"
- LEVEL P1
151' - 6"
- LEVEL P2
138' - 2 5/8"

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



- ROOF LEVEL
225' - 8 3/4"
- 6TH FLOOR
215' - 8 3/4"
- 5TH FLOOR
205' - 8 3/4"
- 4TH FLOOR
195' - 8 3/4"
- 3RD FLOOR
185' - 8 3/4"
- 2ND FLOOR
175' - 8 3/4"
- 1ST FLOOR / GROUND LEVEL
164' - 1 1/4"
- LEVEL P1
151' - 6"
- LEVEL P2
138' - 2 5/8"

SECTION 2 SCALE: 1/16" = 1'-0" 2



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m.

PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

BUILDING SECTIONS

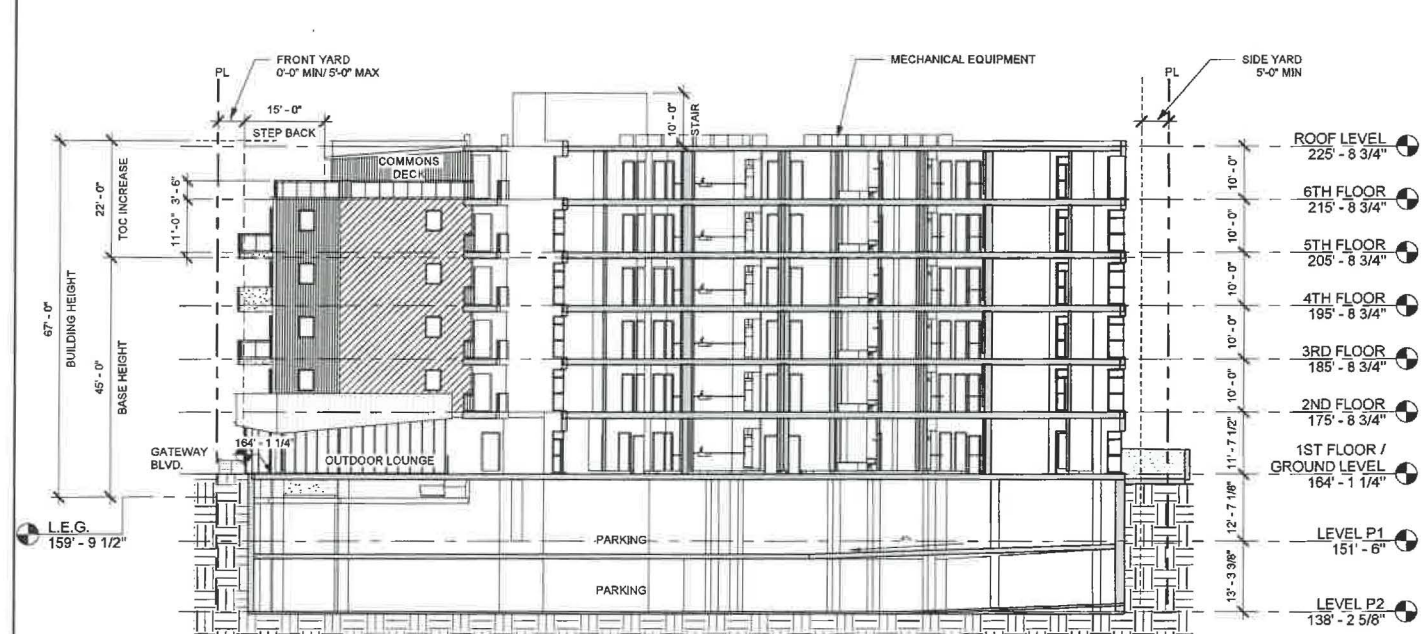
TOC REFERRAL	11-21-22
TOC SUBMITTAL SET	3-6-23

Date: 3/6/23
 Scale: 1/16" = 1'-0"
 By: Author
 Project No: 2214
 Page No: A-3.01

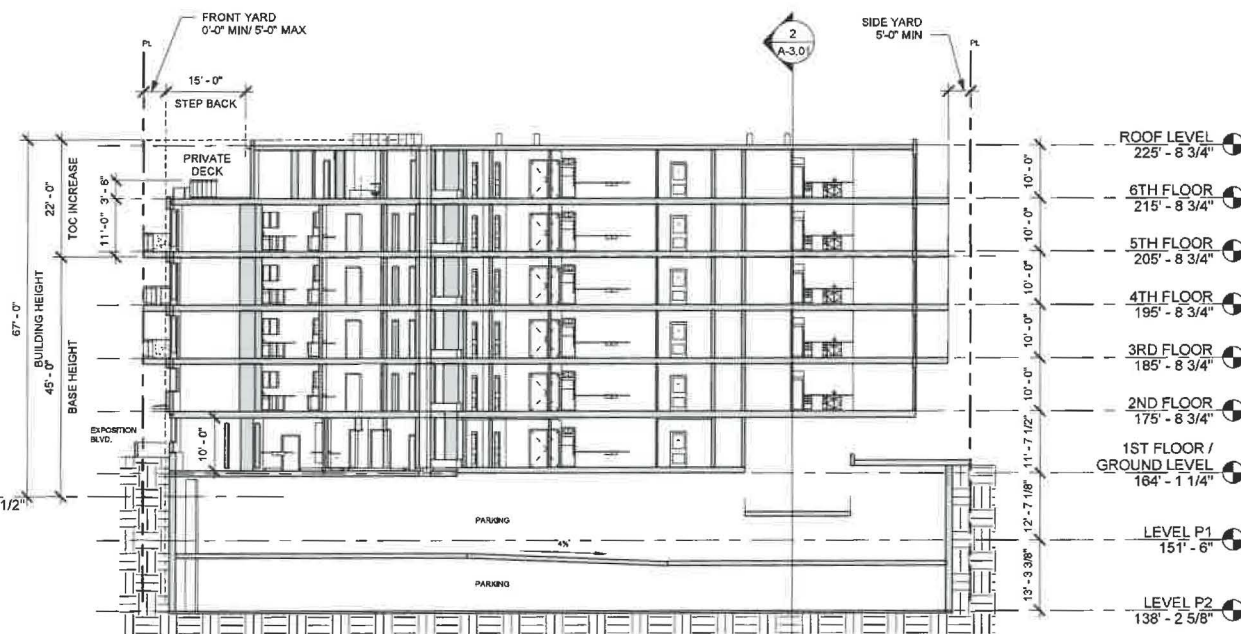
3/6/2023 12:26:10 PM



SECTION 5 SCALE: 1/16" = 1'-0" 3



SECTION 4 SCALE: 1/16" = 1'-0" 2



SECTION 3 SCALE: 1/16" = 1'-0" 1



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PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

BUILDING SECTIONS

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-6-23

Date: 3/6/23

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

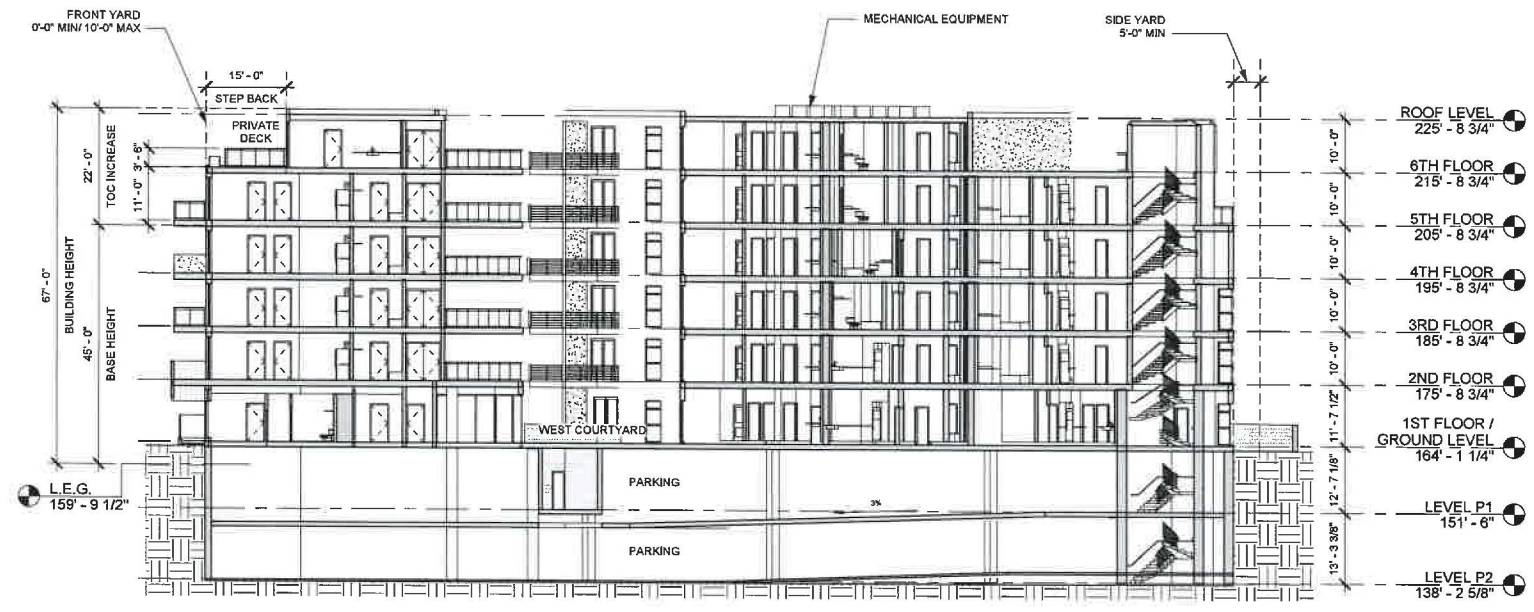
By: Author

Project No:
2214

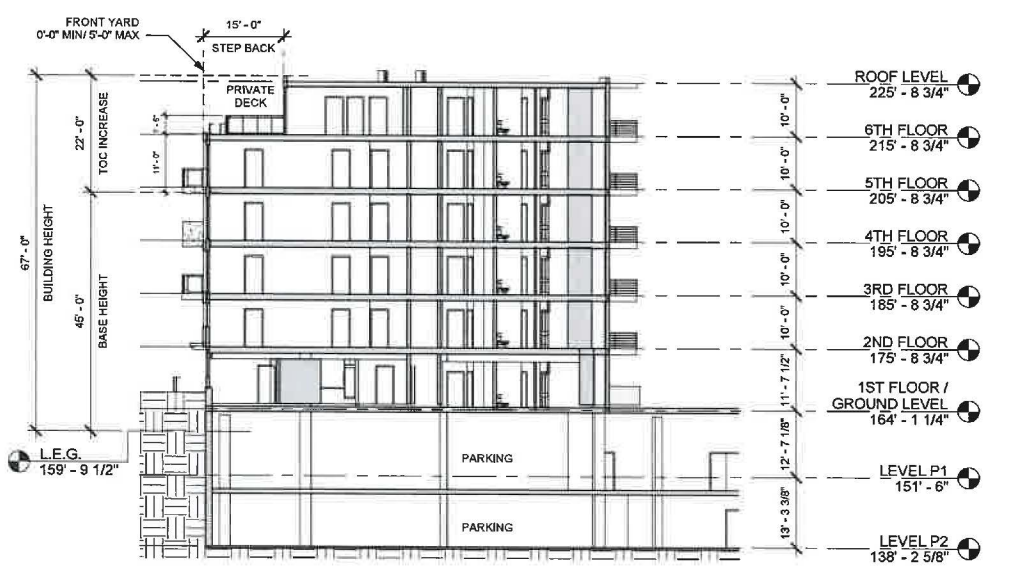
Page No:

A-3.02

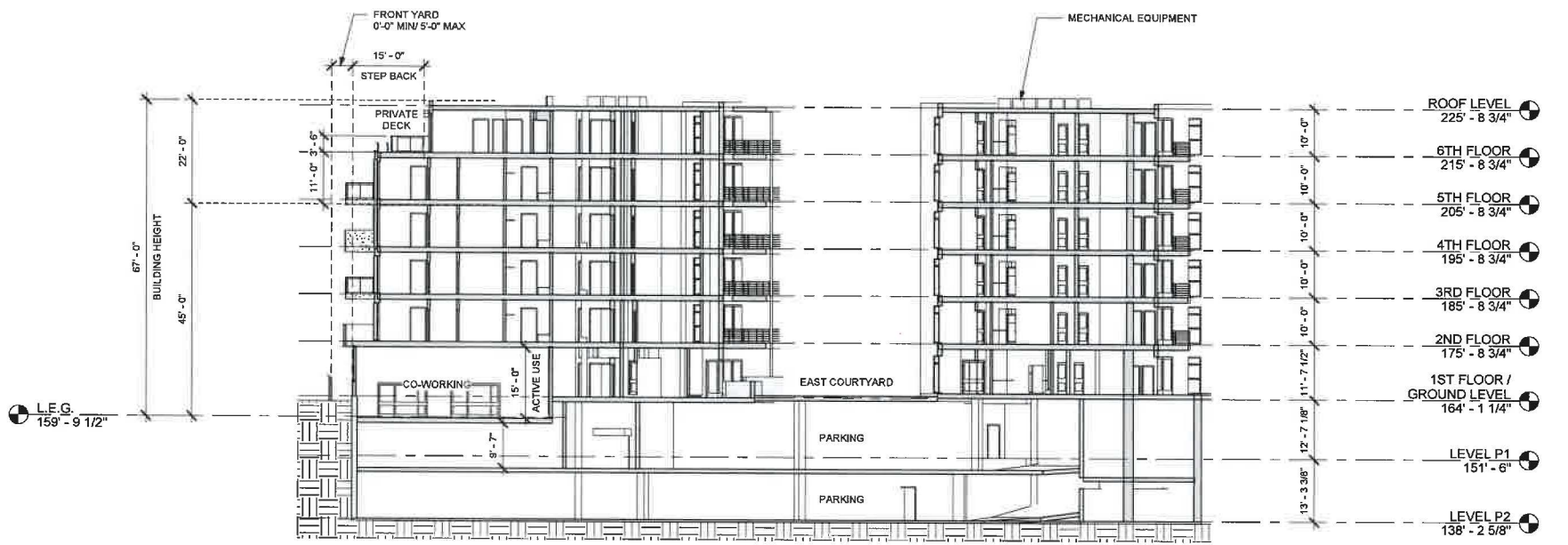
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SECTION 7 SCALE: 1/16" = 1'-0" 2



SECTION 6 SCALE: 1/16" = 1'-0" 1



SECTION 8 SCALE: 1/16" = 1'-0" 3



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PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

BUILDING SECTIONS

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-6-23

Date: 3/6/23

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

By: Author

Project No:

2214

Page No:

A-3.03



STANDING SEAM ZINC METAL PANEL, STAGGERED PATTERN - PIGMENTO BLUE



4" VERTICAL TONGUE & GROOVE ALUMINUM SIDING
4" DIAGONAL LINK & LOCK ALUMINUM SIDING
BLONDE OAK



6" PORCELAIN RAIN SCREEN PANEL
NEBRASKA TEA

SMOOTH TROWEL (STREET ELEVATIONS)
20/30 SAND (NON-STREET ELEVATIONS)
EXTERIOR CEMENT PLASTER - OFF-WHITE

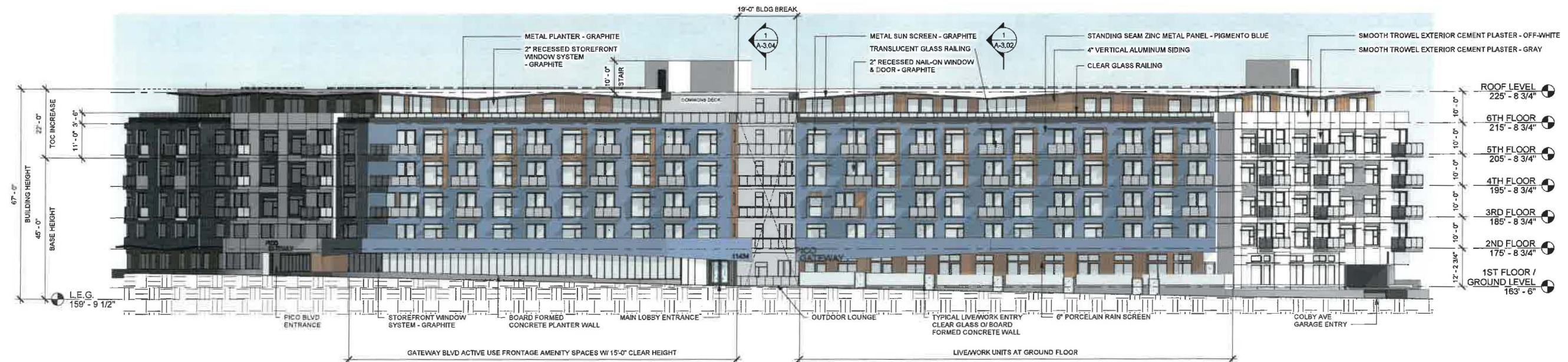


SMOOTH TROWEL (STREET ELEVATIONS)
20/30 SAND (NON-STREET ELEVATIONS)
EXTERIOR CEMENT PLASTER - GREY

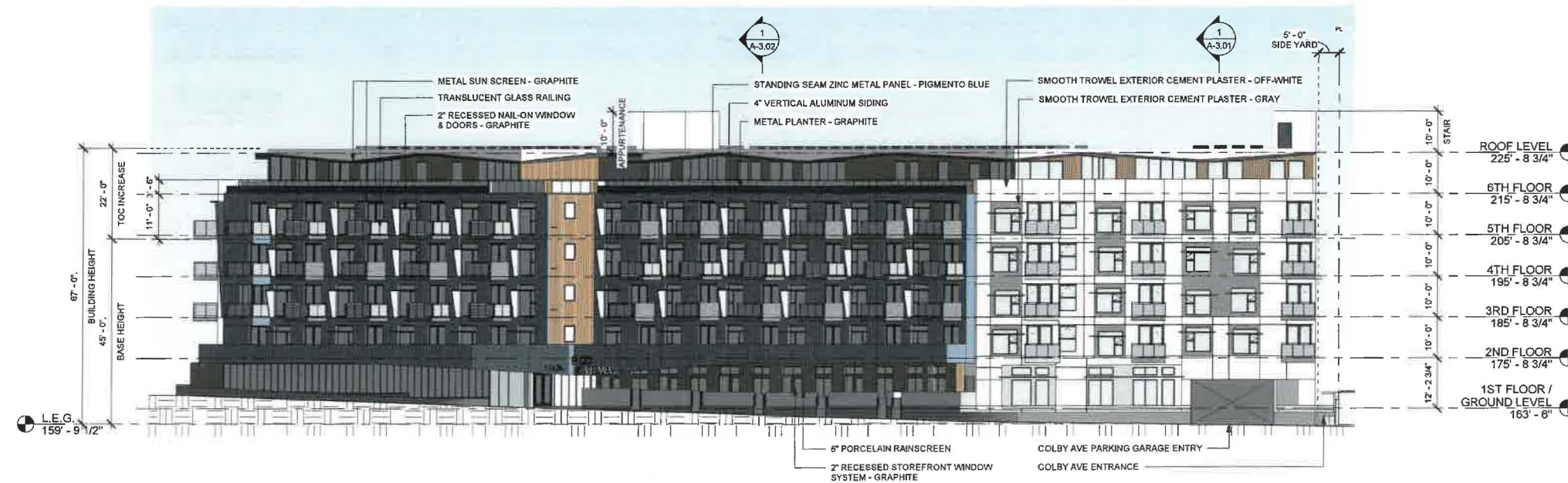


WINDOW FRAMES, METAL RAILINGS, SUNSHADES
GRAPHITE

SHEET NOTES:
1. SEE BUILDING FLOOR PLANS & SECTION SHEETS FOR SETBACK/YARD DIMENSIONS
2. SEE BUILDING FLOOR PLANS & SECTION SHEETS FOR TOC STEP BACK DIMENSIONS AT THE 6TH FLOOR
3. SEE 3/A-3.02 FOR TRANSITION HEIGHT INFORMATION ADJACENT TO THE R1-1 ZONES



GATEWAY BLVD ELEVATION SCALE: 1/16" = 1'-0" 2



COLBY AVE. ELEVATION SCALE: 1/16" = 1'-0" 1



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11434 W. PICO BLVD
LOS ANGELES, CA 90064

EXTERIOR ELEVATIONS

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-9-23

Date: 10/17/22

Scale:
As indicated

By: Author

Project No:
2214

Page No:

A-4.01



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11434 W. PICO BLVD
LOS ANGELES, CA 90064

TRANSPARENCY
CALCULATIONS

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-9-23

Date: 03/02/23

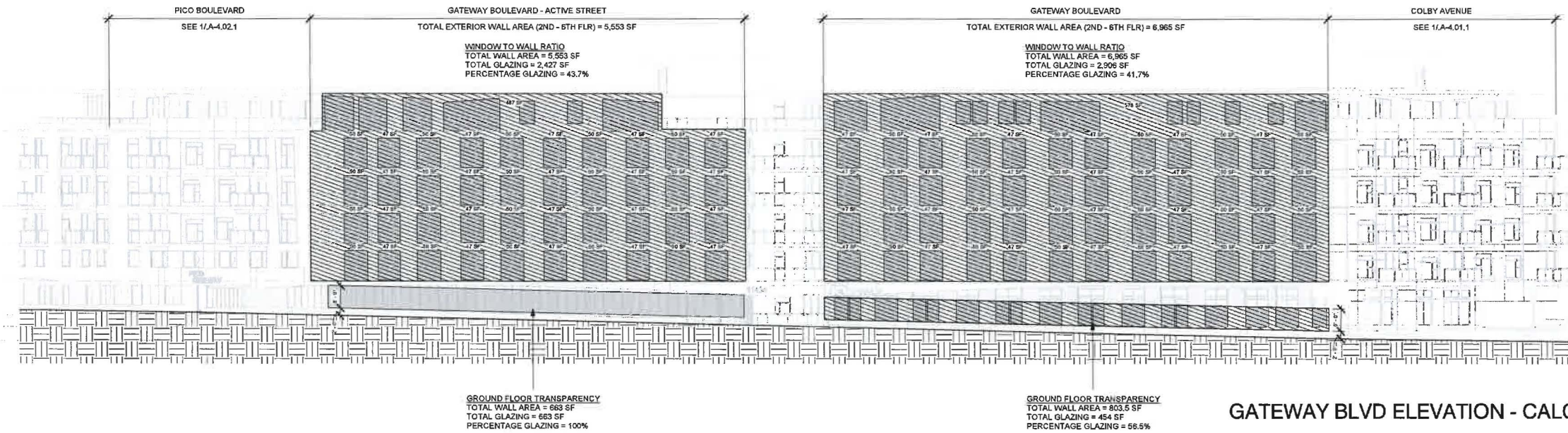
Scale:
1/16" = 1'-0"

By: Author

Project No:
2214

Page No:

A-4.01.1



LEG
1/16" = 1'-0"

LEG
1/16" = 1'-0"



STANDING SEAM ZINC METAL PANEL, STAGGERED PATTERN - PIGMENTO BLUE



4\"/>



6\"/>

SMOOTH TROWEL (STREET ELEVATIONS) 20/30 SAND (NON-STREET ELEVATIONS) EXTERIOR CEMENT PLASTER - OFF-WHITE



SMOOTH TROWEL (STREET ELEVATIONS) 20/30 SAND (NON-STREET ELEVATIONS) EXTERIOR CEMENT PLASTER - GREY



WINDOW FRAMES, METAL RAILINGS, SUNSHADES GRAPHITE

SHEET NOTES:

1. SEE BUILDING FLOOR PLANS & SECTION SHEETS FOR SETBACK/YARD DIMENSIONS
2. SEE BUILDING FLOOR PLANS & SECTION SHEETS FOR TOC STEP BACK DIMENSIONS AT THE 6TH FLOOR
3. SEE 3/A-3.02 FOR TRANSITION HEIGHT INFORMATION ADJACENT TO THE R1-1 ZONES



PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

EXTERIOR ELEVATIONS

TOC REFERRAL	11-21-22
TOC SUBMITTAL SET	3-9-23
Date:	10/17/22
Scale:	As indicated
By:	Author
Project No:	2214
Page No:	A-4.02

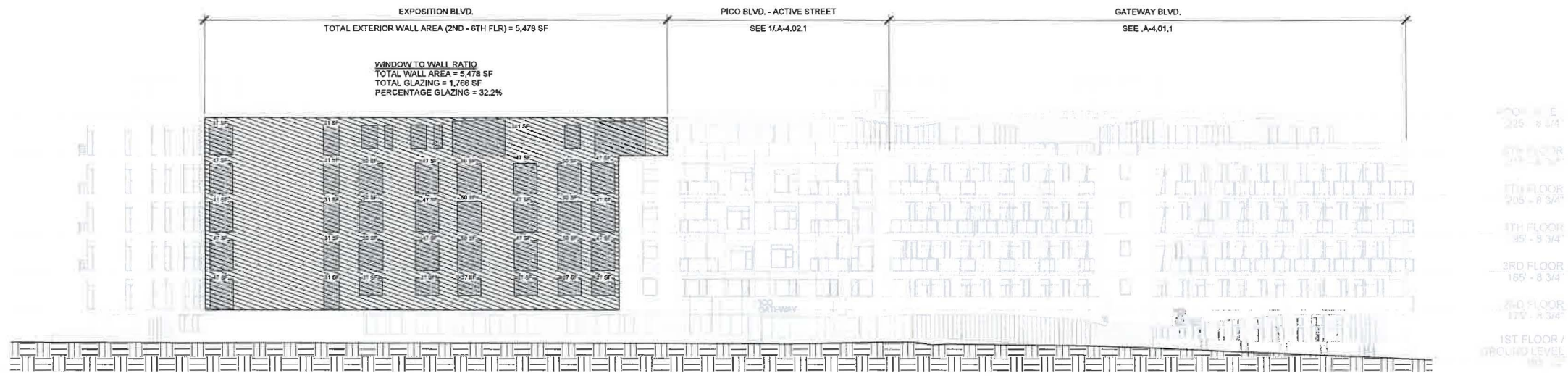
A-4.02



EXPOSITION BLVD ELEVATION SCALE: 1/16" = 1'-0" 2

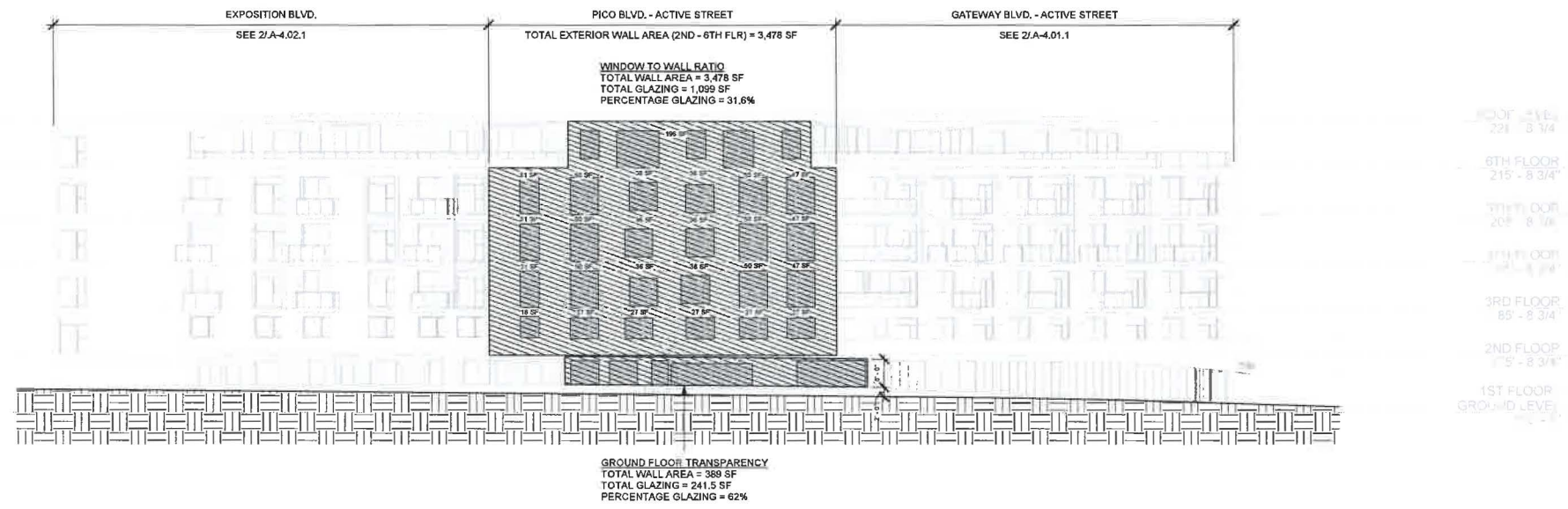


PICO BLVD ELEVATION SCALE: 1/16" = 1'-0" 1



LEG
1/8" = 1'-0"

EXPOSITION BLVD ELEVATION - CALCULATIONS SCALE: 1/16" = 1'-0" 2



PICO BLVD ELEVATION - CALCULATIONS SCALE: 1/16" = 1'-0" 1



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PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

TRANSPARENCY
CALCULATIONS

TOC REFERRAL
11-21-22

TOC SUBMITTAL SET
3-9-23

Date: 03/02/23

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

By: Author

Project No:
2214

Page No:

A-4.02.1

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STANDING SEAM ZINC METAL PANEL
STAGGERED PATTERN
- PIGMENTO BLUE



4" VERTICAL TONGUE & GROOVE ALUMINUM SIDING
4" DIAGONAL LINK & LOCK ALUMINUM SIDING
BLONDE OAK



6" PORCELAIN RAIN SCREEN PANEL
NEBRASKA TEA

SMOOTH TROWEL (STREET ELEVATIONS)
20/30 SAND (NON-STREET ELEVATIONS)
EXTERIOR CEMENT PLASTER - OFF-WHITE



SMOOTH TROWEL (STREET ELEVATIONS)
20/30 SAND (NON-STREET ELEVATIONS)
EXTERIOR CEMENT PLASTER - GREY



WINDOW FRAMES, METAL RAILINGS, SUNSHADES
GRAPHITE

SHEET NOTES:

1. SEE BUILDING FLOOR PLANS & SECTION SHEETS FOR SETBACK/YARD DIMENSIONS
2. SEE BUILDING FLOOR PLANS & SECTION SHEETS FOR TOC STEP BACK DIMENSIONS AT THE 6TH FLOOR
3. SEE 3/A-3.02 FOR TRANSITION HEIGHT INFORMATION ADJACENT TO THE R1-1 ZONES



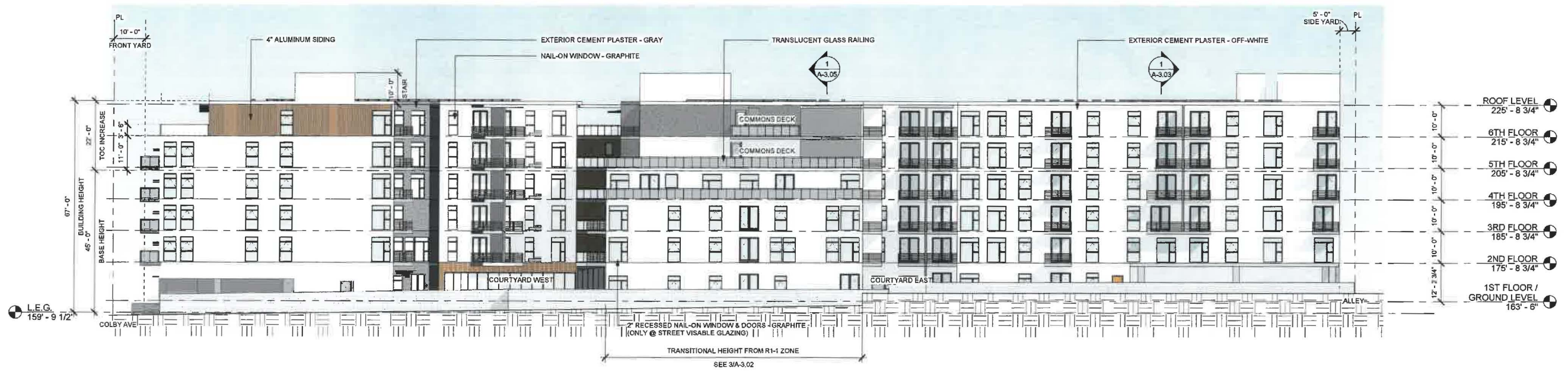
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PICO GATEWAY APTS.
11434 W. PICO BLVD
LOS ANGELES, CA 90064

EXTERIOR ELEVATIONS

TOC REFERRAL	11-21-22
TOC SUBMITTAL SET	3-6-23
Date:	10/17/22
Scale:	As indicated
By:	Author
Project No:	2214
Page No:	A-4.03



SOUTH ELEVATION SCALE: 1/16" = 1'-0" 2



EAST ELEVATION AT ALLEY SCALE: 1/16" = 1'-0" 1

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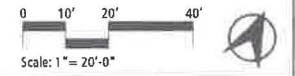


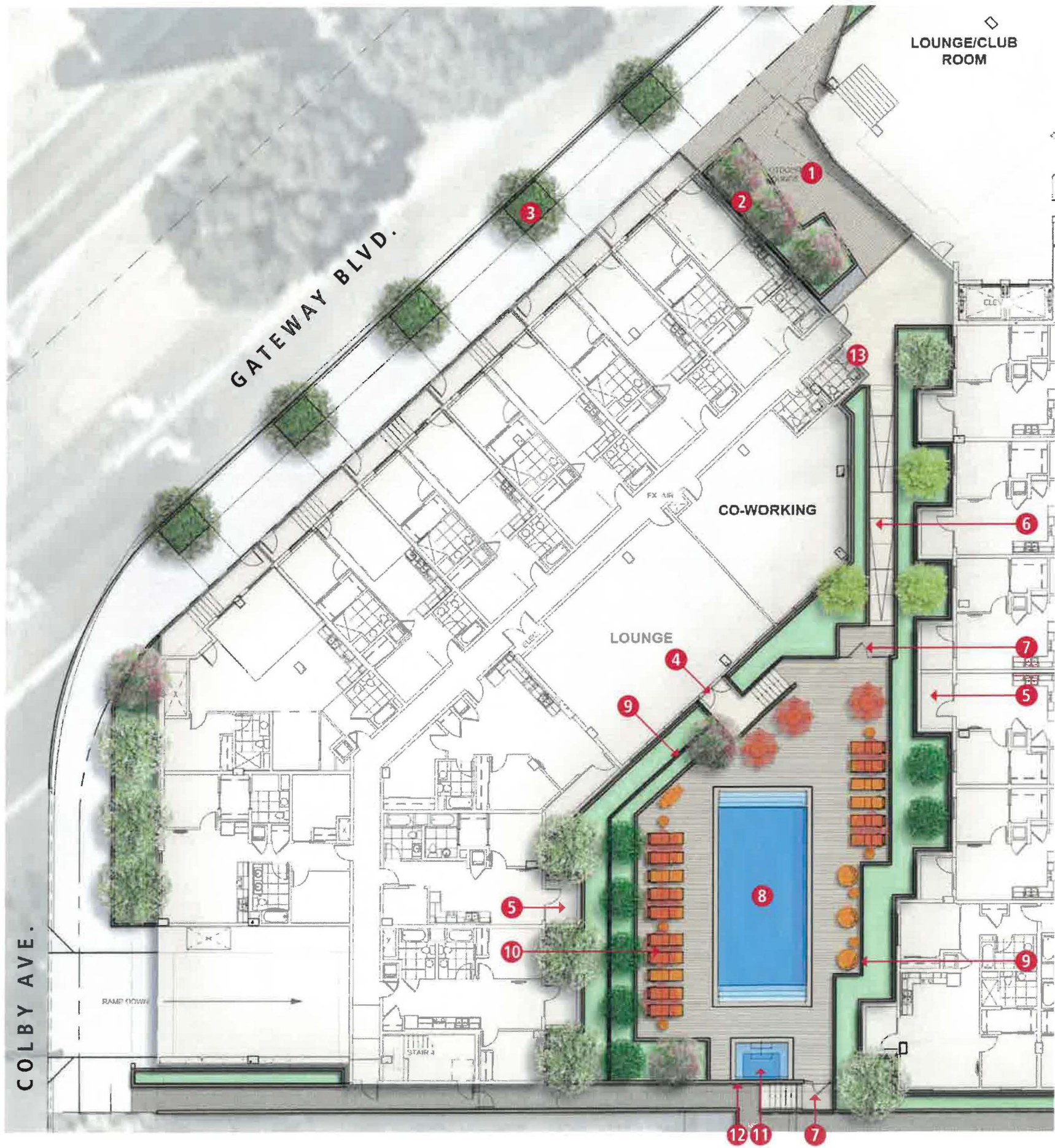
LEGEND

- 1 Main Project Entry
- 2 West Courtyard
- 3 East Courtyard
- 4 Streetscape Improvements

REVISION	NO

Date: 04.19.23
Scale: 1" = 20'-0"
By: C2
Project No: ON-102

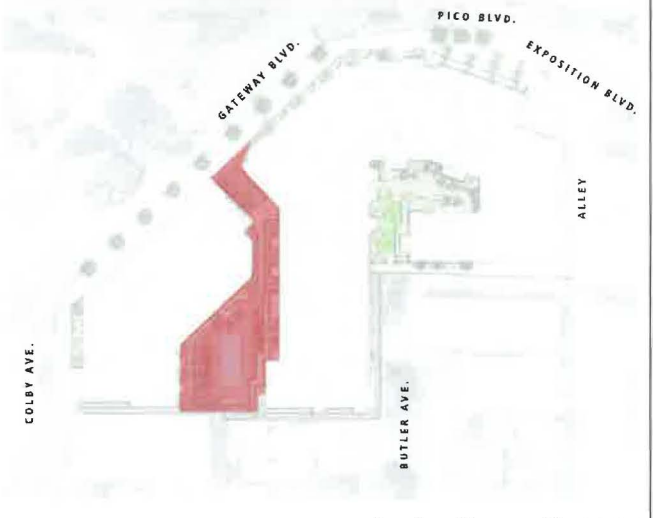




LEGEND

- 1 Project Entry with Enhanced Paving
- 2 Entry Accent Planter and Trees
- 3 Streetscape Improvements with 15' Wide sidewalk and Street Trees with Planters at 30'o.c.
- 4 Secured Pool Area Access from Lounge
- 5 Private Patio
- 6 Pool Area Access Walk
- 7 Pool Enclosure Gate
- 8 Pool- 40' x 17'
- 9 Pool Glass Enclosure Fence
- 10 Chaise Lounges and Umbrellas
- 11 Spa- 10' x 8'
- 12 Spa Backdrop Wall
- 13 Pool Area Restroom

KEYMAP



REVISION	NO

Date: 04.19.23
 Scale: 1" = 10'-0"
 By: C2
 Project No: ON-102
 Page No:



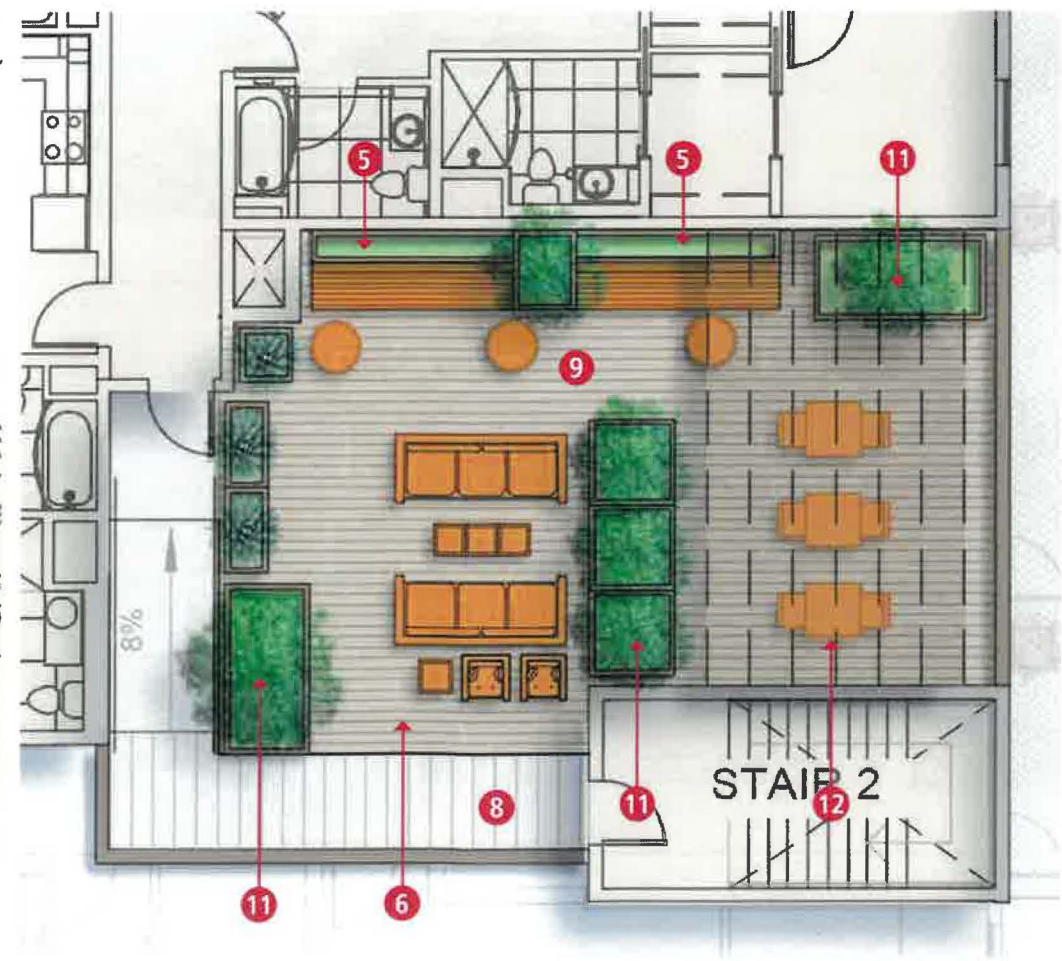
LEVEL 5 - COMMON DECK

LEGEND

- 1 Overhead Trellis within Bldg Envelope
- 2 Bar Counter
- 3 Dining Tables
- 4 BBQ Counter
- 5 Planters with Accent Planting
- 6 Game Table
- 7 Soft Seating with Table
- 8 Clear Path and Building Egress Route
- 9 Decorative Deck Paving
- 10 Artificial Turf with Hammocks
- 11 Small Trees
- 12 Overhead and Work Tables

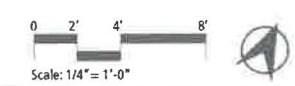
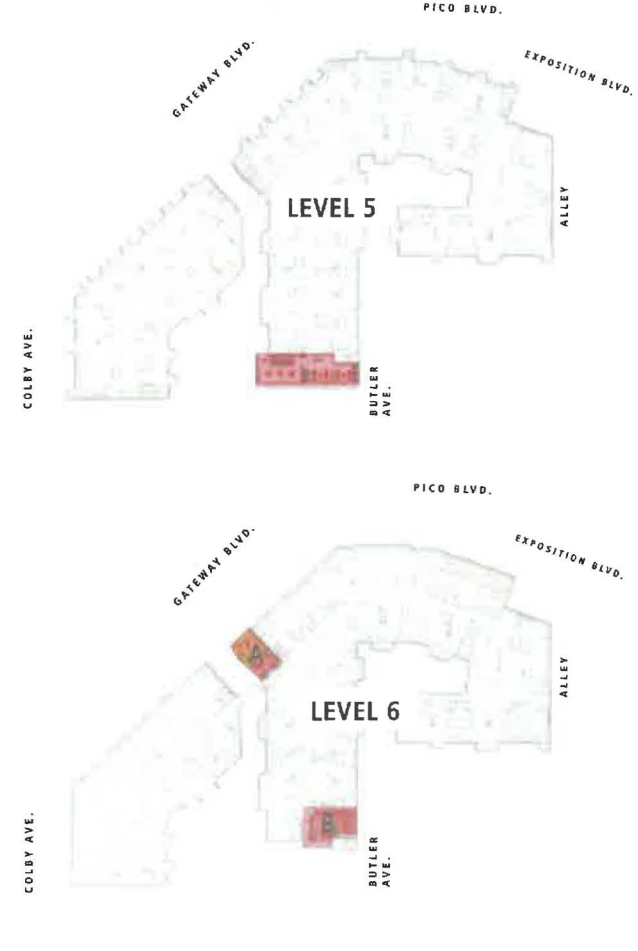


LEVEL 6 (A) - COMMON DECK NORTH



LEVEL 6 (B) - COMMON DECK SOUTH

KEYMAP



C2 Collaborative
 Landscape Architecture
 Urban Design
 Planning
 Habitat Restoration

100 Avenida Miramar
 San Clemente
 California 92672
 Phone 949.366.6624
 Fax 949.366.6625
 www.C2Collaborative.com

omi
 CONSULTANTS

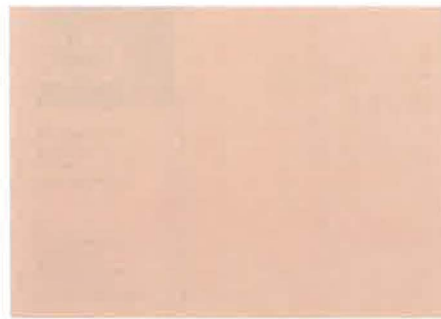
PICO GATEWAY APTS.
 11434 W. PICO BLVD
 LOS ANGELES, CA 90064

LEVEL 5&6 COMMON DECKS

REVISION	NO

Date: 04.19.23
 Scale: 1/4" = 1'-0"
 By: C2
 Project No: ON-102
 Page No:

L-4



Color: Miami Buff

CONCRETE



Arizona Tile-Anthology Color: Gray
Size: 24"x48" Finish: R11
Pattern: Staggered

TILE PAVING



Mirage-Signature, Color: Havana
Size: 12"x48"

ENHANCED PAVER



FieldTurf - Olive Ultra

ARTIFICIAL TURF



Mexican Beach Pebble - Black
Size: 1"-3"

DECORATIVE ROCK



5' high min.
1/2" Tempered Glass w/ Stainless Steel Clamps

GLASS POOL ENCLOSURE

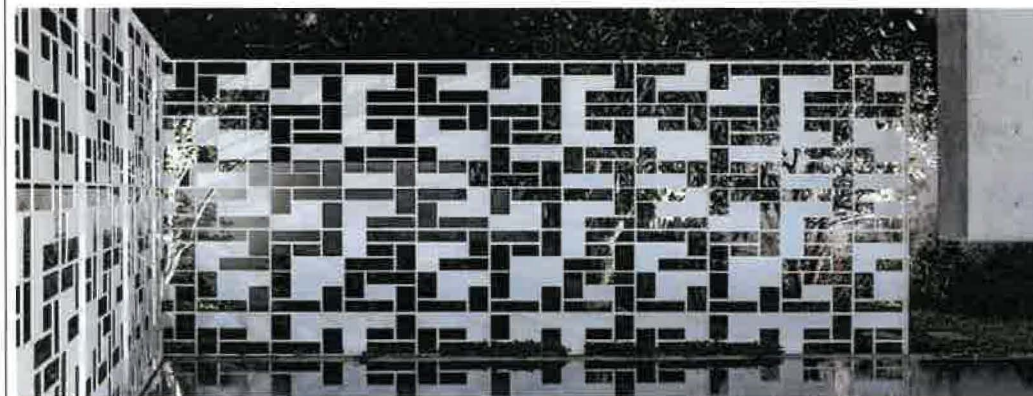


Metal Planter

PLANTER



POOL LOUNGE CHAIR



5' high min.

DECORATIVE SCREEN



Sherwin-Williams
Pure White SW 7005
SW 7005 Pure White



POOL TABLE AND CHAIRS

REVISION	NO

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: May 8, 2023

TO: Subdivision Committee Members

FROM: Department of City Planning, West South

SUBJECT: **Subdivision Filing Notification and Distribution (Tract Map)**

Case Number: VTT-83873
Map Type: Vesting Tentative Map
Map Stamp Date: May 8, 2023
Community Plan: Palms - Mar Vista - Del Rey

Distribution Date: May 8, 2023
Application Filing Date: May 3, 2023
NC: West Los Angeles Sawtelle
Hillside: No

-
- | | |
|---|--|
| <input checked="" type="checkbox"/> Council District: 11 | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit |
| <input checked="" type="checkbox"/> West Los Angeles Sawtelle (NC) | <input checked="" type="checkbox"/> Bureau of Street Lighting |
| <input checked="" type="checkbox"/> Bureau of Engineering | <input checked="" type="checkbox"/> Department of Recreation and Parks |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Grading | <input checked="" type="checkbox"/> Bureau of Sanitation |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Zoning | <input checked="" type="checkbox"/> LAUSD CEQA |
| <input checked="" type="checkbox"/> DWP Real Estate | <input checked="" type="checkbox"/> LAUSD Transportation |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering | <input checked="" type="checkbox"/> County Health Department |
| <input checked="" type="checkbox"/> Urban Forestry Land Development | <input checked="" type="checkbox"/> GIS |
| <input type="checkbox"/> Office of Historic Resources | <input type="checkbox"/> LADOT Dev Review - Valley |
| <input checked="" type="checkbox"/> Los Angeles Housing Department | <input checked="" type="checkbox"/> LADOT Dev Review - Citywide |

Hillside Projects/Haul Route Projects Only

- BSS – Haul Route Investigation and Enforcement
- Animal Regulation

LADOT District Office

- Central (CD 1, 9, 14)
- Hollywood (CD 4, 10, 13)
- Western (CD 5, 11)
- East Valley (CD 3, 5, 6, 12)
- Southern (CD 8, 15)

RECOMMENDATION REPORTS DUE BY: 39 Days

Please send your reports to the following e-mail address: planning.westsouth@lacity.org

Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached parcel map/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

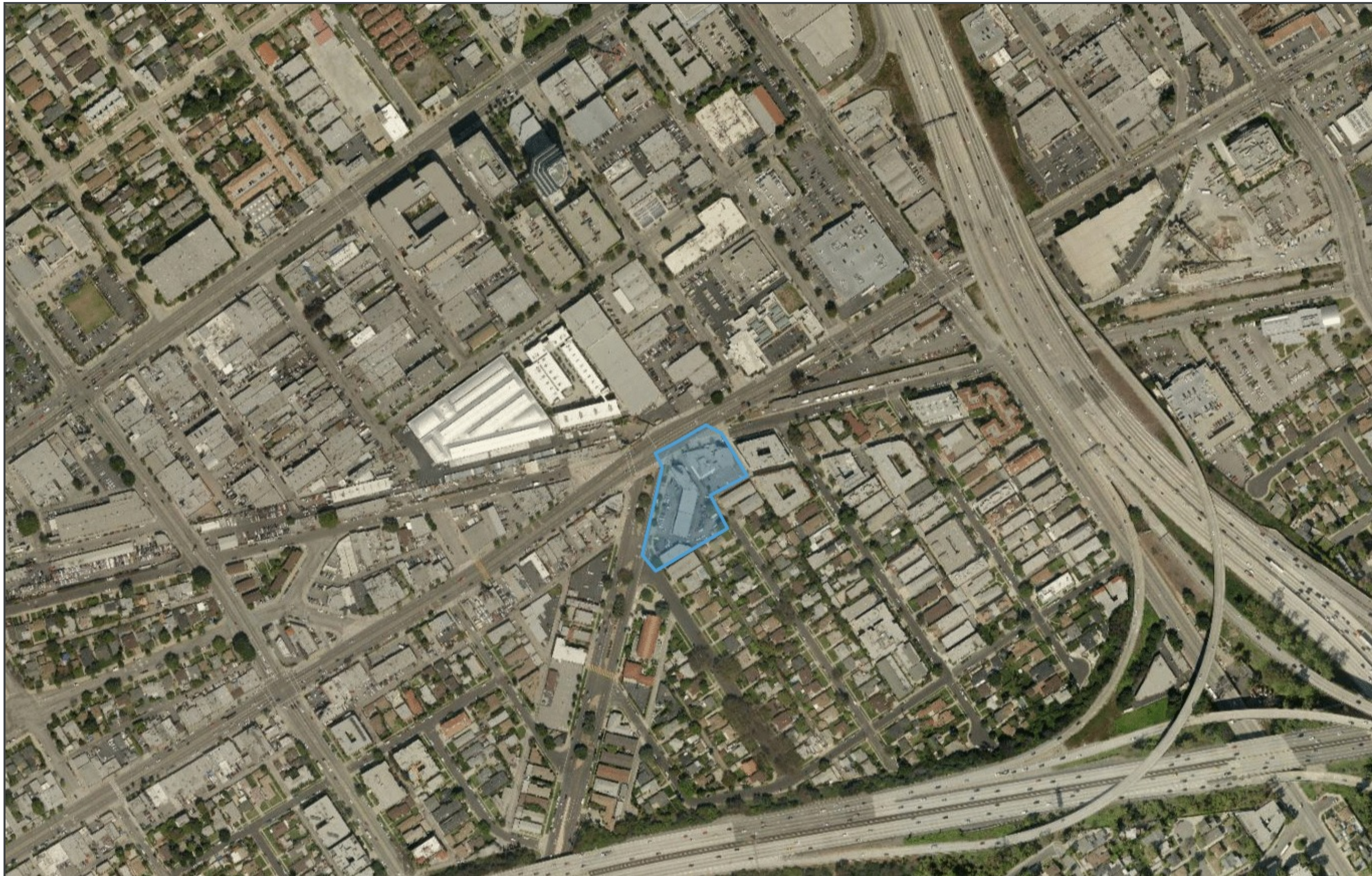
Esther Serrato
Deputy Advisory Agency

**West South PROJECT
PLANNING**
planning.westsouth@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

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

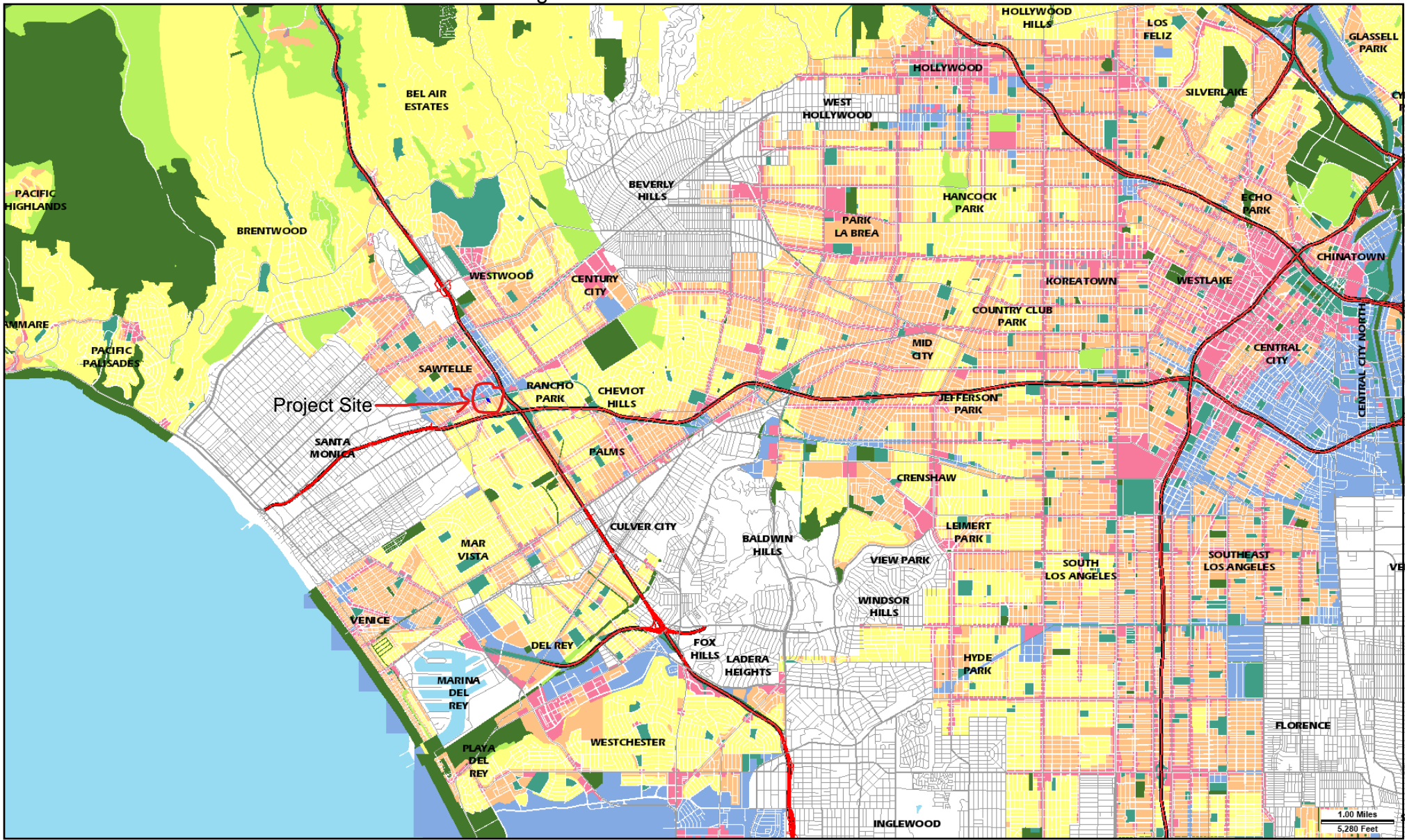
© City of Los Angeles, Department of Recreation and Parks
Printed: 05/09/2023

ZIMAS INTRANET

Generalized Zoning

05/09/2023

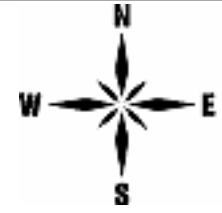
City of Los Angeles
Department of City Planning



Address: 11460 W GATEWAY BLVD
 APN: 4260036043
 PIN #: 123B153 430

Tract: TR 7888
 Block: None
 Lot: FR 86
 Arb: None

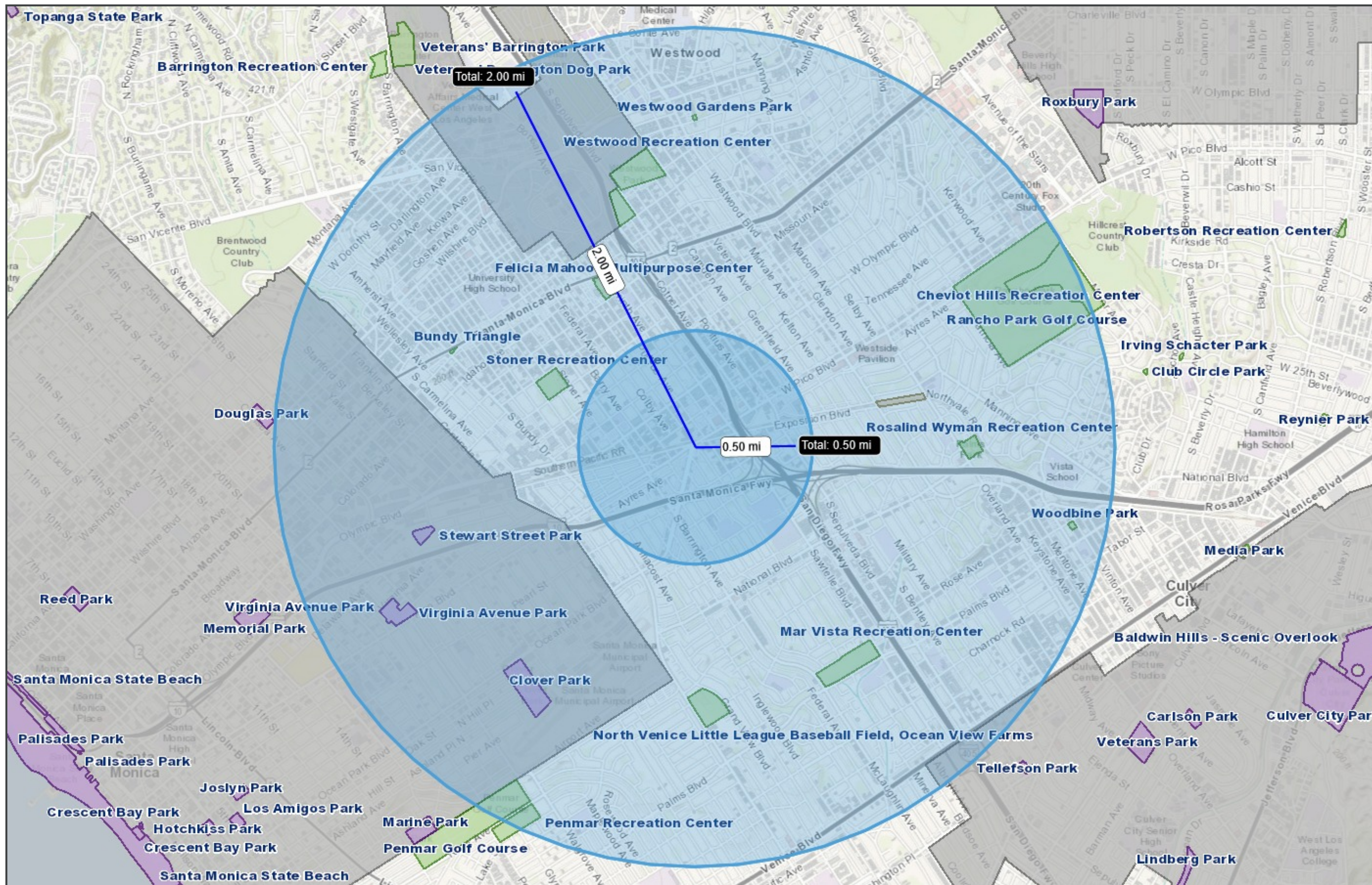
Zoning: C2-1VL
 General Plan: General Commercial





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

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

NOTES



SCALE 1: 36,112

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Printed: 05/09/2023



Park Analysis Report

Scenario Information

Scenario Name:
11460 West Gateway

Description:
11430 West Exposition Boulevard, 11434 West Pico Boulevard, 11460-11488 West Gateway Boulevard, 2426 South Colby Avenue, 2425 South Butler Avenue

Scenario Type:
New Park

Park Class:
Improved

Baseline Dataset*:
All Parks (RAP and Non-RAP)

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



Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	4,283	4,283

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,908	1,908

Residents Served by Age		
Under Age 5:	217	217
Age 5 to 9:	116	116
Age 10 to 14:	142	142
Age 15 to 17:	114	114
Age 18 to 64:	3,302	3,302
Age 65 and Over:	392	392

Households Served by Annual Income		
Under \$25,000:	427	427
\$25,000 to \$34,999:	130	130
\$35,000 to \$49,999:	212	212
\$50,000 to \$74,999:	388	388
\$75,000 and Over:	751	751

Source: Census/ACS 2010