BOARD REPORT

DATE January 21, 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP NO. AA-2020-5375-PMLA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz M. Rudnick
H. Fujita C. Santo Domingo
V. Israel N. Williams

________________________
General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map No. AA-2020-5375-PMLA (Project) to pay in-lieu fees to the City in order fulfill the Project’s requirements under provisions of Los Angeles Municipal Code Section 12.33; and,

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

PARK FEE SUMMARY

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

LAMC Section 17.03 (Advisory Agency) states that “[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...”. The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.
LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision... ".

PROJECT SUMMARY

The proposed Project, located at 6100 North Canoga Avenue in the Warner Center community of the City, proposes a new mixed-use development comprised of 880 units (342 live-work units and 533 apartment units) and 204 hotel guest rooms. The proposed Project also includes retail and amenity spaces, along with 1,451 parking spaces and 369 bicycle spaces. This proposed Project is located within the boundaries Warner Center 2035 (WC2035) Plan.

The proposed Project also includes approximately 143,229 square-feet (SF) of common open space, which includes several courtyards, roof decks, fitness rooms, club and lounge areas, and private patios.

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

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

Warner Center 2035 Plan (WC2035 Plan)

The WC2035 Plan is a specific development plan that was adopted by the City in 2013 (Ordinance No. 182,766). According to the WC2035 Plan, "[t]he purpose of the Warner Center 2035 Plan is to create a vital mixed-use, transit-oriented district for the Plan area and surrounding communities. The WC2035 Plan's strategic provisions are intended to achieve a future state for the Plan area in which Warner Center's city streets are energized with the activity of many uses proximate to each other."

One of the guiding principles of the WC2035 Plan is to "create a network of publicly-accessible open spaces to encourage public gathering and pedestrian activity." In order to achieve the above, the WC2035 Plan includes detailed Publicly Accessible Open Space (PAOS) requirements for projects being developed within the plan area.

A summary of select WC2035 Plan PAOS requirements are below:

Section 6.2.2.1 (Requirements): All Projects shall be required to provide PAOS that: (i) has a minimum square footage equal to fifteen percent (15%) of the net site area (i.e., after dedication) of the entire Project site and (ii) satisfies all of the required standards set forth in subsection 6.2.2.2.
Section 6.2.2.2 (Standards): In order for a proposed PAOS to be counted toward the 15% minimum requirements, all of the following requirements shall be incorporated:

Section 6.2.2.2.1 (Contiguous): PAOS within a project may be adjacent to or interrupted by the public right-of-way, but otherwise shall be contiguous.

Section 6.2.2.2.2 (Internally Integrated): PAOS within a Project shall be integrated into the overall design of such Project.

Section 6.2.2.2.3 (Externally Integrated): PAOS shall be integrated with neighboring buildings or structures and any existing, or approved, PAOS.

Section 6.2.2.2.4 (Accessible to the Public): At minimum, PAOS shall be open to the public from 6 a.m. to 10 p.m. seven days a week.

Section 6.2.2.2.5 (Open to the Sky): At least ninety percent (90%) of each PAOS shall be open to the sky, excluding shade structures and other features/elements that are not calculated as floor area.

Section 6.2.2.2.6 (Landscaped): At least fifty percent (50%) of each PAOS shall be landscaped.

Section 6.2.2.2.7 (Seating): Seating shall be provided at a rate of one seat per every 500 square feet of PAOS provided. Seating may be provided in a variety of traditional (i.e., benches) and non-traditional forms (i.e., planter walls). Seating may be permanent or movable.

Section 6.2.2.4.1 (Additional Requirements): Prior to the issuance of any building permit for a Project, a covenant running with the land shall be recorded against the Project site to ensure that the PAOS area for such Project will be maintained in good condition and made available and accessible to the public.

It should be noted that the provisions of the WC2035 Plan do not supersede the provisions of Los Angeles Municipal Code Section 12.33. All residential projects located in the WC2035 Plan are required to mitigate their park and recreation impacts through the dedication of land, payment of in-lieu Park Fees, or by providing on-site improvements equivalent in value of the in-lieu fees. These mitigation requirements are included as one of the environmental conditions and mitigations specified in the Warner Center 2035 Plan Final EIR (WC2035 Plan Appendix C), which are to be imposed on individual Projects as detailed in the WC2035 Plan.

**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 **December 10, 2020.** The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the proposed Project.

**ADVISORY AGENCY**

The proposed Project filed a tract map application with City Planning on **September 14, 2020.** On October 22, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as **“Upon Receipt.”** The Advisory Agency Filing Notification is attached (Attachment 2).

It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting. After RAP staff received the above notification, staff contacted City Planning staff and advised them that the project had not yet participated in the required Early Consultation meeting and that the Project application should be placed on hold until the required Early Consultation Meeting was completed. RAP staff advised City Planning staff that RAP’s comments for the proposed Project would be provided after the required Early Consultation meeting was held and the Board had an opportunity to consider the project and provide a report to the Advisory Agency.

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

**REQUIRED LAND DEDICATION AND IN-LIEU FEE PAYMENT**

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

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

**Land Dedication**

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

- \[ LD = (DU \times P) \times F \]
LD = Land to be dedicated in acres.

DU = Total number of new market-rate dwelling units.

P = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.

- P = 2.88

F = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.

- F = 0.00251 (2.51 acres of park land per 1,000 residents)

The maximum required land dedication for the Project's proposed 880 units would be:

6.36 Acres = (880 x 2.88) x 0.00251

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the 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.

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

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

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

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 applicant states that the Project is not a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code.

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, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$13,609.00 \times \text{number of new non-exempt dwelling units}$$

The maximum Park Fees payment for the Project’s proposed 880 units would be:

$$11,975,920.00 = 13,609.00 \times 880 \text{ dwelling units}$$

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

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

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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board’s review and approval, RAP staff analyzes each proposed development project, including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 62% 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 proposed Project is located within the Warner Center community of the City and within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area. Currently, the Project site is commercial retail space. It is surrounded by commercial space and parking lots on all sides.

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

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

- Half-mile walking distance of the Project site (EPADSS): 5,449 persons (3,106 persons per square mile)
- Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area (2017 American Community Survey): 6,875 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project is required to provide 57,523 SF of PAOS. The Project proposing to provide a total of 59,104 SF of PAOS.

The Project is also required to provide approximately 94,700 SF of usable common open space in addition to the required to the PAOS, which includes several courtyards, roof decks, fitness rooms, club and lounge areas, and private patios. In total, the Project has provided 143,229 SF of usable common open space.

A conceptual illustration of the Project's proposed PAOS is attached (Attachment 7).

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.
As currently proposed, these recreational amenities would likely not significantly reduce the Project’s impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the Project’s residents.

**Public Park Access**

There are no RAP-owned public park within a half-mile walking distance from the Project site.

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

As previously noted in 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 2,423 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 (2) mile radius of the Project site.

There is (1) park renovation project in development within a two (2) mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Shadow Ranch Park – Ballfield Improvements (PRJ20776) Project

There are two (2) park renovation projects currently in various stages of planning and development within a two (2) mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Canoga Park Senior Citizen Center – Senior Center Renovation Project
- Serrania Avenue Park – Restroom Improvements 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 since the Project has less than 50 parcels and, per the Project applicant, the proposed Project is not a condominium project, stock cooperative or community apartment project, as defined in Sections 4105, 4125, and 4190 of the Civil Code. Therefore, as previously noted in this report, based on Section 66477 (7) of the California Government Code, only the payment of fees may be required.

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 fund capital improvements at existing parks in the Project area.

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

LIST OF ATTACHMENTS

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

<table>
<thead>
<tr>
<th>AREA</th>
<th>1/1.5</th>
<th>2/2.5</th>
<th>3.0+</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING 1</td>
<td>792.14</td>
<td>792.14</td>
<td>792.14</td>
</tr>
<tr>
<td>BUILDING 2</td>
<td>771.28</td>
<td>771.28</td>
<td>771.28</td>
</tr>
<tr>
<td>TOTAL AREA</td>
<td>1,563.42</td>
<td>1,563.42</td>
<td>1,563.42</td>
</tr>
</tbody>
</table>

## Parking Floor Area

<table>
<thead>
<tr>
<th>STRUCTURE/ULT</th>
<th>1/1.5</th>
<th>2/2.5</th>
<th>3.0+</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL STRUCTURE/ULT</td>
<td>295.114</td>
<td>295.114</td>
<td>295.114</td>
</tr>
</tbody>
</table>

## Building 1 - Unit Summary

<table>
<thead>
<tr>
<th>UNIT</th>
<th>LIV. UNITS</th>
<th>SF</th>
<th>LIV. UNITS</th>
<th>SF</th>
<th>LIV. UNITS</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>GND FLR</td>
<td>103</td>
<td>1,373</td>
<td>103</td>
<td>1,373</td>
<td>103</td>
<td>1,373</td>
</tr>
<tr>
<td>TOTAL LIV. UNITS</td>
<td>310</td>
<td>3,570</td>
<td>310</td>
<td>3,570</td>
<td>310</td>
<td>3,570</td>
</tr>
</tbody>
</table>

## Building 1 - Private Open Space

<table>
<thead>
<tr>
<th>UNIT</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>330</td>
</tr>
</tbody>
</table>

## Building 2 - Unit Summary

<table>
<thead>
<tr>
<th>UNIT</th>
<th>LIV. UNITS</th>
<th>SF</th>
<th>LIV. UNITS</th>
<th>SF</th>
<th>LIV. UNITS</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>GND FLR</td>
<td>103</td>
<td>1,373</td>
<td>103</td>
<td>1,373</td>
<td>103</td>
<td>1,373</td>
</tr>
<tr>
<td>TOTAL LIV. UNITS</td>
<td>310</td>
<td>3,570</td>
<td>310</td>
<td>3,570</td>
<td>310</td>
<td>3,570</td>
</tr>
</tbody>
</table>

## Building 2 - Private Open Space

<table>
<thead>
<tr>
<th>UNIT</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>330</td>
</tr>
</tbody>
</table>

## Building 3 - Common Space Summary

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEVEL 3</td>
<td>310.5</td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>310.5</td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>310.5</td>
</tr>
<tr>
<td>TOTAL</td>
<td>931.5</td>
</tr>
</tbody>
</table>

## Building 3 - Parking Summary

<table>
<thead>
<tr>
<th>TYPE</th>
<th>MSG HOURS</th>
<th>MSG PEAK</th>
<th>MSG SUM</th>
<th>CIV/hours</th>
<th>CIV/peak</th>
<th>CIV/sum</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL PARKING</td>
<td>2,772</td>
<td>1,850</td>
<td>2,772</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Building 1 - Parking Summary

<table>
<thead>
<tr>
<th>TYPE</th>
<th>MSG HOURS</th>
<th>MSG PEAK</th>
<th>MSG SUM</th>
<th>CIV/hours</th>
<th>CIV/peak</th>
<th>CIV/sum</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL PARKING</td>
<td>2,772</td>
<td>1,850</td>
<td>2,772</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Building 2 - Parking Summary

<table>
<thead>
<tr>
<th>TYPE</th>
<th>MSG HOURS</th>
<th>MSG PEAK</th>
<th>MSG SUM</th>
<th>CIV/hours</th>
<th>CIV/peak</th>
<th>CIV/sum</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL PARKING</td>
<td>2,772</td>
<td>1,850</td>
<td>2,772</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Building 2 - Parking Spaces

<table>
<thead>
<tr>
<th>TYPE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHORT</td>
<td>1,700</td>
</tr>
<tr>
<td>LONG</td>
<td>700</td>
</tr>
</tbody>
</table>

### Notes
- Refer to landscape drawings for open space summary.
- Non-residential (uro market)
DISTRICT AT WARNER CENTER

KAPLAN COMPANIES
777 POST OAK BOULEVARD
SUITE 650
HOUSTON, TEXAS 77056

WOODLAND HILLS, CA

CONTEXT AND CONNECTIVITY DIAGRAM

G1.2
SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.

2. THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY.

3. FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS.

4. FOR HARDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS.

5. FOR PARKING GARAGE, SEE SEPARATE SUBMITTAL PACKAGE.

6. FOR FIRE LANE DESIGN, SEE CIVIL AND LANDSCAPE DRAWINGS.

7. FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS.

8. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS.

9. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS.

10. BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.

11. SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.

12. SITE WALLS ARE DESIGNED BY OTHERS.

13. DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.

14. SURFACE WATER MUST DRAIN AWAY FROM BUILDING. SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.

GENERAL NOTES

1. SEE SHEETS L.1 - L.6 FOR LANDSCAPE.

2. SEE SHEETS C.1.00- C.5.00 FOR CIVIL.

3. SITE PLAN SHEET 1 OF 3

4. BUILDING FOOTPRINTS SHOWN ON CIVIL SHEETS

5. VITRIFIED CLAY TILES SHOWN ON LANDSCAPE SHEETS

6. MASONRY WALLS SHOWN ON CIVIL SHEETS

7. SITE PLANT SCHEDULE SHOWN ON CIVIL SHEETS

8. SITE SIGNAGE SHOWN ON LANDSCAPE SHEETS

9. SITE FENCING SHOWN ON LANDSCAPE SHEETS
SITE PLAN NOTES
1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY REQUIREMENTS ONLY.
2. THIS SITE PLAN IS FOR REFERENCE ONLY. AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY.
3. FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL.
4. FOR HORIZONTAL & ALL SITE IMPROVEMENTS, SEE LANDSCAPE.
5. FOR ITEMS LISTED IN PARAGRAPH 3, SEE LANDSCAPE DRAWINGS FOR GENERAL GUIDANCE. SEE LANDSCAPE DRAWINGS FOR SPECIFIC REQUIREMENTS.
6. FOR PARKING GARAGE & ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS.
7. FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS.
8. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS.
9. ALL PROPERTY LINES, EASEMENTS, & BUILDINGS EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED IN TECH DOCUMENTATION.
10. BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
11. SITE ADDRESS IS DESIGNATED BY OTHERS AND MUST BE ADHERED TO BY THE CONTRACTOR.
12. DECORATIVE SITE SIGNAGE DESIGNED BY OTHERS.
13. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL & LANDSCAPE PLANS FOR DRAINAGE DESIGN.

GENERAL NOTES
1. SEE SHEETS 1-6 FOR LANDSCAPE.
2. SEE SHEETS C-1001-C-1005 FOR CIVIL.

PAOS and PAP SUMMARY
- SIZE DEDICATED AREA: 384 SF
- SIZE SITE AREA: 383,586 SF
- MINIMUM SIZE LANDSCAPE: 57,523 SF
- REQUIRED PAOS = 15' X 15' MINIMUM COVERED PAO
- REQUIRED MINIMUM SIZE LANDSCAPE: 3,360 SF
- REQUIRED MINIMUM SIZE LANDSCAPE: 3,360 SF

VICINITY MAP

DISTRICT AT WARNER CENTER
KAPLAN COMPANIES
777 POST OAK BOULEVARD
SUITE 650
HOUSTON, TEXAS 77056

WOODLAND HILLS, CA

2020-08-07
19-242
The master plan site area is 8.80 acres and consists of three phases. The plan identifies:

ITE PHASES (ARE AS FOLLOWS):

**PHASE 1**
- SITE PREPARATION
- SITE CLEARANCE
- MASS GRADING TO ESTABLISH SITE LEVELS
- ALL REQUIRED SITE WALLS FOR PHASE 2
- SITE UTILITY INSTALLATION

**TIMEFRAME: 30 MONTHS**
- TO BEGIN 18 MONTHS AFTER COMPLETION OF PHASE 1
- PHASE 1 PROJECT SITE 1: MIXED USE RESIDENTIAL, WORK/LIVE BUILDING
- TOTAL BUILDING AREA - 826,074 SF
- MID-RISE HEIGHT - 82 FEET
- HIGH-RISE HEIGHT - 145 FEET

**PHASE 2**
- SITE PREPARATION
- SITE CLEARANCE
- SITE UPGRADES TO ESTABLISH PHASE 2 SITE LEVELS
- SITE UTILITY INSTALLATION
- SITE 2: CONSTRUCTION OF MIXED USE RESIDENTIAL, WORK/LIVE AND COMMERCIAL BUILDING
- TOTAL BUILDING AREA - 784,084 SF
- MID-RISE HEIGHT - 82 FEET
- HIGH-RISE HEIGHT - 145 FEET

**TIMEFRAME: 30 MONTHS**
- TO BEGIN 18 MONTHS AFTER COMPLETION OF PHASE 1
- PHASE 2 PROJECT SITE 1: MIXED USE RESIDENTIAL, WORK/LIVE BUILDING
- TOTAL BUILDING AREA - 784,084 SF
- MID-RISE HEIGHT - 82 FEET
- HIGH-RISE HEIGHT - 145 FEET

**PHASE 3**
- SITE PREPARATION
- SITE CLEARANCE
- SITE UPGRADES TO ESTABLISH PHASE 3 SITE LEVELS
- SITE UTILITY INSTALLATION
- SITE 3: HOTEL BUILDING WITH SUBTERRANEAN PARKING
- TOTAL BUILDING AREA - 175,872 SF
- HIGH-RISE HEIGHT - 145 FEET

**TIMEFRAME: 32 MONTHS**
- TO BEGIN INDEPENDENTLY OF PHASE 1 AND 2 SCHEDULE
- PHASE 3 PROJECT SITE 3: HOTEL BUILDING WITH SUBTERRANEAN PARKING
- TOTAL BUILDING AREA - 175,872 SF
- HIGH-RISE HEIGHT - 145 FEET

1. COMPLETE ENTIRE HOTEL IN ONE PHASE
2. COMPLETE HOTEL SIDEWALK AND SETBACK FRONTAGE VICTORIA, NEAR PHASE 2 LEVEL
CALIFORNIA BUILDING CODE (2019)
SECTION 202 DEFINITIONS:

AREA, BUILDING - The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Area of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

LEVEL | AREA
--- | ---
LEVEL 8 | 5,559 SF
LEVEL 6-7 | 65,794 SF
LEVEL 5 | 91,760 SF
LEVEL 4 | 90,242 SF
LEVEL 3 | 91,866 SF
LEVEL 2 | 115,077 SF
LEVEL 1 | 124,465 SF
LEVEL 0 | 86,757 SF
TOTAL | 737,714 SF
CALIFORNIA BUILDING CODE (2019)
SECTION 202 DEFINITIONS:

AREA, BUILDING - The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Area of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

LEVEL AREA
LEVEL 8 5,054 SF
LEVEL 6-7 66,938 SF
LEVEL 5 96,883 SF
LEVEL 4 94,682 SF
LEVEL 3 97,837 SF
LEVEL 2 121,325 SF
LEVEL 1 131,401 SF
LEVEL 0 91,131 SF
TOTAL 772,188 SF

LEVEL 0
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
LEVEL 7
LEVEL 8
LEVEL 9

LEVEL 0 1" = 100'-0"
LEVEL 1 1" = 100'-0"
LEVEL 2 1" = 100'-0"
LEVEL 3 1" = 100'-0"
LEVEL 4 1" = 100'-0"
LEVEL 5 1" = 100'-0"
LEVEL 6 1" = 100'-0"
LEVEL 7 1" = 100'-0"
LEVEL 8 1" = 100'-0"
LEVEL 9 1" = 100'-0"

DISTRICT AT WARNER CENTER
KAPLAN COMPANIES
777 POST OAK BOULEVARD
SUITE 850
HOUSTON, TEXAS 77056

BUILDING 2 - BUILDING CODE AREA PLAN
NOTE:
ROOFING MATERIALS WILL PROVIDE A SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 85 FOR A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE ROOF SURFACE AREA.

THE PROJECT WILL COMPLY WITH THE SOLAR REQUIREMENTS OF THE 2019 CALIFORNIA ENERGY STANDARDS.

DISTRICT AT WARNER CENTER
WOODLAND HILLS, CA

KAPLAN COMPANIES
777 POST OAK BOULEVARD
SUITE 850
HOUSTON, TEXAS 77056

10/28/2020 10:17 AM
BUILDING 1 COMPOSITE PLAN

HOSTED BY: TYP.

DOMESTIC MECHANICAL EQUIPMENT
CONCEALED FROM EXTERIOR VIEW BY
PERIMETER PARAPET WALLS (TYP.)

DISTRICT AT WARNER CENTER

WOODLAND HILLS, CA

NOTE:
ROOFING MATERIALS WILL PROVIDE A SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 0.8 FOR A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE ROOF SURFACE AREA.

THE PROJECT WILL COMPLY WITH THE SOLAR REQUIREMENTS OF THE 2019 CALIFORNIA ENERGY STANDARDS.
NOTE:

ROOFING MATERIALS WILL PROVIDE A SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 85 FOR A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE ROOF SURFACE AREA.

THE PROJECT WILL COMPLY WITH THE SOLAR REQUIREMENTS OF THE 2019 CALIFORNIA ENERGY STANDARDS.

LEVEL 6

LEVEL 5

BUILDING 2 COMPOSITE PLANS
NOTE: ROOFING MATERIALS WILL PROVIDE A SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 85 FOR A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE ROOF SURFACE AREA.

THE PROJECT WILL COMPLY WITH THE SOLAR REQUIREMENTS OF THE 2019 CALIFORNIA ENERGY STANDARDS.
NOTE: ROOFING MATERIALS WILL PROVIDE A SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 08 FOR A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE ROOF SURFACE AREA.

THE PROJECT WILL COMPLY WITH THE SOLAR REQUIREMENTS OF THE 2019 CALIFORNIA ENERGY STANDARDS.
DISTRICT AT WARNER CENTER
KAPLAN COMPANIES
777 POST OAK BOULEVARD
SUITE 850
WOODLAND HILLS, CA
SUITE 850
HOUSTON, TEXAS 77056

MATERIAL / COLOR LEGEND

1. GLASS RAILING - CLEAR GLASS
2. VINYL WINDOWS - MEDIUM BRONZE
3. SAND FINISH STUCCO - SW 6904 GUSTO GOLD
4. METAL SUNSHADES - SW 6258 TRICORM BLACK
5. SAND FINISH STUCCO - SW 6221 MOODY BLUE
6. SAND FINISH STUCCO - SW 7648 BIG CHILL
7. SAND FINISH STUCCO - SW 7564 POLAR BEAR
8. SAND FINISH STUCCO - SW 6904 GUSTO GOLD
9. SAND FINISH STUCCO - SW 6221 MOODY BLUE
10. METAL RAILING - SW 6258 TRICORM BLACK
11. ALUMINUM STOREFRONT - SW 6258 TRICORM BLACK
12. THE SIGNAGE SHOWN IS CONCEPTUAL AND THERE WILL BE A
MASTER SIGN PROGRAM SUBMITTED SEPARATELY.

KEY MAP

NORTH
SOUTH ELEVATION - PARTIAL 3
SOUTH ELEVATION 3
CONCEPTUAL SOUTH BUILDING 1 ELEVATION
A2.13
**MATERIAL / COLOR LEGEND**

1. GLASS RAILING - CLEAR GLASS
2. VINYL WINDOWS - MEDIUM BRONZE
3. SAND FINISH STUCCO - SW 6904 GUSTO GOLD
4. METAL SUN SHADE - SW 6258 TRICORM BLACK
5. SAND FINISH STUCCO - ON TBM ALABASTER
6. SAND FINISH STUCCO - ON TBM BLUE HILL
7. PORCELAIN TILE - OAK TRAIL, AT 30M
8. SAND FINISH STUCCO - ON TBM GORG GREY
9. SAND FINISH STUCCO - ON METRO BLUE
10. METAL RAILING - SW 6258 TRICORM BLACK
11. SAND FINISH STUCCO - ON TBM POLE DEER
12. SAND FINISH STUCCO - SW 7008 ALABASTER
13. SAND FINISH STUCCO - SW 2939 BLUE HILL
14. SAND FINISH STUCCO - SW 9554 GOING GREY
15. SAND FINISH STUCCO - SW 6221 MOODY BLUE
16. SAND FINISH STUCCO - SW 7648 BIG CHILL
17. SAND FINISH STUCCO - SW 7564 POLAR BEAR
18. PAINTED STEEL TRELLIS WITH PERFORATED PANELS - FRAME - SW 9685 AFTER THE STORM; PANEL - SW 6904 GUSTO GOLD
19. METAL RAILING - SW 6258 TRICORM BLACK
20. ALUMINUM STOREFRONT - SW 6258 TRICORM BLACK

**THE SIGNAGE SHOWN IS CONCEPTUAL AND THERE WILL BE A MASTER SIGN PROGRAM SUBMITTED SEPARATELY.**

**EAST ELEVATION 4**

**KEY MAP**

**DISTRICT AT WARNER CENTER**

KAPLAN COMPANIES
777 POST OAK BOULEVARD
SUITE 850
HOUSTON, TEXAS 77056

WOODLAND HILLS, CA
Site Plan

General Notes:
1. All dimensions and site conditions are subject to verification.
2. The proposed development is subject to the approval of the client and governmental agencies.
3. The site plan is for reference only, as an architectural plan for general layout and identification purposes only.
4. For lot line dimensions and horizontal control, see civil drawings.
5. For all property lines and easements, see civil.
6. See civil and landscape for all site improvements.
7. Site and building signage is designed by others and installed by the general contractor.
8. Decorative site lighting is designed by others.

Key Notes:
- Primary landscaping: See landscape.
- Secondary use landscaping: See landscape.
- Pedestrian-oriented amenities: See landscape.
- Water feature: See landscape.
- Gated parking.
- Renewable energy.
- Short-term rate.

District at Warner Center
Woodland Hills, CA
# Prelim Hotel Building & Parking Summary

<table>
<thead>
<tr>
<th>Hotel Floor</th>
<th>Hotel Used</th>
<th>Building Area</th>
<th>Open Space</th>
<th>Keys</th>
<th>Parking Required</th>
<th>EV Provided</th>
<th>Bicycles Provided</th>
<th>Valet Parking Provided</th>
<th>Parking Factor</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEVEL 12</td>
<td>Guest Rooms</td>
<td>11,331</td>
<td>King</td>
<td>12</td>
<td>4</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>View Deck</td>
<td></td>
<td>708</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 11</td>
<td>Guest Rooms</td>
<td>15,793</td>
<td>Queen</td>
<td>12</td>
<td>4</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 10</td>
<td>Guest Rooms</td>
<td>15,793</td>
<td>Suite</td>
<td>12</td>
<td>4</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 9</td>
<td>Guest Rooms</td>
<td>15,793</td>
<td>Key</td>
<td>12</td>
<td>4</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 8</td>
<td>Guest Rooms</td>
<td>15,793</td>
<td>Key</td>
<td>12</td>
<td>4</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 7</td>
<td>Guest Rooms</td>
<td>15,793</td>
<td>Key</td>
<td>12</td>
<td>4</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 6</td>
<td>Guest Rooms</td>
<td>15,793</td>
<td>Key</td>
<td>12</td>
<td>4</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 5</td>
<td>Guest Rooms</td>
<td>15,793</td>
<td>Key</td>
<td>12</td>
<td>4</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 4</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Lounge</td>
<td>1,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 3</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Bar</td>
<td>700</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Tennis Court</td>
<td>400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>Hotel Arrival, Lobby, Bar, Breakfast, 8,040</td>
<td></td>
<td>Breakfast</td>
<td>1,400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Meeting</td>
<td>2,400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Media Room</td>
<td>470</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Library</td>
<td>200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parking</td>
<td>500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Restrooms</td>
<td>520</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Kitchen</td>
<td>1,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Housekeeping</td>
<td>500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Employee Room</td>
<td>1,040</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Lounge</td>
<td>1,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Bar</td>
<td>700</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Tennis Court</td>
<td>400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Breakfast</td>
<td>1,400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Meeting</td>
<td>2,400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Media Room</td>
<td>470</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Library</td>
<td>200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Parking</td>
<td>500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Restrooms</td>
<td>520</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Kitchen</td>
<td>1,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Housekeeping</td>
<td>500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>Public Spaces, 8,040</td>
<td></td>
<td>Employee Room</td>
<td>1,040</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Building Area**: 160,341

**Total Open Space**: 5,940

**Total Keys**: 96, 64, 46, 204

**Total Key Percentage**: 47%, 31%, 22%, 100%

**Parking Required**: 10 spaces; at 1 per key

**Parking Required**: 20 spaces; at 11/2 per key

**Parking Required**: 40 spaces; at 3 per key

**Total Parking Required**: 96 spaces

**Parking Factor**: 0.68

**Parking Spaces**: 20% of the total number of parking spaces provided

**Bicycle Short Term**: 1 per 10 guest rooms

**Bicycle Long Term**: 1 per 10 guest rooms

**Notes**: Building area on level 1 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 2 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 3 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 4 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 5 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 6 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 7 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 8 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 9 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 10 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 11 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: Building area on level 12 includes driveable covered area and the east entrance and patio area under the architecture projection.

**Notes**: When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and including one-half may be disregarded, and any fraction over one-half shall be construed as requiring one bicycle parking space.

---

**District at Warner Center**

**Kaplan Companies**

**Suite 850**

**Houston, Texas 77056**

---

**Hotel Summary**

**Architectural Design Relationships**

**2020-08-07**

**A-5.2**

---

**Kaplan Companies**

**777 Post Oak Boulevard**

**Suite 850**

**Houston, Texas 77056**
CALIFORNIA BUILDING CODE (2019) SECTION 202 DEFINITIONS:

AREA, BUILDING - The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>209,987 SF</td>
</tr>
<tr>
<td>02</td>
<td>21,093 SF</td>
</tr>
<tr>
<td>03</td>
<td>21,159 SF</td>
</tr>
<tr>
<td>04</td>
<td>16,610 SF</td>
</tr>
<tr>
<td>05</td>
<td>14,714 SF</td>
</tr>
<tr>
<td>06</td>
<td>14,714 SF</td>
</tr>
<tr>
<td>07</td>
<td>14,714 SF</td>
</tr>
<tr>
<td>08</td>
<td>14,714 SF</td>
</tr>
<tr>
<td>09</td>
<td>14,714 SF</td>
</tr>
<tr>
<td>10</td>
<td>14,714 SF</td>
</tr>
<tr>
<td>11</td>
<td>14,714 SF</td>
</tr>
<tr>
<td>12</td>
<td>14,714 SF</td>
</tr>
<tr>
<td>13</td>
<td>14,714 SF</td>
</tr>
<tr>
<td>14</td>
<td>14,714 SF</td>
</tr>
</tbody>
</table>

Total area: 209,987 SF
ROOF PLAN

ROOF NOTES

1. Roof mounted mechanical equipment shown are preliminary and for information only. Size, location, and quantity are to be designed by a mechanical engineer.

2. Curbs and flashings for roof mounted mechanical equipment to be installed per manufacturer's recommendations.

3. Support for all roof mounted mechanical equipment to be designed by a structural engineer.

4. Roofer responsible for roof slope at 1/4" per foot minimum to roof drain.

5. Installation of roofings shall be in accordance with manufacturer's specifications.

6. Roofing materials shall provide a solar reflectance index equal to or greater than 0.80 within a minimum of seventy-five percent (75%) of the roof surface area.

7. The project will comply with the solar requirements of the 2019 California Energy Standards.

SCALE: 1/16" = 1'-0"
<table>
<thead>
<tr>
<th>Botanical / Common Name</th>
<th>Size</th>
<th>Muscols</th>
<th>CA Native</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACACIA BAILEYANA</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td>CA Native</td>
<td>10</td>
</tr>
<tr>
<td><strong>PURPLE-LEAF ACACIA</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td>CA Native</td>
<td>5</td>
</tr>
<tr>
<td><strong>COEUS REDGUM</strong></td>
<td>24&quot;OX</td>
<td>MODERATE</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td><strong>ARBUTUS HIRONDIFOLIA</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td>CA Native</td>
<td>6</td>
</tr>
<tr>
<td><strong>PARINA HYBRID STRAWBERRY TREE</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td>CA Native</td>
<td>5</td>
</tr>
<tr>
<td><strong>CEREZ OCCIDENTALIS</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td></td>
<td>6</td>
</tr>
<tr>
<td><strong>CUTTINUS COOOGYRIRA</strong></td>
<td>24 BOX</td>
<td>LOW</td>
<td></td>
<td>26</td>
</tr>
<tr>
<td><strong>ROYAL PURPLE SHORE TREE</strong></td>
<td>24 BOX</td>
<td>LOW</td>
<td></td>
<td>8</td>
</tr>
<tr>
<td><strong>Laurier X SARATOGA SABATOGA HYBRID LAUREL</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td></td>
<td>13</td>
</tr>
<tr>
<td><strong>HELECOLEA NISSOPHILA</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td></td>
<td>13</td>
</tr>
<tr>
<td><strong>PRIMULA ACACIA</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td><strong>SARCOCOCUS X MARJNALA MULTI-TRUNK</strong></td>
<td>24&quot;OX</td>
<td>VERY LOW</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td><strong>MELALEUCA RENOPHILA</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td><strong>OLEA EUROPAEA X SWAN HILL</strong></td>
<td>24&quot;OX</td>
<td>MODERATE</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td><strong>SARATOGA HYBRID LAUREL</strong></td>
<td>24&quot;OX</td>
<td>MODERATE</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td><strong>QUERCUS AGRIFOLIA</strong></td>
<td>16&quot; BOX</td>
<td>LOW</td>
<td></td>
<td>22</td>
</tr>
<tr>
<td><strong>COAST LIVE OAK</strong></td>
<td>36&quot; BOX</td>
<td>MODERATE</td>
<td></td>
<td>13</td>
</tr>
<tr>
<td><strong>BISMARCKIA NOBILIS</strong></td>
<td>24&quot;OX</td>
<td>MODERATE</td>
<td></td>
<td>5</td>
</tr>
<tr>
<td><strong>BRAHMA ARAPA</strong></td>
<td>24&quot;OX</td>
<td>MODERATE</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td><strong>BRETHWA HICKSIA</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td></td>
<td>9</td>
</tr>
<tr>
<td><strong>BUTIA CAROTA</strong></td>
<td>36&quot; BOX</td>
<td>LOW</td>
<td></td>
<td>13</td>
</tr>
<tr>
<td><strong>CHAMARROPS HUPES</strong></td>
<td>24&quot;OX</td>
<td>LOW</td>
<td></td>
<td>5</td>
</tr>
<tr>
<td><strong>PHOENIX DACTYLLUM</strong></td>
<td>18 B.T.H.</td>
<td>MODERATE</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td><strong>PHOENIX DACTYLLUM</strong></td>
<td>48&quot;OX</td>
<td>MODERATE</td>
<td></td>
<td>11</td>
</tr>
</tbody>
</table>

**TOTAL # OF TREES/PLANTS:** 80 (40%)
**TOTAL # OF TREES/PLANTS LOW AND VERY LOW:** 75 (38%)
**TOTAL # OF TREES/PLANTS MODERATE:** 20 (10%)

**TOTAL # OF TREES/PLANTS:** 116
**TOTAL # OF TREES/PLANTS LOW:** 104
**TOTAL # OF TREES/PLANTS MODERATE:** 22
**TOTAL # OF TREES/PLANTS HIGH:** 0

**TOTAL # OF TREES INCLUDED:**
- **GROUND LEVEL:** 80
- **COURTYARDS:** 36

**TOTAL # OF TREES:** 116

**TOTAL # OF PALMS:**
- **GROUND LEVEL:** 20
- **COURTYARDS:** 11

**TOTAL # OF PALMS:** 31

**TOTAL # OF TREES INCLUDED:**
- **GROUND LEVEL:** 80
- **COURTYARDS:** 36
Preliminary Plant Palette:

1. **Ground Cover**
   - *Salvia leucophylla* 'Los Alamitos' (Texas Sage) - Low
   - *Verbena lilacina* 'Delamina' (Lilac Verbena) - Low

2. **Large Shrubs**
   - *Rosmarinus officinalis* 'Tuscan Blue' (Tuscan Blue Rosemary) - Very Low
   - *Pittosporum henryi* 'Golf Ball' (Golf Ball Pittosporum) - Low
   - *Artemisia californica* (California Sagebrush) - Low
   - *Grevillea x 'Peaches and Cream' (Grevillea) - Low

3. **Vines/Climbing Shrubs**
   - *Fremontodendron x 'Kent Taylor' (Flannel Bush) - Very Low
   - *Toypen* (Toy Pen) - Very Low

4. **Bench**
   - A public bench, *Antique black with a backrest*. Three placed in the public right of way according to the requirements.

Irrigation Concept Notes:

- **Purpose**: To provide the landscape maintenance company a mechanical device to distribute water and ensure plant survival in the presence of a fire and within a time frame that least interferes with the activities of the residents.

- **Concept**: The system will deliver water from the City of Los Angeles Department of Water and Power standards. The system will utilize various types of irrigation heads compatible with the area being watered and infiltration rates of the soil with matched precipitation rates. The system will be controlled by a "smart controller" and moisture sensing equipment. Valves programmed from automatic controllers will maximize efficient water application.

- **To Avoid wasted water, the controls will be overridden by a float monitor that will detect any broken sprinkler heads to stop that stations operation, advancing to the next workable station, in the event of pressure supply line breakage, it will completely stop the operation of the system.**

- **Street Amenities**

  - **Shade Trees** (1) Box tree per 36' of street frontage with "Parkway" sign.
  - **Bike Racks** (6) per 36' of lot frontage.
  - **Trash Reciprocals** (1) per 100' of lot frontage.

- **City of L.A. Landscape Notes**

  - **The planting and irrigation system shall be computed by the developer prior to the close of escrow of fifty percent (50%) of the project's price.**
  - **Two existing tree surveys are to be performed by the City of Los Angeles Department of Water and Power before the final approval of the project.**

- **Existing Tree Note**

  - No protected trees on site.

- **See tree survey & report prepared by MJS Design Group Dated April 1, 2020**

**Plant Legend and Notes - L.7**

- *Aloe* spp. (Fan Aloe) - Low
- *AEONIUM* x 'Mint Saucer' (Mint Saucer) - Low
- *Agave attenuata* (Aloe Attenuata) - Low
- *Artemisia californica* (California Sagebrush) - Low
- *Baileyana* (Rock Rose) - Low
- *Grevillea* x 'Peaches and Cream' (Grevillea) - Low
- *Grevillea* x 'Tuscan Blue' (Tuscan Blue Rosemary) - Very Low
- *Hasseana* (Six Foot) - Low
- *Lupinus* (Grape) - Low
- *Pittosporum henryi* 'Golf Ball' (Golf Ball Pittosporum) - Low
- *Toypen* (Toy Pen) - Very Low
- *Verbena* lilacina 'Delamina' (Lilac Verbena) - Low
- *Zephyrantha grandiflora* (Zephyr Dawn) - Low

**Plants as Identified By M.W. and L.A.R.M.P.**


**Plant Palette - Appendix B**

- **CA Plants as Identified by M.W. and L.A.R.M.P.**
  - *Salvia leucophylla* 'Los Alamitos' (Texas Sage) - Low
  - *Verbena* lilacina 'Delamina' (Lilac Verbena) - Low
  - *Zephyrantha grandiflora* (Zephyr Dawn) - Low

**District at Warner Center - Los Angeles, CA**

**KAPLAN DEVELOPMENT GROUP**

**August 12, 2020**

**DISTRICT at WARNER CENTER**

**REFERENCE: CALIFORNIA FRIENDLY PLANTS AS IDENTIFIED BY M.W. and L.A.R.M.P.**

**PLANT PALETTE - APPENDIX B**

- **LARGE SHRUBS**
  - *Nerium oleander* (Pink Oleander) - Low
  - *Ceanothus* (California Lilac) - Low
  - *Jasminum nudiflorum* (Common jasmine) - Low
  - *Salvia greggii* (Texas Sage) - Low
  - *Althaea rosea* (Rose of Sharon) - Low
  - *Philadelphus coronarius* (Mock orange) - Low
  - *Daphne mezereum* (Daphne mezereum) - Low

- **MEDIUM SHRUBS**
  - *Callicarpa berrettii* (California lilac) - Low
  - *Hedera helix* 'Pittsburgh' (Boston Ivy) - Low
  - *Ceratonia siliqua* (Carob) - Low
  - *Pisifera gardenii* (Weeping Fig) - Low

- **SMALL SHRUBS AND GROUNDCOVERS**
  - *Artemisia californica* (California Sagebrush) - Low
  - *Helichrysum italicum* (French Marigold) - Low
  - *Helianthemum* (Rockrose) - Low
  - *Euphorbia cotinifolia* (Hedge Plant) - Low

- **Grasses**
  - *Festuca glauca* (Gray Fescue) - Low
  - *Festuca rubra* 'Spica' (Red Fescue) - Low
  - *Festuca rubra* 'Kobuk' (Kobuk Blue Grass) - Low
  - *Poa annua* 'Barber' (Barber Grass) - Low

- **Acclimt/Color Shrubs**
  - *Berberis* 'Morten' (Morten Berberis) - Low
  - *Sambucus nigra* 'Black Beauty' (Black Beauty) - Low
  - *Rhus typhina* 'Lanceolata' (Smokebush) - Low

- **Grasses**
  - *Bermuda grass* (Tall fescue) - Low
  - *Koeleria macrantha* (Koeleria) - Low
  - *Cenchrus ciliaris* (Cenchrus) - Low
  - *Echinochloa crus-galli* (Barnyard grass) - Low

- **Vines/Climbing Shrubs**
  - *Fremontodendron x 'Kent Taylor' (Flannel Bush) - Very Low
  - *Toypen* (Toy Pen) - Very Low

- **Bench**
  - A public bench, *Antique black with a backrest*. Three placed in the public right of way according to the requirements.

**PLANT LEGEND AND NOTES - L.7**

- **Shade Trees** (1) Box tree per 36' of street frontage with "Parkway" sign.
  - **Bike Racks** (6) per 36' of lot frontage.
  - **Trash Reciprocals** (1) per 100' of lot frontage.

**City of L.A. Landscape Notes**

- **The planting and irrigation system shall be computed by the developer prior to the close of escrow of fifty percent (50%) of the project's price.**
  - **Two existing tree surveys are to be performed by the City of Los Angeles Department of Water and Power before the final approval of the project.**

**Existing Tree Note**

- No protected trees on site.

- See tree survey & report prepared by MJS Design Group Dated April 1, 2020
LANDSCAPE LIGHTING CONCEPT

The outdoor lighting concept is to provide levels of lighting sufficient to meet safety and orientation needs. Within public areas, lighting will be warm colored and unobtrusive. Light sources will be LED.

Lighting sources for the landscape and paved areas will be concealed and the lighting indirect not visible from a public viewpoint. Light sources should be directed so that it does not fall outside the area to be lighted.

All exterior surface and above-ground mounted fixtures will be sympathetic and complementary to the architectural theme. Wall mounted fixtures will have opaque glass and be fitted with lamps not exceeding 80 watts.

GENERAL SITE LIGHTING NOTES

1. Contractor shall stub out electrical conduit to specimen treepaths prior to planting. All fixtures shall be mounted after installation of specimen plant material.

2. All lighting fixtures and electrical installation shall be in accordance with the national electrical codes and local government agency.

3. Contractor shall verify location of all utilities prior to construction and shall be held liable for all damages incurred.

4. The contractor shall obtain all necessary permits required to perform the work indicated herein before beginning work.

5. All construction shall conform to the current Uniform Building Codes, permit requirements and State and Health-Safety Requirements.

6. All electrical fixtures are shown schematically for locations and quantities required. Contractor shall verify existing conditions prior to construction and install fixtures per manufacturers specifications.

7. Contractor shall provide and install all necessary conduit through the podium deck and planter walls and under paving prior to construction.
**LEGEND**
- PROPERTY LINE
- PROPOSED DEDICATION LINE
- STREIT CENTERLINE
- LID BOUNDARY AREA
- LID SUB-BOUNDARY AREA
- FLOWLINE FOR UD TREATMENT PATH
- STORAGE VAULT

**CONSTRUCTION NOTES**
- INSTALL CDS UNIT. MODEL PER PLAN.
- INSTALL STORAGE CHAMBER, SIZE AND VOLUME PER PLAN.
- STORM DRAIN POINT OF CONNECTION TO PLUMBING PLANS.
- INSTALL BACKWATER VALVE PER PLUMBING PLANS.
- INSTALL SCH 40 PVC GASKETED STORM DRAIN PIPE, PER PLAN.
- CONSTRUCT CURB DRAIN PER PERMIT PLANS.

**WATER QUALITY CHARACTERISTICS**

<table>
<thead>
<tr>
<th>Component</th>
<th>A-1</th>
<th>B-1</th>
<th>D-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevation</td>
<td>8.00</td>
<td>8.05</td>
<td>8.00</td>
</tr>
<tr>
<td>Proposed Planter Area</td>
<td>3,075</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Impervious Area Percent (%)</td>
<td>50.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum to Be Tapped (FT)</td>
<td>2,734</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flow Rate (CFS) 0.25</td>
<td>0.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flow Rate (CFS) 0.50</td>
<td>0.50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flow Rate (CFS) 1.00</td>
<td>1.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flow Rate (CFS) 2.00</td>
<td>2.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flow Rate (CFS) 3.00</td>
<td>3.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Area (FT)</td>
<td>69.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GPM</td>
<td>11.05</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**DISTRIBUTION**

<table>
<thead>
<tr>
<th>Component</th>
<th>B-1</th>
<th>B-2</th>
<th>DD-1</th>
<th>DD-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>誕生年</td>
<td>2020.08.07</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>水域</td>
<td>54,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>単位</td>
<td>2020.08.07</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>営業</td>
<td>113.45</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>合計</td>
<td>2020.08.07</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>水量</td>
<td>113.45</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CONSTRUCTION NOTES**

- INSTALL CDS UNIT. MODEL PER PLAN.
- INSTALL STORAGE CHAMBER, SIZE AND VOLUME PER PLAN.
- STORM DRAIN POINT OF CONNECTION TO PLUMBING PLANS.
- INSTALL BACKWATER VALVE PER PLUMBING PLANS.
- INSTALL SCH 40 PVC GASKETED STORM DRAIN PIPE, PER PLAN.
- CONSTRUCT CURB DRAIN PER PERMIT PLANS.
Filing Notification and Distribution Form

Tentative Tract Map No. AA-2020-5375-PMLA
Property Address: 6100 N. Canoga Ave.
Community Plan: Canoga Park – Winnetka

☐ COUNCIL DISTRICT NO. 3
☐ Bureau of Engineering
☐ Dept. of Building and Safety – Grading
☐ Dept. of Building and Safety – Zoning
☐ Dept. of Transportation, CWPC Section
☐ DWP Real Estate
☐ DWP Water Engineering & Distribution
☐ Dept. of Fire, Engineering and Hydrant Unit
☐ Bureau of Street Lighting
☐ Animal Regulation (hillside or grading)

DATE DUE: UPON RECEIPT

Filing Date: 09/14/2020
Deemed Complete Date: 10/22/2020
Distribution Date: 

☐ Hillside Yes ☐ No

☐ MODIFICATION/REVISION REQUEST

D.M.: 177-B-105

☐ Housing Department (no P.S.)
☐ Community Plan Revision Division
☐ Department of Recreation and Parks
☐ Bureau of Sanitation
☐ Urban Forestry Division
☐ GIS
☐ Board Of Education (no P.S.)
☐ County Health Department (no P.S.)

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

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

Miguel Hernandez
Senior Administrative Clerk
APPLICATIONS:
DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
AA-2020-5375 - PMLA

Env. Case Number
ENV-2008-3471 - EIR-ADD7

Application Type
Preliminary Parcel Map

Case Filed With (Print Name)
Keaton Trinh

Date Filed 9/3/20

Application includes letter requesting:
☐ Waived hearing  ☐ Concurrent hearing  ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number

Provide all information requested. Missing, Incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION
Street Address
6100 North Canoga Avenue

Unit/Space Number

Legal Description
Lot 9 of Tract TR 30615

Assessor Parcel Number
2149-005-012

Total Lot Area
384,449

2. PROJECT DESCRIPTION
Present Use
Commercial retail

Proposed Use
Apartments, work-live, retail, hotel

Project Name (if applicable)
District at Warner Center

Describe in detail the characteristics, scope and/or operation of the proposed project. Construction of a phased
mixed-use development comprised of two mixed-use buildings with 880 dwelling units and a commercial building
building with a hotel. Project proposes 1,157,396 square feet of floor area for a 3.92 floor area ratio.

Additional information attached  ☒ YES  ☐ NO

Complete and check all that apply:

Existing Site Conditions
☐ Site is undeveloped or unimproved (i.e. vacant)
☒ Site has existing buildings (provide copies of building permits)
☐ Site is/ was developed with use that could release hazardous materials on soil and/or groundwater (e.g.
dry cleaning, gas station, auto repair, industrial)
☒ Site is located within 500 feet of a freeway or railroad
☐ Site is located within 500 feet of a sensitive use (e.g. school, park)
☐ Site has special designation (e.g. National Historic Register, Survey LA)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)
Proposed Project Information

(Check all that apply or could apply)

☑ Demolition of existing buildings/structures
☐ Relocation of existing buildings/structures
☐ Interior tenant improvement
☐ Additions to existing buildings
☑ Grading
☑ Removal of any on-site tree
☑ Removal of any street tree

☐ Removal of protected trees on site or in the public right of way

☐ New construction: 1,157,396 square feet
☐ Accessory use (fence, sign, wireless, carport, etc.)
☐ Exterior renovation or alteration
☐ Change of use and/or hours of operation
☐ Haul Route
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 880 = Total 880
Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 880 = Total 880

Mixed Use Projects, Amount of Non-Residential Floor Area: 307,116 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☑ YES ☐ NO
Is your project required to dedicate land to the public right-of-way? ☑ YES ☐ NO
If so, what is/are your dedication requirement(s)? 2 ft.
If you have dedication requirements on multiple streets, please indicate: ________________________________

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☑ YES ☐ NO

Authorizing Code Section 17.50

Code Section from which relief is requested (if any): ____________________________________________

Action Requested, Narrative: Parcel Map to subdivide to site into three ground lots.

______________________________________________________________

Authorizing Code Section ______________________________________

Code Section from which relief is requested (if any): ________________________________

Action Requested, Narrative: ________________________________________________

______________________________________________________________

Additional Requests Attached ☐ YES ☑ NO

---

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.
⁴ As determined by the Housing and Community Investment Department
4. RELATED DEPARTMENT OF CITY PLANNING CASES
Are there previous or pending cases/decisions/environmental clearances on the project site? □ YES □ NO
If YES, list all case number(s) CPC-2008-3470-SP-GPA-ZC-SUD-BL-M1; ENV-2008-3471-EIR

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. __________________________________________ Ordinance No.: ______________________________

☐ Condition compliance review ☐ Clarification of Q (Qualified) classification
☐ Modification of conditions ☐ Clarification of D (Development Limitations) classification
☐ Revision of approved plans ☐ Amendment to T (Tentative) classification
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? □ YES □ NO

Have you filed, or is there intent to file, a Subdivision with this project? □ YES □ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:
Project includes a Parcel Map to subdivide the site into three lots.

5. RELATED DOCUMENTS / REFERRALS
To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form Attached

b. Geographic Project Planning Referral Attached

c. Citywide Design Guidelines Compliance Review Form Attached

d. Affordable Housing Referral Form Not applicable

e. Mello Form Not applicable

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form

g. HPOZ Authorization Form Not applicable

h. Management Team Authorization Not applicable

i. Expedite Fee Agreement Not applicable

j. Department of Transportation (DOT) Referral Form Attached

k. Preliminary Zoning Assessment Referral Form Attached

l. SB330 Preliminary Application Attached

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Attached

n. Order to Comply Not applicable

o. Building Permits and Certificates of Occupancy Attached

p. Hillside Referral Form (BOE) Not applicable

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) Attached

r. SB330 Determination Letter from Housing and Community Investment Department Attached

s. Are there any recorded Covenants, affidavits or easements on this property? □ YES (provide copy) □ NO
PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant's name: Geoffrey Simpson

Company/Firm: Kaplan Woodland Hills Property Company, LLC

Address: 777 Post Oak Boulevard
City: Houston
State: TX
Zip Code: 77056
Telephone: (713) 977-5699
E-mail: gsimpson@kapcorp.com

Are you in escrow to purchase the subject property?
☐ YES  ☒ NO

Property Owner of Record
☒ Same as applicant  ☐ Different from applicant

Name (if different from applicant)

Address
City
State
Zip Code:
Telephone
E-mail:

Agent/Representative name: Matt Dzurec

Company/Firm: Armbruster Goldsmith & Deivac LLP

Address: 12100 Wilshire Boulevard
City: Los Angeles
State: CA
Zip: 90025
Telephone: (310) 254-9052
E-mail: matt@agd-landuse.com

Other (Specify Architect, Engineer, CEQA Consultant etc.)

Name: Stephanie Eyestone-Jones

Company/Firm: Eyestone Environmental

Address: 2121 Rosecrans Avenue
City: El Segundo
State: CA
Zip Code: 90245
Telephone: (424) 207-5333
E-mail: s.eyestone@eyestoneeir.com

Primary Contact for Project Information
☐ Owner  ☐ Applicant
☒ Agent/Representative  ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

5 An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).
7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

  a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

  b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

  c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

  d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

  Property Owner’s signatures must be signed/notarized in the presence of a Notary Public.
  The City requires an original signature from the property owner with the “wet” notary stamp.
  A Notary Acknowledgement is available for your convenience on following page.

  Signature ............................................ Date 4/17/2020
  Print Name ............................................

  Signature ............................................ Date ................................
  Print Name ............................................

CP-7771.1 DCP Application Form (12/17/2019) Page 5 of 8
California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Harris

On April 17, 2020 before me, Angela Drabek, (Insert Name of Notary Public and Title)

personally appeared Geoffrey Simpson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)
8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: [Signature]

Print Name: [Print Name]

Date: [4/17/2020]

CP-7771.1  DCP Application Form (12/17/2019)  Page 7 of 8
9. **Signatures** of adjoining or neighboring property owners in support of the request are *not required* but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

<table>
<thead>
<tr>
<th>NAME (PRINT)</th>
<th>SIGNATURE</th>
<th>ADDRESS</th>
<th>KEY # ON MAP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Review** of the project by the applicable Neighborhood Council is *not required*, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).
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.
**Scenario Information**

**Scenario Name:**
VTT-83089

**Description:**
Mixed-use development with 880 units, retail and hotel spaces, and approx. 1,500 parking spaces and bicycle parking

**Scenario Type:**
New Park

**Park Class:**
Improved

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

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

---

**Population and Age Breakdown**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Total Residents Served</th>
<th>Currently Non-Served Residents Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Age 5</td>
<td>132</td>
<td>98</td>
</tr>
<tr>
<td>Age 5 to 9</td>
<td>114</td>
<td>77</td>
</tr>
<tr>
<td>Age 10 to 14</td>
<td>89</td>
<td>62</td>
</tr>
<tr>
<td>Age 15 to 17</td>
<td>49</td>
<td>36</td>
</tr>
<tr>
<td>Age 18 to 64</td>
<td>2,260</td>
<td>1,776</td>
</tr>
<tr>
<td>Age 65 and Over</td>
<td>462</td>
<td>374</td>
</tr>
</tbody>
</table>

**Household and Income Breakdown**

<table>
<thead>
<tr>
<th>Annual Income</th>
<th>Total Households Served</th>
<th>Currently Non-Served Households Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $25,000</td>
<td>513</td>
<td>465</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>81</td>
<td>61</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>233</td>
<td>193</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>342</td>
<td>311</td>
</tr>
<tr>
<td>$75,000 and Over</td>
<td>575</td>
<td>385</td>
</tr>
</tbody>
</table>

*Source: Census/ACS 2010*