

APPROVED  
NOV 02 2023

BOARD OF RECREATION  
AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-185

DATE November 02, 2023

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83939-SL – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION AND IN-LIEU PARK FEE PAYMENT

B. Aguirre \_\_\_\_\_ for M. Rudnick \_\_\_\_\_  
B. Jones \_\_\_\_\_ \*C. Santo Domingo DF  
B. Jackson \_\_\_\_\_ N. Williams \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract Map VTT-83939-SL (Project) to provide a dedication of land or combination of land dedication and in-lieu fee payment to the City of Los Angeles (City) in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners' (Board) recommendation.

SUMMARY

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

LAMC Section 17.03 (Advisory Agency) states in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Parks 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 21241-21243 Ventura Boulevard, 5436 Comercio Way, and 21200-21240 Clarendon Street in the Woodland Hills community of the City. The Project, as currently proposed, includes the demolition of the existing commercial office structures and the construction of a residential development with 111 three-story townhouses, of which 6 will be restricted as affordable. The proposed Project will also include 250 parking spaces and 3,330 square feet of common open space on site.

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 as 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 **September 19, 2022**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on **September 12, 2023**. On October 11, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **November 19, 2023**. The Advisory Agency Filing Notification is attached (Attachment 2).

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

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### 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 111 units would be:

$$\mathbf{0.80\ Acres} = (111 \times 2.88) \times 0.00251$$

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 6 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:

$$\mathbf{0.76\ Acres} = (105 \times 2.88) \times 0.00251$$

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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(a)(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, consists of 111 three-story townhouses.

### 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, 2023, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

**\$16,758.00 x number of new non-exempt dwelling units**

The **maximum** Park Fees payment for the Project's proposed 111 units would be:

**\$ 1,860,138.00 = \$16,758.00 x 111 dwelling units**

As currently proposed, the Project has 6 dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

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**\$1,759,590.00** = \$16,758.00 x 105 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 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 2023 Park Score Index, approximately 64% 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 site is located within the Woodland Hills community of the City and within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area. Currently, the Project site is made up of vacant commercial office buildings and the surrounding parking lot.

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): 1,632 persons (3,886 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,312 persons per square mile.
- Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area (2017-2021 American Community Survey): 7,082 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes 3,330 square feet of common open space, which includes landscaped areas, trees, seating areas, fire pits, barbeques, exercise equipment and other amenities.

The amount of common open space being provided by the Project does not 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 is one (1) public park within a half-mile walking distance of the Project site:

- Costanso Fire Station 84 Park is located at 5340 Canoga Avenue in the Woodland Hills community of the City. This 0.36-acre park provides a fire station themed play area including a gaming/Wi-Fi zone, picnic tables, turf area, drought tolerant landscaping, and shade structures for the surrounding community.

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 **One Thousand, Six Hundred Thirty-Two (1,632)** 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

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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.

### Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is a dedication of land or a combination of land dedication and in-lieu fee payment to the City, as the Project is proposing the demolition of empty office buildings and the construction of 111 three-story townhome units. The proposed Project is located in an area with limited RAP facilities and its common open space amenities will not reduce the impact on the park system.

### 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 and land dedication 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 Robert Eastland, Management Assistant, 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

# VENTURA SLS

LOS ANGELES, CALIFORNIA

## OWNER / APPLICANT INFORMATION

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## CONSULTANT INFORMATION

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10600 SANTA MONICA BLVD  
LOS ANGELES, CA 90025

VENTURA SLS  
LOS ANGELES, CA # 2021-0773

Plot Date: 8/24/2023



COVER

A0.0



# SHEET INDEX

## ARCHITECTURE

- A0.0 - COVER
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- A0.2 - LOT SIZE & LOT COVERAGE SUMMARY

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- A2.0 - TYPE 400 - 4-PLEX - PERSPECTIVE
- A2.1 - TYPE 400 - 4-PLEX - ELEVATIONS
- A2.2 - TYPE 400 - 4-PLEX - CLUSTER PLANS

## A3.0 - TYPE 410 - 4-PLEX - PERSPECTIVE

- A3.1 - TYPE 410 - 4-PLEX - ELEVATIONS
- A3.2 - TYPE 410 - 4-PLEX - CLUSTER PLANS

## A4.0 - TYPE 500 - 5-PLEX - PERSPECTIVE

- A4.1 - TYPE 500 - 5-PLEX - ELEVATIONS
- A4.2 - TYPE 500 - 5-PLEX - CLUSTER PLANS

## A5.0 - TYPE 510 - 5-PLEX - PERSPECTIVE

- A5.1 - TYPE 510 - 5-PLEX - ELEVATIONS
- A5.2 - TYPE 510 - 5-PLEX - CLUSTER PLANS

## A6.0 - TYPE 600 - 6-PLEX - PERSPECTIVE

- A6.1 - TYPE 600 - 6-PLEX - ELEVATIONS
- A6.2 - TYPE 600 - 6-PLEX - CLUSTER PLANS

## A7.0 - TYPE 610 - 6-PLEX - PERSPECTIVE

- A7.1 - TYPE 610 - 6-PLEX - ELEVATIONS
- A7.2 - TYPE 610 - 6-PLEX - CLUSTER PLANS

## A8.0 - TYPE 620 - 6-PLEX - PERSPECTIVE

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## A9.0 - UNIT PLAN - PLAN 1A

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## A9.2 - UNIT PLAN - PLAN 2A

## A9.3 - UNIT PLAN - PLAN 2B

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## A10.0 - TYPICAL SECTION

## CIVIL

- C1 - VESTING TENTATIVE TRACT MAP
- C2 - VESTING TENTATIVE TRACT MAP
- C3 - VESTING TENTATIVE TRACT MAP

## LANDSCAPE

- LP-1 - PRELIMINARY LANDSCAPE PLAN - OVERALL
- LP-2 - PRELIMINARY LANDSCAPE PLAN - WEST CORRIDOR
- LP-3 - PRELIMINARY LANDSCAPE PLAN - EAST CORRIDOR
- LP-4 - PRELIMINARY LANDSCAPE PLAN - FIREPIT AREA
- LP-5 - PRELIMINARY LANDSCAPE PLAN - WEST CORNER
- LP-6 - PLANT IMAGES

## PROJECT DESCRIPTION

Demolition and removal of existing commercial structures and improvements and the construction of 111 three-story single-family residential homes, within 22 clusters of homes, on 111 small lots. Of the 111 homes, six (6) will be restricted for Very Low Income Households pursuant to the Density Bonus Ordinance

## LEGAL DESCRIPTION

### Parcel 1:

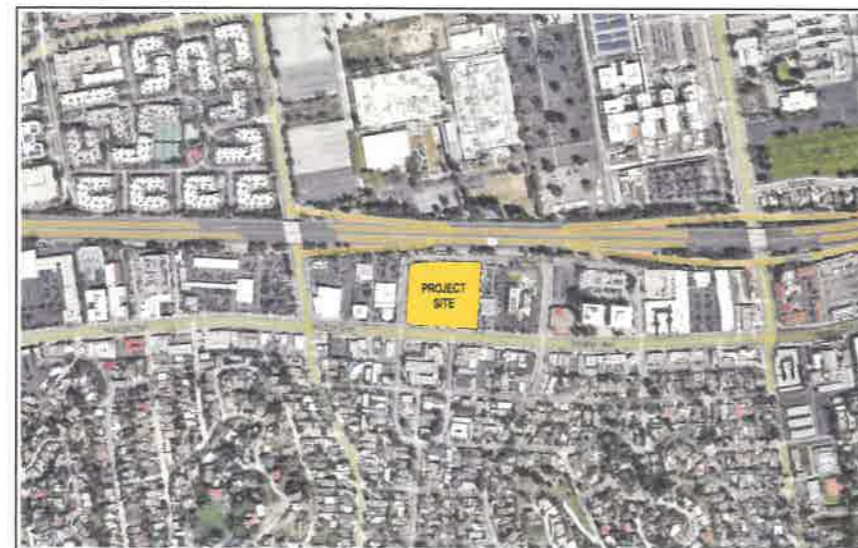
Lots 5 and 8 of tract no.29776, in the city of Los Angeles, county of Los Angeles, State of California, as per map recored in book 737, pages 33 to 35, inclusive of maps, in the office of the county recorder of said county.

### Parcel 2:

Lots 6 and 7 of tract no.29776, in the city of Los Angeles, county of Los Angeles, State of California, as per map recored in book 737, pages 33 to 35, inclusive of maps, in the office of the county recorder of said county.

APN: 2167-001-007 and 2167-001-006

## COMMUNITY CONTEXT



SITE SUMMARY			
APN: 2167-001-006, -007	TRACT 29776, LOT 5-8, BLOCK NONE	OCCUPANCY:	R-3
STREET ADDRESS:	21241-21243 VENTURA BLVD, WOODLAND HILLS 5436 COMERCIO WAY 21200-21240 CLARENDON STREET	TYPE OF CONSTRUCTION:	V-B
COUNTY:	LOS ANGELES	SPRINKLER SYSTEM:	NFPA 13D
SPECIFIC PLAN:	VENTURA/ CAHUENGA BLVD CORRIDOR SPECIFIC PLAN - COMMUNITY COMMERCIAL PLAN DESIGNATION	NUMBER OF STORES:	3
EXISTING / PROPOSED ZONING:	C4-1LD, P-1LD	BUILDING HEIGHT (PERMITTED):	45' MAX @ VENTURA W/ 10' STEPBACK FROM ROOF PERIMETER ABOVE 25'
LAND USE:	GENERAL COMMERCIAL	BUILDING HEIGHT (PROPOSED):	45' MAX @ VENTURA W/ NO STEPBACK FROM ROOF PERIMETER ABOVE 25'
OVERALL LOT AREA (GROSS):	3.93 AC 171,183 SF	BUILDING SEPARATION:	0' *PER SMALL LOT ORDINANCE
OVERALL LOT AREA (NET):	3.88 AC 169,023 SF	SETBACKS (REQUIRED/PROPOSED - *PER SPECIFIC PLAN, UNLESS OTHERWISE NOTED):	
OVERALL DENSITY (PERMITTED):	422 UNITS	VENTURA BLVD. (FRONT)	18" MIN/ 10' MAX *PER SP
OVERALL DENSITY (PROPOSED):	111 UNITS (INCLUDING 6 VLI HOUSEHOLD UNITS)	CLARENDON ST. (REAR)	15'
BUILDABLE AREA:	159,693 SF	COMERCIO WAY (STREET SIDE)	18" 15' MAX
FAR - PERMITTED:	1.25 *PER SP	SIDE SETBACK (EAST)	5' * PER SMALL LOT ORDINANCE
FAR - PROPOSED:			
SITE WIDE	1.5		
*PER SMALL LOT:	0.60 - 1.5 (SEE SHEET A0.2 FOR MORE DETAILS)		
MAX. LOT COVERAGE (SITE WIDE):	55% (75% *PERMITTED PER SP)		
LOT COVERAGE PER LOT:	28% - 67% (SEE SHEET A0.2 FOR MORE DETAILS)		

UNIT SUMMARY									
PLAN TYPE	DESCRIPTION	# OF UNITS	MX	FLOOR AREA / UNIT	TOTAL FLOOR AREA	GARAGE	INTERNAL UNIT'S SIZE	END UNIT'S SIZE	
PLAN 1A	3 BED/ 3.5 BATHS/ SBS	19 UNITS	17%	1,653 SF	31,407 SF	352 SF	19'-6" x 42'-6"	20'-0" x 42'-6"	
PLAN 1B	4 BED/ 3.5 BATHS/ SBS	25 UNITS	23%	1,847 SF	46,022 SF	392 SF	19'-6" x 42'-6"	20'-0" x 42'-6"	
PLAN 2A	3 BEDS + OFFICE/ 3 BATHS/ T	39 UNITS	35%	1,800 SF	70,200 SF	467 SF	17'-8" x 47'-0"	NA	
PLAN 2B	3 BEDS + OFFICE/ 3 BATHS/ T	6 UNITS	5%	1,840 SF	11,040 SF	378 SF	NA	18'-2" x 48'-0"	
PLAN 3	3 BEDS + OFFICE/ 3 BATHS/ T	20 UNITS	18%	1,598 SF	31,960 SF	416 SF	NA	16'-10" x 48'-6"	
PLAN 4	2 BEDS + OFFICE/ 2.5 BATHS/ T	1 UNITS	1%	1,405 SF	1,405 SF	409 SF	NA	15'-0" x 41'-6"	
<b>TOTAL:</b>		<b>111 UNITS</b>	<b>100%</b>		<b>194,034 SF</b>				*SEE SHEET A9.0 - A9.5 FOR MORE DETAILS

CLUSTER SUMMARY		
CLUSTER	DESCRIPTION	FLOOR AREA SF
1	TYPE-400 (4-PLEX)	7,388 SF
2	TYPE-500 (5-PLEX)	8,596 SF
3	TYPE-600 (6-PLEX)	10,396 SF
4	TYPE-510 (5-PLEX)	9,174 SF
5	TYPE-600 (6-PLEX)	10,396 SF
6	TYPE-600 (6-PLEX)	10,396 SF
7	TYPE-600 (6-PLEX)	10,396 SF
8	TYPE-500 (5-PLEX)	8,596 SF
9	TYPE-500 (5-PLEX)	8,596 SF
10	TYPE-600 (6-PLEX)	10,396 SF
11	TYPE-600 (6-PLEX)	10,396 SF
12	TYPE-500 (5-PLEX)	8,596 SF
13	TYPE-400 (4-PLEX)	7,388 SF
14	TYPE-510 (5-PLEX)	9,174 SF
15	TYPE-400 (4-PLEX)	7,388 SF
16	TYPE-400 (4-PLEX)	7,388 SF
17	TYPE-400 (4-PLEX)	7,388 SF
18	TYPE-510 (5-PLEX)	9,174 SF
19	TYPE-620 (6-PLEX)	9,670 SF
20	TYPE-410 (4-PLEX)	6,612 SF
21	TYPE-410 (4-PLEX)	6,612 SF
22	TYPE-610 (6-PLEX)	9,918 SF
<b>TOTAL CLUSTER SF</b>		<b>194,034 SF</b>

OPEN SPACE SUMMARY			
REQUIRED OPEN SPACE *PER SMALL LOT ORDINANCE			
COMMON	30 SF PER DWELLING UNIT	x 111	= 3,330 SF
PROVIDED OPEN SPACE *SEE SHEET A1.0 FOR LOCATIONS			
COMMON	REQUIRED COMMON OPEN SPACE		8,822 SF

PARKING SUMMARY				PARKING LEGEND		
REQUIRED PARKING				TYPE	DESCRIPTION	SIZE
RESIDENTIAL (LAMC SEC. 12.21 A.4)	105 MARKET RATE UNITS	x	2 SPACES /DU = 210 SPACES	PP	GUEST PARALLEL PARKING - STANDARD	8'-0" x 27'-0"
(LAMC SEC. 12.22 A.25(d)(2))	6 VLI UNITS	x	1 SPACES /DU = 6 SPACES	PC	GUEST PARALLEL PARKING - COMPACT	8'-0" x 23'-0"
GUEST (SMALL LOT MAP STANDARDS)	105 TOTAL UNITS	x	0.25 SPACES /DU = 26 SPACES	C	GUEST CARPORT PARKING	7'-6" x 15'-0"
			<b>TOTAL REQUIRED PARKING</b>	GP	RESIDENTIAL GARAGE PARKING - STANDARD	8'-6" x 18'-0"
				GC	RESIDENTIAL GARAGE PARKING - COMPACT	7'-6" x 15'-0"
				B	SHORT TERM BIKE RACKS	
PROVIDED PARKING *SEE SHEET A1.0 FOR LOCATIONS						
RESIDENTIAL (GARAGE SPACES)	111 UNITS	x	2 SPACES /DU = 222 SPACES			
GUEST			CARPORTS = 24 SPACES			
			PARALLEL PARKING - STANDARD = 3 SPACES			
			PARALLEL PARKING - COMPACT = 1 SPACE			
			<b>TOTAL PARKING PROVIDED</b>	<b>250 SPACES</b>		
BICYCLE PARKING SUMMARY						
REQUIRED / PROVIDED SHORT-TERM BICYCLE PARKING *PER THE SMALL LOT MAP STANDARDS - SEE SHEET A1.0 FOR LOCATIONS						
RESIDENTIAL	111 UNITS	x	0.1 SPACES /DU = 11.1 SPACES			
			<b>TOTAL REQUIRED / PROVIDED SHORT-TERM BICYCLE PARKING</b>	<b>11 SPACES</b>		

AREA TABLE								
LOT	BUILDABLE AREA	GROSS AREA	NET AREA	PLAN TYPE	FLOOR AREA	FOOTPRINT	FAR	LOT COVERAGE
1	1,578	2,712	2,373	PLAN 1B	1,847	850	1.17	0.36
2	1,325	1,356	1,355	PLAN 1B	1,847	850	1.39	0.63
3	1,325	1,356	1,356	PLAN 1B	1,847	850	1.39	0.63
4	1,533	1,568	1,568	PLAN 1B	1,847	850	1.20	0.54
5	1,325	1,356	1,356	PLAN 3	1,598	801	1.21	0.59
6	1,205	1,232	1,232	PLAN 2A	1,800	830	1.49	0.67
7	1,205	1,232	1,232	PLAN 2A	1,800	830	1.49	0.67
8	1,205	1,232	1,232	PLAN 2A	1,800	830	1.49	0.67
9	1,205	1,232	1,232	PLAN 2A	1,800	830	1.49	0.67
10	1,325	1,356	1,356	PLAN 3	1,598	801	1.21	0.59
11	1,533	1,568	1,568	PLAN 1B	1,847	850	1.20	0.54
12	1,325	1,356	1,356	PLAN 1B	1,847	850	1.39	0.63
13	1,325	1,356	1,356	PLAN 1B	1,847	850	1.39	0.63
14	1,963	2,008	2,008	PLAN 1B	1,847	850	0.94	0.42
15	1,275	1,392	1,392	PLAN 4	1,405	721	1.10	0.52
16	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
17	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
18	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
19	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
20	1,481	1,516	1,516	PLAN 1A	1,653	837	1.12	0.55
21	1,481	1,516	1,516	PLAN 1A	1,653	837	1.12	0.55
22	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
23	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
24	1,481	1,516	1,516	PLAN 1A	1,653	837	1.12	0.55
25	1,481	1,516	1,516	PLAN 1A	1,653	837	1.12	0.55
26	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
27	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
28	1,481	1,516	1,516	PLAN 1A	1,653	837	1.12	0.55
29	1,481	1,516	1,516	PLAN 1A	1,653	837	1.12	0.55
30	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
31	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
32	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
33	1,280	1,310	1,310	PLAN 1A	1,653	837	1.29	0.64
34	1,290	1,645	1,645	PLAN 1A	1,653	837	1.28	0.51
35	2,549	2,742	2,742	PLAN 2B	1,840	862	0.72	0.31
36	1,331	1,431	1,431	PLAN 1B	1,847	850	1.39	0.59
37	1,210	1,301	1,301	PLAN 2A	1,800	830	1.49	0.64
38	1,331	1,431	1,431	PLAN 1B	1,847	850	1.39	0.59
39	1,419	1,526	1,526	PLAN 2B	1,840	862	1.30	0.56
40	1,331	1,431	1,431	PLAN 3	1,598	801	1.20	0.56
41	1,210	1,301	1,301	PLAN 2A	1,800	830	1.49	0.64
42	1,210	1,301	1,301	PLAN 2A	1,800	830	1.49	0.64
43	1,210	1,301	1,301	PLAN 2A	1,800	830	1.49	0.64
44	1,331	1,431	1,431	PLAN 3	1,598	801	1.20	0.56
45	1,331	1,432	1,432	PLAN 3	1,598	801	1.20	0.56
46	1,210	1,301	1,301	PLAN 2A	1,800	830	1.49	0.64
47	1,210	1,301	1,301	PLAN 2A	1,800	830	1.49	0.64
48	1,210	1,301	1,301	PLAN 2A	1,800	830	1.49	0.64
49	1,210	1,301	1,301	PLAN 2A	1,800	830	1.49	0.64
50	1,179	2,695	2,339	PLAN 3	1,598	801	1.36	0.34
51	1,427	2,910	2,539	PLAN 3	1,598	801	1.12	0.32
52	1,358	1,358	1,358	PLAN 2A	1,800	830	1.33	0.61
53	1,358	1,358	1,358	PLAN 2A	1,800	830	1.33	0.61
54	1,358	1,358	1,358	PLAN 2A	1,800	830	1.33	0.61
55	1,358	1,358	1,358	PLAN 2A	1,800	830	1.33	0.61
56	1,494	1,494	1,494	PLAN 3	1,598	801	1.07	0.54
57	1,494	1,494	1,494	PLAN 3	1,598	801	1.07	0.54
58	1,358	1,358	1,358	PLAN 2A	1,800	830	1.33	0.61
59	1,358	1,358	1,358	PLAN 2A	1,800	830	1.33	0.61
60	1,358	1,358	1,358	PLAN 2A	1,800	830	1.33	0.61

AREA TABLE								
LOT	BUILDABLE AREA	GROSS AREA	NET AREA	PLAN TYPE	FLOOR AREA	FOOTPRINT	FAR	LOT COVERAGE
61	1,358	1,358	1,358	PLAN 2A	1,800	830	1.33	0.61
62	1,494	1,494	1,494	PLAN 3	1,598	801	1.07	0.54
63	1,728	1,728	1,728	PLAN 1B	1,847	850	1.07	0.49
64	1,494	1,494	1,494	PLAN 1B	1,847	850	1.24	0.57
65	1,494	1,494	1,494	PLAN 1B	1,847	850	1.24	0.57
66	2,409	2,409	2,409	PLAN 1B	1,847	850	0.77	0.35
67	3,086	3,086	3,086	PLAN 1B	1,847	850	0.60	0.28
68	1,474	1,474	1,474	PLAN 1B	1,847	850	1.25	0.58
69	1,474	1,474	1,474	PLAN 1B	1,847	850	1.25	0.58
70	1,705	1,705	1,705	PLAN 1B	1,847	850	1.08	0.50
71	1,474	1,474	1,474	PLAN 3	1,598	801	1.08	0.54
72	1,340	1,340	1,340	PLAN 2A	1,800	830	1.34	0.62
73	1,340	1,340	1,340	PLAN 2A	1,800	830	1.34	0.62
74	1,340	1,340	1,340	PLAN 2A	1,800	830	1.34	0.62
75	1,340	1,340	1,340	PLAN 2A	1,800	830	1.34	0.62
76	1,474	1,474	1,474	PLAN 3	1,598	801	1.08	0.54
77	1,571	1,571	1,571	PLAN 2B	1,840	862	1.17	0.55
78	1,474	1,474	1,474	PLAN 1B	1,847	850	1.25	0.58
79	1,340	1,340	1,340	PLAN 2A	1,800	830	1.34	0.62
80	1,474	1,474	1,474	PLAN 1B	1,847	850	1.25	0.58
81	1,402	2,865	2,499	PLAN 2B	1,840	862	1.31	0.34
82	1,449	2,926	2,557	PLAN 3	1,598	801	1.10	0.31
83	1,346	1,346	1,346	PLAN 2A	1,800	830	1.34	0.62
84	1,346	1,346	1,346	PLAN 2A	1,800	830	1.34	0.62
85	1,346	1,346	1,346	PLAN 2A	1,800	830	1.34	0.62
86	1,346	1,346	1,346	PLAN 2A	1,800	830	1.34	0.62
87	1,481	1,481	1,481	PLAN 3	1,598	801	1.08	0.54
88	1,481	1,481	1,481	PLAN 3	1,598	801	1.08	0.54
89	1,346	1,346	1,346	PLAN 2A	1,800	830	1.34	0.62
90	1,346	1,346	1,346	PLAN 2A	1,800	830	1.34	0.62
91	1,346	1,346	1,346	PLAN 2A	1,800	830	1.34	0.62
92	1,481	1,481	1,481	PLAN 3	1,598	801	1.08	0.54
93	1,714	1,714	1,714	PLAN 1B	1,847	850	1.08	0.50
94	1,481	1,481	1,481	PLAN 1B	1,847	850	1.25	0.57
95	1,481	1,481	1,481	PLAN 1B	1,847	850	1.25	0.57
96	3,079	3,079	3,079	PLAN 1B	1,847	850	0.60	0.28
97	2,453	2,453	2,453	PLAN 2B	1,840	862	0.75	0.35
98	1,438	1,438	1,438	PLAN 1B	1,847	850	1.28	0.59
99	1,307	1,307	1,307	PLAN 2A	1,800	830	1.38	0.64
100	1,438	1,438	1,438	PLAN 1B	1,847	850	1.28	0.59
101	1,533	1,533	1,533	PLAN 2B	1,840	862	1.20	0.56
102	1,438	1,438	1,438	PLAN 3	1,598	801	1.11	0.56
103	1,307	1,307	1,307	PLAN 2A	1,800	830	1.38	0.64
104	1,307	1,307	1,307	PLAN 2A	1,800	830	1.38	0.64
105	1,307	1,307	1,307	PLAN 2A	1,800	830	1.38	0.64
106	1,438	1,438	1,438	PLAN 3	1,598	801	1.11	0.56
107	1,438	1,438	1,438	PLAN 3	1,598	801	1.11	0.56
108	1,307	1,307	1,307	PLAN 2A	1,800	830	1.38	0.64
109	1,307	1,307	1,307	PLAN 2A	1,800	830	1.38	0.64
110	1,307	1,307	1,307	PLAN 2A	1,800	830	1.38	0.64
111	1,423	2,862	2,502	PLAN 3	1,598	801	1.12	0.32
<b>Total</b>	<b>159,693</b>	<b>171,185</b>	<b>169,023</b>		<b>194,034</b>	<b>92,286</b>	<b>1.22</b>	<b>0.55</b>

UNIT TYPES			
PLAN TYPE	FLOOR AREA	GARAGE	FOOTPRINT
PLAN 1A	1,653	392	837
PLAN 1B	1,847	392	850
PLAN 2A	1,800	467	830
PLAN 2B	1,840	378	862
PLAN 3	1,598	416	801
PLAN 4	1,405	386	721

NOTES:  
 FAR = FLOOR AREA / BUILDABLE AREA  
 LOT COVERAGE = FOOTPRINT / NET AREA



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VENTURA SLS  
 LOS ANGELES, CA # 2021-0773

Plot Date: 8/24/2023

LOT SIZE & LOT COVERAGE SUMMARY

A0.2



**LEGEND**

- PLAN 1A
- PLAN 1B
- PLAN 2A
- PLAN 2B
- PLAN 3
- PLAN 4
- REQ'D COMMON OPEN SPACE
- NON-REQ'D COMMON OPEN SPACE
- NON-REQ'D PRIVATE OPEN SPACE
- PP GUEST PARALLEL PARKING STANDARD (8'-0" x 27'-0") \*SEE SHEET A0.1 FOR MORE DETAILS
- PC GUEST PARALLEL PARKING COMPACT (8'-0" x 23'-0") \*SEE SHEET A0.1 FOR MORE DETAILS
- C GUEST CARPORT PARKING (7'-6" x 15'-0") \*SEE SHEET A0.1 FOR MORE DETAILS
- GP RESIDENTIAL GARAGE PARKING STANDARD (8'-6" x 18'-0") \*SEE SHEET A9.0 - A9.5 FOR MORE DETAILS
- GC RESIDENTIAL GARAGE PARKING COMPACT (7'-6" x 15'-0") \*SEE SHEET A9.0 - A9.5 FOR MORE DETAILS
- B SHORT TERM BIKE RACKS \*SEE SHEET A0.1 FOR MORE DETAILS
- ▲ UNIT ENTRY
- TURNING RADIUS PER CFC APPENDIX D ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD
- APPROXIMATE LOCATIONS OF EXISTING FIRE HYDRANTS
- TRANSFORMER

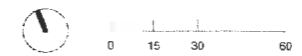


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SITE PLAN

A1.0



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4-PLEX / TYPE - 400  
PERSPECTIVE

A2.0



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

**LEGEND**

- 1 Stucco, Light Sand Finish (20/30)
- 2 Low Profile Concrete "S" Roof Tile
- 3 Faux Spanish Pipe Gable End Vents
- 4 Exposed Truss Tails
- 5 Stucco Finial
- 6 Stucco Scalloped Sill Trim
- 7 Recessed Faux Wood Trim Header
- 8 Bay Window
- 9 Stucco Recess / Reveal
- 10 Vinyl Windows
- 11 Metal Decorative Pot Holder
- 12 Wood Post / Beam
- 13 Wood/Metal Railing
- 14 Faux Wood Corbels
- 15 Decorative Metal Grille Work
- 16 Stucco Grille / Screen
- 17 Stucco Over Foam Corbels
- 18 Stucco Arched (Soffit)
- 19 Decorative Malibu Tile
- 20 Fiberglass Entry Door
- 21 Decorative Exterior Lights & Raised Address Sign
- 22 Metal Sectional Garage Door

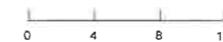


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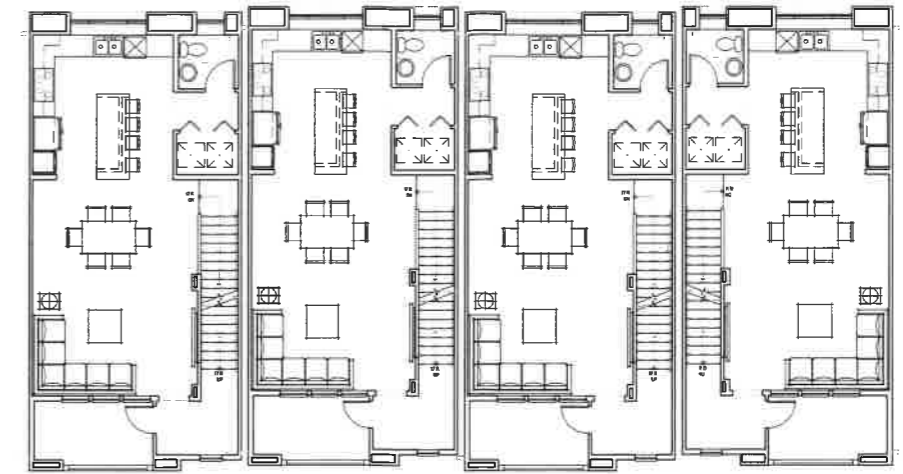
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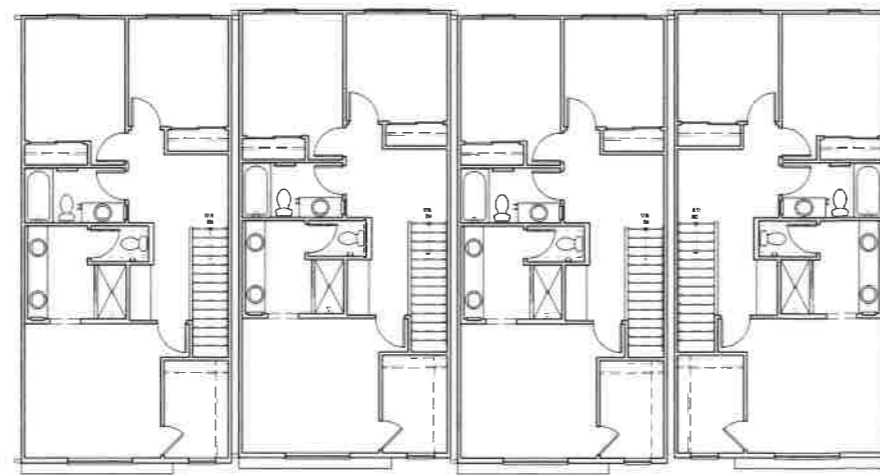


4-PLEX / TYPE - 400  
ELEVATIONS

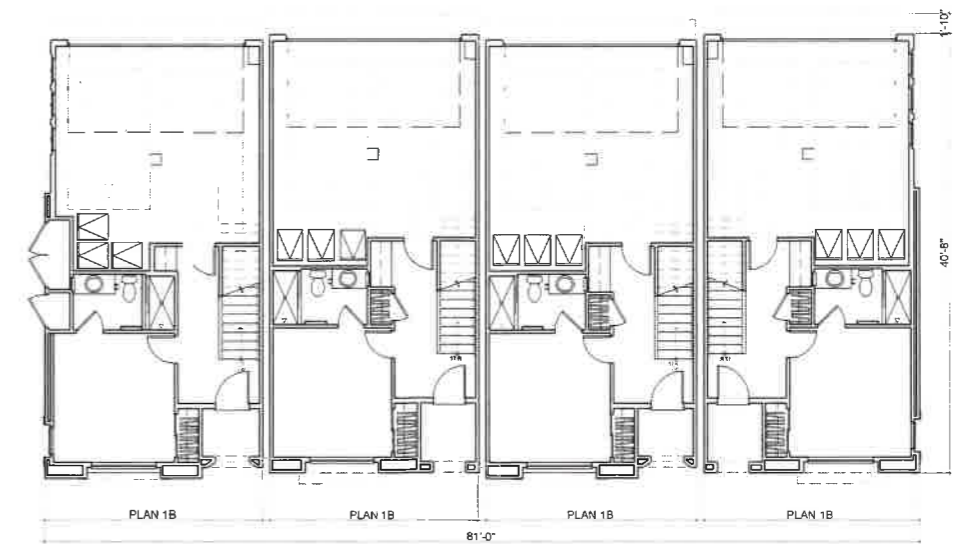
A2.1



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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4-PLEX / TYPE - 400  
BUILDING PLANS

A2.2



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4-PLEX / TYPE - 410  
PERSPECTIVE

A3.0



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

LEGEND

- 1] Stucco, Light Sand Finish (20/30)
- 2] Low Profile Concrete "S" Roof Tile
- 3] Faux Spanish Pipe Gable End Vents
- 4] Exposed Truss Tails
- 5] Stucco Finial
- 6] Stucco Scalloped Sill Trim
- 7] Recessed Faux Wood Trim Header
- 8] Bay Window
- 9] Stucco Recess / Reveal
- 10] Vinyl Windows
- 11] Metal Decorative Pot Holder
- 12] Wood Post / Beam
- 13] Wood/Metal Railing
- 14] Faux Wood Corbels
- 15] Decorative Metal Grille Work
- 16] Stucco Grille / Screen
- 17] Stucco Over Foam Corbels
- 18] Stucco Arched (Soffit)
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- 21] Decorative Exterior Lights & Raised Address Sign
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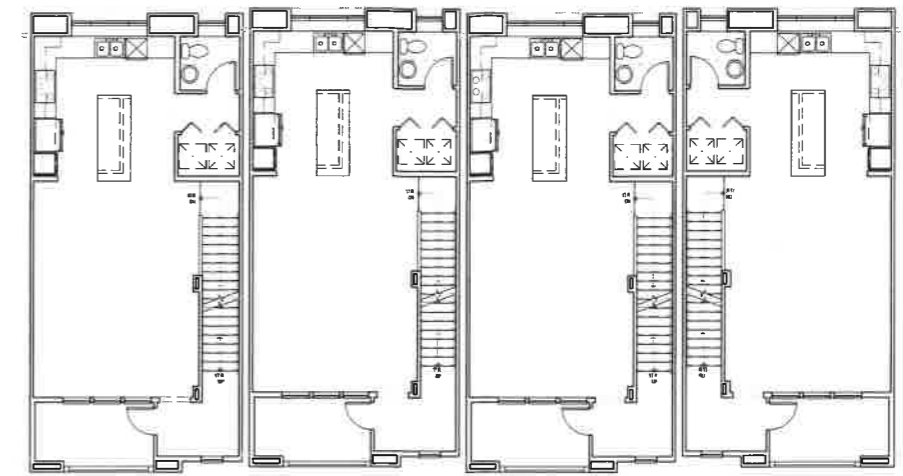
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4-PLEX / TYPE - 410  
ELEVATIONS

A3.1

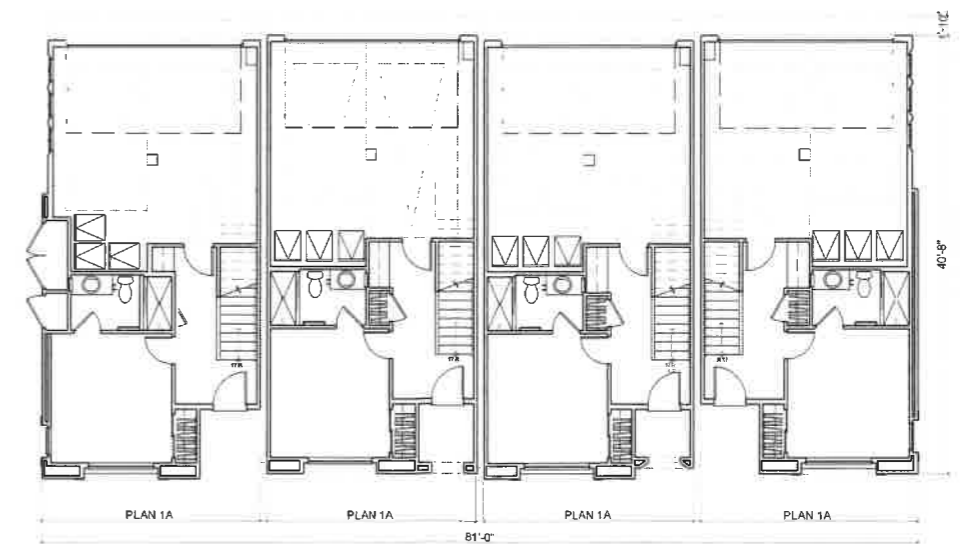




SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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4-PLEX / TYPE - 410  
 BUILDING PLANS

A3.2



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5-PLEX / TYPE - 500  
PERSPECTIVE

A4.0



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

LEGEND

- 1 Stucco, Light Sand Finish (20/30)
- 2 Low Profile Concrete "S" Roof Tile
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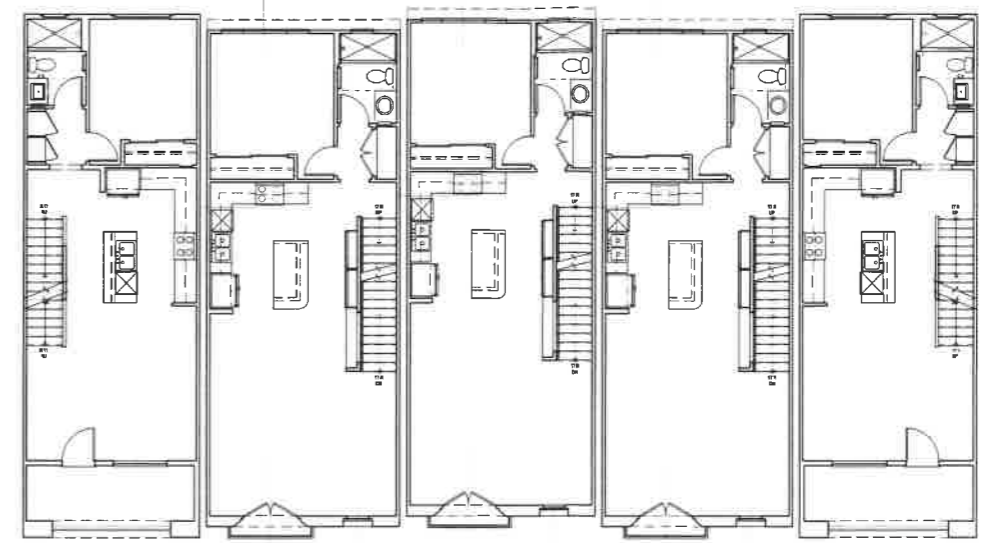
**VENTURA SLS**  
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Plot Date: 8/24/2023

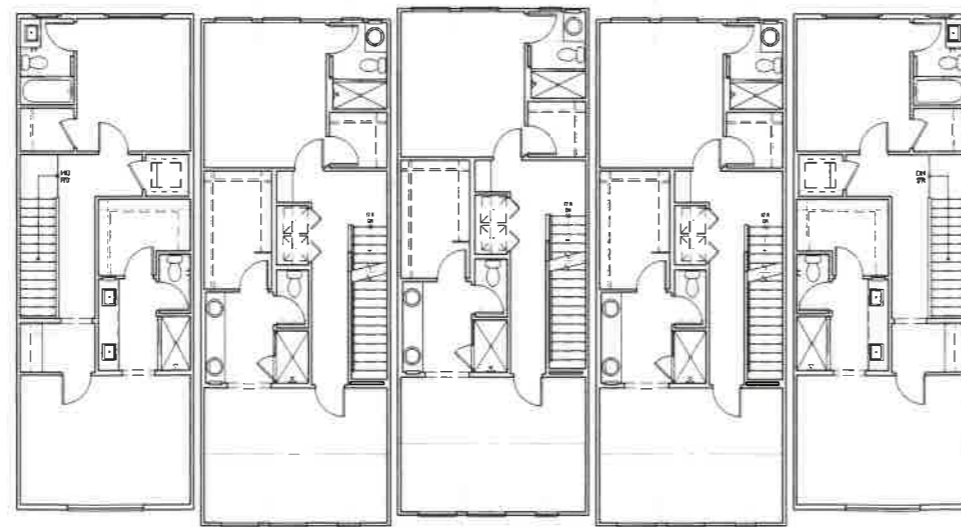


5-PLEX / TYPE - 500  
ELEVATIONS

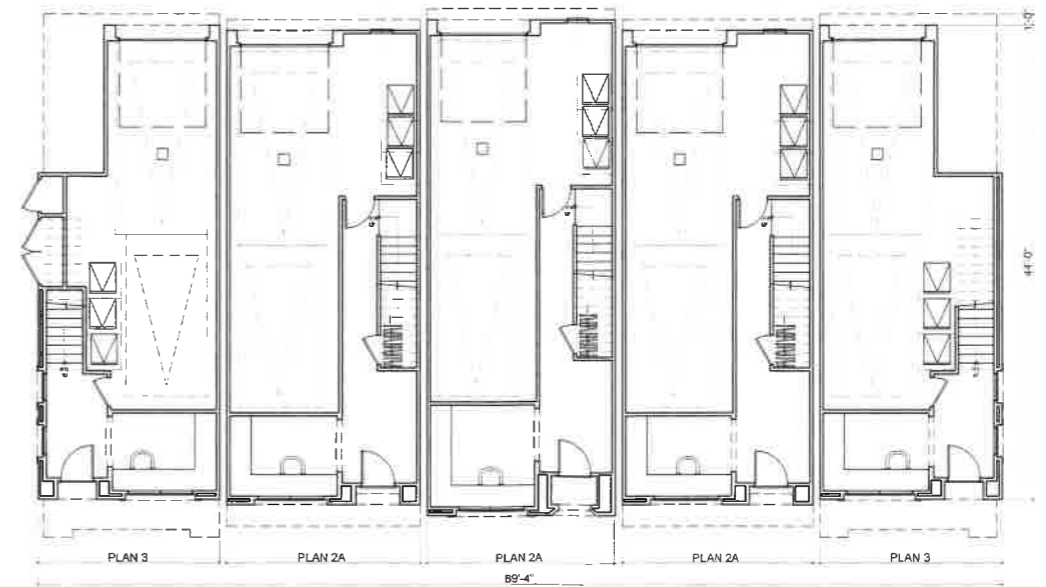
A4.1



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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**5-PLEX / TYPE - 500**  
 BUILDING PLANS

**A4.2**

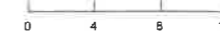


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**VENTURA SLS**  
LOS ANGELES, CA # 2021-0773

Plot Date: 8/24/2023



5-PLEX / TYPE - 510  
PERSPECTIVE

A5.0



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

**LEGEND**

- 1 Stucco, Light Sand Finish (20/30)
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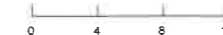


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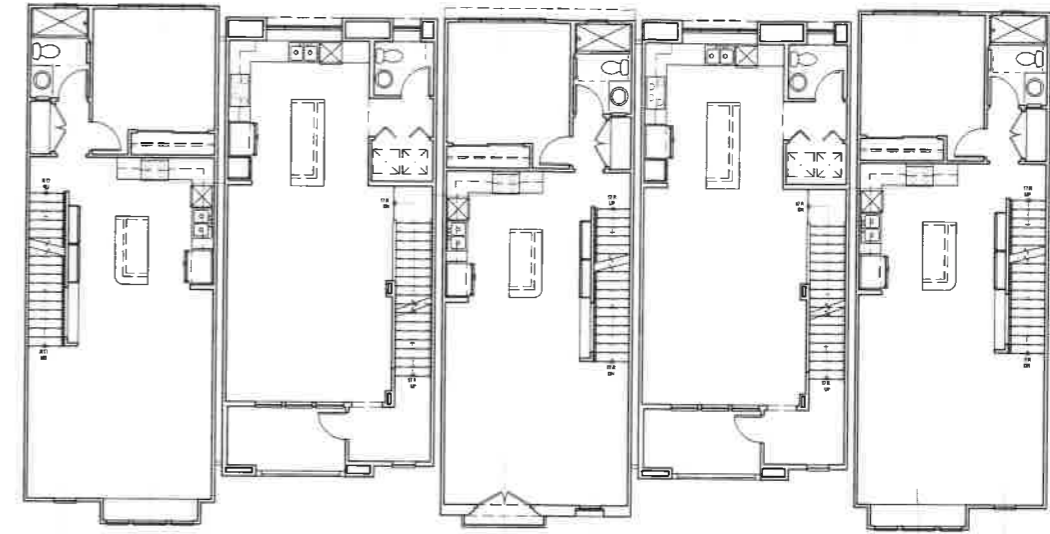
**VENTURA SLS**  
LOS ANGELES, CA # 2021-0773

Plot Date: 8/24/2023

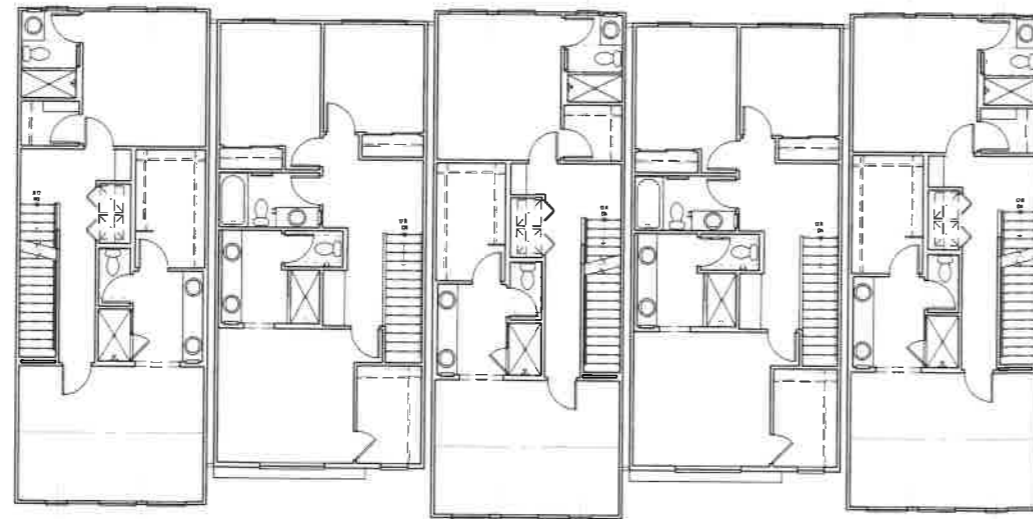


5-PLEX / TYPE - 510  
ELEVATIONS

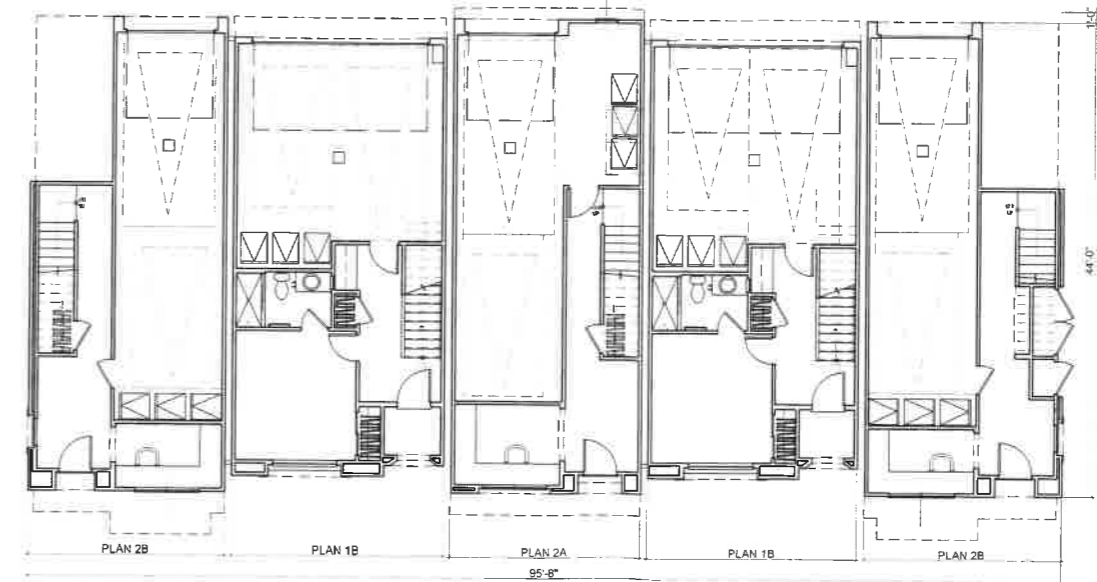
A5.1



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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5-PLEX / TYPE - 510  
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6-PLEX / TYPE - 600  
PERSPECTIVE

A6.0





1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

LEGEND

- 1 Stucco, Light Sand Finish (20/30)
- 2 Low Profile Concrete "S" Roof Tile
- 3 Faux Spanish Pipe Gable End Vents
- 4 Exposed Truss Tails
- 5 Stucco Finial
- 6 Stucco Scalloped Sill Trim
- 7 Recessed Faux Wood Trim Header
- 8 Bay Window
- 9 Stucco Recess / Reveal
- 10 Vinyl Windows
- 11 Metal Decorative Pot Holder
- 12 Wood Post / Beam
- 13 Wood/Metal Railing
- 14 Faux Wood Corbels
- 15 Decorative Metal Grille Work
- 16 Stucco Grille / Screen
- 17 Stucco Over Foam Corbels
- 18 Stucco Arched (Soffit)
- 19 Decorative Malibu Tile
- 20 Fiberglass Entry Door
- 21 Decorative Exterior Lights & Raised Address Sign
- 22 Metal Sectional Garage Door



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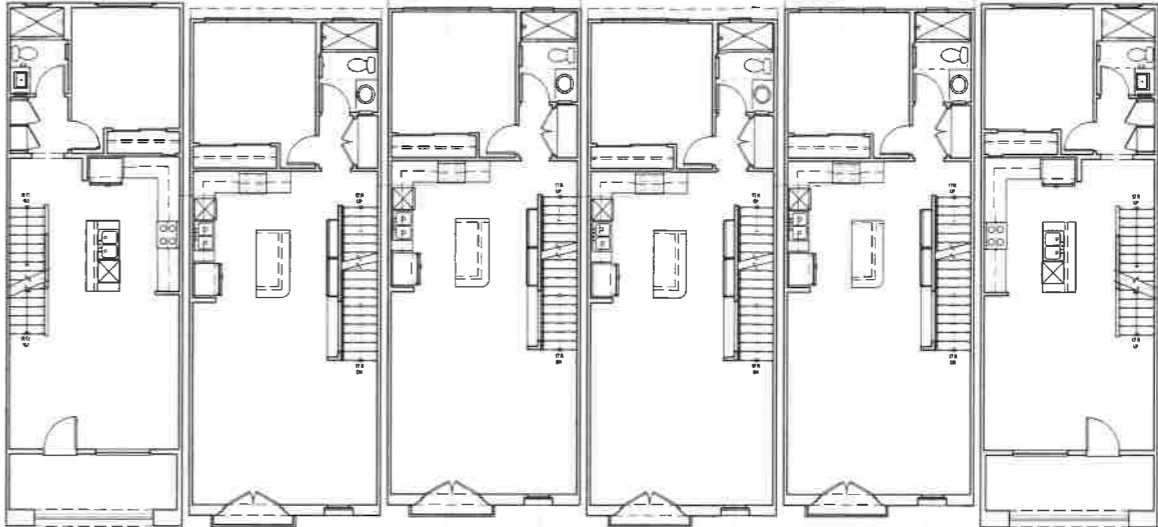
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 LOS ANGELES, CA # 2021-0773

Plot Date: 8/24/2023

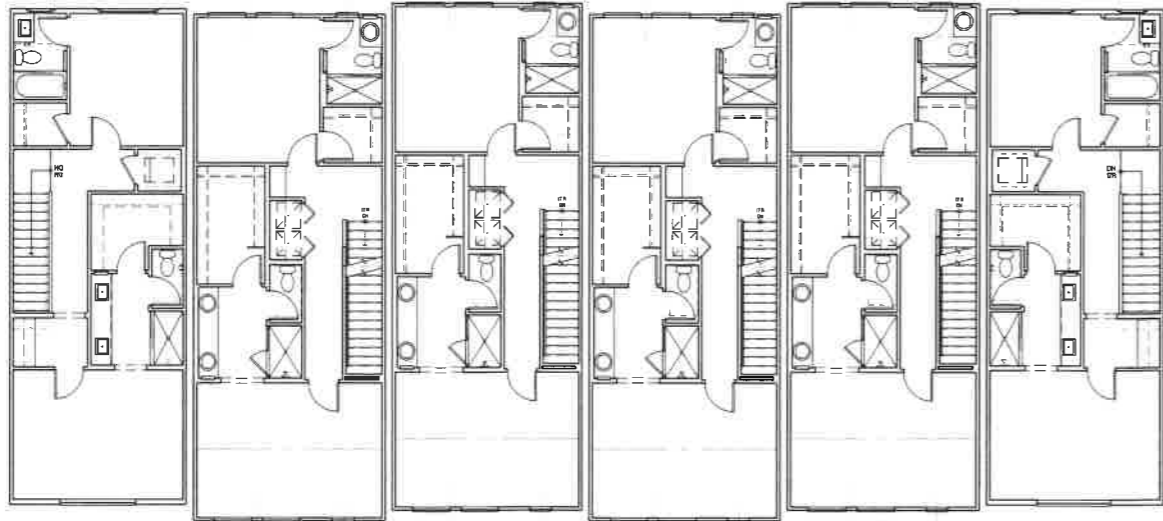


6-PLEX / TYPE - 600  
 ELEVATIONS

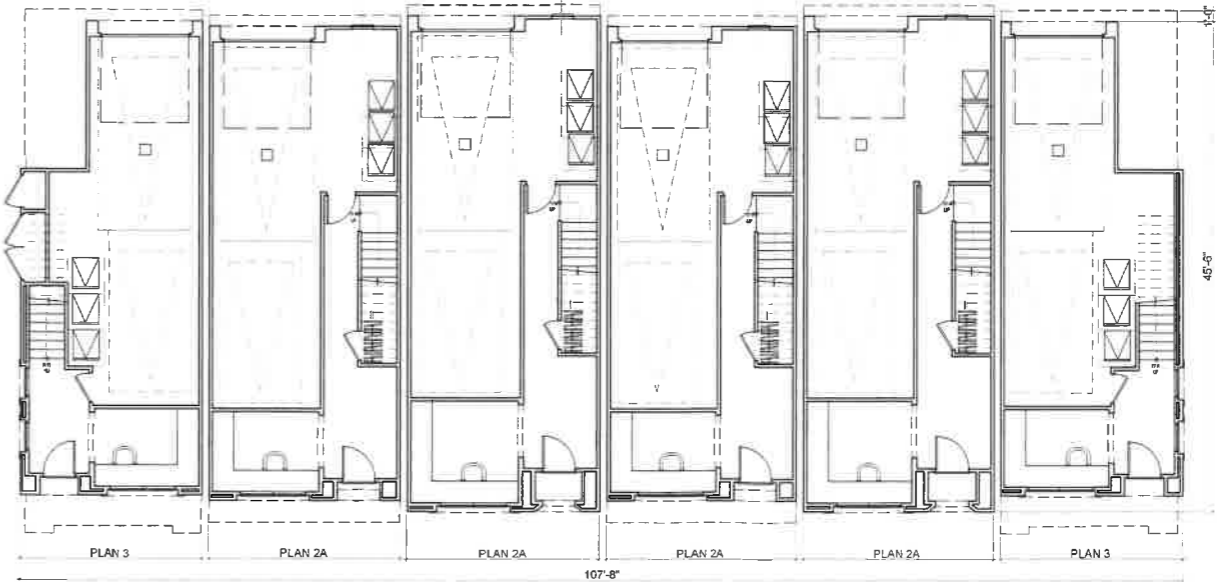
A6.1



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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6-PLEX / TYPE - 600  
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6-PLEX / TYPE - 610  
PERSPECTIVE

A7.0



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

**LEGEND**

- 1 Stucco, Light Sand Finish (20/30)
- 2 Low Profile Concrete "S" Roof Tile
- 3 Faux Spanish Pipe Gable End Vents
- 4 Exposed Truss Tails
- 5 Stucco Finial
- 6 Stucco Scalloped Sill Trim
- 7 Recessed Faux Wood Trim Header
- 8 Bay Window
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- 11 Metal Decorative Pot Holder
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- 22 Metal Sectional Garage Door



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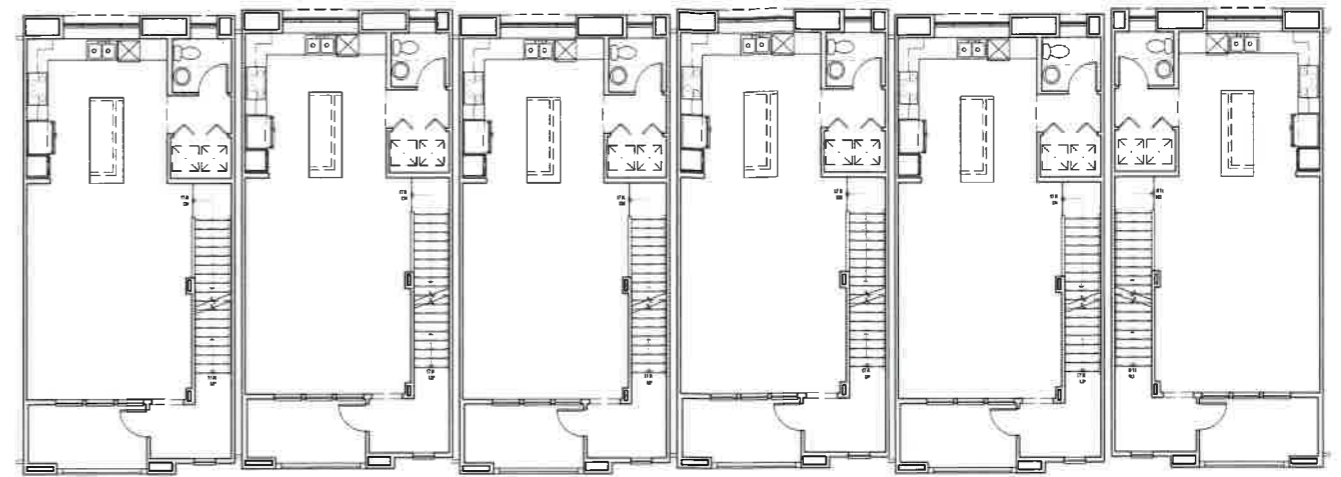
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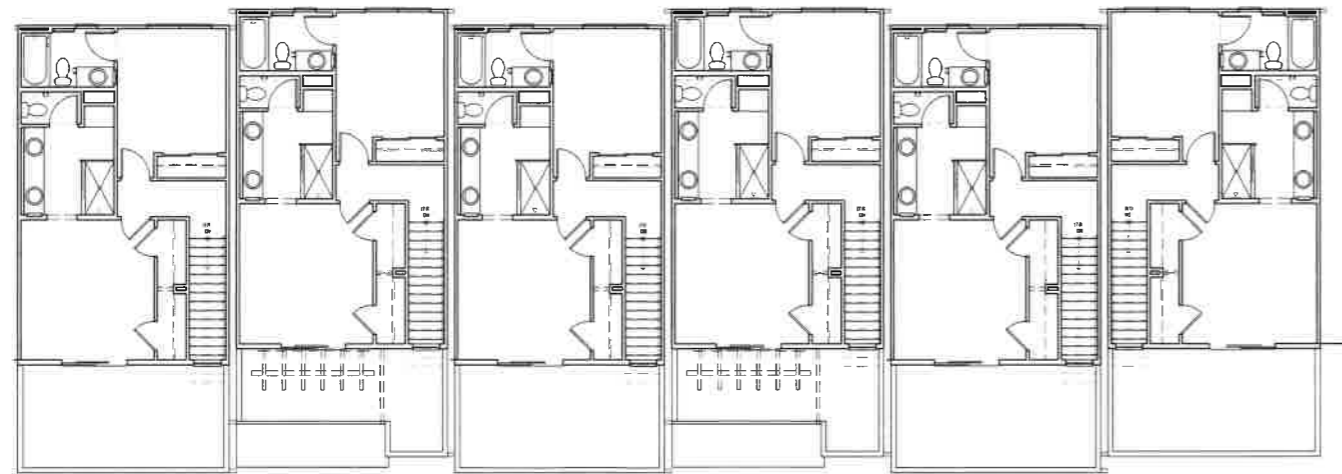


6-PLEX / TYPE - 610  
ELEVATIONS

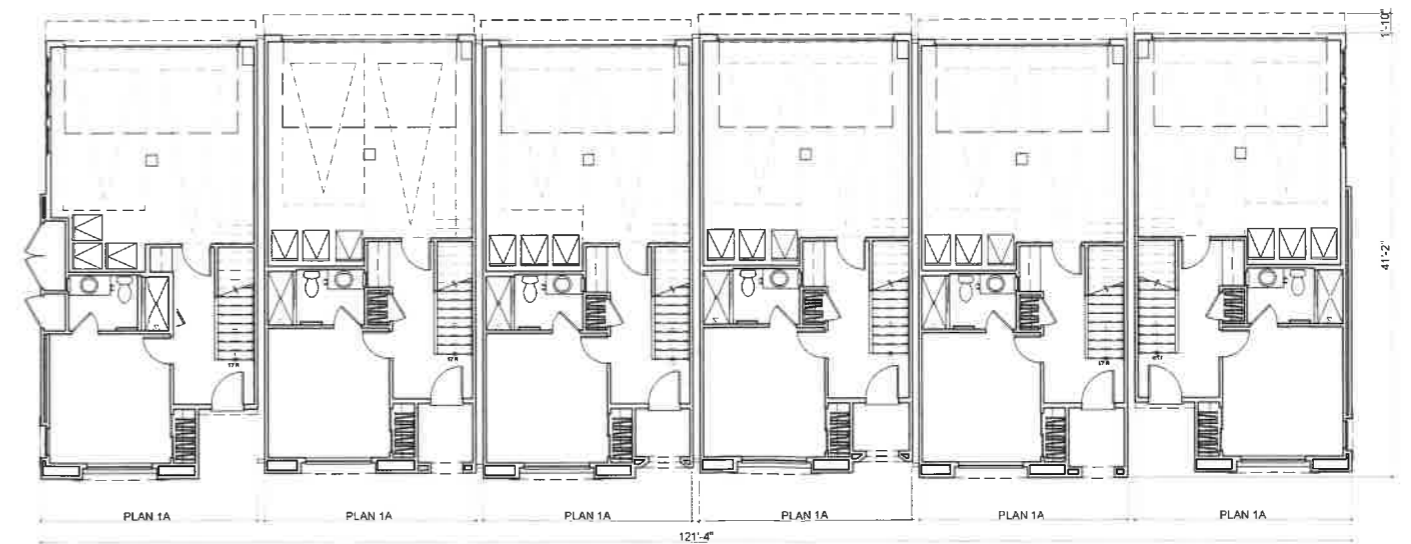
A7.1



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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6-PLEX / TYPE - 610  
BUILDING PLANS

A7.2



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6-PLEX / TYPE - 620  
PERSPECTIVE

A8.0



1 - FRONT



2 - RIGHT



3 - REAR



4 - LEFT

LEGEND

- 1 Stucco, Light Sand Finish (20/30)
- 2 Low Profile Concrete "S" Roof Tile
- 3 Faux Spanish Pipe Gable End Vents
- 4 Exposed Truss Tails
- 5 Stucco Finial
- 6 Stucco Scalloped Sill Trim
- 7 Recessed Faux Wood Trim Header
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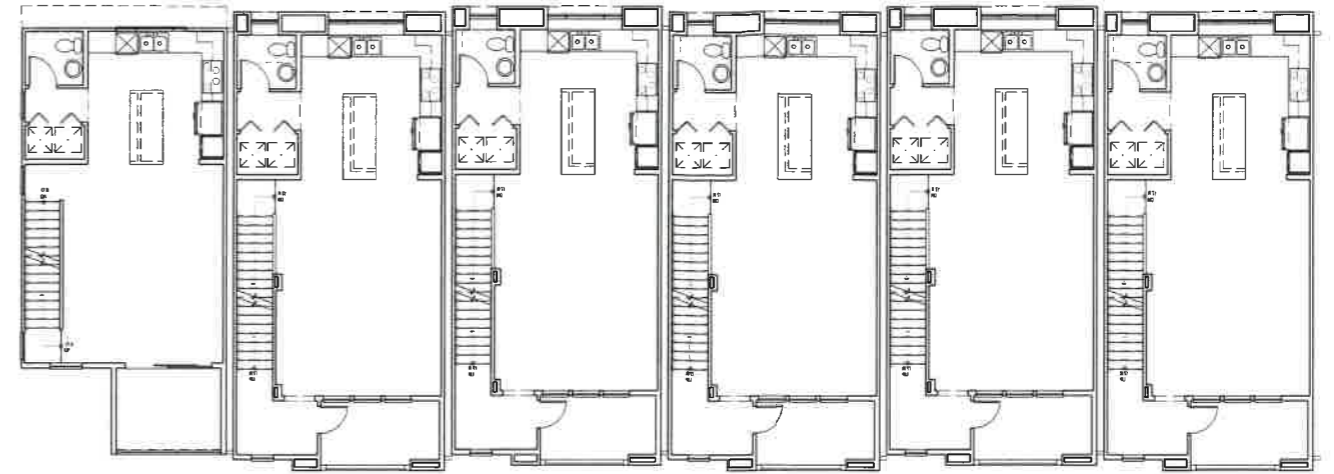
**VENTURA SLS**  
LOS ANGELES, CA # 2021-0773

Plot Date: 8/24/2023

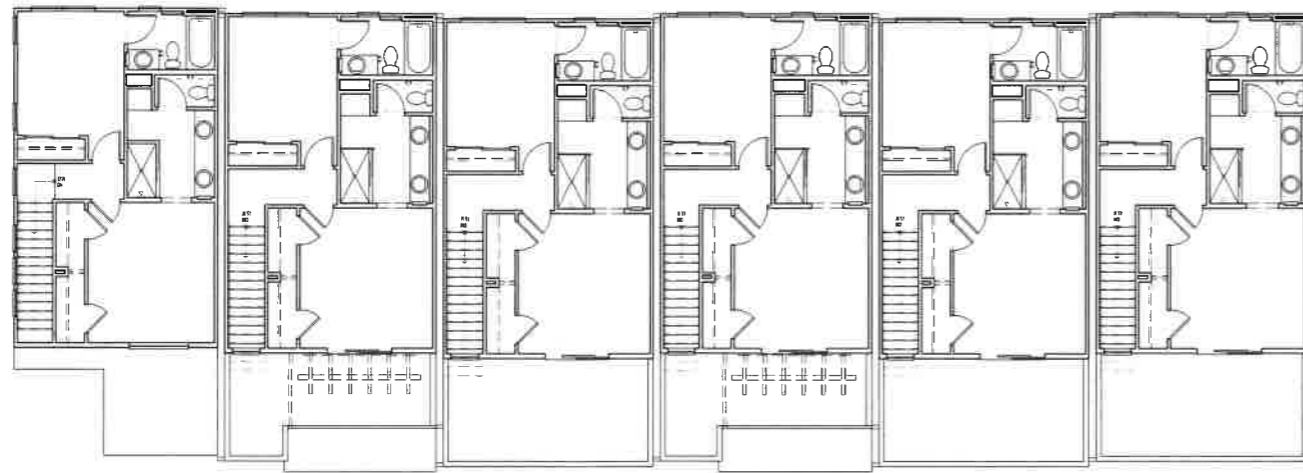


6-PLEX / TYPE - 620  
ELEVATIONS

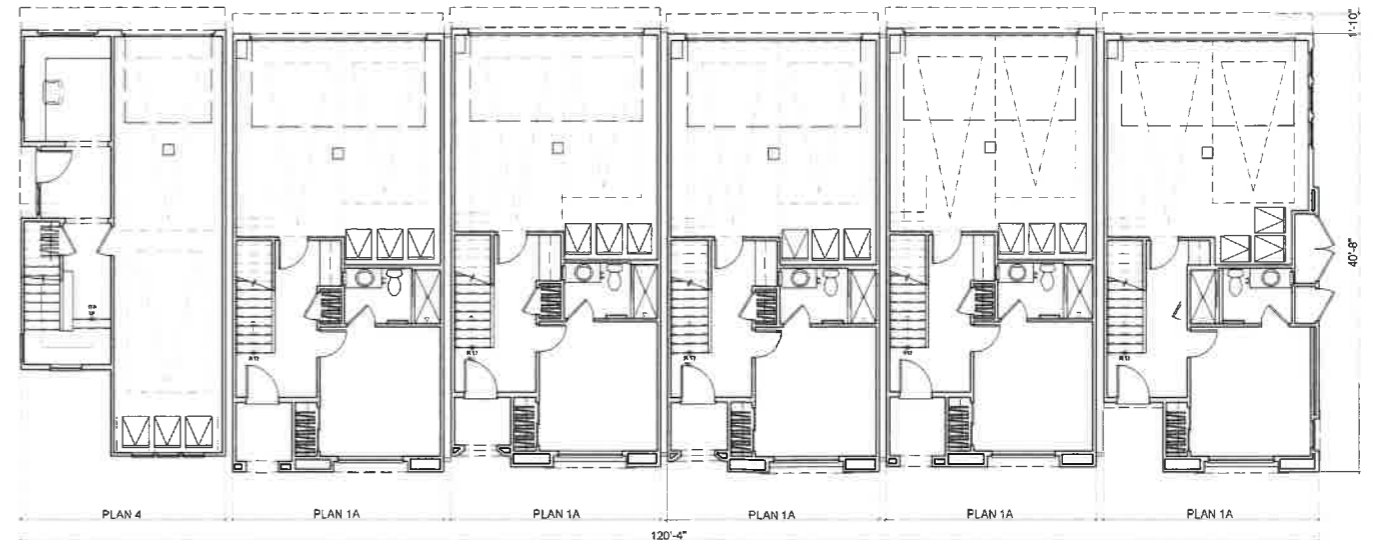
A8.1



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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 LOS ANGELES, CA # 2021-0773

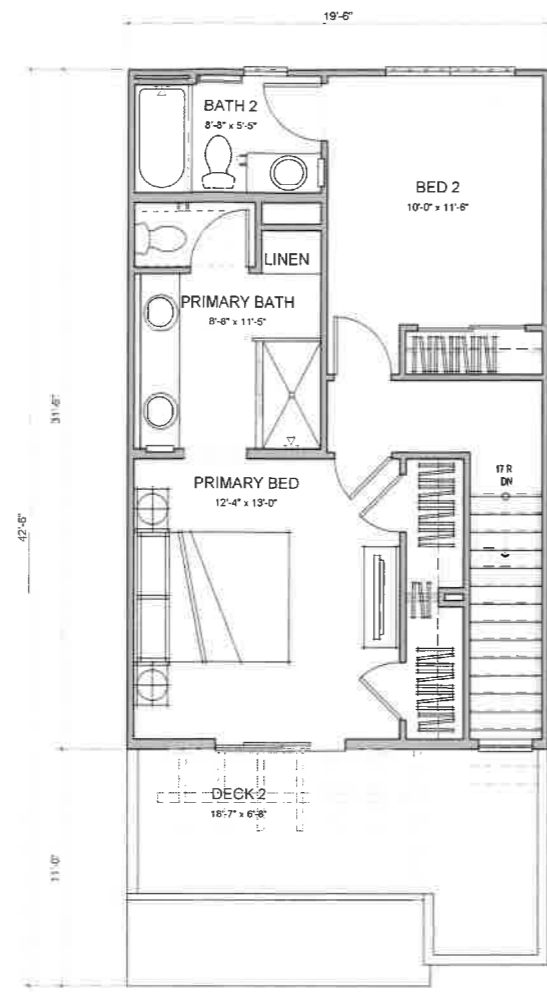
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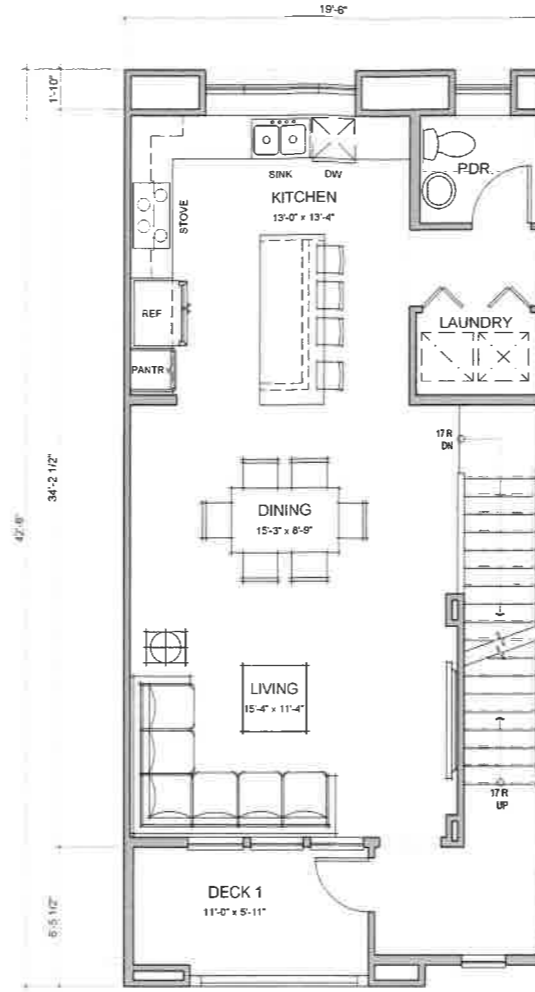
6-PLEX / TYPE - 620  
 BUILDING PLANS

A8.2

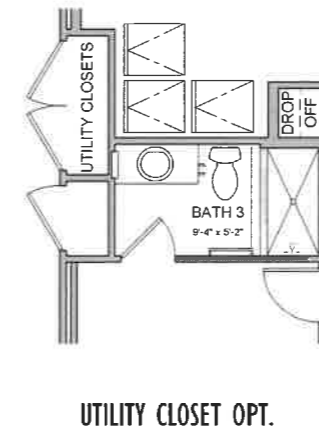




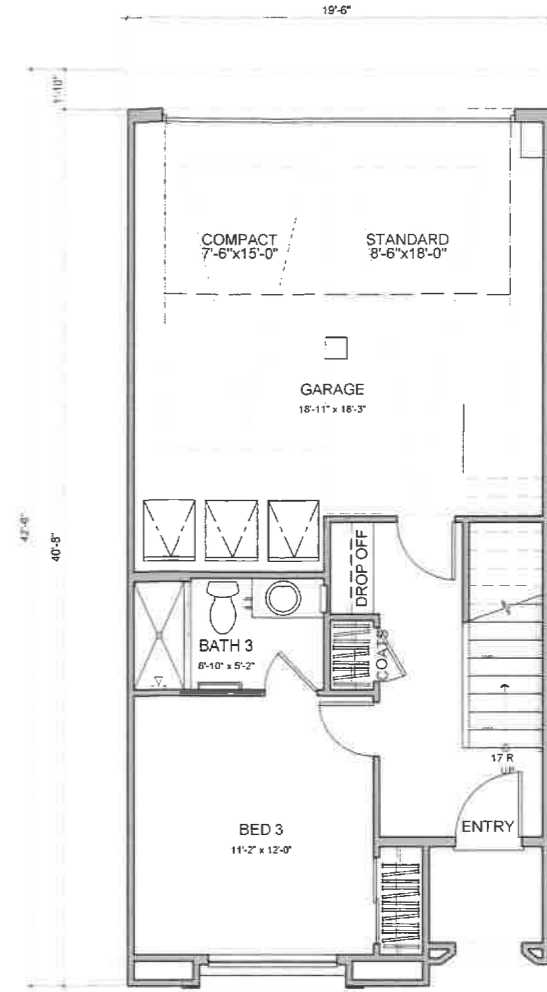
THIRD FLOOR



SECOND FLOOR



UTILITY CLOSET OPT.



FIRST FLOOR



FLOOR AREA CALCULATION DIAGRAM

FLOOR AREA	
1ST FLOOR	370 SQ. FT.
2ND FLOOR	711 SQ. FT.
3RD FLOOR	572 SQ. FT.
TOTAL LIVING	1653 SQ. FT.
GARAGE	392 SQ. FT.
DECK 1	74 SQ. FT.
DECK 2	154 SQ. FT.



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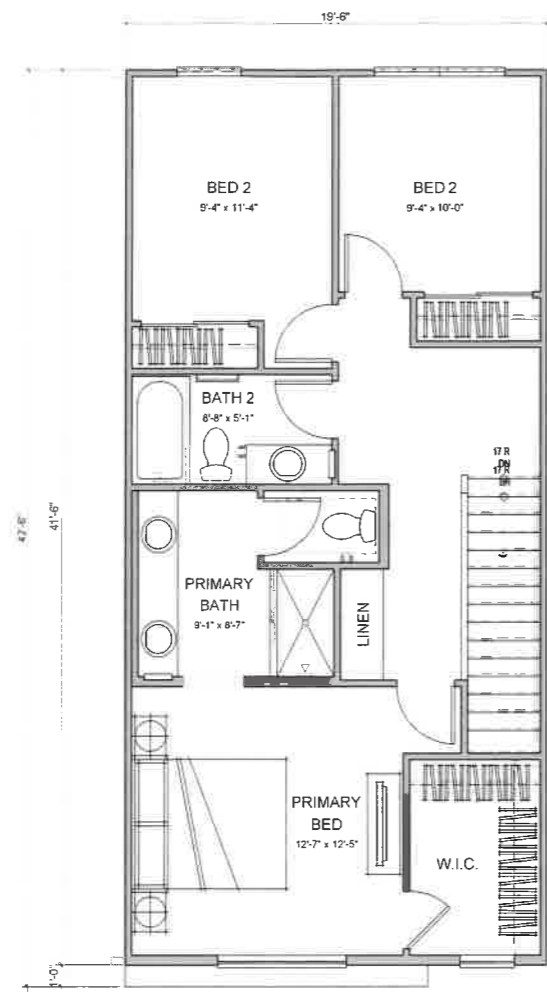
VENTURA SLS  
LOS ANGELES, CA # 2021-0773

Plot Date: 8/25/2023

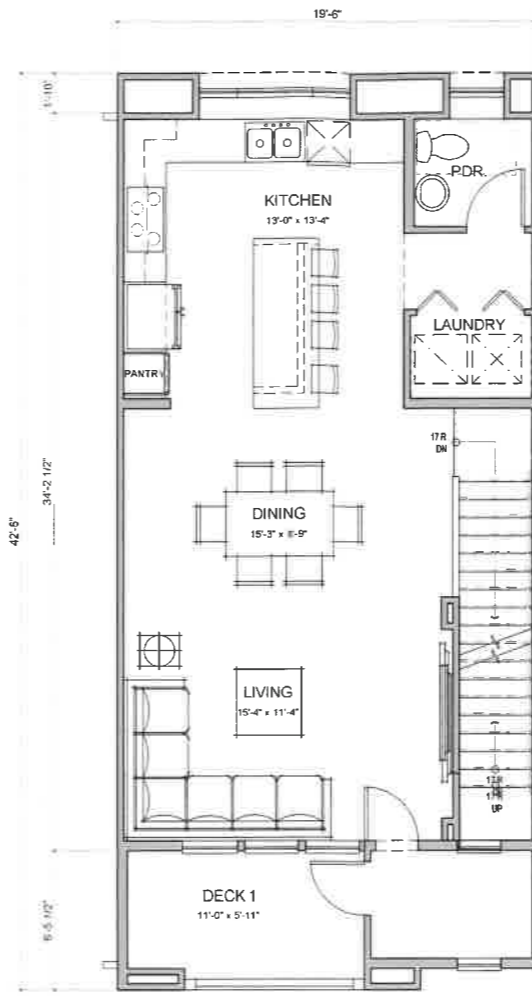


PLAN 1A  
3 BED / 3 BATH

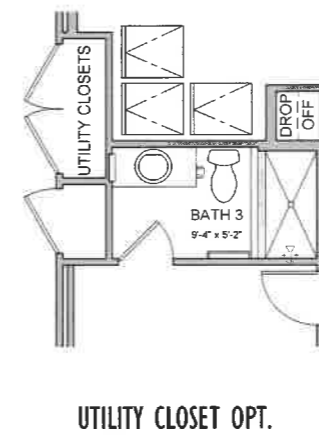
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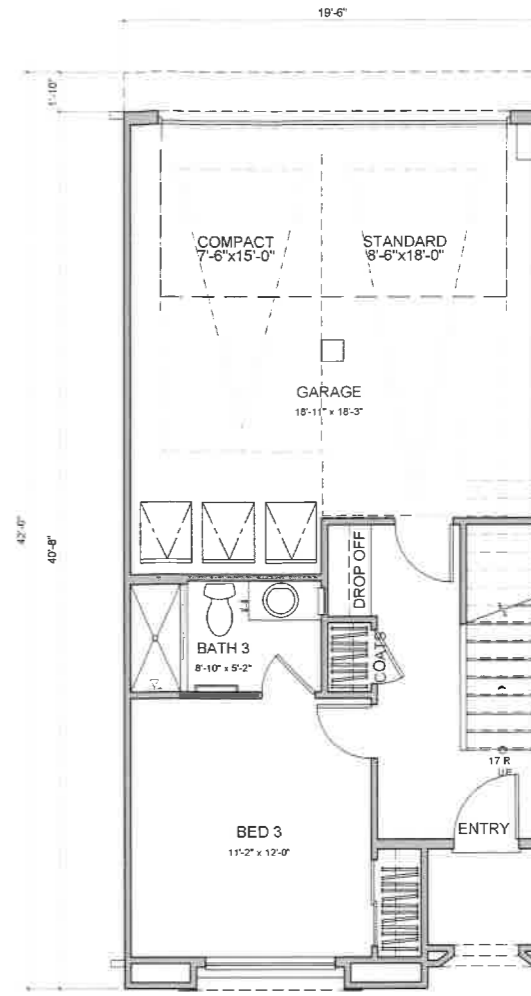
THIRD FLOOR



SECOND FLOOR



UTILITY CLOSET OPT.



FIRST FLOOR



FLOOR AREA CALCULATION DIAGRAM

FLOOR AREA	
1ST FLOOR	370 SQ. FT.
2ND FLOOR	711 SQ. FT.
3RD FLOOR	766 SQ. FT.
TOTAL LIVING	1847 SQ. FT.
GARAGE	392 SQ. FT.
DECK	74 SQ. FT.



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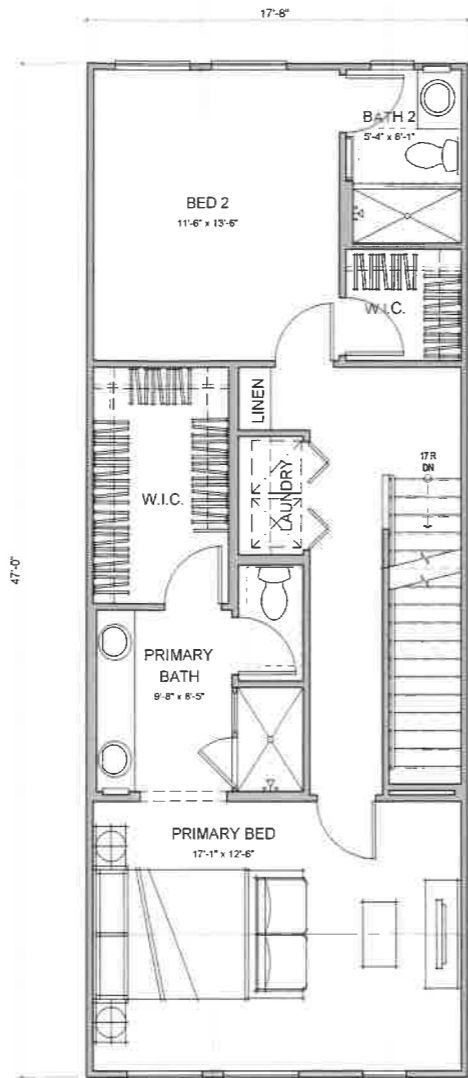
VENTURA SLS  
LOS ANGELES, CA # 2021-0773

Plot Date: 8/25/2023

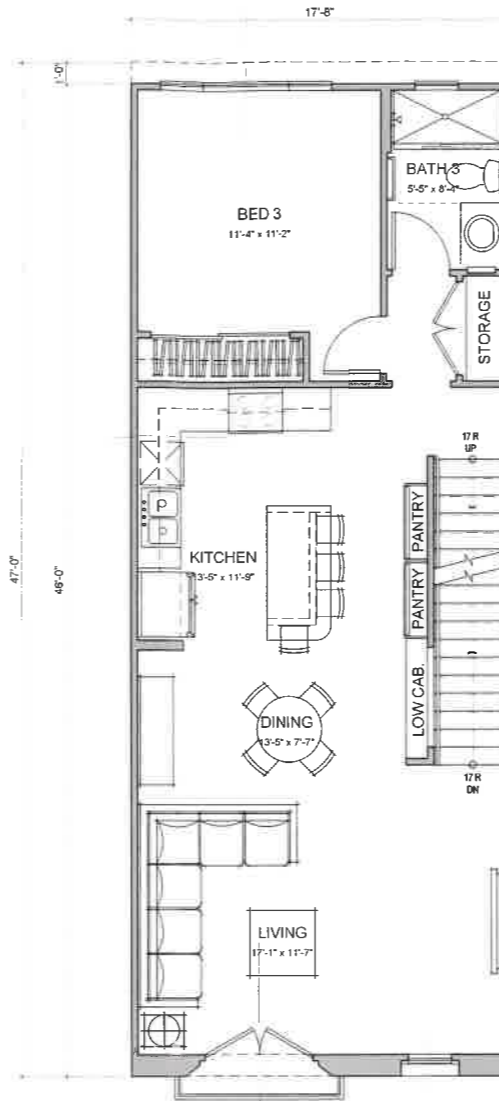


PLAN 1B  
3 BED / 3.5 BATH

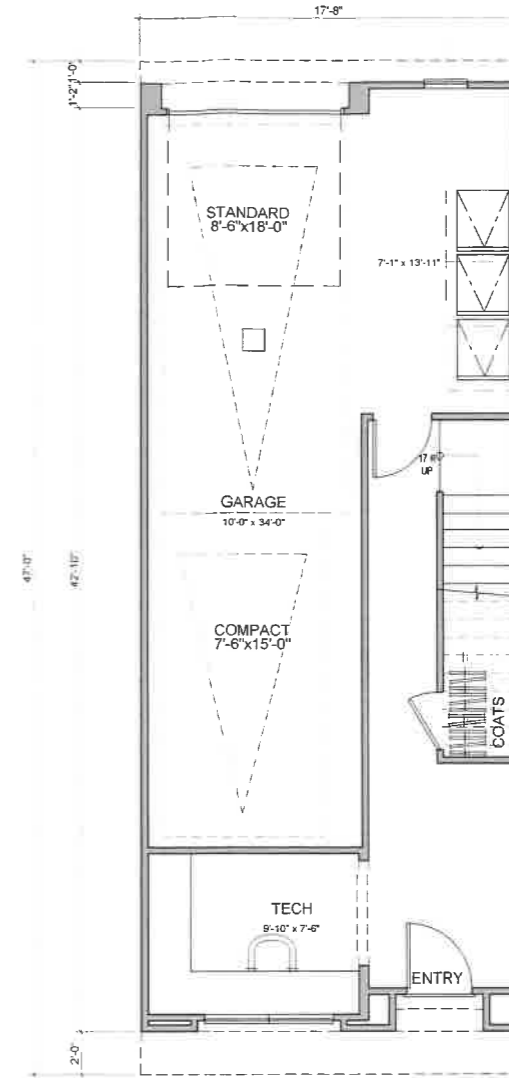
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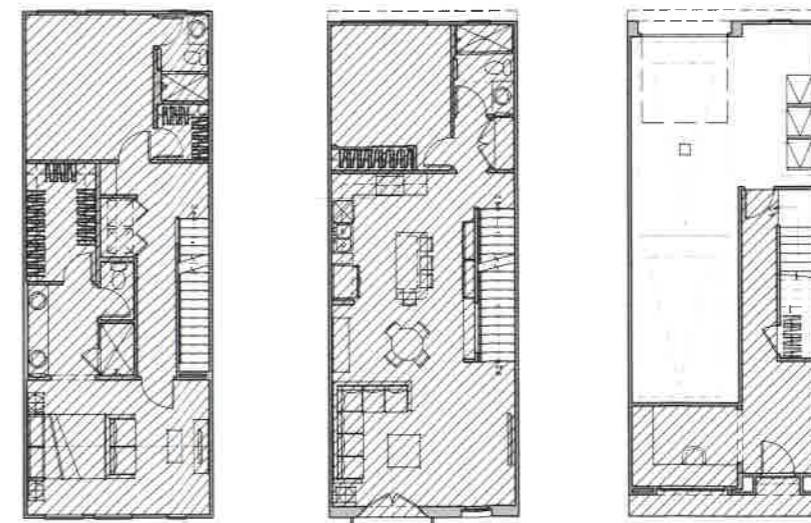
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FLOOR AREA CALCULATION DIAGRAM

FLOOR AREA	
1ST FLOOR	221 SQ. FT.
2ND FLOOR	800 SQ. FT.
3RD FLOOR	779 SQ. FT.
TOTAL LIVING	1800 SQ. FT.
GARAGE	467 SQ. FT.



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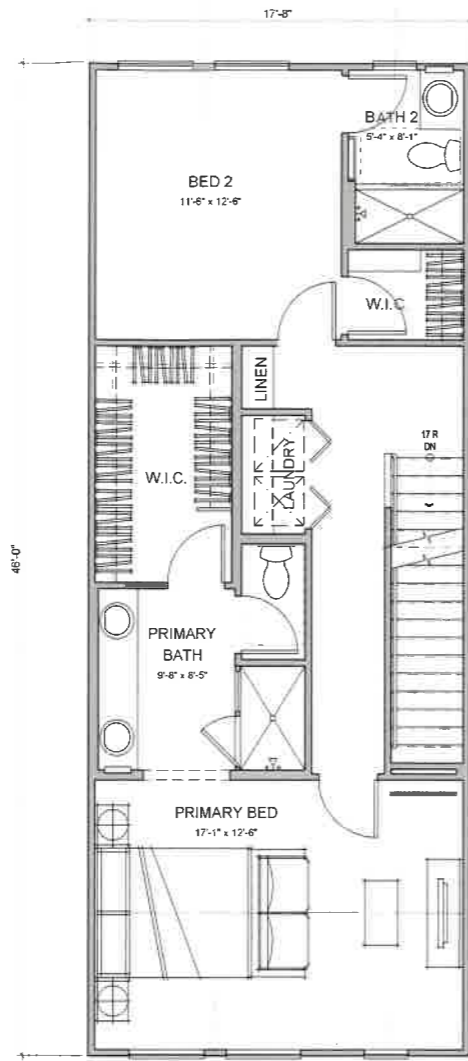
VENTURA SLS  
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Plot Date: 8/25/2023

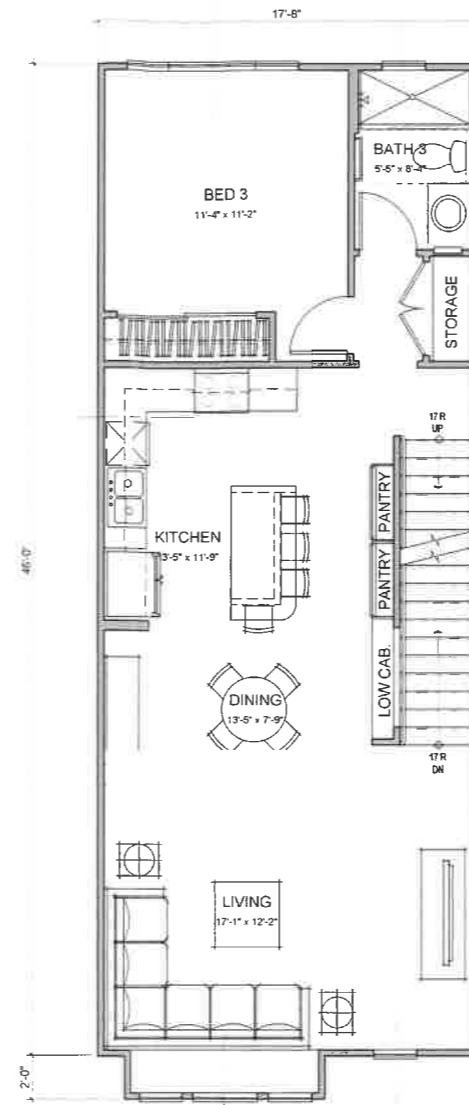


PLAN 2A  
3 BED / 3 BATH

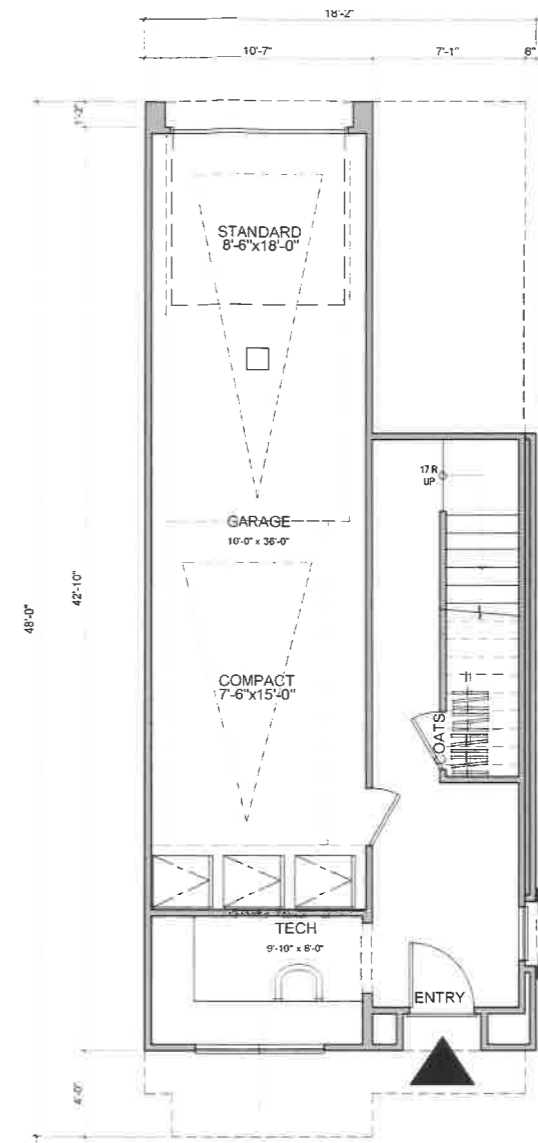
A9.2



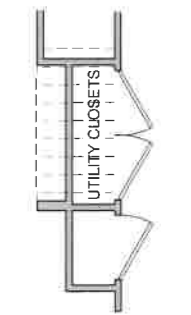
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



UTILITY CLOSET OPT.



FLOOR AREA CALCULATION DIAGRAM

FLOOR AREA	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	813 SQ. FT.
3RD FLOOR	761 SQ. FT.
TOTAL LIVING	1840 SQ. FT.
GARAGE	378 SQ. FT.



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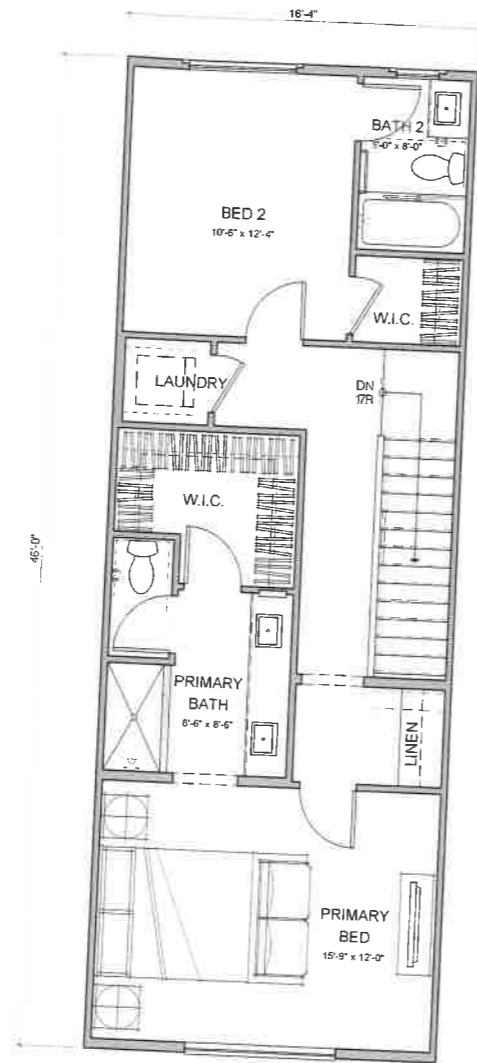
VENTURA SLS  
LOS ANGELES, CA # 2021-0773

Plot Date: 8/25/2023

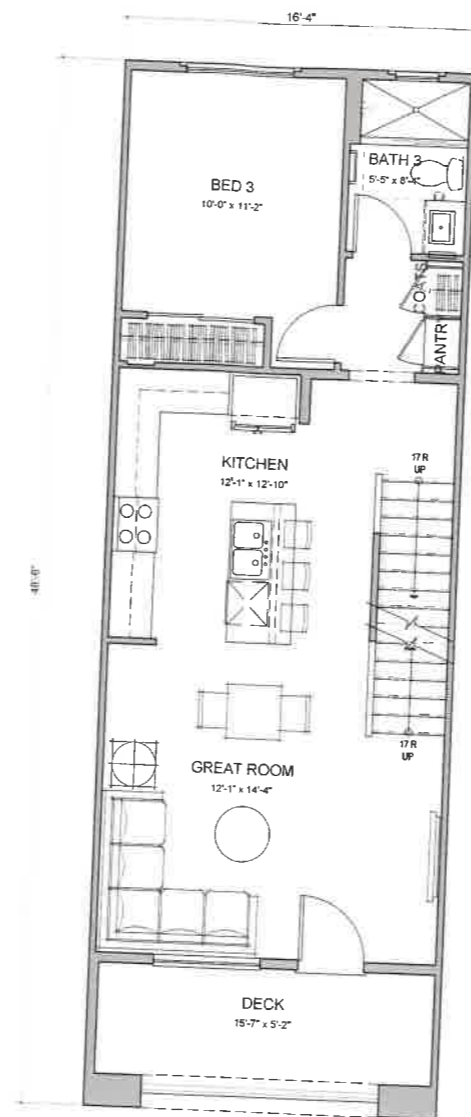


PLAN 2B  
2 BED + 1 BED OPT. + OFFICE / 3 BATH

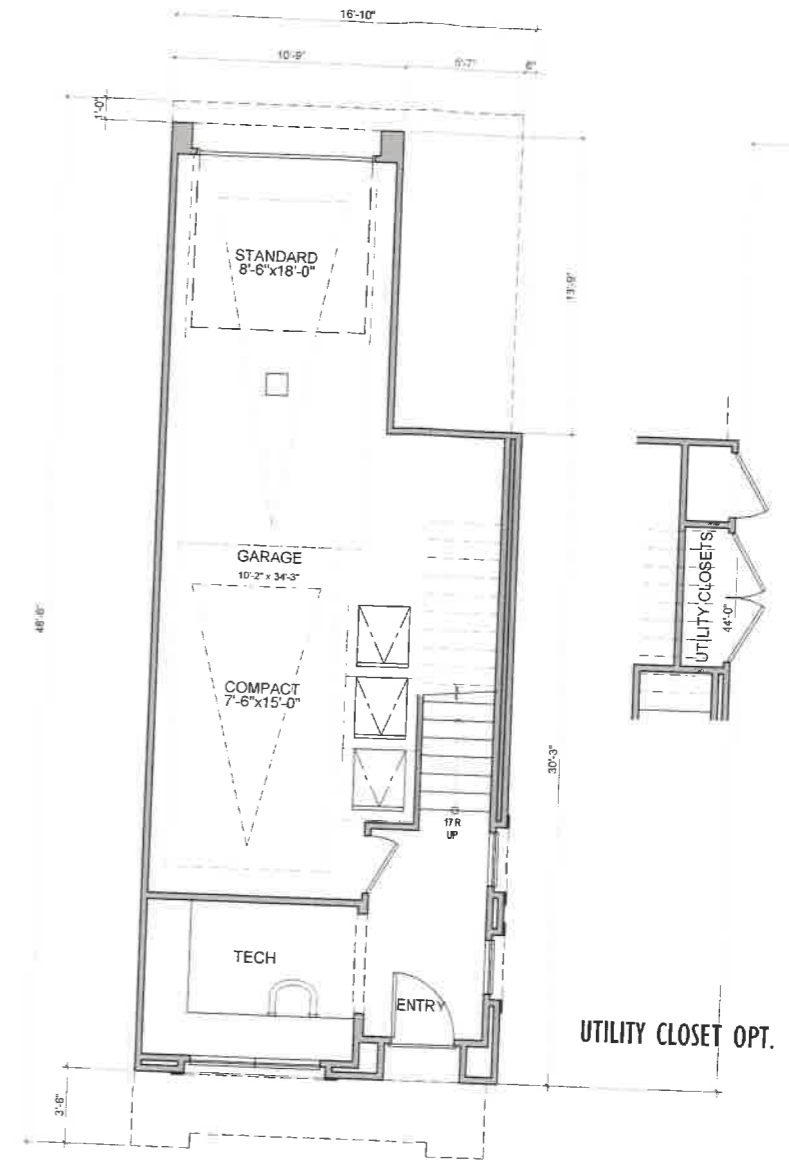
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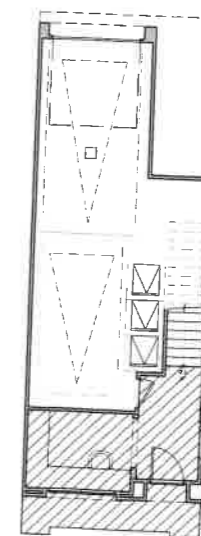
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FLOOR AREA CALCULATION DIAGRAM

FLOOR AREA	
1ST FLOOR	203 SQ. FT.
2ND FLOOR	683 SQ. FT.
3RD FLOOR	712 SQ. FT.
TOTAL LIVING	1598 SQ. FT.
GARAGE	416 SQ. FT.
DECK	98 SQ. FT.



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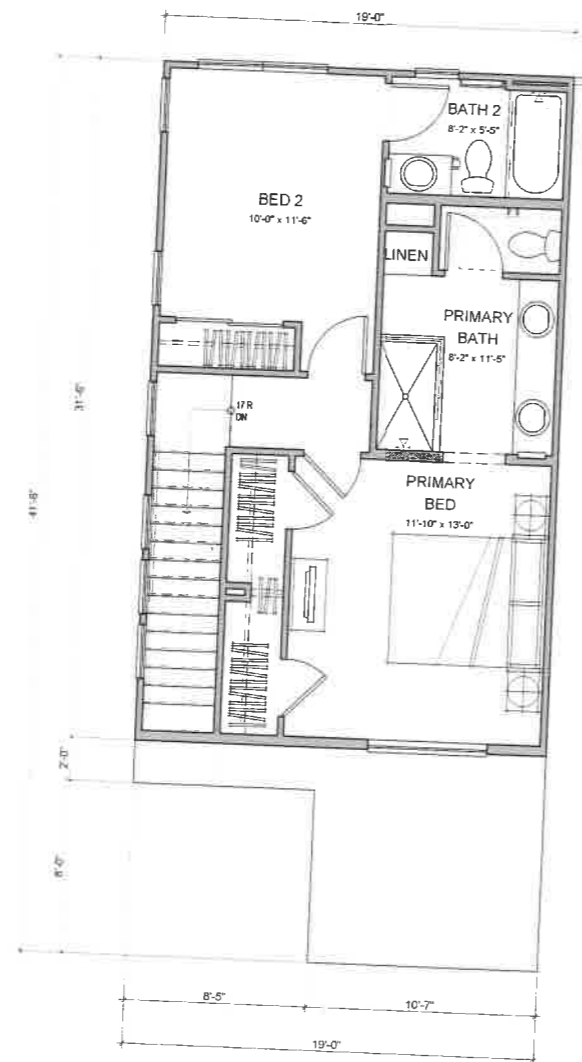
VENTURA SLS  
LOS ANGELES, CA # 2021-0773

Plot Date: 8/25/2023

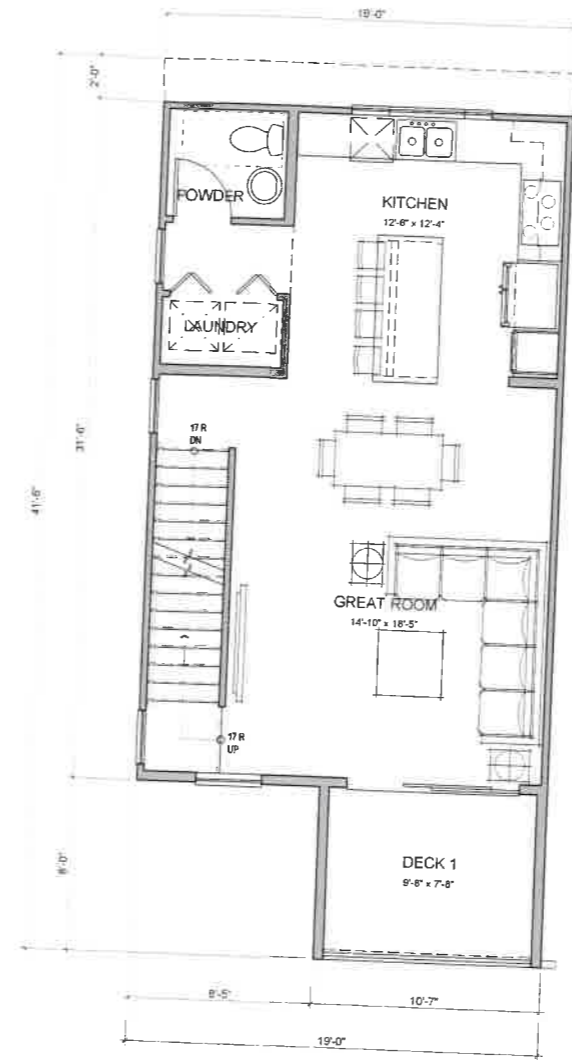


PLAN 3  
3 BED + OFFICE / 3 BATH

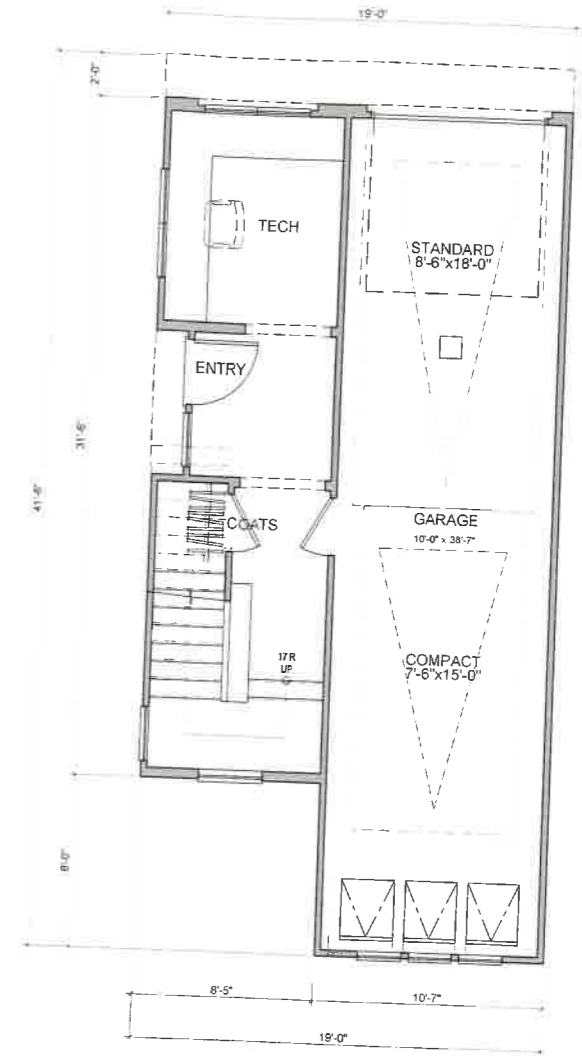
A9.4



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FLOOR AREA CALCULATION DIAGRAM

FLOOR AREA	
1ST FLOOR	270 SQ. FT.
2ND FLOOR	599 SQ. FT.
3RD FLOOR	537 SQ. FT.
TOTAL LIVING	1405 SQ. FT.
GARAGE	409 SQ. FT.
DECK	85 SQ. FT.



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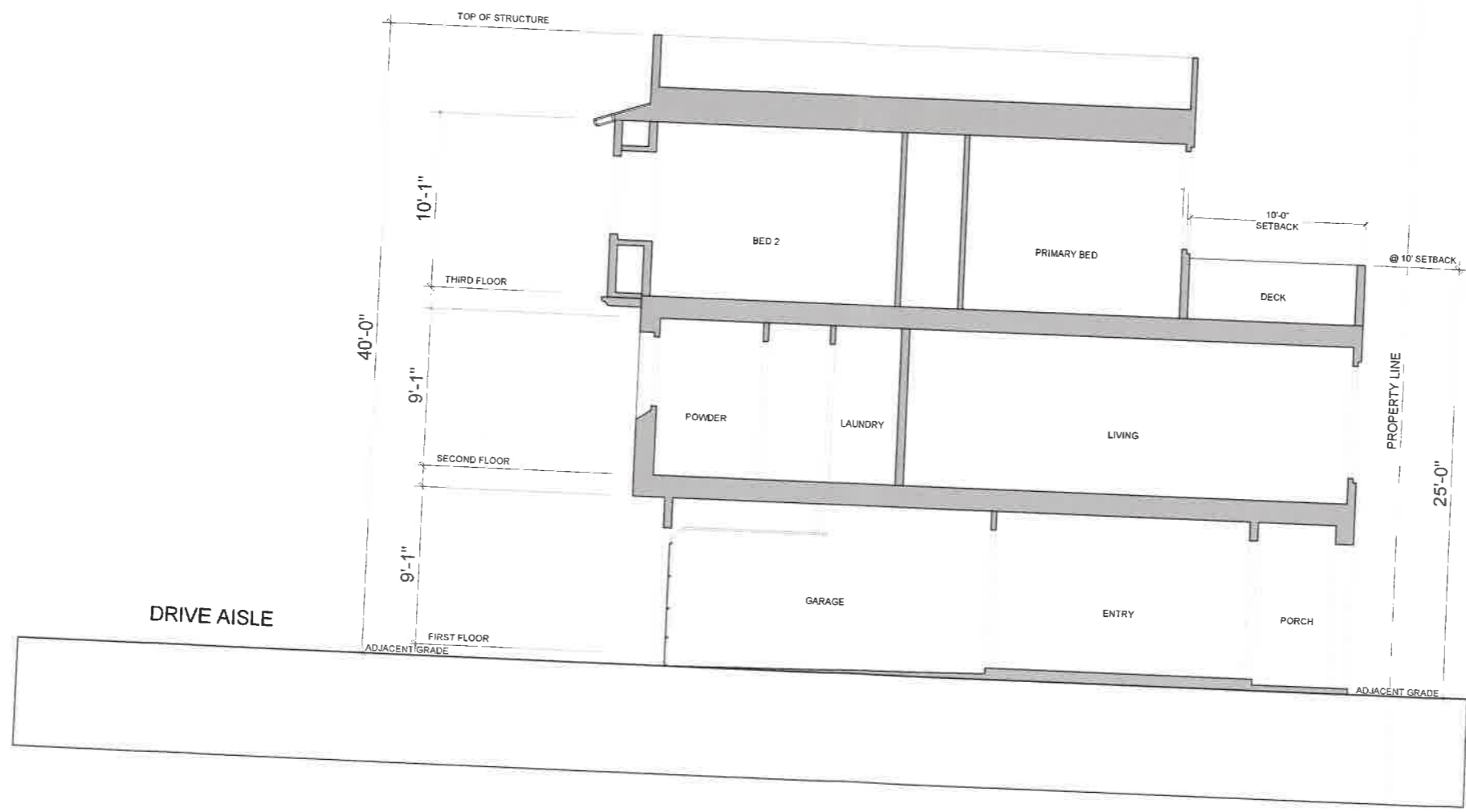
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PLAN 4  
2 BED / 2.5 BATH

A9.5



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**VENTURA SLS**  
 LOS ANGELES, CA # 2021-0773

Plot Date: 8/24/2023



TYPICAL SECTION

A10.0

VENTURA FWY  
PF-1XL

# VESTING TENTATIVE TRACT MAP 83939

IN THE CITY OF LOS ANGELES  
FOR MERGER AND SMALL LOT SUBDIVISION PURPOSES  
COUNCIL DISTRICT #3

A SMALL LOT SINGLE FAMILY SUBDIVISION IN THE C4-1LD AND P-1LD ZONE, PURSUANT TO ORDINANCE NO. 185,462

**LEGAL DESCRIPTION:**  
**PARCEL 1:**  
 LOTS 5 AND 8 OF TRACT NO. 29776, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 737, PAGES 33 TO 35, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
**PARCEL 2:**  
 LOTS 6 AND 7 OF TRACT NO. 29776, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 737, PAGES 33 TO 35, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
**APN: 2167-001-006 AND 2167-001-008**

**ASSESSOR PARCEL NUMBERS:**  
 2167-001-006  
 2167-001-007

**SITE ADDRESS:**  
 21241 & 21243 VENTURA BOULEVARD, 5436 COMERCIO WAY,  
 21200 & 21240 W CLARENDON ST  
 WOODLAND HILLS, CA. 91364

**THOMAS GUIDE:**  
 PAGE 560-82

**OWNER:**  
 CALIFORNIA LANDMARK  
 ARI KAHAN  
 10600 SANTA MONICA BLVD  
 LOS ANGELES, CA 90025

**ZONING INFORMATION:**  
 EXISTING: C4-1LD & P-1LD  
 PROPOSED: NO CHANGE

- NOTES:**
- EXISTING USE: OFFICE
  - PROPOSED DEVELOPMENT: 111 LOT - SMALL LOT SUBDIVISION, 111 THREE-STORY SINGLE FAMILY HOMES
  - AREA: EXISTING LOT AREA = 171,183 SF (3.9288 ACRES)  
 DEDICATION AREA CLARENDON ST. = 2,160 SF (0.0496 ACRES)  
 NET AREA = 169,023 SF (3.8802 ACRES)  
 GROSS AREA TO CENTERLINE = 217,375 SF (4.9902 ACRES)  
 NOTE: THE MERGER ALONG CLARENDON ST. IS A MERGER OF AN IRREVOCABLE OFFER AND NOT AN EXISTING DEDICATION.
  - SMALL LOT SINGLE FAMILY SUBDIVISION IN THE C4-1LD AND P-1LD ZONE, PURSUANT TO ORDINANCE NO. 185,462.
  - TREES:  
 THERE ARE 4 PROTECTED WESTERN SYCAMORES WHICH WILL HAVE TO BE REMOVED FOR PROPOSED CONSTRUCTION. THEY ARE NOT NATURALLY GROWING ON THIS LOCATION.
  - EXISTING UTILITIES:  
 8" SEWER MAIN LINE IN VENTURA BLVD  
 8" SEWER MAIN LINE IN COMERCIO WAY  
 8" SEWER MAIN LINE IN CLARENDON ST  
 12" WATER MAIN LINE IN VENTURA BLVD  
 8" WATER MAIN LINE IN COMERCIO WAY  
 8" WATER MAIN LINE IN CLARENDON ST
  - DRAINAGE:  
 THE ENTIRE SITE DRAINS TO PUBLIC STREETS VIA SURFACE FLOW.
  - FLOOD ZONE: C  
 FEMA PANEL: 06037C1290F
  - THIS PROJECT IS NOT LOCATED IN AN EARTHQUAKE-INDUCED LIQUEFACTION AREA.
  - THERE ARE NO UNKNOWN POTENTIALLY DANGEROUS AREAS W/IN PROPOSED DEVELOPMENT.
  - ALL EXISTING STRUCTURES WILL BE DEMOLISHED.
  - 24' VEHICULAR BACKUP SPACE IS PROVIDED.
  - DISTRICT MAP NO. 171B105
  - CANOGA PARK - WINNETKA - WOODLAND HILLS - WEST HILLS COMMUNITY PLANNING AREA
  - TRASH WILL BE COLLECTED ON SITE WITH PRIVATE TRASH COLLECTION.
  - AUTOMOBILE PARKING FOR RESIDENTS AND GUESTS WILL BE PROVIDED PER LAMC SECTIONS 12.21 A.4 AND 12.22 A.25(D)(2) AND PER SMALL LOT MAP STANDARDS, AS APPLICABLE. BICYCLE PARKING WILL BE PROVIDED PER SMALL LOT MAP STANDARDS.

ON-SITE TREE TABLE						
TREE #	SPECIES	PROTECTED SPECIES	TRUNK DIAMETER	GENERAL CONDITION	DESCRIPTION	
1	GREVILLEA ROBUSTA	NO	24, 20	A	REMOVE & REPLACE	
2	GREVILLEA ROBUSTA	NO	21	A	REMOVE & REPLACE	
3	PLATANUS ACERFOLIA	NO	24	A	REMOVE & REPLACE	
4	PLATANUS ACERFOLIA	NO	24	B	REMOVE & REPLACE	
5	GREVILLEA ROBUSTA	NO	17	A	REMOVE & REPLACE	
6	PLATANUS RACEMOSA	YES	30	B	REMOVE & REPLACE	
7	PLATANUS ACERFOLIA	NO	17	B	REMOVE & REPLACE	
8	PLATANUS ACERFOLIA	NO	18	B	REMOVE & REPLACE	
9	PLATANUS RACEMOSA	YES	30	B	REMOVE & REPLACE	
10	CALLISTEMON VIMINALIS	NO	20	A	REMOVE & REPLACE	
11	CALLISTEMON VIMINALIS	NO	18	A	REMOVE & REPLACE	
12	CALLISTEMON VIMINALIS	NO	12	A	REMOVE & REPLACE	
13	CALLISTEMON VIMINALIS	NO	11	A	REMOVE & REPLACE	
14	CALLISTEMON VIMINALIS	NO	11	A	REMOVE & REPLACE	
15	CALLISTEMON VIMINALIS	NO	12	A	REMOVE & REPLACE	
16	CALLISTEMON VIMINALIS	NO	8	A	REMOVE & REPLACE	
17	CALLISTEMON VIMINALIS	NO	7	A	REMOVE & REPLACE	
18	CALLISTEMON VIMINALIS	NO	8, 10	A	REMOVE & REPLACE	
19	CALLISTEMON VIMINALIS	NO	20	A	REMOVE & REPLACE	
20	CALLISTEMON VIMINALIS	NO	20	A	REMOVE & REPLACE	
21	CALLISTEMON VIMINALIS	NO	14	A	REMOVE & REPLACE	
22	CALLISTEMON VIMINALIS	NO	9	A	REMOVE & REPLACE	
23	CALLISTEMON VIMINALIS	NO	11	A	REMOVE & REPLACE	
24	CALLISTEMON VIMINALIS	NO	12	A	REMOVE & REPLACE	
25	CALLISTEMON VIMINALIS	NO	12	A	REMOVE & REPLACE	
26	GREVILLEA ROBUSTA	NO	27	A	REMOVE & REPLACE	
27	GREVILLEA ROBUSTA	NO	24, 18	A	REMOVE & REPLACE	
28	GREVILLEA ROBUSTA	NO	22, 20	A	REMOVE & REPLACE	
29	CALLISTEMON VIMINALIS	NO	12	A	REMOVE & REPLACE	
30	CALLISTEMON VIMINALIS	NO	14	A	REMOVE & REPLACE	
31	CALLISTEMON VIMINALIS	NO	14	A	REMOVE & REPLACE	
32	CALLISTEMON VIMINALIS	NO	8	A	REMOVE & REPLACE	
33	CALLISTEMON VIMINALIS	NO	12	A	REMOVE & REPLACE	
34	CALLISTEMON VIMINALIS	NO	8	A	REMOVE & REPLACE	
35	CALLISTEMON VIMINALIS	NO	13	A	REMOVE & REPLACE	
36	CALLISTEMON VIMINALIS	NO	12	A	REMOVE & REPLACE	
37	CALLISTEMON VIMINALIS	NO	10	A	REMOVE & REPLACE	
38	CALLISTEMON VIMINALIS	NO	14	A	REMOVE & REPLACE	
39	PLATANUS RACEMOSA	YES	36	A	REMOVE & REPLACE	
40	PLATANUS RACEMOSA	YES	35	A	REMOVE & REPLACE	
41	PLATANUS ACERFOLIA	NO	24	A	REMOVE & REPLACE	
42	PLATANUS ACERFOLIA	NO	28	A	REMOVE & REPLACE	
43	GREVILLEA ROBUSTA	NO	26	A	REMOVE & REPLACE	
44	GREVILLEA ROBUSTA	NO	24	A	REMOVE & REPLACE	

STREET TREES				
TREE #	SPECIES	PROTECTED SPECIES	TRUNK DIAMETER	GENERAL CONDITION
1	LAGERSTROEMIA INDICA	NO	5.5	A
2	GINGO BILOBA	NO	4.5	A
3	LAGERSTROEMIA INDICA	NO	11	A
4	LAGERSTROEMIA INDICA	NO	12	A
5	LAGERSTROEMIA INDICA	NO	10	A
6	LAGERSTROEMIA INDICA	NO	9	A
7	LAGERSTROEMIA INDICA	NO	9	A
8	LAGERSTROEMIA INDICA	NO	11	A
9	LAGERSTROEMIA INDICA	NO	8	A
10	LAGERSTROEMIA INDICA	NO	11	A
11	LAGERSTROEMIA INDICA	NO	4	A
12	LAGERSTROEMIA INDICA	NO	8	A
13	LAGERSTROEMIA INDICA	NO	8	A
14	LAGERSTROEMIA INDICA	NO	12	A
15	LAGERSTROEMIA INDICA	NO	5	A

**TREES:**  
 1 - ON-SITE TREES  
 2 - STREET TREES



APN: 2167-001-019  
 C4-1LD  
 LAND USE: GENERAL COMMERCIAL

COMERCIO WAY  
 PUBLIC STREET - 60' WIDE RIGHT-OF-WAY

21141 W VENTURA BLVD 91364  
 APN: 2167-001-008  
 APN: 2167-001-009  
 C4-1LD  
 P-1LD

**MERGER AND DEDICATION**  
 5' DEDICATION ON CLARENDON STREET  
 2,160 SF

**EASEMENTS:**  
 (A) EXISTING EASEMENT FOR PUBLIC UTILITIES TO THE CITY OF LOS ANGELES PER TR 29776 BK 737 PGS. 33-35. TO BE MERGED ON MAP.

PREPARED FOR:  
 CALIFORNIA LANDMARK  
 10600 Santa Monica Boulevard  
 Los Angeles, CA 90025  
 (310) 234-8880  
 Ari Kahan

RECORD OWNER:  
 CLG WOODLAND PLAZA, LLC  
 10600 Santa Monica Boulevard  
 Los Angeles, CA 90025  
 (310) 234-8880  
 Ken Kahan

VESTING TENTATIVE MAP  
 TRACT 83939  
 21241&21243 VENTURA  
 BOULEVARD WOODLAND HILLS,  
 CA. 91364

DEVELOPER'S ENGINEER:  
**FORMA ENGINEERING INC.**  
 400 San Fernando Mission Blvd, San Fernando, CA 91340  
 Phone: (818) 832-1710 • Fax: (818) 832-1740



SHEREEF SHARIF P.L.S. 7/2015 DATE

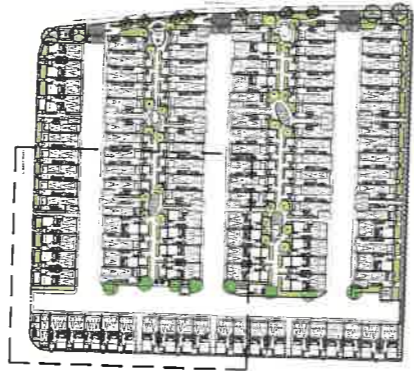
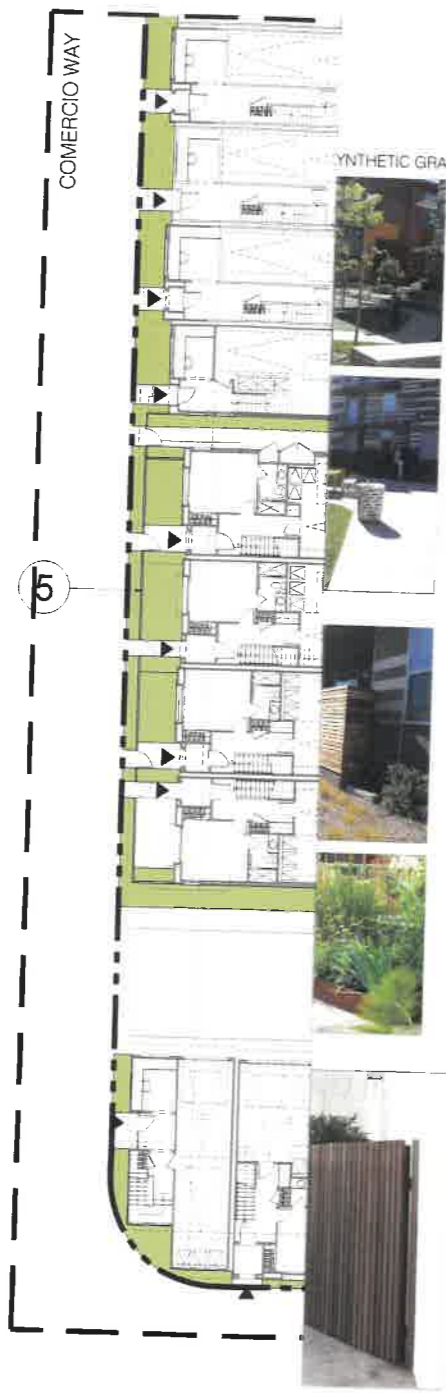
No.	DATE	REVISION

DESIGNER: S.L.  
 CHECKED BY: W.M.W.  
 DATE: 8/22/2023  
 SHEET 1 OF 2









SYNTHETIC GRASS

4. BBQ



5. METAL FENCE



- PAVING LEGEND**
- CONCRETE PAVING
  - LANDSCAPE AREA
  - SYNTHETIC GRASS
  - BUILDING

Revisions

**PLANTING LEGEND**  
TREES

- PLATANUS RACEMOSA 'ROBERTS' CALIFORNIA SYCAMORE PER PROJECT'S ARBORIST I
- TIPUANA TIPU TIPU TREE
- CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VEI
- OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE TREE
- PRUNUS ILLICIFOLIA LYONII HOLLY-LEAF CHERRY

**SQLA IN**  
Landscape Architects  
380 N. PALMSI, SUITE B T. 562-905-0800 (ivan)  
CA. 92821 F. 562-905-0880  
la@sqalin.com www.sqalin.com T. 714-383-1786 (studio)

**VENTURA**  
21241 VENTURA BLVD.  
WOODLAND HILLS, CA 91364

drawing title  
**PRELIMINARY LANDSCAPE PLAN - WEST CORNER**

designed	project number
drawn	22242
checked	scale AS SHOWN
reviewed	drawing number
date	<b>LP-5</b>
09-05-2023	





PRUNUS ILLICIFOLIA LYONII  
HOLLY-LEAF CHERRY



TIPUANA TIPU  
TIPU TREE



CERCIDIUM HYBRID  
'DESERT MUSEUM'  
DESERT MUSEUM PALO VERDE



OLEA EUROPAEA  
'SWAN HILLS'  
FRUITLESS OLIVE TREE



PLATANUS RACEMOSA  
'ROBERTS'  
CALIFORNIA SYCAMORE



LOMANDRA CONFERTIFOLIA  
'SEASCAPE'  
SEASCAPE MAT RUSH



SALVIA GREGII  
'FURMAN'S RED'  
FURMAN'S RED AUTUMN SAGE



DIANELLA REVOLUTA  
'LITTLE REV'  
FLAX LILY



AGAVE ATTENUATA  
FOXTAIL AGAVE



HESPERALOE PARVIFLORA  
RED YUCCA



WESTRINGIA FRUTICOSA  
COAST ROSEMARY



FESTUCA MAIREI  
MAIRE'S FESCUE



AGROSTIS PALLENS  
WEST COAST NATIVE  
BENTGRASS  
CALIFORNIA NATIVE GRASS



BACCHARIS PILULARIS  
'PIGEON POINT'  
DWARF COYOTE BUSH



LIRIOPE SPICATA  
'SILVER DRAGON'  
VARIEGATED LILY TURF

Revisions	

**SQLA** IN<sup>®</sup>  
Landscape Architects  
380 N. PALM ST., SUITE B T. 562-905-0800 (Main)  
CA. 92801 F. 562-905-0880  
ls@sqainc.com I. 213-383-1788 (Studio)  
www.sqainc.com

VENTURA  
21241 VENTURA BLVD.  
WOODLAND HILLS, CA 91364

drawing title  
**PLANT IMAGES**

designed	project number
drawn	22242
checked	scale
reviewed	AS SHOWN
date	drawing number
08-05-2023	LP-6



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: **October 11, 2023**

TO: Subdivision Committee Members

FROM: Department of City Planning, **Valley Project Planning 21241 W VENTURA BLVD, 91364**SUBJECT: **Subdivision Filing Notification and Distribution (Tentative Tract Map)**Case Number: **VTT-83939-SL**Distribution Date: **October 11, 2023**Map Type: **Tract Map**Application Filing Date: **September 12, 2023**Map Stamp Date: **October 11, 2023****NC: Woodland Hills-Warner Center**Community Plan: **Canoga Park-Winnetka-Woodland Hills-West Hills****Hillside: No**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Council District: <b>3</b>                                     | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit    |
| <input type="checkbox"/> Neighborhood Council (NC)( <b>do NOT</b> send SB9 Split lot <b>only</b> ) | <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 checked="" type="checkbox"/> Office of Historic Resources                                   | <input checked="" type="checkbox"/> LADOT Dev Review - Valley          |
| <input checked="" type="checkbox"/> Los Angeles Housing Department                                 | <input type="checkbox"/> LADOT Dev Review - Citywide                   |
| <input checked="" type="checkbox"/> Animal Regulation  |  |

**Hillside Projects/Haul Route Projects Only****Does case include a Haul Route?** **Yes**       **No** BSS – Haul Route Investigation and Enforcement**LADOT District Office**

- Central (CD 1, 9, 14)  
 Hollywood (CD 4, 10, 13)  
 Western (CD 5, 11)  
 Valley (CD **3**, 5, 6, 7, 12)  
 Southern (CD 8, 15)

**RECOMMENDATION REPORTS DUE BY: **39 Days****Please send your reports to the following e-mail address: **planning.valleyprojects@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

**BLAKE LAMB**  
Deputy Advisory Agency

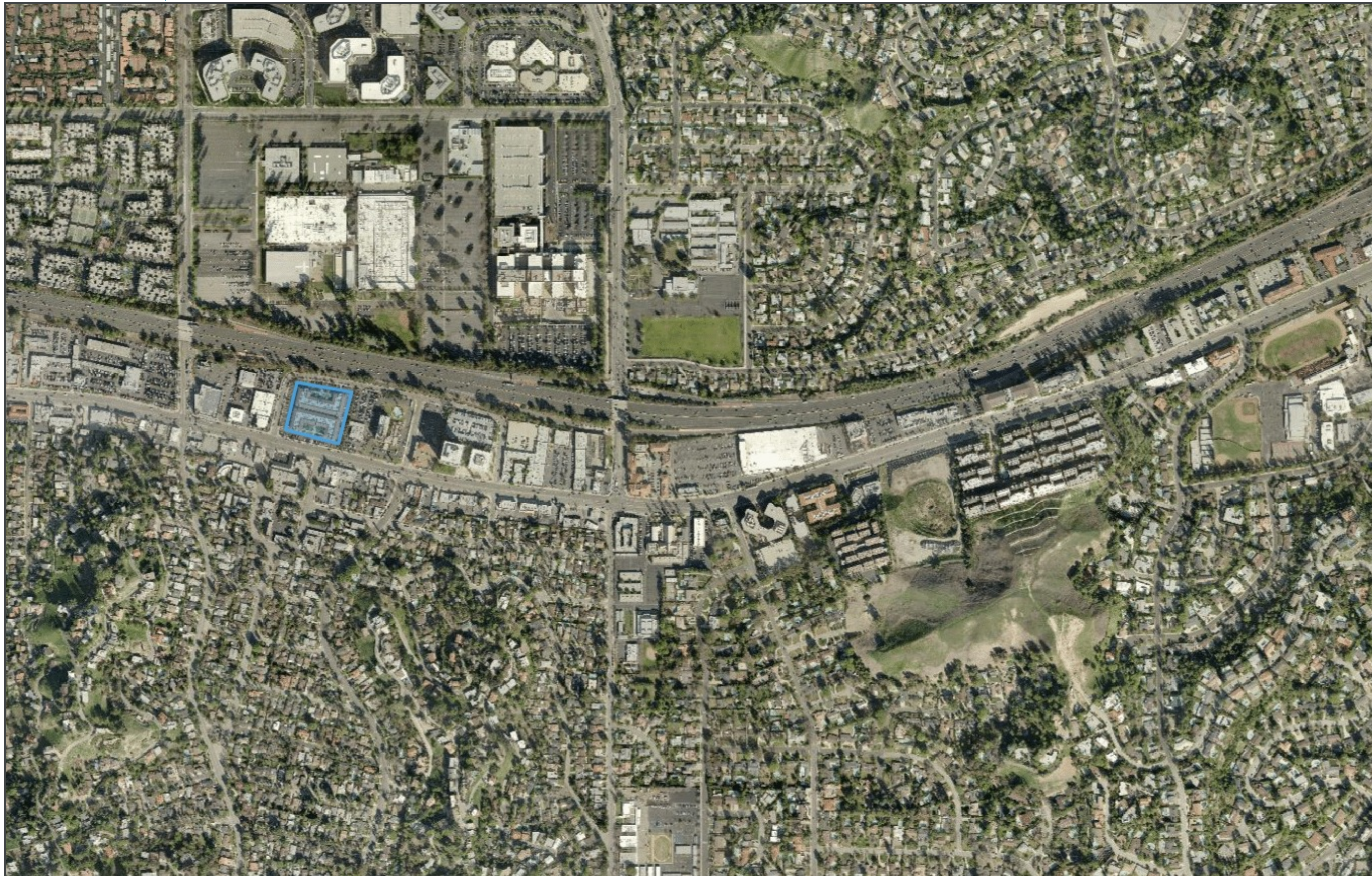
**VALLEY PROJECT  
PLANNING**  
planning.valleyprojects @lacity.org

Giovanni Martirosian  
Office Trainee



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

### E-PADSS Map Output



**LEGEND**

- City Limits

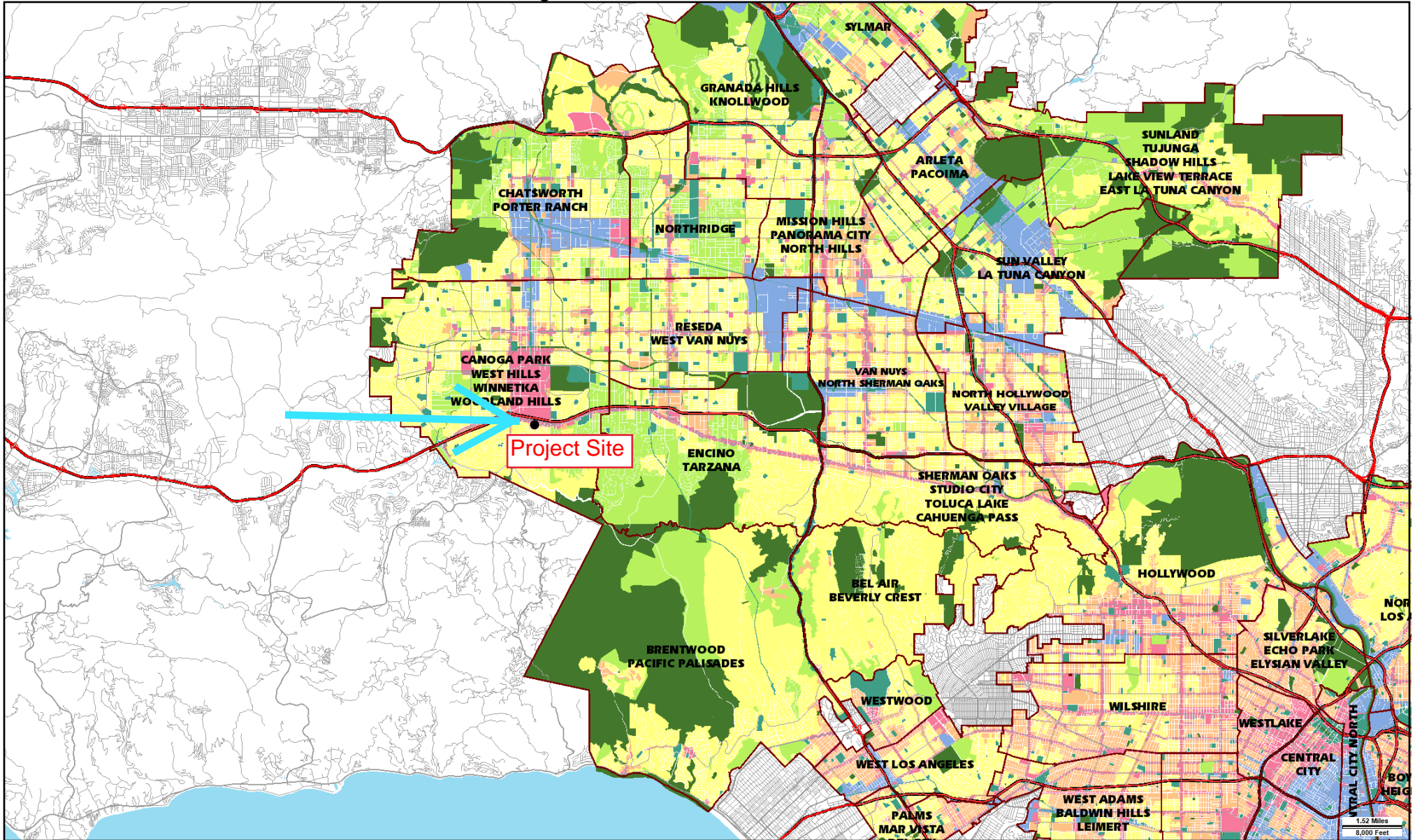
**NOTES**

0 0 Miles 0 0

SCALE 1: 9,028

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: 10/17/2023



Address: 21241 W VENTURA BLVD  
APN: 2167001007  
PIN #: 171B105 50









Tract: TR 29776  
Block: None  
Lot: 6  
Arb: None

Zoning: C4-1LD, P-1LD  
General Plan: General Commercial



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




#### PARKING

-  Parking Buffer


#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities
































#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial








# CIRCULATION




































## STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)
-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway


























## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

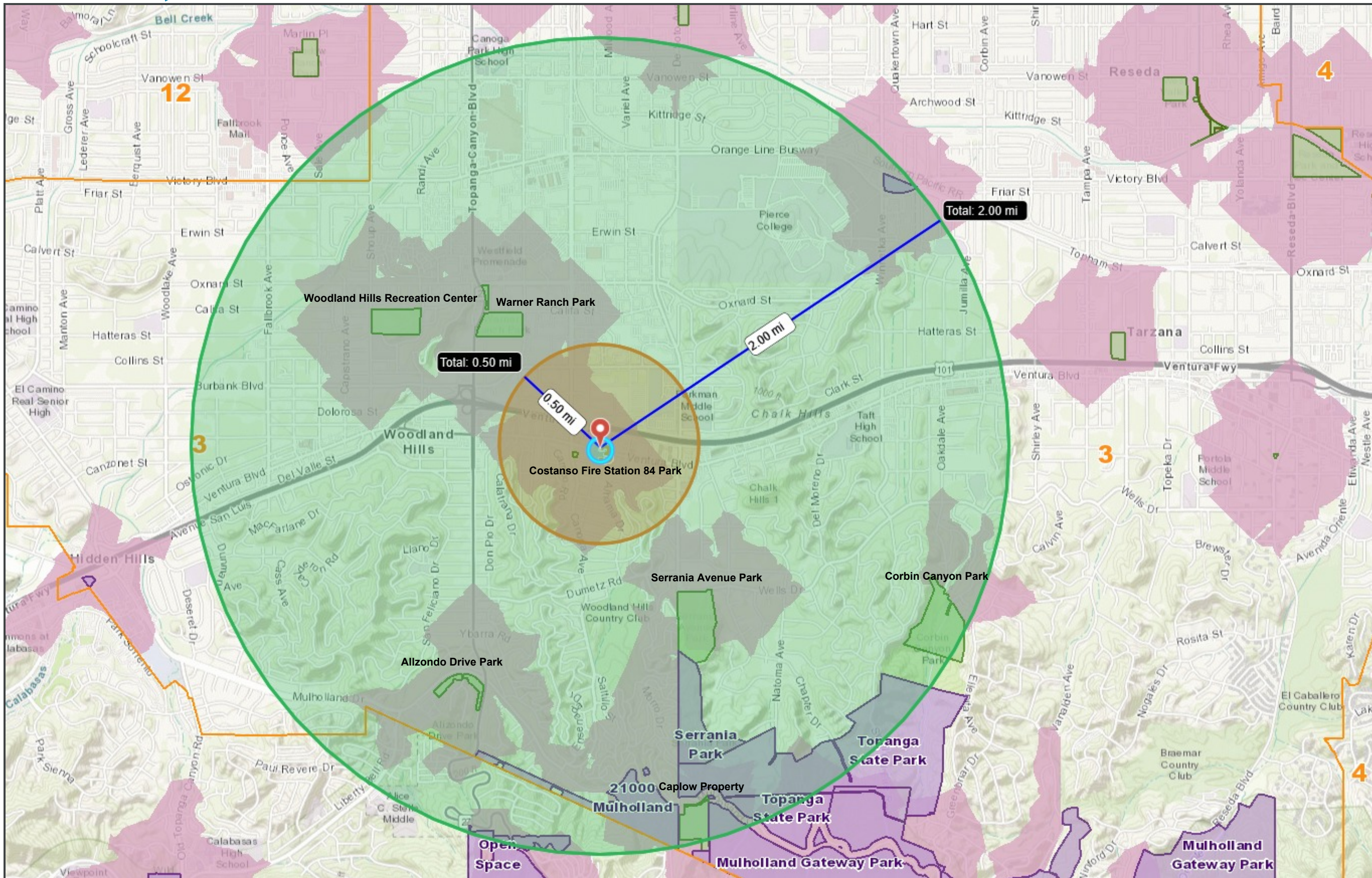
**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	



**LEGEND**

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

**NOTES**



SCALE 1: 36,112

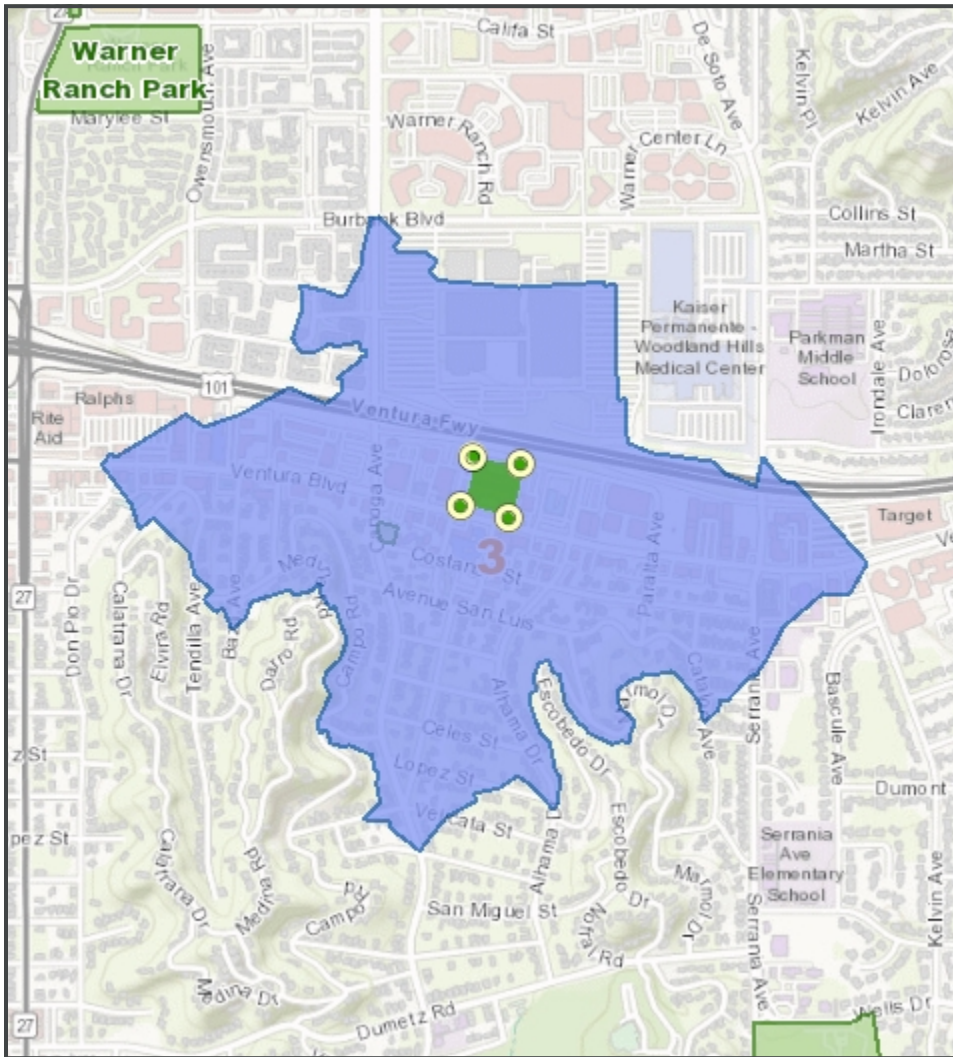
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

VTT-83939

Description:

Construction of 111 3-story townhomes and related parking and open space.

Scenario Type:

New Park

Park Class:

Neighborhood

Baseline Dataset\*:

All Parks (RAP and Non-RAP)

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

## Population and Age Breakdown

## Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	1,632	1,632

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	866	866

### Residents Served by Age

### Households Served by Annual Income

Under Age 5:	93	93
Age 5 to 9:	80	80
Age 10 to 14:	48	48
Age 15 to 17:	32	32
Age 18 to 64:	1,016	1,016
Age 65 and Over:	363	363

Under \$25,000:	153	153
\$25,000 to \$34,999:	17	17
\$35,000 to \$49,999:	37	37
\$50,000 to \$74,999:	125	125
\$75,000 and Over:	534	534

Source: Census/ACS 2010