

24 060

DUARD REP	ORI			NO	24-000
DATE	March 07, 2024			C.D	1
BOARD OF	RECREATION AND PARK	COMMISS	SIONERS		
SUBJECT:	VESTING TENTATIVE TO THE ADVISORY AGENC PAYMENT				
B. Aguirre B. Jones B. Jackson	M. Rudnick for C. Santo Domingo N. Williams	DF			
			9/6	/ . 	
			Ge	eneral Mai	nager
Approved	X With Corrections Disa	approved		With	drawn

RECOMMENDATIONS

OADD DEDODT

- Recommend that the Advisory Agency require Vesting Tentative Tract Map VTT-84053-HCA (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
- 2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

<u>SUMMARY</u>

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

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

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

PROJECT SUMMARY

The Project is located at 650-686 South Alvarado Street, 657-693 Westlake Avenue, 2001-2015 West 7th Street, and 2000-2032 Wilshire Boulevard in the Westlake community of the City. The Centro Westlake Project, as currently proposed, involves a new transit-oriented approximately 1,283,066 square foot development at the Westlake/MacArthur Park Metro station and three (3) adjacent properties. The proposed Project would retain the existing metro station and would construct a development that includes retail, office, a 300-unit hotel and up to 668-unit residential apartment building, of which 234 units will be restricted as affordable.

The Project also includes 74,975 square feet of common open space in the form of open space amenities.

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.

EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **November 15, 2023**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on <u>December 18, 2023</u>. On February 2, 2024, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by <u>March 13, 2024</u>. The Advisory Agency Filing Notification is attached (Attachment 2).

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

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents." California Government Code Section 66477(a)(7) provides that "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, involves the subdivision of less than 50 parcels, and does not constitute a "condominium project," "stock cooperative" or "community apartment project" under the Civil Code. Therefore, the City can only require the payment of the in-lieu fee.

Land Dedication

Pursuant to LAMC Section 12.33 D, residential subdivision projects with more than fifty (50) residential dwelling units can – with certain exceptions – 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 = 2.70
 - 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 668 units would be:

4.53 Acres = $(668 \times 2.70) \times 0.00251$

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 a 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 a project; and, any credits granted by RAP to a project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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As currently proposed, the Project has 234 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

2.94 Acres = $(434 \times 2.70) \times 0.00251$

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

Where the Advisory Agency has the authority to require a 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 a 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 a 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." Here, the City can only require the payment of the in-lieu fee, as the Project involves the subdivision of less than 50 parcels, and does not constitute a "condominium project," "stock cooperative" or "community apartment project" under 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, 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 668 units would be:

 $$11,194,344.00 = $16,758.00 \times 668$ dwelling units

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As currently proposed, the Project has 234 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:

 $$7,272,972.00 = $16,758.00 \times 434$ 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 facilitates 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 63% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability plan sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Westlake community of the City and within the Westlake Community Plan Area. Currently, the Project site is a Metro Station and Commercial Development.

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): 28,204 persons (44,069 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,267 persons per square mile.
- Westlake Community Plan Area (2017-2021 American Community Survey): 37,932 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately includes 74,975 square feet of common open space in the form of various amenities.

It is unknown if the amount of open space being provided exceeds the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). Thus, it is unknown if the recreational amenities would significantly reduce the Project's impact on existing public recreational and park facilities of if they would reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are two (2) public parks within a half-mile walking distance of the Project site:

- MacArthur Park is located at 2230 West 6th Street in the Westlake community of the City. This 29.87-acre property includes a play area, band shell, lake, synthetic meadow, and picnic areas.
- Hope and Peace Park is located at 843 South Bonnie Brae Street in the Westlake community of the City. This 0.57-acre park provides a half basketball court, children's play area, and a splash pad for the use of 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 28,204 new. Replace previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public With 0 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 elected to make an off-site land dedication, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

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Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of the in-lieu fee. As previously noted in this Report, pursuant to Government Code Section 66477(a)(7), "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." Because the proposed Project involves the subdivision of less than 50 parcels, and does not constitute a condominium project, stock cooperative or community apartment project under the Civil Code, the City can only require the payment of the in-lieu fee.

FISCAL IMPACT

There is no anticipated impact to RAP's General Fund.

This Report was prepared by Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 Vesting Tentative Tract Map No. 84053
- 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

VESTING TENTATIVE TRACT MAP No. 84053

LEGAL DESCRIPTION

(CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 00160896-994-LT2-1TW DATED NOVEMBER 29, 2022 AT 7:30 A.M.)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

APN: 5141-002-001

(CHICAGO TITLE COMPANY , PRELIMINARY REPORT ORDER NO. 00138100-994-LT2-JC DATED SEPTEMBER 9, 2020 AT 7:30 A.M)

THE SOUTHERLY 35 FEET OF LOT 71 AND NORTHERLY 15 FEET OF LOT 72 OF THE WEST LAKE PARK TRACT, IN THE OTTY OF LOS ANGELES, STATE OF FOLIPPINA AS PER MAP RECORDED IN BOOK 12, PAGE 15 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLIOWS.

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 71, 35 FEET NOTFINERLY FROM IS SOUTHWEST CORNER; THENCE EASTERLY PARALLE, WITH TI. LINE DIMDING SAID LOTS 71 A 72, TO THE EASTERLY LINE OF SAID LOTS 71 AND 72 SO FEET; THENCE WESTERLY CANNOT THE EASTERLY LINE OF SAID LOTS 71 AND 72 SO FEET; THENCE WESTERLY PARALLEL WITH SAID MOMBING LINE TO THE WESTERLY LINE OF SAID LOT 72; AND THENCE NORTHERLY AND THE WESTERLY LINE OF SAID LOT 72; AND THENCE NORTHERLY AND THE WESTERLY LINE OF SAID LOT 72; AND 71, SO FEET 10 THE POINT AOP OF BECOMING.

PARCEL 2: (5141-002-902)

EXCEPT FROM SAID LOT 72 THE NORTHERLY 15 FEET THEREOF.

ALSO EXCEPT FROM SAID LOT 74 THE SOUTHERLY 40 FEET THEREOF.

THE SOUTHWESTERLY 40 FEET OF LOT 74 AND THE NORTHEASTERLY 5 FEET OF LOTS 75, 76 AND 77 OF WESTLAWE PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, THE OF CALESONIA, AS PER MAP RECORDED IN BOOK 12, PAGE 15 OF MISCELLAREOUS RECORDES, IN THE OFFICE OF THE COUNTY RECORDED OF SAND COUNTY.

THE SOUTHWESTERLY 30 FEET OF LOTS 67, 68 AND 69 AND ALL OF LOT 70 AND THE NORTHEASTERLY 15 FEET OF LOT 71 OF THE WEST LAWE TRACT, NO THE COPY OF LOS AND AND AS STATE OF CALIFORNIA, AS FER MAP RECORDED IN BOOK 12, PAGE 15 OF MISCELLANDOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDED TO SAUD COUNTY.

LOT 62 AND MORTHERLY 32 FEET OF LOT 63 OF THE WEST LAKE TRACT. IN THE CITY OF LOS ANGLES, COUNTY OF LOS ANGLES, STATT OF CULFORNIA, AS PER MAN PECOSODED IN BOOK 12, PAGE 13 OF MISCULLANGUS REPORTED. IN THE OFFICE OF COUNTY RECORDER OF SAN COUNTY, TOGETHER WITH LOT 5 AND THAT PORTION OF LOT 4 OF ILLARD TRACT, IN THE CITY OF LOS ANGLES, COUNTY OF LOS ANGLES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAND COUNTY, SAND PORTION OF LOT 4 L'UNINS SOUTHERLY OF A LINE PARALLEL WITH AND DISTART ONTHERLY THE PRESENCE OF SAID NORTHERLY 32 FEET OF SAID LOT 63 OF WESTLAKE, PARK TRACT.

TOGETHER WITH THAT PORTION OF THE ALLEY VACATED BY RESOLUTION NO. 16-217-44, A CERTIFIED COPY OF WHICH RECORDED NOVEMBER 30, 2016 AS INSTRUMENT NO. 201615-04383 OF OFFICIAL RECORDS. THEE TO WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF THE HERBINABOVE DESCRIBED PARCELS 1,2,3, AND 4.

(CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 00135836-994-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST 42 FEET OF LOTS 64, 65 AMD 68 AND THE SOUTHWEST 23 FEET OF LOT 63 OF WESTLAKE PARK, LA, AS PER MAP RECORDED IN BOOK 12, PAGE 15 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE ALLEY VACATED BY RESOLUTION NO. 16-21744. A CERTIFIED COPY OF WHICH RECORDED NOVEMBER 30, 2016 AS INSTRUMENT NO. 20161504383 OF OFFICIAL RECORDS, TITLE TO WHICH WOULD PASS WITH A LEGAL CONFEYANCE OF SAID SOUTHWEST 23 FEET OF LOT 83.

APN: 5141-002-022

(CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 00135837-994-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M)

BEGINNING AT A POINT IN THE WESTERLY LINE OF WESTLAKE AVENUE (FORMERLY BEGINNING AT A POINT IN THE WESTERLY LINE OF WESTLAKE AVENUE (FORNERLY PARK AKENUE) DISTANT 10.6 FEET NORTHERING FROM THE NORTHERSY LINE OF SEVENTH STREET, AS SHOWN ON THE MAP HEREIMATER REFERRED TO, THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SEVENTH STREET, 150 FEET TO THE WESTERLY LINE OF LOT 66, HERDINATER DESCRIBED, THENCE SOUTHERLY ALONG THE WESTERLY OF SUD LOT 66, 10.6 FEET TO THE NORTHERLY LINE OF SEVENTH STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY ALONG THE WESTERLY OF SUD STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY ALONG THE WESTERLY STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY ALONG THE SOUTHERT LAW OF SEVENTH STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY ALONG THE SOUTHERT LAW OF SEVENTH STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY ALONG THE SOUTHERT LAW OF SEVENTH STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY LOW OF SEVENTH STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY LOW OF SEVENTH STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY LOW OF SEVENTH STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY LOW FEET OF THE SOUTHERT LOW OF SEVENTH STREET, AS SHOWN ON SAUD MAP, THENCE SUSTERLY LOB FEET OF LOTS AS AND SO OF WESTLAKE PARK TRACT, IN THE CITY OF LOS AMBGILES, COUNTY OF LOS AMBGILES, THE SOUTHERT LOS AMBGILES, THE SOUTHERT LOB AMBGILES, TO SHOW THE SOUTHERT LOB FEET OF LOTS AS AND SO OF WESTLAKE PARK TRACT, IN THE CITY OF LOS AMBGILES, COUNTY OF LOS AMBGILES, THE OF CLAUTORING AS PER MAP RECORDED IN BOOK 12, PAGE 15 OF MISCELLINEOUS RECORDS OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOTS CONVEYED TO THE CITY OF LOS ANGELES FOR WIDENING OF SEVENTH STREET.

FOR MERGER AND SUBDIVISION PURPOSES

LEGAL DESCRIPTION

(CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 00135835-964-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M)

LOTS 1 TO 3 INCLUSME AND THE NORTHERLY 40,28 FEET OF LOT 4 OF LAZARO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALFORNIA, AS FER MAP RECORDED IN BOOK 5, PAGE B1 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY AS VACATED BY RESOLUTION TO VACATE NO. 16-21744 RECORDED NOVEMBER 30, 2016 AS INSTRUMENT NO. 20161504383 OF OFFICIAL RECORDS DESCRIBED AS FOLLO

THE SOUTHEASTERLY HALF OF THE 15 FOOT ALLEY AS VACATED, LYING NORTHERLY OF THE MORTHMESTERLY PROLONGATION OF THE SOUTHMESTERLY LINE OF THE MORTHMESTERLY OF THE TOT 5 OF THE LAZAPO TRACT NOW LYING SOUTHMESTERLY OF THE MORTHMESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 3 OF SAID LAZAPO TRACT.

PARCEL 2:

EASEMENTS FOR INGRESS, ECRESS AND PARKING PURPOSES AS PROVIDED IN THAT CERTAIN INCRESS, ECRESS AND PARKING EASEMENT AGREEMENT, IN THE CITY OF IOS ANDELS, STATE OF CALIFORNIA DATED DECEMBER 30, 1888 RECORDED JANUARY 6, 1889 AS INSTRUMENT NO. 897–25935 OFFICIAL RECORDS.

APN: 5141-002-023

CHICAGO TITLE COMPANY, PRELIMBARY REPORT ORDER NO. 00160896-994-LT2-1TW NATED NOVEMBER 29, 2022 AT 7:30 A.M.)

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RESOLUTION TO VACATE NO. 16-21744
RECORDING DATE: NOVEMBER 30, 2016
RECORDING NO: 2016-1504383 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS

ALL OTHER ITEMS NOT SHOWN ABOVE ARE NOT A SURVEY MATTER.

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: AGREEMENT
RECORDING DATE: IN BOOK 5502, PAGE 120, OF DEEDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS

DATED: JULY 17, 1963
LESSOR: JAM ALLE AND MARY ALLE, HIS WIFE
LESSOR: STANDARD OIL COMPANY OF CALIFORNIA
DECEMBER 5, 1963
ECCOMONIC NO:
4949 B BOOK M1403 PAGE 378, OF OFFICIAL RECORDS

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE,

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ALL OTHER ITEMS NOT SHOWN ABOVE ARE NOT A SURVEY MATTER. (CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 00135838-994-LT2-JC DATED AUGUST 4, 2020 AT 7-30 A M)

(B.) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:

STORM DRAIN AND PUBLIC SANITARY SEWER MOVEMBER 30, 2016 20161504383 OF OFFICAL RECORDS A PORTION OF SAID LAND PURPOSE:

ALL OTHER ITEMS NOT SHOWN AROVE ARE NOT A SURVEY MATTER (CHICAGO TITLE COMPANY, PRELIMMARY REPORT ORDER NO. 00135837-994-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M.)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS

COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY, SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

A REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULAR

ALL OTHER ITEMS NOT SHOWN ABOVE ARE NOT A SURVEY MATTER.

(CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 00135835-994-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M)

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:

PURPOSE: PUBLIC STREET
RECORDING NO: IN BOOK 11459, PAGE 143 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: INGRESS, EGRESS AND PARKING EASEMENT AGREEMENT AGREEMENT

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT.

ENTITLEO: FIRE SAFETY DEFICIENCY NOTICE
RECORDING DATE: SEPTEMEBER 29, 1989
RECORDING NO: 89-1575776 OF OFFICIAL RECORDS

REFERENCE IS HERERY MADE TO SAID DOCUMENT FOR FULL PARTICULARS

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITILED: AFFIDAYIT REGARDING MAINTENANCE OF SUMP PUMP RECORDING NO: 03-3573620 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS

(I) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DESERVED IN A DOCUMENT.

STORM DRAIN AND PUBLIC SANITARY SEWER NOVEMBER 30, 2016 2016/504383 OF OFFICIAL RECORDS A PORTION OF SAID LAND

COVENANT AND ASREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUH WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

ALL OTHER STEAS NOT SHOWN ASSOVE ARE NOT A SURVEY MATTER

FINISHED SURFACE

GREASE INTERCEPTOR MANHOLE

GRADE RREAK

HAND'CAP RAKE INVERT OF P.PE

JUNCTION BOX

LOS ANGELES COUNTY

LANDSCAPE AREA

UP OF GUTTER

NEWSPAPER STAND

MANHOLE

GAS VALVE

ABBREVIATIONS

ASPHALT CONCRETE PROPERTY LINE AIR VENT PUBLIC WORKS FIELD BOO RIGHT-OF-WAY AREA DRAIN REINFURCED CONC. PIPE RETAINING WALL (CONCRETE) COLLARD SEWER CLEANOUT BACK OF WALK STORM DRAIN CENTERLINE CARLE TV STREET LIGHT PULLBOX CURB DRAIN SANITARY SEWER CATCH RASIN SANITARY SEWER HANHOLE CONCRETE BLOCK WALL STANDARD SURVEY MONUMENT WELL CORRUGATED METAL PIPE TOP OF CURB COMMUNICATIONS TOE OF SLOPE CONCRETE TRASH ENCLOSURE DRIVEWAY APRON TRASH RECEPTANCE DROP INLET TOP OF GRATE EDGE OF GUTTER TREE WELL ELECTRICAL TRAFFIC SIGNAL ELECTRICAL PANEL TRAFFIC PULLBOX ELECTRICAL VALLET TYPICAL METRO ESCAPE ACCESS PORTAL UNKNOWN FIRE DEPARTMENT CONNECTION VITRIFIED CLAY PIPE FLOW LINE WROUGHT IRON FENCE

WYLT

SELY

WATER VAULT

WOOD FENCE

NORTHERLY

SOUTHERLY

EASTERLY

WESTERLY

NORTHEASTERLY

NORTHWESTERLY

SOUTHEASTERLY SOUTHWESTERLY LINETYPES

BUILDING LINE/HATCH UNDERGROUND TUNNEL CONC LINE CHAINLINK FENCE CURB FACE WITH BACK OF CURB (0.5' D/S) WALL

ELECTRICAL LINE STORM DRAW LINE SANITARY SEVER LINE WATER LINE

UTILITIES

GAS LINE

TENTATIVE APPROVAL NC: VTT 14P57 BY: Wellen William

AREA DRAIN (SQUARE)
AREA DRAIN (GRCLE)
BACKFLOW PREVENTER
ZA-2023 62,) ENV 2023 BLOW-OFF VALVE
CURB DRAIN
CONTROL POINT
CABLE TV PULLBOX
COMMUNICATIONS PULLBOX

LEGEND

AERIAL TARGET

BENCHMARK

FIRE HYDRANT

GROUND LIGHT

GAS VALVE

GAS METER

GUY WIRE

HOSE BIB

MONITORING WELL

PARKING METER

FLECTRIC CARINET

FLECTRIC METER

UTILITY POLE ELECTRIC PULLBOX

ROOF DRAIN

SEWER MANHOLF

SIGN SPRINKLER STORM DRAIN MANHOLE STREET LIGHT

STREET LIGHT PULLBOX TELEPHONE BOX TELEPHONE CABINET

TRAFFIC PULLBOX TRAFFIC SIGNAL CABINET

UNIDENTIFIED PULLBOX

UNIDENTIFIED CLEAN OUT

UNIDENTIFIED CONTROL VALVE

UNIDENTIFIED MANHOLE

DETECTOR CHECK VALVE

DRINKING FOUNTAIN

WATER MANHOLE

WATER METER WATER VALVE

UNIDENTIFIED CABINET

TELEPHONE MANHOLE

TRAFFIC SIGNAL

TREE

ELECTRIC MANHOLE

POST INDICATOR VALVE

PALM

FIBER OPTIC PULLBOX

CREASE INTERCEPTOR

AIR RELEASE VALVE

ELECTRONIC TEST STATION

PROJECT NOTES FIRE DEPARTMENT CONNECTION

PROJECT CONSISTS OF 3 MASTER LOTS AND 18 AMSPACE LOTS PROPOSED MIXED-USE DEVELOPMENT WITH UP TO 668 RESIDENTIAL LINETS ACROSS THE SITE

ARTHUR PARK LAKE

S ALVARADO STREET - AVENUE B (88' DESIGNATED)
S WESTLAKE AVENUE - LOCAL STREET STANDARD (80' DESIGNATED)
W 71H STREET - AVENUE B (80' DESIGNATED)
W 71H STREET - AVENUE R (80' DESIGNATED) THOMAS BROTHERS GUIDE: PAGE 634 - GRID C3

DISTRICT MAP: 132A203 COMMUNITY PLAN AREA: GENERAL PLAN LAND USE: COMMUNITY COMMERCIAL & REGIONAL COMMERCIAL SPECIFIC PLAN AREA: NONE

IRRIGATION CONTROL BOX EXISTING UTILITIES; UNDERGROUND UTILITIES SHOWN HEREON WERE OBTANED FROM CITY SUBSTRUCTURE MAPS OBTANED ON THE WANDATE LA WEIGHTL CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED UNISS MAY NOT BE SHOWN HEREON. IRRIGATION CONTROL VALVE AREA LIGHT PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS. MAILBOX

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MA

FINAL ELEVATION LIMITS FOR ARSPACE LOTS TO BE DETERMINED BY APPROVED ARCHITECTURAL PLANS. WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

PROPOSED FLOOR AREA AND GROSS FLOOR AREA:
RETAM_RESTAMBANT FLOOR AREA = 56,138 SF AND GROSS FLOOR AREA = 60,381 SF
OFFICE FLOOR AREA = 105,085 SF AND GROSS FLOOR AREA = 112,985 SF
MEDICAL OFFICE FLOOR AREA = 10,000 SF AND GROSS FLOOR AREA = 10,753 SF
MEDICAL OFFICE FLOOR AREA = 10,000 SF AND GROSS FLOOR AREA = 10,753 SF
MEDICAL OFFICE FLOOR AREA = 22,22 SF AND GROSS FLOOR AREA = 27,204 SF

COMMENTS

650, 664, 676, 684 & 660 S. ALVARDO ST., LOS ANGELES, CA 90057 679 S. WESTLAKE AVENUE, LOS ANGELES, CA 90057 2001 WEST 7TH STREET, LOS ANGELES, CA 90057 2010 WILSHIRE BLVD., LOS ANGELES, CA 90057

APN NO. . . . BOUNDARY LINES . . .

WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED OF THE SURVEY. THE BEARING OF N27"31"00"E ALONG THE CENTERLINE OF ALVARADO STREET AS SHOWN ON TRACT NO. 10755 RECORDED IN MAP BOOK 188, PAGE 17, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY. BASIS OF PEARINGS

BW #12-15629 SPK E CURB ALVARADO ST; 3 FT N/O BCR N/O WILSHIRE BLVD; S END CB

ELEV = 274.864 FT : NAVD 1988

INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON. GROSS AREA TO CENIFICINE OF STREETS: 209,941 SF OR 4.819 ACRES ENSTRING GROSS AREA: 149,904 SF OR 3.441 ACRES PROPOSED NOT AREA AS SHOWN: 194,989 SF OR 3.452 ACRES OVERALL DEDICATION AREA: 1,189 SF OR 0.004 ACRES 1,1804 SF OR 0.003 ACRES 1,1804 S

ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS, NO REPRESENTATION IS MADE AS TO THE CONFIDENCES OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR COVERNMENT ACENCY

ZONE "X" AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1617G EFFECTIVE DATE DECEMBER 21.

(COMMERICAL ZONE) (PER ZIMAS.LACITY.ORG) (COMMERICAL ZONE) (PER ZIMAS.LACITY.ORG) (COMMERICAL ZONE) (PER ZIMAS LACITY ORG PREPARED UNDER THE DIRECTION OF:

CHRISTOPIER W. JONES



ENERAL NOTES:

LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION
AUTHORITY WHICH ACQUIRED TITLE
AS SOUTHERN CALIFORNIA RAPID
TRANSIT DISTRICT, A PUBLIC
CORPORATION

WALTER JAYASINGHE, M.D. AND AESHEA JAYASINGHE, TRUSTEES OR THEIR SUCCESSOR, UNDER THE WALTER AND AESHEA JAYASINGHE FAMILY TRUST DATED MAY 2, 2001

LOS ANGELES, CA 90057 ATTN: ADRIAN JAYASINHA (213) 413-4046

QUEENSTOWN HOLDINGS IDF LLC, A DELAWARE LIMITED LIMBILITY COMPANY C/O WILLIAM LOWERY 1930 WILSHIRE BOULEVARD, SUITE 1100 LOS ANGELES, CA 90057 ATTN: ADRIAN JAYASINHA (213) 413-4046

FILING

WTED.

MAP

WALTER J COMPANY

C/O WILLIAM LOWERY 1930 WILSHIRE BOULEVARD, SUITE LOS ANGELES, CA 90057 ATTN: ADRIAN JAYASINHA (213) 413-4046

SURVEYOR

KPFF CONSULTING ENGINEERS, INC. 700 FLOWER ST., SUITE 2100 LOS ANGELES, CA 90017 ATTN: CHRISTOPHER JONES, PLS 8193 (213) 418-0201

LOT DESIGNATIONS

LOTS 1-3: MASTER LOTS
LOTS 4 AMD 6: PARKING
LOT 5: NETRO PLAZA
LOTS 8, 11-13 AMD 19: OFFICES
LOTS 7, 10, 14 AMD 18-17;
SERVICES/RETAL/PARKING
LOTS 8, 10, AMD 20-21: RESIDENTIAL
LOTS 8 AND 18: HOTEL
LOTS 8 15 AND 18: HOTEL

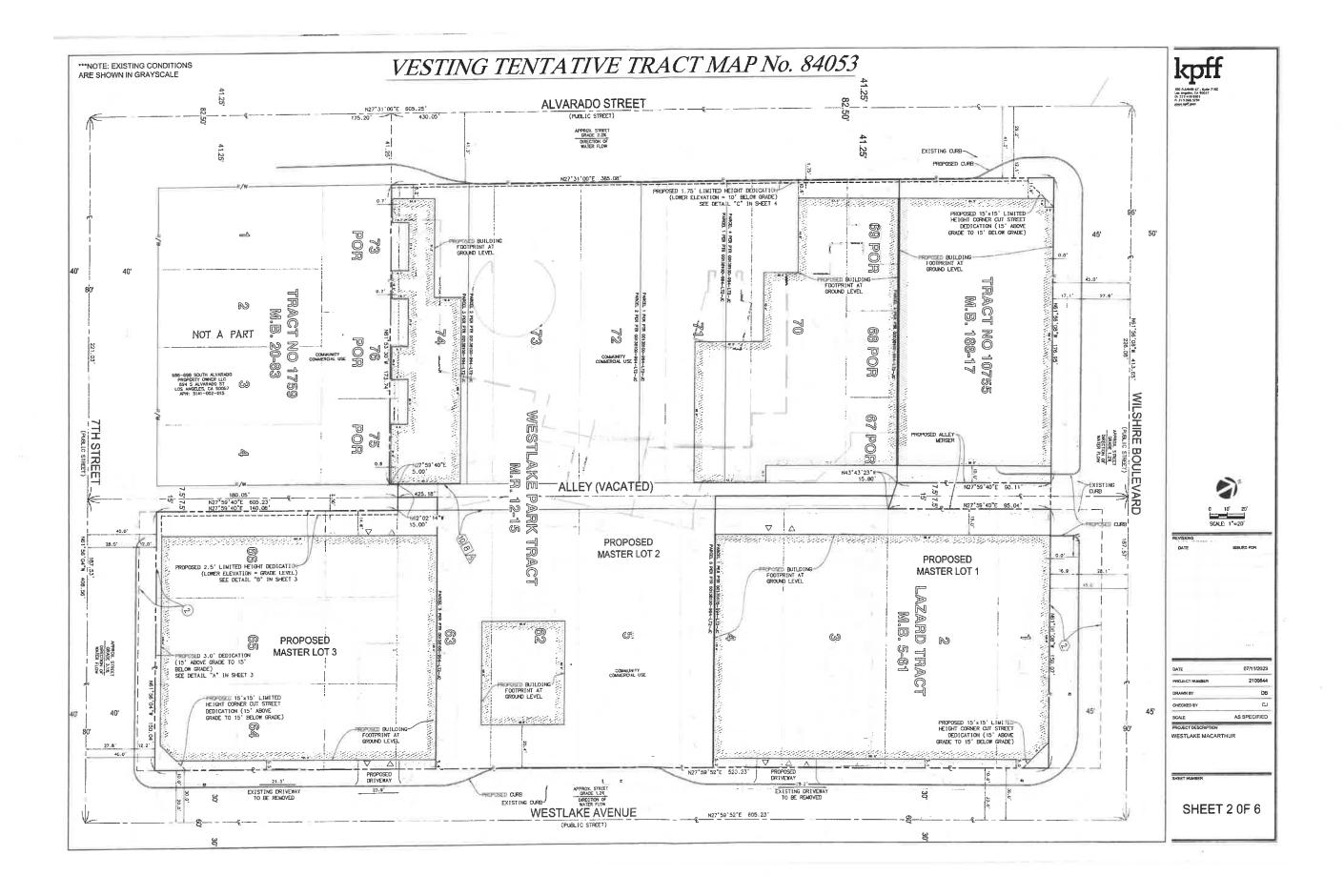
DATE	189UED
	Table of Street

2100844 Ci

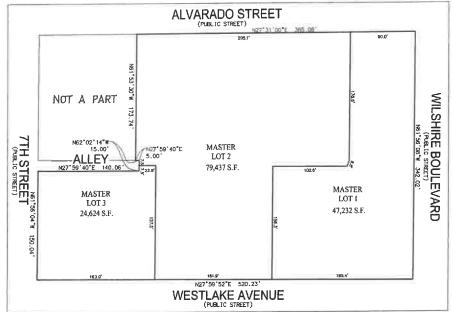
ESTLAKE MACARTHUR

SHEET 1 0F 6

DEXTENSION (
MODIFIED
//SORY AGENCY 2 窗凹



VESTING TENTATIVE TRACT MAP No. 84053



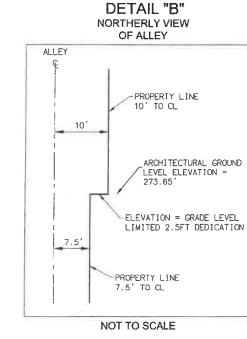
ALVARADO STREET WILSHIRE NOT A PART 7TH STREET AIRSPACE E BOULEVARD ALLEY N27*59'40"E 140.06' LOT 5 U.E. = 258.67' 79,437 S.F. AIRSPACE AIRSPACE LOT 6 U.E. = 258.67* LOT 4 U.E. = 262.67' 24,624 S.F. 47,232 S.F. N27*59*52"E 520.23"
WESTLAKE AVENUE
(PUBLIC STREET)

NORTHWESTERLY VIEW OF 7TH STREET 7TH STREET PROPERTY LINE 40' TO CL 40' ELEVATION = +15.00' LIMITED 3FT DEDICATION (-15' TO +15') ARCHITECTURAL GROUND 43' LEVEL ELEVATION = 273.65 43' PROPERTY LINE 43' TO CL ELEVATION = -15.00' LIMITED 3FT DEDICATION (-15' TO +15') PROPERTY LINE NOT TO SCALE

DETAIL "A"

BELOW LEVEL B6 L.E. = CENTER OF THE EARTH, U.E. = 183.67'

LEVELS B6-B2 L.E. = 183.67', U.E. = VARIES



PROJECT NUMBER 2100844 AS SPECIFIED SCALE PROJECT DESCRIPTION WESTLAKE MACARTHUR

3

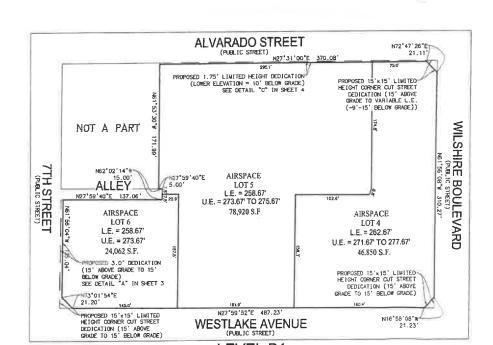
0 25' 50' SCALE: 1"=50'

ABBREVIATION LEGEND

L.E. LOWER ELEVATION U.E. = UPPER ELEVATION

SHEET 3 0F 6

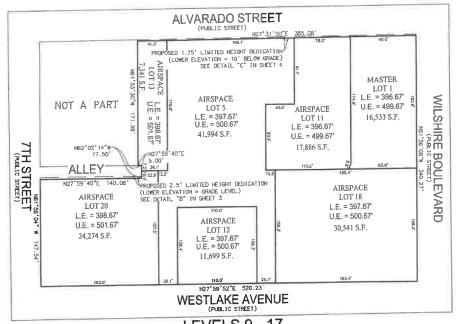
SHEET NUMBER



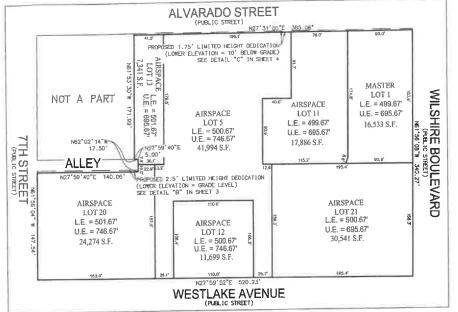
LEVEL B1 L.E. = VARIES, U.E. = VARIES

VESTING TENTATIVE TRACT MAP No. 84053 kpff 700 FLOWER ST., Salez 2100 ton Mayeries, C. 20017 6 2123-346-3294 57: 2123-346-3294 spirits, Salf, Com. ALVARADO STREET ALVARADO STREET N72*47'26"E PROPOSED 1.75' LIMITED HEIGHT DEDICATION (LOWER ELEVATION = 10' BELOW GRADE) SEE DETAIL "C" IN SHEET 4 PROPOSED 1.75' LIMITED HEIGHT DEDICATION (LOWER ELEVATION = 10' BELOW GRADE) SEE DETAIL "C" IN SHEET 4 AIRSPACE LOT 6 WILSHIRE AIRSPACE NOT A PART L.E. = 290.67" U.E. = 328.67" NOT A PART WILSHIRE BOULEVARD L.E. = 286.67 LOT 6 AIRSPACE AIRSPACE AIRSPACE U.E. = 332.67' L.E. = 271.67' LOT 11 L.E. = 288.67' 16,533 S.F. LOT 11 LOT 5 L.E. = 299.67' L.E. = 273.67' TO 275.67' U.E. = 299.67' U.E. = 286,67' L.E. = 273.67 7TH STREET 16,421 S.F. U.E. = 327.67' U.E. = 326.67 U.E. = 288.67' N62"02"14"# 17.50 7TH STREET 127'59'40'E 41,994 S.F. 5.50' 6.34' 8.229'A2' 12. 8.229'A2' 12. (COMER ELEVATION * GRADE LEVEL) SEE DITAIL "B" IN SHEET 3 49,576 S.F. 17,886 S.F. 17,886 S.F. BOULEVARD ALLEY ALLEY DETAIL "C" AIRSPACE LOT 7 L.E. = 277.67' NORTHERLY VIEW OF AIRSPACE 22,343 S.F. LOT 14 ALVARADO STREET AIRSPACE U.E. = 297.67° AIRSPACE L.E. = 273.67' LOT 7 L.E. = 297.67 LOT 14 L.E. = 298.67' 21.168 S.F. U.E. = 298.67' AIRSPACE 30.0' 1.OT 12 30.3 U.E. = 298.07 POSED 3.0* DEDICATION (15* ABONE GRADE TO 15* ELLOW GRADE) SEE DETAIL "A" IN SHEET 3 SEE DETAIL "A" IN SHEET 3 326" AIRSPACE LOT 15 1,376 S.F. 440" \$320" STREET AIRSPACE LOT 12 4,117 S.F. U.E. = 328.67' LOT 8 1,431 S.F. L.E. = 299.67* 30,541 S.F. 24,274 S.F. U.E. = 327.67 11 699 S.F. 3,814 S.F. 4,015 S.F. PROPERTY LINE 43' TO CL N27*59*52"E 487.23 N27°59'52"E 520.23 PROPOSED 15'x15' LIMITED HEIGHT CORNER CUT STREET DEDICATION (15' ABOVE GRADE TO 15' BELOW GRADE) AIRSPACE LOT 10 LOT 9 GRADE 10 15' x 15' LIMITED LOT 10 LOT 9 GRADE 10 15' SELOW GRADE) WESTLAKE AVENUE WESTLAKE AVENUE LEVELS 2-4 ARCHITECTURAL GROUND L.E. = VARIES, U.E. = VARIES L.E.: LOTS 8-10 = 277.67'; LOT 15 = 273.67'; LOT 12 = 273.67' TO 275.67'. U.E.: LOTS 8-10 = 297.67'; LOT 15 = 298.67'; LOT 12 = 299.67'. L.E. = VARIES, U.E. = VARIES LEVEL ELEVATION = ALVARADO STREET ALVARADO STREET ELEVATION 10' BELOW GRADE LEVEL ABBREVIATION LEGEND PROPOSED 1.75' LIMITED HEIGHT DEDICATION LIMITED 1.75' PROPOSED 1.75° LIMITED HEIGHT DEDICATION (LOWER ELEVATION = 10' BELOW GRADE) SEE DETAIL "C" IN SHEET 4 L.E. = LOWER ELEVATION U.E. = UPPER ELEVATION (LOWER ELEVATION = 10' BELOW GRADE) SEE DETAIL "C" IN SHEET 4 PROPERTY LINE AIRSPACE AIRSPACE ISSUED FOR 41.25' TO CL. LOT 6 AIRSPACE LOT 6 L.E. = 338.67' U.E. = 398.67' AIRSPACE LOT 5 NOT A PART WILSHIRE WILSHIRE NOT A PART L.E. = 328.67 U.E. = 338.67 L.E. = 332.67' \$ L.E. = 346.67 LOT 5 L.E. = 337.67' U.E. = 397.67' NOT TO SCALE AIRSPACE U.E. = 346.67 AIRSPACE U.E. = 396.67' L.E. = 327.67 LOT 11 LOT 11 16,533 S.F. 16.533 S.F. U.E. = 337.67' L.E. ≈ 326.67 L.E. = 336.67' 41,994 S.F. 41,994 S.F. 7TH STREET 7TH STREET U.E. = 336.67' N62*02'14"\ 17.50' U.E. = 396.67 07'59'40"E 5.00' 6.32' 7.22' 8 N62*02'14"\ 17.50' 17,886 S.F. 17,886 S.F. BOULEVARD BOULEVARD ALLEY **ALLEY** N27*59'40°E 140.06 (LOWER ELEVATION = GRADE LEVEL) SEE DETAIL "B" IN SHEET 3 AIRSPACE AJRSPACE LOT 19 LOT 18 L.E. = 337.67' AIRSPACE 07/11/2023 LOT 17 1.OT 16 L.E. = 338.67* AIRSPACE AIRSPACE U.E. = 397,67' LF = 327.67 L.E. = 328.67' U.E. = 398.67' LOT 12 U.E. = 337.67 LOT 12 30,541 S.F. DB L.E. = 337.67' U.E. = 397.67 L.E. = 327.67' 24,274 S.F. 30,541 S.F. 24,274 S.F U.E. = 337.67' 11,699 S.F. 11,699 S.F. AS SPECIFIED PROJECT DESCRIPTIO WESTLAKE MACARTHUR N27'59'52"E 520.23 WESTLAKE AVENUE WESTLAKE AVENUE LEVELS 6 - 8 LEVEL 5 L.E. = VARIES, U.E. = VARIES L.E. = VARIES, U.E. = VARIES SHEET 4 0F 6

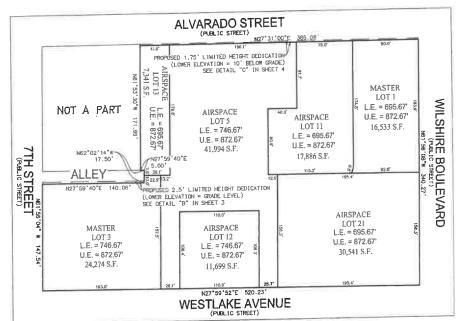
VESTING TENTATIVE TRACT MAP No. 84053



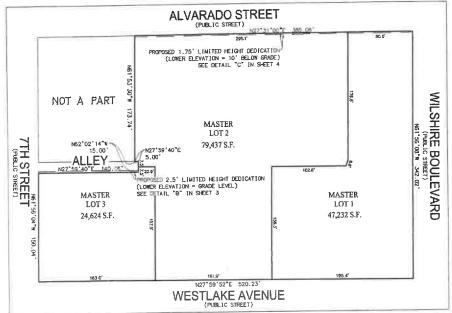
LEVELS 9 - 17 L.E. = VARIES, U.E. = VARIES



LEVELS 18 - 34 L.E. = VARIES, U.E. = VARIES



LEVELS 35 - ROOF L.E. = VARIES, U.E. = 872.67'



ABOVE ROOF LEVEL L.E. = 872.67', U.E. = TO THE HEAVENS

3 ABBREVIATION LEGEND L.E. = LOWER ELEVATION U.E. = UPPER ELEVATION ISSUED FOR 07/11/2023

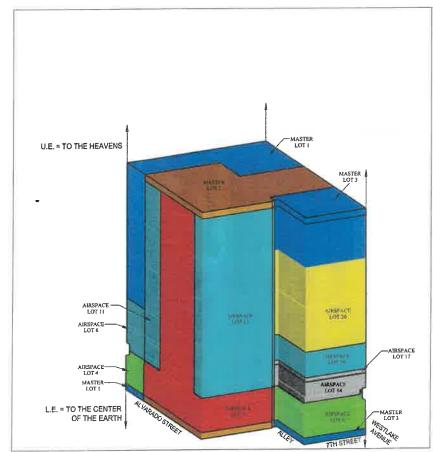
DATE 07/11/2023
PROJECT NUMBER 2100844
DRAWN BY DB
CHECKED BY CJ
SCALE AS SPECIFIED
PROJECT DESCRIPTION
WESTLAKE MACARTHUR

SHEET NUMBER

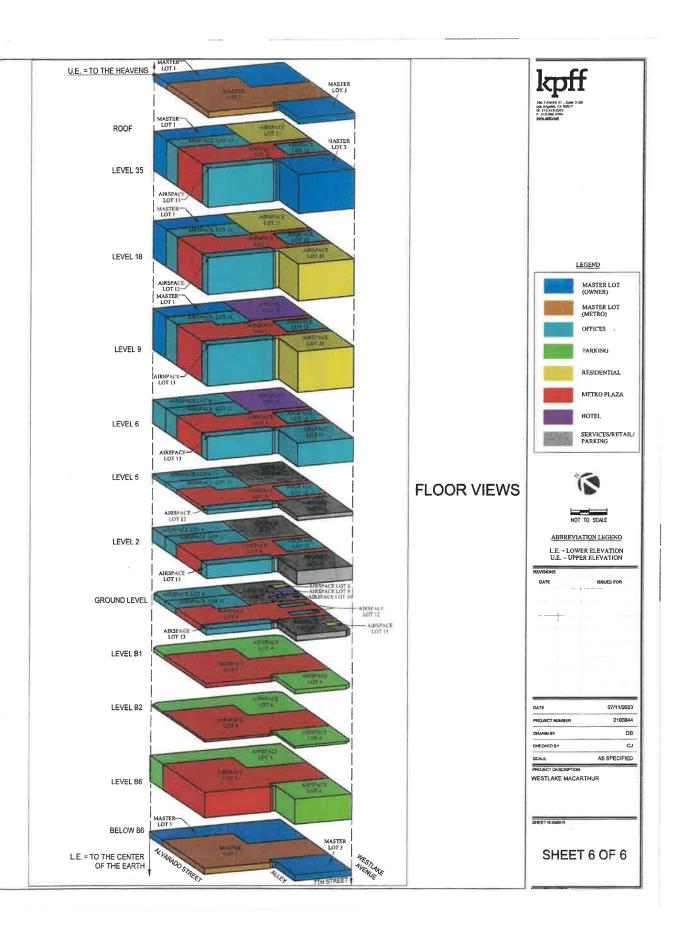
SHEET 5 0F 6

VESTING TENTATIVE TRACT MAP No. 84053 ISOMETRIC VIEWS (LOOKING NORTHEASTERLY)

NOTE: SEE SHEETS 3-5 FOR VARIOUS UPPER AND LOWER ELEVATIONS.



OVERALL VIEW



OFFICE OF ZONING ADMINISTRATION

200 N. SPRING STREET, ROOM 763 LOS ANGELES, CA 90012-4801 (213) 978-1318

ESTINEH MAILIAN

CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

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HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
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CHARLES J. RAUSCH JR.
CHRISTINE SAPONARA

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CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS

LOS ANGELES DEPARTMENT
OF CITY PLANNING
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SHANA M.M. BONSTIN DEPUTY DIRECTOR

ARTHI L. VARMA, AICP DEPUTY DIRECTOR

LISA M. WEBBER, AICP DEPUTY DIRECTOR

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Filing Notification and Distribution

ADDRESS: 657 S WESTLAKE AVE	DATE OF FILING AND MAP STAMP DATE: 12/18/2023
COMMUNITY PLAN: Westlake	VTT- MAP NO: VTT-84053-HCA ENV-2023-8280-SCEA
EXPEDITED PROCESSING SECTION	DEEMED COMPLETE AND DISTRIBUTION DATE: 02/02/2024 Hillside: () Yes (X) No
(X) COUNCIL DISTRICT NO: 1 (X) Neighborhood Planning (Check Office below) () Valley () West Los Angeles (X) Central () Metro E/S Department of Public Works (X) Bureau of Engineering (X) Bureau of Sanitation Department of Building and Safety (X) Grading Engineer (X) Zoning Engineer (X) Department of Transportation Department of Water and Power () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire")	 () Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) () Valley DOT - Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) South Robertson Neighborhood Council Neighborhood councils can submit comments at any time leading up to and during the public hearing.

The above tract has been filed with City Planning, Expedited Processing Section.

The assigned planner for this case will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Vincent P. Bertoni, Director of Planning

Stella Sargsyan

For:

Heather Bleemers, Senior City Planner Expedited Processing Section CP-6300 (1/21/09)

RECOMMENDATION REPORTS DUE BY: 03/13/2024

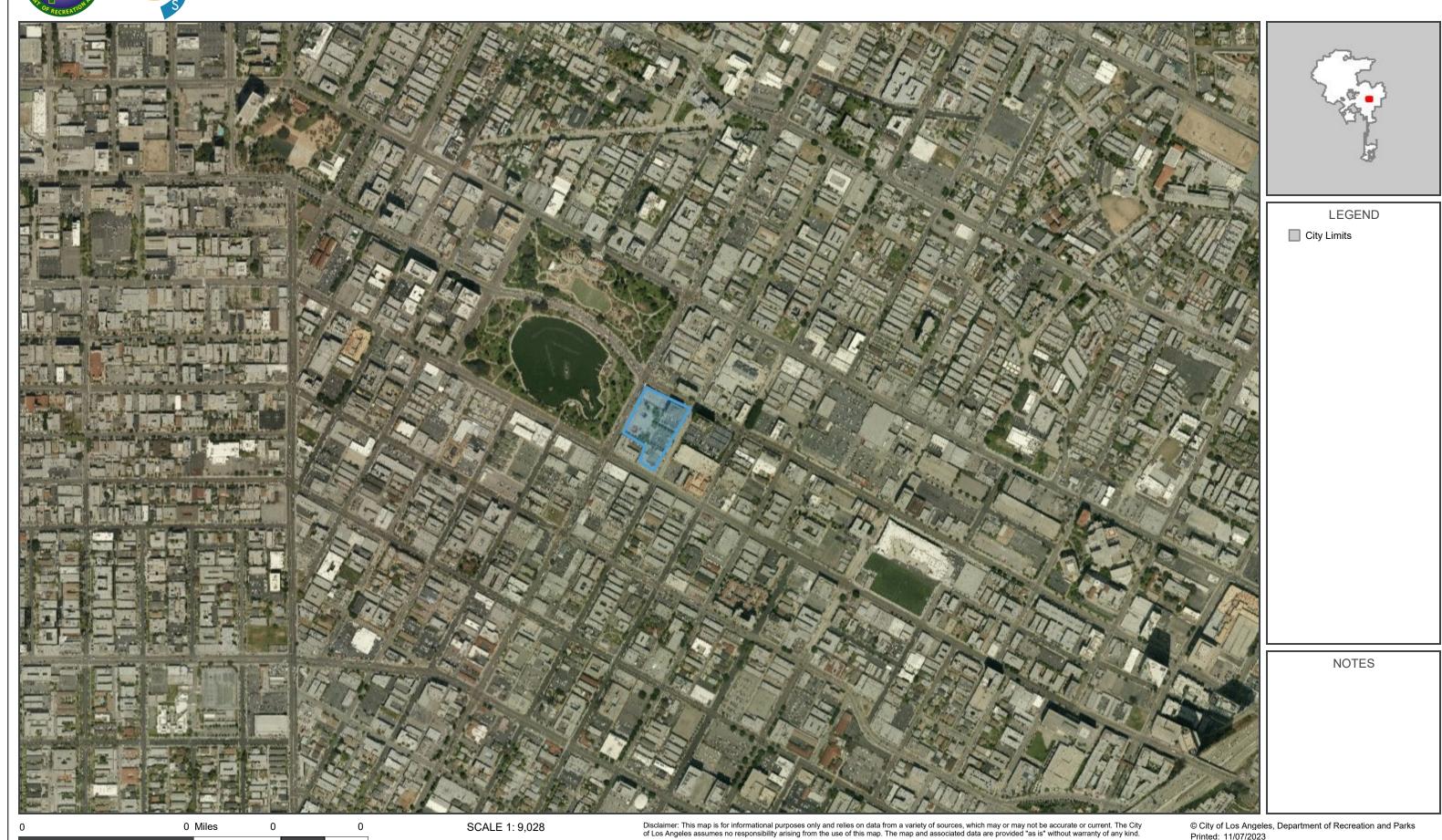
Please forward reports to the following e-mail address:

planning.expedited@lacity.org

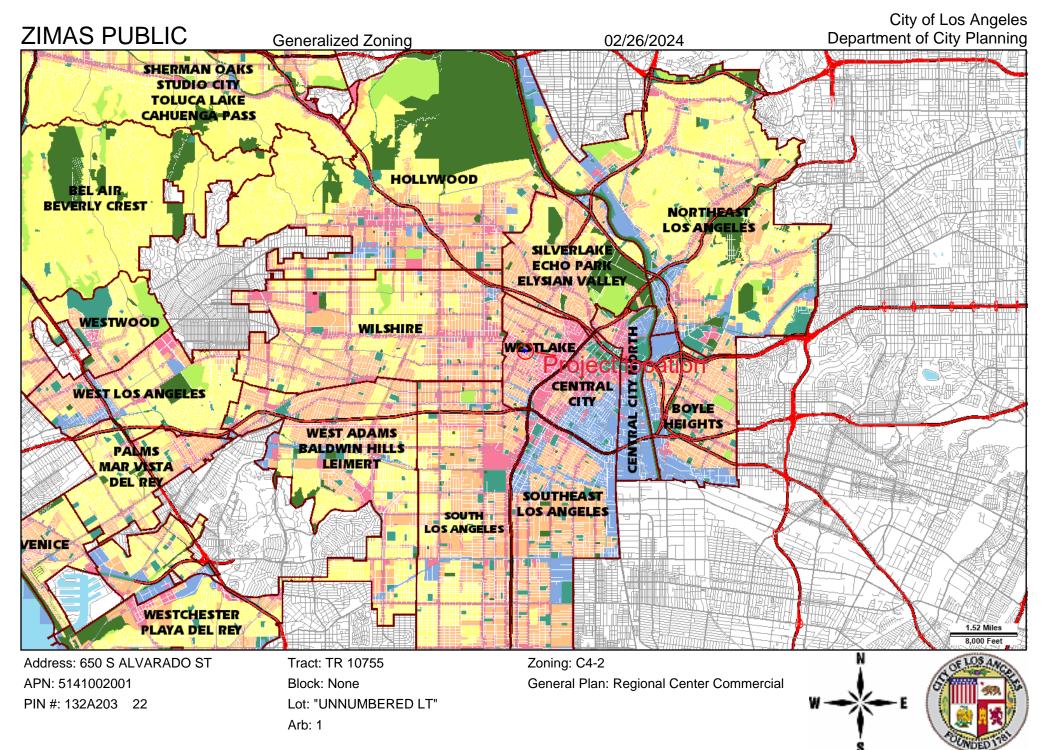








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LEGEND

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

STREET			
000000000	Arterial Mountain Road		Major Scenic Highway
	Collector Scenic Street		Major Scenic Highway (Modified)
	Collector Street	•••••••	Major Scenic Highway II
	Collector Street (Hillside)		Mountain Collector Street
***************************************	Collector Street (Modified)		Park Road
	Collector Street (Proposed)		Parkway
	Country Road		Principal Major Highway
	Divided Major Highway II		Private Street
	Divided Secondary Scenic Highway	•••••••	Scenic Divided Major Highway II
000000000	Local Scenic Road		Scenic Park
	Local Street	••••••••••••••••••••••••••••••••••••••	Scenic Parkway
, *********** /	Major Highway (Modified)		Secondary Highway
	Major Highway I		Secondary Highway (Modified)
	Major Highway II	•••••••	Secondary Scenic Highway
/ /	Major Highway II (Modified)		Special Collector Street
FREEWA	vc		Super Major Highway
	Freeway		
	Interchange On-Ramp / Off- Ramp		
	Railroad		
	Scenic Freeway Highway		
000000000	Scenic reeway riighway		
MISC. LII	NES		
	Airport Boundary		MSA Desirable Open Space
	Bus Line		Major Scenic Controls
	Coastal Zone Boundary		Multi-Purpose Trail
	Coastline Boundary		Natural Resource Reserve
	Collector Scenic Street (Proposed)		Park Road
	Commercial Areas		Park Road (Proposed)
	Commercial Center		Quasi-Public
	Community Redevelopment Project Area		Rapid Transit Line
	Country Road		Residential Planned Development
× × × ×	DWP Power Lines		Scenic Highway (Obsolete)
***	Desirable Open Space	oo	Secondary Scenic Controls
• - • -	Detached Single Family House	- • - •	Secondary Scenic Highway (Proposed)
• • • • • •	Endangered Ridgeline		Site Boundary
	Equestrian and/or Hiking Trail	\otimes —	Southern California Edison Power
	Hiking Trail		Special Study Area
• - • - • - •	Historical Preservation		Specific Plan Area
• == • ==	Horsekeeping Area		Stagecoach Line
	Local Street		Wildlife Corridor

POINTS OF INTEREST f Alternative Youth Hostel (Proposed) Animal Shelter 🕍 Area Library 🕍 Area Library (Proposed) The Bridge ▲ Campground ▲ Campground (Proposed) Cemetery **HW** Church ▲ City Hall (XX) Community Center (MI) Community Library (Proposed Expansion) I/I Community Library (Proposed) XX Community Park (XX) Community Park (Proposed Expansion) XX Community Park (Proposed) Community Transit Center ♣ Convalescent Hospital Correctional Facility Cultural / Historic Site (Proposed) * Cultural / Historical Site Cultural Arts Center DMV DMV Office DWP DWP T DWP Pumping Station Equestrian Center Fire Department Headquarters Fire Station Fire Station (Proposed Expansion) Fire Station (Proposed) Fire Supply & Maintenance ★ Fire Training Site 🏯 Fireboat Station ➡ Health Center / Medical Facility Helistop Historic Monument

m Historical / Cultural Monument

>> Horsekeeping Area (Proposed)

>> Horsekeeping Area

%	Horticultural Center
•	Hospital
+	Hospital (Proposed)
HW	House of Worship
е	Important Ecological Area
e	Important Ecological Area (Proposed)
Θ	Interpretive Center (Proposed)
ĴĈ	Junior College
(1)	MTA / Metrolink Station
(1)	MTA Station
	MTA Stop
MWD	MWD Headquarters
9	Maintenance Yard
$\underline{\bot}$	Municipal Office Building
P	Municipal Parking lot
X	Neighborhood Park
X	Neighborhood Park (Proposed Expansion
X	Neighborhood Park (Proposed)
1	Oil Collection Center
₽	Parking Enforcement
HQ	Police Headquarters
•	Police Station
	Police Station (Proposed Expansion)
•	Police Station (Proposed)
•	Police Training site
PO	Post Office
*	Power Distribution Station
*	Power Distribution Station (Proposed)
\$	Power Receiving Station
\$	Power Receiving Station (Proposed)
С	Private College
Ε	Private Elementary School
1	Private Golf Course
<u>/</u>	Private Golf Course (Proposed)
JH	Private Junior High School
PS	Private Pre-School
XXX	Private Recreation & Cultural Facility
SH	Private Senior High School
SF	Private Special School
Ê	Public Elementary (Proposed Expansion)

	É	Public Elementary School
	Ê	Public Elementary School (Proposed)
	*	Public Golf Course
	1	Public Golf Course (Proposed)
		Public Housing
		Public Housing (Proposed Expansion)
	ĴΉ	Public Junior High School
	ĴΉ	Public Junior High School (Proposed)
	MS	Public Middle School
	SH	Public Senior High School
	SH	Public Senior High School (Proposed)
	*	Pumping Station
	$\overline{*}$	Pumping Station (Proposed)
	* Aces	Refuse Collection Center
	ivii	Regional Library
		Regional Library (Proposed Expansion)
1)		Regional Library (Proposed)
	菸	Regional Park
	菰	Regional Park (Proposed)
	RPD	Residential Plan Development
		Scenic View Site
		Scenic View Site (Proposed)
	ADM	School District Headquarters
	SC	School Unspecified Loc/Type (Proposed)
	*	Skill Center
	SS	Social Services
	*	Special Feature
	Ŵ	Special Recreation (a)
	SF	Special School Facility
	SF	Special School Facility (Proposed)
	11111	Steam Plant
	\$m	Surface Mining
	\Rightarrow	Trail & Assembly Area
	*	Trail & Assembly Area (Proposed)
	UTL	Utility Yard
	•	Water Tank Reservoir
	Ł	Wildlife Migration Corridor
	\sim	Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER								
	Existing School/Park Site Plann		nned School/Park Site		Inside 500 Ft. Buffer			
	Aquatic Facilities	Other Facilitie	25	os	Opportunity School			
	Beaches	Park / Recreat	tion Centers	CI	Charter School			
GG	Child Care Centers	Parks		ES	Elementary School			
	Dog Parks	Performing /	Visual Arts Centers	SP	Span School			
	Golf Course	Recreation Ce	enters	SE	Special Education School			
H.	Historic Sites	Senior Citizen	Centers	HS	High School			
	Horticulture/Gardens			MS	Middle School			
80	Skate Parks			EEC	Early Education Center			
COASTAL ZONE TRANSIT ORIENTED COMMUNITIES (TOC)								
	Coastal Commission Permit Area		Tier 1		Tier 3			
	Dual Permit Jurisdiction Area		Tier 2		Tier 4			
	Single Permit Jurisdiction Area		Note: TOC Tier designation and man layers a	are for reference purpose	ses only. Eligible projects shall demonstrate compliance with Tier eligibility standards			
	Not in Coastal Zone				changes, eligible POC Incentive Areas will be updated.			

WAIVER OF DEDICATION OR IMPROVEMENT

Public Work Approval (PWA)

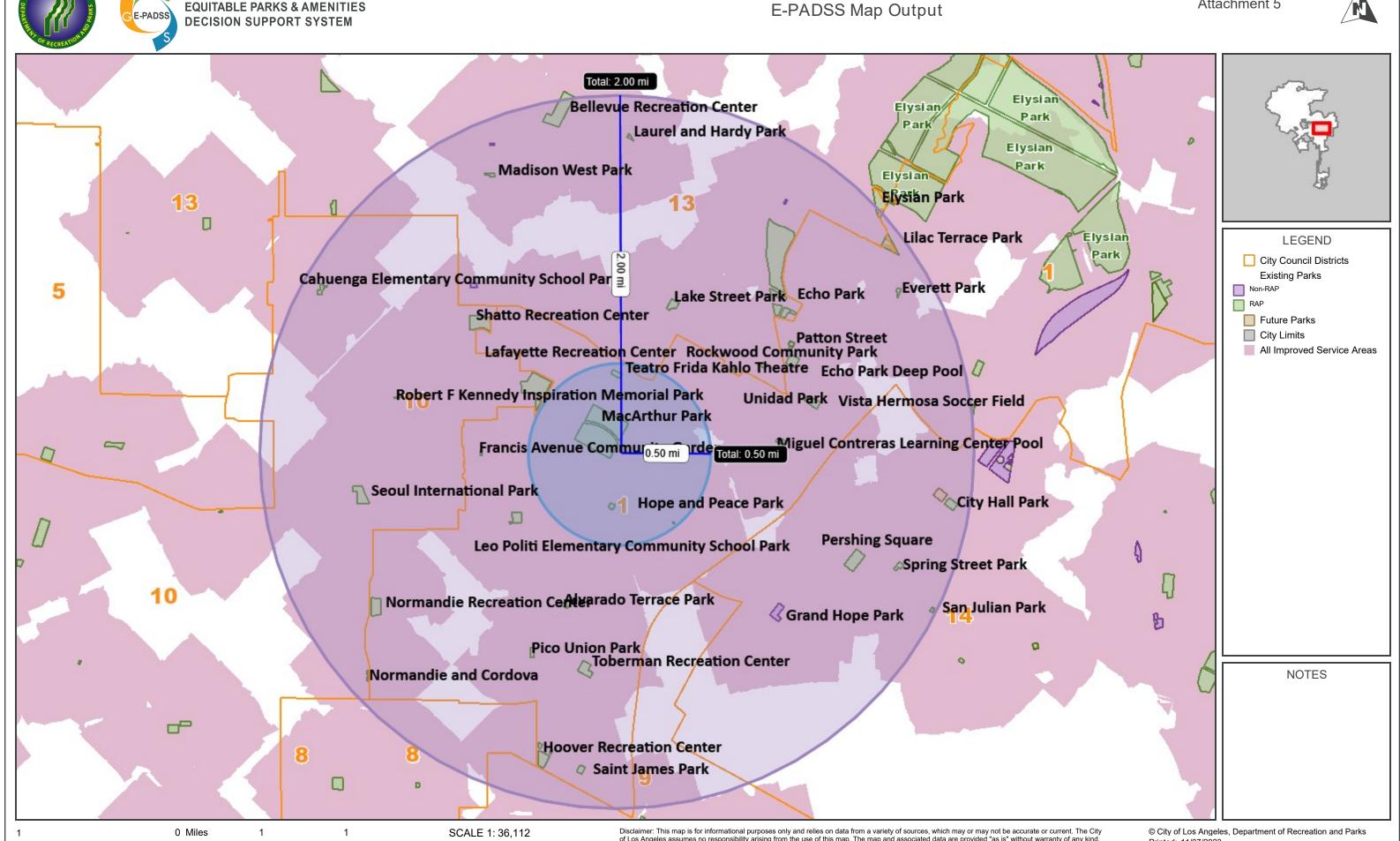
Waiver of Dedication or Improvement (WDI)

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 - Acitive
·	Tract Map	Wells - Inactive
Building Outlines 2020 Building Outlines 2017	Parcel Map	







A. RAP





Park Analysis Report



Scenario Information

Scenario Name:

650-686 South Alvarado Street

Description:

650-686 South Alvarado Street, 657-693 Westlake Avenue, 2001-2015 West 7th Street, 2000-2032 Wilshire Boulevard

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

Total Residents	Currently Non-Served	Total Households	Currently Non-Served
Served:	Residents Served:	Served:	Households Served:

Residents Served: 28,204 0 Households Served: 9,626 0

Resider	nts Served by Age		Households Se	rved by Annual In	come
Under Age 5:	2,206	0	Under \$25,000:	5,100	0
Age 5 to 9:	1,678	0	\$25,000 to \$34,999:	1,573	0
Age 10 to 14:	1,533	0	\$35,000 to \$49,999:	1,417	0
Age 15 to 17:	1,021	0	\$50,000 to \$74,999:	1,123	0
Age 18 to 64:	18,775	0	\$75,000 and Over:	413	0
Age 65 and Over:	2,991	0		Source	e: Census/ACS 2010

City of Los Angeles Department of Recreation and Parks Date Generated: 11/06/2023 Disclaimer: This report 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 report. The map and associated data are provided "as is" without warranty of any kind.