

APPROVED
MAY 07 2020

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 20-076

DATE May 7, 2020

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82288 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<u>DF</u>
V. Israel	_____	N. Williams	_____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-82288 (Project) to pay in-lieu fees to the City in order fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

PARK FEE SUMMARY

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

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

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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 proposed Project, located at 2102 – 2120 South Pacific Avenue, 116 – 302 East North Venice Boulevard, 2106 – 2116 South Canal Street, and 319 East South Venice Boulevard in the Venice community of the City, consists of a mixed-use project with 140 residential units, 136 of which are affordable, and approximately 7,405 square feet (SF) of commercial retail, restaurant, office, and art space.

The proposed Project also includes approximately 16,250 SF of common open space, including two (2) rooftop decks, a side yard and a community room.

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

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

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 **March 18, 2020**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the proposed Project.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **December 12, 2018**. On November 20, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**December 30, 2019**." The Advisory Agency Filing Notification is attached (Attachment 2).

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

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

REQUIRED LAND DEDICATION AND IN-LIEU FEE PAYMENT

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

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

Land Dedication

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

- **LD = (DU 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)**

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The **maximum** required land dedication for the Project's proposed 140 units would be:

$$1.01 \text{ Acres} = (140 \times 2.88) \times 0.00251$$

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 136 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:

$$0.03 \text{ Acres} = (4 \times 2.88) \times 0.00251$$

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

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

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

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, 2019, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$12,998.00 \times \text{number of new non-exempt dwelling units}}$$

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The **maximum** Park Fees payment for the Project's proposed 140 units would be:

$$\mathbf{\$1,819,720.00} = \$12,998.00 \times 140 \text{ dwelling units}$$

As currently proposed, the Project has 136 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:

$$\mathbf{\$51,992.00} = \$12,998.00 \times 4 \text{ dwelling units}$$

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

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

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

STAFF ANALYSIS AND RECOMMENDATION

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

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. Approximately 54% of residents in the City of Los Angeles live within a one-half (½) mile, or 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 65% by 2025 and to 75% by 2035. 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.

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Site Analysis

The proposed Project is located within the Venice community of the City and within the Venice Community Plan Area. Currently, the Project site contains a 4-unit apartment and a Los Angeles Department of Transportation surface parking lot. The proposed Project is surrounded by commercial and residential uses on all sides.

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

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

- Half-mile (½) walking distance of the Project site (EPADSS): 6,784 persons (13,568 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Venice Community Plan Area (2017 American Community Survey): 11,427 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 16,250 SF of common open space, including a two rooftop decks, a side yard, and a community room.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these proposed recreational amenities would likely not significantly reduce the proposed Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the proposed Project's residents.

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Public Park Access

There are four RAP-operated public parks within a half (½) mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

- Venice Beach, located at 1800 Ocean Front Walk, is a 178.0-acre facility that provides a variety of services and programs to the surrounding community, including basketball, handball, tennis, skate park and volleyball courts. Venice Beach also includes the Venice Boardwalk.
- Westminster Park is a 2.24-acre park located at 1234 South Pacific Avenue. Westminster Dog Park is located at the same address and provides an off-leash dog area.
- Linnie Canal Park, located at 200 Linnie Canal, is a 0.13-acre park that features a children's playground and a small grassy area.
- Venice of America Centennial Park, located at 501 South Venice Boulevard, is a 0.89 median park featuring walking paths and decorative spheres that connects to the Venice-Abbot Kinney Memorial Branch Library.

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 0 new, previously unserved, residents within a half-mile (½) 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 (½) walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (½) walking distance of a public park.

Nearby Public Park Projects

There are no new public parks currently in development within a two (2) mile radius of the Project site.

There are two major park renovation projects currently in development within a two (2) mile radius of the Project site:

- Venice Beach, located at 1800 Ocean Front Walk, is a 178.0-acre facility that provides a variety of services and programs to the surrounding community, including basketball, handball, tennis, skate park and volleyball courts. Venice Beach also includes the Venice Boardwalk. The current scope of the Venice Beach – Pier Refurbishment (PRJ20587) Project is the refurbishment and renovation of the pier. It is unknown when the Venice Beach – Pier Refurbishment Project will begin construction. The Venice Beach – Pier Refurbishment Project is fully funded at this time.

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- Venice High School Pool is a 0.37-acre indoor pool facility located at 2490 Walgrove Avenue that provides a variety of aquatic programming. The scope of the Venice High School Pool – Swimming Pool Replacement (PRJ21110) Project involves the renovation Venice Pool, which would include immediate renovations to the existing roof, HVAC (Heating, Ventilation, Air Conditioning) system, electrical fixtures, and Americans with Disabilities Act (ADA) compliant related items. Currently, a total on \$2.5 Million in Quimby Fees Interest (Report No. 17-057) has been identified for the Project.

Staff Recommendation

The proposed Project is located in a high-density area of the City. The density of the surrounding area within walking distance of the Project site is higher than the average density of the City and is higher than the average density of the Community Plan Area in which the proposed Project is located.

The Project site is not located in an existing park service radius gap. There are four RAP-operated public parks within a half (½) mile walking distance from the Project.

There are no new public parks currently in development within a two (2) mile radius of the Project site.

There are two (2) park renovation projects currently in development within a two (2) mile radius of the Project site.

If a new public park was provided at the Project location, the park would serve Project residents and 0 currently unserved residents within a half (½) mile walking distance.

Therefore, RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City.

FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP's General Fund is unknown.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

Result: Collected fees will fund capital improvements at existing parks in the Project area.

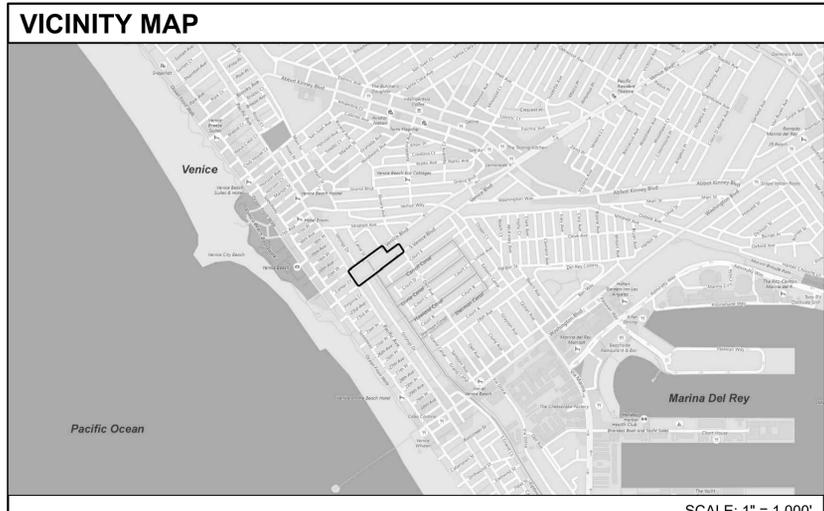
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This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Conceptual Project Renderings
- 2) Advisory Agency Filing Notice
- 3) Aerial View of Project Site
- 4) Generalized Zoning
- 5) Project Location and Surrounding Parks
- 6) EPADSS Report



DRAWING SYMBOLS

CENTER LINE		ROOMNAME/NUMBER		ROOMNAME		NORTH ARROW	
PROPERTY LINE		DOOR NUMBER		ELEVATION		BUILDING SECTION	
HIDDEN/CONCEALED LINE		WINDOW NUMBER		DETAIL/WALL SECTION		DETAIL ENLARGEMENT	
ELEVATION CONTROL		WALL TYPE		INTERIOR ELEVATION			
WORK POINT		CSI NUMBER					
SPOT ELEVATION		EXISTING CONSTRUCTION					
DIMENSIONS		NEW CONSTRUCTION					
GRIDLINES		1 HOUR CONSTRUCTION					
		2 HOUR CONSTRUCTION					

SCALE: 1" = 1,000'

SHEET INDEX

DWG. NO.	TITLE	ISSUE DATE	DRAWING SUBMITTAL / REVISION																	
			1	2																

Legend:
 ■ NEW DRAWING
 ■ RE-ISSUED DRAWING
 ○ DELETED DRAWING

ENTITLEMENT DRAWINGS: 12/12/2018, 01/07/2020

General

G0	Cover & Sheet Index	■	□																	
G0.01	Project Information	■	□																	
G0.10	3D Views	■	□																	

Survey

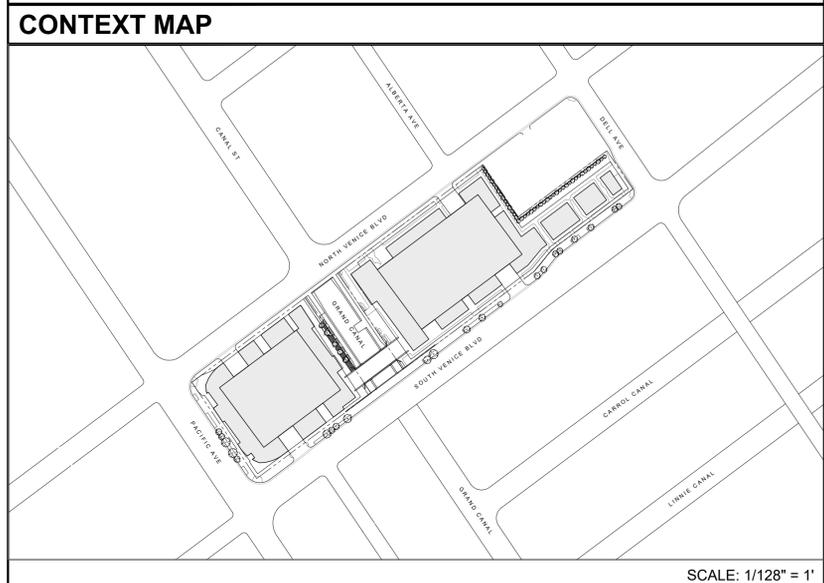
SV1.10	Survey	■	□																	
SV1.11	Survey	■	□																	

Architectural

A1.10	Existing Plot Plan	■	□																	
A1.11	Plot Plan	■	□																	
A2.10	Floor Plans - West	■	□																	
A2.11	Floor Plans - West	■	□																	
A2.12	Floor Plan - West	■	□																	
A2.20	Floor Plans - East	■	□																	
A2.21	Floor Plans - East	■	□																	
A2.22	Floor Plans - East	■	□																	
A2.23	Roof Plan - East	■	□																	
A3.10	Elevations - West	■	□																	
A3.11	Elevations - East	■	□																	
A3.20	Sections - West	■	□																	
A3.21	Sections - East	■	□																	

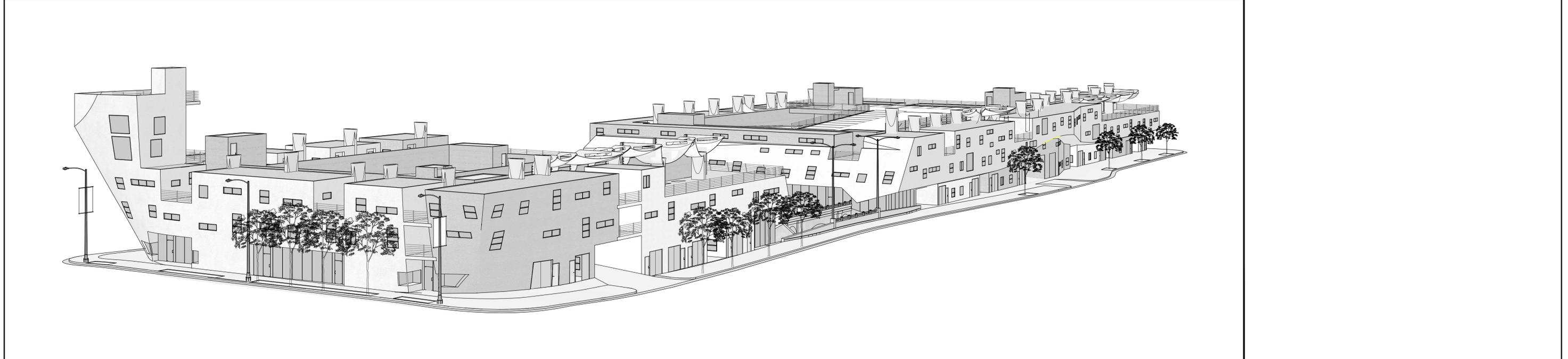
Landscape

L1.10	Landscape Plan - West	■	□																	
L1.11	Landscape Plan - East	■	□																	



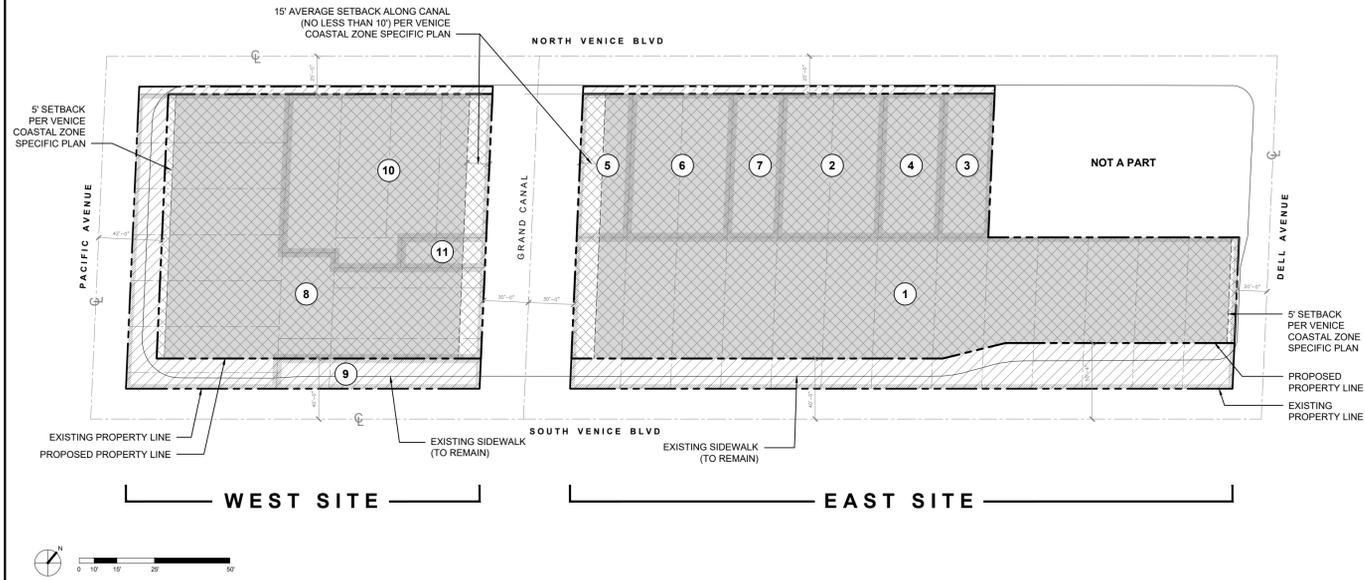
ABBREVIATIONS

@ AT	CONT. CONTINUOUS	F.L. FLOW LINE	LAM. LAMINATED	PLAST. PLASTER / PLASTIC	S.S. STAINLESS STEEL	W.P. WATER PROOF / ING
ABV. ABOVE	COORD. COORDINATE	FLG. FLANGE	LG. LONG	PNL. PANEL	S.S.D. SEE STRUCTURAL DRAWINGS	W.R. WATER RESISTENT
A.C. ASPHALTIC CONCRETE	CORR. CORRIDOR	FLR. FLOOR	L.T.W. LIGHT WEIGHT	P.O.C. POINT OF CONNECTION	STD. STAGGERED	W.S. WALL SECTION
A.D. AREA DRAIN	C.P. CEMENT PLASTER	F.O.B. FACE OF BLOCK	M. MEN	P.P. PRE-PAINTED	STG. STANDARD	W.W.F. WELDED WIRE FABRIC
ADJ. ADJACENT / ADJUST	DBL. DOUBLE	F.O.F. FACE OF FINISH	M.M. MAXIMUM	P.T. PRESSURE TREATED	STL. STEEL	# AND # NUMBER / POUND
ALUM. ALUMINUM	DEMO. DEMOLISH	F.O.S. FACE OF STUD	M.B. MACHINE BOLT	P.T. POINT	STR. STRAIGHT	CL CENTER LINE
ALLOW. ALLOWABLE	DET. DETAIL	F.O.W. FACE OF WALL	M.BR. MEMBRANE	R. RADIUS	STRUCT. STRUCTURAL	
ALT. ALTERNATE	DIA. DIAMETER	FRNG. FRAMING	MCH. MECHANICAL	R.B. RIDGE BEAM	SUPPT. SUPPORT	
ANDD. ANDOZED	DN. DOWN	FURRG. FURRING	MEMB. MEMBRANE	R.D. ROAD	SYM. SYMMETRICAL	
APPROX. APPROXIMATE	DO. DITCH	GA. GAUGE	MEZZ. MEZZANINE	R.D. ROOF DRAIN		
ARCH. ARCHITECTURAL	DR. DRIVE	GALV. GALVANIZED	MFR. MANUFACTURER	REF. REFERENCE		
ARCHT. ARCHITECT	DWG. DRAWING	GL. GALVANIZED IRON	MNI. MINIMUM	RECEP. RECEPTACLE / RECEPTION		
ASBY. ASSEMBLY	D.W. DRYWALL	GL. GLASS	MTD. MOUNTED	R.D. ROOF DRAIN		
	(D) DEMOLISH	G.L.B. GLUE LAMINATED BEAM	MTL. METAL	REF. REFERENCE		
BEL. BELOW	E. EAST	G.S.M. GALVANIZED SHEET METAL	N. NORTH	REIN. REINFORCED		
BD. BOARD	E.F. EACH FACE	GRD. GRADE	N.I.C. NOT IN CONTRACT	REQD. REQUIRED		
BIT. BITUMINOUS	E.J. EXPANSION JOINT	GYP.BD. GYPSUM BOARD	N.O. NUMBER	R.F. ROOF		
BLDG. BUILDING	EA. EACH	H.B. HOSE BIB	N.T.S. NOT TO SCALE	R.A. RETURN AIR		
BLK. BLOCK	EA.W. EACH WAY	HD. HEAD	(N) NEW	R.A.R. RETURN AIR REGISTER		
BLKG. BLOCKING	EL. / ELEV. ELEVATION	HDR. HEADER	O. OVER	RM. ROOM		
BM. BEAM	EQ. ELECTRICAL	H.M. HOLLOW METAL	O.A. OUTSIDE AIR	ROOFG. ROOFING		
BM. BEAM	EQUIP. EQUIPMENT	H.P. HIGH POINT	O.C. ON CENTER	R.R. ROOF RAFTER		
BOT. BOTTOM	EXH. EXHAUST	HR. HOUR	O.D. OUTSIDE DIAMETER / OVERFLOW DRAIN	S. SOUTH		
B.O.C. BOTTOM OF COLUMN	(E) / EXIST. EXISTING	I.D. INSIDE DIAMETER	OFF. OFFICE	S.A. SUPPLY AIR		
B.S. BOTH SIDES	EXP. EXPANSION	INDIC. INDICATOR	OP. OFFICE	S.A.R. SUPPLY AIR REGISTER		
BET. BETWEEN	EXT. EXTERIOR	INSUL. INSULATION	OP.F. OUTSIDE FACE OF STUD	SCHED. SCHEDULE		
BT. BOTTOM OF TRUSS	CLR. CLEAR	INT. INTERIOR	O.H. OVERHEAD / OVERHANG	SECT. SECTION		
	C.E. CEILING	JST. JOIST	OH. OPPOSITE HAND	SHT. SHEET		
	C.J. CEILING JOIST	JNT. JOINT	OPG. OPPOSITE	SHTNG. SHEATHING		
	CLD. CEILING		OPNG. OPENING	SIM. SIMILAR		
	CLR. CLEAR		PERF. PERFORATED	SKYL. SKYLIGHT		
	C.M.U. CONCRETE MASONRY UNIT		PERM. PERIMETER	S.L.C. SOLID CORE		
	CNTRSK. COUNTERSUNK		PL. PLATE	SQ. SQUARE		
	COL. COLUMN		PLYNG. PLYWOOD	SPRNG. SPRINKLER		
	CONC. CONCRETE		S.P. SHEAR PANEL			
	CONN. CONNECTION					
	CONST. CONSTRUCTION					



ARCHITECT ERIC OWEN MOSS ARCHITECTS 8557 HIGUERA STREET CULVER CITY, CA 90232 310-839-1199	CLIENT VENICE COMMUNITY HOUSING CORP. 720 ROSE AVENUE VENICE, CA 90291 310-399-1130	HOLLYWOOD COMMUNITY HOUSING CORP. 5020 SANTA MONICA BOULEVARD LOS ANGELES, CA 90029 323-469-0710	This and all other project documents and all ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are the registered property of Eric Owen Moss Architects (EOMA) and cannot be lawfully used in whole or in part for any project or purpose except as described in the contractual agreement between EOMA and Client. EOMA hereby gives formal notice that any such project document use, reproduction or modification (misuse) is not only unlawful but also automatically binds all parties involved with misuse to fully indemnify and defend EOMA and EOMA's Consultants to the maximum legal extent against all losses, demands, claims or liabilities arising directly or indirectly from project document misuse. Project documents describe design intent of work and are not a representation of as-built or existing conditions. EOMA and EOMA's consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.	NOT FOR CONSTRUCTION	PRINT RECORD <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>12/12/18</td> <td>ENTITLEMENT DRAWINGS</td> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>01/07/20</td> <td>ENTITLEMENT DRAWINGS</td> <td>2</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	12/12/18	ENTITLEMENT DRAWINGS	1				01/07/20	ENTITLEMENT DRAWINGS	2				PROJECT TITLE REESE DAVIDSON COMMUNITY SHEET TITLE COVER & SHEET INDEX	SHEET NUMBER GO DATE: 01/07/20 REVISION: 2
DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV																				
12/12/18	ENTITLEMENT DRAWINGS	1																							
01/07/20	ENTITLEMENT DRAWINGS	2																							

LOT AREA DIAGRAM



PARCEL AREA

PARCEL	APN	AREA (SQ.FT.)
Parcel 1	4238-024-907	43,996.0
Parcel 2	4238-024-905	6,332.7
Parcel 3	4238-024-906	3,166.4
Parcel 4	4238-024-907	3,800.0
Parcel 5	4238-024-908	3,166.4
Parcel 6	4238-024-903	6,332.7
Parcel 7	4238-024-910	3,166.4
Parcel 8	4238-024-900	27,839.5
Parcel 9	4238-024-911	2,700.0
Parcel 10	4238-024-902	14,054.1
Parcel 11	4238-024-909	1,120.0
Total		115,674.2

Source: County of Los Angeles, Office of the Assessor

- Gross Lot Area (Existing property line)
- Net Lot Area (Gross Lot Area excluding dedications)
- Buildable Area (Net Lot Area excluding setbacks required by Venice Coastal Zone Specific Plan)

PROJECT DATA

Project Name: Reese Davidson Community
 Community Plan Area: Venice
 Area Planning Commission: West Los Angeles
 Neighborhood Council: Venice
 Council District: CD 11 - Mike Bonin
 LADBS District Office: West Los Angeles
 500-Foot School Zone: No
 General Plan Land Use: Current: Open Space Proposed: Neighborhood Commercial
 Zoning: Current: OS-1XL Proposed: C2-1L
 Specific Plan Area: Venice Coastal Zone Los Angeles Coastal Transportation Corridor
 Zoning Information (ZI): ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2471 Coastal Zone ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivisions
 Applicable Codes: 2004 Venice Coastal Zone Specific Plan 2018 Los Angeles Building Code 2018 Los Angeles Municipal Code 2018 California Building Code

Gross Lot Area: 115,674 sq.ft. (Existing property line per County of Los Angeles, Office of the Assessor)
 Net Lot Area: 97,050 sq.ft. (Gross Lot Area excluding dedications)
 Buildable Area: 90,573 sq.ft. (Net Lot Area excluding setbacks required by Venice Coastal Zone Specific Plan)
 Floor-Area Ratio: Option B: 1.15:1 (Based on Buildable Area)
 Allowable Dwelling Units: 144 (115,674 sq.ft. at 800 sq.ft. per dwelling unit) (per LAMC 12.14.C.3 and 12.21.C.6)
 Dwelling Units: West Building: 56 East Building: 84 Total: 140
 Number of Floors: West Building: 3 (With 5-story architectural campanile at NW corner of North Venice Blvd. and Pacific Ave.) East Building: 3
 Provided Setbacks: Front: 5'-0" Side: 5'-0" Canal: 15'-0" average, no less than 10'-0" (per Venice Specific Plan 10.E.3.a)
 Maximum Building Height: The building would not exceed 35 feet in height except for a 59-foot in height community room at the corner of Venice Boulevard and Pacific Avenue. Roof railing, elevator, and a roof access structure would extend 12 feet above the community room.

AREA TABULATION

AREA PROVIDED BY OCCUPANCY

	LIVE / WORK		STUDIO		1 BEDROOM		2 BEDROOM		COMMON AREA	SUPPORTING OFFICE	RETAIL	RESTAURANT	ART STUDIO	EXTERIOR WALKWAYS	COVERED ALCOVES	AREA UNDER BUILDING OVERHANGS	TOTAL	
	#	Area	#	Area	#	Area	#	Area									#	Area
WEST SITE	Ground Floor	13	4,810	4	1,405	-	-	-	1,150	260	2,255	810	-	-	950	685	17	12,325
	2nd Floor	-	-	29	8,605	3	1,525	-	195	-	-	-	-	3,860	1,310	-	32	15,495
	3rd Floor	-	-	10	2,870	2	1,025	2	1,530	215	-	-	-	2,390	-	-	14	8,030
	4th Floor	-	-	-	-	-	-	-	205	-	-	-	-	-	-	-	-	205
	5th Floor	-	-	-	-	-	-	-	285	-	-	-	-	-	-	-	-	285
West Site Subtotal	13	4,810	43	12,880	5	2,550	2	1,530	2,050	260	2,255	810	-	6,250	2,260	685	63	36,340
EAST SITE	Ground Floor	21	8,830	-	-	-	2	1,640	1,555	425	-	-	3,155	-	2,550	8,045	23	26,200
	2nd Floor	-	-	7	2,220	12	6,660	11	8,855	1,760	-	-	-	3,945	235	-	30	23,675
	3rd Floor	-	-	5	1,575	8	4,165	11	8,565	-	-	-	-	3,620	-	0	24	17,925
	East Site Subtotal	21	8,830	12	3,795	20	10,825	24	19,060	3,315	425	-	-	3,155	7,565	2,785	8,045	77
Total	34	13,640	55	16,675	25	13,375	26	20,590	5,365	685	2,255	810	3,155	13,815	5,045	8,730	140	104,140

Common area includes lobbies, enclosed bike storage, laundry facilities, and community rooms.

AB 744 Special Needs Residential Units defined by California Health and Safety Code 51312.B.1.

Supporting office areas include office space for tenant supportive services and on-site storage. Intended for use by internal staff and tenants only.

"For purposes of this chapter, "special needs housing" means any housing, including supportive housing, intended to benefit, in whole or in part, persons identified as having special needs relating to any of the following: (A) Mental health, (B) Physical Disabilities, (C) Developmental disabilities, including, but not limited to, intellectual disability, cerebral palsy, epilepsy, and autism. (D) The risk of homelessness."

RESIDENTIAL UNIT TYPES

OCCUPANCY	SPEC. NEEDS	AFFORDABLE	MANAGER	TOTAL
Live / Work	17	17	0	34
Studio	28	27	0	55
1 Bedroom	12	13	0	25
2 Bedroom	11	11	4	26
Total	68	68	4	140

RESIDENTIAL UNIT SIZES

OCCUPANCY	SIZE RANGE (SQ.FT.)	AVG. SIZE (SQ.FT.)
Live / Work	350-480	400
Studio	281-350	301
1 Bedroom	512-687	542
2 Bedroom	757-903	788

BICYCLE PARKING TABULATION

BICYCLE PARKING REQUIRED

TYPE	RATIO	WEST SITE		EAST SITE		TOTAL
		UNITS	TOTAL	UNITS	TOTAL	
Long Term Residential	1 /1 units (1-25)	25	25	25	25	50
	1 /1.5 units (26-100)	31	21	59	40	61
	1 /2 units (101-200)	-	-	-	-	-
	1 /4 units (201+)	-	-	-	-	-
Long Term Retail	1 /2,000 sq.ft. (2 min.)	4,065	2	-	-	2
Long Term Restaurant	2 /restaurant < 1,000 sq.ft.	1	2	-	-	2
Long Term Commercial	1 /10,000 sq.ft. (2 min.)	-	-	3,155	2	2
Long Term Subtotal			50	67	117	
Short Term Residential	1 /10 units (1-25)	25	3	25	3	6
	1 /15 units (26-100)	31	3	59	4	7
	1 /20 units (101-200)	-	-	-	-	-
	1 /40 units (201+)	-	-	-	-	-
Short Term Retail	1 /2,000 sq.ft. (2 min.)	4,065	2	-	-	2
Short Term Restaurant	2 /restaurant < 1,000 sq.ft.	1	2	-	-	2
Short Term Commercial	1 /10,000 sq.ft. (2 min.)	-	-	3,155	2	2
Short Term Subtotal			10	9	19	
Total			60	76	136	

Calculation per Ordinance no. 185480

BICYCLE PARKING PROVIDED (BY SITE)

TYPE	WEST SITE	EAST SITE	TOTAL
Long Term	50	67	117
Short Term	10	9	19
Total	60	76	136

OPEN SPACE TABULATION

OPEN SPACE REQUIRED

TYPE	RATIO	UNITS	TOTAL (SQ.FT.)
Live / Work	100 /unit	34	3,400
Studio	100 /unit	55	5,500
1 Bedroom	100 /unit	25	2,500
2 Bedroom	125.0 /unit	26	3,250
Total open space required			14,650
Landscaped space required	25%	14,650	3,663

OPEN SPACE PROVIDED (BY SITE)

TYPE	WEST SITE	EAST SITE	TOTAL (SQ.FT.)
Common Open Space	7,615	8,635	16,250
Private Open Space	0	0	0
Total	7,615	8,635	16,250
Landscaped Space	0	4,930	4,930

AUTOMOBILE PARKING TABULATION

AUTOMOBILE PARKING SUMMARY

TYPE	REQUIRED	PROVIDED	
New Parking (Residential)	61	61	
New Parking (Commercial)	42	42	
New Parking (Guest)	-	-	
New Parking (Non-Required)	-	5	
West Garage Subtotal	103	108	
EAST GARAGE	New Parking (Beach Impact)	23	23
	Replacement Parking (Public)	188	188
	New Parking (Non-Required)	-	41
East Garage Subtotal	211	252	
Total	314	360	

AB 744 Special Needs Residential Unit parking requirements defined by California Government Code 65915.O.3.C.:

"If the development is a special needs housing development, as defined in Section 51312 of the Health and Safety Code, the ratio shall not exceed 0.3 spaces per unit. The development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day."

AUTOMOBILE PARKING REQUIRED

TYPE	RATIO	UNITS	TOTAL	SOURCE
Manager Residential Unit	1.5 /unit	4	6	per Venice Specific Plan 13.D
Special Needs Residential Unit	0.3 /unit	68	21	parking reduction per AB744
Affordable Residential Unit	0.5 /unit	68	34	parking reduction per AB744
Residential Subtotal			61	
Art Studio	1.0 /500 sq.ft.	3,155	6	per Venice Specific Plan 13.D
Retail	1.0 /225 sq.ft.	2,255	10	per Venice Specific Plan 13.D
Restaurant	1.0 /50 sq.ft.	810	16	per Venice Specific Plan 13.D
Outdoor Restaurant Service Area	1.0 /50 sq.ft.	500	10	per Venice Specific Plan 13.D
Commercial Subtotal			42	
Guest Parking	Not Required	-	-	parking reduction per AB744
Beach Impact Parking	1.0 /1,000 sq.ft. ground floor	22,970	23	per Venice Specific Plan 13.E.2
Subtotal Parking Required by Project			126	
Replacement Parking			188	required by AHOS program
Total Parking Required			314	

AUTOMOBILE PARKING PROVIDED (BY SITE)

TYPE	WEST GARAGE	EAST GARAGE	TOTAL PROVIDED
Manager Residential Unit	6	-	6
Special Needs Residential Unit	21	-	21
Affordable Residential Unit	34	-	34
Residential Subtotal	61	-	61
Art Studio	6	-	6
Retail	10	-	10
Restaurant	16	-	16
Outdoor Restaurant Service Area	10	-	10
Commercial Subtotal	42	-	42
Guest Parking	-	-	-
Beach Impact Parking	-	23	23
Replacement Parking	-	188	188
Non-Required Parking (surplus)	5	41	46
Total Parking Provided	108	252	360

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PRINT RECORD

DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV
12/12/18	ENTITLEMENT DRAWINGS	1			
01/07/20	ENTITLEMENT DRAWINGS	2			

PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET NUMBER
G0.01

SHEET TITLE
PROJECT INFORMATION

DATE: 01/07/20 REVISION: 2



Perspective Looking North from Pacific Ave.



Perspective Looking West Along South Venice Blvd.



Perspective Looking West Along Dell Avenue.



Perspective Looking Southeast Along Grand Canal



Perspective Looking East Along Grand Canal



Perspective Looking South Along North Venice Blvd.

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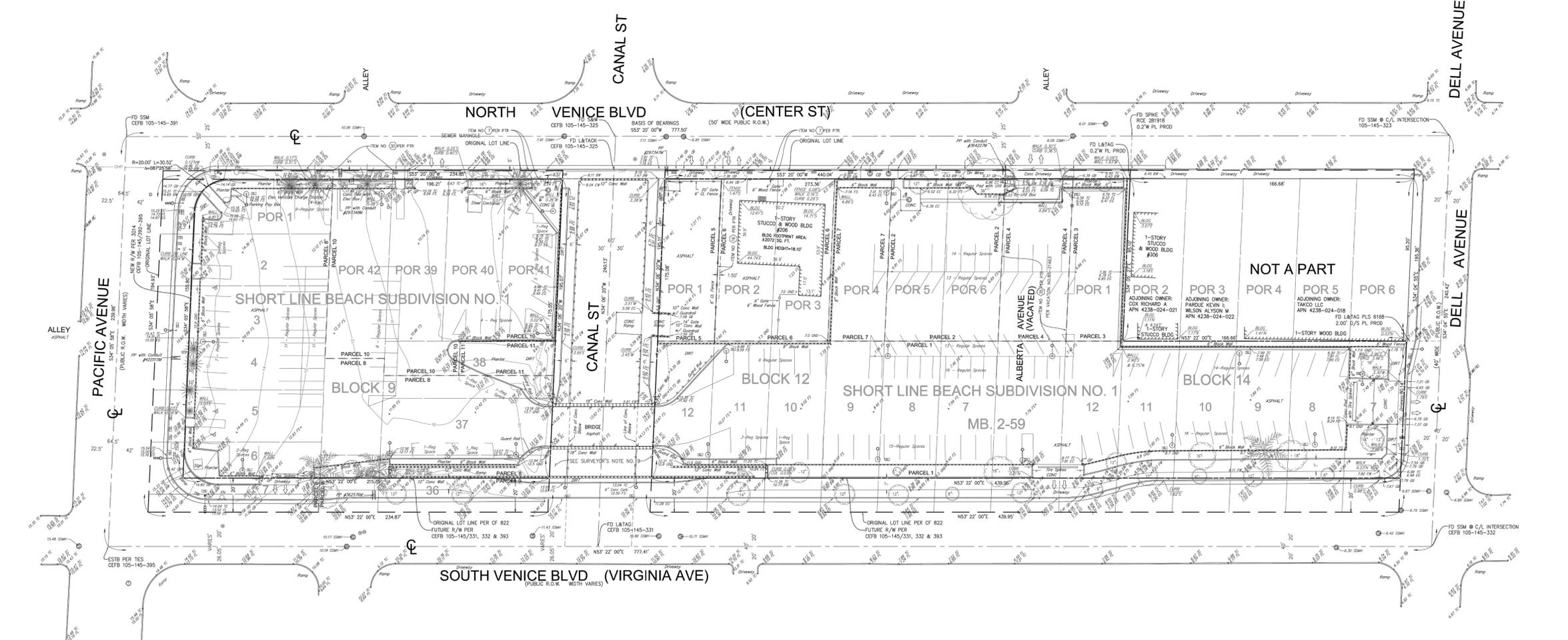
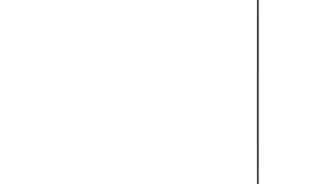
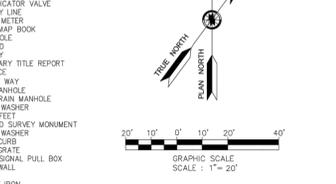
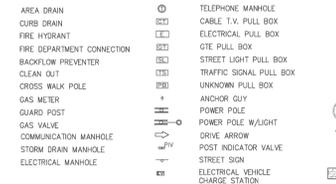
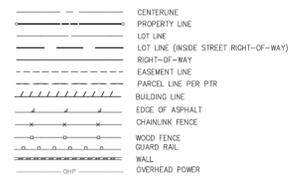
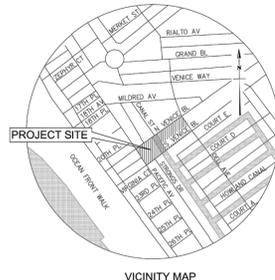
PRINT RECORD					
DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV
12/12/18	ENTITLEMENT DRAWINGS	1			
01/07/20	ENTITLEMENT DRAWINGS	2			

PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET TITLE
3D VIEWS

SHEET NUMBER
GO.10

DATE: 01/07/20 REVISION: 2



COMMENTS:

BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION FROM INFORMATION SUPPLIED BY THE CLIENT, USUALLY A TITLE POLICY OR TITLE REPORT.

TITLE REPORT COMMONWEALTH TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO.0917004-917-008-KRE DATED JUNE 29, 2017 AT 7:30 A.M.

BASIS OF BEARINGS THE BEARING S 53°22'00" W ALONG THE NORTH VENICE BLVD (CENTER STREET), AS SHOWN ON THE MAP OF SHORT LINE BEACH SUBDIVISION NO. 1 FILED IN BOOK 2 PAGE 59, OF MAPS.

BENCHMARK CITY OF LOS ANGELES BENCHMARK NO. 16-00139 SQ. SPK IN W. CURB PACIFIC AVE. 1.4 FT S OF S.P.L. VENICE BLVD. NORTH ROWDY ELEVATION = 15.360 FEET (NAVD88 = 2000 ADJUSTMENT)

AREA BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

PARCELS 1-7
71,339 SQ. FT. OR 1.638 ACRES (GROSS) - TO ORIGINAL LOT LINE
61,173 SQ. FT. OR 1.404 ACRES (NET)

PARCELS 8-11
46,927 SQ. FT. OR 1.077 ACRES (GROSS) - TO ORIGINAL LOT LINE
37,566 SQ. FT. OR 0.862 ACRES (NET)

WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.

COMMENTS:

ASSESSOR PARCEL NO. 4238-024-900, 4238-024-902, 4238-024-903, 4238-024-905, 4238-024-906, 4238-024-907, 4238-024-908, 4238-024-909, 4238-024-910, 4238-024-911.

PROPERTY ADDRESS VENICE BLVD NORTH TO THE NORTH, PACIFIC AVENUE TO THE WEST, LOS ANGELES, CALIFORNIA 90029

PARKING COUNT BASED UPON ON-SITE STRIPING, THE PARKING IS:

REGULAR SPACES 178
HANDICAP SPACES 4
TOTAL 182

UTILITIES SURFACE UTILITIES ARE PLOTTED BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY DOES NOT SHOW THE LOCATION OF UNDERGROUND UTILITIES BASED ON PLANS PROVIDED BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES.

FLOOD ZONE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06037075H, PANEL NO. 751 WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
- INFORMATION PERTAINING TO UNDERGROUND PUBLIC UTILITIES, FLOOD ZONE DATA, ZONING AND SETBACK DATA, IF SHOWN HEREON, HAVE BEEN OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH THIS COMPANY, NO GUARANTEE, WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.
- ALL STREETS SHOWN HEREON ARE PUBLIC STREETS UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO N. VENICE BLVD S. VENICE BLVD AND DELL AVE, DEDICATED PUBLIC STREETS OR HIGHWAY.
- THE BUILDING AND IMPROVEMENTS ON THE SUBJECT PROPERTY ARE NOT PRESENTLY UNDER CONSTRUCTION.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF WETLAND AREAS ON THE SUBJECT PROPERTY.
- AREA OCCUPIED BY HOMELESS PEOPLE. SURVEY IN THIS AREA IS LIMITED.

SURVEYOR'S CERTIFICATE:

TO HOLLYWOOD COMMUNITY HOUSING CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS
VENICE COMMUNITY HOUSING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS
CORPORATION FOR SUPPORTIVE HOUSING, ITS SUCCESSORS AND/OR ASSIGNS
SUPPORTIVE HOUSING SOLUTIONS FUND LLC
COMMONWEALTH TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(A), 7(B)(1), 7(C), 8, 9, 11, 12, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 31, 2017.

Gregory D. Hindson
GREGORY D. HINDSON, P.L.S. 5670
DATE 09/06/2018

NOTES: SECTION 6700 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATE BY A LICENSED SURVEYOR IN THE PRESENCE OF A CLIENT OR THE PREPARATION OF ANY PUBLIC RECORDS, RECORDS OR OTHER INSTRUMENTS, DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. OTHER EXPENSES OR FEES ARE THE RESPONSIBILITY OF THE CLIENT AND ARE NOT COVERED BY THIS CERTIFICATE.

DATE	REVISION	BY
02/14/2018	SURVEYOR'S CERTIFICATE	
03/02/2018	DELETED COMMAS FROM CERTIFICATE	
09/04/2018	ADDITIONAL NOTES	
09/26/2018	HOUSE ROW WITH	

ALTA/NSPS LAND TITLE SURVEY
SHOWING
LOTS 1-7, 36-42 IN BLOCK 9, LOTS 1- 12 IN BLOCK 12, VACATED PORTION OF ALBERTA AVE, LOTS 1, 7-12 IN BLOCK 14,
SHORT LINE BEACH SUBDIVISION NO 1 AS PER MAP FILED IN BOOK 2, PAGE 59, OF MAPS
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV
12/12/18	ENTITLEMENT DRAWINGS	1			
01/07/20	ENTITLEMENT DRAWINGS	2			

SURVEY PREPARED FOR: HOLLYWOOD COMMUNITY HOUSING CORPORATION 5020 SANTA MONICA BL LOS ANGELES CA 90029	© 2017 MOLLENHAUER GROUP ALL RIGHTS RESERVED SCALE: 1"=20' DRAFTER: MK CHECKER: MBD SURVEY DATE: JULY 31, 2017 JOB NO.: LA21037 SHEET NO. 1 OF 2 SHEETS
---	--

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DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV
12/12/18	ENTITLEMENT DRAWINGS	1			
01/07/20	ENTITLEMENT DRAWINGS	2			

PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET TITLE
SURVEY

SHEET NUMBER
SV1.10
DATE: 01/07/20 REVISION: 2

LEGAL DESCRIPTION OF PROPERTY

All that certain real property situated in the county of Los Angeles, state of California, described as follows:

Parcel 1: Assessor's Parcel Number: 4238-024-907

Lots 7 to 12 inclusive in block 12 and lots 7 to 12 inclusive in block 14, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Together with that portion of Alberta Avenue (40 feet wide) as show on map of the Short Line Beach Subdivision No. 1, as per map recorded in book 2, page 59 of maps, in the office of the recorder of said county, lying between the westerly prolongation of the northwesterly and southeasterly lines of lot 12, block 14, of said short line beach sub division no. 1, which would pass by operation of law with the conveyance of said land.

Except therefrom all of the minerals and mineral ores of every kind and character occurring five hundred feet (500') beneath the surface thereof, now known to exist or hereafter discovered upon, within, or underlying said land or that any be produced therefrom, including without limiting the generality of the foregoing, all petroleum, oil, natural gas, and other hydrocarbon substances and products derived therefrom, together with the exclusive and perpetual right of said grantor, its successors and assigns, of ingress and egress beneath the surface of said land to explore for, extract, mine, and remove the same, and to make such use of said land beneath the surface as is necessary or useful in connection therewith, and other use thereof, which uses may include lateral or slant drilling, digging, boring, or sinking of wells, shafts, or tunnels to other lands not subject to those reservations and easements; provided, however, that said grantor, its successors and assigns, shall not use the surface of said land in the exercise of any of said rights and shall not disturb the surface of said land or any improvements thereon or remove or impair the lateral or subjacent support of said land or any improvements thereon, and shall conduct no operations within five hundred feet (500') of the surface of said land, as provided in grant deed recorded December 12, 1960 as instrument no. 1374, official records.

Parcel 2: Assessor's Parcel Number: 4238-024-905

Lots 5 and 6 in block 12 of Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Except all oil, gas, hydrocarbons and all minerals lying in, on or under said land, however, no right of entry is reserved upon the surface for the purpose of exploring for or extracting oil, gas, hydrocarbons or minerals; reserving, however, the right to enter the sub-surface below a depth 500 feet from the surface of said land, for the purpose of extracting same, as reserved by Robert C. Balmer and Dora M. Balmer, husband and wife, by deed recorded April 23, 1969 as instrument No. 1088 in book d4347, page 220, official records.

Parcel 3: Assessor's Parcel Number: 4238-024-906

Lot 1 in block 14 of Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Parcel 4: assessor's parcel number: 4238-024-908

That portion of Alberta Avenue, 40 feet wide, adjoining lot 6, block 12 and lot 1, block 14, Short Line Beach subdivision No. 1, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of Los Angeles county, bounded southeasterly by the southeasterly prolongation of the southeasterly line of said lot 1 and bounded northwesterly by the southeasterly prolongation of the southeasterly line of the northwesterly 5 feet of said lot 1, vacated by that certain resolution to vacate no. 85-21463 recorded march 22, 1985 as instrument no. 85-316811 of official records, which would pass by operation of law with the conveyance of said lot 6 and lot 1.

Parcel 5: Assessor's Parcel Number: 4238-024-908

Lot 1 in block 12, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Except the northwesterly 5 feet thereof included in Center Street.

Also except therefrom all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals in, under and recoverable from the above described real property but without the right to enter, drill or penetrate in or upon the surface of said property or within 500 feet below the surface thereof for the purposes of removing said crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals, as reserved by A.C. Daniels and Dorothy E. Daniels, husband and wife and Celia Calzia, a married woman, in deed recorded December 3, 1986 as instrument No. 86-1665148, official records.

Parcel 6: Assessor's Parcel Number: 4238-024-903

Lots 2 and 3 in block 12, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Parcel 7: Assessor's Parcel Number: 4238-024-910

Lot 4 in block 12, short line beach subdivision no. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Except therefrom all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals in, under and recoverable from the above described real property but without the right to enter, drill or penetrate in or upon the surface of said property or within 500 feet below the surface thereof for the purposes of removing said crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals, as reserved by Ian A. Bardin, a single man, in deed recorded July 17, 1987 as instrument no. 87-1133488, official records.

Parcel 8: Assessor's Parcel Number: 4238-024-900

Lots 1 to 7 inclusive, and lots 36, 37 and 42 and the southeasterly 13 and 1/3 feet of lot 38, all in block 9, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Except therefrom the northwesterly 5 feet of said lot 1.

Also except therefrom that portion of lot 7 lying southeasterly of the northwesterly line of that certain parcel of land described in deed to the City of Venice, recorded in book 5789 page 90 of deeds.

Also except therefrom the southeasterly 20 feet of said lot 36.

Also except therefrom the northwesterly 110 feet and the southeasterly 20 feet of said lot 42.

Parcel 9: Assessor's Parcel Number: 4238-024-911

Those portions of lots 36 and 42 in block 9, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county, bounded as follows:

Beginning at the most easterly corner of said lot 36; thence southwesterly along the southeasterly line and its southwesterly prolongation of said lot 36 a distance of 135.04 feet to the southwesterly line of said lot 42; thence northwesterly along said southwesterly line 20 feet to the southeasterly line of the Los Angeles Pacific Railroad Company right of way, 60 feet wide, as described in book 2388, page 182 of deeds, in the office of said county recorder; thence northwesterly along said southeasterly line 135.04 feet to the northeasterly line of said lot 36; thence southeasterly along said northeasterly line 20 feet to the point of beginning.

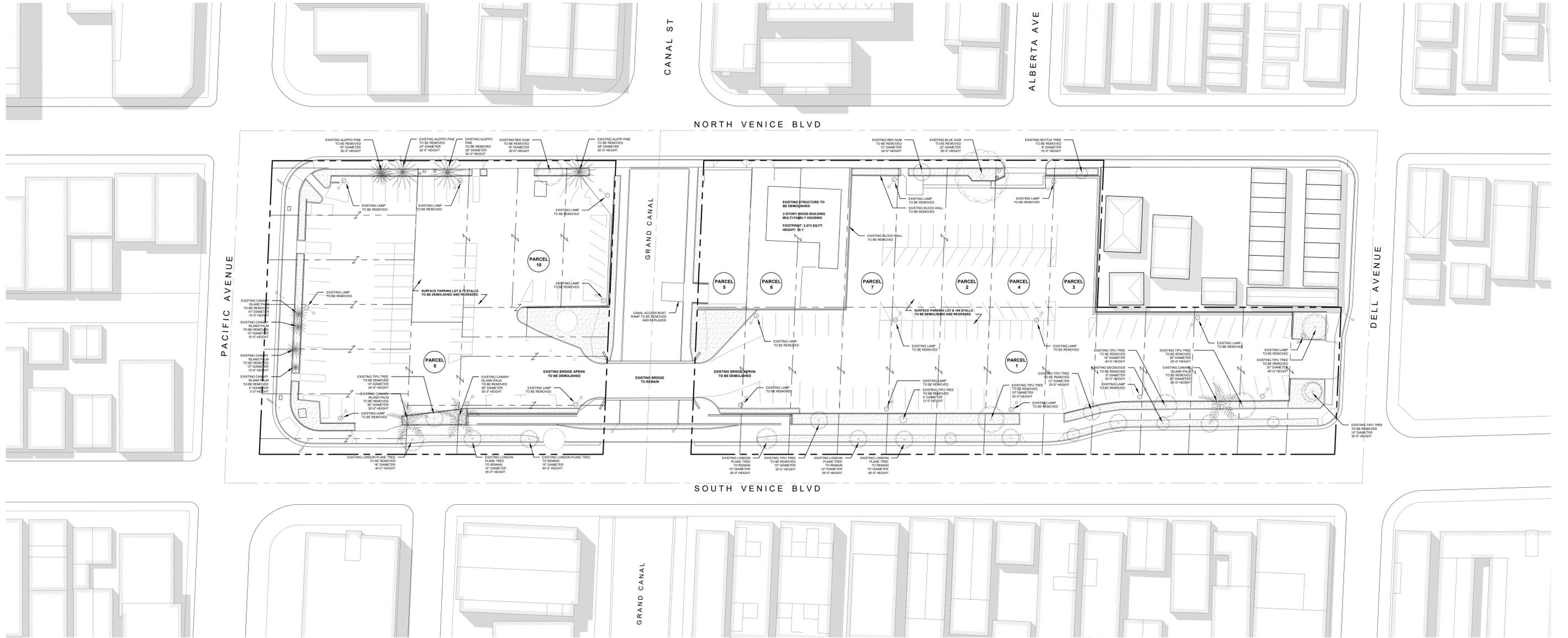
Parcel 10: Assessor's Parcel Number: 4238-024-902

Lots 39, 40, 41 and the northwesterly 110 feet of lot 42 and the westerly 44 feet of the northwesterly 20 feet of lot 38, in block 9, Short Line Beach subdivision no. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2, page 59 of maps, in the office of the county recorder of said county.

Parcel 11: Assessor's Parcel Number: 4238-024-909

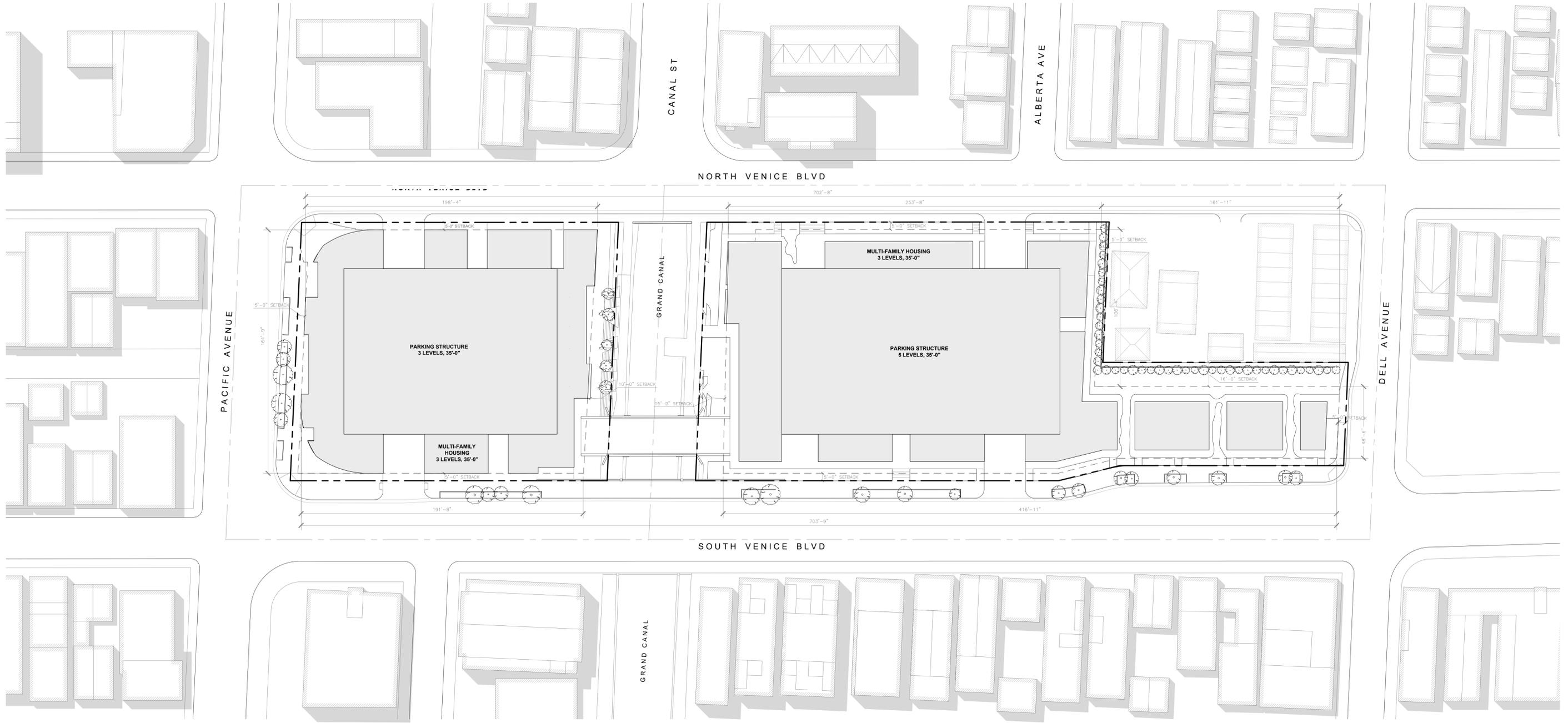
The northerly 20 feet of the easterly 56 feet of lot 38, in block 9, Short Line Beach subdivision No. 1, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2 page 59 of maps, in the office of the county recorder of said county.

Except therefrom all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals in, under and recoverable from the above described real property but without the right to enter, drill or penetrate in or upon the surface of said property or within 500 feet below the surface thereof for the purposes of removing said crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals, as reserved by Neiland E. Sprik and Alberta C. Sprik, husband and wife, in deed recorded December 30, 1986 as instrument no. 86-1829297, official records.



EXISTING PLOT PLAN A1
SCALE: 1/32" = 1'-0"

<p>ARCHITECT ERIC OWEN MOSS ARCHITECTS 8557 HIGUERA STREET CULVER CITY, CA 90232 310-839-1199</p>	<p>CLIENT VENICE COMMUNITY HOUSING CORP. 720 ROSE AVENUE VENICE, CA 90291 310-399-1130</p>	<p>HOLLYWOOD COMMUNITY HOUSING CORP. 5020 SANTA MONICA BOULEVARD LOS ANGELES, CA 90029 323-469-0710</p>	<p>This and all other project documents and all ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are the registered property of Eric Owen Moss Architects (EOMA) and cannot be lawfully used in whole or in part for any project or purpose except as described in the contractual agreement between EOMA and Client. EOMA hereby gives formal notice that any such project document use, reproduction or modification (misuse) is not only unlawful but also automatically binds all parties involved with misuse to fully indemnify and defend EOMA and EOMA's Consultants to the maximum legal extent against all losses, demands, claims or liabilities arising directly or indirectly from project document misuse. Project documents describe design intent of work and are not a representation of as-built or existing conditions. EOMA and EOMA's consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.</p>	<p>NOT FOR CONSTRUCTION</p>	<p>PRINT RECORD</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>12/12/18</td> <td>ENTITLEMENT DRAWINGS</td> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>01/07/20</td> <td>ENTITLEMENT DRAWINGS</td> <td>2</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	12/12/18	ENTITLEMENT DRAWINGS	1				01/07/20	ENTITLEMENT DRAWINGS	2				<p>PROJECT TITLE REESE DAVIDSON COMMUNITY</p> <p>SHEET TITLE EXISTING PLOT PLAN</p>	<p>SHEET NUMBER A1.10</p> <p>DATE: 01/07/20 REVISION: 2</p>
DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV																				
12/12/18	ENTITLEMENT DRAWINGS	1																							
01/07/20	ENTITLEMENT DRAWINGS	2																							



PLOT PLAN
SCALE: 1/32" = 1'-0" **A1**

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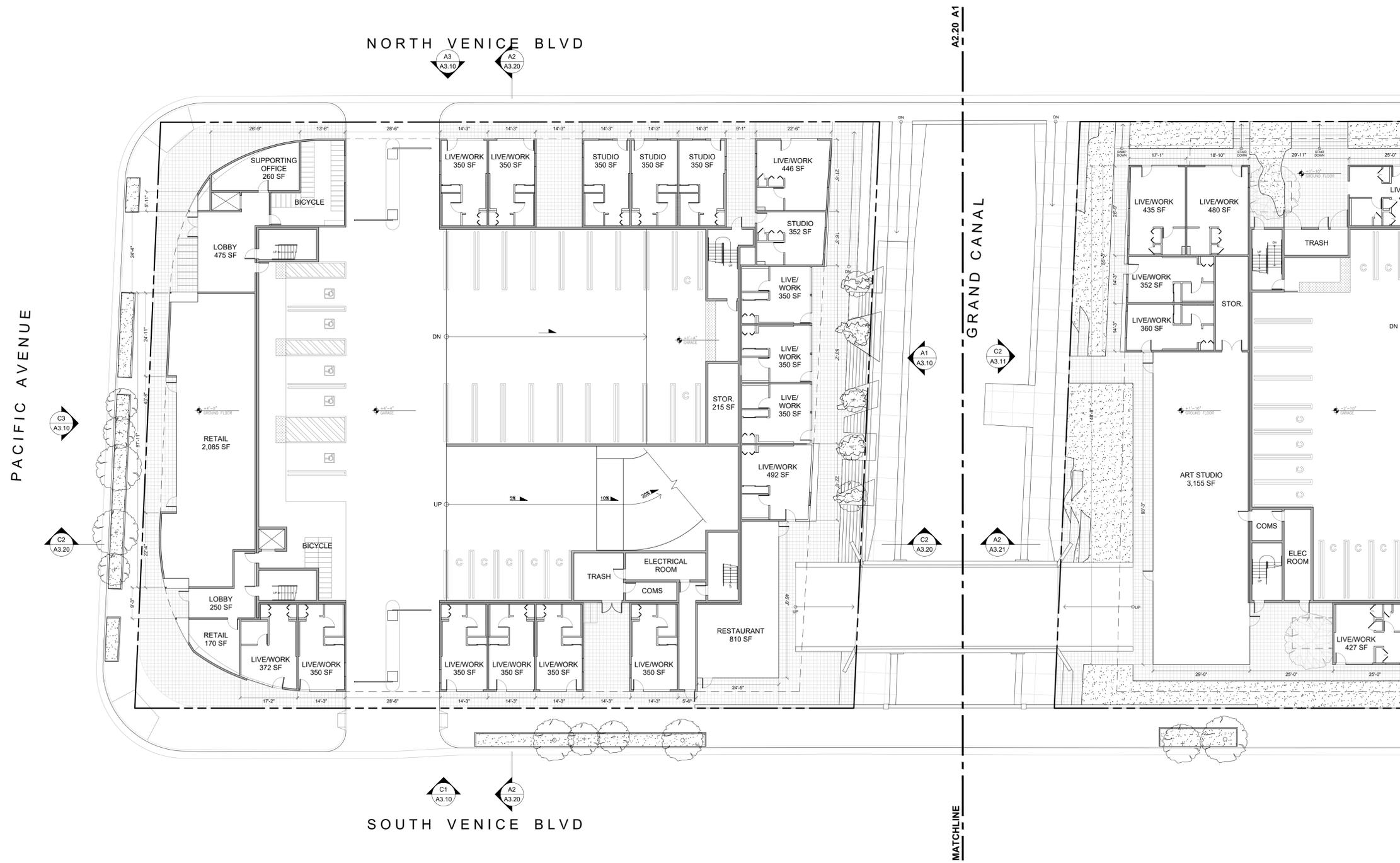
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01/07/20	ENTITLEMENT DRAWINGS	2			

PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET TITLE
PLOT PLAN

SHEET NUMBER
A1.11

DATE: 01/07/20 REVISION: 2



GROUND FLOOR **A1**
SCALE: 1/16" = 1'-0"

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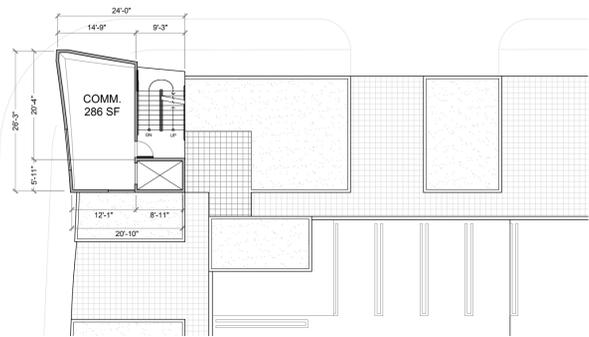
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PROJECT TITLE
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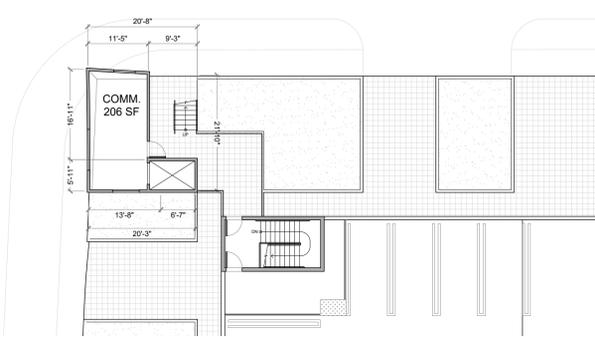
SHEET TITLE
FLOOR PLANS - WEST

SHEET NUMBER
A2.10

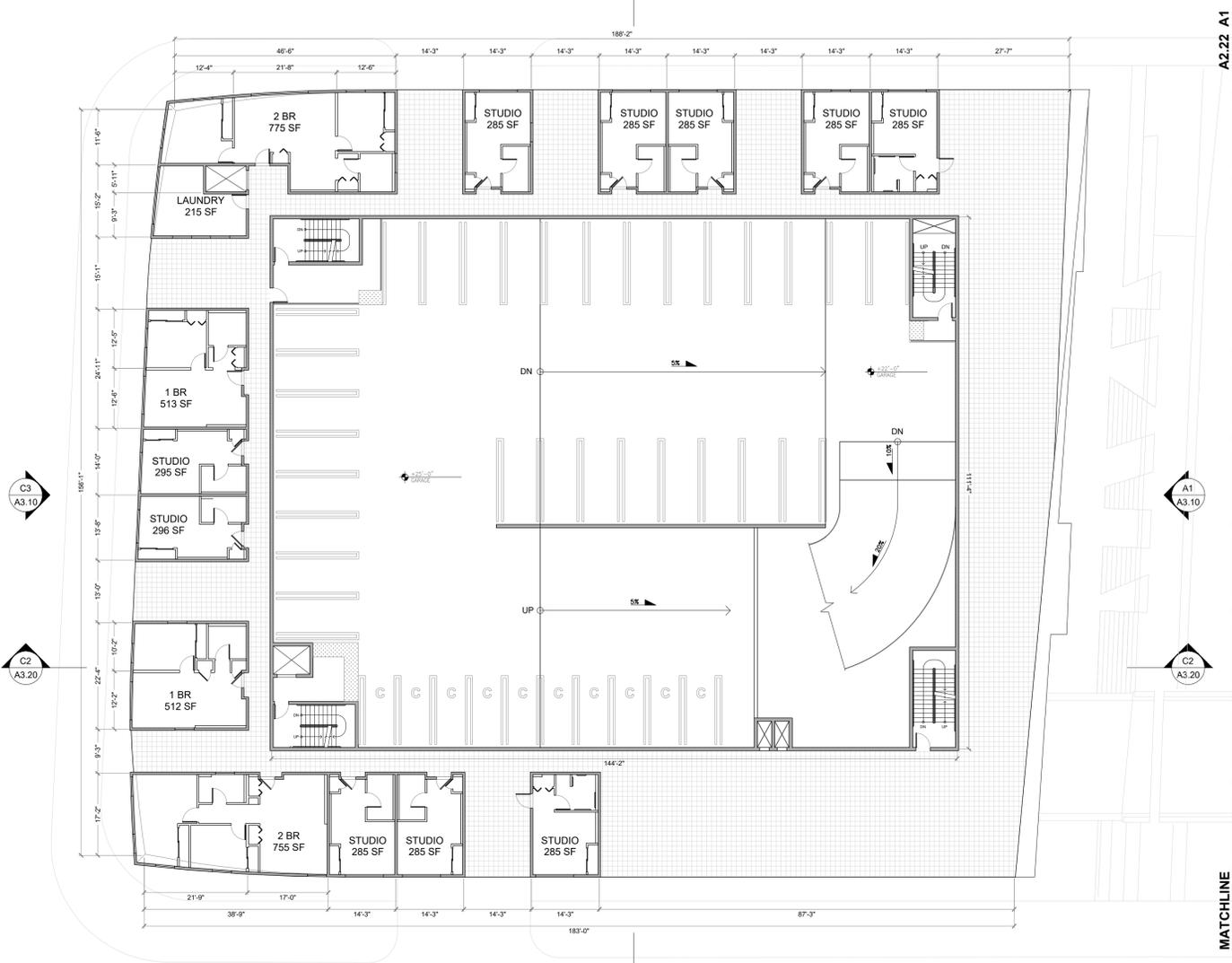
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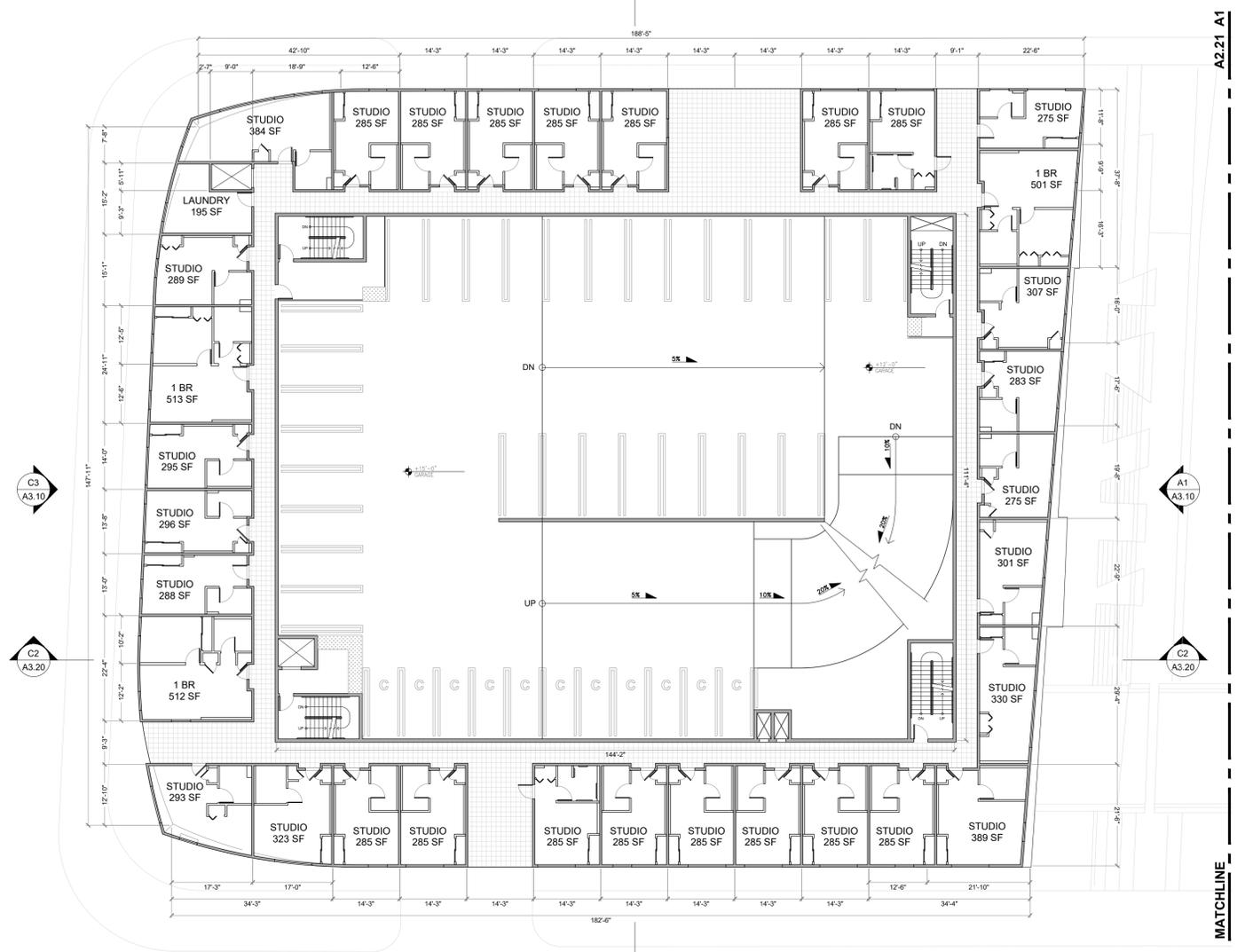
FIFTH FLOOR
SCALE: 1/16" = 1'-0" **D4**



FOURTH FLOOR
SCALE: 1/16" = 1'-0" **C4**



THIRD FLOOR
SCALE: 1/16" = 1'-0" **C1**



SECOND FLOOR
SCALE: 1/16" = 1'-0" **A1**

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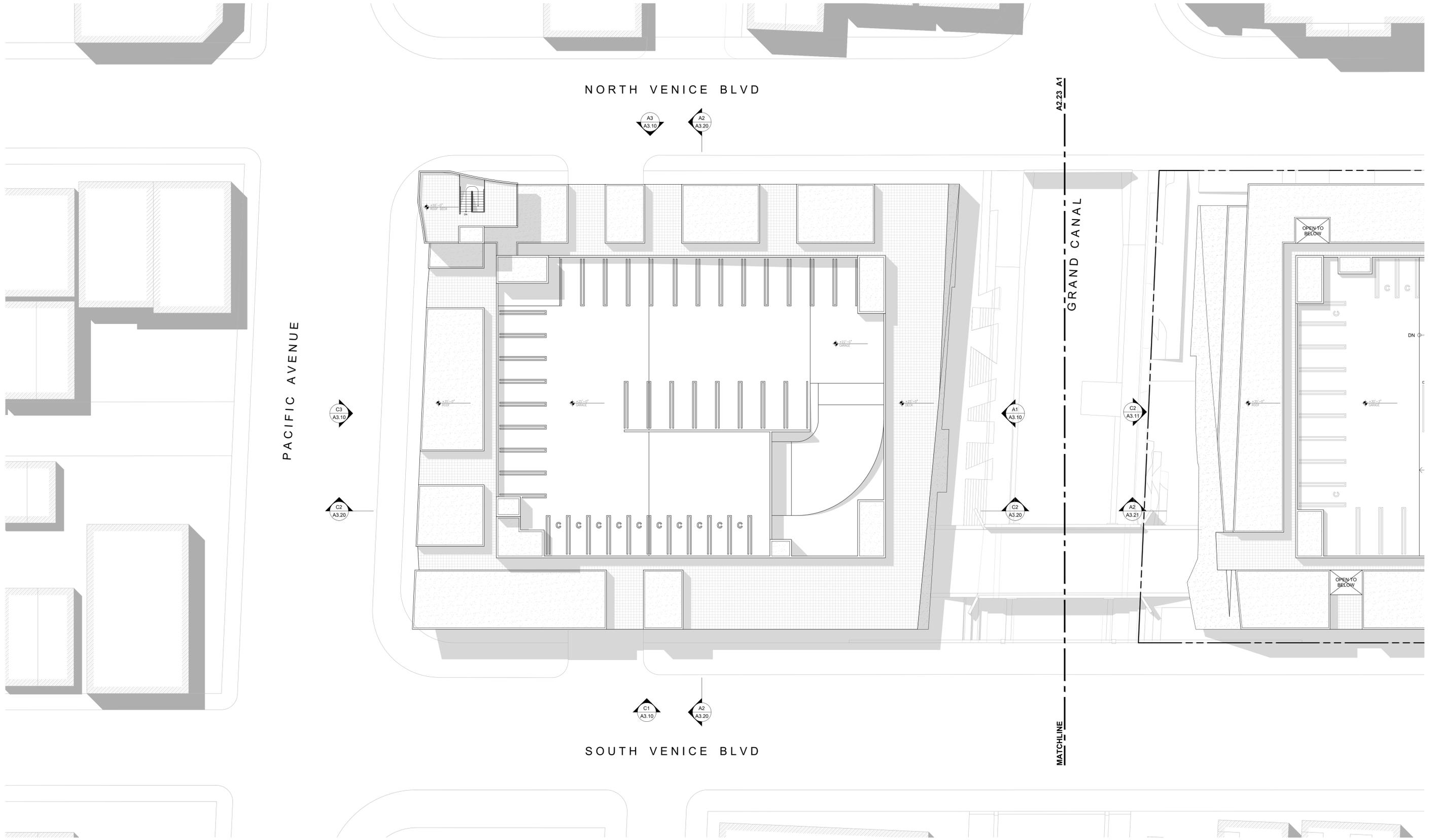
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PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET TITLE
FLOOR PLANS - WEST

SHEET NUMBER
A2.11

DATE: 01/07/20 REVISION: 2



ROOF PLAN
SCALE: 1/16" = 1'-0" **A1**

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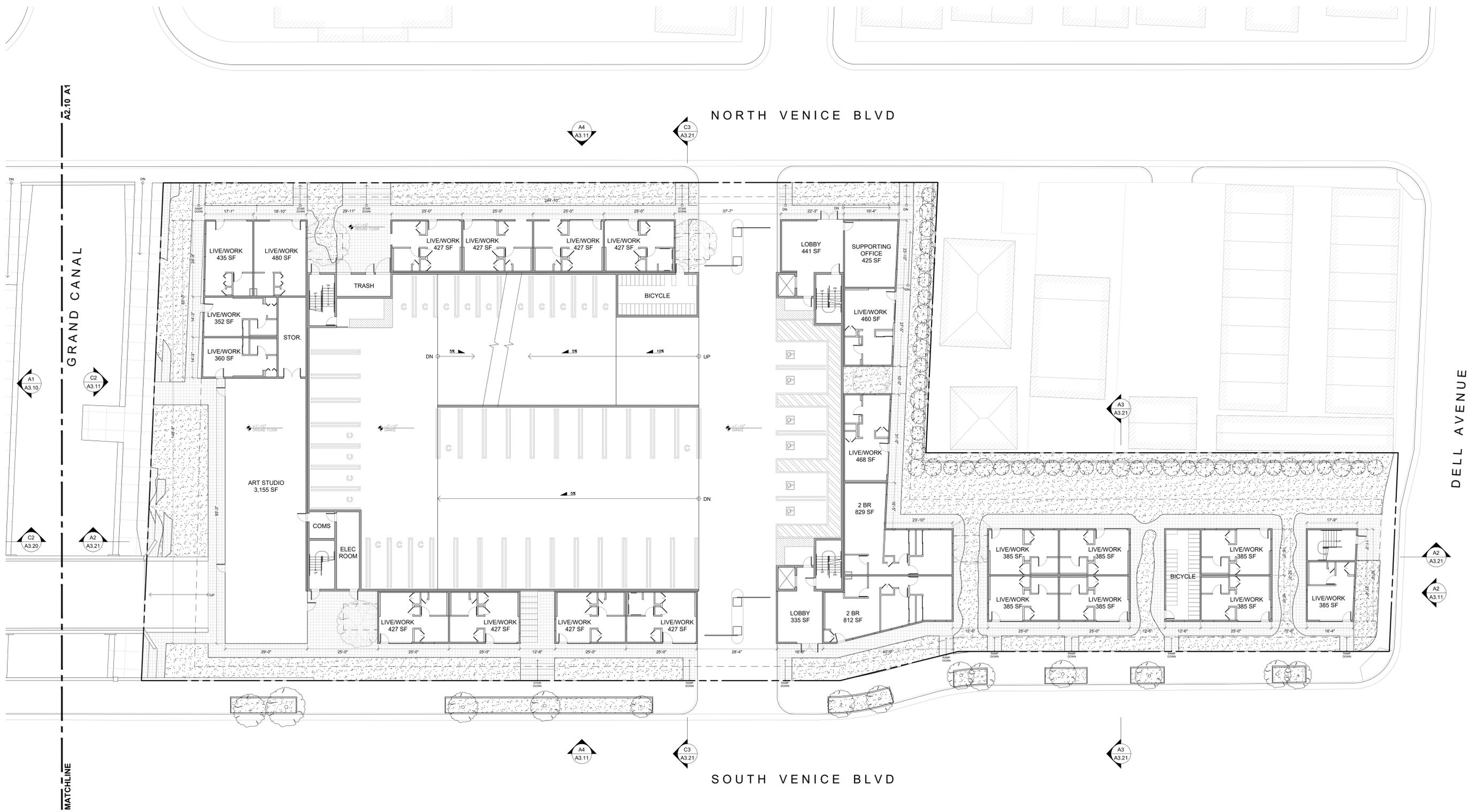
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PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET TITLE
ROOF PLAN - WEST

SHEET NUMBER
A2.12

DATE: 01/07/20 REVISION: 2



GROUND FLOOR
SCALE: 1/16" = 1'-0" **A1**

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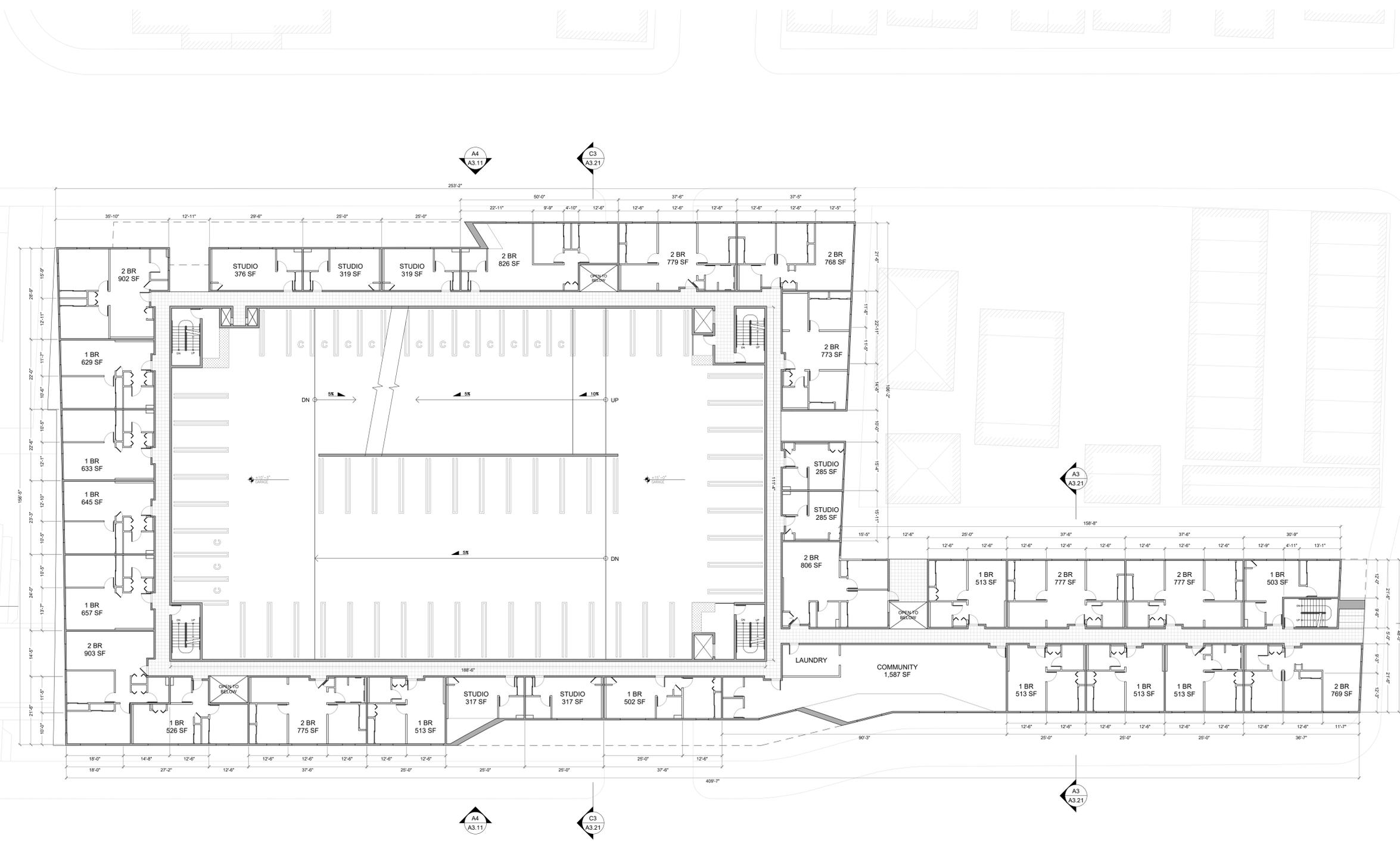
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PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET TITLE
FLOOR PLANS - EAST

SHEET NUMBER
A2.20

DATE: 01/07/20 REVISION: 2



SECOND FLOOR **A1**
SCALE: 1/16" = 1'-0"

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PROJECT TITLE
REESE DAVIDSON COMMUNITY

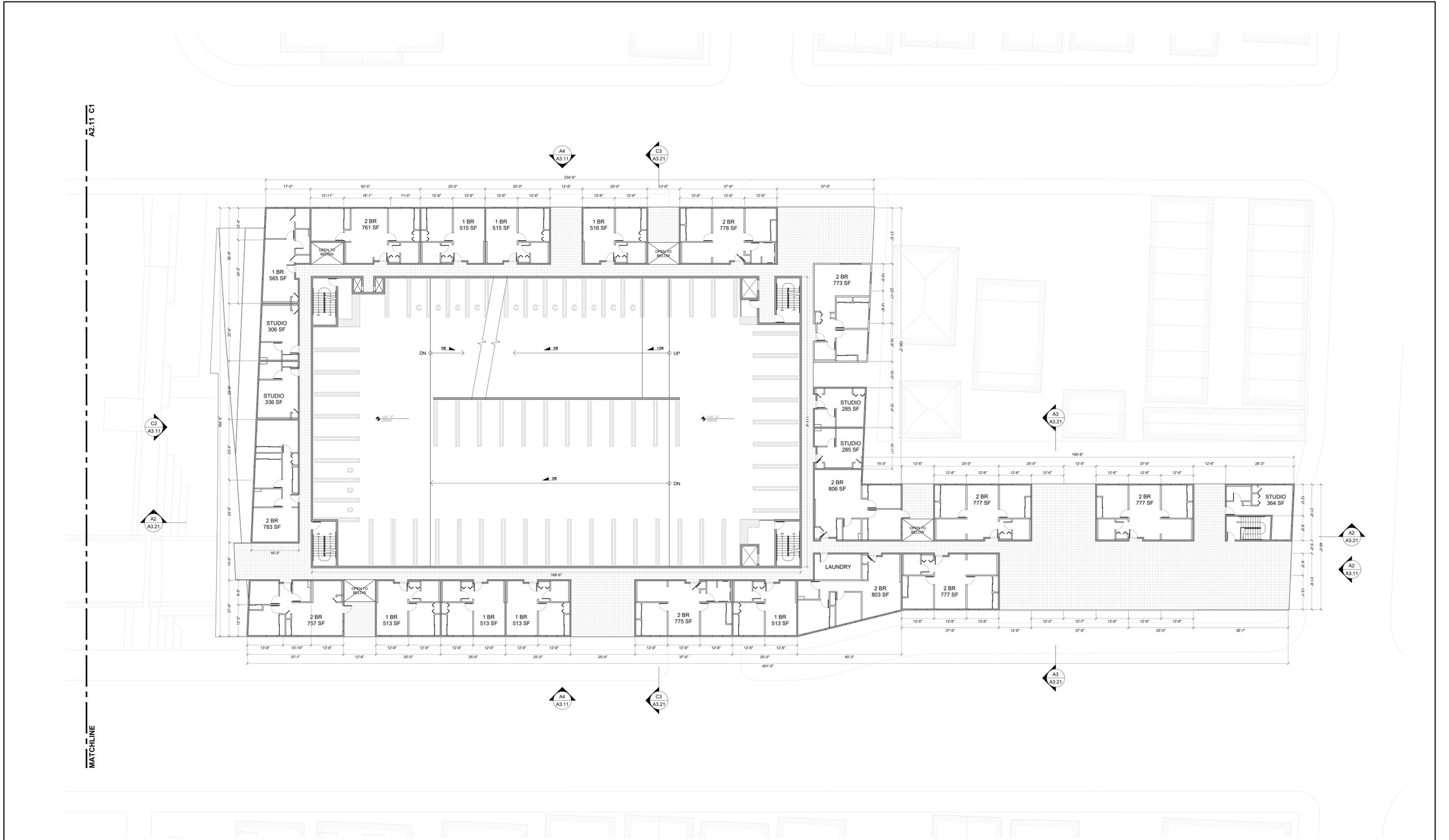
SHEET TITLE
FLOOR PLANS - EAST

SHEET NUMBER
A2.21

DATE: 01/07/20 REVISION: 2

A2.11 A1

MATCHLINE



THIRD FLOOR
SCALE: 1/16" = 1'-0" **A1**

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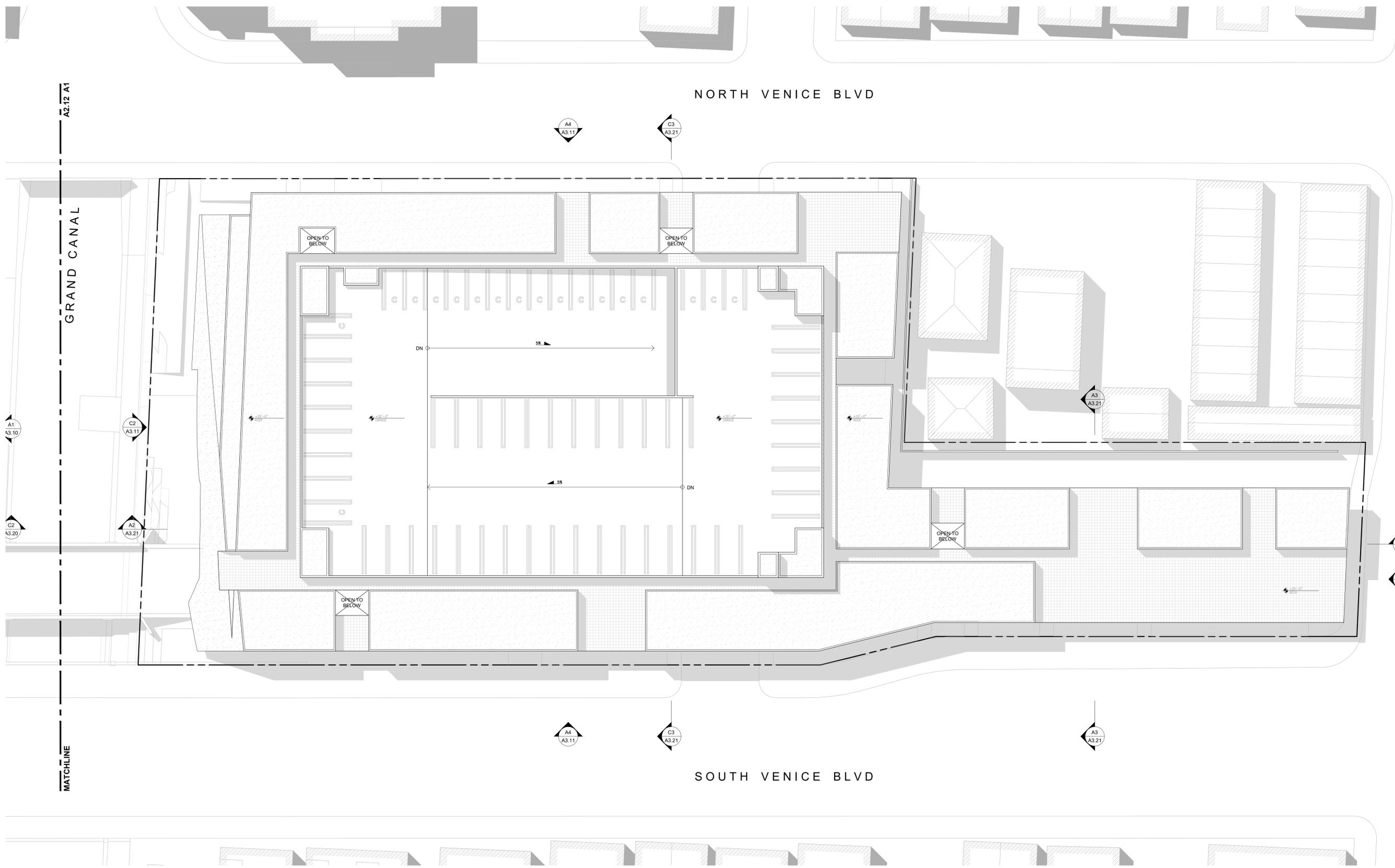
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PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET TITLE
FLOOR PLANS - EAST

SHEET NUMBER
A2.22

DATE: 01/07/20 REVISION: 2



NORTH VENICE BLVD

SOUTH VENICE BLVD

GRAND CANAL

DELL AVENUE

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

A1

ARCHITECT
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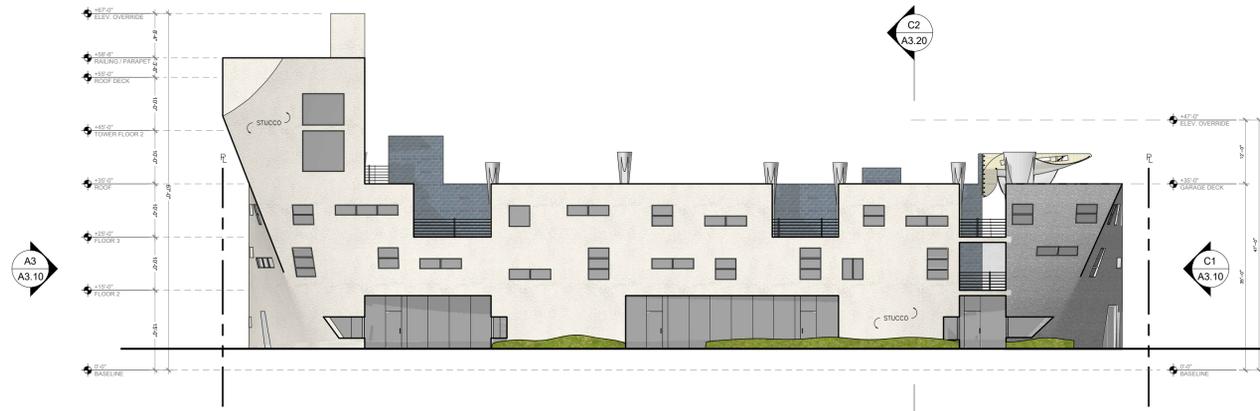
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PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET TITLE
ROOF PLAN - EAST

SHEET NUMBER
A2.23

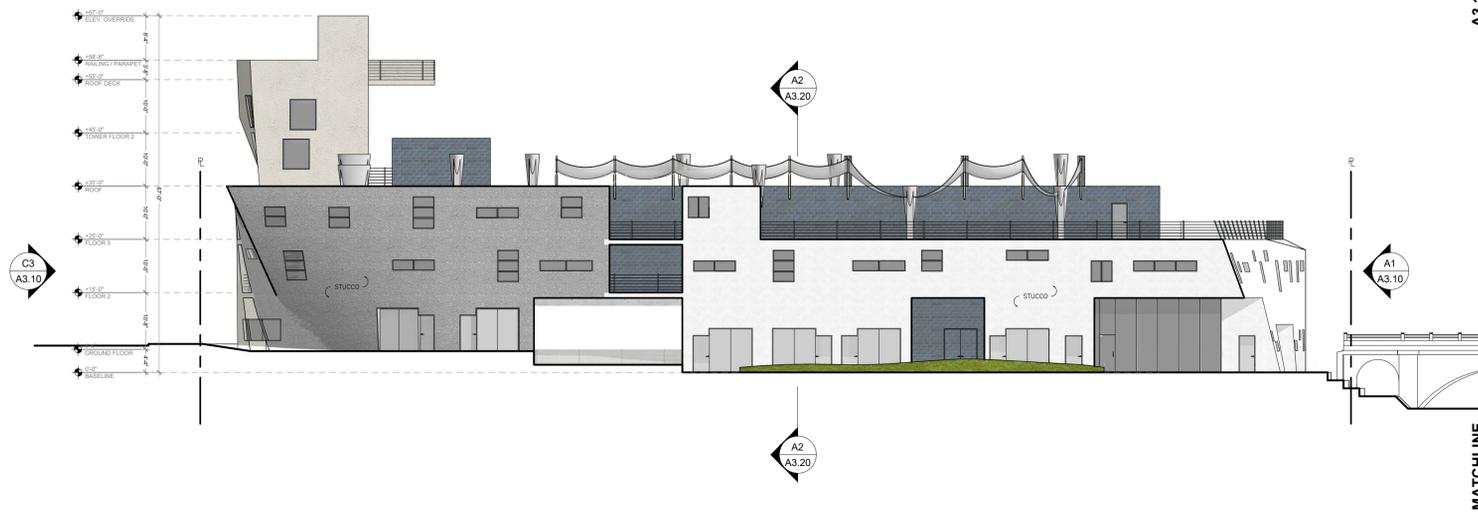
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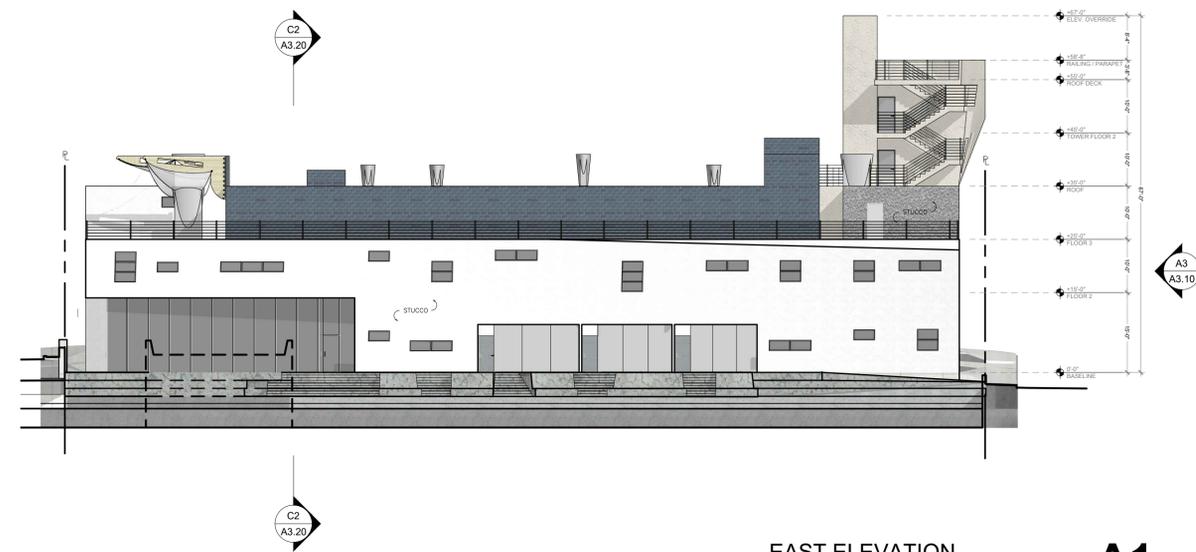
WEST ELEVATION C3
SCALE: 1/16" = 1'-0"



NORTH ELEVATION A3
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION C1
SCALE: 1/16" = 1'-0"



EAST ELEVATION A1
SCALE: 1/16" = 1'-0"



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PROJECT TITLE
REESE DAVIDSON COMMUNITY

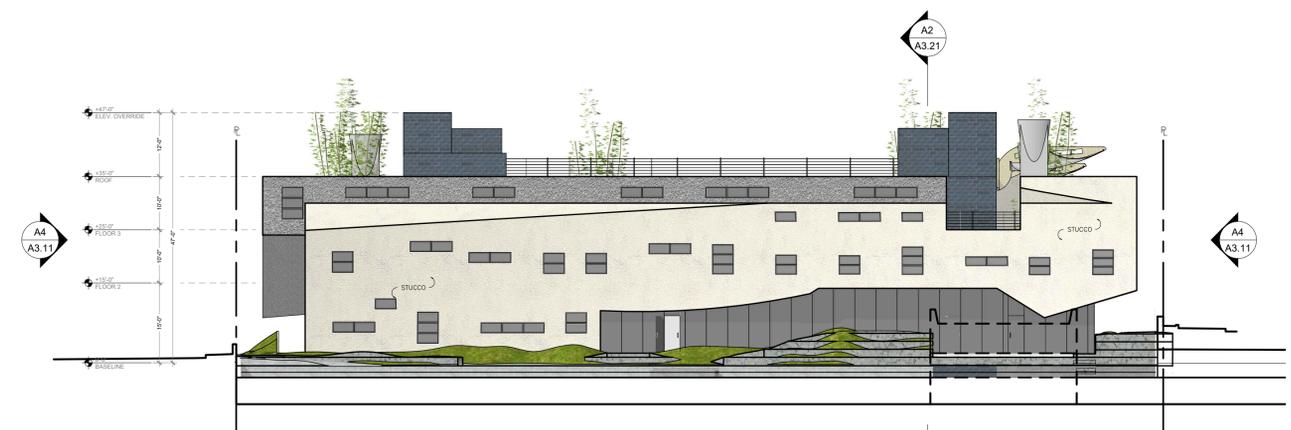
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ELEVATIONS - WEST

SHEET NUMBER
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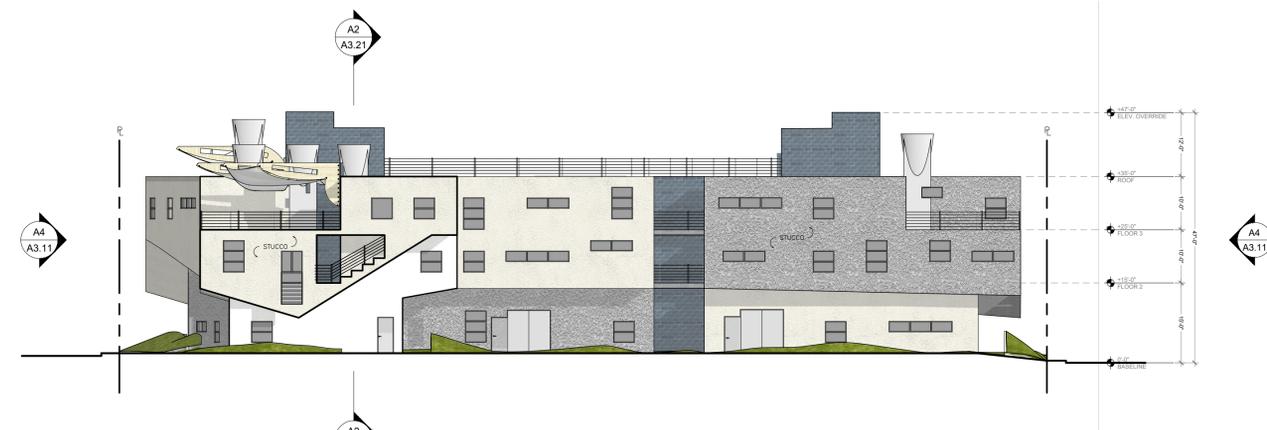
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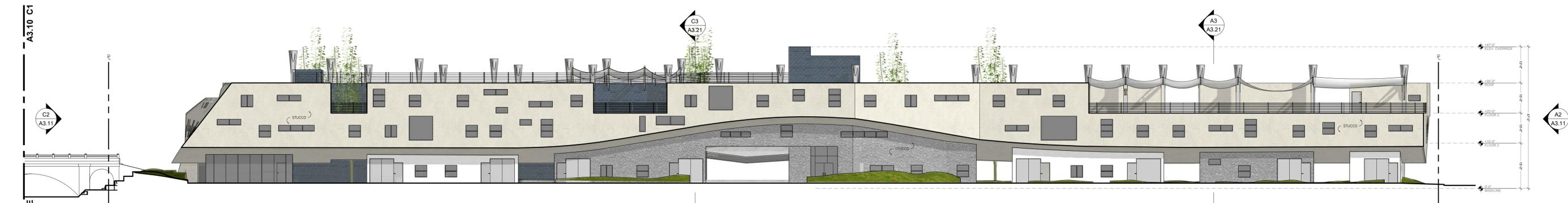
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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



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VENICE, CA 90291
310-399-1130
5020 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90029
323-469-0710

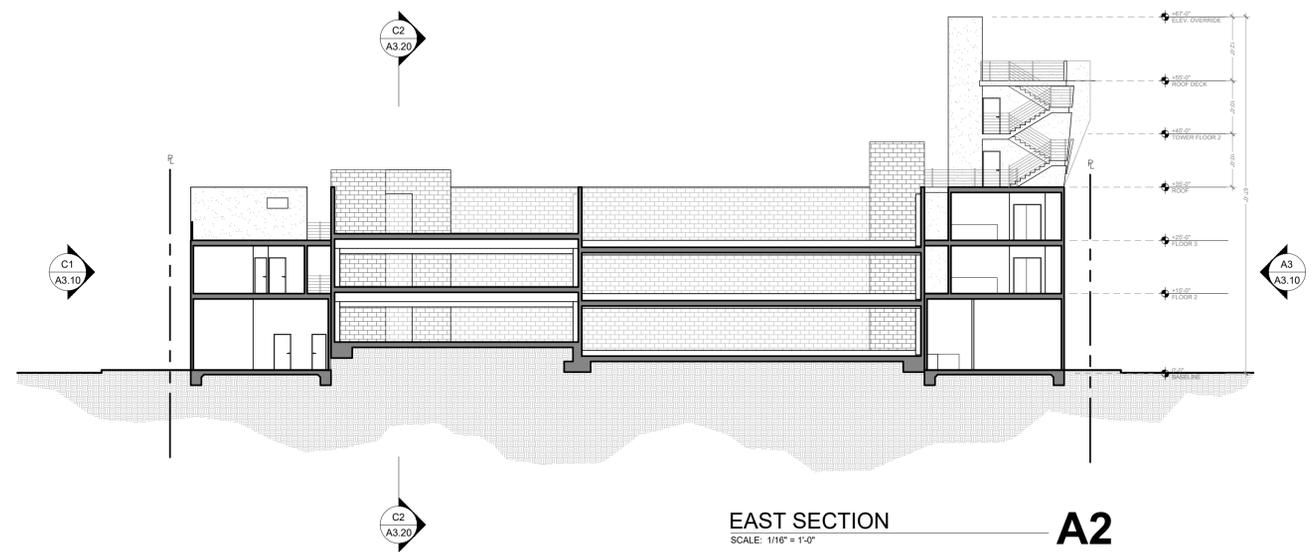
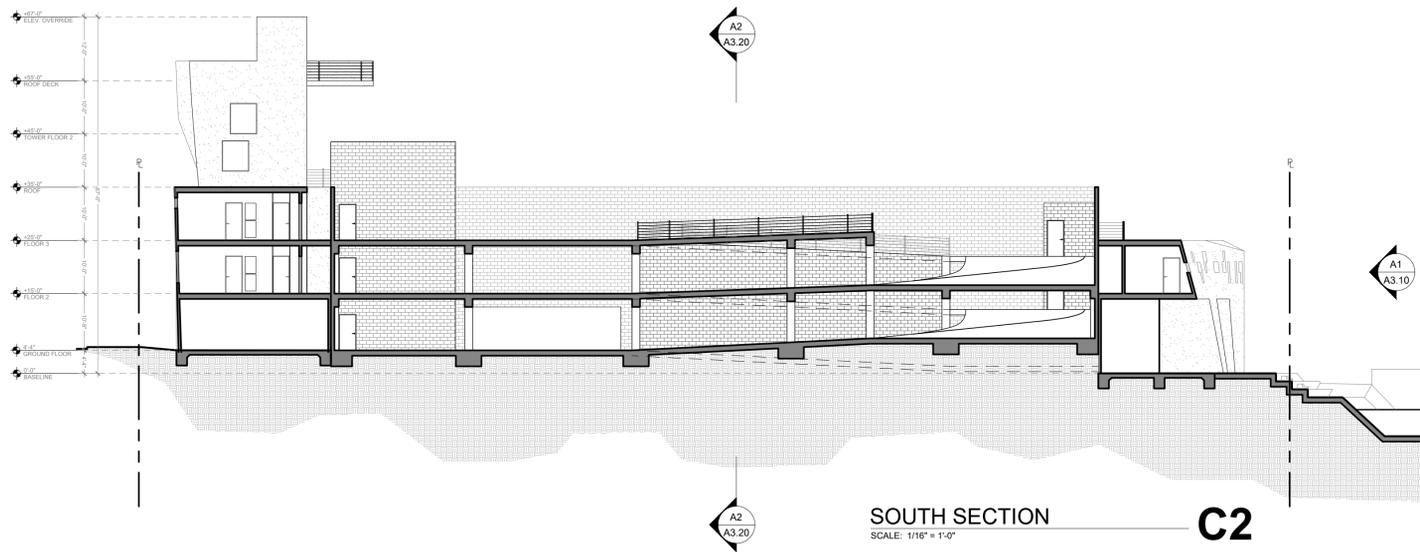
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NOT FOR CONSTRUCTION

PRINT RECORD					
DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV
12/12/18	ENTITLEMENT DRAWINGS	1			
01/07/20	ENTITLEMENT DRAWINGS	2			

PROJECT TITLE
REESE DAVIDSON COMMUNITY
SHEET TITLE
ELEVATIONS - EAST

SHEET NUMBER
A3.11
DATE: 01/07/20 REVISION: 2



ARCHITECT
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 8557 HIGUERA STREET
 CULVER CITY, CA 90232
 310-839-1199

CLIENT
VENICE COMMUNITY HOUSING CORP.
 720 ROSE AVENUE
 VENICE, CA 90291
 310-399-1130

HOLLYWOOD COMMUNITY HOUSING CORP.
 5020 SANTA MONICA BOULEVARD
 LOS ANGELES, CA 90029
 323-469-0710

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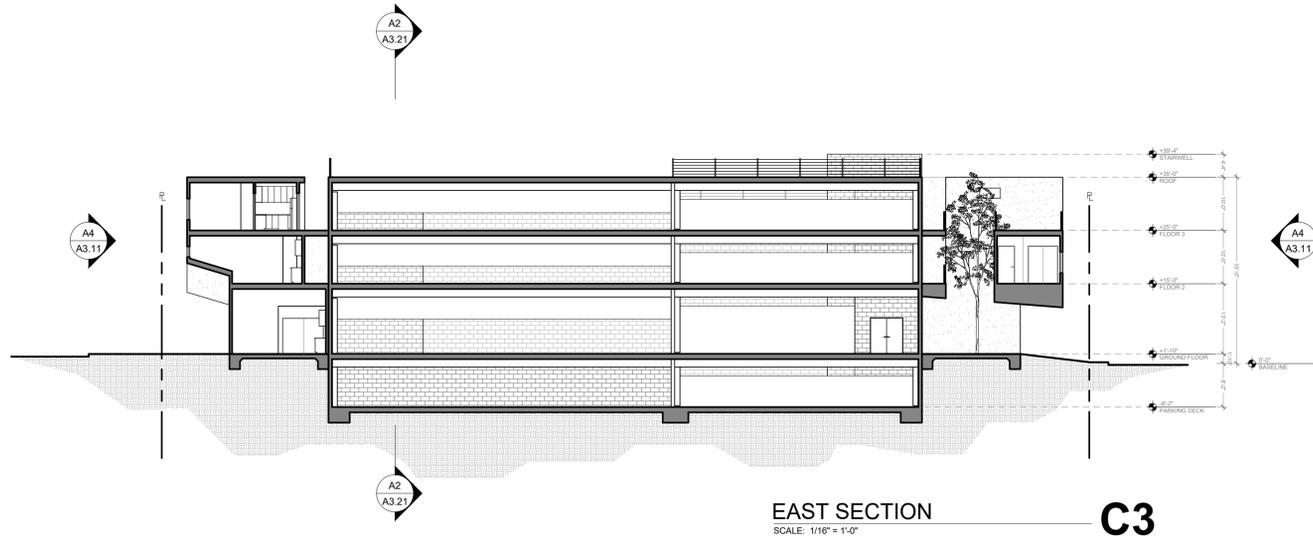
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01/07/20	ENTITLEMENT DRAWINGS	2			

PROJECT TITLE
REESE DAVIDSON COMMUNITY

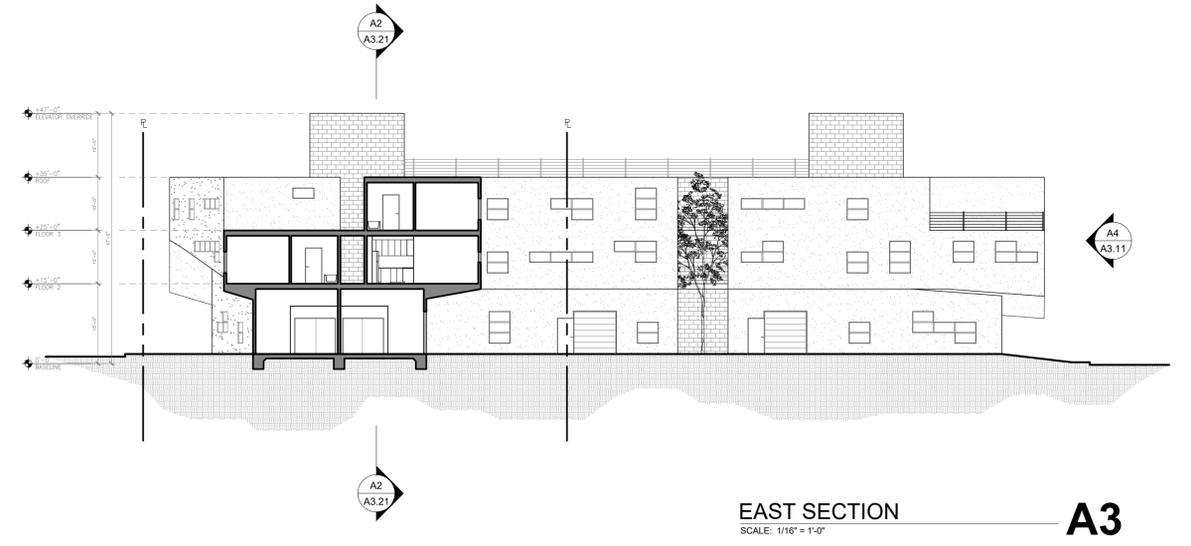
SHEET TITLE
SECTIONS - WEST

SHEET NUMBER
A3.20

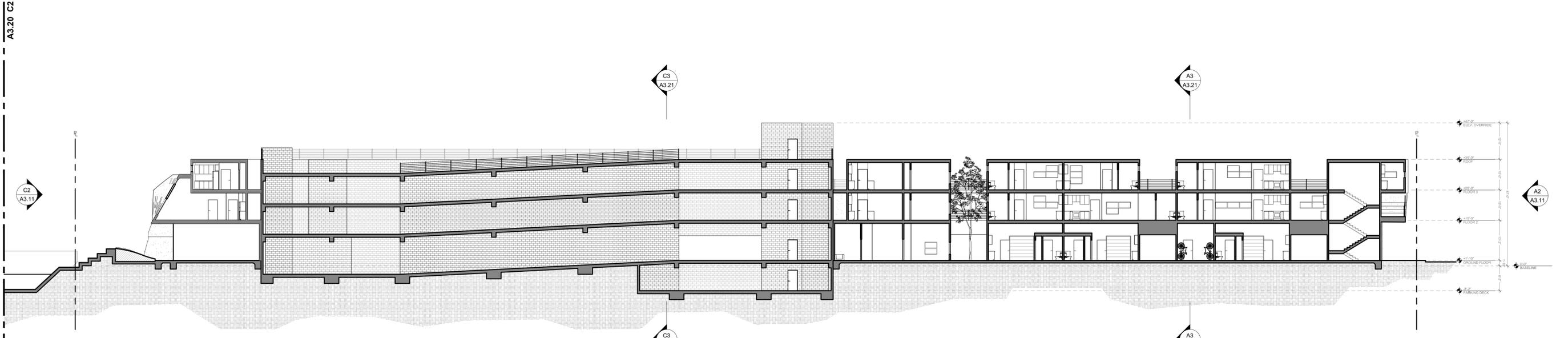
DATE: 01/07/20 REVISION: 2



EAST SECTION C3
SCALE: 1/16" = 1'-0"



EAST SECTION A3
SCALE: 1/16" = 1'-0"



SOUTH SECTION A2
SCALE: 1/16" = 1'-0"

MATCHLINE A3.20 C2



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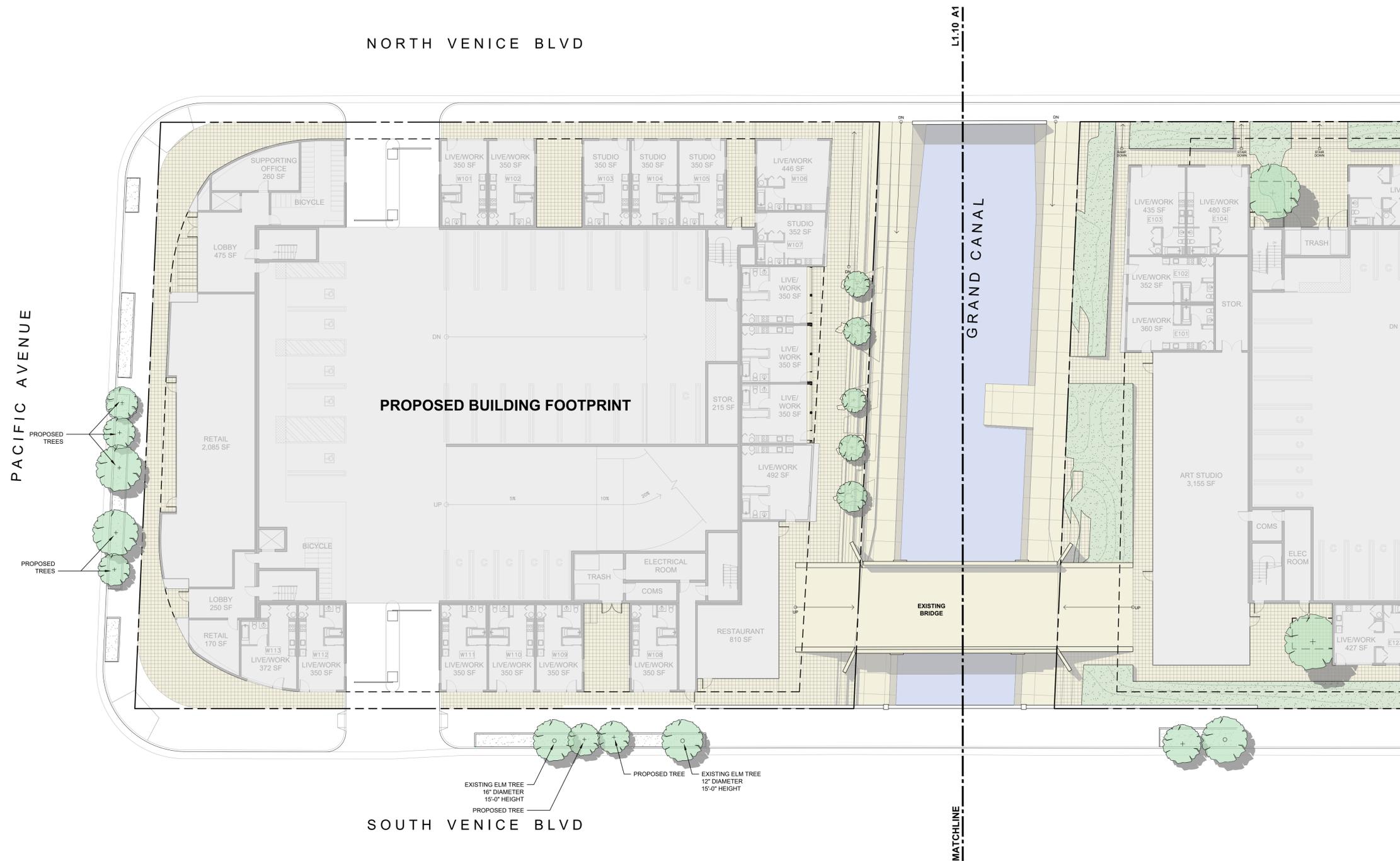
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PROJECT TITLE
REESE DAVIDSON COMMUNITY

SHEET TITLE
SECTIONS - EAST

SHEET NUMBER
A3.21

DATE: 01/07/20 REVISION: 2



LANDSCAPE PLAN **A1**
SCALE: 1/16" = 1'-0"

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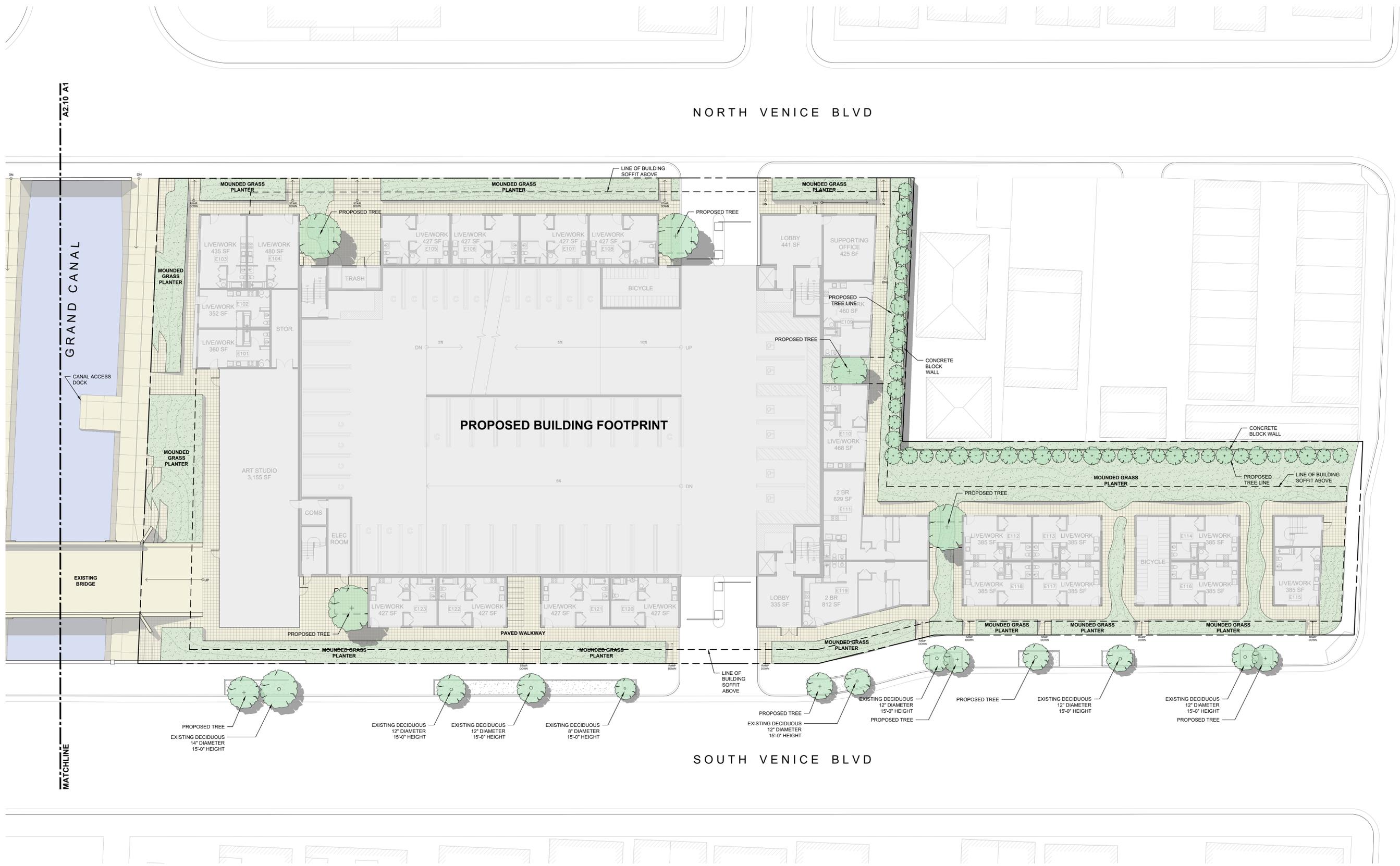
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01/07/20	ENTITLEMENT DRAWINGS	2			

PROJECT TITLE
REESE DAVIDSON COMMUNITY
SHEET TITLE
LANDSCAPE PLAN - WEST

SHEET NUMBER
L1.10
DATE: 01/07/20 REVISION: 2



NORTH VENICE BLVD

SOUTH VENICE BLVD

PROPOSED BUILDING FOOTPRINT

GRAND CANAL

DELL AVENUE

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

A1

ARCHITECT
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PROJECT TITLE
REESE DAVIDSON COMMUNITY
SHEET TITLE
LANDSCAPE PLAN - EAST

SHEET NUMBER
L1.11
DATE: 01/07/20 REVISION: 2

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

VAHID KHORSAND
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No: 82288
Tract Map Date: December 12, 2018
Property Address: 2102-2120 S. Pacific Ave., 116-302 E
North Venice Blvd, 2106-2116 S.
Canal St., 319 E. S. Venice Blvd.

Distribution Date: November 20, 2019
Application Filing Date: December 12, 2018

Community Plan: Venice

COUNCIL DISTRICT NO. 11

Hillside Yes No

Neighborhood Council District:

Bureau of Sanitation

Bureau of Engineering

St. Services / Investigation & Enforcement-(haul routes)

Dept. of Building and Safety - Grading

Urban Forestry / Land Development Section

Dept. of Building and Safety - Zoning

Housing Department (No P.S.)

Dept. of Transportation

Board of Education/Environmental Health & Safety (No P.S.)

DWP Real Estate

Board of Education/Transportation (No P.S.)

DWP Water Distribution Engineering

County Health Department (No P.S.)

Dept. of Fire, Engineering and Hydrant Unit

GIS (Final Map & LOD)

Bureau of Street Lighting

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

DATE DUE: DECEMBER 30, 2019

Please send your reports to the following e-mail address: Planning.MajorProjects@lacity.org. Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

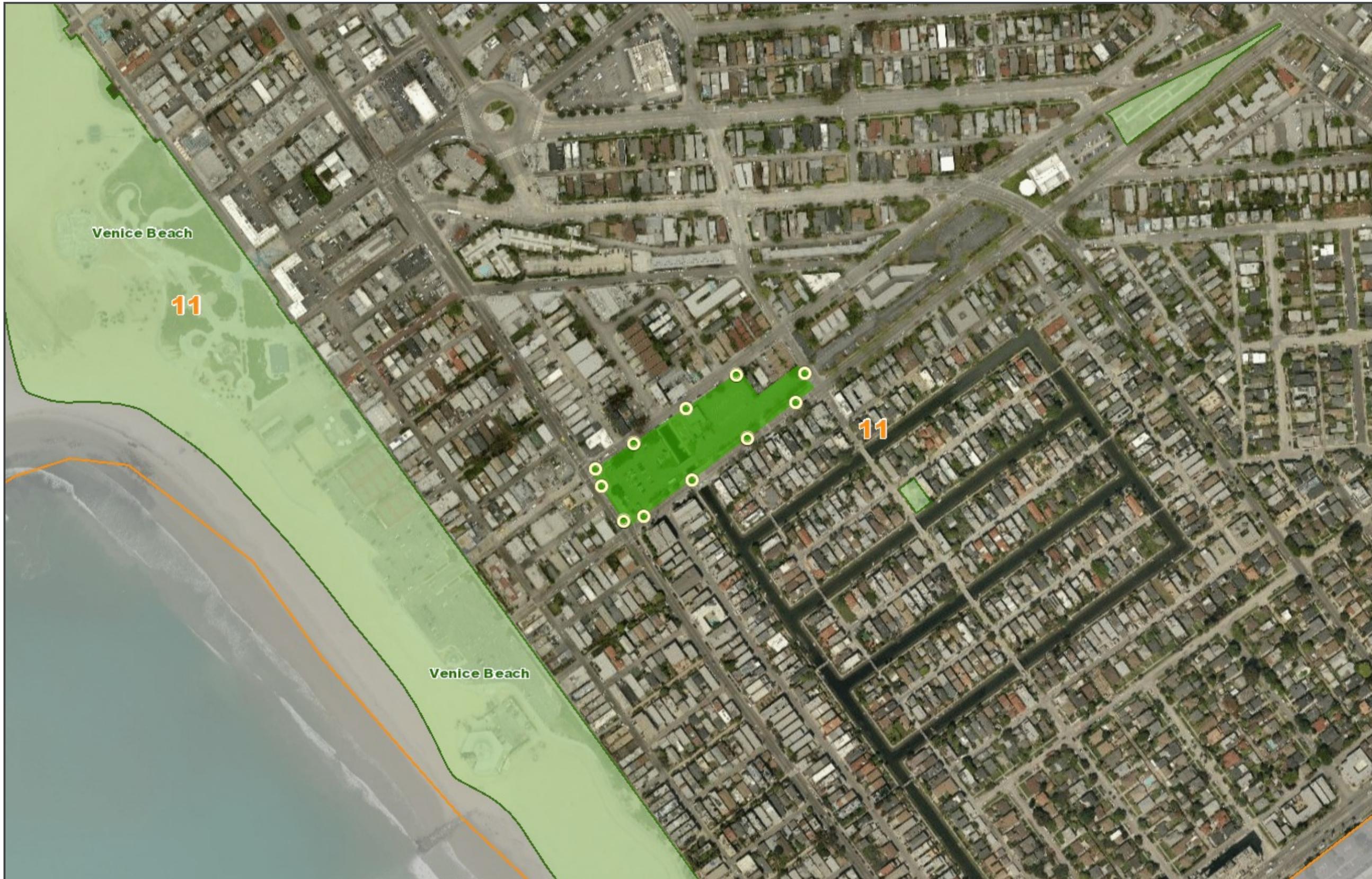
VINCENT P. BERTONI, AICP
Advisory Agency

Johnny Le
City Planner



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of the Project Site



LEGEND

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas**
- Neighborhood
- Community
- Regional
- Improved
- City Council Districts
- Existing Parks**
- Non-RAP
- RAP
- City Limits

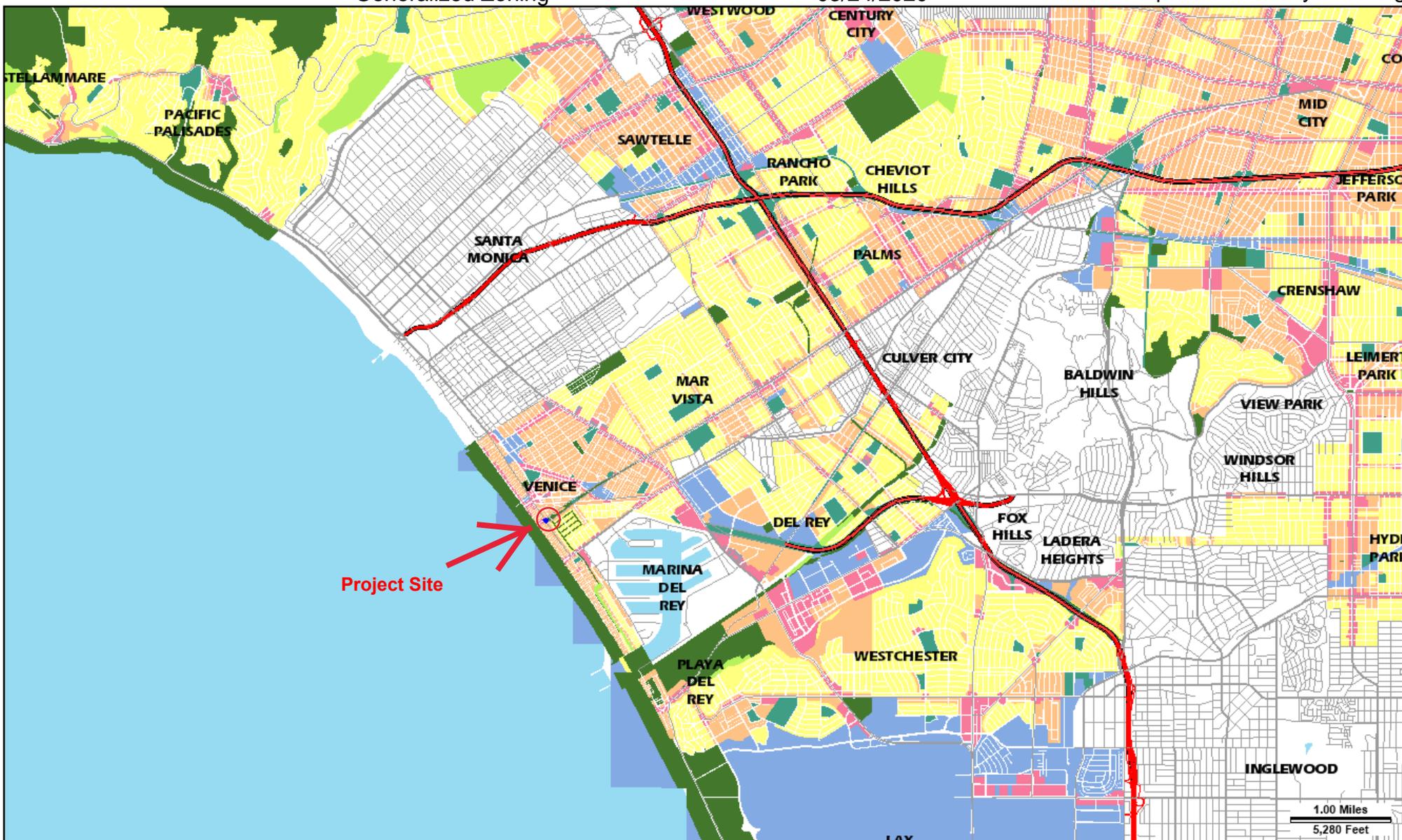
NOTES



SCALE 1: 4,514

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Printed: 02/13/2020



Address: 2102 S PACIFIC AVE

Tract: SHORT LINE BEACH
SUBDIVISION NO. 1

Zoning: OS-1XL-O

APN: 4238024900

Block: 9

General Plan: Open Space

PIN #: 106-5A145 408

Lot: FR 1

Arb: None



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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e 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)
HW 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	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P 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	RPD 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
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO 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)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E 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	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF 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 Zone Commission Authority
 Calvo Exclusion Area
 Not in Coastal Zone
 Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

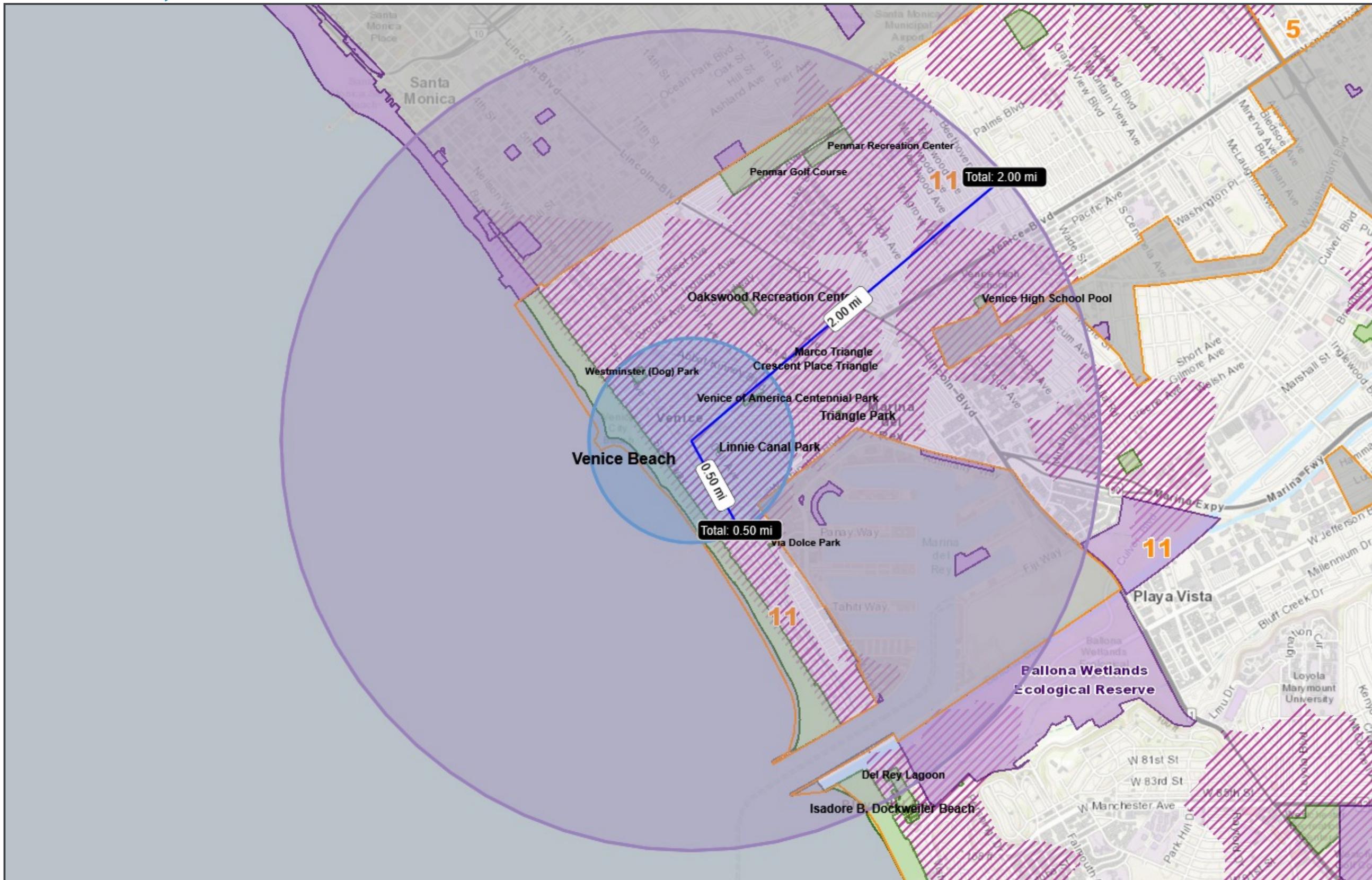
Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

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
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	



LEGEND

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

NOTES



SCALE 1: 36,112

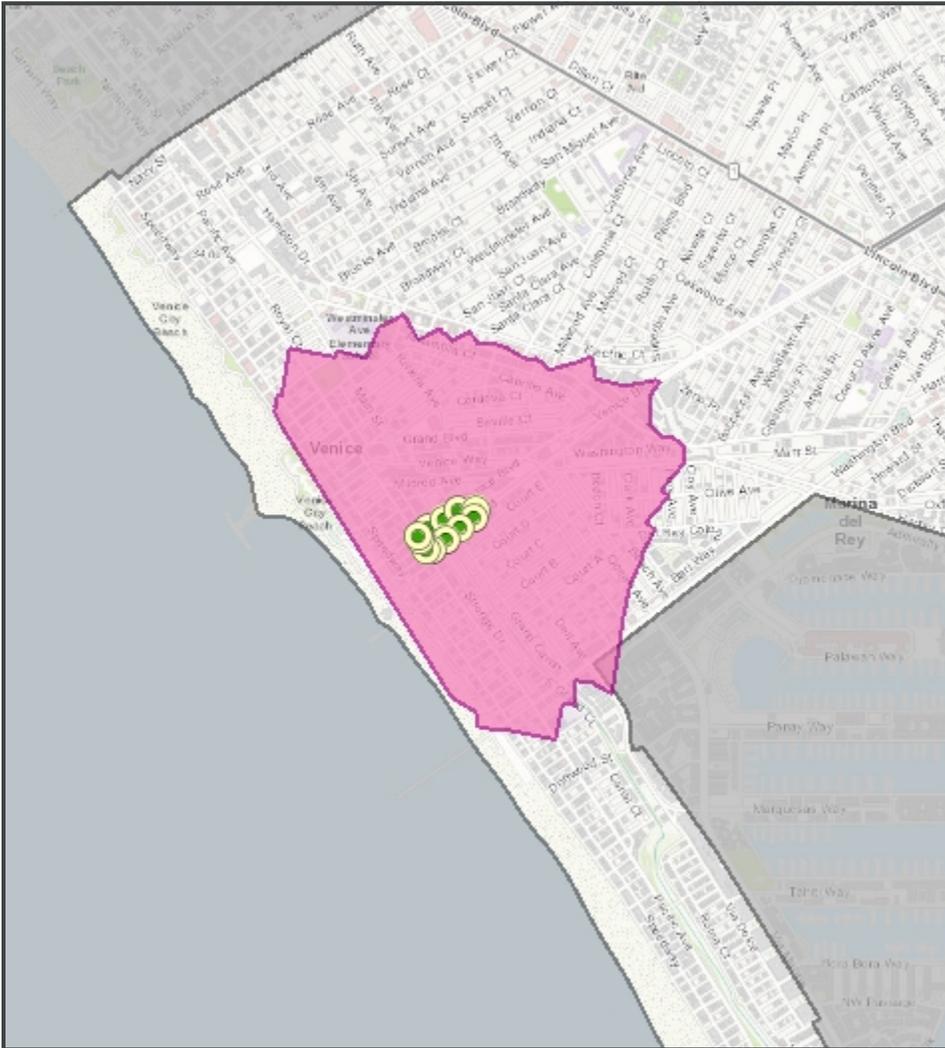
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Printed: 02/25/2020



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-82288

Description:

mixed used project containing 140-unit apt (136 affordable units), office space, restaurant space, and art studio uses.

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	6,784	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	3,966	0

Residents Served by Age

Households Served by Annual Income

Under Age 5:	255	0
Age 5 to 9:	158	0
Age 10 to 14:	128	0
Age 15 to 17:	48	0
Age 18 to 64:	5,621	0
Age 65 and Over:	574	0

Under \$25,000:	618	0
\$25,000 to \$34,999:	311	0
\$35,000 to \$49,999:	484	0
\$50,000 to \$74,999:	627	0
\$75,000 and Over:	1,926	0

Source: Census/ACS 2010