

20-205

AND PARK COMMISSIONERS

DOMESTIC IN	-1 -1 1			101	
DATE	October 15, 2020			C.D. 9	11
BOARD O	F RECREATION	AND PARK COMMISSIO	ONERS		
SUBJECT:		NO. VTT-83024 - RER LAND DEDICATION O			ORY
AP Diaz H. Fujita V. Israel		na-Cortez anto Domingo illiams	m. O	luc	
		_	Genera	Manager	
Approved	X	_ Disapproved		Withdrawn	

RECOMMENDATIONS

- Recommend that the Advisory Agency require Tract Map No. VTT-83024 (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.

PG. 2 NO. 20-205

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 2714 South Figueroa Street in the South Los Angeles community of the City, consists of the demolition of two existing restaurants and one existing office building and the construction of a 157-unit apartment, 24 of which are affordable units, with 5,128 square feet of ground floor commercial space and one level of subterranean parking. The proposed subdivision would contain a total of 11 parcels: one (1) ground lot and ten (10) commercial airspace lots.

The proposed Project also includes approximately 16,551 square-feet (SF) of common open space, which includes a fitness center, indoor amenity space, an open space courtyard, and a rooftop terrace with a pool and hot tub.

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 **September 23, 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 <u>August 11, 2020</u>. On August 31, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "<u>October 13, 2020</u>." The Advisory Agency Filing Notification is attached (Attachment 2).

PG. 3 NO. 20-205

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.
 - o **DU** = Total number of new market-rate dwelling units.
 - P = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - P = 2.88
 - F = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - F = 0.00251 (2.51 acres of park land per 1,000 residents)

The maximum required land dedication for the Project's proposed 157 units would be:

1.13 Acres = $(157 \times 2.88) \times 0.00251$

PG. 4 NO. 20-205

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 24 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:

0.96 Acres = $(133 \times 2.88) \times 0.00251$

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 inlieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project applicant states that the Project is not a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code.

PG. 5 NO. <u>20-205</u>

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$13,609.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 157 units would be:

 $$2,136,613.00 = $13,609.00 \times 157$ dwelling units

As currently proposed, the Project has 24 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 <u>maximum</u> required Park Fee payment for the Project would be:

\$1,809,997.00 = \$13,609.00 x 133 dwelling units

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

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

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

STAFF ANALYSIS AND RECOMMENDATION

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

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk, from a

PG. 6 NO. 20-205

public park or open space. The Mayor's Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The proposed Project is located within the South Los Angeles community of the City and within the South Los Angeles Community Plan Area. Currently, the Project site is two restaurants and an office building and is surrounded by residential and commercial 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 walking distance of the Project site (EPADSS): 5,839 persons (10,813 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- South Los Angeles Community Plan Area (2017 American Community Survey): 17,968 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes 16,551 SF of common open space, which includes a fitness center, indoor amenity space, an open space courtyard, and a rooftop terrace with a pool and hot tub.

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

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

Public Park Access

There is one RAP-owned public park within a half-mile walking distance from the Project site.

PG. 7 NO. 20-205

• Saint James Park is a 0.90-acre park, located 20 S. St. James Park. Saint James Park is currently improved with an open lawn and landscaping.

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

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **90** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Nearby Public Park Projects

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

There are fourteen (14) park renovation projects in development within a two (2) mile radius of the Project site that are currently fully funded:

- Alvarado Terrace Park Playground Replacement (PRJ21312) Project
- Elinor and Don Richardson Family Park Playground Replacement (PRJ21391) Project
- Gilbert W. Lindsay Community Center Baseball Field Renovation Project
- Gilbert W. Lindsay Community Center Sportsfield Lighting (PRJ21378) Project
- Loren Miller Recreation Center Playground Replacement (PRJ21317) Project
- Normandie Recreation Center New Synthetic Field (PRJ21242) Project
- Normandie Recreation Center Outdoor Improvements (PRJ21060) Project
- South Park Recreation Center New Security Cameras (PRJ21439) Project
- South Park Recreation Center Restrooms and Weightlift Center (PRJ21068) Project
- South Park Recreation Center Roof Replacement (PRJ21406) Project
- South Park Recreation Center New Maintenance Yard Project
- South Park Recreation Center Sportsfield Lighting (PRJ21104) Project
- South Park Recreation Center Baseball Diamond Improvements and Synthetic Football Field (PRJ21104) Project
- Trinity Recreation Center New Skate Park Project

There are four (4) park renovation projects in development within a two (2) mile radius of the Project site that are not currently fully funded:

- Exposition Park Rose Garden Rose Garden Wall (PRJ21268) Project
- Hope and Peace Park Playground Replacement Project

PG. 8 NO. 20-205

- Pico Union Park Playground Replacement (PRJ21218) Project
- Ross Snyder Recreation Center New Dog Park Project

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City since the Project has less than 50 parcels and, per the Project applicant, the proposed Project is not a condominium project, stock cooperative or community apartment project, as defined in Sections 4105, 4125, and 4190 of the Civil Code. Therefore, as previously noted in this report, based on Section 66477 (7) of the California Government Code, only the payment of fees may be required.

The Project site is not located in an existing park service radius gap. There is one RAP-owned public park within a half ($\frac{1}{2}$) mile walking distance from the Project.

FISCAL IMPACT

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

STRATEGIC PLAN INITIATIVES AND GOALS

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

Goal No. 3: Create & Maintain World Class Parks and Facilities **Outcome No. 3:** Increased park maintenance, with a focus on cleanliness.

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

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

LIST OF ATTACHMENTS

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

RESIDENTIAL	LAMC TA	HORT TERM ABLE 12.21-A.16(a)(1)(i) LING UNITS, 1:20 SPACES REQ'D	LONG TERM LAMC TABLE 12.21-A.16(a)(1)(i) FOR 101-200 DWELLING UNITS, 1:2 SPACES REQ'D			
IDE	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
RES	10	10 10		104		
	SHORT LAMC TABLE 1 OFFICE: 1 SPACE/10,000SF (2 MIN); RI		LONG TERM LAMC TABLE 12.21-A.16(a)(2) OFFICE: 1 SPACE/5,000 SF (2 MIN); RESTAURANT: 1 SPACE/2,000SF (2MIN)			
پ ا	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
COMMERCIAL	5	6	5	5		

RESIDENTIAL UNIT SUMMARY (DU)

INCOMENTAL CIVIT SCIVILIANT (DO)									
		AFFORDABLE HOUSING	CALCULATION	S					
DWELLING UNIT TYPES	TOTAL		REQUIRED	PROVIDED					
STUDIOS/MICROS/CONVERTIBLES	40	11% VERY LOW INCOME	18 DU	18 DU					
1 BEDROOM	5	- PER DENSITY BONUS							
2 BEDROOM	45	REQ'D (PROPORTIONALITY)							
3 BEDROOM	1	4% WORKFORCE	_	6 DU					
4 BEDROOM	22	- VOLUNTARY							
5 BEDROOM	44								
TOTAL DU	157	TOTAL: 15% OF DWELLING UNITS PROVIDED		24 TOTAL DWELLING UNITS (DU)					
		WORKFORCE UNIT MIX:	- 2x STUDIO - 2x CONVERTIBI - 2x 2 BEDROOM						

AS DEFINED IN LAMC SECTION 12.03 **FLOOR AREA SUMMARY** (SQ. FT.)

			•			
- FLOOR AREA, (LAMC, CH. 1. SECT. 12.03):	LEVEL	RESID.	COMMERCIAL	COMMON USE	BALCONIES/ TERRACE	TOTAL
,	7	20,377	-	5,044	2,139	27,560
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR	6	27,680	-	4,668	335	32,683
WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE	5	29,729	-	4,668	414	34,811
FOLLOWING: EXTERIOR WALLS,	4	29,729	-	4,668	414	34,811
STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING	3	29,751	-	4,668	335	34,754
EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED	2	29,503	-	4,404	340	34,247
DRIVEWAYS AND RAMPS, SPACE	1	8,009	5,128	171	-	13,308
DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING OF	LOWER	-	-	265	-	265
HELICOPTERS, AND BASEMENT STORAGE AREAS.	TOTAL	174,778	5,128	28,556	3,977	212,439

PROJECT DATA

PER LAMC SECTION 12.21.G - OPEN SPACE

NEW REQUIRED

OPEN SPACE

16,540 SF

TOTAL (SF*DU)

9,000

125

11,550

20,675 SF

TOTAL

7,621 SF

200 SF

250 SF

250 SF

200 SF

3,895 SF

4,135 SF

16,551 SF

PROVIDED

TREES

AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE

TYPES PROVIDED

FACTOR (SF)

175

RECREATION

4,135 SF

4,135 SF

REQUIRED

PROVIDED

88 SPACES TOTAL

(27 EV SPACES)

15 SPACES

(5 EV SPACES)

NOTE: ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE - EV CAPABLE) ELECTRICAL VEHICLE CHARGING STATION (EVCS - EV READY)

STANDARD:

COMPACT:

STANDARD ADA: VAN ADA:

STANDARD EVSE:

STANDARD EVCS:

EVCS VAN ADA:

STANDARD:

COMPACT:

VAN ADA:

STANDARD ADA:

STANDARD EVSE:

EVCS VAN ADA:

CARPOOL STALL:

STANDARD EVCS:

EVCS STANDARD ADA:

EVCS STANDARD ADA:

HOSE PORTION OF LOTS 3, 4, 20, 21, AND OF VACATED ALLEY LYING BETWEEN SAID LOTS IN BLOCK "B" OF THE TEAT TRACT. IN THE CITY OF LOS ANGELES. COUNTY OF LOS ANGELES. STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 5, PAGE 430 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COOUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF THE SOUTH 26.25 FEET OF SAID LOT 3: THENCE SOUTHEAST TO THE CENTER OF SAI ALLEY: THENCE ALONG SAID CENTER TO THE NORTH LINE OF THAT PORTION OF SAID ALLEY ADJOINING SAID LOT 21 ON THE NORTHWEST; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINES OF SAID LOTS 21, AND 20, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE MOT EASTERLY CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID LOT 20 TO THE SOUTH LINE OF THE NORTH 66 FEET OF SAID LOT: THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOTS 20 AND 21 AND THE WESTERLY PROLONGATION THEREOF TO THE NORTHWEST LINE OF SAID LOT 4; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID LOTS 4 AND 3 TO THE

APN: 5123-018-032 ADDRESSES: 2714-2720 S. FIGUEROA STREET

THOSE PORTIONS OF LOTS 4, 5, 20, 21 AND OF VACATED ALLEY LYING BETWEEN SAID LOTS IN BLOCK B OF FREAT TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 430 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 5;

FHENCE SOUTHERLY ALONG THE SOUTHWEST LINE OF SAID LOT, 120 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT;

THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE MOST WESTERLY CORNER OF SAID LOT 21; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINES OF SAID LOTS 21 AND 20, A DISTANCE OF 100 FEET, MORE OR LESS. TO THE MOST SOUTHERLY CORNER OF SAID LOT 20, TO THE SOUTH LINE OF THE NORTH 66 THENCE NORTHWESTERLY PARALLEL WITH THE NORTH LINES OF SAID LOTS 20 AND 21 AND THE WESTERLY PROLONGATION THEREOF TO THE NORTHWEST LINE OF SAID LOT 41;

THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINES OF SAID LOTS 4 AND 5 TO THE POINT OF

APN: 5123-018-014, 015, 020, 022 ADDRESSES: 511-525 W 28TH STREET & 2724 S. FIGUEROA STREET

LOTS 1, 2 AND 3 OF VIGUS RESUBDIVISION OF LOTS 16, 17, 18 AND 19 IN BLOCK "B" OF TREAT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78, PAGE 82, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ADDRESSES: 2727 S. FLOWER STREET

ZONING

COMMUNITY PLAN: SOUTH LOS ANGELES

SPECIFIC PLAN: SOUTH LOS ANGELES ALCOHOL SALES

NEIGHBORHOOD STABALIZATION OVERLAY DISTRICT: NORTH UNIVERSITY PARK/ EXPOSITION PARK /

EXEMPT PER ORDINANCE 180,218 AS LOTS FRONTING FIGUEROA STREET ARE EXEMPT FROM THE PROVISIONS OF THE ORDINANCE)

REDEVELOPMENT PLAN AREA: EXPOSITION/ UNIVERSITY PARK

ENTERPRISE ZONE:

- FOR COMMERCIAL USES, 1 PARKING SPACE PER EVERY 500 SF PROVIDED

- GREATER DOWNTOWN HOUSING INCENTIVE AREA:
- UNLIMITED DENSITY
- NO YARD REQUIREMENT BUILDABLE AREA IS THE SAME AS LOT AREA
- NO PRIVATE/ COMMON OPEN SPACE PERCENTAGE REQUIREMENT
- · TRACT AND PARCEL MAPS MAY INCLUDE LAND SET ASIDE FOR STREET OR ALLEY PURPOSES WITHIN THE CALCULATIONS OF ALLOWABLE FLOOR AREA OF A RESIDENTIAL OR MIXED USE BUILDING

GENERAL PLAN LAND USE: COMMUNITY COMMERCIAL

ZONING: C2-1L

<u>FAR</u>

TOTAL LOT AREA: 43,976 SF (1.01 ACRES)

TRANSIT ORIENTED COMMUNITY: TIER 4

BASE FAR: 1.5:1

MAX FAR: 4.25:1 PROPOSED FAR: 4.83:1 INCLUDING INTERNAL WALKWAYS (DENSITY BONUS OFF-MENU INCENTIVE)

TOTAL PROPOSED FAR AREA: 212,300 SF

BUILDABLE AREA:

SAME AS LOT AREA PER GREATER DOWNTOWN HOUSING INCENTIVES

	REQUIRED/ALLOWED (C2-1L)	<u>PROPOSED</u>
BUILDABLE HEIGHT/ STORIES:	75 FEET / 6 STORIES	86 FEET / 7 STORIES (W/ DENSITY BONUS ON-MENU INCENTIVES)
SETBACKS:	FRONT (S. FIGUEROA ST): 0' -0" SIDE (W. 28TH ST): 0' -0" REAR (FLOWER ST): 0' -0"	FRONT (S. FIGUEROA ST): 3'-7" (VARIES) SIDE (W. 28TH ST): 4'-0" REAR (FLOWER ST): 10'-4" (VARIES) (GREATER DOWNTOWN HOUSING INCENTIVE AREA)
BY-RIGHT DENSITY:	UNLIMITED	157 D.U. (GREATER DOWNTOWN HOUSING INCENTIVE AREA)
BONUS DENSITY:	N/A	N/A

DENSITY BONUS INCENTIVES LIST

DENSITY BONUS INCENTIVES:

PROJECT PROVIDES 11% VERY LOW INCOME RESTRICTED AFFORDABLE UNITS. TWO ON-MENU INCENTIVES ARE ALLOWED PURSUANT TO LAMC SECTION 12.22-A.25(e)(1).

ON-MENU:

1. HEIGHT: INCREASE ALLOWABLE HEIGHT BY 11 FEET / 1 STORY

FROM 75 FEET / 6 STORIES TO 86 FEET / 7 STORIES 2. OPEN SPACE: 20% DECREASE IN OPEN SPACE REQUIRMENTS

ADDITIONALLY, PROJECT REQUESTS 2 OFF-MENU INCENTIVES

OFF-MENU:

1. FAR: INCREASE ALLOWABLE FAR TO 4.83:1

2. PARKING: REDUCE RESIDENTIAL AUTOMOBILE PARKING REQUIRMENTS TO 0.5 PARKING SPACES PER DWELLING UNIT

PROJECT DESCRIPTION

AN 86-FOOT TALL, 7-STORY COMMERCIAL RESIDENTIAL MIXED-USE DEVELOPMENT WITH 5,128 SF OF COMMERCIAL SPACE AND 157 RESIDENTIAL DWELLING UNITS. PROJECT REQUESTS ON AND OFF-MENU DENSITY BONUS INCENTIVES AND PROVIDES 11% VERY LOW INCOME RESTRICTED AFFORDABLE UNITS.

THE HUB ON CAMPUS LOS ANGELES - FIGUEROA MIXED-USE DEVELOPMENT

2718 S. FIGUEROA STREET, LOS ANGELES, CA 90007 ISSUE FOR PLANNING ENTITLEMENT FILING

JULY 23, 2020



CONDITIONS OF APPROVAL:

DEVELOPER: CORE SPACES CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647

DEVELOPER: AMPLIFY

9724 WASHINTON BLVD. SUITE 200 CULVER CITY, CA 90232

ANTUNOVICH ASSOCIATES 9724 WASHINGTON BLVD SUITE 200 CULVER CITY, CA 90232 310.237.0600

773.969.5740

818.917.0860

ARCHITECT:

STRUCTURAL ENGINEER:

DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700

GOUVIS

213.261.4098

15 STUDEBAKER DRIVE **IRVINE, CA 92618** 949.752.1612

CIVIL ENGINEER: KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT: KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629

(TITLE 24)

2019 CALIFORNIA GREEN BUILDING STANDARDS

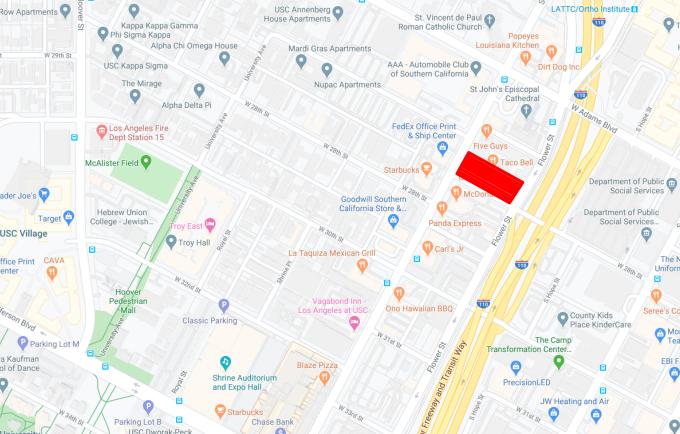
2019 CALIFORNIA FIRE CODE (TITLE 24)

2019 CALIFORNIA ENERGY CODE (TITLE 24)

CODE COMPLIANCE

- 2020 LOS ANGELES BUILDING CODE 2019 CALIFORNIA BUILDING CODE (TITLE 24) 2020 LOS ANGELES MECHANICAL CODE (TITLE 24)
- 2020 LOS ANGELES ELECTRICAL CODE (TITLE 24) 2020 LOS ANGELES PLUMBING CODE (TITLE 24)

VICINITY MAP



07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING

ENTITLEMENT FILING

ENTITLEMENT FILING - PRE

APPLICATION SUBMISSIONS & REVISIONS

05.01.20 ISSUE FOR PLANNING

CORE

DEVELOPER

CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740



9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM **ARCHITECT**

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15 STUDEBAKER DRIVE

GOUVIS ENGINEERS

IRVINE CA, 92618 949.752.1612 CIVIL ENGINEER

660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT

KIMLEY HORN AND ASSOCIATES, INC.

401 B STREET, SUITE 600 SAN DIEGO, CA 92101 **GENERAL CONTRACTOR**

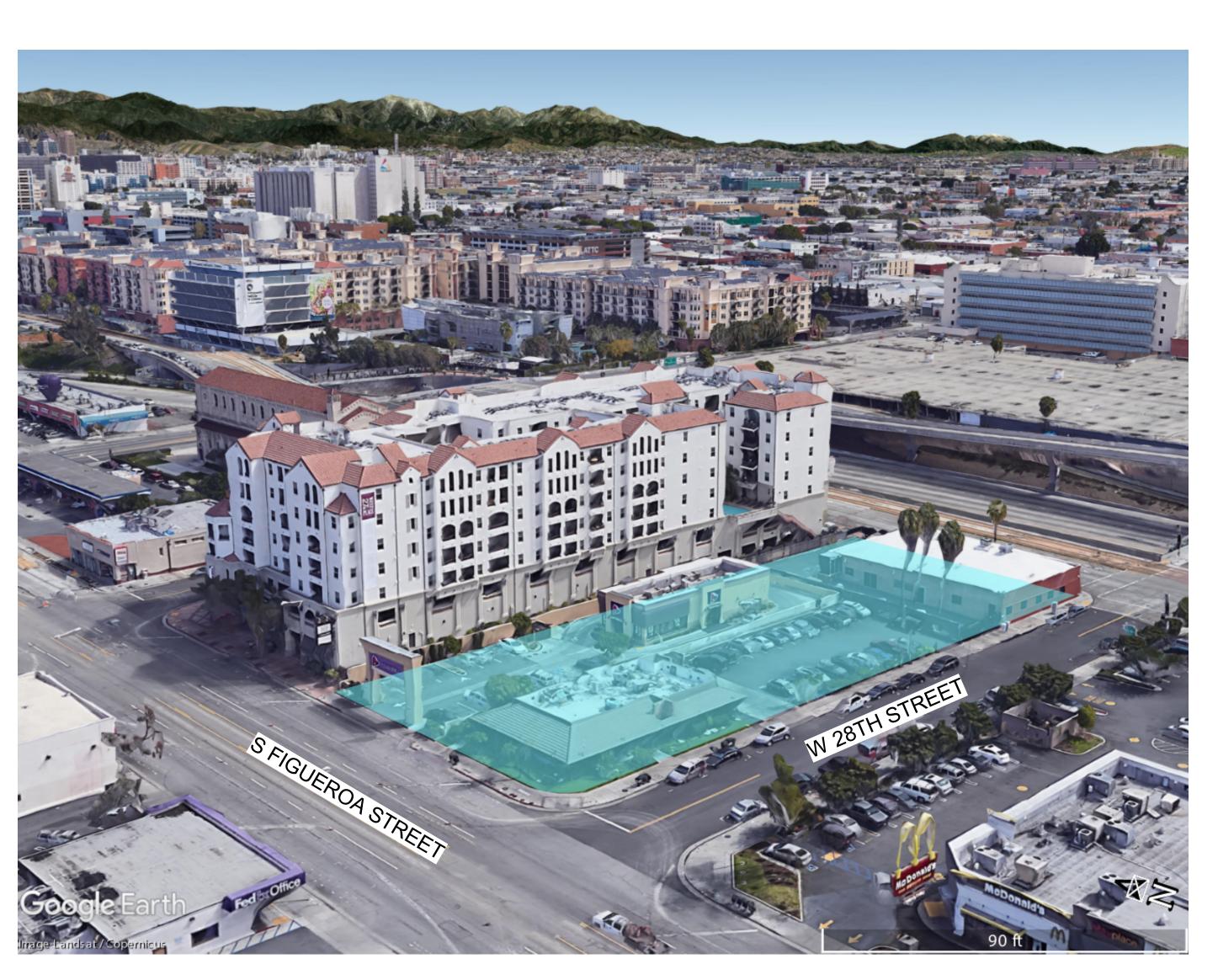
PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

COVER PAGE







CORNER OF S FIGUEROA STREET AND W 28TH STREET

CORNER OF W 28TH STREET AND FLOWER STREET

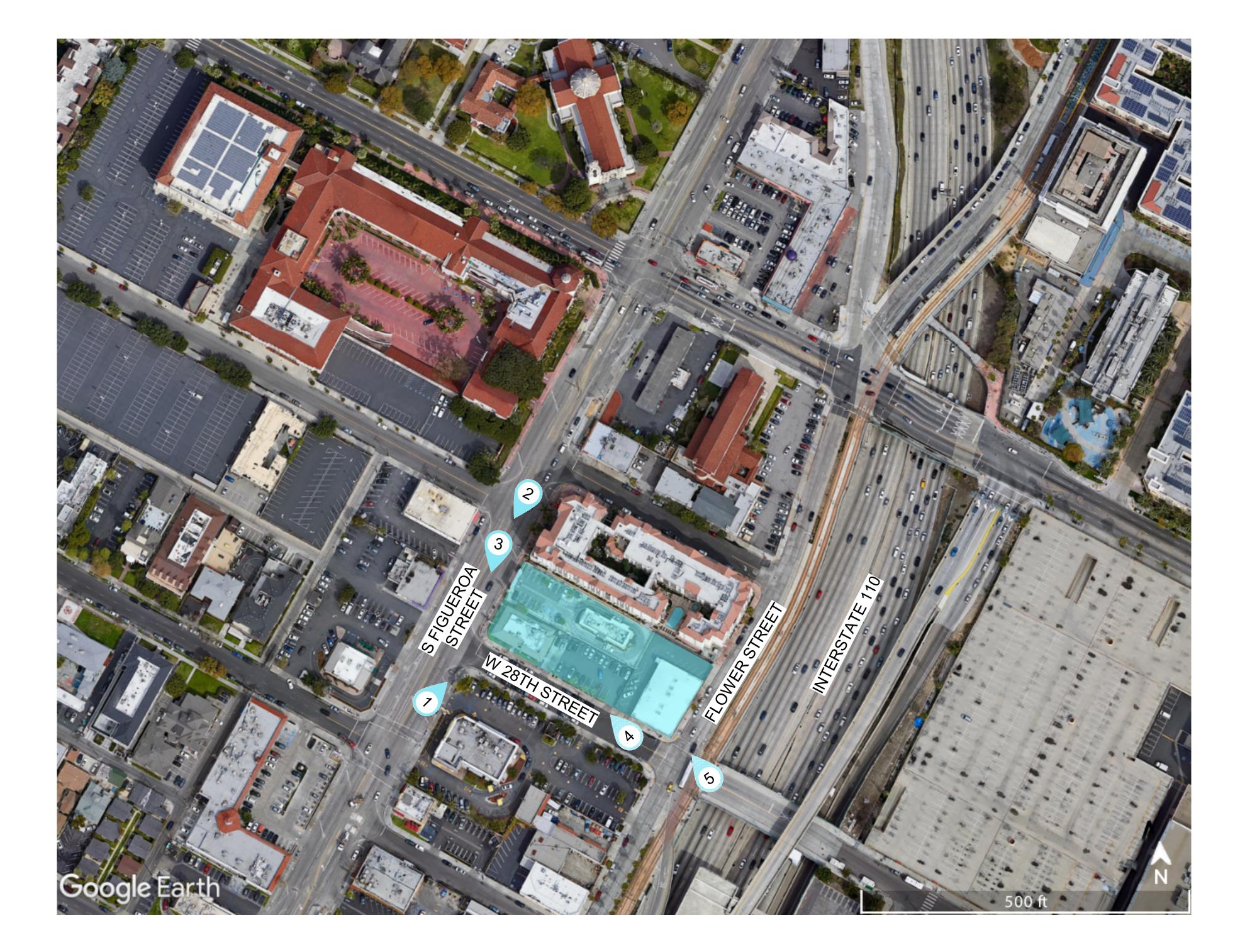


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01/31/2021 RENEWAL DATE

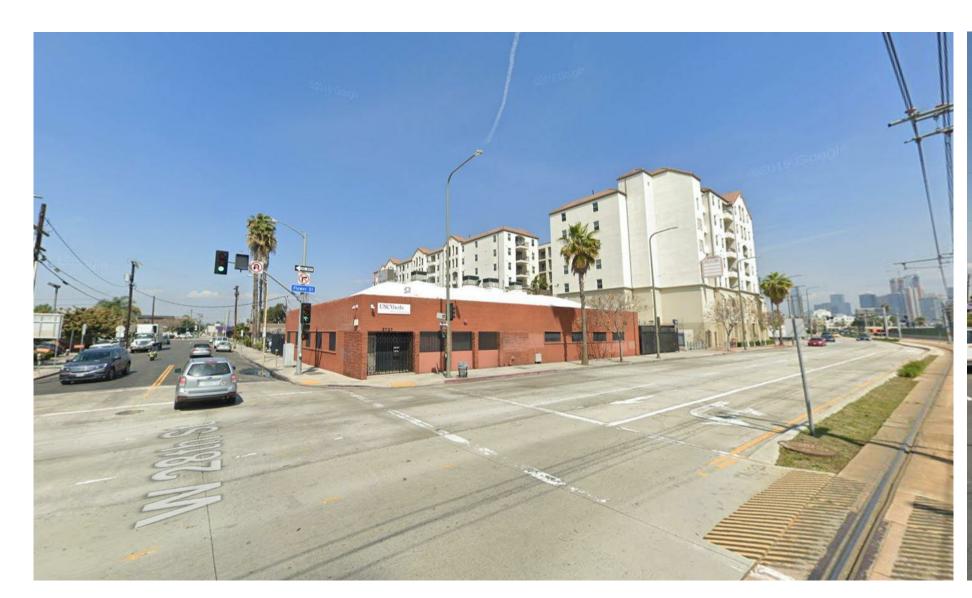




(1) CORNER OF S FIGUEROA STREET AND W 28TH STREET



(2) FACING SOUTH ON S FIGUEROA STREET



(5) CORNER OF FLOWER STREET AND W 28TH STREET

(4) EXISTING SITE FACING NORTH FROM W 28TH STREET



(3) FACING SOUTH ON S FIGUEROA STREET



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SUBMISSIONS & REVISIONS

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CIVIL ENGINEER

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LANDSCAPE ARCHITECT Kimley » Horn

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GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

CONTEXT PHOTOS

01/31/2021 RENEWAL DATE

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LANDSCAPE PLANS

FOR

THE HUB 2 AT LOS ANGELES MIXED-USE DEVELOPMENT

2718 S. FIGUEROA ST LOS ANGELES, CA 90037

GENERAL NOTES

- 1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
- 2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER RIDE THE
- 3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND SUBGRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE
- 4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
- 5. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
- 6. PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES THROUGH '811' OR OTHER METHOD AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
- 7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIEY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
- 8. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING
- 9. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 10. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- 11. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
- 12. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
- 13. ALL PLANT PITS SHALL BE AMENDED AS SPECIFIED, UNLESS A SITE SPECIFIC SOIL TEST INDICATES OTHERWISE. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
- 14. ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET, ALL SHRUBS AND ACCENTS A MINIMUM OF 36", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
- 15. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
- 16. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
- 17. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
- 18. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, OR AS SHOWN ON THESE PLANS. MULCH SHALL EXTEND UNDER ALL TREES, SHRUBS, AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
- 19. PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH
- 20. ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
- 21. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS
- 22. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
- 23. ALL PLANT MATERIAL SHALL BE MAINTAINED FOR A MINIMUM PERIOD OF NINETY (90) DAYS FROM THE DATE OF MAINTENANCE BEGINNING.
- 24. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING
- 25. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

CITY NOTES:

- 1. MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- 2. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO

PRELIMINARY LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF LOS ANGELES MUNICIPAL CODE.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF LOS ANGELES MUNICIPAL CODE.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MICHAEL MADSEN, LLA 5798

ENTITLEMENT FILING - PRE APPLICATION SUBMISSIONS & REVISIONS

APPROVAL STAMPS:

431 OFFICE PARK DRIVE BIRMINGHAM, AL 35223

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M.E.P. & F.P. ENGINEERS

GOUVISengineerin GOUVIS ENGINEERS

15 STUDEBAKER DRIVE IRVINE CA, 92618 CIVIL ENGINEER

Kimley » Horn

660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 LANDSCAPE ARCHITECT

KIMLEY HORN AND ASSOCIATES, INC.

KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629

GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

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LANDSCAPE COVER SHEET

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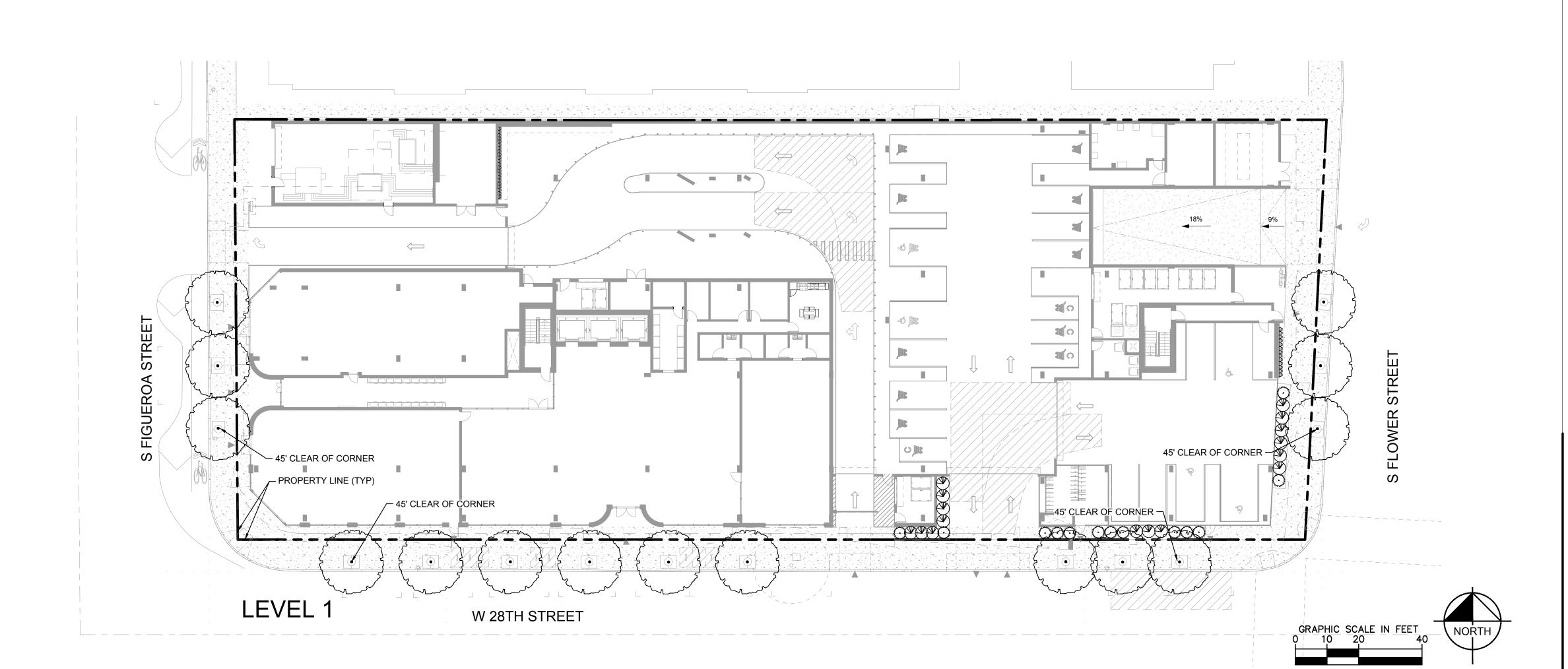
TREE REPLACEMENT REQUIREMENTS

2:1 TREE REPLACEMENT FOR ALL REMOVED PARKWAY TREES.

PARKWAY TREES REMOVED: 5
REPLACEMENT TREES PROVIDED: 10

LEVEL 1 PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
	LC	15	LOPHOSTEMON CONFERTUS / BRISBANE BOX	24" BOX	10-12` HT. X 5-6` SPR.	1-1/2" CAL.	MODERATE
<u>SHRUBS</u>	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	<u>SPACING</u>	WUCOLS	
	COL	13	COLEONEMA PULCHELLUM 'SUNSET GOLD' / SUNSET GOLD BREATH OF HEAVEN	5 GAL.	48" O.C.	MODERATE	
	LIG	16	LIGUSTRUM SINENSE `SUNSHINE` / SUNSHINE LIGUSTRUM	5 GAL.	48" O.C.	MODERATE	



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9724 WASHINTON BLVD. SUITE 200
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WWW.AMPLIFYDEVCO.COM ANTUNOVICH ASSOCIATES ARCHITECTURE - PLANNING - INTERIOR DESIGN 224 WEST HURON STREET, SUITE 7E CHICAGO, ILLINOIS 60610 MAIN: 312.266.1126 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER **DCI ENGINEERS** 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 M.E.P. & F.P. ENGINEERS GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER Kimley » Horn KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 LANDSCAPE ARCHITECT KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629 GENERAL CONTRACTOR PROJECT LOCATION HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007 DRAWING TITLE LANDSCAPE PLANS LEVEL 1 DATE:

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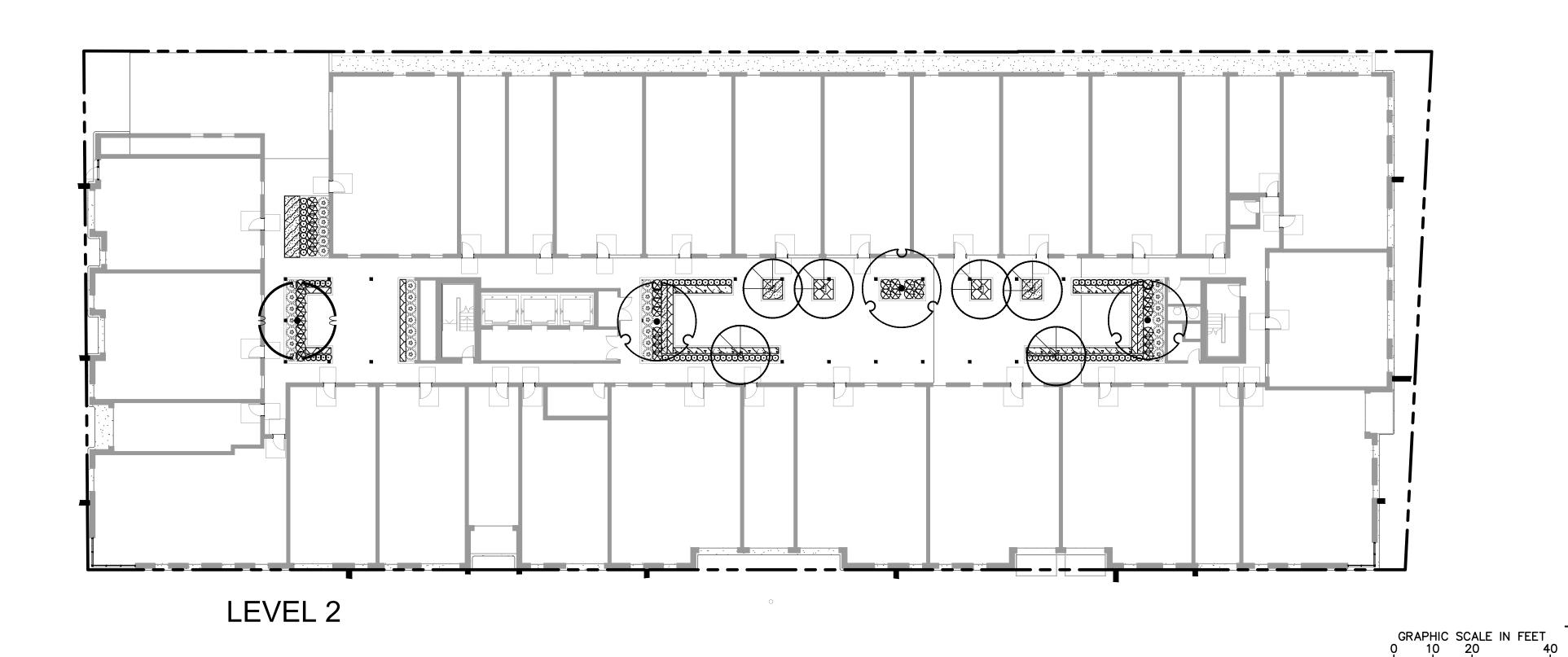
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LEVEL 2 PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
	AP	6	ACER PALMATUM `BLOODGOOD` / BLOODGOOD JAPANESE MAPLE	24" BOX	9`-10` HT. X 3`-4` SPR.	1.5" CAL.	MODERATE
• }	JM	1	JACARANDA MIMOSIFOLIA / JACARANDA	24" BOX	7`-8` HT. X 2`-3` SPR.	1.5" CAL.	MODERATE
	ME	3	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	24" BOX	7`-8` HT. X 2`-3` SPR.	1.5" CAL.	MODERATE
<u>SHRUBS</u>	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
	СНО	34	CHONDROPETALUM TECTORUM 'EL CAMPO' / CAPE RUSH	1 GAL.	36" O.C.	LOW	
\odot	CLI	84	CLIVIA MINIATA 'SAN MARCOS YELLOW' / SAN MARCOS YELLOW BUSH LILY	1 GAL.	18" O.C.	LOW	
\bigotimes	HN	40	HELIOTROPIUM ARBORESCENS 'IOWA' / IOWA HELIOTROPE	5 GAL.	30" O.C.	MODERATE	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
	ERI	78	ERIGERON GLAUCUS 'WAYNE RODERICK' / SEASIDE DAISY	5 GAL.	18" O.C.	LOW	
	MYO	22	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	5 GAL.	36" O.C.	LOW	
SA SA SA	TP	68	TRACHELOSPERMUM JASMINOIDES `PINK SHOWERS` / PINK SHOWERS JASMINE	5 GAL.	18" O.C.	MODERATE	





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05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION

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CIVIL ENGINEER Kimley » Horn

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LANDSCAPE ARCHITECT

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GENERAL CONTRACTOR

PROJECT LOCATION

DRAWING TITLE

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

LANDSCAPE PLANS

LEVEL 2

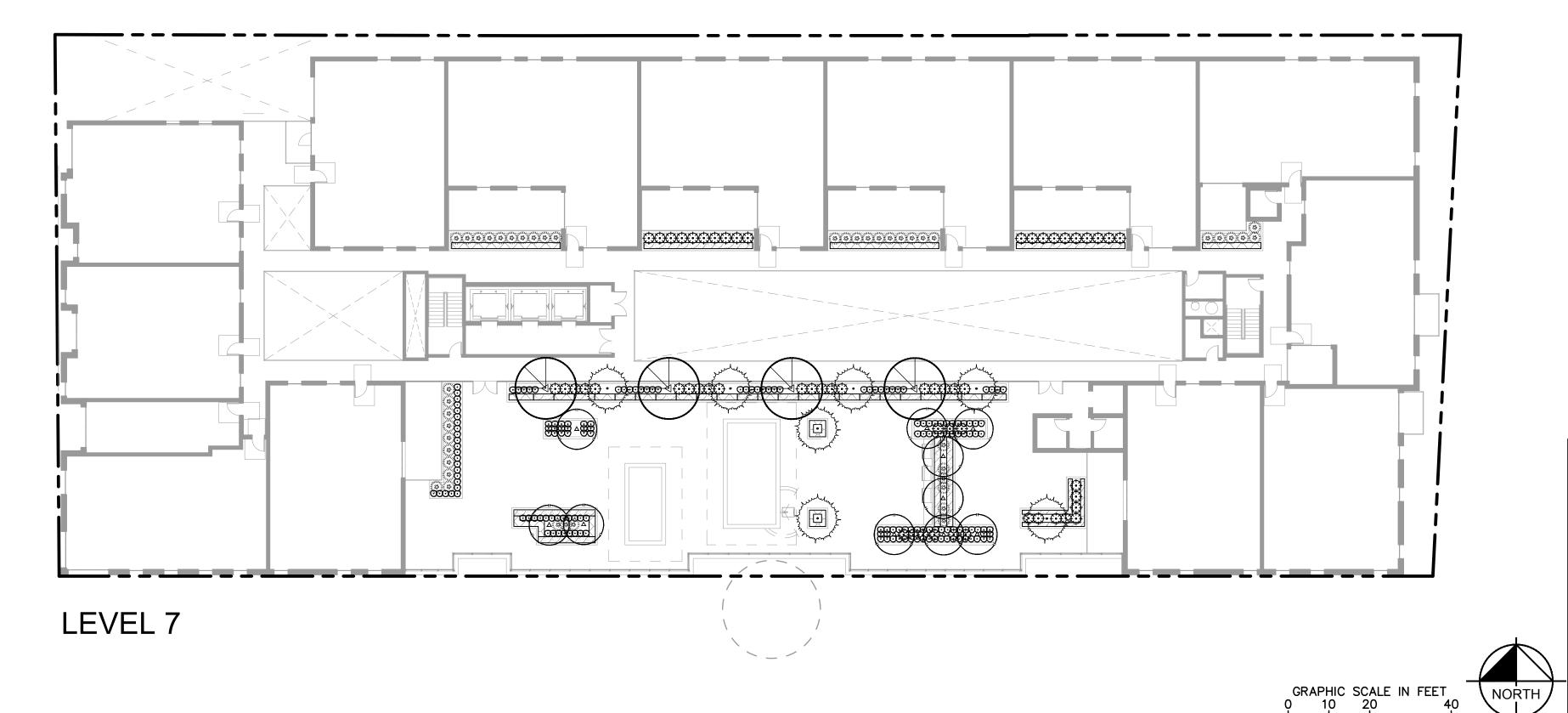
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DATE:

DRAWING NO:

LEVEL 3 PLANT SCHEDULE

TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
	AP	4	ACER PALMATUM `BLOODGOOD` / BLOODGOOD JAPANESE MAPLE	24" BOX	9`-10` HT. X 3`-4` SPR.	1.5" CAL.	MODERATE
- Andrew Town	AF	7	AGONIS FLEXUOSA 'JEDDA'S DREAM' / PEPPERMINT TREE	24" BOX	3`-5` HT. X 2`-3` SPR.	0.5" CAL.	MODERATE
A	LN	10	LAURUS NOBILIS / SWEET BAY	24" BOX	8`-9` HT. X 3`-4` SPR.	1" CAL.	LOW
<u>SHRUBS</u>	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
300 E	СНО	48	CHONDROPETALUM TECTORUM `EL CAMPO` / CAPE RUSH	1 GAL.	36" O.C.	LOW	
\odot	CLI	148	CLIVIA MINIATA `SAN MARCOS YELLOW` / SAN MARCOS YELLOW BUSH LILY	1 GAL.	18" O.C.	LOW	
\bigcirc	DIE	57	DIETES BICOLOR / FORTNIGHT LILY	5 GAL.	36" O.C.	LOW	
GROUND COVERS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
	ERI	165	ERIGERON GLAUCUS 'WAYNE RODERICK' / SEASIDE DAISY	5 GAL.	18" O.C.	LOW	
	MYO	33	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	5 GAL.	36" O.C.	LOW	



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WWW.AMPLIFYDEVCO.COM ANTUNOVICH ASSOCIATES ARCHITECTURE - PLANNING - INTERIOR DESIGN 224 WEST HURON STREET, SUITE 7E CHICAGO, ILLINOIS 60610 MAIN: 312.266.1126 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISEngineering GOUVIS ENGINEERS
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PROJECT LOCATION

DRAWING TITLE

DRAWING NO:

HUB ON CAMPUS LA - FIGUEROA

2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

LANDSCAPE PLANS

LEVEL 7

APPROVAL STAMPS:

05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION

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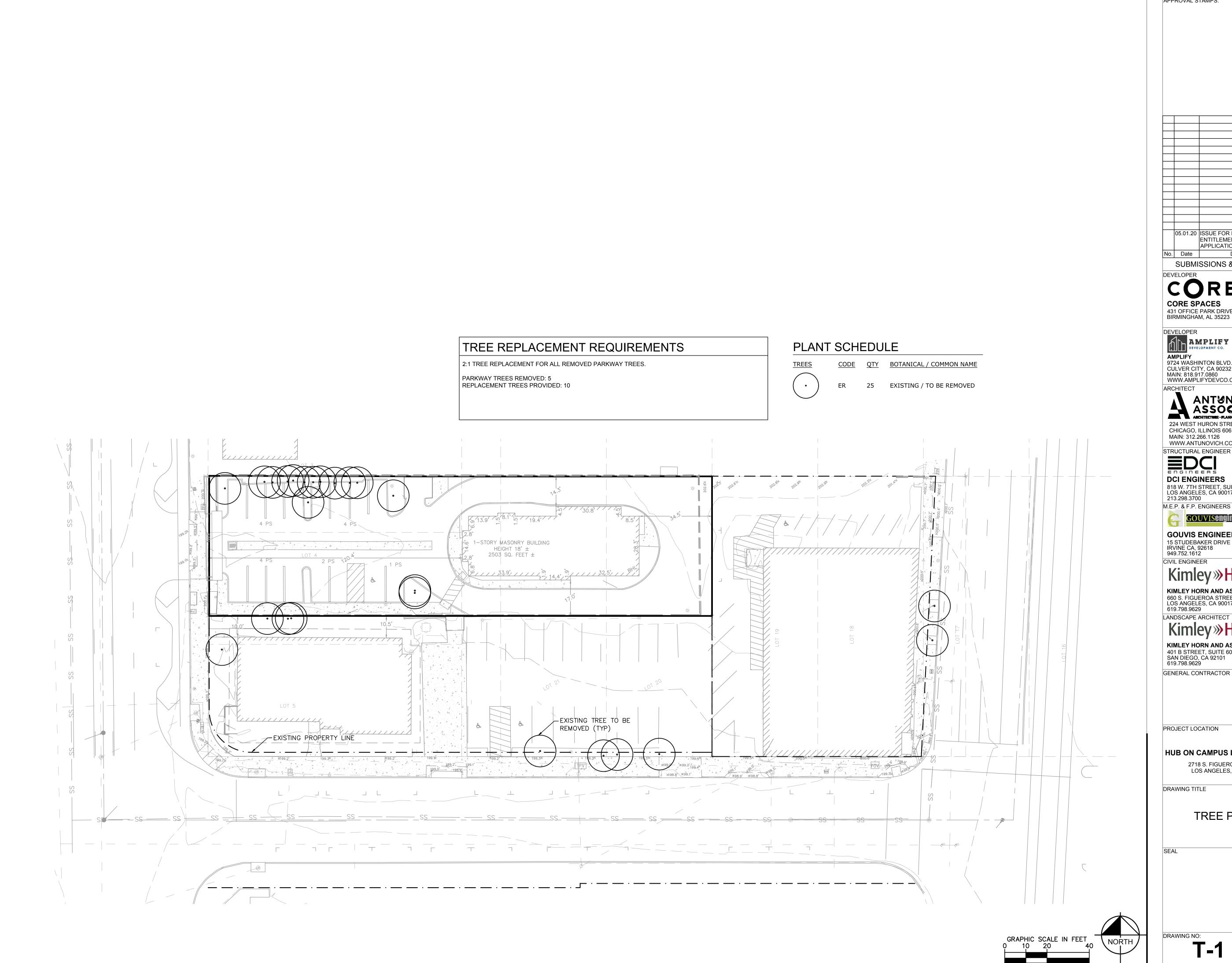
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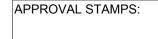
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CHECKED BY:

PROJECT NO:





05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION

No. Date Description SUBMISSIONS & REVISIONS

CORE SPACES

431 OFFICE PARK DRIVE BIRMINGHAM, AL 35223 DEVELOPER AMPLIFY
DEVELOPMENT CO.

AMPLIFY 9724 WASHINTON BLVD. SUITE 200 CULVER CITY, CA 90232 MAIN: 818.917.0860 WWW.AMPLIFYDEVCO.COM

ANTUNOVICH ASSOCIATES

ARCHITECTURE - PLANNING - INTERIOR BESIGN 224 WEST HURON STREET, SUITE 7E

CHICAGO, ILLINOIS 60610 MAIN: 312.266.1126 WWW.ANTUNOVICH.COM

STRUCTURAL ENGINEER

DCI ENGINEERS

818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 M.E.P. & F.P. ENGINEERS

GOUVISengineering

GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612

Kimley » Horn

KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629

LANDSCAPE ARCHITECT Kimley » Horn

KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

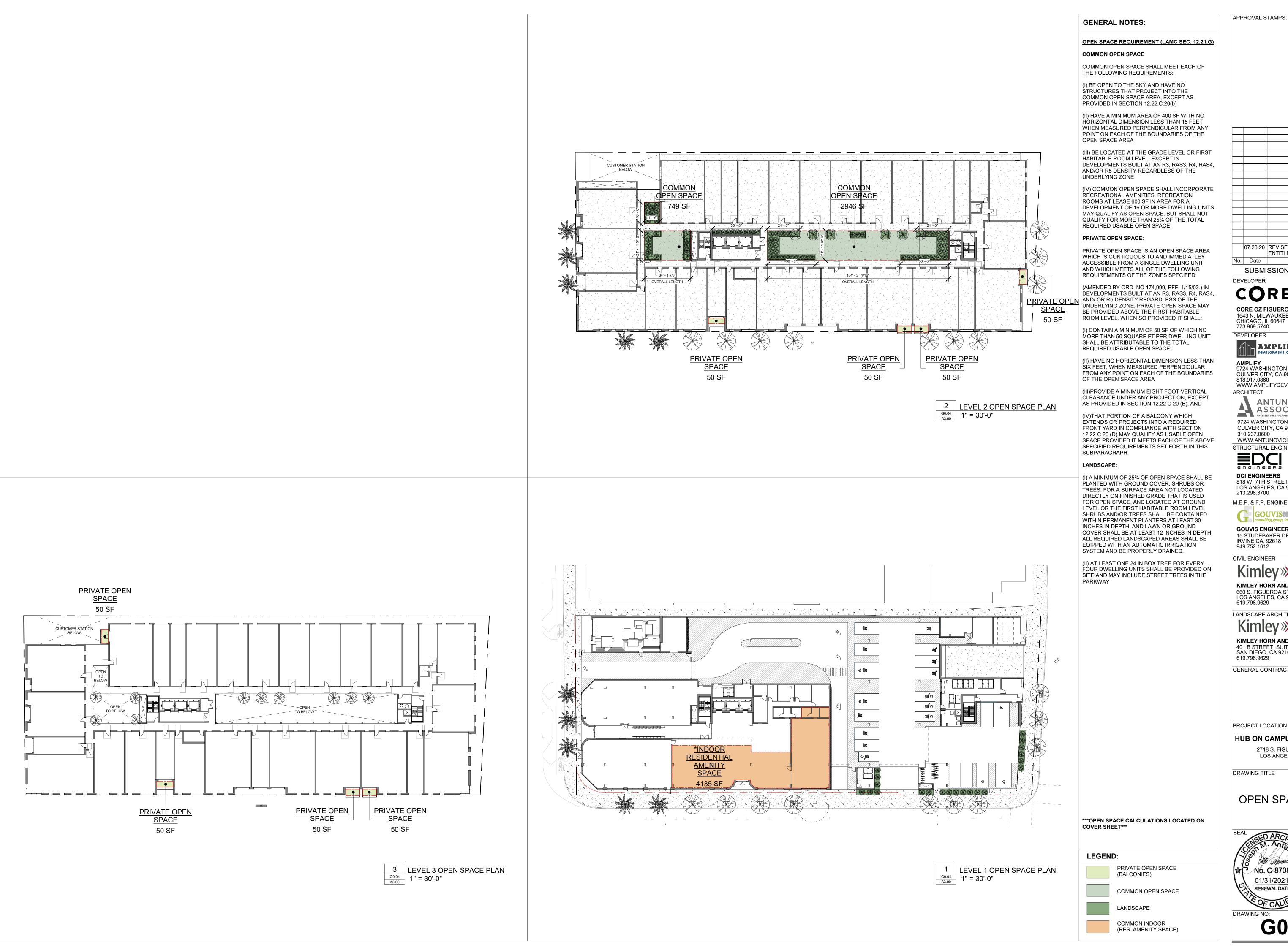
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TREE PLAN

DATE: 05/01/20 DRAWN BY: CLF CHECKED BY:

T-1

PROJECT NO:



Description SUBMISSIONS & REVISIONS DEVELOPER

07.23.20 REVISED ISSUE FOR PLANNING

ENTITLEMENT FILING

CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740

DEVELOPER AMPLIFY DEVELOPMENT CO.

9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM

ANTUNOVICH ASSOCIATES 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232

310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER

DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700

M.E.P. & F.P. ENGINEERS

GOUVISONG INCOMING CONSULTING GROUP, inc.

GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618

CIVIL ENGINEER

Kimley»Horn

KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629

LANDSCAPE ARCHITECT

Kimley » Horn

KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629

GENERAL CONTRACTOR

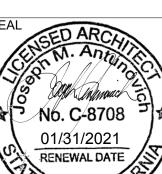
PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA

2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

OPEN SPACE PLANS

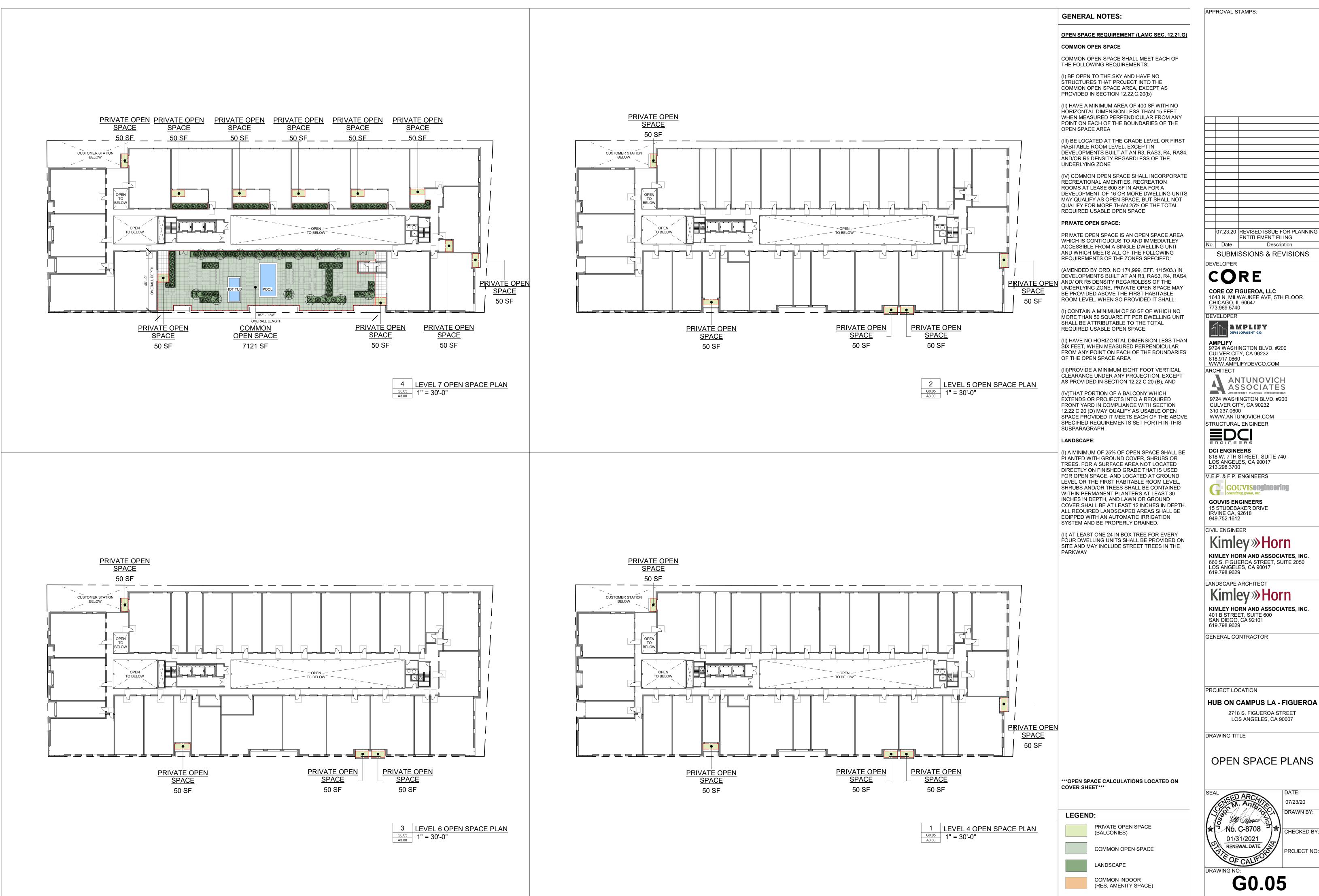


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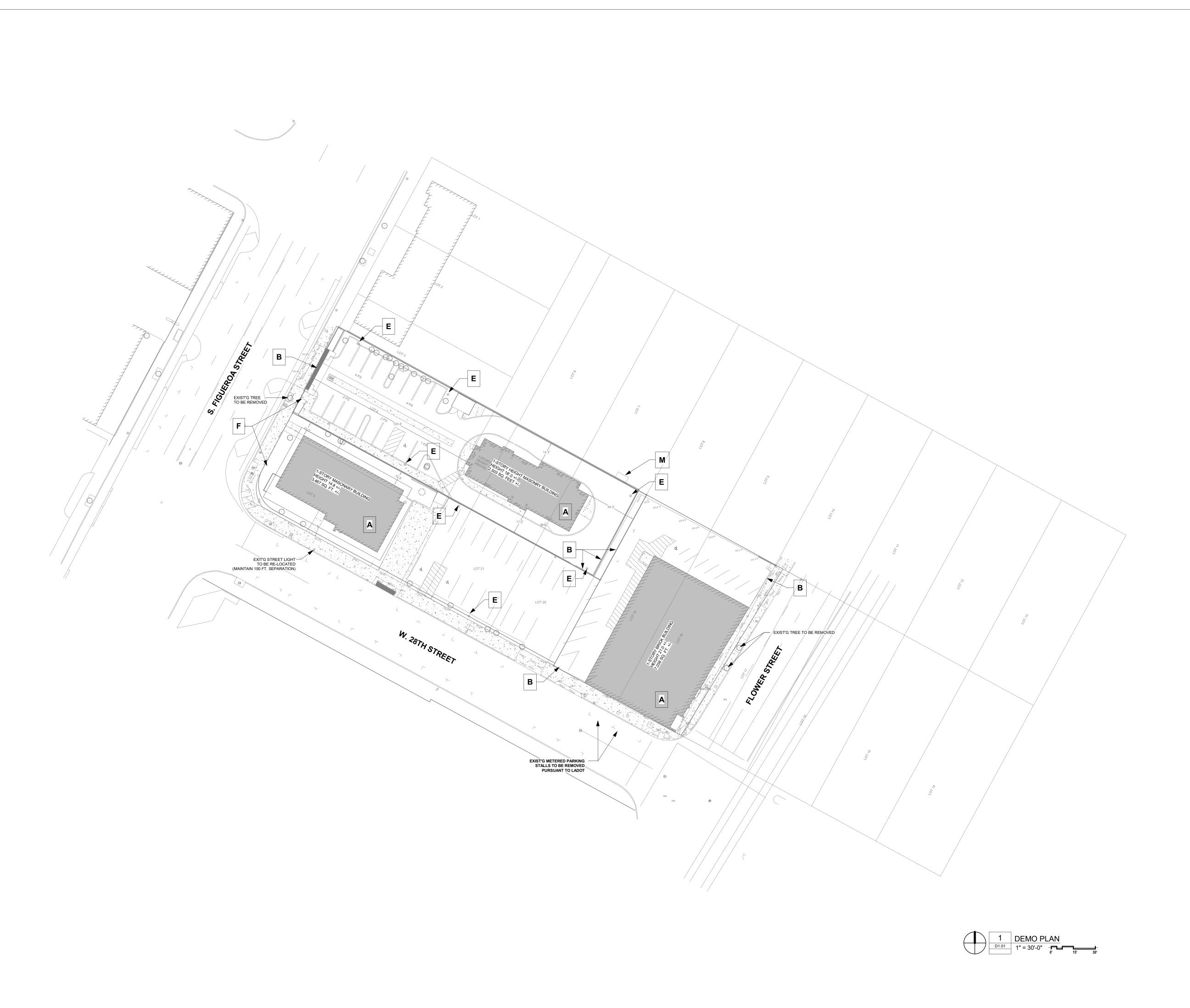
CHECKED BY:

PROJECT NO:

G0.04



DRAWN BY: CHECKED BY: PROJECT NO:



SHEET NOTES:

FOR INFORMATION ONLY. NOT FOR CONSTRUCTION

DEMOLITION NOTES:

- A EXISTING BUILDING TO BE DEMOLISHED
- B EXISTING WALL/ FENCE TO BE REMOVED C - EXISTING CURB CUT TO BE DEMOLISHED
- D EXSTING DRIVEWAY TO BE DEMOLISHED E - EXISTING ON-SITE LIGHT TO BE REMOVED F - EXISITING SIGNAGE TO BE REMOVED
- M EXISTING METHANE PULL SECTION ON NORTH PROPERTY TO REMAIN PROTECTED DURING DEMOLITION. EQUIPMENT NOT TO BE DAMAGED.

GENERAL NOTES:

- ALL EXISTING ONSITE TREES/ PLANTINGS TO BE
- EXISTING TREES/ PLANTING TO BE REMOVED. SEE ALTA SURVEY FOR TREE LOCATIONS
 - ALL EXISTING ON-SITE PARKING TO BE REMOVED
- ALL EXISTING ON-SITE UTILITIES TO BE REMOVED AND CONNECTED AS NEEDED PER CIVIL PLANS.
- ALL EXISTING ON-SITE PAVMENT TO BE REMOVED

No. Date Description SUBMISSIONS & REVISIONS

06.25.20 ISSUE FOR PLANNING

DEVELOPER CORE

APPROVAL STAMPS:

CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER

07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING

ENTITLEMENT FILING

AMPLIFY DEVELOPMENT CO.

AMPLIFY
9724 WASHINGTON BLVD. #200
CULVER CITY, CA 90232
818.917.0860
WWW.AMPLIFYDEVCO.COM ARCHITECT

ANTUNOVICH ASSOCIATES ARCHITECTURE · PLANNING · INTERIOR DESIGN 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600

WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER

DCI ENGINEERS
818 W. 7TH STREET, SUITE 740
LOS ANGELES, CA 90017

M.E.P. & F.P. ENGINEERS

GOUVISORS INSORING

GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612

CIVIL ENGINEER

213.298.3700

Kimley»Horn

KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629

LANDSCAPE ARCHITECT

Kimley»Horn

KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629 GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA

2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

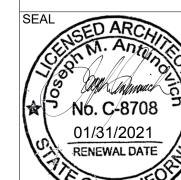
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DEMO PLANS

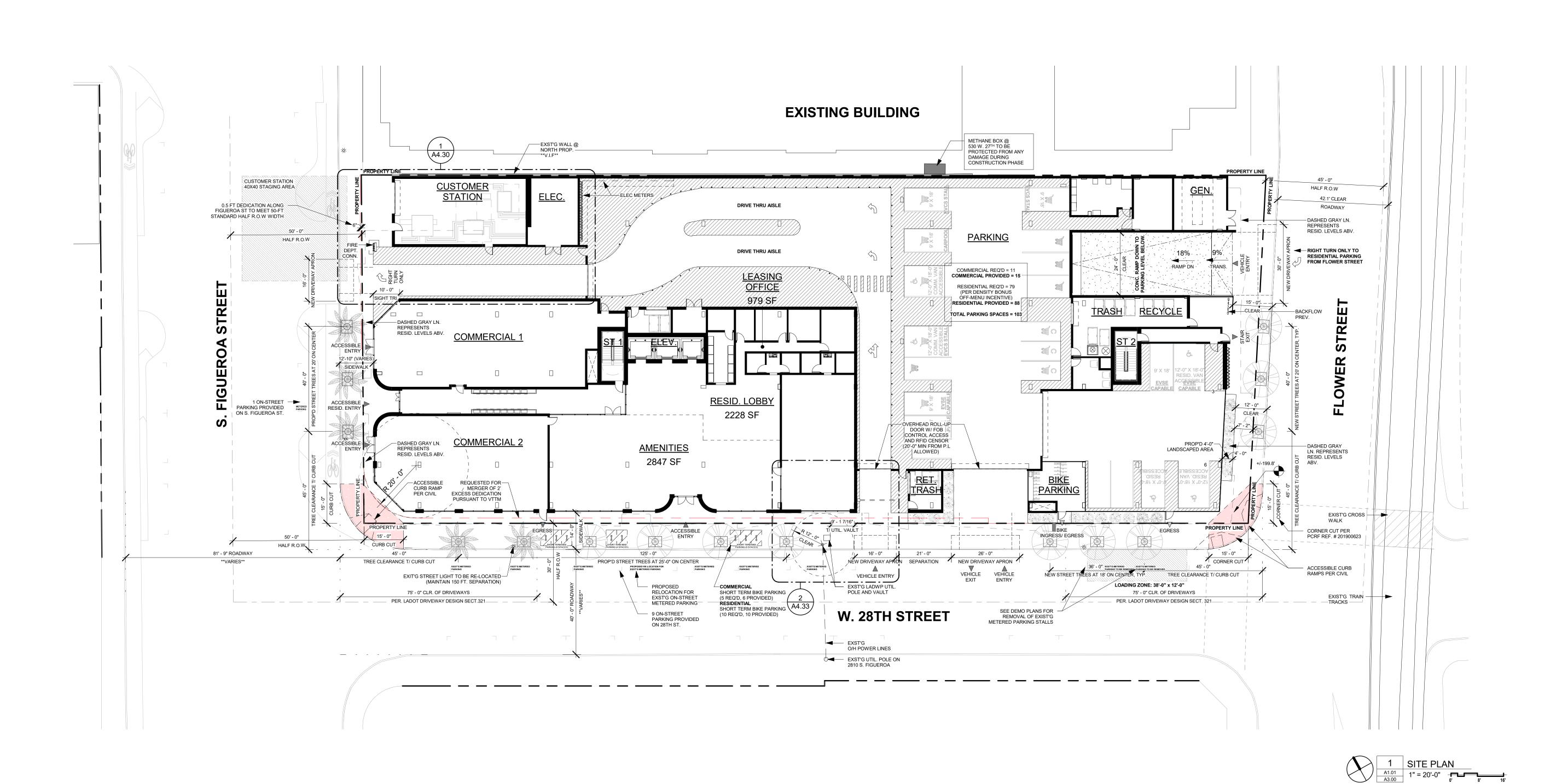
07/23/20 DRAWN BY:

CHECKED BY:

PROJECT NO:



D1.01



APPROVAL STAMPS: 07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION SUBMISSIONS & REVISIONS DEVELOPER CORE CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE ÁVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT ANTUNOVICH ASSOCIATES 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISORGINGORING consulting group, inc. GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER 619.798.9629 GENERAL CONTRACTOR

Kimley»Horn

KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629

LANDSCAPE ARCHITECT Kimley » Horn

KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

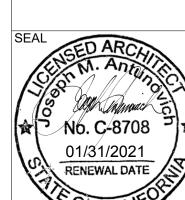
SITE PLAN

07/23/20

DRAWN BY:

CHECKED BY:

PROJECT NO:



DRAWING NO: A1.01



07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING

SUBMISSIONS & REVISIONS DEVELOPER

CORE

APPROVAL STAMPS:

CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER

AMPLIFY
DEVELOPMENT CO.

AMPLIFY
9724 WASHINGTON BLVD. #200
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WWW.AMPLIFYDEVCO.COM ARCHITECT

ANTUNOVICH ASSOCIATES 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232

310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER

DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700

M.E.P. & F.P. ENGINEERS

GOUVISONGINOORING consulting group, inc.

GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612

CIVIL ENGINEER

Kimley»Horn KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629

LANDSCAPE ARCHITECT Kimley»Horn

KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629

GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA

2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

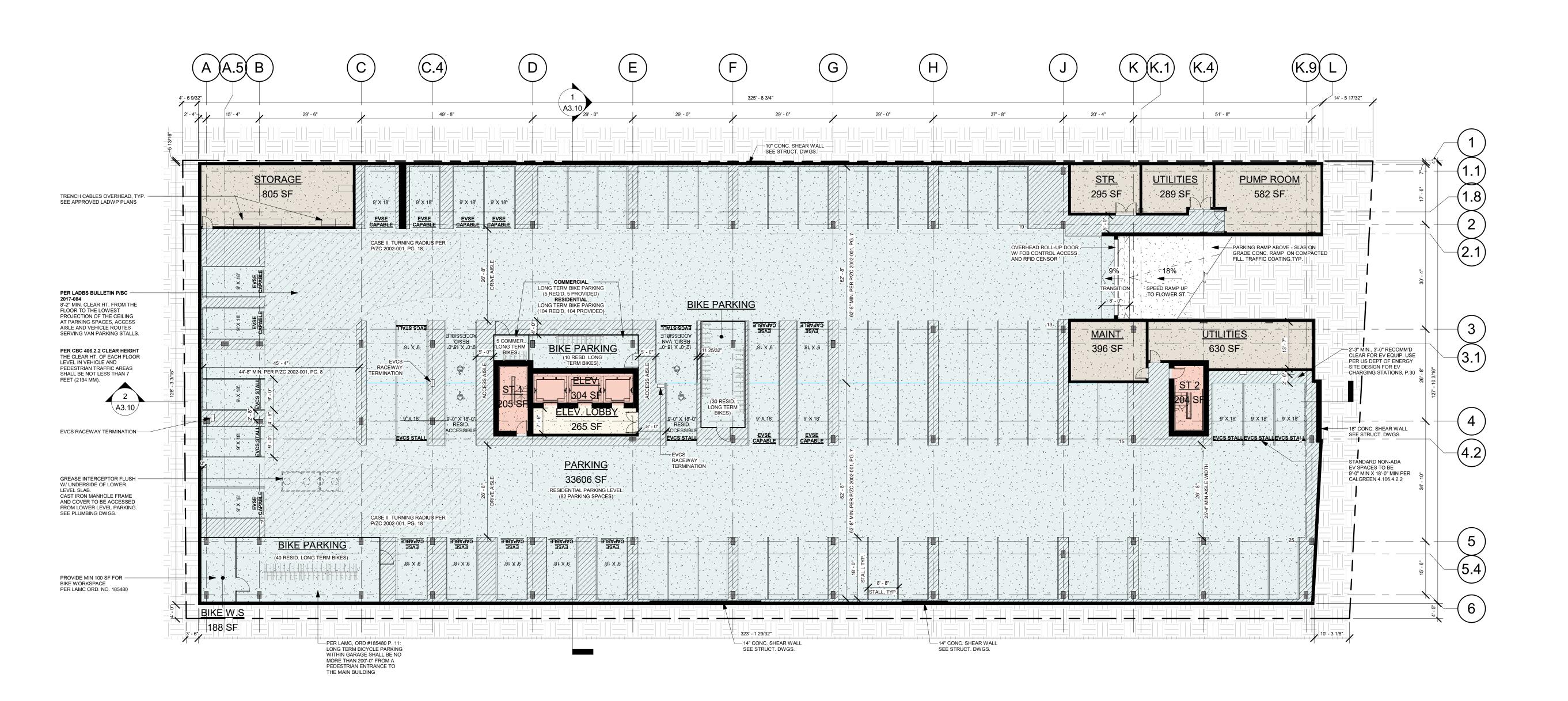
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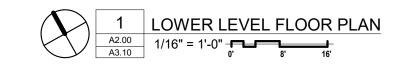
No. C-8708 01/31/2021 RENEWAL DATE

PROJECT NO:

07/23/20 DRAWN BY:

CHECKED BY:





07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION No. Date Description SUBMISSIONS & REVISIONS DEVELOPER CORE CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE ÁVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT **A** ANTUNOVICH ANION ASSOCIATES

ASSOCIATES

ANION DIVINING INTERIOR DESIGN 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER ENGINEERS DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS 949.752.1612 CIVIL ENGINEER LANDSCAPE ARCHITECT 619.798.9629 LOS ANGELES, CA 90007 DRAWING TITLE

APPROVAL STAMPS:

GOUVISONG INCOMING CONSULTING Group, Inc. GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618

Kimley » Horn

KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629

Kimley » Horn

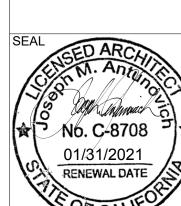
KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101

GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET

LOWER LEVEL PLAN



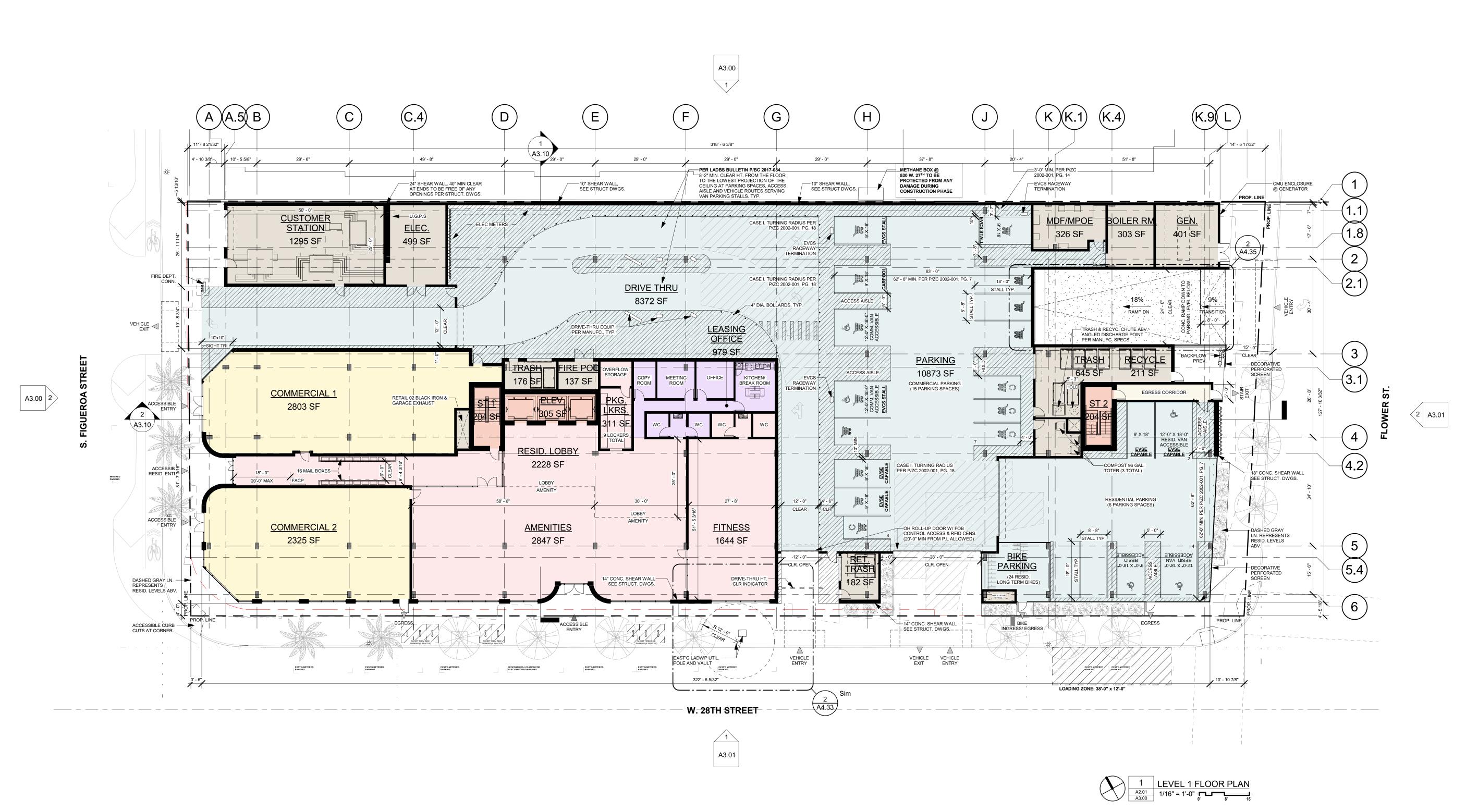
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DATE: 07/23/20

DRAWN BY:

CHECKED BY:

PROJECT NO:



07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION No. Date Description SUBMISSIONS & REVISIONS DEVELOPER CORE CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE ÁVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT ANTUNOVICH **ASSOCIATES** 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER ENGINEERS DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISONG INCOMING CONSULTING GROUP, Inc. GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER Kimley » Horn KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 LANDSCAPE ARCHITECT Kimley » Horn KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629 GENERAL CONTRACTOR PROJECT LOCATION **HUB ON CAMPUS LA - FIGUEROA** 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007 DRAWING TITLE LEVEL 1 PLAN

APPROVAL STAMPS:

No. C-8708 01/31/2021 RENEWAL DATE DRAWING NO:

A2.01

DATE: 07/23/20

DRAWN BY:

CHECKED BY:

PROJECT NO:



A3.01

07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION Description SUBMISSIONS & REVISIONS DEVELOPER CORE **CORE OZ FIGUEROA, LLC** 1643 N. MILWAUKEE ÁVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT ANTUNOVICH ASSOCIATES 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISONG INCOMING CONSULTING GROUP, INC. GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER Kimley»Horn KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 LANDSCAPE ARCHITECT Kimley » Horn KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629 GENERAL CONTRACTOR PROJECT LOCATION **HUB ON CAMPUS LA - FIGUEROA** 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007 DRAWING TITLE LEVEL 2 PLAN

07/23/20 DRAWN BY:

CHECKED BY:

PROJECT NO:

No. C-8708

A2.02

01/31/2021 RENEWAL DATE

DRAWING NO:

APPROVAL STAMPS:



07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING Description SUBMISSIONS & REVISIONS DEVELOPER CORE CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE ÁVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT ANTUNOVICH ASSOCIATES ARCHITECTURE · PLANNING · INTERIOR DESIGN 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER ENGINEERS DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISONG INCOMING CONSULTING GROUP, INC. GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER Kimley»Horn KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629 GENERAL CONTRACTOR PROJECT LOCATION

APPROVAL STAMPS:

LANDSCAPE ARCHITECT

Kimley»Horn

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

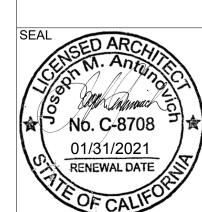
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LEVEL 3 PLAN

07/23/20 DRAWN BY:

CHECKED BY:

PROJECT NO:



DRAWING NO: A2.03



07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING Description SUBMISSIONS & REVISIONS DEVELOPER CORE CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT ANTUNOVICH ASSOCIATES ARCHITECTURE · PLANNING · INTERIOR DESIGN 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER ENGINEERS DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISONG INCOMING CONSULTING GROUP, INC. GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629 GENERAL CONTRACTOR

APPROVAL STAMPS:

Kimley»Horn

LANDSCAPE ARCHITECT

Kimley»Horn

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

LEVEL 4 PLAN

07/23/20 DRAWN BY:

CHECKED BY:

PROJECT NO:



DRAWING NO: A2.04



A3.01

07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION No. Date Description SUBMISSIONS & REVISIONS DEVELOPER CORE CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE ÁVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT ANTUNOVICH ASSOCIATES ARCHITECTURE · PLANNING · INTERIOR DESIGN 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER ENGINEERS DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISONG INCOMING GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER Kimley»Horn KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 LANDSCAPE ARCHITECT Kimley»Horn KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629 GENERAL CONTRACTOR PROJECT LOCATION **HUB ON CAMPUS LA - FIGUEROA** 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007 DRAWING TITLE LEVEL 5 PLAN

APPROVAL STAMPS:

DRAWING NO: A2.05

No. C-8708

01/31/2021 RENEWAL DATE

07/23/20 DRAWN BY:

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PROJECT NO:



07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION No. Date Description SUBMISSIONS & REVISIONS DEVELOPER CORE CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT ANTUNOVICH ASSOCIATES ARCHITECTURE · PLANNING · INTERIOR DESIGN 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISONG INCOMING GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 619.798.9629 GENERAL CONTRACTOR PROJECT LOCATION DRAWING TITLE

APPROVAL STAMPS:

Kimley»Horn

LANDSCAPE ARCHITECT

Kimley»Horn

KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101

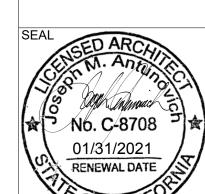
HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

LEVEL 6 PLAN

07/23/20 DRAWN BY:

CHECKED BY:

PROJECT NO:



DRAWING NO: A2.06



APPROVAL STAMPS: 07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION No. Date Description SUBMISSIONS & REVISIONS DEVELOPER CORE CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT ANTUNOVICH ASSOCIATES 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER ENGINEERS DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISORS INCOMING GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER

Kimley » Horn

KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629

LANDSCAPE ARCHITECT Kimley » Horn

KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629

GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

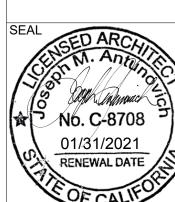
LEVEL 7 PLAN

DATE:

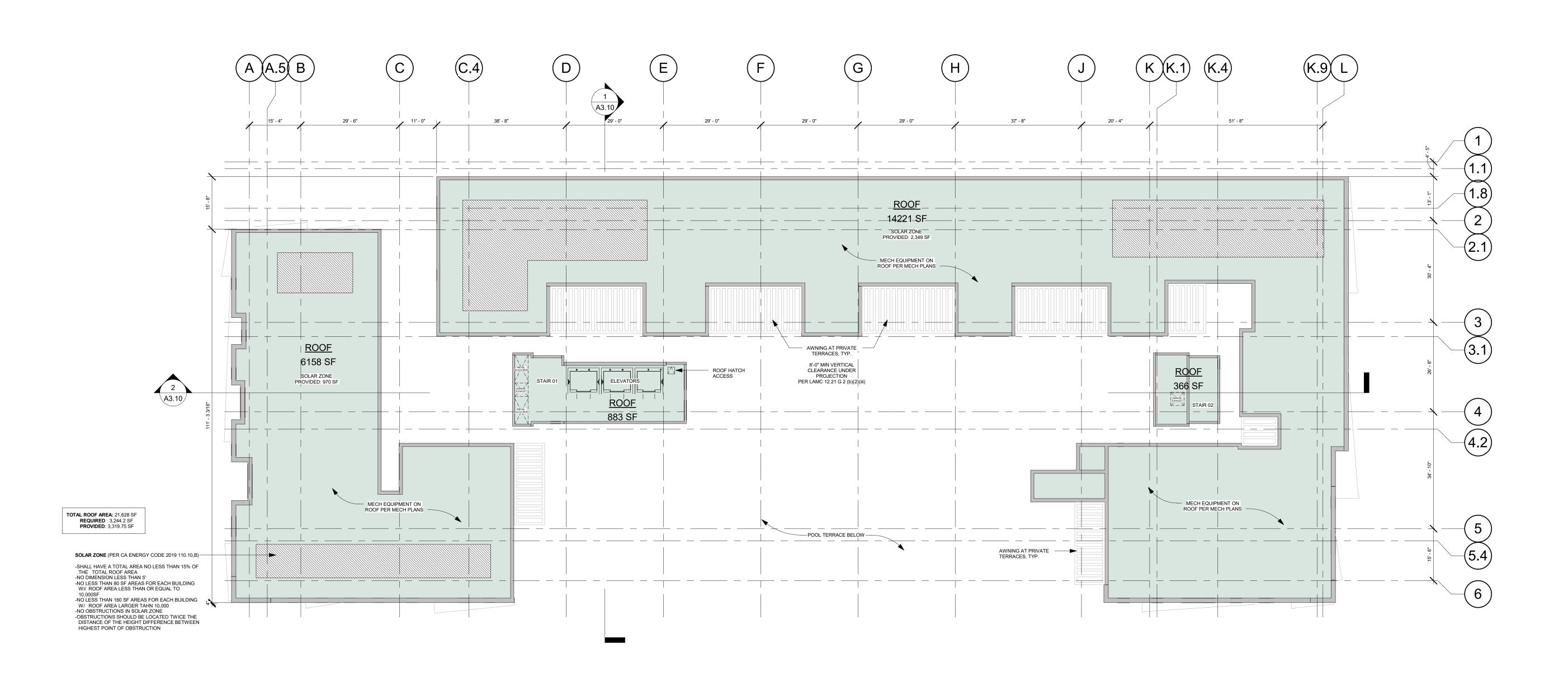
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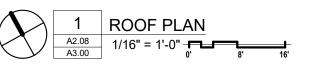
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PROJECT NO:



DRAWING NO: A2.07





07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING No. Date Description SUBMISSIONS & REVISIONS DEVELOPER

APPROVAL STAMPS:

CORE

CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER

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DEVELOPMENT CO.

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ANTUNOVICH ASSOCIATES ARCHITECTURE - PLANNING - INTERIOR DESIGN 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600

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STRUCTURAL ENGINEER

ENGINEERS

DCI ENGINEERS

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LOS ANGELES, CA 90017 213.298.3700

M.E.P. & F.P. ENGINEERS

GOUVISOR INCOME

GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618 949.752.1612

CIVIL ENGINEER

Kimley » Horn KIMLEY HORN AND ASSOCIATES, INC.

660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 LANDSCAPE ARCHITECT

Kimley » Horn KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629

GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET

LOS ANGELES, CA 90007

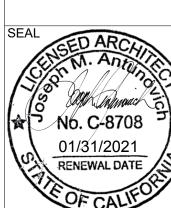
DRAWING TITLE

ROOF PLAN

07/23/20 DRAWN BY:

CHECKED BY:

PROJECT NO:



DRAWING NO:





CMU BLOCK - COLOR GRAY TO MATCH SHEAR WALLS

2 OVERALL WEST ELEVATION

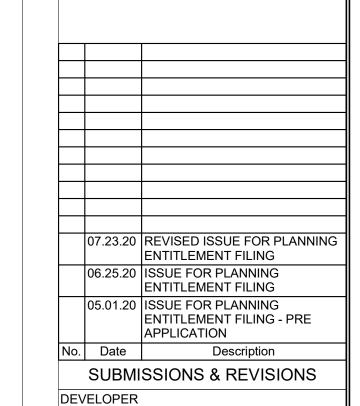
A3.00
A2.01

1/16" = 1'-0"
0'
8'
16'

1 OVERALL NORTH ELEVATION

A3.00
A2.01

1/16" = 1'-0" 8' 16'



APPROVAL STAMPS:

CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE ÁVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740

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LANDSCAPE ARCHITECT Kimley»Horn

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GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

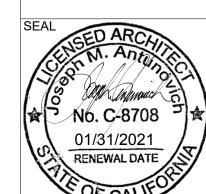
NORTH + WEST **ELEVATIONS**

DATE:

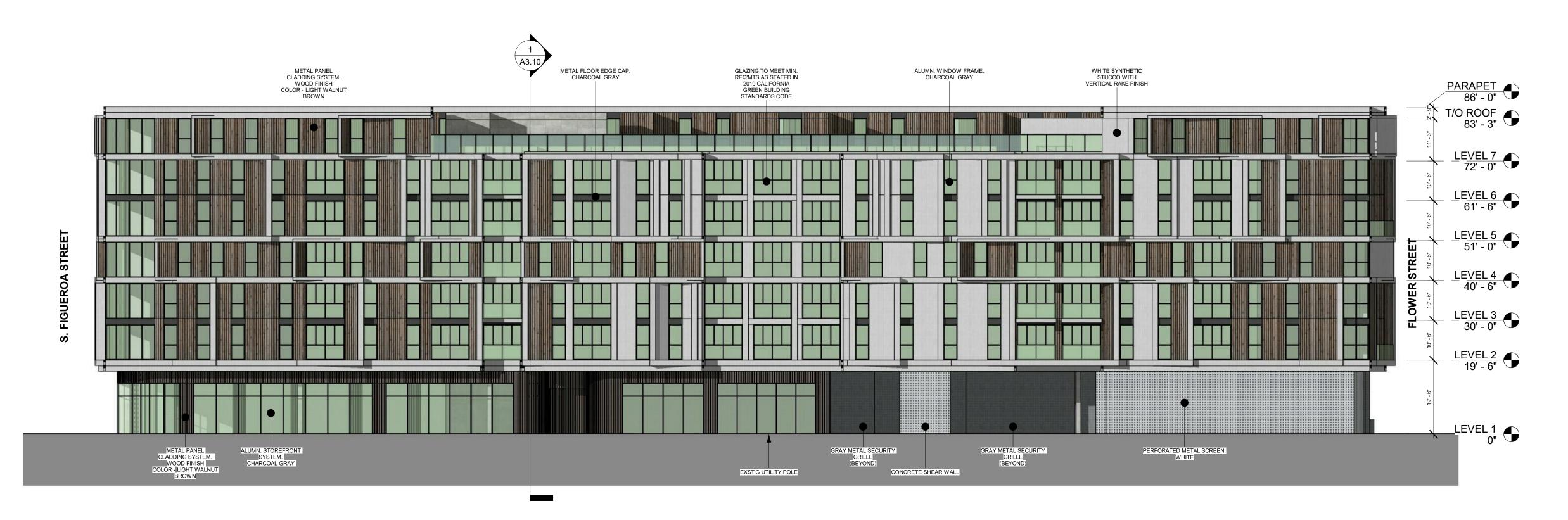
07/23/20 DRAWN BY:

CHECKED BY:

PROJECT NO:



DRAWING NO: A3.00



1 OVERALL SOUTH ELEVATION A3.01 A2.01 1/16" = 1'-0" 0' 8' 16



2 OVERALL EAST ELEVATION A3.01 A2.01 1/16" = 1'-0" 0' 8' 10

07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION Description

SUBMISSIONS & REVISIONS

DEVELOPER

APPROVAL STAMPS:

CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE ÁVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740

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ARCHITECT

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CIVIL ENGINEER

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LANDSCAPE ARCHITECT Kimley » Horn

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GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET

DRAWING TITLE

SOUTH + EAST **ELEVATIONS**

> DATE: 07/23/20 DRAWN BY:

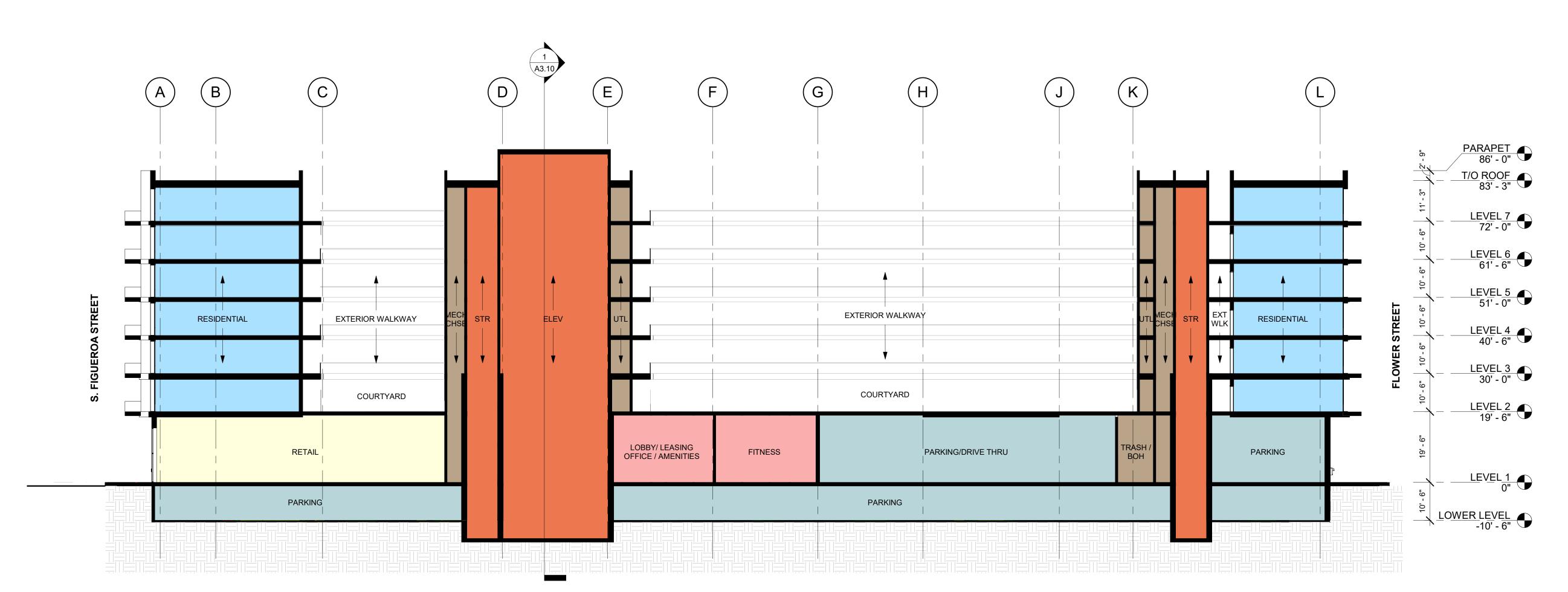
CHECKED BY:

PROJECT NO:

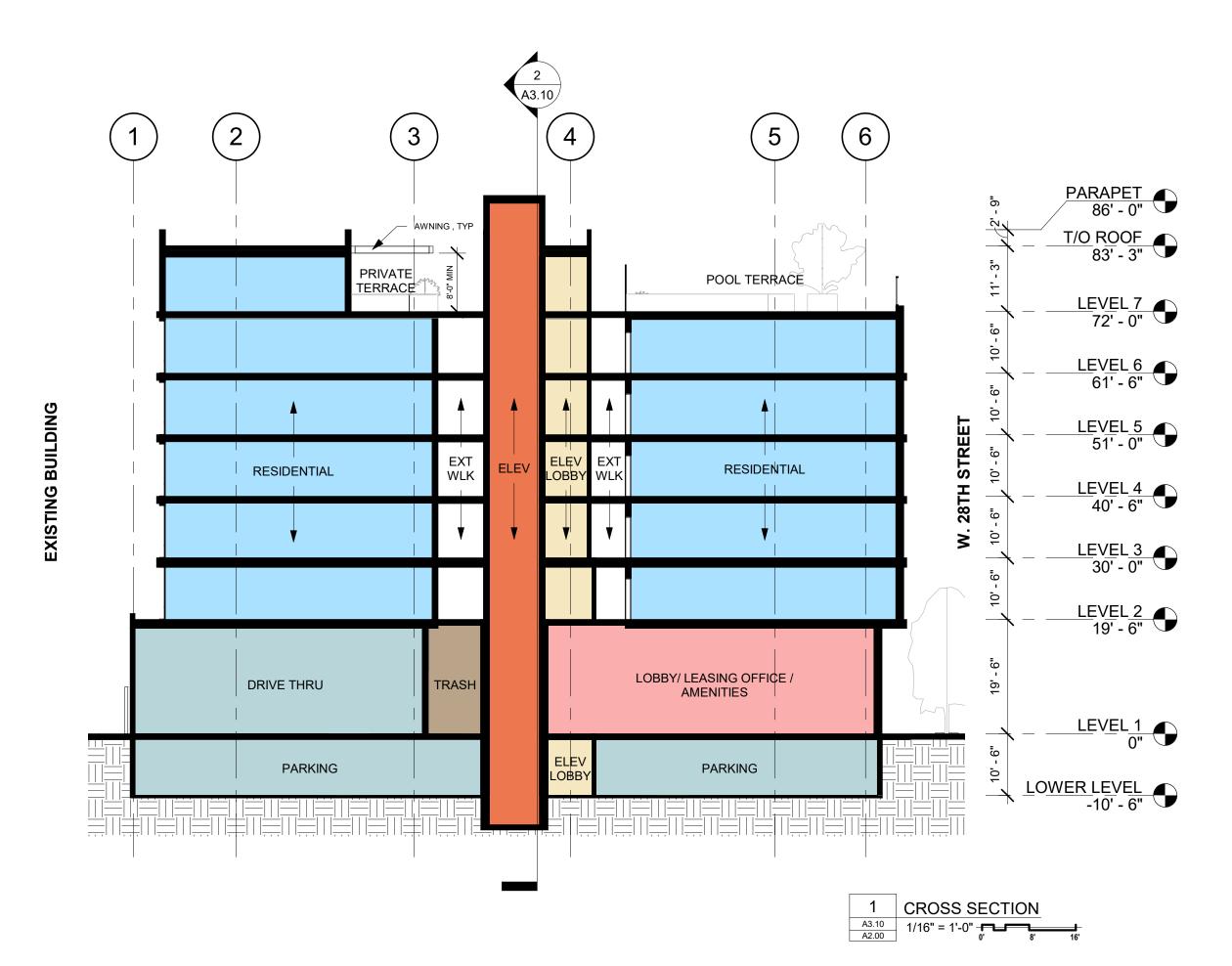
LOS ANGELES, CA 90007

De Internación No. C-8708 01/31/2021 RENEWAL DATE

DRAWING NO: A3.01



2 LONGITUDINAL SECTION



APPROVAL STAMPS: 07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING Description SUBMISSIONS & REVISIONS DEVELOPER CORE CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740 DEVELOPER AMPLIFY
DEVELOPMENT CO. 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 818.917.0860 WWW.AMPLIFYDEVCO.COM ARCHITECT ANTUNOVICH ASSOCIATES ARCHITECTURE · PLANNING · INTERIOR DESIGN 9724 WASHINGTON BLVD. #200 CULVER CITY, CA 90232 310.237.0600 WWW.ANTUNOVICH.COM STRUCTURAL ENGINEER DCI ENGINEERS 818 W. 7TH STREET, SUITE 740 LOS ANGELES, CA 90017 213.298.3700 M.E.P. & F.P. ENGINEERS GOUVISONG INCOMING GOOD CONSULTING GYOUP, INC. GOUVIS ENGINEERS
15 STUDEBAKER DRIVE
IRVINE CA, 92618
949.752.1612 CIVIL ENGINEER Kimley»Horn KIMLEY HORN AND ASSOCIATES, INC. 660 S. FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 619.798.9629 LANDSCAPE ARCHITECT Kimley»Horn KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629 GENERAL CONTRACTOR PROJECT LOCATION HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007 DRAWING TITLE **BUILDING SECTIONS** No. C-8708 No. C-8708 01/31/2021 RENEWAL DATE

DRAWING NO: A3.10

07/23/20 DRAWN BY:

CHECKED BY:

PROJECT NO:



VIEW FROM W. 28TH STREET AND FLOWER STREET



VIEW FROM S. FIGUEROA LOOKING SOUTH EAST



VIEW OF W. 28TH STREET FACADE



VIEW FROM S. FIGUEROA AND W. 28TH STREET

APPROVAL STAMPS:

07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE APPLICATION

SUBMISSIONS & REVISIONS

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LANDSCAPE ARCHITECT

Kimley » Horn KIMLEY HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 619.798.9629

GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

BUILDING DESIGN RENDERING

No. C-8708 01/31/2021 RENEWAL DATE

07/23/20 CHECKED BY:

A3.20



SOUTH VIEW OF OVERALL BUILDING



VIEW FROM FLOWER STREET LOOKING SOUTH WEST

APPROVAL STAMPS:

07.23.20 REVISED ISSUE FOR PLANNING ENTITLEMENT FILING 06.25.20 ISSUE FOR PLANNING ENTITLEMENT FILING 05.01.20 ISSUE FOR PLANNING ENTITLEMENT FILING - PRE

APPLICATION Description SUBMISSIONS & REVISIONS

DEVELOPER

CORE OZ FIGUEROA, LLC 1643 N. MILWAUKEE AVE, 5TH FLOOR CHICAGO, IL 60647 773.969.5740



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GENERAL CONTRACTOR

PROJECT LOCATION

HUB ON CAMPUS LA - FIGUEROA 2718 S. FIGUEROA STREET LOS ANGELES, CA 90007

DRAWING TITLE

BUILDING DESIGN RENDERING

No. C-8708 01/31/2021 RENEWAL DATE

CHECKED BY: PROJECT NO:

07/23/20 DRAWN BY:

A3.21

DEPARTMENT OF CITY PLANNING

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG HENRY CHU THEODORE L. IRVING FRANKLIN N. QUON CHARLES J. RAUSCH JR. FERNANDO TOVAR DAVID S. WEINTRAUB MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

EXECUTIVE OFFICES

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

> VINCENT P. BERTONI, AICP DIRECTOR

KEVIN J. KELLER, AICP EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE DEPUTY DIRECTOR

ARTHI L. VARMA, AICP DEPUTY DIRECTOR

LISA M. WEBBER, AICP DEPUTY DIRECTOR

http://planning.lacity.org

Filing Notification and Distribution

ADDRESS: 2714 South Figueroa Street	DATE OF FILING AND MAP STAMP DATE: 8/11/2020
COMMUNITY PLAN: Southeast Los Angeles	
	VTT- MAP NO: VTT-83024-CN
EXPEDITED	CPC-2020-4714-CU-DB-SPR-RDP-HCA ENV-2020-4715-EAF
PROCESSING SECTION	DEEMED COMPLETE AND DISTRIBUTION DATE: 08/31/2020
	Hillside: ()Yes (X) No
(X) COUNCIL DISTRICT NO: 9	() Community Plan Revision
() Neighborhood Planning (Check Office below)	(X) Department of Recreation and Parks
() Valley	(X) Bureau of Street Services- Urban Forestry
() West Los Angeles	(X) Bureau of Street Lighting (No. P.S.)
() Harbor	() Animal Regulation (Hillside)
() Metro E/S	(X) Housing Department
Department of Public Works	(X) Board of Education (No P.S.)
(X) Bureau of Engineering	(X) Los Angeles County Health Department
(X) Bureau of Sanitation	(No P.S.)
Department of Building and Safety	() City of Beverly Hills
(X) Grading Engineer	(See Counter Map) (No P.S.)
(X) Zoning Engineer	() Valley DOT – Taghi Gharagozli
(X) Department of Transportation	(X) Imaging Services
Department of Water and Power	(X) GIS - c/o Fae Tsukamoto
() Underground Design	(X) Empowerment Congress North Area
(X) Real Estate	Neighborhood Council
(X) Water System	N.C. please respond with comments within 90 days
(X) Fire Department (mark "Fire")	from "deemed complete and distribution date" (LISTED ABOVE).
The above tract has been filed with City Dianning Evned	

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

Nicholas Hendricks, Senibr City Planner Expedited Processing Section

CP-6300 (1/21/09)

RECOMMENDATION REPORTS
DUE BY: 10/13/2020

Please forward reports to the following e-neal address:

planning.expedited@lacity.org

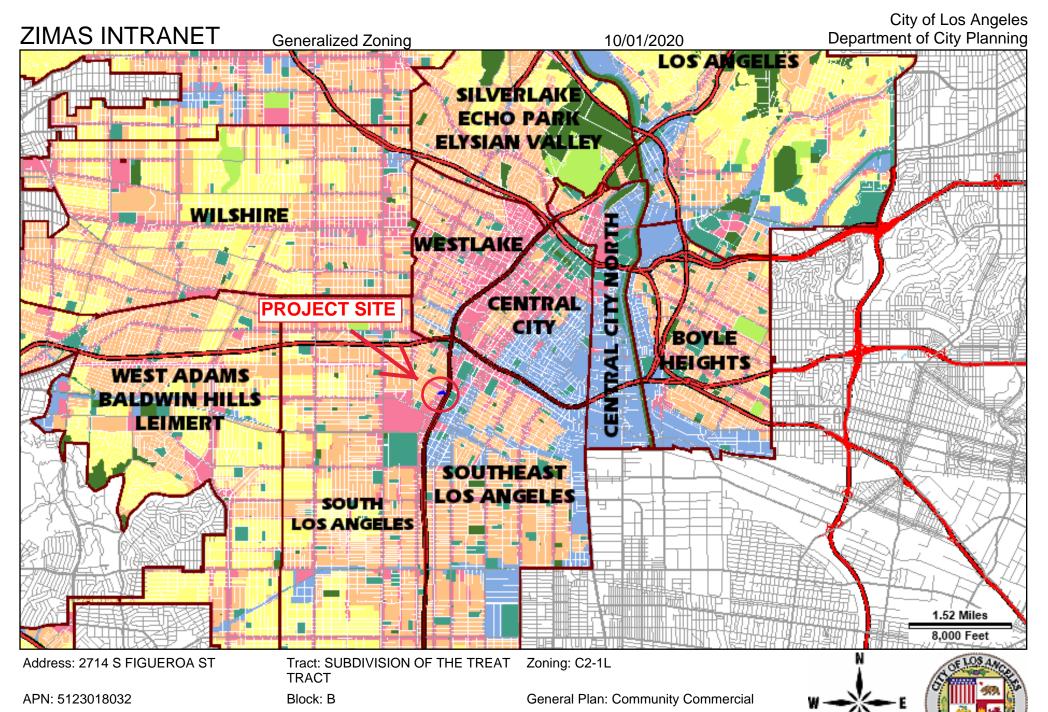
Aerial View of the Project Site







ATTACHMENT 4



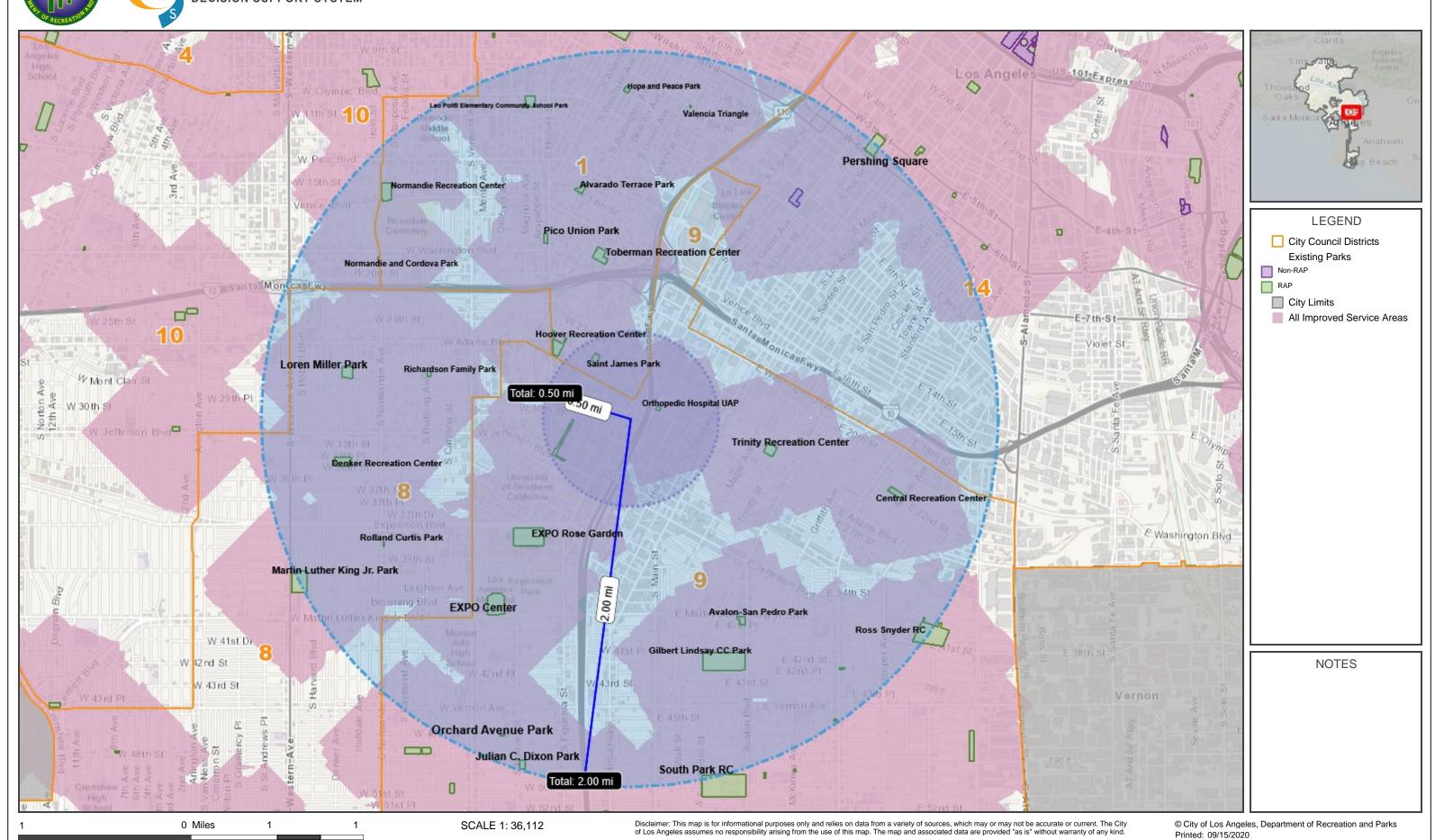
PIN #: 121-5A203 125

Lot: FR 3 Arb: 2



Project Site and Surrounding Parks

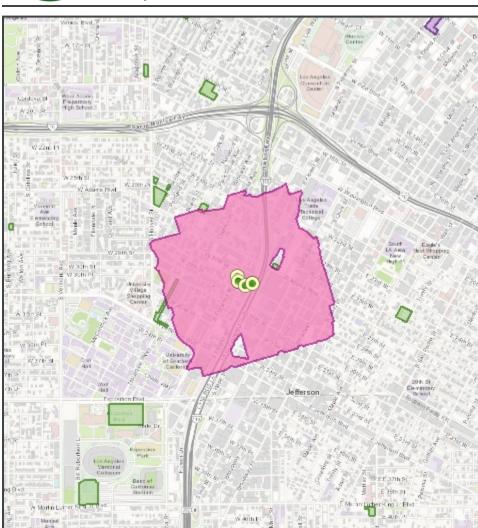








Park Analysis Report



Scenario Information

Scenario Name:

VTT-83024

Description:

Demolition of 2 restaurants and 1 office building and the construction of a 157-unit apartment (33 affordable units) with commercial space and 1 level of subterranean parking

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

Residents Served: 5,839 90 Households Served: 1,229 13

Residen	ts Served by Age		Households Ser	ved by Annual In	come
Under Age 5:	127	2	Under \$25,000:	826	5
Age 5 to 9:	106	3	\$25,000 to \$34,999:	137	2
Age 10 to 14:	103	5	\$35,000 to \$49,999:	131	3
Age 15 to 17:	59	2	\$50,000 to \$74,999:	88	2
Age 18 to 64:	5,282	75	\$75,000 and Over:	47	1
Age 65 and Over:	162	3		Sourc	e: Census/ACS 2010

City of Los Angeles Department of Recreation and Parks Date Generated: 09/15/2020 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.