

APPROVED
SEP 17 2020

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 20-190

DATE September 17, 2020

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82282 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-82282 (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 3606 West Exposition, 3630 & 3642 South Crenshaw, Boulevard, 3510 West Exposition Boulevard, and 3501 – 3505 West Obama Boulevard in the Crenshaw community of the City, consists of a merger and resubdivision of 2 ground lots and 34 airspace lots. The ground lots contain the construction of 401 apartment units, 81 of which are affordable units, as well as 40,266 square feet (SF) of commercial space. The proposed subdivision would contain a total of 36 parcels.

The proposed Project also includes approximately 45,416 SF of common open space, which includes a plaza, store frontage, four amenity decks, and three recreation rooms.

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 **August 29, 2019**. 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 **August 18, 2020**. On August 19, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**September 21, 2020**." The Advisory Agency Filing Notification is attached (Attachment 2).

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

REQUIRED LAND DEDICATION 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)**

The maximum required land dedication for the Project's proposed 401 units would be:

$$2.90 \text{ Acres} = (401 \times 2.88) \times 0.00251$$

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.

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As currently proposed, the Project has 81 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$2.31 \text{ Acres} = (320 \times 2.88) \times 0.00251$$

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.

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

In-Lieu Fee Payment

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

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

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The **maximum** Park Fees payment for the Project's proposed 401 units would be:

$$\mathbf{\$5,457,209.00} = \$13,609.00 \times 401 \text{ dwelling units}$$

As currently proposed, the Project has 81 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:

$$\mathbf{\$4,364,880.00} = \$13,609.00 \times 320 \text{ dwelling units}$$

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

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

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

STAFF ANALYSIS AND RECOMMENDATION

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

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

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Site Analysis

The proposed Project is located within the Crenshaw community of the City and within the West Adams – Baldwin Hills – Leimart Community Plan Area. Currently, the Project site is an administrative office, parking lot, and secondary vacant lot used for construction staging. The Project is adjacent to the Expo/Crenshaw Metro Line Station is surrounded by residential, commercial, and industrial 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 low-density area of the City. Below is analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile walking distance of the Project site (EPADSS): 5,463 persons (8,034 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- West Adams – Baldwin Hills – Leimart Community Plan Area (2017 American Community Survey): 13,574 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 45,416 SF of common open space, which includes a plaza, store frontage, four amenity decks, and three recreation rooms.

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.

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Public Park Access

There are no RAP-owned public parks within a half-mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **4,824** 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 twelve (12) park renovation projects currently in development within a two (2) mile radius of the Project site that are currently fully funded:

- Angeles Mesa Park – Playground Replacement (PRJ21319) Project
- Baldwin Hills Recreation Center – Fencing (PRJ21348) Project
- Baldwin Hills Recreation Center – Playground Replacement (PRJ21183) Project
- Baldwin Hills Recreation Center – New Batting Cages (PRJ21184) Project
- Eleanor Green Roberts Aquatic Center – Pool Improvements (PRJ21431) Project
- Jim Gilliam Recreation Center – New Splash Pad (PRJ21188) (PRJ21098) Project
- Loren Miller Recreation Center – Playground Replacement (PRJ21317) Project
- Queen Anne Recreation Center – Playground Replacement (PRJ21314) Project
- Rancho Cienega Sports Complex – Sports Complex Project – Phase 1 (PRJ21190) (PRJ20308) Project
- Rancho Cienega Sports Complex – Celes King II Pool Demolition (PRJ21412) Project
- Vineyard Recreation Center – Playground Replacement and New Fitness Equipment (PRJ21185) (PRJ21186) Project
- Washington Irving Pocket Park – New Playground (PRJ21295) Project

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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 per Section 66477 (7) of the California Government Code, only the payment of fees may be required.

Additionally, it should be noted that while the proposed Project is within a park service area gap, it is located in a relatively low-density area of the City. The density of the surrounding area within walking distance of the Project site is lower than the average density of the City and is lower than the average density of the Community Plan Area in which the proposed Project is located.

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



SHEET INDEX	
SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
C001	ALTA / NSPS LAND TITLE SURVEY
C002	DESIGN SURVEY
C003	ALTA / NSPS LAND TITLE SURVEY
A0.01	PROJECT DATA
A0.02	PROJECT DATA
A0.03	F.A.R. - SITE A
A0.04	F.A.R. - SITE B
A0.05	OPEN SPACE
A0.06	PLOT PLAN
C110	DEMOLITION PLAN
C120	GRADING PLAN
C130	UTILITY AND LID PLAN
A1.00	OVERALL SITE PLAN
A1.01	GROUND FLOOR PLAN - SITE A
A1.02	LEVEL 2 FLOOR PLAN - SITE A
A1.03	LEVEL 3 FLOOR PLAN - SITE A
A1.04	LEVEL 4 FLOOR PLAN - SITE A
A1.05	LEVEL 5 FLOOR PLAN - SITE A
A1.06	LEVEL 6 FLOOR PLAN - SITE A
A1.07	LEVEL 7 FLOOR PLAN - SITE A
A1.08	LEVEL 8 FLOOR PLAN - SITE A
A1.09	ROOF PLAN - SITE A
A1.10	BASEMENT FLOOR PLAN - SITE B
A1.11	GROUND FLOOR PLAN - SITE B
A1.12	LEVEL 2 FLOOR PLAN - SITE B
A1.13	LEVEL 3 FLOOR PLAN - SITE B
A1.14	LEVEL 4 FLOOR PLAN - SITE B
A1.15	LEVEL 5 FLOOR PLAN - SITE B
A1.16	LEVEL 6 FLOOR PLAN - SITE B
A1.17	LEVEL 7 FLOOR PLAN - SITE B
A1.18	LEVEL 8 FLOOR PLAN - SITE B
A1.19	ROOF PLAN - SITE B
A2.01	EXTERIOR ELEVATIONS - SITE A
A2.02	EXTERIOR ELEVATIONS - SITE A
A2.03	EXTERIOR ELEVATIONS - SITE B
A2.04	EXTERIOR ELEVATIONS - SITE B
A2.90	PVP FACADE ARTICULATION & VARIATION
A2.91	PVP FACADE ARTICULATION & VARIATION
A2.92	PVP FACADE ARTICULATION & VARIATION
A3.01	BUILDING SECTIONS - SITE A
A3.02	BUILDING SECTIONS - SITE B
A4.01	UNIT PLANS - TYPICAL
A4.02	UNIT PLANS - TYPICAL
A5.01	RENDERINGS
A5.02	RENDERINGS
L.01	ILLUSTRATIVE SITE PLAN
L.02	SITE A - COMPOSITE SITE PLAN
L.03	SITE A - GROUND FLOOR PLAN
L.04	SITE A - L2 AMENITY DECK PLAN
L.05	SITE A - L3 AMENITY DECK PLAN
L.06	SITE A - ELEVATION
L.07	SITE A - SECTIONS
L.08	SITE B - COMPOSITE SITE PLAN
L.09	SITE B - GROUND FLOOR PLAN
L.10	SITE B - AMENITY DECK L2
L.11	SITE B - AMENITY DECK L3
L.12	SITE B - SECTION 5-5 STREET ELEVATION
L.13	SITE B - SECTIONS
L.14	PLANT PALETTE
L.15	MATERIAL PALETTE
L.16	ACTIVATED GROCERY STORE FRONTAGE
L.17	PVP MULTI-MODAL TRANSIT CONNECTIVITY
L.18	PVP SHORT-TERM BICYCLE PARKING
L.19	PVP PLAZA AND PASEO PROGRAM, LG

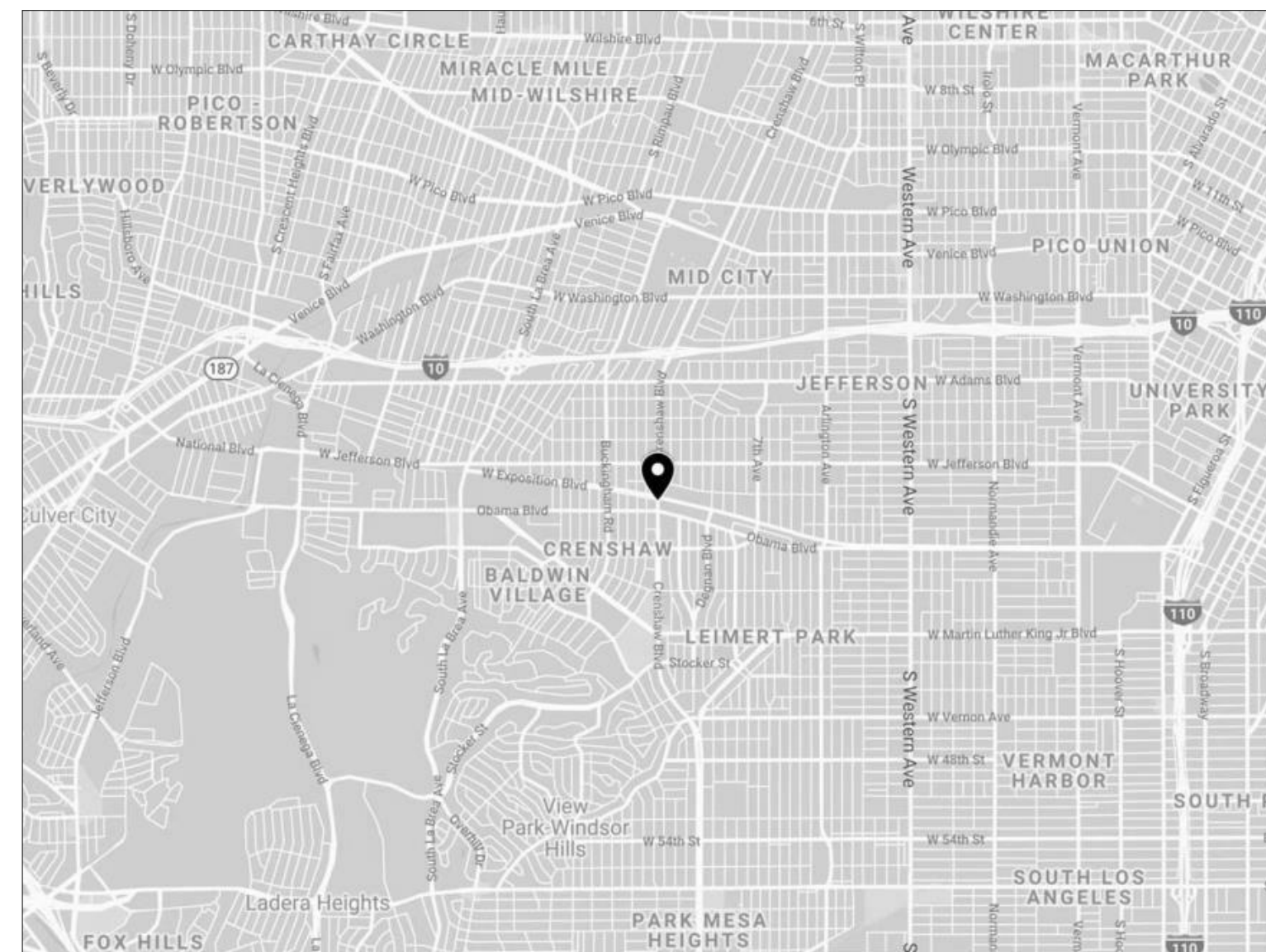


client | consultant

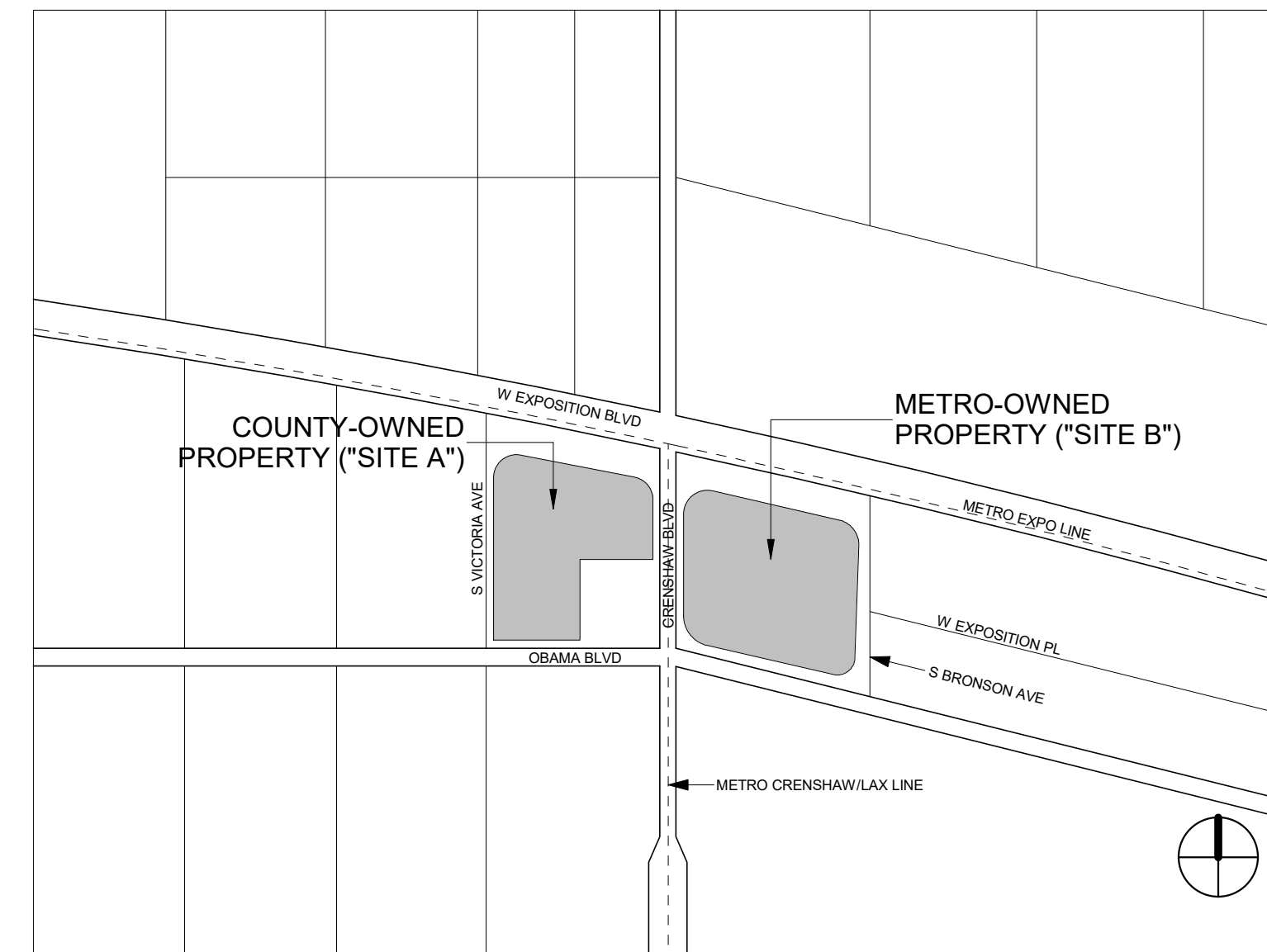


stamp | approval

VICINITY MAP



VICINITY MAP



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Issues / Revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

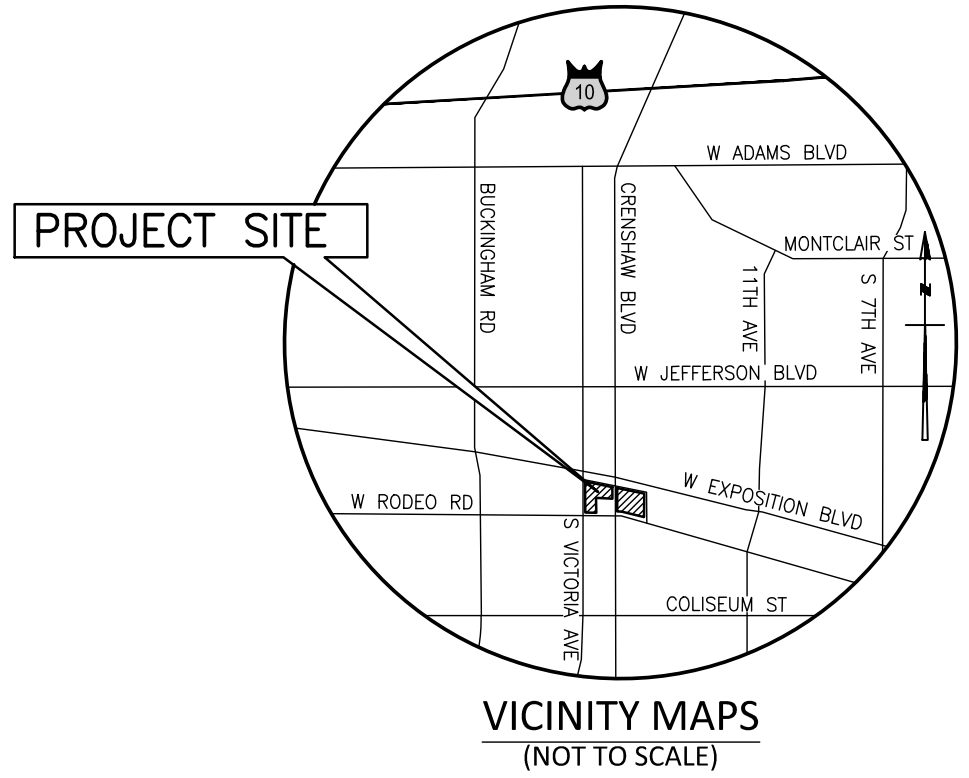
CRENSHAW CROSSING

sheet title COVER SHEET

project no. 2019-00109-000

sheet no. **A0.00**

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- ⊙ AREA DRAIN
- ▬ ASPHALT
- ⊕ BOLLARD
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ RISER
- ⊕ DRY
- ⊕ EDGE OF GUTTER
- ⊕ ELEVATION
- ⊕ EDGE OF PAVEMENT
- ⊕ ESTAB
- ⊕ ESTABLISHED
- ⊕ ELECTRIC VAULT
- ⊕ FOUND
- ⊕ FINISHED FLOOR
- ⊕ FLOWLINE
- ⊕ GB
- ⊕ GRADE BREAK
- ⊕ IRV
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ INVERT
- ⊕ LA
- ⊕ LANDSPACE AREA
- ⊕ MH
- ⊕ MANHOLE
- ⊕ OHU
- ⊕ OVERHEAD UTILITY LINE
- ⊕ P
- ⊕ PULLBOX
- ⊕ PTR
- ⊕ PRELIMINARY TITLE REPORT
- ⊕ R/W
- ⊕ RIGHT-OF-WAY
- ⊕ RISER
- ⊕ SCO
- ⊕ SEWER CLEANOUT
- ⊕ SD
- ⊕ STORM DRAIN
- ⊕ SLPB
- ⊕ STREETLIGHT PULLBOX
- ⊕ SNF
- ⊕ SEARCHED NOTHING FOUND
- ⊕ TOE
- ⊕ TOE OF SLOPE
- ⊕ TOP
- ⊕ TOP OF SLOPE
- ⊕ TW
- ⊕ TOP OF WALL
- ⊕ UNK
- ⊕ UNKNOWN
- ⊕ UT
- ⊕ UTILITY
- ⊕ UV
- ⊕ UNKNOWN VAULT
- ⊕ WDF
- ⊕ WOOD FENCE
- ⊕ WM
- ⊕ WATER METER
- ⊕ WV
- ⊕ WATER VALVE
- ⊕ WW
- ⊕ WATER VAULT
- ⊕ VLT
- ⊕ VAULT
- ⊕ NLY
- ⊕ NORTHERLY
- ⊕ SLY
- ⊕ SOUTHERLY
- ⊕ ELY
- ⊕ EASTERLY
- ⊕ WLY
- ⊕ WESTERLY
- ⊕ NELY
- ⊕ NORTHEASTERLY
- ⊕ NWLY
- ⊕ NORTHWESTERLY
- ⊕ SELY
- ⊕ SOUTHEASTERLY
- ⊕ SWLY
- ⊕ SOUTHWESTERLY

ABBREVIATIONS

- AD AREA DRAIN
- ASPH ASPHALT
- CL CENTERLINE
- CBW CONCRETE BLOCK WALL
- CO CLEANOUT
- CONC CONCRETE
- CPB CABLE PULLBOX
- DR DOOR
- DWY DRIVEWAY
- EGY EDGE OF GUTTER
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESTAB ESTABLISHED
- EVV ELECTRIC VAULT
- FD FOUND
- FF FINISHED FLOOR
- FL FLOWLINE
- GB GRADE BREAK
- IRV IRRIGATION CONTROL VALVE
- INVT INVERT
- LA LANDSPACE AREA
- MH MANHOLE
- OHU OVERHEAD UTILITY LINE
- P PROPERTY LINE
- PB PULLBOX
- PR PRELIMINARY TITLE REPORT
- R/W RIGHT-OF-WAY
- RISER RISER
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- UNK UNKNOWN
- UT UTILITY
- UV UNKNOWN VAULT
- WDF WOOD FENCE
- WM WATER METER
- WV WATER VALVE
- WW WATER VAULT
- VLT VAULT
- NLY NORTHERLY
- SLY SOUTHERLY
- ELY EASTERLY
- WLY WESTERLY
- NELY NORTHEASTERLY
- NWLY NORTHWESTERLY
- SELY SOUTHEASTERLY
- SWLY SOUTHWESTERLY

COMMENTS

DATES OF SURVEY MARCH 26 & 27, 2018
JUNE 5, 11, 12 & 15, 2019

SITE ADDRESS 3606 EXPOSITION BLVD, LOS ANGELES, CA 90018
3510 EXPOSITION BLVD, LOS ANGELES, CA 90018
3645 CRENSHAW BLVD, LOS ANGELES, CA 90016
3630 CRENSHAW BLVD, LOS ANGELES, CA 90016
3644 CRENSHAW BLVD, LOS ANGELES, CA 90016
3515 OBAMA RD, LOS ANGELES, CA 90018

APN NO. 5046-022-900
5044-002-901
5044-002-902
5044-002-903
5044-002-904
5044-002-905

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

BASIS OF BEARINGS THE BEARING OF N74°47'55"W ALONG THE CENTERLINE OF RODEO ROAD AS SHOWN ON PARCEL MAP L.A. NO. 3210 FILED IN MAP BOOK 82, PAGES 29 & 30, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK CITY OF LA BM #12-11469, SPK S CURB RODEO RD; 108FT E/O CRENSHAW BLVD.
ELEV. = 112.858 FT; NAVD 1988, ADJUSTED 2000

INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

LAND AREA SITE "A" GROSS (PRE-DEDICATIONS) 72,960 SQ. FT. (1.675 ACRES)
SITE "A" NET (POST-DEDICATIONS) 72,260 SQ. FT. (1.659 ACRES)
SITE "B" GROSS (PRE-DEDICATIONS) 76,750 SQ. FT. (1.762 ACRES)
SITE "B" NET (POST-DEDICATIONS) 76,540 SQ. FT. (1.757 ACRES)

UTILITIES ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

FLOOD INSURANCE ZONE "X" AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1615F EFFECTIVE DATE SEPTEMBER 26, 2008. C2-2D-SP (COMMERCIAL ZONE)

PUBLIC ACCESS TO SITE FROM EXPOSITION BLVD, S VICTORIA AVE, CRENSHAW BLVD, S BRONSON AVE & OBAMA BLVD.

PARKING THERE ARE APPROXIMATELY 106 TOTAL, 5 OF WHICH BEING DESIGNATED AS HANDICAP ACCESSIBLE, PARKING SPACES LOCATED UPON THE PROPERTY IN QUESTION.

AERIAL SURVEY EXISTING TOPOGRAPHIC INFORMATION SHOWN IN GRAYSSCALE PROVIDED BY ROBERT J. LUNG & ASSOCIATES USING PHOTOGRAMMETRIC METHODS; NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OR ACCURACY OF SAID INFORMATION.

DATE OF PHOTOGRAPHY MARCH 30, 2018

STREET RIGHT-OF-WAY LINES EXPOSITION BLVD - LOCAL STREET STANDARD (60' DESIGNATED)
S VICTORIA AVE - LOCAL STREET STANDARD (60' DESIGNATED)
CRENSHAW BLVD - AVENUE I (100' DESIGNATED)
S BRONSON AVE - LOCAL STREET STANDARD (60' DESIGNATED)
OBAMA BLVD - MODIFIED AVENUE II (80' DESIGNATED)

LEGAL DESCRIPTION (PTR 1)

(PER CHICAGO TITLE INSURANCE COMPANY POLICY No. ORDER No. 00089914-992-IE2-JAB DATED APRIL 25, 2018 AT 7:30 A.M.)

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

LOT 1 OF TRACT NUMBER 11393, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 224 PAGE(S) 50, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 150 FEET OF THE EASTERLY 150 FEET OF SAID LOT.

APN: 5046-022-900

LEGAL DESCRIPTION (PTR 2)

(PER CHICAGO TITLE INSURANCE COMPANY POLICY No. ORDER No. 00089913-992-IE2-JAB DATED APRIL 25, 2018 AT 7:30 A.M.)

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

PARCEL 1: PARCELS "A" AND "B" OF PARCEL MAP L.A. NO. 3210, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 82, PAGES 29 AND 30 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5044-002-008-009

PARCEL 2: PARCEL "A" OF PARCEL MAP L.A. NO. 2647, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXPLORING FOR, EXTRACTING, MINING, BORING, REMOVING OR MARKETING SAID SUBSTANCES, HOWEVER, WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED BY GULF OIL CORPORATION, IN DEED RECORDED OCTOBER 25, 1979 AS INSTRUMENT NO. 79-119786 OF OFFICIAL RECORDS.

APN: 5044-002-006

PARCEL 3: PARCEL "B" OF PARCEL MAP NO. 2647, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXPLORING FOR, EXTRACTING, MINING, BORING, REMOVING OR MARKETING SAID SUBSTANCES, HOWEVER, WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND AS RESERVED BY GULF OIL CORPORATION, A PENNSYLVANIA CORPORATION, IN DEED RECORDED APRIL 25, 1974 AS INSTRUMENT NO. 1789 OF OFFICIAL RECORDS.

APN: 5044-002-901

PARCEL 4: PARCEL "C" IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3210 FILED IN BOOK 82, PAGES 29 AND 30 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5044-002-902

EXCEPTIONS (PTR 1)

(PER CHICAGO TITLE INSURANCE COMPANY POLICY No. ORDER No. 00089914-992-IE2-JAB DATED APRIL 25, 2018 AT 7:30 A.M.)

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: WALTER G. MCCARTY PROPERTIES, INC. PURPOSE: POLE LINES AND CONDUITS RECORDED NO: BOOK 16772 PAGE 303 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

3. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING NO: BOOK 14761 PAGE 217 OF OFFICIAL RECORDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDING NO: BOOK 16772 PAGE 303 OF OFFICIAL RECORDS

EXCEPTIONS (PTR 2) CONT'D

(PER CHICAGO TITLE INSURANCE COMPANY POLICY No. ORDER No. 00089913-992-IE2-JAB DATED APRIL 25, 2018 AT 7:30 A.M.)

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING NO: BOOK 16726 PAGE 333 OF OFFICIAL RECORDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

5. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO COUNTY/CITY/STATE: STATE OF CALIFORNIA RECORDED NO: BOOK 22197 PAGE 80 OF OFFICIAL RECORDS

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF LOS ANGELES PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES IN THE REAL PROPERTY RECORDED DATE: JUNE 20, 1974 RECORDED NO: 1974-2397 OF OFFICIAL RECORDS AFFECTS: RODEO ROAD

REDEVELOPMENT AGENCY: MID-CITY RECOVERY REDEVELOPMENT PROJECT RECORDED DATE: MAY 16, 1996 RECORDED NO: 1996-771910 OF OFFICIAL RECORDS

EXCEPTIONS (PTR 2) CONT'D

7. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: MID-CITY RECOVERY REDEVELOPMENT PROJECT RECORDED DATE: MAY 16, 1996 RECORDED NO: 1996-771910 OF OFFICIAL RECORDS

8. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

9. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

10. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: OCTOBER 6, 1966 RECORDED NO: 2861 OF OFFICIAL RECORDS

AFFECTS: PARCELS 1 AND 2

11. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): FUTURE STREET OR HIGHWAY PURPOSES

RECORDED DATE: JANUARY 9, 1970 RECORDED NO: 2591 OF OFFICIAL RECORDS AFFECTS: THE EASTERLY 3 FEET OF SAID LAND

12. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: FEBRUARY 25, 1977 RECORDED NO: 77-201247 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS: PARCEL 1

NOT PLOTTABLE - LOCATION INDETERMINATE

13. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: MID-CITY RECOVERY REDEVELOPMENT PROJECT RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

EXCEPTIONS (PTR 2) CONT'D

14. NOTICE OF POWER TO SELL TAX DEFAULTED PROPERTY FOR NON-PAYMENT OF DELINQUENT TAXES FOR THE FISCAL YEAR 2013-2014.

APN NO.: 5044-002-009
DEFAULT NO.: 5044-002-009
ORIGINAL AMOUNT: \$994.21
RECORDED DATE: SEPTEMBER 12, 2017
RECORDED NO: 20171033914 OF OFFICIAL RECORDS

CONTACT YOUR TITLE OFFICER FOR CURRENT AMOUNTS TO REDEEM, PRIOR TO THE CLOSE OF ESCROW.

AFFECTS: PARCEL 1

15. NOTICE OF POWER TO SELL TAX DEFAULTED PROPERTY FOR NON-PAYMENT OF DELINQUENT TAXES FOR THE FISCAL YEAR 2013-2014.

APN NO.: 5044-002-006
DEFAULT NO.: 5044-002-006
ORIGINAL AMOUNT: \$1,332.28
RECORDED DATE: SEPTEMBER 12, 2017
RECORDED NO: 20171033915 OF OFFICIAL RECORDS

CONTACT YOUR TITLE OFFICER FOR CURRENT AMOUNTS TO REDEEM, PRIOR TO THE CLOSE OF ESCROW.

AFFECTS: PARCEL 1

16. NOTICE OF POWER TO SELL TAX DEFAULTED PROPERTY FOR NON-PAYMENT OF DELINQUENT TAXES FOR THE FISCAL YEAR 2013-2014.

APN NO.: 5044-002-006
DEFAULT NO.: 5044-002-006
ORIGINAL AMOUNT: \$8,596.04
RECORDED DATE: SEPTEMBER 27, 2017
RECORDED NO.: 2017107946 OF OFFICIAL RECORDS

CONTACT YOUR TITLE OFFICER FOR CURRENT AMOUNTS TO REDEEM, PRIOR TO THE CLOSE OF ESCROW.

AFFECTS: PARCEL 2

17. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

18. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

19. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

EXCEPTIONS (PTR 2) CONT'D

20. (i) COUNTY OF LOS ANGELES (ii) G&R PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCELS 1 AND 2 AND LOS ANGELES METROPOLITAN TRANSPORTATION AUTHORITY, A PUBLIC ENTITY, AS TO PARCELS 3 AND 4 & (iii) CHICAGO 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 2,3,4,6,7(c),7(d)(1),7(c),8,9,11,13,14,16,17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 6, 2019.

PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER M. JONES
CHRIS.JONES@KPF.COM

09/09/2019

EXCEPTIONS (PTR 2) CONT'D

21. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

22. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

23. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

24. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

25. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

26. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

27. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

28. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

29. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

30. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

31. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

32. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

33. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

34. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

35. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

36. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

37. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

38. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

39. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

40. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

41. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

42. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

43. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

44. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

45. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

46. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

47. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

48. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

49. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

50. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

EXCEPTIONS (PTR 2) CONT'D

51. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

52. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

53. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

54. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

55. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

56. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

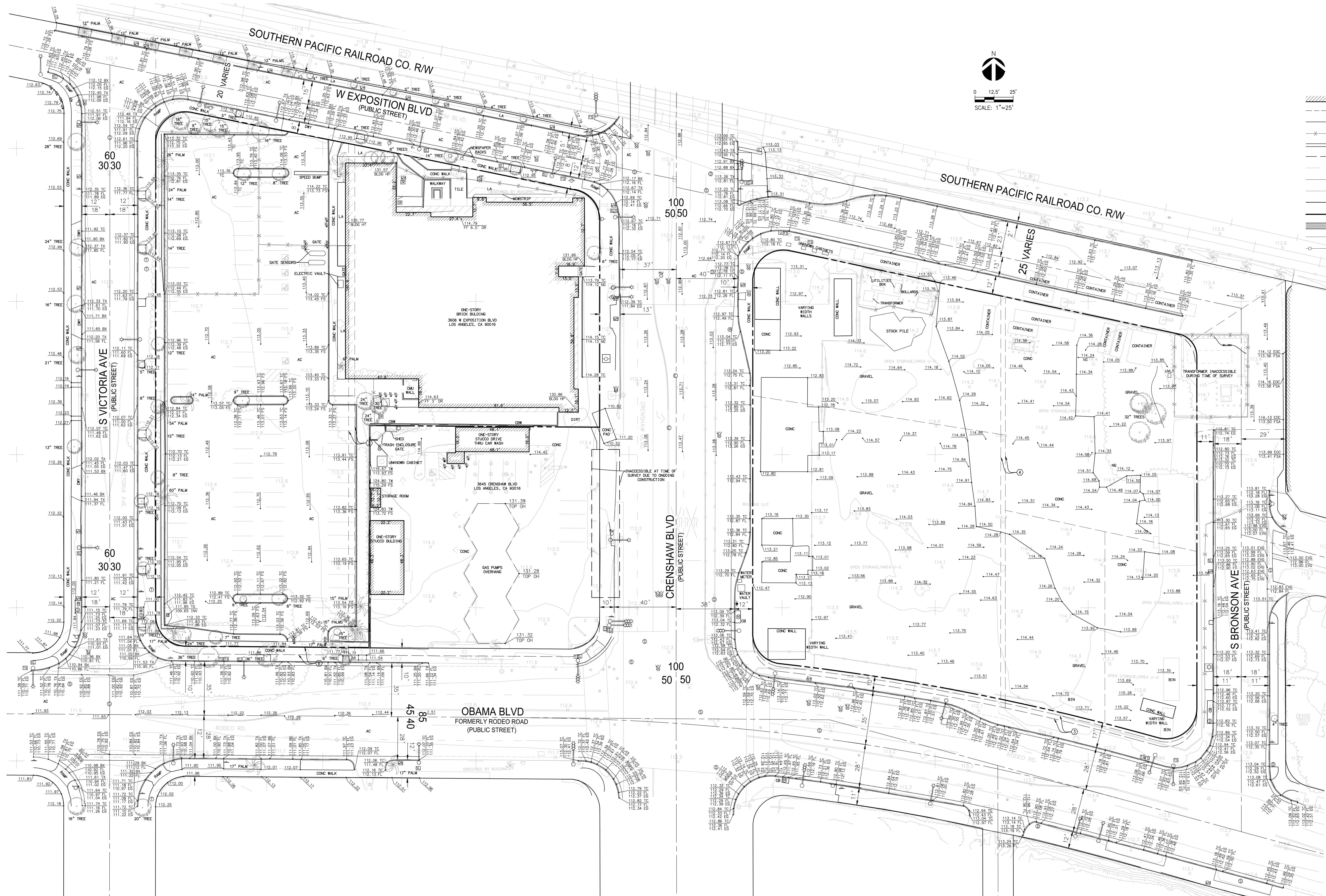
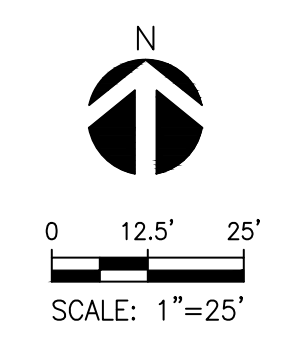
RECORDED DATE: MAY 16, 1996 RECORDED NO: 96-771910 OF OFFICIAL RECORDS

57. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND

ALTA/NSPS LAND TITLE SURVEY

LEGEND		ABBREVIATIONS	
	AREA DRAIN	AD	AREA DRAIN
	BOLLARD	ASPH	ASPHALT
	FIRE HYDRANT	CL	CENTERLINE
	GAS METER	CBW	CONCRETE BLOCK WALL
	GAS VALVE	CO	CLEANOUT
	GUY WIRE	CONC	CONCRETE
	LIGHT POLE	CPB	CABLE PULLBOX
	RISER	DR	DOOR
	SANITARY SEWER MANHOLE	DWY	DRIVEWAY
	SEWER CLEAN OUT	EG	EDGE OF GUTTER
	SIGN	ELEV	ELEVATION
	STORM DRAIN MANHOLE	EP	EDGE OF PAVEMENT
	STREET LIGHT PULLBOX	ESTAB	ESTABLISHED
	TREE	EV	ELECTRIC VAULT
	WATER METER	FD	FOUND
	WATER VALVE	FL	FINISHED FLOOR
		FLW	FLOWLINE
		GB	GRADE BREAK
		ICV	IRRIGATION CONTROL VALVE
		INV	INVERT
		LA	LANDSCAPE AREA
		MH	MANHOLE
		OHU	OVERHEAD UTILITY LINE
		R	PROPERTY LINE
		PB	PULLBOX
		PT/R	PRELIMINARY TITLE REPORT
		R/W	RIGHT-OF-WAY
		RSR	RISER
		SOD	SEWER CLEANOUT
		SD	STORM DRAIN
		SLPB	STREET LIGHT PULLBOX
		SNF	SEARCHED NOTHING FOUND
		TOE	TOE OF SLOPE
		TP	TOP OF SLOPE
		TW	TOP OF WALL
		UNK	UNKNOWN
		UTL	UTILITY
		UV	UNKNOWN VAULT
		WDF	WOOD FENCE
		WM	WATER METER
		WV	WATER VALVE
		WVT	WATER VAULT
		WLT	WALL
		NLY	NORTHERLY
		NLY	SOUTHERLY
		Ely	EASTERLY
		Wly	WESTERLY
		NWly	NORTHEASTERLY
		SEly	SOUTHEASTERLY
		SWly	SOUTHWESTERLY

LINETYPES	
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	CENTERLINE
	CHAINLINK FENCE
	CURB
	EASEMENT LINE
	FLOWLINE
	LOT LINE
	OVERHEAD UTILITY LINE
	RIGHT-OF-WAY LINE
	SUBJECT PROPERTY
	WALL
	WOOD FENCE
	WROUGHT IRON FENCE



NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	1800995
DATE PREPARED	09/06/2019
DRAWN BY	FC
CHECKED BY	CJ

EXPO/CRENSHAW STATION
 PREPARED FOR:
WIP EXPO CRENSHAW, LLC
 C/O MR. MAX LEVENSTEIN
 WATT INVESTMENT PARTNERS
 2716 OCEAN PARK BOULEVARD, SUITE 2025
 SANTA MONICA, CA 90405

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 F: 213.264.5204
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ALTA/NSPS LAND TITLE SURVEY

LEGEND

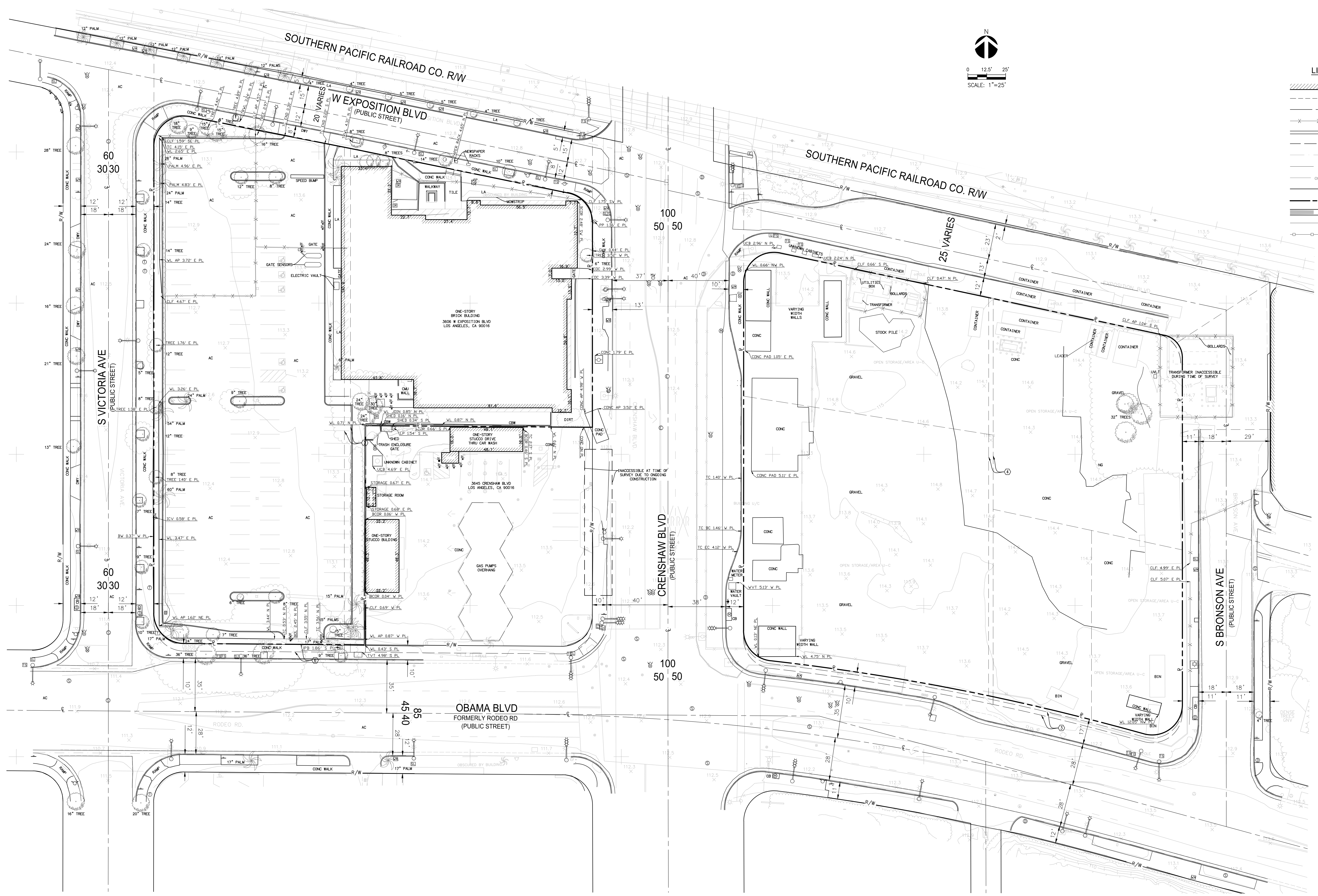
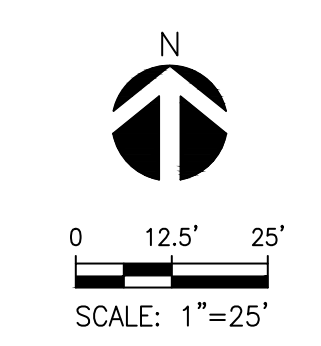
- ⊙ AREA DRAIN
- ⊕ BOLLARD
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ RISER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SEWER CLEAN OUT
- ⊕ SIGN
- ⊕ STORM DRAIN MANHOLE
- ⊕ STREET LIGHT PULLBOX
- ⊕ TREE
- ⊕ WATER METER
- ⊕ WATER VALVE

ABBREVIATIONS

- AD AREA DRAIN
- ASPH ASPHALT
- CL CENTERLINE
- CBW CONCRETE BLOCK WALL
- CO CLEANOUT
- CONC CONCRETE
- CPB CABLE PULLBOX
- DR DOOR
- DWY DRIVEWAY
- EG EDGE OF GUTTER
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESTAB ESTABLISHED
- EVT ELECTRIC VAULT
- FOUND FOUND
- FF FINISHED FLOOR
- FL FLOWLINE
- GB GRADE BREAK
- ICV IRRIGATION CONTROL VALVE
- INV INVERT
- LA LANDSCAPE AREA
- MH MANHOLE
- OHU OVERHEAD UTILITY LINE
- R PROPERTY LINE
- PB PULLBOX
- PTR PRELIMINARY TITLE REPORT
- R/W RIGHT-OF-WAY
- RSR RISER
- SOD SEWER CLEANOUT
- SD STORM DRAIN
- SLPB STREETLIGHT PULLBOX
- SNF SEARCHED NOTHING FOUND
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- TW TOP OF WALL
- UNK UNKNOWN
- UTIL UTILITY
- UV UNKNOWN VAULT
- WOF WOOD FENCE
- WM WATER METER
- WV WATER VALVE
- WVT WATER VAULT
- VLT VAULT
- NLY NORTHERLY
- SLY SOUTHERLY
- ELY EASTERLY
- WLY WESTERLY
- NELY NORTHEASTERLY
- NWLY NORTHWESTERLY
- SELY SOUTHEASTERLY
- SWLY SOUTHWESTERLY

LINETYPES

- BUILDING FOOTPRINT
- BUILDING OVERHANG
- CENTERLINE
- CHAINLINK FENCE
- CURB
- EASEMENT LINE
- FLOWLINE
- LOT LINE
- OVERHEAD UTILITY LINE
- RIGHT-OF-WAY LINE
- SUBJECT PROPERTY
- WALL
- WOOD FENCE
- WROUGHT IRON FENCE



NO.	DATE	REVISIONS
6		
5		
4		
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1		

PROJECT #	1800995
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SHEET 3 OF 3

PROJECT INFORMATION

COUNTY-OWNED PROPERTY (SITE A)		
GENERAL	ADDRESS	3606 AND 3633 W EXPOSITION BLVD, LOS ANGELES CA 90018
	APN	5046-022-900
	LOT AREA (sf)	84,250.94 INCLUDES AREA OF PROPOSED MERGER PER VTTM #82282
	ZONE & HEIGHT DISTRICT	C2-2D-SP
	SPECIFIC PLAN	CRENSHAW CORRIDOR, SUB-AREA A, TOD AREA
GENERAL PLAN LAND USE		COMMUNITY COMMERCIAL

METRO-OWNED PROPERTY (SITE B)		
GENERAL	ADDRESS	3630, 3642, 3644, 3646 S CRENSHAW BLVD, LOS ANGELES, CA 90018 3502, 3510, W EXPOSITION BLVD, LOS ANGELES, CA 90018 3631, 3633, 3635, 3639, 3645 S BRONSON AVE 3501, 3505, 3515-3519 W OBAMA BLVD, LOS ANGELES CA 90018
	APN	5044-002-901 5044-002-902 5044-002-903 (PREVIOUSLY 5044-002-905) 5044-002-904 (PREVIOUSLY 5044-002-008) 5044-002-905 (PREVIOUSLY 5044-002-009)
	LOT AREA (sf)	98,195.57 INCLUDES AREA OF APPROVED STREET VACATION VAC-E1401236 AND PROPOSED MERGER PER VTTM #82282
	ZONE & HEIGHT DISTRICT	C2-2D-SP
	SPECIFIC PLAN	CRENSHAW CORRIDOR, SUB-AREA A, TOD AREA
GENERAL PLAN LAND USE		COMMUNITY COMMERCIAL

		ALLOWABLE / REQUIRED	PROPOSED	COMMENTS
DENSITY	DENSITY PER R4 ZONE	210	225	1 UNIT PER 400 SF OF LOT AREA 35% DENSITY BONUS; REFER TO UNIT MIX & BREAKDOWN OF INCOME-RESTRICTED UNITS
	DENSITY W/ BONUS PER LAMC SEC.12.22.A.25(c)(1)	284		

		ALLOWABLE / REQUIRED	PROPOSED	COMMENTS
DENSITY	DENSITY PER R4 ZONE	245	176	1 UNIT PER 400 SF OF LOT AREA 35% DENSITY BONUS; REFER TO UNIT MIX & BREAKDOWN OF INCOME-RESTRICTED UNITS
	DENSITY W/ BONUS PER LAMC SEC.12.22.A.25(c)(1)	331		

HEIGHT	HEIGHT & STORIES PER LAMC	UNLIMITED	85'-11"	MEASURED FROM LOWEST GRADE WITHIN 5FT OF THE BUILDING TO TOP OF HIGHEST POINT OF ROOF, STRUCTURE OR PARAPET WALL. EXCLUDES ALLOWABLE PROJECTIONS.
	HEIGHT PER SPECIFIC PLAN	75'-0"		
	HEIGHT W/ INCREASE PER LAMC SEC.12.22.A.25(f)(5)(i)	86'-0"		
	HEIGHT FOR TYPE III-A CONSTRUCTION PER CBC	85'-0"		

HEIGHT	HEIGHT & STORIES PER LAMC	UNLIMITED	85'-1"	MEASURED FROM LOWEST GRADE WITHIN 5FT OF THE BUILDING TO TOP OF HIGHEST POINT OF ROOF, STRUCTURE OR PARAPET WALL. EXCLUDES ALLOWABLE PROJECTIONS.
	HEIGHT PER SPECIFIC PLAN	75'-0"		
	HEIGHT W/ INCREASE PER LAMC SEC.12.22.A.25(f)(5)(i)	86'-0"		
	HEIGHT FOR TYPE III-A CONSTRUCTION PER CBC	85'-0"		

SETBACKS	FRONT YARD (C2)			ZERO SETBACK REQUIRED PER C2 ZONE
	VICTORIA AVE	0'-0"	15'-6"	
	OBAMA BLVD		5'-0"	
	CRENSHAW BLVD		0'-0"	
	SIDE YARD (COMMERCIAL - C2)			ZERO SETBACK REQUIRED PER C2 ZONE
	METRO EXPO LINE	0'-0"	39'-9"	
	NORTH OF ABUTTING PROPERTY		5'-7"	
	WEST OF ABUTTING PROPERTY		0'-0"	
	SIDE YARD (RESIDENTIAL - R4)			5 FT + 1 FT FOR EACH STORY ABOVE THE SECOND STORY NOT TO EXCEED 16 FT PER R4 ZONE
	METRO EXPO LINE	11'-0"	31'-8"	
	NORTH OF ABUTTING PROPERTY			
	PARKING		5'-7"	
	AMENITY DECK		5'-7"	
	HOUSING		64'-11"	
	WEST OF ABUTTING PROPERTY			
	PARKING		0'-0"	
	AMENITY DECK		0'-0"	
	HOUSING		10'-1"	
	REAR YARD		NONE	NONE

SETBACKS	FRONT YARD (C2)			ZERO SETBACK REQUIRED PER C2 ZONE	
	BRONSON AVE	0'-0"	4'-7"		
	OBAMA BLVD		0'-8"		
	CRENSHAW BLVD		36'-11"		
	SIDE YARD (COMMERCIAL - C2)			ZERO SETBACK REQUIRED PER C2 ZONE	
	METRO EXPO LINE	0'-0"	49'-9"		
	NORTH OF BRONSON AVE		N/A		
	WEST OF ABUTTING PROPERTY		62'-9"		
	SIDE YARD (RESIDENTIAL - R4)			5 FT + 1 FT FOR EACH STORY ABOVE THE SECOND STORY NOT TO EXCEED 16 FT PER R4 ZONE	
	METRO EXPO LINE	11'-0"	62'-10"		
	NORTH OF BRONSON AVE		N/A		
	WEST OF ABUTTING PROPERTY		59'-1"		
	REAR YARD		NONE	NONE	THERE ARE NO REAR YARDS ON THIS PROPERTY

LOT COVERAGE

LOT	AREA OF LOT PRIOR TO STREET VACATION AND/OR VTTM (sf)	AREA OF STREET VACATION AND/OR VTTM (sf)	LOT AREA (sf)	NOTES
COUNTY-OWNED PROPERTY (SITE A)	72,260.34	11,990.60	84,250.94	INCLUDES AREA OF PROPOSED MERGER PER VTTM #82282
METRO-OWNED PROPERTY (SITE B)	76,540.00	21,655.57	98,195.57	INCLUDES AREA OF APPROVED STREET VACATION VAC-E1401236 AND PROPOSED MERGER PER VTTM #82282

DESCRIPTION	AREA (sf)	PERCENTAGE
BUILDING FOOTPRINT	59,589	70.7%
PAVING	19,788	23.5%
LANDSCAPING	4,873	5.8%
BUILDING FOOTPRINT	57,617	58.7%
PAVING	34,772	35.4%
LANDSCAPING	5,799	5.9%

UNIT COUNT & MIX

		STUDIO	1-BEDROOM	2-BEDROOM	TOTAL	AFFORDABLE	AVG AREA
COUNTY-OWNED PROPERTY (SITE A)	QUANTITY	78	93	54	225	45	694 sf
	PERCENTAGE	34.7%	41.3%	24.0%	100.0%	20.0%	
	AREA	38,820	66,817	55,914	161,551		
METRO-OWNED PROPERTY (SITE B)	QUANTITY	64	100	12	176	36	
	PERCENTAGE	36.4%	56.8%	6.8%	100.0%	20.5%	
	AREA	31,924	71,460	13,092	116,476		
COMBINED TOTAL	QUANTITY	142	193	66	401	81*	
	PERCENTAGE	35.4%	48.1%	16.5%	100.0%	20.2%	
	AREA	70,744	138,277	69,006	278,027		

*61 OF THE 81 WILL BE RESERVED FOR VERY LOW INCOME, WITH THE REMAINING RESERVED FOR A RANGE OF INCOMES ACROSS 30% - 80% AMI. THE 61 VERY LOW INCOME UNITS FULFILL THE DENSITY BONUS INCENTIVE REQUIREMENTS.



ARCHITECTS

RELM

client | consultant



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#	Description	Date
	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title PROJECT DATA

project no. 2019-00159.000

sheet no. **A0.01**

VEHICULAR PARKING

VEHICULAR PARKING REQUIREMENTS PER LAMC							
PROPERTY TYPE	CATEGORY	TENANT	AREA (sf)	PARKING FACTOR	SPACES	ALLOWABLE REDUCTIONS	
		COUNTY-OWNED PROPERTY (SITE A)	COMMERCIAL	COMMUNITY	2,650	2 SPACES PER 1,000 sf	5
RETAIL / RESTAURANT	7,504			2 SPACES PER 1,000 sf	15		
METRO BIKE STORAGE	542			N/A	0		
COMMERCIAL SUB-TOTAL				20			
RESIDENTIAL	UNIT TYPE		QTY				
	STUDIO		78	1 SPACE PER UNIT	78	PER DENSITY BONUS PARKING OPTION #1, LAMC SEC.12.22.A.25(d)(1)	
	1-BEDROOM		93	1 SPACE PER UNIT	93		
	2-BEDROOM		54	2 SPACES PER UNIT	108		
	RESIDENTIAL SUB-TOTAL			279			
TOTAL VEHICULAR PARKING REQUIRED PER LAMC			299				
MINIMUM PARKING REQUIRED PER SPECIFIC PLAN			150	50% OF LAMC REQUIRED			
MAXIMUM PARKING ALLOWED PER SPECIFIC PLAN			269	90% OF LAMC REQUIRED			

VEHICULAR PARKING REQUIREMENTS PER ENA W/ METRO			
PROPERTY TYPE	TENANT	PARKING FACTOR	SPACES
COMMERCIAL	COMMUNITY	3 SPACES PER 1,000 sf	8
	RETAIL / RESTAURANT	3 SPACES PER 1,000 sf	23
	METRO BIKE STORAGE	N/A	0
	COMMERCIAL SUB-TOTAL		31
RESIDENTIAL	UNIT TYPE		
	MARKET RATE	1 SPACE PER UNIT	181
	AFFORDABLE	1/2 SPACE PER UNIT	22
	RESIDENTIAL SUB-TOTAL		203
TOTAL REQUIRED			234

VEHICULAR PARKING PROPOSED				
PROPERTY TYPE	TYPE	SPACES	% OF TOTAL EXCLUDING ADA SPACES	10% OF SPACES PROVIDED PREWIRED FOR EV CHARGING PER CALGREEN 2019
COMMERCIAL	STANDARD	20	74.07%	24
	COMPACT	7	25.93%	
	ADA	2		
	COMMERCIAL SUB-TOTAL		29	
RESIDENTIAL	STANDARD	113	57.36%	
	COMPACT	84	42.64%	
	ADA	6		
	RESIDENTIAL SUB-TOTAL		203	
TOTAL PROPOSED		232		

VEHICULAR PARKING REQUIREMENTS PER LAMC						
PROPERTY TYPE	CATEGORY	TENANT	AREA (sf)	PARKING FACTOR	SPACES	ALLOWABLE REDUCTIONS
		METRO-OWNED PROPERTY (SITE B)	COMMERCIAL	RETAIL / RESTAURANT	8,023	2 SPACES PER 1,000 sf
GROCERY	22,277			2 SPACES PER 1,000 sf	45	
COMMERCIAL SUB-TOTAL				61		
RESIDENTIAL	UNIT TYPE			QTY		
	STUDIO		64	1 SPACE PER UNIT	64	PER DENSITY BONUS PARKING OPTION #1, LAMC SEC.12.22.A.25(d)(1)
	1-BEDROOM		100	1 SPACE PER UNIT	100	
	2-BEDROOM		12	2 SPACES PER UNIT	24	
	RESIDENTIAL SUB-TOTAL			188		
TOTAL VEHICULAR PARKING REQUIRED PER LAMC			249			
MINIMUM PARKING REQUIRED PER SPECIFIC PLAN			125	50% OF LAMC REQUIRED		
MAXIMUM PARKING ALLOWED PER SPECIFIC PLAN			224	90% OF LAMC REQUIRED		

VEHICULAR PARKING REQUIREMENTS PER ENA W/ METRO			
PROPERTY TYPE	TENANT	PARKING FACTOR	SPACES
COMMERCIAL	RETAIL / RESTAURANT	3 SPACES PER 1,000 sf	25
	GROCERY	3 SPACES PER 1,000 sf	67
	COMMERCIAL SUB-TOTAL		92
RESIDENTIAL	UNIT TYPE		
	MARKET RATE	1 SPACE PER UNIT	140
	AFFORDABLE	1/2 SPACE PER UNIT	18
	RESIDENTIAL SUB-TOTAL		158
METRO ACCESSIBLE / STAFF			9
TOTAL REQUIRED			259

VEHICULAR PARKING PROPOSED				
PROPERTY TYPE	TYPE	SPACES	% OF TOTAL EXCLUDING ADA SPACES	10% OF SPACES PROVIDED PREWIRED FOR EV CHARGING PER CALGREEN 2019
COMMERCIAL	STANDARD	61	67.03%	27
	COMPACT	30	32.97%	
	ADA	2		
	COMMERCIAL SUB-TOTAL		93	
RESIDENTIAL	STANDARD	102	66.23%	
	COMPACT	52	33.77%	
	ADA	5		
	RESIDENTIAL SUB-TOTAL		159	
LEASING STAFF			9	
METRO			9	
TOTAL PROPOSED		270		

COMBINED (SITES A & B)			
COMBINED TOTAL REQUIRED PER LAMC			
MINIMUM PARKING REQUIRED PER SPECIFIC PLAN			275
MAXIMUM PARKING ALLOWED PER SPECIFIC PLAN			493

COMBINED TOTAL REQUIRED		SPACES
		493

COMBINED TOTAL PROPOSED		SPACES	NOTES
		502	NOTE: TOTAL PROJECT PARKING IS 493 SPACES PER LAMC. PER ENA WITH METRO, (9) SPACES ARE DEDICATED EXCLUSIVELY FOR METRO USE AND NOT FOR COMMERCIAL OR RESIDENTIAL USES

BICYCLE PARKING

BICYCLE PARKING REQUIREMENTS							
PROPERTY TYPE	CATEGORY	TENANT	AREA (sf)	PARKING FACTOR	SHORT-TERM SPACES	LONG-TERM SPACES	
		COUNTY-OWNED PROPERTY (SITE A)	COMMERCIAL	COMMUNITY	2,650	2 MINIMUM	2
RETAIL / RESTAURANT	7,504			1 SPACES PER 2,000 sf	4	4	
METRO BIKE STORAGE	533			N/A	0	0	
COMMERCIAL SUB-TOTAL				6	6		
RESIDENTIAL	TOTAL # OF UNITS		UNIT #				
	225		1-25	ST = 1 SPACE PER 10 UNITS LT = 1 SPACE PER UNIT	13	131	
			26-100	ST = 1 SPACE PER 15 UNITS LT = 1 SPACE PER 1.5 UNITS			
			101-200	ST = 1 SPACE PER 20 UNITS LT = 1 SPACE PER 2 UNITS			
			201+	ST = 1 SPACE PER 40 UNITS LT = 1 SPACE PER 4 UNITS			
RESIDENTIAL SUB-TOTAL			13	131			
COMBINED TOTAL			19	137			

BICYCLE PARKING PROVIDED		
PROPERTY TYPE	TYPE	SPACES
COMMERCIAL	SHORT-TERM	6
	LONG-TERM	6
	COMMERCIAL SUB-TOTAL	
RESIDENTIAL	SHORT-TERM	13
	LONG-TERM	131
	RESIDENTIAL SUB-TOTAL	
COMBINED TOTAL		156

BICYCLE PARKING REQUIREMENTS							
PROPERTY TYPE	CATEGORY	TENANT	AREA (sf)	PARKING FACTOR	SHORT-TERM SPACES	LONG-TERM SPACES	
		METRO-OWNED PROPERTY (SITE B)	COMMERCIAL	RETAIL / RESTAURANT	8,023	1 SPACES PER 2,000 sf	4
GROCERY	22,277			1 SPACES PER 2,000 sf	11	11	
COMMERCIAL SUB-TOTAL				15	15		
RESIDENTIAL	TOTAL # OF UNITS			UNIT #			
	176		1-25	ST = 1 SPACE PER 10 UNITS LT = 1 SPACE PER UNIT	11	119	
			26-100	ST = 1 SPACE PER 15 UNITS LT = 1 SPACE PER 1.5 UNITS			
			101-200	ST = 1 SPACE PER 20 UNITS LT = 1 SPACE PER 2 UNITS			
			201+	ST = 1 SPACE PER 40 UNITS LT = 1 SPACE PER 4 UNITS			
RESIDENTIAL SUB-TOTAL			11	119			
COMBINED TOTAL			26	134			

BICYCLE PARKING PROVIDED		
PROPERTY TYPE	TYPE	SPACES
COMMERCIAL	SHORT-TERM	15
	LONG-TERM	15
	COMMERCIAL SUB-TOTAL	
RESIDENTIAL	SHORT-TERM	11
	LONG-TERM	119
	RESIDENTIAL SUB-TOTAL	
COMBINED TOTAL		160

COMBINED (SITES A & B)			
SHORT TERM SPACES			
COMBINED REQUIRED			45
COMBINED PROVIDED			45

LONG TERM SPACES	
COMBINED REQUIRED	271
COMBINED PROVIDED	271

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client | consultant



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#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title PROJECT DATA

project no. 2019-40159-000

sheet no. **A0.02**

ENTITLEMENT SET - AUGUST 2019

FLOOR AREA RATIO

	LEVEL	RESIDENTIAL FLOOR AREA	COMMERCIAL FLOOR AREA	LOT AREA	FAR	NOTES
COUNTY-OWNED PROPERTY (SITE A)	GROUND FLOOR	11,373	10,696	84,250.94	2.45:1	FLOOR AREA PER LAMC SEC.12.03
	FLOOR 2	11,190	-			
	FLOOR 3	16,349	-			
	FLOOR 4	31,439	-			
	FLOOR 5	31,439	-			
	FLOOR 6	31,439	-			
	FLOOR 7	31,439	-			
	FLOOR 8	31,439	-			
	SITE A SUBTOTALS	196,107	10,696			
	SITE A TOTAL PROPOSED		206,803			
BASE F.A.R. PER LAMC		252.753		3:1	6:1 PER LAMC SEC.12.21.1.A.2 REDUCED TO 3:1 PER CRENSHAW CORRIDOR SPECIFIC PLAN	
MAXIMUM F.A.R. PER LAMC SEC.12.22.A.25(f)(5)(I)		341,216		4.05:1	35% INCREASE WITH ON-MENU INCENTIVE	

	LEVEL	RESIDENTIAL FLOOR AREA	COMMERCIAL FLOOR AREA	LOT AREA	FAR	NOTES
METRO-OWNED PROPERTY (SITE B)	GROUND FLOOR	2,949	30,300	98,188.68	1.77:1	FLOOR AREA PER LAMC SEC.12.03
	FLOOR 2	-	-			
	FLOOR 3	23,772	-			
	FLOOR 4	23,023	-			
	FLOOR 5	23,288	-			
	FLOOR 6	23,288	-			
	FLOOR 7	23,326	-			
	FLOOR 8	23,363	-			
	SITE B SUBTOTALS	143,009	30,300			
	SITE B TOTAL PROPOSED		173,309			
BASE F.A.R. PER LAMC		294,566		3:1	6:1 PER LAMC SEC.12.21.1.A.2 REDUCED TO 3:1 PER CRENSHAW CORRIDOR SPECIFIC PLAN	
MAXIMUM F.A.R. PER LAMC SEC.12.22.A.25(f)(5)(I)		397,664		4.05:1	35% INCREASE WITH ON-MENU INCENTIVE	

COMBINED FLOOR AREA	COMBINED LOT AREA	COMBINED FAR
380,112	182,439.62	2.08:1



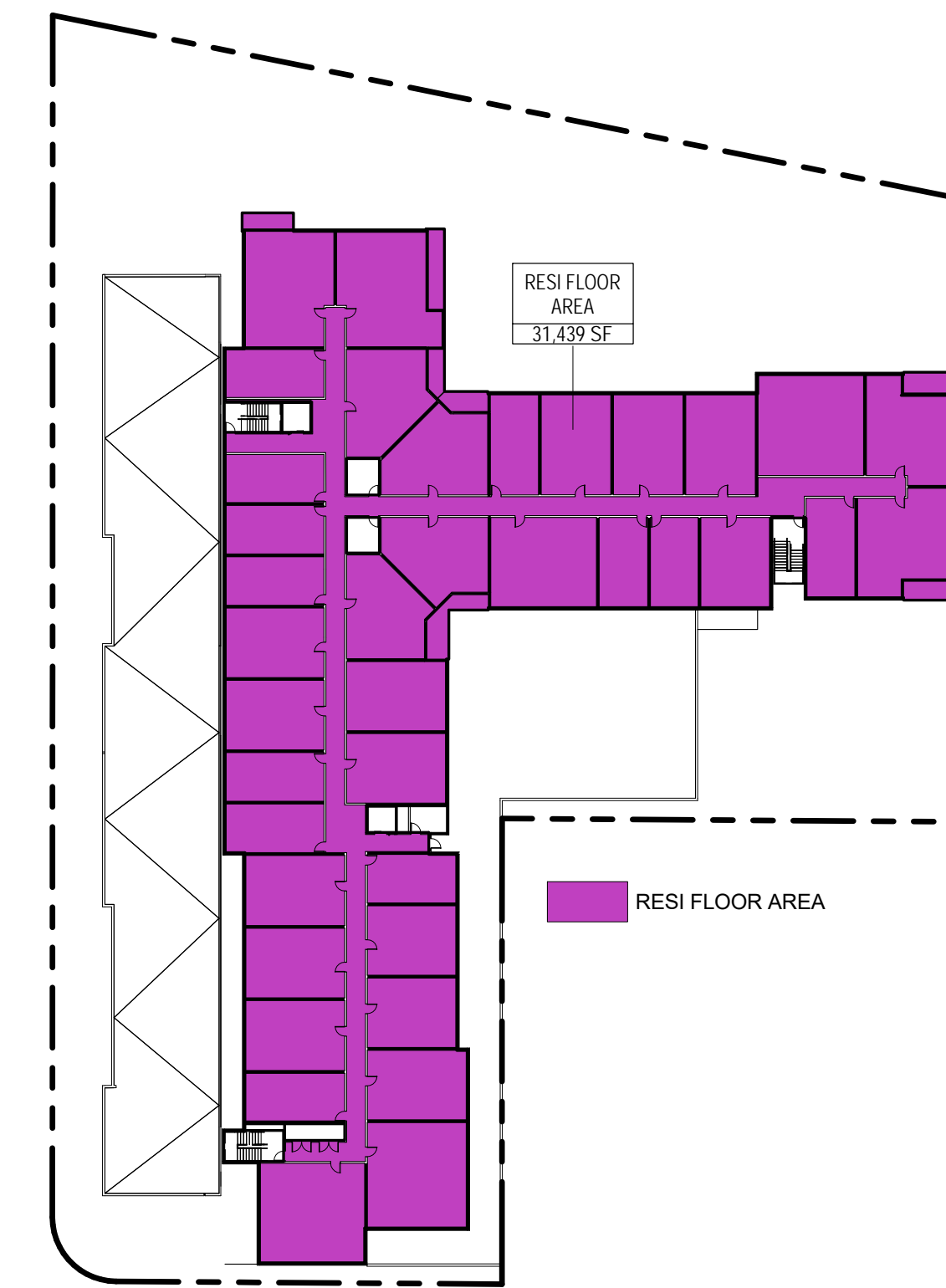
SITE A - LEVEL 1



SITE A - LEVEL 2



SITE A - LEVEL 3



SITE A - LEVEL 4



SITE A - LEVEL 5



SITE A - LEVEL 6



SITE A - LEVEL 7



SITE A - LEVEL 8

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issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title F.A.R. - SITE A

project no. 2019-00159-000

ENTITLEMENT SET - AUGUST 2019

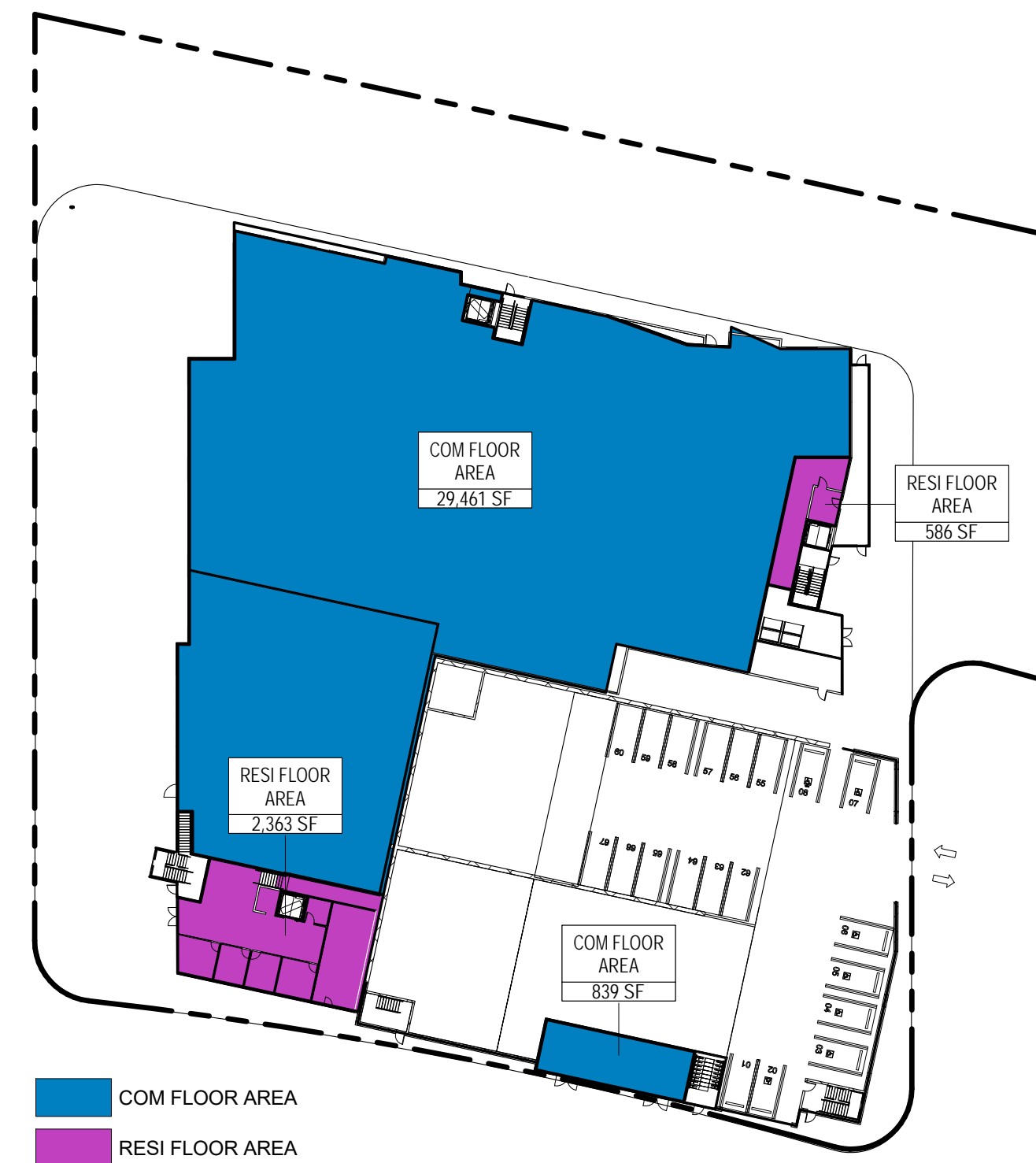
sheet no. **A0.03**

FLOOR AREA RATIO

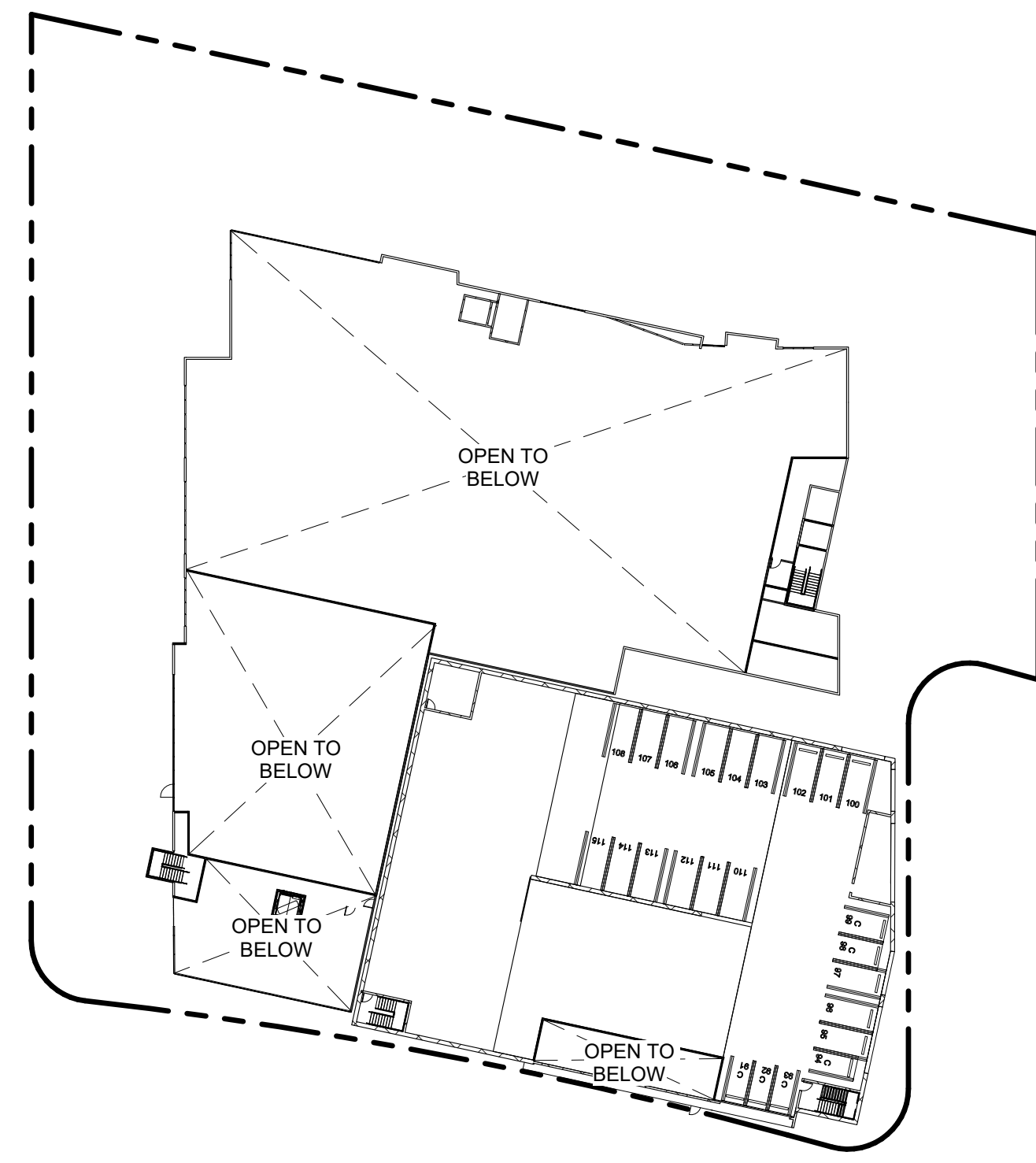
	LEVEL	RESIDENTIAL FLOOR AREA	COMMERCIAL FLOOR AREA	LOT AREA	FAR	NOTES
COUNTY-OWNED PROPERTY (SITE A)	GROUND FLOOR	11,373	10,696	84,250.94	2.45:1	FLOOR AREA PER LAMC SEC.12.03
	FLOOR 2	11,190	-			
	FLOOR 3	16,349	-			
	FLOOR 4	31,439	-			
	FLOOR 5	31,439	-			
	FLOOR 6	31,439	-			
	FLOOR 7	31,439	-			
	FLOOR 8	31,439	-			
	SITE A SUBTOTALS	196,107	10,696			
	SITE A TOTAL PROPOSED		206,803			
BASE F.A.R. PER LAMC		252.753		3:1	6:1 PER LAMC SEC.12.21.1.A.2 REDUCED TO 3:1 PER CRENSHAW CORRIDOR SPECIFIC PLAN	
MAXIMUM F.A.R. PER LAMC SEC.12.22.A.25(f)(5)(i)		341,216		4.05:1	35% INCREASE WITH ON-MENU INCENTIVE	

	LEVEL	RESIDENTIAL FLOOR AREA	COMMERCIAL FLOOR AREA	LOT AREA	FAR	NOTES
METRO-OWNED PROPERTY (SITE B)	GROUND FLOOR	2,949	30,300	98,188.68	1.77:1	FLOOR AREA PER LAMC SEC.12.03
	FLOOR 2	-	-			
	FLOOR 3	23,772	-			
	FLOOR 4	23,023	-			
	FLOOR 5	23,288	-			
	FLOOR 6	23,288	-			
	FLOOR 7	23,326	-			
	FLOOR 8	23,363	-			
	SITE B SUBTOTALS	143,009	30,300			
	SITE B TOTAL PROPOSED		173,309			
BASE F.A.R. PER LAMC		294,566		3:1	6:1 PER LAMC SEC.12.21.1.A.2 REDUCED TO 3:1 PER CRENSHAW CORRIDOR SPECIFIC PLAN	
MAXIMUM F.A.R. PER LAMC SEC.12.22.A.25(f)(5)(i)		397,664		4.05:1	35% INCREASE WITH ON-MENU INCENTIVE	

COMBINED FLOOR AREA	COMBINED LOT AREA	COMBINED FAR
380,112	182,439.62	2.08:1



SITE B - LEVEL 1



SITE B - LEVEL 2



SITE B - LEVEL 3



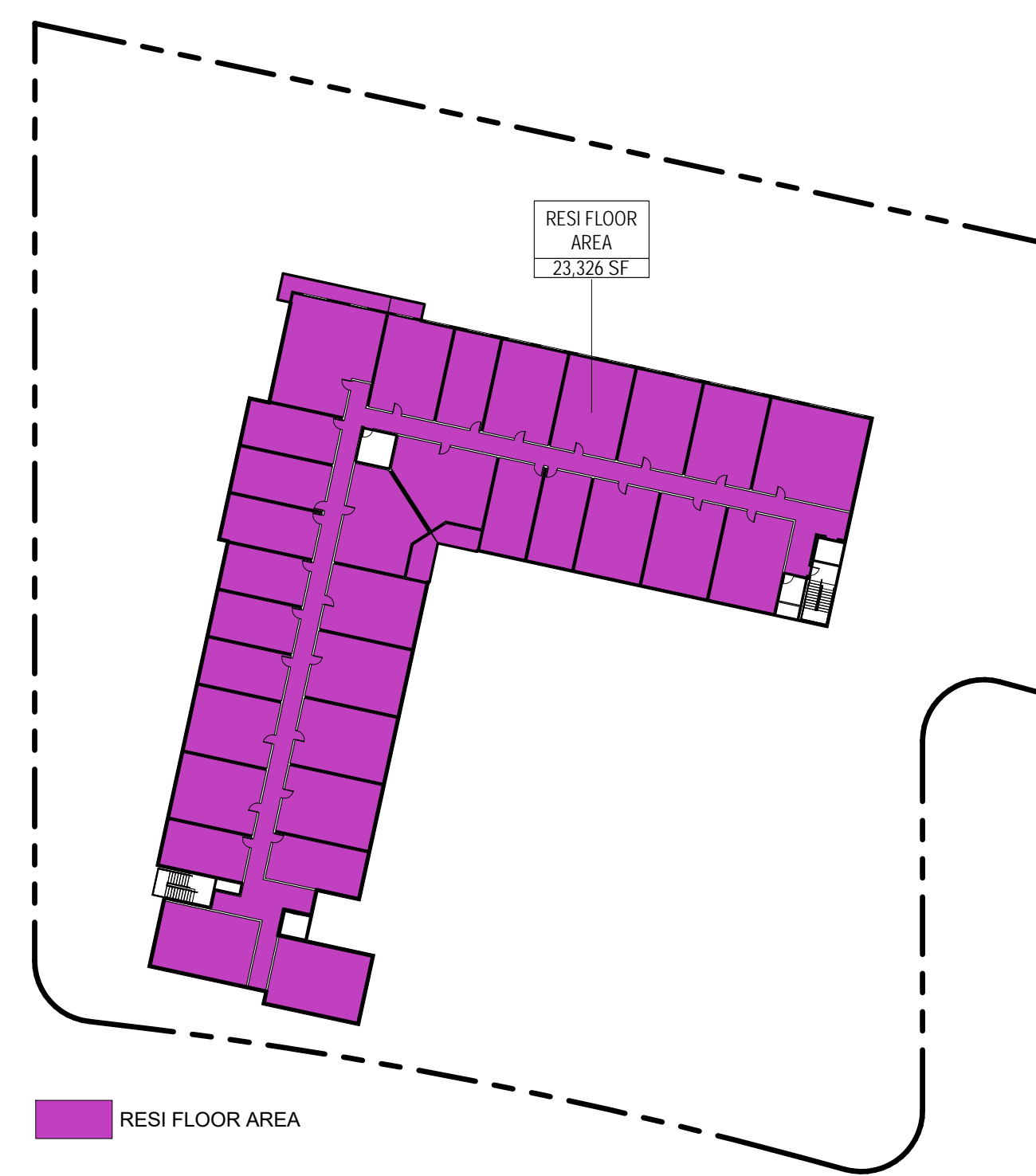
SITE B - LEVEL 4



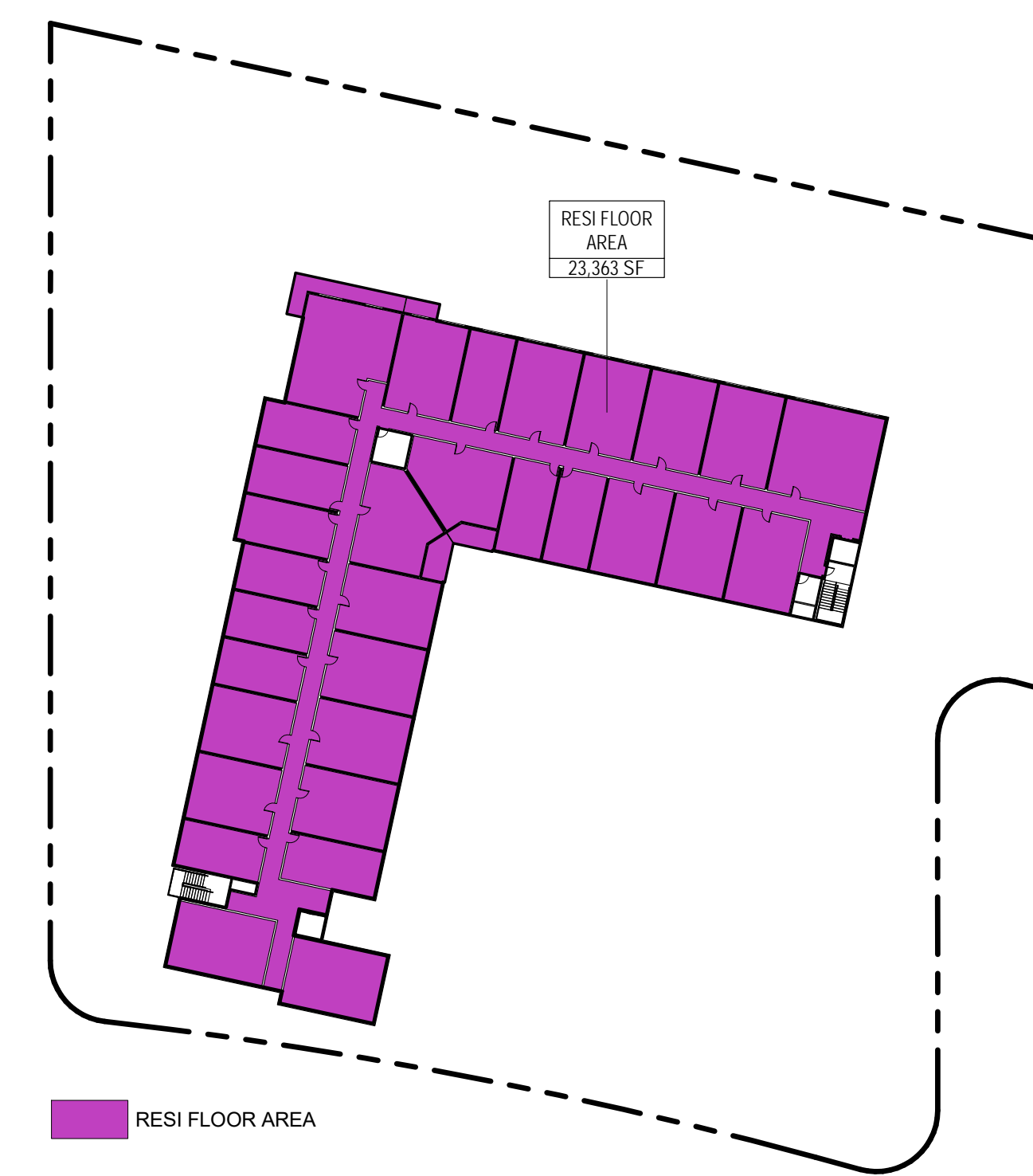
SITE B - LEVEL 5



SITE B - LEVEL 6



SITE B - LEVEL 7



SITE B - LEVEL 8

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issues/ revisions		
#	Description	Date
	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title F.A.R. - SITE B

project no. 2019-00159.000

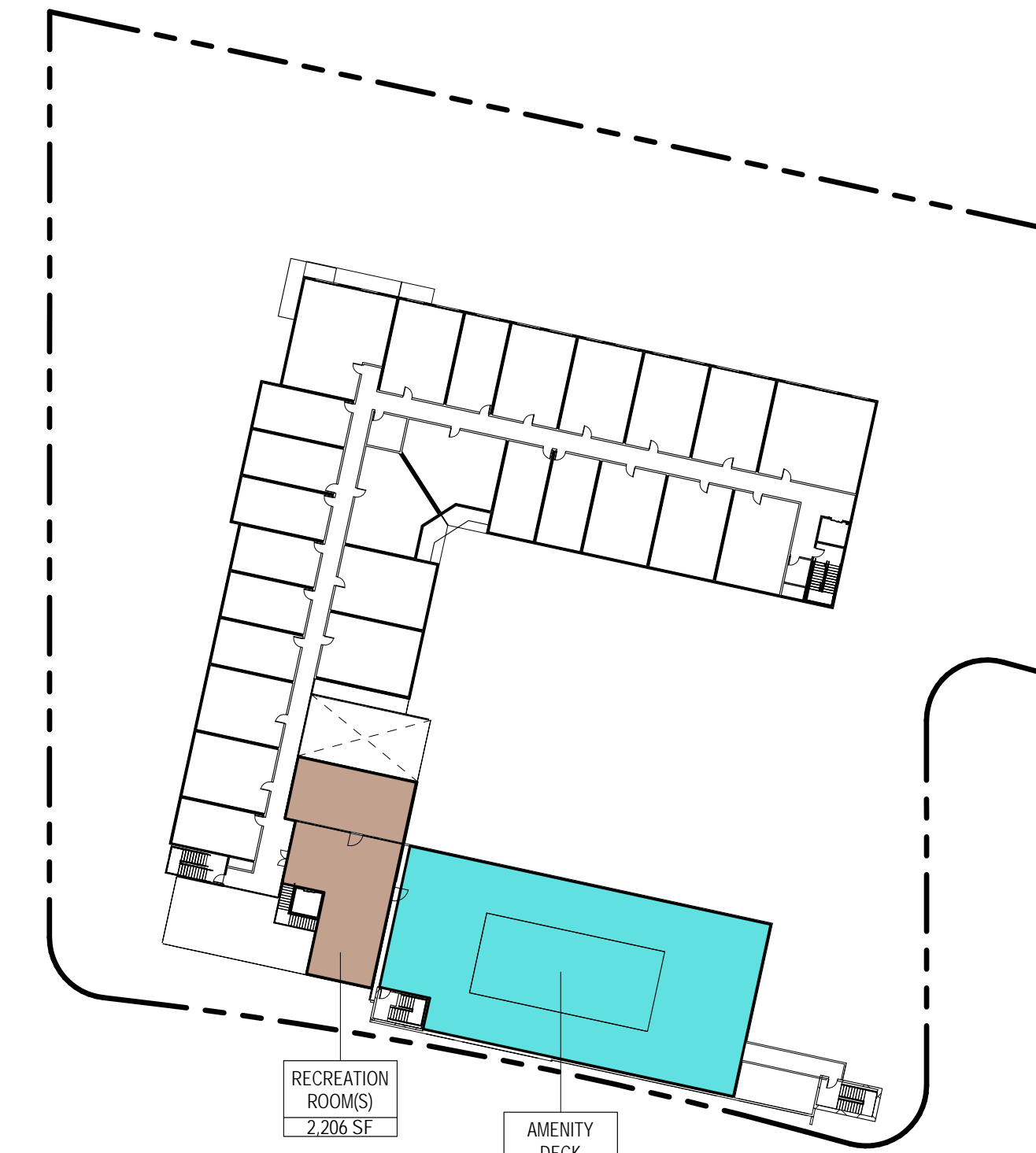
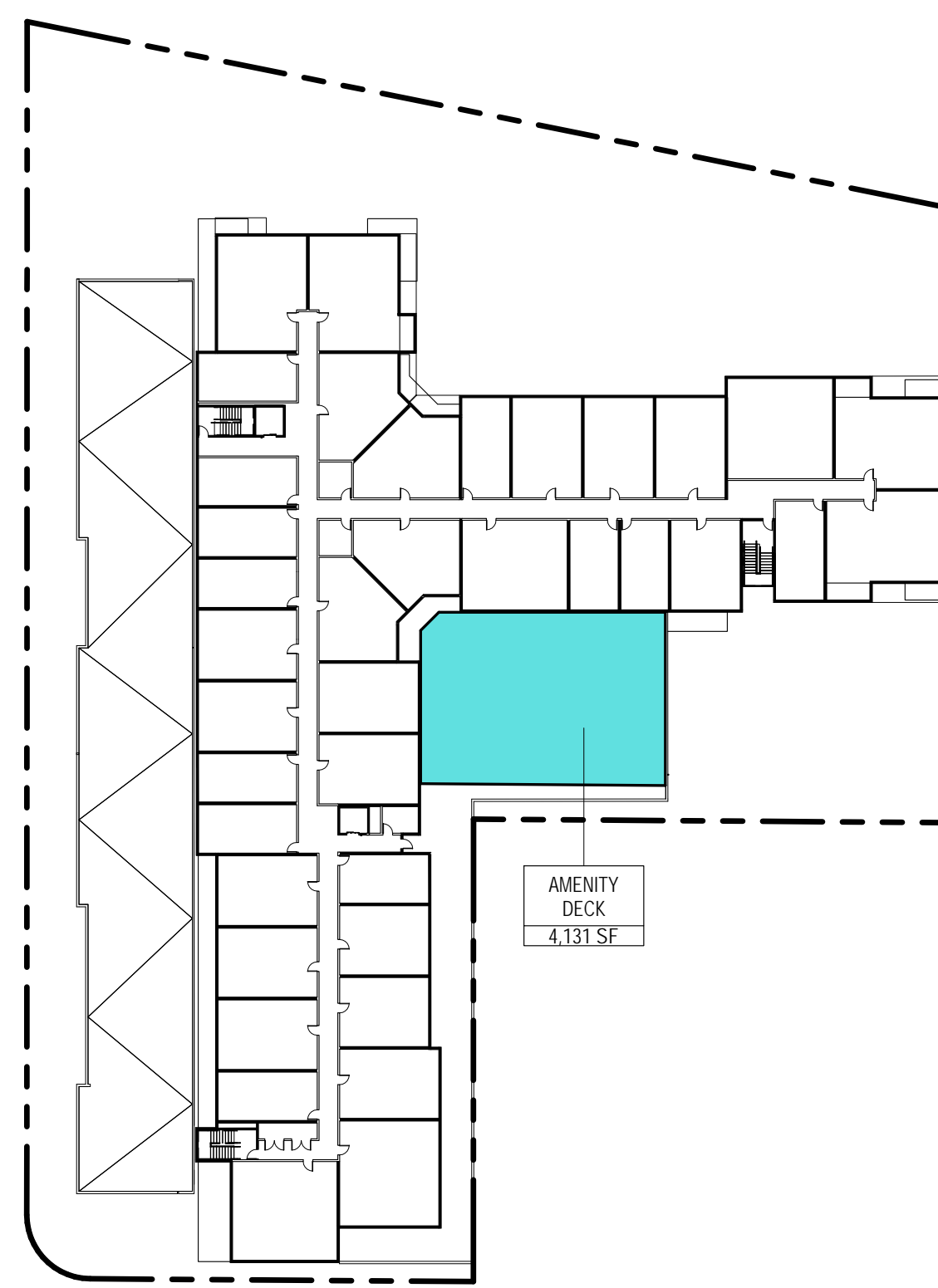
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ENTITLEMENT SET - AUGUST 2019

OPEN SPACE CALCULATIONS

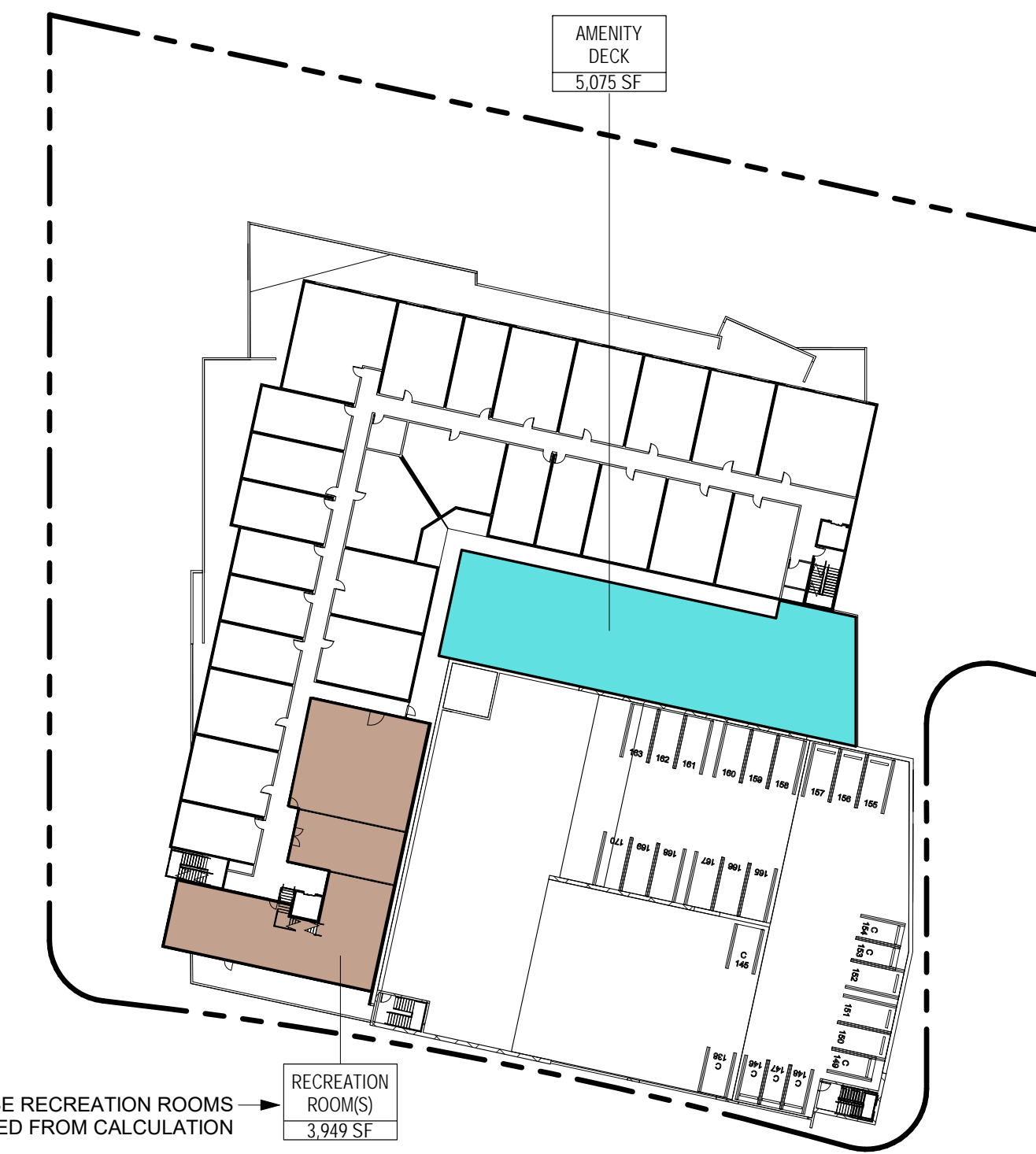
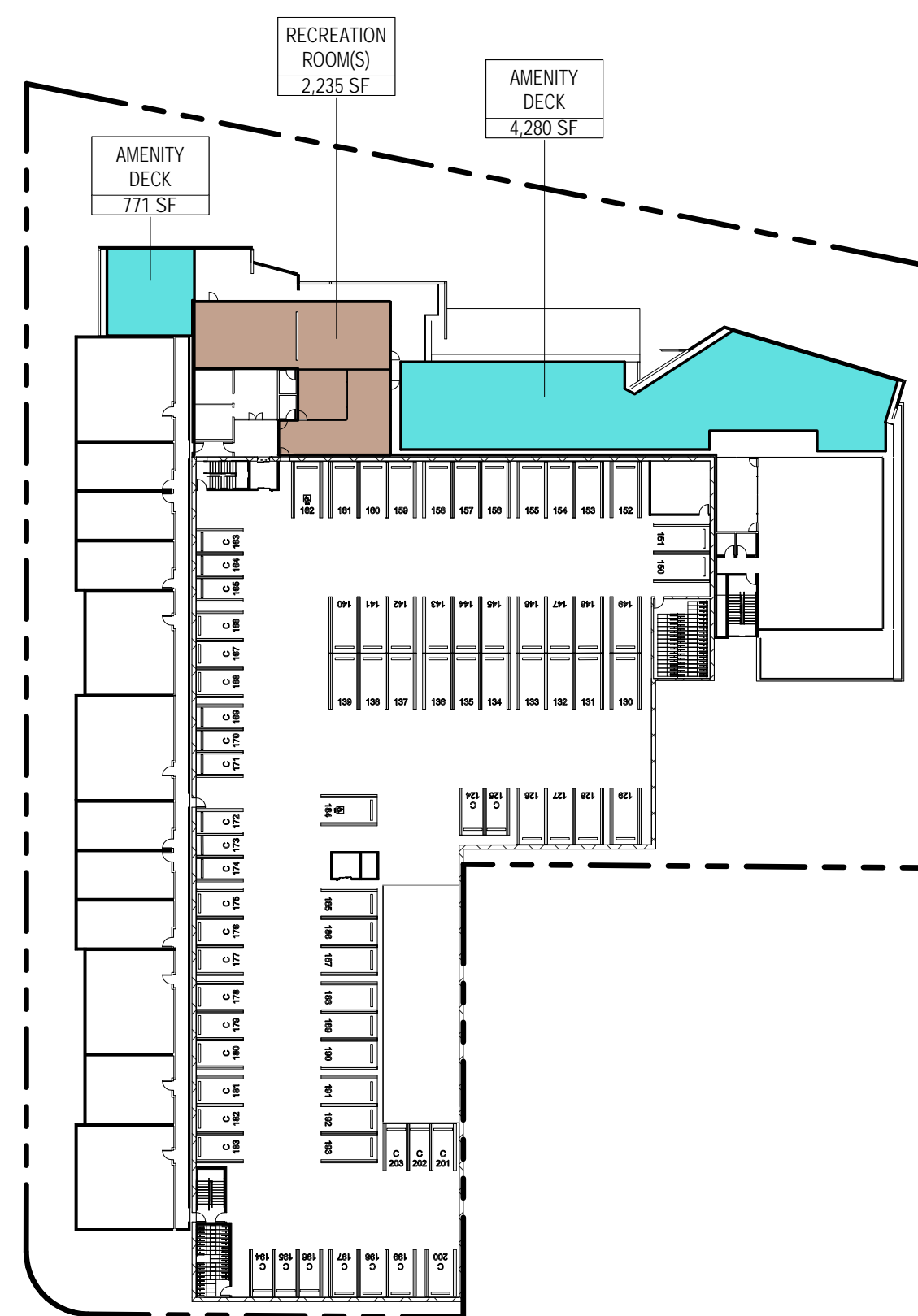
USABLE OPEN SPACE REQUIRED				
UNIT TYPE	QTY	REQUIREMENT	AREA (sf)	
STUDIO	78	100 SF PER UNITS W/ LESS THAN 3 HABITABLE ROOMS	7,800	
1-BEDROOM	93	100 SF PER UNITS W/ LESS THAN 3 HABITABLE ROOMS	9,300	
2-BEDROOM	54	125 SF PER UNIT W/ 3 HABITABLE ROOMS	6,750	
SUB-TOTAL			23,850	
20% REDUCTION PER LAMC SEC. 12.22.A.25(f)(6)			(4,770)	
TOTAL USABLE OPEN SPACE REQUIRED			19,080	
USABLE OPEN SPACE PROVIDED				
TYPE	LEVEL	LOCATION	AREA (sf)	
COMMON	1	AT-GRADE	10,971	
COMMON	3	LOWER AMENITY DECK(S)	5,051	
COMMON	3	RECREATION ROOM(S)	2,235	
COMMON	4	UPPER AMENITY DECK	4,131	
PRIVATE	-	-	-	
TOTAL USABLE OPEN SPACE PROVIDED			22,388	
COMMON OPEN SPACE				
MINIMUM 50% OF TOTAL USABLE OPEN SPACE REQUIRED TO BE COMMON OPEN SPACE			9,540	
TOTAL COMMON OPEN SPACE PROVIDED			22,388	
PLANTED COMMON OPEN SPACE				
MINIMUM 25% OF TOTAL COMMON OPEN SPACE PROVIDED IS REQUIRED TO BE PLANTED			5,597	
PLANTED COMMON OPEN SPACE PROVIDED			9,735	
RECREATION ROOMS				
MAXIMUM 25% OF USABLE OPEN SPACE REQ'D IS ALLOWED TO COUNT AS USABLE OPEN SPACE PROVIDED			4,770	
TOTAL RECREATION ROOM AREA PROVIDED			2,235	

USABLE OPEN SPACE REQUIRED				
UNIT TYPE	QTY	REQUIREMENT	AREA (sf)	
STUDIO	64	100 SF PER UNITS W/ LESS THAN 3 HABITABLE ROOMS	6,400	
1-BEDROOM	100	100 SF PER UNITS W/ LESS THAN 3 HABITABLE ROOMS	10,000	
2-BEDROOM	12	125 SF PER UNIT W/ 3 HABITABLE ROOMS	1,500	
SUB-TOTAL			17,900	
TOTAL USABLE OPEN SPACE REQUIRED			17,900	
USABLE OPEN SPACE PROVIDED				
TYPE	LEVEL	LOCATION	AREA (sf)	
COMMON	1	AT-GRADE	7,863	
COMMON	3	LOWER AMENITY DECK	5,075	
COMMON	3	RECREATION ROOM(S) - 3,949 SF EXCLUDED	0	
COMMON	4	UPPER AMENITY DECK	6,932	
COMMON	4	RECREATION ROOM(S)	2,206	
PRIVATE	-	-	-	
TOTAL USABLE OPEN SPACE PROVIDED			22,076	
COMMON OPEN SPACE				
MINIMUM 50% OF TOTAL USABLE OPEN SPACE REQUIRED TO BE COMMON OPEN SPACE			11,038	
TOTAL COMMON OPEN SPACE PROVIDED			22,076	
PLANTED COMMON OPEN SPACE				
MINIMUM 25% OF TOTAL COMMON OPEN SPACE PROVIDED IS REQUIRED TO BE PLANTED			5,519	
PLANTED COMMON OPEN SPACE PROVIDED			10,056	
RECREATION ROOMS				
MAXIMUM 25% OF USABLE OPEN SPACE REQ'D IS ALLOWED TO COUNT AS USABLE OPEN SPACE PROVIDED			4,475	
TOTAL RECREATION ROOM AREA PROVIDED			2,206	



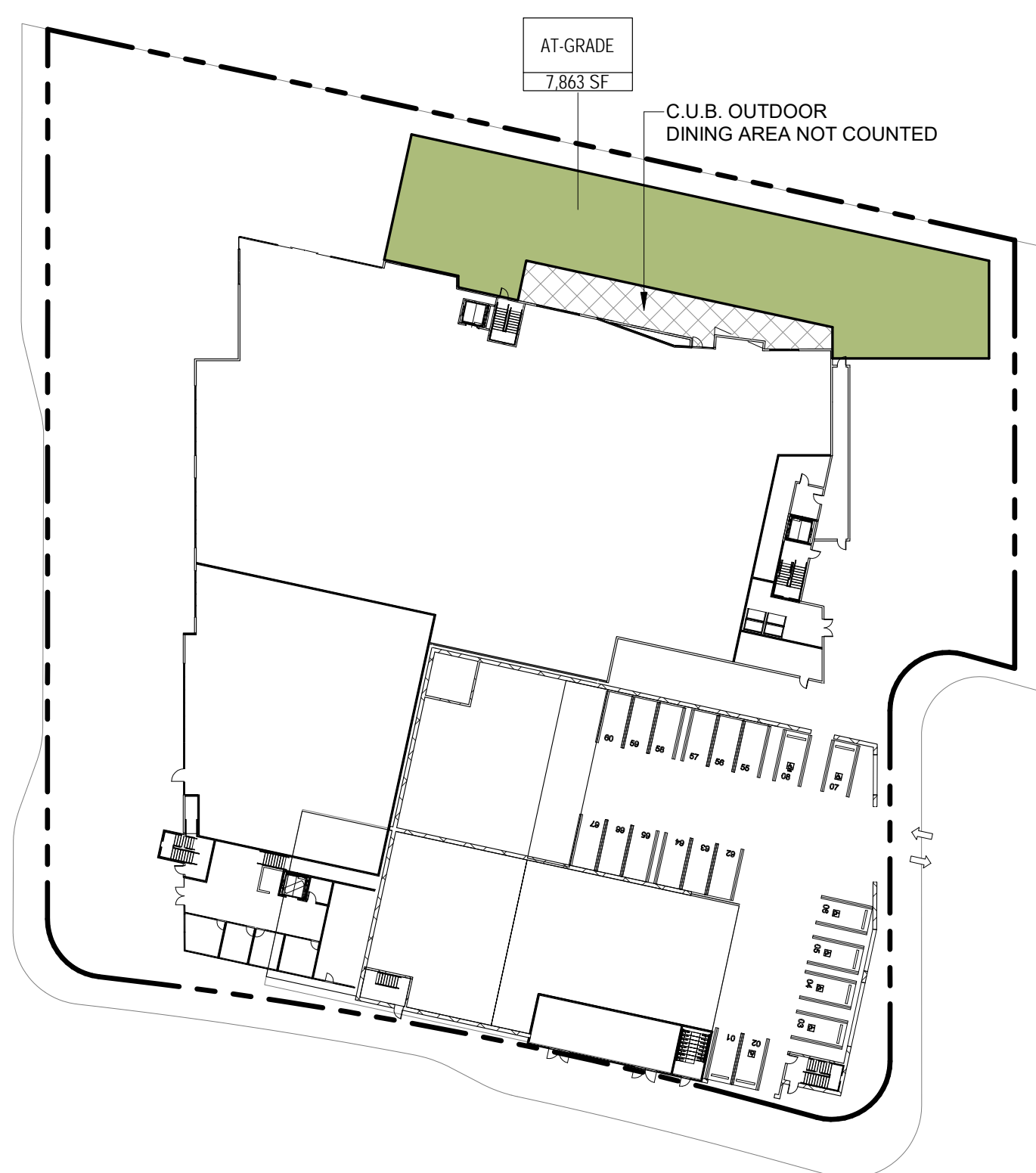
LEVEL 4 OPEN SPACE

AMENITY DECK
RECREATION ROOM(S)



LEVEL 3 OPEN SPACE

AMENITY DECK
RECREATION ROOM(S)



LEVEL 1 OPEN SPACE

AT-GRADE

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

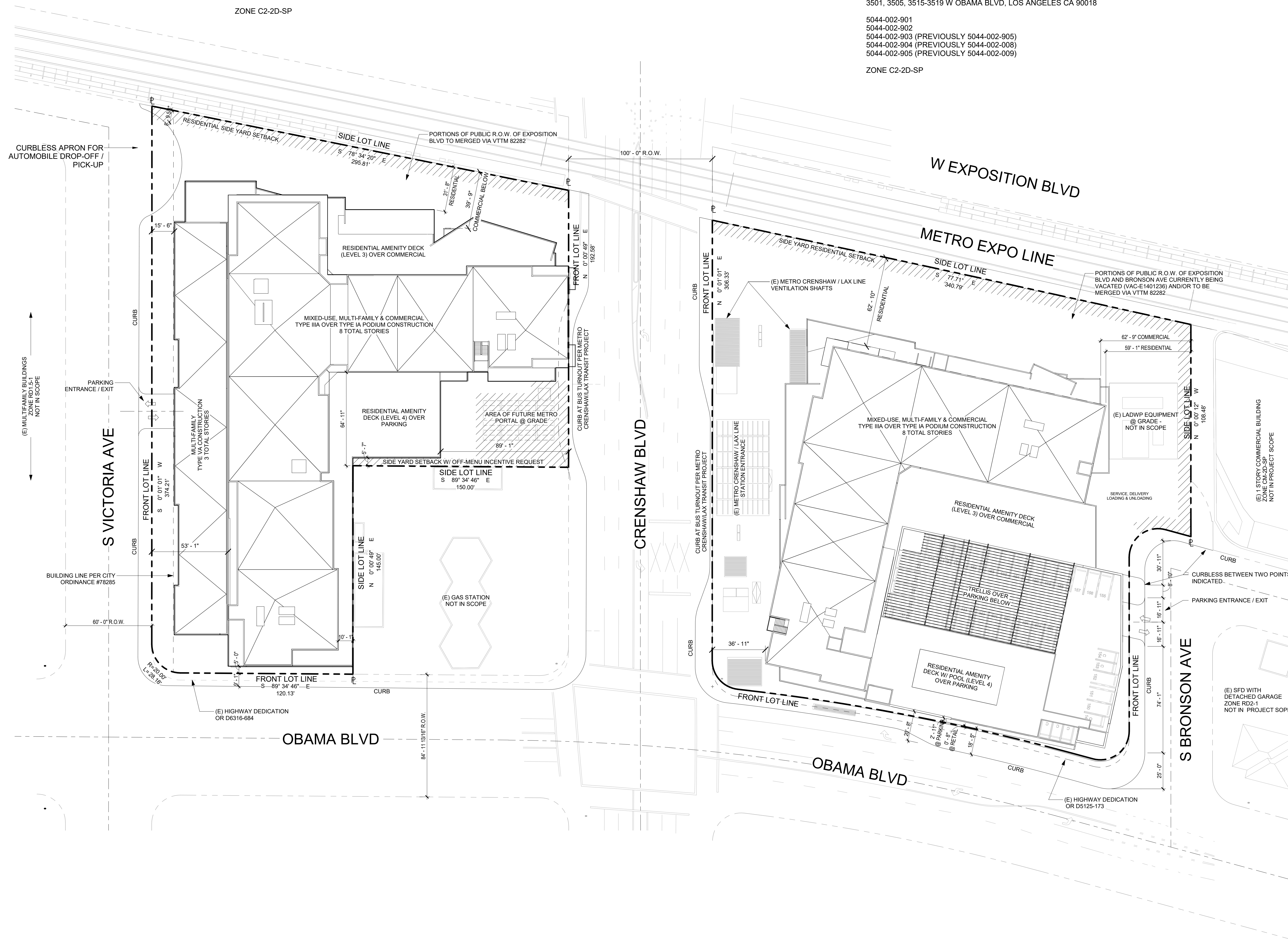
CRENSHAW CROSSING

sheet title OPEN SPACE

project no. 2019-00159-000

COUNTY-OWNED PROPERTY (SITE A)
3606 AND 3633 W EXPOSITION BLVD. LOS ANGELES CA 90018
APN 5046-022-900
ZONE C2-2D-SP

METRO-OWNED PROPERTY (SITE B)
3630, 3642, 3644, 3646 S CRENSHAW BLVD, LOS ANGELES, CA 90016
3502, 3510, W EXPOSITION BLVD, LOS ANGELES, CA 90018
3631, 3633, 3635, 3639, 3645 S BRONSON AVE
3501, 3505, 3515-3519 W OBAMA BLVD, LOS ANGELES CA 90018
5044-002-901
5044-002-902
5044-002-903 (PREVIOUSLY 5044-002-905)
5044-002-904 (PREVIOUSLY 5044-002-008)
5044-002-905 (PREVIOUSLY 5044-002-009)
ZONE C2-2D-SP



issues / revisions

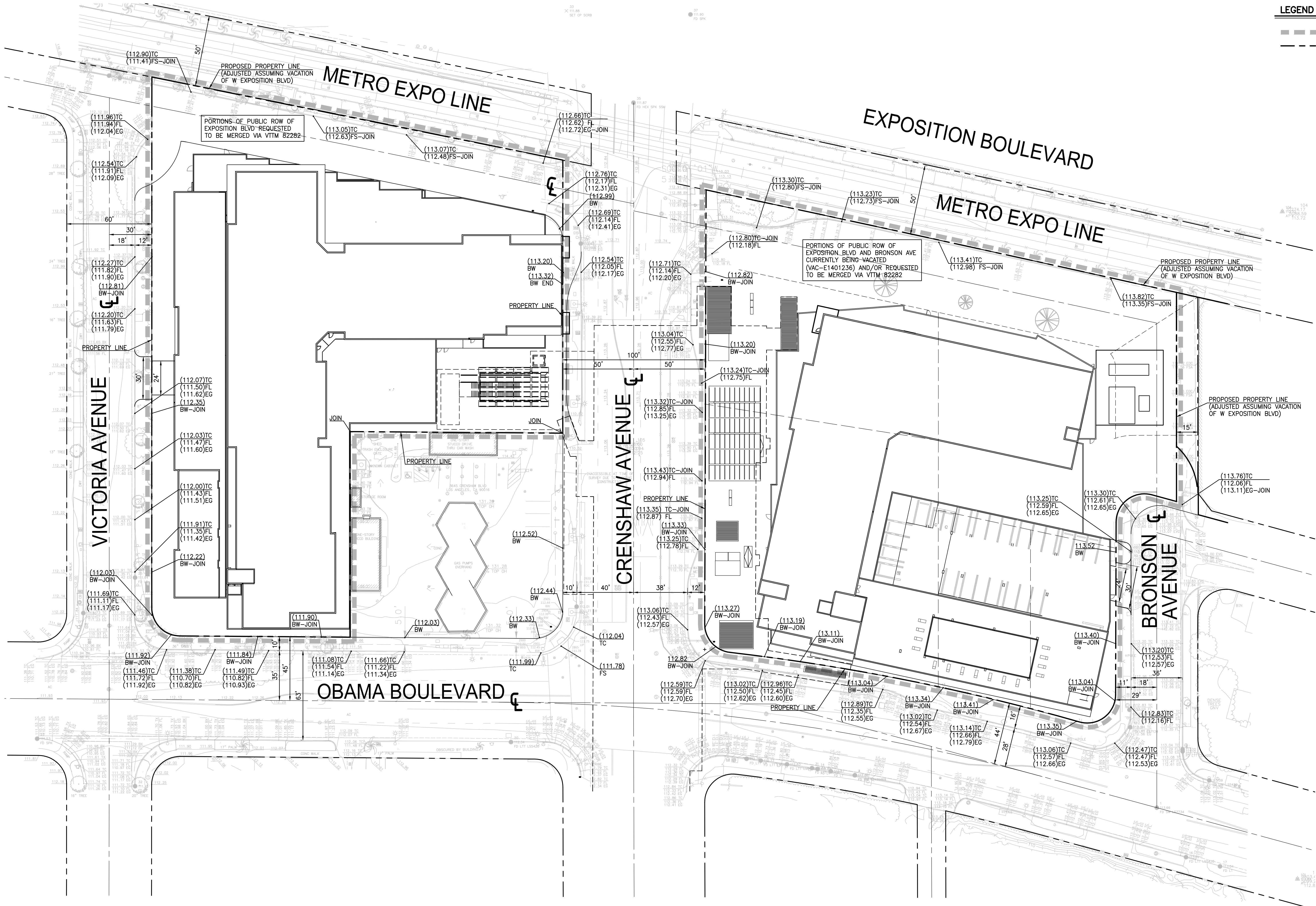
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title PLOT PLAN

project no. 2019-40159-000

LEGEND
 - - - - - LIMIT OF WORK
 - - - - - PROPERTY LINE



stamp | approval

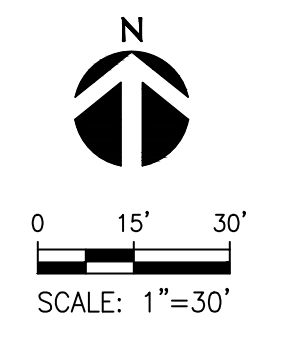
issues | revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-22-2019

CRENSHAW CROSSING

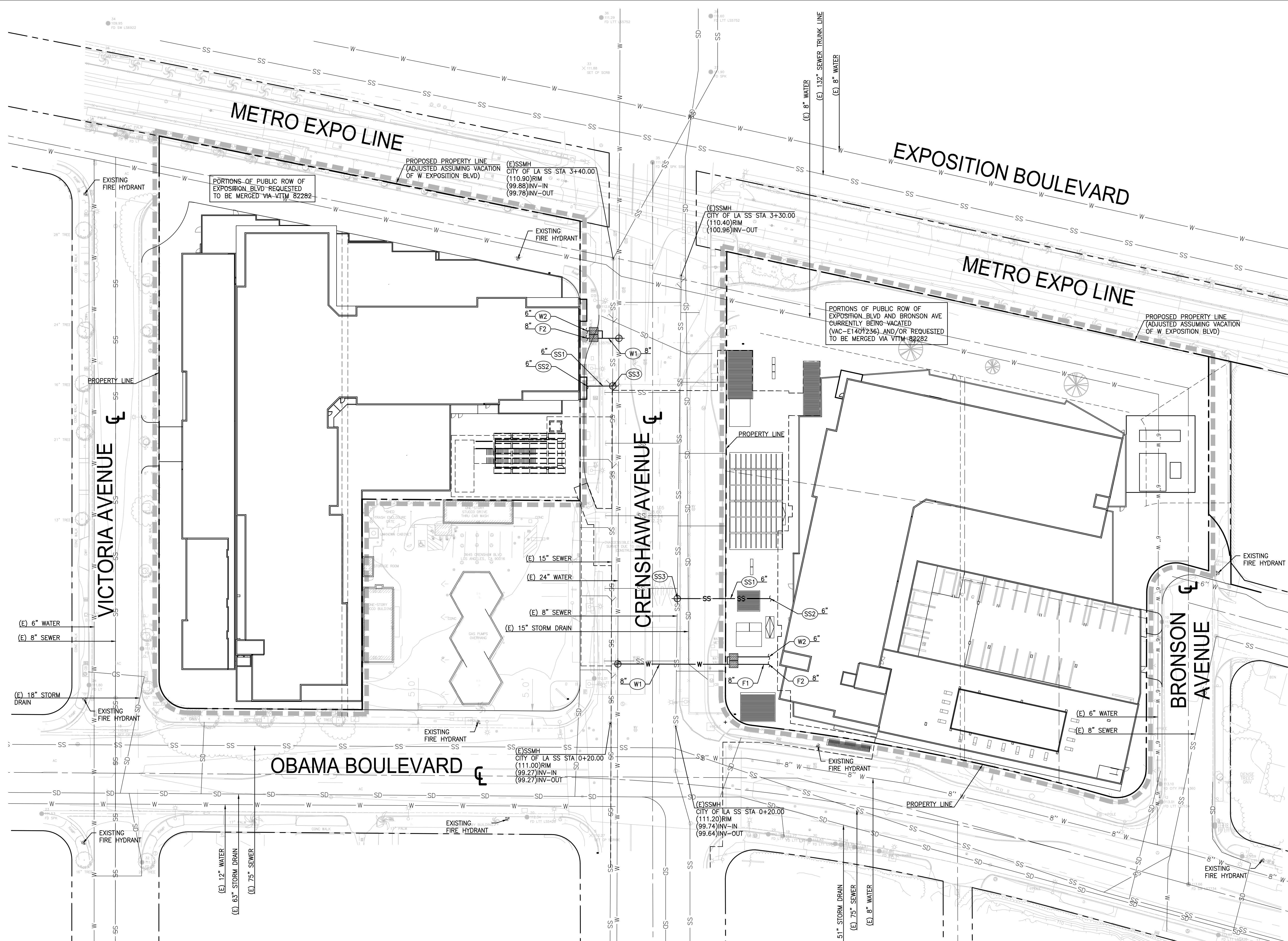
sheet title **GRADING PLAN**

project no. 2019-00199-000



ENTITLEMENT SET - AUGUST 2019
 sheet no. **C120**

P:\2018\1800094 Expo Crenshaw Station\DWG\SHEET\1800094-C-0120-GP.dwg, Sep 09, 2019 - 2:07pm



UTILITY CONSTRUCTION NOTES:

- SANITARY SEWER**
- (SS1) PVC, SDR-35 SANITARY SEWER PIPE. SIZE PER PLAN.
 - (SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
 - (SS3) CONNECT TO EXISTING SEWER LATERAL OF WYE. CONTRACTOR TO FIELD VERIFY THE ELEVATION AND CONDITION OF EXISTING LATERAL.
- DOMESTIC WATER**
- (W1) CAST IRON WATER PIPE PER. SIZE PER PLAN.
 - (W2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
 - (W3) WATER METER VAULT. INSTALLATION BY LADWP. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PROVIDER.
- FIRE WATER**
- (F1) PVC C-900 FIRE WATER PIPE PER PLAN.
 - (F2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
 - (F3) FIRE WATER METER VAULT. INSTALLATION BY LADWP. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LADWP.

LEGEND:

- LIMIT OF WORK
- - - - - PROPERTY LINE
- SS SANITARY SEWER
- W WATER
- DW DOMESTIC WATER
- FW FIRE WATER
- SD STORM DRAIN
- G GAS
- E ELECTRIC
- T TELEPHONE
- UTIL EXISTING UTILITY
- ⊕ POINT OF CONNECTION
- ⊕ COORDINATION POINT
- ⊕ CAP OR PLUG
- ⊕ UTILITY MANHOLE
- ⊕ STORM DRAIN INLET
- ⊕ AREA DRAIN/PLANTER DRAIN
- ⊕ FIRE HYDRANT
- ⊕ UTILITY METER VAULT

NOTE:
IRRIGATION WATER METER, LINES AND APPURTENANCES BY OTHERS.

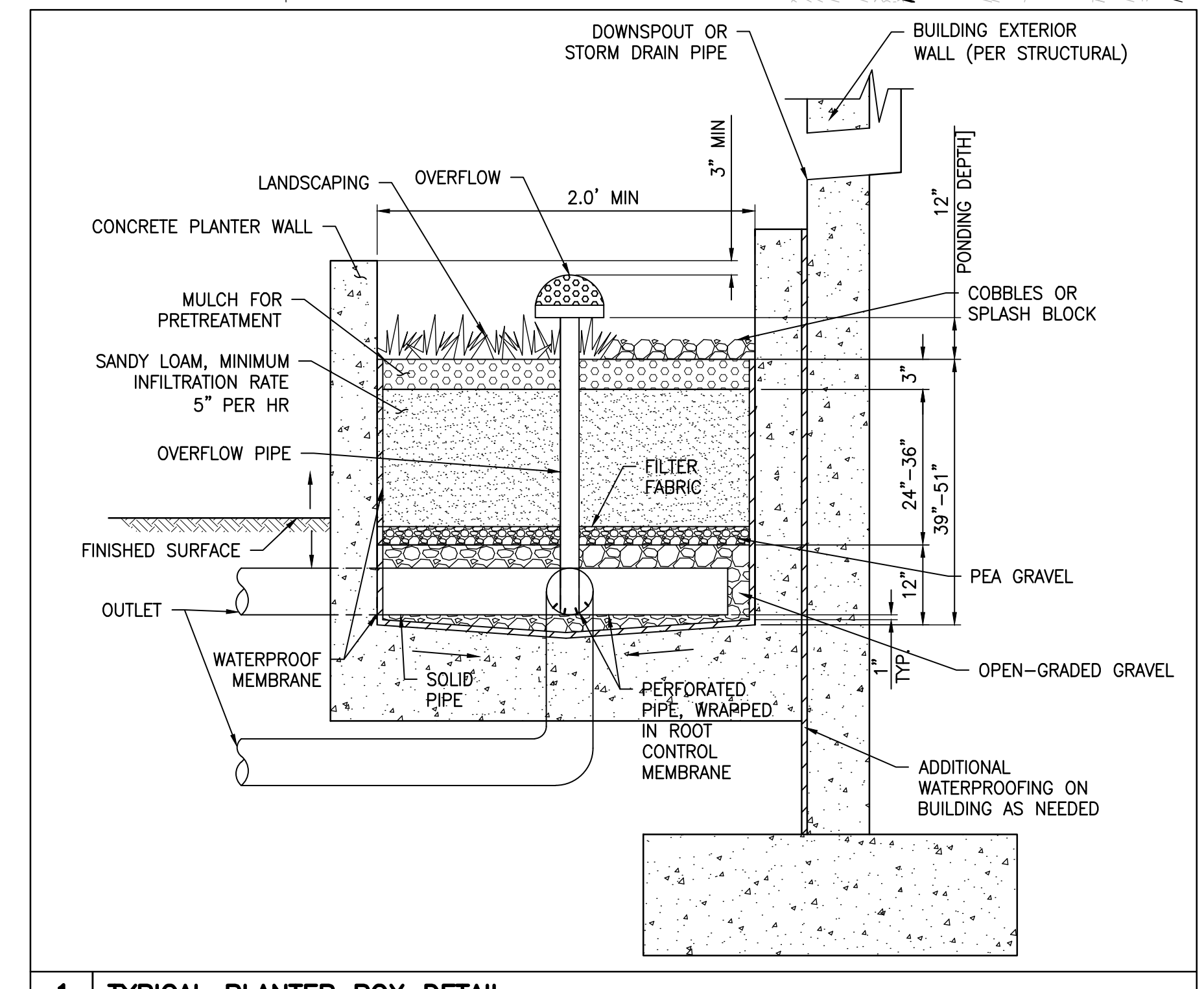
NOTE:
ALL BMP'S PROPOSED AS A PART OF THIS PROJECT ARE TO BE INSPECTED BY THE ENGINEER OF RECORD AFTER INSTALLATION AND PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

NOTE:
PRIOR TO THE INSTALLATION OF ALL STORM DRAIN AND SEWER MAIN LINE CONNECTIONS, THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE MAIN LINE. IF CONDITIONS DIFFER FROM THOSE ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED.

LID CALCULATIONS		
	SITE A	SITE B
TOTAL SITE AREA	1.9 ACRES	2.3 ACRES
PERCENT IMPERVIOUS (APPROXIMATION)	90%	90%
DESIGN TREATMENT VOLUME	9,496 CF	11,095 CF
BIOFILTRATION PLANTER BOX AREA REQUIRED	5,850 SQ. FT.	7,850 SQ. FT.

LID NOTE:

THE PURPOSE OF THIS EXHIBIT IS TO DEMONSTRATE ONE POTENTIAL METHOD OF COMPLIANCE WITH THE CITY OF LOS ANGELES LOW IMPACT DEVELOPMENT (LID) ORDINANCE. THE FINAL METHOD OF COMPLIANCE WILL BE SUBJECT TO REVIEW BY THE CITY OF LOS ANGELES BUREAU OF SANITATION WATERSHED PROTECTION DIVISION. ADDITIONAL METHODS FOR COMPLIANCE TO BE ANALYZED FURTHER DURING THE PROJECT DESIGN PHASE INCLUDING INFILTRATION, CAPTURE AND USE, AND BIO-FILTRATION OR A COMBINATION THEREOF.



1 TYPICAL PLANTER BOX DETAIL N.T.S.



ARCHITECTS

RELM

client | consultant



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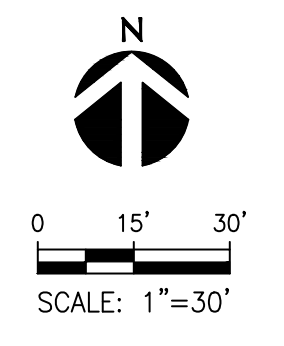
Issues | revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-22-2019

CRENSHAW CROSSING

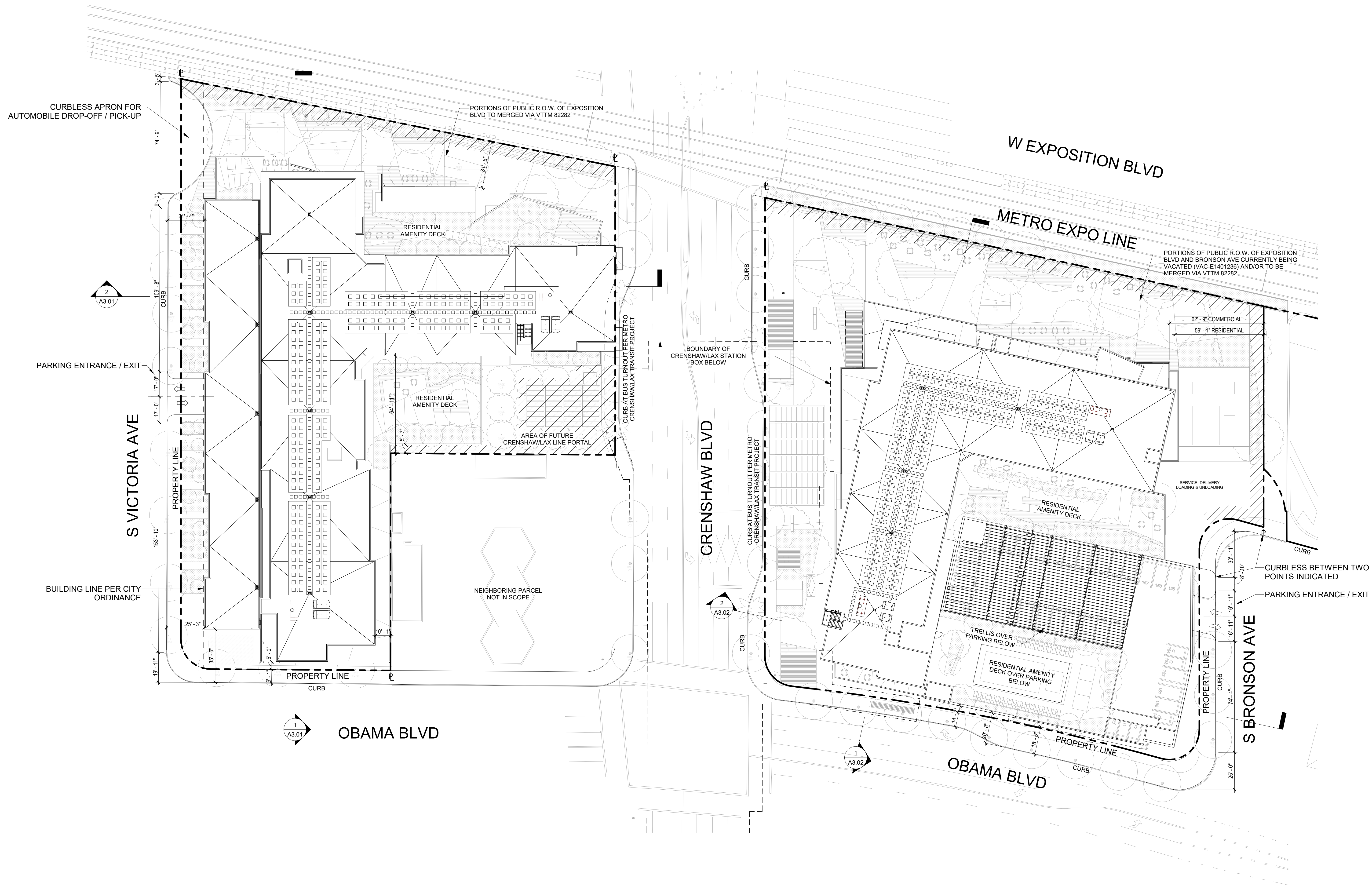
sheet title UTILITY AND LID PLAN

project no. 2019-00199-000



ENTITLEMENT SET - AUGUST 2019

sheet no. **C130**



OVERALL SITE PLAN 1" = 30'-0" 1

issues/ revisions

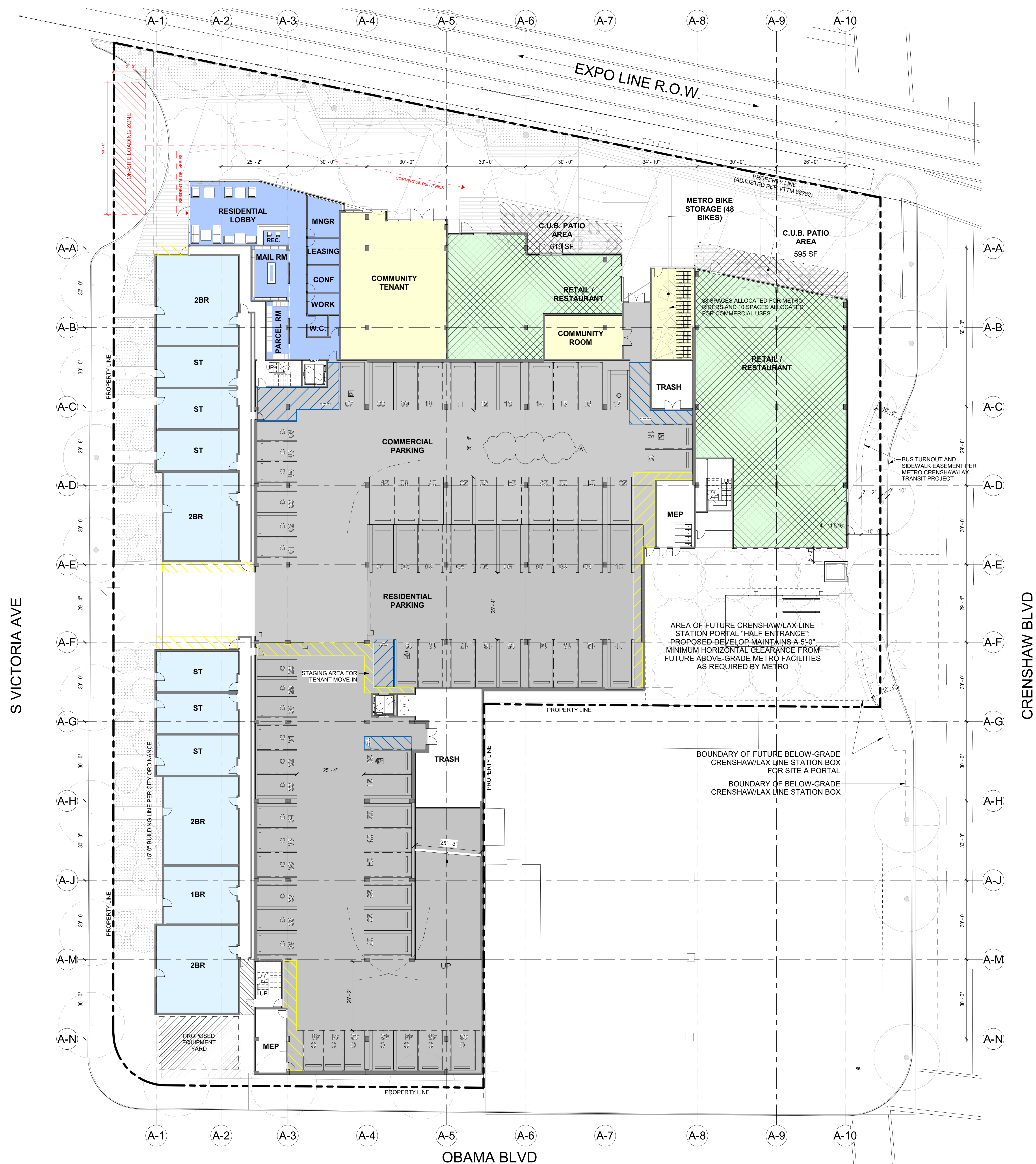
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title OVERALL SITE PLAN

project no. 2019-00109.000

sheet no. **A1.00**



KEYNOTES / LEGENDS

C.U.B. AREA

 APPLICANT IS REQUESTING A MASTER C.U.B. FOR A FULL LINE OF ALCOHOL FOR:

- COUNTY-OWNED PROPERTY (SITE A):**
- ON-SITE CONSUMPTION FOR UP TO THREE ESTABLISHMENTS UP TO 8,735sf (INCLUDES OUTDOOR EATING AREAS)
 - OFF-SITE CONSUMPTION FOR ONE ESTABLISHMENT UP TO 22,277SF (INCLUDES OUTDOOR EATING AREAS)
- METRO-OWNED PROPERTY (SITE B):**
- ON-SITE CONSUMPTION FOR UP TO THREE ESTABLISHMENTS UP TO 8,444sf (INCLUDES OUTDOOR EATING AREAS)
 - OFF-SITE CONSUMPTION FOR ONE ESTABLISHMENT UP TO 22,277SF (INCLUDES OUTDOOR EATING AREAS)

- COMMERCIAL - COMMUNITY
- COMMERCIAL - METRO BIKE HUB
- COMMERCIAL - RETAIL / RESTAURANT
- PARKING - COMMERCIAL
- PARKING - RESIDENTIAL
- RESIDENTIAL - HOUSING
- RESIDENTIAL - LOBBY / LEASING



client | consultant



stamp | approval

issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title **GROUND FLOOR PLAN - SITE A**

project no. 2019-00109-000

sheet no. **A1.01**



KEYNOTES / LEGENDS

- BIKE STORAGE
- COMMERCIAL - COMMUNITY
- COMMERCIAL - METRO BIKE HUB
- COMMERCIAL - RETAIL / RESTAURANT
- PARKING
- PARKING - RESIDENTIAL
- RESIDENTIAL - AMENITY
- RESIDENTIAL - HOUSING
- RESIDENTIAL - LOBBY / LEASING



RELM

client | consultant



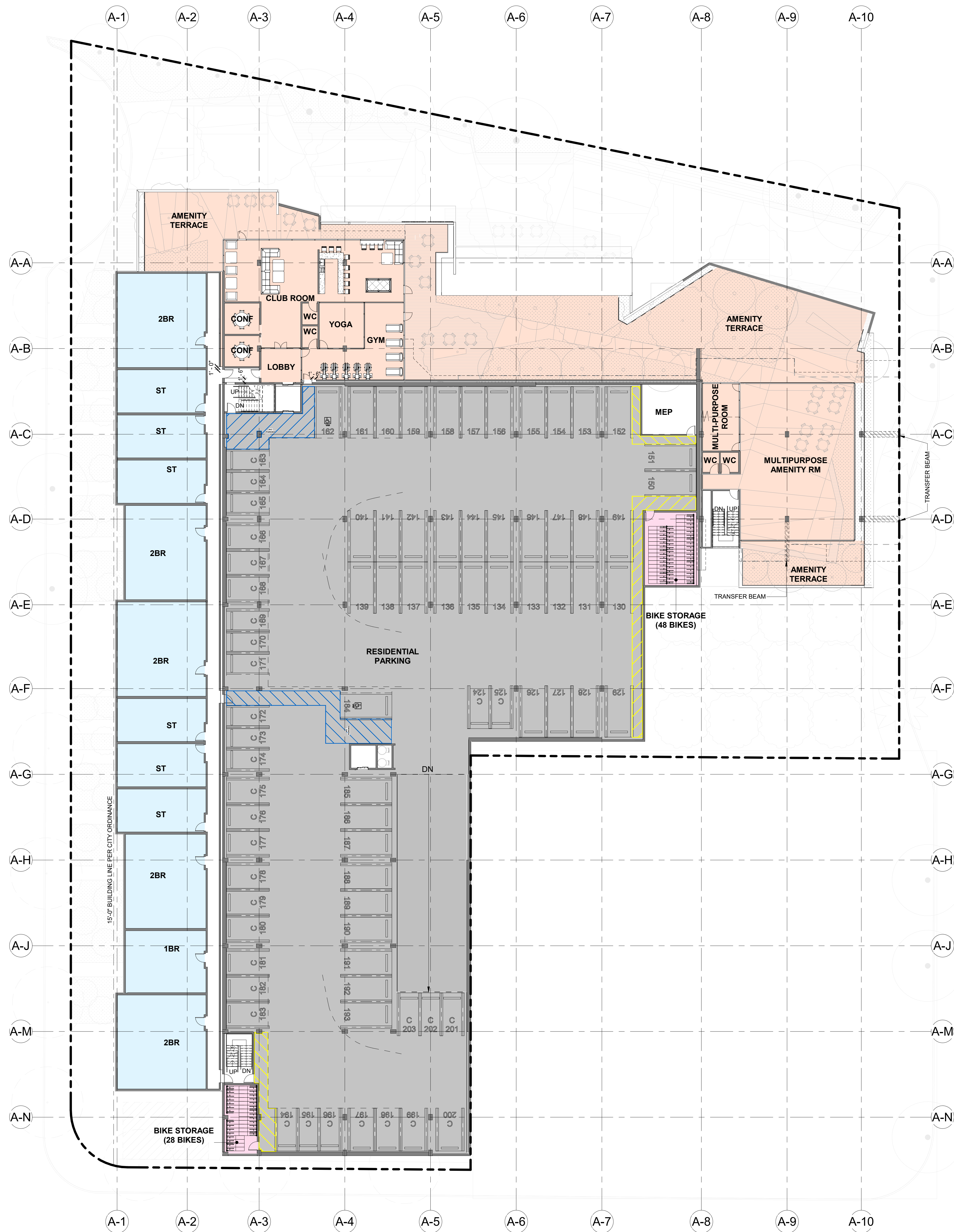
stamp | approval

Issues / Revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 2 FLOOR PLAN - SITE A

project no. 2019-00109-000



KEYNOTES / LEGENDS

- BIKE STORAGE
- PARKING - RESIDENTIAL
- RESIDENTIAL - AMENITY
- RESIDENTIAL - HOUSING



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Issues / Revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 3 FLOOR PLAN - SITE A

project no. 2019-00109-000

sheet no. **A1.03**



KEYNOTES / LEGENDS

- RESIDENTIAL - AMENITY
- RESIDENTIAL - HOUSING



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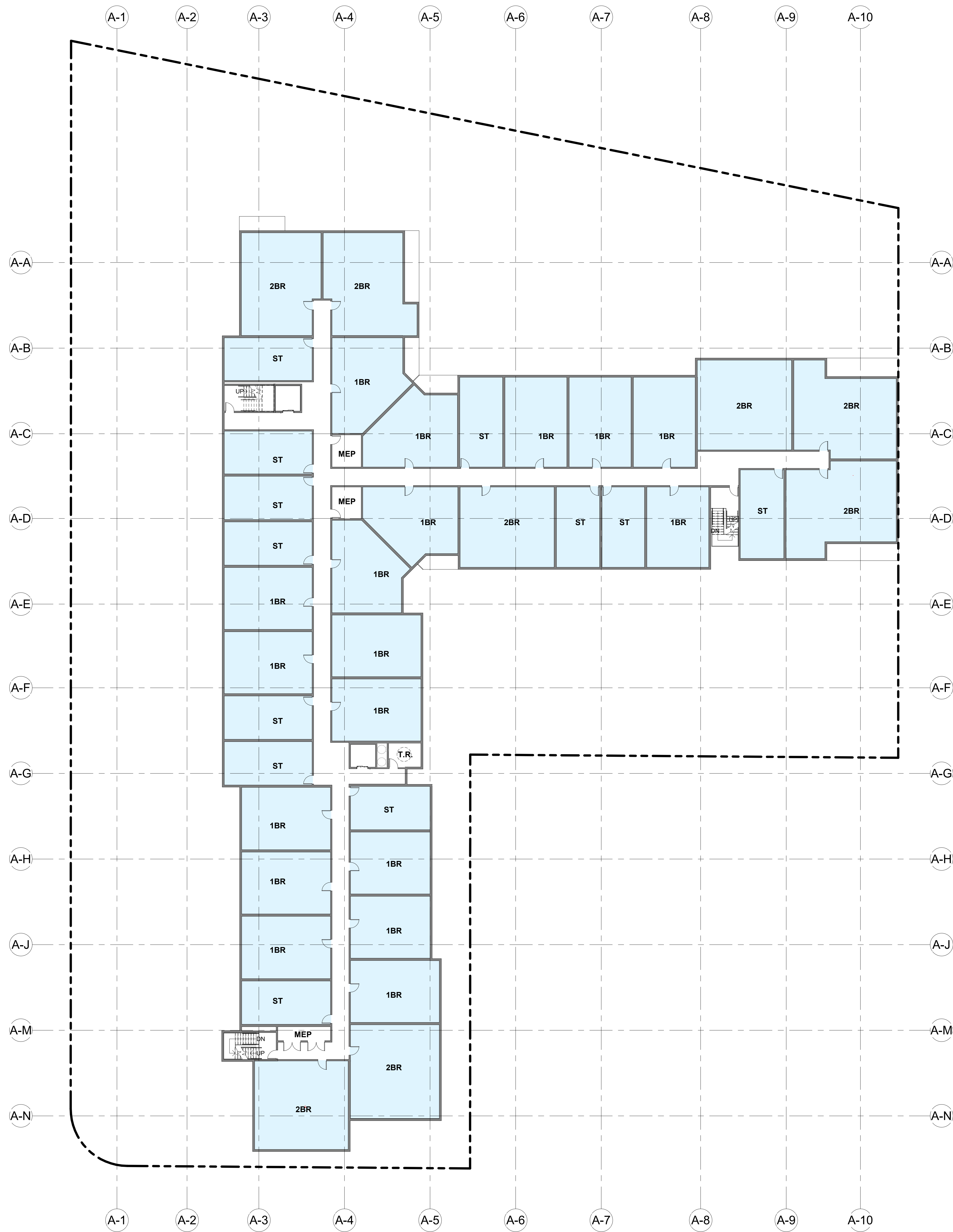
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#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 4 FLOOR PLAN - SITE A

project no. 2019-00109-000

sheet no. **A1.04**



KEYNOTES / LEGENDS

RESIDENTIAL - HOUSING



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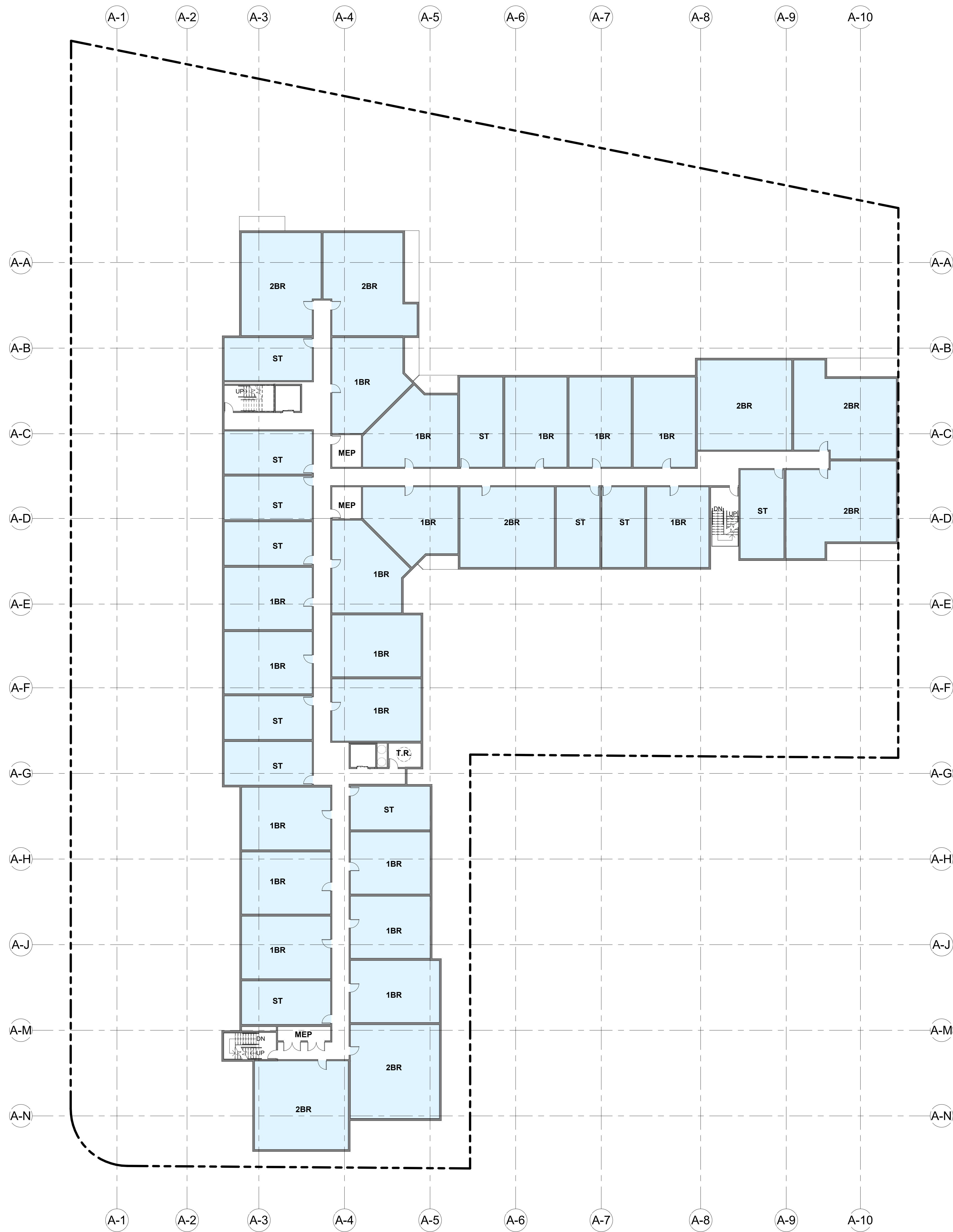
issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 5 FLOOR PLAN - SITE A

project no. 2019-00109-000



KEYNOTES / LEGENDS

RESIDENTIAL - HOUSING



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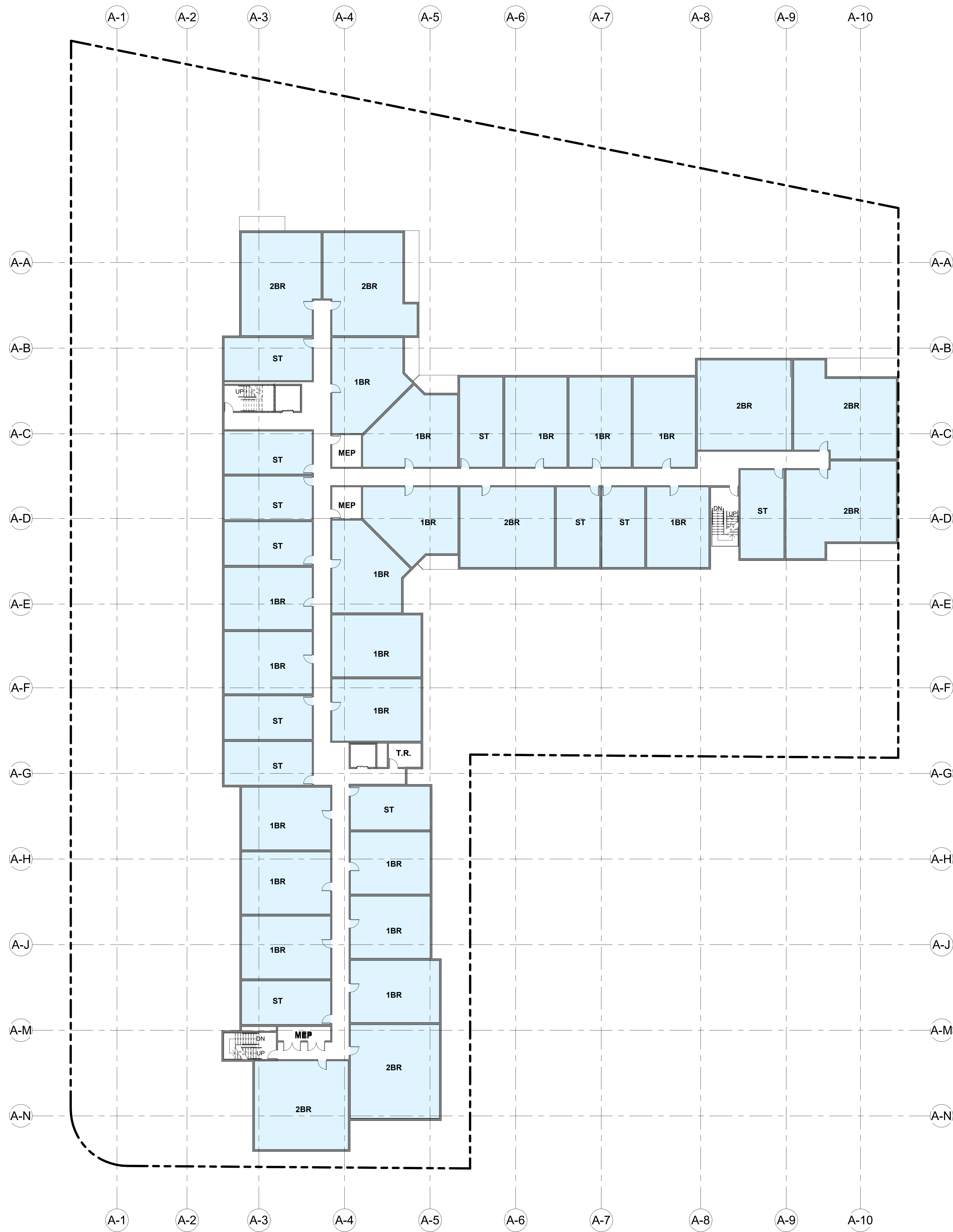
issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 6 FLOOR PLAN - SITE A

project no. 2019-00109-000



KEYNOTES / LEGENDS

RESIDENTIAL - HOUSING



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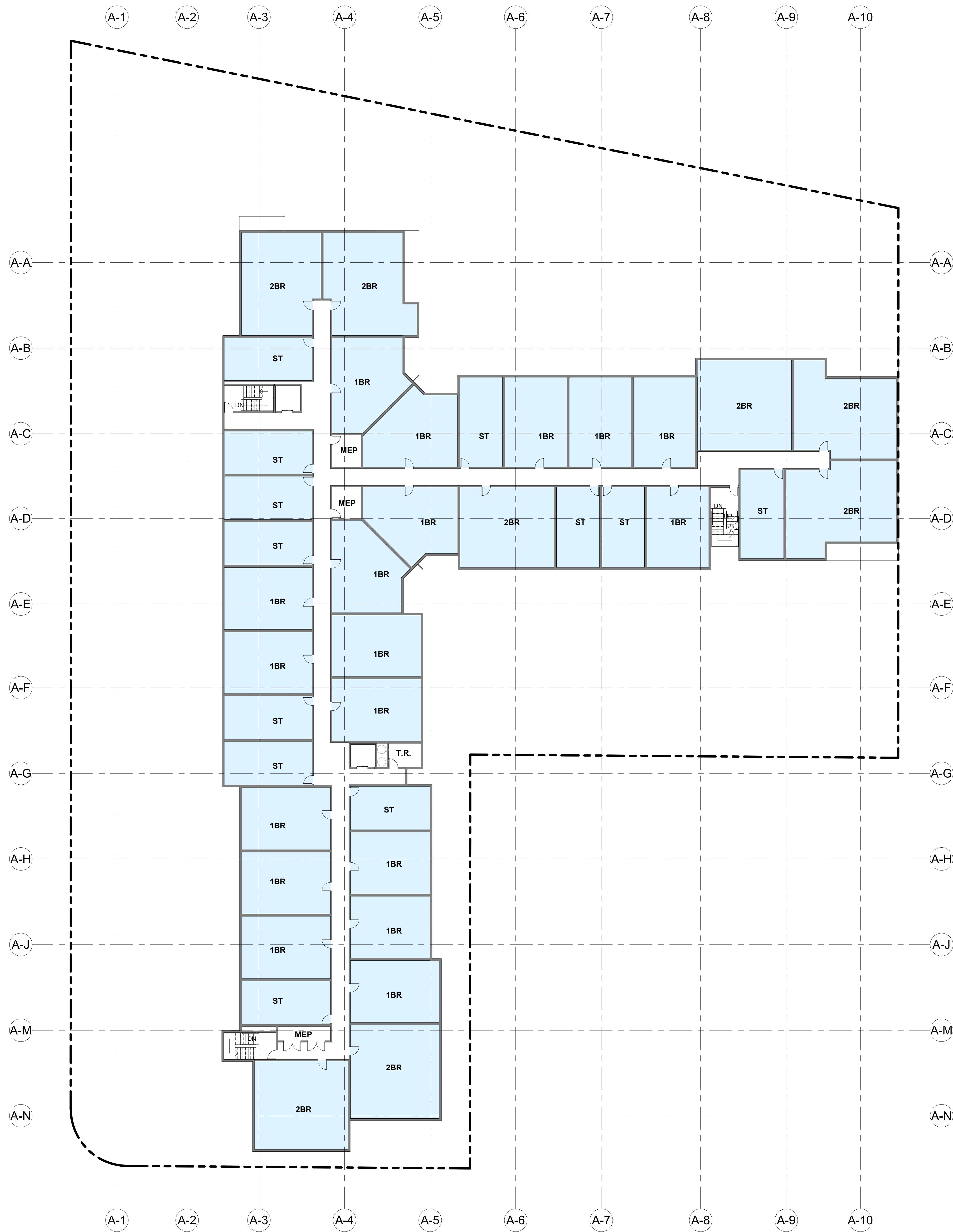
issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 7 FLOOR PLAN - SITE A

project no. 2019-00109-000

sheet no. **A1.07**



KEYNOTES / LEGENDS

RESIDENTIAL - HOUSING



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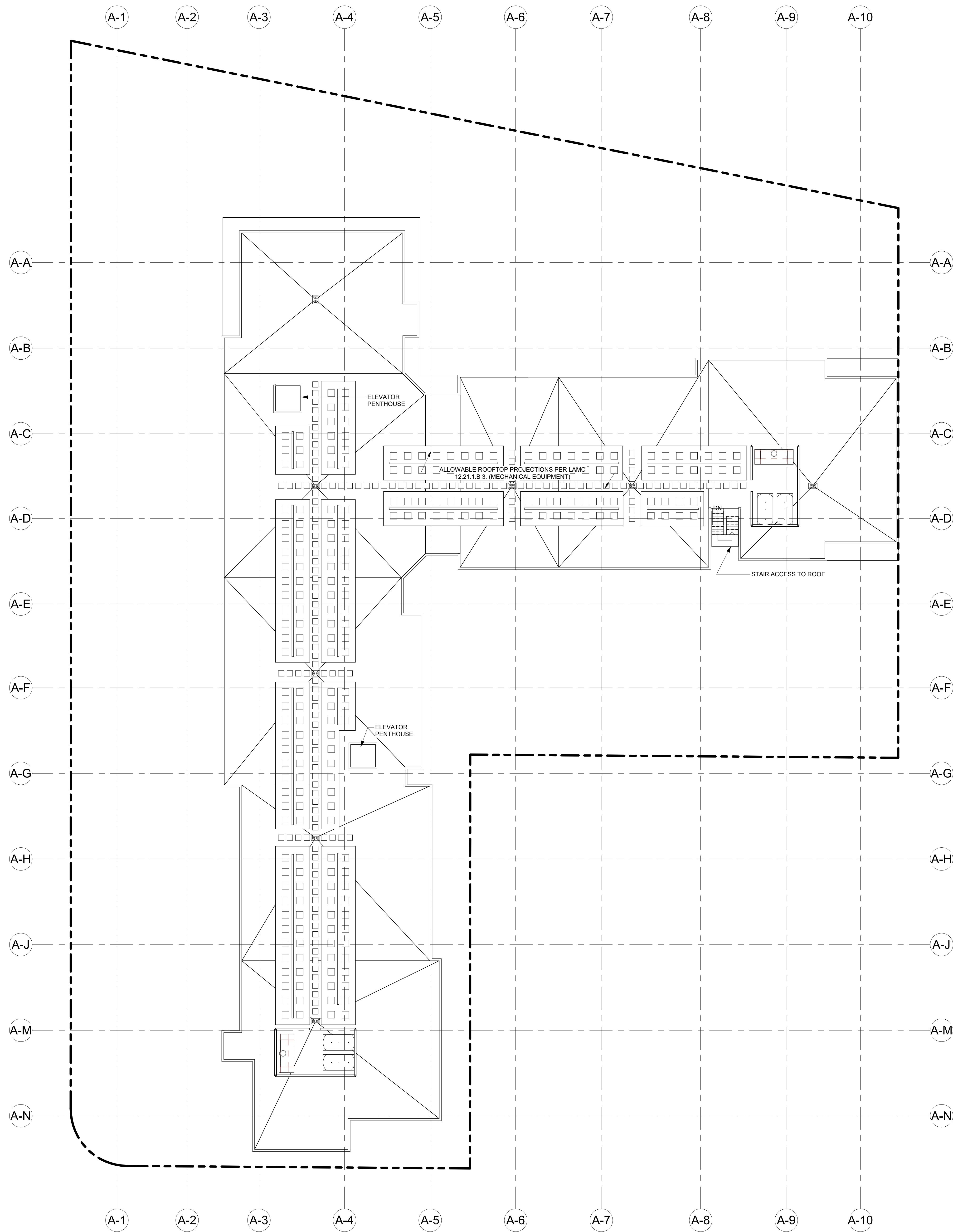
issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 8 FLOOR PLAN - SITE A

project no. 2019-00109-000



ROOF FLOOR PLAN - SITE A 1/16" = 1'-0" 1

KEYNOTES / LEGENDS



RELM

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issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title ROOF PLAN - SITE A

project no. 2019-00109-000

sheet no. **A1.09**

KEYNOTES / LEGENDS

- PARKING - COMMERCIAL
- PARKING - RESIDENTIAL
- RESIDENTIAL BIKE PARKING



client | consultant



stamp | approval

issues | revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title BASEMENT FLOOR PLAN - SITE B

project no. 2019-00109-000

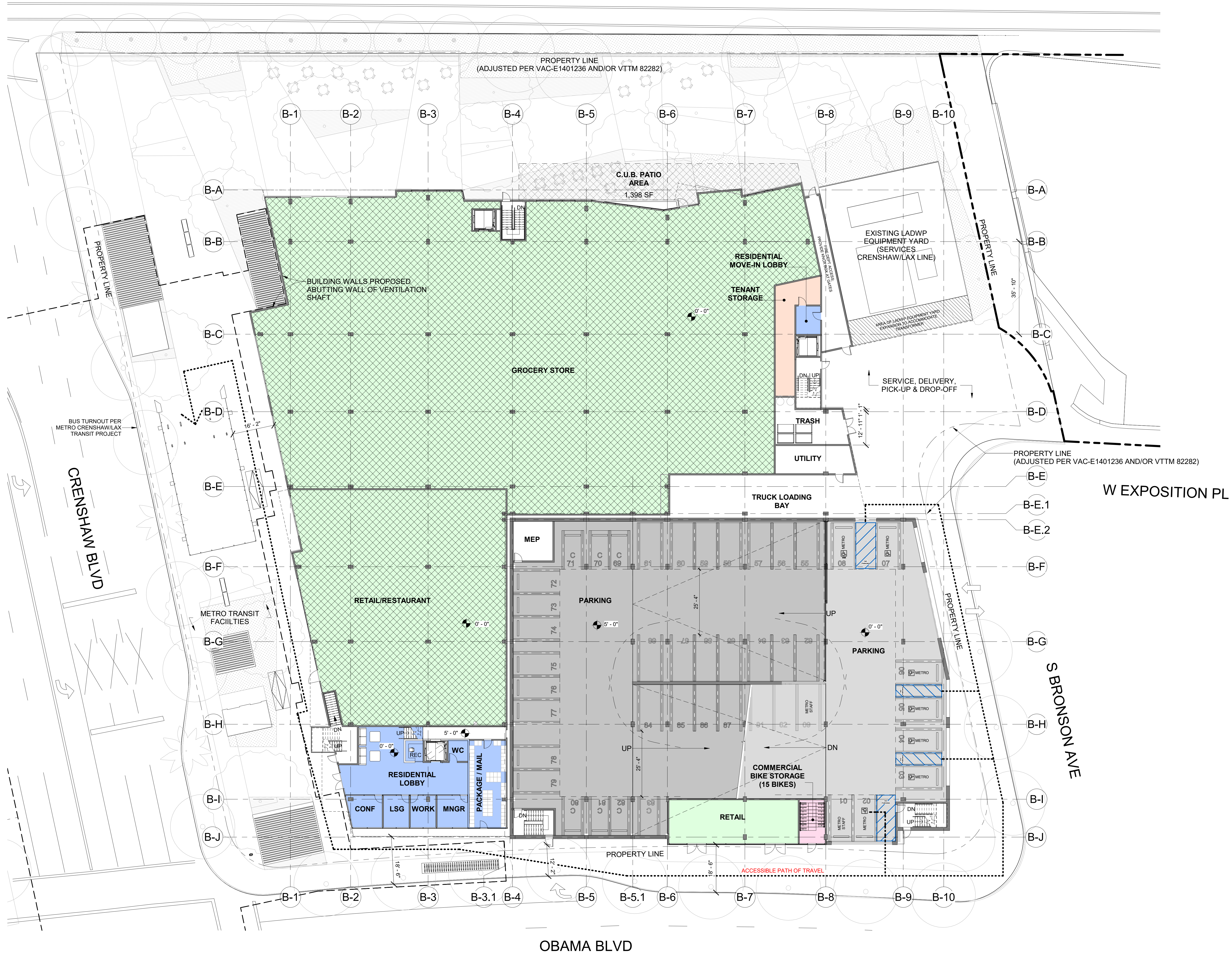
sheet no. **A1.10**

EXPO LINE R.O.W.

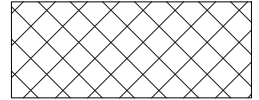


BASEMENT FLOOR PLAN - SITE B 1/16" = 1'-0" 1

EXPO LINE R.O.W.




KEYNOTES / LEGENDS

C.U.B. AREA


APPLICANT IS REQUESTING A MASTER C.U.B. FOR A FULL LINE OF ALCOHOL FOR:

- COUNTY-OWNED PROPERTY (SITE A):
 - ON-SITE CONSUMPTION FOR UP TO THREE ESTABLISHMENTS UP TO 8,735sf (INCLUDES OUTDOOR EATING AREAS EXEMPT FROM FAR AND PARKING CALCULATIONS)

- METRO-OWNED PROPERTY (SITE B):
 - ON-SITE CONSUMPTION FOR UP TO THREE ESTABLISHMENTS UP TO 8,444sf (INCLUDES OUTDOOR EATING AREAS)
 - OFF-SITE CONSUMPTION FOR ONE ESTABLISHMENT UP TO 22,277sf (INCLUDES OUTDOOR EATING AREAS)

 No color scheme assigned to view



client | consultant



stamp | approval

issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title GROUND FLOOR PLAN - SITE B

project no. 2019-40109-000

sheet no. **A1.11**



KEYNOTES / LEGENDS

- COMMERCIAL - GROCERY
- COMMERCIAL - RETAIL / RESTAURANT
- PARKING - RESIDENTIAL
- RESIDENTIAL - LOBBY / LEASING



client | consultant



stamp | approval

issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 2 FLOOR PLAN - SITE B

project no. 2019-00109.000

sheet no. **A1.12**

KEYNOTES / LEGENDS

- AMENITY
- PARKING - RESIDENTIAL
- RESIDENTIAL - AMENITY
- RESIDENTIAL - HOUSING



client | consultant



stamp | approval



SITE B - LEVEL 3 ENTITLEMENT SHEET A1.13 1/16" = 1'-0" 1

Issues / Revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 3 FLOOR PLAN - SITE B

project no. 2019-00109-000

sheet no. **A1.13**

KEYNOTES / LEGENDS

- RESIDENTIAL - AMENITY
- RESIDENTIAL - HOUSING



client | consultant



stamp | approval



SITE B - LEVEL 4 ENTITLEMENT SHEET A1.14 1/16" = 1'-0" 1

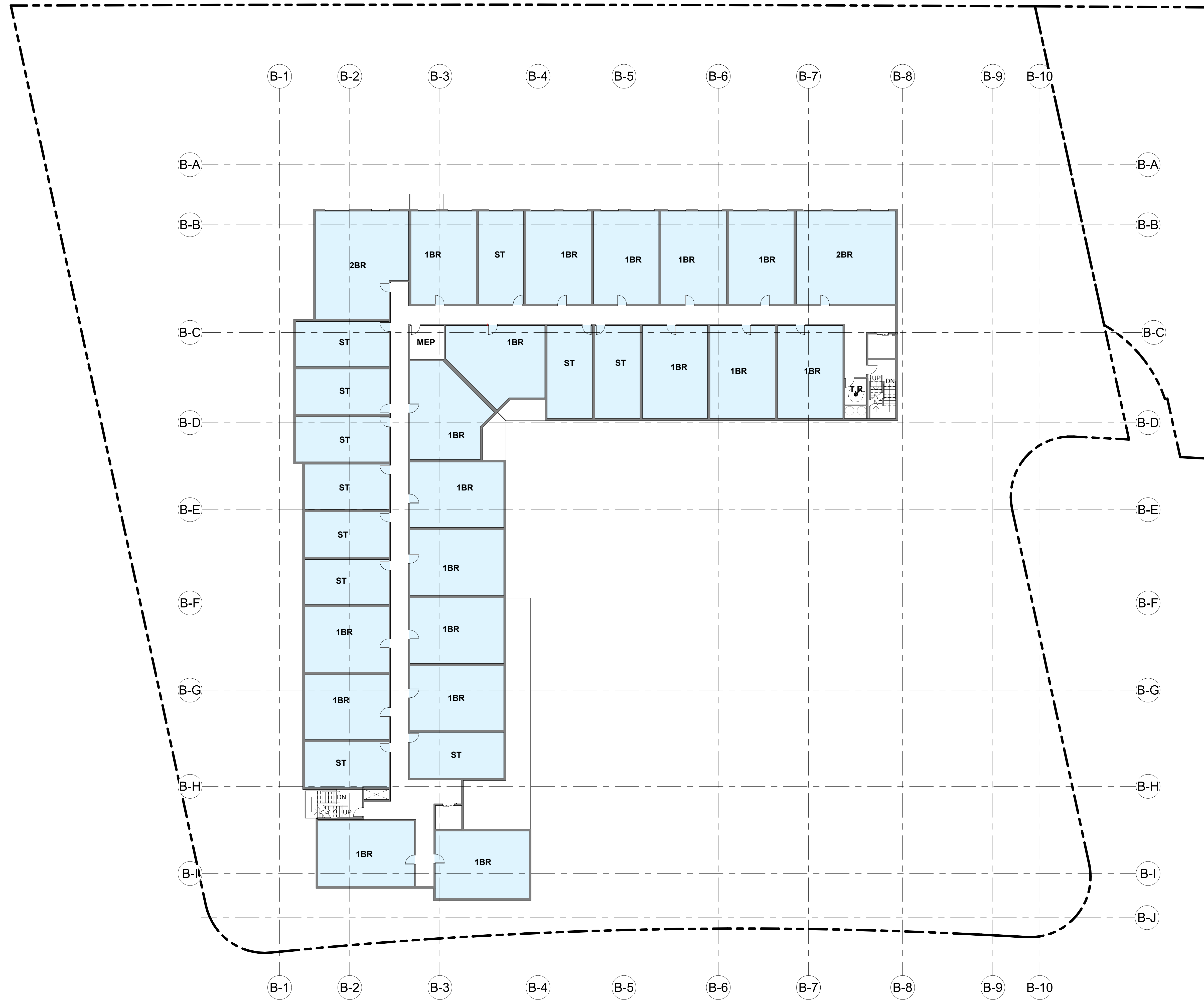
issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 4 FLOOR PLAN - SITE B

project no. 2019-00109.000

sheet no. **A1.14**



KEYNOTES / LEGENDS

RESIDENTIAL - HOUSING



RELM

client | consultant



stamp | approval

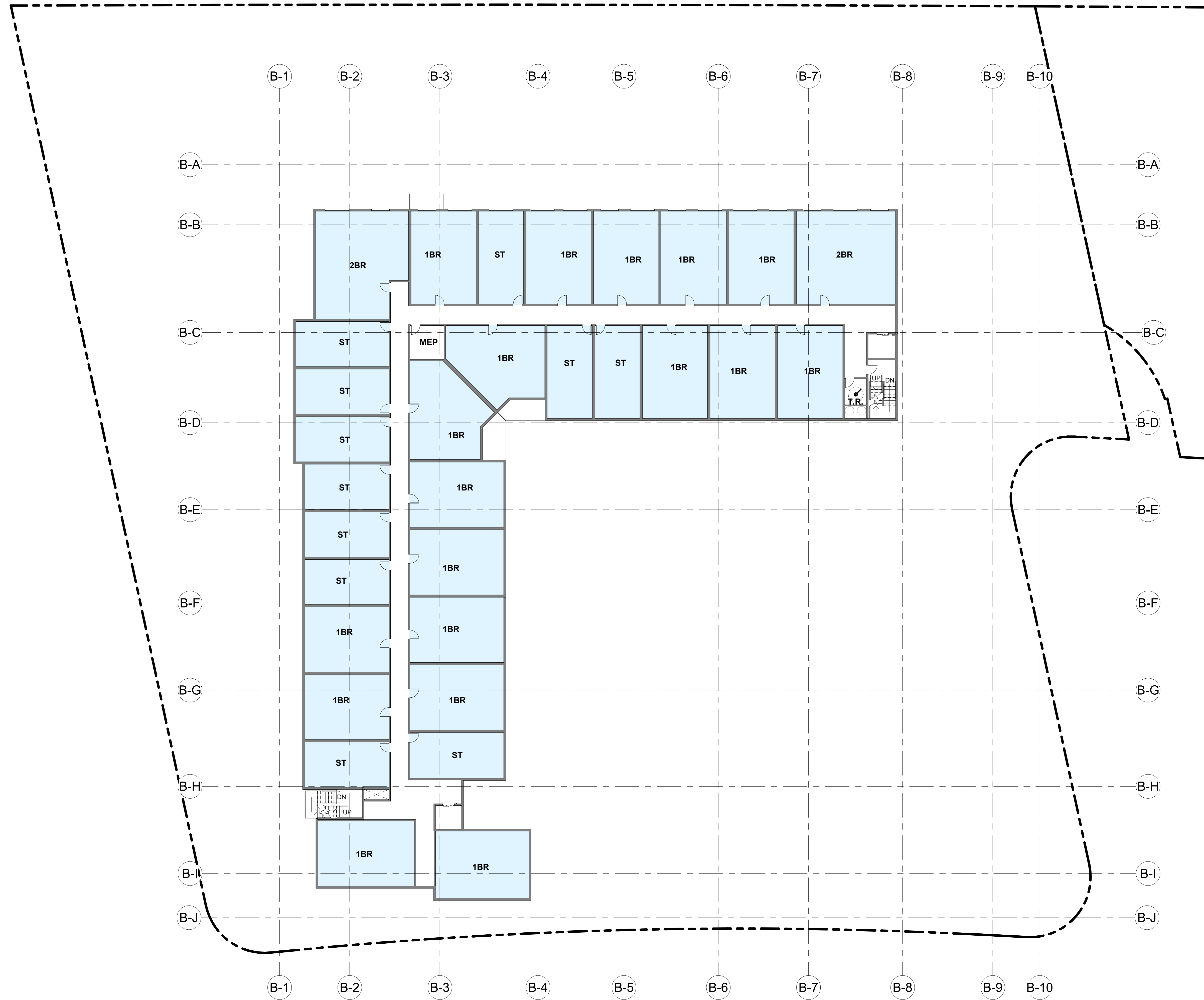
Issues / Revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 5 FLOOR PLAN - SITE B

project no. 2019-00109-000

sheet no. **A1.15**



KEYNOTES / LEGENDS

RESIDENTIAL - HOUSING



RELM

client | consultant



stamp | approval

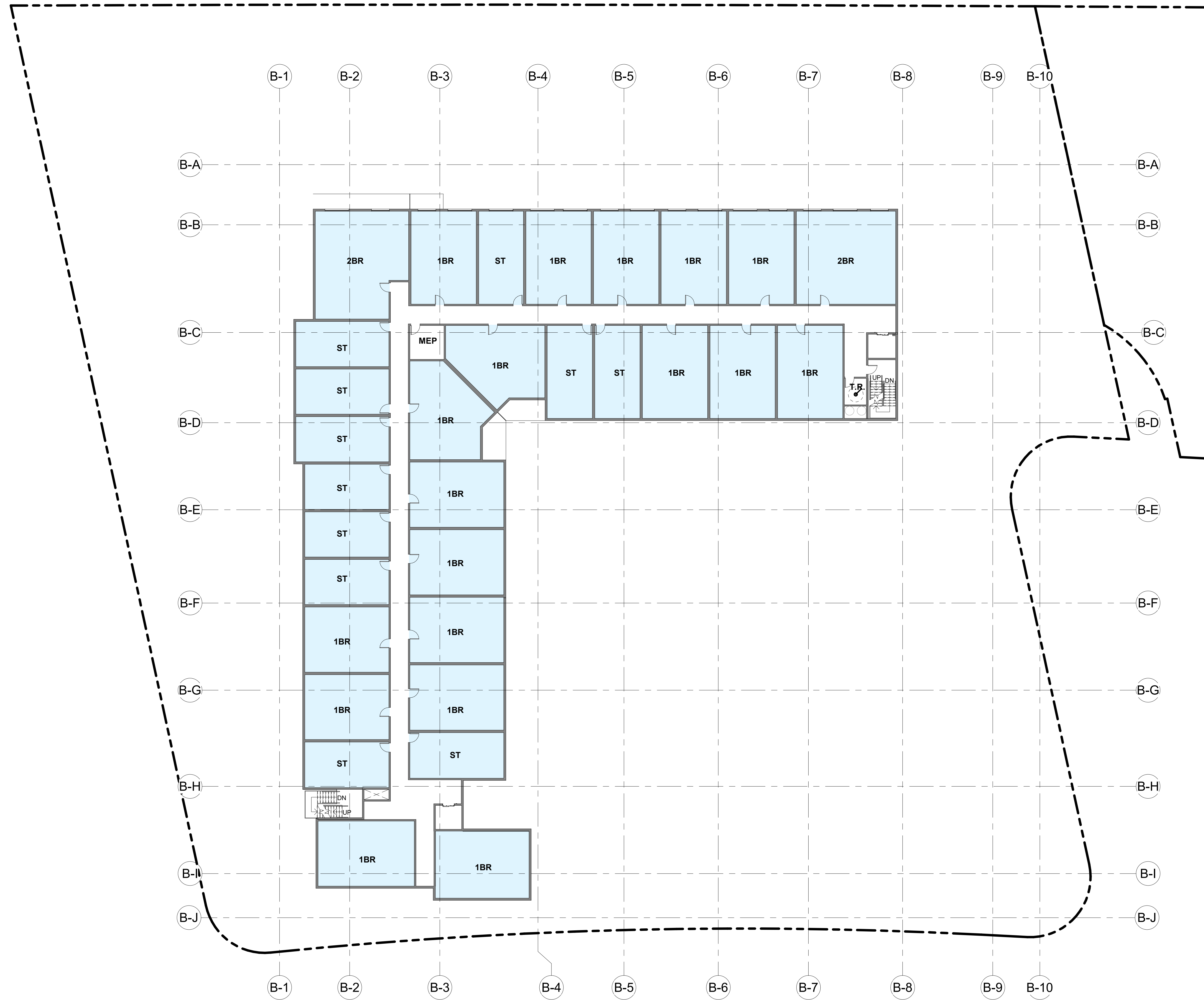
issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 6 FLOOR PLAN - SITE B

project no. 2019-00109-000

sheet no. **A1.16**



KEYNOTES / LEGENDS

RESIDENTIAL - HOUSING



RELM

client | consultant



stamp | approval

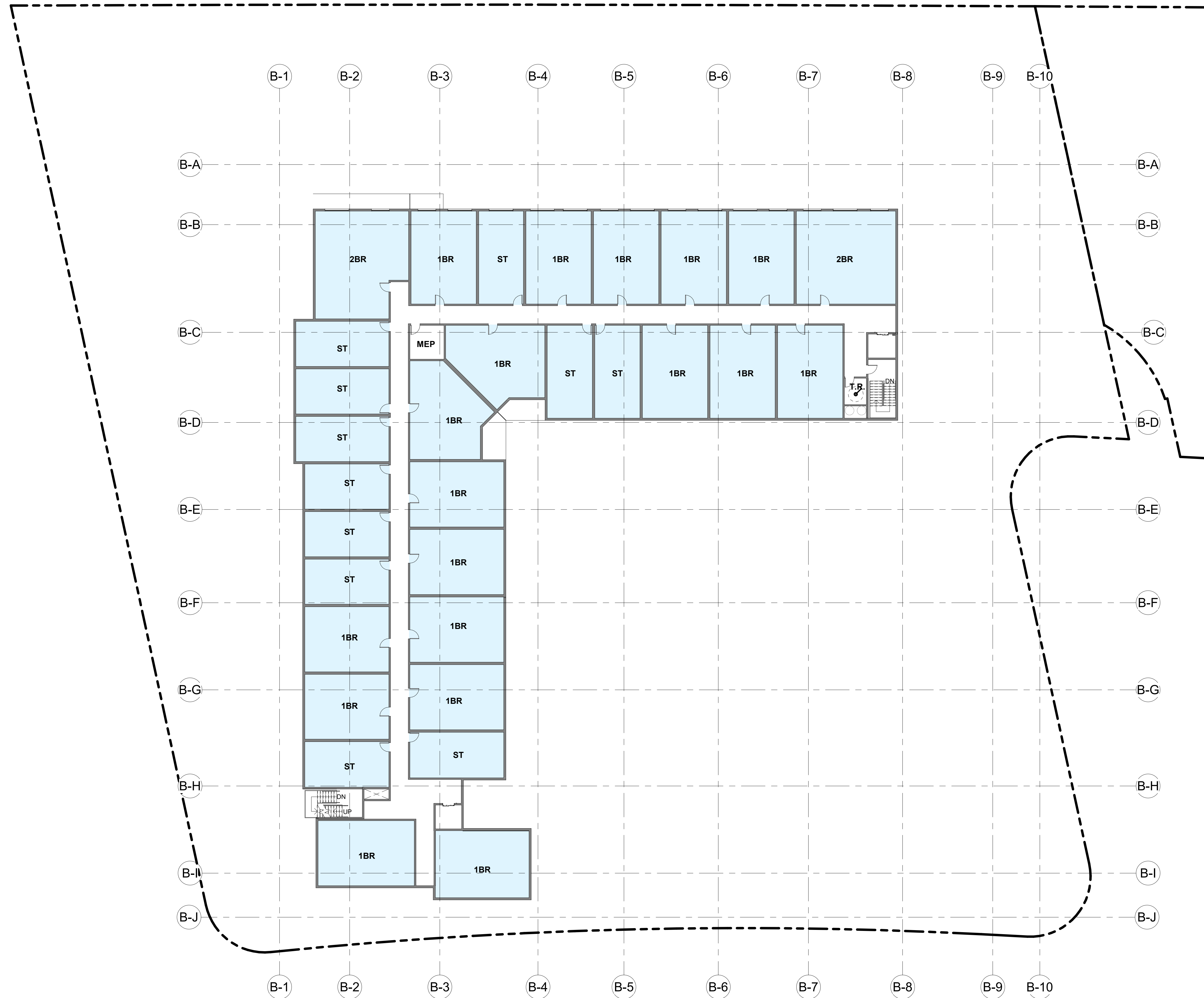
issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 7 FLOOR PLAN - SITE B

project no. 2019-00109-000

sheet no. **A1.17**



KEYNOTES / LEGENDS

RESIDENTIAL - HOUSING



RELM

client | consultant



stamp | approval

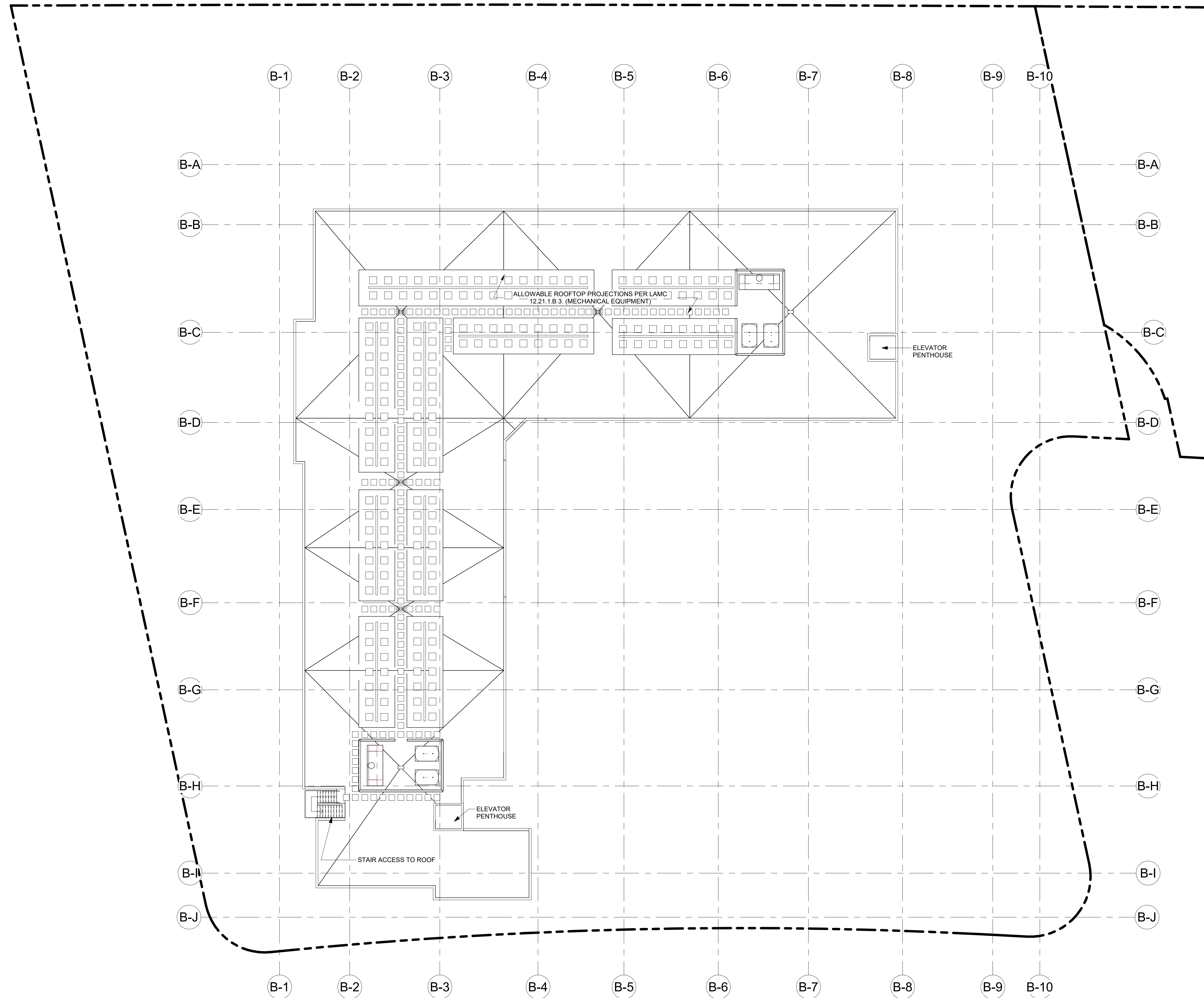
issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title LEVEL 8 FLOOR PLAN - SITE B

project no. 2019-00109.000

sheet no. **A1.18**



issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title ROOF PLAN - SITE B

project no. 2019-00109.000

issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title EXTERIOR ELEVATIONS - SITE A

project no. 2019-00198.000

MATERIAL LEGEND

CON-1
CAST-IN-PLACE CONCRETE / CMU, PAINTED

GLZ-1
COMMERCIAL GLAZING

INSULATED GLAZING IN ALUMINUM STOREFRONT SYSTEM

GLZ-2
RESIDENTIAL GLAZING

INSULATED GLAZING IN VINYL FRAME WINDOWS

GLZ-3
RESIDENTIAL WINDOW WALL GLAZING

INSULATED GLAZING IN FULL-HEIGHT WINDOW WALLS

MSN-1
MASONRY CLADDING

THIN BRICK / PREFABRICATED BRICK PANELS

PNL-1
PANELIZED CLADDING

COMPOSITE, FIBER CEMENT, OR METAL PANEL CLADDING

PNL-2
PANELIZED CLADDING

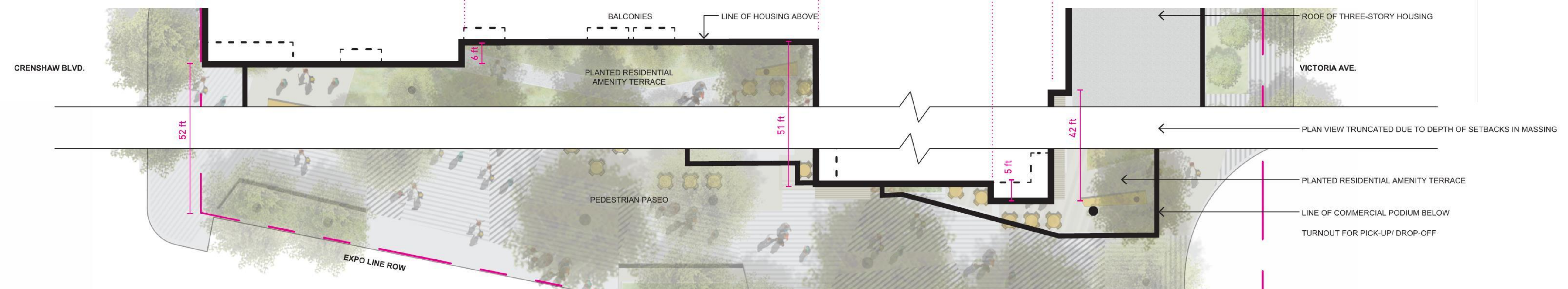
COMPOSITE, FIBER CEMENT, OR METAL PANEL CLADDING; ACCENT COLOR OR TEXTURE

SCRN-1
PERFORATED SCREEN

PERFORATED OR LOUVERED SCREEN PANELS AT VENTILATED PARKING GARAGES



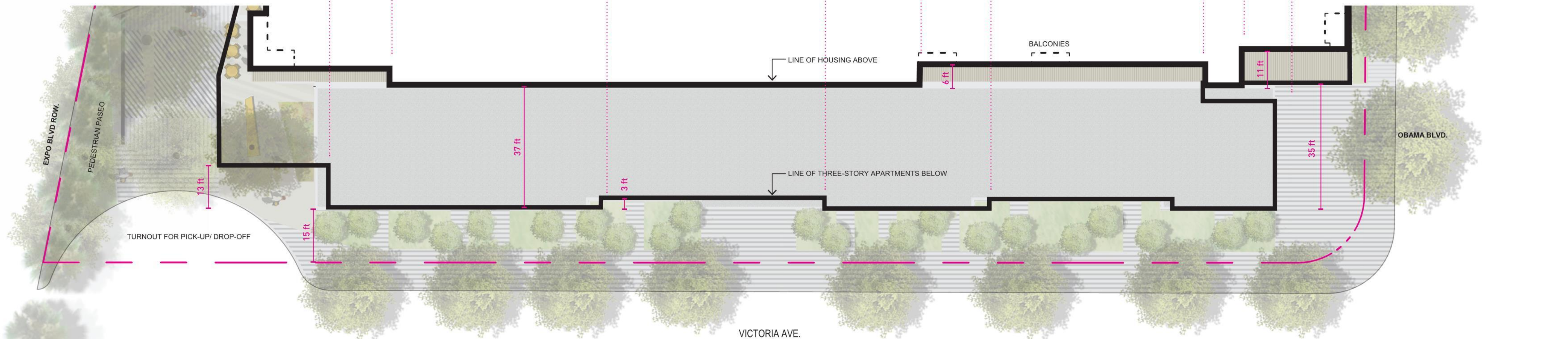
SITE A NORTH ELEVATION 1/16" = 1'-0" 1



SITE A NORTH PLAN 1/16" = 1'-0" 1A



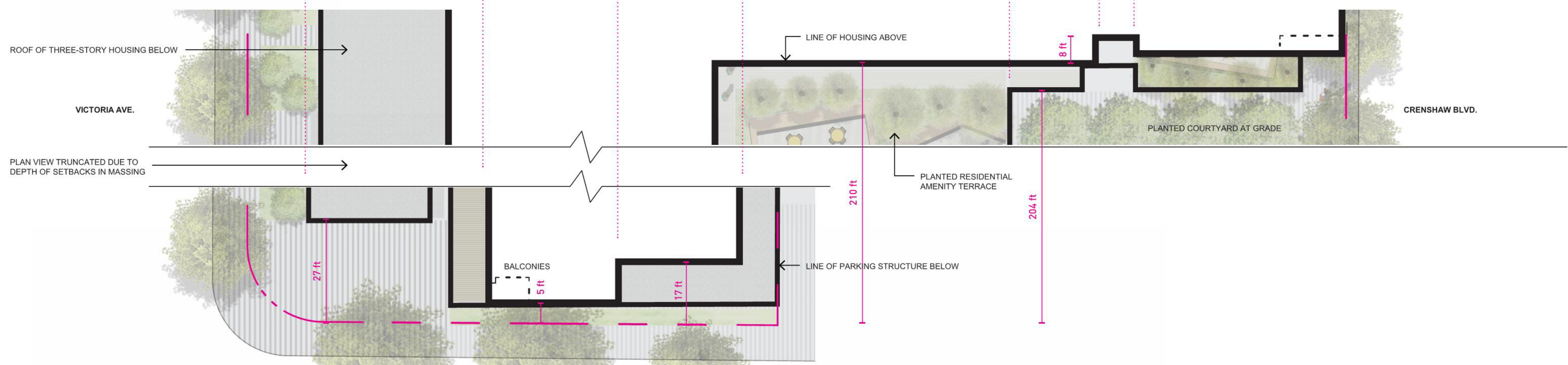
SITE A WEST ELEVATION 1/16" = 1'-0" 2



SITE WEST PLAN 1/16" = 1' 2A



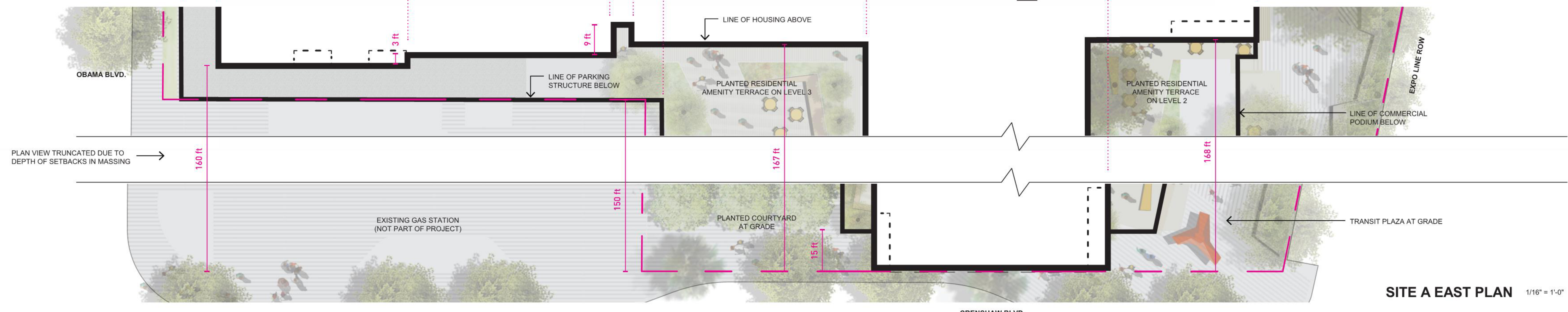
SITE A SOUTH ELEVATION 1/16" = 1'-0" 1



SITE A SOUTH PLAN 1/16" = 1'-0" 1A



SITE A EAST ELEVATION 1/16" = 1'-0" 2



SITE A EAST PLAN 1/16" = 1'-0" 2A

MATERIAL LEGEND

- CON-1**
CAST-IN-PLACE CONCRETE / CMU, PAINTED
- GLZ-1**
COMMERCIAL GLAZING
- GLZ-2**
INSULATED GLAZING IN ALUMINUM STOREFRONT SYSTEM
- GLZ-3**
RESIDENTIAL WINDOW WALL GLAZING
- GLZ-1**
INSULATED GLAZING IN VINYL FRAME WINDOWS
- GLZ-3**
INSULATED GLAZING IN FULL-HEIGHT WINDOW WALLS
- MSN-1**
MASONRY CLADDING
- MSN-1**
THIN BRICK / PREFABRICATED BRICK PANELS
- PNL-1**
PANELIZED CLADDING
- PNL-1**
COMPOSITE, FIBER CEMENT, OR METAL PANEL CLADDING
- PNL-2**
PANELIZED CLADDING
- PNL-2**
COMPOSITE, FIBER CEMENT, OR METAL PANEL CLADDING; ACCENT COLOR OR TEXTURE
- SCRN-1**
PERFORATED SCREEN
- SCRN-1**
PERFORATED OR LOUVERED SCREEN PANELS AT VENTILATED PARKING GARAGES



client | consultant



stamp | approval

issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-22-2019

CRENSHAW CROSSING

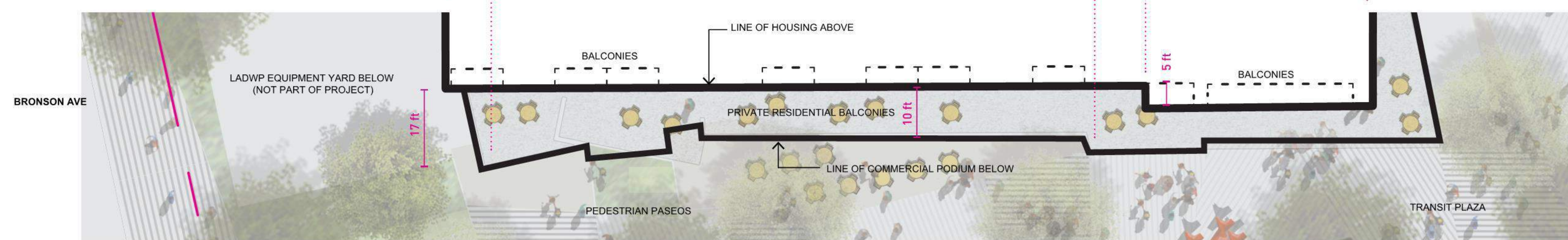
sheet title EXTERIOR ELEVATIONS - SITE A

project no. 2019-0019.000

sheet no. **A2.02**



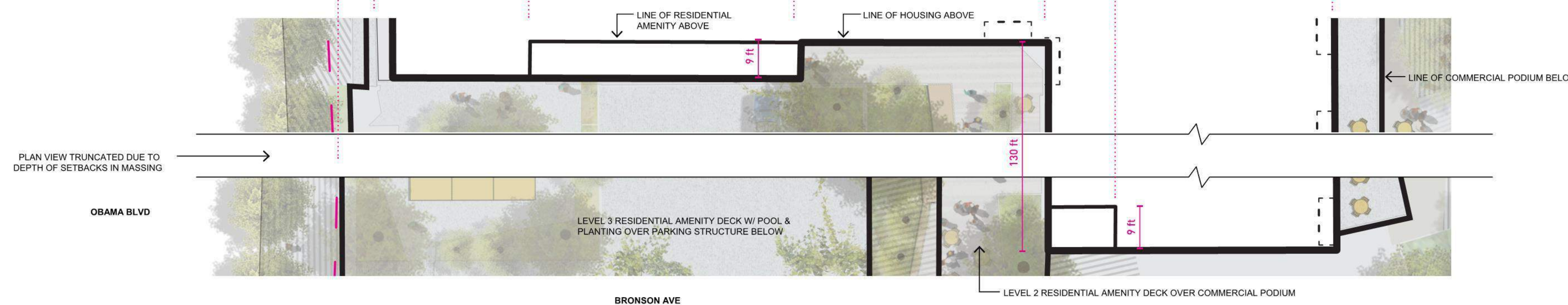
SITE B NORTH ELEVATION 1/16" = 1'-0" 1



SITE B NORTH PLAN 1/16" = 1'-0" 1A



SITE B EAST ELEVATION 1/16" = 1'-0" 2



SITE B EAST PLAN 1/16" = 1'-0" 2A

MATERIAL LEGEND

CON-1
CAST-IN-PLACE CONCRETE / CMU, PAINTED

GLZ-1
COMMERCIAL GLAZING

GLZ-2
INSULATED GLAZING IN ALUMINUM STOREFRONT SYSTEM

GLZ-3
RESIDENTIAL GLAZING

INSULATED GLAZING IN VINYL FRAME WINDOWS

GLZ-3
RESIDENTIAL WINDOW WALL GLAZING

INSULATED GLAZING IN FULL-HEIGHT WINDOW WALLS

MSN-1
MASONRY CLADDING

THIN BRICK / PREFABRICATED BRICK PANELS

PNL-1
PANELIZED CLADDING

COMPOSITE, FIBER CEMENT, OR METAL PANEL CLADDING

PNL-2
PANELIZED CLADDING

COMPOSITE, FIBER CEMENT, OR METAL PANEL CLADDING; ACCENT COLOR OR TEXTURE

SCRN-1
PERFORATED SCREEN

PERFORATED OR LOUVERED SCREEN PANELS AT VENTILATED PARKING GARAGES

issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

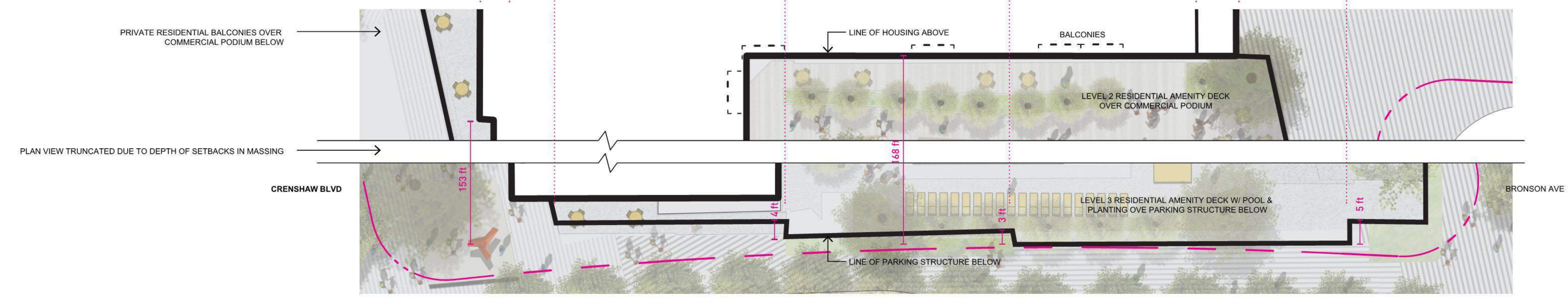
sheet title EXTERIOR ELEVATIONS - SITE B

project no. 2019-40159.000



- ROOF 83' - 0"
- LEVEL 8 72' - 9"
- LEVEL 7 62' - 6"
- LEVEL 6 52' - 3"
- LEVEL 5 42' - 0"
- LEVEL 4 31' - 9"
- LEVEL 3 19' - 9"
- LEVEL 2 9' - 10 1/2"
- LEVEL 1 0' - 0"
- BASEMENT -10' - 0"

SITE B SOUTH ELEVATION 1/16" = 1'-0" 1

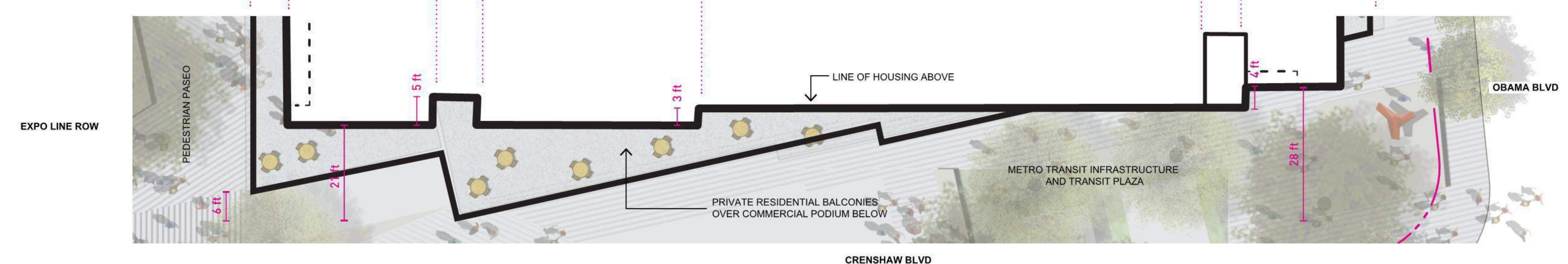


SITE B SOUTH PLAN 1/16" = 1'-0" 1A



- ROOF 83' - 0"
- LEVEL 8 72' - 9"
- LEVEL 7 62' - 6"
- LEVEL 6 52' - 3"
- LEVEL 5 42' - 0"
- LEVEL 4 31' - 9"
- LEVEL 3 19' - 9"
- LEVEL 2 9' - 10 1/2"
- LEVEL 1 0' - 0"

SITE B WEST ELEVATION 1/16" = 1'-0" 2



SITE B WEST PLAN 1/16" = 1'-0" 2A

MATERIAL LEGEND

- CON-1**
CAST-IN-PLACE CONCRETE / CMU, PAINTED
- GLZ-1**
COMMERCIAL GLAZING
- GLZ-2**
INSULATED GLAZING IN ALUMINUM STOREFRONT SYSTEM
- GLZ-3**
INSULATED GLAZING IN VINYL FRAME WINDOWS
- GLZ-3**
RESIDENTIAL WINDOW WALL GLAZING
- GLZ-3**
INSULATED GLAZING IN FULL-HEIGHT WINDOW WALLS
- MSN-1**
MASONRY CLADDING
- MSN-1**
THIN BRICK / PREFABRICATED BRICK PANELS
- PNL-1**
PANELIZED CLADDING
- PNL-1**
COMPOSITE, FIBER CEMENT, OR METAL PANEL CLADDING
- PNL-2**
PANELIZED CLADDING
- PNL-2**
COMPOSITE, FIBER CEMENT, OR METAL PANEL CLADDING; ACCENT COLOR OR TEXTURE
- SCRN-1**
PERFORATED SCREEN
- SCRN-1**
PERFORATED OR LOUVERED SCREEN PANELS AT VENTILATED PARKING GARAGES



ARCHITECTS

RELM

client | consultant



stamp | approval

issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title EXTERIOR ELEVATIONS - SITE B

project no. 2019-00159-000

sheet no. **A2.04**

TYPE A

Volumetric L-shaped panels with alternating cladding orientation.
Incorporates projecting and inset balconies.

Subtle offsetting of facade elements between floors create tapering effects across the facade

Multiple techniques for integrating balconies into the facade: 1) integrated/recessed with solid panel guardrail, or 2) projecting with perimeter frame and open metal guardrails.

Diagonally patterned panel vs. vertically patterned panel: material and pattern direction differentiation with offsets creates additional depth

Shifts in the building mass correspond to changes in the facade articulation pattern (e.g. Type A1, Type A2, etc.)

Switching pattern directions between different levels emphasizes variation in material texture



TYPE A1

The vertical segment of each L-shaped panel maintains a constant width while shifting left incrementally at a constant dimension from floor to floor.

TYPE A2

Vertical panels are justified at their right edge while the overall width incrementally changes at a constant dimension from floor to floor.



issues | revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-22-2019

CRENSHAW CROSSING

sheet title PVP FACADE ARTICULATION & VARIATION

project no. 2019-40109-000

sheet no. **A2.90**

TYPE B

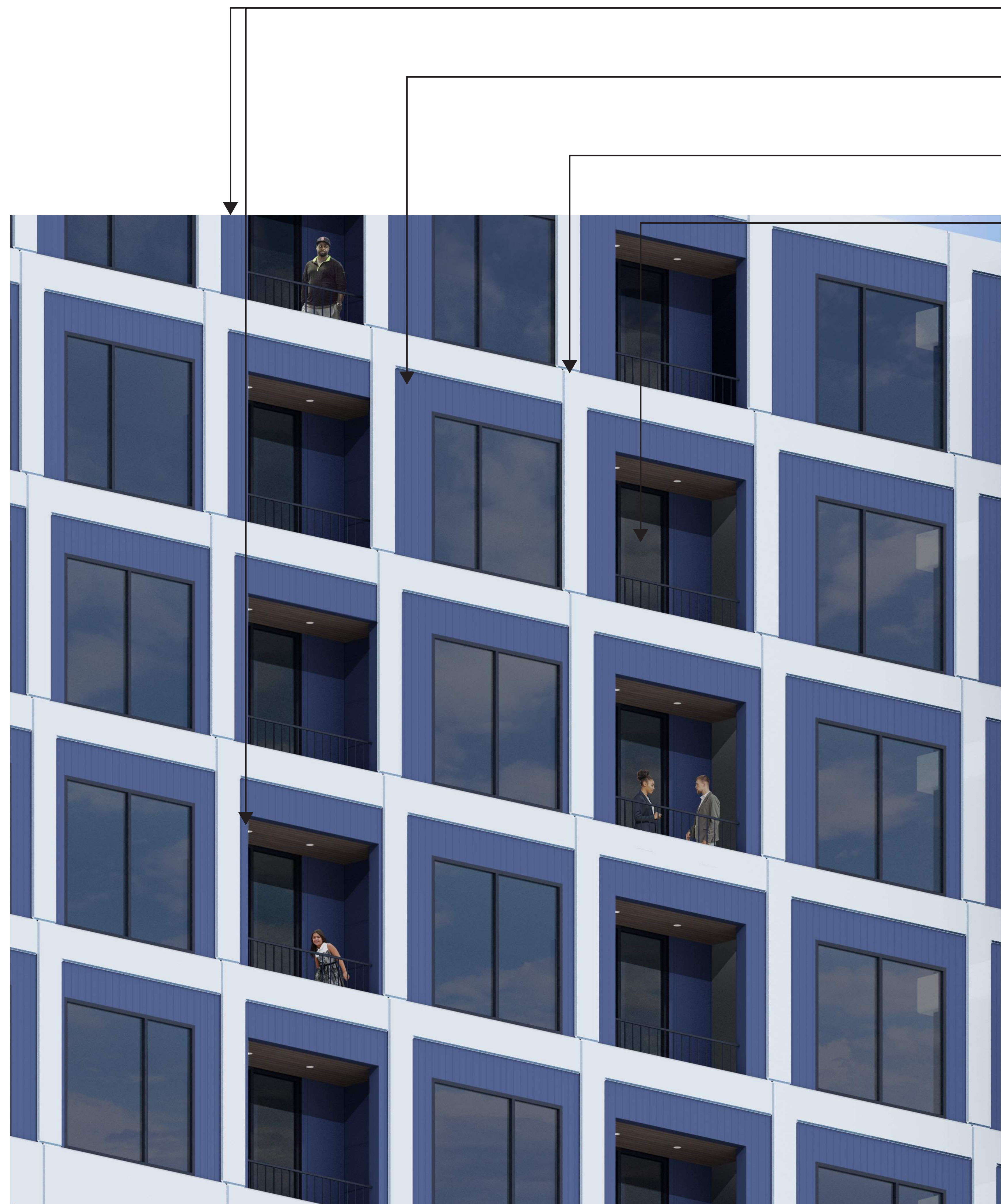
Planar accent elements with consistent widths. Components always shift horizontally between floor levels. Inset and "Juliet" style balconies are incorporated into this facade type.

Subtly shifting panels further emphasizes staggering effect from level to level

Smooth panel vs. vertically patterned panel: material differentiation with offsets between create additional depth

Jogging in joints between floor levels emphasizes staggered tiling effect

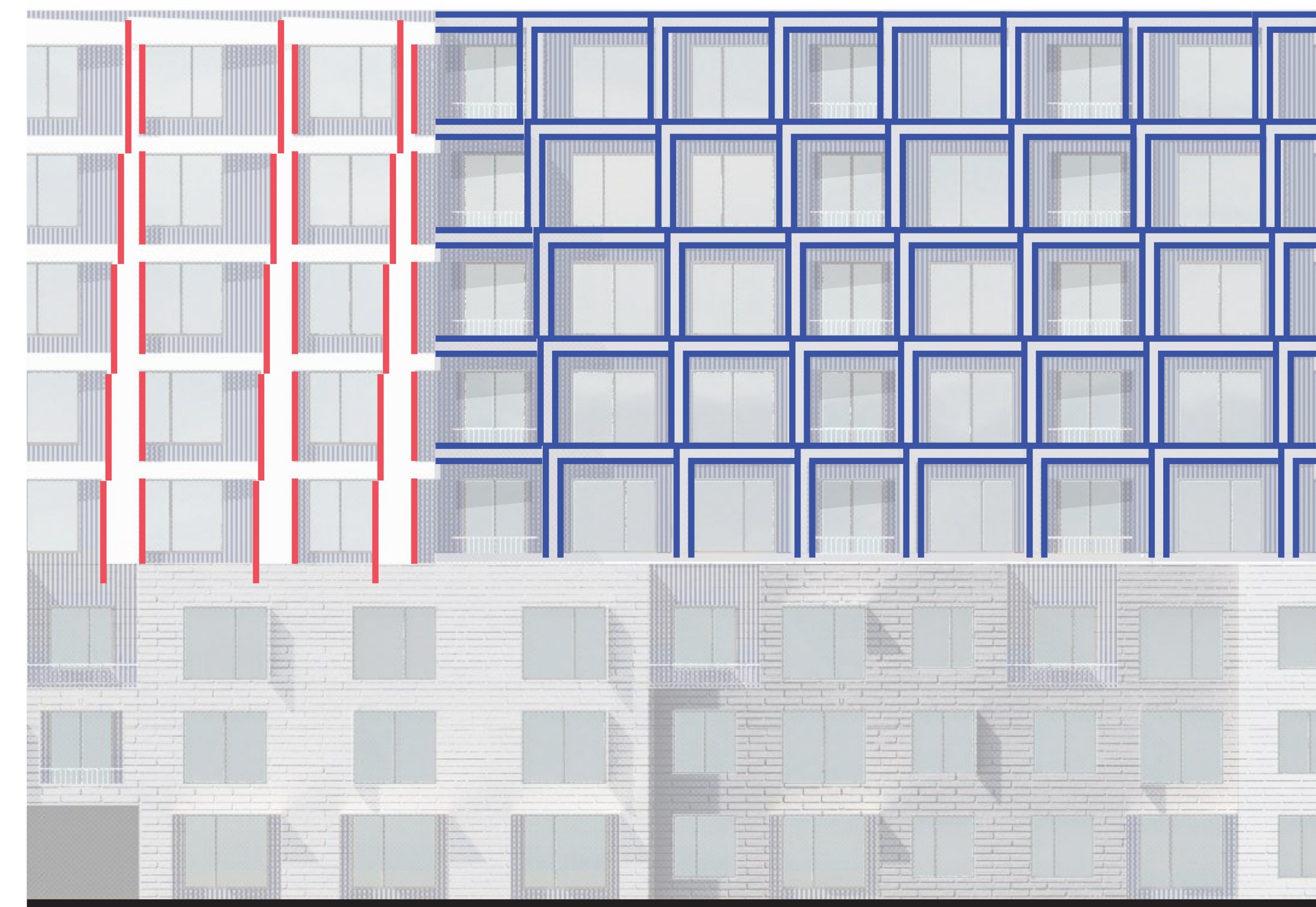
Inset balconies with open metal railings



TYPE A2

TYPE B1

Staggered tiling effect created by incrementally shifting paneling at a constant dimension from floor to floor



issues | revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-22-2019

CRENSHAW CROSSING

sheet title PVP FACADE ARTICULATION & VARIATION

project no. 2019-40109-000

sheet no. **A2.91**

TYPE C

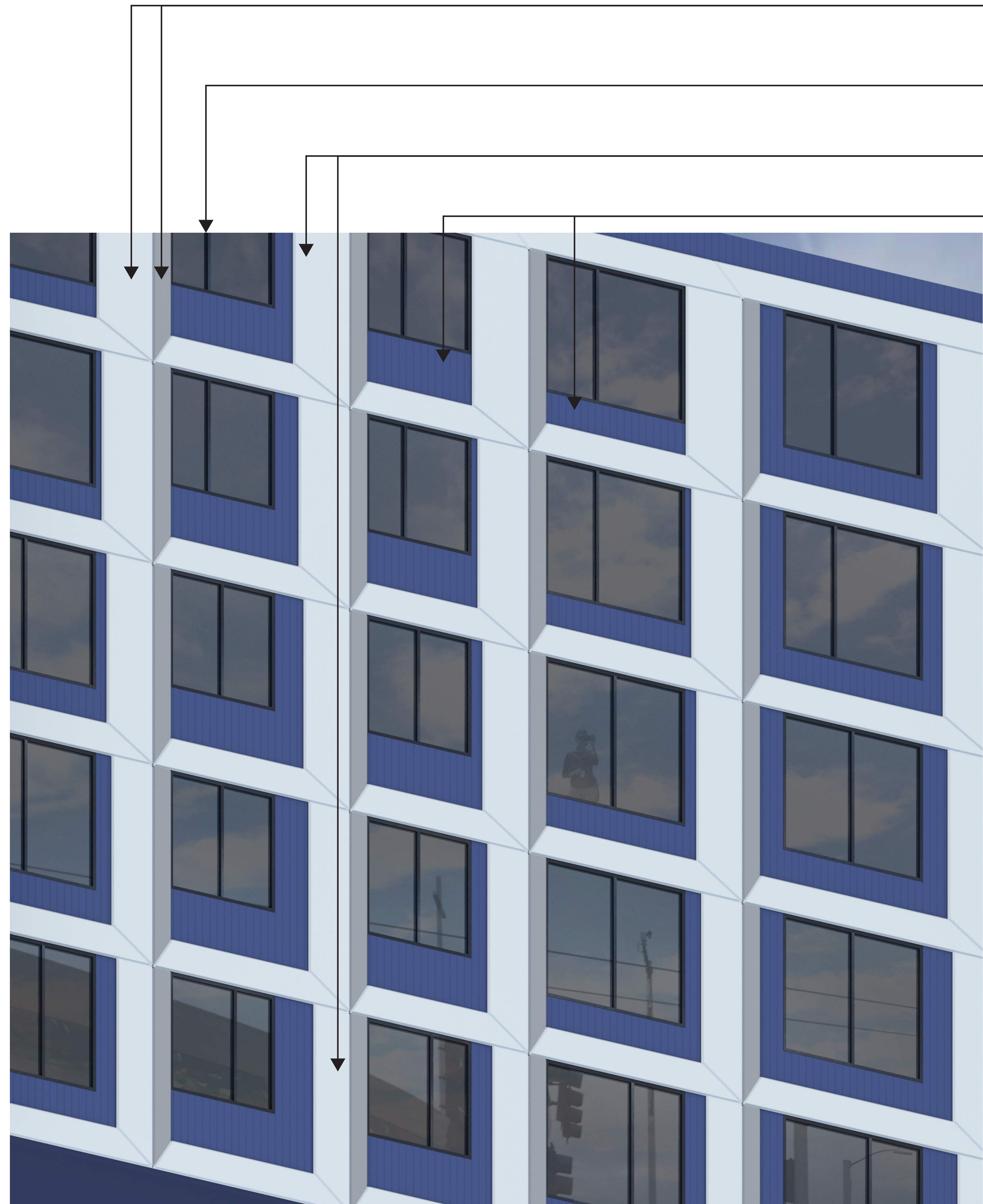
Two-tone planar panels creating a "trompe l'oeil" depth effect.
No balconies.

Planar panels of two different material colors are composed with angular joints to convey depth effect without being volumetric

Staggered intermediate mullions add a secondary pattern to building facade

Subtly varying material widths between different levels further emphasizing staggering effect

Different window sill height emphasizes variation between 'pixels' on facade

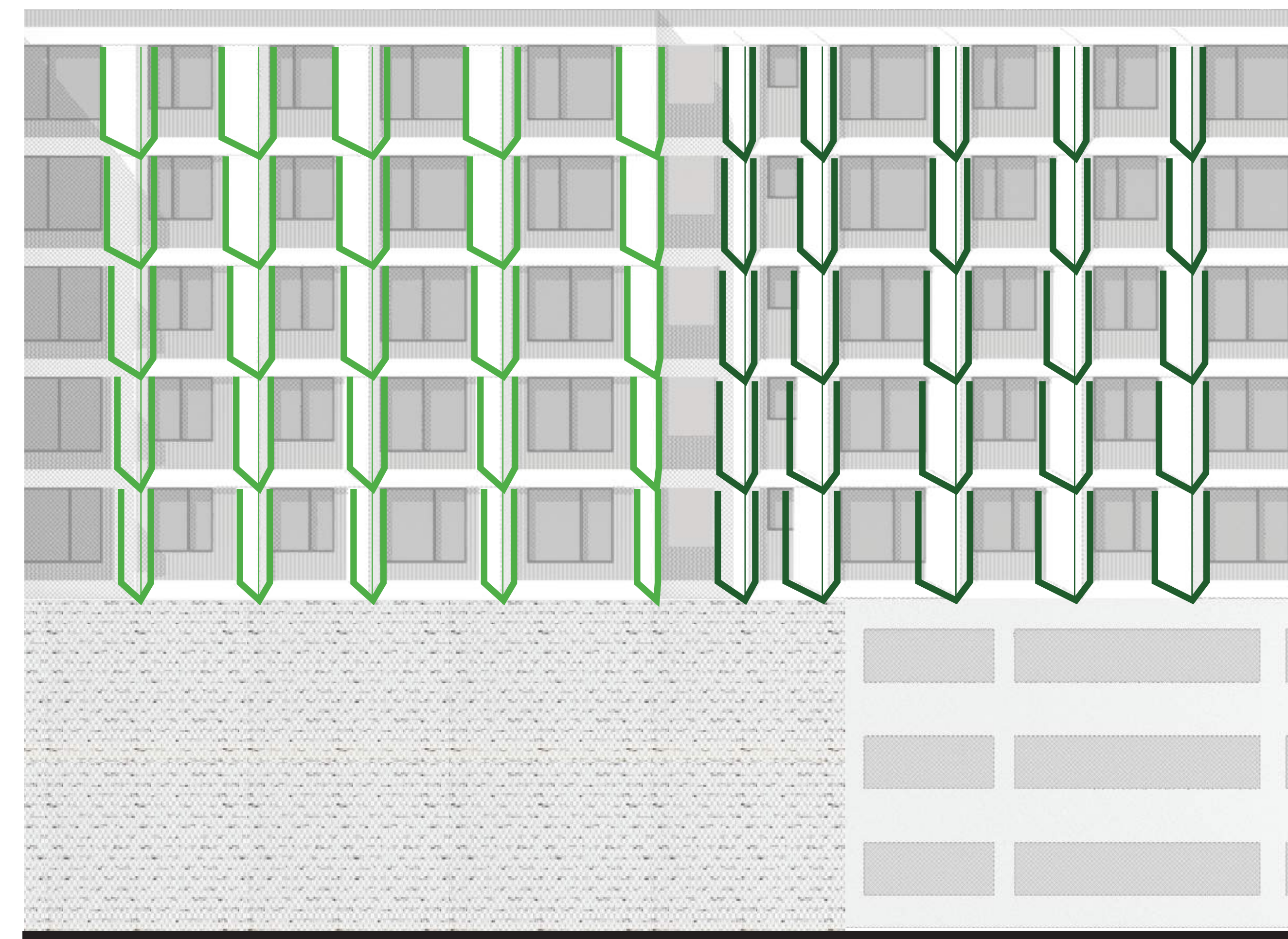


TYPE C1

Panels are centered vertically with width tapering from narrow at bottom to wide at top.

TYPE C2

Panels are centered vertically with width tapering from wide at bottom to narrow at top.



issues | revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-22-2019

CRENSHAW CROSSING

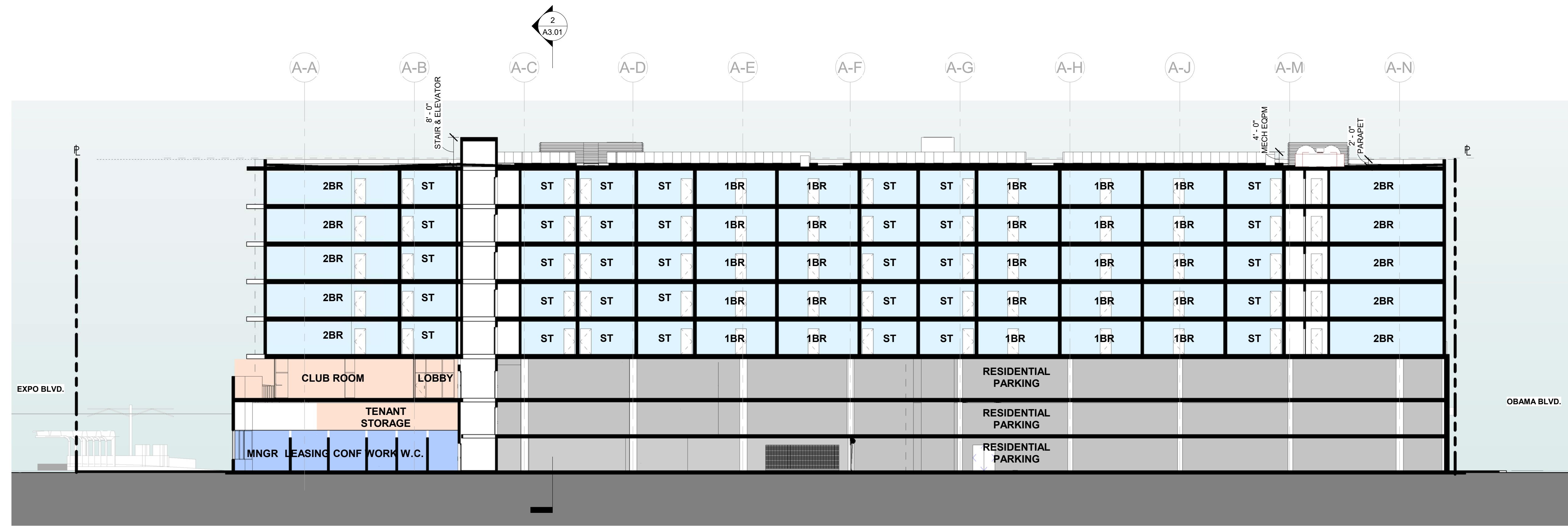
sheet title PVP FACADE ARTICULATION & VARIATION

project no. 2019-40109-000

sheet no. **A2.92**

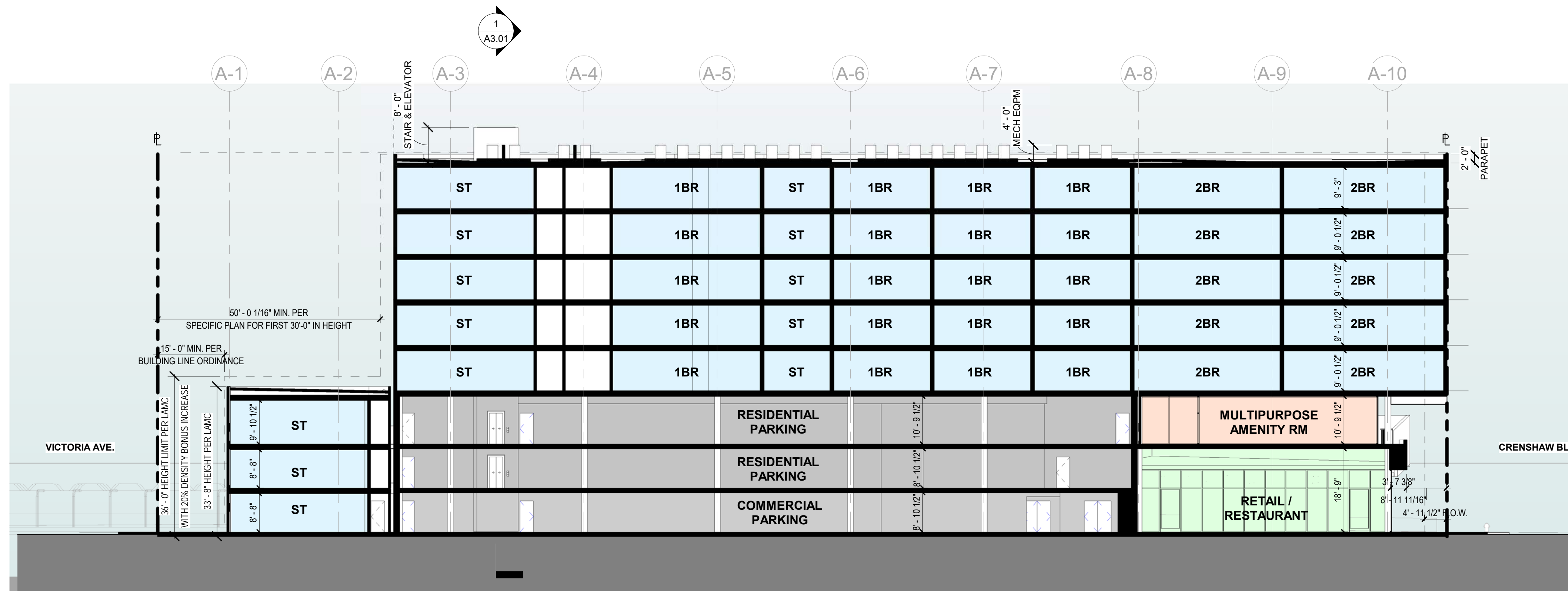
KEYNOTES / LEGENDS

- COMMERCIAL - RETAIL / RESTAURANT
- PARKING - COMMERCIAL
- PARKING - RESIDENTIAL
- RESIDENTIAL - AMENITY
- RESIDENTIAL - HOUSING



- ROOF 83' - 0"
- LEVEL 8 72' - 9"
- LEVEL 7 62' - 6"
- LEVEL 6 52' - 3"
- LEVEL 5 42' - 0"
- LEVEL 4 31' - 9"
- LEVEL 3 19' - 9"
- LEVEL 2 9' - 10 1/2"
- LEVEL 1 0' - 0"

COUNTY SITE A N-S SECTION 1/16" = 1'-0" 1



- ROOF 83' - 0"
- LEVEL 8 72' - 9"
- LEVEL 7 62' - 6"
- LEVEL 6 52' - 3"
- LEVEL 5 42' - 0"
- LEVEL 4 31' - 9"
- LEVEL 3 19' - 9"
- LEVEL 2 9' - 10 1/2"
- LEVEL 1 0' - 0"

COUNTY SITE A E-W SECTION 1/16" = 1'-0" 2

Issues / revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08 - 30 - 2019

CRENSHAW CROSSING

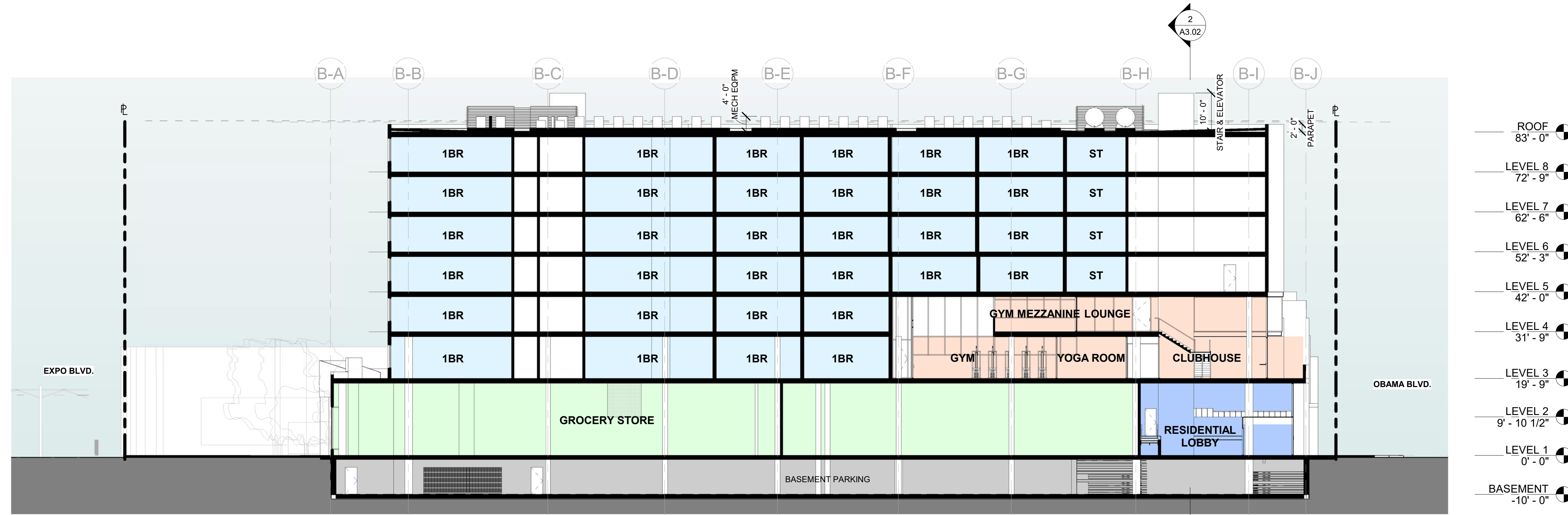
sheet title BUILDING SECTIONS - SITE A

project no. 2019-40159-000

sheet no. **A3.01**

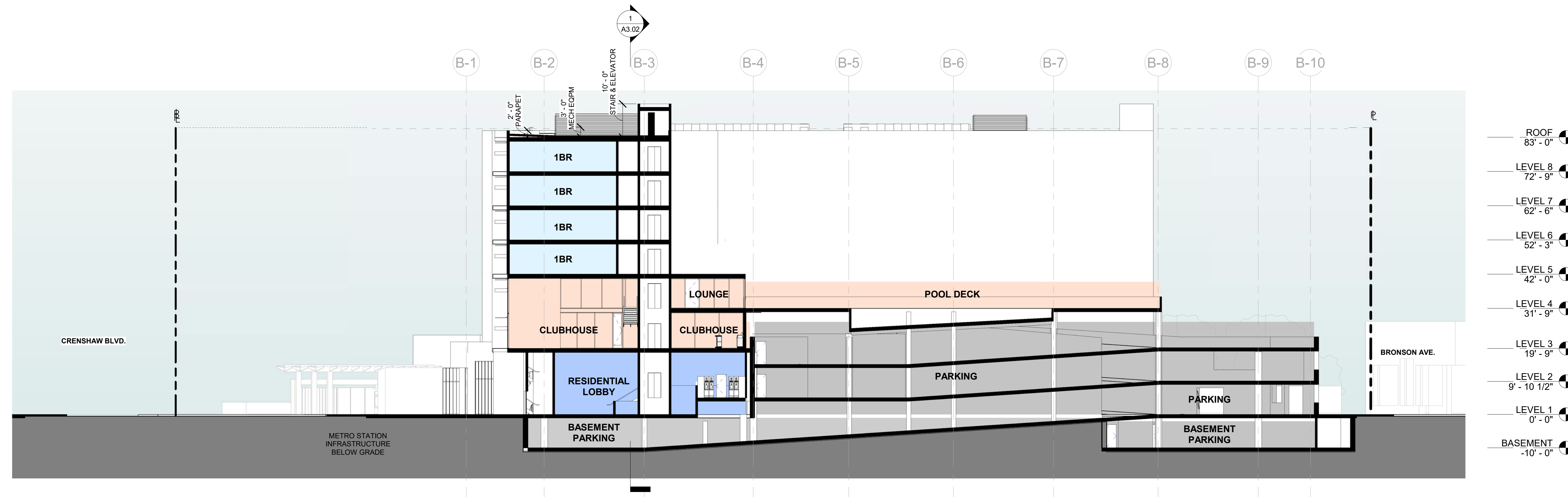
KEYNOTES / LEGENDS

- AMENITY
- COMMERCIAL - GROCERY
- COMMERCIAL - RETAIL / RESTAURANT
- PARKING - COMMERCIAL
- RESIDENTIAL - AMENITY
- RESIDENTIAL - HOUSING
- RESIDENTIAL - LOBBY / LEASING



- ROOF 83' - 0"
- LEVEL 8 72' - 9"
- LEVEL 7 62' - 6"
- LEVEL 6 52' - 3"
- LEVEL 5 42' - 0"
- LEVEL 4 31' - 9"
- LEVEL 3 19' - 9"
- LEVEL 2 9' - 10 1/2"
- LEVEL 1 0' - 0"
- BASEMENT -10' - 0"

METRO SITE B N-S SECTION 1/16" = 1'-0" 1



- ROOF 83' - 0"
- LEVEL 8 72' - 9"
- LEVEL 7 62' - 6"
- LEVEL 6 52' - 3"
- LEVEL 5 42' - 0"
- LEVEL 4 31' - 9"
- LEVEL 3 19' - 9"
- LEVEL 2 9' - 10 1/2"
- LEVEL 1 0' - 0"
- BASEMENT -10' - 0"

METRO SITE B E-W SECTION 1/16" = 1'-0" 2

issues / revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08 - 30 - 2019

CRENSHAW CROSSING

sheet title BUILDING SECTIONS - SITE B

project no. 2019-40159-000

sheet no. **A3.02**

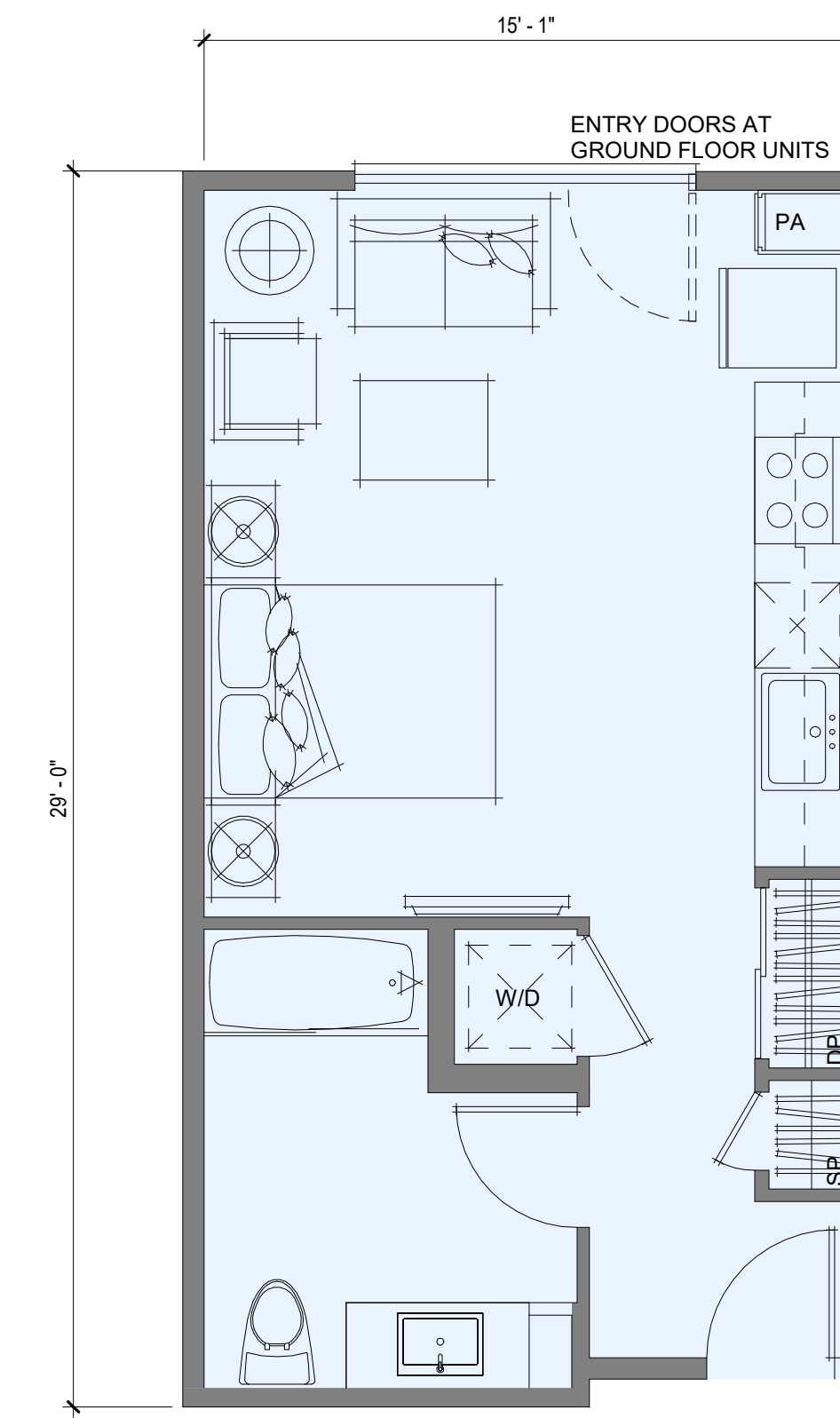
issues/ revisions

#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

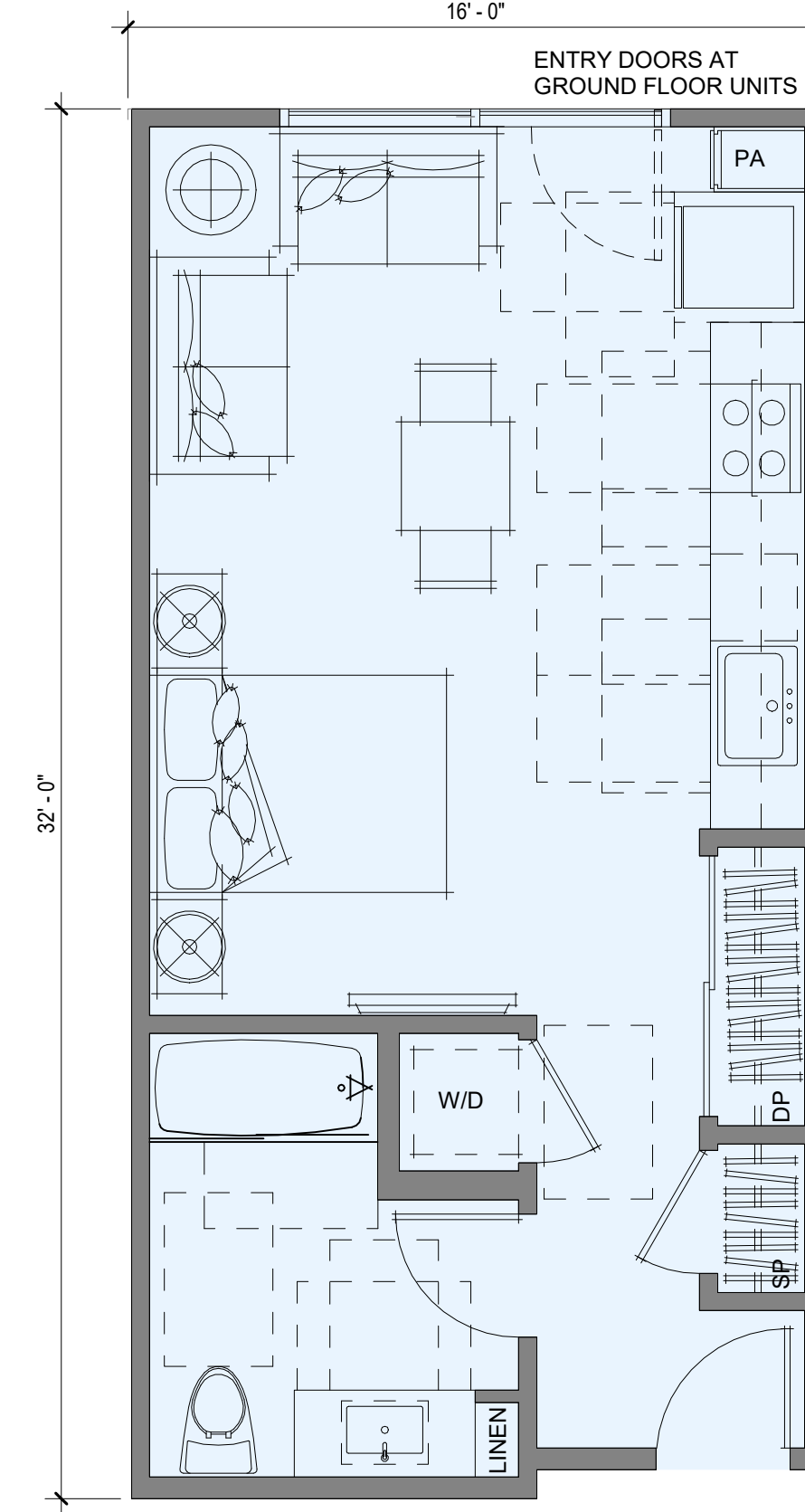
CRENSHAW CROSSING

sheet title UNIT PLANS - TYPICAL

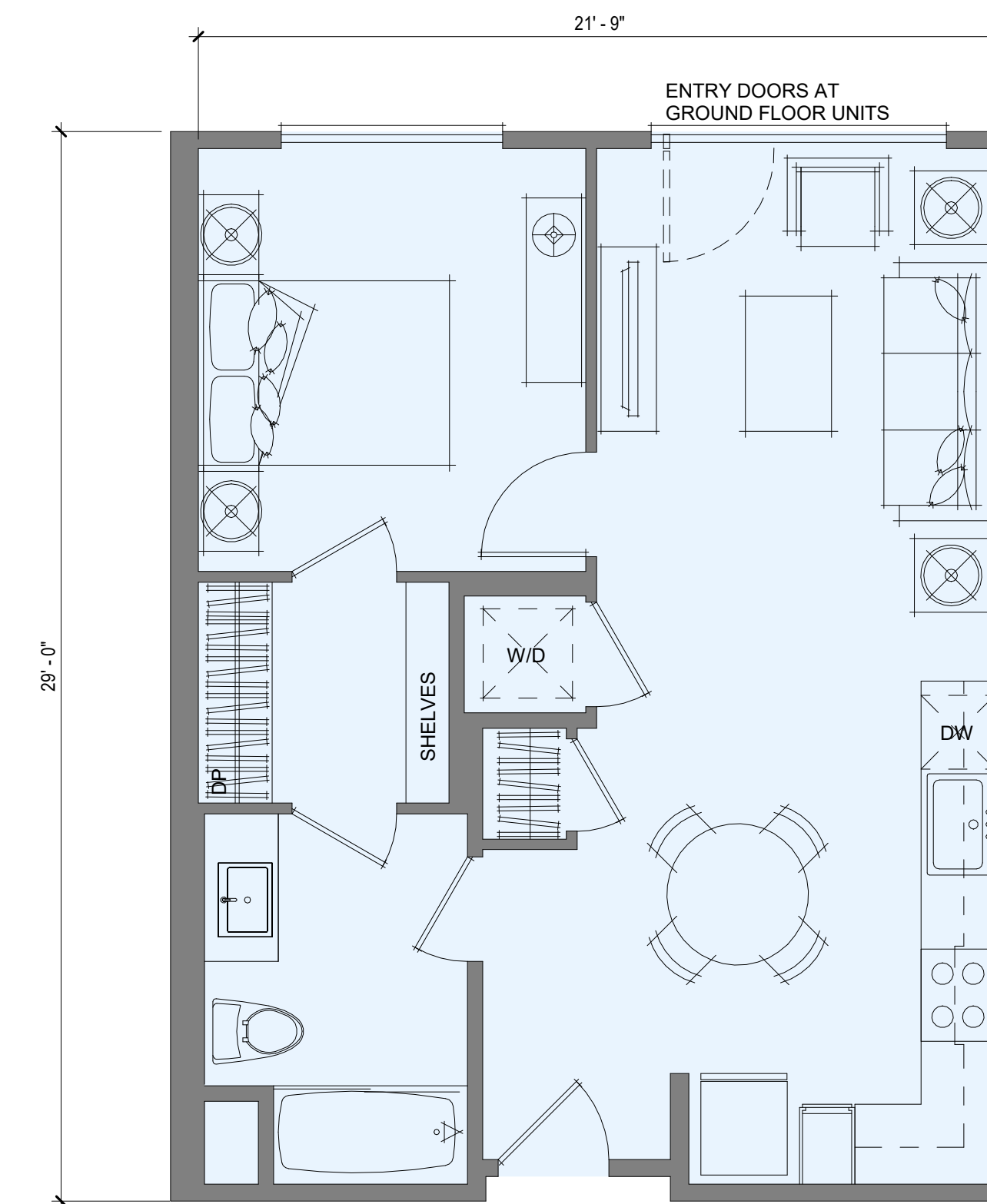
project no. 2019-00109-000



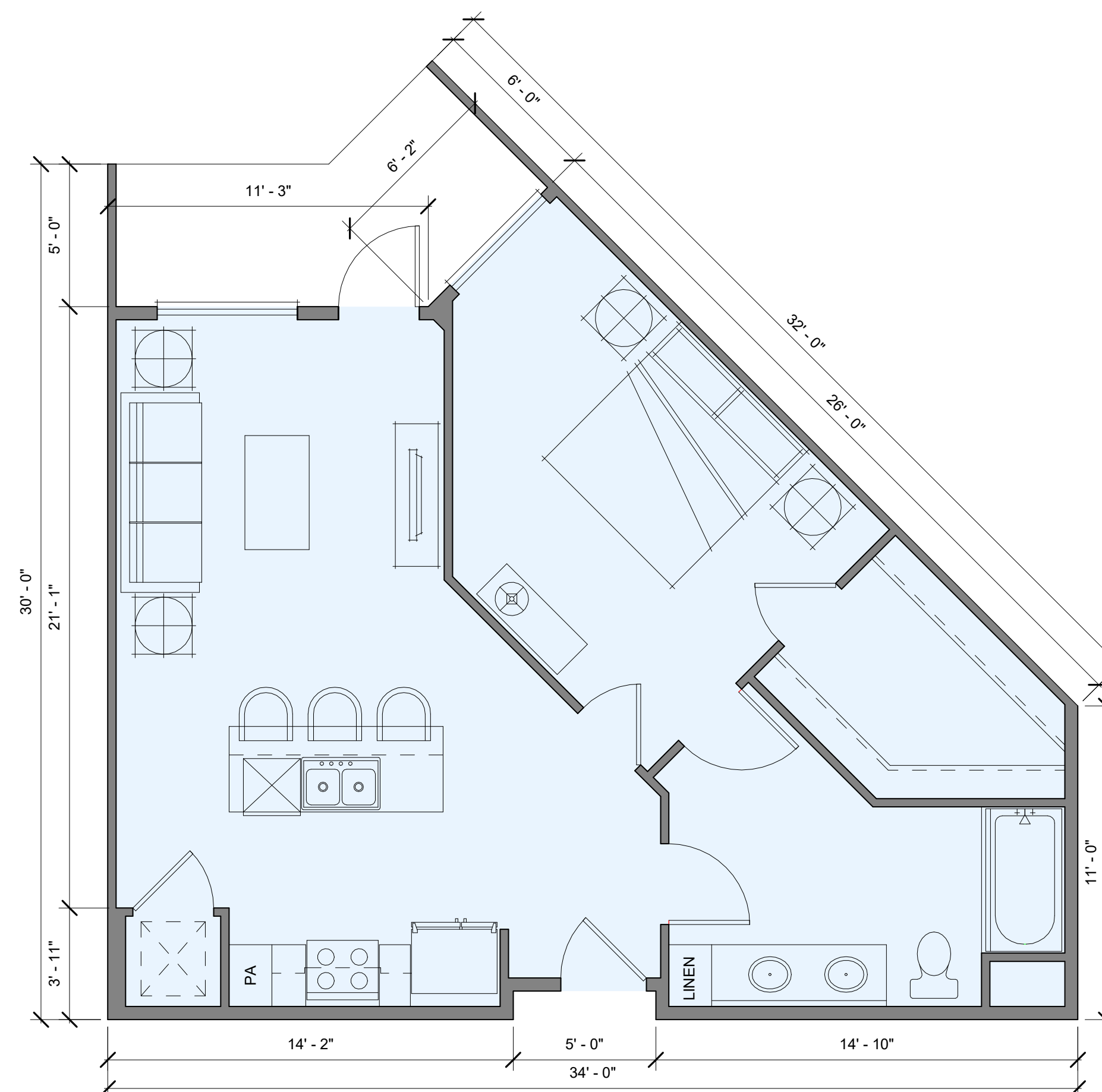
STUDIO (ST-2)
467 SF



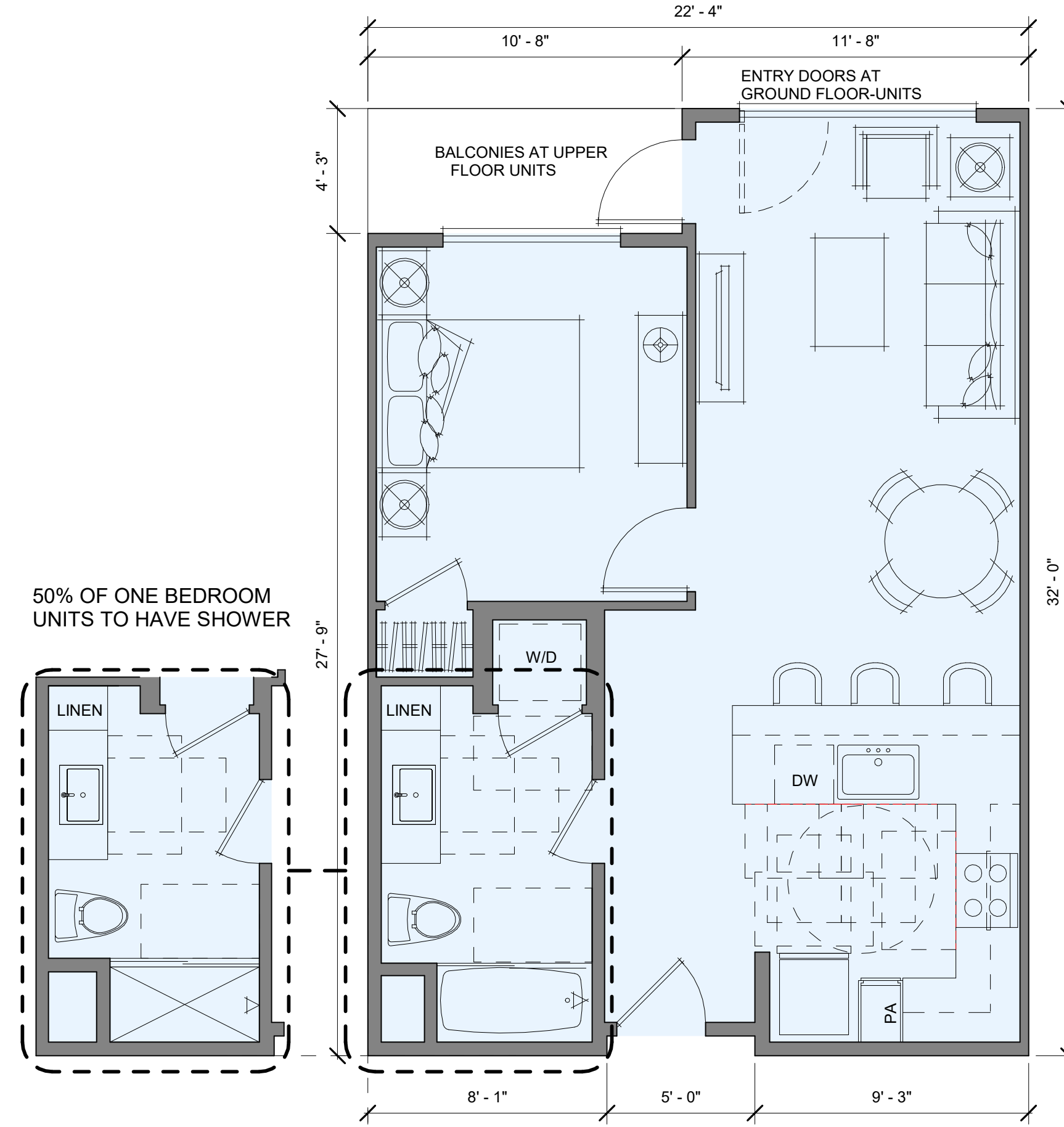
STUDIO (ST-1)
508 SF



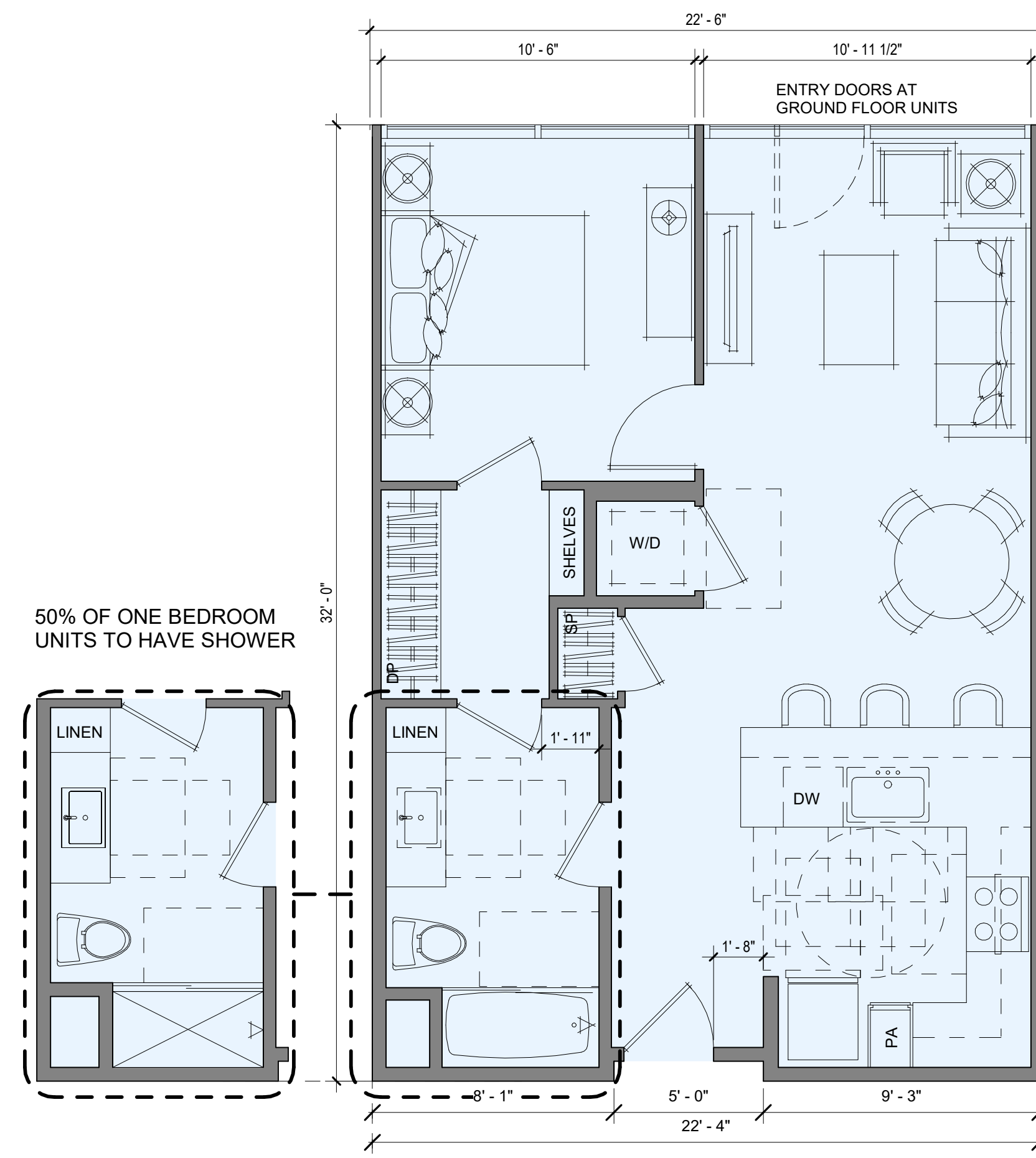
ONE BEDROOM (1B-3)
664 SF



ONE BEDROOM CORNER UNIT (1B-2)
771 SF
(EXCLUDES BALCONY)



ONE BEDROOM (1B-1)
717 SF
(EXCLUDES BALCONY)



ONE BEDROOM (1B-1)
717 SF

KEYNOTES / LEGENDS



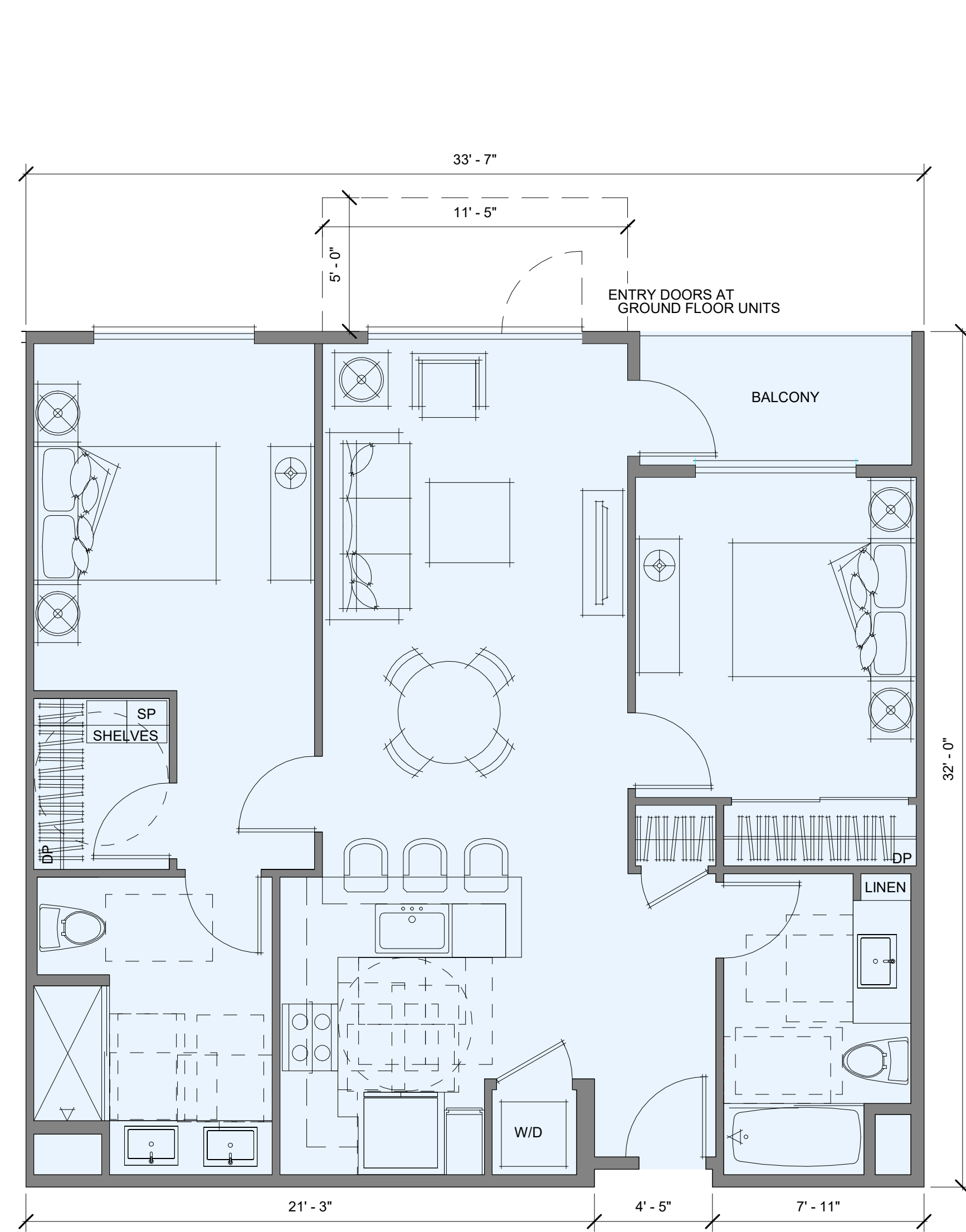
ARCHITECTS

RELM

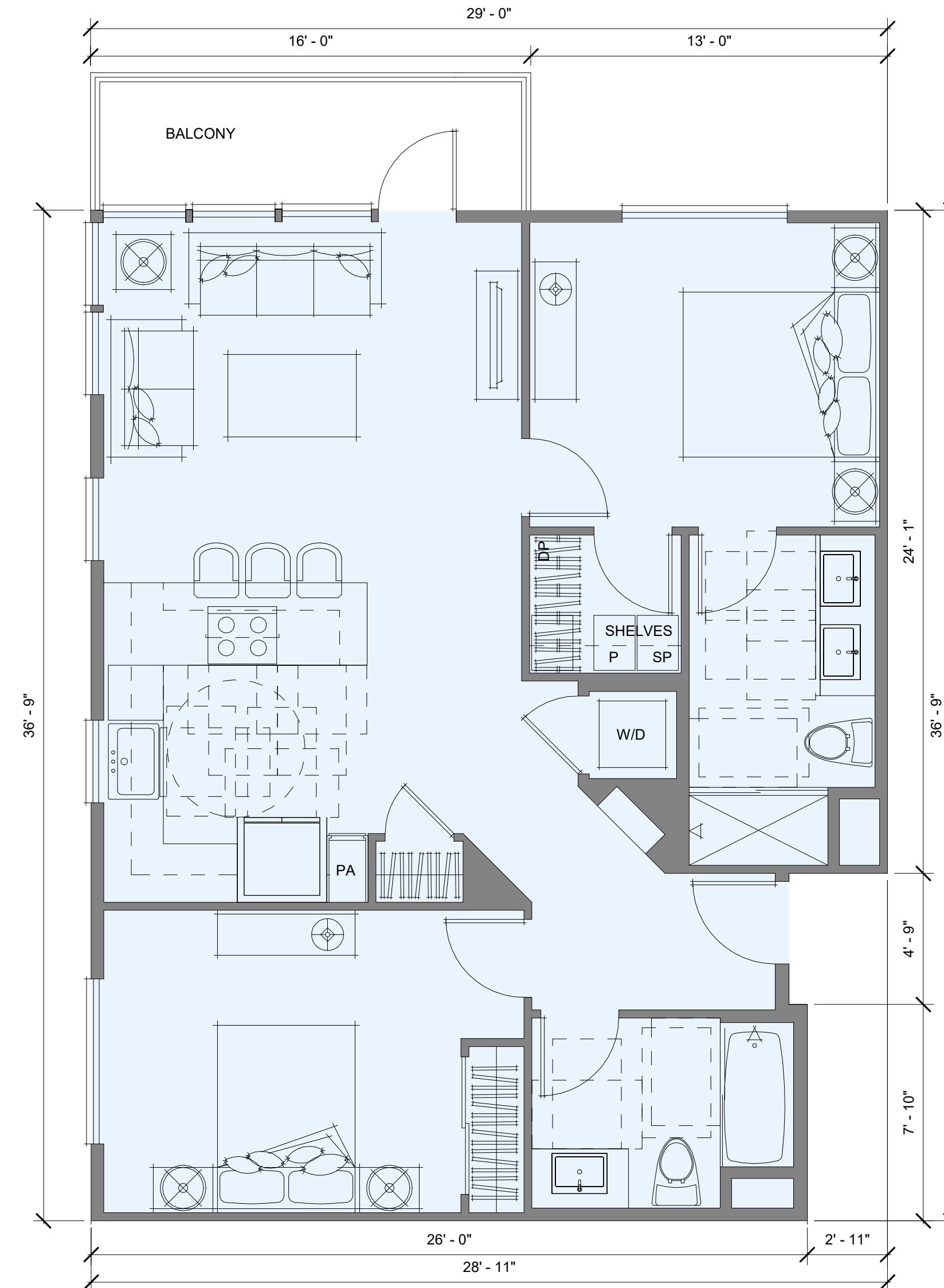
client | consultant



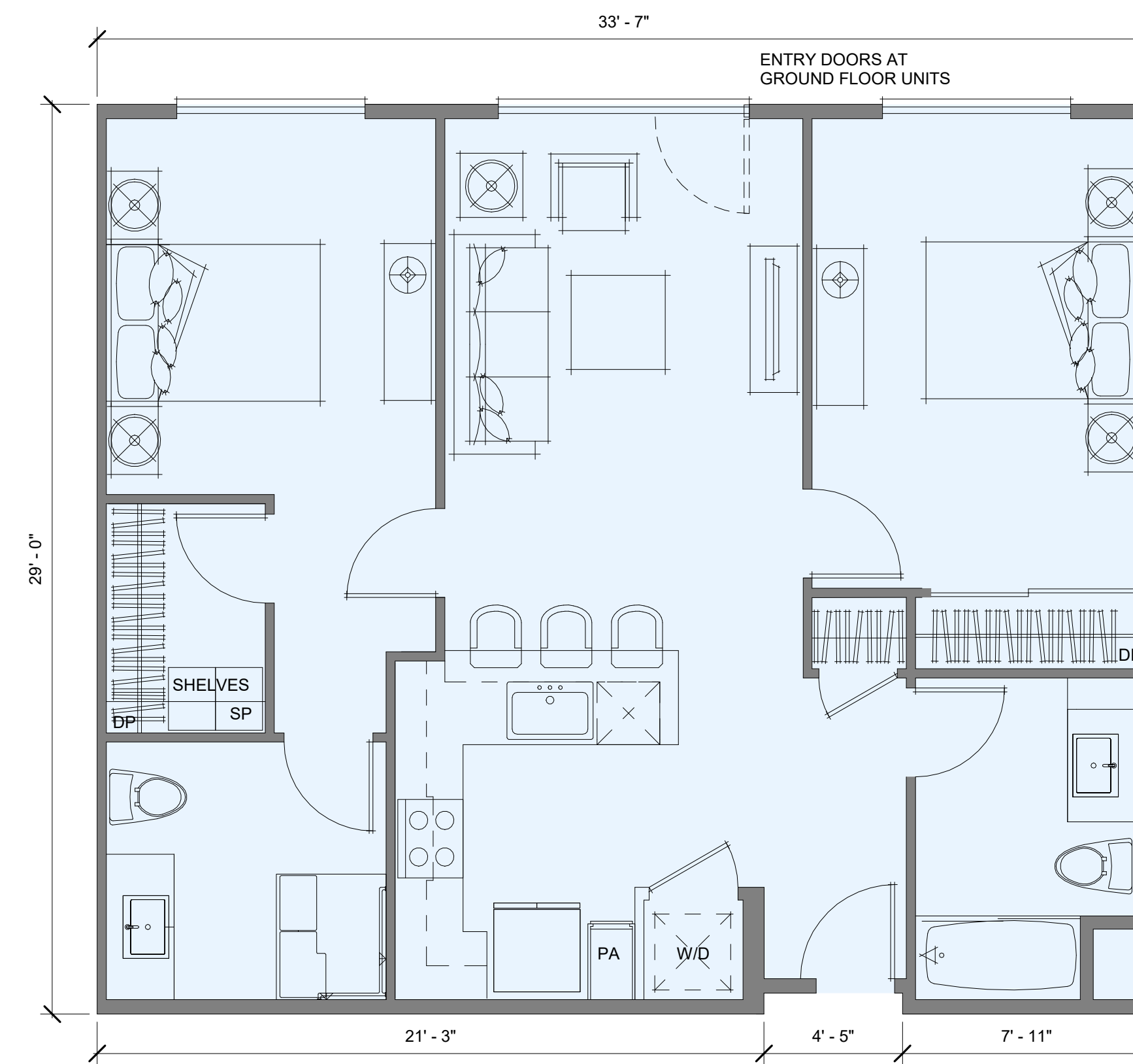
stamp | approval



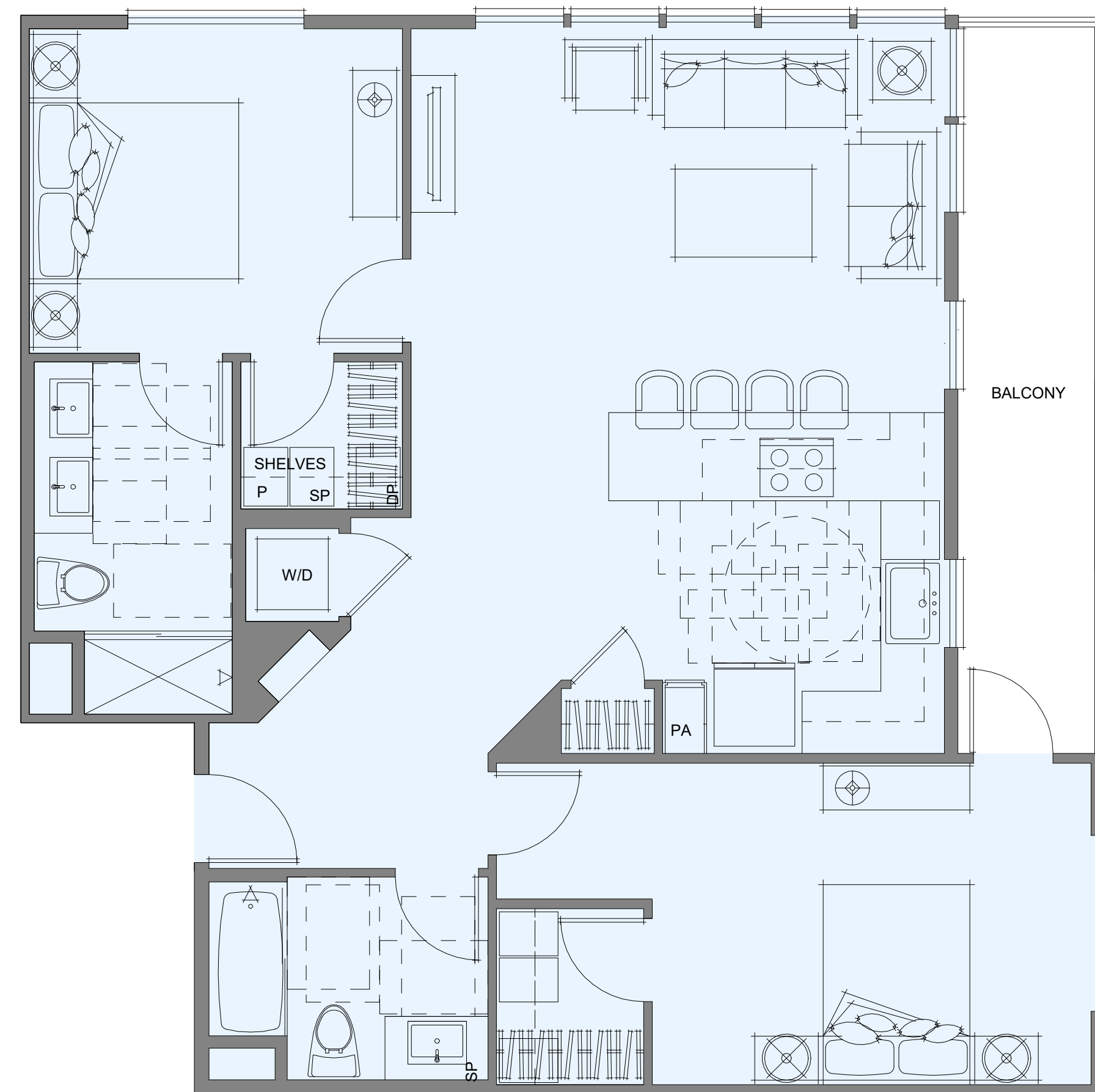
TWO BEDROOM (2B-1)
1,077 SF



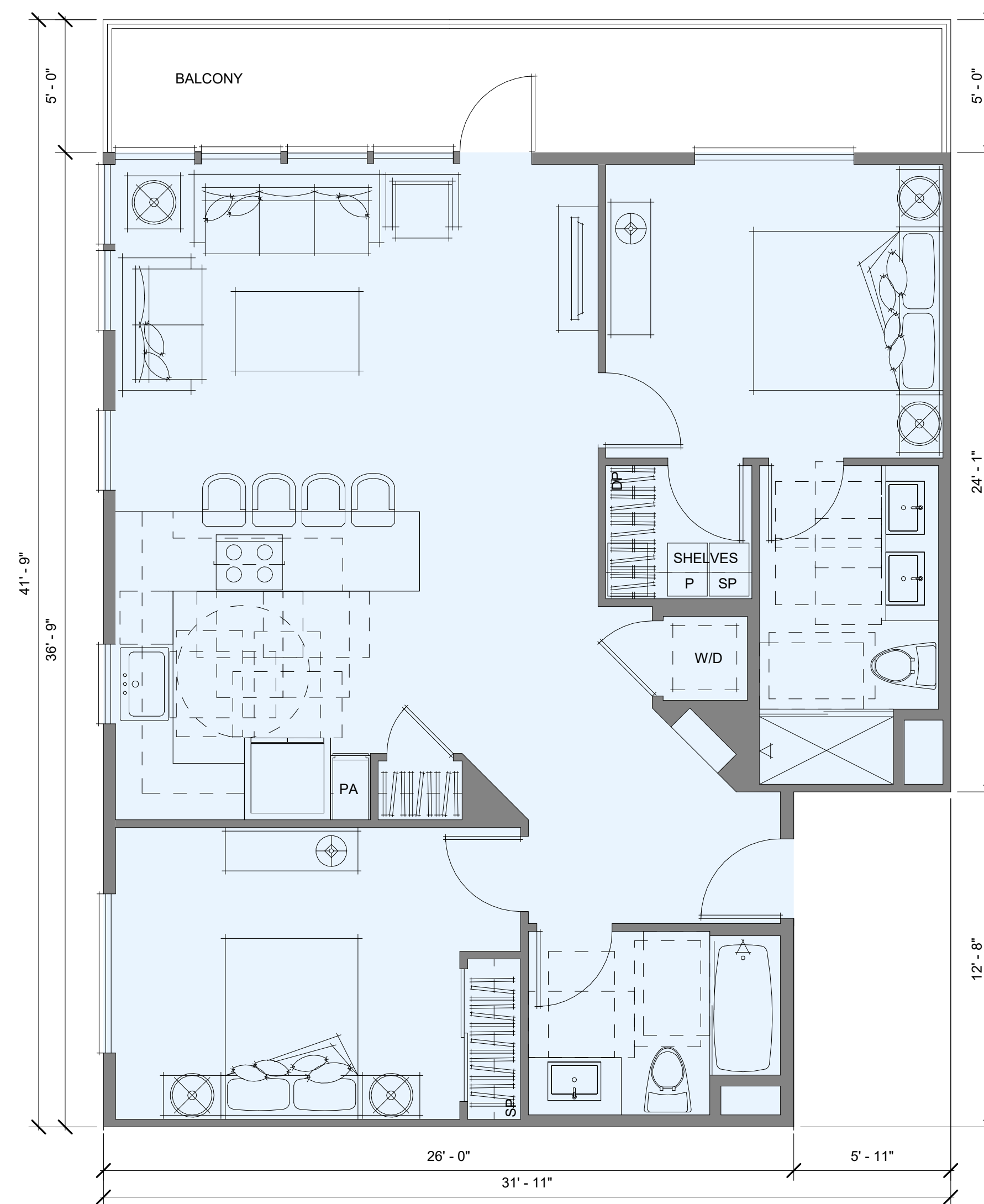
TWO-BEDROOM END UNIT (2B-2)
1,024 SF
(EXCLUDES BALCONY)



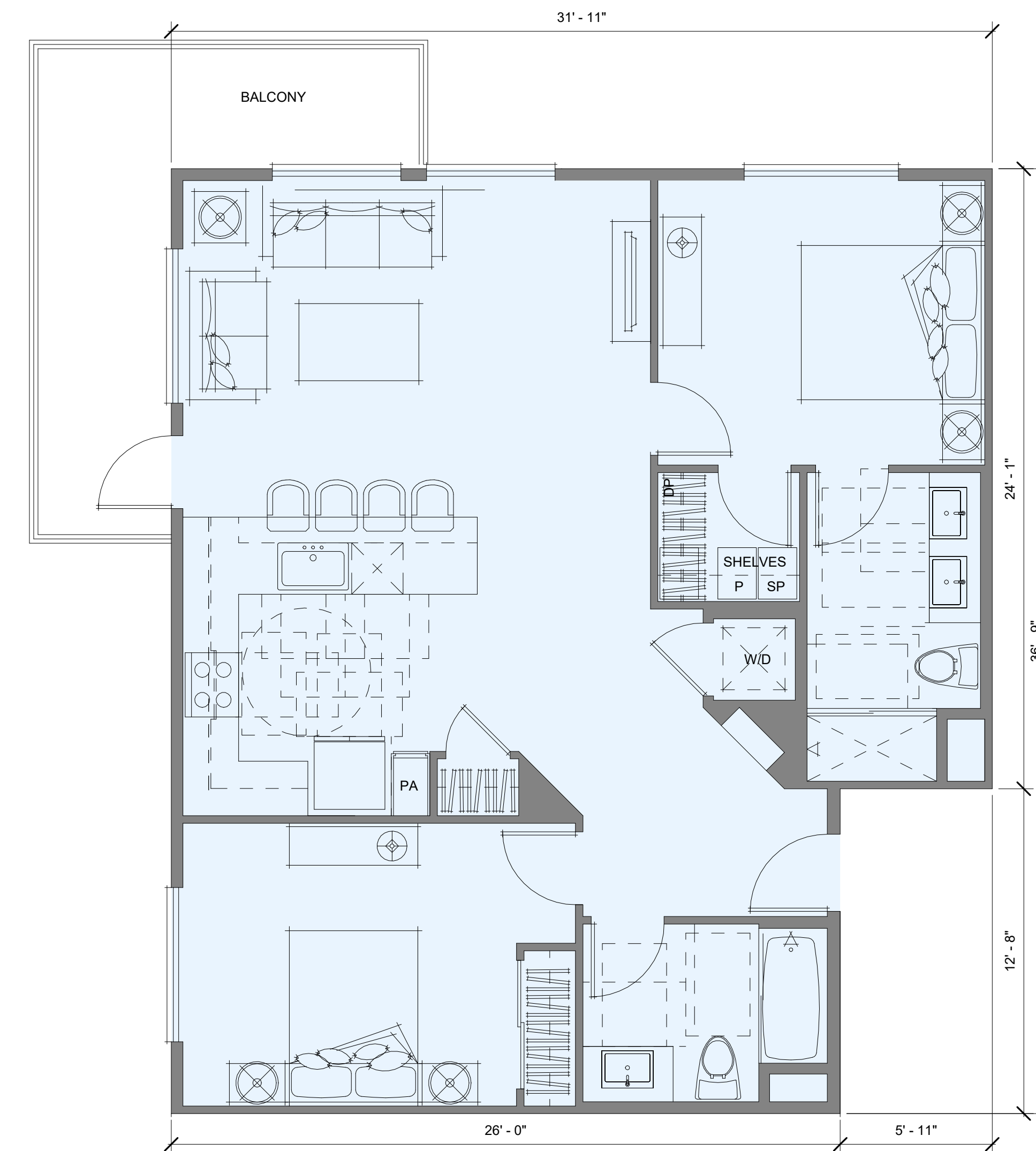
TWO BEDROOM (2B-3)
971 SF



TWO-BEDROOM END UNIT (2B-4)
1,157 SF
(EXCLUDES BALCONY)



TWO-BEDROOM END UNIT (2B-5)
1,111 SF
(EXCLUDES BALCONY)



TWO-BEDROOM END UNIT (2B-6)
1,111 SF
(EXCLUDES BALCONY)

issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title UNIT PLANS - TYPICAL

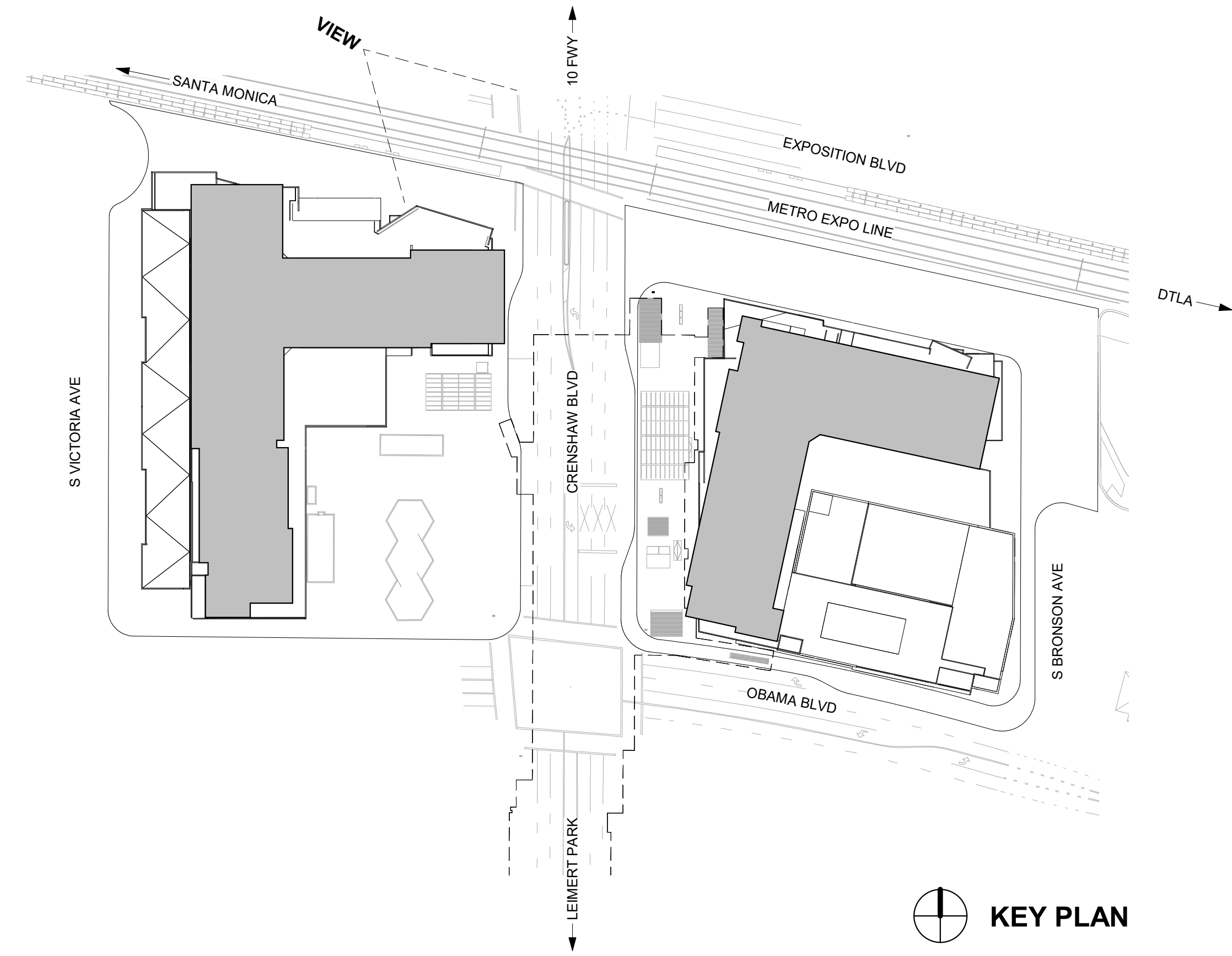
project no. 2019-00109-000

sheet no. **A4.02**

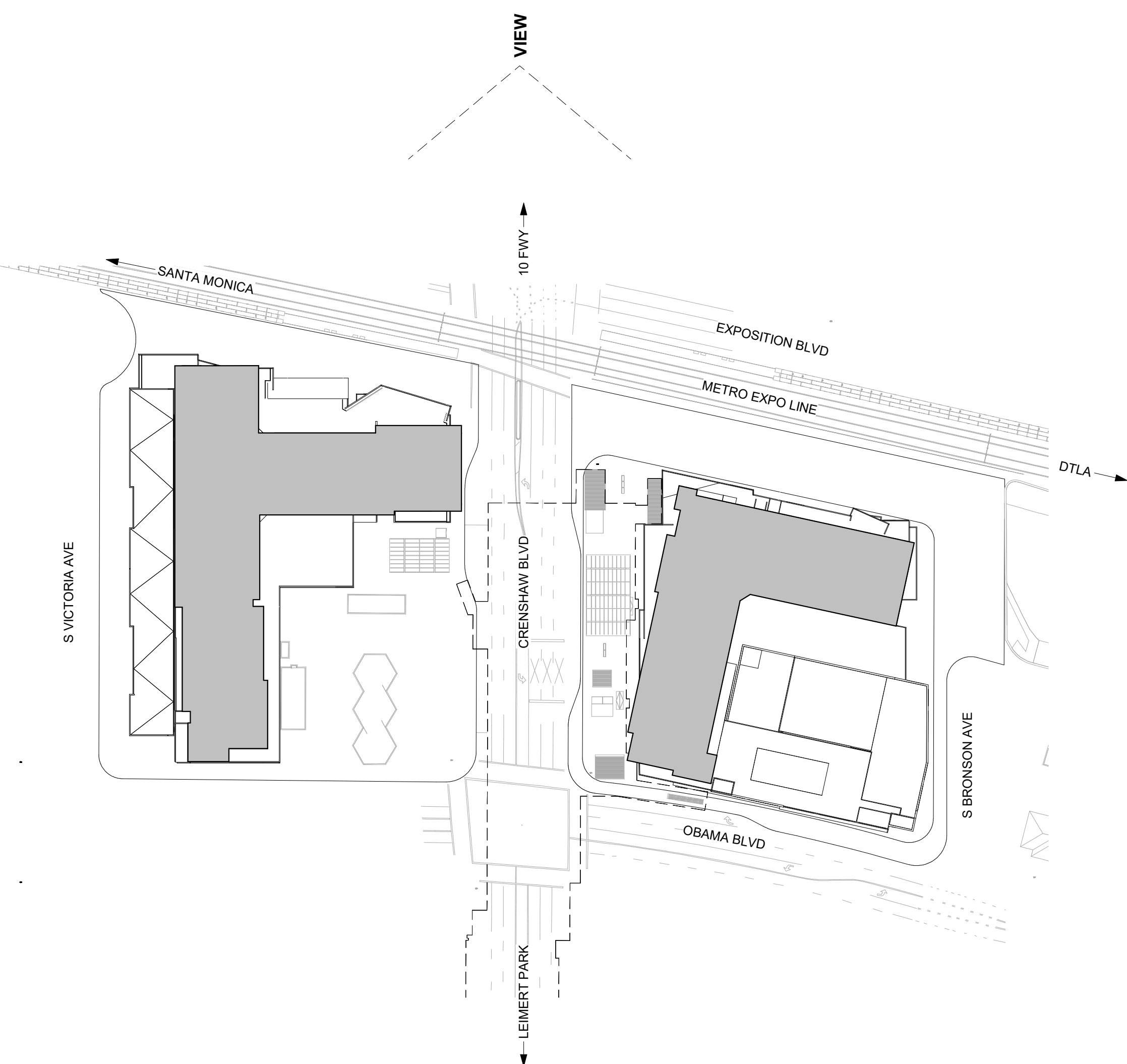
VIEW FROM EASTBOUND EXPO LINE PLATFORM



VIEW FROM INTERSECTION OF OBAMA BLVD & S VICTORIA AVE



KEY PLAN



KEY PLAN

ba
Belzberg Architects

SVA
ARCHITECTS

RELM

client | consultant

WATT
COMPANIES

RICHMAN
GROUP

stamp | approval

issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title RENDERINGS

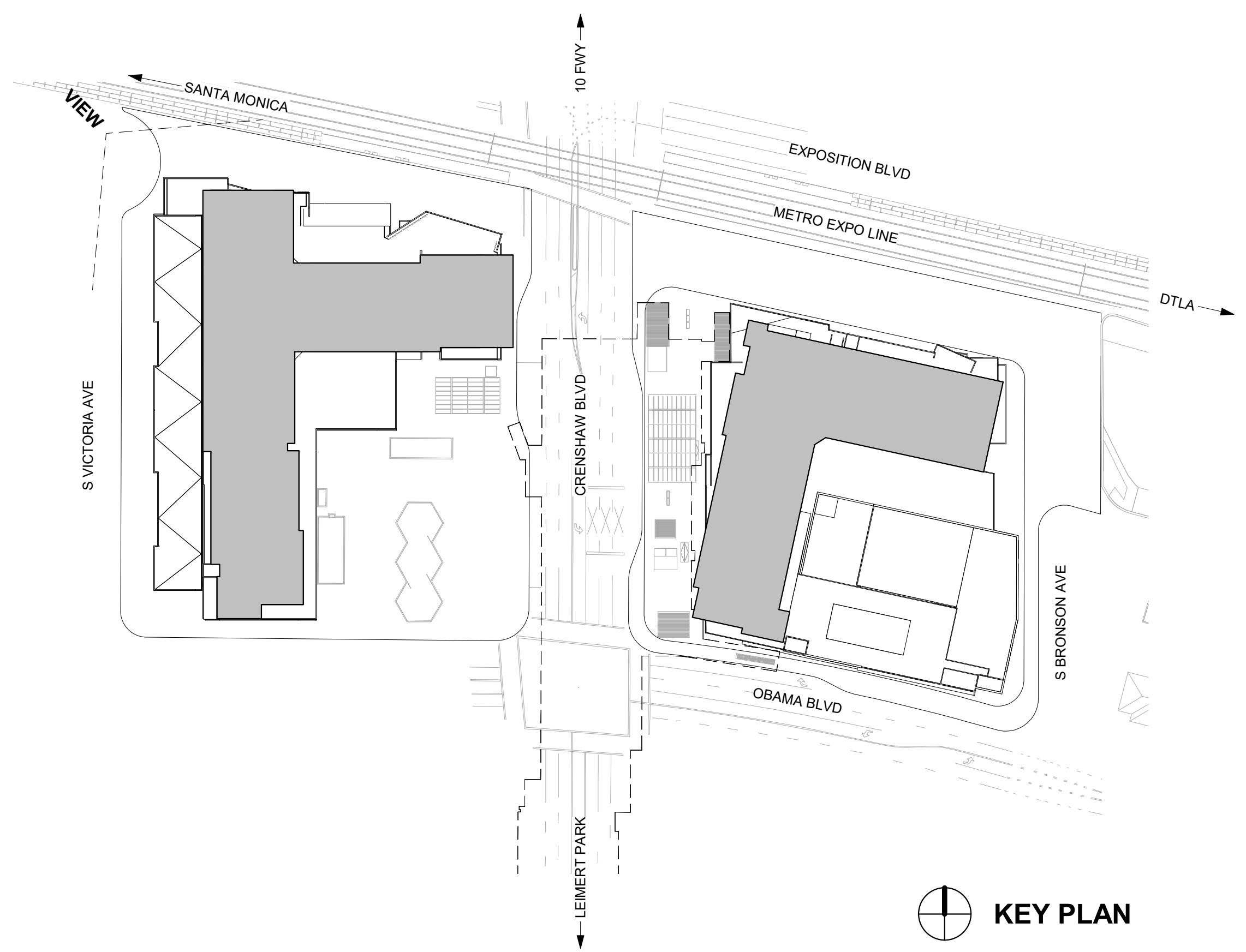
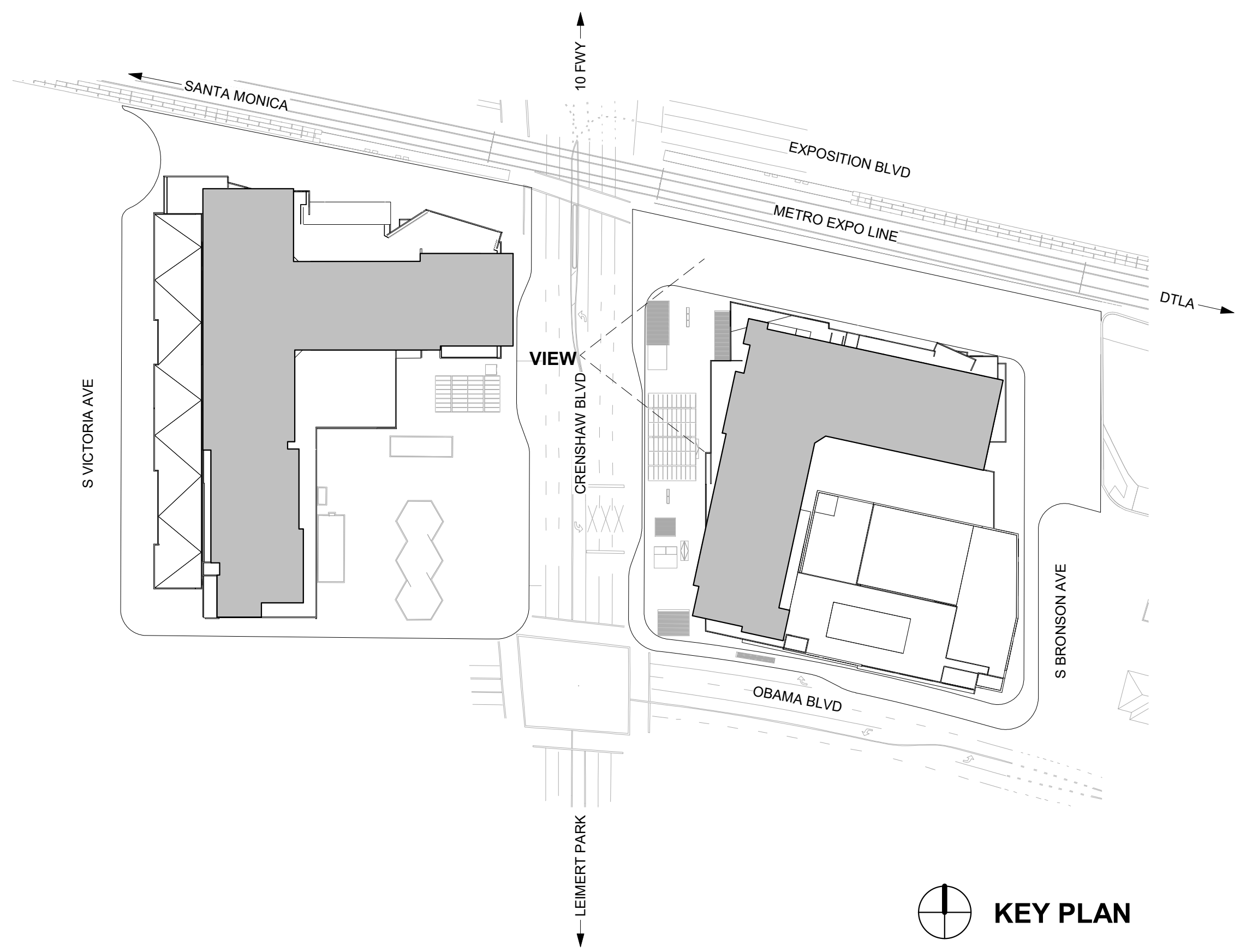
project no. 2019-40109-000

ENTITLEMENT SET - AUGUST 2019
sheet no. **A5.01**

VIEW EAST FROM CRENSHAW BLVD.



VIEW FROM DROP-OFF AREA AT VICTORIA AVE



ba
Belzberg Architects

SVA
ARCHITECTS

RELM

client | consultant

WATT
COMPANIES

RICHMAN
GROUP

stamp | approval

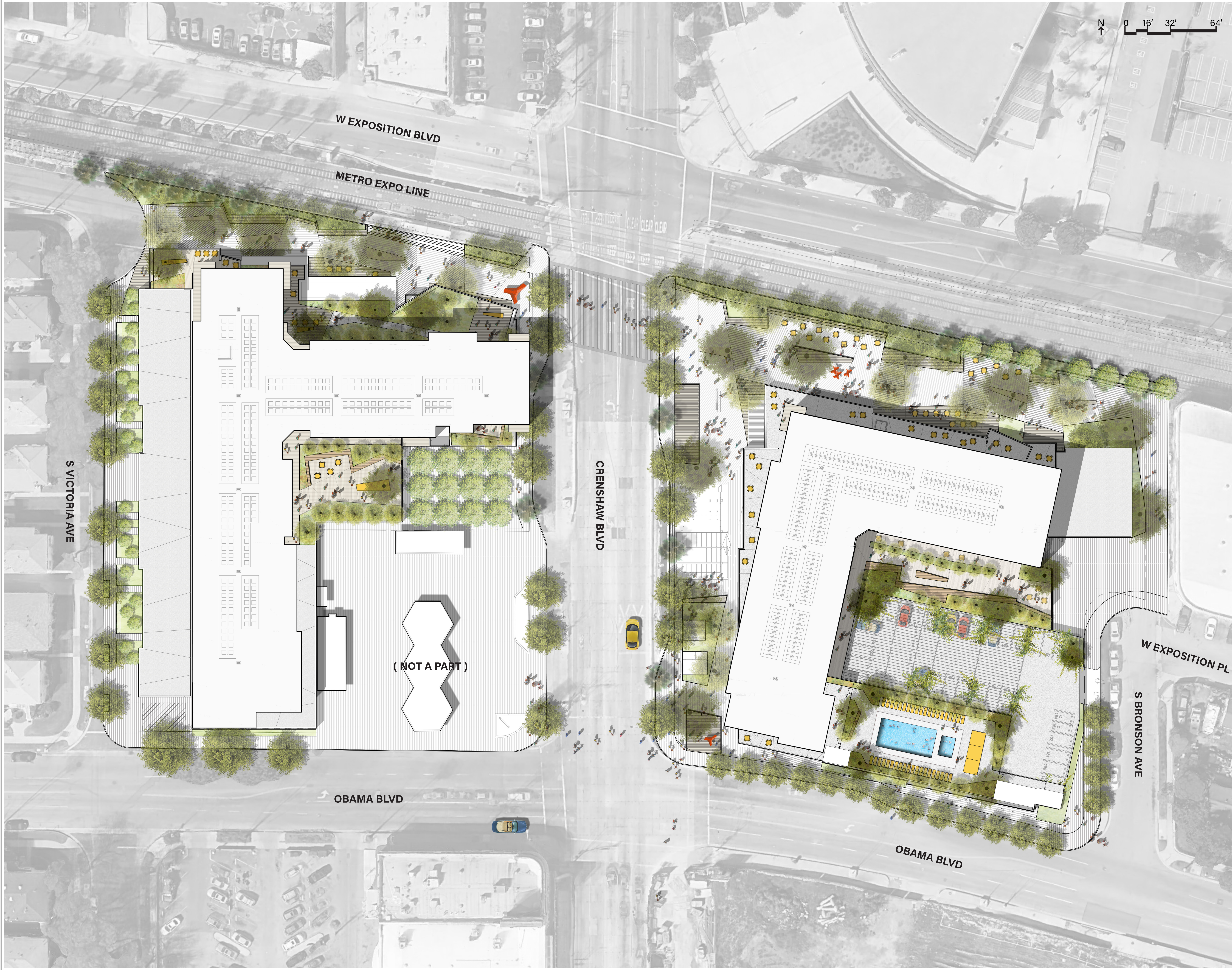
issues/ revisions		
#	Description	Date
1	ENTITLEMENT SUBMITTAL	08-30-2019

CRENSHAW CROSSING

sheet title **RENDERINGS**

project no. 2019-00199-000

sheet no. **A5.02**



ILLUSTRATIVE SITE PLAN

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key plan

no. date issue
issues | revisions

CRENSHAW CROSSING
EAT | SHOP | LIVE | PLAY

project logo

sheet title **L.01**

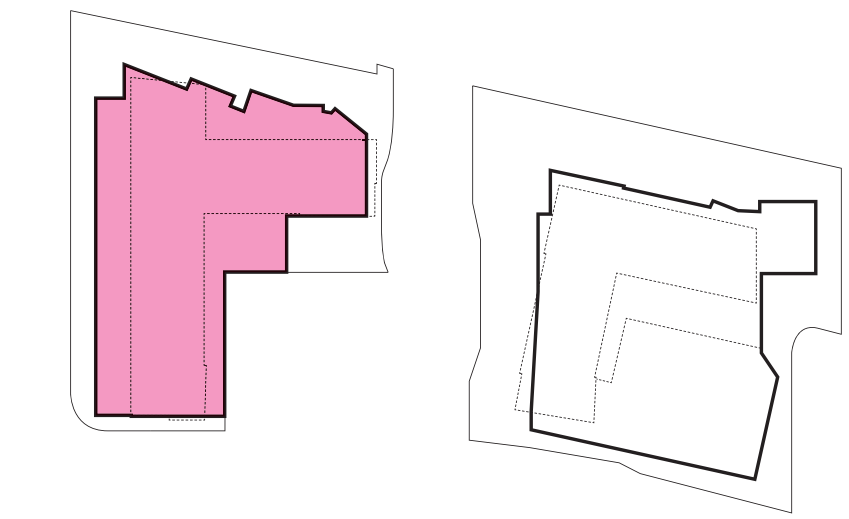
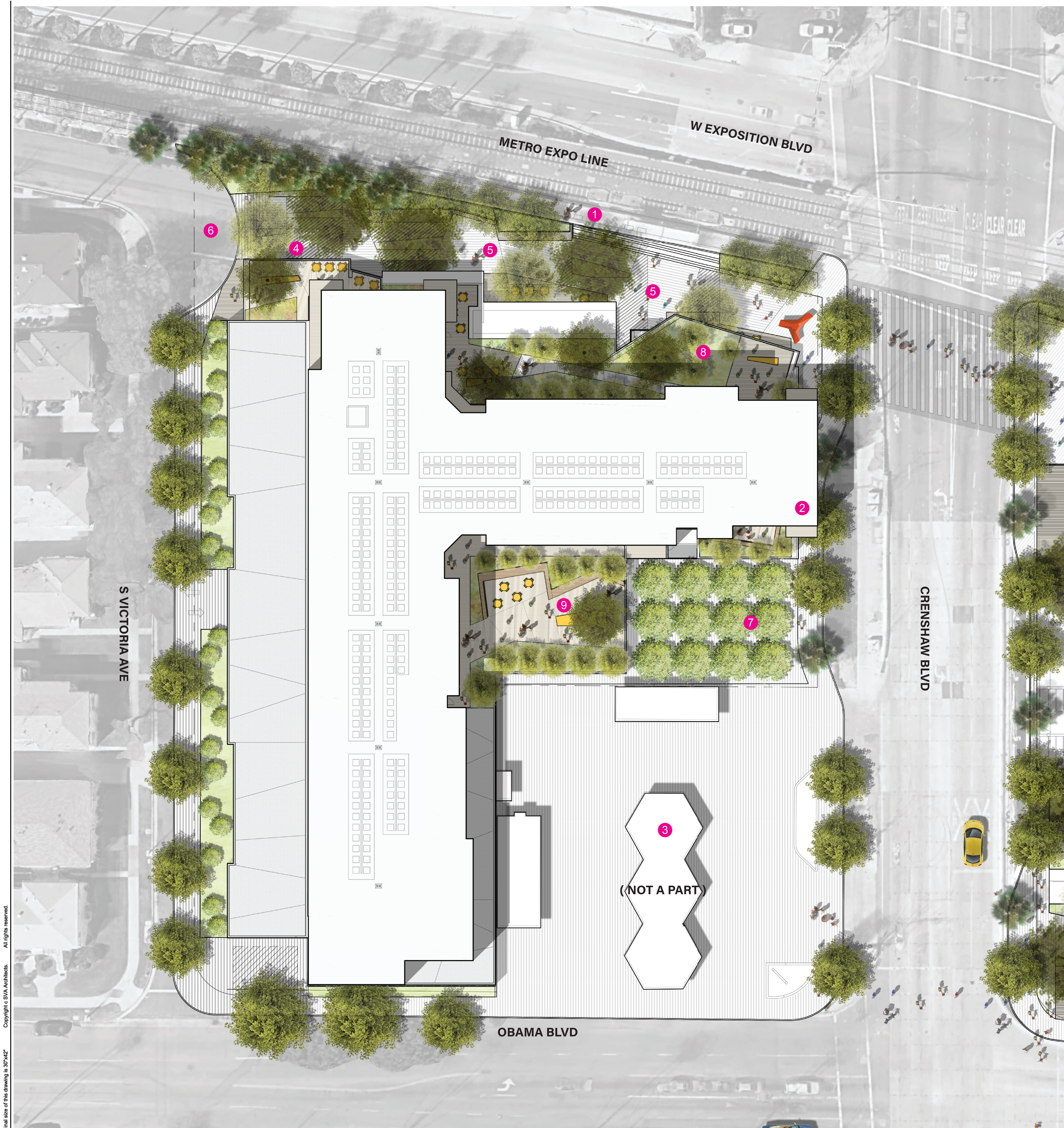
project no. date

checked by:
drawn by:

component

sheet no.

ENTIREMENT SET - JULY 2019



LEGEND

- 1 EXPO/CRENSHAW STATION
- 2 SITE A BUILDING
- 3 SHELL GAS STATION (NOT A PART)
- 4 RESIDENTIAL LOBBY
- 5 EXPO PARK PROMENADE
- 6 DROP OFF ZONE
- 7 FUTURE METRO PORTAL
- 8 AMENITY DECK (L2)
- 9 AMENITY DECK (L3)

TREE COUNT

REQUIRED	PROPOSED
57	66

TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Quercus agrifolia	Coast Live Oak	60" Box	VL
Platanus racemosa	Western Sycamore	60" Box	M
Washingtonia filifera	California Fan Palm	16" BTH	M
Azadirachta indica	African Neem Tree	36" Box	M
Quercus agrifolia	Coast Live Oak	60" Box	VL
Arbutus 'Marina'	Marina Strawberry	48" Box	L
Prosopis juliflora	Mesquite	48" Box	L
Chilopsis linearis	Desert Willow	36" Box	VL
Handroanthus impetiginosus	Pink Trumpet Tree	36" Box	M
Jacaranda mimosifolia	Jacaranda	36" Box	M
Cercis occidentalis	Western Redbud	36" Box	L
Cercidium 'Desert Museum'	Desert Museum	48" Box	VL

UNDERSTORY PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPCNG
Agave parryi	Parry's Agave	5g	VL	2'-0"
Leymus 'Canyon Prince'	Canyon Prince	1g	L	2'-0"
Eriophyllum nevinii 'C. Silver'	Island Alum Root	5g	VL	3'-0"
Muhlenbergia rigens	Deer Grass	1g	L	3'-0"
Bouteloua gracilis	Blue Grama Grass	1g	L	1'-0"
Chondropetalum tectorum	Cape Rush	5g	L	2'-0"
Leucospermum 'S. Ribbons'	Nodding Pincushion	5g	L	3'-0"
Aloe 'Moonglow'	Moonglow Aloe	5g	L	2'-0"
Euphorbia Rigida	Silver Spurge	1g	L	2'-0"



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key plan

no. date issue
issues | revisions



project logo

sheet title **L.02**

project no. date

checked by:
drawn by:

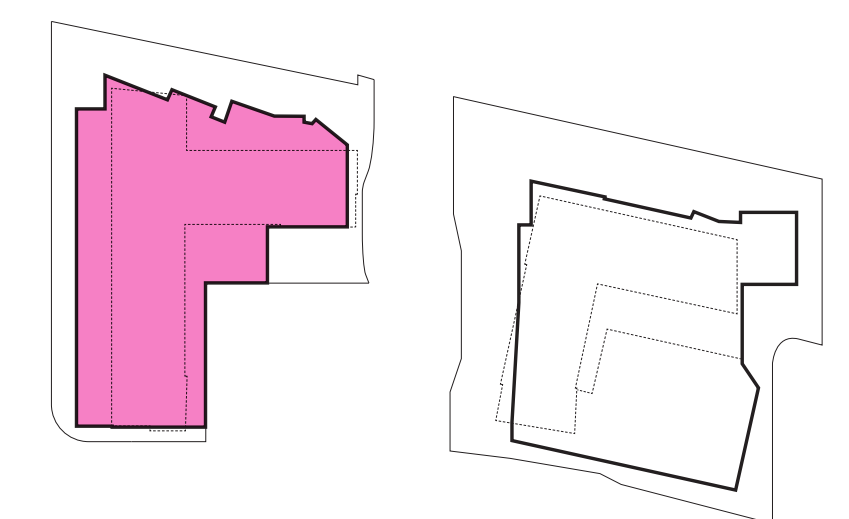
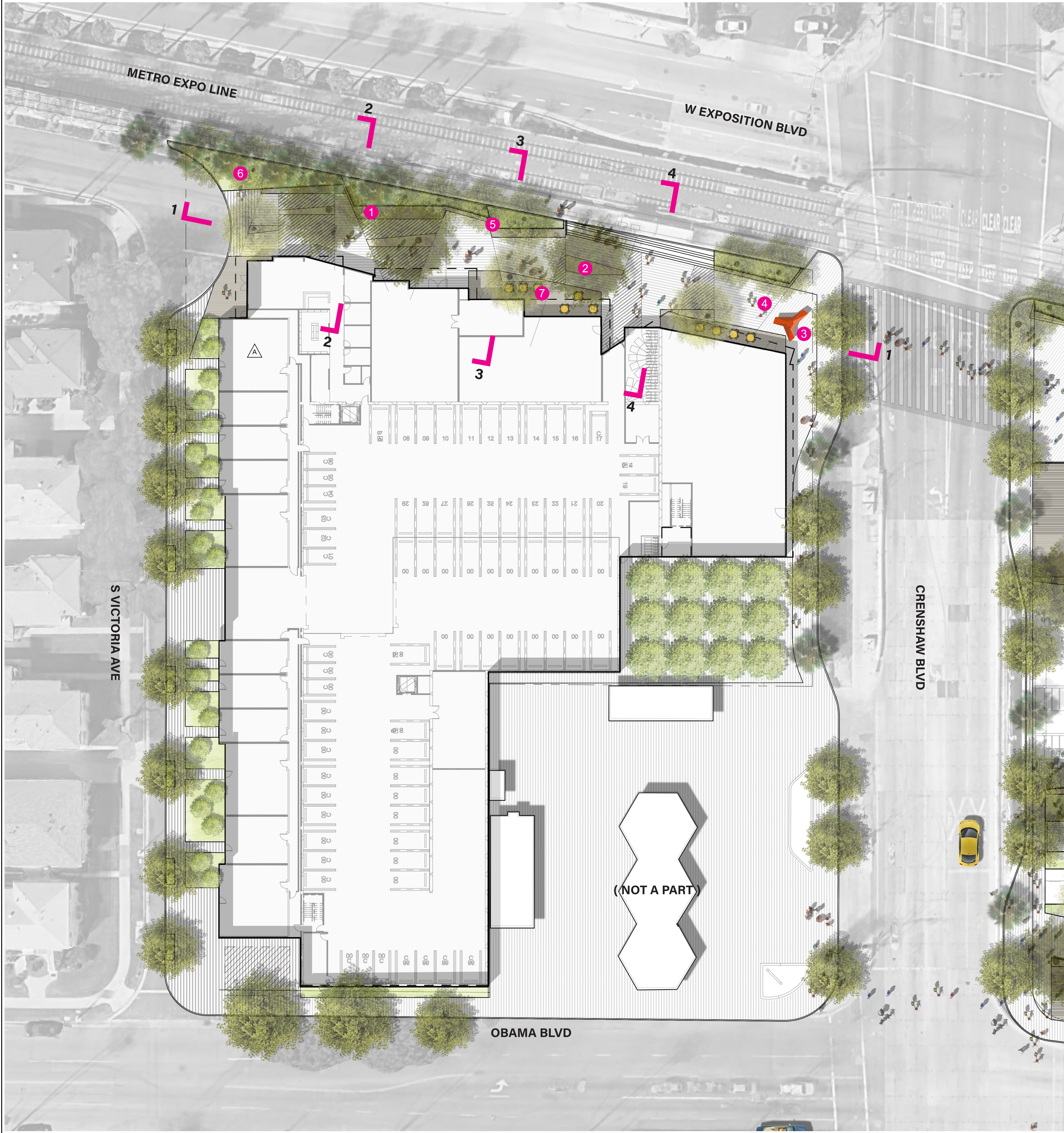
component

sheet no.

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SITE A - COMPOSITE SITE PLAN

ENTITLEMENT SET - JULY 2019



LEGEND

- ① CONCRETE BENCH
- ② TREE GRATE
- ③ PUBLIC ART
- ④ CONCRETE PAVING
- ⑤ WOOD TIER SEATING
- ⑥ FEATURE PLANTER
- ⑦ OUTDOOR PATIO

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SITE A - GROUND FLOOR PLAN



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key plan

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issues | revisions



project logo

sheet title **L.03**

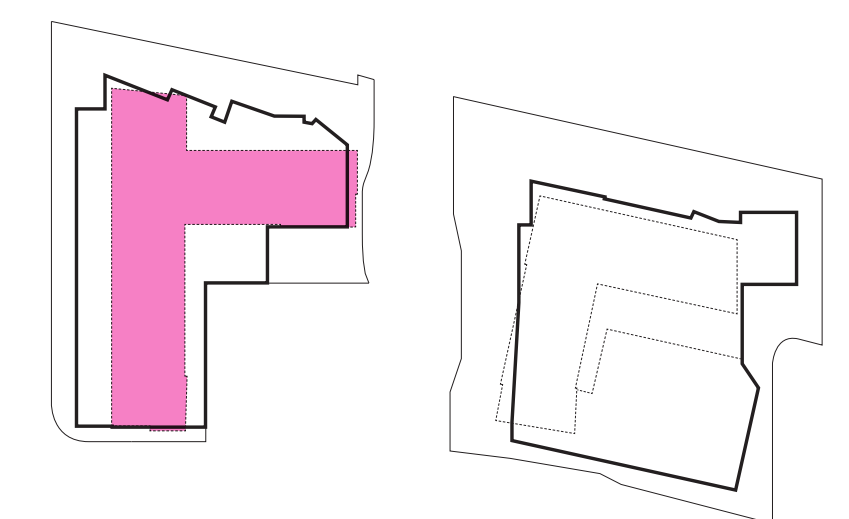
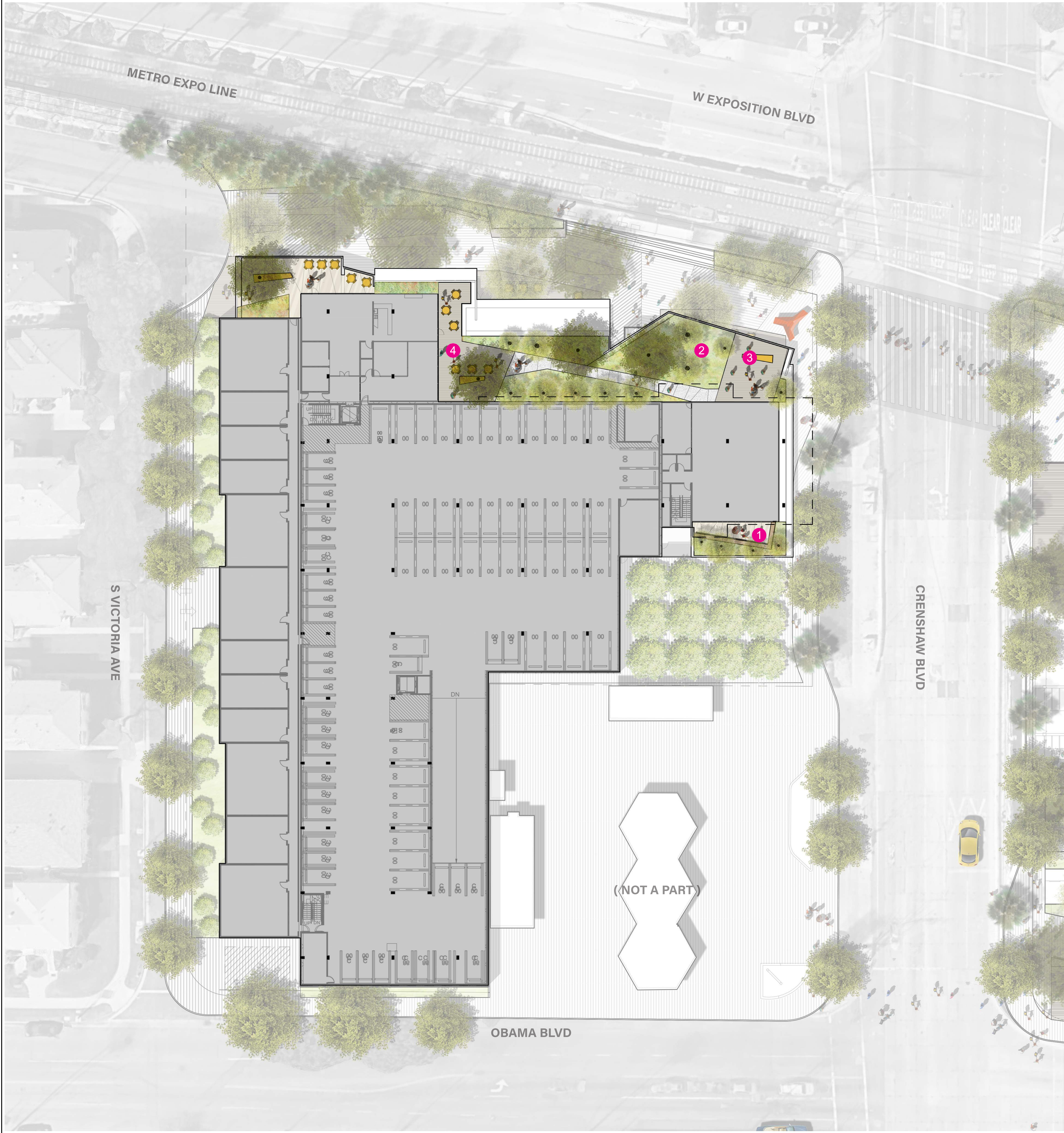
project no. date

checked by:
drawn by:

component

sheet no.

ENTITLEMENT SET - JULY 2019



LEGEND

- ① WOOD BENCH
- ② PLANTER
- ③ BAR TABLE
- ④ CONCRETE UNIT PAVER
- ⑤ WOOD DECK

SITE A - AMENITY DECK L2

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project logo

sheet title **L.04**

project no. date

checked by:
drawn by:

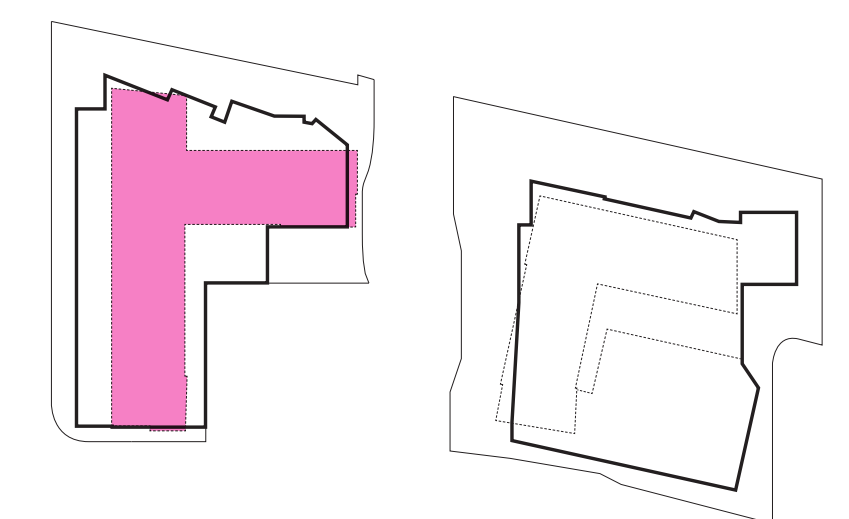
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sheet no.

ENTITLEMENT SET - JULY 2019



N 0 16' 32' 64'



LEGEND

- 1 WOOD BENCH
- 2 CONCRETE BENCH
- 3 PLANTER
- 4 CONCRETE UNIT PAVER

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SITE A - AMENITY DECK L3



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key plan

no. date issue
issues | revisions



project logo

sheet title **L.05**

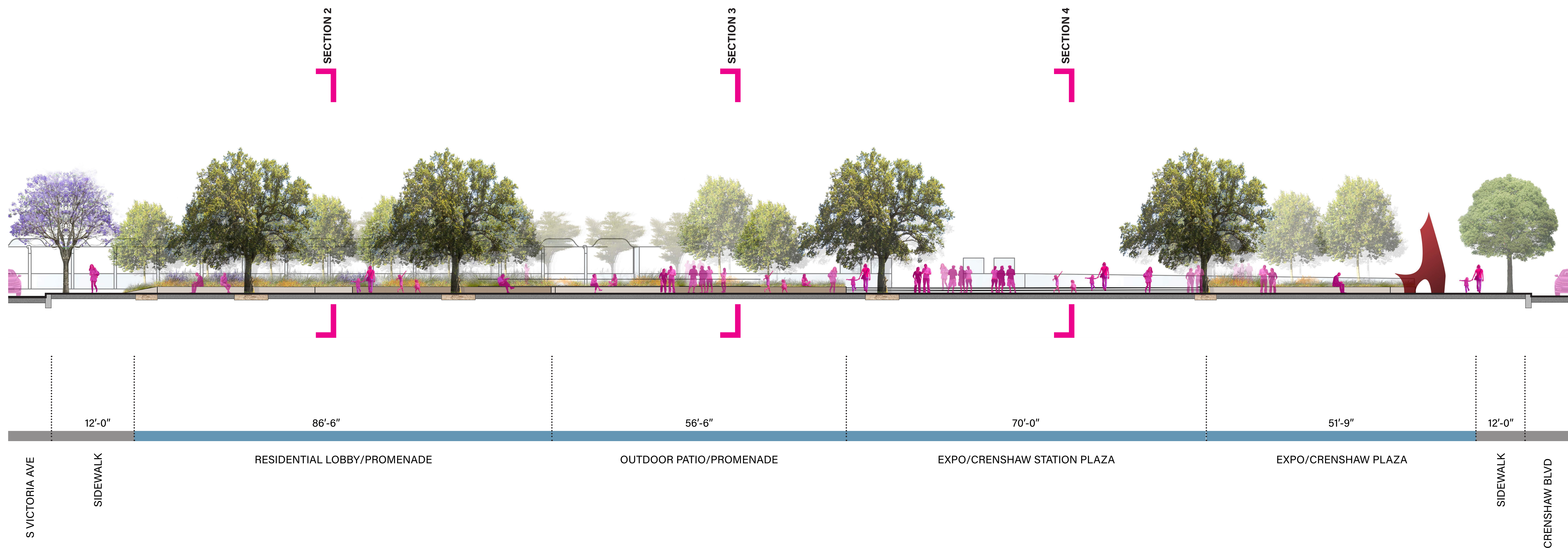
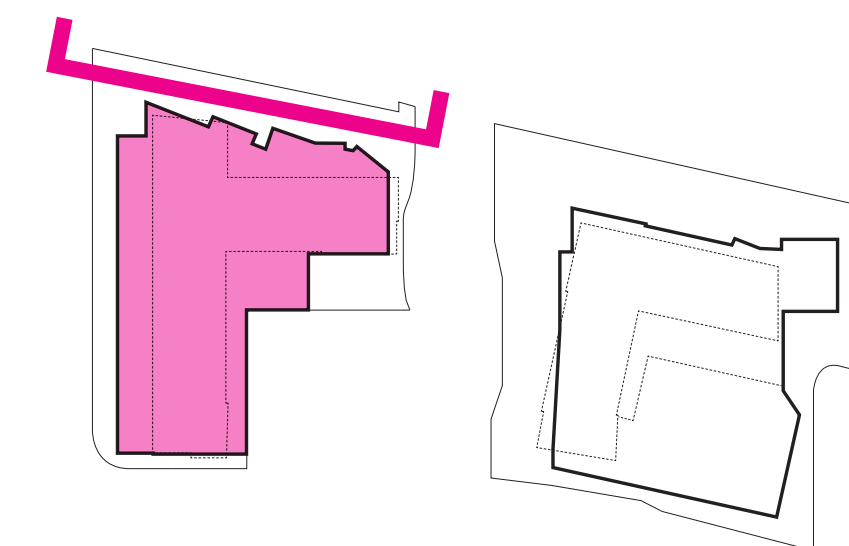
project no. date

checked by:
drawn by:

component

sheet no.

ENTITLEMENT SET - JULY 2019



12'-0" 86'-6" 56'-6" 70'-0" 51'-9" 12'-0"

S VICTORIA AVE SIDEWALK RESIDENTIAL LOBBY/PROMENADE OUTDOOR PATIO/PROMENADE EXPO/CRENSHAW STATION PLAZA EXPO/CRENSHAW PLAZA SIDEWALK CRENSHAW BLVD



client | consultant



stamp | approval

key plan

no. date issue
issues | revisions



project logo

sheet title **L.06**

project no. date

checked by:
drawn by:

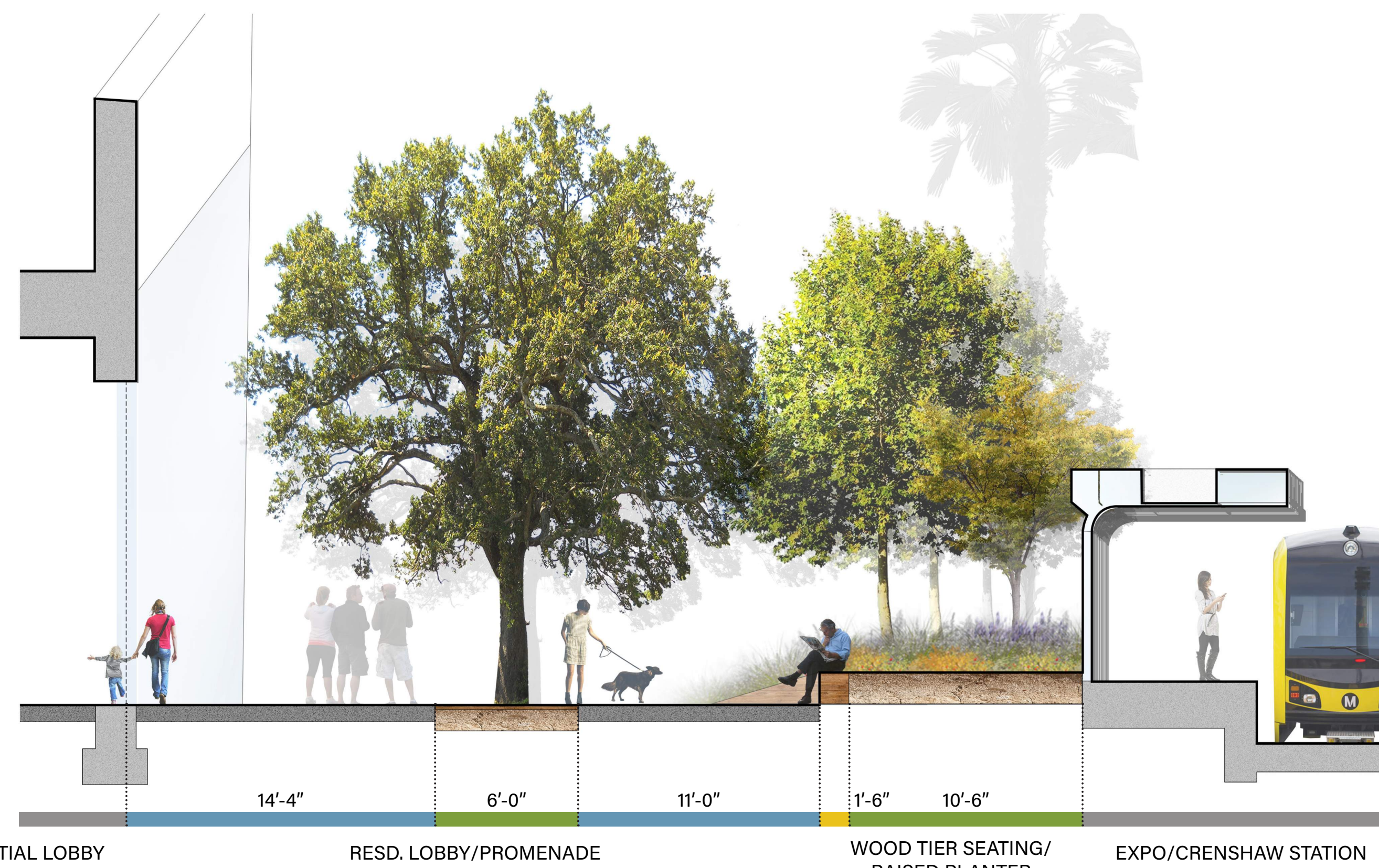
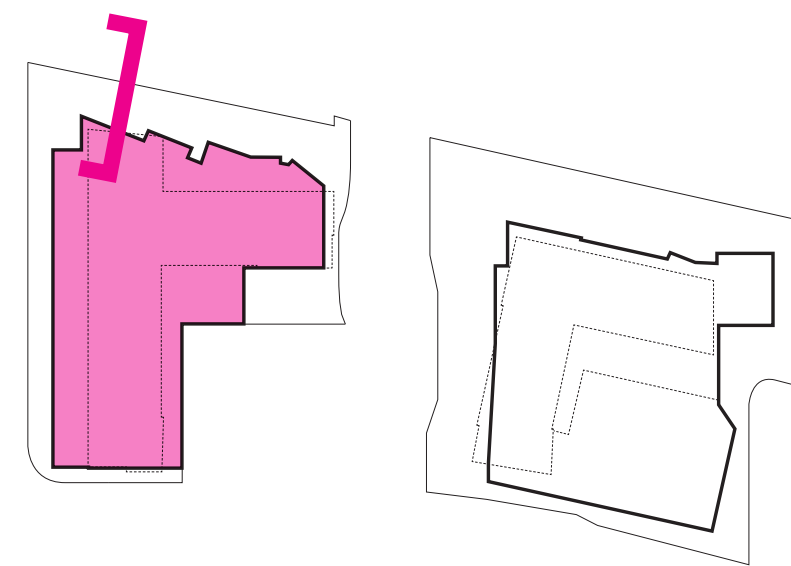
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sheet no.

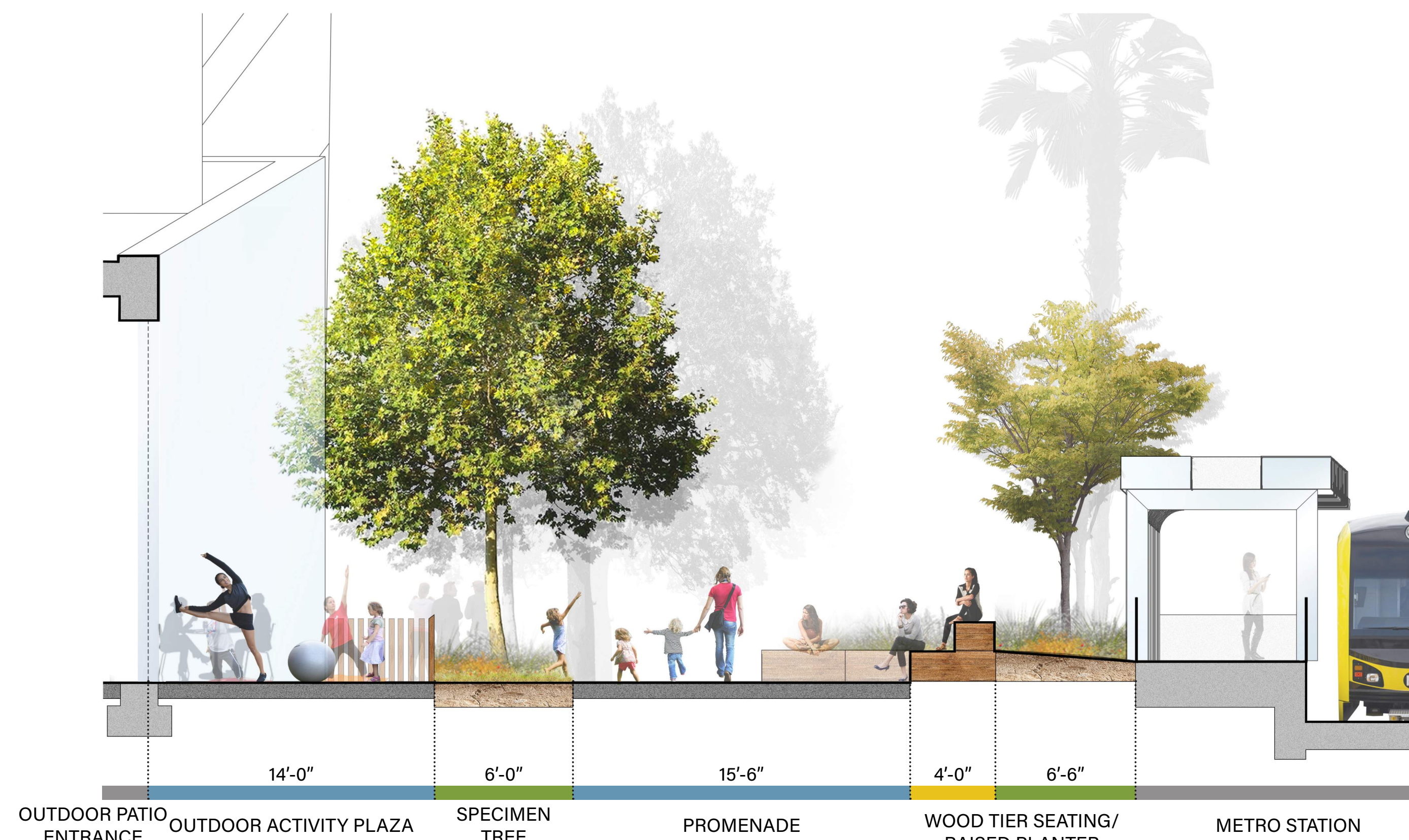
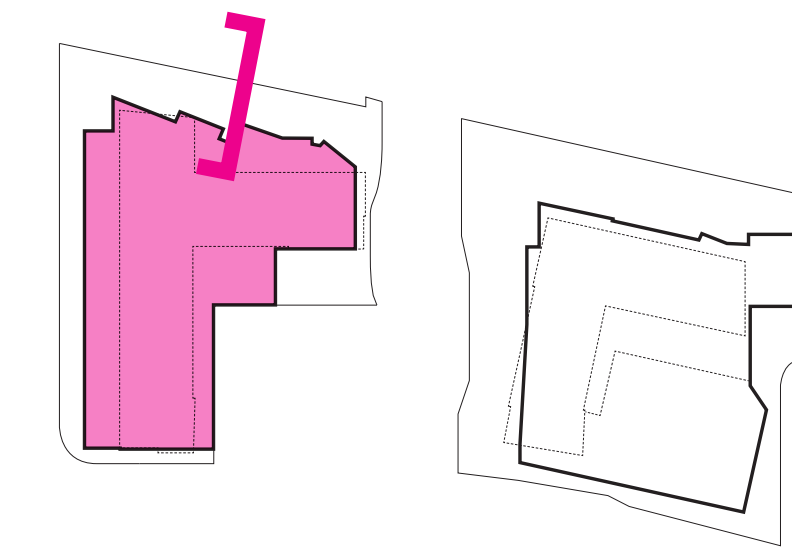
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SITE A - ELEVATION

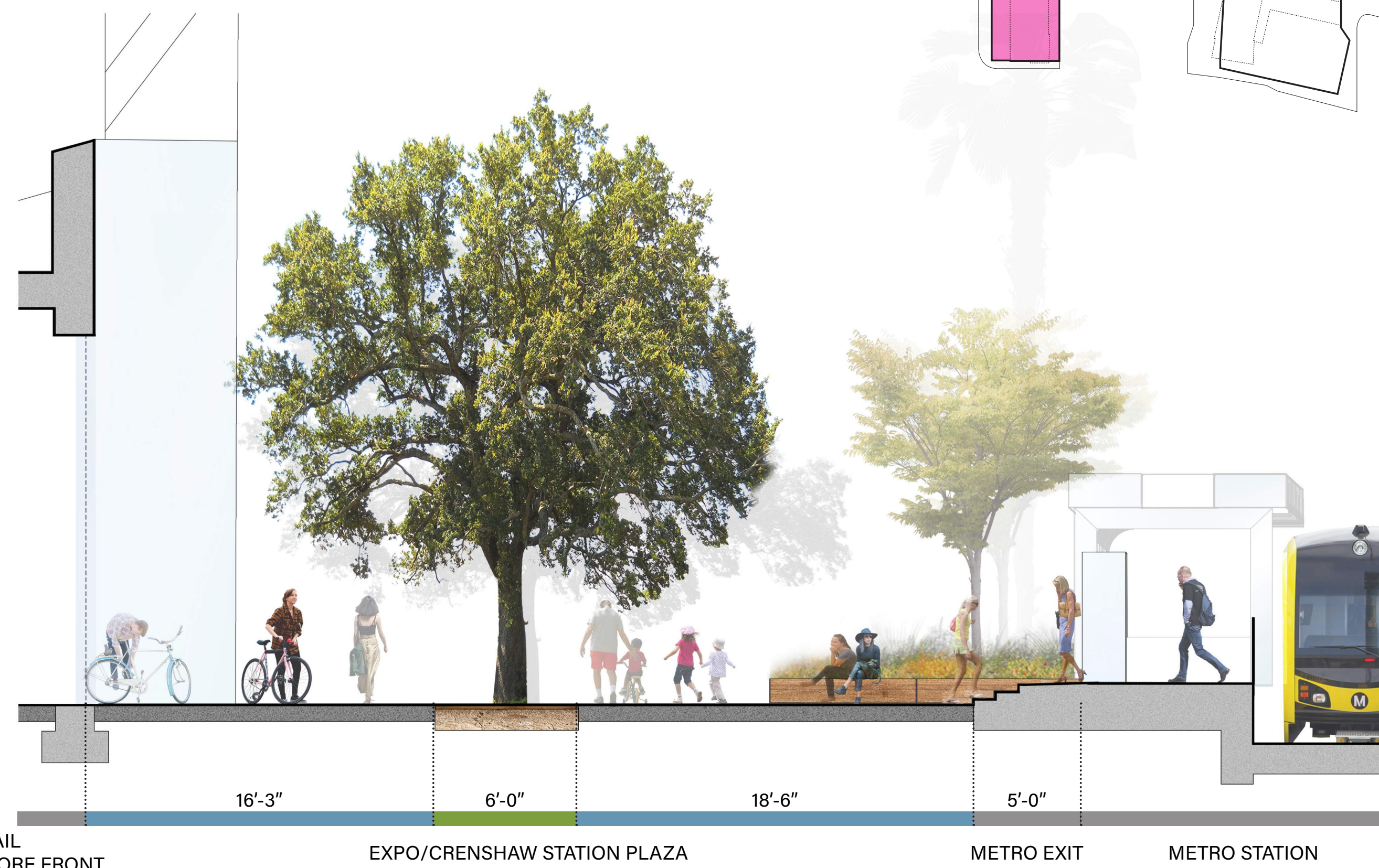
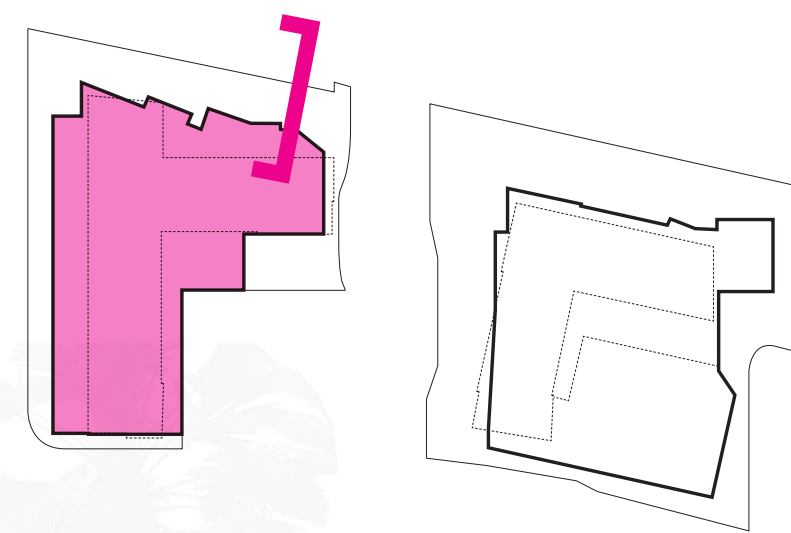
ENTITLEMENT SET - JULY 2019



SITE A - SECTION 2-2 - RESIDENTIAL LOBBY/PROMENADE



SITE A - SECTION 3-3 - OUTDOOR PATIO ENTRY PLAZA/PROMENADE



SITE A - SECTION 4-4 - BIKE RETAIL & EXPO/CRENSHAW STATION PLAZA

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SITE A - SECTIONS



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project logo

sheet title **L.07**

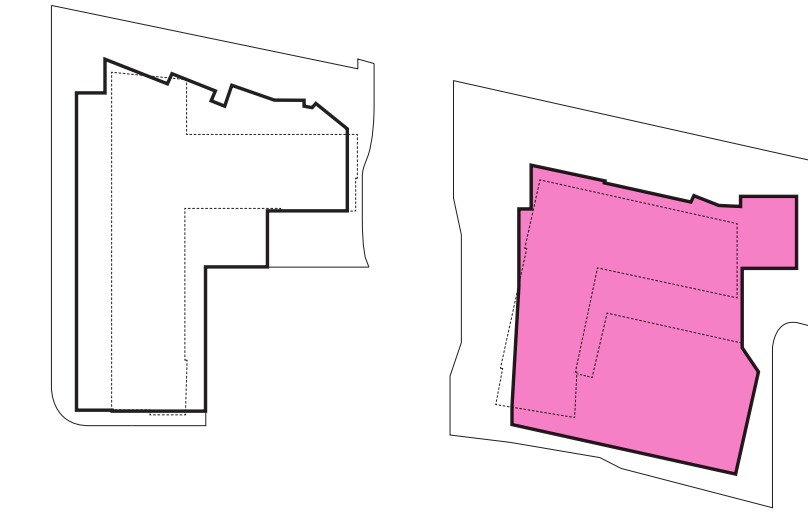
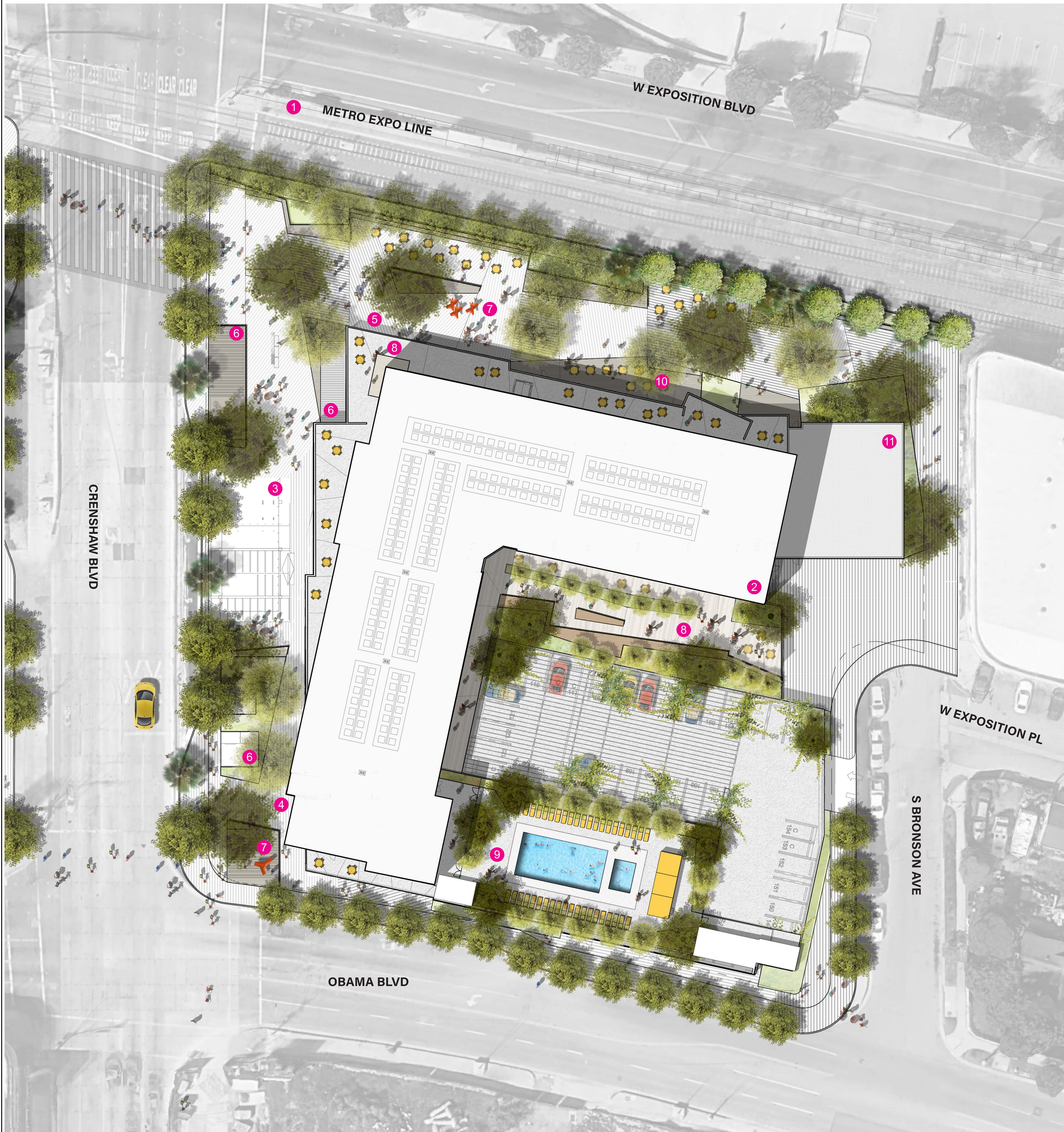
project no. date

checked by:
drawn by:

component

sheet no.

ENTITLEMENT SET - JULY 2019



LEGEND

- 1 EXPO/CRENSHAW STATION
- 2 SITE B BUILDING
- 3 METRO PORTAL
- 4 RESIDENTIAL LOBBY
- 5 GROCERY PLAZA
- 6 METRO STRUCTURE
- 7 PUBLIC ART
- 8 AMENITY DECK L2
- 9 AMENITY DECK L3
- 10 OUTDOOR PATIO
- 11 SERVICE YARD (EXISTING)

TREE COUNT

REQUIRED	PROPOSED
56	79

TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Quercus agrifolia	Coast Live Oak	60" Box	VL
Platanus racemosa	Western Sycamore	60" Box	M
Washingtonia filifera	California Fan Palm	16" BTH	M
Afrocarpus falcatus	African Fern Pine	36" Box	M
Quercus agrifolia	Coast Live Oak	60" Box	VL
Arbutus 'Marina'	Marina Strawberry	48" Box	L
Prosopis x phoenix	Mesquite	48" Box	L
Chilopsis linearis	Desert Willow	36" Box	VL
Handroanthus impetiginosus	Pink Trumpet Tree	36" Box	M
Jacaranda mimosifolia	Jacaranda	36" Box	M
Cercis occidentalis	Western Redbud	36" Box	L
Cercidium 'Desert Museum'	Desert Museum	48" Box	VL

UNDERSTORY PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPCNG
Agave parryi	Parry's Agave	5g	VL	2'-0"
Leymus 'Canyon Prince'	Canyon Prince	1g	L	2'-0"
Eriophyllum nevini 'C. Silver'	Island Alum Root	5g	VL	3'-0"
Muhlenbergia rigens	Deer Grass	1g	L	3'-0"
Bouteloua gracilis	Blue Grama Grass	1g	L	1'-0"
Chondropetalum tectorum	Cape Rush	5g	L	2'-0"
Leucospermum 'S. Ribbons'	Nodding Pincushion	5g	L	3'-0"
Aloe 'Moonglow'	Moonglow Aloe	5g	L	2'-0"
Euphorbia Rigida	Silver Spurge	1g	L	2'-0"



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key plan

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project logo

sheet title **L.08**

project no. date

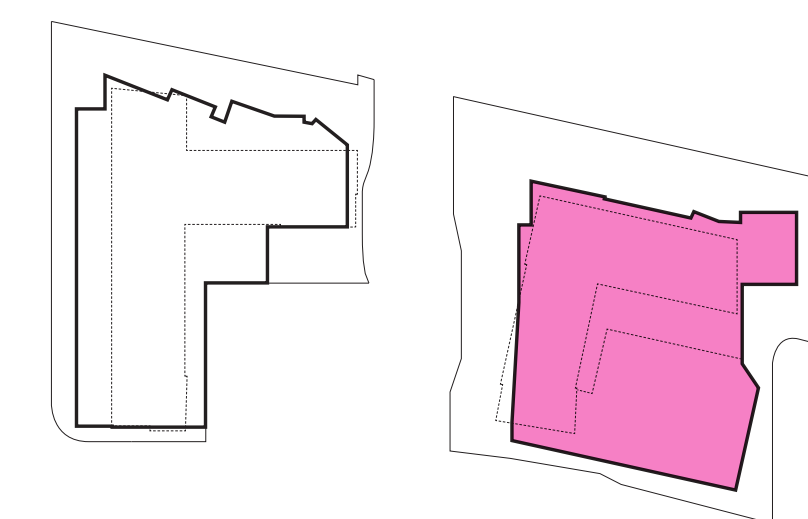
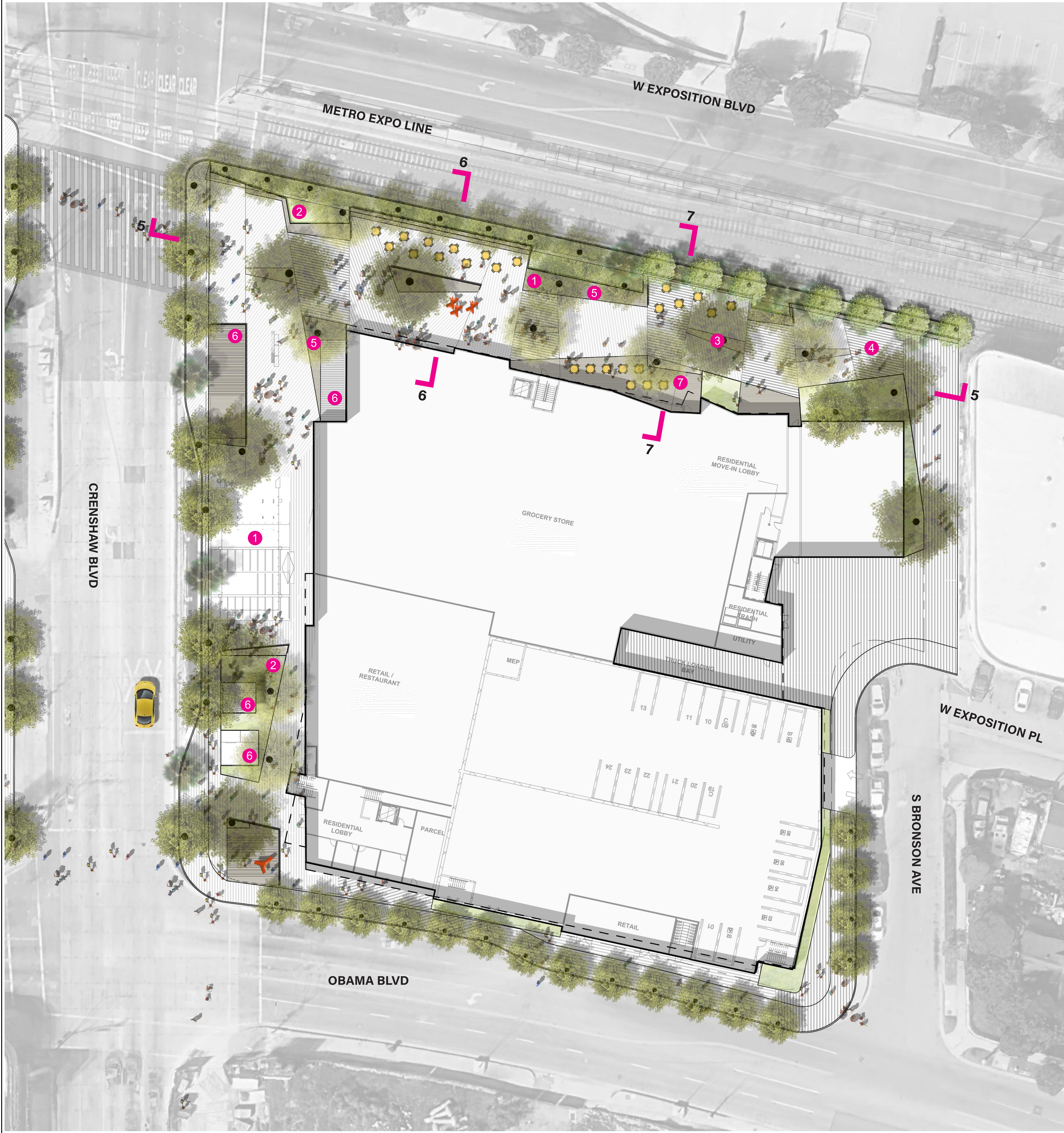
checked by: drawn by: component

sheet no.

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ENTITLEMENT SET - JULY 2019

SITE B - COMPOSITE SITE PLAN



LEGEND

- ① METRO PORTAL
- ② FEATURE PLANTER
- ③ TREE GRATE
- ④ CONCRETE PAVING
- ⑤ WOOD TIER SEATING
- ⑥ METRO STRUCTURE
- ⑦ OUTDOOR PATIO

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SITE B - GROUND FLOOR PLAN



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project logo

sheet title **L.09**

project no. date

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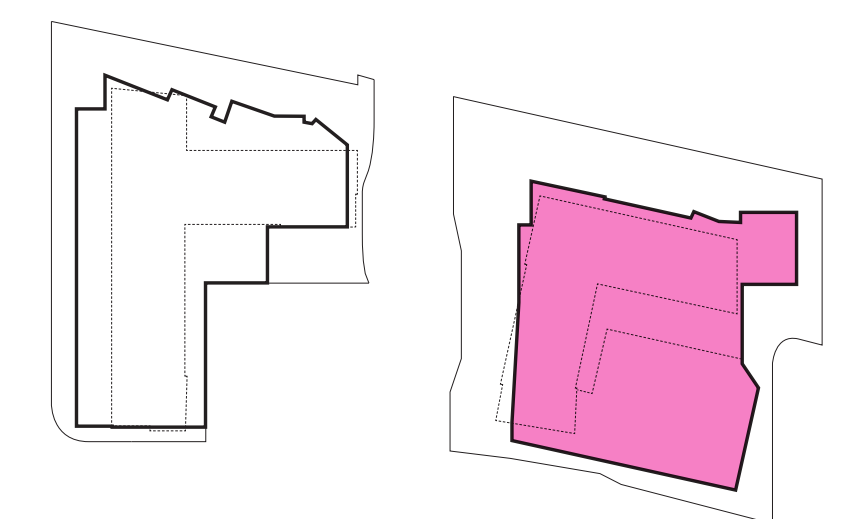
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sheet no.

ENTITLEMENT SET - JULY 2019



N 0 16' 32' 64'



LEGEND

- 1 TERRACE
- 2 PLANTER
- 3 WOOD TIER SEATING
- 4 CONCRETE UNIT PAVER
- 5 PLANTED SHADE STRUCTURE

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SITE B - AMENITY DECK L2



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key plan

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issues | revisions



project logo

sheet title **L.10**

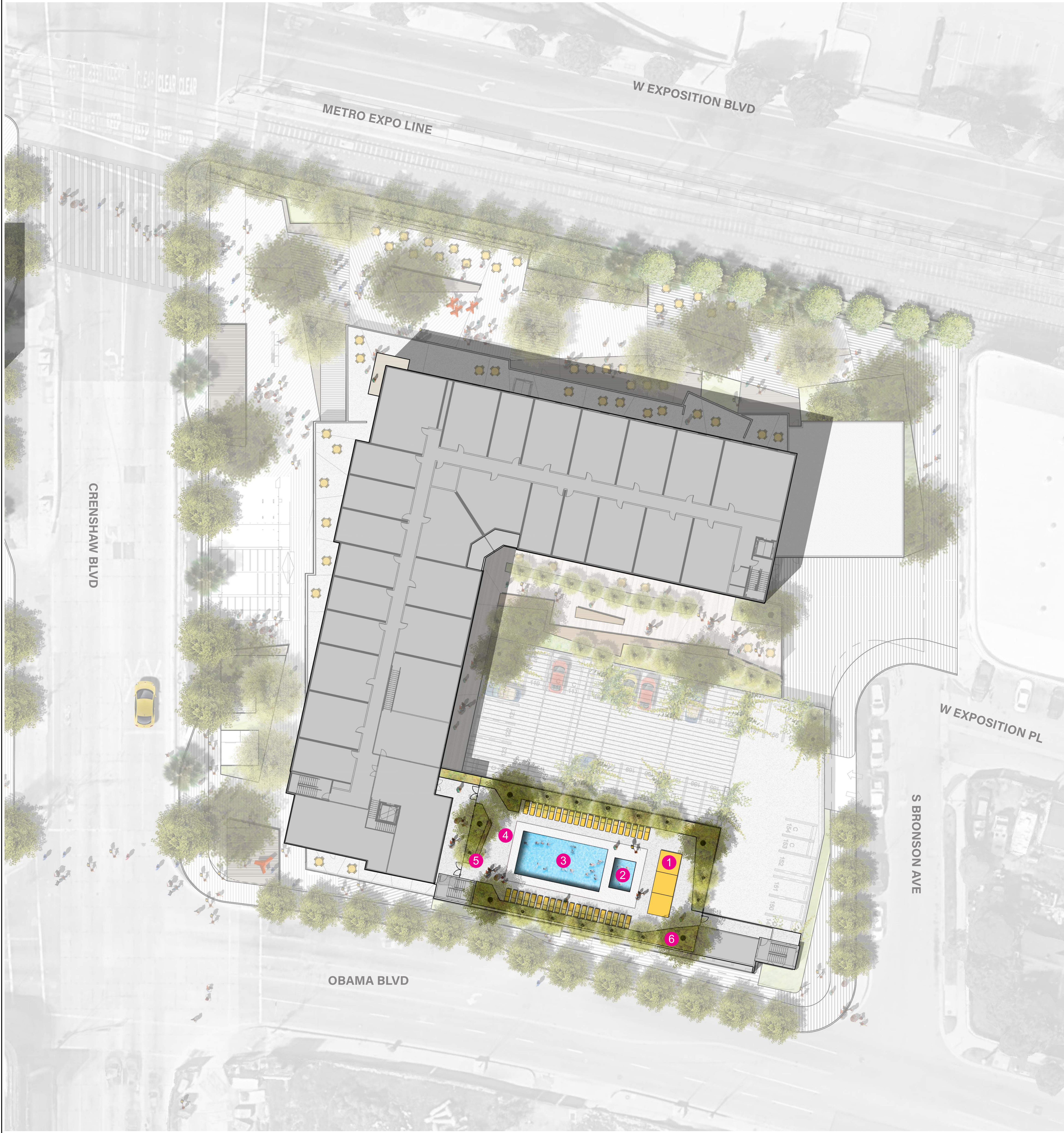
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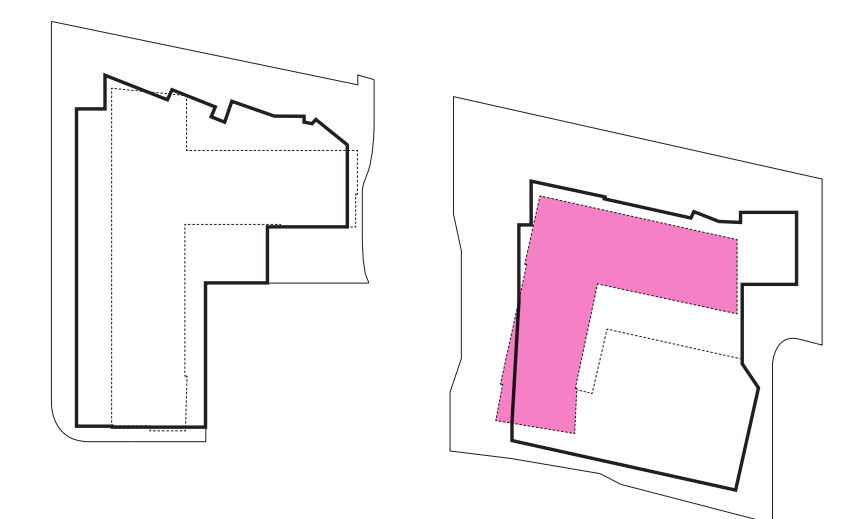
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sheet no.

ENTITLEMENT SET - JULY 2019



N 0 16' 32' 64'



LEGEND

- 1 CABANA
- 2 SPA
- 3 POOL
- 4 CONCRETE UNIT PAVER
- 5 WOOD TIER SEATING
- 6 PLANTER

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SITE B - AMENITY DECK L3



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key plan

no. date issue
issues | revisions



project logo

sheet title **L.11**

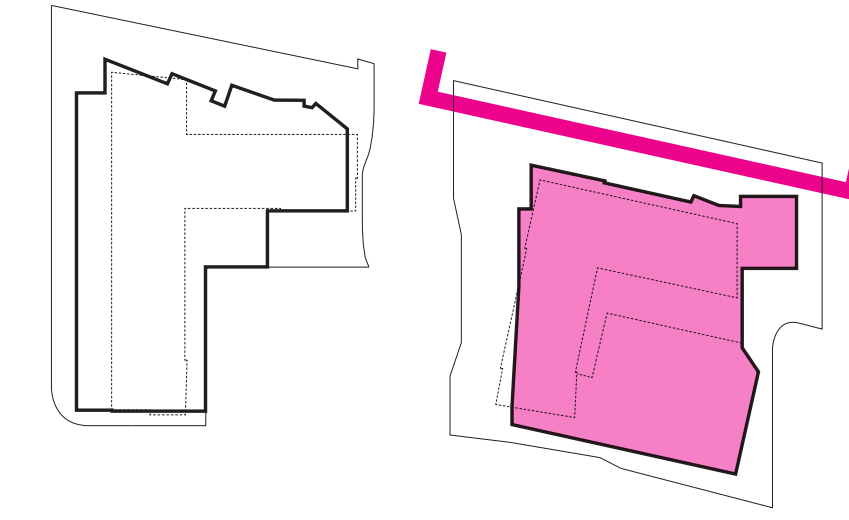
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drawn by:

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sheet no.

ENTITLEMENT SET - JULY 2019



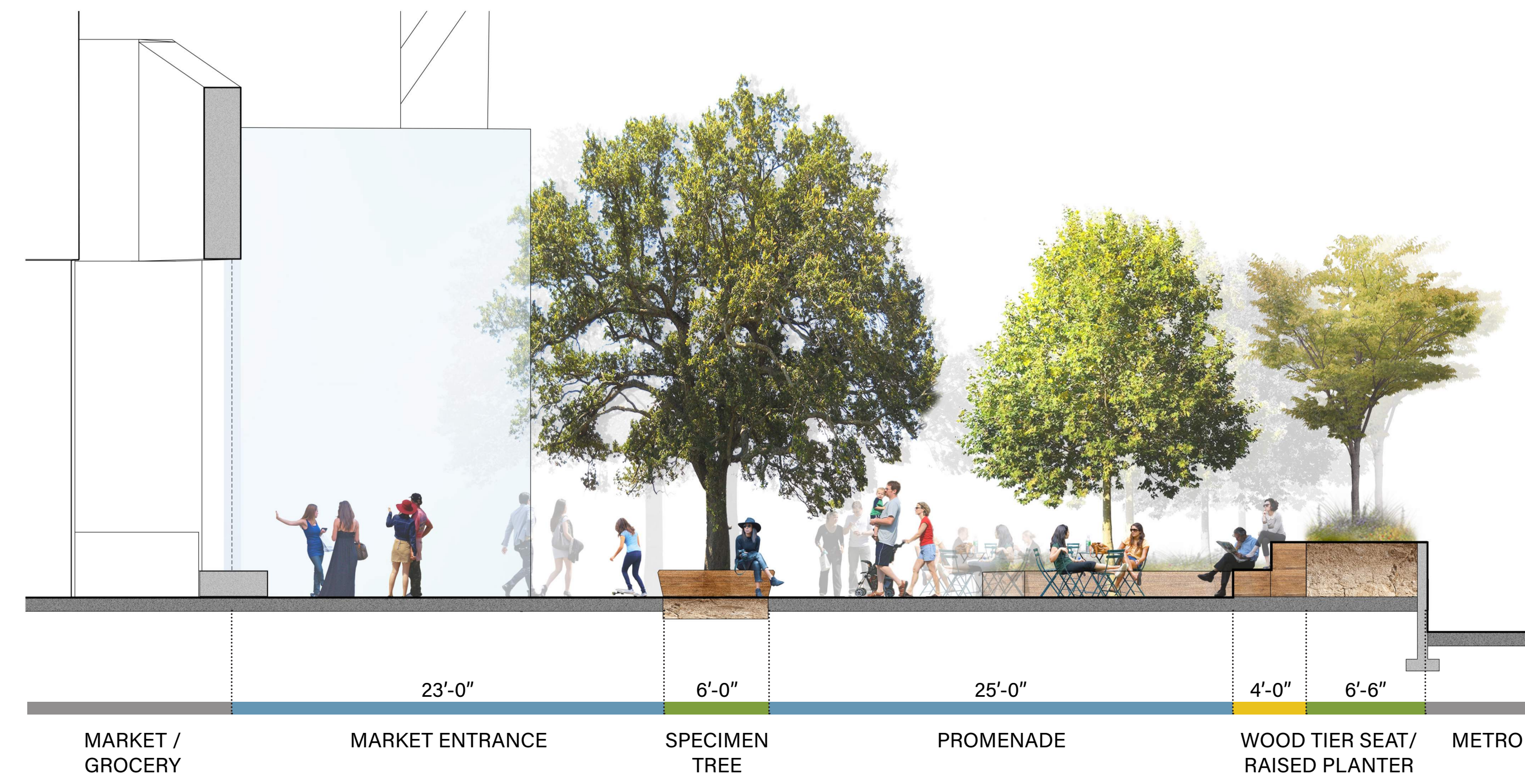
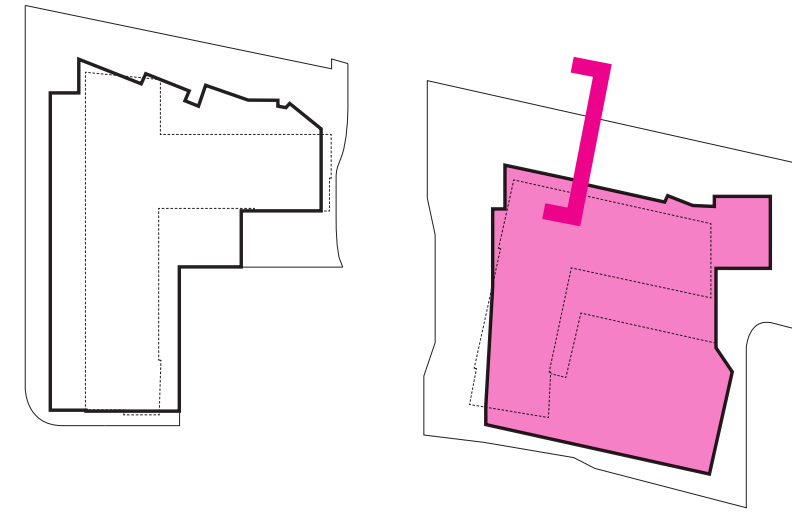
SECTION 6

SECTION 7

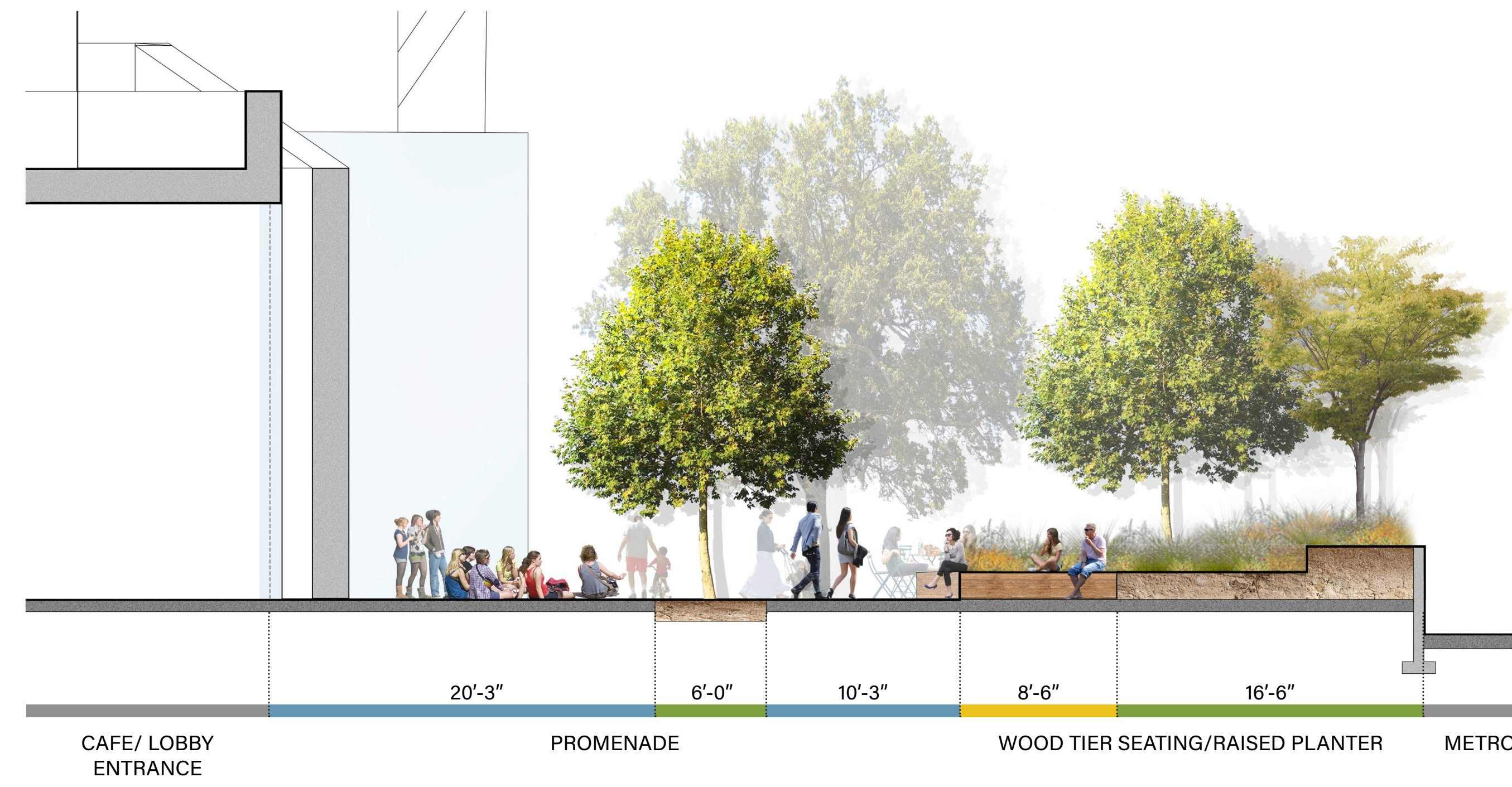
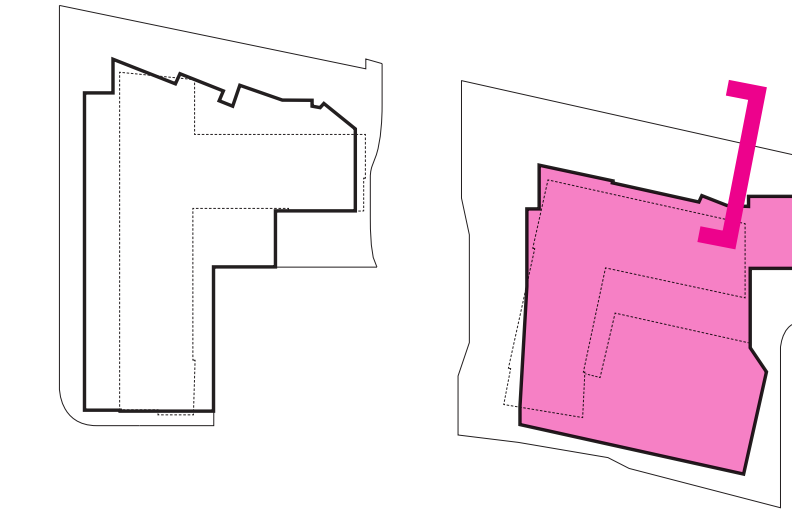


12'-0" 60'-0" 96'-0" 51'-4" 43'-2" 19'-6" 75'-0"

CRENSHAW BLVD
SIDEWALK
PLAZA
MARKET ENTRANCE / PROMENADE
PLAZA
MERCADO / PROMENADE
PLAZA
PLAZA



SITE B - SECTION 6-6 - MARKET ENTRANCE / PROMENADE



SITE B - SECTION 7-7 - MERCADO / PROMENADE

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SITE B - SECTIONS



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project logo

sheet title **L.13**

project no. date

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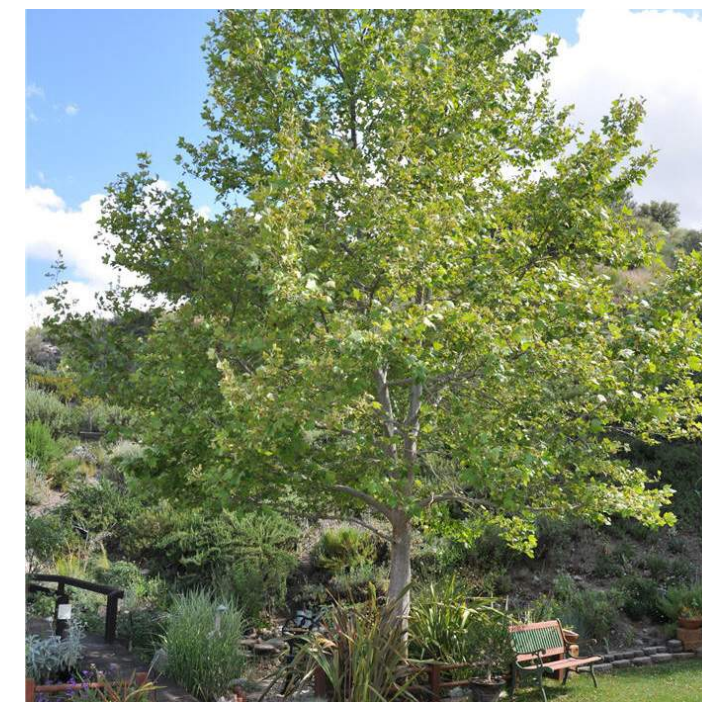
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sheet no.

ENTITLEMENT SET - JULY 2019



QUERCUS AGRIFOLIA
(COAST LIVE OAK)
Specimen Tree



PLATANUS RACEMOSA
(WESTERN SYCAMORE)
Specimen Tree



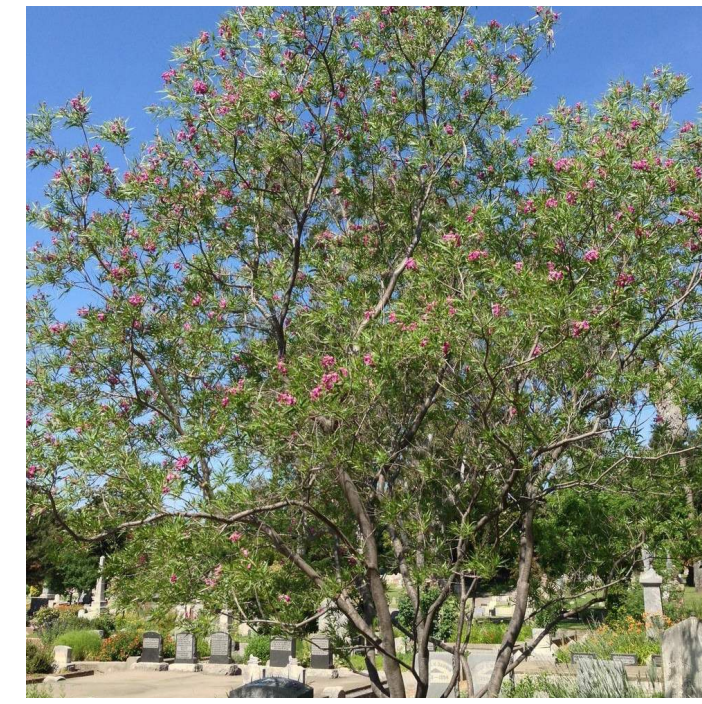
AFROCARPUS FALCATUS
(AFRICAN FERN PINE)
Unifying Corridor Tree



ARBUTUS 'MARINA'
(MARINA STRAWBERRY TREE)
Accent Tree



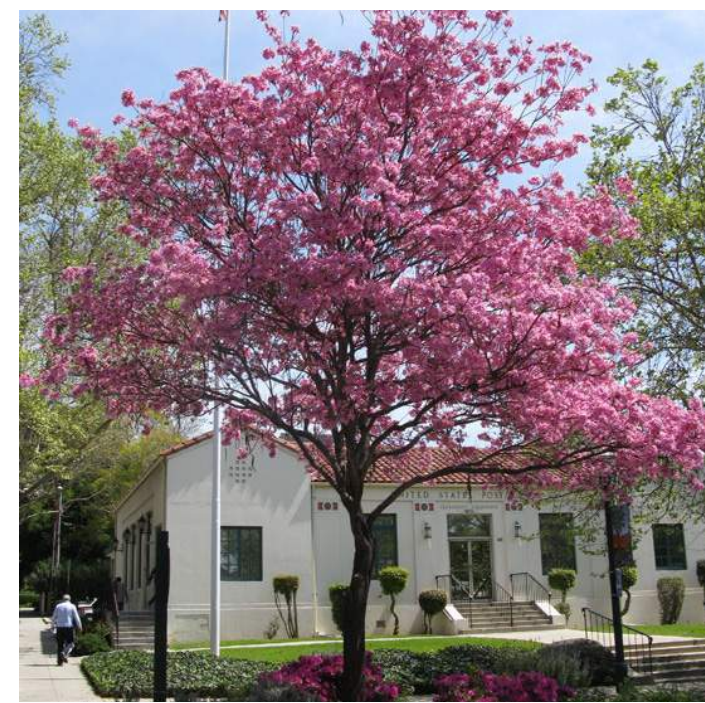
PROSOPIS X PHOENIX
(MESQUITE)
Accent Tree



CHILOPSIS LINEARIS
(DESERT WILLOW)
Accent Tree



WASHINGTONIA FILIFERA
(CALIFORNIA FAN PALM)
Proposed in Streetscape Plan



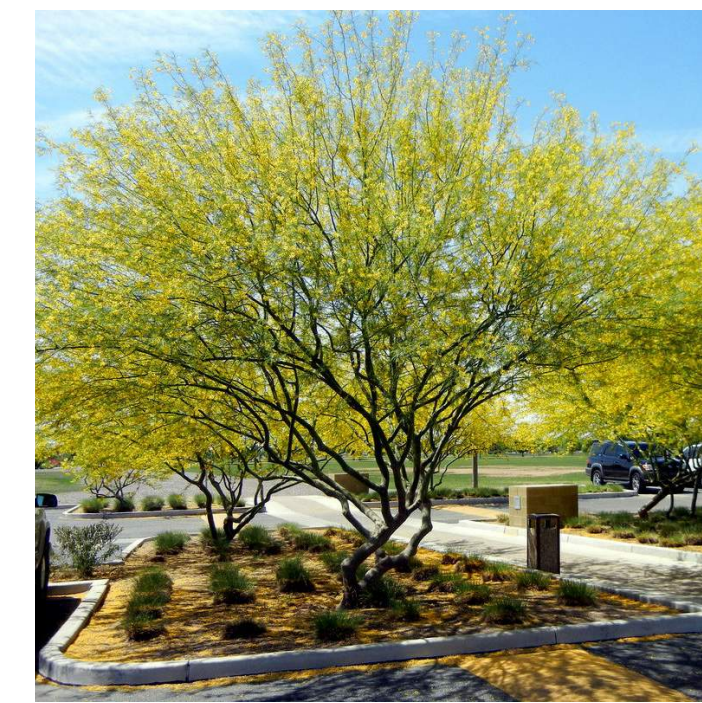
PINK TRUMPET TREE
District Tree



JACARANDA MIMOSIFOLIA
(JACARANDA)
Existing Street Tree



CERCIS OCCIDENTALIS
(WESTERN REDBUD)
Accent Tree



CERCIDIUM 'DESERT MUSEUM'
(DESERT MUSEUM PALO VERDE)
Accent Tree



AGAVE PARRYI
(PARRY'S AGAVE)



LEYMUS 'CANYON PRINCE'
(CANYON PRINCE WILD RYE)



ERIOPHYLLUM NEVINII 'CANYON SILVER'
(ISLAND ALUM ROOT)



MUHLENBERGIA RIGENS
(DEER GRASS)



BOUTLEOUA GRACILIS 'BLONDE AMBITION'
(BLUE GRAMA GRASS)



CHONDROPETALUM TECTORUM
(CAPE RUSH)



LEUCOSPERMUM 'SCARLET RIBBONS'
(NODDING PINCUSHION)



ALOE 'MOONGLOW'
(MOONGLOW ALOE)



EUPHORBIA RIGIDA
(SILVER SPRUGE)



HEUCHERA MAXIMA
(ISLAND ALUM ROOT)

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PLANT PALETTE



client | consultant



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key plan

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issues | revisions



project logo

sheet title **L.14**

project no. date

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drawn by:

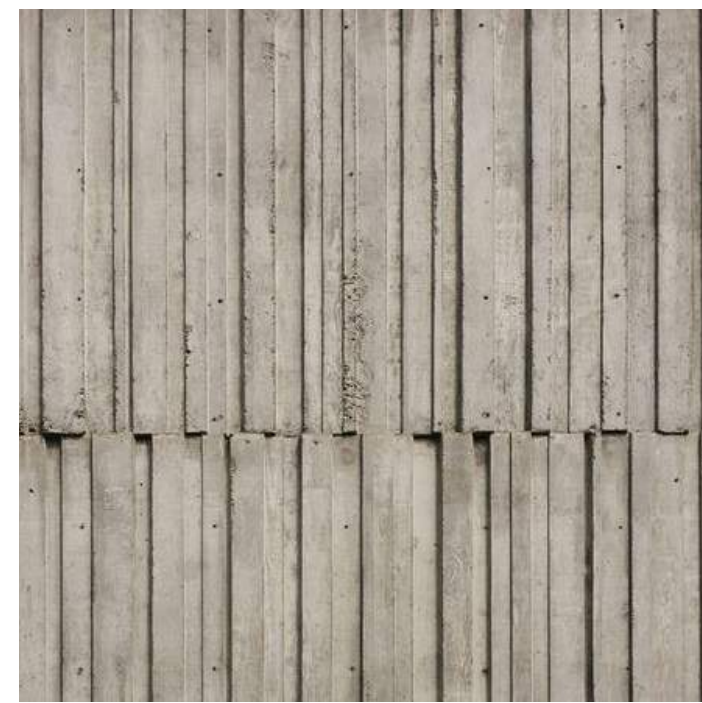
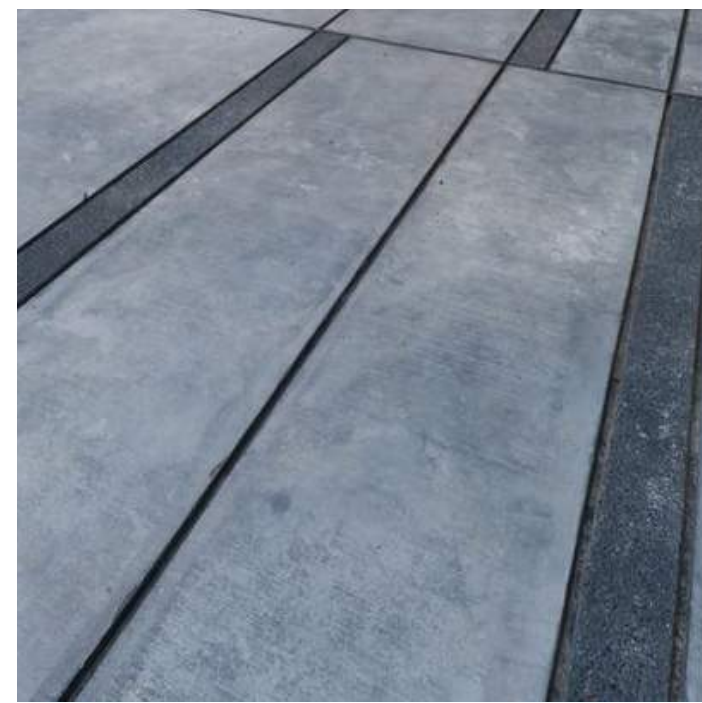
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sheet no.

ENTITLEMENT SET - JULY 2019



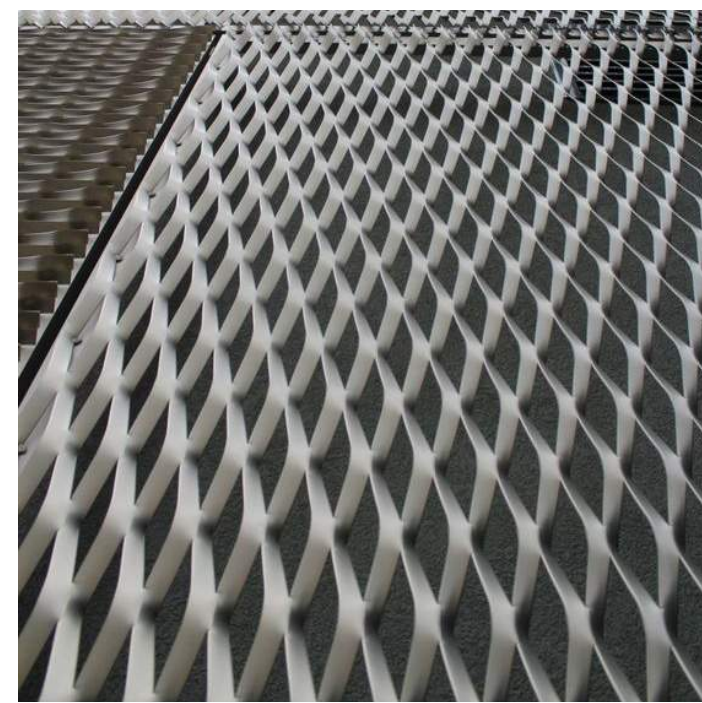
CONCRETE



STONE FINES



WOOD DECK



METAL MESH



STAINLESS STEEL

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MATERIAL PALETTE



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project logo

sheet title **L.15**

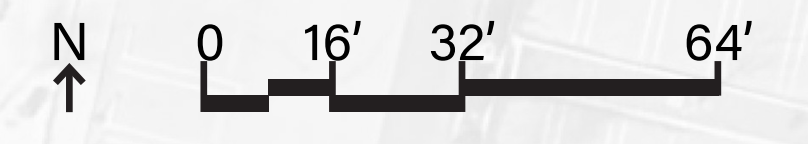
project no. date

checked by:
drawn by:

component

sheet no.

ENTITLEMENT SET - JULY 2019



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FARMERS MARKET/ COMMUNITY GATHERING



OUTDOOR DINING/ KITCHEN



SECTION A



NEIGHBORHOOD PERFORMANCE



SEATING TERRACE



SECTION B

stamp | approval

key plan

no. date issue
issues | revisions

CRENSHAW CROSSING
EAT | SHOP | LIVE | PLAY

project logo

sheet title PVP ACTIVATED GROCERY
STORE FRONTAGE

project no. date

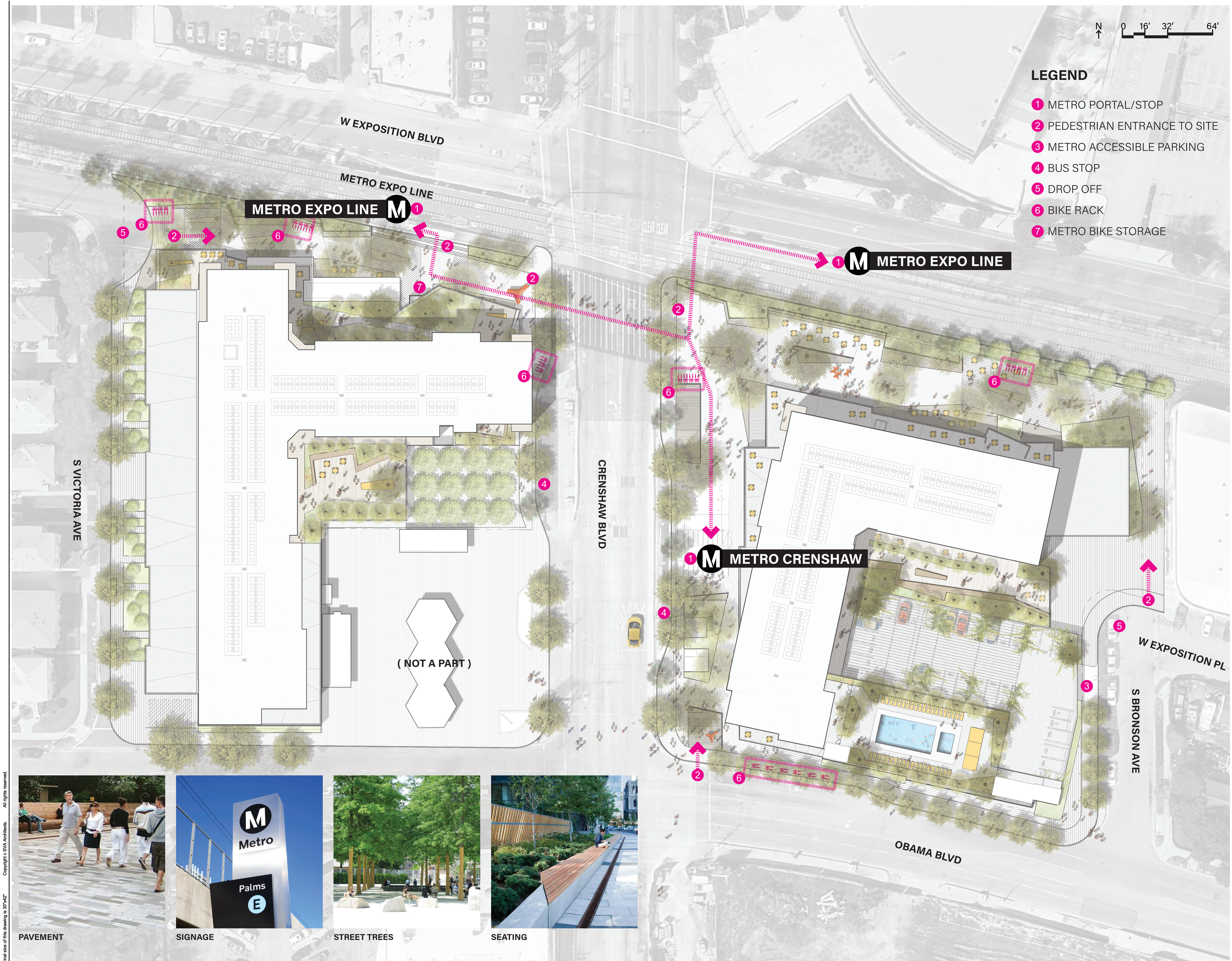
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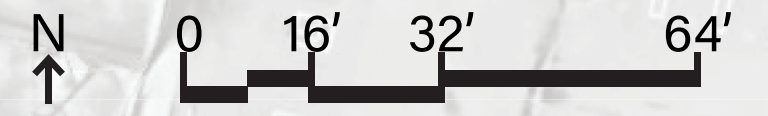
ENTITLEMENT SET - JULY 2019

PROGRAM



LEGEND

- 1 METRO PORTAL/STOP
- 2 PEDESTRIAN ENTRANCE TO SITE
- 3 METRO ACCESSIBLE PARKING
- 4 BUS STOP
- 5 DROP OFF
- 6 BIKE RACK
- 7 METRO BIKE STORAGE



client | consultant



stamp | approval

key plan

no. date issue
issues | revisions

CRENSHAW CROSSING
EAT | SHOP | LIVE | PLAY

project logo

sheet title PVP MULTI-MODAL TRANSIT
CONNECTIVITY

project no. date

checked by:
drawn by:

component

sheet no. **L.17**

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PAVEMENT



SIGNAGE

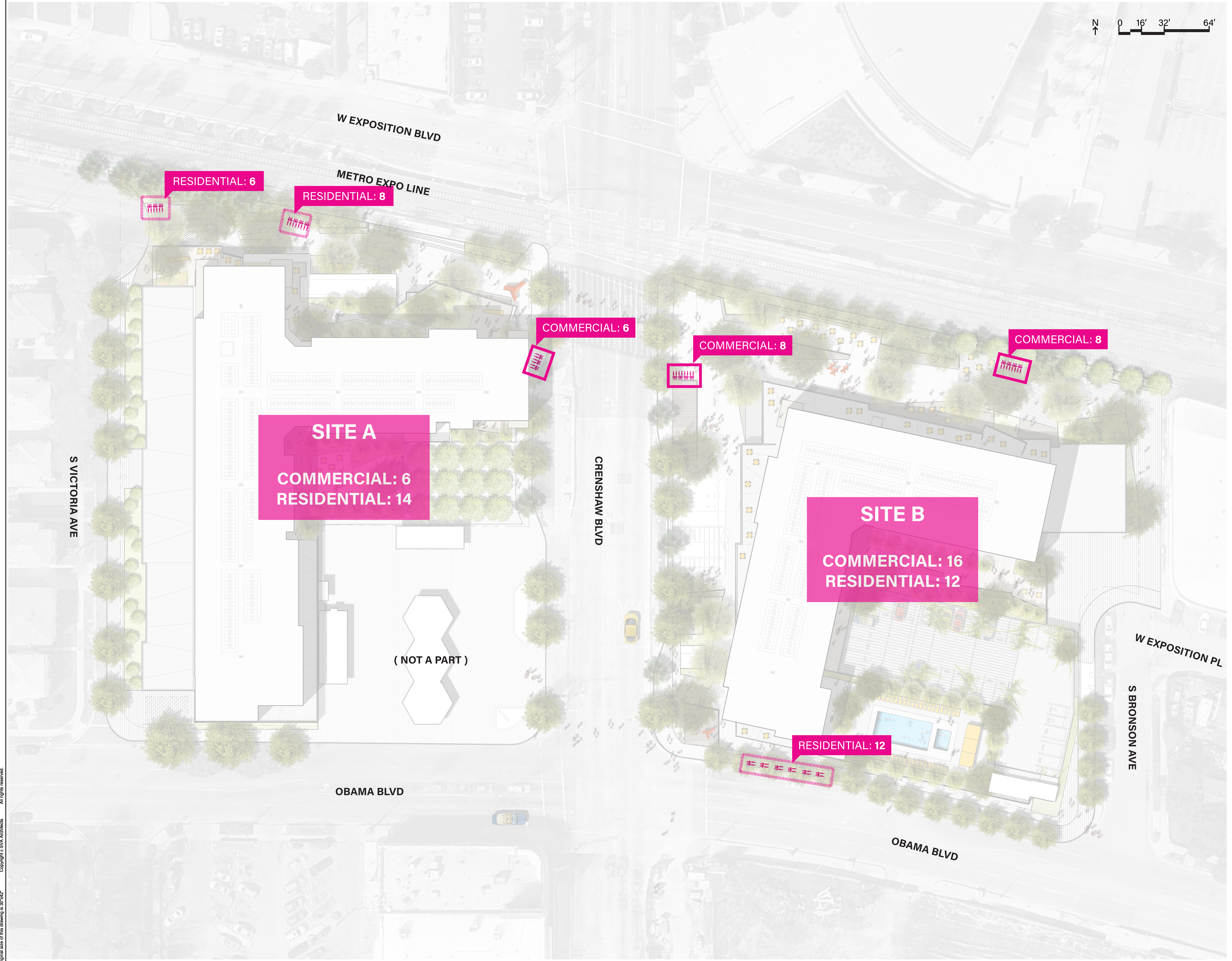


STREET TREES



SEATING

PATH OF TRAVEL





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FARMERS MARKET



COMMUNITY EVENT



LIVE MUSIC



OUTDOOR DINING

PROGRAM



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key plan

no. date issue
issues | revisions

CRENSHAW CROSSING
EAT | SHOP | LIVE | PLAY

project logo

sheet title PVP PLAZA AND PASEO
PROGRAMS, LARGE SCALE

project no. date

checked by:

drawn by:

component

sheet no. **L.19**

DEPARTMENT OF
CITY PLANNINGCOMMISSION OFFICE
(213) 978-1300

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Filing Notification and Distribution

Vesting Tentative Tract Map No.: 82282

Property Address: 3606 W. Exposition, 3630 & 3642 S.
Crenshaw Blvd., 3510 W. Exposition Blvd., 3501 & 3505 W.
Obama Blvd.

Community Plan: West Adams-Baldwin Hill-Leimert

Filing & Map Stamp Date: August 18, 2020

Distribution Date: August 19, 2020

Deemed Complete Date: October 12, 2019

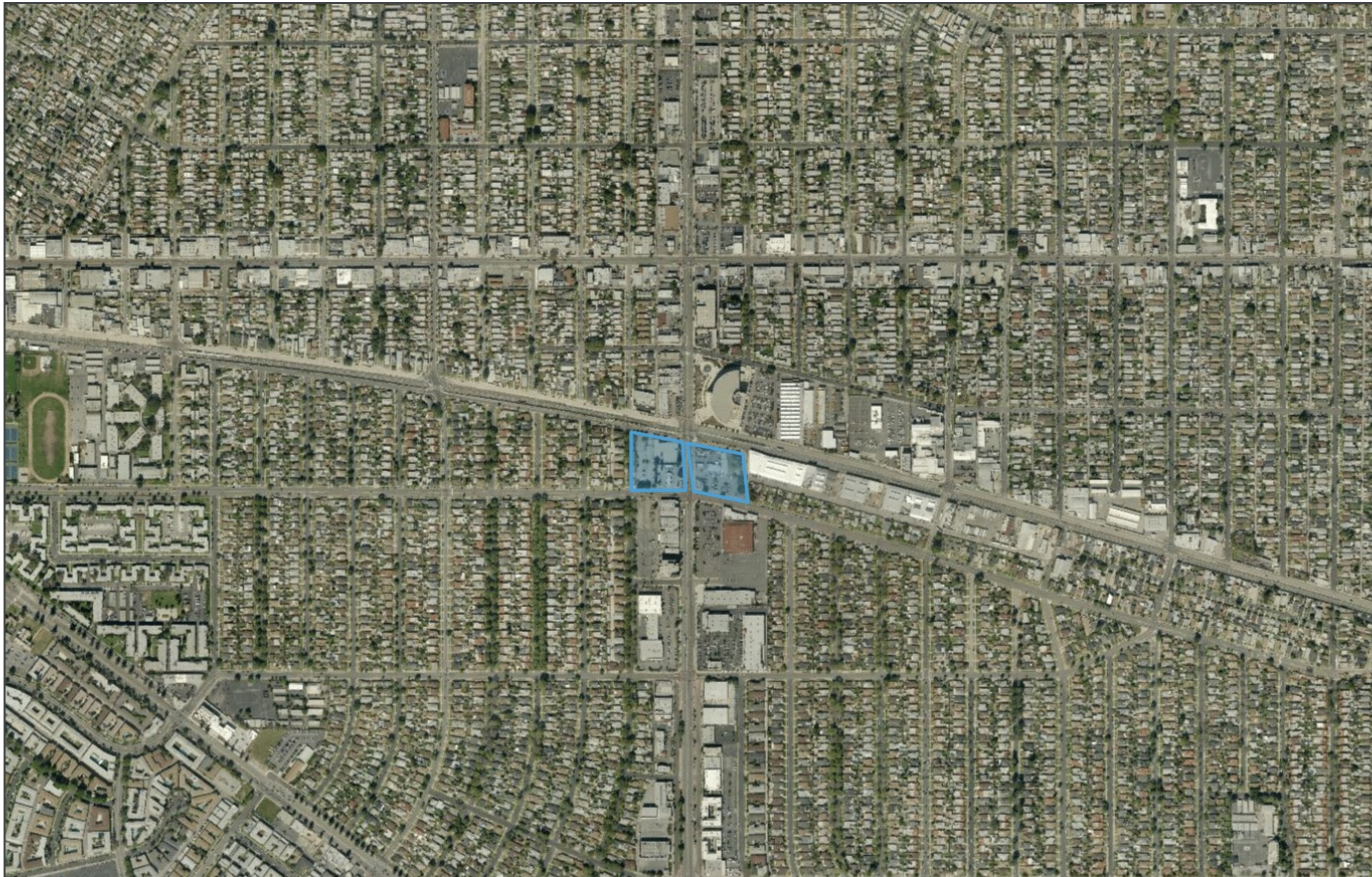
Hillside Yes No COUNCIL DISTRICT NO. 10 Neighborhood Council Bureau of Engineering Dept. of Building and Safety - Grading Dept. of Building and Safety – Zoning Dept. of Transportation, CWPC Section
myladot@lacity.org DWP Real Estate DWP Water Engineering & Distribution Dept. of Fire, Engineering & Hydrant Unit
lafdhydrants@lacity.org Bureau of Street Lighting Housing Department (no P.S.)Thomas Guide: 673 E1
D.M.:120B185 Animal Regulation (hillside only) Department of Recreation and Parks Bureau of Sanitation SSIED (haul route only) bss.haulroute@lacity.org Board Of Education (no P.S.) County Health Department (no P.S.) GIS (Betty Dong) Imaging ServicesPlease 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 preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter. If we have not received a written report from you by **September 21, 2020** we will assume that you have no report to make.Luciralia Ibarra
Deputy Advisory Agency

Alan Como
City Planner



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of the Project Site



LEGEND

- City Limits

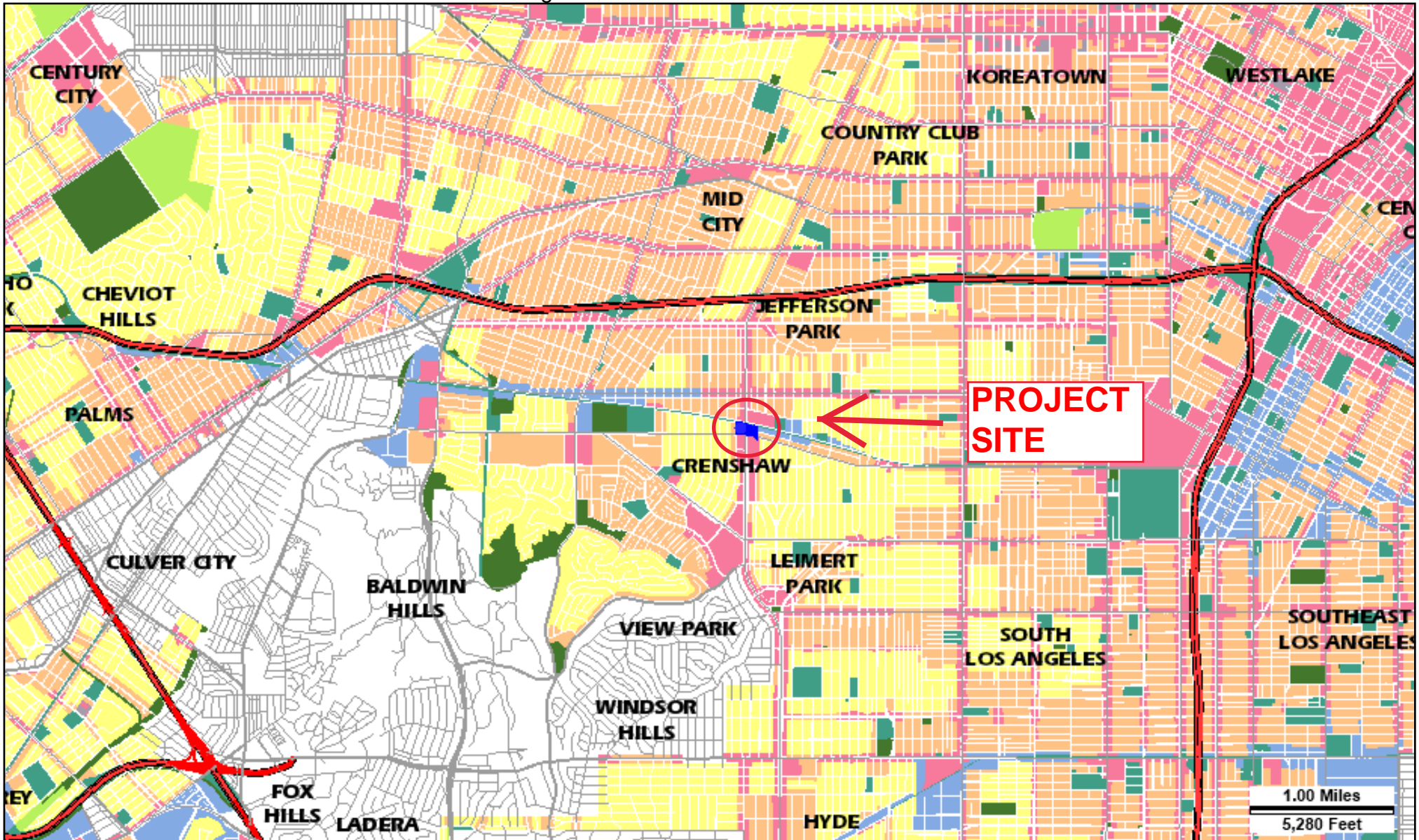
NOTES

0 0 Miles 0 0

SCALE 1: 9,028

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Printed: 09/01/2020



Address: 3606 W EXPOSITION BLVD
APN: 5046022900
PIN #: 120B185 1330

Tract: TR 11393
Block: None
Lot: FR 1
Arb: 1

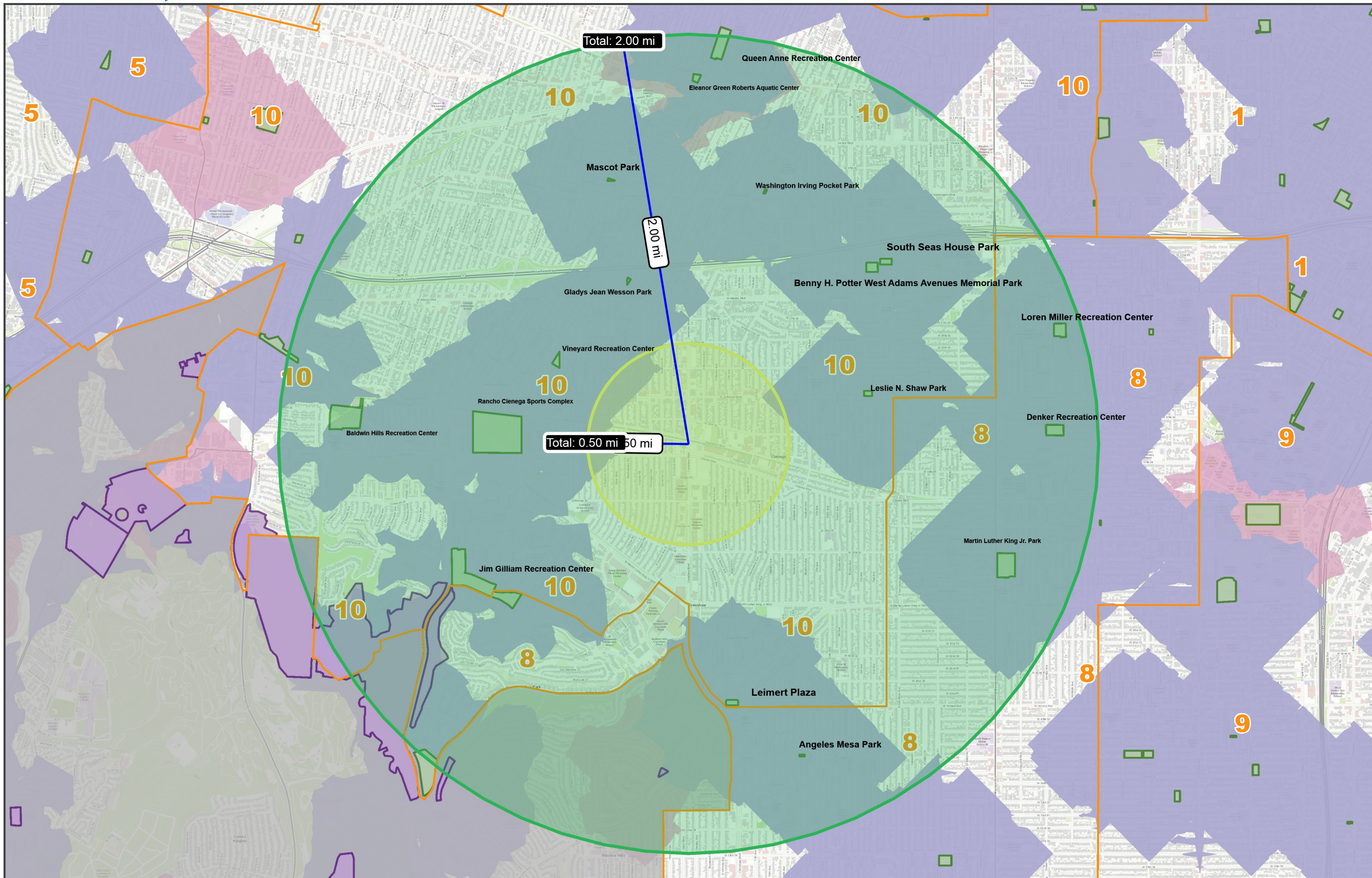
Zoning: C2-2D-SP
General Plan: Community Commercial





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Site and Surrounding Parks



LEGEND

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

NOTES



SCALE 1: 36,112

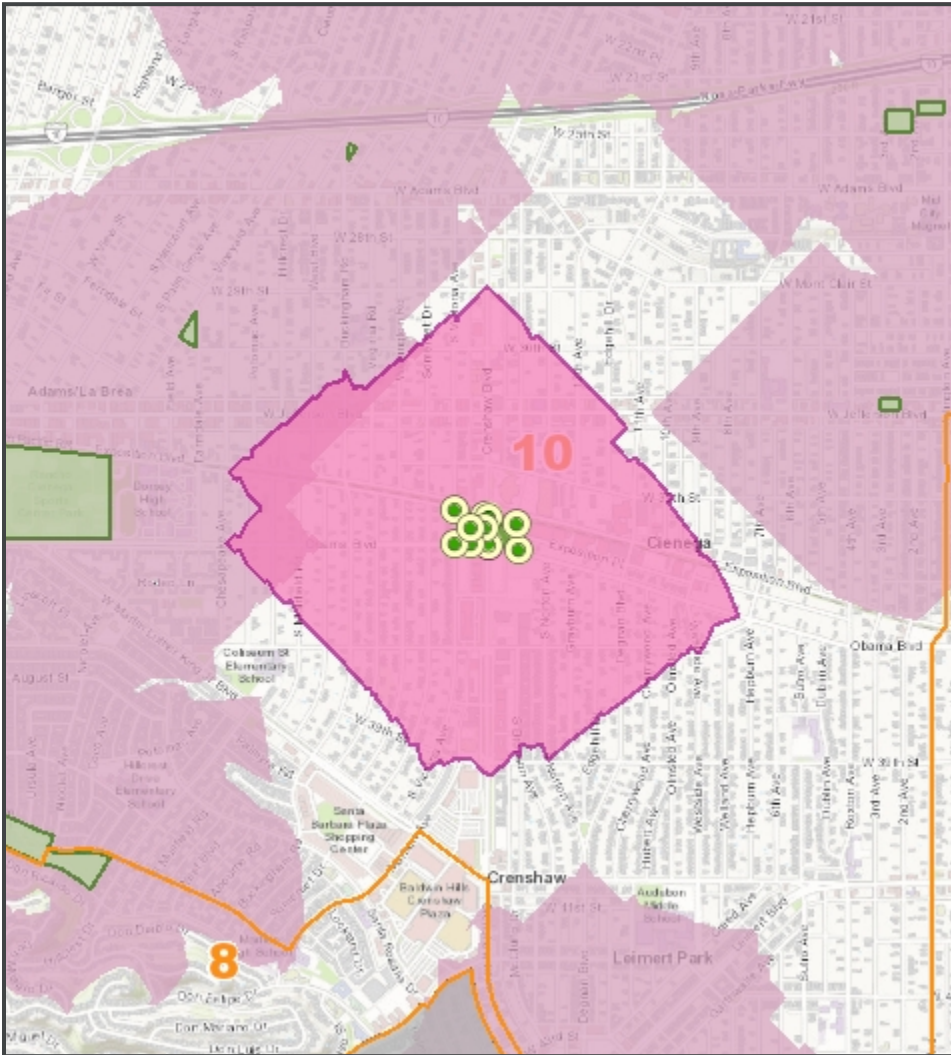
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Printed: 08/19/2019



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-82282 3606 W. Exposition Blvd.

Description:

401 units (80 affordable) with 40,266 sf of commercial space and 45,416 sf of open space

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:	5,463	4,824

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,139	1,924

Residents Served by Age

Under Age 5:	302	264
Age 5 to 9:	345	307
Age 10 to 14:	343	305
Age 15 to 17:	216	186
Age 18 to 64:	3,321	2,891
Age 65 and Over:	936	871

Households Served by Annual Income

Under \$25,000:	716	649
\$25,000 to \$34,999:	249	220
\$35,000 to \$49,999:	180	140
\$50,000 to \$74,999:	403	382
\$75,000 and Over:	591	533

Source: Census/ACS 2010