

APPROVED

JAN 21 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-012

DATE January 21, 2021

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-83213 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>Fu</i> C. Santo Domingo	<u>DF</u>
V. Israel	_____	N. Williams	_____

M. Sluss

 General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-83213 (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.

BOARD REPORT

PG. 2 NO. 21-012

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 514–550 South Shatto Place and 3119 West 6th Street in the Koreatown community of the City, proposes the removal of four (4) existing parking lots to construct a mixed-use high-rise development with 367 units, 42 of which are affordable units, along with commercial, and restaurant space. An existing church and basketball court on the Project site will be repurposed for restaurant uses. The proposed subdivision would contain one ground lot and four airspace lots.

The proposed Project also includes approximately 33,169 square-foot (SF) of common open space, which includes ground floor plazas, a pool lounge and deck, fitness areas, courtyards, a sky lounge and rooftop terrace.

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).

The Board has previously taken action on a project at the proposed Project site, filed as VTT-82171 (Report 18-180). However, VTT-82171 is no longer moving forward, and the proposed Project is to replace it.

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 **October 9, 2020**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the proposed Project.

BOARD REPORT

PG. 3 NO. 21-012

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **October 16, 2020**. On November 23, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**January 4, 2021**." The Advisory Agency Filing Notification is attached (Attachment 2).

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

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 367 units would be:

$$2.65 \text{ Acres} = (367 \times 2.88) \times 0.00251$$

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

BOARD REPORT

PG. 4 NO. 21-012

exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 42 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$\mathbf{2.35 \text{ Acres}} = (325 \times 2.88) \times 0.00251$$

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.

BOARD REPORT

PG. 5 NO. 21-012

In-Lieu Fee Payment

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

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

The maximum Park Fees payment for the Project's proposed 367 units would be:

\$4,994,503.00 = \$13,609.00 x 367 dwelling units

As currently proposed, the Project has 42 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:

\$4,422,925.00 = \$13,609.00 x 325 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.

BOARD REPORT

PG. 6 NO. 21-012

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.

Site Analysis

The proposed Project is located within the Koreatown community of the City and within the Wilshire Community Plan Area. Currently, the Project site is an office building and church. It is surrounded by industrial, residential and commercial uses on all sides.

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

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

- Half-mile walking distance of the Project site (EPADSS): 18,034 persons (34,026 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Wilshire Los Angeles Community Plan Area (2017 American Community Survey): 20,312 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 33,169 SF of open space, which includes ground floor plazas, a pool lounge and deck, fitness areas, courtyards, a sky lounge and rooftop terrace.

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.

BOARD REPORT

PG. 7 NO. 21-012

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

Public Park Access

There are two (2) RAP-owned public parks within a half-mile walking distance from the Project site.

- Shatto Recreation Center is a 5.45-acre facility located at 3191 West 4th Street. Shatto Recreation Center features a gymnasium, tennis courts, a baseball field, a multipurpose field, a children's play area, basketball courts, and outdoor fitness equipment and provides a variety of services and programs, which are heavily utilized by the surrounding community.
- Lafayette Park is a 9.72-acre park located at 625 South Lafayette Park Place. Lafayette Park features an indoor gymnasium and community center, a small synthetic field, a skate park, two basketball courts (which are striped with three badminton courts each), two tennis courts (which are striped with four badminton courts each) and two children play areas.

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 **0** 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 is one new public park currently in development within a two (2) mile radius of the Project site.

- Pio Pico Library Park is a proposed new park located at 694 South Oxford Avenue in Council District 10. The Pio Pico Library Park (PRJ20934) Project is located on land owned by the Library Department (LAPL) and RAP staff is in discussions with LAPL staff regarding the development of a Memorandum of Agreement to allow for the use of the site for the proposed pocket park. The Pio Pico Library Park (PRJ20934) Project is

BOARD REPORT

PG. 8 NO. 21-012

currently in design. The current scope of the Pio Pico Library Park (PRJ20934) Project is development of a pocket park and underground parking structure. The Pio Pico Library Park (PRJ20934) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in June 2023. The current total project budget for the Pio Pico Library Park (PRJ20934) Project is \$19,256,609. The Pio Pico Library Park (PRJ20934) Project is considered fully funded at this time.

There are four (4) park renovation projects in development within a two (2) mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Lemon Grove Recreation Center – Playground Replacement (PRJ21345) Project
- Normandie Recreation Center – New Synthetic Field (PRJ21242) Project
- Shatto Recreation Center – HVAC and Building Improvements (PRJ21363) Project
- Lafayette Park – Outdoor Improvements and New Synthetic Field (PRJ21330) (PRJ20495) Project

There are twelve (12) park renovation projects currently in various stages of planning and development within a two (2) mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Echo Park – Building Improvement (PRJ21424) Project
- Echo Park – Lower Echo Park Improvements and Restroom (PRJ21250) Project
- Hope and Peace Park – Playground Replacement Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- Macarthur Park – HVAC Replacement Project
- Macarthur Park – New Boathouse (PRJ21108) Project
- Macarthur Park – Outdoor Improvements (PRJ21027) Project
- Macarthur Park – Master Plan
- Macarthur Park – Playground Replacement Project
- Macarthur Park – New Playground Project
- Normandie Recreation Center – Outdoor Improvements (PRJ21060) Project
- Pico Union Park – Playground Replacement (PRJ21218) Project

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

Additionally, 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

BOARD REPORT

PG. 9 NO. 21-012

noted in this report, based on Section 66477 (7) of the California Government Code, only the payment of fees may be required.

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



514-550 SHATTO PLACE
ENTITLEMENT SUBMITTAL - AUGUST 28, 2020



EXISTING SITE AERIAL - FROM NORTH

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△ Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
EXISTING SITE AERIAL

Scale

A0.02



2. VIEW FROM SHATTO PL LOOKING SOUTHEAST



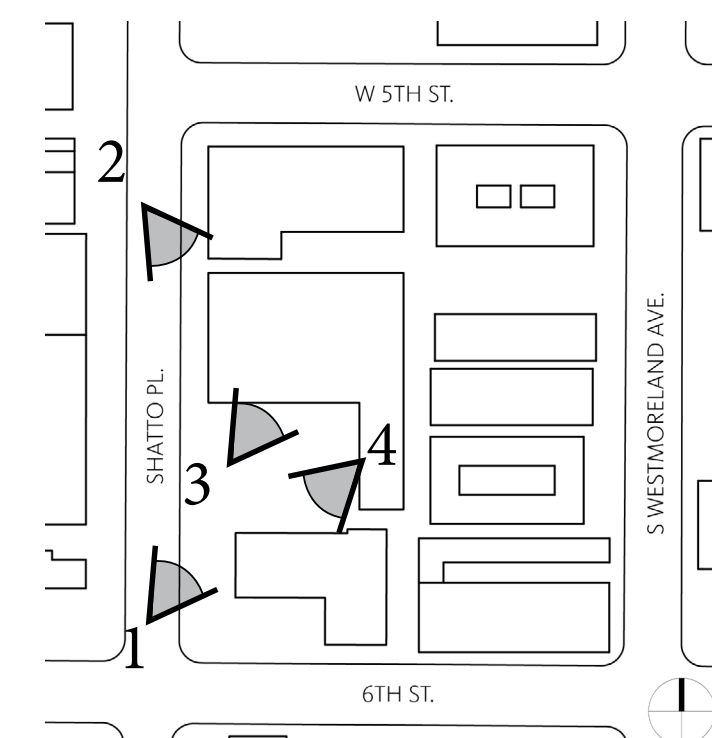
1. VIEW FROM SHATTO PL LOOKING NORTHEAST



3. VIEW FROM PARKING LOT LOOKING NORTHEAST



4. VIEW FROM PARKING LOT LOOKING SOUTHWEST



TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
EXISTING SITE CONTEXT PHOTOS

Scale

A0.03

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

MORPHOLOGY



ALIGNMENT



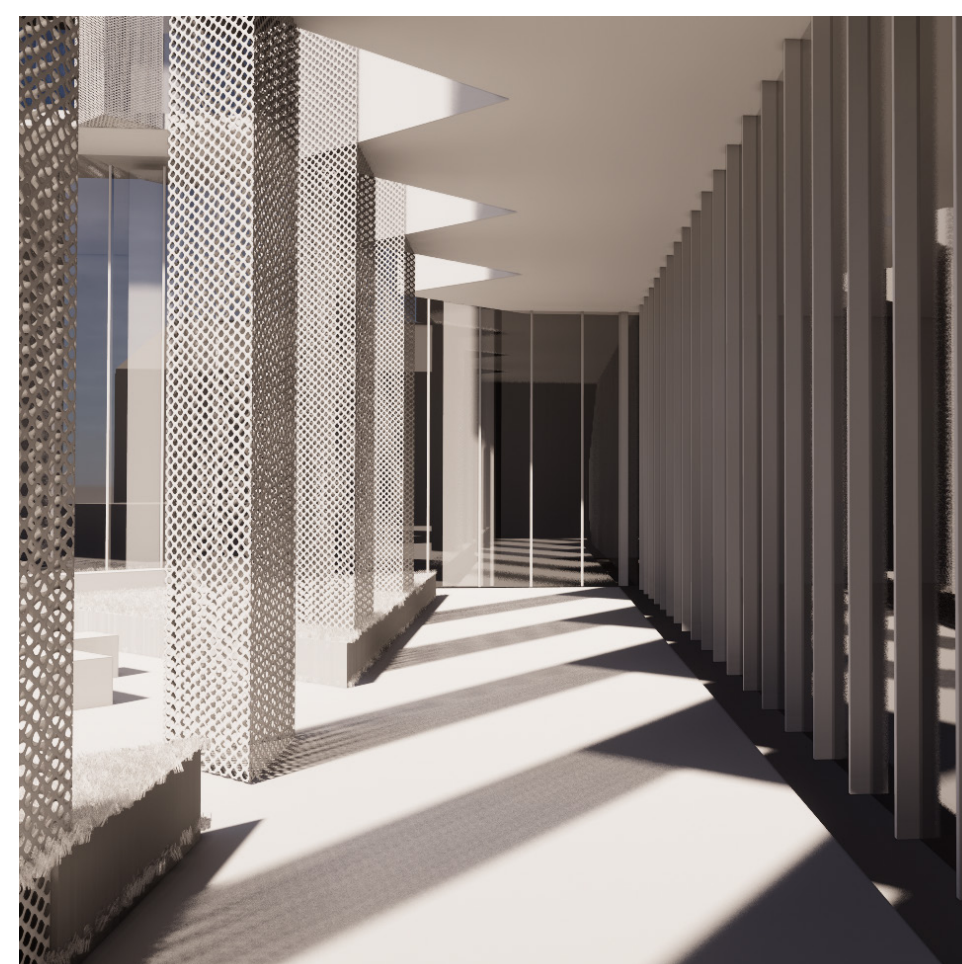
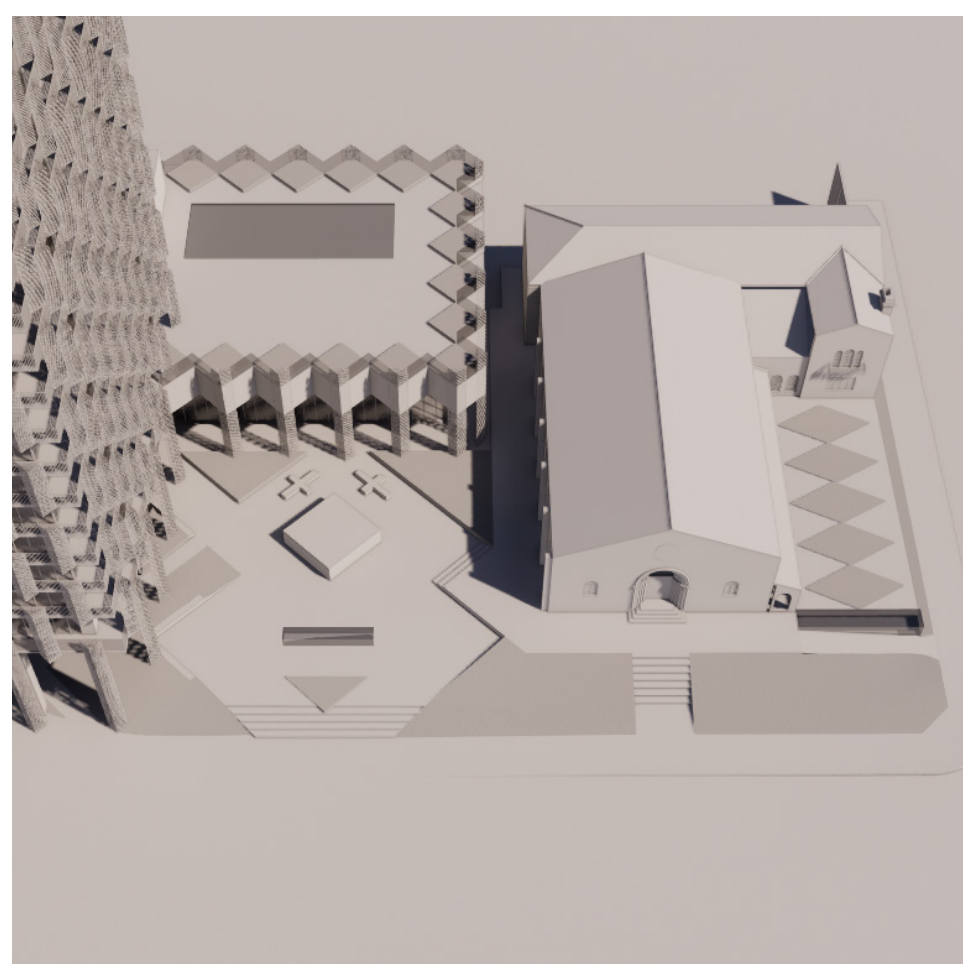
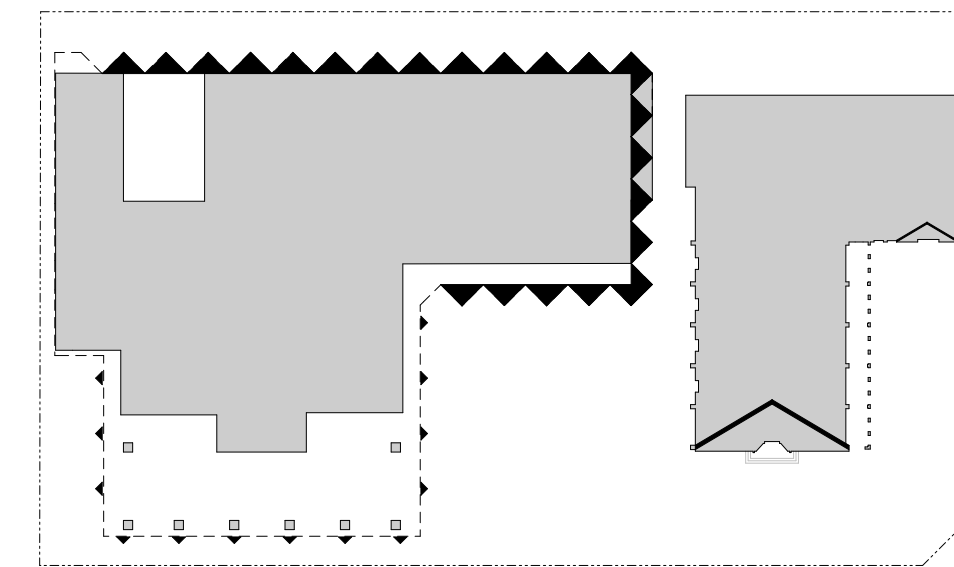
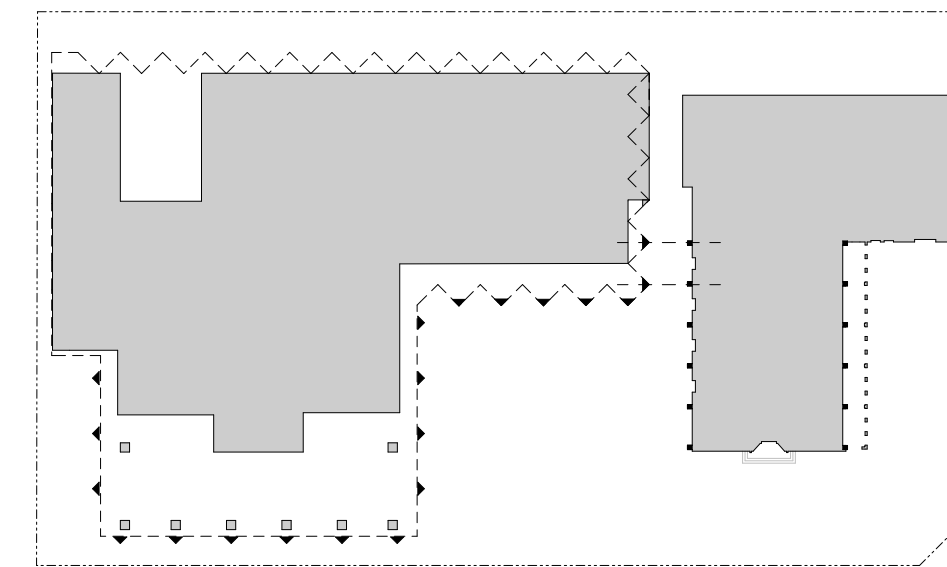
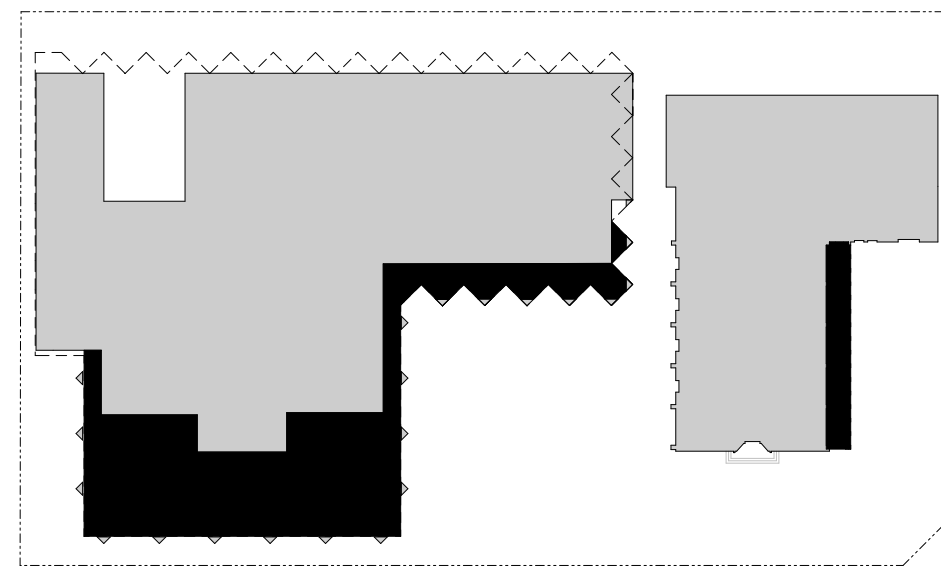
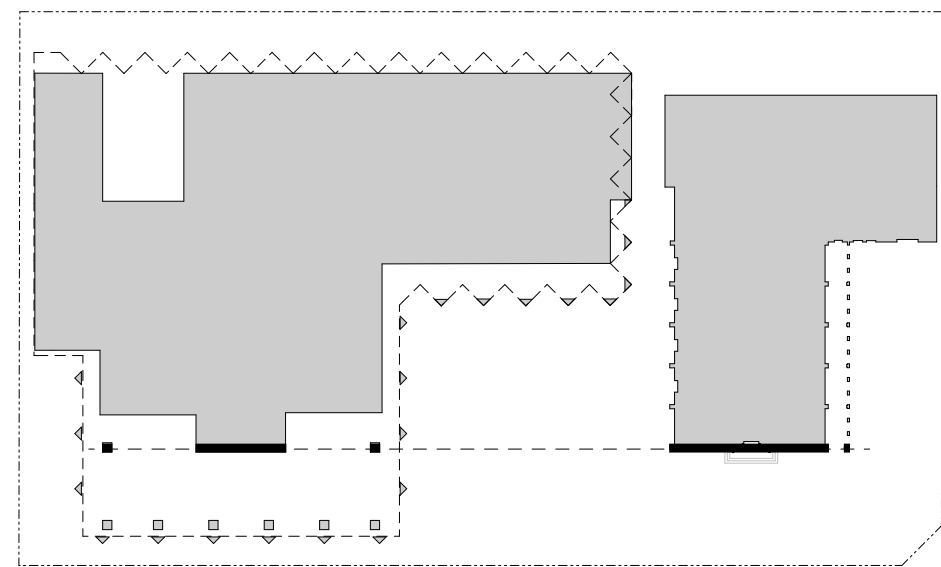
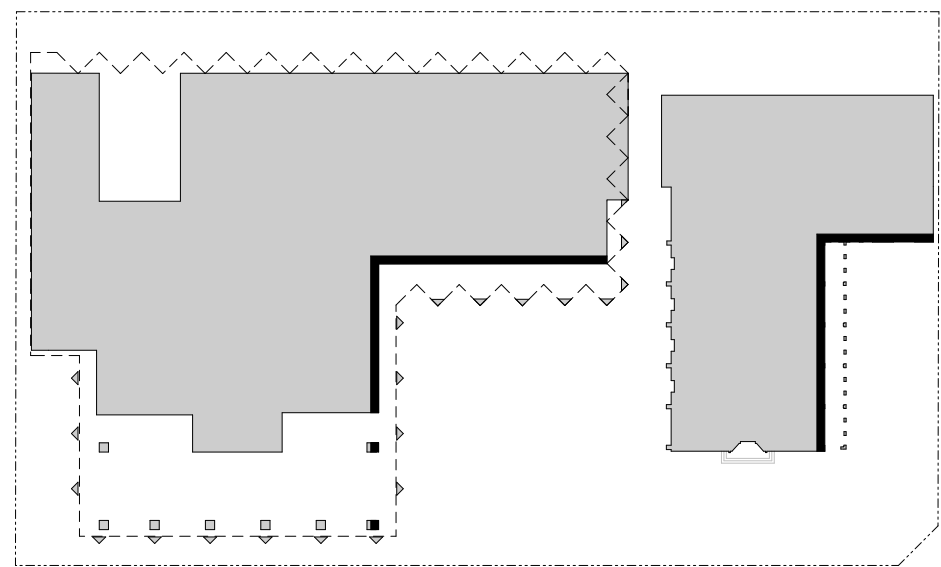
ARCADE



RHYTHM



SHAPE



Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

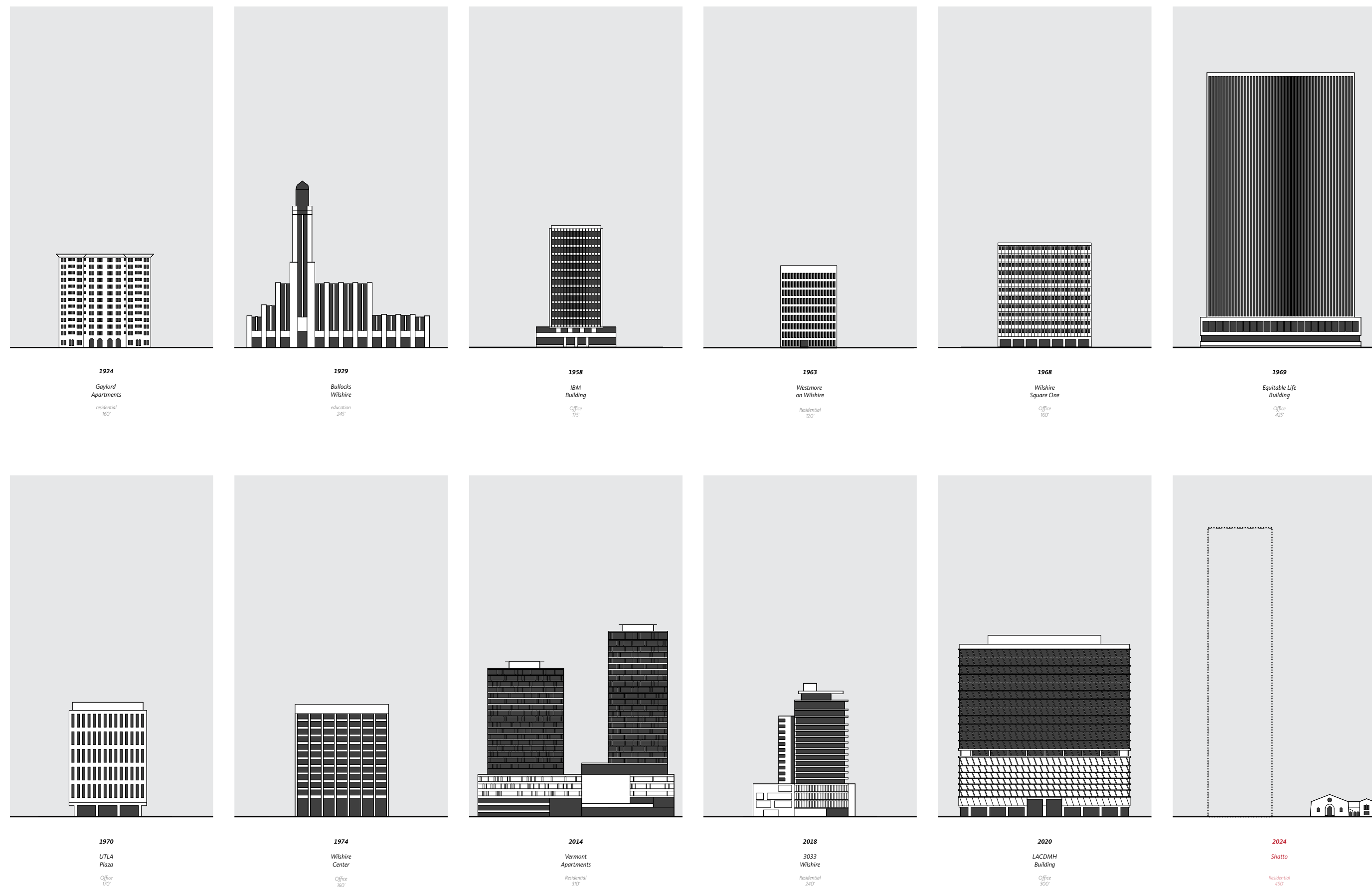
Project Number
05.2655.000

Description
DESIGN CONCEPT DIAGRAMS

Scale

A0.04

SURROUNDING ARCHITECTURAL CONTEXT



Architecture

Taking a survey from the neighborhood's significant buildings across multiple periods of architectural styles, the project is engaging dialogue with three of them. The Modernist Equitable building for its rigor, rhythm and presence in the skyline, the Art Deco Bullock's building for its refined massing and texture, and the Spanish Colonial Revival church on site for its color and rhythm. The architectural language for the project is developed through the three reference projects around texture, ornament and character. There is no attempt to translate the references in a literal manner but use them as inspiration for a distinct architectural language as a dialogue with the project while integrating the neighboring church. The arcades that are typical for Spanish Colonial Revival architecture are conceived for shading the exterior outdoor spaces and the windows from the sun. Our project re-interprets the arcades from the church in form of outdoor balconies which are further defined by the exterior façade screens. The façade screen texture unifies and accentuates the verticality of the project as a whole, and is further amplified through a ground-up gradient. The cadence of the screen is wider in the tower and tighter at the podium, adjusting scale while taking on the rhythm and aligning with the church pilasters to create a closer dialogue. At the apartment unit scale in the tower, the perforated screens offer a veil to further define the outdoor space, shield from wind and sun, and offer additional privacy at portions of the private balcony. Through the layering of screens, balcony and recessed building envelope, a shade and shadow pattern was created and amplified by the gradient towards the top. The tower-top takes on a pleated geometry in slab, surface and volume. The north-south orientation is accentuated in height by the amenity and mechanical volume, giving the tower a stronger presence to the central plaza as well as 6th Street and Wilshire Boulevard. The layering of pleats will give the tower a distinct silhouette in the skyline on how the building meets the sky as a character defining element.

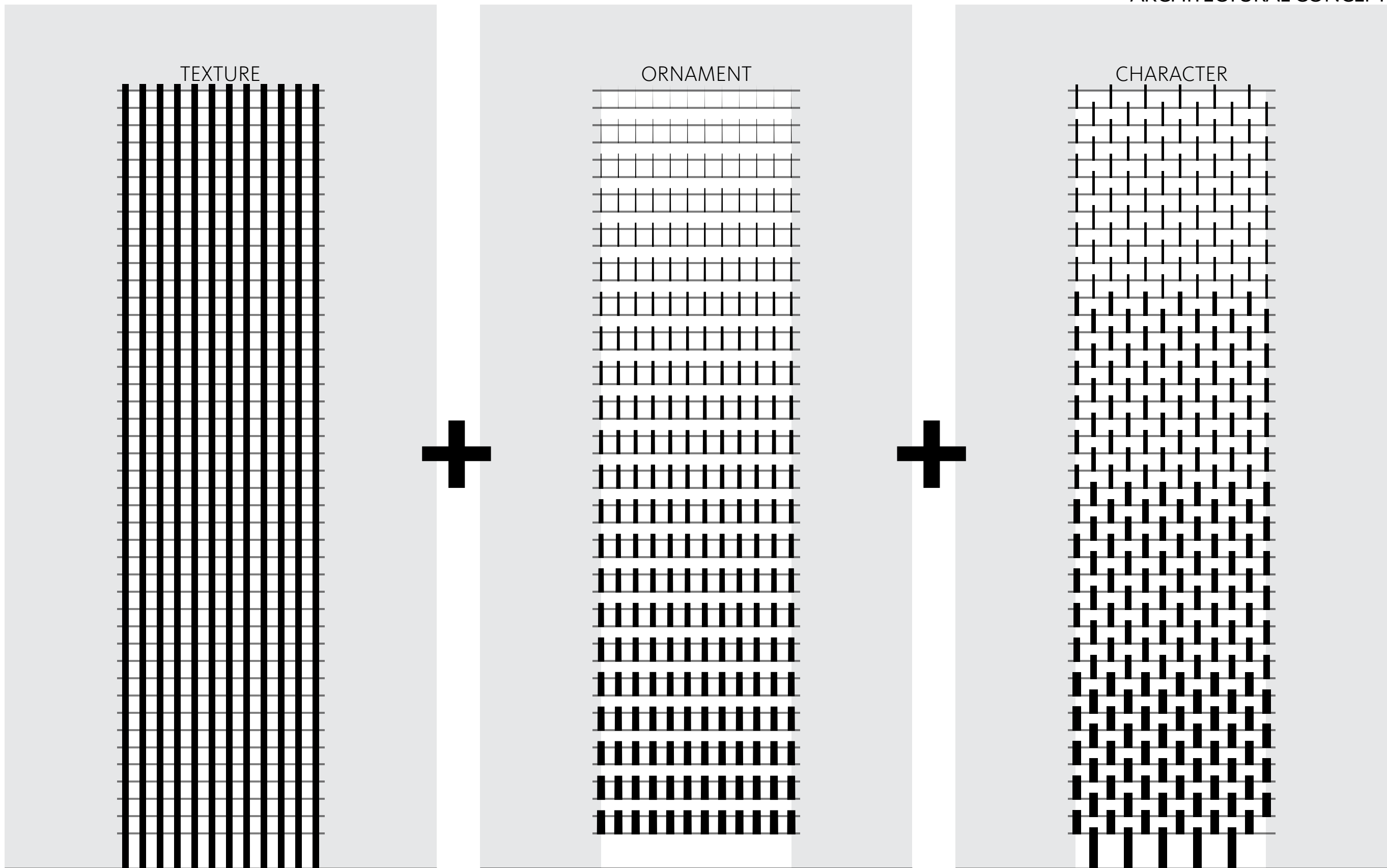
Urban planning and neighborhood integration

The project is an ensemble of buildings composed of a historic church, podium and residential tower, organized around a central plaza. The square tower massing, rectangular low podium and square plaza take on a simple composition to integrate and not overshadow the historic church. The church is the cornerstone of the project which through demolition of the 1953 and 1964 additions is brought back to its original massing. With generous courtyard and plaza flanking the church to the South and North, the historic building will become a strong character defining element of the project architecturally, supported by its retail, food and beverage program, and also accessible to the general public. With the placement of the residential high-rise on the Northwest corner of the site close to Shatto Place ahead of the church, the tower engages stronger with the Shatto Place and 6th Street intersection. The composition is intended to form a small campus with the church being the center of the two larger landscaped outdoor spaces. The residential tower forms the backbone of the massing composition and Northern edge of the public plaza surrounded by retail/F&B venues. Slightly elevated and set back from the street, the plaza will become a point of respite for the neighborhood while being the front door to the residential tower and the retail/F&B venues that will activate the space.

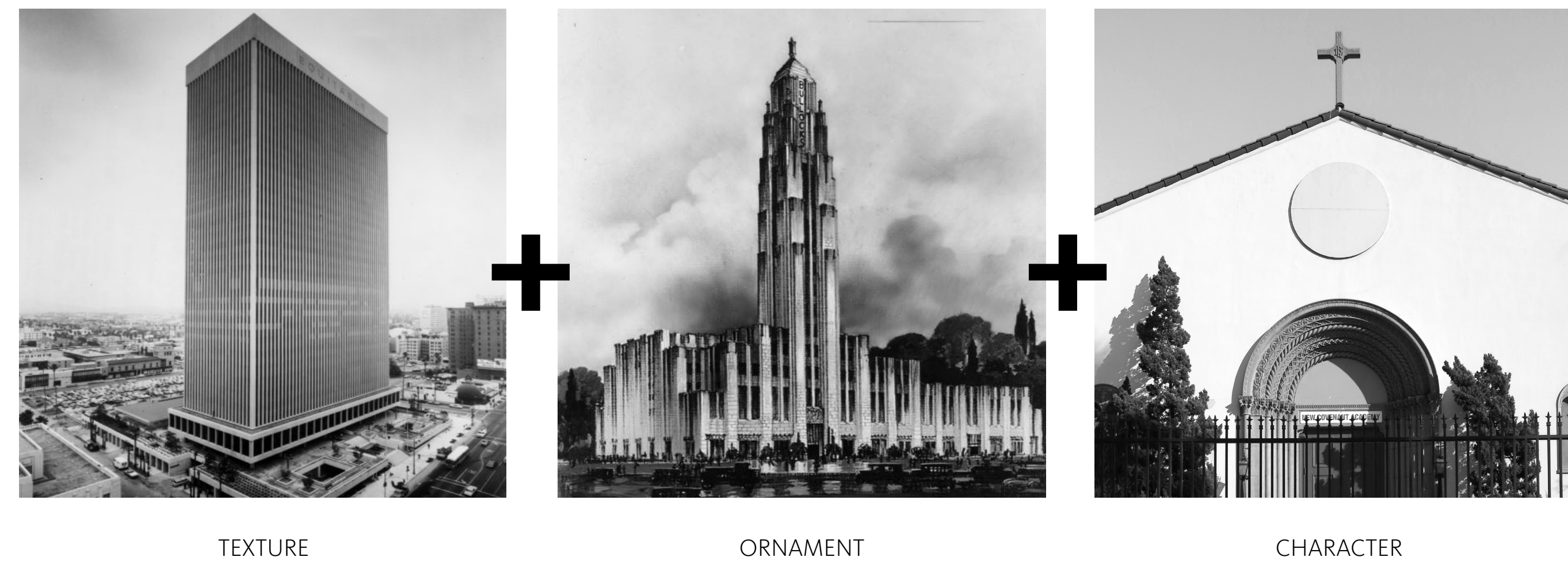
Landscape Design

The primary outdoor spaces on the ground floor are organized by the L-shaped church, and the L-shaped new tower and podium. The outdoor spaces flanked by the historic church are classic in nature, the planting pallet with Mediterranean flair supporting the Spanish Colonial Revival heritage with a contemporary connotation. The north plaza flanked by the church, new podium and tower, transitions to a modern language in organization, planting ensemble and geometry. The architecture of both buildings is in dialogue with the landscape and with each other, the landscape is unifying the historic and contemporary projects together. The southern church plaza will primarily serve the food and beverage venues in the historic church, a bosque of olive trees and a book-ending water feature facing Shatto Place will be the character defining elements of this space. The central plaza is facing Shatto Place with a wide access stair, welcoming pedestrians to multiple outdoor spaces organized around a central pavilion. The southern elevated deck to the church offers outdoor seating for the food and beverage venues of the church, contributing in a constant flow of people in the plaza. Generous and continuous hardscape surfaces will allow for a multitude of programming options for seasonal events. A diagonal ramp system further organizes the planting areas and allows for access to the plaza and buildings. A central water-feature will add a soothing sound and attraction to welcome dwellers, residents and guests alike. The porte-cochere under the tower edge facing Shatto Place is designed as multi-modal hardscape plaza integrated in the overall form of the groundscape. There is an intentionally blurred boundary between the plaza and porte-cochere to reinforce the pedestrian nature of the entire ground floor, with vehicular access pushed to its furthest northwest and southeast edges. Minimizing curb-cuts to maximize frontage and space to the pedestrians was an important driver in the design.

ARCHITECTURAL CONCEPT



ARCHITECTURAL LANGUAGE



Modernism, it's defined as a design language with an emphasis on form rather than ornament; structure and materials rather than picturesque constructions; and rational and efficient use of space. Our ambition is to rethink the use of texture on a facade and still be able to design a residential building where form follows function.

Art Deco, which is usually associated with the 1920s and 30's, is recognizable by its use of geometric and zigzag patterns, bold colors, and clean lines. Our ambition is to rethink the use of ornament in a residential building without making it superficial.

Spanish Colonial Revival, is an architectural stylistic movement arising in the early 20th century based on the Spanish Colonial architecture, defined by the Panama-California Exposition of 1915 in San Diego. Our ambition is to inspire the colors and the geometrical motives of the proposed design.

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

DESIGN CONCEPT

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
ARCHITECTURAL CONCEPT

Scale

A0.05

TF SHATTO LP

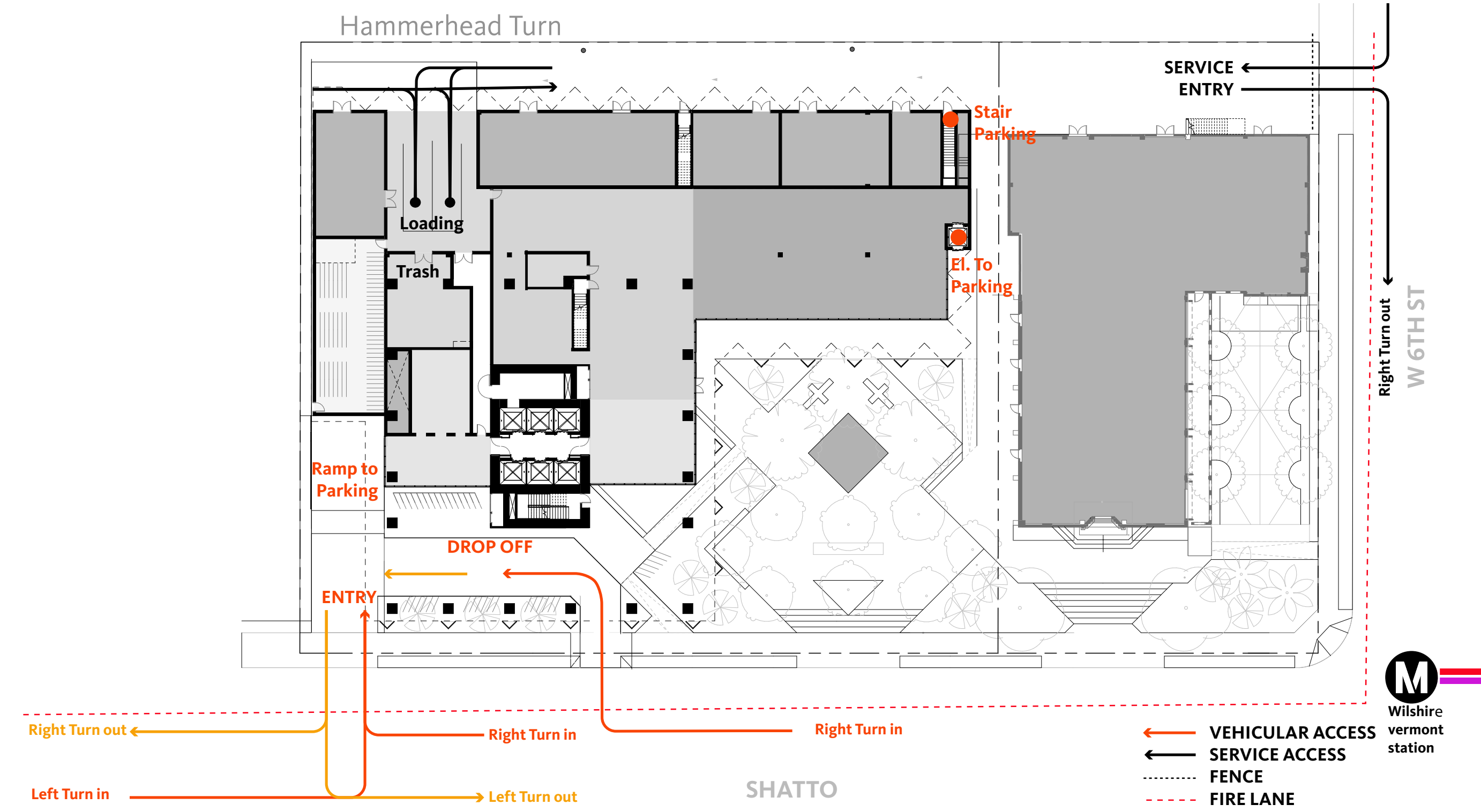
514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

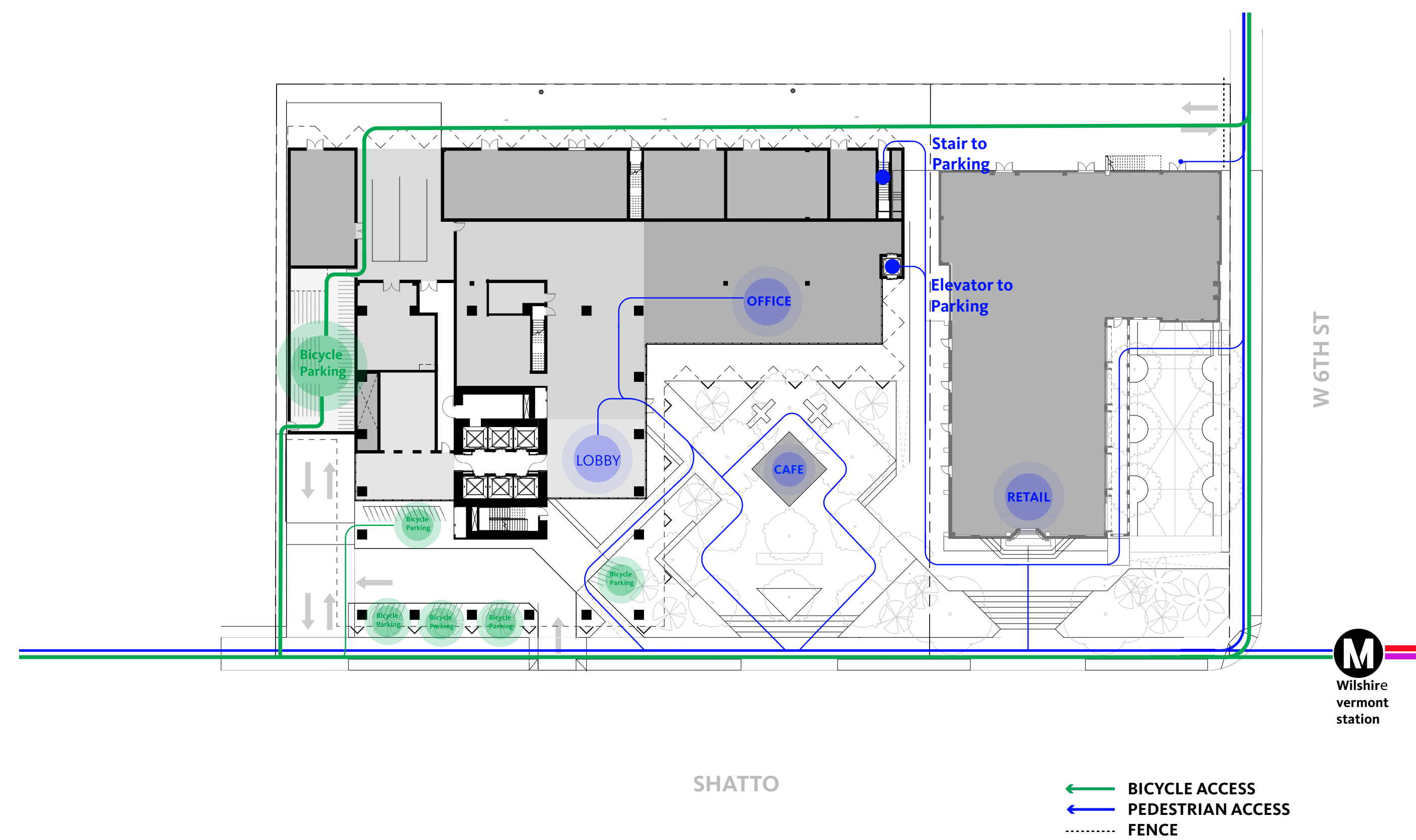
500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL



VEHICLE ACCESS



PEDESTRIAN ACCESS BICYCLE ACCESS

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
SITE ACCESS & CIRCULATION DIAGRAMS

Scale

A0.06

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601



VIEW FROM NORTH EAST

△ Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
RENDERING

Scale

A0.07



STREET VIEW ON SHATTO PL

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△ Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

514-550 SHATTO

Project Number

05.2655.000

Description

RENDERING

Scale

A0.08



STREET VIEW FROM 5TH ST & WESTMORELAND AVE

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△ Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

514-550 SHATTO

Project Number

05.2655.000

Description

RENDERING

Scale

A0.09

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
RENDERING

Scale

A0.10



STREET VIEW FROM 6TH ST & WESTMORELAND AVE

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△ Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
RENDERING

Scale

A0.11



STREET VIEW FROM 6TH ST & SHATTO PL

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

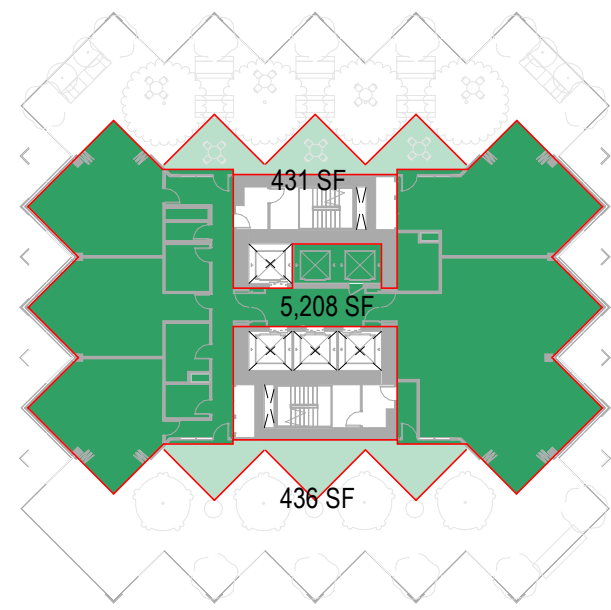
Description
RENDERING

Scale

A0.12



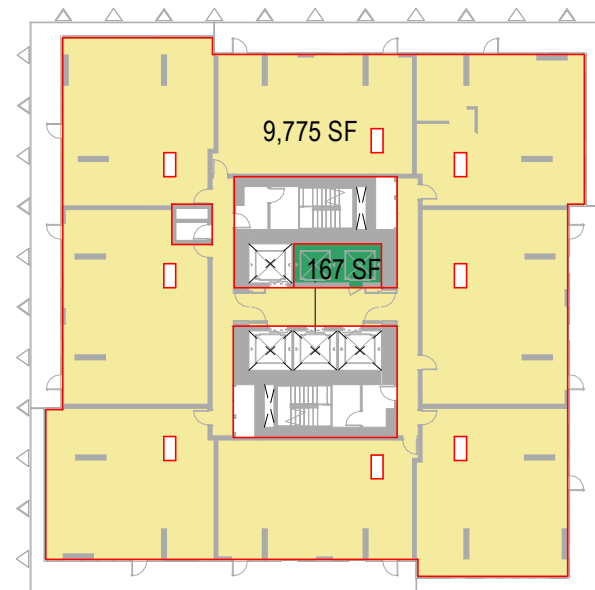
VIEW FROM SHATTO PL OF PLAZA



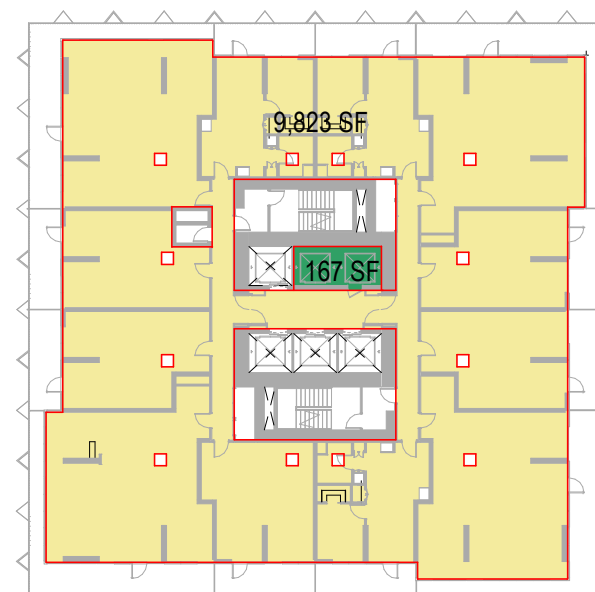
08 LEVEL 40
SCALE: 1" = 40'-0"



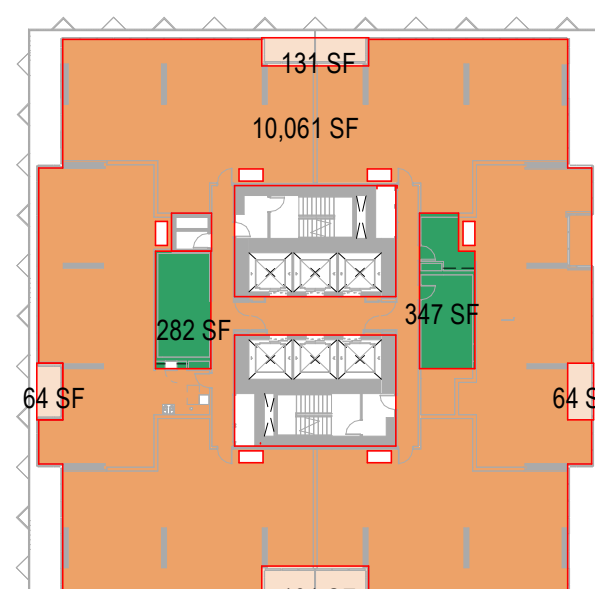
07 LEVEL 39
SCALE: 1" = 40'-0"



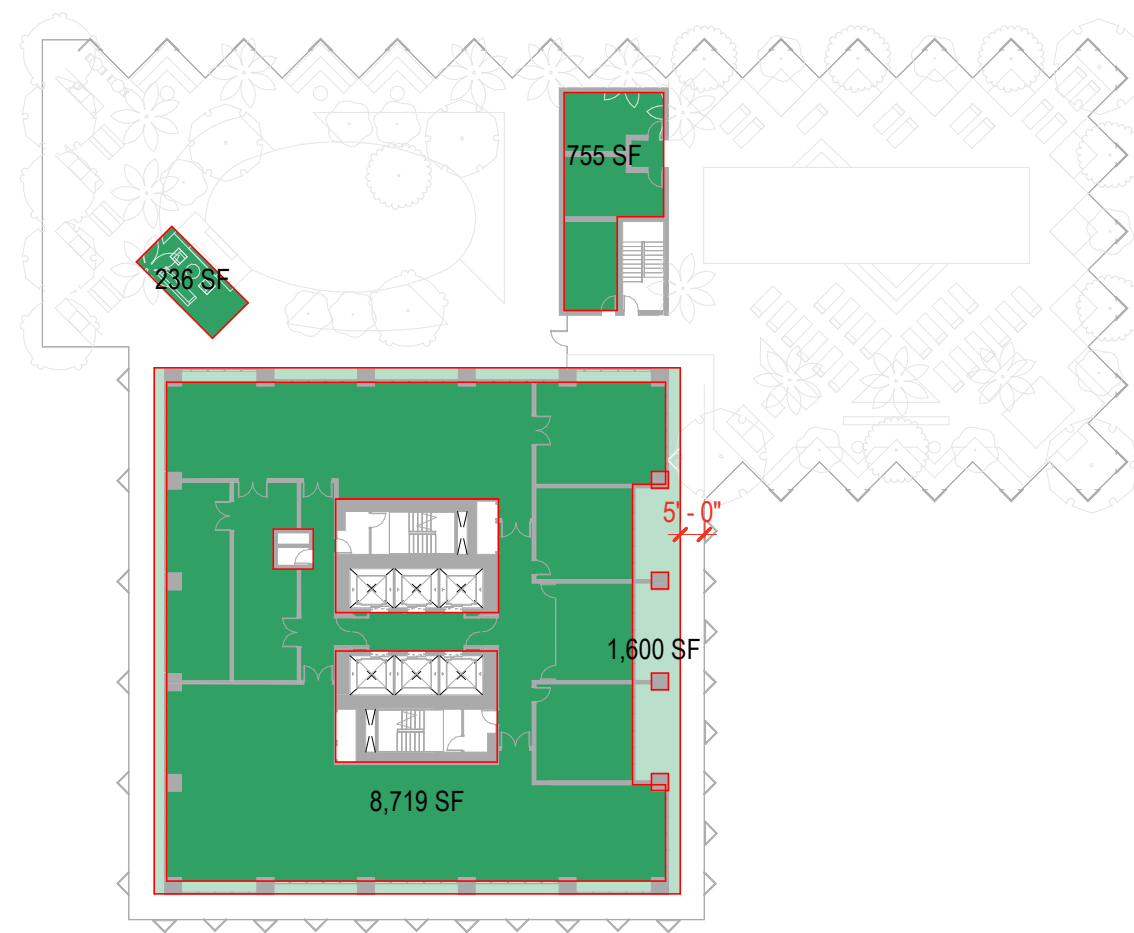
06 LEVEL 38
SCALE: 1" = 40'-0"



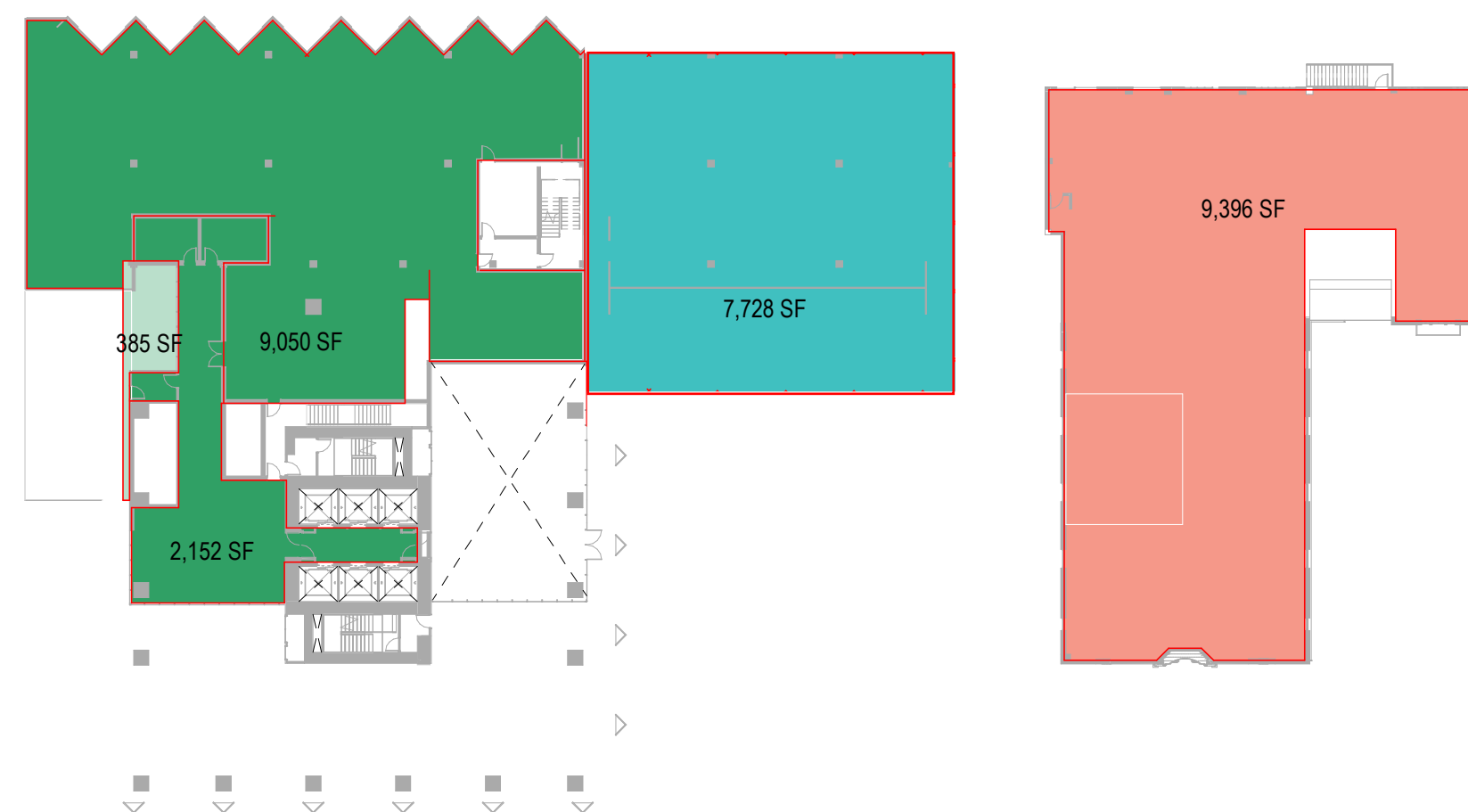
05 LEVELS 14-38_TYP RESIDENTIAL
SCALE: 1" = 40'-0"



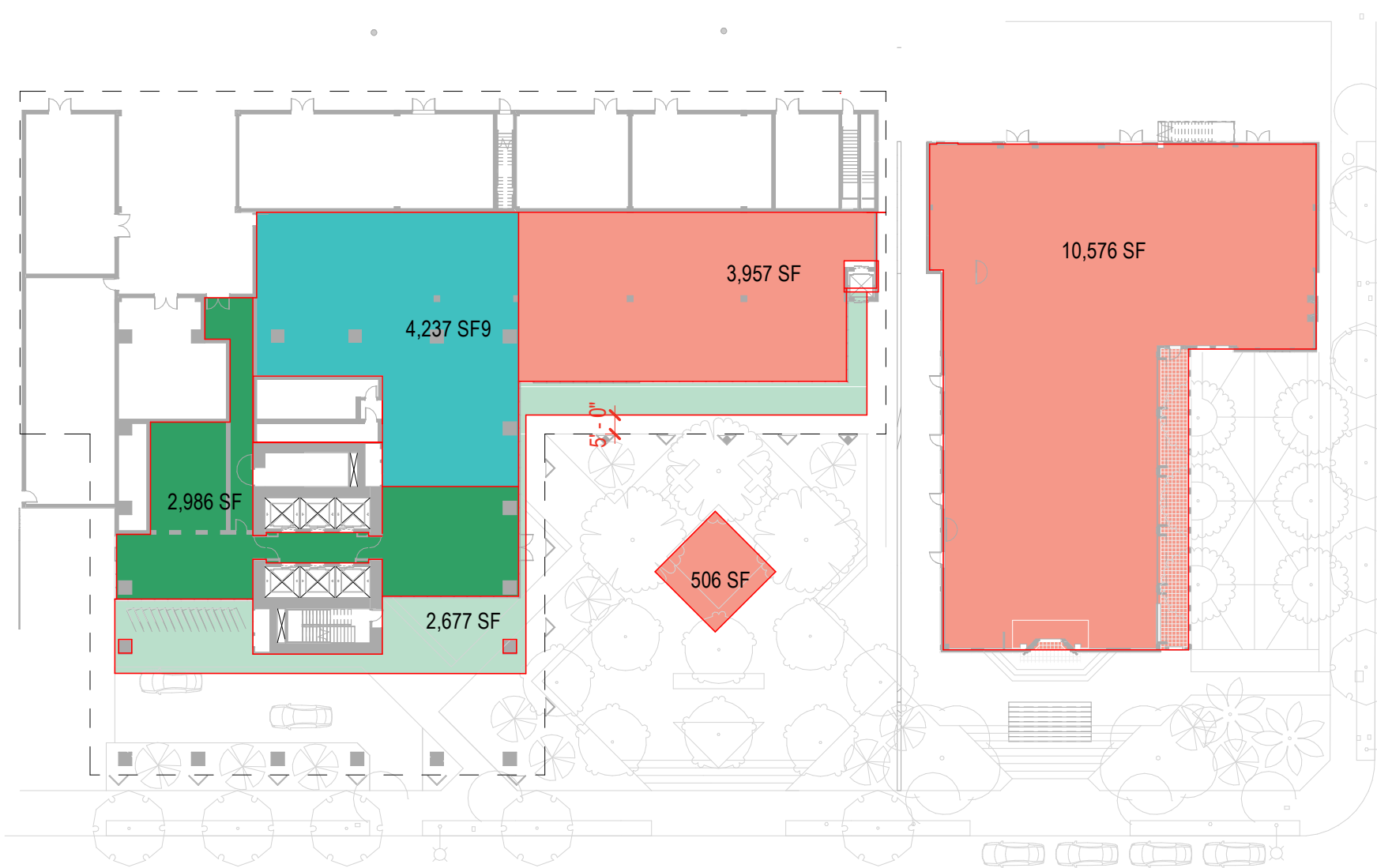
04 LEVELS 5-13_TYP CO-LIVING
SCALE: 1" = 40'-0"



03 LEVEL 03
SCALE: 1" = 40'-0"



02 LEVEL 02
SCALE: 1" = 40'-0"



01 LEVEL 01
SCALE: 1" = 40'-0"

LEVEL	TOT. AREA	FLOOR AREA (FAR) BY LEVEL			
		RESIDENTIAL RENTAL	RESIDENTIAL COMMON	CO-LIVING TO RS	COMMERCIAL
LEVEL 40	6,075 SF	0 SF	6,075 SF	0 SF	0 SF
LEVEL 39	9,997 SF	9,830 SF	167 SF	0 SF	0 SF
LEVEL 38	9,942 SF	9,775 SF	167 SF	0 SF	0 SF
LEVEL 37	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 36	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 35	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 34	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 33	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 32	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 31	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 30	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 29	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 28	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 27	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 26	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 25	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 24	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 23	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 22	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 21	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 20	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 19	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 18	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 17	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 16	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 15	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 14	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 13	9,990 SF	9,823 SF	167 SF	0 SF	0 SF
LEVEL 12	11,080 SF	0 SF	630 SF	10,450 SF	0 SF
LEVEL 11	11,080 SF	0 SF	630 SF	10,450 SF	0 SF
LEVEL 10	11,080 SF	0 SF	630 SF	10,450 SF	0 SF
LEVEL 09	11,080 SF	0 SF	630 SF	10,450 SF	0 SF
LEVEL 08	11,080 SF	0 SF	630 SF	10,450 SF	0 SF
LEVEL 07	11,080 SF	0 SF	630 SF	10,450 SF	0 SF
LEVEL 06	11,080 SF	0 SF	630 SF	10,450 SF	0 SF
LEVEL 05	11,080 SF	0 SF	630 SF	10,450 SF	0 SF
LEVEL 04	11,080 SF	0 SF	630 SF	10,450 SF	0 SF
LEVEL 03	11,311 SF	0 SF	11,311 SF	0 SF	0 SF
LEVEL 02	18,595 SF	0 SF	11,570 SF	0 SF	7,728 SF
LEVEL 01	14,363 SF	0 SF	5,663 SF	0 SF	8,700 SF
TOTAL	420,470 SF	265,181 SF	44,807 SF	94,054 SF	16,428 SF

FLOOR AREA (FAR) PER PROGRAM		
PROGRAM TYPE	TOTAL FAR	%
RESIDENTIAL - RENTAL	265,181 SF	60%
RESIDENTIAL - COMMON & AMENITY	44,807 SF	10%
RESIDENTIAL - CO-LIVING	94,054 SF	21%
COMMERCIAL - RESTAURANT	4,463 SF	1%
COMMERCIAL - RESTAURANT @ CHURCH	19,972 SF	5%
COMMERCIAL - OFFICE	11,965 SF	3%
TOTAL INCL. CHURCH	440,442 SF	100%

FLOOR AREA

FAR OF 6:1

LOT/BUILDABLE AREA = 73,407 SF
TOTAL PERMITTED FLOOR AREA = 440,442 SF
TOTAL PROPOSED FLOOR AREA (INCLUDING CHURCH) = 440,442 SF

FAR AREA CALCULATION STANDARDS - LOS ANGELES

INCLUDES

Areas within exterior walls
Areas under arch projections exceeding 5ft in width
Recessed balcony spaces with 3 walls

EXCLUDES

Exterior wall thickness & exterior columns
Stairways
Shafts
Rooms housing MEP, including heat pump closets
Garbage & recycling rooms
Parking, driveways & ramps
Basement storage areas
Areas under arch projections not intended for use or occupancy
Balconies under arch projections that qualify as private open space
Drop-off

- RESIDENTIAL - RENTAL
- RESIDENTIAL - COMMON & AMENITY
- RESIDENTIAL - CO-LIVING
- COMMERCIAL - OFFICE
- COMMERCIAL - RESTAURANT @ CHURCH
- COMMERCIAL - RESTAURANT

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
08/28/20	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

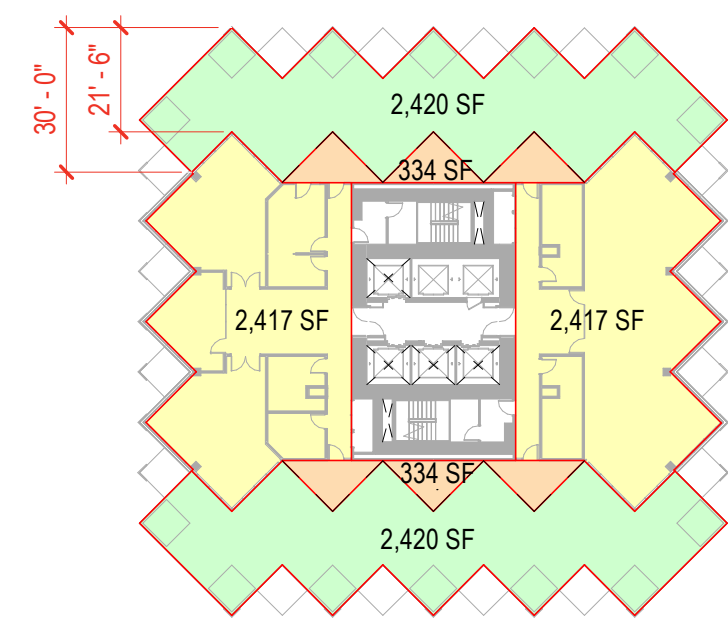
Project Name
514-550 SHATTO

Project Number
05.2655.000

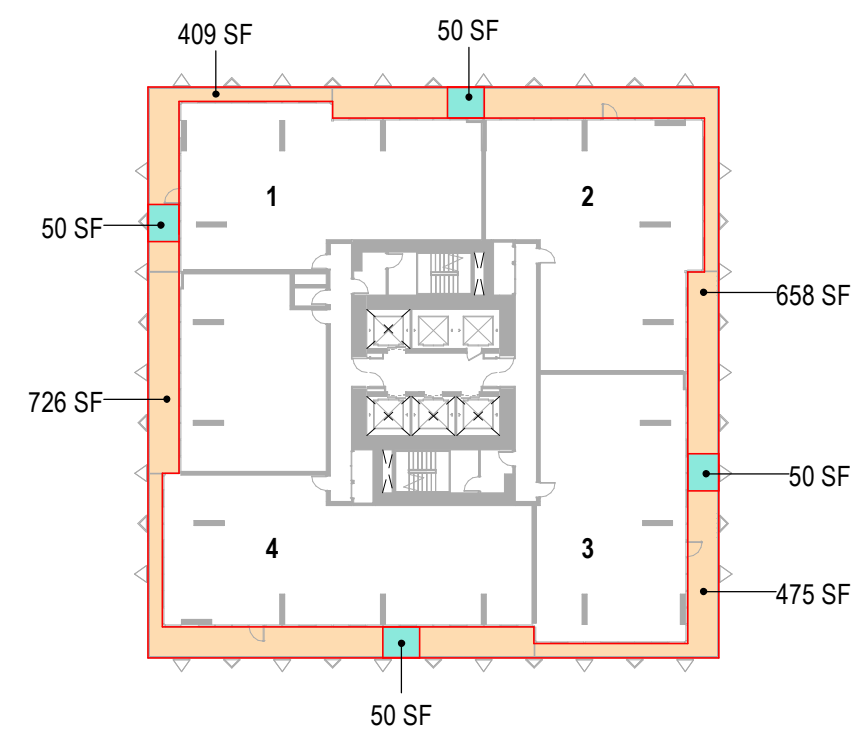
Description
FAR AREA DIAGRAMS

Scale
As indicated

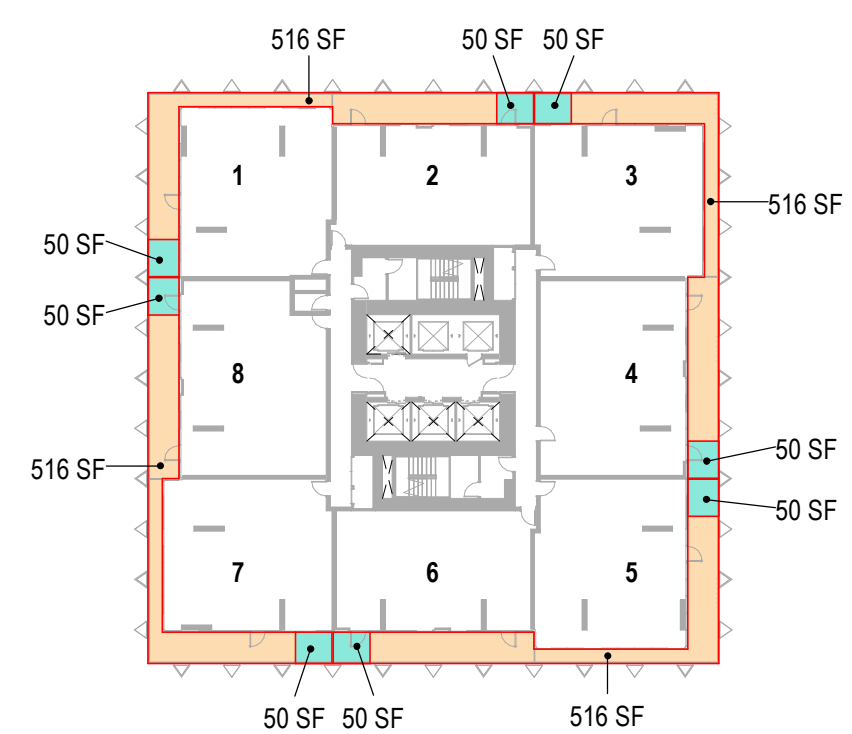
A0.20



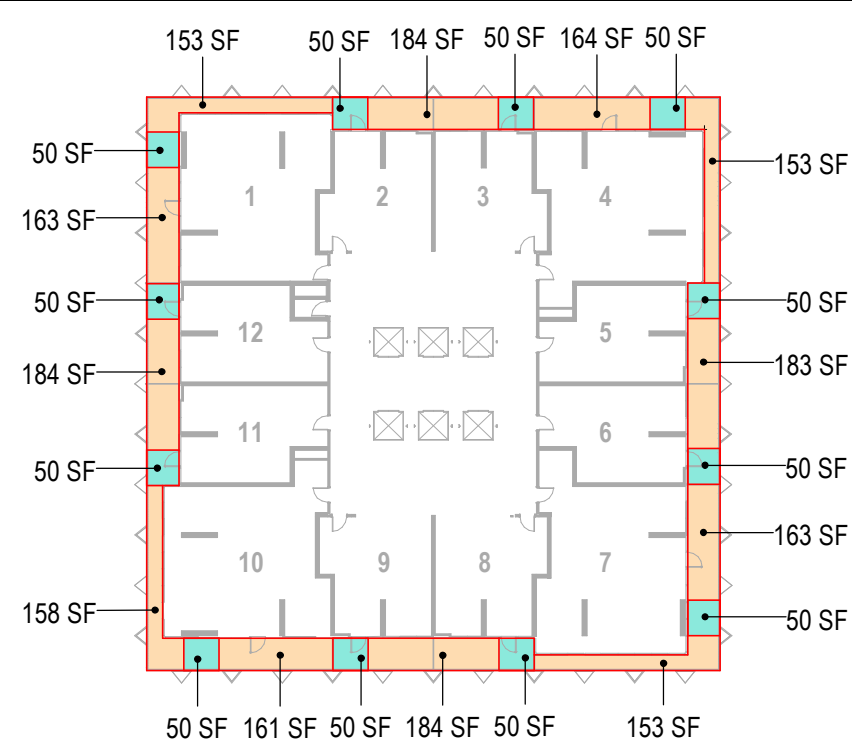
8 LEVEL 40
SCALE: 1" = 40'-0"



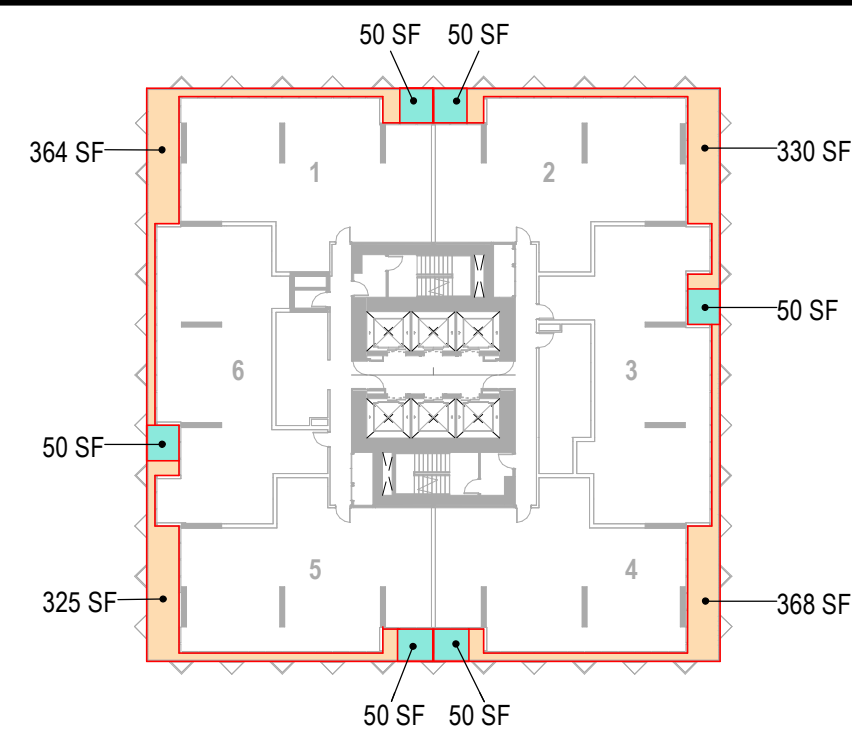
7 LEVEL 39 - PENTHOUSE
SCALE: 1" = 40'-0"



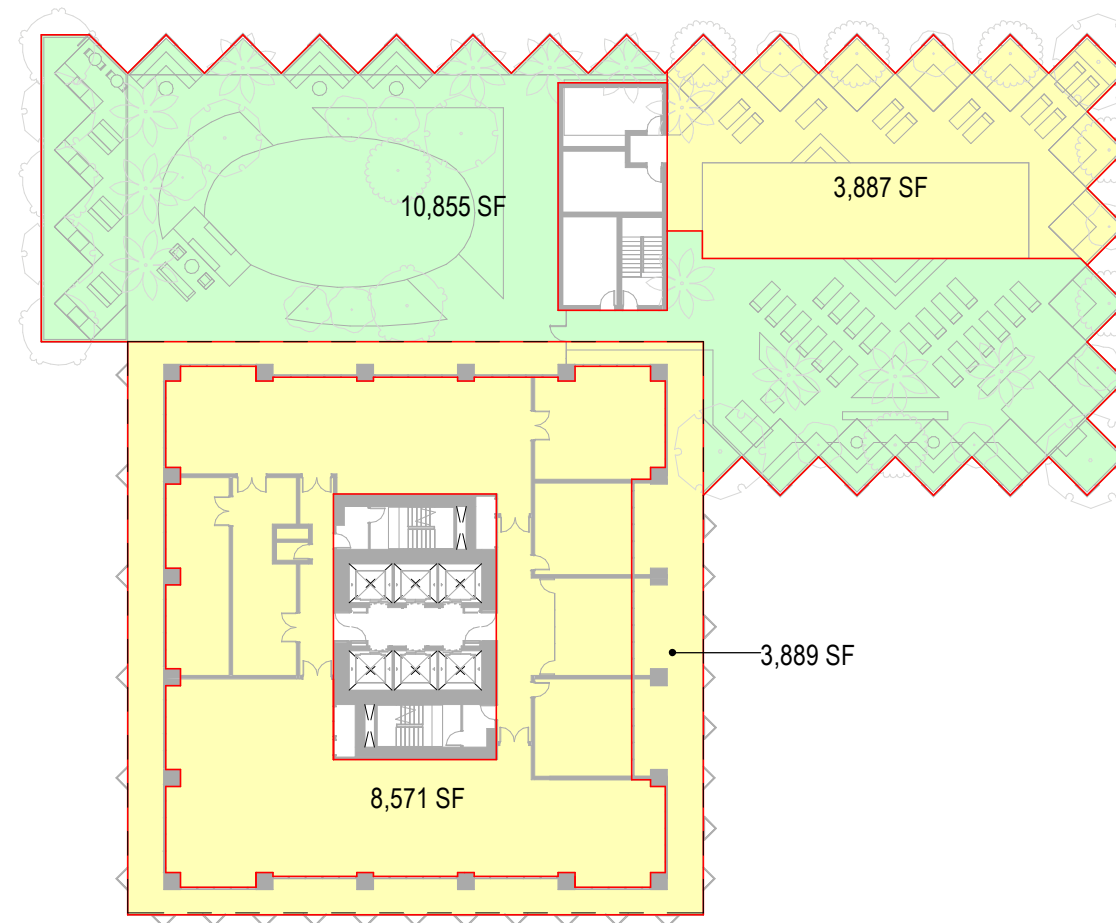
6 LEVEL 38 - SUB-PENTHOUSE
SCALE: 1" = 40'-0"



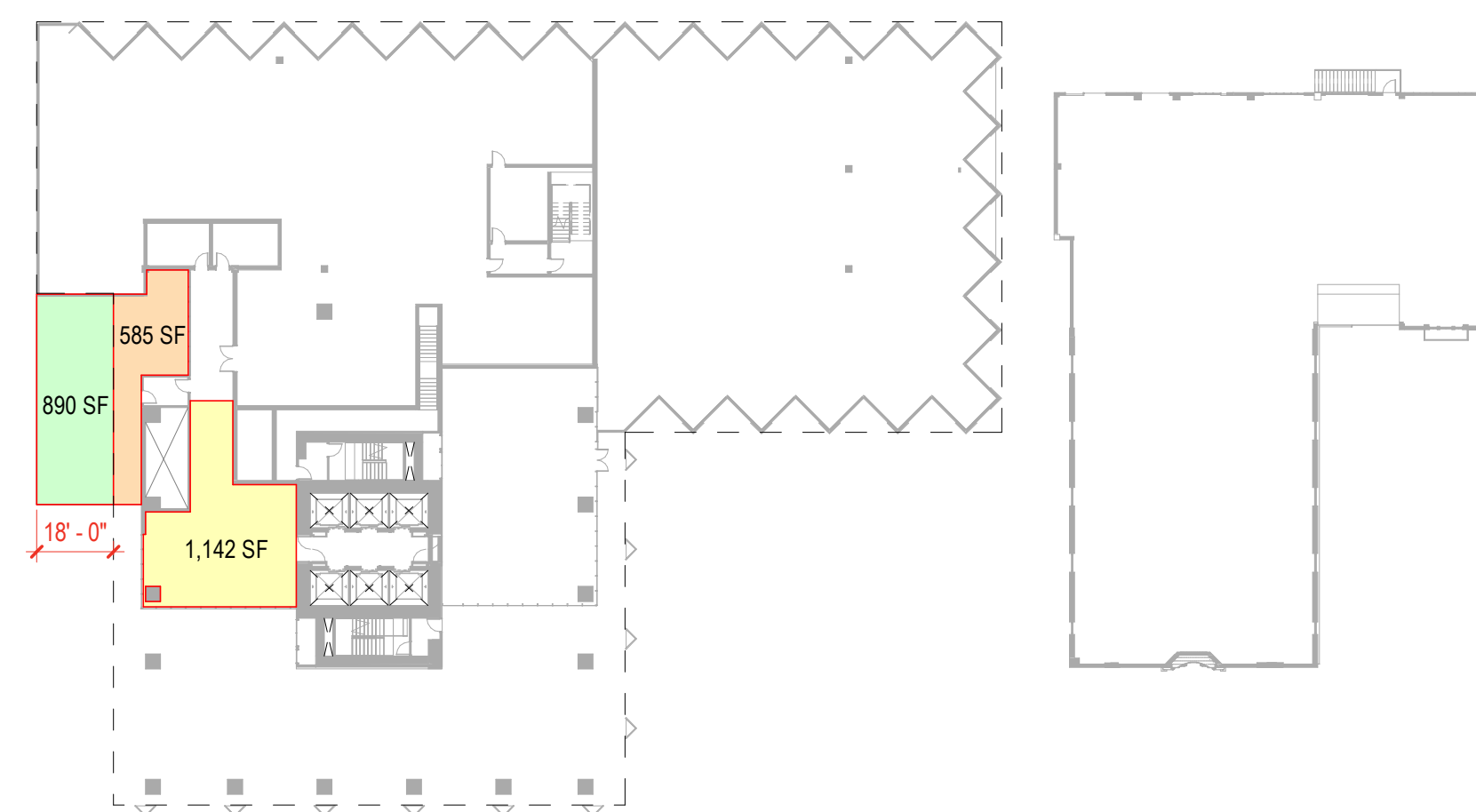
5 LEVELS 14-38 TYP RESI
SCALE: 1" = 40'-0"



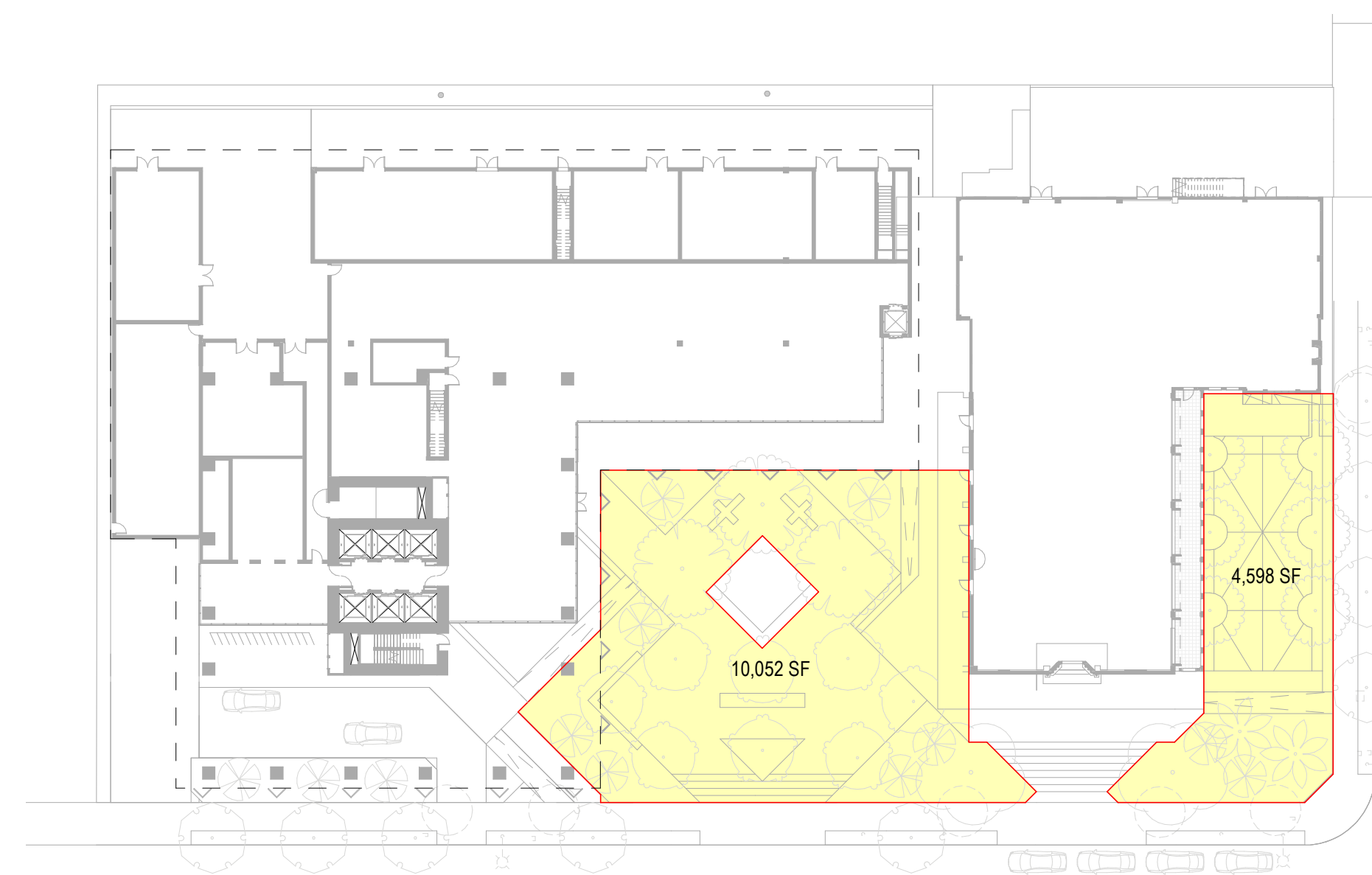
4 LEVELS 04-13 CO-LIVE
SCALE: 1" = 40'-0"



3 LEVEL 03
SCALE: 1" = 40'-0"



2 LEVEL 02
SCALE: 1" = 40'-0"



1 LEVEL 01
SCALE: 1" = 40'-0"

- COMMON OPEN SPACE - INDOORS
- COMMON OPEN SPACE - OUTDOORS
- PRIVATE OPEN SPACE
- REC & PARKS CREDIT
- NON-CREDITED

OPEN SPACE PROVIDED

Associated Levels	Total Provided (SF)	Open Space Provided for LAMC Section 12.21 G Requirements				Potential Recs & Park Credit Areas (Open Space in Excess of LAMC Section 12.21G Requirements)	Non-Credited Outdoor Areas
		Common Outdoor Open Space	Common Indoor Open Space	Private Open Space	TOTAL PROVIDED		
Level 01	15,156	0	0	0	0	14,611	545
Level 02	2,617	890	0	0	890	1,142	585
Level 03	26,702	10,855	0	0	10,855	12,458	3,389
Level 40	10,342	4,840	0	0	4,840	4,834	668
Level 4 thru 39	91,442	-	0	16,584	16,584	0	74,858
TOTAL PROVIDED	137,936	16,585 <small>(16,585 SF min) Condition Met</small>	0 <small>(8,292 SF max) Condition Met</small>	16,584 <small>(16,584 SF max) Condition Met</small>	33,169 <small>(33,169 sf min) Condition Met</small>	33,045	80,045

Required Common Open Space Outdoor to be Landscape 16,585 x 25%
Minimum Area of Landscaping (SF) 4,147
Landscape Area Provided (SF) 4,147
Condition Met

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

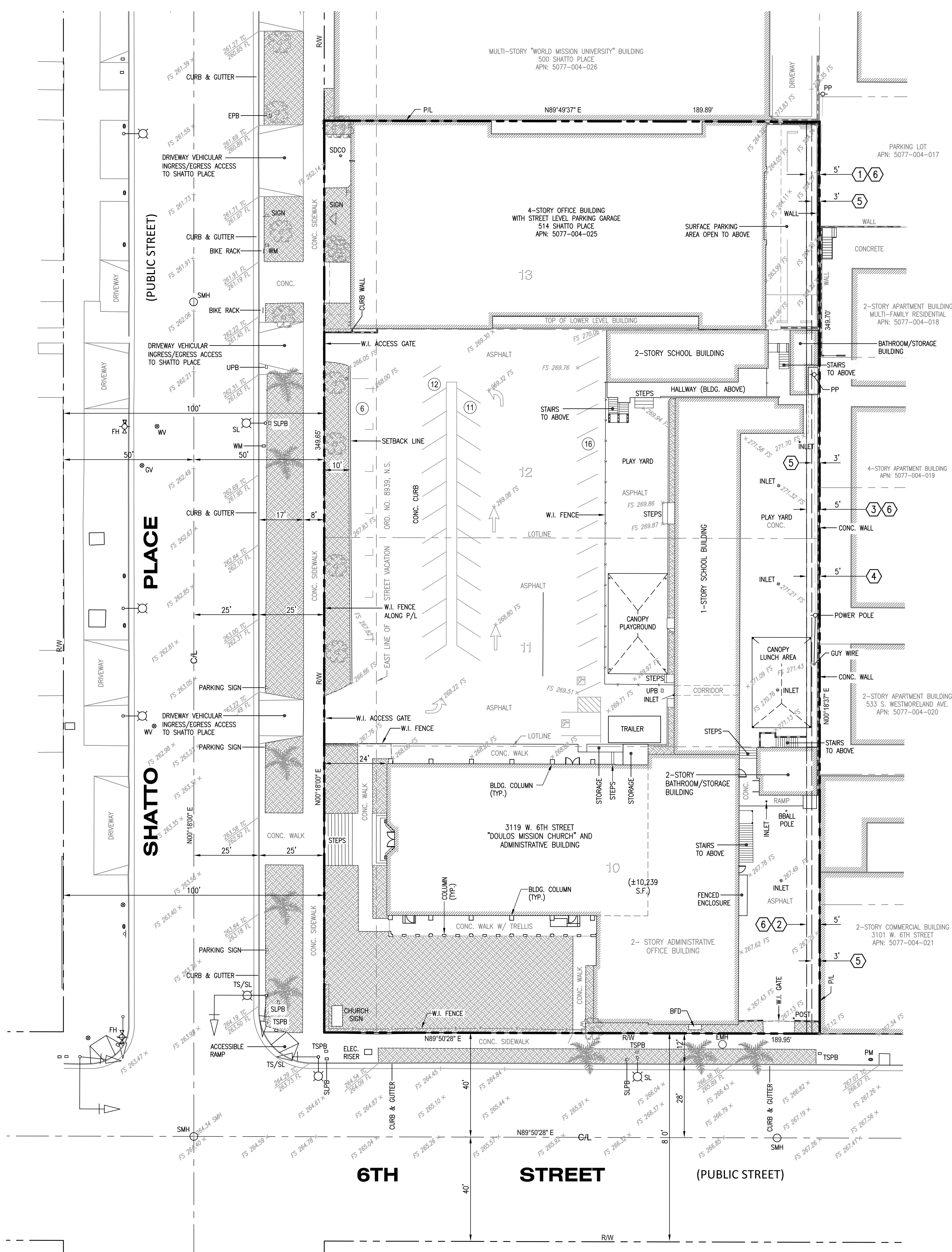
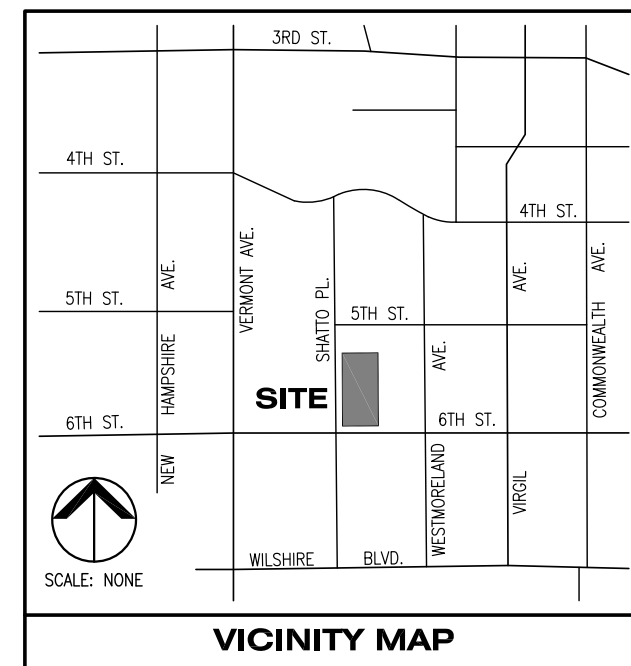
Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
OPEN SPACE DIAGRAMS

Scale
1" = 40'-0"

A0.25



REFERENCES

PRELIMINARY REPORTS FOR TITLE INSURANCE PREPARED BY:
 CHICAGO TITLE COMPANY
 ORDER NO. 111708505-JP
 EFFECTIVE DATE: NOVEMBER 17, 2017
 FIDELITY NATIONAL TITLE COMPANY
 ORDER NO. 00212898-994-VNO-RR1
 EFFECTIVE DATE: DECEMBER 3, 2018

LEGAL DESCRIPTION

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:
 LOTS 10, 11, 12, AND 13 IN BLOCK 3, IN THE SHATTO PLACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREAS

TOTAL AREA CONSISTS OF: 66,411 S.F. (1.524 ACRES)
 LOT 10: 20,875 S.F. (0.479 ACRES)
 LOTS 11 AND 12: 30,361 S.F. (0.697 ACRES)
 LOT 13: 15,175 S.F. (0.348 ACRES)

BENCHMARK

FOUND SPIKE ON WEST CURB OF VERMONT AVENUE, 3 FEET NORTH OF BCR NORTH OF 6TH STREET.
 ELEVATION: 241.166 NAVD 1988

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1610F, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

EASEMENTS

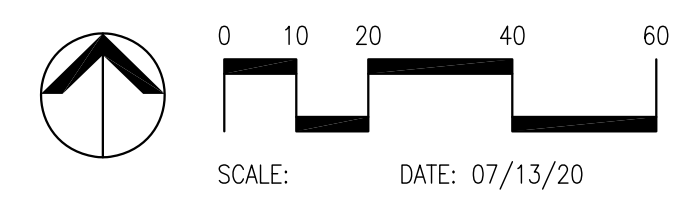
- ① INDICATES EASEMENT SHOWN HEREON.
- ① EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED IN BOOK 4279 PAGE 90 OF DEEDS. AFFECTS EAST 5 FEET OF LOT 13.
- ② EASEMENT FOR POLE LINES AND CONDUITS PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED IN BOOK 5335 PAGE 163, OF OFFICIAL RECORDS. AFFECTS EAST 5 FEET OF LOT 10.
- ③ EASEMENT FOR POLE LINES AND CONDUITS PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED IN BOOK 4584 PAGE 125, OF DEEDS. AFFECTS EAST 5 FEET OF LOT 12.
- ④ EASEMENT FOR POLE LINES AND CONDUITS PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED IN BOOK 4591 PAGE 25, OF DEEDS. AFFECTS EAST 5 FEET OF LOT 11.
- ⑤ EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES, SUCCESSOR TO LOS ANGELES GAS & ELECTRIC CORP. FOR POLE LINES AND CONDUITS PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED IN BOOK 15520 PAGE 252, OF OFFICIAL RECORDS. AFFECTS BEAR 3 FEET OF LOTS 10, 11, 12, AND 13.
- ⑥ EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES, SUCCESSOR TO LOS ANGELES GAS & ELECTRIC CORP. FOR POLE LINES AND CONDUITS PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED IN BOOK 15520 PAGE 209, OF OFFICIAL RECORDS. AFFECTS BEAR 5 FEET OF LOTS 10, 11, AND 12.

ABBREVIATIONS

- APN ASSESSOR'S PARCEL NUMBER
- BBALL BASKETBALL
- BFD BACKFLOW DEVICE
- BLDG BUILDING
- C/L CENTERLINE
- CONC. CONCRETE
- ELEC ELECTRICAL
- EMH ELECTRICAL MANHOLE
- EPB ELECTRICAL PULL BOX
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISH SURFACE
- GV GAS VALVE
- P/L PROPERTY LINE
- PM PARKING METER
- PP POWER/UTILITY POLE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- SOCO STORM DRAIN CLEANOUT
- SL STREET LIGHT
- SLPB STREET LIGHT PULL BOX
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TS TRAFFIC SIGNAL
- TSPB TRAFFIC SIGNAL PULL BOX
- TYP. TYPICAL
- UPB UTILITY PULL BOX
- W/ WITH
- W.I. WROUGHT IRON FENCE
- WM WATER METER
- WV WATER VALVE

LEGEND

- BOUNDARY
- - - RIGHT OF WAY
- CENTERLINE
- - - LOTLINE
- ▨ LANDSCAPE
- ⊙ PARKING STALLS



TF SHATTO LP

514-550 SHATTO PLACE
 LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION (FOR REFERENCE ONLY)

Project Name
 514-550 SHATTO

Project Number
 05.2655.000

Description
 SITE SURVEY

Scale

514-550 SHATTO PLACE
FORME

TOPOGRAPHIC SURVEY
LOS ANGELES, CA

PREPARED BY:
KHR ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 17530 Von Karman Ave. - Suite 200
 Irvine, California 92614
 Tel (949) 756-6440

C1.00

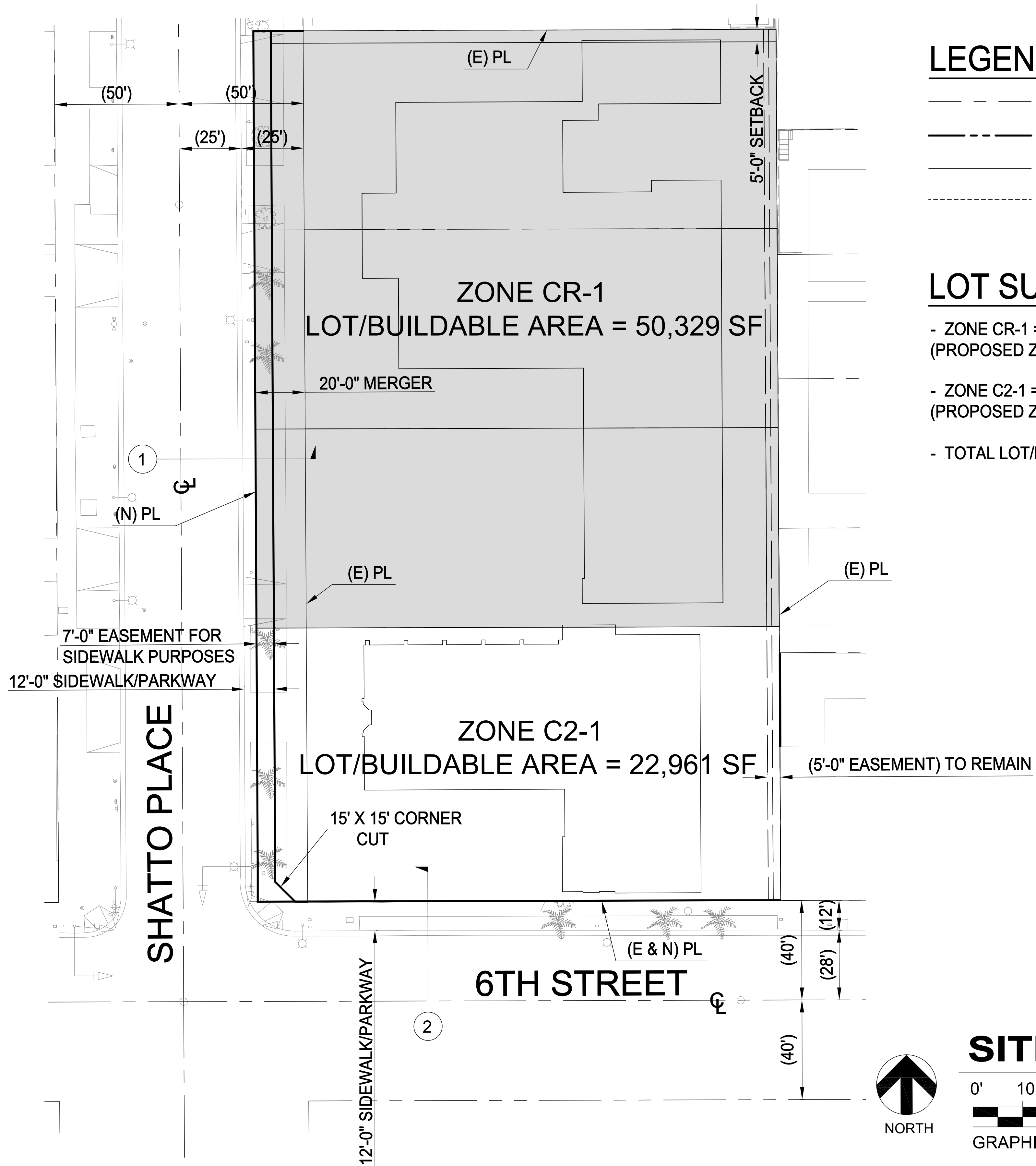
TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
08/28/20	ENTITLEMENT SUBMITTAL



LEGEND

- ROAD CENTERLINE
- EXISTING RIGHT OF WAY
- NEW RIGHT OF WAY
- EASEMENT

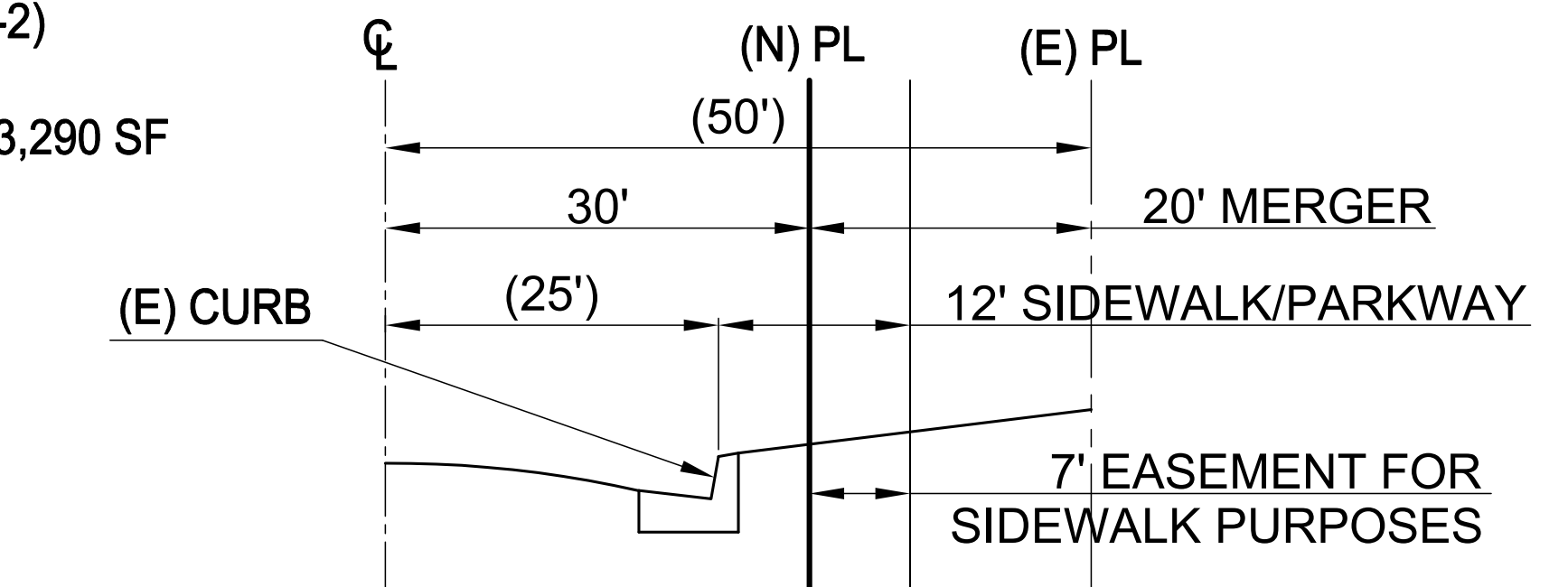
LOT SUMMARY:

- ZONE CR-1 = 50,329 SF
(PROPOSED ZONE CHANGE TO C2-2)
- ZONE C2-1 = 22,961 SF
(PROPOSED ZONE CHANGE TO C2-2)
- TOTAL LOT/BUILDABLE AREA = 73,290 SF

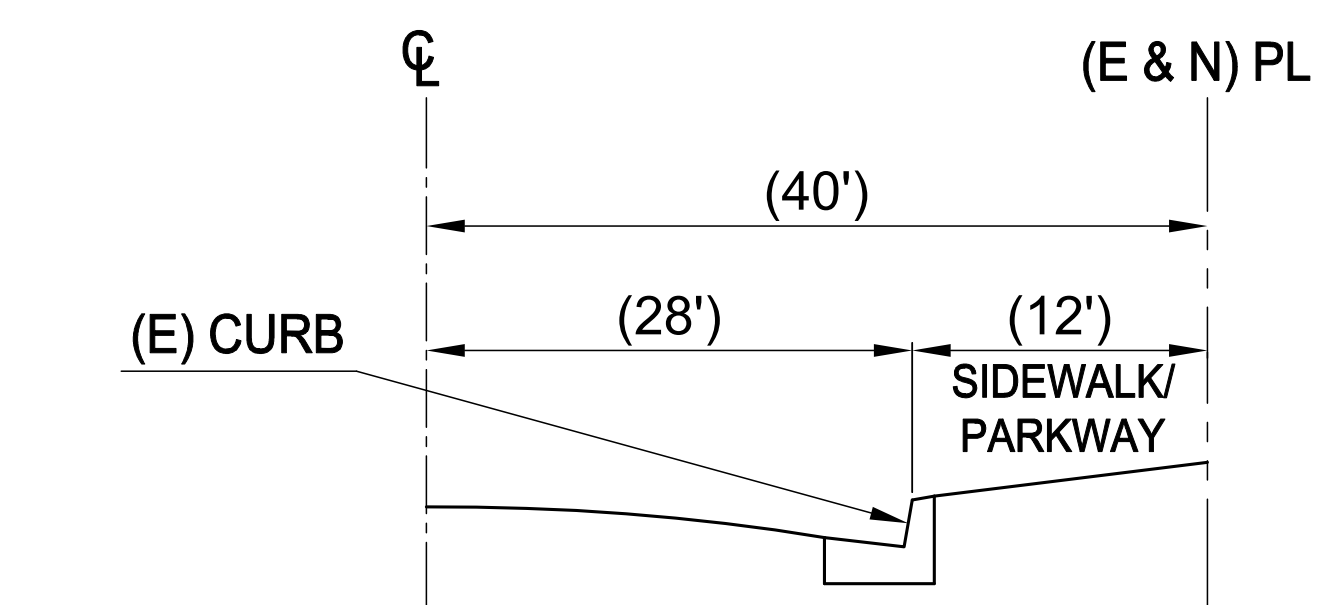
PUBLIC STREET SUMMARY:

SHATTO PLACE - LOCAL STREET STANDARD:
REQUIRED HALF RIGHT OF WAY WIDTH = 30 FEET
REQUIRED HALF ROADWAY WIDTH = 18 FEET
PROPOSED HALF RIGHT OF WAY WIDTH = 30 FEET
PROPOSED HALF ROADWAY WIDTH = 25 FEET

6TH ST. - AVENUE II :
REQUIRED HALF RIGHT OF WAY WIDTH = 43 FEET
REQUIRED HALF ROADWAY WIDTH = 28 FEET
PROPOSED HALF RIGHT OF WAY WIDTH = 40 FEET
PROPOSED HALF ROADWAY WIDTH = 28 FEET

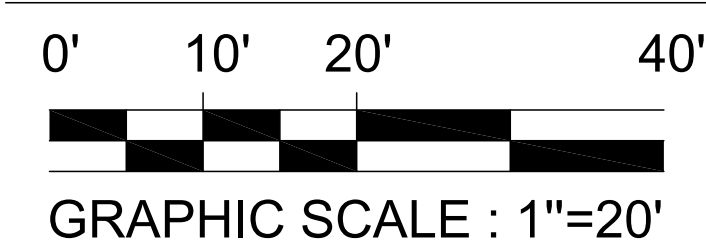


1 PROPOSED STREET SECTION AT SHATTO PLACE
N.T.S.



2 PROPOSED STREET SECTION AT 6TH STREET
N.T.S.

SITE PLAN



Seal / Signature

**NOT FOR CONSTRUCTION
(FOR REFERENCE ONLY)**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
SITE SECTION

Scale

C1.01

REQUIRED PARKING					
Dwelling Unit Type	Unit Quantity	Required Parking per Unit Type	Parking per Type	Total Residential	
Residential per LAMC 12.21A.4.a. 1 Bedroom (1 Habitable Space)	200	1.5	300		
2-3 Bedrooms (2-3 Habitable Spaces)	113	2	226		
4+ Bedrooms (4+ Habitable Spaces)	54	2	108	634	
per LAMC 11.5.11(e) and TOC Guideline Section VI 2.a.ii.					
Non-Residential					Total
Office/Business Services	11,965	2/1000 ft ²	24		
Restaurant (1,500 sq ft)	505	2/1000 ft ²	2		
Restaurant @ Podium	1,957	2/1000 ft ²	8		
Restaurant @ Church	19,772	2/1000 ft ²	40		74
				Total Required Parking	74

Developer Incentive #1: Residential parking reduced to 0

PROVIDED PARKING		
Residential per LAMC 12.5.11(p)		396
Non-Residential per LAMC 12.21.A.4.x.6		74
Total Provided Parking		470

SUMMARY OF REQUIRED USABLE OPEN SPACE REGULATIONS - per LAMC 12.21.G

Residential Uses	Residential (< 3 habitable rooms*)	100 sf / unit
Residential (> 3 habitable rooms*)	125 sf / unit	
Residential (> 3 habitable rooms*)	175 sf / unit	

*Kitchen N.I.C. in relation to Open Space (LAMC Ord. 171,753)
 **Common Space includes the entirety of all roof decks for RS density

REQUIRED USABLE OPEN SPACE

Unit Type	Unit Count	SF/Unit	Usable Open Space Area
1 Bedroom (< 3 habitable rooms*)	200	100	20,000
2 Bedroom (< 3 habitable rooms*)	104	125	13,000
3-5 Bedroom (> 3 habitable rooms*)	63	175	11,025
TOTAL REQUIRED OPEN SPACE			44,025
25% REDUCTION			33,019

Developer Incentive #2: 25% reduction in required open space

Qualified Usable Open Space Areas based on Required Usable Open Space		
Min Common Open Space Required (>50%)		16,509 sf
Max Qualified Common Open Space (Indoor) - Recreation Rooms (<25%)		8,255 sf
Max Qualified Private Open Space - Balconies (<50sf/unit)		16,509 sf

REQUIRED PRIVATE OPEN SPACE (BALCONIES/PATIOS)

Private Open Space (Min Provided)	Total Units	Area (Max per Unit)	Provided	Qualified
	367	50 sf	18,350	16,509

OPEN SPACE PROVIDED

Associated Levels	Total Provided (SF)	Open Space Provided for LAMC Section 12.21.G Requirements			TOTAL PROVIDED	Potential Recs & Park Credit Area (Open Space in Excess of LAMC Section 12.21.G Requirements)	Non-Credited Outdoor Areas
		Common Outdoor Open Space	Common Indoor Open Space	Private Open Space			
Level 01	14,650	0	0	0	14,650	0	
Level 02	2,617	890	0	890	1,142	585	
Level 03	27,127	10,780	0	10,780	16,347	0	
Level 40	10,342	4,340	0	4,340	4,834	668	
Level 4 thru 39	91,367	-	0	16,509	16,509	74,858	
TOTAL PROVIDED	146,103	16,510	16,509	33,019	36,973	76,111	

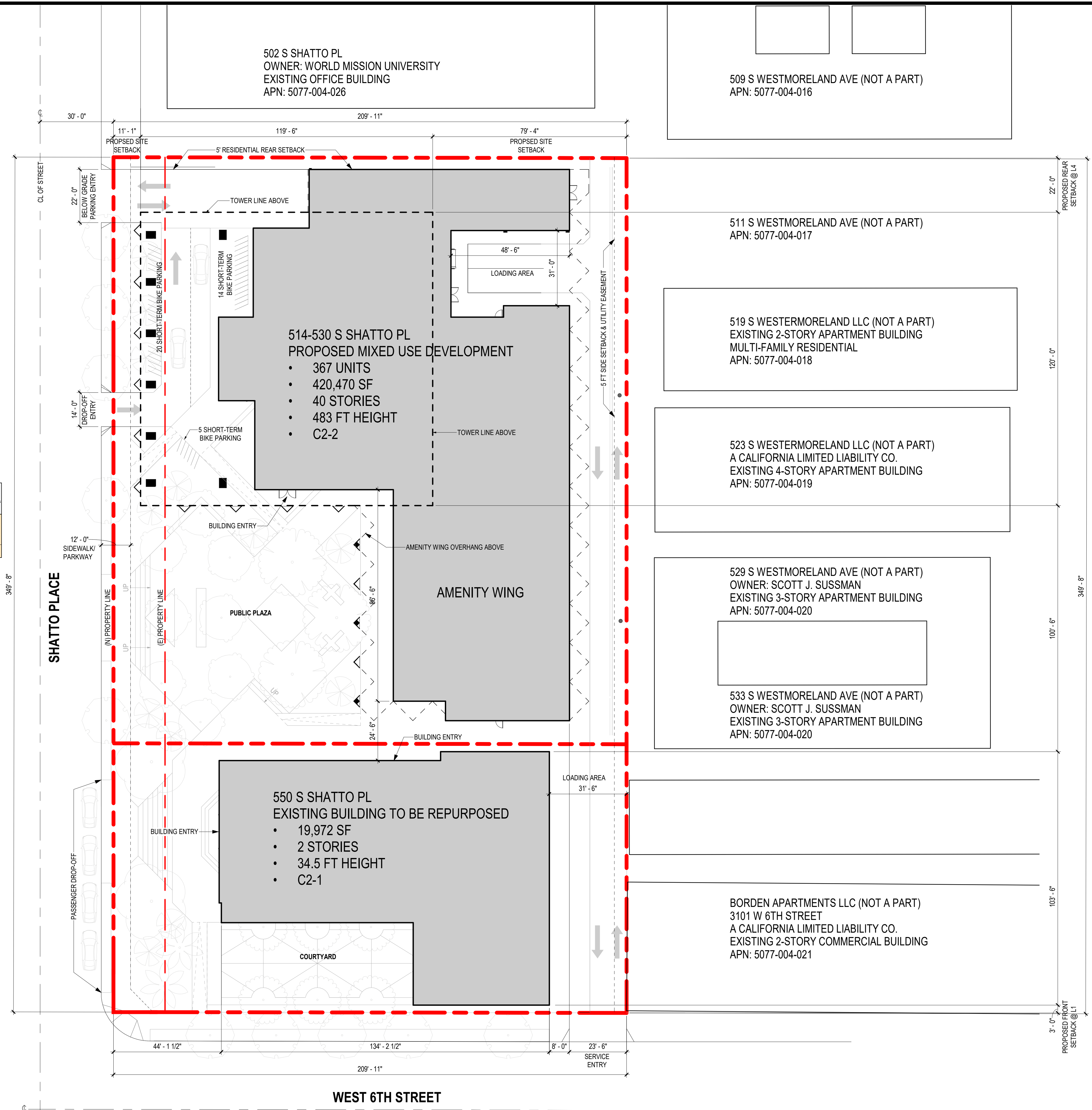
Required Common Open Space Outdoor to be Landscape 16,510
 x25%
 Minimum Area of Landscaping (SF) 4,128
 Landscaped Area Provided (SF) 4,128
 Condition Met

TREES REQUIRED

One 24" box for every 4 units: 367 units / 4 = 92 Trees Required
 (sidewalk trees excluded per code)

Level	Trees
Level 01 Public Plaza, Courtyard	33
Level 03 Amenity Roof Deck	41
Level 40 Roof	18
TOTAL TREES PROVIDED:	92

Condition Met



502 S SHATTO PL
 OWNER: WORLD MISSION UNIVERSITY
 EXISTING OFFICE BUILDING
 APN: 5077-004-026

509 S WESTMORELAND AVE (NOT A PART)
 APN: 5077-004-016

511 S WESTMORELAND AVE (NOT A PART)
 APN: 5077-004-017

519 S WESTMORELAND LLC (NOT A PART)
 EXISTING 2-STORY APARTMENT BUILDING
 MULTI-FAMILY RESIDENTIAL
 APN: 5077-004-018

523 S WESTMORELAND LLC (NOT A PART)
 A CALIFORNIA LIMITED LIABILITY CO.
 EXISTING 4-STORY APARTMENT BUILDING
 APN: 5077-004-019

529 S WESTMORELAND AVE (NOT A PART)
 OWNER: SCOTT J. SUSSMAN
 EXISTING 3-STORY APARTMENT BUILDING
 APN: 5077-004-020

533 S WESTMORELAND AVE (NOT A PART)
 OWNER: SCOTT J. SUSSMAN
 EXISTING 3-STORY APARTMENT BUILDING
 APN: 5077-004-020

550 S SHATTO PL
 EXISTING BUILDING TO BE REPURPOSED
 • 19,972 SF
 • 2 STORIES
 • 34.5 FT HEIGHT
 • C2-1

BORDEN APARTMENTS LLC (NOT A PART)
 3101 W 6TH STREET
 A CALIFORNIA LIMITED LIABILITY CO.
 EXISTING 2-STORY COMMERCIAL BUILDING
 APN: 5077-004-021

WEST 6TH STREET

TF SHATTO LP
 514-550 SHATTO PLACE
 LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 514-550 SHATTO

Project Number
 05.2655.000

Description
 PLOT PLAN

Scale
 1" = 20'-0"

A1.01

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

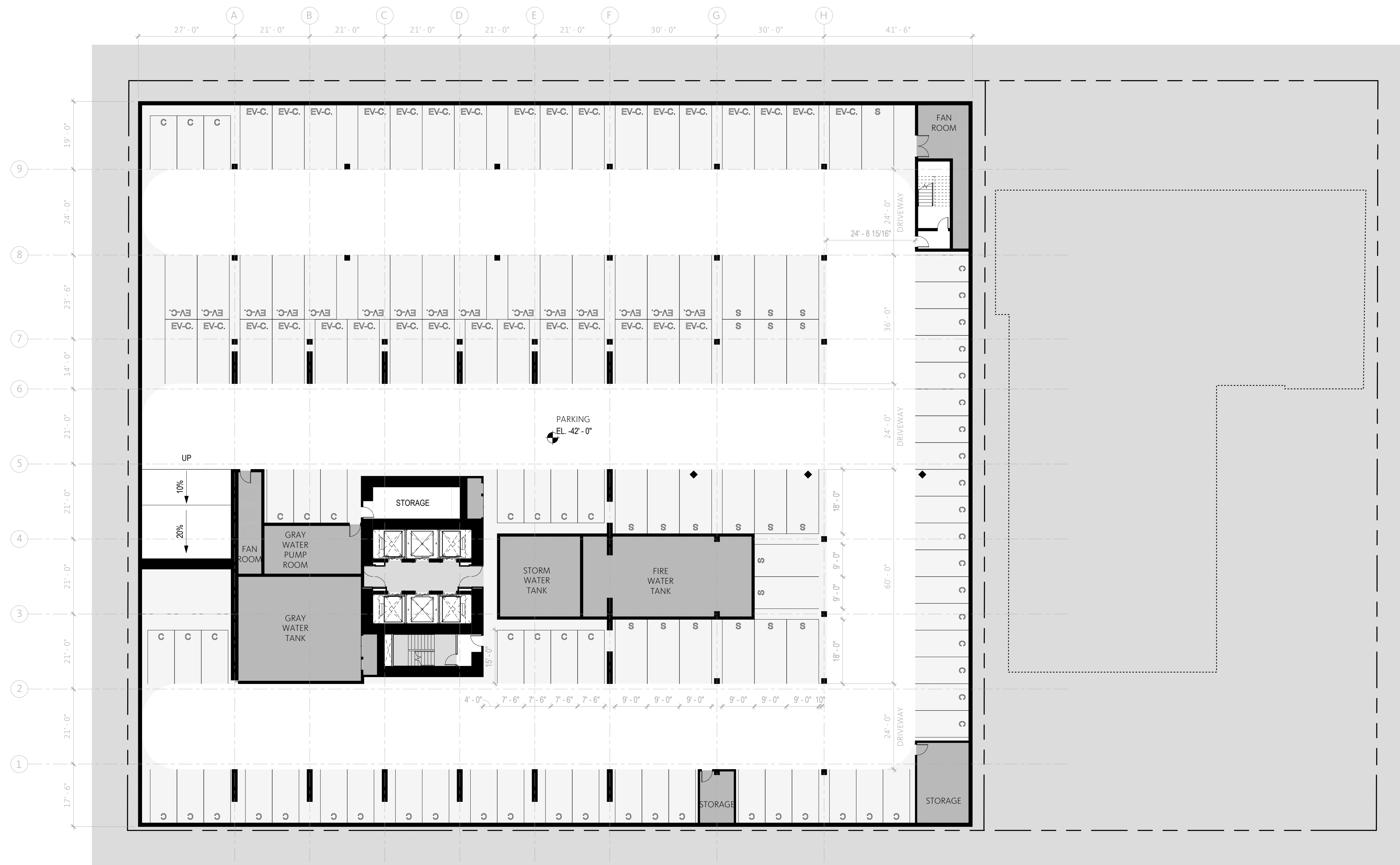
Description
FLOOR PLAN - BASEMENT 04

Scale
1/16" = 1'-0"

A2.01

© 2015 Gensler

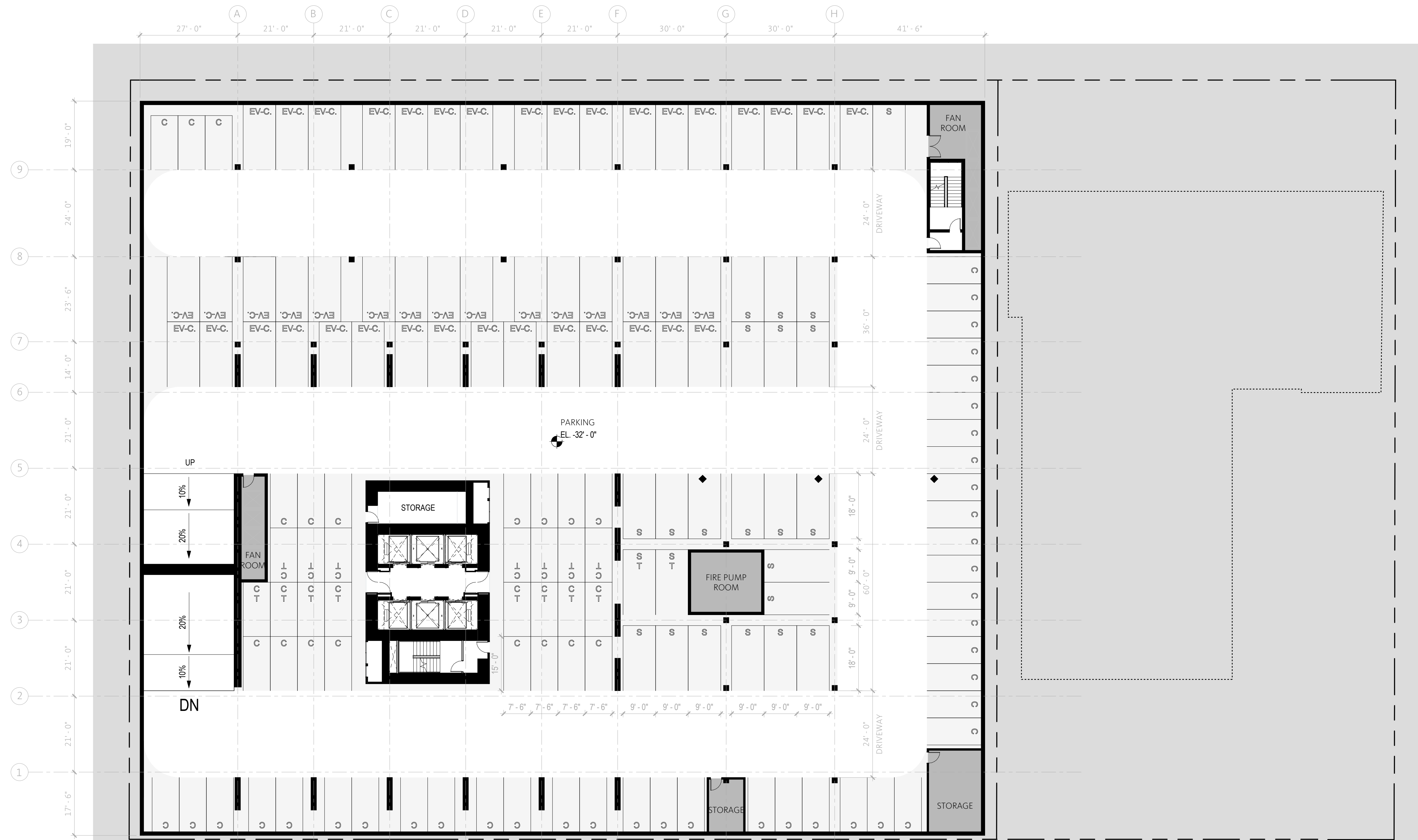
KEY PLAN



LEVEL	TOTAL	STANDARD	PROVIDED PARKING				TANDEM		ACCESSIBLE	
			EV		COMPACT	STANDARD	COMPACT	STANDARD	VAN	
			PROVIDED	CAPABLE						
BASEMENT 01	68	43	3	0	10	0	3	7	2	
BASEMENT 02	132	22	44	0	55	4	7	0	0	
BASEMENT 03	145	23	0	47	58	2	15	0	0	
BASEMENT 04	125	21	0	47	57	0	0	0	0	
	470	109	47	94	180	6	25	7	2	

7/2/2020 5:44:17 PM BIM 360://05.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt

7/2/2020 5:45:56 PM BIM 360://05:2655.000 - 514-550 Shatto Place Concept/05:2655.000_550 Shatto Place.rvt



LEVEL	TOTAL	STANDARD	PROVIDED PARKING						
			EV			TANDEM		ACCESSIBLE	
			PROVIDED	CAPABLE	COMPACT	STANDARD	COMPACT	STANDARD	VAN
BASEMENT 01	68	43	3	0	10	0	3	7	2
BASEMENT 02	132	22	44	0	55	4	7	0	0
BASEMENT 03	145	23	0	47	58	2	15	0	0
BASEMENT 04	125	21	0	47	57	0	0	0	0
	470	109	47	94	180	6	25	7	2

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
FLOOR PLAN - BASEMENT 03

Scale
1/16" = 1'-0"

A2.02

© 2015 Gensler

1 FLOOR PLAN - BASEMENT 03
SCALE: 1/16" = 1'-0"

KEY PLAN

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

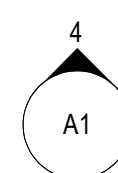
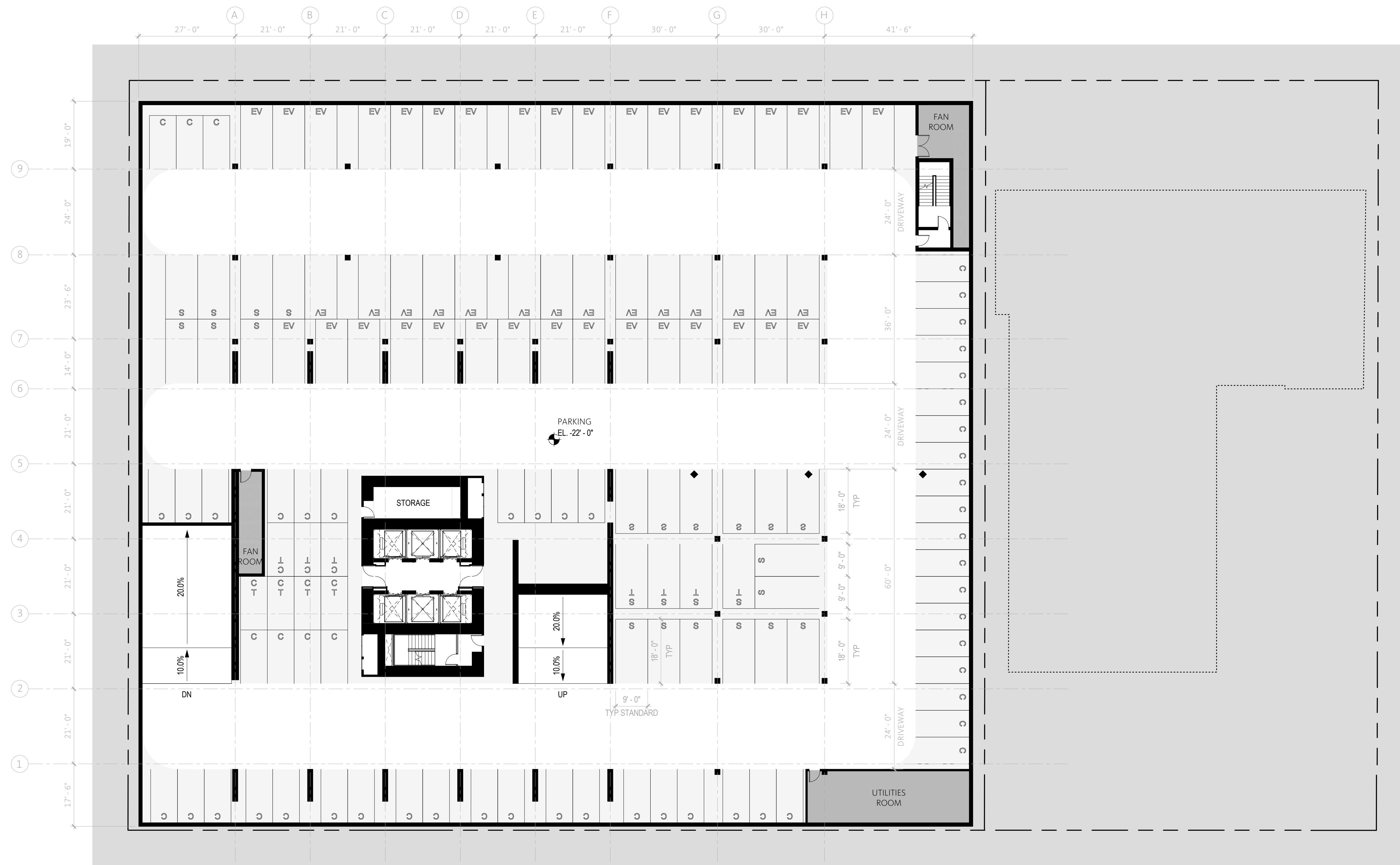
Project Number
05.2655.000

Description
FLOOR PLAN - BASEMENT 02

Scale
1/16" = 1'-0"

A2.03

© 2015 Gensler



LEVEL	TOTAL	STANDARD	PROVIDED PARKING						
			EV			TANDEM		ACCESSIBLE	
			PROVIDED	CAPABLE	COMPACT	STANDARD	COMPACT	STANDARD	VAN
BASEMENT 01	68	43	3	0	10	0	3	7	2
BASEMENT 02	132	22	44	0	55	4	7	0	0
BASEMENT 03	145	23	0	47	58	2	15	0	0
BASEMENT 04	125	21	0	47	57	0	0	0	0
	470	109	47	94	180	6	25	7	2

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

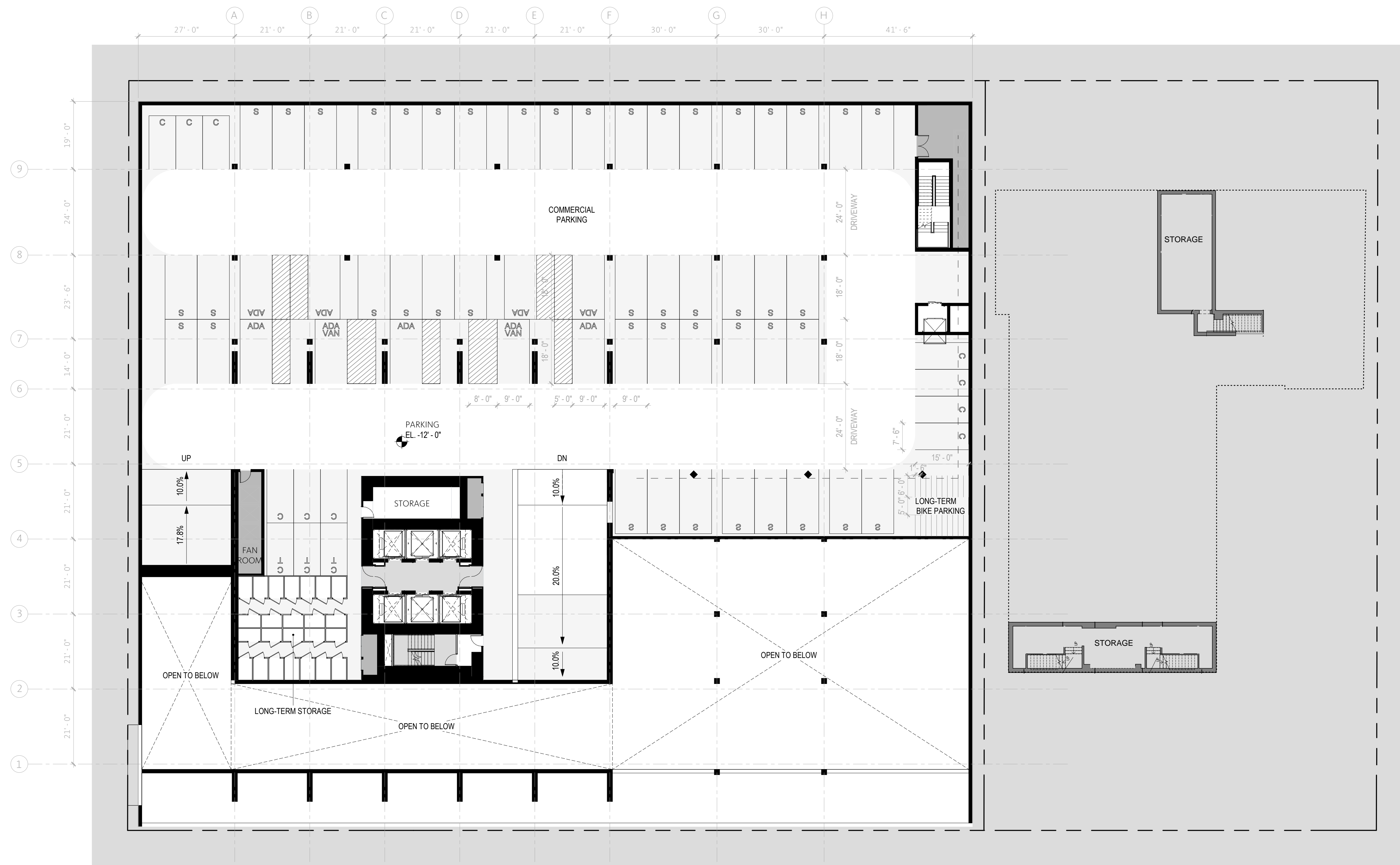
Project Number
05.2655.000

Description
FLOOR PLAN - BASEMENT 01

Scale
1/16" = 1'-0"

A2.04

© 2015 Gensler

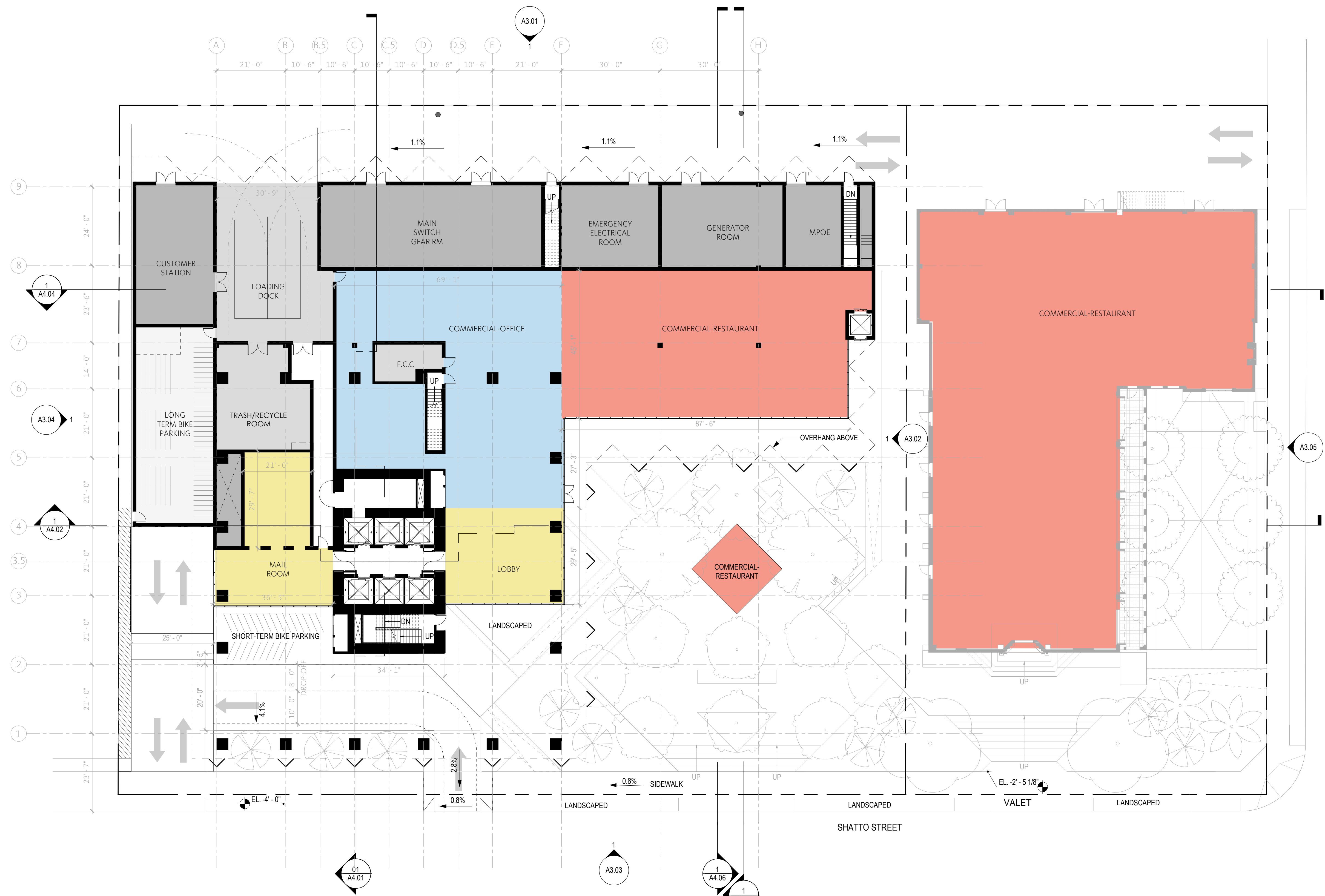


LEVEL	TOTAL	STANDARD	EV			TANDEM		ACCESSIBLE	
			PROVIDED	CAPABLE	COMPACT	STANDARD	COMPACT	STANDARD	VAN
BASEMENT 01	68	43	3	0	10	0	3	7	2
BASEMENT 02	132	22	44	0	55	4	7	0	0
BASEMENT 03	145	23	0	47	58	2	15	0	0
BASEMENT 04	125	21	0	47	57	0	0	0	0
	470	109	47	94	180	6	25	7	2

7/2/2020 5:46:52 PM BIM_380/1005.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt

1 FLOOR PLAN - BASEMENT 01
SCALE: 1/16" = 1'-0"

6/2/2020 7:25:46 PM \\gensler.ad\projects\Revit\user\Nodes\22412\05_2655.000_550-Shatto-Place.rvt



SHEET NOTES

08/28/20 ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

KEY PLAN

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
08/28/20	ENTITLEMENT SUBMITTAL

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
FLOOR PLAN - LEVEL 01 - GROUND FLOOR

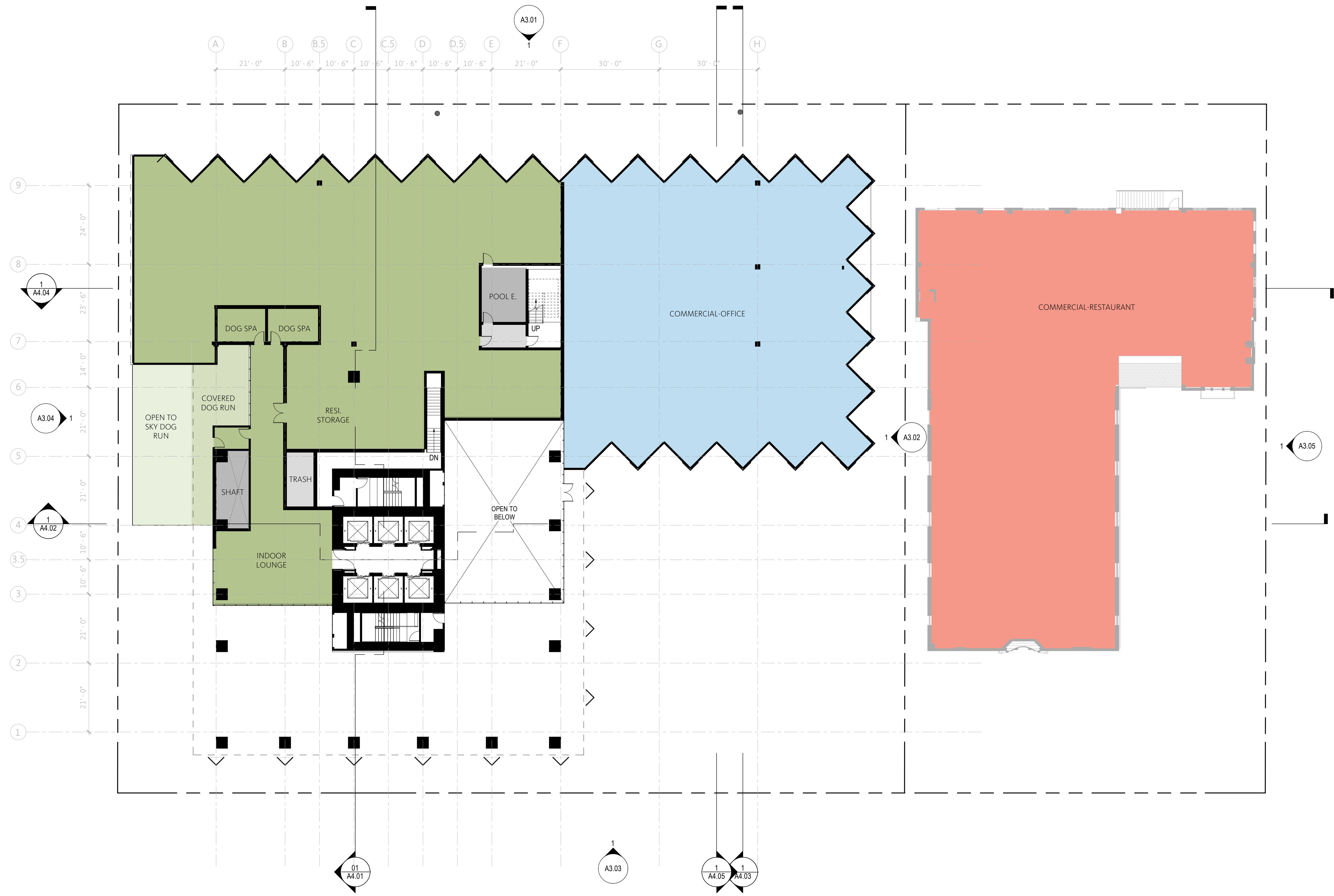
Scale
1/16" = 1'-0"

A2.05

© 2015 Gensler

1 FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

6/2/2020 7:25:50 PM \\gensler\ad\projects\Revit\user\models\241205.2655.000_550 Shatto Place.rvt



SHEET NOTES

GENERAL NOTES

KEY PLAN

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

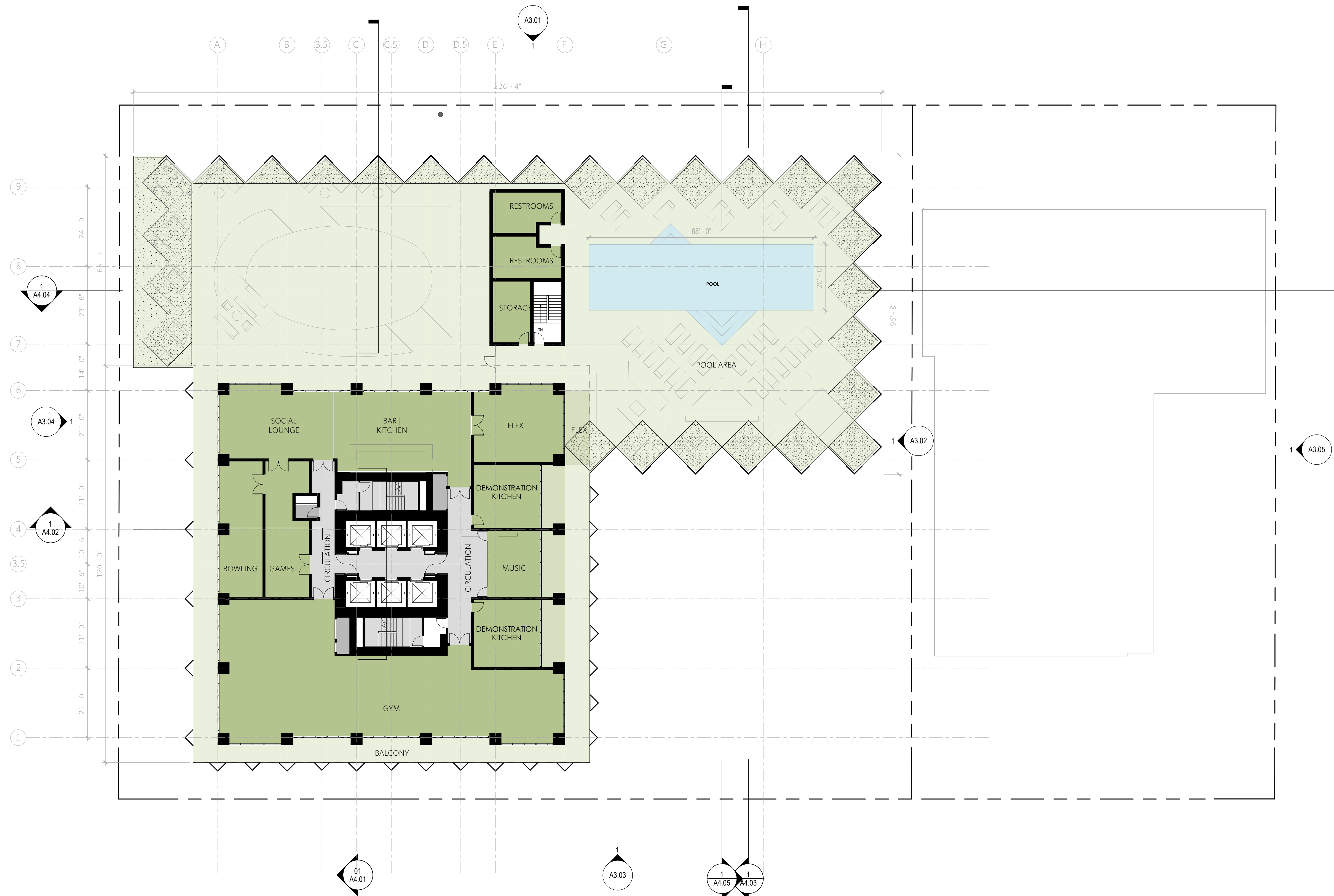
Description
FLOOR PLAN - LEVEL 02 - MEZZANINE

Scale
1/16" = 1'-0"

A2.06

© 2015 Gensler

6/2/2020 7:25:56 PM \\gensler-ar\project\RevitUser\Nodes\22412\05_2655.000_550 Shatto Place.rvt



SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
FLOOR PLAN - LEVEL 03 - AMENITY

Scale
1/16" = 1'-0"

A2.07

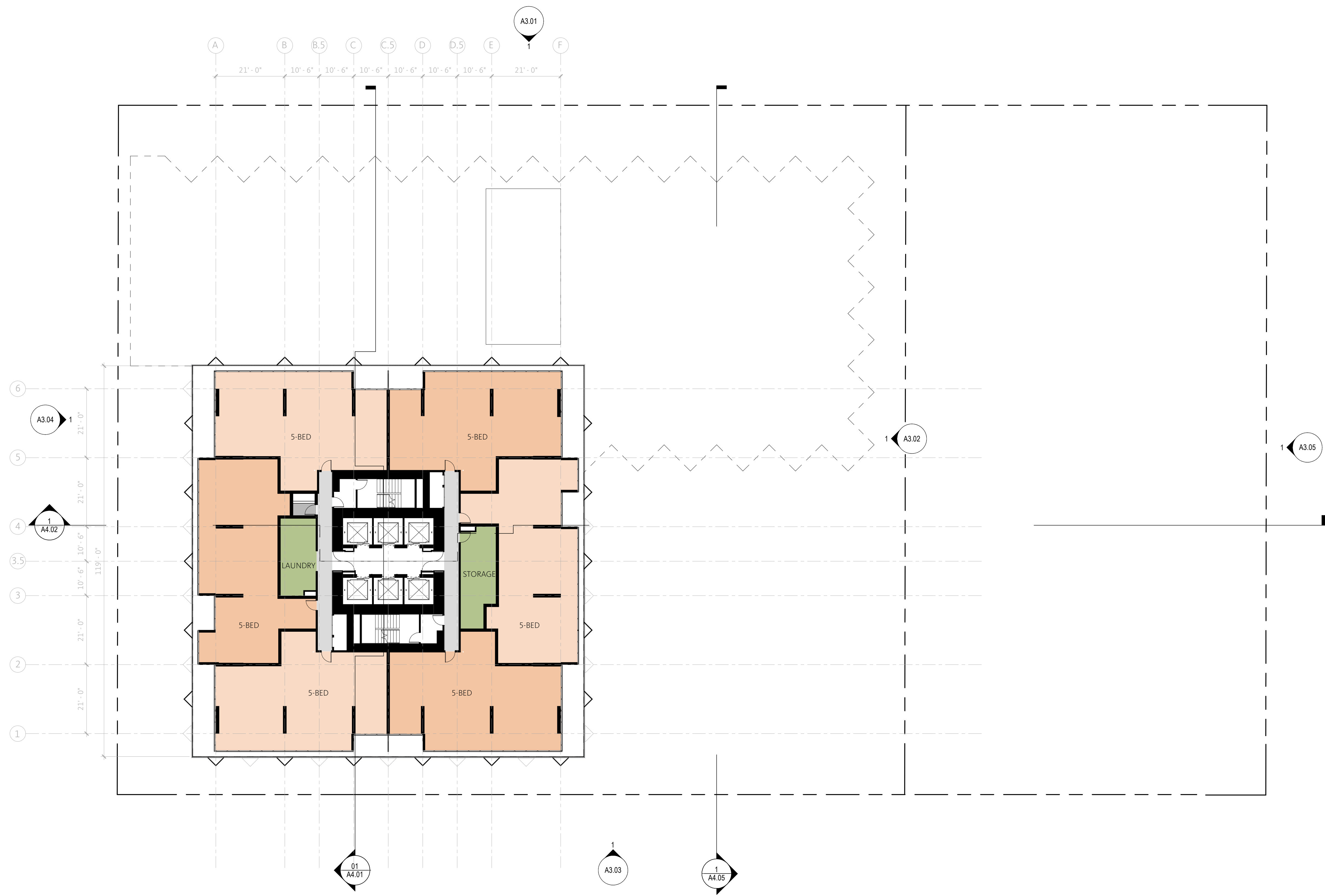
© 2015 Gensler

1 FLOOR PLAN - LEVEL 03

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

KEY PLAN

6/2/2017 2:26:04 PM \\gensler-ar\projects\Revit\user\Nodes\2412\05.2655.000_550-Shatto-Place.rvt



SHEET NOTES

1

2

3

4

5

6

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

1

2

3

4

5

6

Seal / Signature

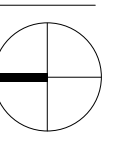
NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
FLOOR PLAN - LEVEL 04-12 - TYP
TORS/CO-LIVE

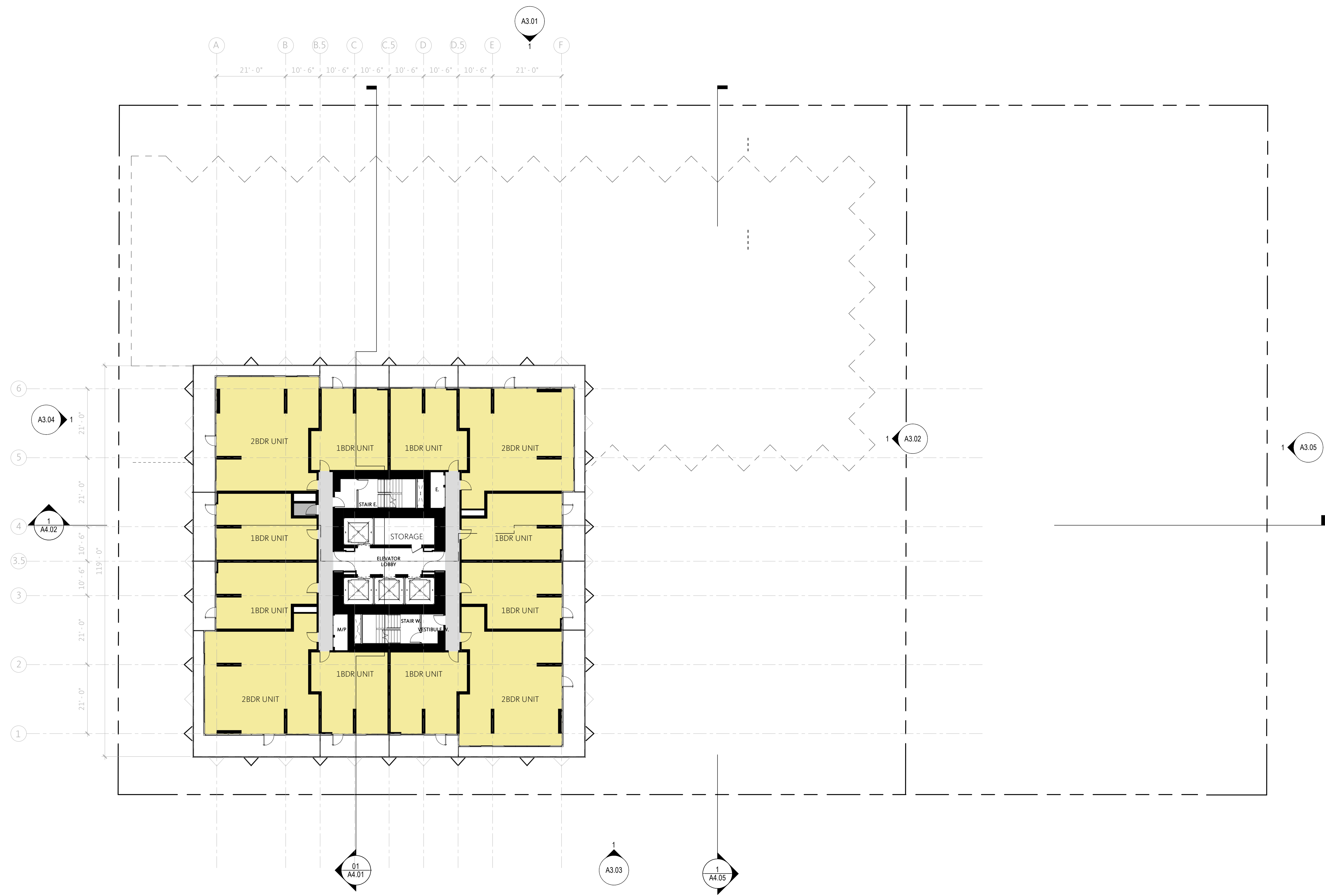
Scale
1/16" = 1'-0"



A2.08

© 2015 Gensler

6/2/2020 7:26:09 PM \\gensler.ad\projects\Revit\User\Nodes\22412\05_2655.000_550 Shatto Place.rvt



SHEET NOTES

GENERAL NOTES

KEY PLAN

TF SHATTO LP
 514-550 SHATTO PLACE
 LOS ANGELES, CA 90020

Gensler
 500 South Figueroa Street
 Los Angeles, California 90071
 United States
 Tel 213.327.3600
 Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

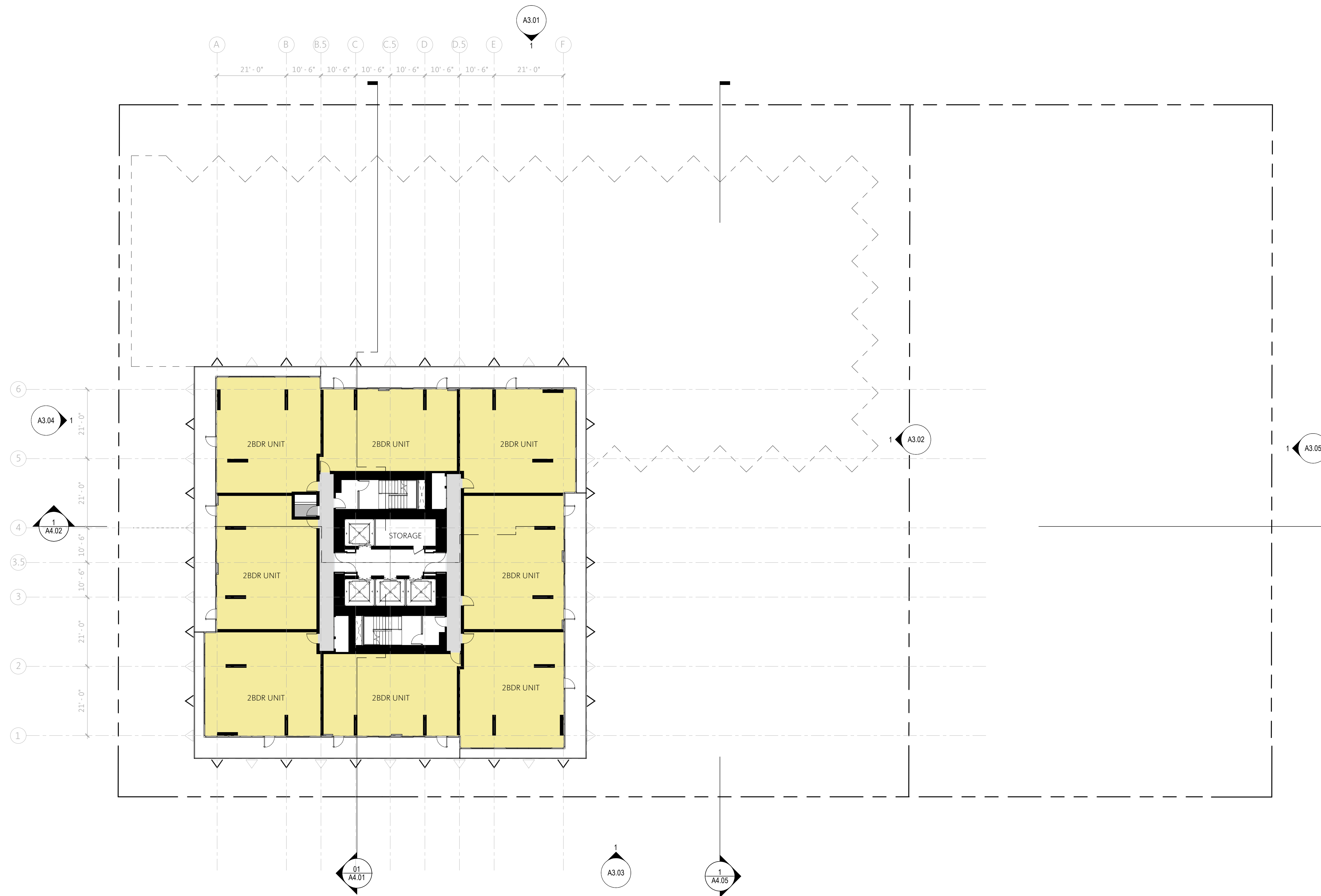
Description
FLOOR PLAN - LEVEL 13-37 - TYP RESI

Scale
1/16" = 1'-0"

A2.09

© 2015 Gensler

6/2/2020 7:26:13 PM \\gensler-ar\project\RevitUser\Nodes\2412\05_2655.000_550 Shatto Place.rvt



SHEET NOTES

GENERAL NOTES

KEY PLAN

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

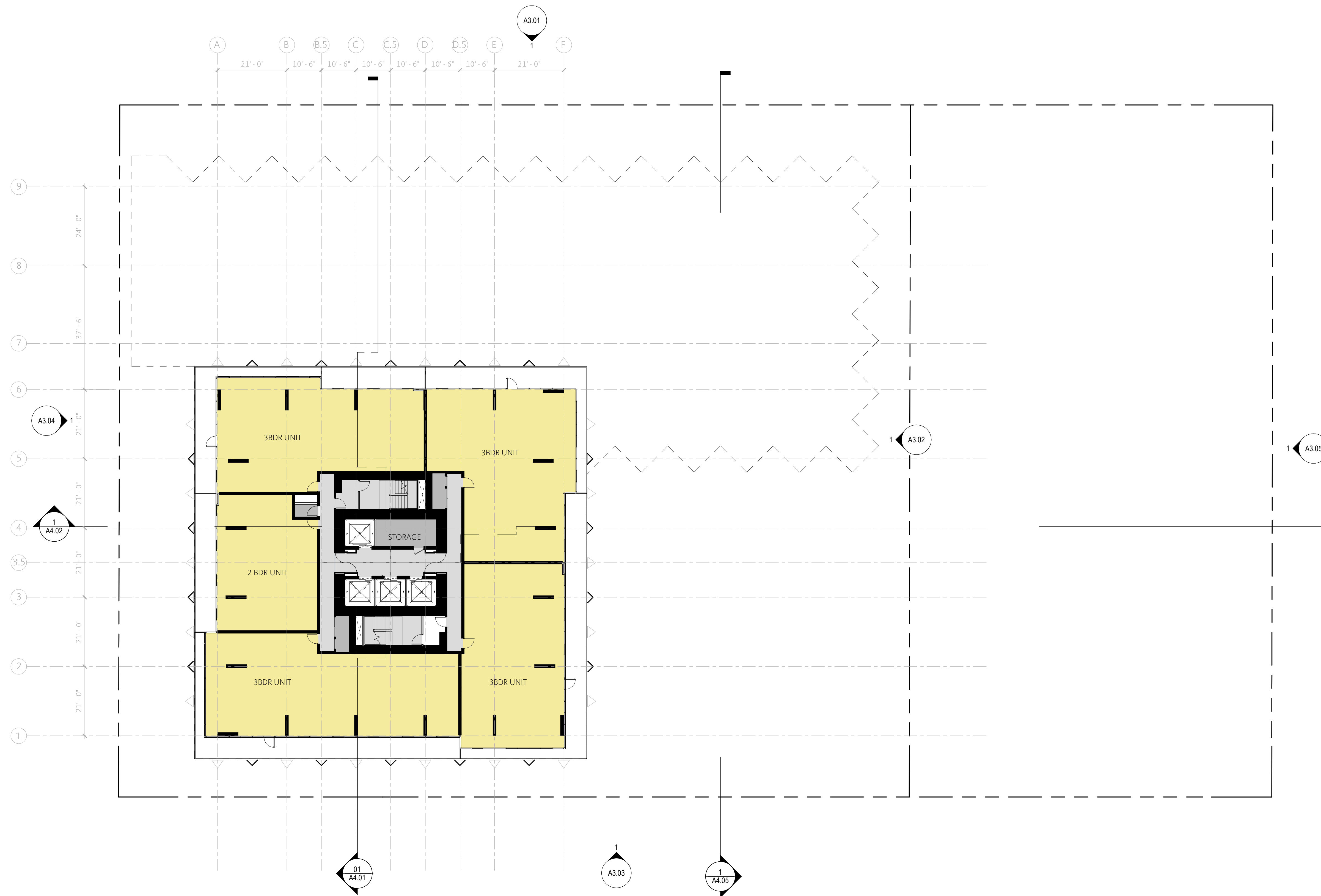
Description
FLOOR PLAN - LEVEL 38 - RESI
SUB-PENTHOUSE

Scale
1/16" = 1'-0"

A2.10

© 2015 Gensler

6/2/2020 7:26:17 PM \\gensler-ar\projects\Revit\user\Notes\2412105_2655.000_550 Shatto Place.rvt



SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

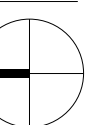
**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
FLOOR PLAN - LEVEL 39 - RESI
PENTHOUSE

Scale
1/16" = 1'-0"

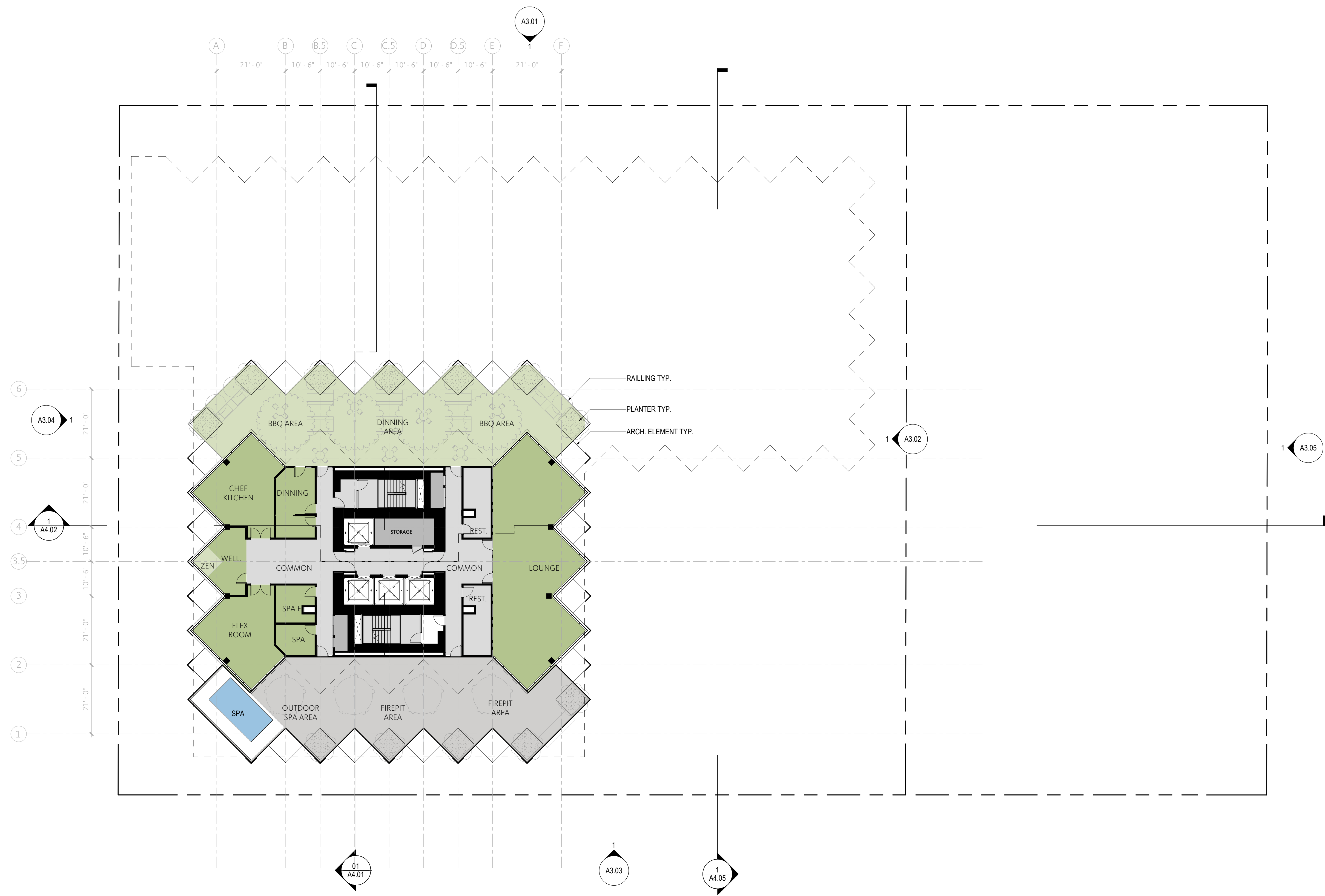


A2.11

© 2015 Gensler

1 FLOOR PLAN - LEVEL 39 - PENTHOUSE
SCALE: 1/16" = 1'-0"

6/2/2020 7:26:23 PM \\gensler-ar\projects\Revit\user\hodes\2412105_2655.000_550 Shatto Place.rvt



SHEET NOTES

GENERAL NOTES

KEY PLAN

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

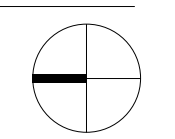
NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

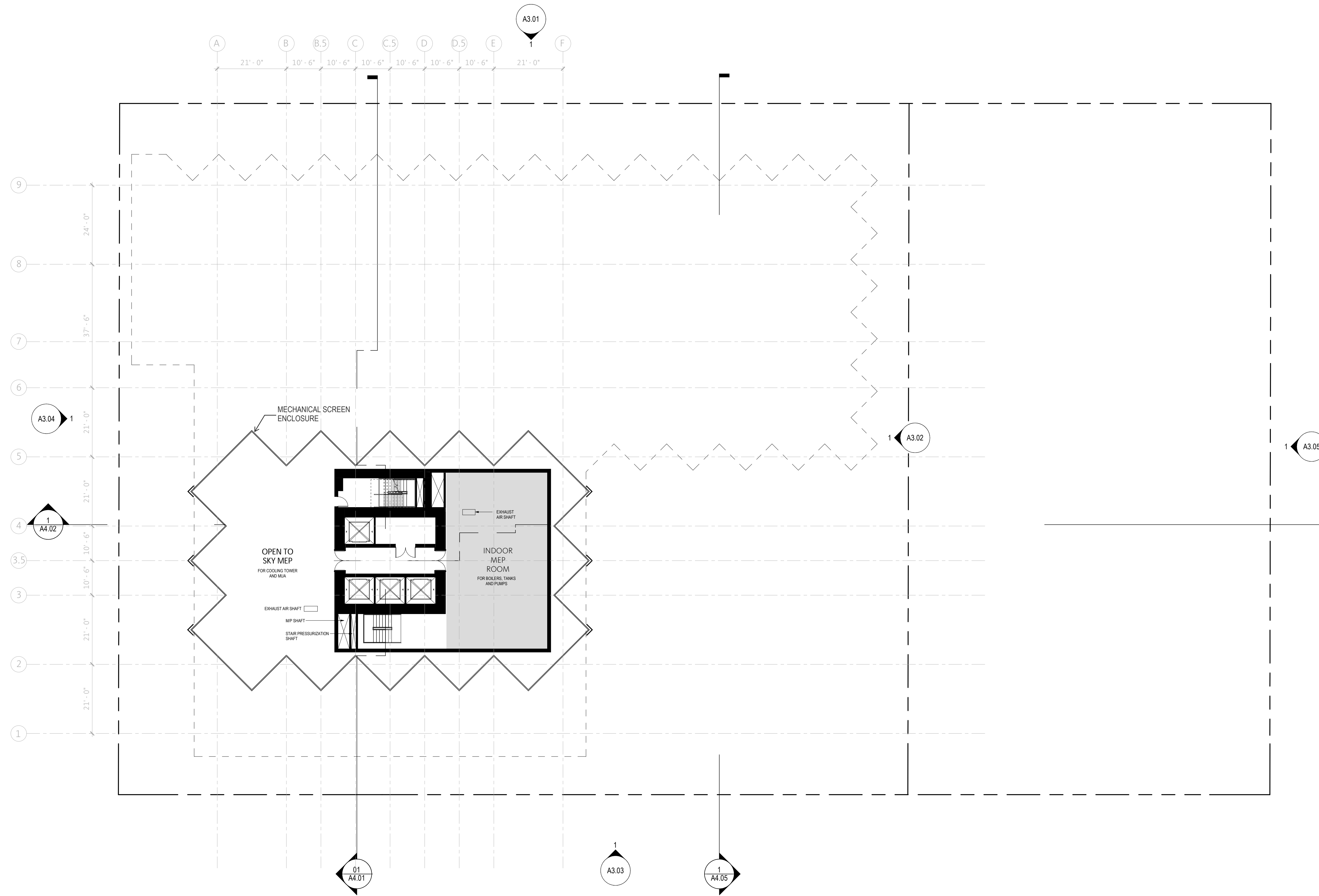
Description
FLOOR PLAN - LEVEL 40 - AMENITY

Scale
1/16" = 1'-0"



A2.12

6/1/2020 2:33:35 PM BIM 360://05.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt



SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
08/28/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
FLOOR PLAN - LEVEL 41 - MECHANICAL

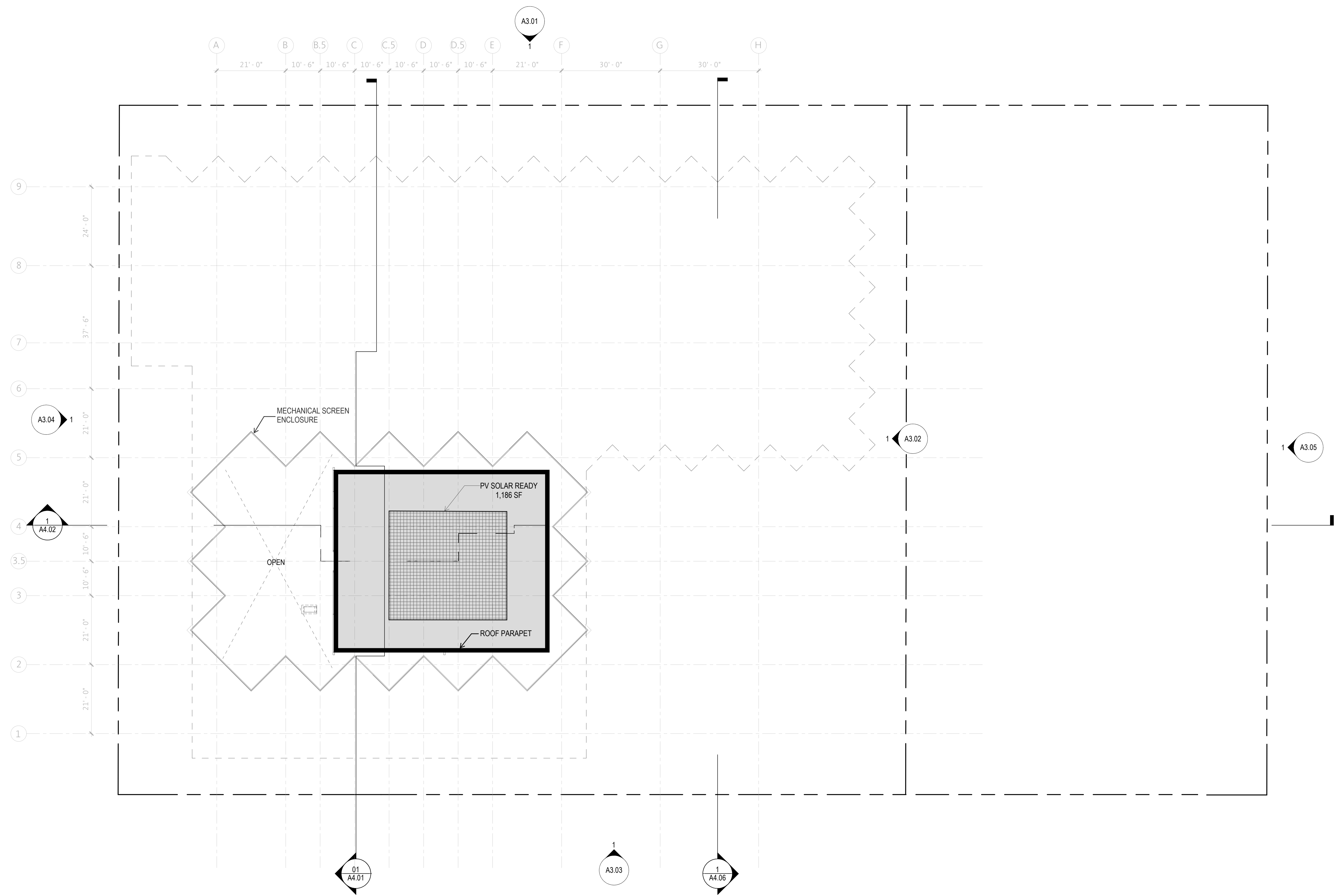
KEY PLAN

Scale
1/16" = 1'-0"

A2.13

© 2015 Gensler

5/29/2020 3:54:57 PM BIM 360://05.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt



SHEET NOTES

GENERAL NOTES

KEY PLAN

TF SHATTO LP
514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
08/28/20	ENTITLEMENT SUBMITTAL

Seal / Signature

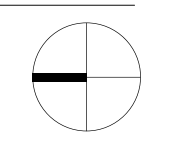
NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
FLOOR PLAN - MECHANICAL ROOF

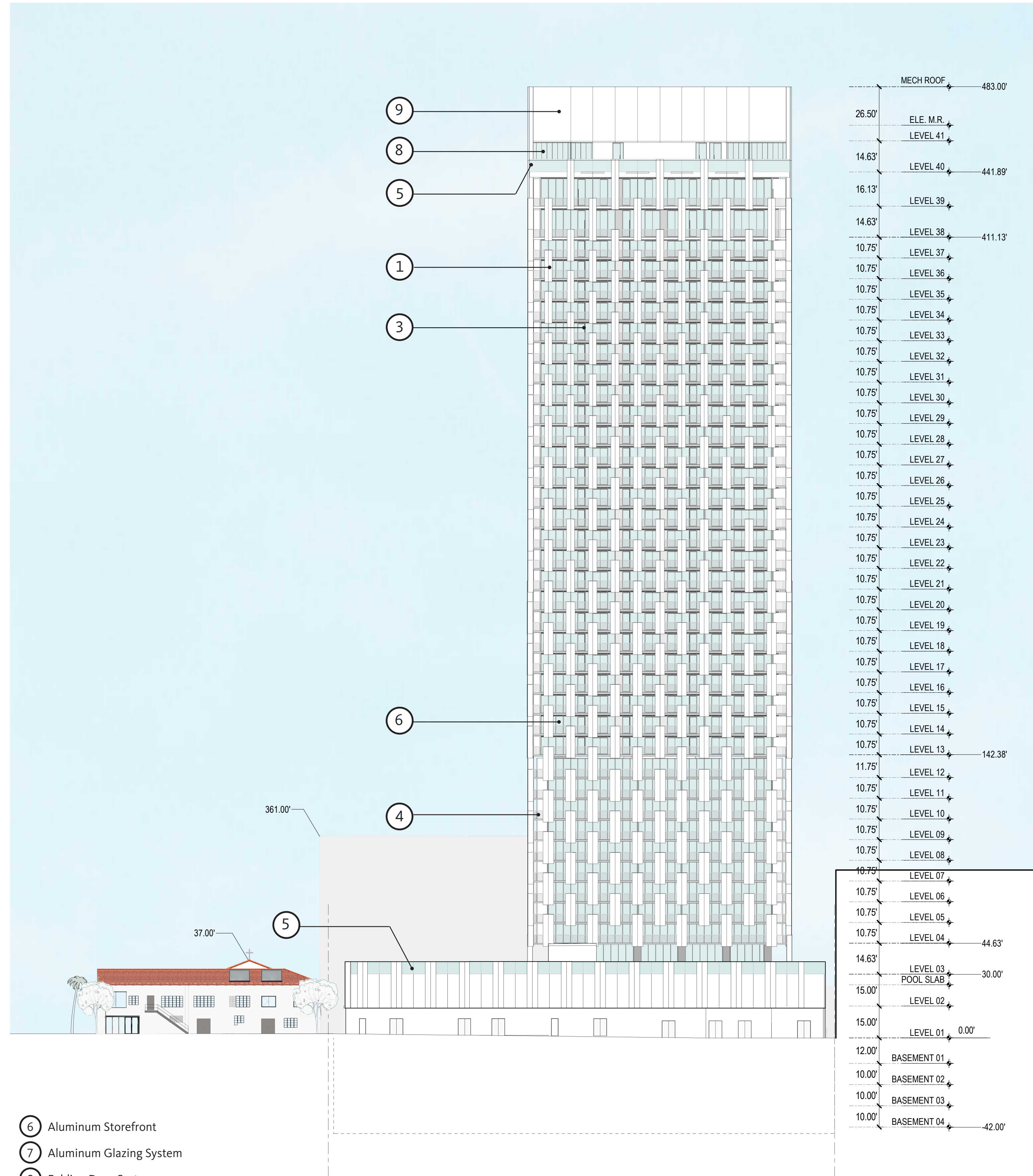
Scale
1/16" = 1'-0"



A2.14

© 2015 Gensler

5/29/2020 1:29:22 PM BIM 360://05.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt



MATERIALS LEGEND

- ① Expanded Metal Panels
- ② Exposed Concrete
- ③ Frosted Glass
- ④ Metal Guardrails
- ⑤ Glass Guardrails
- ⑥ Aluminum Storefront
- ⑦ Aluminum Glazing System
- ⑧ Folding Door System
- ⑨ Preforated Screen
- ⑩ Colored Tile

1 BUILDING ELEVATION - EAST
SCALE: 1" = 30'-0"

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

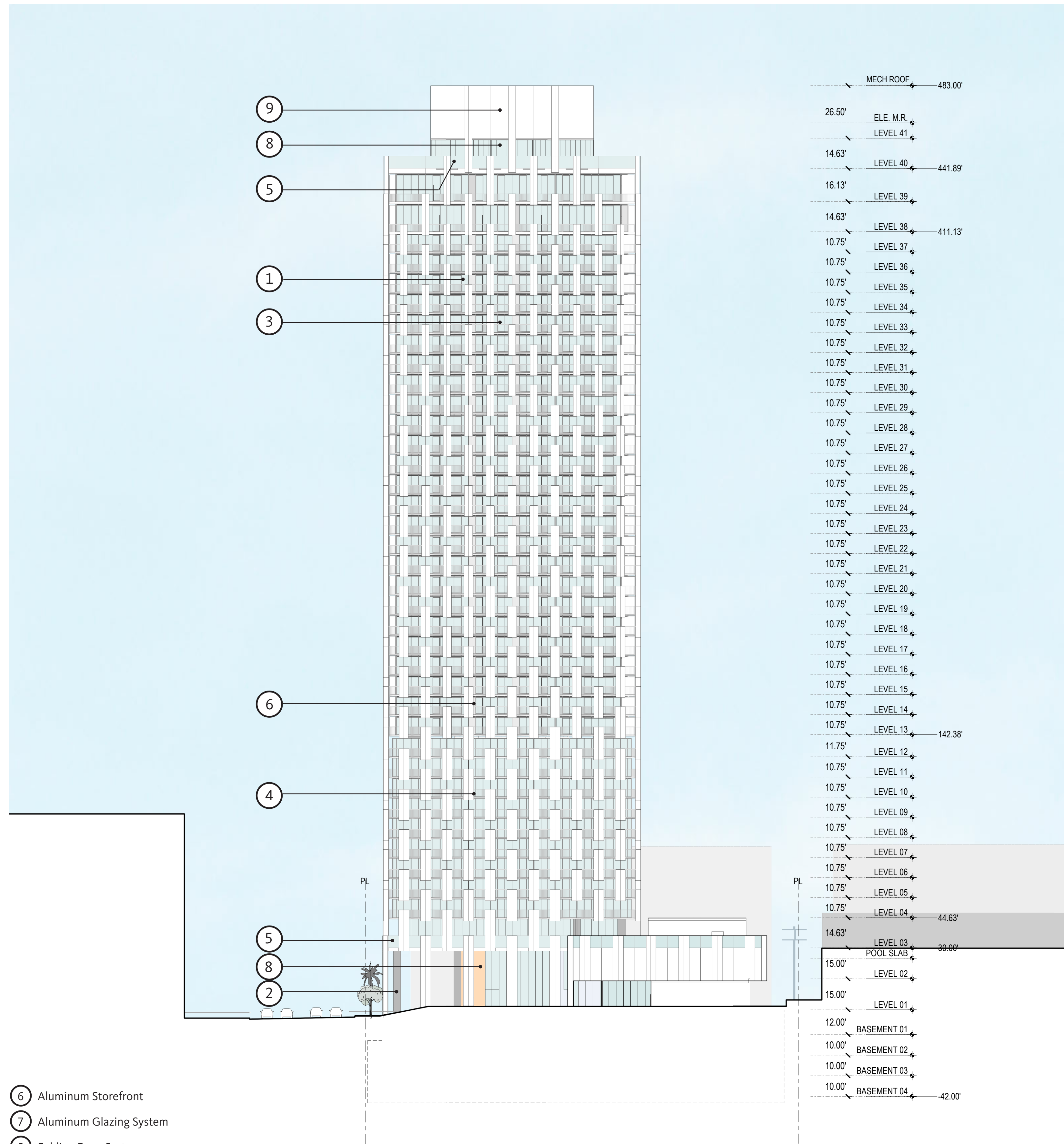
Project Number
05.2655.000

Description
BUILDING ELEVATION - EAST

Scale
1" = 30'-0"

A3.01

5/29/2020 1:13:52 PM BIM 360://005-2655.000 - 514-550 Shatto Place Concept/05-2655.000_550 Shatto Place.rvt



MATERIALS LEGEND

- | | |
|-------------------------|---------------------------|
| ① Expanded Metal Panels | ⑥ Aluminum Storefront |
| ② Exposed Concrete | ⑦ Aluminum Glazing System |
| ③ Frosted Glass | ⑧ Folding Door System |
| ④ Metal Guardrails | ⑨ Preforated Screen |
| ⑤ Glass Guardrails | ⑩ Colored Tile |

1 BUILDING ELEVATION - SOUTH
SCALE: 1" = 30'-0"

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
BUILDING ELEVATION - SOUTH

Scale
1" = 30'-0"

A3.02

5/29/2020 1:43:43 PM BIM 360://005.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

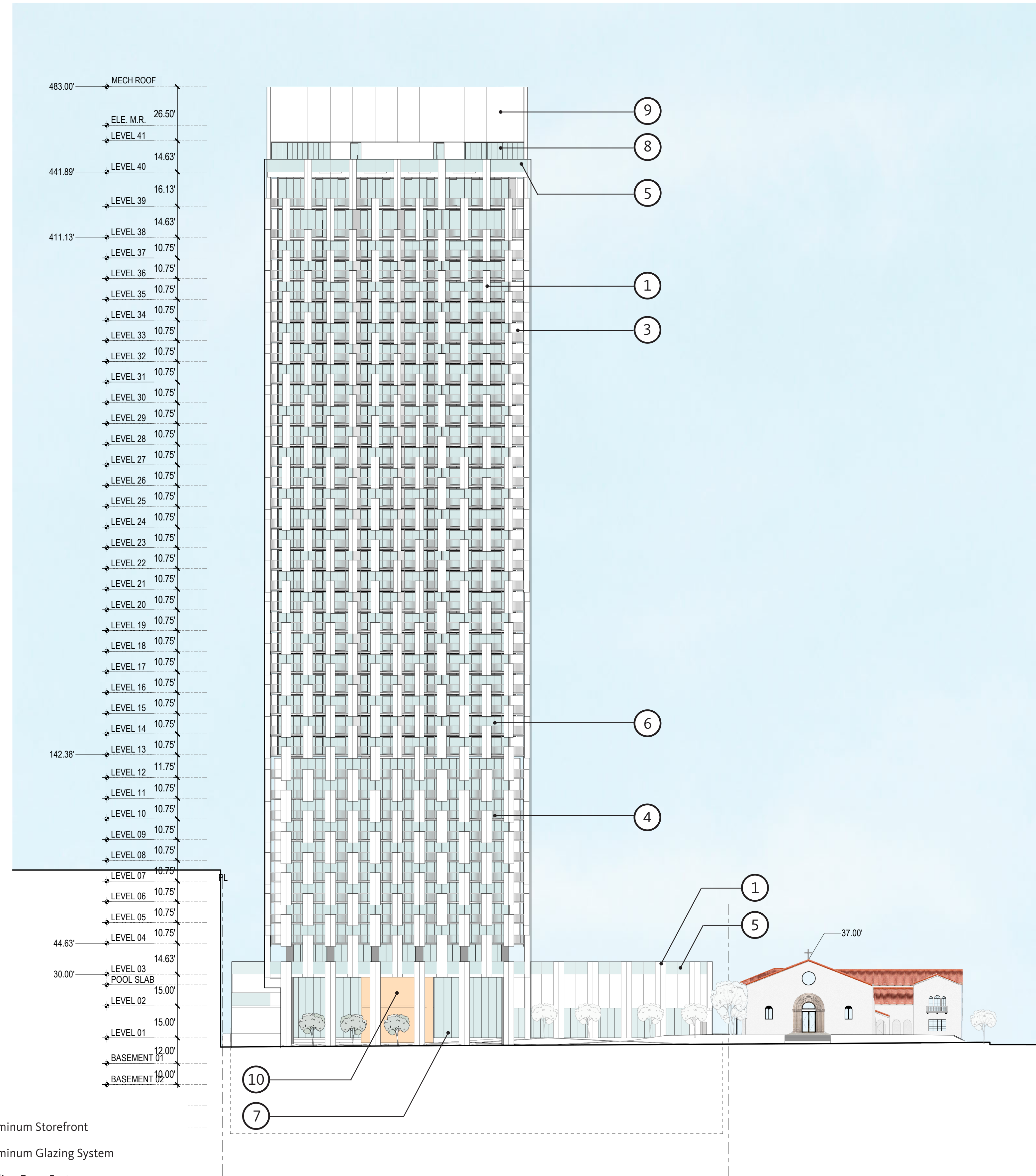
Description
BUILDING ELEVATION - WEST

Scale
1" = 30'-0"

KEY PLAN

A3.03

© 2015 Gensler



MATERIALS LEGEND

- ① Expanded Metal Panels
- ② Exposed Concrete
- ③ Frosted Glass
- ④ Metal Guardrails
- ⑤ Glass Guardrails
- ⑥ Aluminum Storefront
- ⑦ Aluminum Glazing System
- ⑧ Folding Door System
- ⑨ Preforated Screen
- ⑩ Colored Tile

1 BUILDING ELEVATION - WEST

SCALE: 1" = 30'-0"

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

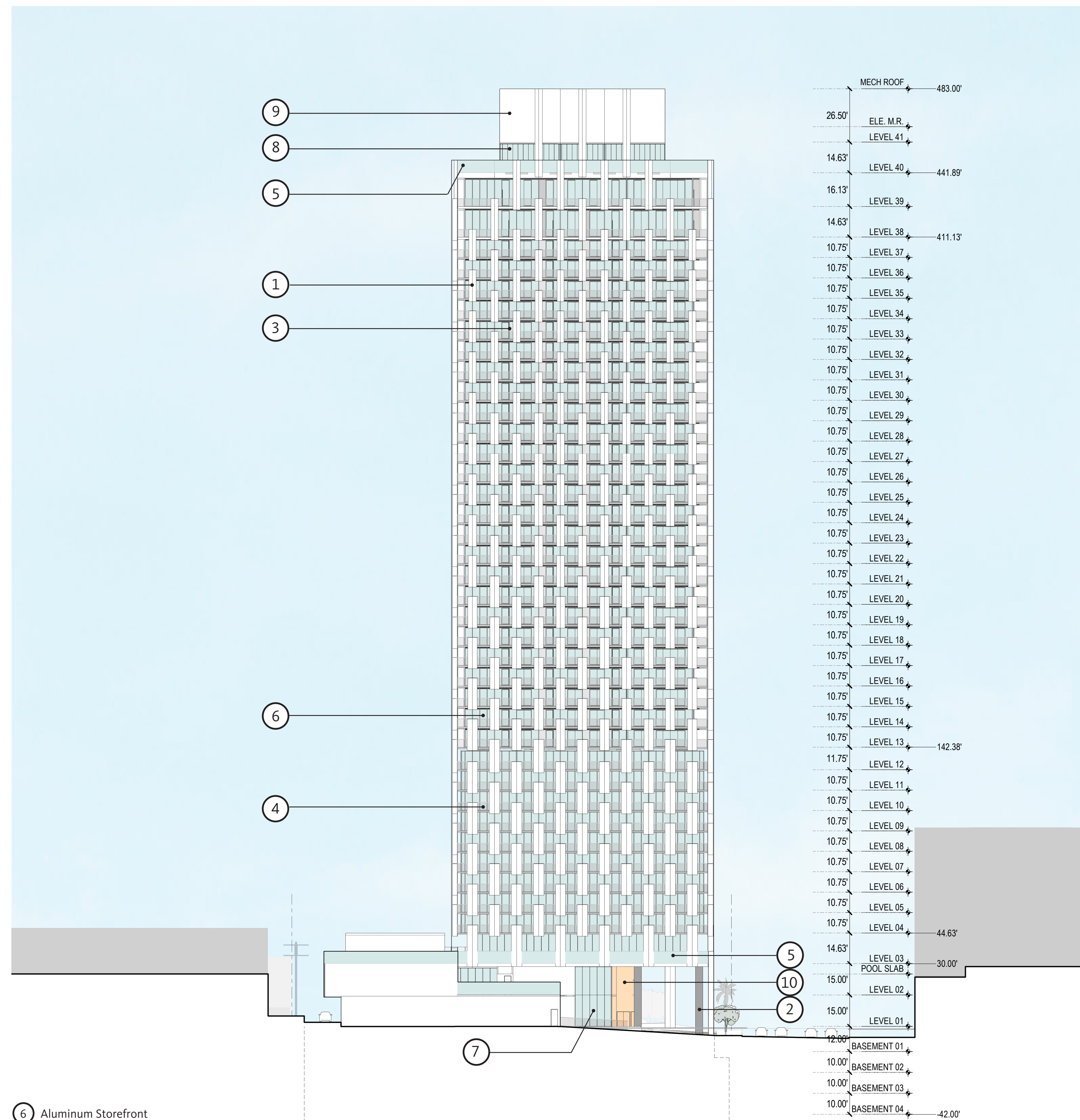
Project Number
05.2655.000

Description
BUILDING ELEVATION - NORTH

Scale
1" = 30'-0"

A3.04

KEY PLAN



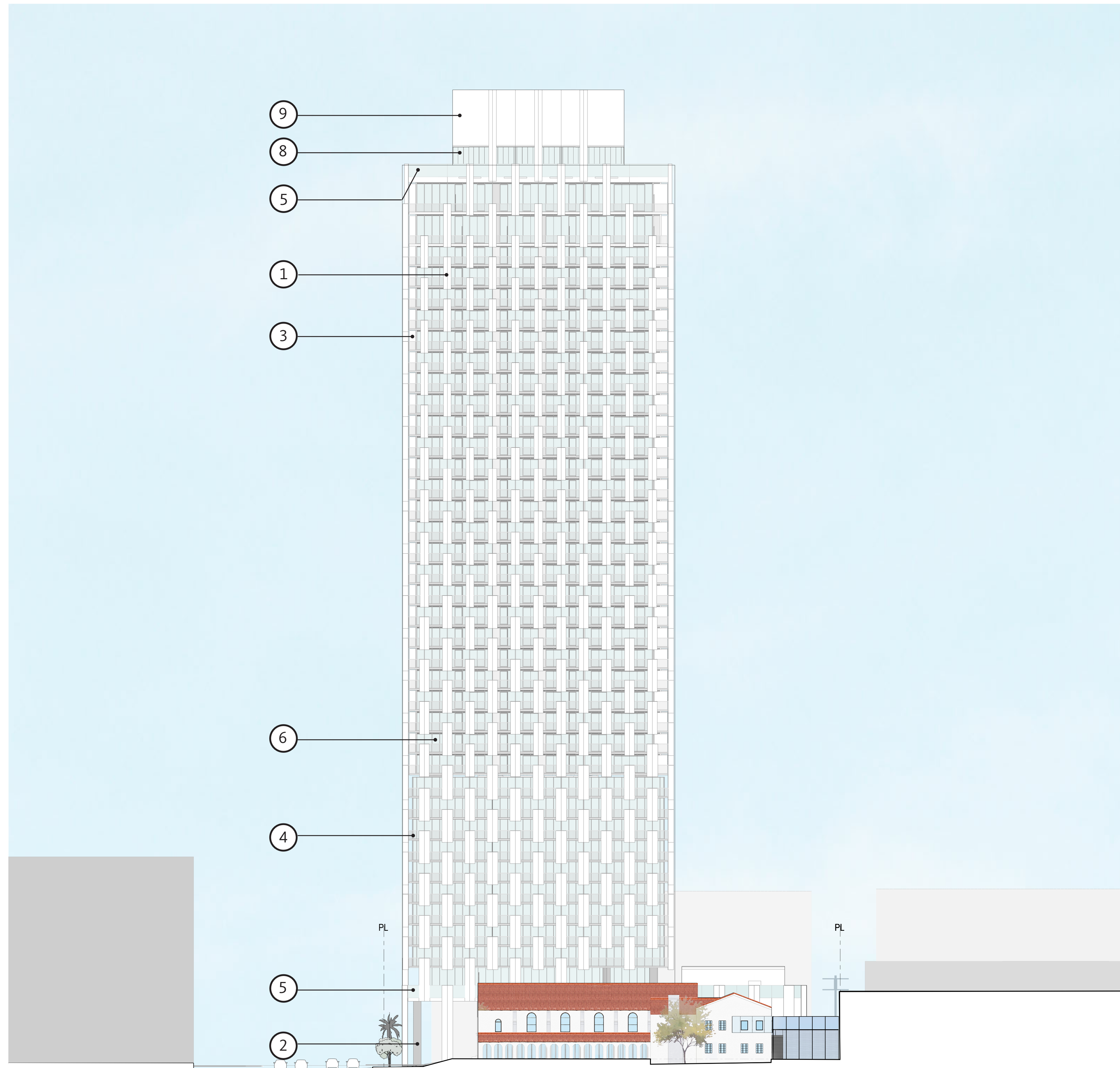
MATERIALS LEGEND

- ① Expanded Metal Panels
- ② Exposed Concrete
- ③ Frosted Glass
- ④ Metal Guardrails
- ⑤ Glass Guardrails
- ⑥ Aluminum Storefront
- ⑦ Aluminum Glazing System
- ⑧ Folding Door System
- ⑨ Preforated Screen
- ⑩ Colored Tile

5/29/2020 1:47:09 PM BIM 360://05-2655.000 - 514-550 Shatto Place Concept/05-2655.000_550 Shatto Place.rvt

1 BUILDING ELEVATION - NORTH
SCALE: 1" = 30'-0"

5/29/2020 1:49:30 PM BIM_360/005.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt



MATERIALS LEGEND

- ① Expanded Metal Panels
- ② Exposed Concrete
- ③ Frosted Glass
- ④ Metal Guardrails
- ⑤ Glass Guardrails
- ⑥ Aluminum Storefront
- ⑦ Aluminum Glazing System
- ⑧ Folding Door System
- ⑨ Preforated Screen
- ⑩ Colored Tile

1 BUILDING ELEVATION - SOUTH 1

SCALE: 1" = 30'-0"

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
BUILDING ELEVATION - SOUTH

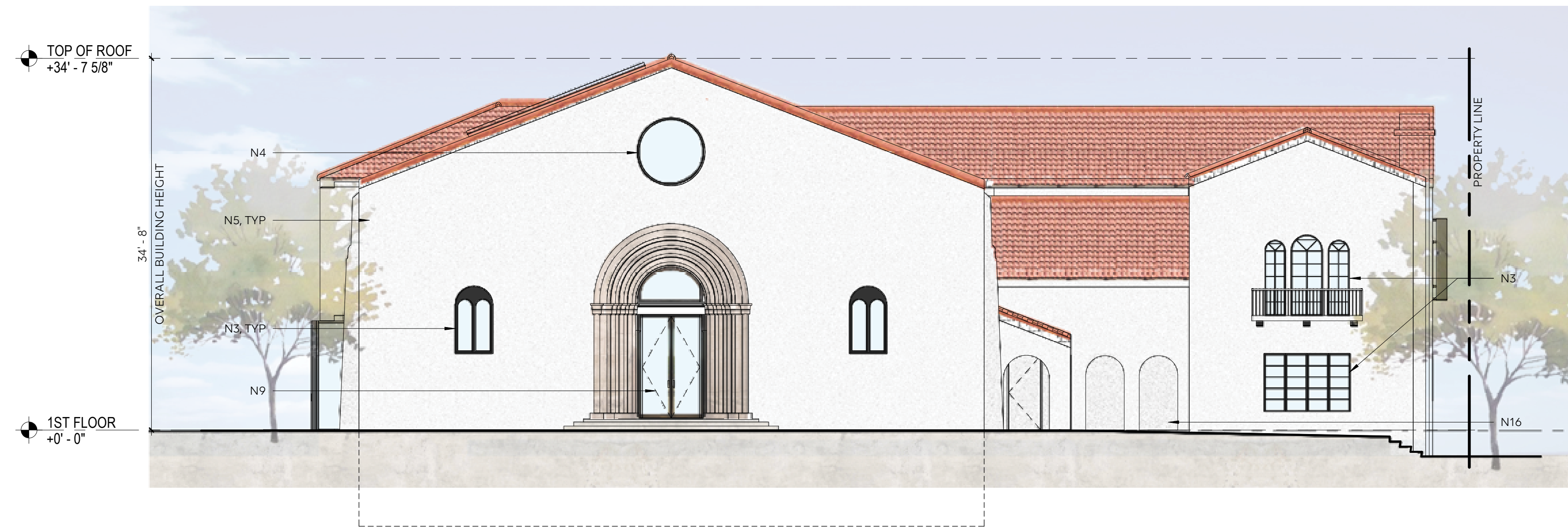
Scale
1" = 30'-0"

KEY PLAN

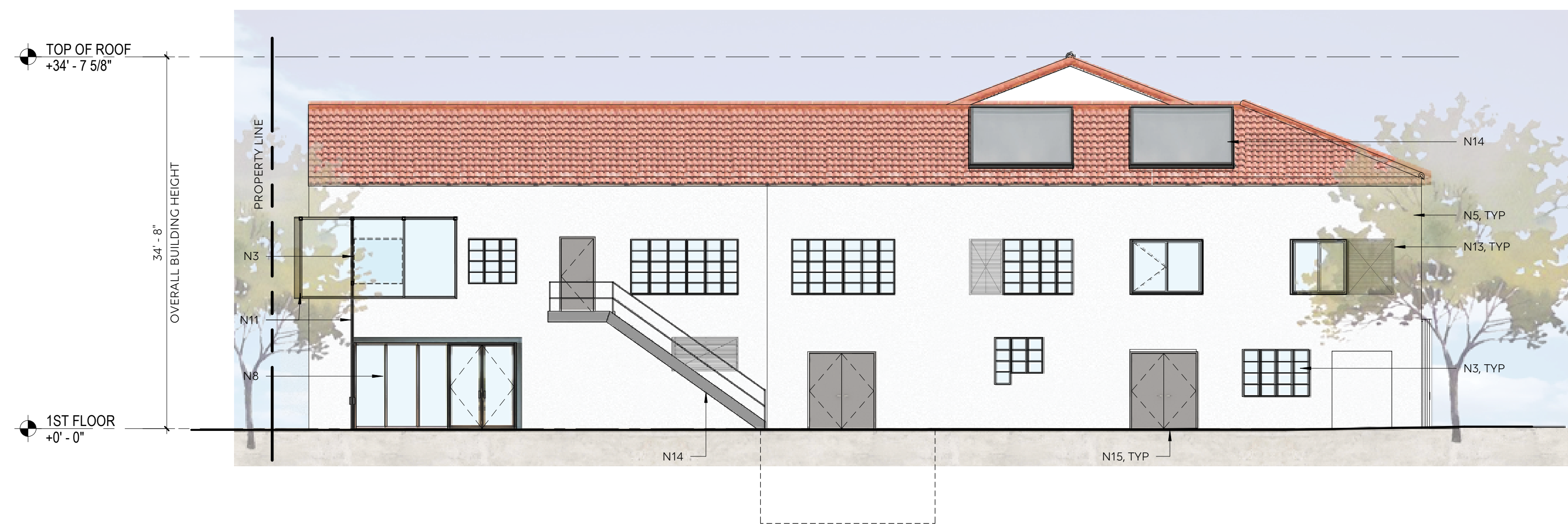
A3.05



PHOTOGRAPHS OF EXISTING BUILDING



EAST ELEVATION



WEST ELEVATION

NOTES

- N1. (N) 12' WIDE OPENING & STOREFRONT
- N2. RETAIN (E) WINDOW OUTER FRAME, REPLACE (E) STAINED GLASS W/ REPATTERNED STAINED GLASS
- N3. (E) WINDOW TO REMAIN
- N4. ROSE WINDOW LOCATION CURRENTLY, SCOPE BOARDED UP. EXISTENCE AND CONDITION TBD
- N5. (E) PLASTER TO BE REPAIRED AS NEEDED, PAINT TO MATCH EXISTING
- N6. (N) WINDOW AT EXISTING LOCATION
- N7. (N) WINDOW OPENINGS BEYOND AT INTERIOR WALL OF ARCADE
- N8. (N) WALL OPENING & STOREFRONT
- N9. (N) GLASS paneled door, ORIGINAL WOOD DOOR TO BE STORED
- N10. (N) SKYLIGHT
- N11. (N) GATE / GLASS FACADE SCREEN SYSTEM, OPERABLE TO MIN 14' CLR FOR LOADING
- N12. (N) GLASS FACADE SCREEN SYSTEM, ORIGINAL WINDOW OPENING BEHIND TO REMAIN
- N13. (N) MECH LOUVER
- N14. (N) EXTERIOR EXIT STAIR
- N15. (N) UTILITY DOORS



PHOTOGRAPHS OF EXISTING BUILDING



NORTH ELEVATION

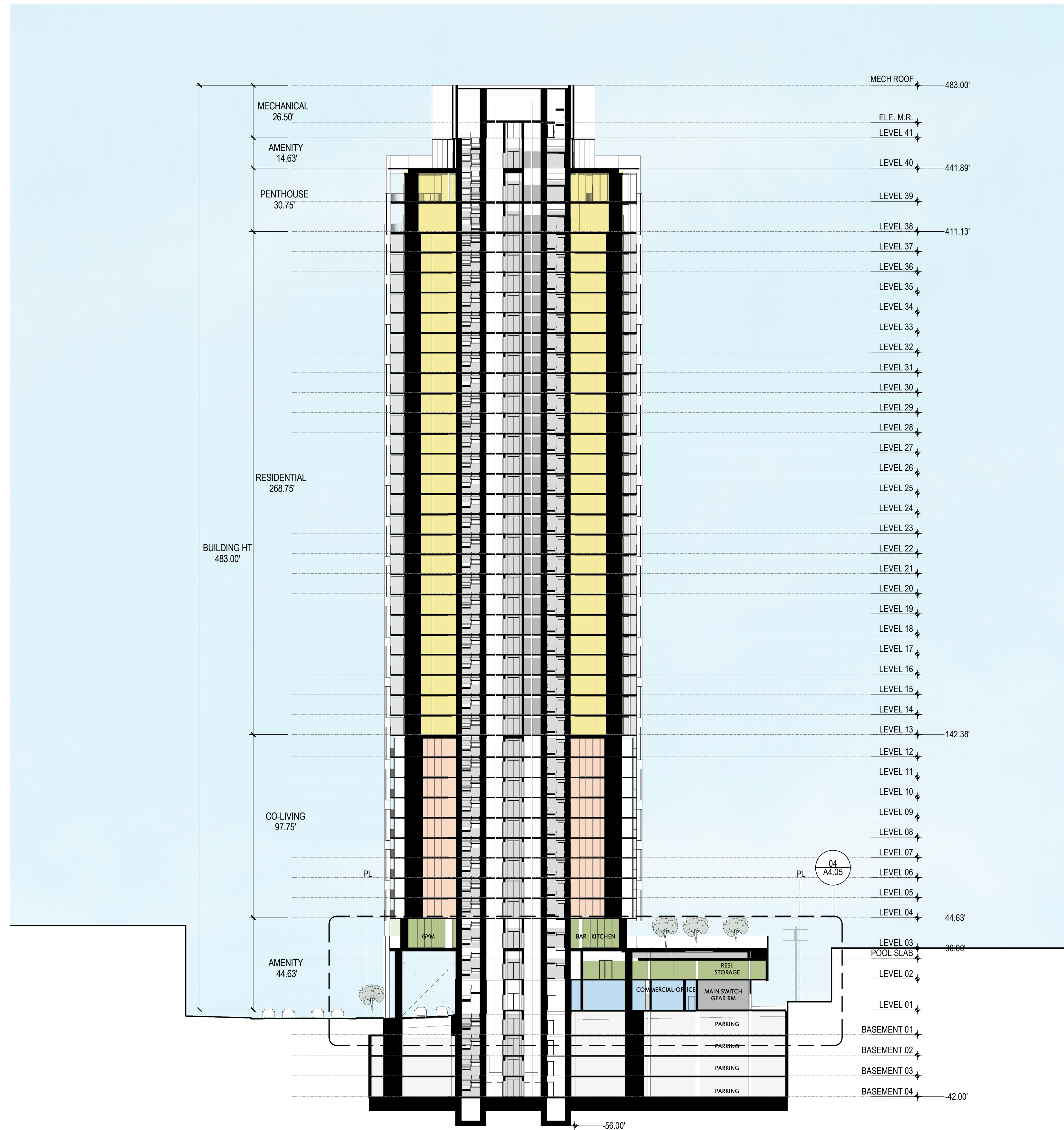


SOUTH ELEVATION

NOTES

- N1. (N) 12' WIDE OPENING & STOREFRONT
- N2. RETAIN (E) WINDOW OUTER FRAME, REPLACE (E) STAINED GLASS W/ REPATTERNED STAINED GLASS
- N3. (E) WINDOW TO REMAIN
- N4. ROSE WINDOW LOCATION CURRENTLY, SCOPE BOARDED UP. EXISTENCE AND CONDITION TBD
- N5. (E) PLASTER TO BE REPAIRED AS NEEDED, PAINT TO MATCH EXISTING
- N6. (N) WINDOW AT EXISTING LOCATION
- N7. (N) WINDOW OPENINGS BEYOND AT INTERIOR WALL OF ARCADE
- N8. (N) WALL OPENING & STOREFRONT
- N9. (N) GLASS paneled door, ORIGINAL WOOD DOOR TO BE STORED
- N10. (N) SKYLIGHT
- N11. (N) GATE / GLASS FACADE SCREEN SYSTEM, OPERABLE TO MIN 14' CLR FOR LOADING
- N12. (N) GLASS FACADE SCREEN SYSTEM, ORIGINAL WINDOW OPENING BEHIND TO REMAIN
- N13. (N) MECH LOUVER
- N14. (N) EXTERIOR EXIT STAIR
- N15. (N) UTILITY DOORS

5/29/2020 2:05:42 PM BIM 360/005.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt



SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
BUILDING SECTIONS

Scale
1" = 30'-0"

A4.01

KEY PLAN

01 BUILDING SECTION - EAST WEST
SCALE: 1" = 30'-0"

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

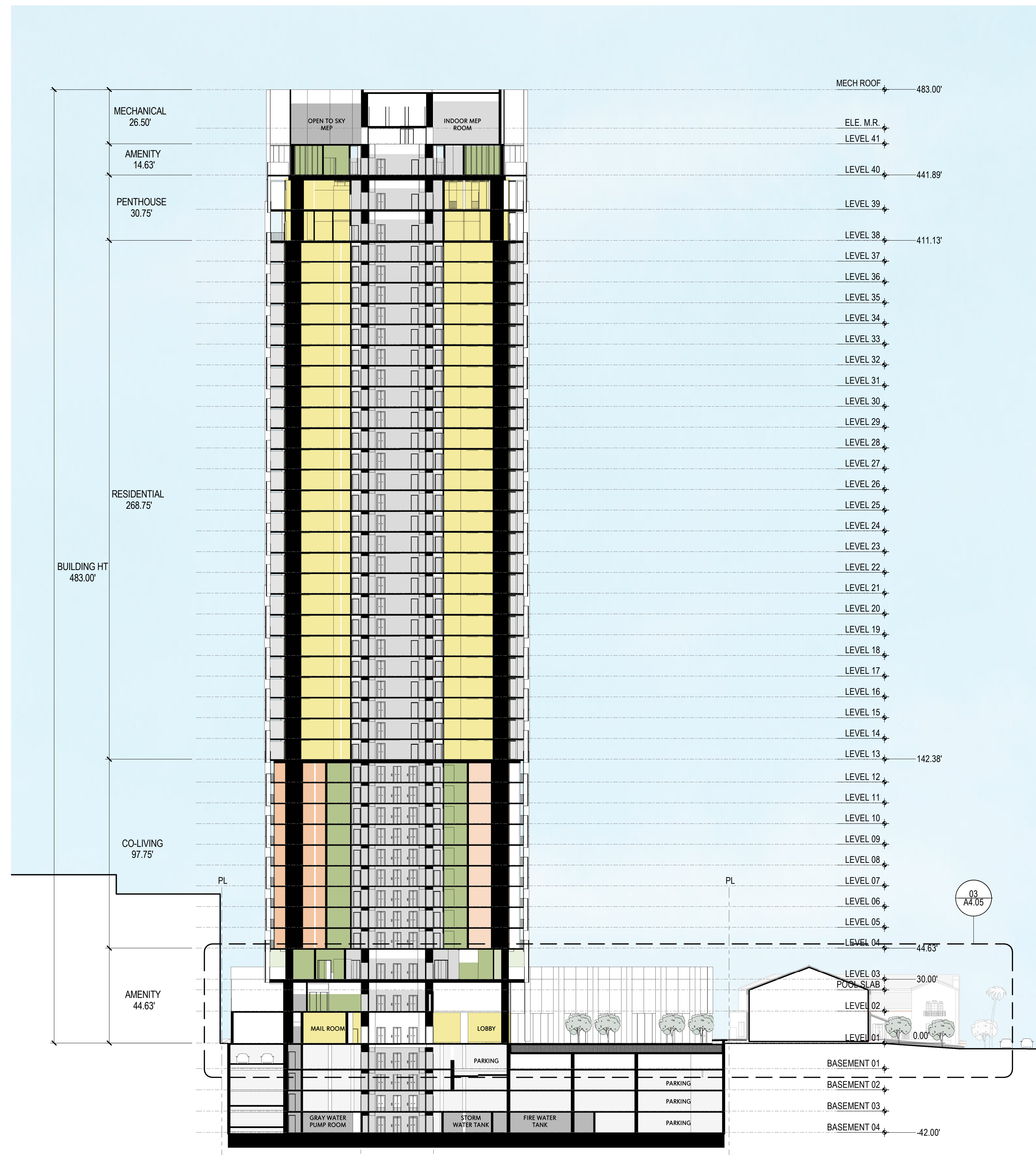
Description
BUILDING SECTIONS

KEY PLAN

Scale
1" = 30'-0"

A4.02

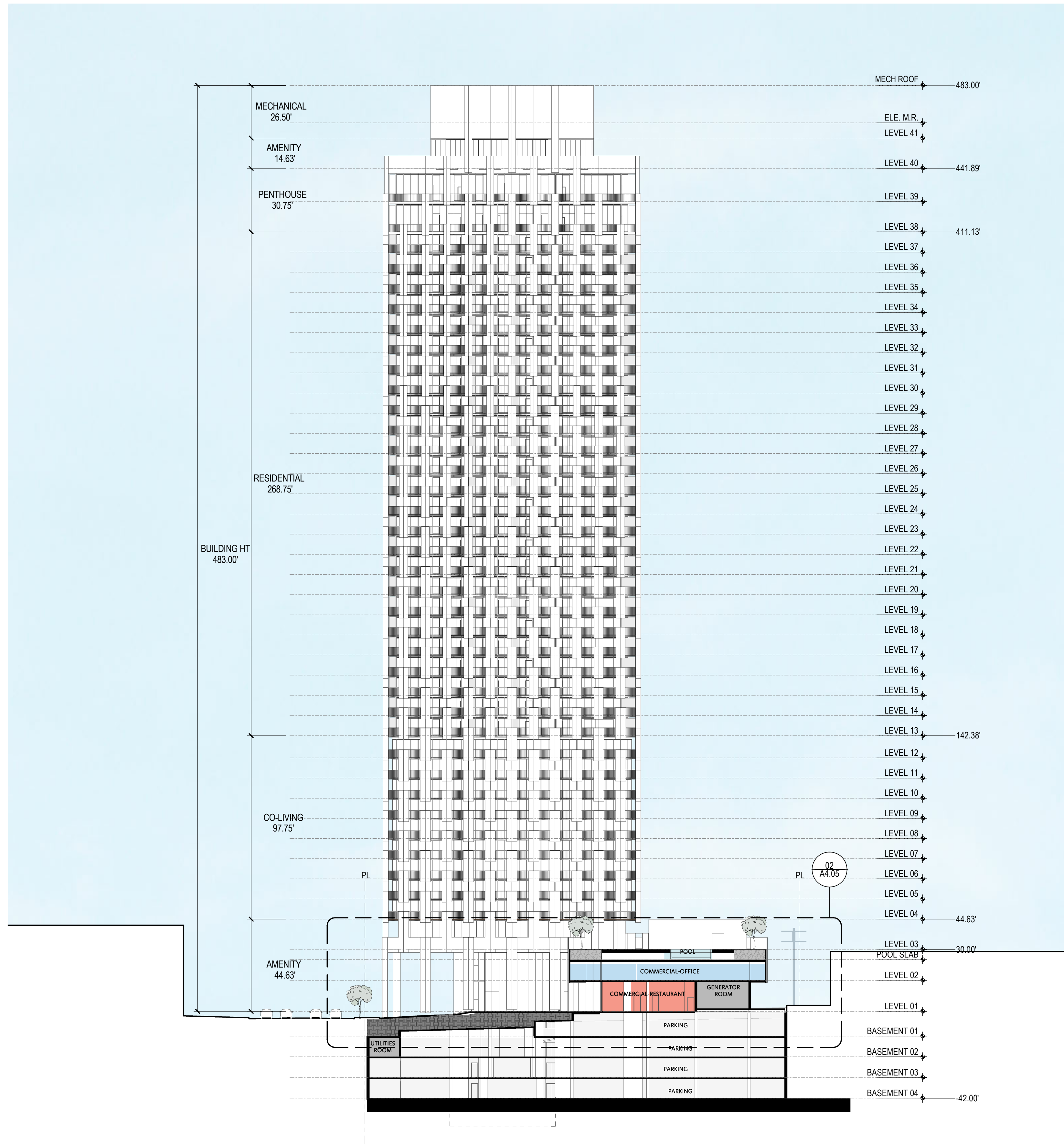
© 2015 Gensler



5/29/2020 2:28:23 PM BIM_060/005.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt

1 BUILDING SECTION - NORTH SOUTH
SCALE: 1" = 30'-0"

5/29/2020 2:35:19 PM BIM_060/005_2655.000 - 514-550 Shatto Place Concept/05_2655.000_550 Shatto Place.rvt



1 BUILDING SECTION - PLAZA

SCALE: 1" = 30'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

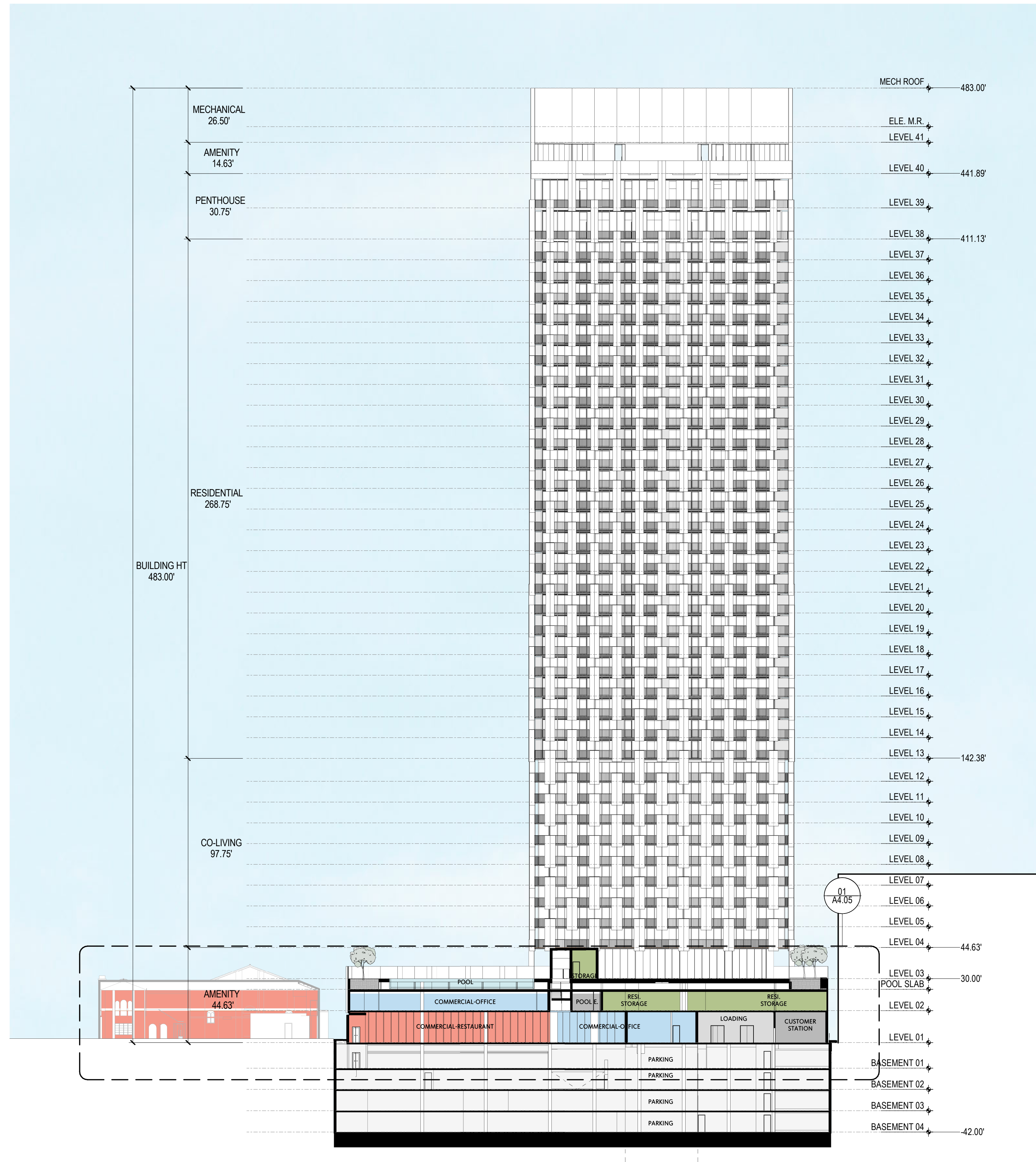
Description
BUILDING SECTIONS

Scale
1" = 30'-0"

A4.03

© 2015 Gensler

5/29/2020 2:35:50 PM BIM 360://015.2655.000 - 514-550 Shatto Place Concept/05.2655.000_550 Shatto Place.rvt



1 BUILDING SECTION - POOL
SCALE: 1" = 30'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

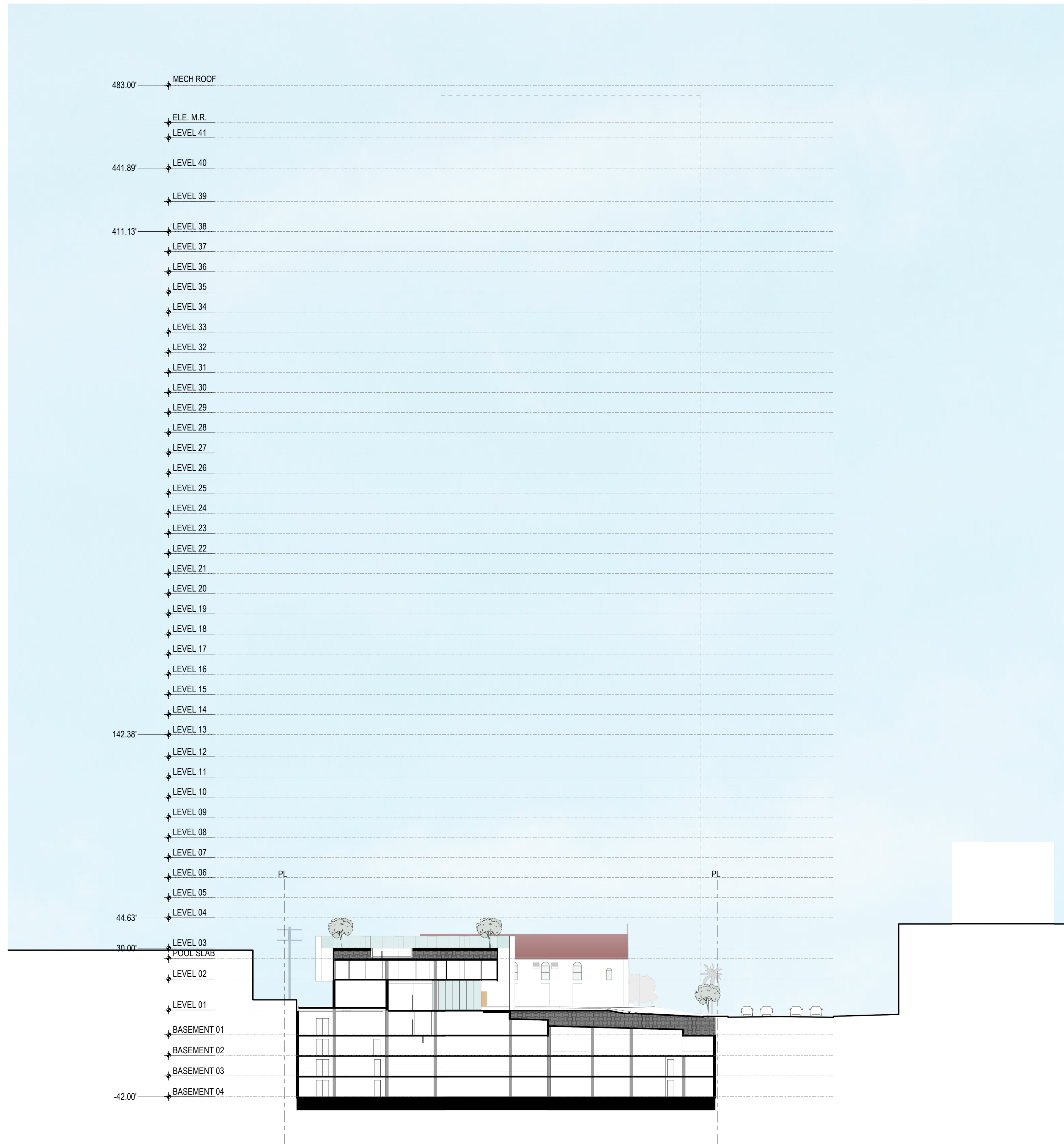
Project Number
05.2655.000

Description
BUILDING SECTIONS

Scale
1" = 30'-0"

A4.04

5/29/2020 2:43:05 PM BIM_050/005_2655.000 - 514-550 Shatto Place Concept/05_2655.000_550 Shatto Place.rvt



1 BUILDING SECTION - PLAZA 1
SCALE: 1" = 30'-0"

SHEET NOTES

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

△ Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

GENERAL NOTES

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
BUILDING SECTIONS

Scale
1" = 30'-0"

A4.05

KEY PLAN



01. EXPANDED METAL PANELS



02. EXPOSED CONCRETE



03. FROSTED GLASS



04. METAL GUARDRAILS



05. GLASS GUARDRAILS



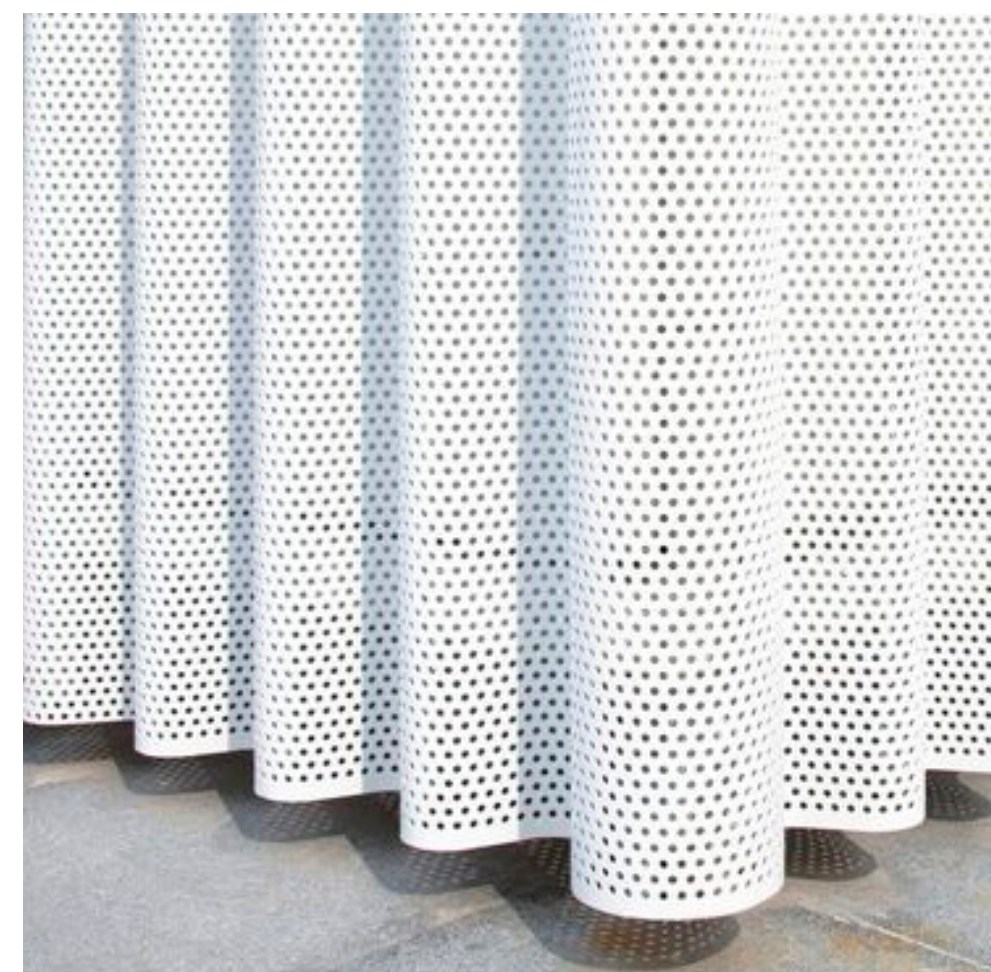
06. ALUMINUM STOREFRONT



07. ALUMINUM GLAZING SYSTEM



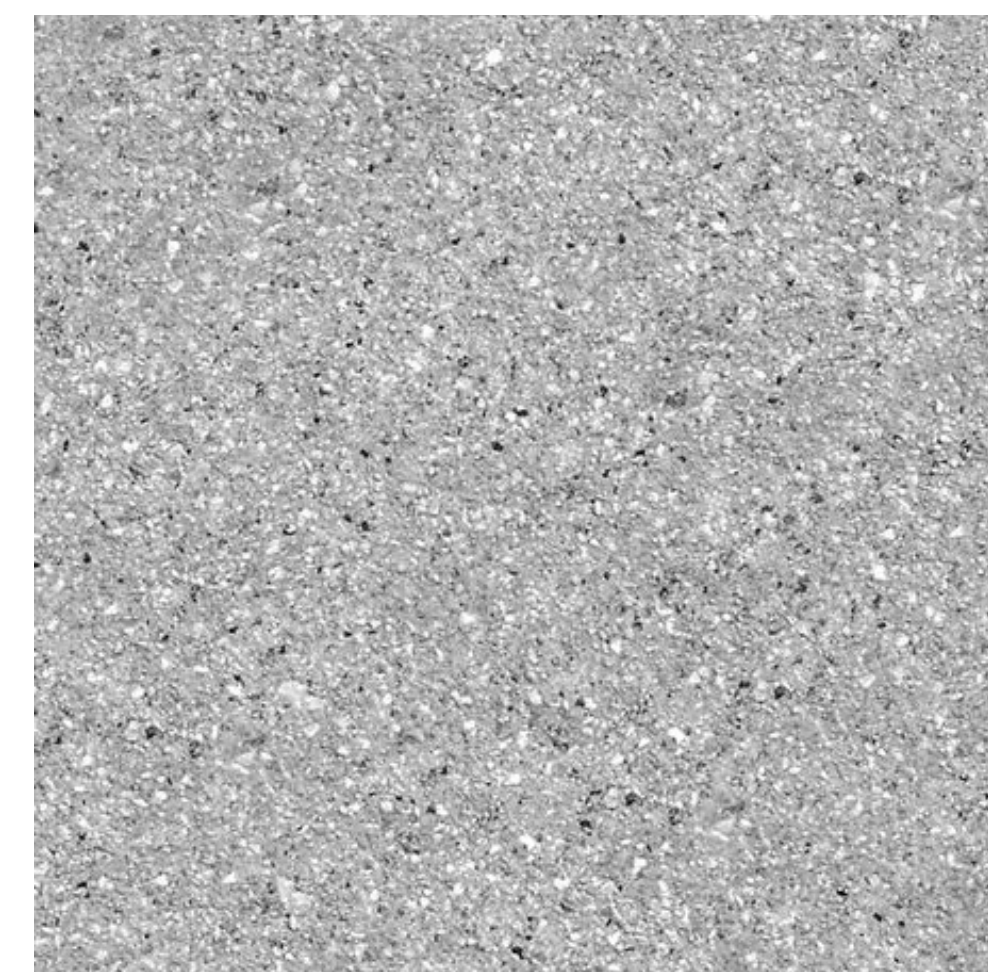
08. FOLDING DOOR SYSTEM



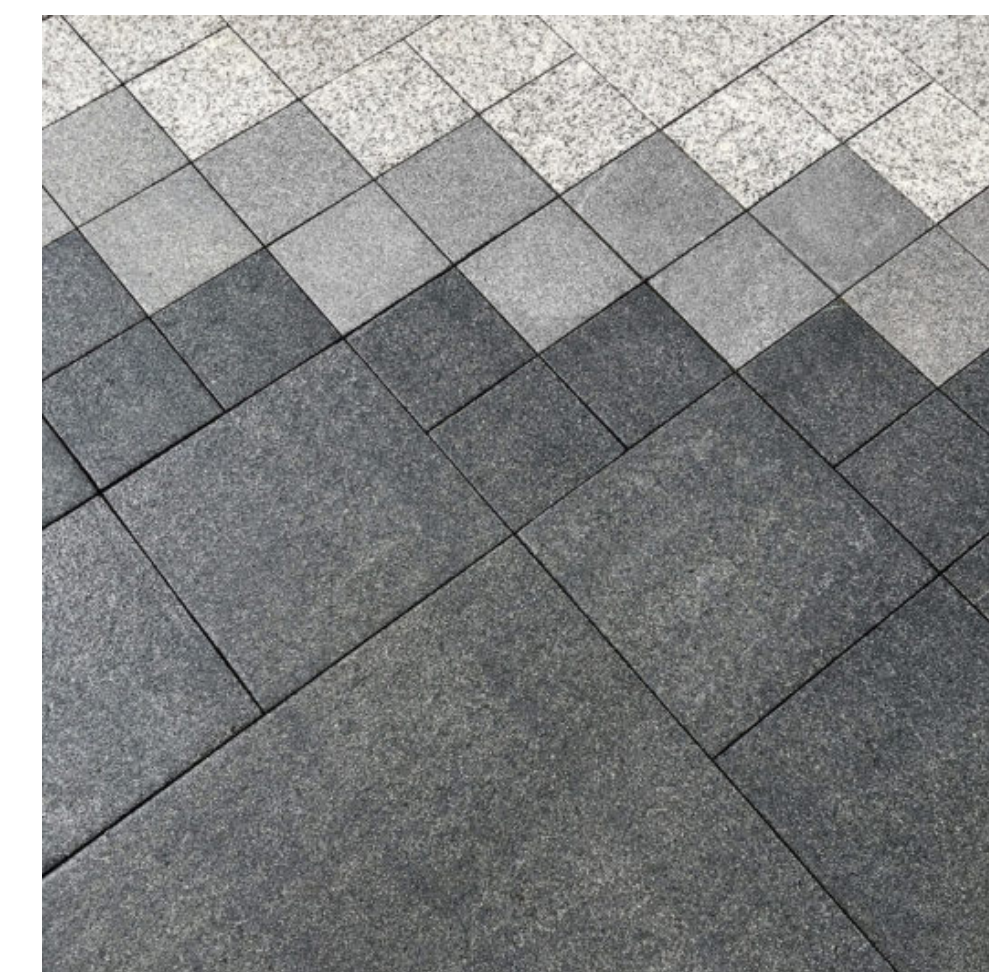
09. PREFORATED SCREEN



10. COLORED TILE



11. DECORATIVE CONCRETE



12. HARDSCAPE PAVERS

TF SHATTO LP

514-550 SHATTO PLACE
LOS ANGELES, CA 90020

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
07/31/20	ENTITLEMENT SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
514-550 SHATTO

Project Number
05.2655.000

Description
EXTERIOR MATERIALS

Scale

A5.00

FORME - TOWNLINE

514 SHATTO PLACE LOS ANGELES, CA
90020

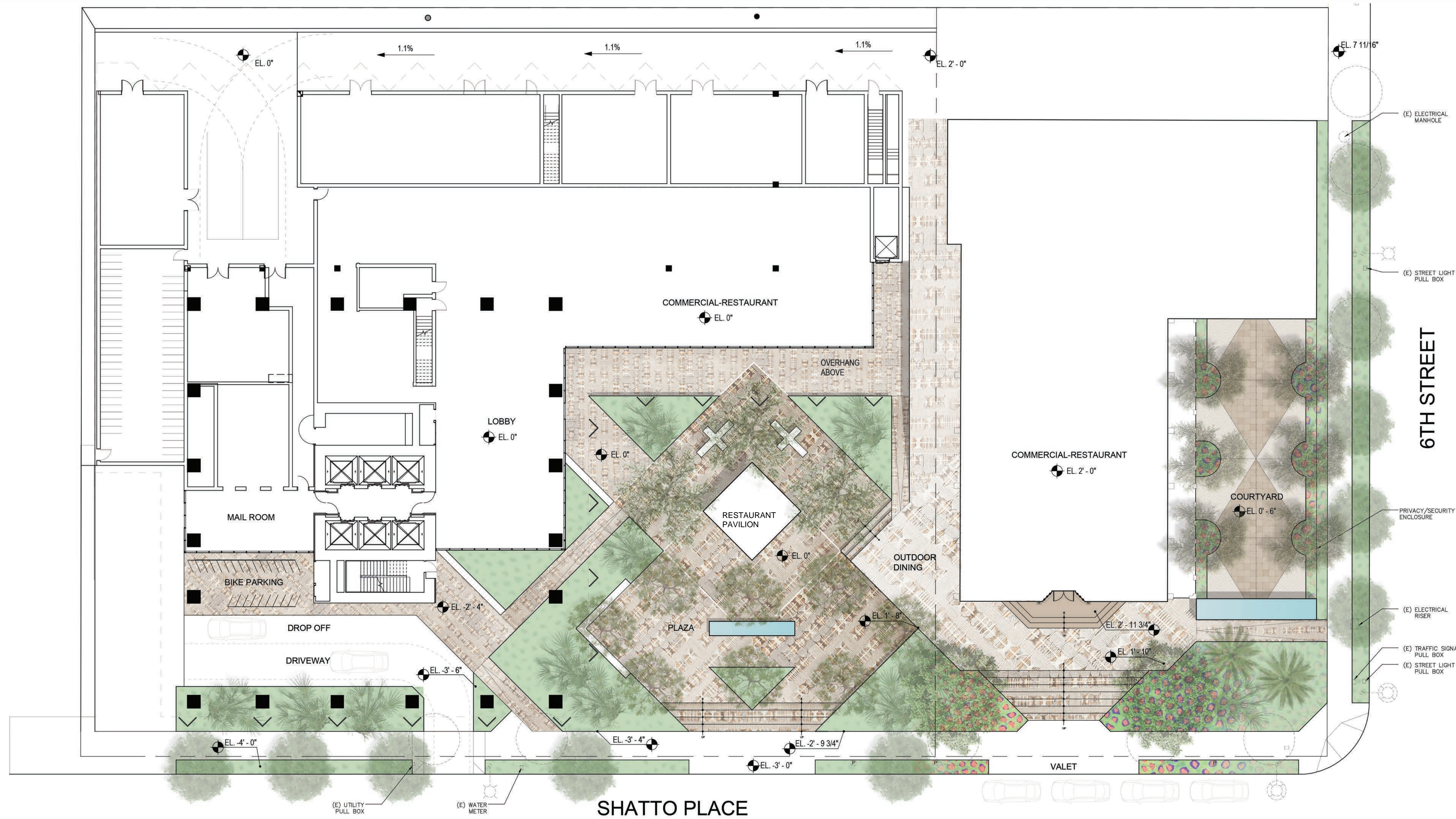
Gensler

500 S. Figueroa Street
Los Angeles, CA 90071
Telephone 213.327.3600
Facsimile 213.327.3601

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM
WWW.ELYSIANLANDSCAPES.COM

Issue	Date & Issue Description	By	Check
	08/28/2020	Entitlement Set	



TREE SCHEDULE (TOTALS COUNTABLE TOWARDS OPEN SPACE)

TREE	BOTANICAL NAME	COMMON NAME	MATURE SIZE	QTY
	TRISTANIA CONFERTA	BRISBANE BOX	30-50' H X 10-30' W	10
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	25-40' H X 15-20' W	8
	FICUS RUBIGINOSA	RUSTY-LEAF FIG	35-50' H X 35-60' W	3
	ARBUTUS 'MARINA'	MARINA MADRONE	40-50' H X 25-40' W	2
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	15-20' H X 15-20' W	6
	PHOENIX DACTYLIFERA 'ZAHIDI'	ZAHIDI DATE PALM	30-50' H X 25-30' W	2
	CHAMAEROPS HUMILIS 'ARGENTEA'	ATLAS MOUNTAIN PALM	8-12' H X 10-15' W	12

LEGEND

- EXISTING STREET TREES TO BE REMOVED (8)
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT/TRAFFIC LIGHT
- EXISTING PARKING SIGN
- PLANTING
- WATER FEATURE

GROUND FLOOR TOTALS (TOTALS COUNTABLE TOWARDS OPEN SPACE)

STREET TREES: 10
TOTAL TREE COUNT: 43

TREE PALETTE



Seal/Signature

Project Name
TP Shatto LP

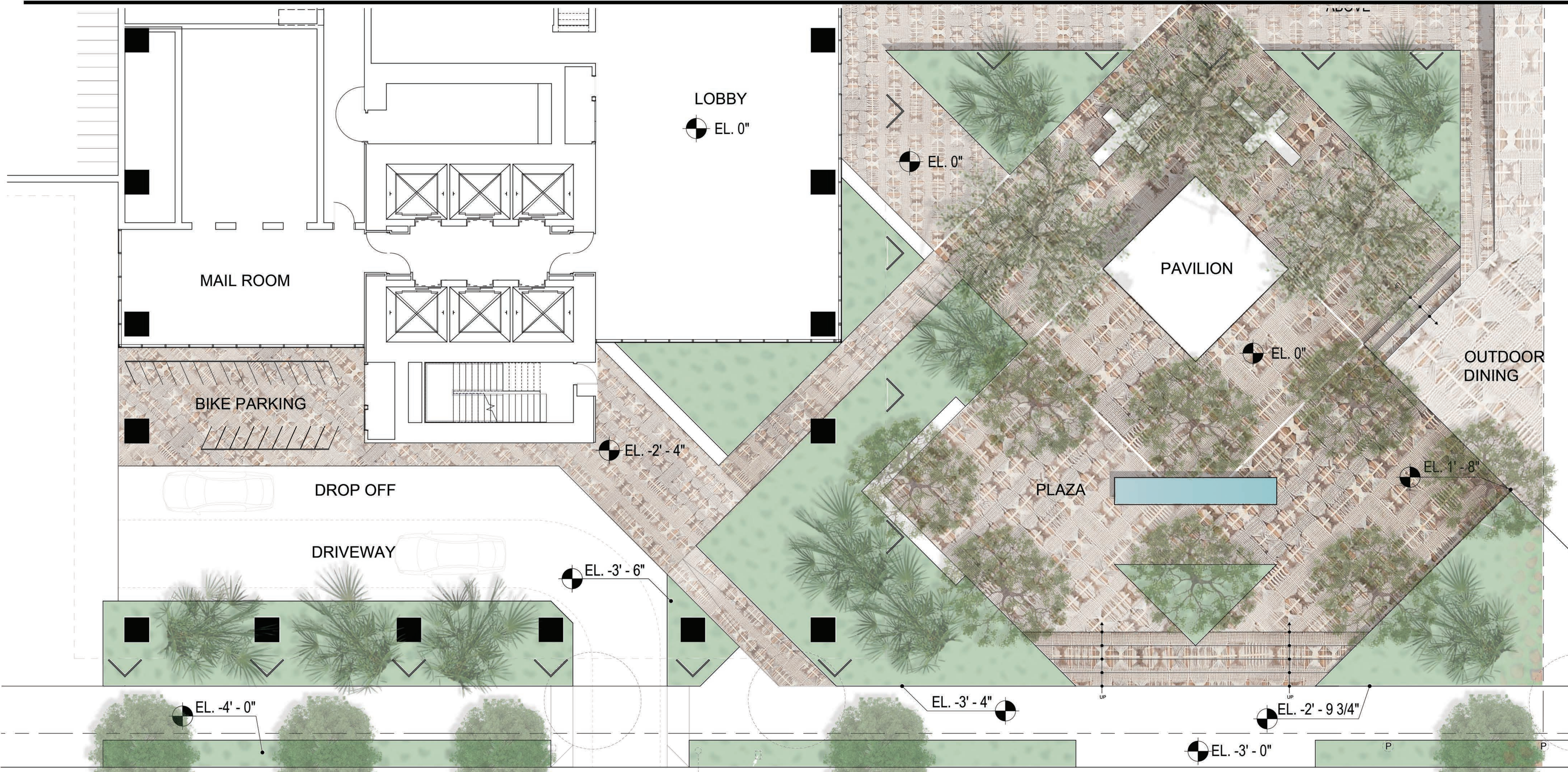
Project Number
05 2655.000
CAD File Name

Description
LANDSCAPE PLAN: GROUND FLOOR

Scale
1/16" = 1'-0"

L1.00

©2018 Gensler



TREE SCHEDULE

TREE	BOTANICAL NAME	COMMON NAME	MATURE SIZE	QTY
	MELALEUCA QUINQUENEREVIA	CAJEPUT TREE	25-40' H X 15-20' W	8
	FICUS RUBIGINOSA	RUSTY-LEAF FIG	35-50' H X 35-60' W	3
	CHAMAEROPS HUMILIS 'ARGENTEA'	ATLAS MOUNTAIN PALM	8-12' H X 10-15' W	10
	TRISTANIA CONFERTA	BRISBANE BOX	30-50' H X 10-30' W	10

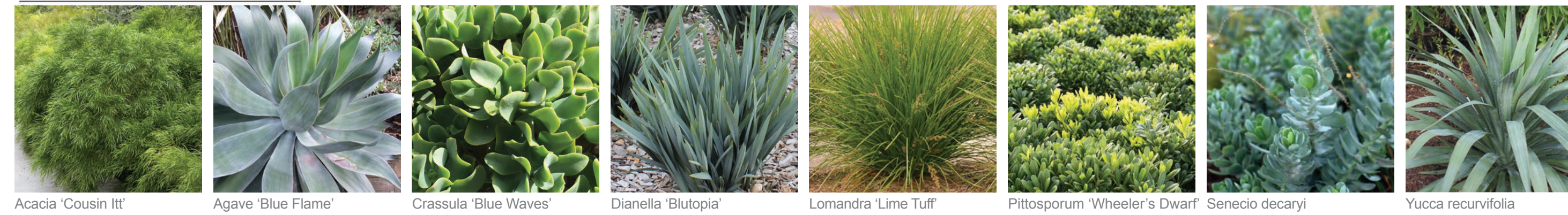
LEGEND

- PLANTING
- WATER FEATURE

TREE PALETTE



PLANT PALETTE



**FORME -
TOWNLINE**

514 SHATTO PLACE LOS ANGELES, CA
90020

Gensler

500 S. Figueroa Street
Los Angeles, CA 90071
Telephone 213.327.3600
Facsimile 213.327.3601

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM
WWW.ELYSIANLANDSCAPES.COM

Issue	Date & Issue Description	By	Check
	08/28/2020	Entitlement Set	

Seal/Signature

Project Name
TP Shatto LP

Project Number
05 2655 000
CAD File Name

Description
LANDSCAPE PLAN: PLAZA ENLARGEMENT

Scale
1/8" = 1'-0"

L1.10

©2018 Gensler

FORME - TOWNLINE

514 SHATTO PLACE LOS ANGELES, CA
90020

Gensler

500 S. Figueroa Street
Los Angeles, CA 90071
Telephone 213.327.3600
Facsimile 213.327.3601

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM
WWW.ELYSIANLANDSCAPES.COM

Issue	Date & Issue Description	By	Check
	08/28/2020	Entitlement Set	

Seal/Signature

Project Name
TP Shatto LP

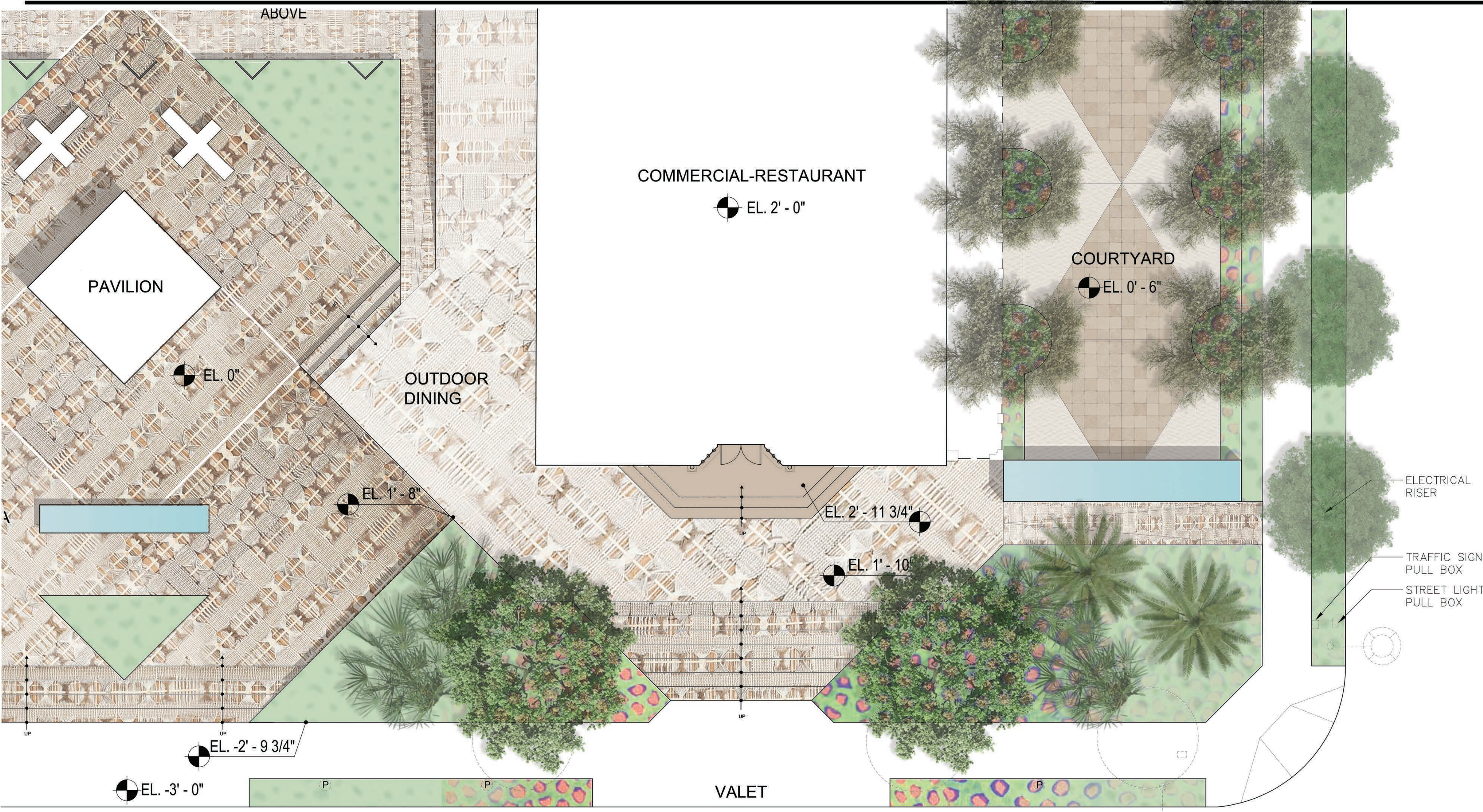
Project Number
052655.000
CAD File Name

Description
LANDSCAPE PLAN: CHURCH ENLARGEMENT

Scale
1/8" = 1'-0"

L1.20

©2018 Gensler



TREE SCHEDULE

TREE	BOTANICAL NAME	COMMON NAME	MATURE SIZE	QTY
	ARBUTUS 'MARINA'	MARINA MADRONE	40-50' H X 25-40' W	2
	OLEA EUROPA 'SWAN HILL'	SWAN HILL OLIVE TREE	15-20' H X 15-20' W	6
	PHOENIX DACTYLIFERA 'ZAHIDI'	ZAHIDI DATE PALM	30-50'H X 25-30' W	2
	CHAMAEROPS HUMILIS 'ARGENTEA'	ATLAS MOUNTAIN PALM	8-12' H X 10-15' W	4
	TRISTANIA CONFERTA	BRISBANE BOX	30-50' H X 10-30' W	10

TREE PALETTE

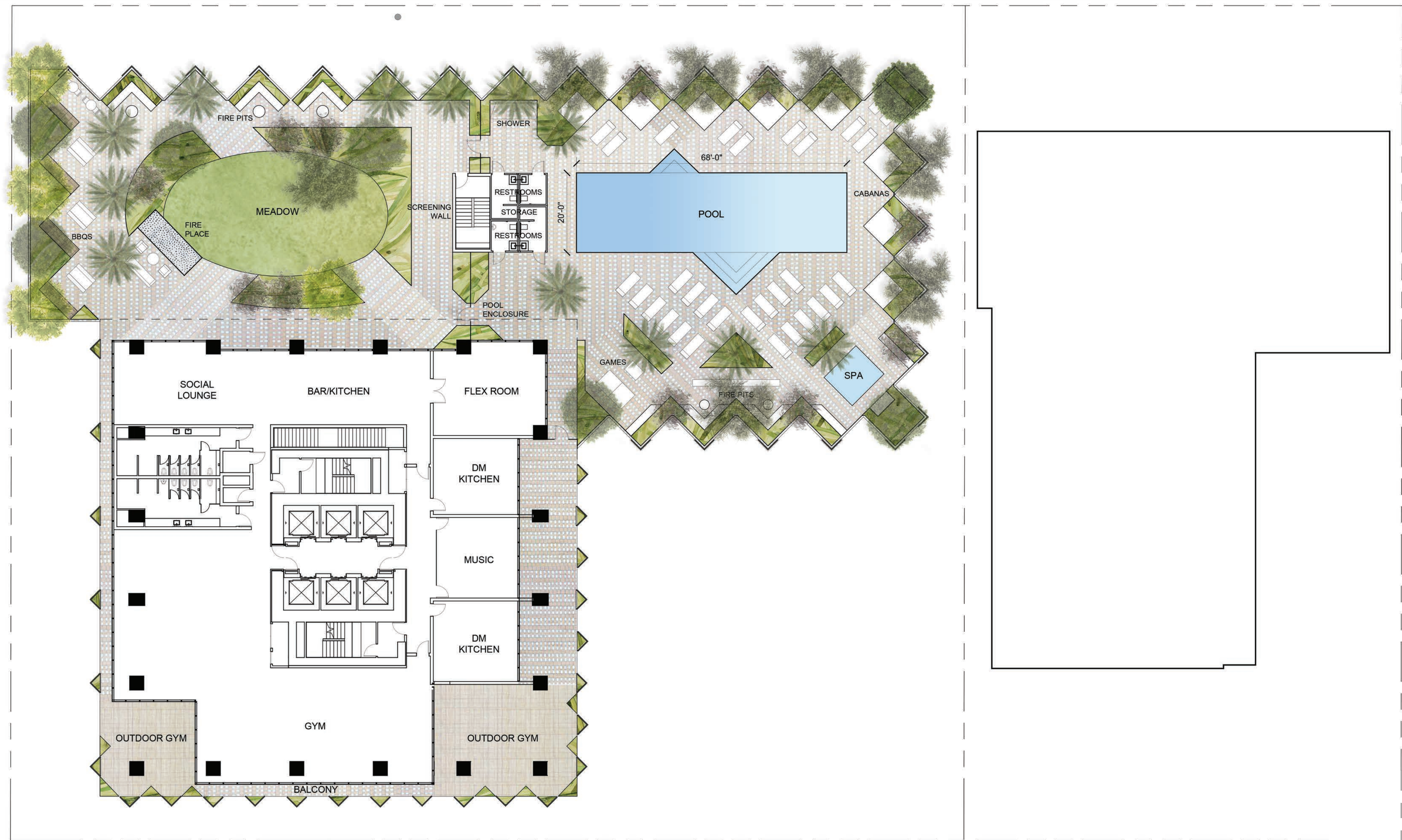


PLANT PALETTE



LEGEND

- PLANTING
- WATER FEATURE



FORME —
TOWNLIN
514 SHATTO PLACE LOS
ANGELES, CA 90020

Gensler

500 S. Figueroa Street
Los Angeles, CA 90071
Telephone 213.327.3600
Facsimile 213.327.3601

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM
WWW.ELYSIANLANDSCAPES.COM

Issue	Date & Issue Description	By	Check
	08/28/2020	Entitlement Set	

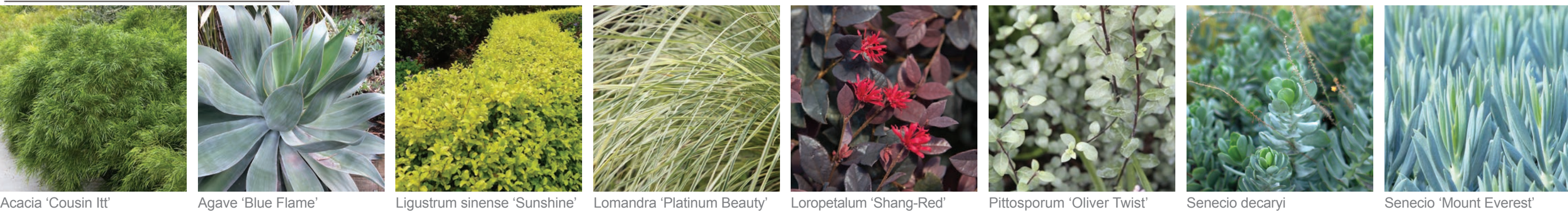
TREE SCHEDULE

TREE	BOTANICAL NAME	COMMON NAME	MATURE SIZE	QTY
	AGONIS 'BURGUNDY'	BURGUNDY PEPPERMINT WILLOW	15-25' H X 10-15' W	11
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15-20' H X 20-25' W	4
	LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	15-30' H X 15-30' W	7
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	15-20' H X 15-20' W	7
	PHOENIX DACTYLIFERA 'ZAHIDI'	ZAHIDI DATE PALM	30-50'H X 25-30' W	12

TREE PALETTE



PLANT PALETTE



LEVEL 3 TOTALS

TOTAL TREE COUNT: 41

LEGEND

- PLANTING
- POOL/SPA

Seal/Signature

Project Name
TP Shatto LP

Project Number
052655.000
CAD File Name

Description
LANDSCAPE PLAN: LEVEL 3 POOL

Scale
1/16" = 1'-0"

L2.00

©2018 Gensler

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM
WWW.ELYSIANLANDSCAPES.COM

Issue	Date & Issue Description	By	Check
	08/28/2020	Entitlement Set	

Seal/Signature

Project Name
TP Shatto LP

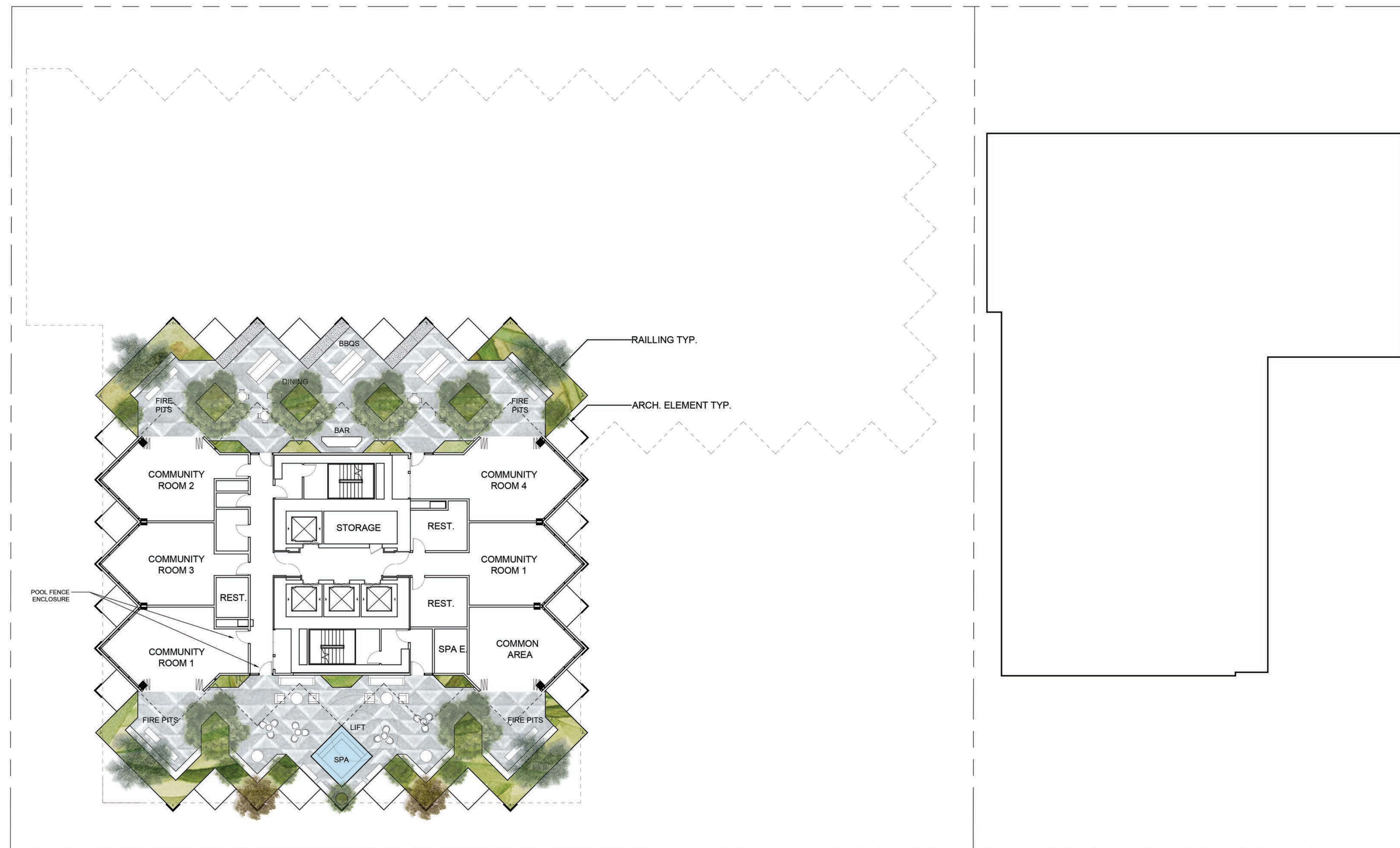
Project Number
052655.000
CAD File Name

Description
LANDSCAPE PLAN: LEVEL 40 - ROOF

Scale
1/16" = 1'-0"
0 10 20 30
NORTH

L3.00

©2018 Gensler



TREE SCHEDULE

TREE	BOTANICAL NAME	COMMON NAME	MATURE SIZE	QTY
	PODOCARPUS GRACILIOR	AFRICAN FERN PINE	40-50' H X 25-35' W	6
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15-20' H X 10-20' W	2
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	15-20' H X 15-20' W	4
	FORTUNELLA MARGARITA 'NAGAMI'	NAGAMI KUMQUAT	8' H X 6' W	7

TREE PALETTE



PLANT PALETTE



LEVEL 40 TOTALS

TOTAL TREE COUNT: 19

LEGEND

PLANTING
 SPA

**DEPARTMENT OF
CITY PLANNING**

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING
ADMINISTRATORS**

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

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

<http://planning.lacity.org>

Filing Notification and Distribution

<p>ADDRESS: 550 South Shatto Place</p> <p>COMMUNITY PLAN: Wilshire</p> <div style="background-color: red; color: white; text-align: center; padding: 10px; font-weight: bold; font-size: 1.2em;"> EXPEDITED PROCESSING SECTION </div>	<p>DATE OF FILING AND MAP STAMP DATE: 10/16/2020</p> <p>VTT- MAP NO: VTT-83213 CPC-2020-6192-GPAJ-VZCJ-HD-CU-MCUP- SPR-HCA VTT-82171-CN ZA-2018-3985-MCUP-TOC-WDI-SPR ENV-2018-3986-SCEA</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 11/23/2020</p> <p>Hillside: ()Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 13 () Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> () Valley () West Los Angeles () Harbor () Metro E/S <p>Department of Public Works</p> <ul style="list-style-type: none"> (X) Bureau of Engineering (X) Bureau of Sanitation <p>Department of Building and Safety</p> <ul style="list-style-type: none"> (X) Grading Engineer (X) Zoning Engineer <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire") 	<p>() Community Plan Revision</p> <p>(X) Department of Recreation and Parks</p> <p>(X) Bureau of Street Services- Urban Forestry</p> <p>(X) Bureau of Street Lighting (No. P.S.)</p> <p>() Animal Regulation (Hillside)</p> <p>(X) Housing Department</p> <p>(X) Board of Education (No P.S.)</p> <p>(X) Los Angeles County Health Department (No P.S.)</p> <p>() City of Beverly Hills (See Counter Map) (No P.S.)</p> <p>() Valley DOT – Taghi Gharagozli</p> <p>(X) Imaging Services</p> <p>(X) GIS - c/o Fae Tsukamoto</p> <p>(X) Rampart Village Neighborhood Council</p> <p><i>N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</i></p>

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

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

RECOMMENDATION REPORTS

DUE BY: 1/4/2021

Please forward reports to the following e-mail address:

planning.expedited@lacity.org

Vincent P. Bertoni,
Director of Planning

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

for

A large, stylized handwritten signature in black ink, appearing to read "Dezin Gutierrez". The signature is written in a cursive style with a large, looping final flourish.

VTT-83213

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only
(1) Case No. _____
Date of Filing _____

(2) Tract No. 83213 Vesting Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)
550 SHATTO PLACE (N) S, W, E, of W 6TH ST
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 634 Page (CWS) _____ Grid No. A2

(6) Proposed number of lots 5

(7) Tract area: 1.685 net acres within tract border; 1.685 gross acres.
73,407 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) <u>Sq. Ft.</u>	<u>Parking</u>	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	_____	_____		_____
Industrial-(IND)	_____	_____		_____
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		_____
Industrial Condo Conversion-(INDCC)	_____	_____		_____
Commercial Condominiums-(CMC)	_____	_____		_____
Industrial Condominiums-(INDC)	_____	_____		_____
Reversion to Acreage - (RV)	_____	_____		_____
Other (specify) _____ (O)	_____	_____		_____

(10) Number/type of units to be demolished

(11) Community Plan area WILSHIRE Council District # 13

(12) Community planning designation COMMUNITY COMMERCIAL to N/A DU's/GA

***Multiple dwelling projects only**

(13) The existing zone is CR-1 and C2-1. The proposed zone is NO CHANGE
approved under City Planning Case No. _____ on _____ by the () City
Planning Commission and/or () City Council (CF No. _____).

- a. Has the tract map been filed to effectuate a zone change?
Yes () No (X).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
Yes () No (X).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes () No (X).
- d. Has the property been considered at a public hearing for a Conditional Use (), Variance (), Other (specify) _____
Under Case Nos. : _____

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes () No (X)
How many? N/A

If yes, how many are 4 inches or more in diameter? N/A
How many absolutely must be removed? N/A

Are there other trees 12 inches or more in diameter? Yes () No (X)

If yes, how many? N/A. How many must be removed? N/A Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?
Yes () No (X)
In a fault rupture study area? Yes () No (X)

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No (X)

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ()
No (X)
Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?
Yes () No (X). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes () No (X) If yes, attach a sketch showing each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) Is the project in a horsekeeping (K) district? Yes () No (x)
 Is the project within a plan-designated horsekeeping area? Yes () No (x)
 Is the project in an RA or more restrictive zone? Yes () No (x)
- (22) If the tract is for condominium or cooperative conversion purposes, list:
- a. Anticipated range of sales prices
 - b. Anticipated sales terms to tenants
 Note: Attach separate sheet, if necessary.
 - c. Number of existing parking spaces _____. A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes (x) No ()
- (24) Has a Land Development Counseling Session taken place? Yes () No ()
 If so, what is LDCC No. _____?
- (25) Describe your proposal briefly here or on an attached sheet:

I certify that the statements on this form are true to the best of my knowledge.

Signed Ed J. Melo

Date 2020-09-09

Date _____

RECORD OWNER(S)
 (From Latest Adopted Tax Roll)

SUBDIVIDER

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

ENGINEER OR LICENSED SURVEYOR
 Name ED MELO, PE
 Name _____
 Address 700 S FLOWER ST. SUITE 1800
 City LOS ANGELES, CA 90017
 Phone (213) 596-4550
 Fax No (213) 596-4599

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

CPC 2000-5192

Env. Case Number

ENV-2018-3986-SCEA

Application Type

GPAS-UZCJ-HD-CU-MCUP-SPR-(HCA)

Case Filed With (Print Name)

Sarahi Ortega

Date Filed

10/16/20

Application includes letter requesting:

- Waived hearing
- Concurrent hearing
- Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms. Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 514, 522, 530, and 550 Shatto Pl., 3119 W 6th St. Unit/Space Number

Legal Description² (Lot, Block, Tract) Lots 10, 11, 12, and 13; Block 3, Tract Shatto Place

Assessor Parcel Number 5077-004-025; -033 Total Lot Area 73407

2. PROJECT DESCRIPTION

Present Use School with existing basketball court, Church, Office Building

Proposed Use Mixed Use high rise project

Project Name (if applicable)

Describe in detail the characteristics, scope and/or operation of the proposed project New construction of a 440,442 sq.ft. Mixed Use high rise project containing 367 dwelling units (42 Affordable units), 470 subteranean parking stalls, and 36,400 sq. ft. of ground floor commercial uses with a maximum height of 483 ft. Project includes interior remodel

Additional information attached YES NO of existing church structure which is proposed for 19,972 sq. ft. of commercial restaurant space. Entitlements requested: GPA to Regional Center Commercial, ZC to C2-2, SPR.

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g. school, park)
- Site has special designation (e.g. National Historic Register, Survey LA)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org) 2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 440442 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing N/A - Demolish(ed)³ N/A + Adding 367 = Total 367
 Number of Affordable Units⁴ Existing N/A - Demolish(ed) N/A + Adding 42 = Total 42
 Number of Market Rate Units Existing N/A - Demolish(ed) N/A + Adding 325 = Total 325
 Mixed Use Projects, Amount of Non-Residential Floor Area: 36400 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? _____ ft.
 If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section See Attached

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section See Attached

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.
⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) ZA-2018-3985-MCUP-TOC-WDI-SPR; VTT-82171-CN

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- | | |
|---|--|
| <input type="checkbox"/> Condition compliance review | <input type="checkbox"/> Clarification of Q (Qualified) classification |
| <input type="checkbox"/> Modification of conditions | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans | <input type="checkbox"/> Amendment to T (Tentative) classification |
| <input type="checkbox"/> Renewal of entitlement | |
| <input type="checkbox"/> Plan Approval subsequent to Master Conditional Use | |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral _____
- c. Citywide Design Guidelines Compliance Review Form _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Preliminary Zoning Assessment Referral Form _____
- l. SB330 Preliminary Application _____
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____
- n. Order to Comply _____
- o. Building Permits and Certificates of Occupancy _____
- p. Hillside Referral Form (BOE) _____
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- r. SB330 Determination Letter from Housing and Community Investment Department _____
- s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Damon Chan

Company/Firm TF Shatto Limited Partnership

Address: 850-11400 W Olympic Blvd. Unit/Space Number _____

City Los Angeles State CA Zip Code: V5X 0C3

Telephone (604) 649-2125 E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Timothy Moran

Company/Firm Irvine & Associates, Inc

Address: 660 S Figueroa Street Unit/Space Number 1780

City Los Angeles State CA Zip: 90017

Telephone (213) 437-3403 E-mail: tim@irvineassoc.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information (select only one) Owner Applicant
 Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

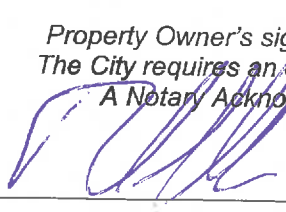
7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____



SIGN HERE

Date _____

Sept 17/20

Print Name _____

TF Shatto Limited Partnership

Richard Nlich

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

~~State of California~~ Consulate General of the)
United States of America) SS
Vancouver, BC, Canada)

County of _____

John Anthony Hoyle
Notarizing Officer of the
United States of America

On September 17, 2020 before me, _____
(Insert Name of Notary Public and Title)

~~personally~~ appeared Richard Ilich who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

John Anthony Hoyle (Seal)
Signature

John Anthony Hoyle
Notarizing Officer of the
United States of America

APPLICANT

8. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

[Handwritten Signature]
Richard Hich



Date: _____

Sept. 17/20

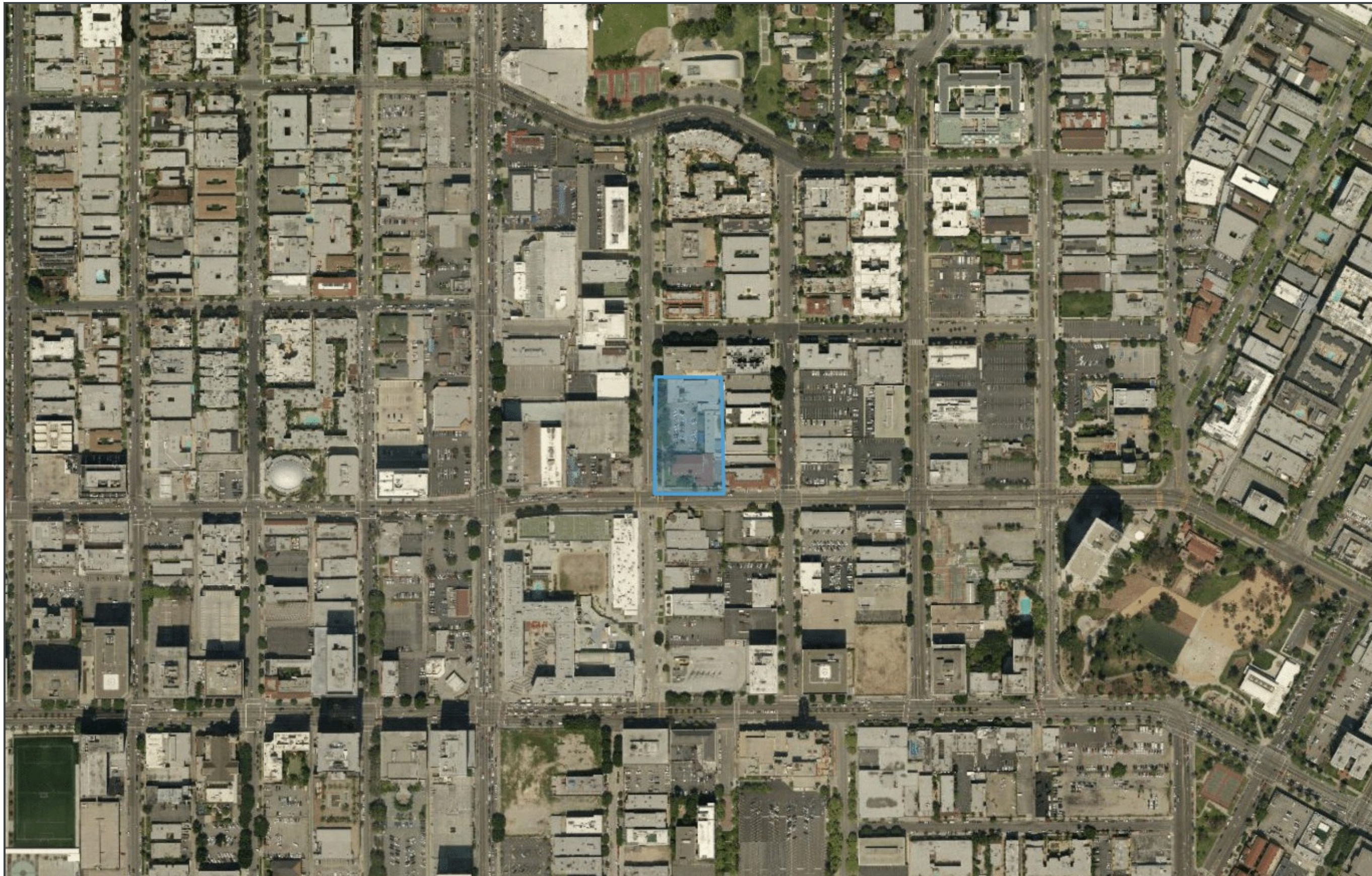
Print Name: _____



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

- City Limits

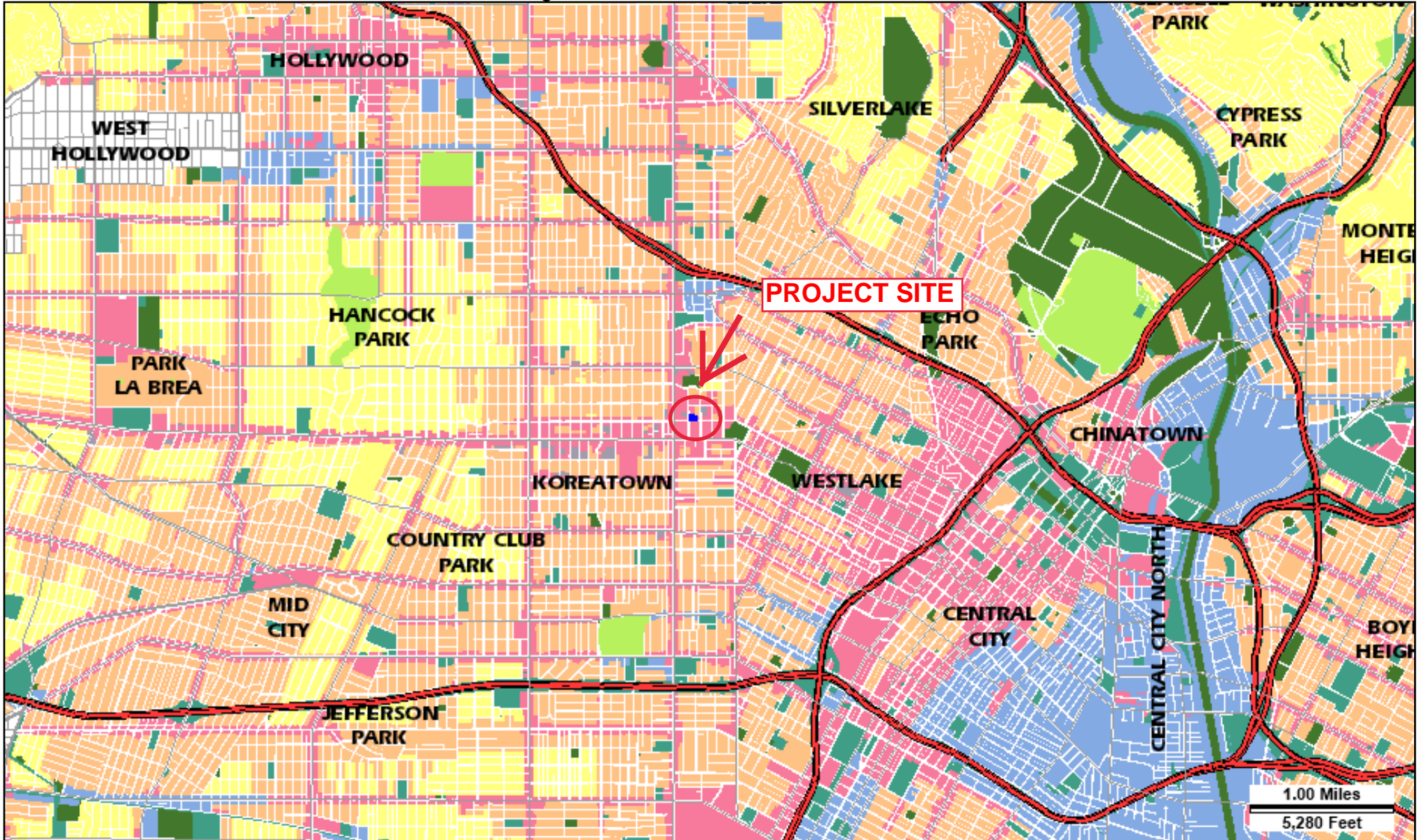
NOTES

0 0 Miles 0 0

SCALE 1: 4,514

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

© City of Los Angeles, Department of Recreation and Parks
Printed: 09/28/2020



Address: 550 S SHATTO PL

APN: 5077004033

PIN #: 135B197 954

Tract: SHATTO PLACE

Block: 3

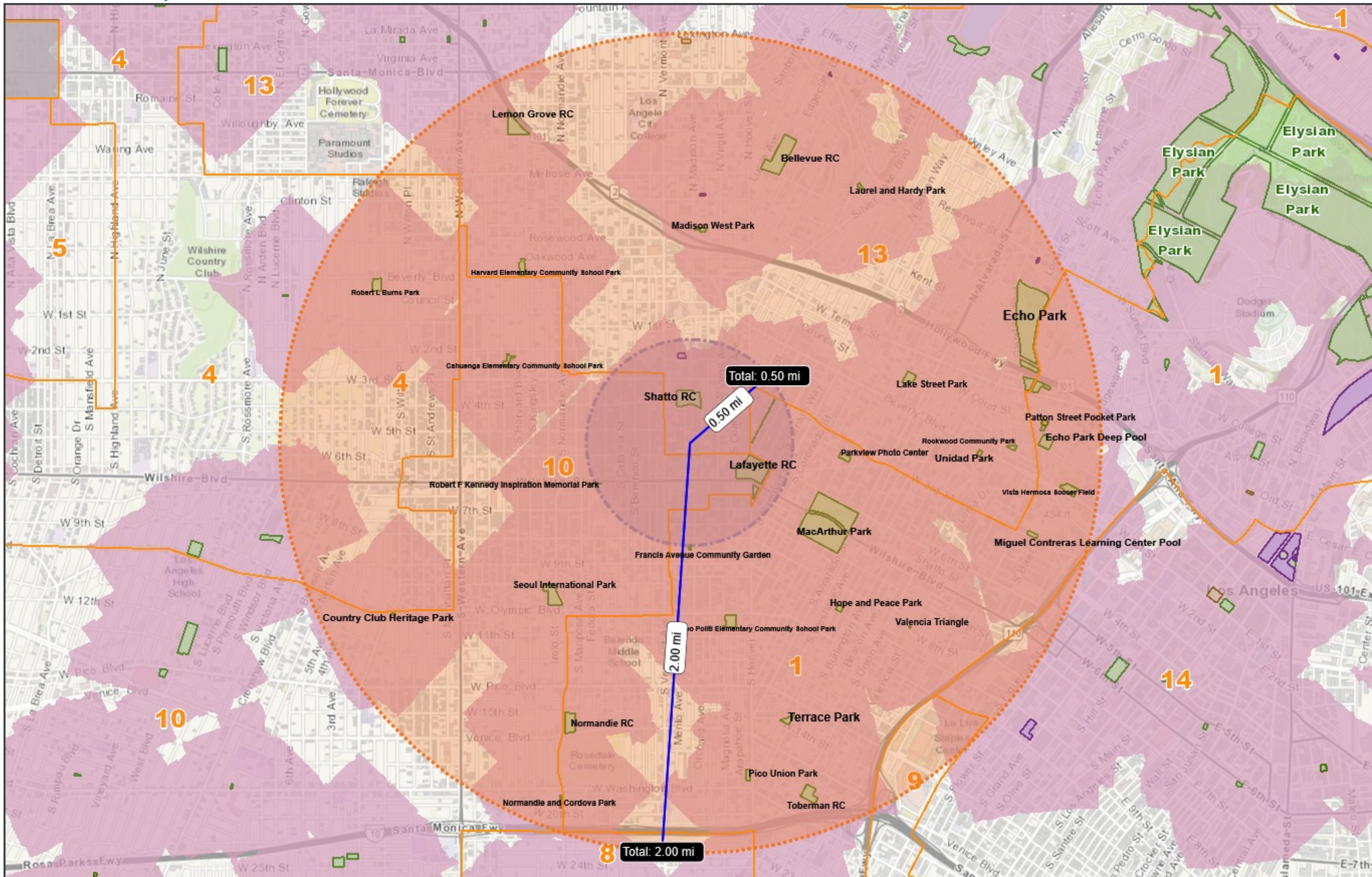
Lot: 10

Arb: None

Zoning: C2-1

General Plan: Community Commercial

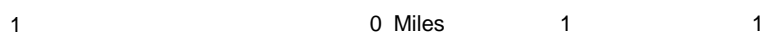




LEGEND

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

NOTES



SCALE 1: 36,112

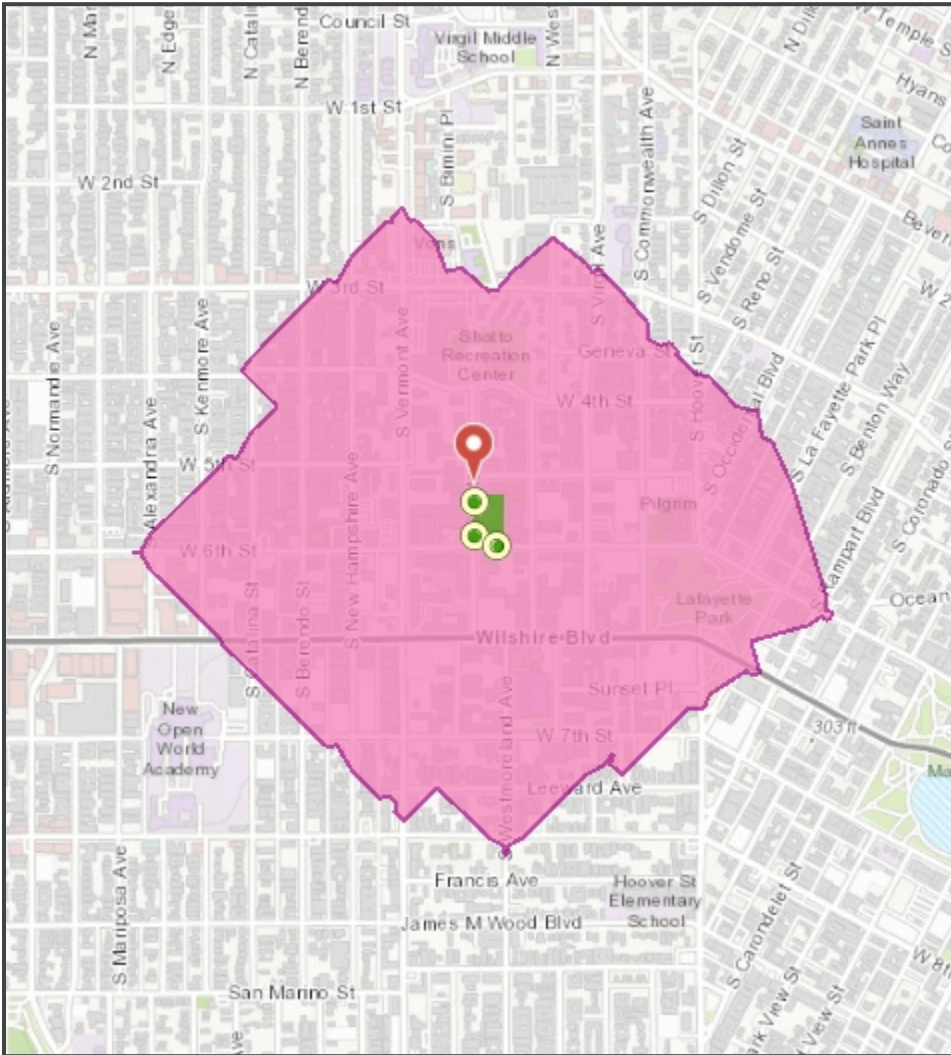
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

City of Los Angeles, Department of Recreation and Parks
Printed: 09/28/2020



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83213

Description:

Demolition of 2 buildings and construction of 367-unit mixed use project (42 affordable units) with 36,400 sq ft of office and restaurant space. Repurpose existing church into additional restaurant uses.

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	18,034	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	7,950	0

Residents Served by Age

Under Age 5:	1,118	0
Age 5 to 9:	805	0
Age 10 to 14:	720	0
Age 15 to 17:	508	0
Age 18 to 64:	13,492	0
Age 65 and Over:	1,391	0

Households Served by Annual Income

Under \$25,000:	2,844	0
\$25,000 to \$34,999:	1,130	0
\$35,000 to \$49,999:	1,369	0
\$50,000 to \$74,999:	1,322	0
\$75,000 and Over:	1,285	0

Source: Census/ACS 2010