

APPROVED

FEB 17 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-035

DATE February 17, 2022

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83460 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	<u> </u>	M. Rudnick	<u> </u>
H. Fujita	<u> </u> fur	*C. Santo Domingo	<u> </u> DF
J. Kim	<u> </u>	N. Williams	<u> </u>



 General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83460 (Project) to pay in-lieu fees to the City in order to fulfill the Project’s requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks’ (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners’ (Board) recommendation.

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 LAMC Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

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

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

PROJECT SUMMARY

The Project is located at 4010 – 4028 Colfax Avenue, and 11611 – 11695 Ventura Boulevard in the Studio City community of the City of Los Angeles (City). The Project site is approximately 2.31 gross acres. The Project, as currently proposed, includes the construction of a new 5-story mixed-use, eldercare facility development consisting of 129 assisted living care/senior independent housing dwelling units, 25 Alzheimer's/dementia care guest rooms and 16 townhomes. The project will have a total of 145 dwelling units, none of which are proposed to be affordable.

The Project also includes approximately 11,831 SF of common open space, including dog runs, roof decks, a pocket park, resident courtyards, and community space.

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

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

EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **October 4th, 2021**. 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 Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **November 17th, 2021**. On December 8th, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by January 17th, 2022. The Advisory Agency Filing Notification is attached (Attachment 2).

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

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

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

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** land dedication for the Project's proposed 145 units would be:

$$1.04 \text{ Acres} = (145 \times 2.88) \times 0.00251$$

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

As currently proposed, the Project has no affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3.

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Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

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

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 as described in this Report, is not a condominium project, stock cooperative or a community apartment project.

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:

\$14,793.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 145 units would be:

\$2,144,985.00 = \$14,793.00 x 145 dwelling units

As currently proposed, the Project has no dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3.

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

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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 consideration, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2021 Park Score Index, approximately 64% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Studio City community of the City and within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Area. Currently, the Project site is comprised of a parking lot.

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

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

- Half-mile walking distance of the Project site (EPADSS): 2,592 persons (6,646 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Area (2015-2019 American Community Survey): 6,310 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 11,831 SF of common open space, including dog runs, roof decks, a pocket park, resident courtyards, and community space.

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

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

Public Park Access

There are zero (0) public parks within a half mile walking distance of the Project site.

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

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately 2,094 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

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There are zero (0) new public parks currently in development within a two mile radius of the Project site.

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

- South Weddington Park – Restroom Replacement (PRJ21597) Project
- Woodbridge Park – Playground Replacement (PRJ21311) Project

There are three (3) park renovation projects currently in various stages of planning and development within a two mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- North Hollywood Park – New Dog Park (PRJ21229) Project
- Tujunga Greenbelt and Pedestrian Bridge – Landscaping and Habitat Restoration (PRJ21380 , PRJ21598) Project
- Studio City Recreation Center – Recreation Center Replacement (PRJ20404) 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 projects within a two-mile radius that require additional funding in order to complete the proposed improvements and the Project is not a condominium, stock cooperative or community apartment project with a total of 19 proposed lots.

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 mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Maintenance and Construction Branch.

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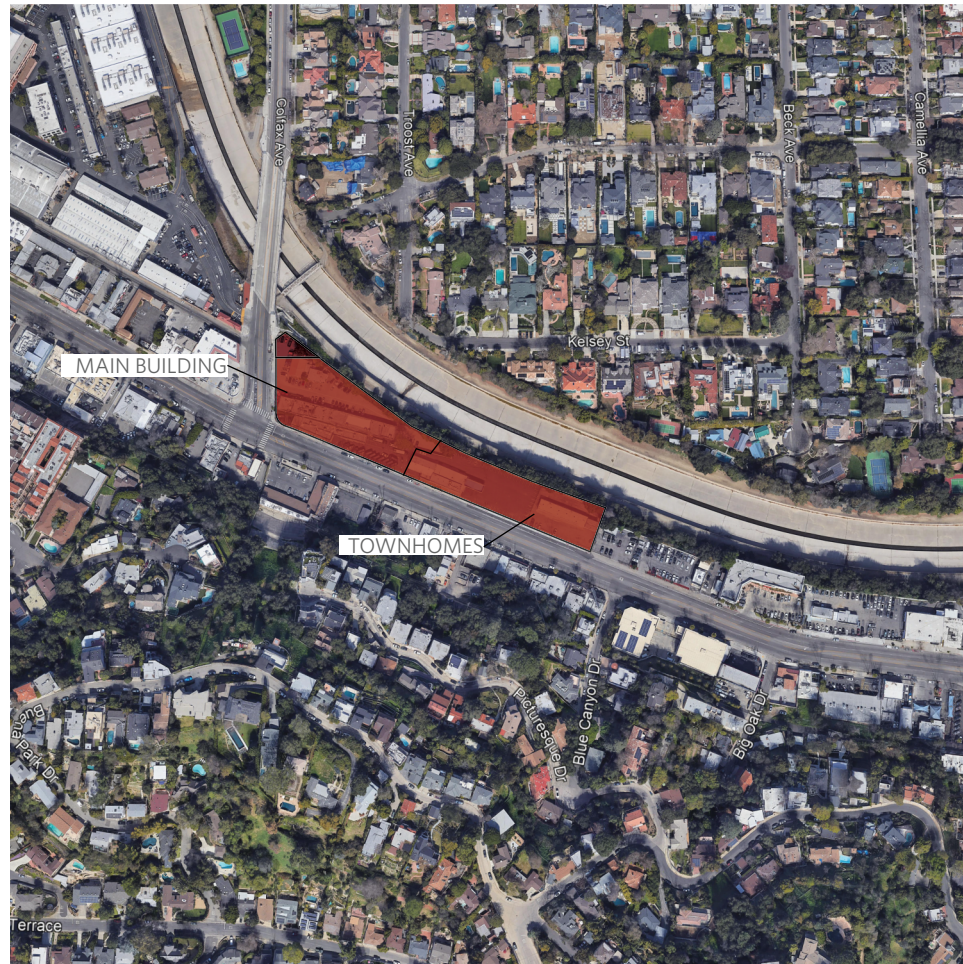
LIST OF ATTACHMENTS

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



COLFAX & VENTURA

CONTEXT MAP



PROJECT NARRATIVE

AN ELDERCARE FACILITY PROJECT INVOLVING THE DEMOLITION OF ALL EXISTING BUILDINGS FOR THE CONSTRUCTION OF: 1) A FIVE (5) STORY ELDERCARE BUILDING WITH ONE (1) LEVEL OF SUBTERRANEAN PARKING, APPROXIMATELY 129 LICENSED ASSISTED LIVING CARE / SENIOR INDEPENDENT HOUSING DWELLING UNITS, APPROXIMATELY 25 ALZHEIMER'S/DEMENTIA CARE HOUSING (MEMORY CARE) GUEST ROOMS, AND ASSOCIATED COMMON AREAS, AMENITIES AND SERVICES, AND 2) A TOTAL OF 16 THREE-STORY PLUS ROOF DECK DETACHED SENIOR INDEPENDENT HOUSING TOWNHOMES (DWELLING UNITS) WITH 2-CAR GARAGES ON INDIVIDUAL SMALL LOTS (PROPOSED AS PART OF A SMALL LOT SUBDIVISION).

UNDER 2019 CALIFORNIA BUILDING CODE, THIS FACILITY WILL BE DEFINED AS AN OCCUPANCY R-2.1, RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE). ALL UNITS ARE INTENDED TO BE AMBULATORY AND FOR USE WITHOUT SPECIAL CARE. SENIOR HOUSING STATE APPROVAL LICENSE, THROUGH CALIFORNIA DEPARTMENT OF SOCIAL SERVICES (CDSS), SHALL BE OBTAINED FOR THE ASSISTED LIVING BUILDING, THOUGH SENIOR INDEPENDENT HOUSING RESIDENTS WHO DO NOT REQUIRE ANY ASSISTIVE CARE MAY RESIDE IN THE LICENSED ASSISTED LIVING CARE HOUSING DWELLING UNITS OF THE MAIN BUILDING. THE TOWNHOMES WILL NOT REQUIRE LICENSING BY CDSS.

PROJECT TEAM

APPLICANT/DEVELOPER:
SRM DEVELOPMENT, LLC
111 N. POST STREET, STE. 200
SPOKANE, WA 99201
509.455.5477

LANDSCAPE ARCHITECT:
LANDSCAPE DEVELOPMENT INC.
468 POLI ST, STE. 2E
VENTURA, CA 93001
661.295.1970

ARCHITECT:
URBAL ARCHITECTURE, PLLC
1938 FAIRVIEW AVE E STE. 100
SEATTLE, WA 98102
206.257.0972

CIVIL ENGINEER:
FUSCOE ENGINEERING, INC
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
949.474.1960

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PLANNING DEVELOPMENT PARAMETERS - OVERALL ELDERCARE FACILITY PROJECT (MAIN BUILDING + TOWNHOMES)

PROJECT ADDRESS & APN (current)	Address	APN
Studio City, CA 91604	4010-4028 Colfax Ave	2368-007-001
	11611-11617 Ventura Blvd	2368-007-030
	11621-11627 Ventura Blvd	2368-007-029
	11641-11665 Ventura Blvd	2368-007-028
	11675-11695 Ventura Blvd	2368-007-028
	NO ADDRESS	2368-007-002

APPLICABLE ZONING CODE	Los Angeles Municipal Code
ZONING (current)	C2-1VL-RIO

EXISTING SITE (EXISTING, PRE-DEDICATION, PRE-VACATION)		
LOT AREA (TO EXISTING PROPERTY LINES)	(SQ. FT.)	104,885
AREA TO BE VACATED/MERGED (ALONG COLFAX AVE & PAPER ALLEY)	(SQ. FT.)	6,378
(VACATED/MERGED SF TO BE ADDED TO SITE)	(ACRES)	0.15
AREA TO BE DEDICATED (ALONG VENTURA)	(SQ. FT.)	10,835
(DEDICATED TO BE DEDUCTED FROM SITE)	(ACRES)	0.25

SITE - ALL LOTS. OVERALL PROJECT (POST DEDICATION, POST MERGER)		
LOT AREA/BUILDABLE AREA (including Pocket Park)	(SQ. FT.)	100,428
	(ACRES)	2.31
LOT COVERAGE ALLOWED (POST DEDICATION)	(PER SP)	60%
LOT COVERAGE PROVIDED		46%
BUILDING FOOTPRINT (Main Building + TH)	(SQ. FT.)	46,084
MAX. BLDG HEIGHT ALLOWED (ABOVE 25', STEPPBACKS OF 10' @ 15' HEIGHT INCREMENTS)		45'
MAX. BLDG HEIGHT PROVIDED		77'
SETBACKS ON VENTURA		
Front (lot wider than 200', up to 15' in height)	18" MIN - 20' MAX	
Side (Along Colfax)	18" MIN - 15' MAX	
Rear (RIO landscape buffer)	10'	
ROW DEDICATION (in feet from CL of Public Right of Way)		
Along Ventura - Required (Dedication from Existing)	55' (-13'-0")	
Along Colfax - Required (Dedication from Existing)	43' (none)	

AREA DEDICATED TO LICENSED SF		
	FLOOR AREA (SF)	PERCENTAGE
LICENSED SF (MAIN BUILDING)	139,758	79%
NON-LICENSED SF (TH)	37,216	21%
TOTAL	176,974	100%

OVERALL SITE DATA BY LOT							
Lot #	Lot Area (SF)	Lot Area (Acre)	Bldg Footprint (SF)	Lot Coverage	Gross (SF)	Floor Area (SF)	FAR
1	61,154	1.404	28,708	47%	181,550	139,758	2.29
2	8,954	0.206	0	0	0	0	0.00
3	1,853	0.043	1,086	59%	3,336	2,326	1.26
4	1,519	0.035	1,086	71%	3,336	2,326	1.53
5	1,718	0.039	1,086	63%	3,336	2,326	1.35
6	1,725	0.040	1,086	63%	3,336	2,326	1.35
7	1,515	0.035	1,086	72%	3,336	2,326	1.54
8	1,717	0.039	1,086	63%	3,336	2,326	1.35
9	1,726	0.040	1,086	63%	3,336	2,326	1.35
10	1,513	0.035	1,086	72%	3,336	2,326	1.54
11	1,510	0.035	1,086	72%	3,336	2,326	1.54
12	1,649	0.038	1,086	66%	3,336	2,326	1.41
13	1,663	0.038	1,086	65%	3,336	2,326	1.40
14	1,515	0.035	1,086	72%	3,336	2,326	1.54
15	1,712	0.039	1,086	63%	3,336	2,326	1.36
16	1,712	0.039	1,086	63%	3,336	2,326	1.36
17	1,495	0.034	1,086	73%	3,336	2,326	1.56
18	1,829	0.042	1,086	59%	3,336	2,326	1.27
19 (Park)	3,949	0.091	Open Space	Open Space	-	-	-
Total	100,428	2.306	46,084	46%	234,926	176,974	1.76

PARKING SUMMARY				
Unit Type	Ratio	#	Total Req'd	
AL Dwelling Unit ***	0.5	129	65	
MC Beds	0.2	28	6	
IL Townhome	1	16	16	
IL Townhome Guest	0.25	16	4	
TOTAL ALLOWED WITH PARKING EXCEPTION			91	

PROVIDED PARKING - RESIDENTIAL					
Level	ACCESSIBLE	COMPACT	STANDARD	EV***	TOTAL CARS
L1 (Visitor)	1		3		4
L1 (Shuttle)					1
P1 - Resident	4	2	58	8	72
TH Private Garage			32		32
TH Guest			9		9
TOTAL PROVIDED					118

REQUIRED BICYCLE PARKING - PER LAMC TABLE 12.21 A.16.(a)(2)			
Type	Ratio	SF	Total Req'd
Long Term (Assisted Living)	1/5,000 SF	139,758	28
Short Term (Assisted Living)	1/10,000 SF	139,758	14
TOTAL			42

PROVIDED BICYCLE PARKING			
	LEVEL P1	Outside	Total Prov'd
	Long term	Short term	
	28	16	44
TOTAL			44

No bike parking required @ TH, PER LAMC 12.21.A.16.(a)(1)(i)(a) & Small Lot Subdivision

OPEN SPACE SUMMARY			
Unit Type	SF per Unit	# Units	Total Req'd
Unit A (studio)	100	24	2,400
Unit B (1-BR)	100	84	8,400
Unit C (2-BR)	125	21	2,625
Unit MC (Mem. Care)	Guest Rooms	0	0
TOTAL			13,425

OPEN SPACE (PROVIDED AT MAIN BUILDING), NONE REQUIRED AT TH		
GROUND COVER AND TREES PROVIDED (see landscape drawings for more)		Total Prov'd
Ground Cover (SF)		3,551
Compliant Trees		58
PROVIDED OPEN SPACE (SF)	Max Allowed	Total Prov'd
Dog Run & River open space		1,695
Roof Deck - common		6,780
Private Balconies (50% OF TOTAL REQ'D MAX)*	6,713	6,713
Int. Common Amenity (25% OF TOTAL REQ'D MAX)**	3,356	3,356
TOTAL		18,544

OPEN SPACE PLANTING REQUIREMENTS - PER LAMC 12.21.G.2			
Ground Cover/Tree/Shrub	% required	Ext. open space	Total Req'd
	25%	8,475	2,119
24" Box Trees (1 per 4 dwelling unit)		# Dwelling Units	Total Req'd
		129	32

*Balconies under 50 SF are not included in this calculation.
 **Does not include MC Common or amenities less than 600 SF.

PLANNING DEVELOPMENT PARAMETERS - INDEPENDENT LIVING (IL) TOWNHOMES (TH)/SMALL LOT SUBDIVISION (SLS)

PROJECT ADDRESS & APN (current)	Address	APN
Studio City, CA 91604	11611-11617 Ventura Blvd	2368-007-030
	11621-11627 Ventura Blvd	2368-007-029
	11641-11665 Ventura Blvd	2368-007-028

APPLICABLE ZONING CODE	Los Angeles Municipal Code
ZONING (current)	C2-1VL-RIO

SITE		
SITE AREA (PRE-DEDICATION, LOTS 2-18)	(SQ. FT.)	40,628
SITE AREA	(ACRES)	0.93
LOT AREA (POST DEDICATION, LOTS 2-18)	(SQ. FT.)	35,325
LOT AREA	(ACRES)	0.81
LOT COVERAGE ALLOWED (POST DEDICATION)	(PER SLS)	75%
LOT COVERAGE ALLOWED (POST DEDICATION)	(PER SP)	60%
LOT COVERAGE PROVIDED (POST DED., ALL TOWNHOMES)		49%
BUILDING FOOTPRINT (ALL TOWNHOMES)	(SQ. FT.)	17,376
SEE BELOW FOR BREAKDOWN OF LOT SIZE PER TOWNHOME		
MAX. BLDG HEIGHT ALLOWED (ABOVE 25', STEPPBACKS OF 10' @ 15' HEIGHT INCREMENTS)		45'
MAX. BLDG HEIGHT PROVIDED		44'-6"
SETBACKS ON VENTURA		
Front (lot wider than 200', up to 15' in height)	18" MIN - 20' MAX	
Side (SLS)	5'	
Rear (RIO landscape buffer)	10'	
ROW DEDICATION (in feet from CL of Public Right of Way)		
Along Ventura - Required (Dedication from Existing)	55' (-13'-0")	
Along Colfax - Required (Dedication from Existing)	43' (none)	

FAR, DENSITY & BUILDING DATA		
CONSTRUCTION TYPE		TYPE V-A
OCCUPANCY (IRC)		Group R
TOTAL GROSS AREA (SF)	(See charts below)	53,376
FLR. AREA ALLOWED* (SF)		35,325
FLR. AREA PROVIDED* (SF, ALL TH)	1.05	37,216
BASE DENSITY ALLOWED (PER R-4)		
Dwelling Unit		88
UNITS PROVIDED		
IL	Townhomes	16
MIN LOT SIZE (SLS)		18' width/600 sf lot
PROVIDED LOT SIZE		VARIES (see below)

*Floor area excludes ext. walls, stairs, shafts, utility rooms, parking, bike parking, ramps, basement storage (per LAMC Definition for Floor Area)

SITE INFORMATION BY LOT						
Lot #	Lot Area (SF)	Lot Area (Acre)	Bldg Footprint (SF)	Lot Coverage	Floor Area (SF)	FAR
2	8,954	0.206	0	0	0	0
3	1,853	0.043	1,086	59%	2,326	1.26
4	1,519	0.035	1,086	71%	2,326	1.53
5	1,718	0.039	1,086	63%	2,326	1.35
6	1,725	0.040	1,086	63%	2,326	1.35
7	1,515	0.035	1,086	72%	2,326	1.54
8	1,717	0.039	1,086	63%	2,326	1.35
9	1,726	0.040	1,086	63%	2,326	1.35
10	1,513	0.035	1,086	72%	2,326	1.54
11	1,510	0.035	1,086	72%	2,326	1.54
12	1,649	0.038	1,086	66%	2,326	1.41
13	1,663	0.038	1,086	65%	2,326	1.40
14	1,515	0.035	1,086	72%	2,326	1.54
15	1,712	0.039	1,086	63%	2,326	1.36
16	1,712	0.039	1,086	63%	2,326	1.36
17	1,495	0.034	1,086	73%	2,326	1.56
18	1,829	0.042	1,086	59%	2,326	1.27
Total	35,325	0.811	17,376	49%	37,216	1.05

TOWNHOMES GROSS AREA BY LEVEL										
Floor Level	parking	bedrooms	closet/storage/hallway	bathrooms	living/kitchen/dining	Mech/Elec	Shaft/Vent/Stairs/Ext. Walls	TOTAL (Per townhouse)	TOTAL (All townhouses)	decks/courtyards
Level 1	410	191	207	85	734	19	174	1,086	17,376	
Level 2			34	68	734		178	1,012	16,192	78
Level 3		453		272	192		180	1,097	17,552	
Roof							141	141	2,256	400
TOTAL (per TH)	410	644	513	343	734	19	673	3,336	53,376	478
TOTAL (all TH)	6,560	10,304	8,208	5,488	11,744	304	10,768	53,376	-	7,648

GROSS AREA, BUILDING CODE AREA, AND ZONING AREA (FLOOR AREA)										
	A	B	C	CALCULATE A-B-C =	D.1	D.2	E	F	(Per Townhouse)	(All Townhouse)
FLOOR AREA	Gross Area (out to out bldg dim)	Area of ext. walls	Areas of vents, shafts	Building Code Area	Area of Stairways	Area of Utility Rooms	Parking	Ext. Overhangs > 5' from building	Zoning Code Area (Floor Area)	Zoning Code Area (Floor Area)
Level 1	1,086	90	35	961	49	19	410	-	483	7,728
Level 2	1,012	89	35	888	54	0	-	3	837	13,392
Level 3	1,097	86	40	971	54	0	-	-	917	14,672
Roof	141	41	35	65	65	-	-	89	89	1,424
Total (per TH)	3,336	306	145	2,885	222	19	410	92	2,326	37,216
Total (per TH)	53,376	4,896	2,320	46,160	3,552	304	6,560	1,472	37,216	-

PARKING SUMMARY			
Unit Type	Ratio	#	Total Req'd
Townhome	1	16	16
Guest (per SLS)	0.25	16	4
TOTAL REQUIRED			20

PROVIDED PARKING - RESIDENTIAL		TOTAL CARS
Location		
Res. Garage (individually accessed)		32
Guest Parking		9
TOTAL PROVIDED		41

REQUIRED BICYCLE PARKING		
Type	Ratio	Total Req'd
Long term (PER LAMC 12.21.A.16.(a)(1)(i)(a))		0
Short term (per Small Lot Design Standards)		0
TOTAL REQUIRED		0

PROVIDED BICYCLE PARKING		TOTAL PROVIDED
Long term		0
Short term		0
TOTAL PROVIDED		0



PLANNING DEVELOPMENT PARAMETERS - MAIN BUILDING (ASSISTED LIVING AND ALZHEIMER'S DEMENTIA CARE)

PROJECT ADDRESS & APN (current)	4010-4028 Colfax Ave Studio City, CA 91604	2368-007-001 2368-007-028 2368-007-028
APPLICABLE ZONING CODE	Los Angeles Municipal Code	
ZONING (current)	C2-1VL-RIO	

SPECIFIC PLAN/OVERLAY (S.P.)	Ventura Cahuenga Blvd. Corridor Specific Plan
OVERLAY	RIO - River Implementation Overlay District
DESIGN GUIDELINES	Studio City/Cahuenga Pass Streetscape Plan and Design Guidelines
LAND USE DESIGNATION	General Commercial
S.P. PLAN DESIGNATION	Neighborhood & General Commercial

SITE		
SITE AREA (PRE-DEDICATION)	(SQ. FT.)	66,686
	(ACRES)	1.53
LOT AREA (POST DEDICATION & MERGER/BUILDABLE AREA)	(SQ. FT.)	61,154
	(ACRES)	1.40
LOT COVERAGE ALLOWED (POST DEDICATION)	(PER SP)	60%
LOT COVERAGE PROVIDED		47%
BUILDING FOOTPRINT	(SQ. FT.)	28,708
MAX. BLDG HEIGHT ALLOWED	45'	
(ABOVE 25', STEPBACKS OF 10' @ 15' HEIGHT INCREMENTS)		
MAX. BLDG HEIGHT PROVIDED	77'	
SETBACKS ON VENTURA		
Front (lot wider than 200', up to 15' in height)	18" MIN - 20' MAX	
Side (Along Colfax)	18" MIN - 15' MAX	
Rear (RIO landscape buffer)	10'	
ROW DEDICATION (in feet from CL of Public Right of Way)		
Along Ventura - Required (Dedication from Existing)	55' (~13'-0")	
Along Colfax - Required (Dedication from Existing)	43' (none)	

FAR, DENSITY & BUILDING DATA		
CONSTRUCTION TYPE		TYPE I-B
OCCUPANCY		R-2.1
TOTAL GROSS AREA (SF)	(See tables below)	181,550
FLR. AREA ALLOWED* (SF)	1	61,154
FLR. AREA PROVIDED* (SF)	2.29	139,758
BASE DENSITY ALLOWED (PER R-4)		
Dwelling Unit		152
Guest Room		305
DWELLING UNITS/GUEST ROOMS PROVIDED (LICENSED)		
AL**	Dwelling Unit	129
MC***	Guest Room	25
	# of beds (in guest rooms)	28
	Dwelling Unit + Guest Room	154
*Floor area excludes ext. walls, stairs, shafts, utility rooms, parking, bike parking, ramps, basement storage (per LAMC Definition for Floor Area)		
**AL = Licensed Assisted Living Care Housing Dwelling Units which may also be occupied by Senior Independent Housing (IL) residents to allow residents to age in place.		
*** MC = Memory Care, Alzheimer's/Dementia Care Housing per LAMC Definition		

BUILDING AREA SUMMARY & CALCULATIONS

FLOOR AREA RESERVED FOR RESIDENTIAL CARE		
USE	FLOOR AREA (SF)	PERCENTAGE
LICENSED ALZHEIMER'S/DEMENTIA CARE HOUSING (MC)****	14,076	10%
COMMON AREA DEDICATED TO DEMENTIA CARE	2,563	2%
LICENSED ASSISTED LIVING CARE HOUSING (AL) *****	114,864	82%
COMMON AREA DEDICATED TO ASSISTED LIVING	8,255	6%
TOTAL	139,758	100%

**** Calculation: MC Guest Rooms + services/Flr. area = % Flr. Area reserved for Alzheimer's/Dementia Care Housing per LAMC Definition of Eldercare Facility

***** Calculation: AL Dwelling units + services/Flr. area - common areas = % Flr. Area reserved for Assisted Living per LAMC Definition of Eldercare Facility

PROJECT GROSS AREA BY LEVEL

Floor Level	Utility Room		Kitchen		Licensed Residential		Office		Parking	Common Restrooms		Common Amenity		Corridors		Shaft/Vents/Stairs Ext. walls	Total
	AL	MC	AL	MC	AL	MC	AL	MC		AL	MC	AL	MC				
P1	2,739	-	-	-	-	-	-	-	25,971	-	-	-	-	-	-	1,951	30,661
L1	585	-	1,801	-	9,278	-	1,642	-	-	579	-	8,255	-	4,172	-	2,396	28,708
L2	-	180	-	370	10,518	10,607	-	569	-	-	217	-	2,563	1,605	2,313	2,144	31,086
L3	199	-	-	-	24,669	-	-	-	-	-	-	-	-	3,369	-	2,128	30,365
L4	199	-	-	-	24,669	-	-	-	-	-	-	-	-	3,369	-	2,128	30,365
L5	199	-	-	-	24,669	-	-	-	-	-	-	-	-	3,369	-	2,128	30,365
Sub-total (AL+MC)	3,921	180	1,801	370	93,803	10,607	1,642	569	25,971	579	217	8,255	2,563	15,884	2,313	12,875	
Total	4,101	180	1,801	370	104,410	10,607	2,211	569	25,971	579	217	10,818	2,563	18,197	2,313	12,875	181,550

181,550

GROSS AREA, BUILDING CODE AREA, AND ZONING AREA (SF)

	A	B	C	Calculate A-B-C=	D.1	D.2	E	F	Calculate A-B-C-D-E+F=
Floor Area	Gross Areas (out to out bldg dim)	Area of Ext. Walls	Area of Courts, Vents, Shafts	Building Code Area	Area of Stairways	Area of Utility Rooms	Parking	Ext. Overhangs >5' from building	Zoning Code Area / Flr. Area
Level P1	30,661	1,093	221	29,347	637	2,739	25,971	-	-
Level 1	28,708	1,022	325	27,361	1,049	585	-	860	26,587
Level 2	31,086	923	361	29,802	860	180	-	115	28,877
Level 3	30,365	997	368	29,000	763	199	-	60	28,098
Level 4	30,365	997	368	29,000	763	199	-	60	28,098
Level 5	30,365	997	368	29,000	763	199	-	60	28,098
Total	181,550	6,029	2,011	173,510	4,835	4,101	25,971	1,155	139,758

139,758

RESIDENTIAL AMENITIES	SF
Living	943
Activity	778
Dining/Bistro	4,233
Wellness/Spa	580
Theater	630
Salon	392
Lobby	699
MC Common	2,563
TOTAL	10,818

PARKING SUMMARY

REQUIRED PARKING - PER LAMC 12.21.A.4(d)			
Unit Type	Ratio	#	Total Req'd
AL Dwelling Unit ***	0.5	129	65
MC Beds	0.2	28	6
TOTAL ALLOWED WITH PARKING EXCEPTION			71

*** Ratios include 50% parking exemption reduction for senior living homes per LAMC 12.21.A.4(u)

PROVIDED PARKING - RESIDENTIAL					
Level	ACCESSIBLE	COMPACT	STANDARD	EV***	TOTAL CARS
L1 (Visitor)	1		3		4
L1 (Shuttle)					1
P1 - Resident	4	2	58	8	72
TOTAL PROVIDED					77

*** 10% EV stalls provided, w/ additional 20% equipped to be converted per future demand.

REQUIRED BICYCLE PARKING - PER LAMC TABLE 12.21.A.16.(a)(2)			
Type	Ratio	SF	Total Req'd
Long Term	1/5,000 SF	139,758	28
Short Term	1/10,000 SF	139,758	14
TOTAL			42

PROVIDED BICYCLE PARKING				
	LEVEL P1	Outside	Total Prov'd	
	Long term	Short term		
	28	16	44	
TOTAL			44	

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE (SF) - PER LAMC 12.21.G				
Unit Type	SF per Unit	# Units	Total Req'd	
Unit A (studio)	100	24	2,400	
Unit B (1-BR)	100	84	8,400	
Unit C (2-BR)	125	21	2,625	
Unit MC (Mem. Care)	Guest Rooms	0	25	0
TOTAL			13,425	

OPEN SPACE PLANTING REQUIREMENTS - PER LAMC 12.21.G.1				
Ground Cover/Tree/Shrub (SF)	% required	Ext. open space	Total Req'd	
	25%	8,475	2,119	
24" Box Trees (1 per 4 dwelling unit)		# Dwelling Units	Total Req'd	
		129	32	

OPEN SPACE		
GROUND COVER AND TREES PROVIDED (see landscape drawings for more)		Total Prov'd
Ground Cover/Tree/Shrub (SF)		3,551
Compliant Trees		58
PROVIDED OPEN SPACE (SF)	(Max Allowed)	Total Prov'd
Dog Run & River open space		1,695
Roof Deck - Common		6,780
Private Balconies (50% OF TOTAL REQ'D MAX)*		6,713
Int. Common Amenity (25% OF TOTAL REQ'D MAX)**		3,356
TOTAL		18,544

*Balconies under 50 SF are not included in this calculation.
**Does not include MC Common or amenities less than 600 SF.

DWELLING UNIT SUMMARY

UNIT TYPE						Total # Units	NET S.F.**	BALCONY S.F.*	Total Flr. Area S.F.	% of Unit Mix
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5					
STUDIO:										
A.1		3	4	4	4	15	498	0	7,470	
A.2 (D)			1	1	1	3	415	60	1,245	
A.3 (D)			1	1	1	3	432	86	1,296	
A.4 (P)	3					3	431	84	1,293	
3 Unit Types										
SUBTOTAL	3	3	6	6	6	24	471	690	11,304	19%
1 BR:										
B.1			1	1	1	3	962	0	2,886	
B.2 (D)		2	6	6	6	20	688	60	13,760	
B.3 (D)		1	1	1	1	4	762	37	3,048	
B.3 (P)	1					1	762	135	762	
B.4 (D)		1	5	5	5	16	658	128	10,528	
B.4 (P)	6					6	658	83	3,948	
B.5			1	1	1	3	710	0	2,130	
B.6		4	9	9	9	31	699	60	21,669	
6 Unit Types										
SUBTOTAL	7	8	23	23	23	84	699	5,741	58,731	65%
2 BR:										
C.1 ALT (D)		1	1	1	1	4	1,129	67	4,516	
C.1 (D)		1	1	1	1	4	1,192	67	4,768	
C.2 (D)		1	1	1	1	4	1,088	196	4,352	
C.2 (P)	1					1	1,088	168	1,088	
C.3 (D)			2	2	2	6	1,142	55	6,852	
C.4 (P)	2					2	1,096	140	2,192	
4 Unit Types										
SUBTOTAL	3	3	5	5	5	21	1,132	1,830	23,768	16%
TOTAL	13	14	34	34	34	129	727	8,261	93,803	100%

**Net rentable square footage is taken from centerline of party walls to inside of exterior walls, excluding all decks and patios

*Balconies <50SF not included in total
(P) = Unit w/ Patio; (D) = Unit w/ Deck

GUEST ROOM SUMMARY

UNIT TYPE						Total # Guest Rooms	NET S.F.**	Total # of Beds	Total Flr. Area S.F.	% of Unit Mix
MEMORY CARE:										
MC.1		7				7	392	7	2,744	
MC.2		1				1	570	2	570	
MC.3		1				1	691	2	691	
MC.4		1				1	567	2	567	
MC.5		4				4	360	4	1,440	
MC.6		1				1	355	1	355	
MC.7		10				10	424	10	4,240	
7 Unit Types										
SUBTOTAL	0	25	0	0	0	25	424	28	10,607	100%
TOTAL	0	25	0	0	0	25	424	28	10,607	100.0%

EXISTING LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TRACT ONE: (2368-007-001)

LOT 1 IN BLOCK 5 OF TRACT NO. 6964, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THAT PORTION OF SAID LOT 1 LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE LAND DESIGNATED AS PARCEL 972 IN FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT OF LOS ANGELES COUNTY, CASE NO. 542717, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 28718 PAGE 373 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRACT TWO:

PARCEL 1: (2368-007-030)

THE EAST 105.215 FEET, MEASURED ALONG THE SOUTHERLY LINE OF THAT PORTION OF LOT 234-1/2 OF "PLAT SHOWING DIVIDING LINE BETWEEN THE LAND J.B. LANKERSHIM OF LOTS 234, 235, 236, 237 AND 238 OF LANKERSHIM RANCH LAND AND WATER COMPANY", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 83, PAGES 11 AND 12 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF VENTURA BOULEVARD (FORMERLY EUCALYPTUS AVENUE) AS BOTH ARE SHOWN ON SAID MAP; THENCE ALONG SAID NORTHEASTERLY LINE OF VENTURA BOULEVARD, SOUTH 67 DEGREES 33' 40" EAST, 546.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 22 DEGREES 26' 20" EAST 27 FEET;

THENCE NORTH 67 DEGREES 33' 40" WEST 7 FEET;

THENCE NORTH 22 DEGREES 26' 20" EAST 76.23 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 234-1/2;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 74 DEGREES 39' 55" EASTERLY LINE OF SAID LOT 234-1/2;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 74 DEGREES 39' 55" EAST 307.42 FEET TO A LINE THAT BEARS NORTH 21 DEGREES 38' 53" EAST FROM A POINT IN SAID EASTERLY LINE OF VENTURABOULEVARD THAT IS DISTANCE THEREON NORTH 67 DEGREES 21' 07" WEST 443 FEET FROM AN ANGLE POINT IN SAID NORTHEASTERLY LINE;

THENCE SOUTH 21 DEGREES 38' 53" WEST 139.80 FEET TO SAID POINT IN SAID NORTHEASTERLY LINE OF VENTURA BOULEVARD;

THENCE ALONG SAID NORTHEASTERLY LINE NORTH 68 DEGREES 21' 07" WEST 105.215 FEET TO AN ANGLE POINT IN SAID NORTHEASTERLY LINE;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE NORTH 6 DEGREES 33' 40" WEST 194.79 TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE LOS ANGELES FLOOD CONTROL CHANNEL, AS DESCRIBED AS PARCEL 343 OF CASE NO. 54217, SUPERIOR COURT OF SAID COUNTY.

PARCEL 2: (2368-007-029)

THAT PORTION OF LOT 234-1/2 OF "PLAT SHOWING DIVIDING LINE BETWEEN THE LAND J.B. LANKERSHIM OF LOTS 234, 235, 236, 237 AND 238 OF LANKERSHIM RANCH LAND AND WATER COMPANY", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 83, PAGES 11 AND 12 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF VENTURA BOULEVARD (FORMERLY LOS ANGELES & VENTURA ROAD), WITH THE EASTERLY LINE OF COLFAX AVENUE, (FORMERLY EUCALYPTUS AVENUE) AS BOTH ARE SHOWN ON SAID MAP;

THENCE ALONG SAID NORTHEASTERLY LINE OF VENTURA BOULEVARD, SOUTH 67 DEGREES 33' 40" EAST 546.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 22 DEGREES 26' 20" EAST 27 FEET;

THENCE NORTH 67 DEGREES 33' 40" WEST 7 FEET;

THENCE NORTH 22 DEGREES 26' 20" EAST 76.23 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 234-1/2;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 74 DEGREES 39' 55" EAST 307.42 FEET TO A LINE THAT BEARS NORTH 21 DEGREES 38' 53" EAST FROM A POINT IN SAID EASTERLY LINE OF VENTURA BOULEVARD THAT IS DISTANCE THEREON NORTH 67 DEGREES 21' 07" WEST 443 FEET FROM AN ANGLE POINT IN SAID NORTHEASTERLY LINE;

THENCE SOUTH 21 DEGREES 38' 53" WEST 139.80 FEET TO SAID POINT IN SAID NORTHEASTERLY LINE OF VENTURA BOULEVARD;

THENCE ALONG SAID NORTHEASTERLY LINE NORTH 68 DEGREES 21' 07" WEST 105.215 FEET TO AN ANGLE POINT IN SAID NORTHEASTERLY LINE;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE NORTH 67 DEGREES 33' 40" WEST 194.79 TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 105.215 FEET, MEASURED ALONG THE SOUTHERLY LINE.

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THAT LOS

ANGELES COUNTY FLOOD CONTROL CHANNEL, AS DESCRIBED IN PARCEL 343 OF CASE NO. 542717, SUPERIOR COURT, OF SAID COUNTY.

PARCEL 3: (2368-007-002)

THAT PORTION OF LOT 2 IN BLOCK 5 OF TRACT NO. 6964, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78, PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE LOS ANGELES COUNTY ROAD FLOOD CONTROL CHANNEL, AS DESCRIBED IN PARCEL 343 OF CASE NO. 542717 SUPERIOR COURT OF LOS ANGELES COUNTY.

STUDIO CITY ELDERCARE FACILITY
STUDIO CITY, CA

URBAL 
ARCHITECTURE
URBAN|RURAL

SRM STUDIO CITY, LLC
URBAL #18-039

ENTITLEMENT PACKET
OCTOBER 15, 2021

LEGAL DESCRIPTION

G-0.5

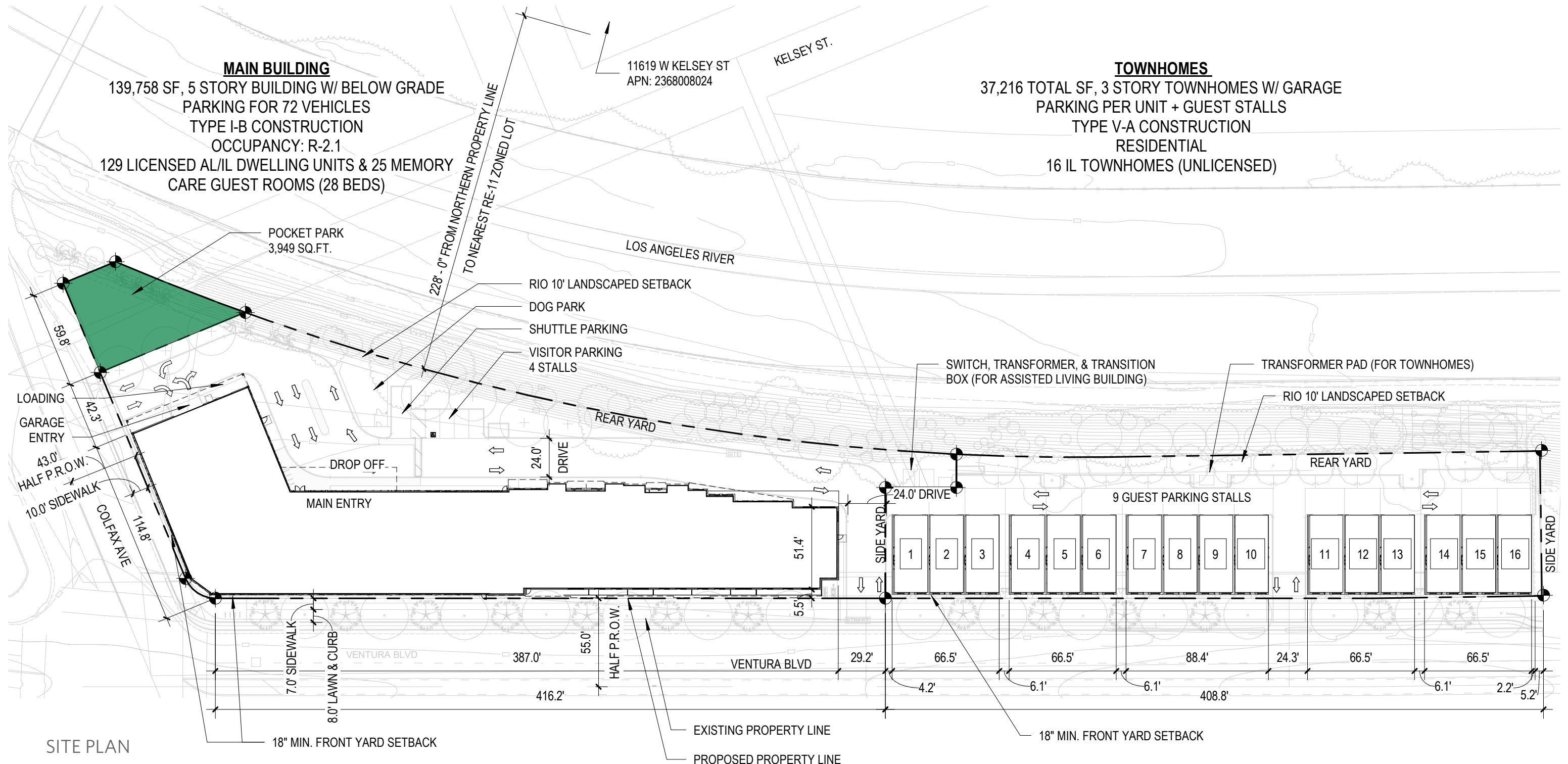
PARCEL 4: (2368-007-028)

THAT PORTION OF LOT 234-1/2 OF "PLAT SHOWING DIVIDING LINE BETWEEN THE LAND J.B. LANKERSHIM OF LOTS 234, 235, 236, 237 AND 238 OF LANKERSHIM RANCH LAND AND WATER COMPANY", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 83, PAGES 11 AND 12 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF VENTURA BOULEVARD (FORMERLY LOS ANGELES & VENTURA ROAD), WITH THE EASTERLY LINE OF COLFAX AVENUE, (FORMERLY EUCALYPTUS AVENUE) AS BOTH ARE SHOWN ON SAID MAP;
THENCE ALONG SAID NORTHEASTERLY LINE OF VENTURA BOULEVARD, SOUTH 67 DEGREES 33' 40" EAST 168.90 FEET;
THENCE NORTH 22 DEGREES 26' 20" EAST 57.01 FEET TO THE NORTHEASTERLY LINE, OF SAID LOT 234-1/2;
THENCE ALONG SAID NORTHEASTERLY LINE NORTH 74 DEGREES 39' 55" WEST 184.51 FEET TO SAID EASTERLY LINE OF COLFAX AVENUE;
THENCE ALONG SAID EASTERLY LINE SOUTH 0 DEGREES 05' 55" EAST 37.02 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (2368-007-028)

THAT PORTION OF LOT 234-1/2 OF "PLAT SHOWING DIVIDING LINE BETWEEN THE LAND J.B. LANKERSHIM OF LOTS 234, 235, 236, 237 AND 238 OF LANKERSHIM RANCH LAND AND WATER COMPANY", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 83, PAGES 11 AND 12 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF VENTURA BOULEVARD (FORMERLY LOS ANGELES & VENTURA ROAD), WITH THE EASTERLY LINE OF COLFAX AVENUE, (FORMERLY EUCALYPTUS AVENUE) AS BOTH ARE SHOWN ON SAID MAP;
THENCE ALONG SAID NORTHEASTERLY LINE OF VENTURA BOULEVARD, SOUTH 67 DEGREES 33' 40" EAST 168.90 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTH 67 DEGREES 33' 40" EAST 377.89 FEET;
THENCE NORTH 22 DEGREES 26' 20" EAST 27 FEET;
THENCE NORTH 67 DEGREES 33' 40" WEST 7 FEET;
THENCE NORTH 22 DEGREES 26' 30" EAST 76.25 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 234-1/2;
THENCE ALONG SAID NORTHEASTERLY LINE NORTH 74 DEGREES 39' 55" WEST 373.76 FEET TO A LINE THAT BEARS NORTH 22 DEGREES 26' 20" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 22 DEGREES 26' 20" WEST 57.01 FEET TO SAID TRUE POINT OF BEGINNING.

APN: 2368-007-001



MAIN BUILDING

139,758 SF, 5 STORY BUILDING W/ BELOW GRADE PARKING FOR 72 VEHICLES
 TYPE I-B CONSTRUCTION
 OCCUPANCY: R-2.1
 129 LICENSED AL/IL DWELLING UNITS & 25 MEMORY CARE GUEST ROOMS (28 BEDS)

TOWNHOMES

37,216 TOTAL SF, 3 STORY TOWNHOMES W/ GARAGE
 PARKING PER UNIT + GUEST STALLS
 TYPE V-A CONSTRUCTION
 RESIDENTIAL
 16 IL TOWNHOMES (UNLICENSED)

SITE PLAN
 PROJECT ADDRESS
 11611-11695 VENTURA BLVD,
 4010-4028 COLFAX AVE

- NOTES**
1. REFER TO SHEET G-0.2 TO G-0.4 FOR PROJECT DATA INCLUDING BUILDING SQUARE FOOTAGES, FAR, HEIGHT, PARKING COUNTS, AND OPEN SPACE.
 2. REFER TO SHEET A-1.2 FOR PARKING LAYOUT.
 3. REFER TO G-0.5 & G-0.6 FOR LEGAL DESCRIPTION

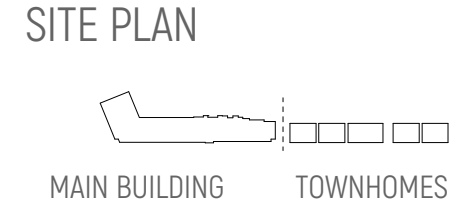


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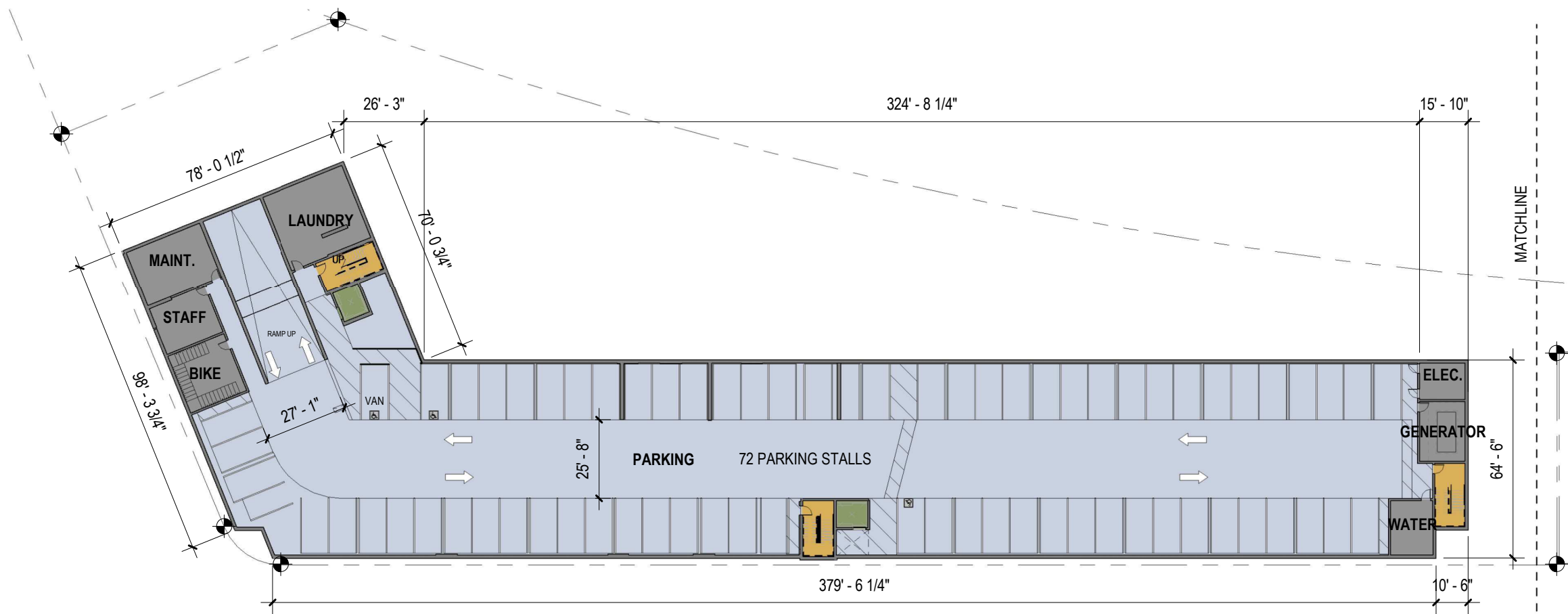


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A-11



LEGEND	
	BACK OF HOUSE
	PARKING
	BALCONY / DECK
	OFFICE
	CIRCULATION
	VERTICAL CIRCULATION
	ELEVATORS / SHAFTS
	COMMUNITY SPACE
	LIVING

LEVEL P1 - MAIN BUILDING

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STUDIO CITY, CA

URBAL ARCHITECTURE
URBAN|RURAL

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SCALE: 1" = 40' 0' 20' 40' 80'

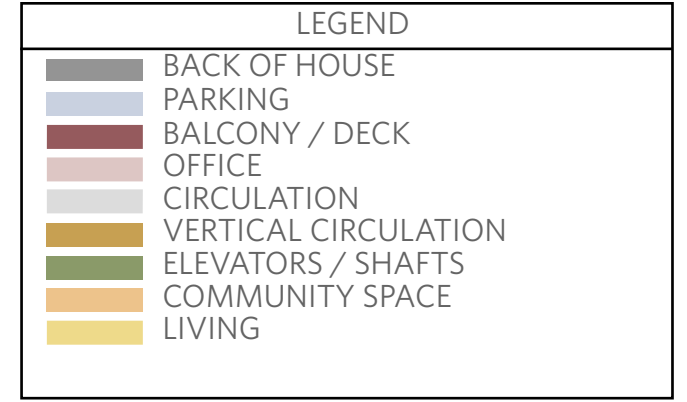
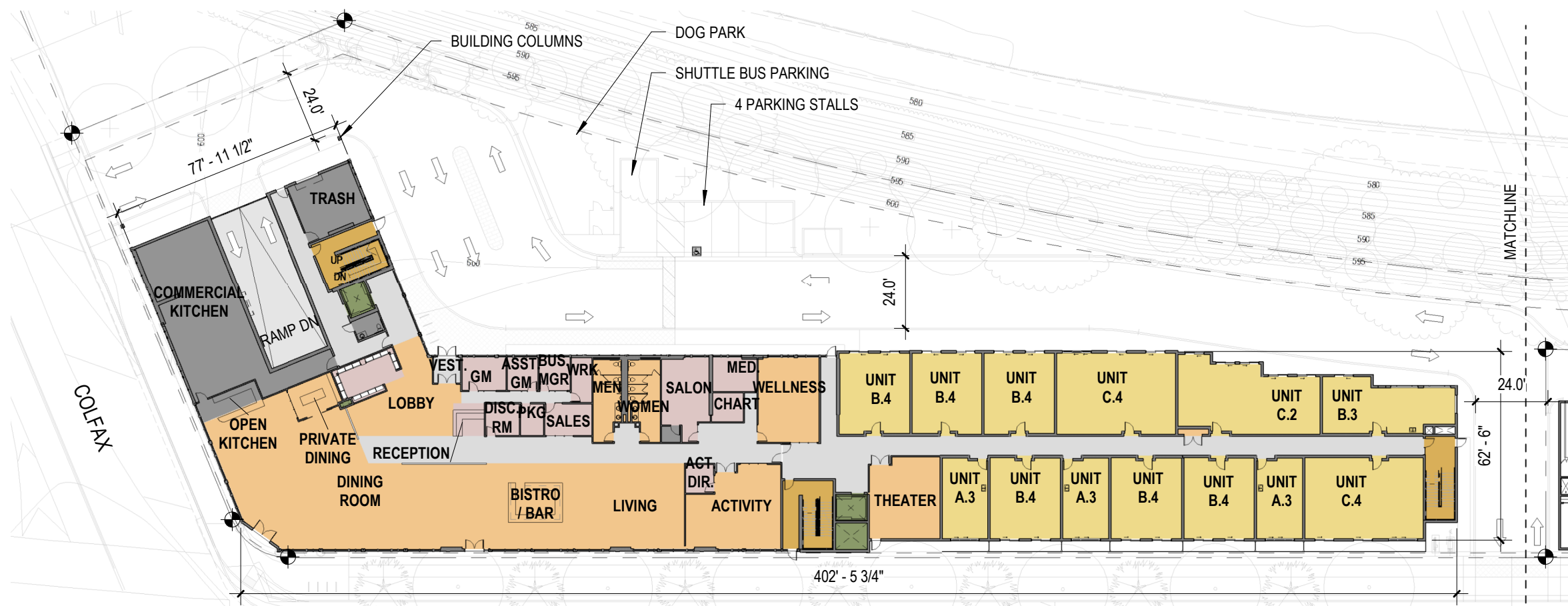


BUILDING PLANS

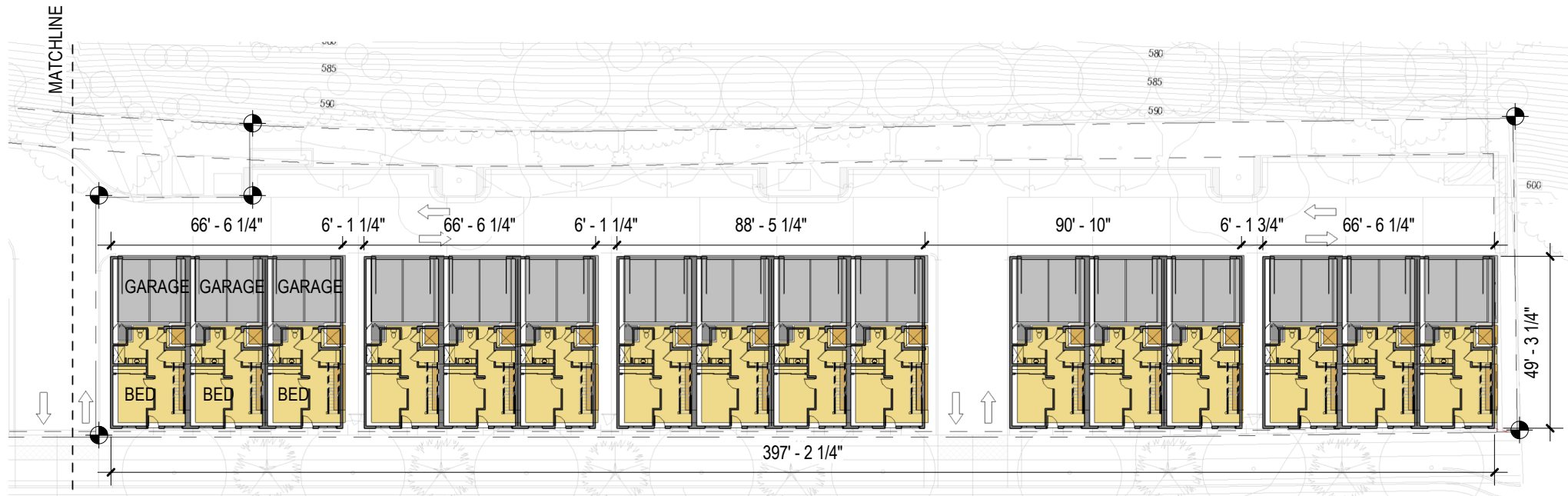


MAIN BUILDING TOWNHOMES

A-1.2



LEVEL 1 - MAIN BUILDING



LEVEL 1 - TOWNHOMES



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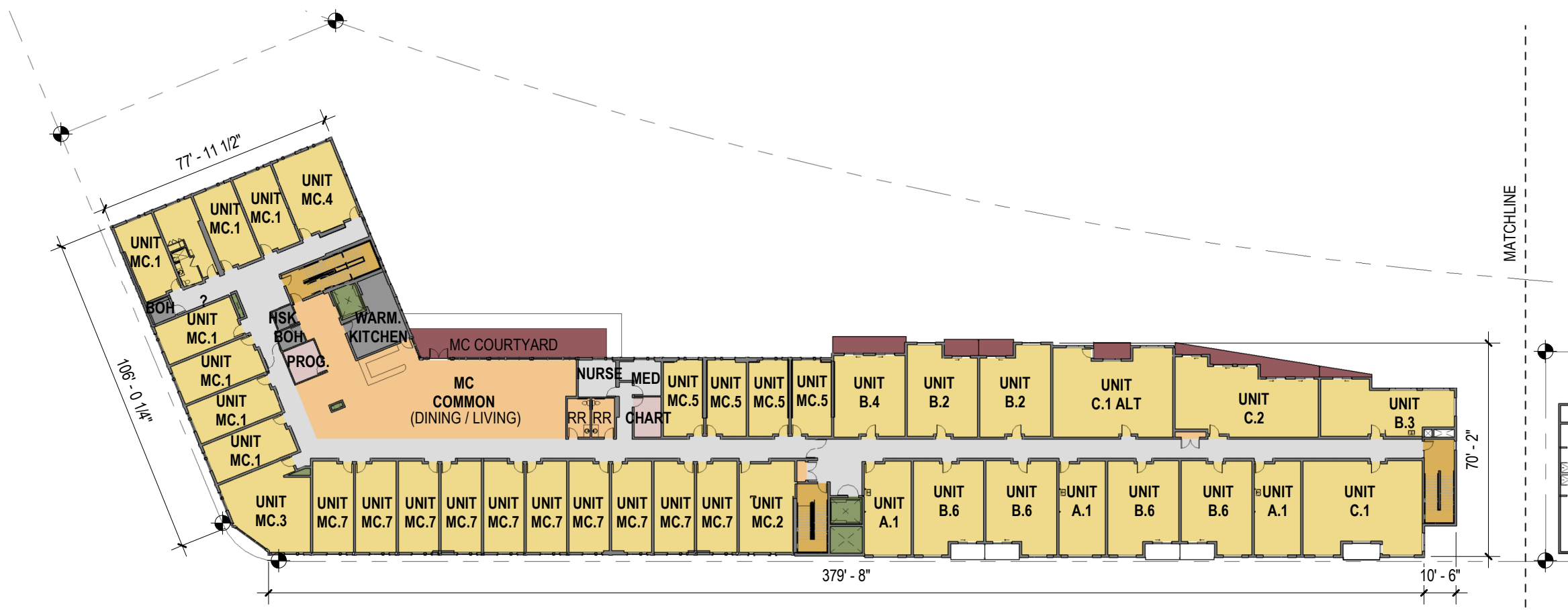
URBAL ARCHITECTURE
URBAN|RURAL

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BUILDING PLANS

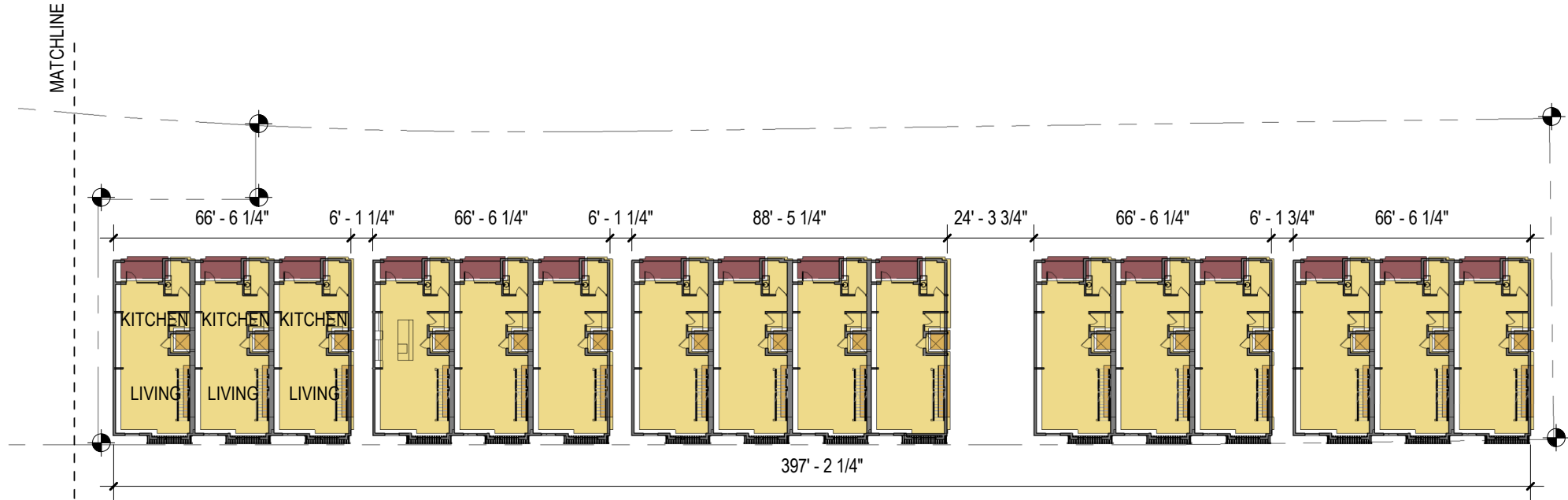




LEGEND

- BACK OF HOUSE
- PARKING
- BALCONY / DECK
- OFFICE
- CIRCULATION
- VERTICAL CIRCULATION
- ELEVATORS / SHAFTS
- COMMUNITY SPACE
- LIVING

LEVEL 2 - MAIN BUILDING



LEVEL 2 - TOWNHOMES

SCALE: 1" = 40' 0' 20' 40' 80'



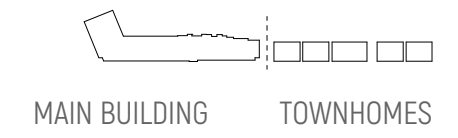
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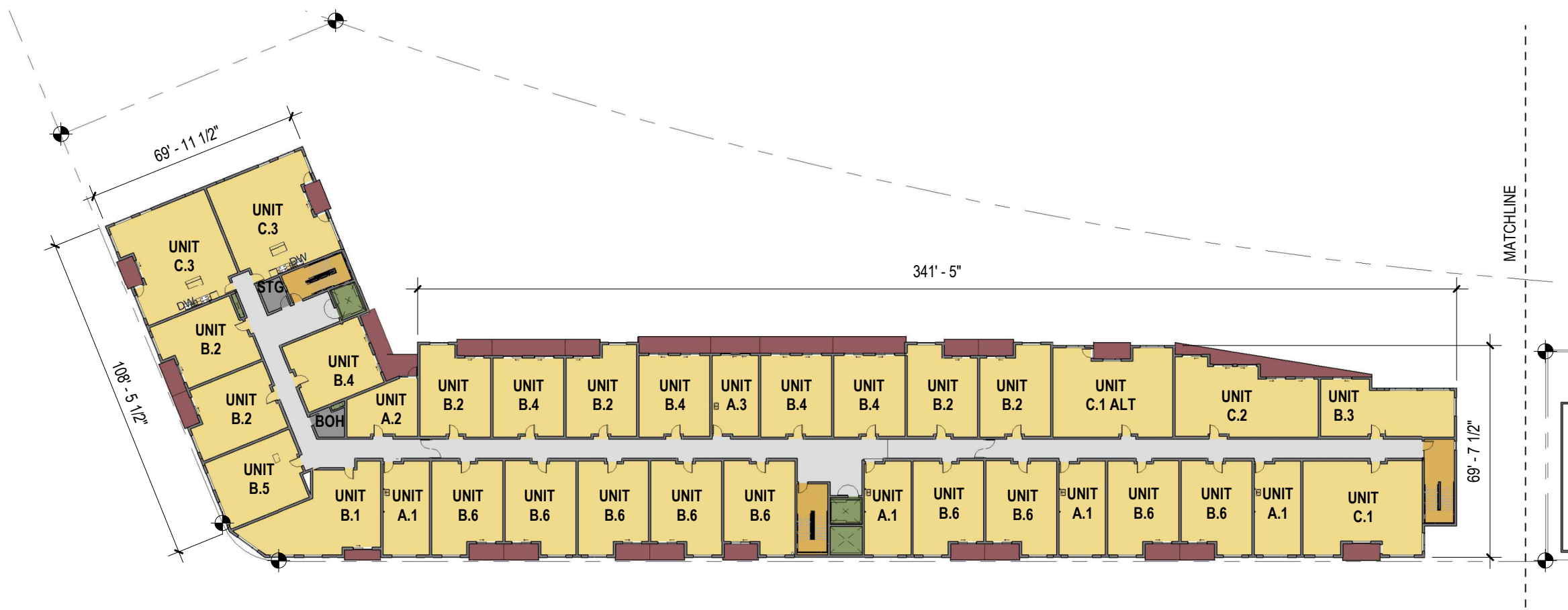
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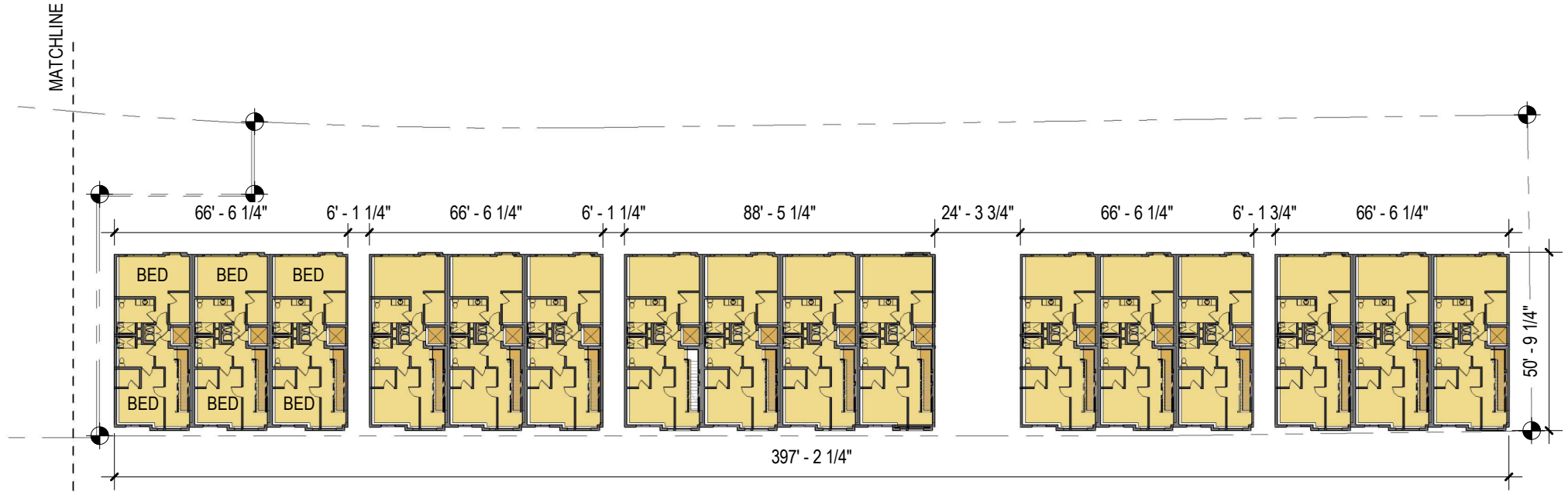
BUILDING PLANS





LEGEND	
	BACK OF HOUSE
	PARKING
	BALCONY / DECK
	OFFICE
	CIRCULATION
	VERTICAL CIRCULATION
	ELEVATORS / SHAFTS
	COMMUNITY SPACE
	LIVING

LEVEL 3 TO 5 - MAIN BUILDING



LEVEL 3 - TOWNHOMES

SCALE: 1" = 40' 0' 20' 40' 80'



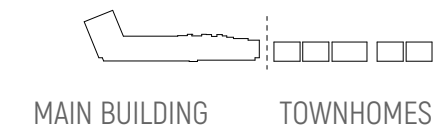
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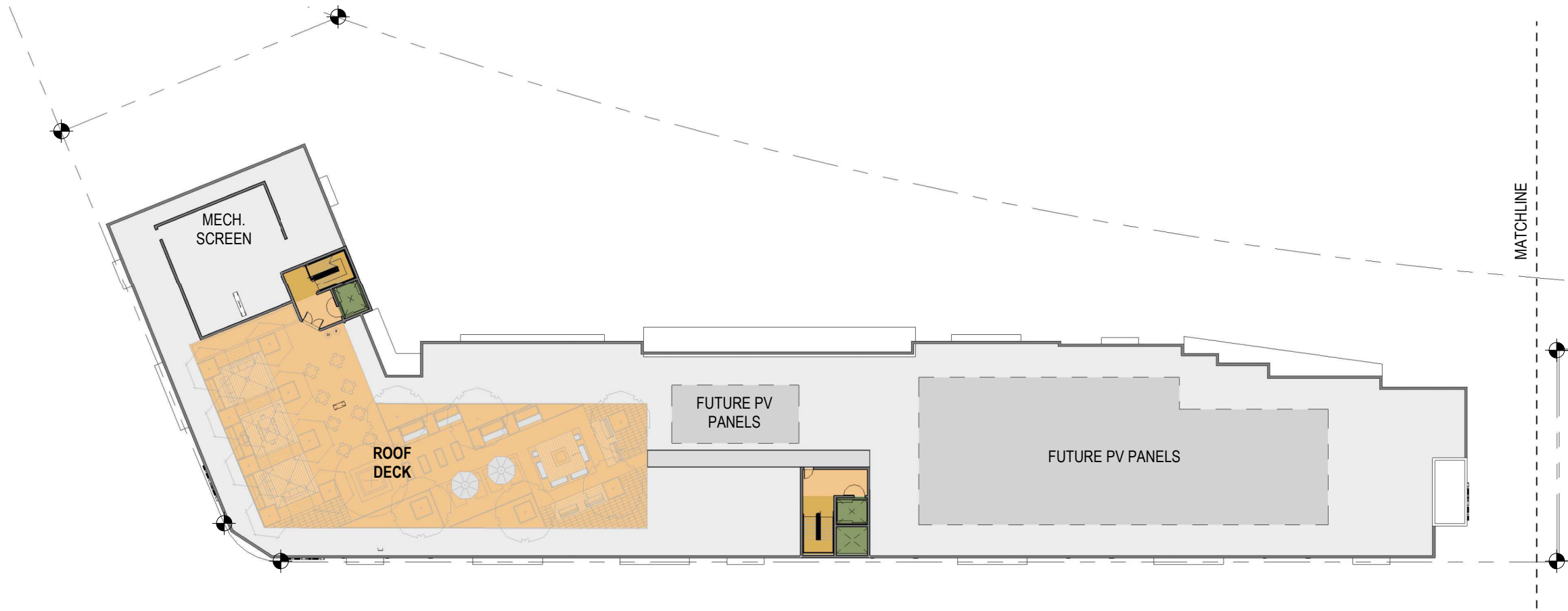
BUILDING PLANS



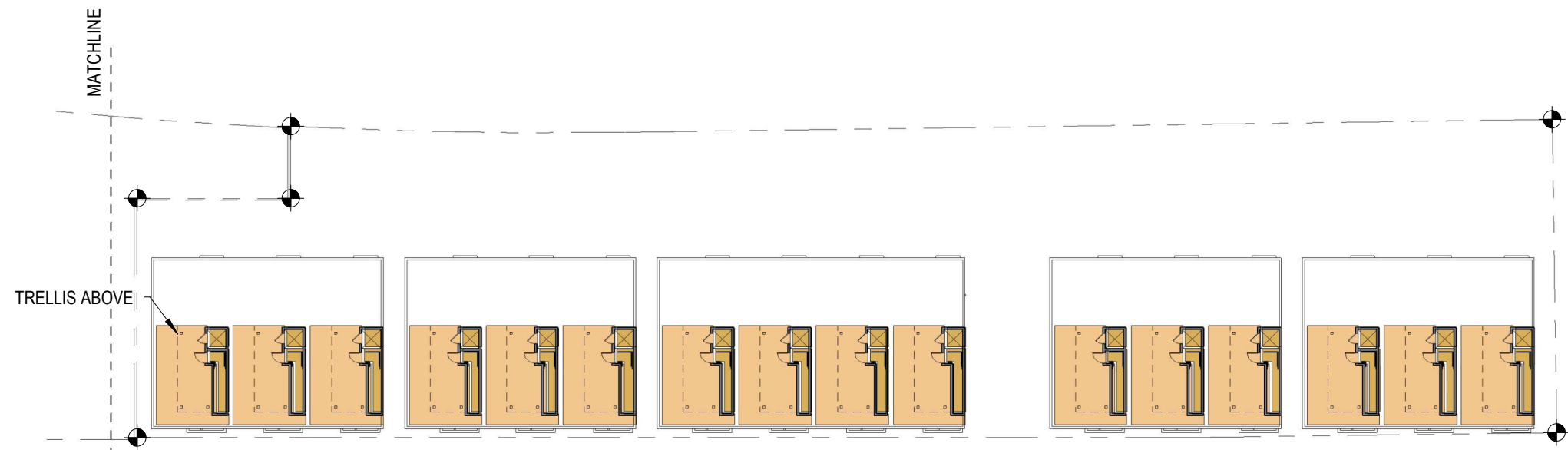
MAIN BUILDING TOWNHOMES

A-1.5

LEGEND	
	BACK OF HOUSE
	PARKING
	BALCONY / DECK
	OFFICE
	CIRCULATION
	VERTICAL CIRCULATION
	ELEVATORS / SHAFTS
	COMMUNITY SPACE
	LIVING



ROOF - MAIN BUILDING



ROOF - TOWNHOMES

SCALE: 1" = 40' 0' 20' 40' 80'



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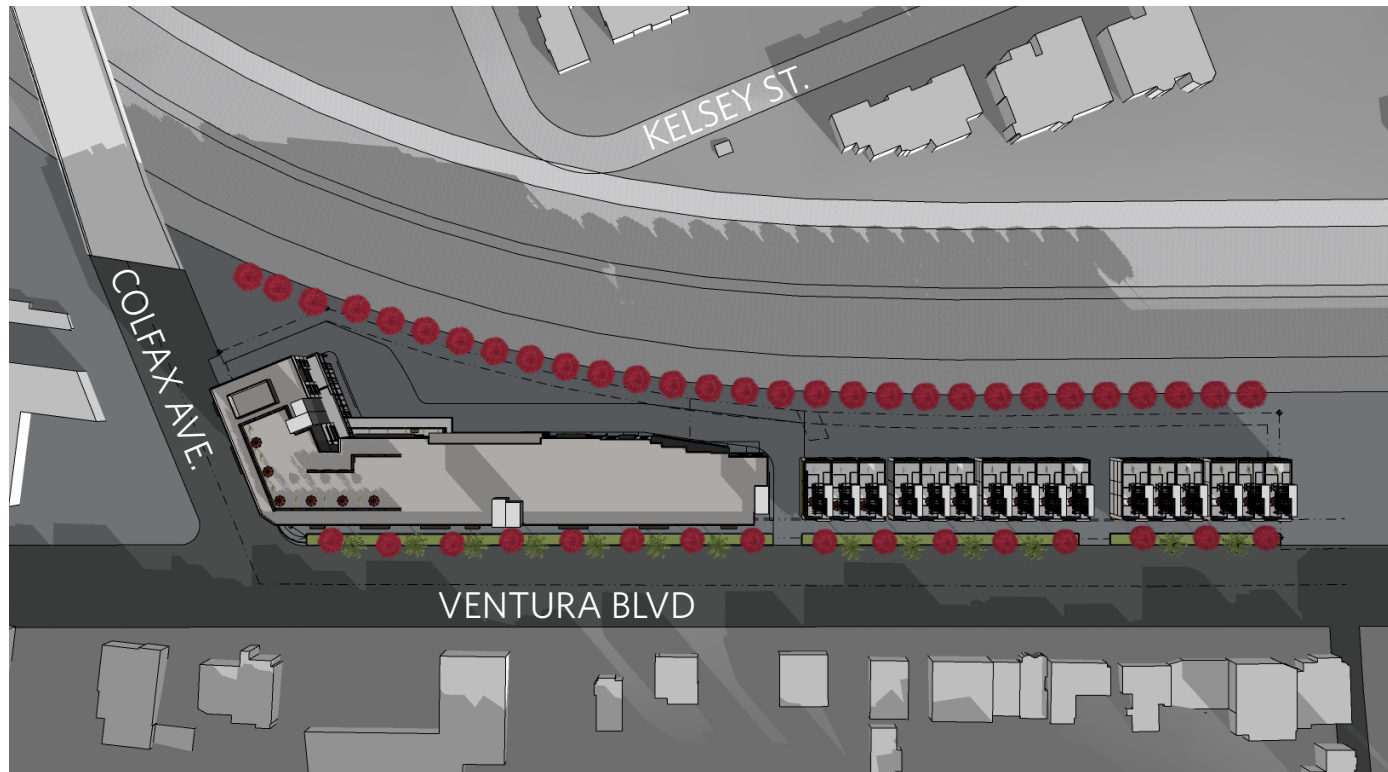
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OCTOBER 15, 2021

BUILDING PLANS

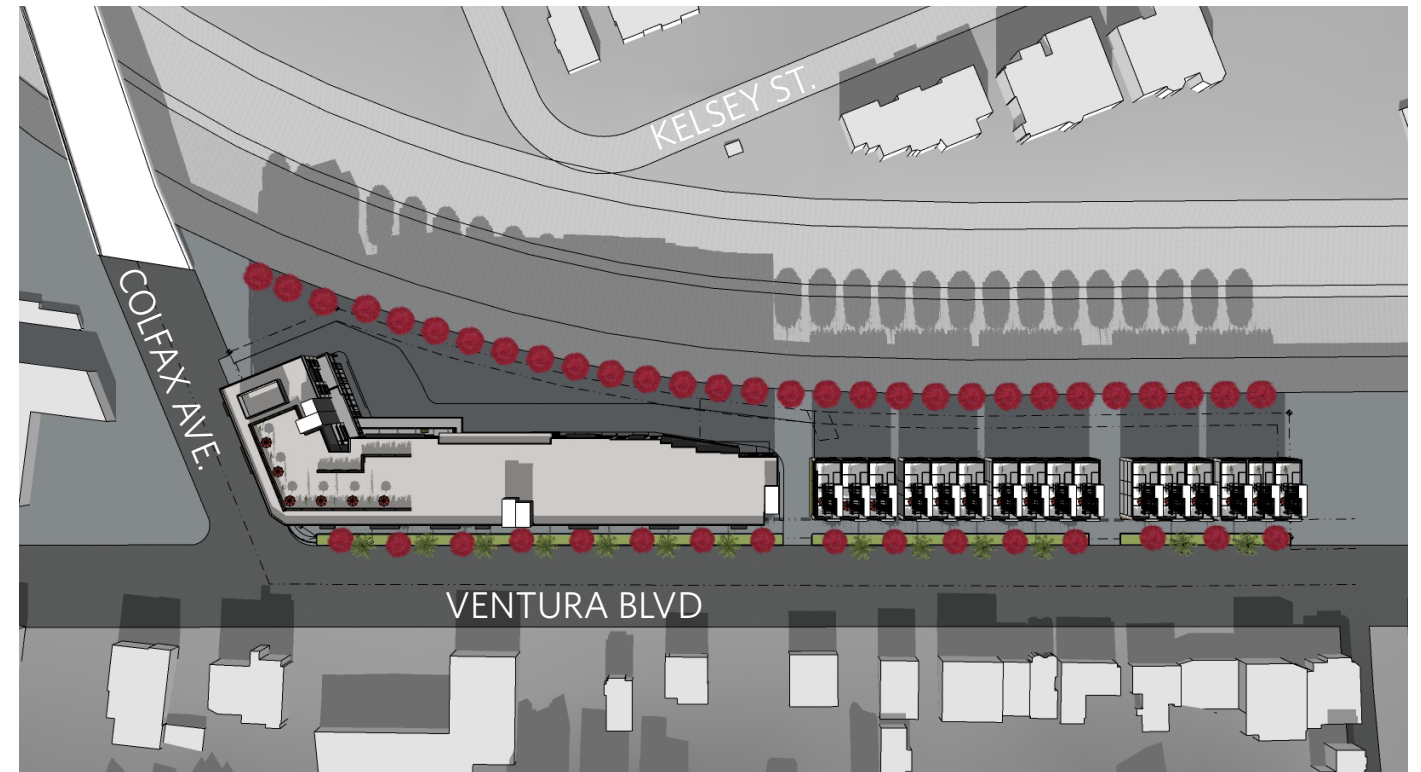


MAIN BUILDING TOWNHOMES

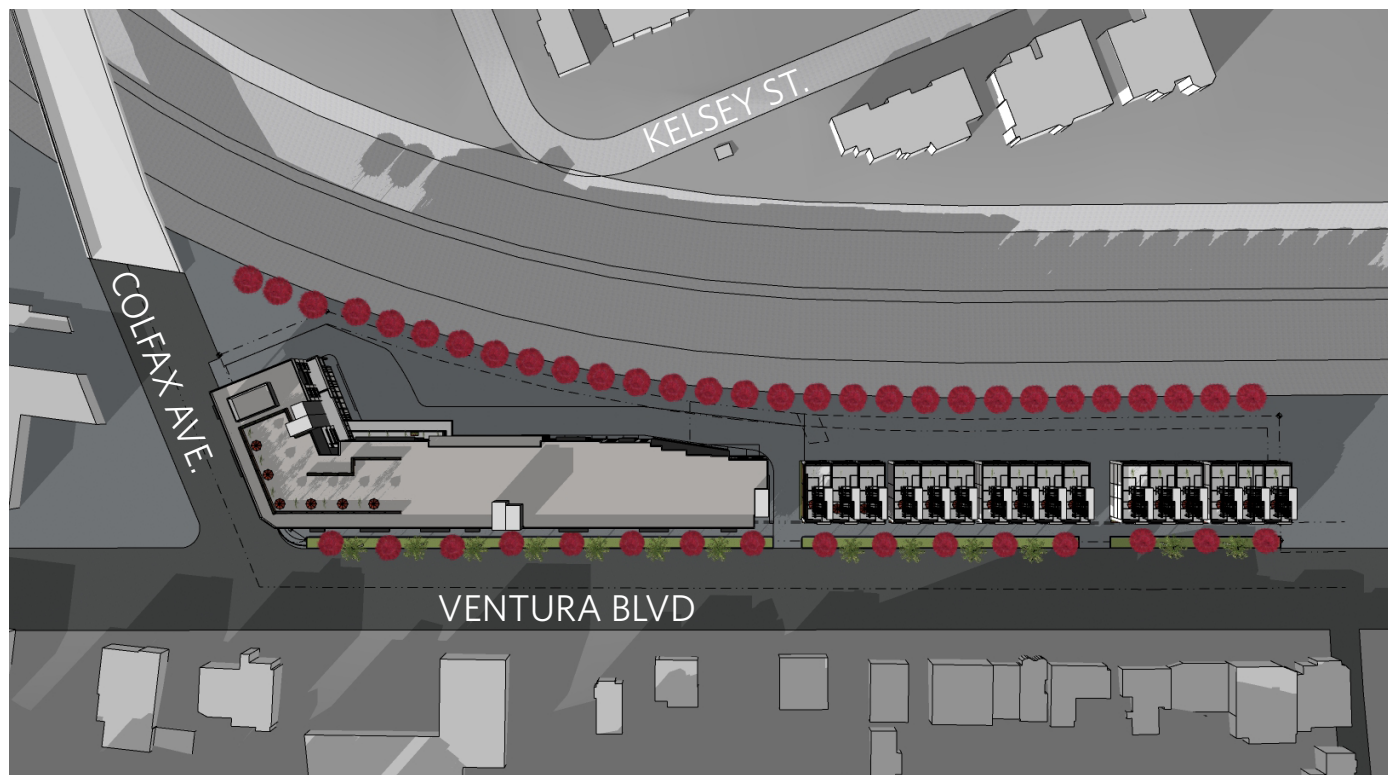
A-1.6



DECEMBER 22 AT 9:00 AM

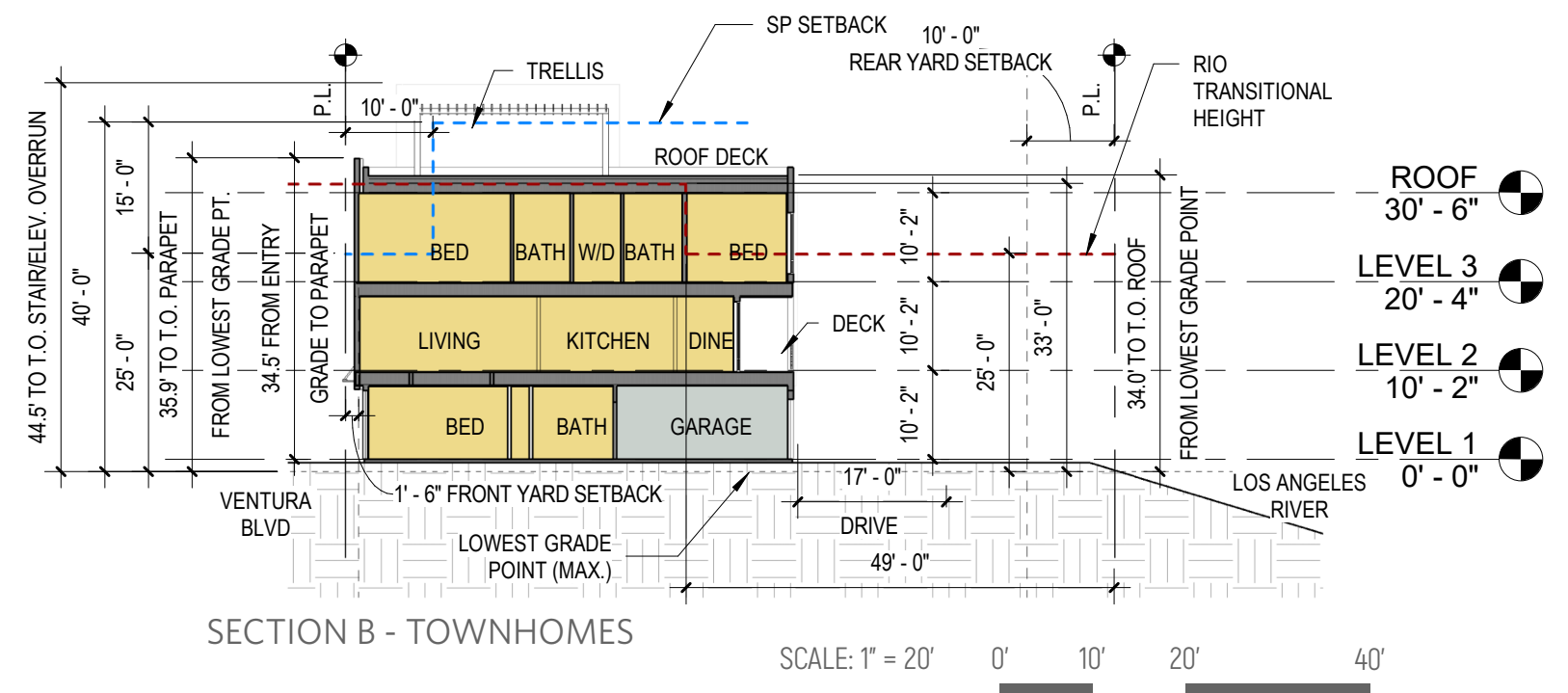
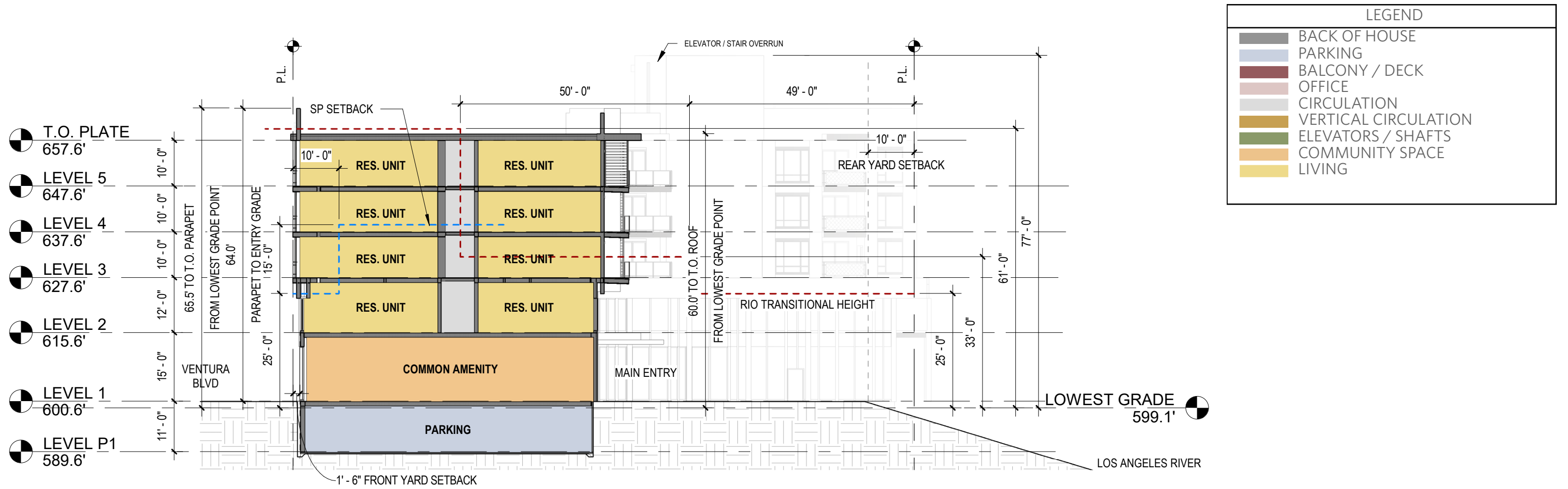


DECEMBER 22 AT 12:00 PM



DECEMBER 22 AT 3:00 PM





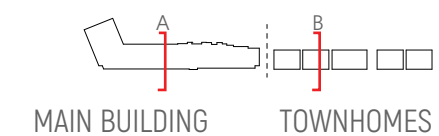
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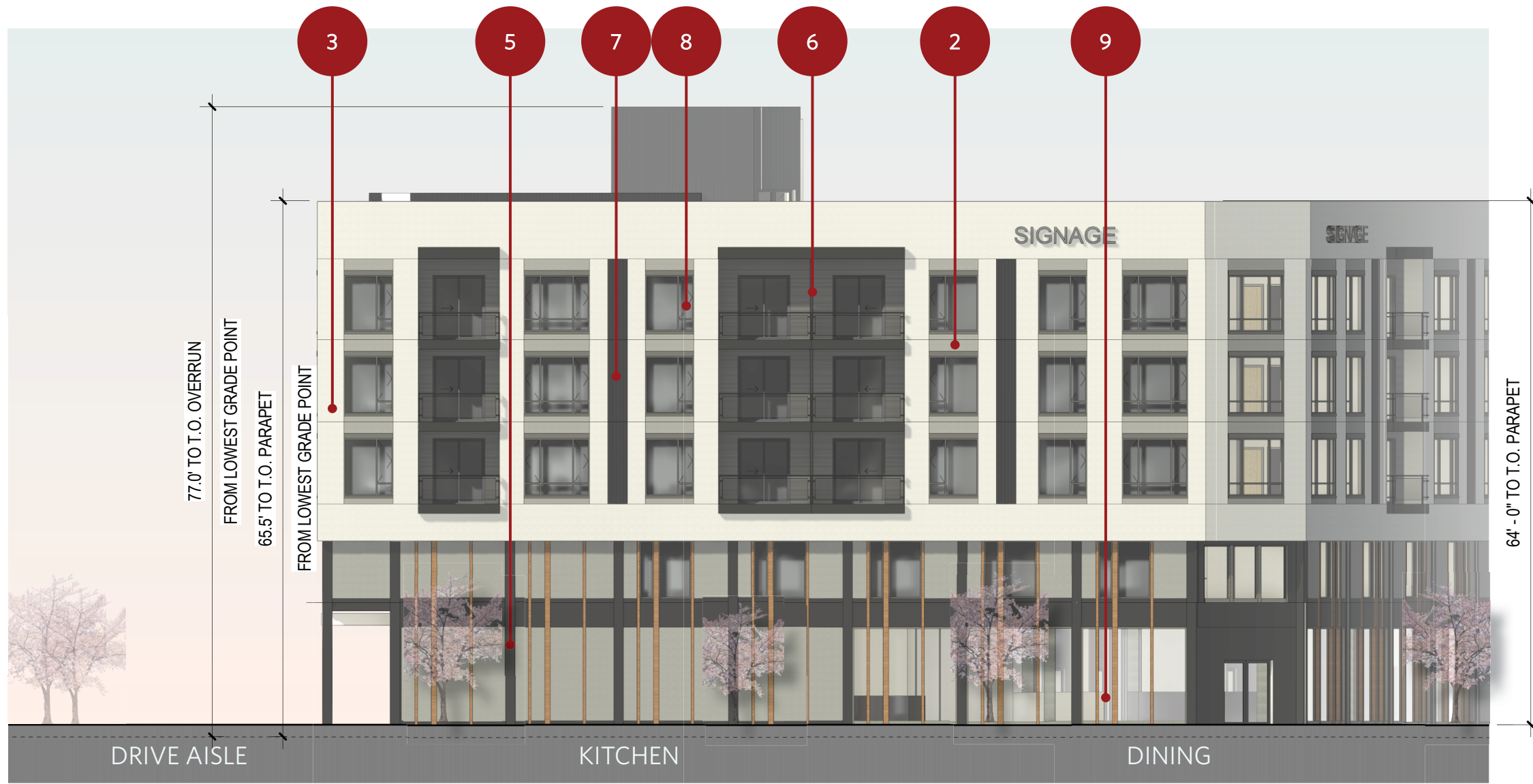
URBAL ARCHITECTURE
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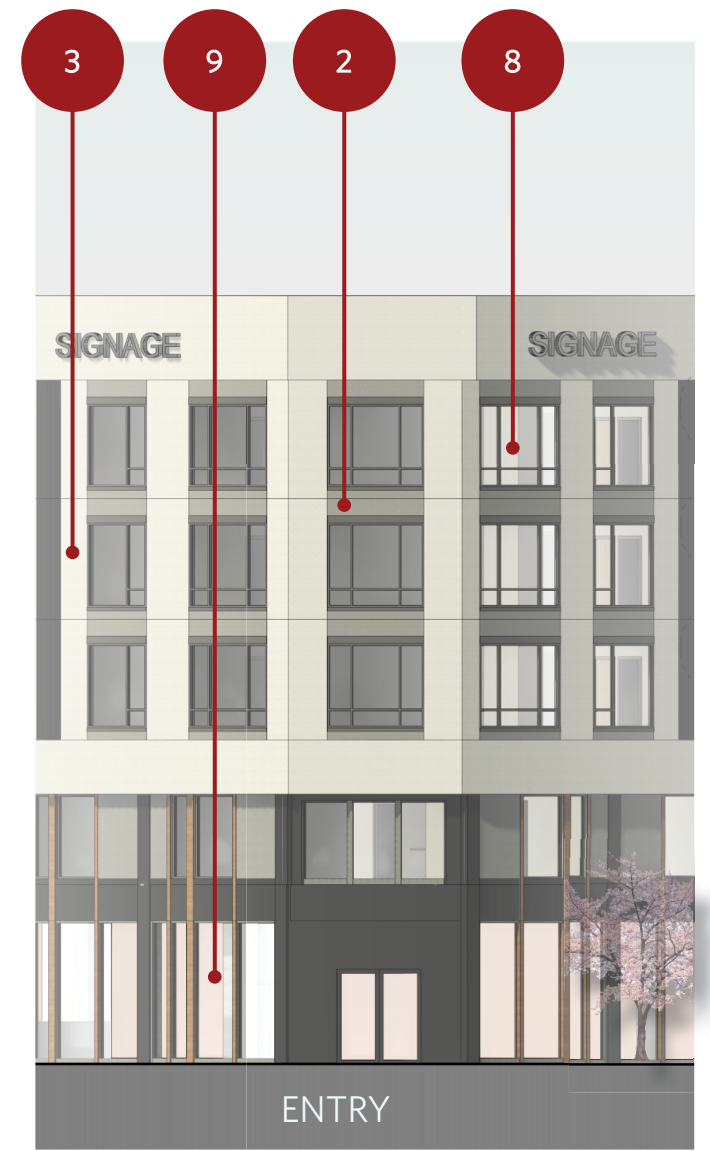
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BUILDING SECTIONS

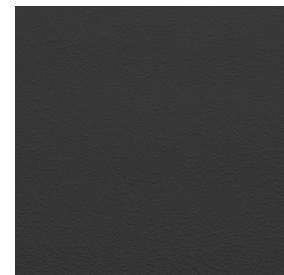




SOUTHWEST - 1



COLFAX & VENTURA CORNER - 2



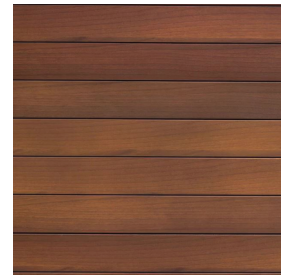
1 - STUCCO - DARK GREY



2 - STUCCO - MEDIUM GREY



3 - STUCCO - LIGHT GREY



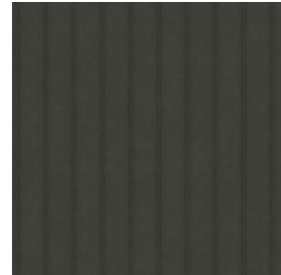
4 - ALUMINUM LONGBOARD



5 - METAL PANEL



6 - LAP SIDING



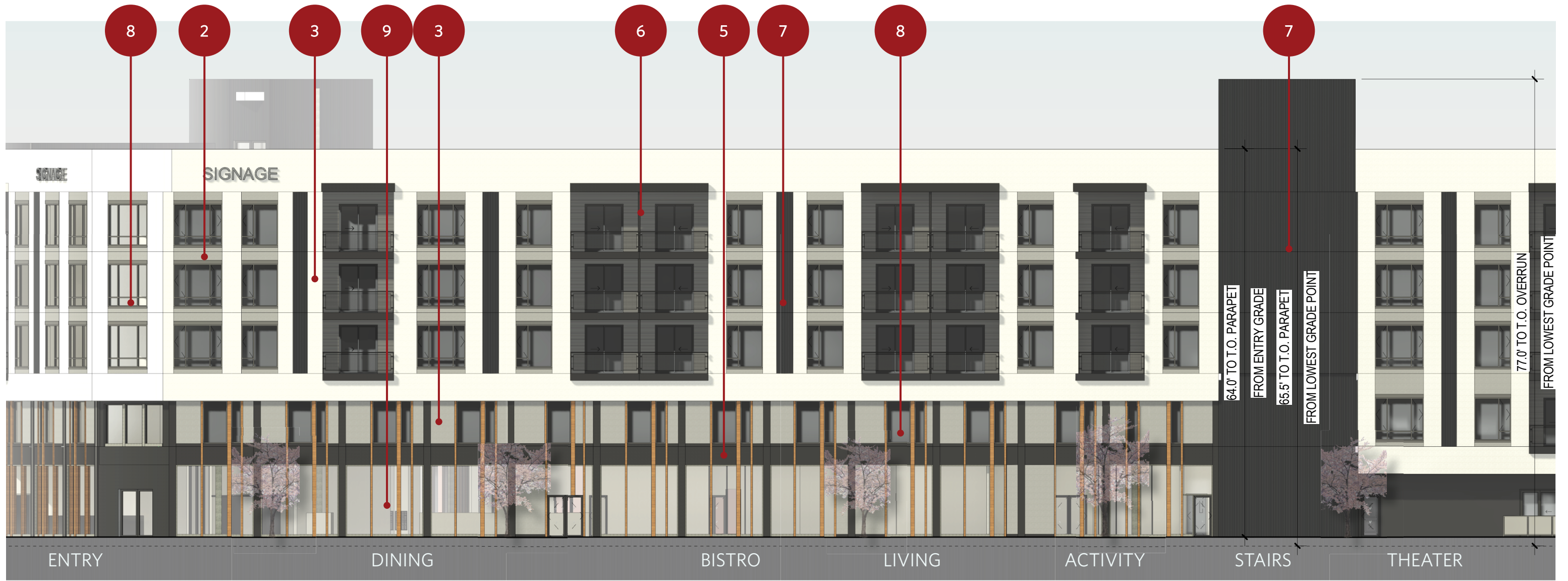
7 - VERTICAL METAL PANEL



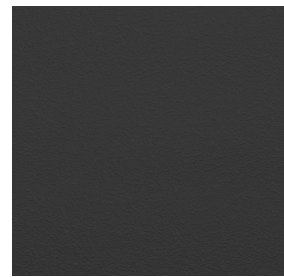
8 - VNL WINDOWS



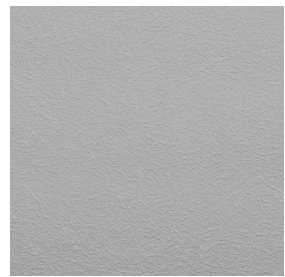
9 - STOREFRONT



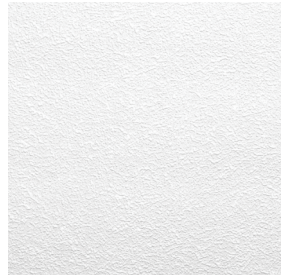
SOUTH - 3



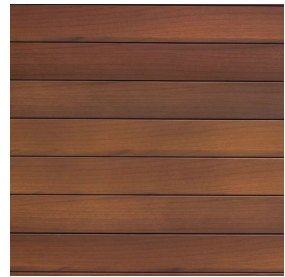
1 - STUCCO - DARK GREY



2 - STUCCO - MEDIUM GREY



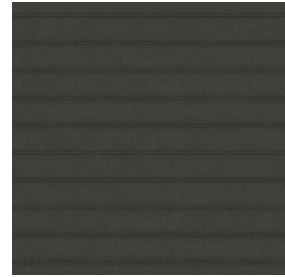
3 - STUCCO - LIGHT GREY



4 - ALUMINUM LONGBOARD



5 - METAL PANEL



6 - LAP SIDING



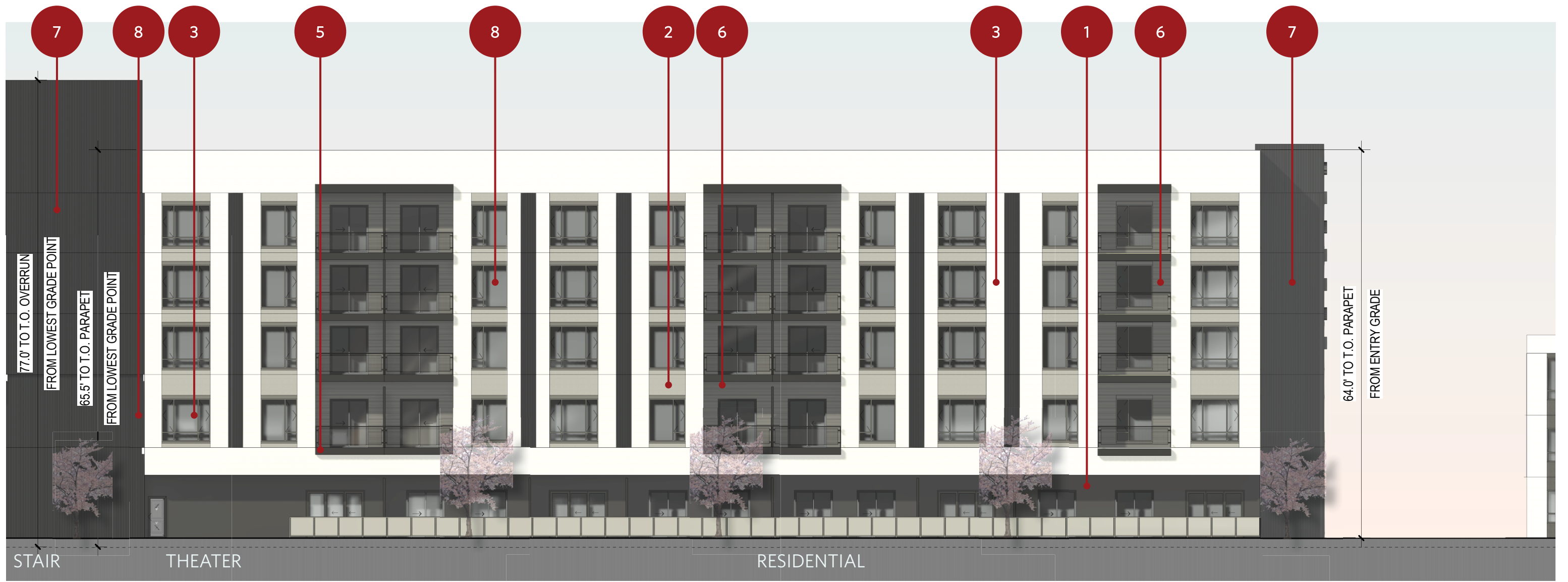
7 - VERTICAL METAL PANEL



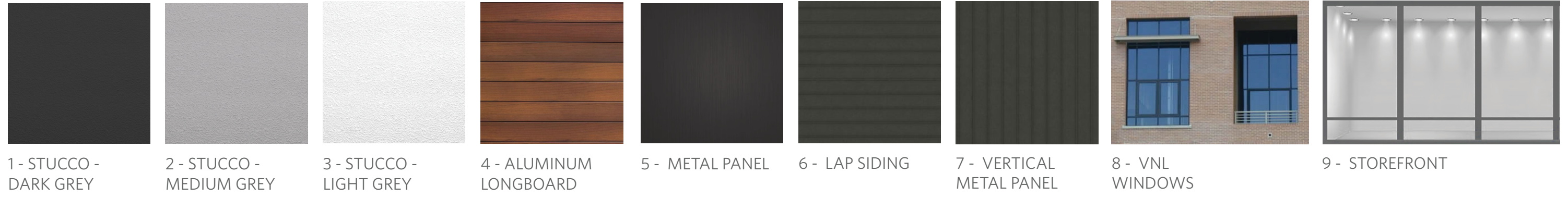
8 - VNL WINDOWS



9 - STOREFRONT



SOUTH - 4



- 1 - STUCCO - DARK GREY
- 2 - STUCCO - MEDIUM GREY
- 3 - STUCCO - LIGHT GREY
- 4 - ALUMINUM LONGBOARD
- 5 - METAL PANEL
- 6 - LAP SIDING
- 7 - VERTICAL METAL PANEL
- 8 - VNL WINDOWS
- 9 - STOREFRONT

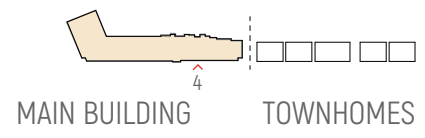
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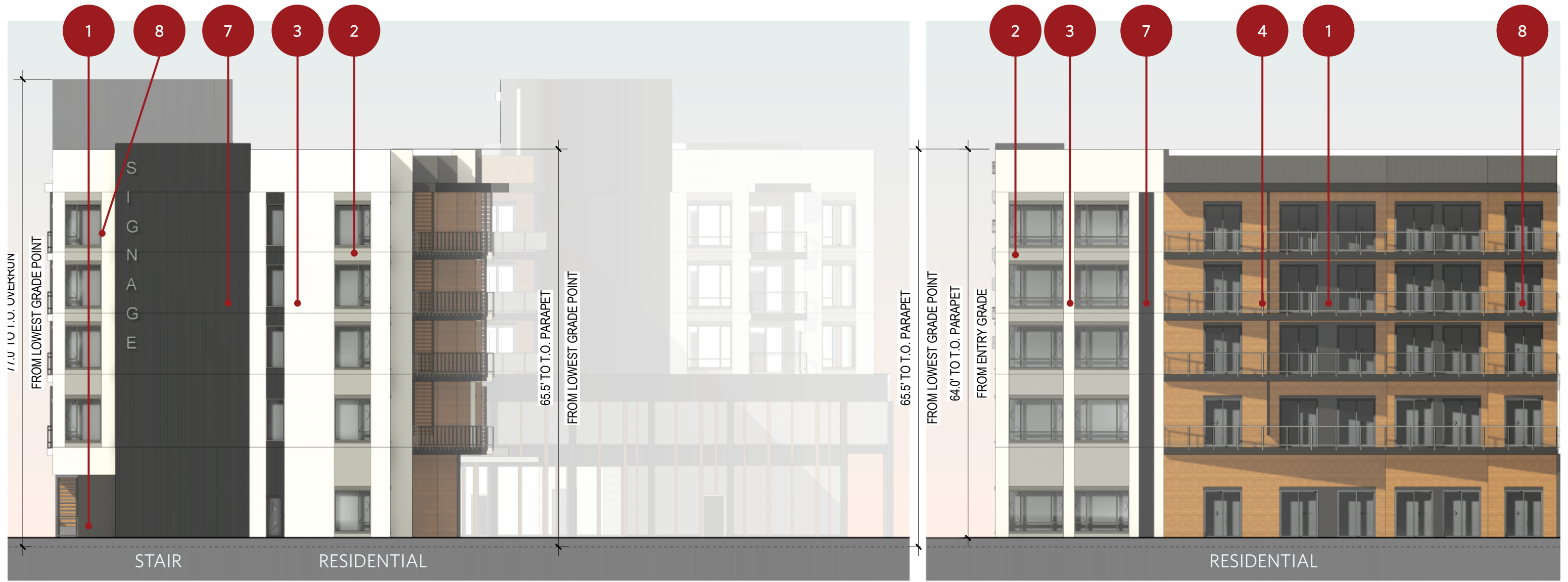


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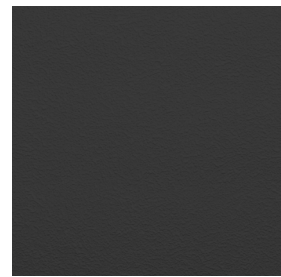
BUILDING ELEVATIONS



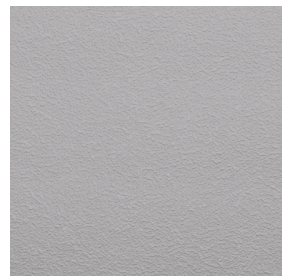


EAST - 5

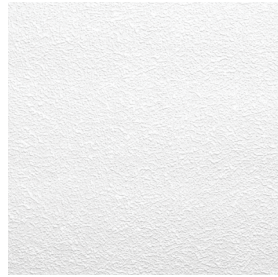
NORTH - 6



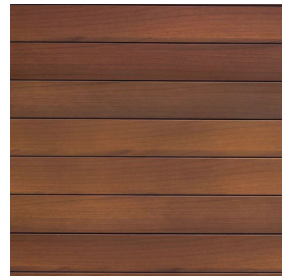
1 - STUCCO - DARK GREY



2 - STUCCO - MEDIUM GREY



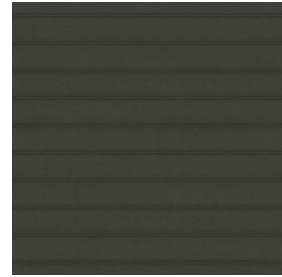
3 - STUCCO - LIGHT GREY



4 - ALUMINUM LONGBOARD



5 - METAL PANEL



6 - LAP SIDING



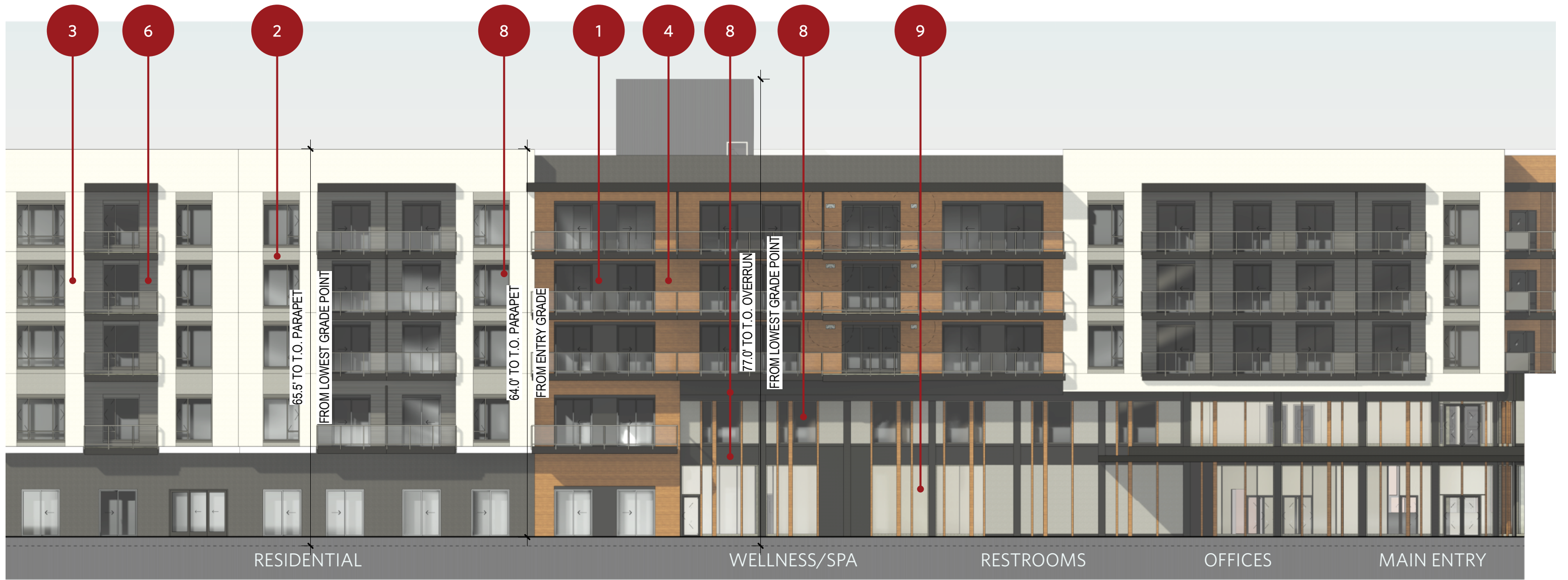
7 - VERTICAL METAL PANEL



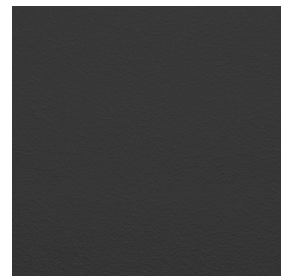
8 - VNL WINDOWS



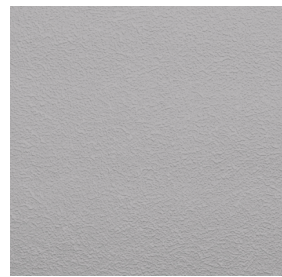
9 - STOREFRONT



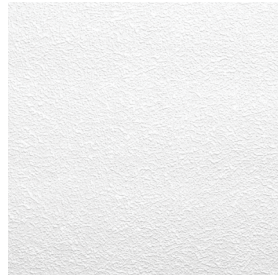
NORTH - 7



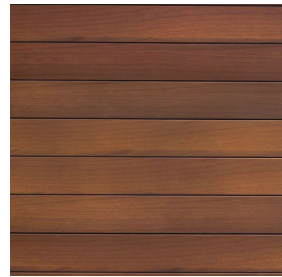
1 - STUCCO -
DARK GREY



2 - STUCCO -
MEDIUM GREY



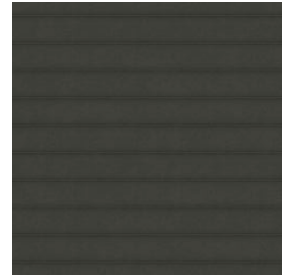
3 - STUCCO -
LIGHT GREY



4 - ALUMINUM
LONGBOARD



5 - METAL PANEL



6 - LAP SIDING



7 - VERTICAL
METAL PANEL



8 - VNL
WINDOWS



9 - STOREFRONT

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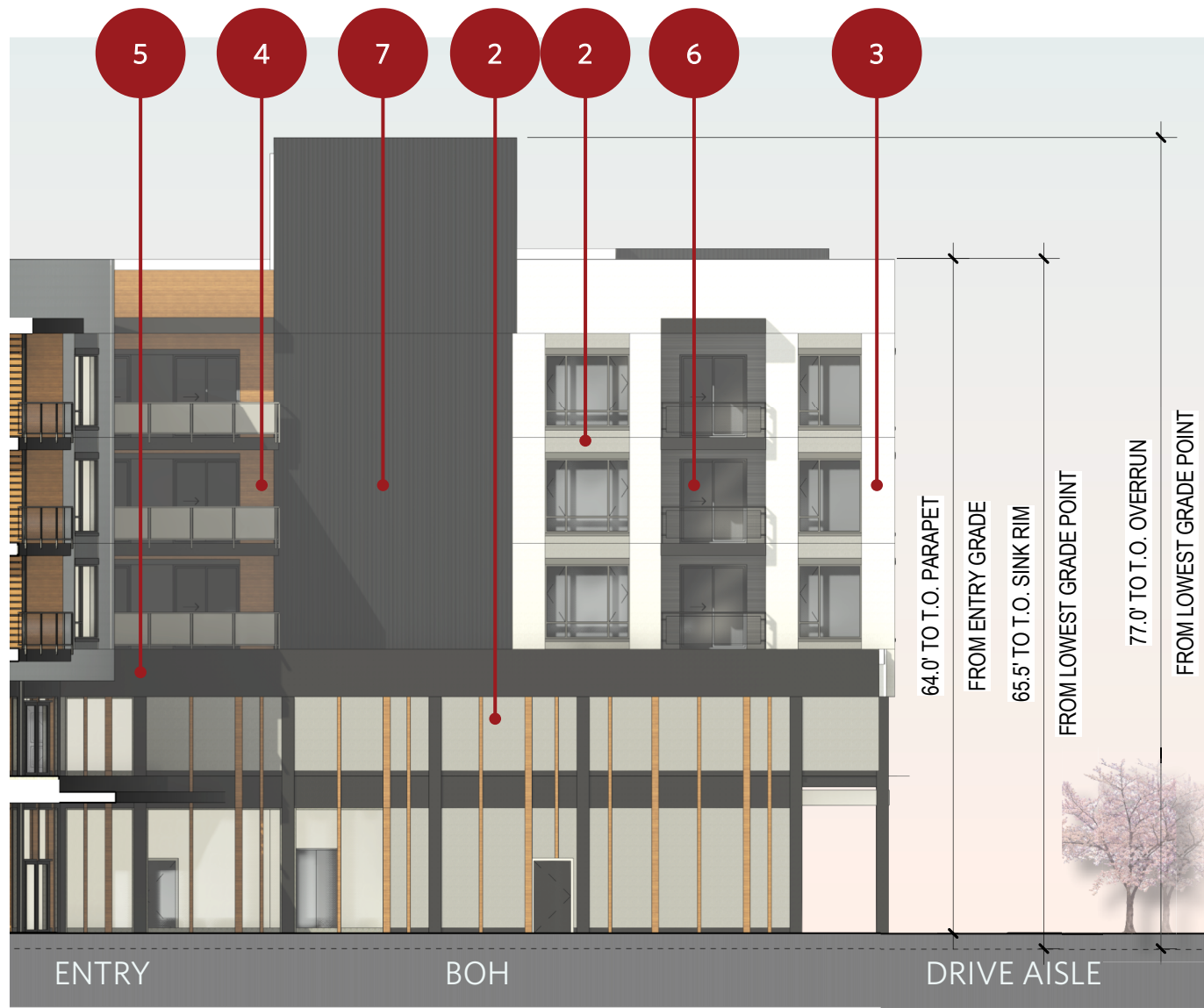
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BUILDING ELEVATIONS

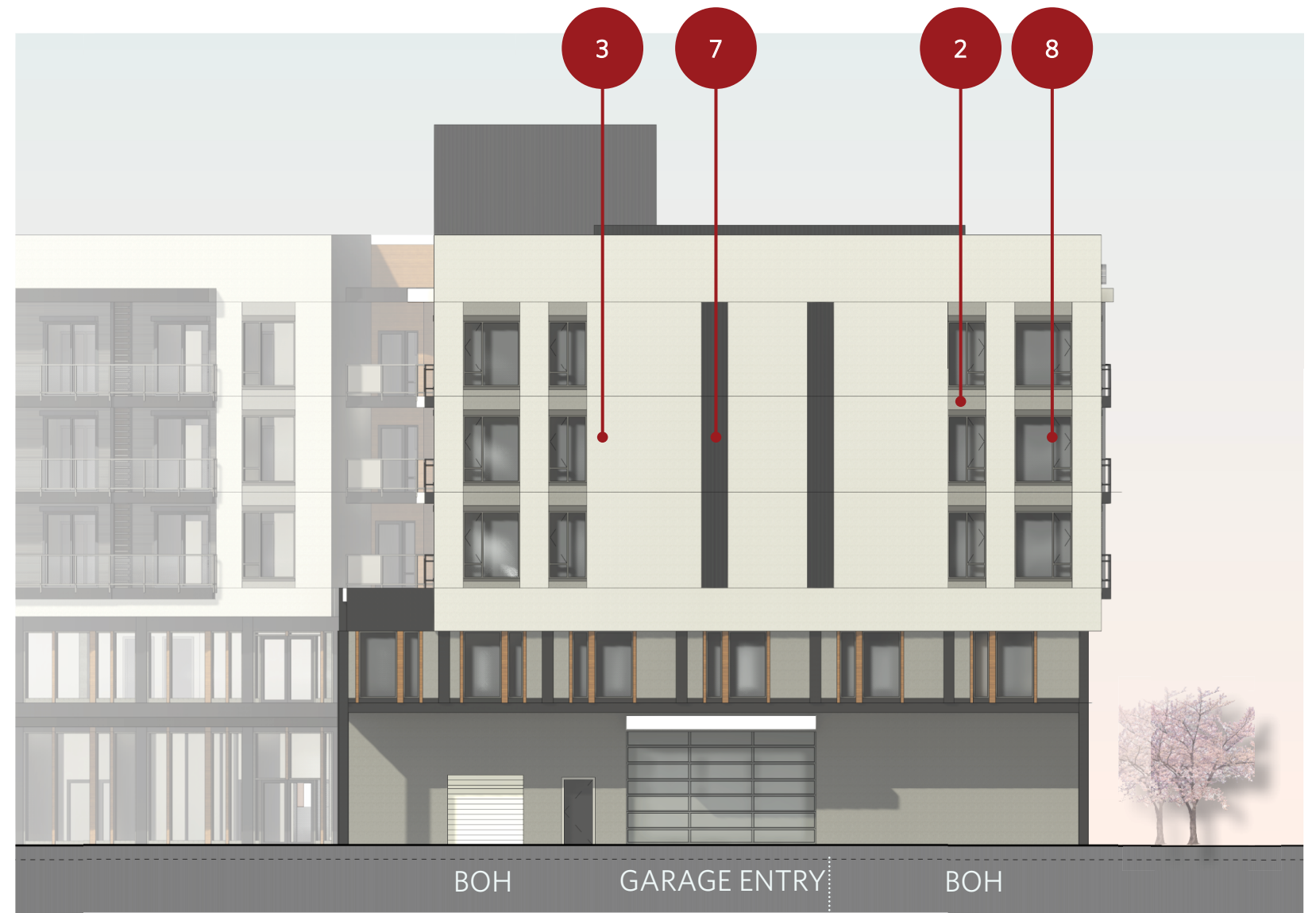


MAIN BUILDING TOWNHOMES

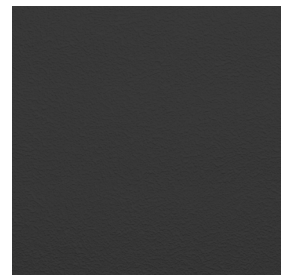
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NORTH EAST - 8



WEST - 9



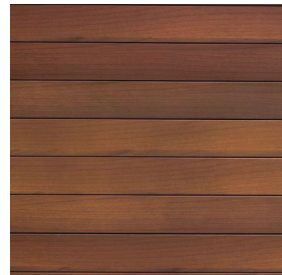
1 - STUCCO - DARK GREY



2 - STUCCO - MEDIUM GREY



3 - STUCCO - LIGHT GREY



4 - ALUMINUM LONGBOARD



5 - METAL PANEL



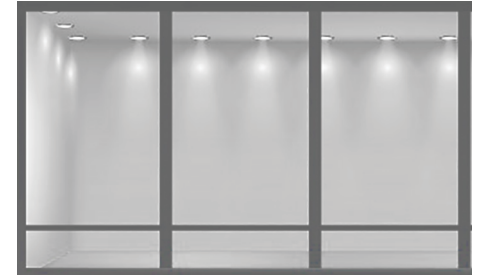
6 - LAP SIDING



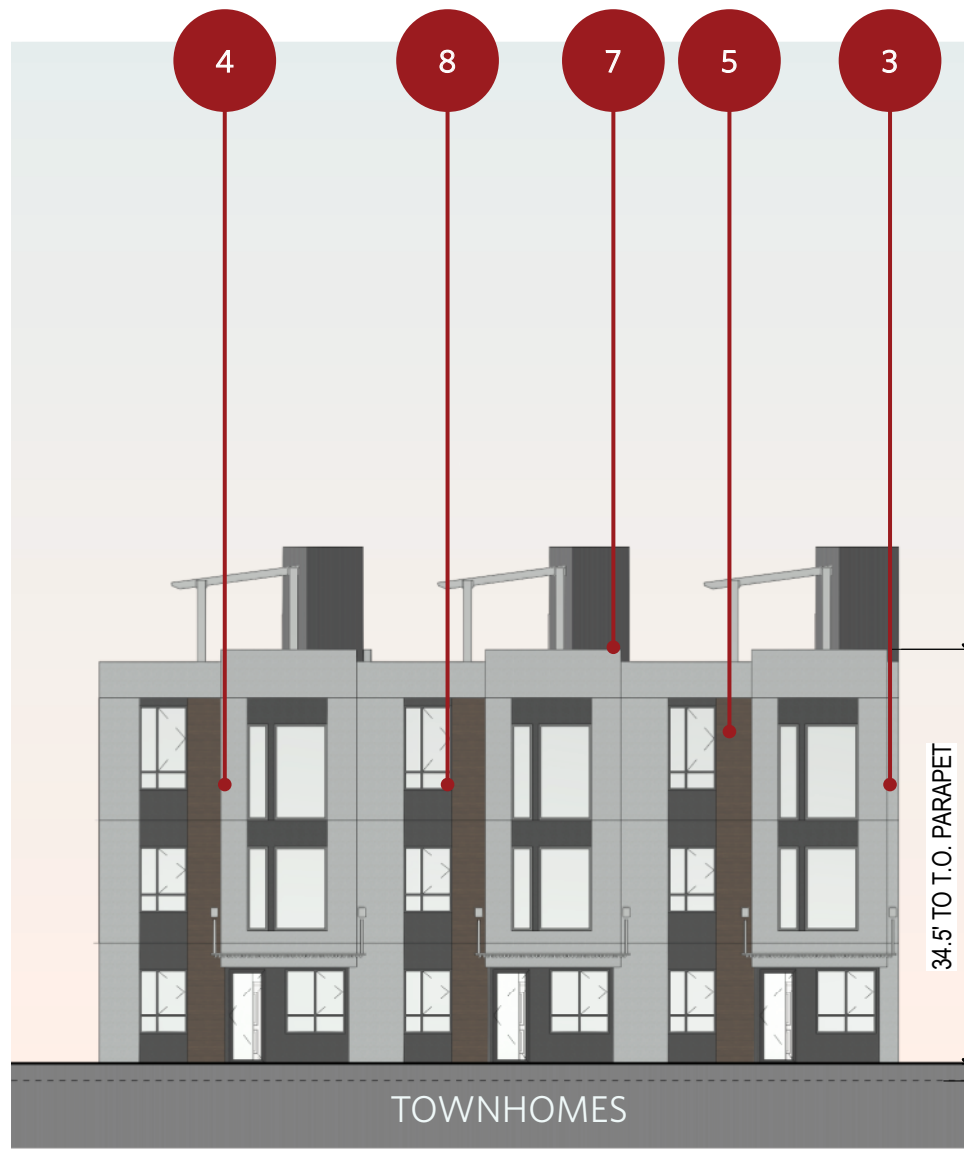
7 - VERTICAL METAL PANEL



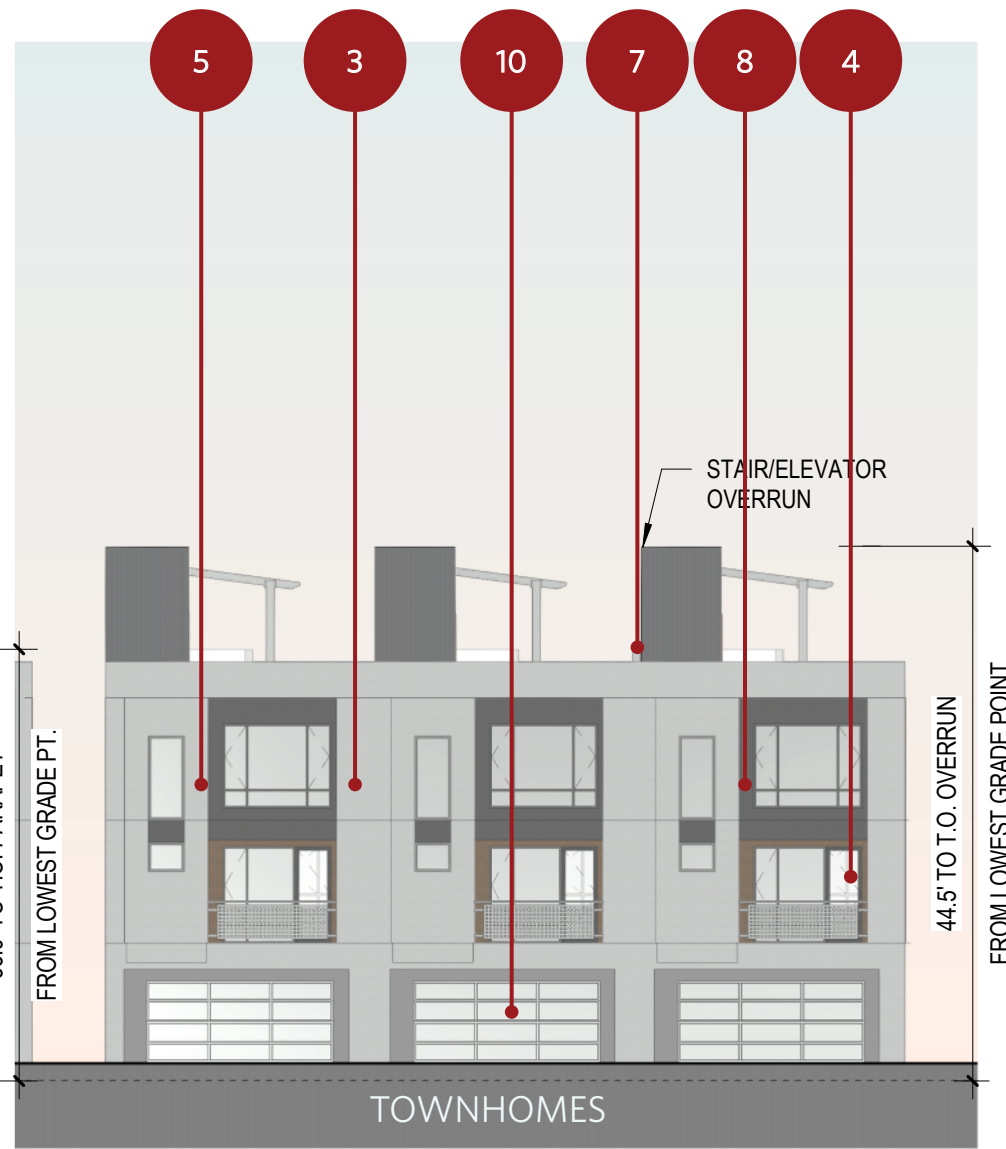
8 - VNL WINDOWS



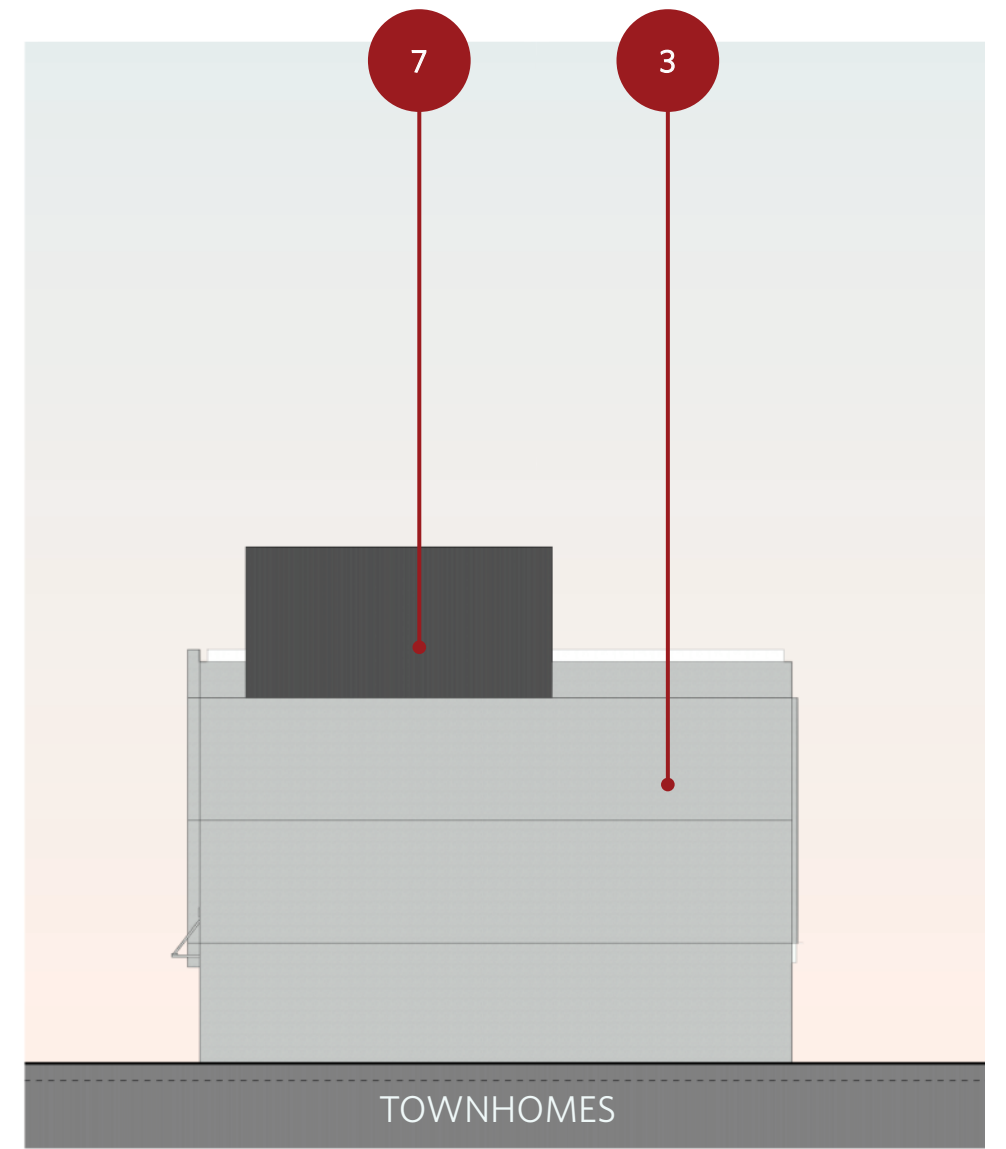
9 - STOREFRONT



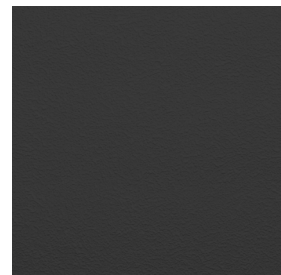
SOUTH - 10



NORTH - 11



SIDES - 12



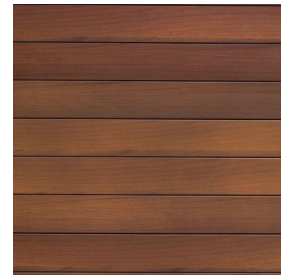
1 - STUCCO - DARK GREY



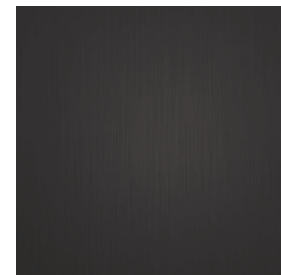
2 - STUCCO - MEDIUM GREY



3 - STUCCO - LIGHT GREY



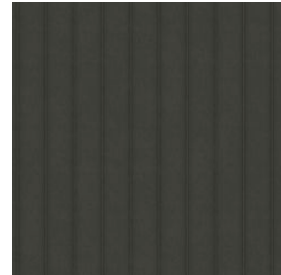
4 - ALUMINUM LONGBOARD



5 - METAL PANEL



6 - LAP SIDING



7 - VERTICAL METAL PANEL



8 - VNL WINDOWS



10 - GARAGE DOOR



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PERSPECTIVE

A-4.1



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PERSPECTIVE



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PERSPECTIVE

A-4.3



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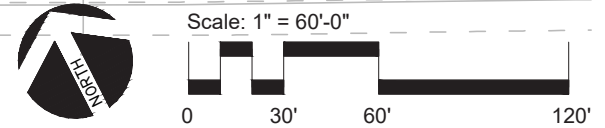
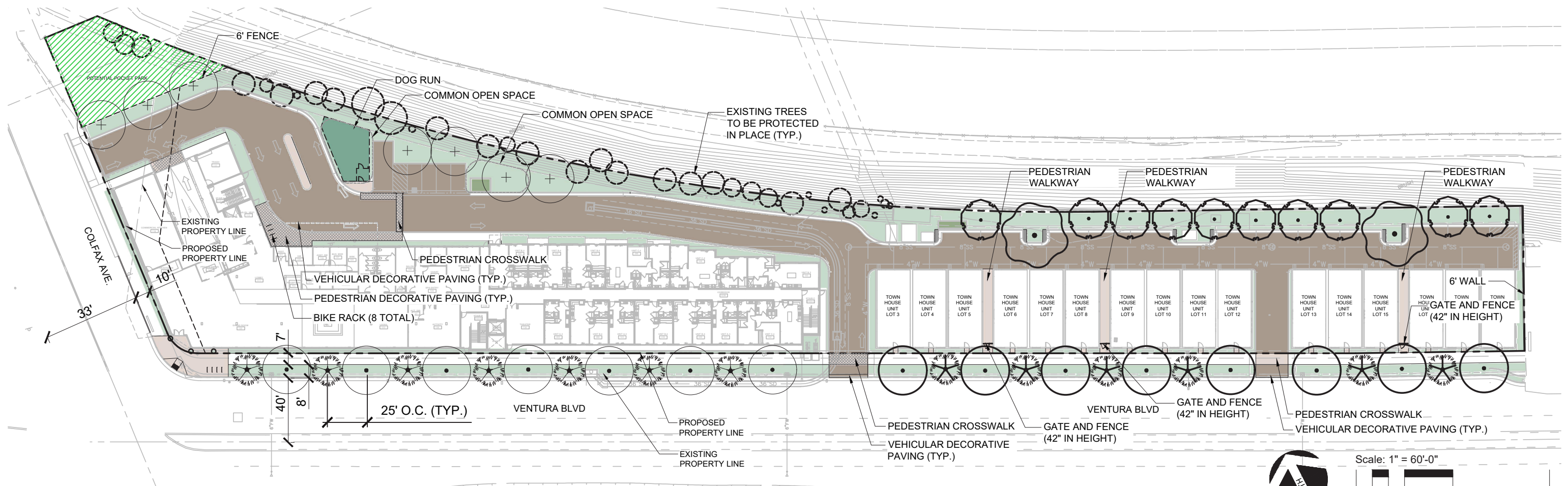
URBAL 
ARCHITECTURE
URBAN|RURAL

SRM STUDIO CITY, LLC
URBAL #18-039

ENTITLEMENT PACKET
OCTOBER 15, 2021

PERSPECTIVE

A-4.4



ASSISTED LIVING SITE TREE SCHEDULE _ LEVEL 1

NATIVE	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	FORM	QTY	REMARKS
+	QUERCUS LOBATA	VALLEY OAK	36" BOX	MODERATE	STANDARD	7	NATIVE

ASSISTED LIVING STREET TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	FORM	QTY	REMARKS
•	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	MODERATE	STANDARD	7	
•	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12" BTH	LOW		7	EQUIVALENT TO 30" BOX SIZE

TOWN HOUSES SITE TREE SCHEDULE _ LEVEL 1

NATIVE	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	FORM	QTY	REMARKS
•	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	MODERATE	STANDARD	2	NATIVE
•	UMBELLULARIA CALIFORNICA	BAY LAUREL	24" BOX	MODERATE	STANDARD	10	NATIVE

TOWN HOUSES STREET TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	FORM	QTY	REMARKS
•	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	MODERATE	STANDARD	8	
•	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12" BTH	LOW		6	EQUIVALENT TO 30" BOX SIZE

STREET TREE NOTE:
STREET TREE TYPE AND SPACING SPECIFIED IN 'STUDIO CITY CAHUENGA PASS STREETSCAPE PLAN & DESIGN GUIDELINES'

SITE TREE NOTE:
SITE TREE TYPE DERIVED FROM 'SHORT LIST OF PLANTS FOR THE LOS ANGELES RIVER SYSTEM' IN 'LOS ANGELES RIVER MASTER PLAN - LANDSCAPING GUIDELINES AND PLANT PALETTES'

COMPLIANCE WITH ORDINANCE 170452 - VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN

LANDSCAPE SETBACK:

- A 18" LANDSCAPED SETBACK IS PROVIDED ALONG COLFAX AVE. AND VENTURA BLVD

PARKING LOT LANDSCAPE"

- 29% OF TOTAL AREA OF SURFACE PARKING IS LANDSCAPED (15% MIN. REQUIRED)
- (4) 36" BOX SHADE TREES OF MATURE HEIGHT ABOVE 10' ARE PROVIDED TO SHADE THE SURFACE PARKING AREA, EVENLY DISTRIBUTED. (MIN. 1 TREE PER 4 PARKING STALLS IS REQUIRED. MIN. (4) TREES ARE REQUIRED FOR 14 PARKING STALLS ON SITE.

COMPLIANCE WITH LAMC SEC. 12.21 G - OPEN SPACE REQUIREMENT

COMMON OPEN SPACE AREA

- AT GRADE LEVEL: 1,695 SF
- ROOF DECK: 6,780 SF
- TOTAL: 8,475 SF

LANDSCAPED COMMON OPEN SPACE AREA

- AT GRADE LEVEL: 1,344 SF
- ROOF DECK: 2,207 SF
- TOTAL: 3,551 SF (42% OF TOTAL COMMON OPEN SPACE AREA. MIN. 25% IS REQUIRED)

TOTAL TREE REQUIREMENTS

- TOTAL TREE REQUIRED (24" BOX OR LARGER): 33 (1 PER 4 DWELLING UNITS, TOTAL 129 DWELLING UNITS)
- TOTAL TREE PROPOSED (24" BOX OR LARGER): 62

LANDSCAPE IRRIGATION:

- ALL REQUIRED LANDSCAPED AREAS WILL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.



COMPLIANCE WITH LAMC SEC. 12.21 G - OPEN SPACE REQUIREMENT

COMMON OPEN SPACE AREA

- AT GRADE LEVEL: 1,695 SF
- ROOF DECK: 6,780 SF
- TOTAL: 8,475 SF

LANDSCAPED COMMON OPEN SPACE AREA

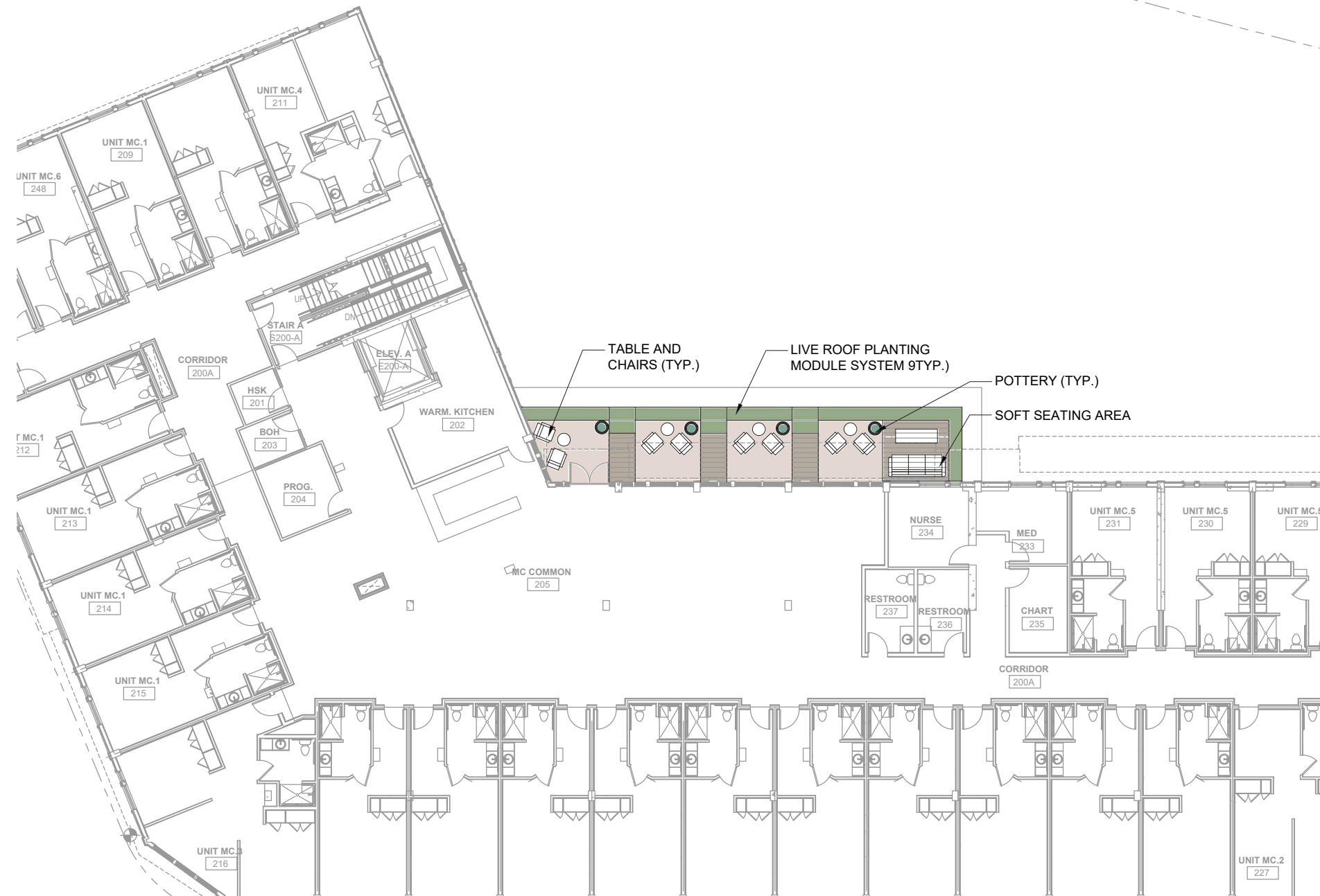
- AT GRADE LEVEL: 1,344 SF
- ROOF DECK: 2,207 SF
- TOTAL: 3,551 SF (42% OF TOTAL COMMON OPEN SPACE AREA. MIN. 25% IS REQUIRED)

TOTAL TREE REQUIREMENTS

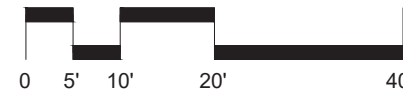
- TOTAL TREE REQUIRED (24" BOX OR LARGER): 33 (1 PER 4 DWELLING UNITS, TOTAL 129 DWELLING UNITS)
- TOTAL TREE PROPOSED (24" BOX OR LARGER): 62

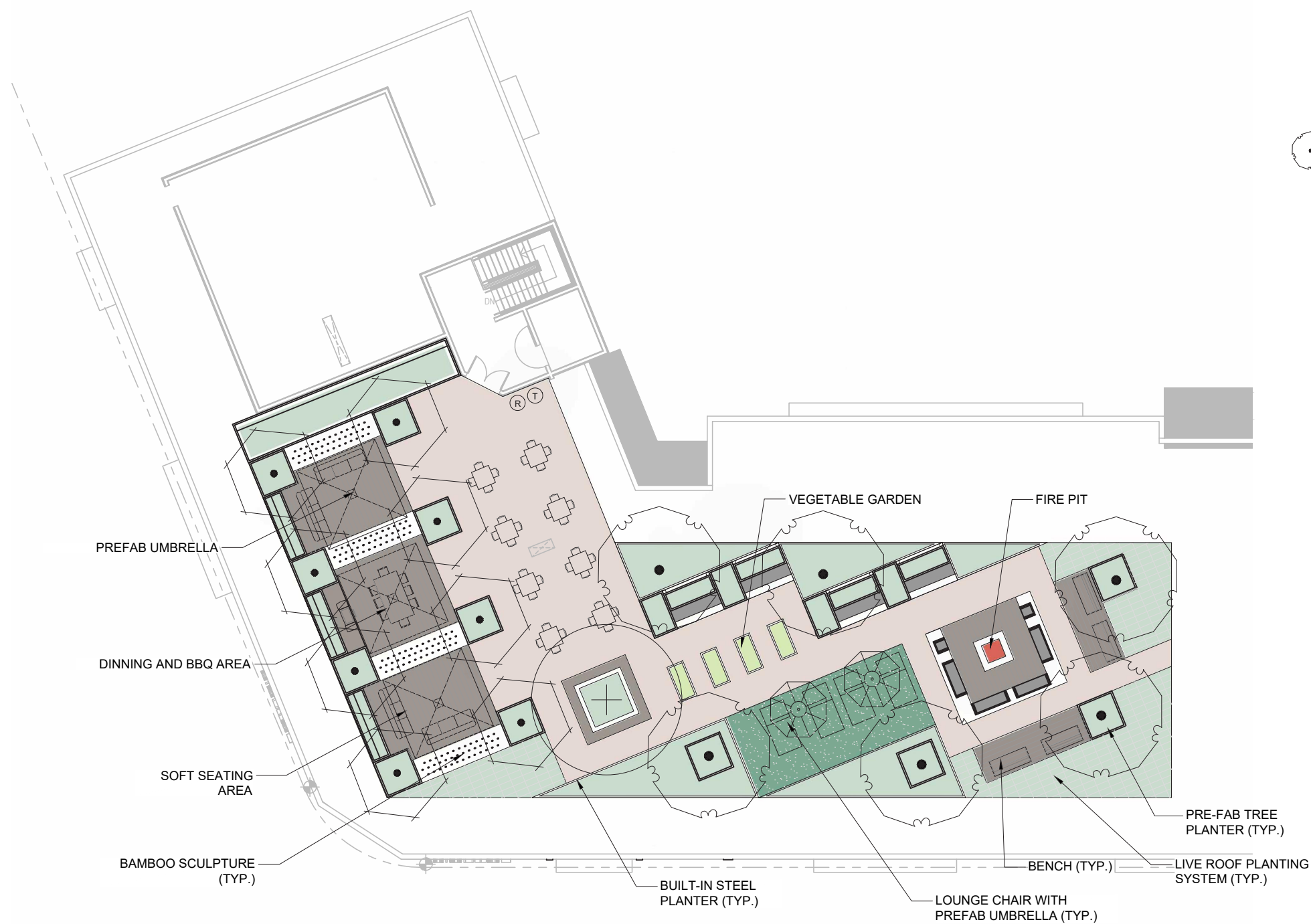
LANDSCAPE IRRIGATION:

- ALL REQUIRED LANDSCAPED AREAS WILL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.



Scale: 1" = 20'-0"





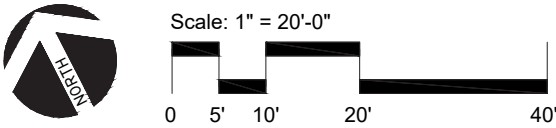
ROOF DECK TREE SCHEDULE

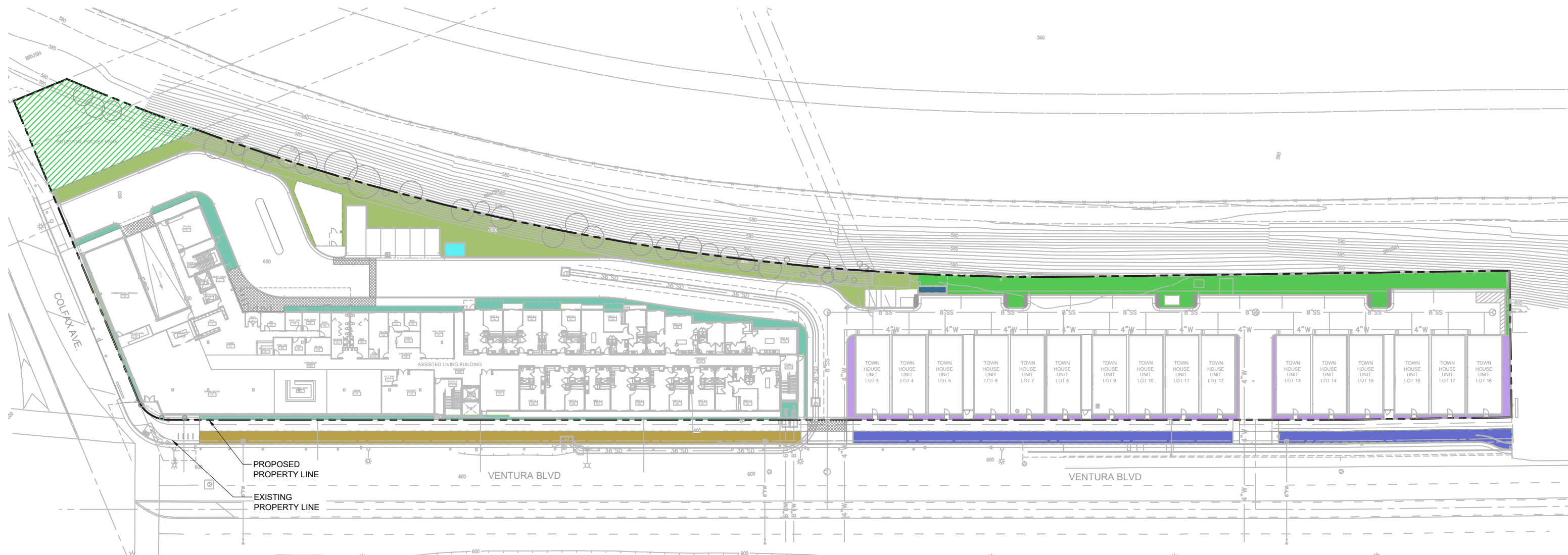
TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	FORM	QTY	REMARKS
	ACACIA BAILEYANA 'PURPUREA'	PURPLE-LEAF ACACIA	24" BOX	LOW	STANDARD	8	
	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24" BOX	LOW	STANDARD	6	
NATIVE	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	FORM	QTY	REMARKS
	QUERCUS LOBATA	VALLEY OAK	36" BOX	MODERATE	STANDARD	1	NATIVE

SITE TREE NOTE:
 SITE TREE TYPE DERIVED FROM 'SHORT LIST OF PLANTS FOR THE LOS ANGELES RIVER SYSTEM' IN 'LOS ANGELES RIVER MASTER PLAN - LANDSCAPING GUIDELINES AND PLANT PALETTES'

COMPLIANCE WITH LAMC SEC. 12.21 G - OPEN SPACE REQUIREMENT

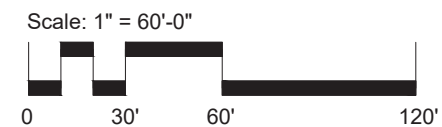
- COMMON OPEN SPACE AREA**
- AT GRADE LEVEL: 1,695 SF
 - ROOF DECK: 6,780 SF
 - TOTAL: 8,475 SF
- LANDSCAPED COMMON OPEN SPACE AREA**
- AT GRADE LEVEL: 1,344 SF
 - ROOF DECK: 2,207 SF
 - TOTAL: 3,551 SF (42% OF TOTAL COMMON OPEN SPACE AREA. MIN. 25% IS REQUIRED)
- TOTAL TREE REQUIREMENTS**
- TOTAL TREE REQUIRED (24" BOX OR LARGER): 33 (1 PER 4 DWELLING UNITS, TOTAL 129 DWELLING UNITS)
 - TOTAL TREE PROPOSED (24" BOX OR LARGER): 62
- LANDSCAPE IRRIGATION:**
- ALL REQUIRED LANDSCAPED AREAS WILL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.





- | | | | |
|---|--------------------------------------|---|----------------------------------|
|  | ZONE 1A: ASSISTED LIVING STREETScape |  | ZONE 2A: TOWN HOUSES STREETScape |
|  | ZONE 1B: ASSISTED LIVING LID PLANTER |  | ZONE 2B: TOWN HOUSES LID PLANTER |
|  | ZONE 1C: ASSISTED LIVING BUILDING |  | ZONE 2C: TOWN HOUSES BUILDING |
|  | ZONE 1D: ASSISTED LIVING REAR YARD |  | ZONE 2D: TOWN HOUSES REAR YARD |

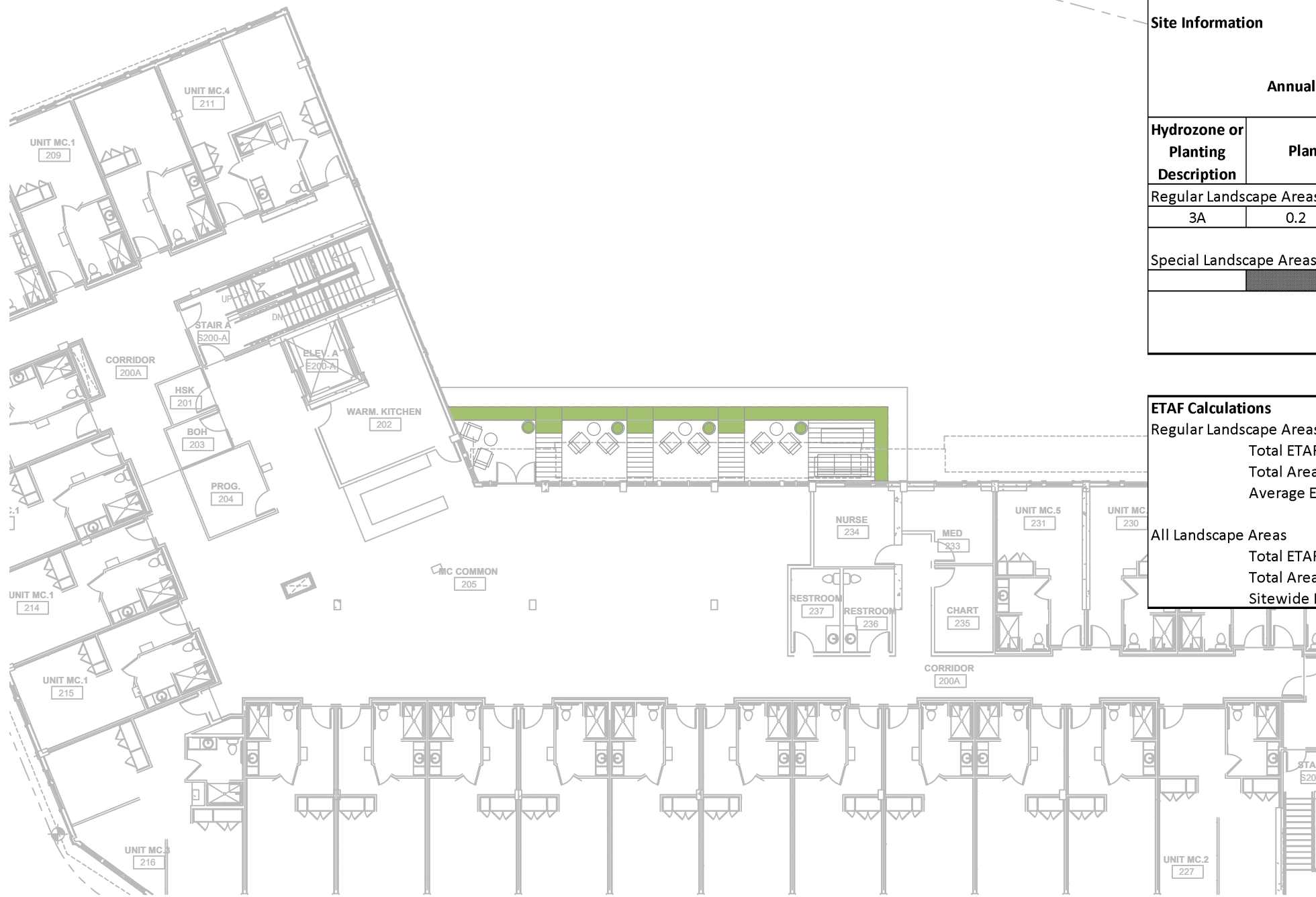
NOTE:
 SITE IRRIGATION SYSTEM TO BE CONTROLLED WITH A "SMART" IRRIGATION TIMER AND PAIRED WITH A RAIN SENSOR FOR EFFICIENT WATER USE



Site Information									
Site Name →		Studio City Assisted Living - Level 1							
Site Type →		Commercial							
Annual Eto (inches/yr) →		49.7							
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)		
Regular Landscape Areas									
1A	0.2	Low	Drip	0.81	0.2	2,761	682	21,007	
1B	0.5	Mod./Ave.	Drip	0.81	0.6	96	59	1,826	
1C	0.5	Mod./Ave.	Drip	0.81	0.6	3,110	1,920	59,155	
1D	0.2	Low	Drip	0.81	0.2	7,245	1,789	55,123	
						SUBTOTAL →	13,212	4,450	137,111
Special Landscape Areas									
				1		0		0	
						SUBTOTAL →	0	0	0
						Estimated Total Water Use (ETWU) →		137,111	
						Maximum Allowed Water Allowance (MAWA) →		183,202	
ETAF Calculations			Notes:						
Regular Landscape Areas			ETWU meets MAWA requirement.						
Total ETAF x Area	4,450		Average ETAF meets requirement for this site type.						
Total Area	13,212								
Average ETAF	0.34								
All Landscape Areas			Calculator developed July 27, 2015.						
Total ETAF x Area	4,450		This calculator is for estimating purposes only.						
Total Area	13,212		Hunter assumes no liability for use of this calculator.						
Sitewide ETAF	0.34								

Site Information									
Site Name →		Studio City Assisted Living - Town Homes							
Site Type →		Commercial							
Annual Eto (inches/yr) →		49.7							
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)		
Regular Landscape Areas									
2A	0.2	Low	Drip	0.81	0.2	2,845	702	21,646	
2B	0.5	Mod./Ave.	Drip	0.81	0.6	68	42	1,293	
2C	0.5	Mod./Ave.	Drip	0.81	0.6	1,497	924	28,474	
2D	0.2	Low	Drip	0.81	0.2	4,401	1,087	33,485	
						SUBTOTAL →	8,811	2,755	84,898
Special Landscape Areas									
				1		0		0	
						SUBTOTAL →	0	0	0
						Estimated Total Water Use (ETWU) →		84,898	
						Maximum Allowed Water Allowance (MAWA) →		122,176	
ETAF Calculations			Notes:						
Regular Landscape Areas			ETWU meets MAWA requirement.						
Total ETAF x Area	2,755		Average ETAF meets requirement for this site type.						
Total Area	8,811								
Average ETAF	0.31								
All Landscape Areas			Calculator developed July 27, 2015.						
Total ETAF x Area	2,755		This calculator is for estimating purposes only.						
Total Area	8,811		Hunter assumes no liability for use of this calculator.						
Sitewide ETAF	0.31								





Site Information

Site Name → Studio City Assisted Living - Level 2 MC Courtyard
 Site Type → Commercial
 Annual Eto (inches/yr) → 49.7

Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)	
Regular Landscape Areas								
3A	0.2	Low	Drip	0.81	185	46	1,408	
					SUBTOTAL →	185	46	1,408
Special Landscape Areas								
					1	0	0	
					SUBTOTAL →	0	0	0
Estimated Total Water Use (ETWU) →							1,408	
Maximum Allowed Water Allowance (MAWA) →							2,565	

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	46
Total Area	185
Average ETAF	0.25

All Landscape Areas

Total ETAF x Area	46
Total Area	185
Sitewide ETAF	0.25

Notes:

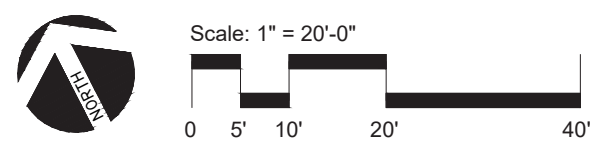
ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

*Calculator developed July 27, 2015.
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NOTE:
 SITE IRRIGATION SYSTEM TO BE CONTROLLED WITH A "SMART" IRRIGATION TIMER AND PAIRED WITH A RAIN SENSOR FOR EFFICIENT WATER USE

ZONE 3A: LEVEL 2 - MEMORY CARE COURTYARD



STUDIO CITY ASSISTED LIVING &
 TOWNHOUSES
 STUDIO CITY, CA

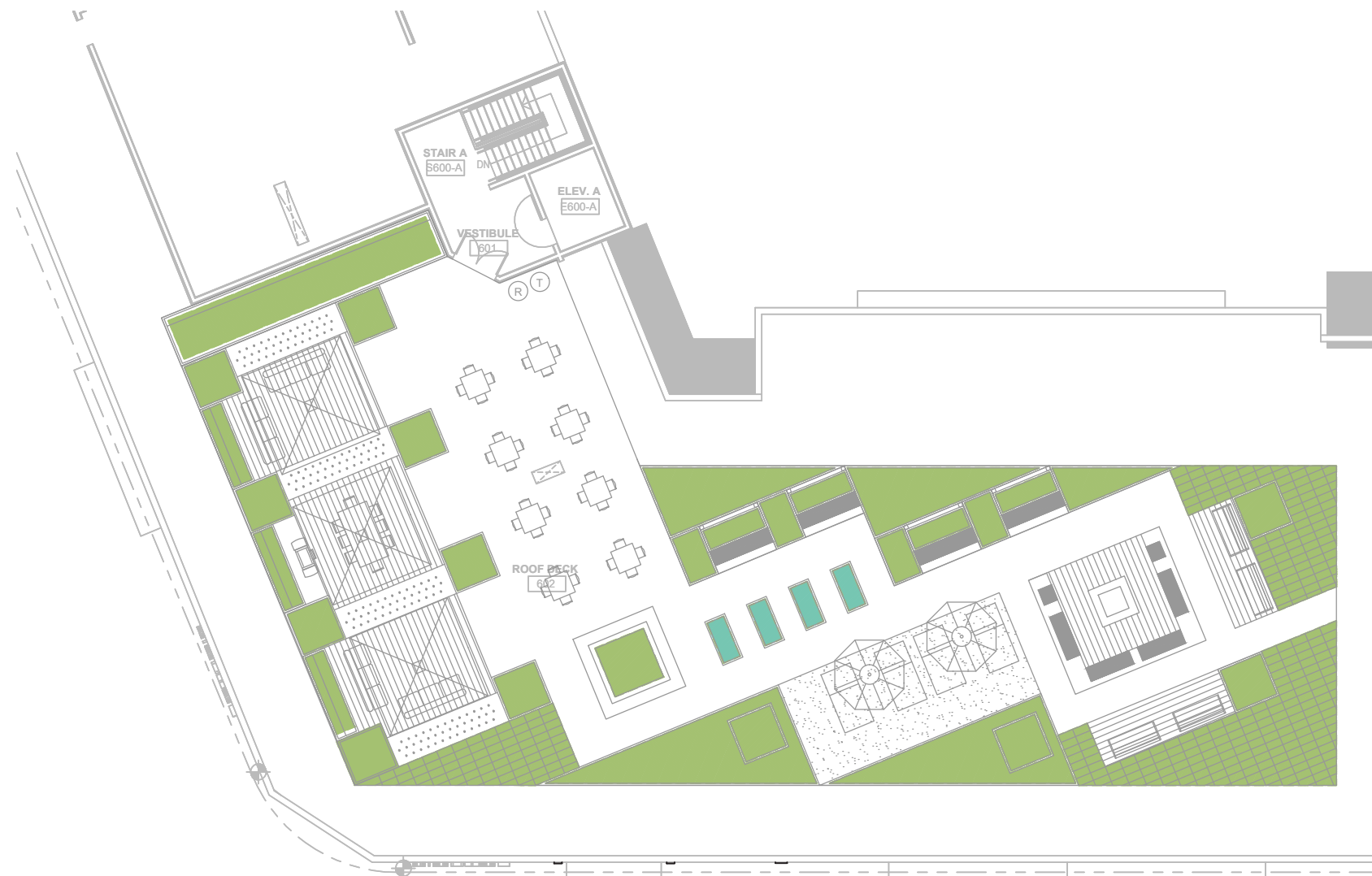


SRM
 DEVELOPMENT

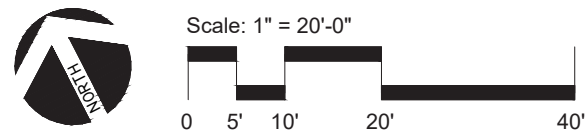
ENTITLEMENT
 PACKET
 OCTOBER 29, 2021

PRELIMINARY IRRIGATION
 PLAN -
 LEVEL 2 MEMORY CARE
 COURTYARD

L-2.3



- ZONE 4A: ROOF DECK
- ZONE 4B: VEGETABLE GARDEN



Site Information									
Site Name →		Studio City Assisted Living - Roof Deck							
Site Type →		Commercial							
Annual Eto (inches/yr) →		49.7							
Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)	
Regular Landscape Areas									
4A	0.2	Low	Drip	0.81	0.2	1,749	432	13,307	
4B	0.7	High	Drip	0.81	0.9	106	92	2,823	
						SUBTOTAL →	1,855	523	16,130
Special Landscape Areas									
							1	0	0
						SUBTOTAL →	0	0	0
								Estimated Total Water Use (ETWU) →	16,130
								Maximum Allowed Water Allowance (MAWA) →	25,722

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area	523	
Total Area	1,855	
Average ETAF	0.28	
All Landscape Areas		
Total ETAF x Area	523	
Total Area	1,855	
Sitewide ETAF	0.28	

Notes:

ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

*Calculator developed July 27, 2015.
This calculator is for estimating purposes only.
Hunter assumes no liability for use of this calculator.*

NOTE:
SITE IRRIGATION SYSTEM TO BE CONTROLLED WITH A "SMART" IRRIGATION TIMER AND PAIRED WITH A RAIN SENSOR FOR EFFICIENT WATER USE

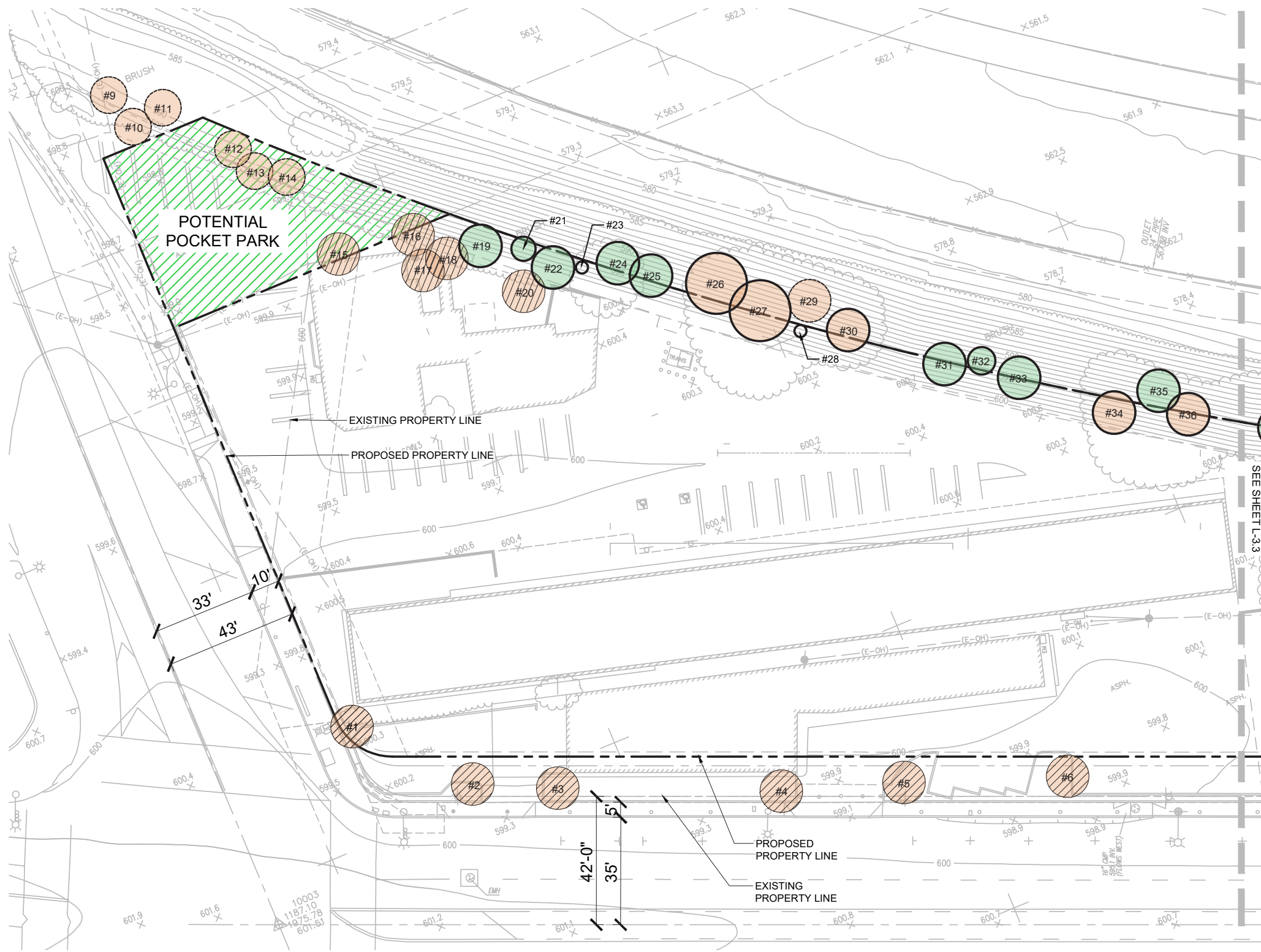
EXISTING TREE SURVEY TABLE

TREE #	CALIPER	SPECIES	COMMON NAME	CATEGORY	CONDITION	ACTION REQUIRED	MITIGATION RATE	NOTE
1	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
2	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
3	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
4	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
5	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
6	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
7	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
8	36"	Pinus spp.	Pine	On Site Tree	Good	Remove	1:1	
9	11"	Pinus spp.	Pine	Off Site Tree	Good	N/A	N/A	
10	17"	Pinus spp.	Pine	Off Site Tree	Good	N/A	N/A	
11	17"	Pinus spp.	Pine	Off Site Tree	Good	N/A	N/A	
12	12"	Pinus spp.	Pine	Off Site Tree	Good	N/A	N/A	
13	12"	Pinus spp.	Pine	Off Site Tree	Good	N/A	N/A	
14	8"	Pinus spp.	Pine	Off Site Tree	Good	N/A	N/A	
15	24"	Ficus spp.	Fig Tree	On Site Tree	Fair	Remove	1:1	
16	12"	Pistacia chinensis	Chinese Pistache	On Site Tree	Fair	Remove	1:1	
17	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
18	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
19	16"	Juglans californica	California Black Walnut	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
20	24"	Washingtonia robusta	Mexican Fan Palm	On Site Tree	Good	Remove	1:1	
21	5"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
22	12"	Juglans californica	California Black Walnut	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
23	1"	Juglans californica	California Black Walnut	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
24	8"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
25	12"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
26	40"	Pinus spp.	Pine	On Site Tree	Fair	Protect in place	N/A	
27	38"	Pinus spp.	Pine	On Site Tree	Fair	Protect in place	N/A	
28	2"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
29	16"	Pinus spp.	Pine	Off Site Tree	Fair	N/A	N/A	
30	24"	Pinus spp.	Pine	On Site Tree	Fair	Protect in place	N/A	
31	24"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
32	5"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
33	24"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
34	36"	Pinus spp.	Pine	On Site Tree	Fair	Protect in place	N/A	
35	12"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
36	24"	Pistacia chinensis	Chinese Pistache	On Site Tree	Fair	Protect in place	N/A	
37	12"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
38	12"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
39	5"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
40	12"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Dead	Protect in place	N/A	
41	6"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
42	4"	Ulmus parvifolia	Chinese Evergreen Elm	Off Site Tree	Fair	N/A	N/A	
43	12"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
44	2"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
45	11"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
46	11"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
47	12"	Ulmus parvifolia	Chinese Evergreen Elm	Off Site Tree	Fair	N/A	N/A	
48	4"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
49	8"	Ulmus parvifolia	Chinese Evergreen Elm	On Site Tree	Fair	Protect in place	N/A	
50	4"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
51	5"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
52	20"	Ulmus parvifolia	Chinese Evergreen Elm	Off Site Tree	Poor	N/A		
53	3"	Ulmus parvifolia	Chinese Evergreen Elm	Off Site Tree	Fair	Protect in place	N/A	
54	1"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
55	11"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A		
56	6"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
57	4"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
58	1"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
59	30"	Fraxinus sp.	Ash Tree	Off Site Tree	Fair	N/A	N/A	
60	8"	Ulmus parvifolia	Chinese Evergreen Elm	Off Site Tree	Fair	N/A	N/A	

TREE #	CALIPER	SPECIES	COMMON NAME	CATEGORY	CONDITION	ACTION REQUIRED	MITIGATION RATE	NOTE
61	24"	Pinus spp.	Pine	On Site Tree	Fair	Protect in place	N/A	
62	4"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
63	8"	Ulmus parvifolia	Chinese Evergreen Elm	On Site Tree	Fair	Protect in place	N/A	
64	7"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
65	4"	Ulmus parvifolia	Chinese Evergreen Elm	Off Site Tree	Fair	N/A	N/A	
66	1"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
67	2"	Fraxinus sp.	Ash Tree	On Site Tree	Fair	Protect in place	N/A	
68	4.5"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
69	3.5"	Quercus agrifolia	Coastal Live Oak	On Site Tree (Protected Native Tree)	Fair	Protect in place	N/A	
70	5"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
71	3"	Ulmus parvifolia	Chinese Evergreen Elm	Off Site Tree	Fair	N/A	N/A	
72	5"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
73	5"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
74	5"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
75	8"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
76	8"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Dead	N/A	N/A	
77	4"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
78	4"	Sequoia spp.	Redwood	Off Site Tree	Dead	N/A	N/A	
79	4"	Sequoia spp.	Redwood	Off Site Tree	Dead	N/A	N/A	
80	6"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
81	6"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
82	10"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
83	1.5"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
84	10"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
85	6"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
86	5"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
87	7.5"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
88	33"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
89	8"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
90	8"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
91	3"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
92	16"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
93	17"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
94	15"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
95	7"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
96	11"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
97	4"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
98	4"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
99	18"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
100	12"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
101	18"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
102	6"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
103	2"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
104	5"	Ficus spp.	Fig Tree	Off Site Tree	Fair	N/A	N/A	
105	5"	Ficus spp.	Fig Tree	Off Site Tree	Fair	N/A	N/A	
106	5"	Ficus spp.	Fig Tree	Off Site Tree	Fair	N/A	N/A	
107	2"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
108	1"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
109	4"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Poor	N/A	N/A	
110	17"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
111	13.5"	Quercus agrifolia	Coastal Live Oak	Off Site Tree (Protected Native Tree)	Fair	N/A	N/A	
112	2"	Sequoia spp.	Redwood	Off Site Tree	Fair	N/A	N/A	
113	6"	Sequoia spp.	Redwood	Off Site Tree	Dead	N/A	N/A	

EXISTING PROTECTED TREES 4" CALIPER OR LARGER
 EXISTING UNPROTECTED SIGNIFICANT TREE 8" OR LARGER
 OTHER EXISTING TREES





TREE MITIGATION NOTE:

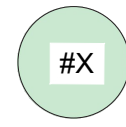
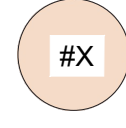

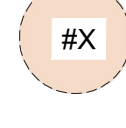


TREES TO BE PROTECTED IN PLACE:

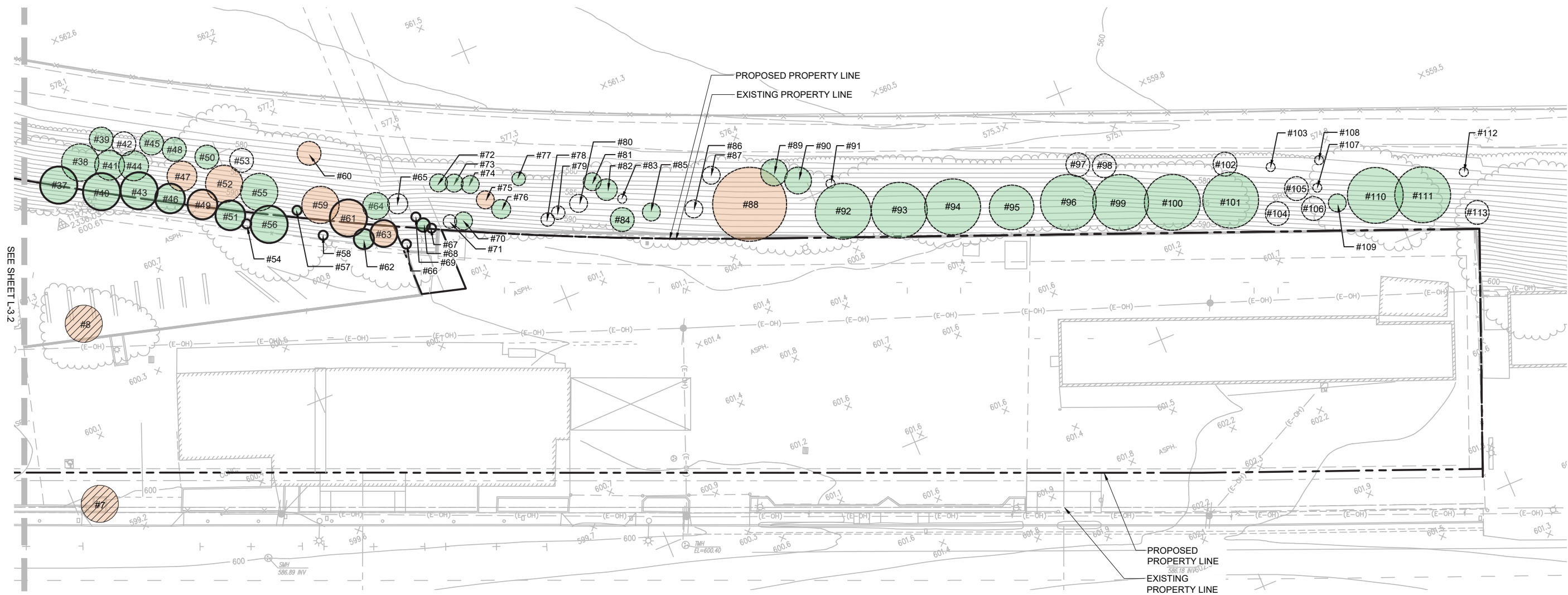
- SITE TREES: 12
- STREET TREES: 0
- PROTECTED TREES: 23

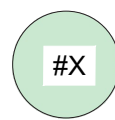
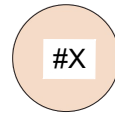

TREES TO BE REMOVED:

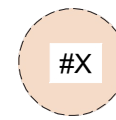
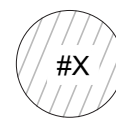
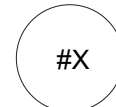
- SITE TREES: 13
- STREET TREES: 0
- PROTECTED TREES: 0

TOTAL TREE MITIGATION QUANTITY: 13
 TOTAL NEW TREE PROPOSED (24" BOX AND ABOVE) : 62

-  EXISTING ON-SITE PROTECTED TREE 4" CALIPER OR LARGER
-  EXISTING ON-SITE UNPROTECTED SIGNIFICANT TREE 8" OR LARGER
-  EXISTING OFF-SITE PROTECTED TREE 4" CALIPER OR LARGER
-  EXISTING OFF-SITE UNPROTECTED SIGNIFICANT TREE 8" OR LARGER
-  EXISTING TREES TO BE REMOVED
-  OTHER TREES



-  EXISTING ON-SITE PROTECTED TREE 4" CALIPER OR LARGER
-  EXISTING ON-SITE UNPROTECTED SIGNIFICANT TREE 8" OR LARGER
-  EXISTING OFF-SITE PROTECTED TREE 4" CALIPER OR LARGER

-  EXISTING OFF-SITE UNPROTECTED SIGNIFICANT TREE 8" OR LARGER
-  EXISTING TREES TO BE REMOVED
-  OTHER TREES

TREE MITIGATION NOTE:

TREES TO BE PROTECTED IN PLACE:

- SITE TREES: 12
- STREET TREES: 0
- PROTECTED TREES: 23

TREES TO BE REMOVED:

- SITE TREES: 13
- STREET TREES: 0
- PROTECTED TREES: 0

TOTAL TREE MITIGATION QUANTITY: 13
 TOTAL NEW TREE PROPOSED (24" BOX AND ABOVE) : 62

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

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
JONATHAN A. HERSHEY, AICP
THEODORE L. IRVING, AICP
CHARLES J. RAUSCH JR.
CHRISTINA TOY LEE

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

planning.lacity.org

Filing Notification and Distribution

<p>ADDRESS: 11611 West Ventura Boulevard</p> <p>COMMUNITY PLAN: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass</p>	<p>DATE OF FILING AND MAP STAMP DATE: 11/17/2021</p> <p>VTT- MAP NO: VTT-83460-SL ZA-2021-9477-ELD-CUB-SPP-SPR ENV-2021-9478-EAF</p>
<p style="text-align: center;">EXPEDITED PROCESSING SECTION</p>	<p>DEEMED COMPLETE AND DISTRIBUTION DATE: 12/8/2021</p> <p>Hillside: () Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 2 () Neighborhood Planning (Check Office below)</p> <p>() Valley () West Los Angeles () Harbor () Metro E/S</p> <p>Department of Public Works (X) Bureau of Engineering (X) Bureau of Sanitation</p> <p>Department of Building and Safety (X) Grading Engineer (X) Zoning Engineer</p> <p>(X) Department of Transportation Department of Water and Power () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire")</p>	<p>() Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) (X) Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Studio City Neighborhood Council</p> <p>N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</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.

Vincent P. Bertoni,
Director of Planning

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

RECOMMENDATION REPORTS

DUE BY: 1/17/2022

Please forward reports to the following e-mail address:

planning.expedited@lacity.org

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

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 83460 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.)

11611-11695 Ventura Boulevard and (N) S, W, E, of) Ventura Boulevard; E of Colfax Avenue
4010-4028 Colfax Avenue (Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 562 Page (CWS) _____ Grid No. H6

(6) Proposed number of lots 19

(7) Tract area: 2.31 net acres within tract border; 3.61 gross acres.
100,428 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	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) <u>Eldercare (O)</u> Facility	<u>145 units/176,974 SF</u>	<u>118</u>		_____

(10) Number/type of units to be demolished N/A

(11) Community Plan area Sherman Oaks - Studio Council District # 2
City - Toluca Lake - Cahuenga Pass

(12) Community planning designation General Commercial to _____ DU's/GA

***Multiple dwelling projects only**

- (13) The existing zone is C2-1VL-RIO. The proposed zone is Same
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) Not yet; Public hearing to be held
Under Case Nos. : TBD
- (14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern
California Black Walnut) on this property? Yes (X) No ()
How many? 23
- If yes, how many are 4 inches or more in diameter? 18
How many absolutely must be removed? 0
- ⁸
Are there other trees 12 inches or more in diameter? Yes (X) No ()
- If yes, how many? 21. How many must be removed? 13 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). See Tree Survey
- (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: N/A
- 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 (X)
 If so, what is LDCC No. N/A _____?

(25) Describe your proposal briefly here or on an attached sheet:
Demolition of all existing structures for the construction of an Eldercare Facility including 129 Assisted Living Care/ Senior Independent Housing dwelling units and 25 Alzheimer's/Dementia Care Housing guest rooms within one building and 16 detached Senior Independent Housing dwelling units/townhomes. The proposal includes a merger and re-subdivision of the property, including the merger of areas within the adjoining public right-of-way and a Small Lot Subdivision.

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

Signed [Signature]
 Date 10/28/2021

 Date _____

RECORD OWNER(S)

(From Latest Adopted Tax Roll)

Name Barry Beitler, Beverly Gemini Investments, LLC & Colfax Development Group, LLC
 Address 825 South Barrington Avenue
 City Los Angeles, CA 90049
 Phone (310) 447-7238
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

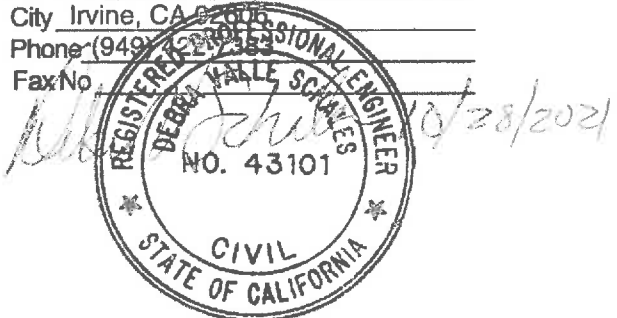
Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

SUBDIVIDER

Name James D. Rivard, SRM Studio City, LLC
 Address 111 N. Post Street, Suite 200
 City Spokane, WA 99201
 Phone (509) 944-4555
 Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name Debra Schales, Fuscoe Engineering, Inc.
 Name _____
 Address 16795 Von Karman, Suite 100
 City Irvine, CA 92614
 Phone (949) 227-2553
 Fax No _____



**EXPLOITED
PROCESSING
CASE**



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number VTT-83460-5L / 2A-2021-9477-EID+CUB-SPP-SPR
Env. Case Number ENV-2021-9478-EAF
Application Type Vesting Tentative Tract / Small Lot
Case Filed With (Print Name) Ricky Reaser Date Filed 11-22-21

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 11611-11695 Ventura Boulevard and 4010-4028 Colfax Avenue Unit/Space Number N/A
Legal Description² (Lot, Block, Tract) Please refer to architectural plans, Sheets G-0.5 & G-0.6
Assessor Parcel Number 2368-007-001, -002, -028, -029, -030 Total Lot Area 100,428 SF (2.31 acres)

2. PROJECT DESCRIPTION

Present Use Commercial (office, retail, restaurant, automotive sales and service, and automotive repair)
Proposed Use Eldercare Facility
Project Name (if applicable) Colfax & Ventura

Describe in detail the characteristics, scope and/or operation of the proposed project Construction of an Eldercare Facility with 129 Assisted Living Care/Senior Independent Housing dwelling units, 25 Alzheimer's/Dementia Care guest rooms, 16 detached Senior Independent Housing dwelling units/townhomes, and associated areas and improvements.

Additional information attached YES NO (See Attachment A for additional project details)

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> 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) | <input type="checkbox"/> 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: 176,974 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

NOTE: The following are dwelling units in addition to 25 proposed guest rooms:

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 145 = Total 145
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 145 = Total 145
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A 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)? 13 ft.

If you have dedication requirements on multiple streets, please indicate: Ventura Boulevard only

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 17.15

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: A Vesting Tentative Tract Map for the merger and re-subdivision of the Project Site, including a subdivision for Small Lot Subdivision purposes, into 19 ground lots.

Authorizing Code Section 14.3.1

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

Action Requested, Narrative: An Eldercare Facility Unified Permit for an Elderare Facility to be located in the C2-1VL-RIO Zone when the Eldercare Facility does not meet the use, area, height and setback provisions of the zone.

Additional Requests Attached YES NO (See Attachment B for additional details on the requests noted above and for additional requests)

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) Please see Attachment A for a list previous cases.

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. N/A

Ordinance No.: N/A

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

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:

Vesting Tentative Tract Map No. 83460 is being filed concurrently with the subject application.

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 Applicable forms provided with subject application
- b. Geographic Project Planning Referral Provided with subject application
- c. Citywide Design Guidelines Compliance Review Form Provided with subject application
- d. Affordable Housing Referral Form N/A
- e. Mello Form N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
- g. HPOZ Authorization Form N/A
- h. Management Team Authorization N/A
- i. Expedite Fee Agreement Provided with subject application
- j. Department of Transportation (DOT) Referral Form Provided with subject application
- k. Preliminary Zoning Assessment Referral Form Provided with subject application
- l. SB330 Preliminary Application N/A
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Provided with subject application
- n. Order to Comply N/A
- o. Building Permits and Certificates of Occupancy Provided with subject application
- p. Hillside Referral Form (BOE) N/A
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) Provided with subject application
- r. SB330 Determination Letter from Housing and Community Investment Department N/A
- 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 James D. Rivard
Company/Firm SRM Studio City, LLC
Address: 111 N. Post Street **Unit/Space Number** 200
City Spokane **State** WA **Zip Code:** 99201
Telephone (509) 944-4555 **E-mail:** jim@srmdevelopment.com
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) Barry Beitler, Beverly Gemini Investments, LLC and Colfax Development Group, LLC
Address 825 South Barrington Avenue **Unit/Space Number** _____
City Los Angeles **State** CA **Zip Code:** 90049
Telephone (310) 447-7238 **E-mail:** bbeitler@beitler.com

Agent/Representative name Brad Rosenheim / Jessica Pakdaman
Company/Firm Rosenheim & Associates
Address: 21600 Oxnard Street **Unit/Space Number** 630
City Woodland Hills **State** CA **Zip:** 91367
Telephone (818) 716-2780 / (818) 716-2797 **E-mail:** brad@raa-inc.com / jessica@raa-inc.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 Owner Applicant
(select only one) 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).

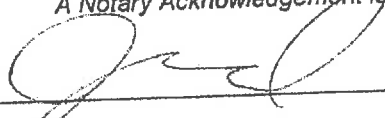
PROPERTY OWNER

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 or 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 to 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 

Date 11-2-21

Print Name JAMES D RIWAY

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 Washington
~~California~~

County of Spokane

On 11/2/2021 before me, Durinda M Howard
(Insert Name of Notary Public and Title)

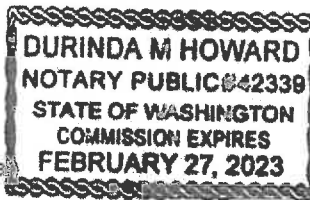
personally appeared James D. Rivard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

[Signature]
Signature

(Seal)

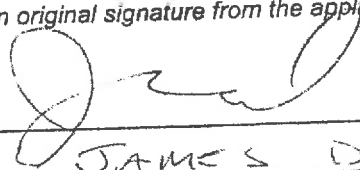


APPLICANT

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: _____



Print Name: _____

JAMES D RIVA

Date: 11-2-21

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

Existing Parks

- Non-RAP
- RAP
- Future Parks
- City Limits

NOTES

0 0 Miles 0 0

SCALE 1: 4,514

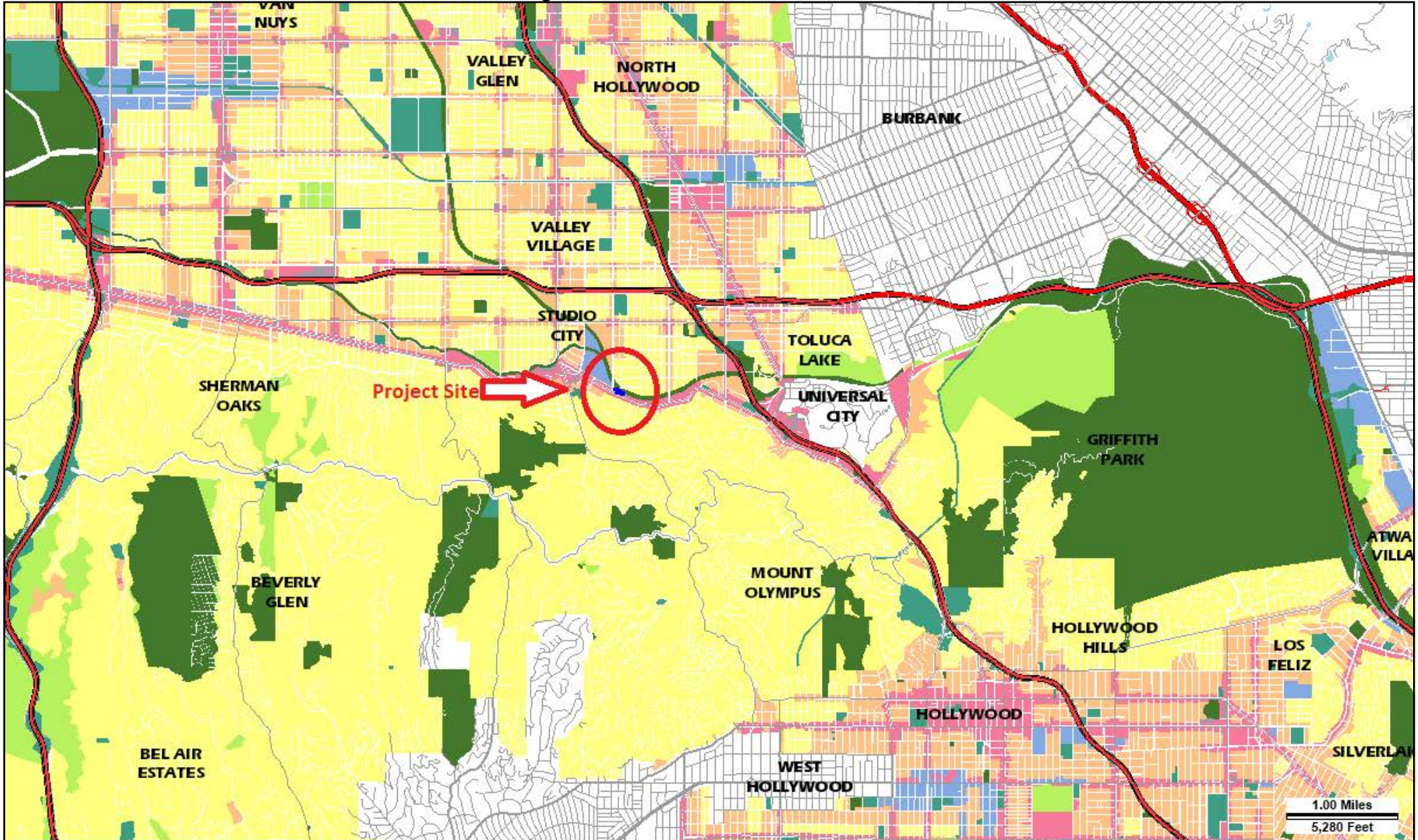
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Printed: 09/20/2021

ZIMAS INTRANET

Generalized Zoning

01/26/2022



Address: 4010 N COLFAX AVE

APN: 2368007001

PIN #: 162B169 341

Tract: TR 6964

Block: 5

Lot: FR 1

Arb: 1

Zoning: C2-1VL-RIO

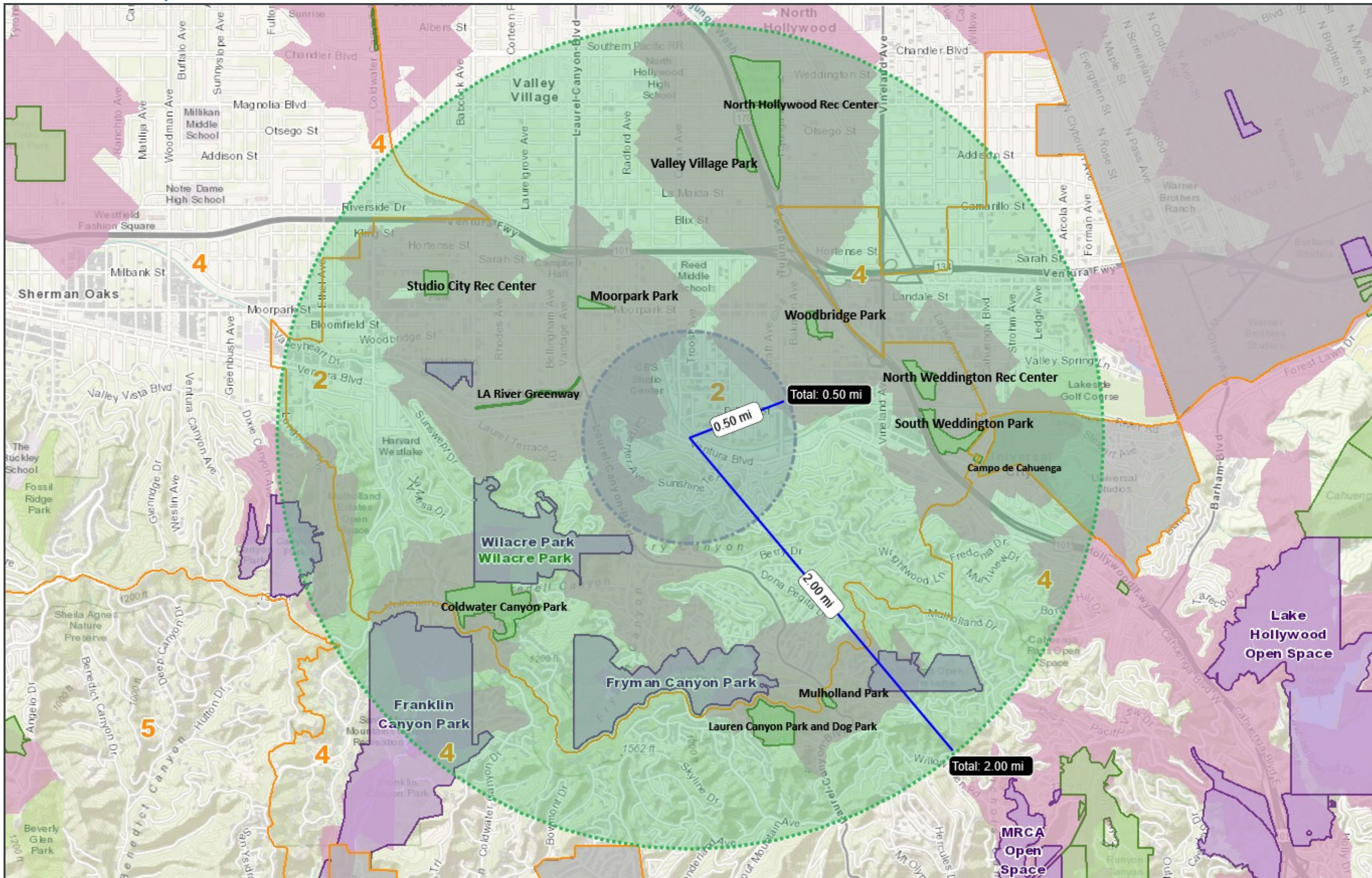
General Plan: General Commercial





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

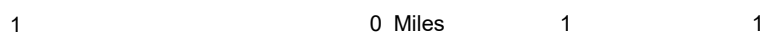
E-PADSS Map Output



LEGEND

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

NOTES



SCALE 1: 36,112

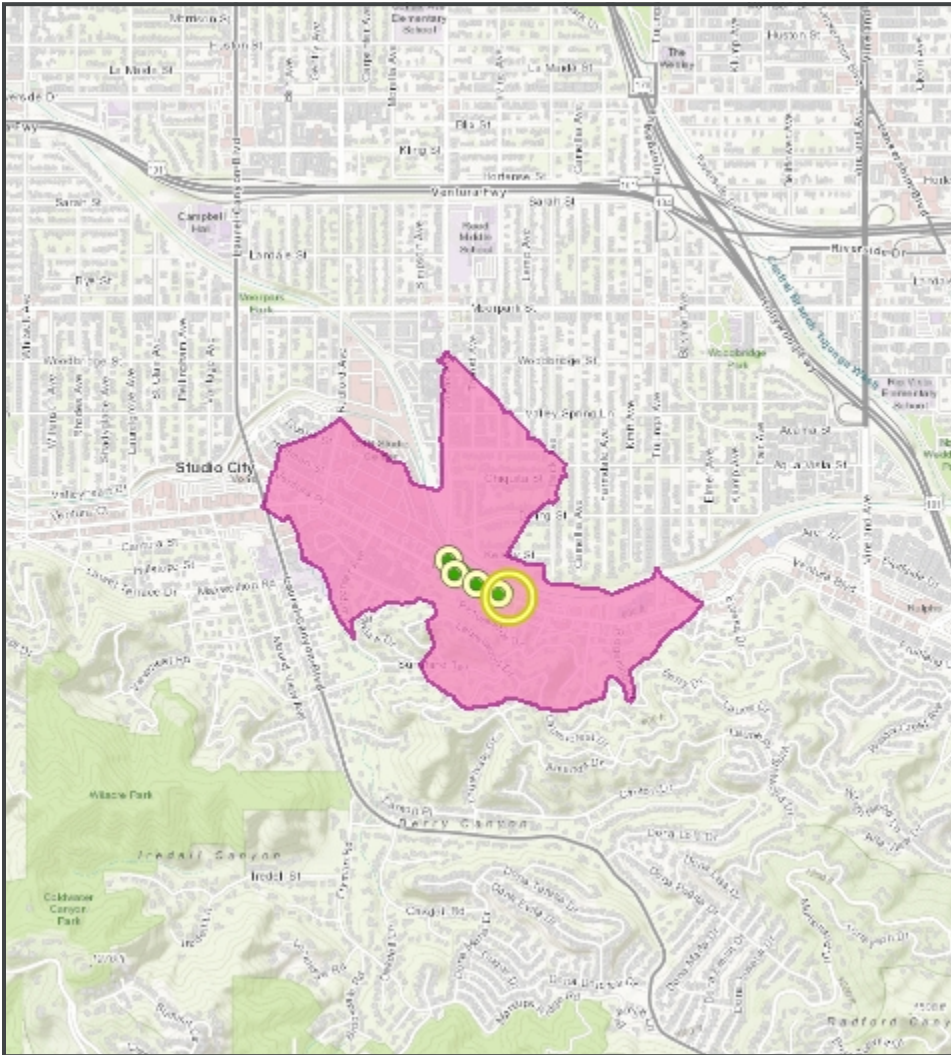
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Printed: 09/20/2021



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83460

Description:

Demolition of existing buildings for the construction of 145 dwelling unit eldercare facility. 129 AL/IL dwelling units and 16 townhomes.

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:	2,592	2,094

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,169	875

Residents Served by Age

Households Served by Annual Income

Under Age 5:	120	97
Age 5 to 9:	123	114
Age 10 to 14:	96	81
Age 15 to 17:	52	47
Age 18 to 64:	1,732	1,331
Age 65 and Over:	469	424

Under \$25,000:	125	90
\$25,000 to \$34,999:	71	71
\$35,000 to \$49,999:	83	74
\$50,000 to \$74,999:	146	118
\$75,000 and Over:	744	522

Source: Census/ACS 2010