

# APPROVED

MAR 03 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-049

DATE March 03, 2022

C.D. 13

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83669 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____ <i>Fu</i>	C. Santo Domingo	_____ <i>DF</i>
J. Kim	_____	N. Williams	_____



General Manager

Approved   X   *with corrections* Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83669 (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 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 1415 North Cahuenga Boulevard in the Hollywood community of the City. The Project site is approximately 0.59 gross acres. The Project, as currently proposed, includes the construction of mixed use development containing 82 residential units, 10 of which will be affordable, along with hotel and retail spaces.

The proposed Project also includes approximately 9,250 square feet of open space, including ground floor common space and two rooftop decks.

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

Conceptual renderings of the proposed 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 **December 1, 2021**. The meeting included a discussion of the requirements of Los Angeles Municipal Code 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 **December 23, 2021**. On January 14, 2022, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by "Upon Receipt". The Advisory Agency Filing Notification is attached (Attachment 2).

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

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### 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 82 units would be:

$$\mathbf{0.59\ Acres} = (82 \times 2.88) \times 0.00251$$

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

$$\mathbf{0.52\ Acres} = (72 \times 2.88) \times 0.00251$$

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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, stock cooperative, or 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, 2021, 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 82 units would be:

**\$1,213,026.00 = \$14,793.00 x 82 dwelling units**

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As currently proposed, the Project has 10 dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

$$\mathbf{\$1,065,096.00} = \$14,793.00 \times 72 \text{ dwelling units}$$

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

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

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

### STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities 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 2020 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 Hollywood community of the City and within the Hollywood Community Plan Area. Currently, the Project site is an office building and is surrounded by commercial and hotel uses on all sides.

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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).

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): 9,254 persons (16,525 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Hollywood Community Plan Area (2014 American Community Survey): 7,799 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 9,250 square feet of open space, including ground floor common space and two rooftop decks.

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 three (3) public parks within a half mile walking distance of the Project site:

- De Longpre Park, located at 1350 North Cherokee Avenue in the Hollywood community of the City, is a 1.37-acre property that provides pathways, benches, landscaping, and a children's play area for the surrounding community. It also houses the Rudolph Valentino Monument.
- Hollywood Recreation Center, located at 1122 Cole Avenue in the Hollywood community of the City, is a 3.12-acre property that provides a play area, multipurpose field, gymnasium, basketball courts, and swimming pool for the surrounding community.
- Selma Park, located at 6567 West Selma Avenue, is a 0.22-acre park currently improved with a children's play area, landscaping, and seating area.

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

### Nearby Public Park Projects

There are no new public parks currently in development within a two 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:

- Griffith Park – Boys Camp Improvements (PRJ21196) (PRJ21372) Project
- Griffith Park Hollywoodland Girls Camp – Building Improvements (PRJ21197) (PRJ21373) Project

There are nine (9) 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:

- Barnsdall Park – New Restroom (PRJ21125) Project
- Griffith Park Bronson Canyon – New Restroom (PRJ21207) Project
- Griffith Park Bronson Canyon – Playground Replacement (PRJ21206) Project
- Griffith Park Commonwealth Nursery – Horticulture Learning Center (Phase 1) (PRJ21189) Project
- Griffith Park Fern Dell – Trails Cafe Renovations (PRJ21482) Project
- Griffith Park Fern Dell – Fern Dell Playground and Restroom Renovation Project
- Hollywood Recreation Center – New Synthetic Field Project
- Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project
- Las Palmas Senior Citizen Center – Senior Center Renovation (PRJ21175) (PRJ21176) Project

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### Staff Recommendation

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

### 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 Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

### 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



**PROJECT ADDRESS**

1415, 1407, 1403, & 1401 Cahuenga Blvd, Los Angeles CA 90028  
 6427 & 6431 West De Longpre Ave, Los Angeles CA 90028  
 1400, 1402, 1404, & 1414 North Cole Place, Los Angeles CA 90028

**LEGAL DESCRIPTION**

Lot FR 9, 10, 11, 12  
 Tract TR 7462, Lander Tract No. 2  
 Map Ref M B 4-57  
 APN 5546014053  
 Lot Area 25,655 SF

**ZONING INFORMATION**

Current Zoning C4-2D  
 Zoning Information ZI-2433 Revised Hollywood Community Plan Injunction  
 ZI-2452 Transit Priority Area in the City of Los Angeles  
 ZI-2374 State Enterprise Zone: Los Angeles  
 ZI-2488 Redevelopment Project Area: Hollywood Commercial  
 Existing Use Commercial  
 Proposed Use Retail, Hotel, Residential  
 General Plan Land Use Regional Center Commercial  
 Community Plan Area Hollywood  
 Transit Oriented Community Tier 3

Setbacks	Allowable	Proposed
Front Yard (De Longpre Ave)	None (LAMC 12.16-C)	None
Side Yard (Cahuenga, Cole)	None (LAMC 12.22-A, 18-C)	None
Rear Yard (Vacated Alley)	19'-0" (LAMC 12.16-C, 12.11-C)	15'-0"
Height	Unlimited	106'-0" (to Mech. Screen)
Total Site Area	25,655 SF	25,655 SF
F.A.R.	3:1 = 3 x 25,655 = 76,965 SF	4.05:1
35% increase	76,965 x 1.35 = 103,902 SF	
	103,902 / 25,655 = 4.05	
Floor Area		
Retail	6,100 SF	6%
Hotel	40,000 SF	39%
Residential	56,500 SF	55%
<b>Total</b>	<b>103,902 SF</b>	<b>102,600 SF</b>

**DENSITY BONUS ORDINANCE**

Total Affordable Units 11% of total 10 Units provided  
 Very Low Income Units  
 Incentives  
 1. FAR 4.05:1 in lieu of 3:1 (35% Increase)  
 2. Rear Yard Setback: 15'-0" rear yard setback in lieu of 19'-0" required by LAMC

**FIRE INFORMATION**

Division Hollywood  
 Reporting District 666  
 FD / FS: 5 / 27  
 VHFHSZ: No  
 Fire District No. 1 Yes

**PARKING**

Parking Required	Area / Units	Factor	Spaces
Retail	6,100 SF	1/500 SF	= 13 spaces
Residential - Reduced with density bonus			
Studios	55 Units	1 per Unit	= 55 spaces
1-Bedroom	20 Units	1 per Unit	= 20 spaces
2-Bedroom	7 Units	2 per Unit	= 14 spaces
Guest	None required with density bonus		
<b>Residential Total</b>			<b>= 89 spaces</b>
Hotel			
First 30 Rooms	30 Rooms	1 per Room	= 30 spaces
Next 30 Rooms	30 Rooms	1 per 2 Rooms	= 15 spaces
Remaining Rooms	40 Rooms	1 per 3 Rooms	= 13 spaces
<b>Hotel Total</b>			<b>= 58 spaces</b>
<b>Total Required</b>			<b>= 160 spaces</b>
Parking Provided			
Level B4			= 43 spaces
Level B3			= 44 spaces
Level B2			= 44 spaces
Level B1			= 29 spaces
<b>Total Provided</b>			<b>= 160 spaces</b>

**BIKE PARKING**

Long Term	Area / Units	Factor	Spaces
Retail (Min. 2)	6,100 SF	1 / 2,000 SF	= 4 spaces
Residential			
1-25 Units	25 Units	1 per Unit	= 25 spaces
26-100 Units	57 Units	1 per 1.5 Units	= 38 spaces
Hotel	100 Rooms	1 per 10 Rooms	= 10 spaces
<b>Long Term Total</b>			<b>= 77 spaces</b>
Short Term			
Retail (Min. 2)	6,100 SF	1 / 2,000 SF	= 4 spaces
Residential			
1-25 Units	25 Units	1 per 10 Units	= 3 spaces
26-100 Units	57 Units	1 per 15 Units	= 4 spaces
Hotel	100 Rooms	1 per 10 Rooms	= 10 spaces
<b>Short Term Total</b>			<b>= 21 spaces</b>

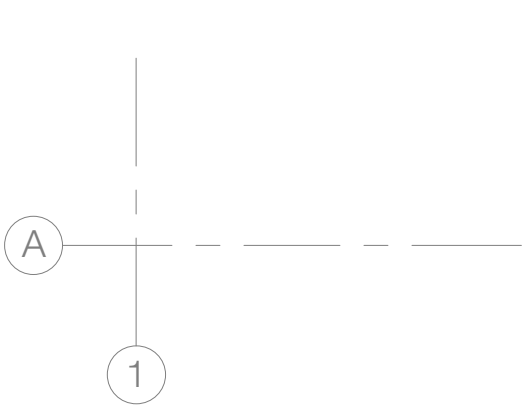
**OPEN SPACE**

Open Space Required	Per LAMC 12.21.G.2	Area	Count
Studios	55 Units	100 SF per Unit	5,500 SF
1-Bedroom	20 Units	125 SF per Unit	2,500 SF
2-Bedroom	7 Units	175 SF per Unit	1,225 SF
<b>Total Required</b>			<b>9,225 SF</b>
Open Space Provided (See Sheet A.060 for Open Space diagrams.)			
Common	Private		
Level 01	2,300 SF (25% of total)	800 SF	
Level 02	2,150 SF	150 SF	
Level 03	-	150 SF	
Level 04	-	200 SF	
Level 05	-	200 SF	
Level 06	-	100 SF	
Level 07	3,200 SF (83%)	7,650 SF (83%)	
Subtotals			
<b>Total Provided</b>			<b>9,250 SF</b>
Planted Area Required	25% of open space	2,312 SF	
Planted Area Provided	(See Landscape plans for summary of planted areas)	2,312 SF	
Shade Trees Required	82 Units	1 per 4 units	21 trees
Shade Trees Provided	(See Landscape plans for tree count)		21 trees

Note:  
 1. Common open space must have a min. area of 400 SF with no dimension less than 15'.  
 2. Common open space must constitute at least 50% of the total required open space.  
 3. 25% minimum of the common open space area shall be planted with ground cover, shrubs or trees.  
 4. Recreation rooms at least 600 SF in area may qualify as common open space, but shall not qualify for more than 25% of the total required open space.  
 5. No more than 50 SF of Private Space per unit shall be attributable to total open space.

**PROJECT INFORMATION**

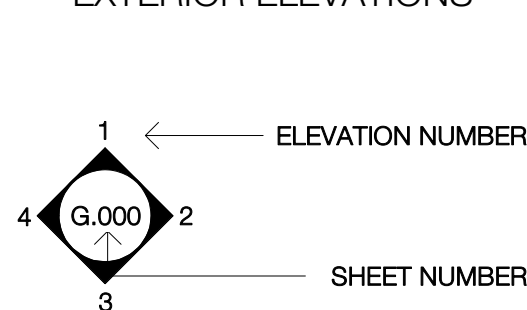
**GRID LINES**



**ROOM TAGS**

KITCHEN 02-201 ← ROOM NAME + LEVEL + NUMBER

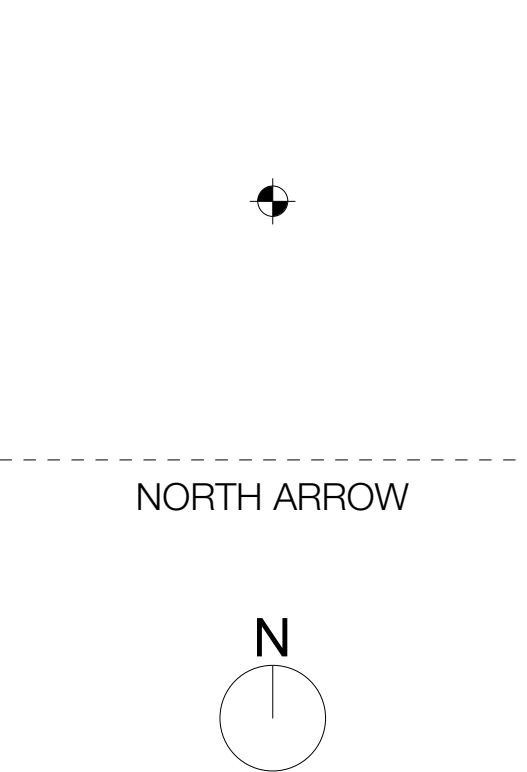
**EXTERIOR ELEVATIONS**



**SECTION VIEWS**

1 ← SECTION NUMBER  
 G.000 ← SHEET NUMBER

**WORK/CONTROL POINTS**



**DIMENSION STRINGS**

0'-3"

**SYMBOLS**

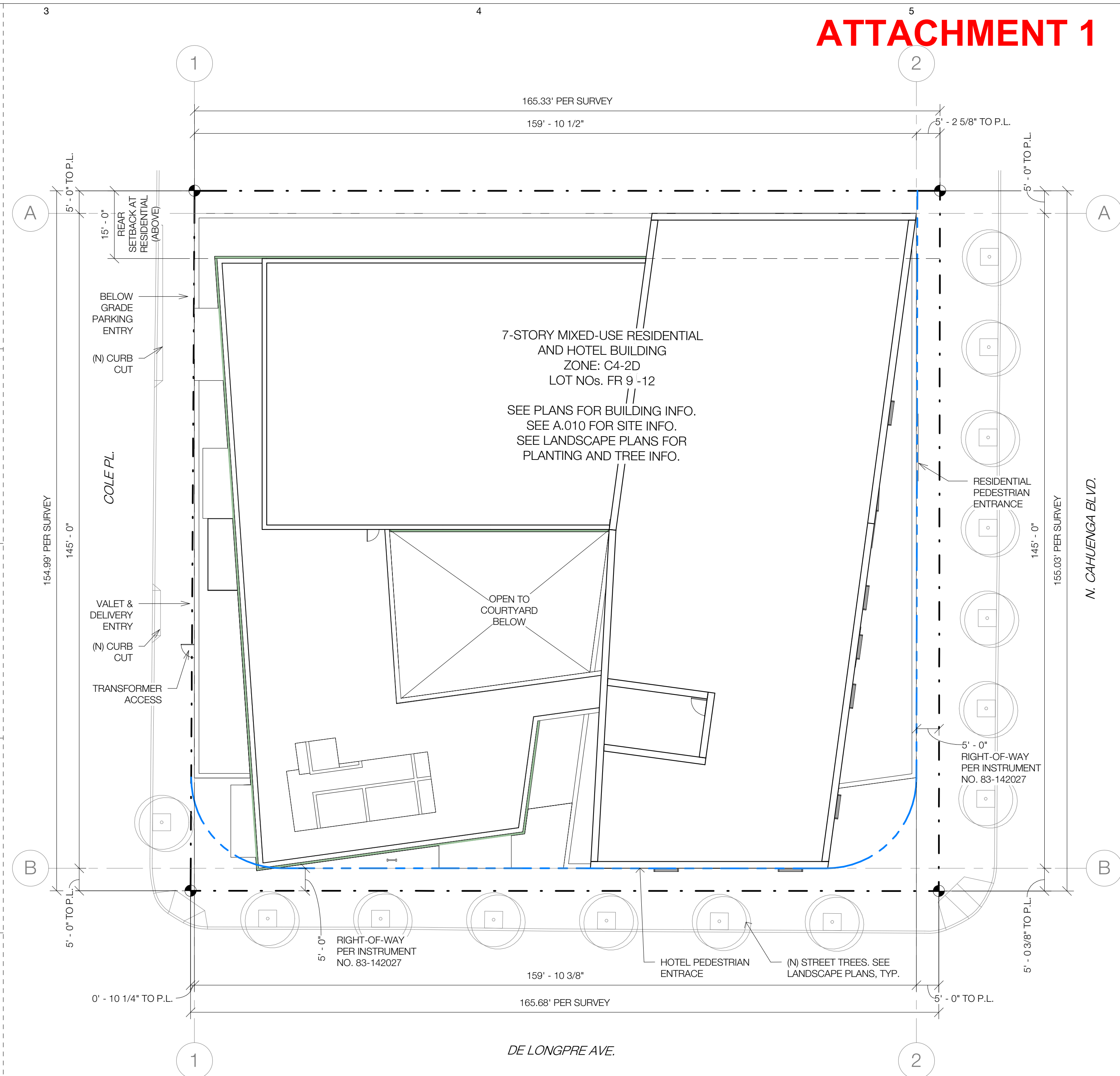
TOTAL RESIDENTIAL UNIT MIX				
Level	Studio	1-BR	2-BR	Total
Level 01	0	0	0	0
Level 02	12	4	3	19
Level 03	10	3	1	14
Level 04	10	3	1	14
Level 05	10	3	1	14
Level 06	10	3	1	14
Level 07	3	4	0	7
<b>Total</b>	<b>55</b>	<b>20</b>	<b>7</b>	<b>82</b>
<b>% of Total</b>	<b>67.1%</b>	<b>24.4%</b>	<b>8.5%</b>	
HOTEL ROOM COUNT				
Level	Room Count			
Level 01	0			
Level 02	0			
Level 03	20			
Level 04	20			
Level 05	20			
Level 06	20			
Level 07	20			
<b>Total</b>	<b>100</b>			

Per density bonus ordinance, min. 11% of units to be Very Low Income

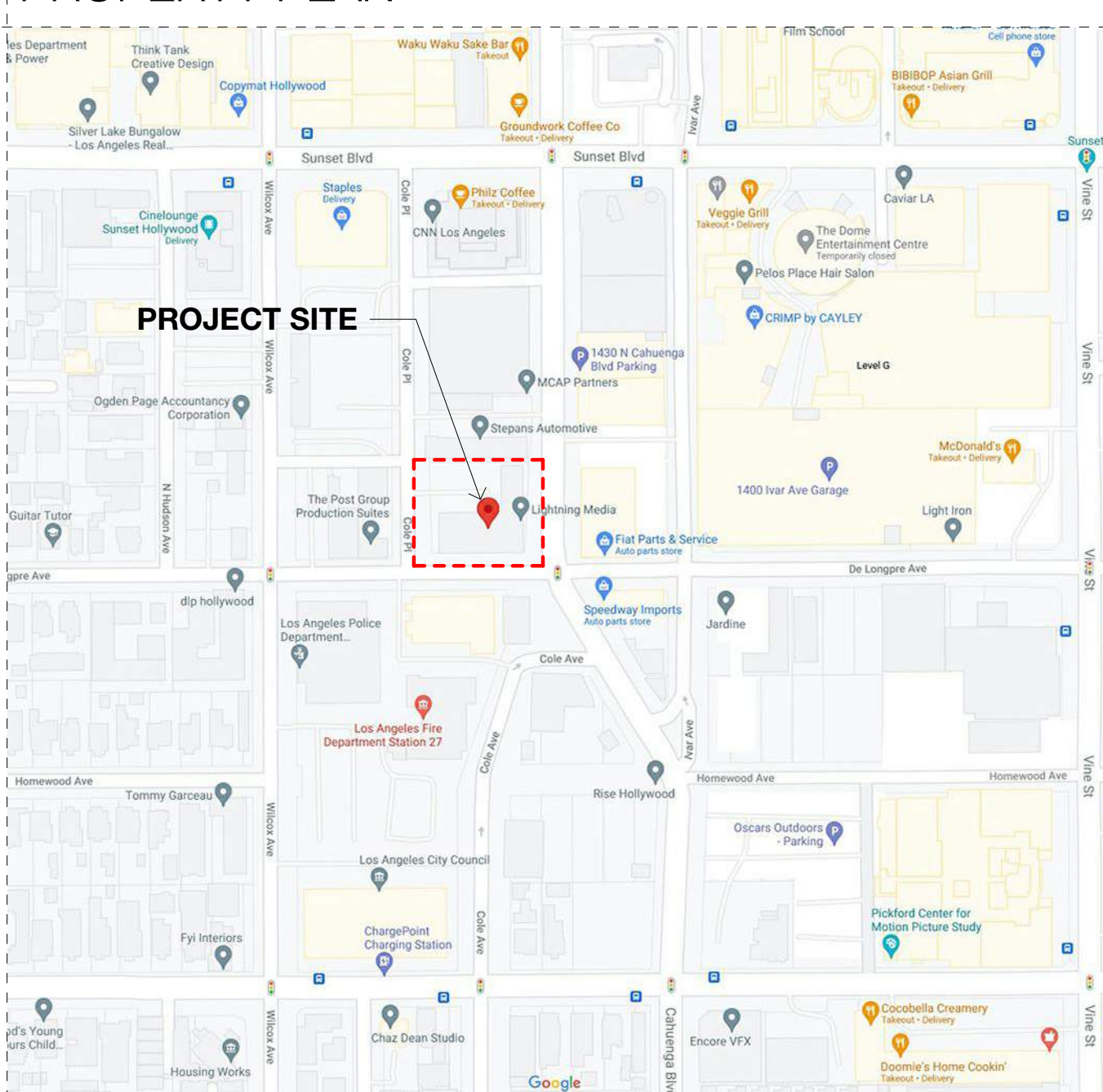
**HOTEL ROOM COUNT**

Level	Room Count
Level 01	0
Level 02	0
Level 03	20
Level 04	20
Level 05	20
Level 06	20
Level 07	20
<b>Total</b>	<b>100</b>

**RESIDENTIAL UNIT AND HOTEL ROOM COUNT**



**PROPERTY PLAN**



**VICINITY MAP**

**ARCHITECTURAL**

SHEET NUMBER	SHEET NAME
G.100	PROJECT DATA
G.150	EXISTING SITE PHOTOS - INDEX MAP
G.151	EXISTING SITE PHOTOS
G.152	EXISTING SITE PHOTOS
G.153	EXISTING SITE PHOTOS
A.000	SITE SURVEYS
A.010	SITE PLAN
A.050	BUILDING AREA DIAGRAMS
A.060	OPEN SPACE DIAGRAMS
A.070	PROPOSED RENDER 1
A.200	PROPOSED RENDER 2
A.201	B4 FLOOR PLAN
A.202	B3 FLOOR PLAN
A.203	B2 FLOOR PLAN
A.210	B1 FLOOR PLAN
A.211	1ST FLOOR PLAN
A.212	2ND FLOOR PLAN
A.213	3RD FLOOR PLAN
A.214	4TH FLOOR PLAN
A.215	5TH FLOOR PLAN
A.216	6TH FLOOR PLAN
A.217	7TH FLOOR PLAN
A.300	ROOF PLAN
A.400	ELEVATIONS
L.210	SECTIONS
L.211	1ST FLOOR LANDSCAPE PLAN
L.212	3RD FLOOR LANDSCAPE PLAN
L.216	7TH FLOOR LANDSCAPE PLAN
L.220	LANDSCAPE MATERIALS

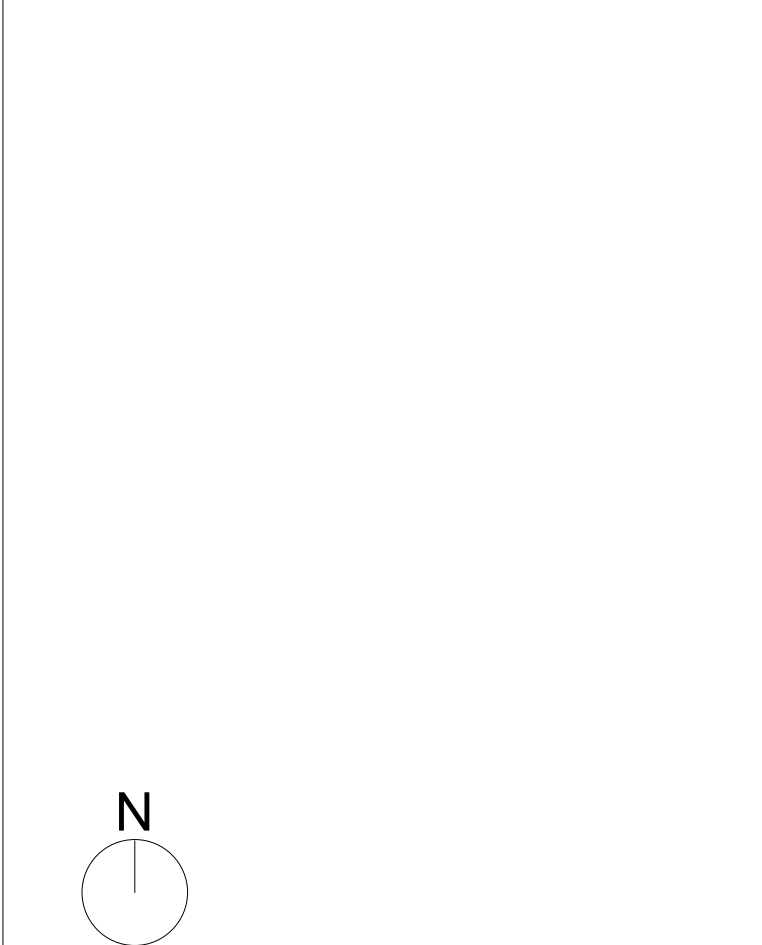
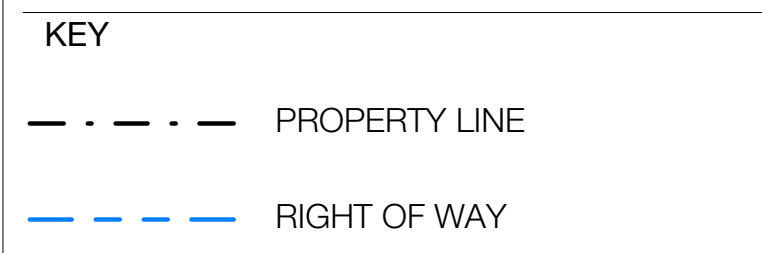
**DRAWING INDEX**

**ATTACHMENT 1**

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DATE	DESCRIPTION	REV
06.25.2021	Entitlements Progress	P1
07.07.2021	Entitlements Progress	P2
07.29.2021	Entitlements Progress	P3
07.16.2021	Entitlements Progress	P4
10.16.2021	Entitlements Progress	P5
12.16.2021	Entitlements Progress	P6



**Hawkins Brown**

8500 Steller Drive  
 Building 1  
 Culver City, CA 90232  
 mail@hawkinsbrown.com  
 hawkinsbrown.com

PROJECT  
 1415 N CAHUENGA BLVD  
 LOS ANGELES  
 CA 90028, USA

**DRAWING PROJECT DATA**

SCALE @ ARCH D	DATE PRINTED
As indicated	12/16/2021 3:32:41 PM
DRAWN BY	CHECKED BY
MD	AA
JOB NUMBER	210034
DRAWING NO.	G.100
REV.	P6









# A.L.T.A. / N.S.P.S. Land Title Survey

**Date of Plan:**  
JULY 15, 2021 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)  
JULY 9, 2021 (ORIGINAL)

**Date of Field Survey:**  
JUNE 22, 2021

**Site Address:**  
1415 N. CAHUENGA BLVD., LOS ANGELES, CA 90028

**Adjoining Addresses and Owner's Information:**  
THE ADJOINING ADDRESSES AND OWNER'S INFORMATION SHOWN ON THIS MAP ARE PER DATATREE.COM AND L.A. COUNTY TAX ASSESSOR.

**Assessor's Parcel Number (APN):**  
5546-014-053

**General:**  
ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBAGE AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DID NOT PERFORM A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE CLEARANCES ARE ORIENTED IN PLAN VIEW, PERPENDICULAR TO PROPERTY LINE, FENCING IS DEPICTED TO CENTER OF FENCE.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

**Basis of Bearings:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM - NAD 83 (0011) ZONE 5, DERIVED FROM OBSERVATIONS TAKEN ON JUNE 22, 2021, USING SOPAC'S CALIFORNIA REAL TIME NETWORK. THE BEARING BETWEEN COR'S "TORP" AND "SKYB", BEING N107°38'40"W, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**Boundary and Easements:**  
ESTABLISHED PER PTR LEGAL DESCRIPTION AND EXCEPTIONS, ADJUSTED TO FOUND CENTERLINE, TRACT AND PRIVATE SURVEYOR MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

FOR ADDITIONAL BOUNDARY DETERMINATION INFORMATION REFER TO TRACT MAP PREPARED AND FILED BY US.

**Bench Mark:**  
THE ELEVATION OF 355.751 ON BENCH MARK NO. 12-20010 (1/4 IN BOLT IN CONC MON HWID 1-1-A 7/32" W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

IT IS THE RESPONSIBILITY OF THE CONSTRUCTION SURVEYOR AND/OR CONTRACTOR TO VERIFY AND CONFIRM AN ELEVATION DATUM THAT IS CONSISTENT WITH THE ELEVATIONS SHOWN ON THIS SURVEY BEFORE ANY CONSTRUCTION STAKING IS PERFORMED. THIS BENCH MARK SHALL BE USED FOR REFERENCE ONLY.

**Area:**  
25,655 SQUARE FEET, 0.59 ACRES - GROSS  
23,942 SQUARE FEET, 0.55 ACRES - NET (GROSS LESS RIGHT OF WAY EASEMENT)

**Usage Areas:**

**BUILDING:** 11,373 SQUARE FEET

**PARKING:** 5,307 SQUARE FEET

**STORAGE:** 8,877 SQUARE FEET

**Flood Zone:**  
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1605F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD.

**Existing Parking:**  
TOTAL PARKING: 38 SPACES (NOT INCLUDING SUBTERRANEAN SPACES)

**Utilities:**  
IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON ARE PER L.A. CITY SUBSTRUCTURE MAP 343-9, SEWER WYE MAP 147A187, AND DRAINAGE MAP NO. 489-3-13. INDIVIDUAL UTILITY COMPANIES HAVE NOT BEEN CONTACTED AS PART OF THIS SURVEY. BURIED UTILITIES THAT MAY EXIST ON-SITE HAVE NOT BEEN DETERMINED AS PART OF THIS SURVEY. BURIED UTILITY LOCATING COMPANY HAS NOT BEEN HIRED TO FIND OR TRACE BURIED UTILITIES WITHIN OR ADJOINING SUBJECT PROPERTY.

**Preliminary Title Report (PTR):**  
PREPARED BY CHICAGO TITLE COMPANY, ORDER NO.: 00143439-994-LT2-DB, DATED DECEMBER 17, 2020.

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

**Parcel 1:**  
THE NORTH 50 FEET OF LOTS 9, 10 AND 11, OF THE LANDER TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**Parcel 2:**  
THE SOUTH 50 FEET OF THE NORTH 100 FEET OF LOTS 9, 10 AND 11, OF THE LANDER TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**Parcel 3:**  
LOT 12, OF THE LANDER TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE LINES OF CAHUENGA BOULEVARD AS ESTABLISHED BY DECREE OF CONDEMNATION HAD IN CASE NO. 202560 SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 9421, PAGE 173 OF OFFICIAL RECORDS.

**Parcel 4:**  
THE SOUTH 50 FEET OF LOTS 9, 10 AND 11, OF THE LANDER TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**Parcel 5:**  
THE SOUTHERLY ONE-HALF OF THAT CERTAIN ALLEY, 10 FEET WIDE, AS VACATED BY RESOLUTION NO. 83-0753, RECORDED JUNE 1, 1989 AS INSTRUMENT NO. 89-884248 OF OFFICIAL RECORDS, AS SHOWN ON THE MAP OF THE LANDER TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE(S) 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; ADJOINING LOTS 9 TO 12, INCLUSIVE, AND LOT 24, ALL OF SAID TRACT, BOUNDED ON THE WEST BY THE LINE CONNECTING THE SOUTHWESTERLY CORNER OF SAID LOT 24 WITH THE NORTHWESTERLY CORNER OF SAID LOT 9 AND BOUNDED ON THE EAST BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND 5 FEET WIDE DESCRIBED IN IRREVOCABLE OFFER TO DEDICATE RECORDED AS INSTRUMENT NO. 81-544451 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, DEDICATED FOR THE WIDENING OF CAHUENGA BOULEVARD.

**Exceptions per PTR:**  
A. NOT A SURVEY MATTER.  
B. NOT A SURVEY MATTER.  
C. NOT A SURVEY MATTER.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.  
2. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY; SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDING DATE: APRIL 21, 1981  
RECORDING NO.: AS INSTRUMENT NO. 81-398705, OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT  
EXECUTED BY: WORLD OPPORTUNITIES INTL. INC.  
RECORDING DATE: APRIL 21, 1981  
RECORDING NO.: AS INSTRUMENT NO. 81-398707, OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

4. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): ROAD OR HIGHWAY  
RECORDING DATE: JUNE 1, 1981  
RECORDING NO.: AS INSTRUMENT NO. 81-544451, OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.  
SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 3, 1983 AS INSTRUMENT NO. 83-142027, OFFICIAL RECORDS.

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING  
EXECUTED BY: WORLD OPPORTUNITIES INTERNATIONAL  
RECORDING DATE: APRIL 16, 1982  
RECORDING NO.: AS INSTRUMENT NO. 82-397054, OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: JANUARY 4, 1984  
RECORDING NO.: AS INSTRUMENT NO. 84-4126, OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF LOS ANGELES  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: MARCH 2, 1989  
RECORDING NO.: AS INSTRUMENT NO. 89-333935, OFFICIAL RECORDS  
AFFECTS: THE SOUTHERLY ONE-HALF OF THE WESTERLY 123 FEET OF THAT CERTAIN ALLEY

8. ANY PRIVATE EASEMENTS OF LESSER RIGHTS IN, TO, OR OVER THE ALLEY BETWEEN CAHUENGA BOULEVARD AND COLE PLACE THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID STREET, HIGHWAY, OR PUBLIC SERVICE EASEMENT AS THE SAME WAS VACATED BY INSTRUMENT RECORDED JUNE 1, 1989 AS INSTRUMENT NO. 89-884248 OF OFFICIAL RECORDS; INCLUDING BUT NOT LIMITED TO PRIVATE EASEMENTS OF INGRESS AND EGRESS TO LOTS PURCHASED BY REFERENCE TO THE MAP OF LANDER TRACT NO. 2 RECORDED IN BOOK 4 PAGE 57 OF MAPS UPON WHICH SAID (STREET OR HIGHWAY) IS SHOWN, FROM OR TO SAID (STREET OR HIGHWAY).

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS-COVENANT TO RUN WITH THE LAND  
EXECUTED BY: OWNERS OF RECORD  
RECORDING DATE: JANUARY 11, 1991  
RECORDING NO.: AS INSTRUMENT NO. 91-050313, OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: MEMORANDUM OF PARKING LICENSE AGREEMENT  
DATED: SEPTEMBER 14, 2020  
EXECUTED BY: 8450 SUNSET DRIVER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 1415 CAHUENGA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
RECORDING DATE: SEPTEMBER 16, 2020  
RECORDING NO.: AS INSTRUMENT NO. 20201117715, OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

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

12. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

13. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

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

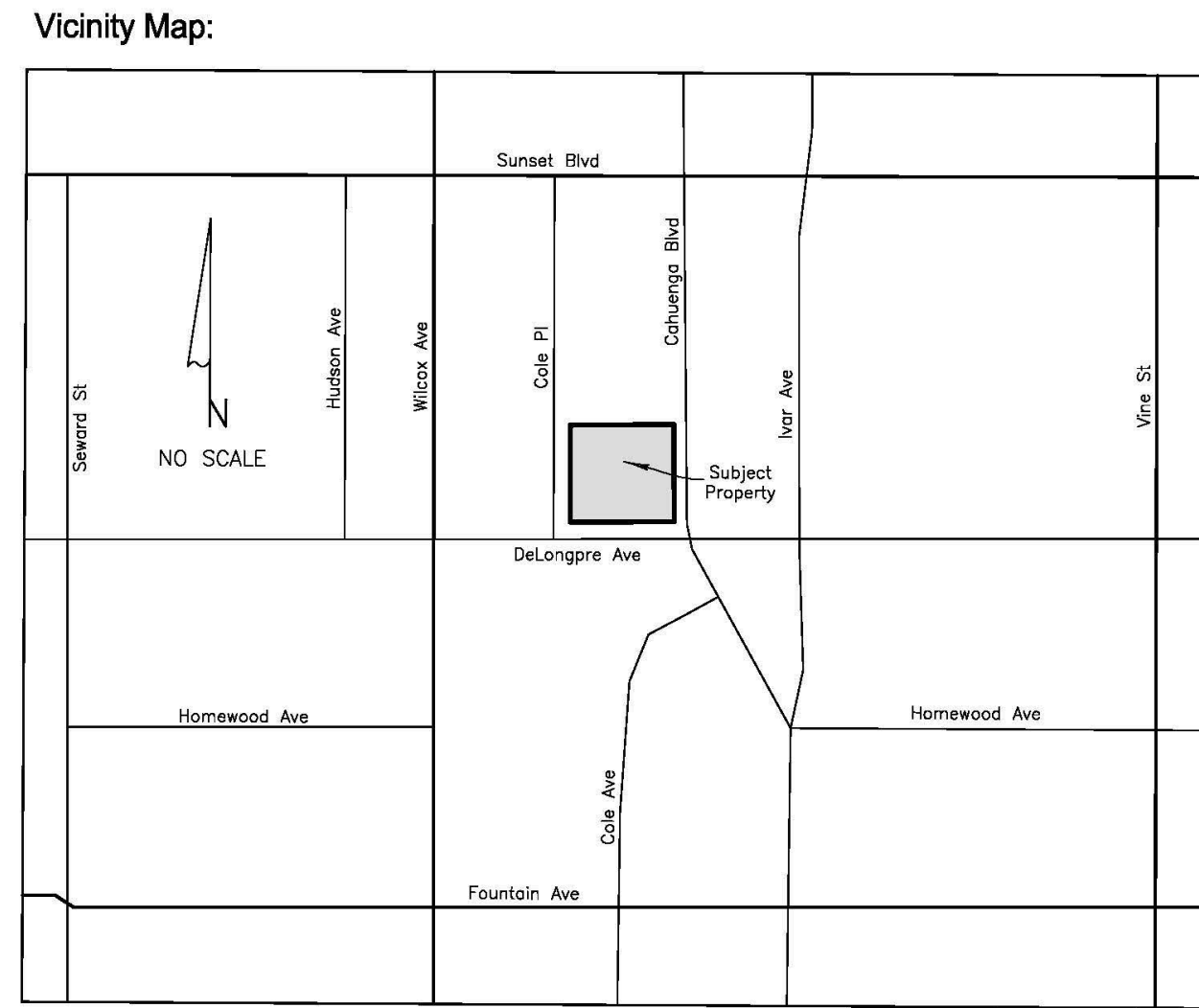
15. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

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

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

**Exceptions Legend:**  
△ = NOT PLOTTABLE (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)  
○ = PLOTTED HEREON (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

TEXT IS COPIED EXACTLY FROM PTR  
**BOLD TEXT, IF ANY, ARE SURVEYOR COMMENTS**



**Surveyor's Notices:**  
1. ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.  
2. ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.  
3. OVERHEAD WIRES CROSS SUBJECT PROPERTY WITHOUT EASEMENT; NO EASEMENT IS STATED ON TITLE REPORT FOR OVERHEAD WIRES. THERE MAY BE AN ASSUMED EASEMENT FOR THESE OVERHEAD WIRES, HOWEVER THERE IS NO SUCH DOCUMENT PROVIDED AS PART OF THE SUBJECT PROPERTY PTR

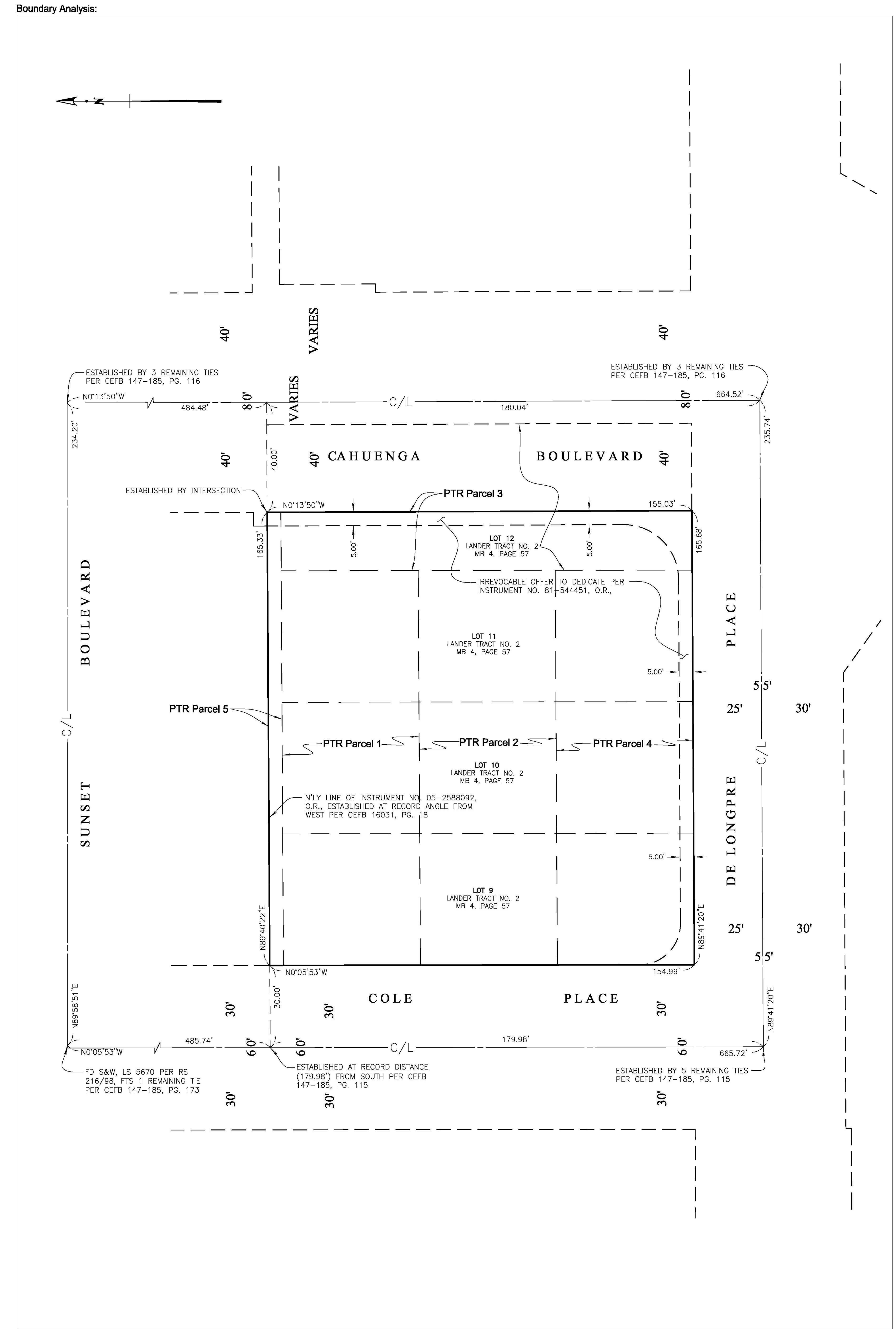
**Surveyor's Certificate:**  
TO THE POST GROUP, AND CHICAGO TITLE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 10, 11(G), 13, 14, 16, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 22, 2021.  
DATE OF PLAT OR MAP: JULY 15, 2021

*Brandon M. Hahn*  
NAME: BRANDON M. HAHN  
DATE OF SIGNATURE: JULY 15, 2021  
REGISTRATION NO.: PLS 7582



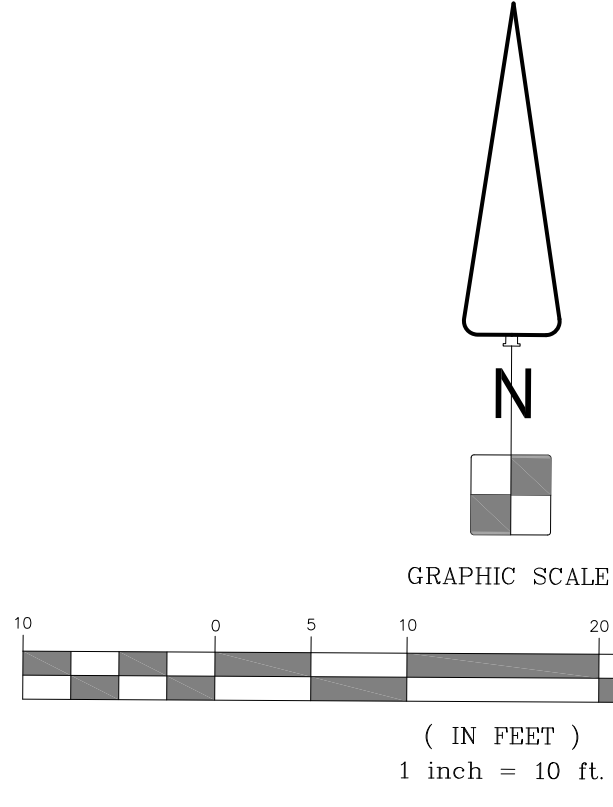
**Survey Prepared For:**  
The Post Group  
1415 N. Cahuenga Blvd.  
Hollywood, CA 90028

**Survey Prepared By:**  
Hahn and Associates, Inc.  
28368 Constellation Road, Suite 300  
Santa Clarita, CA 91355  
(661) 775-9500



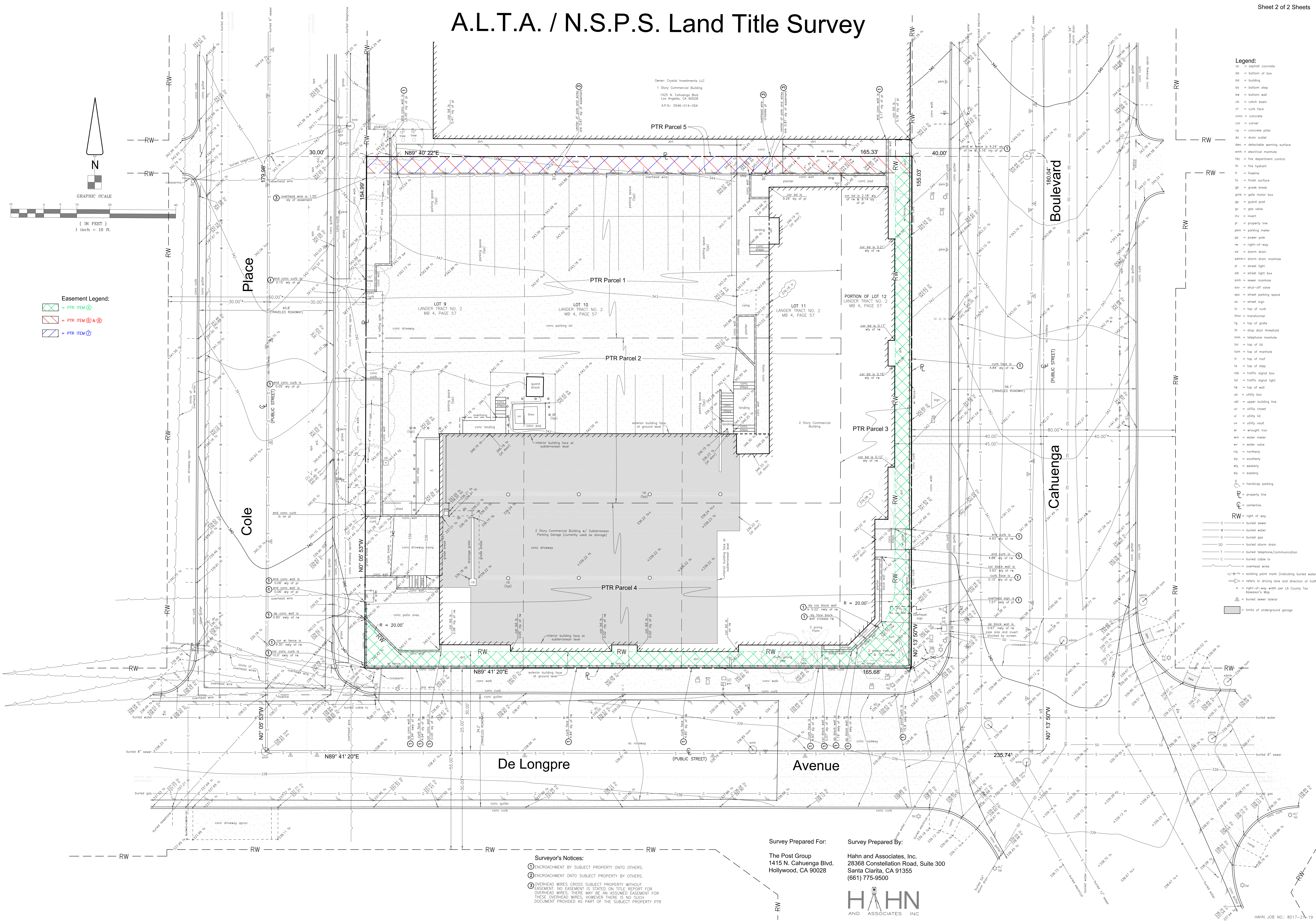
# A.L.T.A. / N.S.P.S. Land Title Survey

Owner: Crystal Investments LLC  
1 Story Commercial Building  
1425 N. Cahuenga Blvd.  
Los Angeles, CA 90028  
A.P.N.: 5546-014-054



- Easement Legend:**
- = PTR ITEM ①
  - = PTR ITEM ② & ③
  - = PTR ITEM ④

- Legend:**
- ac = asphalt concrete
  - bb = bottom of box
  - bd = building
  - bw = bottom wall
  - bs = bottom step
  - cb = catch basin
  - cf = curb face
  - ccm = concrete
  - ccp = corner
  - ccp = concrete pillar
  - ds = drain outlet
  - das = detectable warning surface
  - emh = electrical manhole
  - fsc = fire department control
  - fh = fire hydrant
  - fl = flowline
  - fs = finish surface
  - gb = grade break
  - gmb = gate motor box
  - gp = guard post
  - gv = gas valve
  - inv = invert
  - pl = property line
  - pkm = parking meter
  - pp = power pole
  - rw = right-of-way
  - sd = storm drain
  - sdmh = storm drain manhole
  - st = street light
  - sb = street light box
  - smh = sewer manhole
  - svv = shut-off valve
  - spa = street parking space
  - ss = street sign
  - tc = top of curb
  - tfmv = transformer
  - tg = top of grate
  - th = stop door threshold
  - tmh = telephone manhole
  - tol = top of lid
  - tom = top of manhole
  - tr = top of roof
  - ts = top of step
  - tab = traffic signal box
  - tal = traffic signal light
  - tw = top of wall
  - ub = utility box
  - ubl = upper building line
  - uc = utility closet
  - ul = utility lid
  - uv = utility vault
  - wl = wrought iron
  - wm = water meter
  - wv = water valve
  - nly = northerly
  - sly = southerly
  - wly = westerly
  - ely = easterly
  - hp = handicap parking
  - pl = property line
  - cl = centerline
  - RW = right of way
  - S— = buried sewer
  - W— = buried water
  - G— = buried gas
  - SD— = buried storm drain
  - T— = buried telephone/communication
  - C— = buried cable tv
  - O— = overhead wire
  - E— = existing point mark (indicating buried water)
  - D— = refers to driving line and direction of travel
  - R— = right-of-way width per LA County Tax Assessor's Map
  - B— = buried sewer lateral
  - G— = limits of underground garage



**Surveyor's Notices:**

- ① ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
- ② ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
- ③ OVERHEAD WIRES CROSS SUBJECT PROPERTY WITHOUT EASEMENT. NO EASEMENT IS STATED ON TITLE REPORT FOR OVERHEAD WIRES. THERE MAY BE AN ASSUMED EASEMENT FOR THESE OVERHEAD WIRES, HOWEVER THERE IS NO SUCH DOCUMENT PROVIDED AS PART OF THE SUBJECT PROPERTY PTR

Survey Prepared For:  
The Post Group  
1415 N. Cahuenga Blvd.  
Hollywood, CA 90028

Survey Prepared By:  
Hahn and Associates, Inc.  
28368 Constellation Road, Suite 300  
Santa Clarita, CA 91355  
(661) 775-9500





















































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

## CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT  
  
CAROLINE CHOE  
VICE-PRESIDENT  
  
HELEN CAMPBELL  
JENNA HORNSTOCK  
HELEN LEUNG  
YVETTE LOPEZ-LEDESMA  
KAREN MACK  
DANA M. PERLMAN  
RENEE DAKE WILSON

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. VTT-83669-CN-HCA  
Tract Map Date: December 23, 2021  
Property Address: 1415 N Cahuenga Blvd, 90028  
Community Plan: Hollywood

Distribution Date: January 14, 2022

Case Filing Date: December 23, 2021

COUNCIL DISTRICT NO. 13

Hillside  Yes  No

Neighborhood Council District:

Central Hollywood

Bureau of Sanitation

Bureau of Engineering

St. Services / Investigation & Enforcement-(haul routes - email ONLY: [bss.haulroute@lacity.org](mailto:bss.haulroute@lacity.org))

Dept. of Building and Safety - Grading

Urban Forestry / Land Development Section

Dept. of Building and Safety – Zoning

Housing Department (No P.S.)

Dept. of Transportation

HOPZ (Attn: Shannan Ryan)

DWP Real Estate

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

DWP Water Distribution Engineering

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

Dept. of Fire, Engineering and Hydrant Unit

County Health Department (No P.S.)

Bureau of Street Lighting

GIS (Final Map & LOD)

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

**DATE DUE: UPON RECEIPT**

Please send your reports to the following e-mail address: [planning.central@lacity.org](mailto:planning.central@lacity.org). Thank you.

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

VINCENT P. BERTONI, AICP  
Advisory Agency

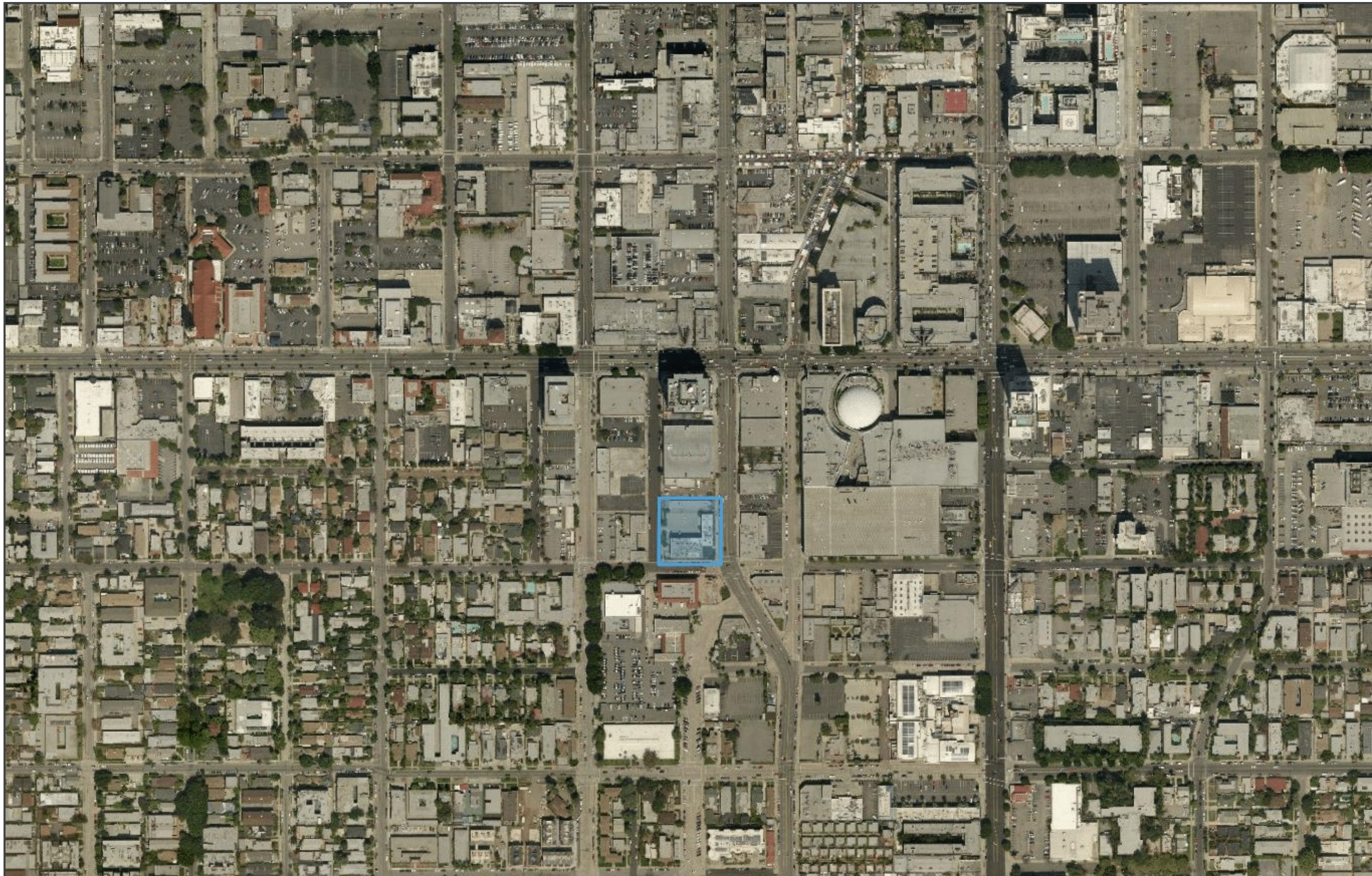
Deborah Kahen  
Deputy Advisory Agency  
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

- City Limits

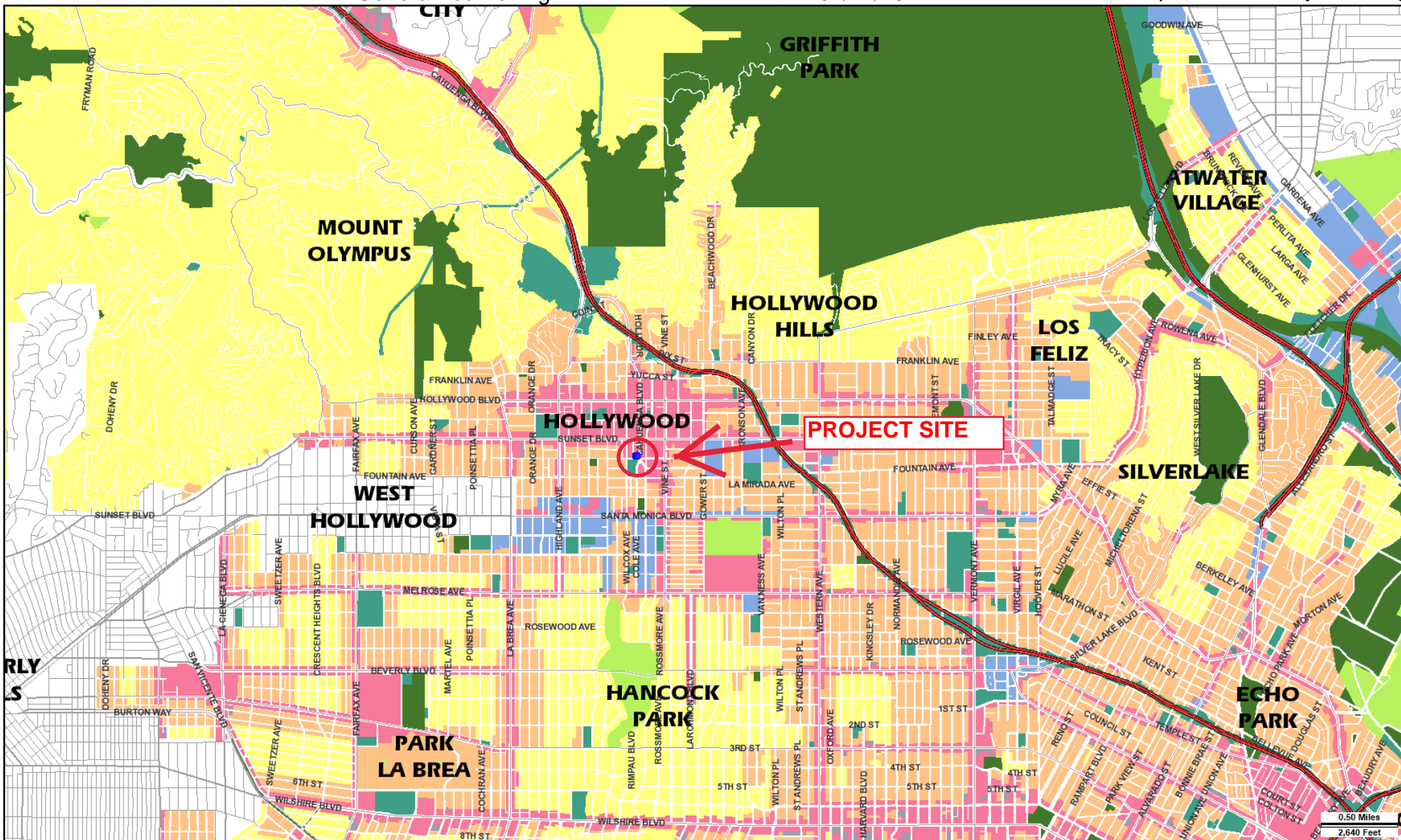
NOTES

0 0 Miles 0 0

SCALE 1: 4,514

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

© City of Los Angeles, Department of Recreation and Parks  
Printed: 11/15/2021



Address: 1415 N CAHUENGA BLVD  
 APN: 5546014053  
 PIN #: 147A187 245

Tract: LANDER TRACT NO. 2  
 Block: None  
 Lot: FR 12  
 Arb: None

Zoning: C4-2D  
 General Plan: Regional Center Commercial

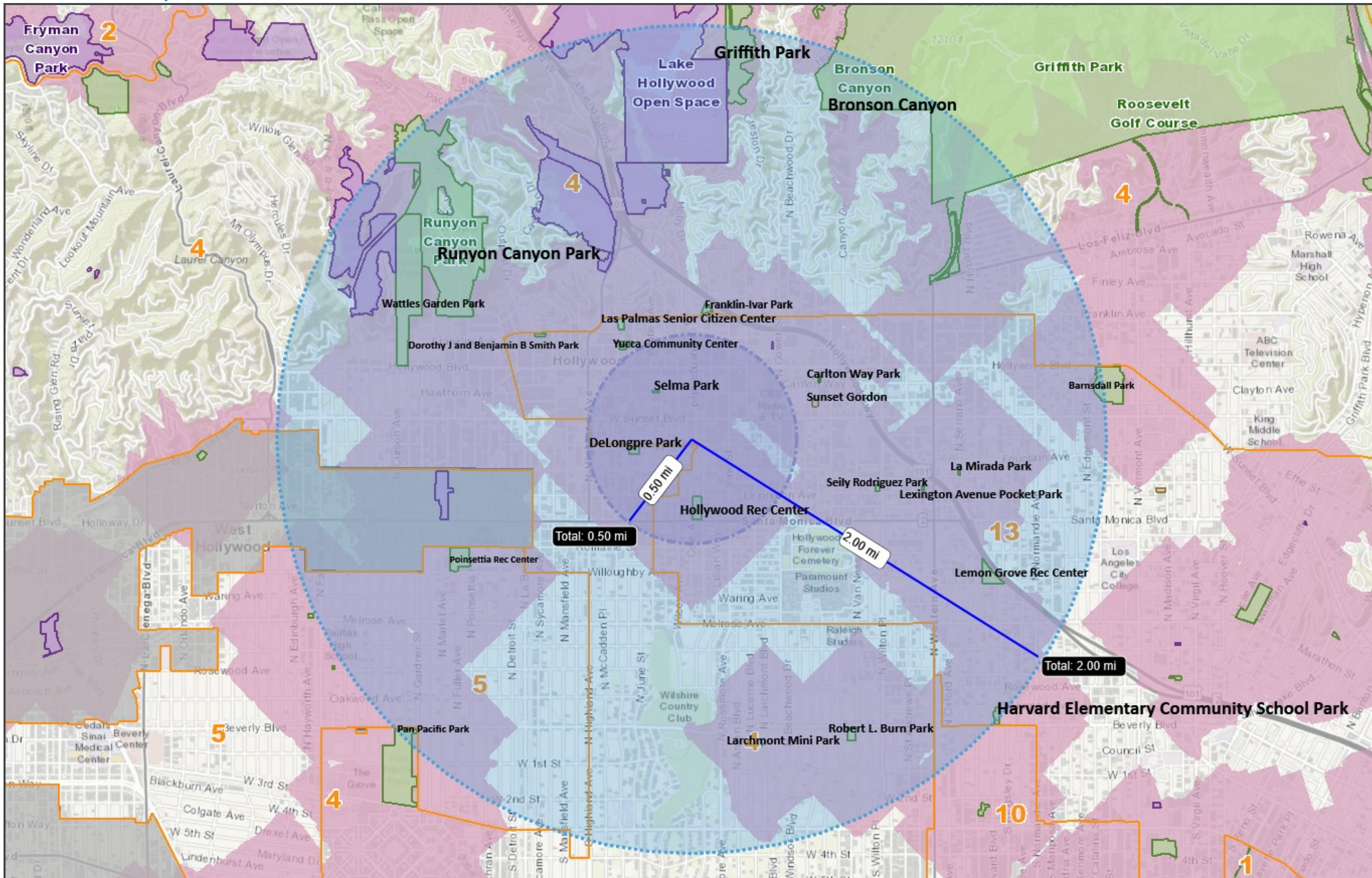






EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

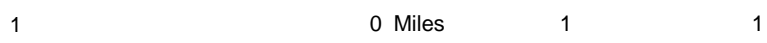
Project Site and Surrounding Parks



**LEGEND**

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

**NOTES**



SCALE 1: 36,112

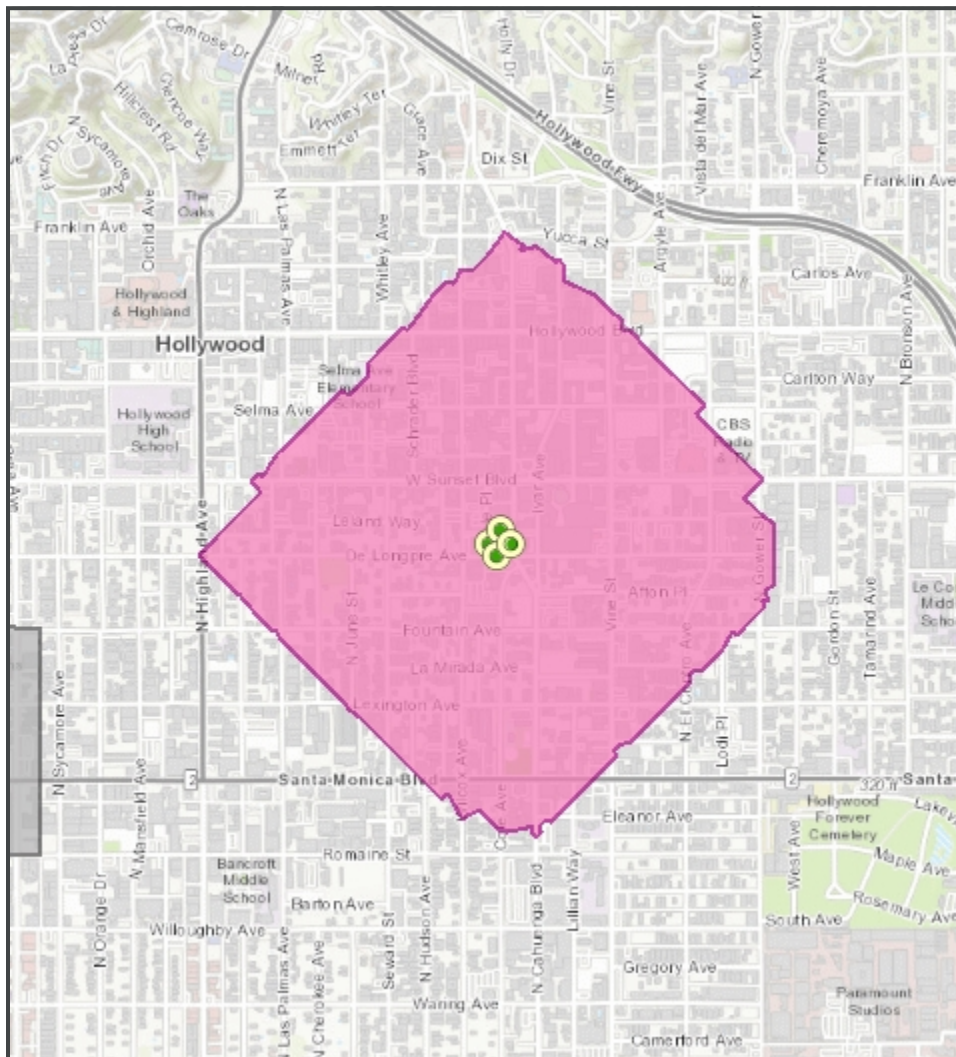
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 11/15/2021



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:  
1415 North Cahuenga Blvd.

Description:  
A mixed use development with 82 residential units (10 of which are affordable), hotel units, and retail uses.

Scenario Type:  
New Park

Park Class:  
Improved

Baseline Dataset\*:  
All Parks (RAP and Non-RAP)

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

## Population and Age Breakdown

## Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:		Total Households Served:	Currently Non-Served Households Served:
Residents Served:	9,254	354	Households Served:	4,703	225
Residents Served by Age			Households Served by Annual Income		
Under Age 5:	301	5	Under \$25,000:	2,190	117
Age 5 to 9:	263	12	\$25,000 to \$34,999:	444	10
Age 10 to 14:	301	5	\$35,000 to \$49,999:	699	51
Age 15 to 17:	227	13	\$50,000 to \$74,999:	697	26
Age 18 to 64:	7,035	218	\$75,000 and Over:	673	21
Age 65 and Over:	1,127	101			

Source: Census/ACS 2010