

APPROVED

Sept 15 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-243

DATE September 15, 2022

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82118 – 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> _____ |
| B. Jackson | _____ | N. Williams | _____ |

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82118 (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 5645 West Fernwood Avenue in the Hollywood community of the City. The Project site is approximately 0.63 gross acres. The Project, as currently proposed, includes the construction of a 26-story, 499-unit Senior Independent Living apartment building, of which 494 units will be restricted as affordable with 5 manager's units.

The Project also includes approximately 25,125 square feet of common open space, including an outdoor terrace on level 26, a public plaza, patio space, lobbies, a community center, business center, social services center, library, fitness center and outdoor walking paths.

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 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 **May 2, 2022**. 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 **July 7, 2022**. On August 4, 2022, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by September 13, 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 499 units would be:

$$3.60 \text{ Acres} = (499 \times 2.88) \times 0.00251$$

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

$$0.03 \text{ Acres} = (5 \times 2.88) \times 0.00251$$

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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 of Recreation and Parks Commissioners' (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 an 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:

\$16,642.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 499 units would be:

\$8,304,358.00 = \$16,642.00 x 499 dwelling units

As currently proposed, the Project has 494 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:

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\$83,210.00 = \$16,642.00 x 5 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 2022 Park Score Index, approximately 63% 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 parking lot. It is surrounded by commercial and residential uses on all sides.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the Project site 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): 7,362 persons (23,006 persons per square mile).
- City of Los Angeles Population Density (2020 United States Census): 8,463 persons per square mile.
- Hollywood Community Plan Area (2016-2020 American Community Survey): 8,042 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 25,125 square feet of common open space, including an outdoor terrace on level 26, a public plaza, patio space, lobbies, a community center, business center, social services center, library, fitness center and outdoor walking paths.

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 four (4) public parks within a one-half mile walking distance of the Project site:

- Carlton Way Park is a 0.19-acre park located at 5927 West Carlton Way in the Hollywood community of the City. The park provides a playground, outdoor fitness equipment and picnic areas for the surrounding community.
- Seily Rodriguez Park is a 0.34-acre park located at 5707 West Lexington Avenue in the Hollywood community of the City. The park provides a children's play area, picnic tables, benches and fitness equipment for the surrounding community.
- La Mirada Avenue Park is a 0.17-acre park located at 5401 West La Mirada Avenue in the Hollywood community of the City. The park provides outdoor fitness equipment and picnic tables for the surrounding community.

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- Lexington Avenue Pocket Park is a 0.17-acre park located at 5523 West Lexington Avenue in the Hollywood community of the City. The park provides a children's play area and picnic tables for the surrounding community.

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 **2,584** 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 three (3) 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—Building Improvements (PRJ21196 PRJ21372) Project
- Griffith Park Girls Camp – Camp Refurbishment (PRJ21197) (PRJ21373) Project
- Griffith Park Fern Dell - Trails Cafe Renovations (PRJ21482) 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
- Hollywood Recreation Center – Modern Gymnasium (PRJ21112) (PRJ21441) Project
- Las Palmas Senior Citizen Center – Facility Renovation (PRJ21175) (PRJ21176) Project
- Hollywood Recreation Center - New Synthetic Field Project
- Griffith Park Commonwealth Nursery Project-- Horticultural Learning Center (Phase 2) (PRJ21189) Project
- Griffith Park Bronson Canyon - Playground Replacement (PRJ21206) Project
- Griffith Park Bronson Canyon - New Restroom (PRJ21207) Project
- Griffith Park Crystal Springs - Crystal Springs Ballfield Project (PRJ20787)(PRJ21237)

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- Griffith Park Plunge Pool and Bathhouse - Pool and Bathhouse Renovation (PRJ21236 PRJ20271) 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 the majority of the apartment units will likely qualify for an affordable exemption and there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

FISCAL IMPACT

The potential Fiscal Impact to 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 Analyst, 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

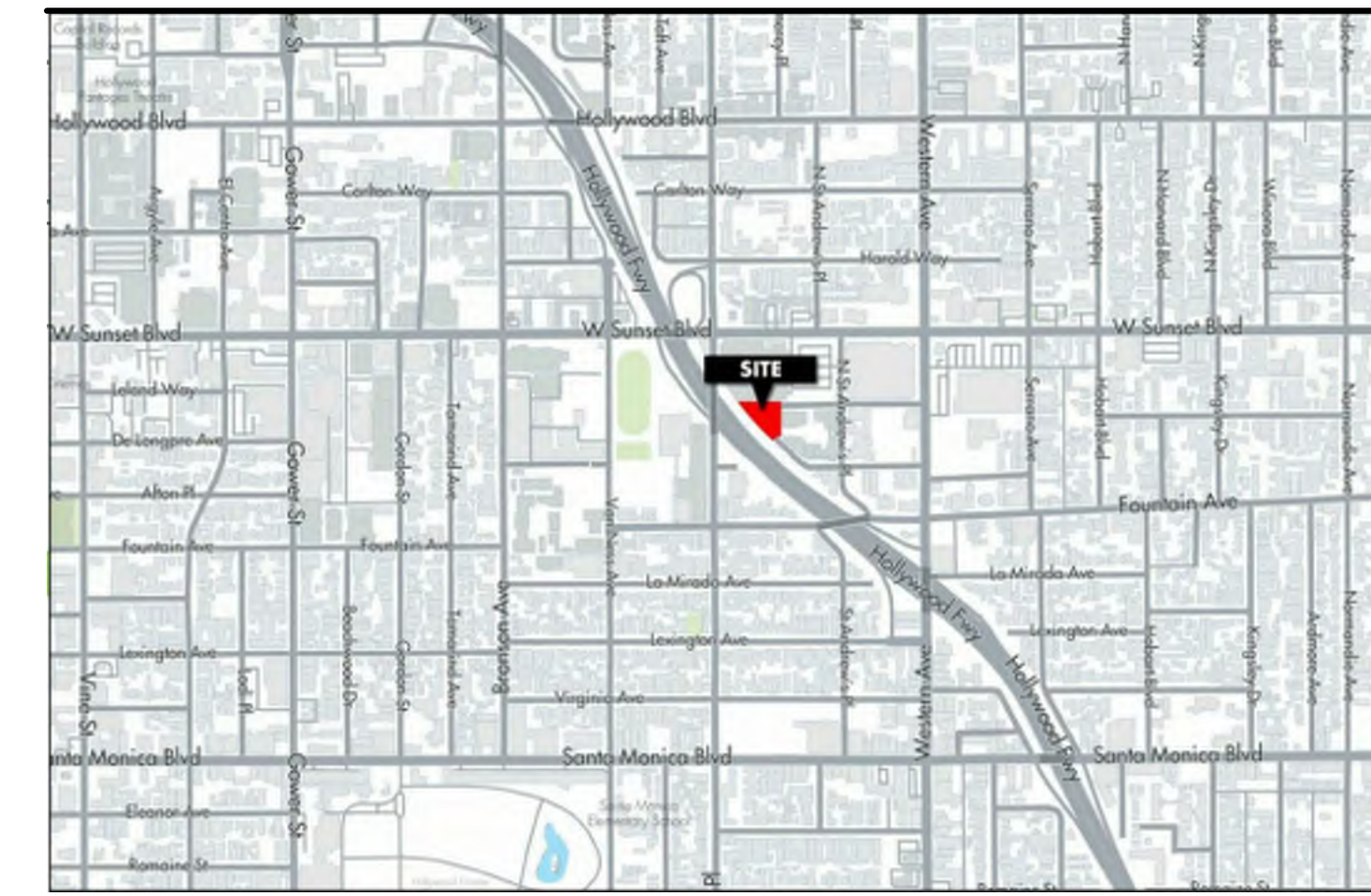
SkyVillage Hollywood

5645 W. FERNWOOD AVENUE
LOS ANGELES, CA 90028

| SHEET INDEX | |
|-------------|--------------------------------------|
| Number | Sheet Name |
| A 000 | Cover |
| G0 | Existing Tree Plan |
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| L2 | Ground Level Site Plan |
| L3 | Typical SkyVillage Garden Site Plans |
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| A 105 | Level 25 Typical Floor Plan |
| A 106 | Mechanical and Amenity Level |
| A 201 | Elevation |
| A 202 | Elevation |
| A 203 | Elevation |
| A 301 | Section |



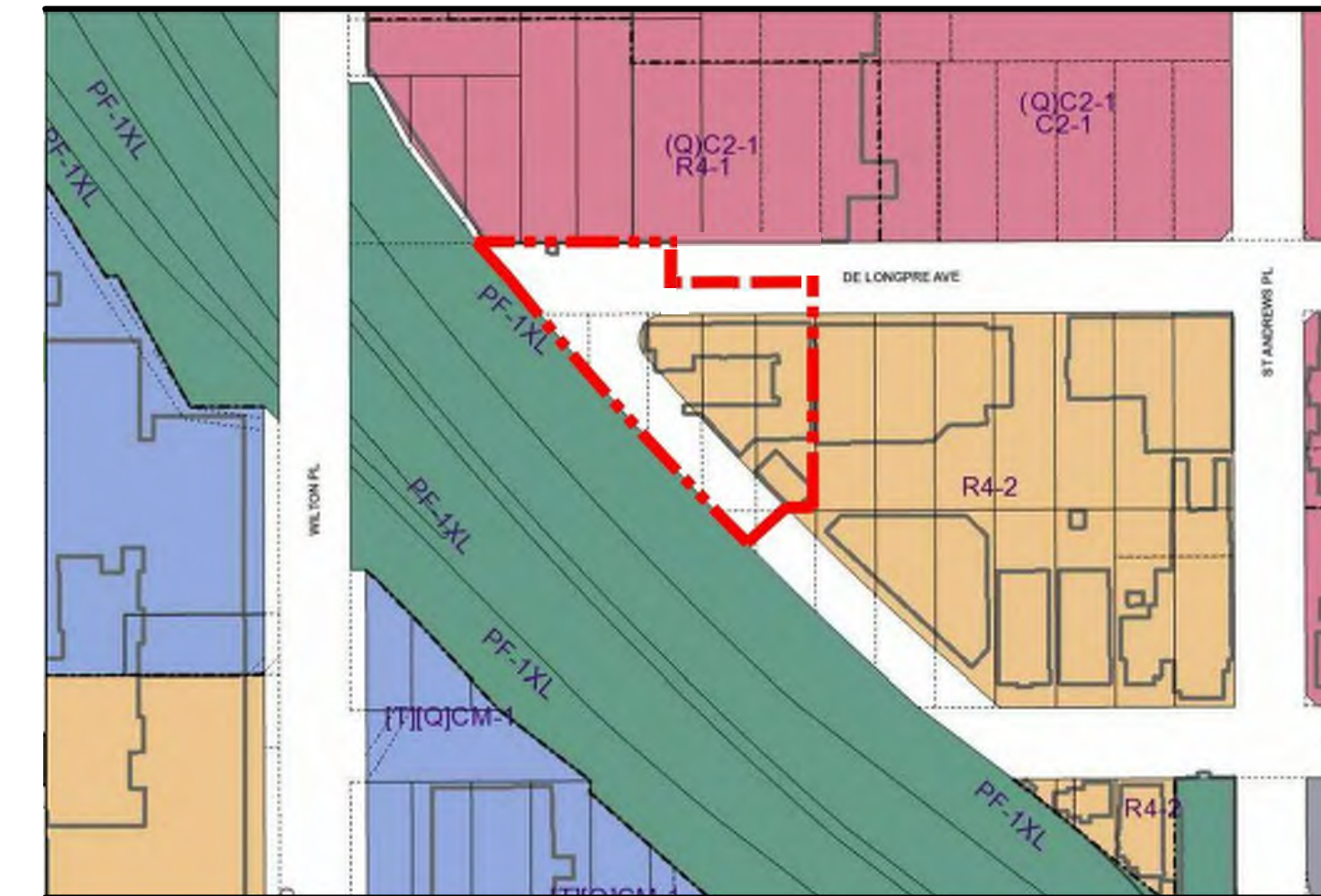
Vicinity Map



Street Map



Zoning Map



Property Information

Project Address: 5645 West Fernwood Ave., Hollywood, CA 90028
 Site Address: 5645 West Fernwood Ave and 5636 West DeLongre Ave
 APN(s): 5444-030-008
 Tract(s): Lemona Tract
 Block: Block 3
 Lot(s): FR 10
 ARB: None
 Council District: CD13- Mitch O'Farrell
 Neighborhood Council: Hollywood Studio District

Project Team

Owner: ABS Fernwood, LLC
 5500 West Hollywood Blvd, 4th Floor, Los Angeles, CA 90028
 Architect: Cunningham
 8665 Hayden Place, Culver City, CA 90232
 Landscape Architect: Communitas Design, LLC
 1425 N Sierra Bonita Ave, Los Angeles, CA 90046
 Civil Engineer: Land Design Consultants, Inc.
 800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
 Survey: Land Design Consultants, Inc.
 800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016

Project Description

Building Type: Type I-A
 Primary Occupancy Type: Group R-2 with S-2 Parking Garage
 Building Description: New Construction - 26 Stories Apartment Building With One Level of Subterranean Parking
 Program Description: Primary Occupancy of the Building is Affordable Senior Independent Living Apartment Units, with a unit mix consisting of 40 Studios, 42 One-Bedroom Units, 6 Two-Bedroom Units, and 1 Three-Bedroom Units (499 Total Units). Building amenities include community spaces, accessory occupancies including a leasing office with support functions, and parking with long-term and short term bicycle parking. Five of the 499 apartment units will be manager's units with unrestricted rent.

Cunningham

8665 Hayden Place | Culver City | CA 90232
 cunningham.com



NOT FOR CONSTRUCTION

| Revisions | | |
|-----------|------|-------------|
| No. | Date | Description |
| | | |

| Project Information | | |
|---------------------|----------------|-----------|
| Phase: | Concept Design | Date: |
| Project No.: | 20-0296 | PIC / AIC |

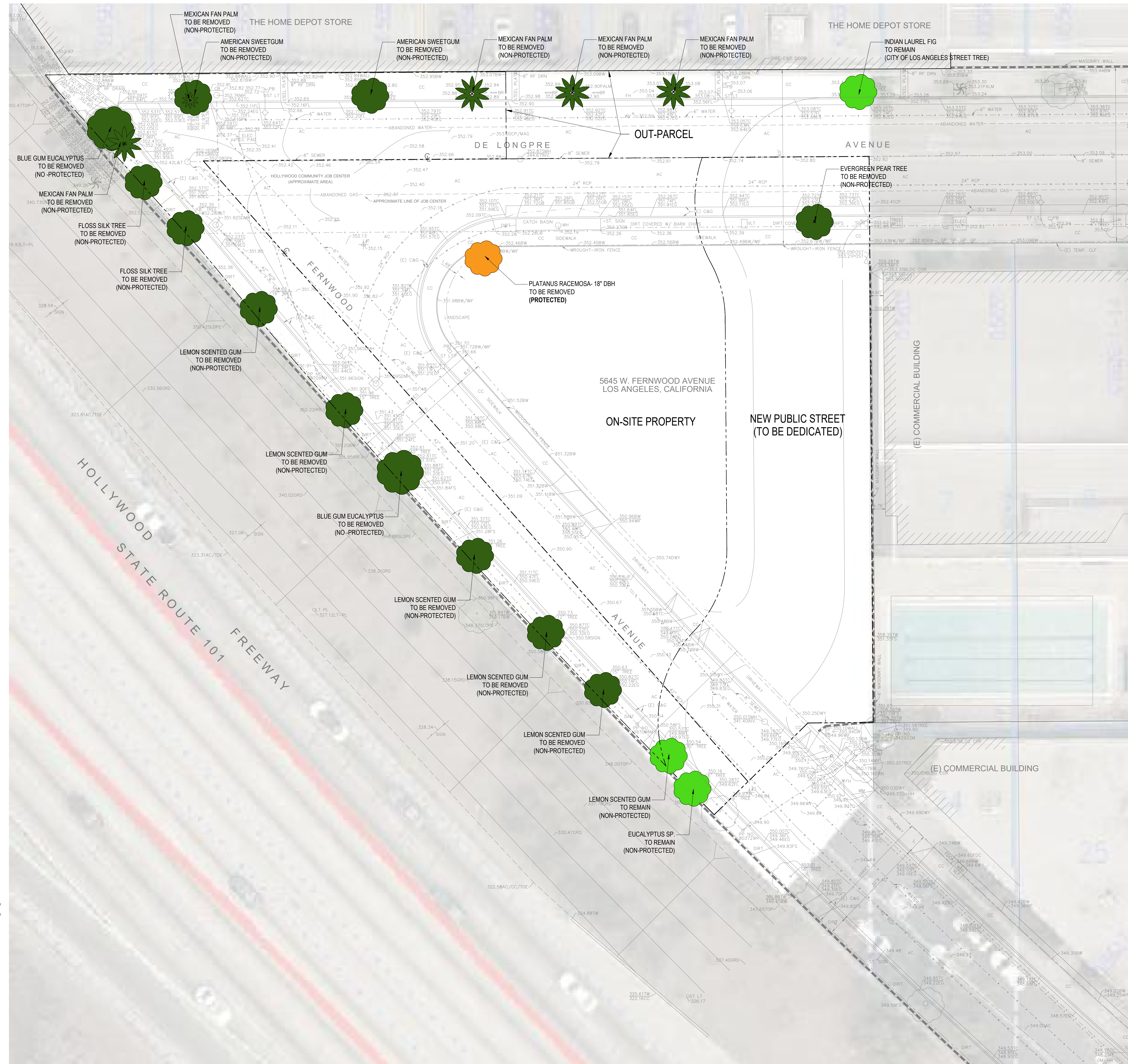
SkyVillage Hollywood

Sheet Title
Cover

Sheet Number
A 000

Current Revision

A 000



LEGEND:

-  NATIVE SPECIES (TO BE REMOVED)
-  CITY OF LOS ANGELES TREE NON-NATIVE (TO BE REMOVED)
-  CITY OF LOS ANGELES PALM NON-NATIVE (TO BE REMOVED)
-  CITY OF LOS ANGELES STREET TREE (TO REMAIN)

EXISTING TREE PLAN SUMMARY:

CITY OF LOS ANGELES STREET TREES:

- PROTECTED TREES 1
- CITY OF LA STREET TREES (NON-PROTECTED TO BE REMOVED) 17
- CITY OF LA STREET TREES (NON-PROTECTED TO REMAIN) 3
- TOTAL TREES TO BE REMOVED: 18**

(REFER TO SHEET L1 FOR TREE REPLACEMENT REQUIREMENTS)

8665 Hayden Place | Culver City | CA 90232



COMMUNITAS DESIGN
landscape architecture + urban design + planning
1425 NORTH SIERRA BONITA AVENUE # 414
LOS ANGELES, CALIFORNIA 90046
(323) 668-4772
WWW.COMMUNITASDESIGN.COM

NOT FOR CONSTRUCTION

Revisions

| No. | Date | Description |
|-----|------|-------------|
| | | |

Project Information

Phase: Concept Design Date: 02/09/2021

Project No.: 20-0296 PIC / AIC

Skyvillage Hollywood

Sheet Title

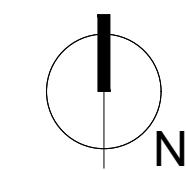
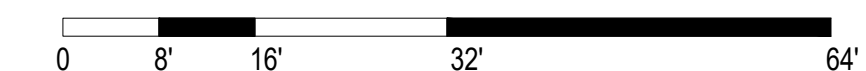
Existing Tree Plan

Sheet Number

GO

Current Revision

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





HOLLYWOOD FREEWAY
STATE ROUTE 101

LANDSCAPE REQUIREMENT CHECKLIST:

THE FOLLOWING LANDSCAPE PLANS WERE DEVELOPED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:

- CITY OF LOS ANGELES LANDSCAPE ORDINANCE NO. 170.978, MAY 12, 1996
- CITY OF LOS ANGELES LANDSCAPE ORDINANCE AMENDED GUIDELINES, MAY 20, 1993
- CITY OF LOS ANGELES MOBILITY PLAN 2035

SECTION 12.41.B. LANDSCAPE-WATER MANAGEMENT
12.41.B.2 ALL PERMANENT IRRIGATION SYSTEMS REQUIRED UNDER THE PROVISIONS OF THIS CODE THAT USE POTABLE WATER SHALL MEET THE MINIMUM SPECIFICATIONS FOR FEATURES AND TECHNIQUES ESTABLISHED BY THE CITY PLANNING COMMISSION.

SECTION 12.42 C. LAMC - TREES
12.42.C.1A AT LEAST ONE TREE, WHICH SHALL NOT BE A PALM, SHALL BE PROVIDED IN THE PROJECT FOR EACH 500 SQUARE FEET OF LANDSCAPED AREA IN THE PROJECT. A MINIMUM OF 100 SQUARE FEET OF UNPAVED AREA SHALL BE PROVIDED AT THE BASE OF EACH TREE, THE SHORTEST DIMENSION OF WHICH SHALL BE 4 FEET MINIMUM, TO ALLOW FOR WATER INFILTRATION AND GAS EXCHANGE. **TOTAL LANDSCAPE AREA IS 4,145 S.F. REQUIRING (8) NEW TREES.**

APPENDIX C
MITIGATION MEASURE BIO-3 REQUIRES THE REPLACEMENT OF ALL ON-SITE TREES TO ENSURE THE CONTINUATION OF THE URBAN FOREST. ALL NON-NATIVE TREES GREATER THAN 4" IN DIAMETER AT BREST HEIGHT ARE TO BE REPLACED WITH NATIVE OR NON-NATIVE (NON-INVASIVE) TREES OF APPROPRIATE CLIMATE TOLERANCE. A QUANTITY OF (1) NATIVE PROTECTED SPECIES TREE ARE TO BE REPLACED AT A 4:1 RATIO, (17) CITY OF LOS ANGELES STREET TREES AT A 2:1 RATIO, AND (0) ON SITE NON-NATIVE TREES AT A 1:1 RATIO ARE TO BE REMOVED AND WILL BE REPLACED WITH A TOTAL QUANTITY OF (38) NATIVE OR CLIMATE APPROPRIATE TREES.

LAMC
REQUIRES 1 TREE TO BE PLANTED ON SITE FOR EACH 4 UNITS.
TOTAL UNIT COUNT IS (499 UNITS) REQUIRING (125) NEW TREES.

TREE REQUIREMENT SUMMARY:

| | |
|--------------------------------------------------------------|------------|
| ON-SITE: | |
| • 4,145 S.F. OF LANDSCAPE AREA REQUIRES 1 TREE PER 500 S.F.: | 8 |
| • (499) UNITS REQUIRES 1 TREE PER 4 UNITS: | 125 |
| TOTAL TREES REQUIRED: | 133 |

| | |
|---------------------------------------------------|-----------|
| CITY OF LOS ANGELES STREET TREE OFF-SITE: | |
| • (1) NATIVE TREE SPECIES REPLACE 4:1 RATIO: | 4 |
| • (17) NON-NATIVE TREE SPECIES REPLACE 2:1 RATIO: | 34 |
| TOTAL TREES REQUIRED: | 38 |

PROJECT DESIGN NARRATIVE:

THE ROLE OF NATURE AND PATTERNS:

AS SCIENCE AND TECHNOLOGY BECOME CLOSELY KNIT PARTNERS IN THIS FAST PACED WORLD, IT IS THE NATURAL ENVIRONMENT WHICH ILLUSTRATES THE BEAUTY OF EVERLASTING SHAPE AND STRUCTURE. NATURE IS A COMPLEX SYSTEM YET APPEARS TO BE SIMPLE BECAUSE OF THE SLIGHT VARIATIONS OF ITS RESPECTIVE EVOLUTIONARY JOURNEY. NATURE'S SHAPES ARE BASED ON MATHEMATICAL AND NATURAL PHENOMENON KNOWN AS FRACTALS. FRACTAL PATTERNS ARE REPEATED AT DIFFERENT SCALES AS NATURE ADAPTS, GROWS, AND PROTECTS ITS VERY SURVIVAL.

THIS PROJECT'S GOAL IS TO CREATE A PLAZA WITH PROGRAMMATIC OUTDOOR ROOMS THAT RELY ON THE FRACTAL PATTERNS TO EMBRACE VISITORS AND ENHANCE THEIR EXPERIENCE. THESE OUTDOOR AREAS ARE CREATED THROUGH REPEATING, RANDOMIZING AND REPLICATING THE FORMS OF NATURAL PLANT GROWTH AND USING THEM AS A UNIFYING ELEMENT TO DEFINE THE GREAT PLAZA AS THE MOST UNIQUE PUBLIC/PRIVATE OPEN SPACE IN HOLLYWOOD.

OPPORTUNITIES TO APPLY THESE PATTERN CONCEPTS EXIST AT THE GREAT PLAZA, ENTRY COURTYARD, ARCHITECTURAL TERRACES AND ALL OUTDOOR GARDEN AREAS WITHIN THE SCOPE OF THIS PROJECT. BY ELEVATING OUR UNDERSTANDING OF THE MIRACLES OF NATURE, HOLLYWOOD RESIDENTS WILL EXPERIENCE A DEEPER UNDERSTANDING THAT OUR PHYSICAL, SENSORY, SOCIAL, EMOTIONAL HEALTH AND WELL-BEING CAN BE GREATLY IMPROVED WHEN WE LOOK TO NATURE FOR THE ANSWERS.

GENERAL APPROACH TO LANDSCAPE DESIGN:

THE LANDSCAPE AND IRRIGATION SCOPE OF WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, REGIONAL, COUNTY, CITY, AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS. THE DESIGN APPROACH WILL BE PRESENTED AND APPROVED BY THE CLIENT AND THE APPROVED CONCEPT DESIGN WILL ACT AS A GUIDE THROUGHOUT THE DOCUMENTATION PROCESS TO ENSURE REGULATORY COMPLIANCE.

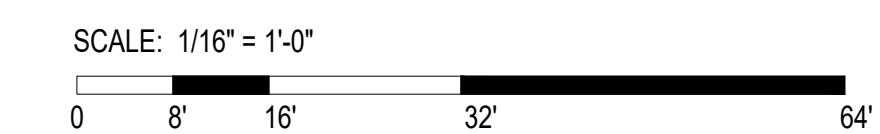
APPROACH FOR PLANTING MATERIALS:

THE LANDSCAPE PLANTING STRATEGY IS TO REDUCE WATER CONSUMPTION FROM POTABLE IRRIGATION WITH THE USE OF CALIFORNIA NATIVE PLANT MATERIAL THAT ARE DROUGHT TOLERANT AND WATER-WISE EFFICIENT. THIS APPROACH CAN BE ACHIEVED BY A VAST ARRAY OF LOCAL PLANT MATERIAL (PREFERRED) AND ACCENTED BY PLANT MATERIAL FROM SIMILAR CLIMATES TO CREATE A RICH PLANTED ENVIRONMENT WITH A VARIETY OF TEXTURES, HEIGHTS, AND COLORS. ANOTHER ENVIRONMENTAL-FRIENDLY APPROACH TO CREATING BALANCE WITH THE DEVELOPMENT IS CREATING AREAS FOR RAINWATER HARVESTING. COLLECTING RAIN WATER RUNOFF PROVIDES AN INDEPENDENT WATER SUPPLY FOR IRRIGATION AND/OR CAN BE USED TO FILTER RUNOFF FOR GROUND WATER RECHARGE.

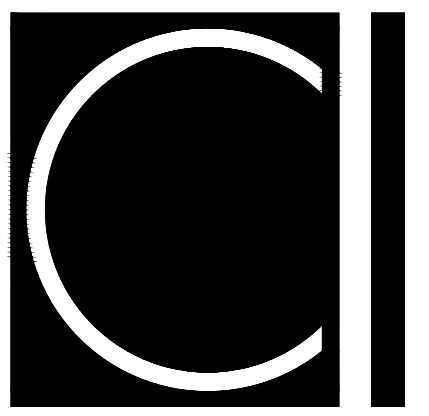
APPROACH FOR HARDSCAPE MATERIALS:

SELECTING HARDSCAPE MATERIALS THAT ARE FOUND LOCALLY OR REGIONALLY ARE IDEAL FOR THE ENVIRONMENT. LOCAL OR REGIONAL PRODUCTS ARE GOOD FOR THE ENVIRONMENT BECAUSE OF THE REDUCED COSTS AND IMPACTS OF MATERIAL DELIVERY. IN ADDITION, PAVING MATERIALS THAT ARE PERMEABLE, ASSIST IN ABSORBING RAINWATER RUNOFF AND ADD TO THE AMOUNT OF WATER COLLECTED FOR GROUNDWATER RECHARGE. ANOTHER ENVIRONMENTALLY SOUND DESIGN CHOICE IS TO SELECT PAVING MATERIALS THAT HAVE HIGH SOLAR REFLECTANCE INDEX (SRI) WHICH ASSISTS IN MINIMIZING URBAN HEAT ISLANDS WITH THE REFLECTANCE OF SOLAR RAYS.

HARDSCAPE MATERIALS TO BE SELECTED FOR THE RIGHT-OF-WAY AREAS WILL COMPLY WITH THE CITY OF LOS ANGELES STANDARD MATERIALS LIST.



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Project Information

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|--------------|----------------|------------|------------|
| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

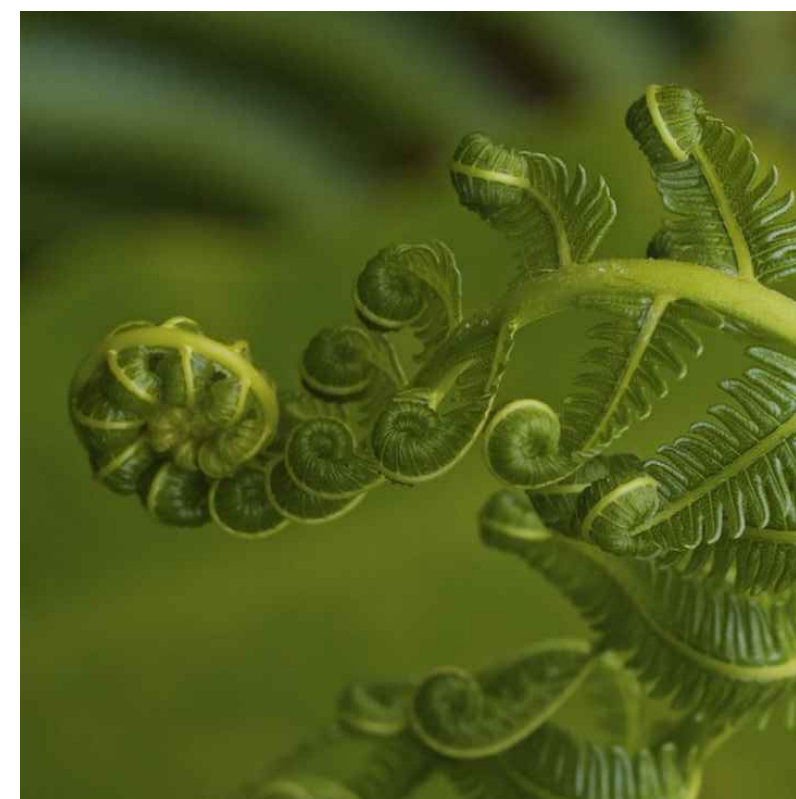
Skyvillage Hollywood

Sheet Title

Overall Illustrative Site Plan

Sheet Number **L1** Current Revision

L1





TREE LEGEND:

| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|--------|---------|--------------------------------|----------------------------------------------------|-------------|--------|
| | ARB MAR | ARBUTUS UNEDO 'MARINA' | STRAWBERRY TREE | 24" BOX | L |
| | CER CAN | CERCIS OCCIDENTALIS | WESTERN REDBUD TREE | 24"-36" BOX | L |
| | CIT SPP | CITRUS SPECIES | MEYERS LEMON, POMEGRANATE, KEY LIME, KUMQUAT TREES | 15 GAL | N/A |
| | OLE EUR | OLEA EUROPAEA 'SWAN HILL' | FRUITLESS OLIVE TREE | 24" BOX | L |
| | LAG IND | LAGERSTROEMIA INDICA 'NATCHEZ' | CRAPE MYRTLE | 24" BOX | L |
| | MYR COM | MYRTUS COMMUNIS | COMMON MYRTLE | 15 GAL | L |
| | PLA RAC | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | 24" BOX | M |
| | PAR ACU | PARKINSONIA ACULEATA | BLUE PALO VERDE TREE | 24" BOX | L |
| | WAS FIL | WASHINGTONIA FILIFERA | MEXICAN FAN PALM | 7-8' CT | L |

LANDSCAPE CALCULATIONS:

- OVERALL PROJECT SITE:**
- EXISTING LOT AREA: 15,802 SF
 - PROPOSED LOT AREA: 27,391 SF
 - PUBLIC STREET VACATION AREA: 11,773 SF
 - BUILDING AREA: 16,435 SF
 - OPEN SPACE: 10,956 SF
 - HARDSCAPE AREA (62%): 6,811 SF
 - PLANTING AREA (38%): 4,145 SF
- SKYVILLAGE COMMON BALCONY:**
(TYPES I, II)
- TYPE I OPEN SPACE (TYP. OF 9): 8,100 SF
 - TYPE II OPEN SPACE (TYP. OF 9): 8,100 SF
 - TOTAL HARDSCAPE AREA (75%): 12,150 SF
 - TOTAL PLANTING AREA (25%): 4,050 SF
- ROOF TERRACE LOUNGE:**
- OPEN SPACE: 9,590 SF
 - HARDSCAPE AREA (75%): 7,192 SF
 - PLANTING AREA (25%): 2,398 SF

TREE REQUIREMENT SUMMARY:

| ON-SITE GROUND LEVEL: | QTY. |
|------------------------------------------------------------|------------|
| 4,145 S.F. OF LANDSCAPE AREA REQUIRES 1 TREE PER 500 S.F.: | 8 |
| (1) NATIVE TREE REPLACE AT 4:1 RATIO: | 4 |
| (17) NON-NATIVE TREES REPLACE AT 2:1 RATIO: | 34 |
| (499) UNITS REQUIRES 1 TREE PER 4 UNITS: | 125 |
| TOTAL TREES REQUIRED: | 171 |
| TOTAL TREES PROVIDED: | 59 |

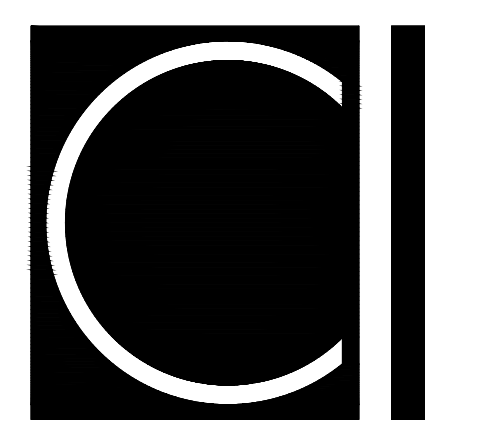
| ON-SITE SKYVILLAGE BALCONY: | QTY. |
|--------------------------------------|------------|
| LEVELS 3-27: | 62 |
| ROOF GARDEN: | 12 |
| TOTAL TREES PROVIDED: | 74 |
| ON-SITE TOTAL TREES PROVIDED: | 133 |

| OFF-SITE GROUND LEVEL: | QTY. |
|-------------------------------------------|------------|
| (0) STREET TREES REMOVED AND REPLACE 2:1: | 0 |
| TOTAL TREES REQUIRED: | 0 |
| TOTAL TREES PROVIDED: | 10 |
| GRAND TOTAL TREES PROVIDED: | 143 |

PERMEABLE LAND AREA CALCULATIONS:

- OVERALL PROJECT SITE:**
- OVERALL SITE AREA: 39,164 SF
 - PROPOSED LOT AREA: 27,391 SF
 - PUBLIC STREET VACATION AREA: 11,773 SF
 - OPEN SPACE: 10,956 SF
 - NON-PERMEABLE PAVING AREA (62%): 6,811 SF
 - PLANTING AREA (38%): 4,145 SF

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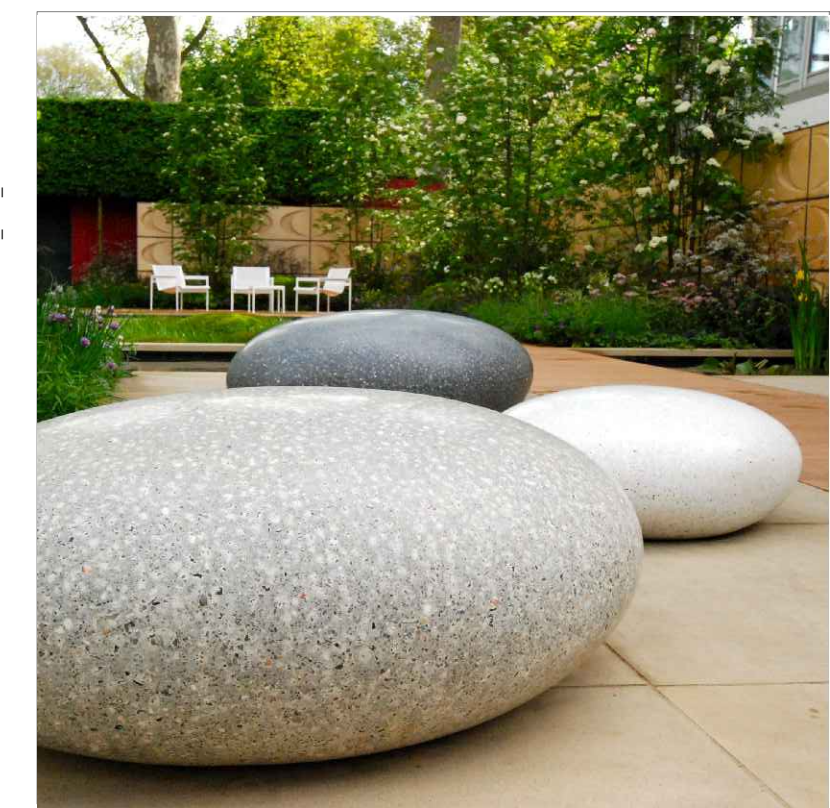
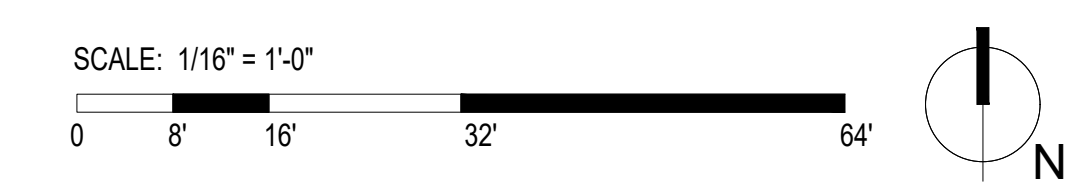
Phase: Concept Design Date: 02/09/2021
Project No.: 20-0296 PIC / AIC:
Skyvillage Hollywood

Sheet Title

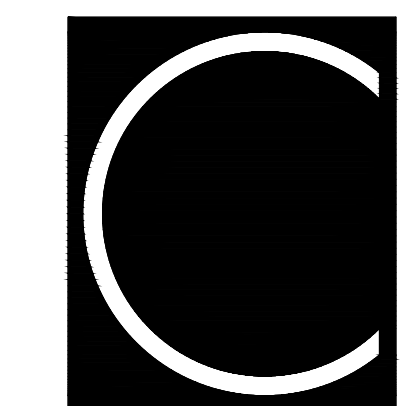
Ground Level Site Plan

Sheet Number **Current Revision**

L2



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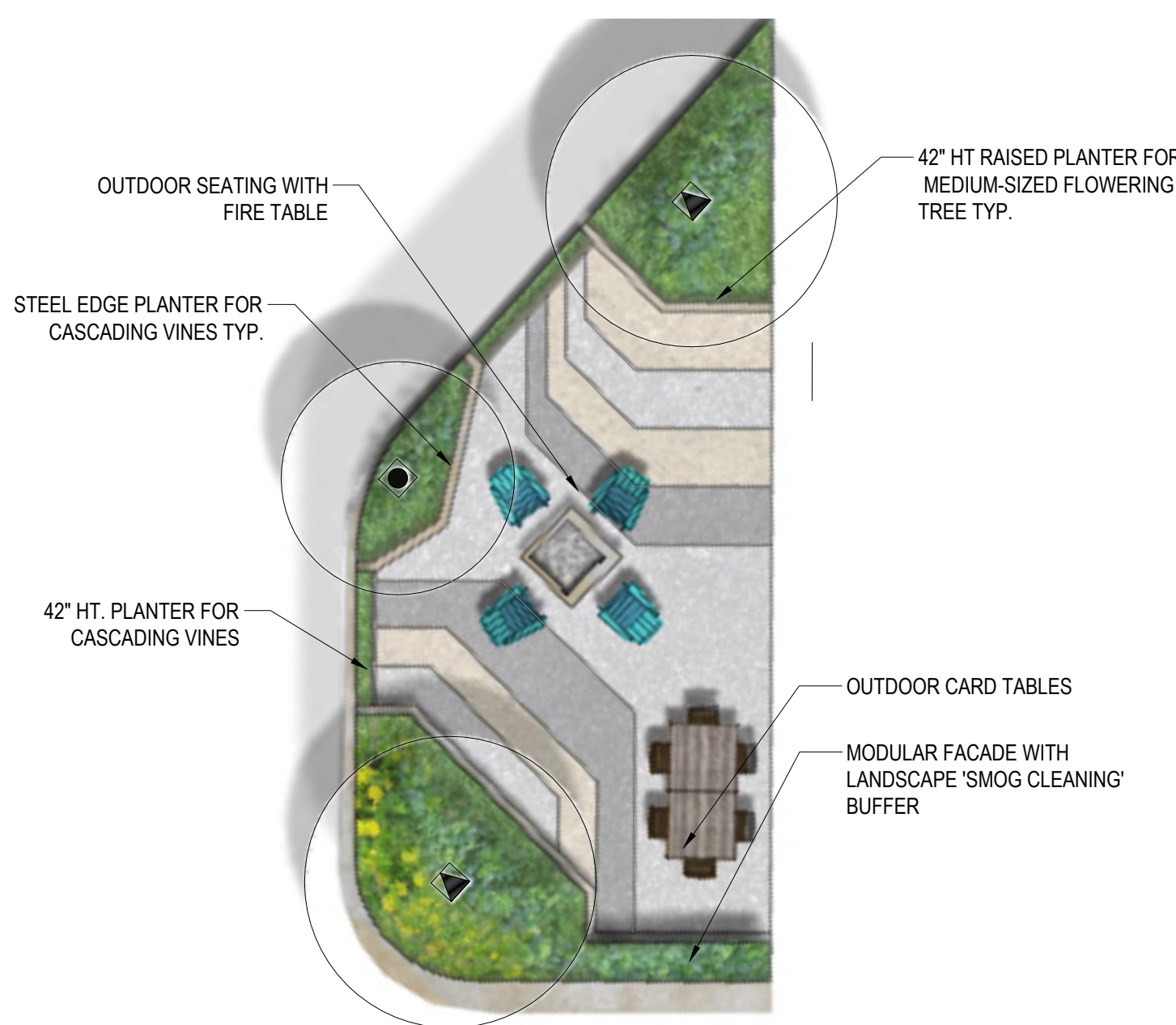
| | | | |
|--------------|----------------|------------|------------|
| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

Skyvillage Hollywood

Sheet Title

Typical Skyvillage Garden Site Plans

| Sheet Number | Current Revision |
|--------------|------------------|
| L3 | |

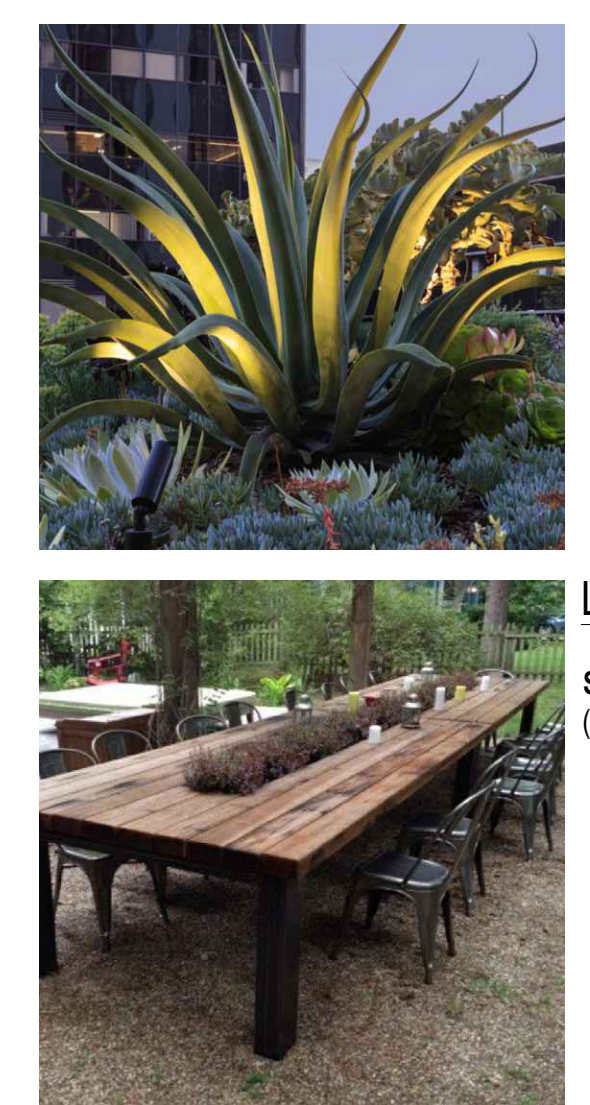
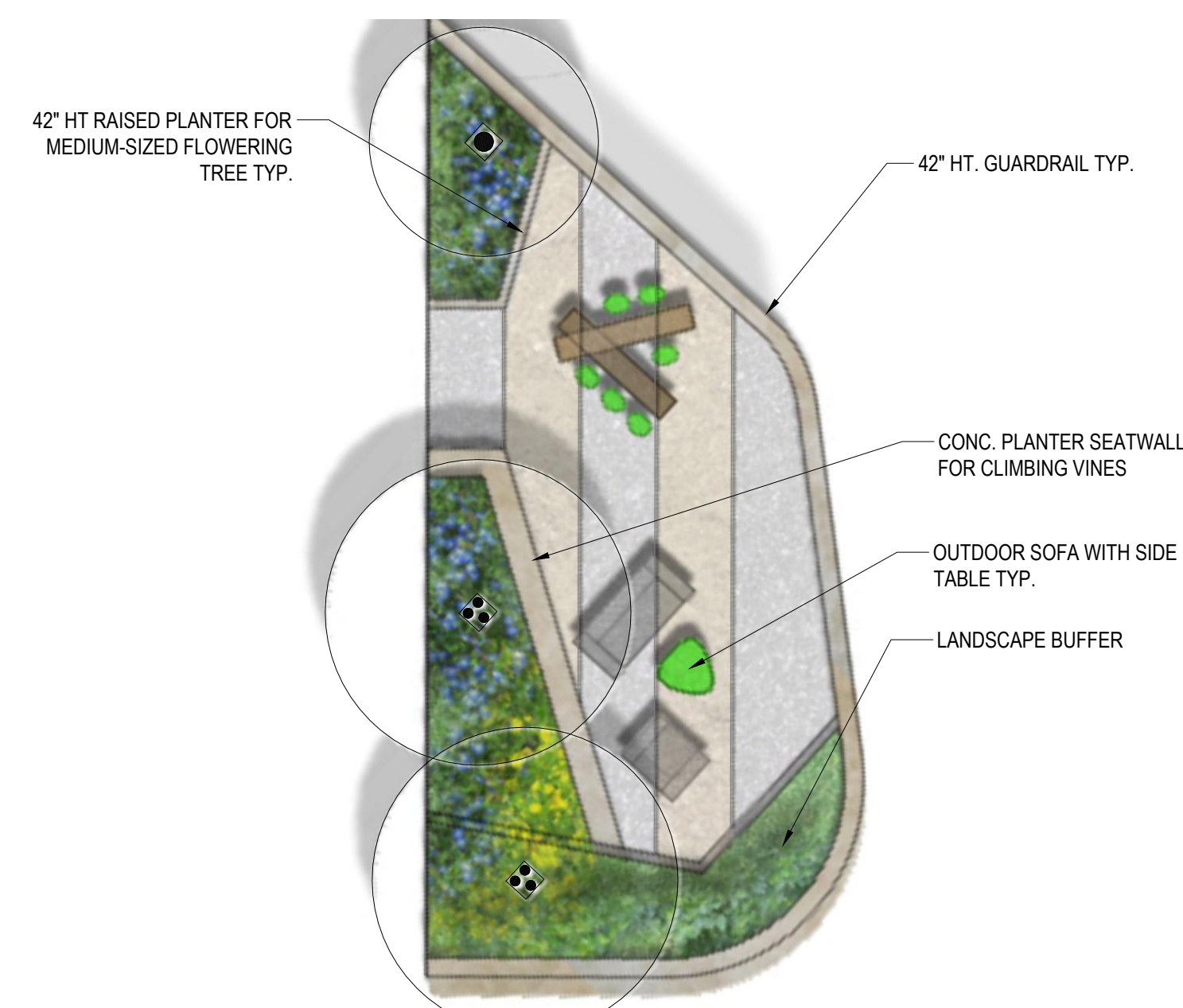


LANDSCAPE CALCULATIONS:

SKYVILLAGE COMMON BALCONY: (TYPE I)

- OPEN SPACE: 900 SF
- HARDSCAPE AREA (75%): 675 SF
- PLANTING AREA (25%): 225 SF

SKYVILLAGE NORTH BALCONY PLAN
SCALE: 1/8" = 1'-0"



LANDSCAPE CALCULATIONS:

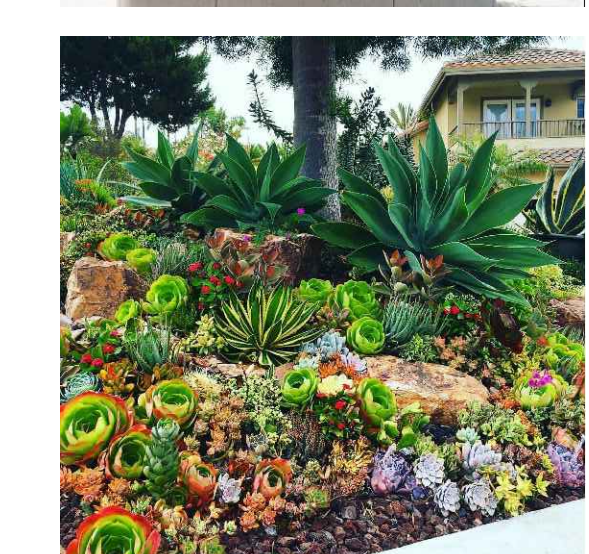
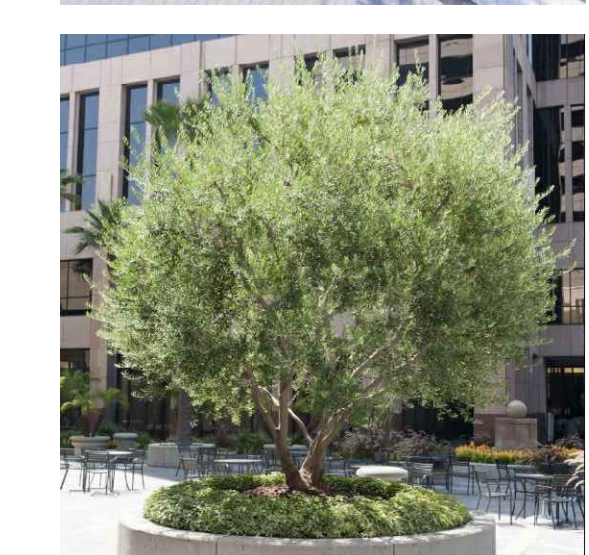
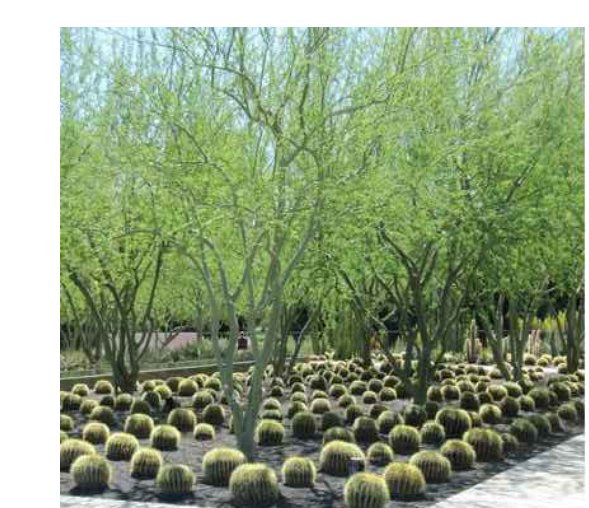
SKYVILLAGE COMMON BALCONY: (TYPE II)

- OPEN SPACE: 900 SF
- HARDSCAPE AREA (75%): 675 SF
- PLANTING AREA (25%): 225 SF

SKYVILLAGE SOUTH BALCONY PLAN
SCALE: 1/8" = 1'-0"



ROOF TERRACE SITE PLAN
SCALE: 1/8" = 1'-0"



LANDSCAPE CALCULATIONS:

ROOF TERRACE LOUNGE:

- OPEN SPACE: 9,580 SF
- HARDSCAPE AREA (75%): 7,182 SF
- PLANTING AREA (25%): 2,398 SF

2/10/2021 10:11:43 AM BIM 360://20-0296-ABS_Firewood/20-0296_ABS_Firewood.rvt

TREES & PALMS



ARBUTUS 'MARINA'
MARINA STRAWBERRY TREE



CERCIS OCCIDENTALIS
WESTERN REDBUD



LAGERSTROEMIA INDICA 'NATCHEZ'
NATCHEZ CRAPE MYRTLE



MYRTUS COMMUNIS
COMMON MYRTLE

TREE LEGEND:

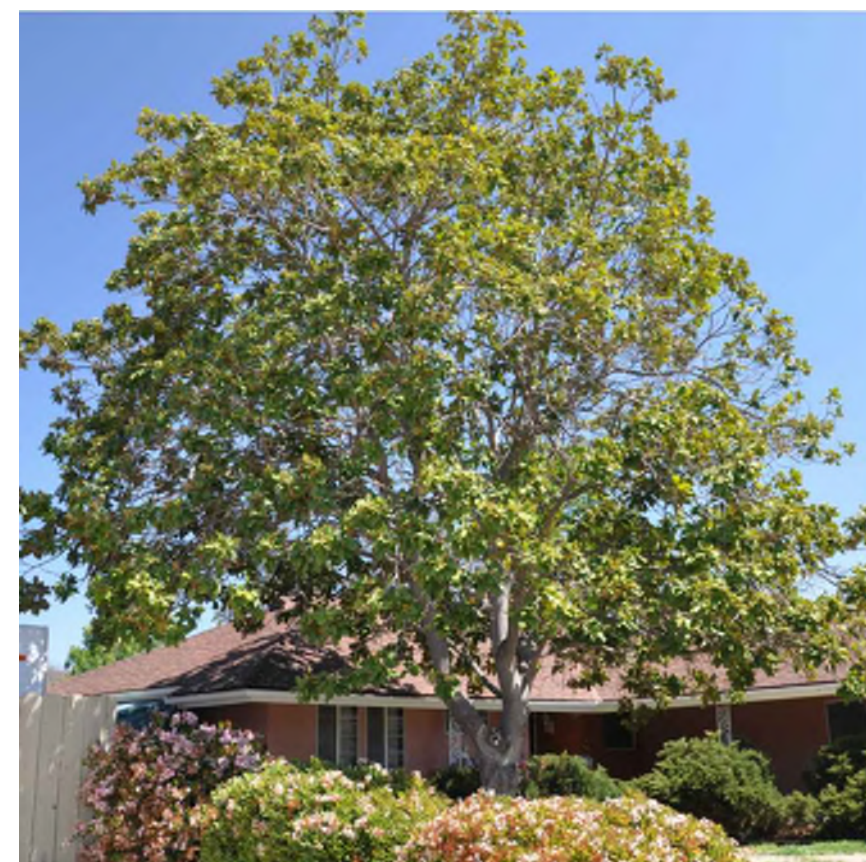
| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS | QTY. | HYDRO ZONE # |
|--------|----------|--------------------------------|----------------------------------------------------|-------------|--------|-------|--------------|
| | ARB MAR | ARBUTUS UNEDO 'MARINA' | STRAWBERRY TREE | 24" BOX | L | 3 | L3,L4 |
| | CER CAN | CERCIS OCCIDENTALIS | WESTERN REDBUD TREE | 24"-36" BOX | L | 35 | L1,L3-27 |
| | CIT SPP | CITRUS SPECIES | MEYERS LEMON, POMEGRANATE, KEY LIME, KUMQUAT TREES | 15 GAL | N/A | 25 | L2 |
| | OLEA EUR | OLEA EUROPAEA 'SWAN HILL' | FRUITLESS OLIVE TREE | 24" BOX | L | 27 | L2 |
| | LAG IND | LAGERSTROEMIA INDICA 'NATCHEZ' | CRAPE MYRTLE | 24" BOX | L | 9 | L1 |
| | MYR COM | MYRTUS COMMUNIS | COMMON MYRTLE | 15 GAL | L | 0 | L2 |
| | PLA RAC | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | 24" BOX | M | 4 | L1 |
| | PAR ACU | PARKINSONIA ACULEATA | BLUE PALO VERDE TREE | 24" BOX | L | 13 | |
| | WAS FIL | WASHINGTONIA FILIFERA | MEXICAN FAN PALM | 7-8' CT | L | 9 | |
| | | | | | | TOTAL | 125 |



OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE (FRUITLESS)



PARKINSONIA ACULEATA
PALO VERDE TREE



PLATANUS RACEMOSA
WESTERN SYCAMORE



TRISTANIOPSIS LAURINA 'ELEGANT'
ELEGANT WATER GUM



WASHINGTONIA FILIFERA
MEXICAN FAN PALM

SHRUBS



ACACIA COGNATA 'COUSIN ITT'
LITTLE RIVER WATTLE



ACHILLEA MILLEFOLIUM 'PAPRIKA'
PAPRIKA YARROW



AGAVE ATTENUATA 'FOX TAIL'
FOX TAIL AGAVE



ASPARAGUS DENSIFLORUS
ASPARAGUS FERN



CALLISTEMON 'LITTLE JOHN'
DWARF CALLISTEMON



CAREX PRAEGRACILIS
CLUSTERED FIELD SEDGE



CEANOTHUS GRISEUS
VAR. HORIZONTALIS 'YANKEE POINT'
YANKEE POINT CEANOTHUS



COTONEASTER DAMMERI
'CORAL BEAUTY'
CORAL BEAUTY COTONEASTER



ENCELIA CALIFORNICA
BUSH SUNFLOWER



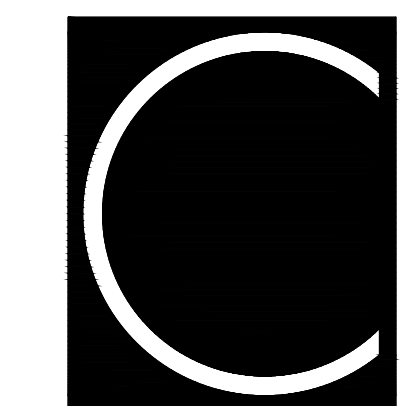
JUNCUS PATENS
CALIFORNIA GRAY RUSH



LANTANA 'MONET'
SPREADING SUNSET LANTANA



LEUCOSPERSUM 'VELDFIRE'
VELDFIRE PINCUSHION



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Project Information

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| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

Skyvillage Hollywood

Sheet Title

Planting Palette

| | |
|--------------|------------------|
| Sheet Number | Current Revision |
|--------------|------------------|

L4

SHRUBS (CONT.)



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



MUHLENBERGIA DUBIA
PINE MUHLY



PHILODENDRON 'XANADU'
WINTERBORN PHILODENDRON



POLYSTICHUM MUNITUM
WESTERN SWORDFERN



ROSA CALIFORNICA
CALIFORNIA WILD ROSE



ROSMARINUS OFFICINALIS 'PROSTRATUS'
CREEPING ROSEMARY

GROUNDCOVER



SALVIA SYLVESTRIS 'LITTLE NIGHT'
LITTLE NIGHT MEADOW SAGE



WOODWARDIA FIMBRIATA
GIANT CHAIN FERN



ARCTOSTAPHYLOS EDMUNDSII
'CARMEL SUR' CARMEL SUR MANSANITA



BACCHARIS PILULARIS 'PIGEON POINT'
COYOTE BRUSH



DICHONDRA ARGENTEA 'SILVER FALLS'
SILVER DICHONDRA



DYMONDIA MARGARETAE
SILVER CARPET

SUCCULENTS



AEONIUM SPECIES



AGAVE ATTENUATA 'RAY OF LIGHT'
RAY OF LIGHT AGAVE



ALOE ARBORESCENS
TORCH ALOE



DASYLIRION LONGISSIMUM
MEXICAN GRASS TREE



ECHEVERIA SPECIES

VINES



BOUGAINVILLEA SPECIES



CISSUS ANTARTICA
KANGAROO VINE



DISTICTIS BUCCINATORIA
SCARLET TRUMPET VINE

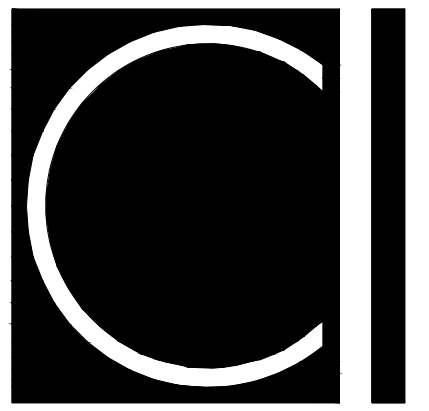


TRACHELOSPERMUM JASMINOIDES
STAR JASMINE



WISTERIA SINENSIS
CHINESE WISTERIA

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Project Information

Phase: Concept Design Date: 02/09/2021

Project No.: 20-0296 PIC / AIC:

Skyvillage Hollywood

Sheet Title

Planting Palette

Sheet Number Current Revision

L5

PROJECT NARRATIVE

SkyVillage Hollywood

An Affordable Residential Sanctuary for Seniors in an urban, vertical green space to Live, Play and Thrive.

SkyVillage Hollywood is located at 5645 Fernwood Ave. & 5636 Delongpre Ave., Los Angeles, California, in the Hollywood Studio District of Los Angeles, and adjacent to the proposed future Hollywood Central Park in the heart of Hollywood and also located within walking distance to the Hollywood/Western Transit Station.

SkyVillage brings together sustainability, accessibility, affordability and the re-imagining of public and private space into a 21st Century model of transit-oriented affordable living in the heart of Hollywood.

SkyVillage, is a proposed new construction, multi-family Senior - 100% affordable senior residential development located near the Red Line Metro Station at Hollywood/Western and within walking distance to some of Hollywood's prominent employers like Paramount Studios, Sunset Gower Studios, Netflix to the west, Kaiser Permanente and Children's Hospital to the East.

SkyVillage will provide much needed senior affordable housing in Hollywood with the construction of a Type-I residential high rise, which is designed to be approximately 26 stories tall (approximately 300' 2") to comprise of up-to 499 affordable residential units on levels 3 to 25.

The project seeks to alleviate, through intelligent design, some of the ill effects of living in a dense urban environment related to the proximity to freeways, prone to noise, pollution and lack of open spaces. The project has been designed to help mitigate and/or alleviate some of these concerns through proposed design elements that are incorporate on the side of the building facing the freeway, like green screens on patios, smog eating concrete skin on lower levels, landscaping art pieces that absorbs smog, etc.

The development as proposed is a 100% affordable residential project with a mix of Studio-units, one-bedroom and two-bedroom units restricted to rental for Senior tenants with AMI in the Moderate, Low Income and Very Low-Income categories.

The development will also comprise of a ground level publicly accessible 'Village Plaza', bike parking, ride share spaces, leasing offices and amenities on the first level, the roof deck level sits high above the City and has been designed to serve the resident Senior population. The design encourages tenants to spend outdoor time on the rooftop with a 300'+ walking track, with herb gardens and exercise stations along with seating areas with tremendous views of the City at Sunrise and Sunset. a single level of subterranean parking with approximately 54 spaces will provide access to ride share pickups, service provider and administrative parking. The proximity to public transit and ride share facilities is a critical component for the project since most of Target population being served is not expected to own personal automobiles.

The Village Plaza on the ground floor includes the double-height space under the building footprint, and the entire open space will be accessible to the public. The Village Plaza will bring a variety of public amenities such as open spaces, walkways, landscaped areas which can be activated for street festivals, events, and other neighborhood-friendly attractions.

The creation of the Village Plaza will be achieved by re-designing an existing tight blind turn on the corner of Fernwood and Delongpre Avenue, an area that is bounded by the 101-freeway sound wall and is currently experiencing severe urban blight street vacation. A proposed street vacation and re-designed local street will result in improved vehicular and pedestrian access to local streets, while re-imagining the blighted corner into a privately funded publicly accessible amenity space.

The Village Plaza and its amenity spaces will be funded, maintained and managed as part of the residential project's operations with the intent to alleviate the blight and a substantial lack of open/green space in the immediate neighborhood while maximizing the density of the affordable residential project.

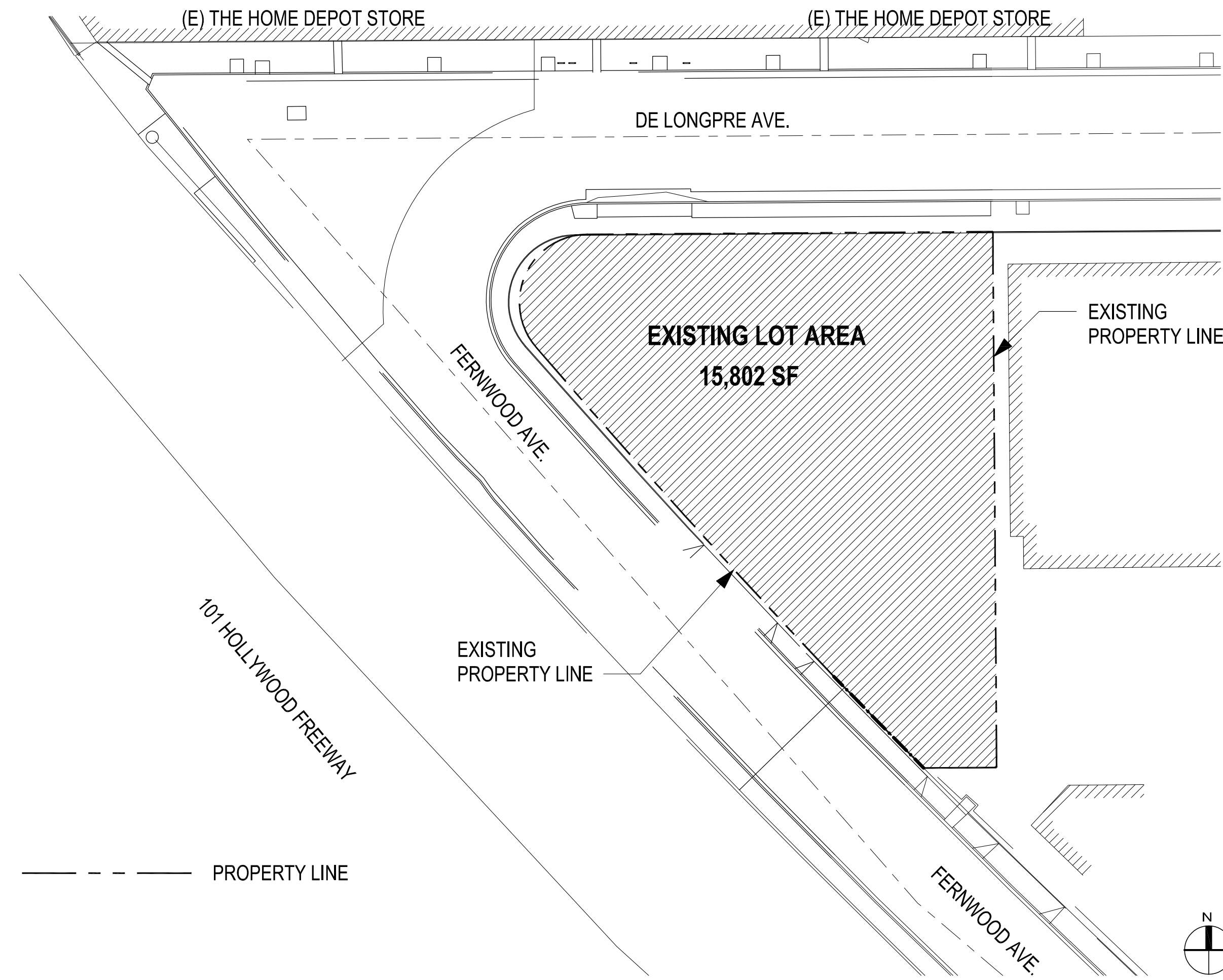
The development of the plaza will generate numerous benefits for neighbors, residents, visitors and the City by eliminating the blight and providing access to well-maintained open and plaza space free for recreation and cultural activities. It will also bring other benefits typical when turning urban blight to green spaces. The development seeks to be a gateway to the Hollywood Central Park.

Another unique design feature, the undulating 'Sky Parks' on numerous levels sculpt the building exterior as well as provide outdoor community gardens for the residents and help frame the views of Hollywood and Downtown Los Angeles. Sky Parks will help bring "Green Space" into the vertical elevations of the building thereby further spreading our vision of a vertical, green and affordable Hollywood. The proposed Sky Parks increase the available open and green spaces for residents of the vertical village. The Sky parks are oriented to face away from the freeway and the use of planted screens and lush landscaping will create an outdoor park type environment high above the traffic filled streets.

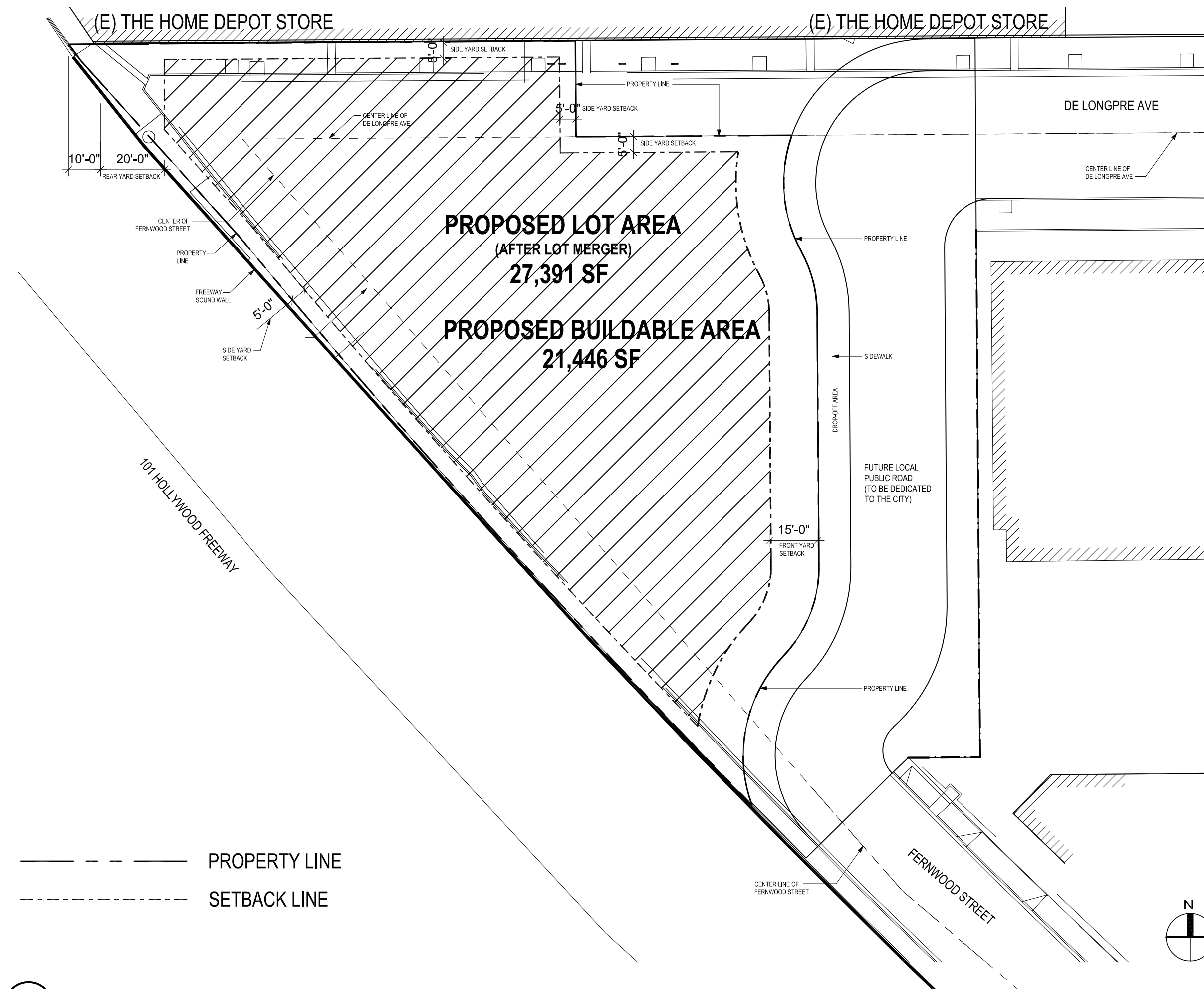
This innovative design feature will help distribute the open space usage amongst the residents while ensuring that the plaza/open space is available to the general public with a focus to integrating the design of the proposed Hollywood Central Park with the project.

Hollywood is growing and at the forefront of smart, dense, and green community and economic development. Private and public spaces are revitalizing. Place-making is bringing culture and the arts to residents and visitors.

SkyVillage will continue this revitalization by bringing the private and public sectors together to forge a strategic partnership to encourage the innovative use of public and private space for the community's benefit.



1 Existing Gross Lot Area
A.001 1" = 30'-0"



2 Proposed Buildable Area Per Proposed Lot Area
A.001 1" = 30'-0"

| Building Setbacks | | |
|--------------------------------------------|---------------------|------------------|
| Location | Required (per R4-2) | AB 1763 Proposed |
| Front (East - Along Future Public Street): | 15' | 0' |
| Rear (West): | 20' | >20' |
| Side (North): | 16' | 0' |
| Side (South): | 16' | >16' |

| Building Height | Aerial Map |
|--------------------------------------------------------|------------|
| Not Restricted: Proposed Building Height: 300' - 2" | |

| Property Zoning | |
|-----------------------|----------------|
| Property Zoning: | R4-2 |
| Specific Plan Area: | None |
| CDD: | None |
| Allowable Density: | R4 (400 st/du) |
| Allowable FAR (LAMC): | 6 |
| Maximum Height: | None |
| Transitional Height: | None |

| Site Area & Floor Area (Residential or Mixed-Use) | |
|---------------------------------------------------|-------------------------------------------------------------------------------|
| Existing Lot Area: | 15,802 sf |
| Proposed Lot Area (After Lot Merger): | 27,391 sf |
| Proposed Buildable Area: | 21,446 sf |
| FAR 6:1 (Based on Above Buildable Area): | 128,676 sf |
| Proposed Floor Area: | 368,425 sf (Per incentive listed below - refer to General Notes below) |

| Density | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| C2 Zone (R4 Density): | 1:400 |
| Base Density (By-Right): | 69 Units |
| Units Allowed: | State Density Bonus : No limit for project within 1/2 mile of major transit stop (Refer to aerial map above) The site is located in a TOC Zone 3. |
| Units Proposed: | 499 Units (Unlimited density per AB1763 - refer to General Notes below) |

| Open Space Requirement | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Open Space Required | |
| Studios: 40 units x 100 sf/unit = 4,000 sf | |
| 1-BR: 452 units x 100 sf/unit = 45,200 sf | |
| 2-BR: 6 units x 125 sf/unit = 750 sf | |
| 3-BR: 1 unit x 175 sf/unit = 175 sf | |
| Total area required: | 50,125 sf |
| Total area provided: | 25,125 sf |
| (Refer to Sheet A004 for Open Space calculation, which does not include the ground floor plaza under the building nor balconies on the typical levels. See General Notes below for Open Space incentive). | |

| Parking | |
|----------------------------------------------------------------------------------------------------------|--|
| Parking required: Not required for 100% affordable housing. | |
| Parking required for 5 Manager Units (One-Bedroom units) is 1.5 cars per unit = 8 minimum parking stalls | |
| Total parking spaces provided: 54 stalls | |

| Bicycles Requirement: | | |
|-------------------------------|----------------|------------------|
| Units | Short Term | Long Term |
| 1-25 | 3 (1/10 Units) | 25 (1/1 Unit) |
| 26-100 | 5 (1/15 Units) | 50 (1/1.5 Units) |
| 101-200 | 5 (1/20 Units) | 50 (1/2 Units) |
| 201-499 | 8 (1/40 Units) | 75 (1/4 Units) |
| Bicycles Total | 21 | 200 |
| Bicycles Required Total = 221 | | |
| Provided Total: 225 | | |

| General Notes | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Project proposes demolition of the existing surface parking lot and the construction of a new 100% affordable housing project with 499 dwelling units, with 80% of total units reserved for Lower Income households and the remaining 20% of units reserved for Moderate Income households. | |
| Pursuant to State density bonus law (California Government Code Section 65915), the Applicant qualifies for unlimited density up plus up to four additional incentives/waivers in conjunction with developing a 100% affordable housing project in compliance with AB 1763. Pursuant to State density bonus law, the Applicant requests the following incentives/waivers: | |
| <ol style="list-style-type: none"> Increase floor area to permit 368,425 square feet of floor area Zero foot side yard setback (northerly setback) Zero foot front yard setback (along future public street) Open space provided reduced to 25,125 square feet | |

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Project Information

Phase: Concept Design Date: 02/09/2021

Project No.: 20-0296 PIC / AIC

SkyVillage Hollywood

Sheet Title

Project Data

Sheet Number Current Revision

A001

Cunningham



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| No. | Date | Description |
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| | | |

Project Information

| | | | |
|--------------|----------------|------------|------------|
| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

SkyVillage Hollywood

Sheet Title
Open Space Area Plans

Sheet Number _____ Current Revision _____

A004

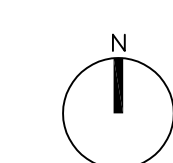
| OPEN AREAS | | |
|---------------|-----------------|-----------|
| LEVEL | LOCATION | AREA |
| L1 Open Area | PLAZA | 10,815 SF |
| L2 Open Area | AMENITIES | 4,115 SF |
| L3 Open Area | NORTH BALCONY | 0 SF |
| L4 Open Area | SOUTH BALCONY | 0 SF |
| L5 Open Area | NORTH BALCONY | 0 SF |
| L6 Open Area | SOUTH BALCONY | 0 SF |
| L7 Open Area | NORTH BALCONY | 0 SF |
| L8 Open Area | SOUTH BALCONY | 0 SF |
| L9 Open Area | NORTH BALCONY | 0 SF |
| L10 Open Area | SOUTH BALCONY | 0 SF |
| L11 Open Area | NORTH BALCONY | 0 SF |
| L12 Open Area | SOUTH BALCONY | 0 SF |
| L13 Open Area | NORTH BALCONY | 0 SF |
| L14 Open Area | SOUTH BALCONY | 0 SF |
| L15 Open Area | NORTH BALCONY | 0 SF |
| L16 Open Area | SOUTH BALCONY | 0 SF |
| L17 Open Area | NORTH BALCONY | 0 SF |
| L18 Open Area | SOUTH BALCONY | 0 SF |
| L19 Open Area | NORTH BALCONY | 0 SF |
| L20 Open Area | SOUTH BALCONY | 0 SF |
| L21 Open Area | NORTH BALCONY | 0 SF |
| L22 Open Area | SOUTH BALCONY | 0 SF |
| L23 Open Area | NORTH BALCONY | 0 SF |
| L24 Open Area | SOUTH BALCONY | 0 SF |
| L25 Open Area | NORTH BALCONY | 0 SF |
| L26 Open Area | OUTDOOR TERRACE | 10,195 SF |

TOTAL OPEN SPACE: 25,125 SF

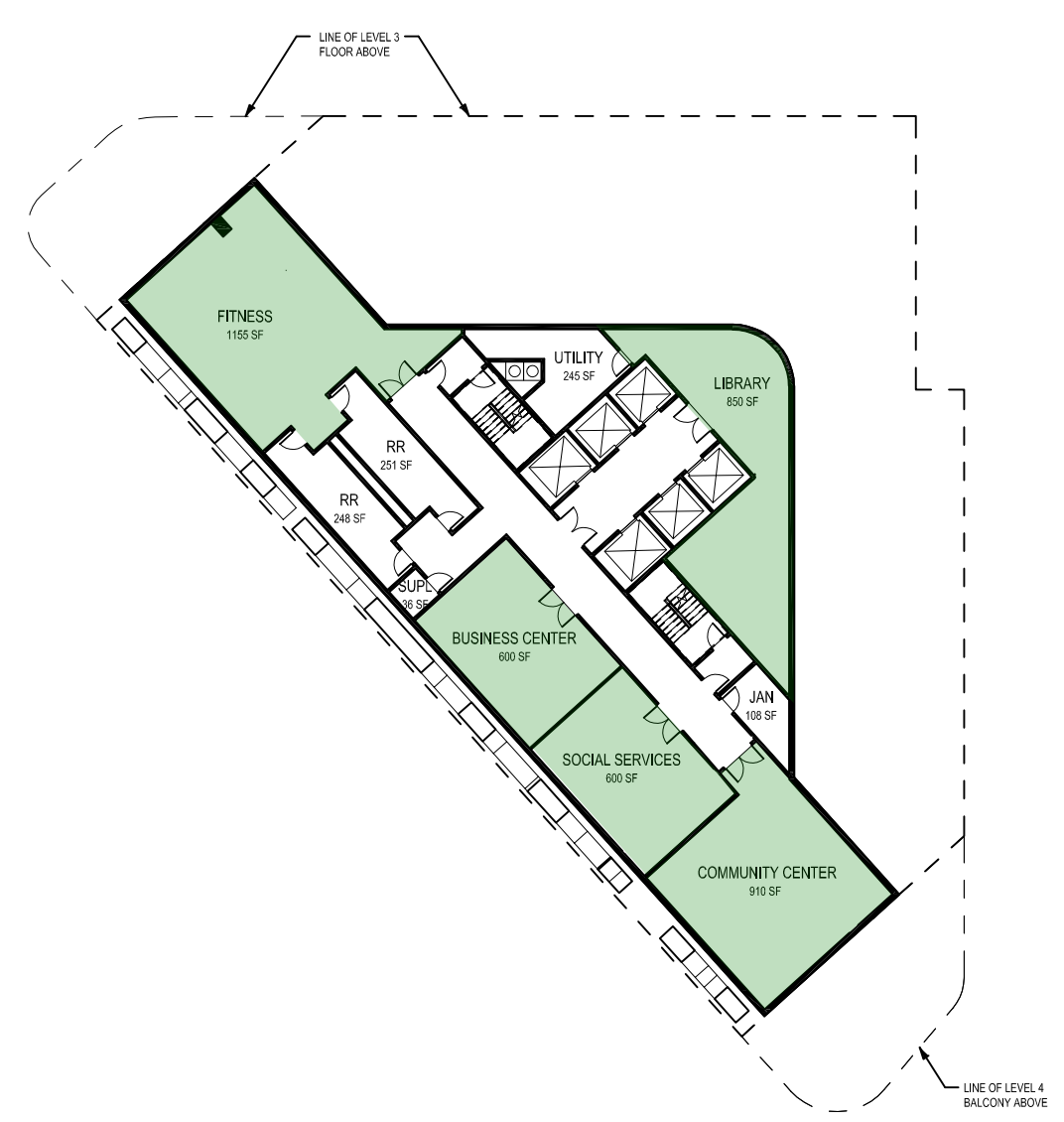
- NOTE - TOTAL OPEN SPACE DOES NOT INCLUDE THE FOLLOWING:
- 1) 12,350 SF OF OPEN PLAZA AMENITY AREA UNDER THE BUILDING
 - 2) 18,170 SF OF TOTAL BALCONY AREAS (ALTERNATING ON LEVELS 3-25)
 - 3) 2,380 SF OF POTENTIAL AREA ON THE NORTH EAST CORNER

COLOR LEGEND

- OPEN SPACE
- INTERIOR AMENITY
- OUTDOOR AMENITY SPACE NOT OPEN TO SKY (NOT INCLUDED IN OPEN SPACE CALCULATION)



4 Level 26 Amenity/Mechanical Floor - Open Space Area
A.004 1/32" = 1'-0"



2 Level 2 - Open Space Area
A.004 1/32" = 1'-0"



3 Level 3-25 Typical Floor - Open Space Area
A.004 1/32" = 1'-0"

1 Level 1 - Open Space Area
A.004 1/32" = 1'-0"



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Revisions

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| | | |

Project Information

| | | | |
|--------------|----------------|------------|------------|
| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

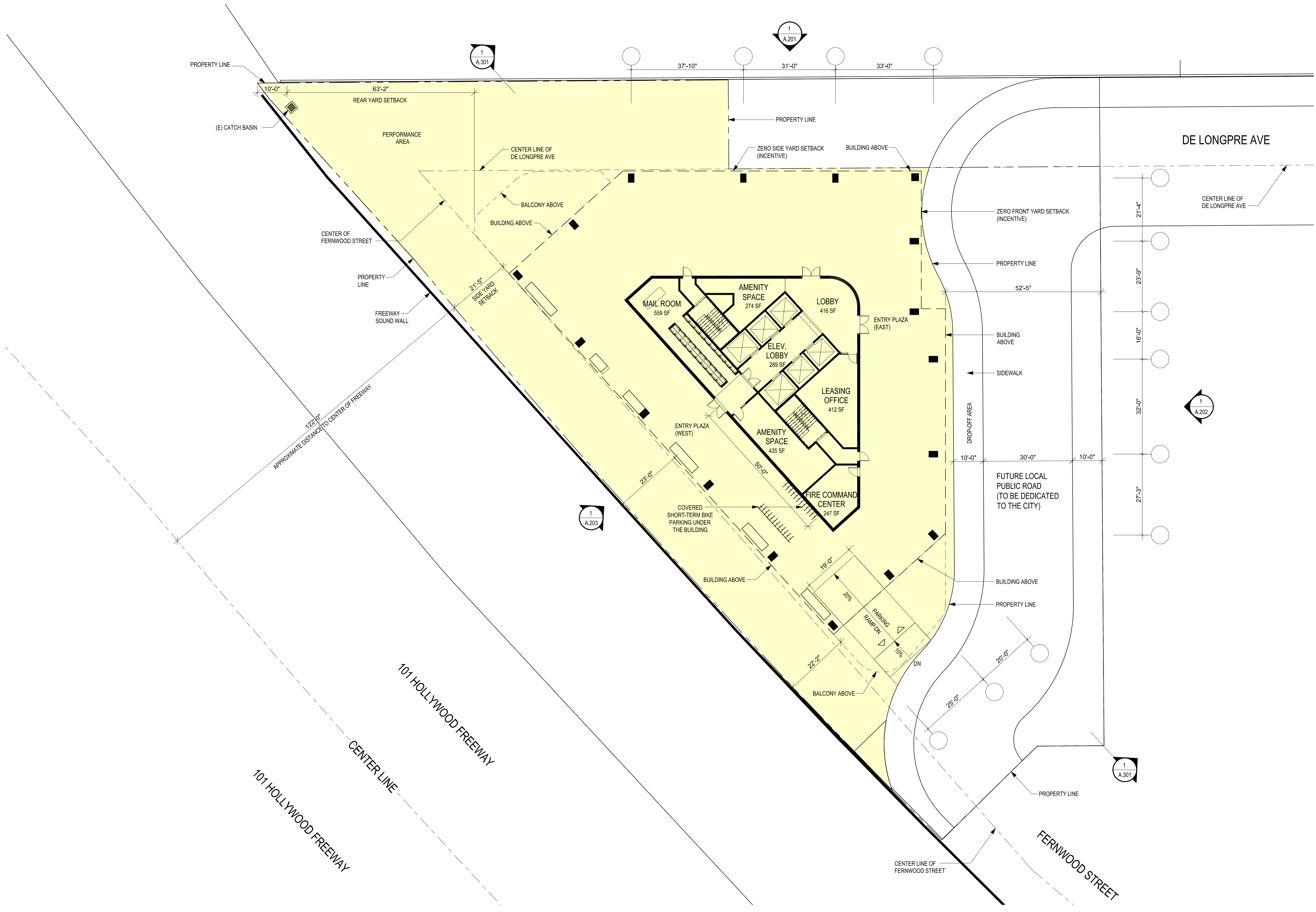
SkyVillage Hollywood

Sheet Title
Level 1 Floor Plan

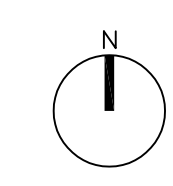
Sheet Number
A101

Current Revision

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1 Level 1
A.101 1/16" = 1'-0"



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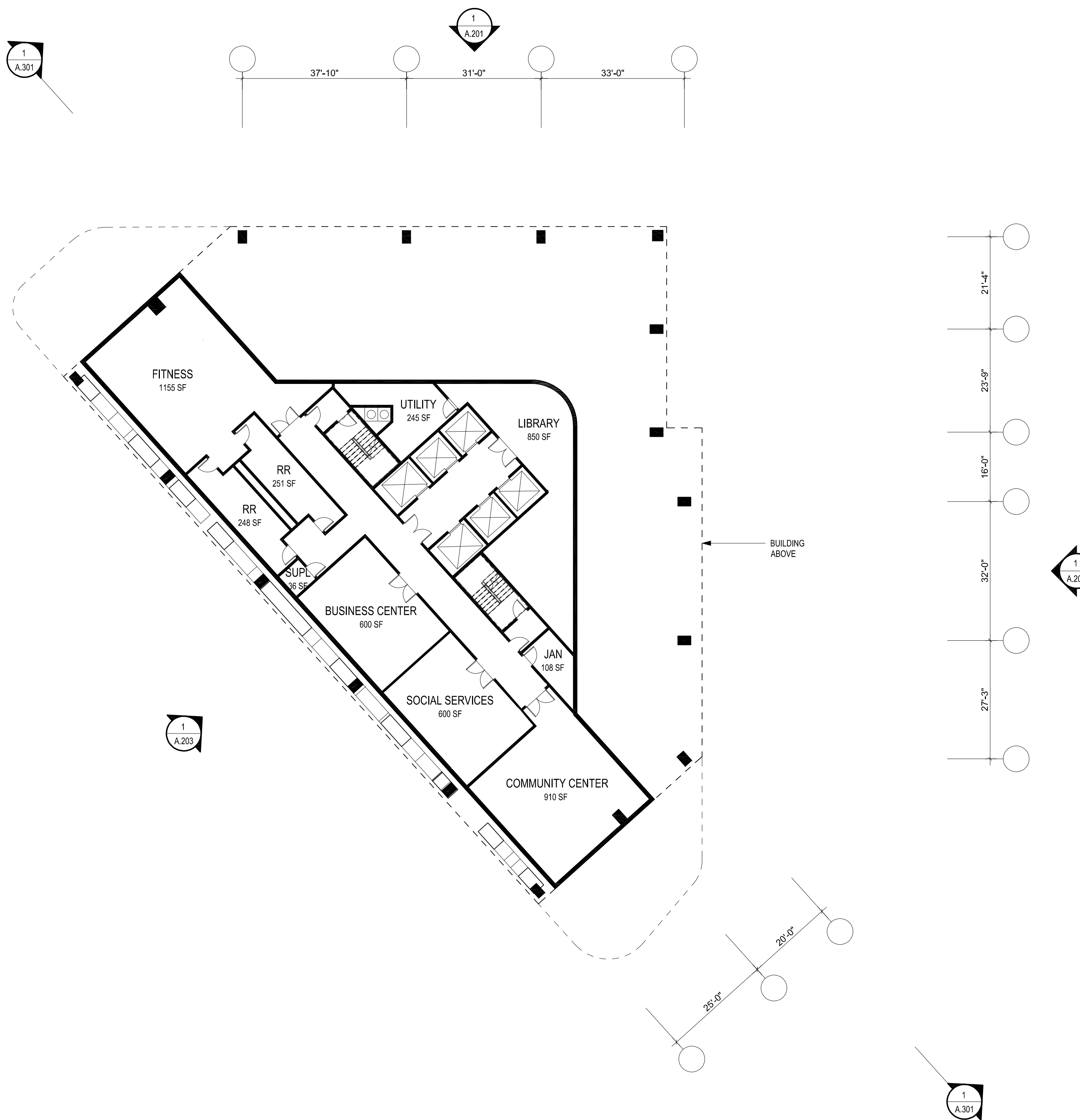
| Project Information | | | |
|---------------------|----------------|------------|------------|
| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

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Sheet Title
Level 2 Floor Plan

Sheet Number Current Revision

A102



1 Level 2 Floor Plan
A.102 1/16" = 1'-0"

| UNIT SUMMARY | Levels 1-2 | Levels 3-22 | Levels 23-25 | TOTAL (ALL FLOORS) | % |
|---------------------|------------|-------------|--------------|--------------------|------------|
| Studio Units | 0 | 2x20 | 0 | 40 | 8 |
| One Bedroom Units | 0 | 20x20 | 52 | 452 | 91 |
| Two Bedroom Units | 0 | 0 | 6 | 6 | 1 |
| Three Bedroom Units | 0 | 0 | 1 | 1 | 0.002 |
| Total: | 0 | 440 | 59 | 499 | 100 |



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| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

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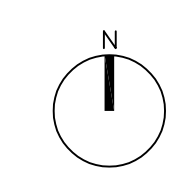
Sheet Title
Level 3 - 22 Typical Floor Plan

Sheet Number Current Revision

A103

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1 Level 3
A.103 1/16" = 1'-0"



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| Project Information | | | |
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| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

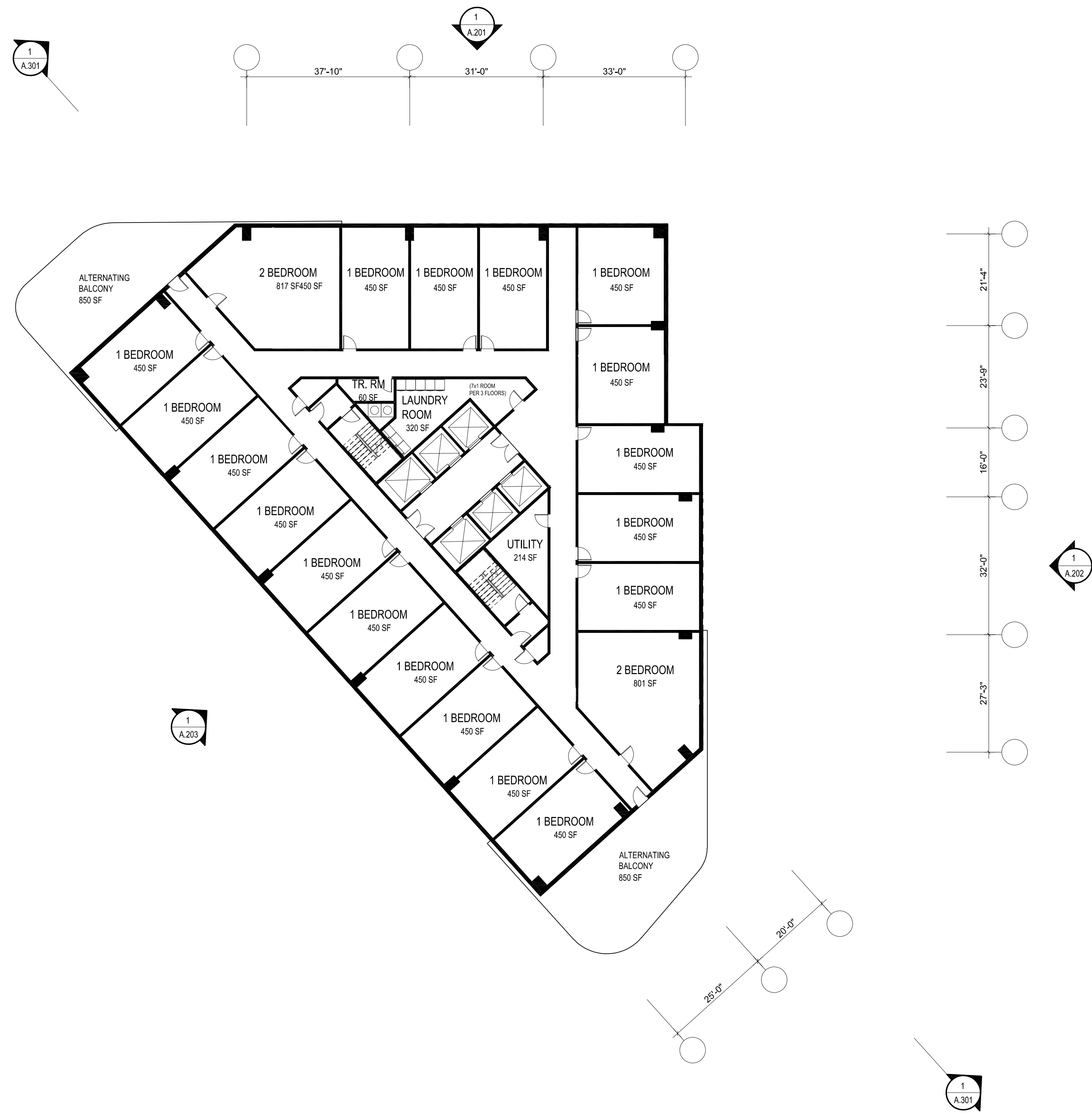
SkyVillage Hollywood

Sheet Title
Level 23-24 Typical Floor Plan

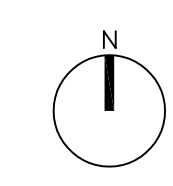
Sheet Number Current Revision

A104

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1 Level 23
A.103 1/16" = 1'-0"



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| Project Information | | | |
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| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

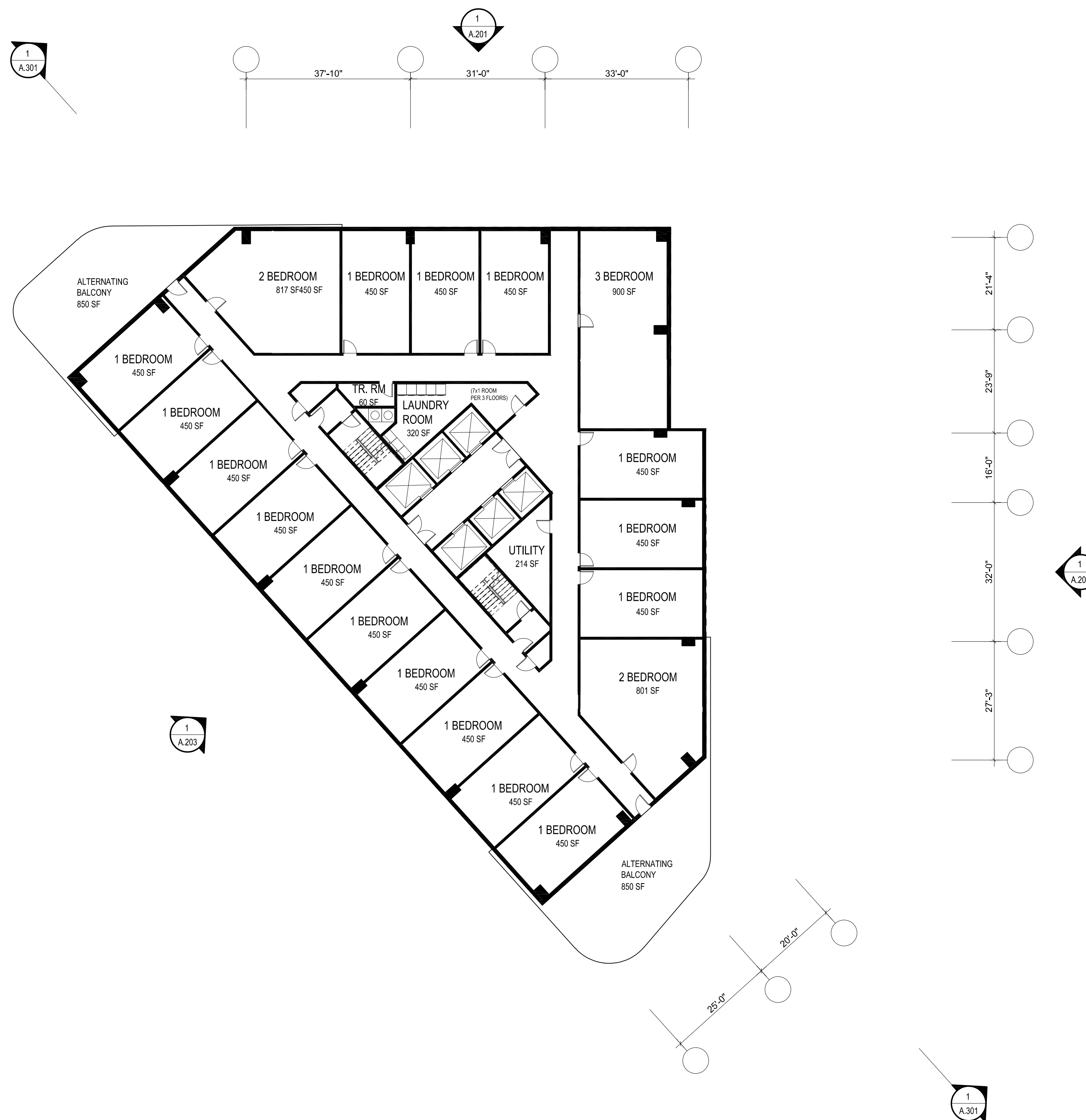
SkyVillage Hollywood

Sheet Title
Level 25 Floor Plan

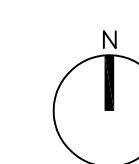
Sheet Number Current Revision

A105

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1 Level 25
A.105 1/16" = 1'-0"



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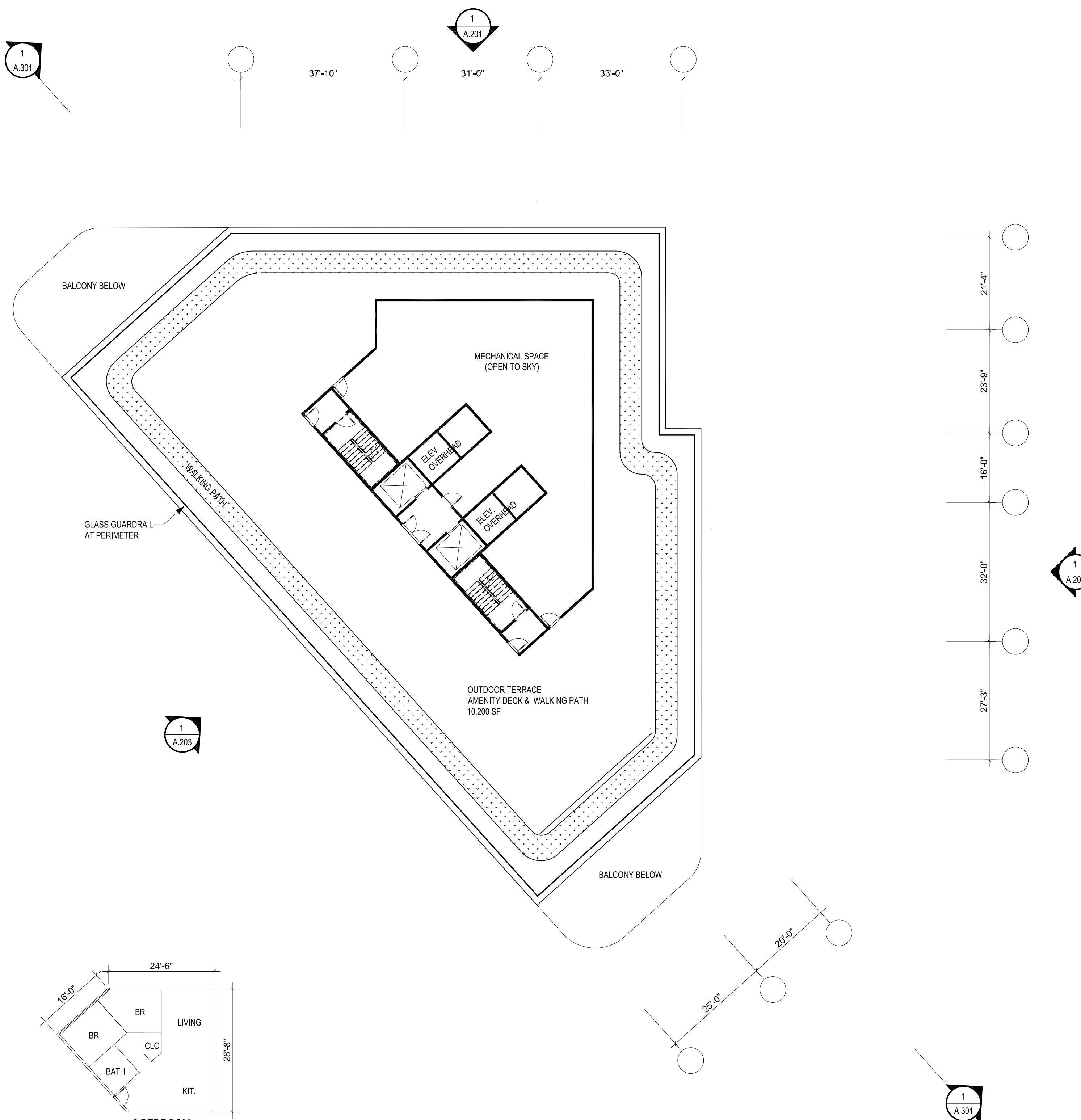
| Project Information | | | |
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| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: | |

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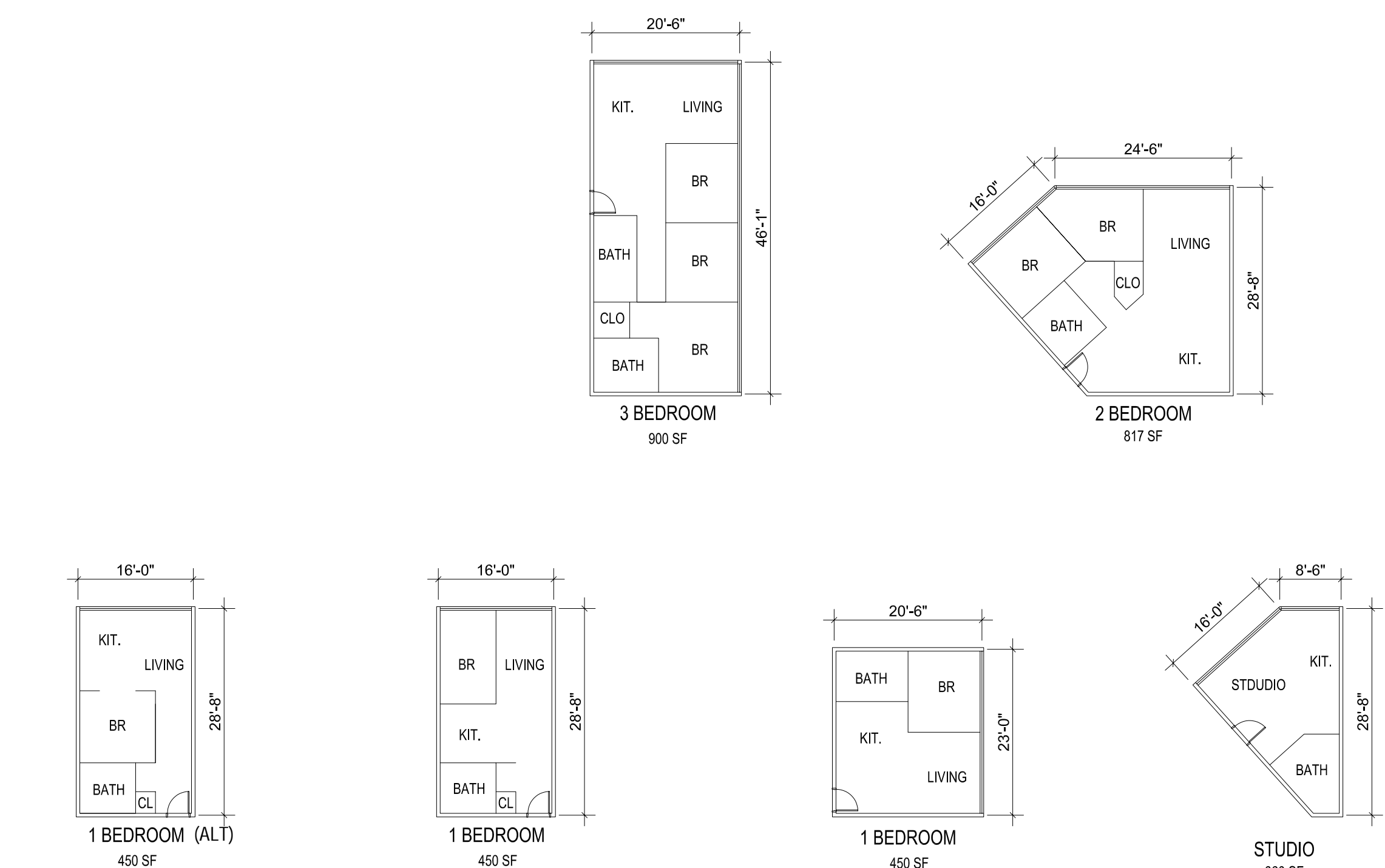
Sheet Title
Amenity & Mechanical Level Floor Plan

Sheet Number **A106** Current Revision

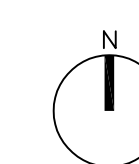
A106



1 Amenity & Mechanical Level Floor Plan
A.106 1/16" = 1'-0"



2 TYPICAL UNIT PLANS (FOR PURPOSE OF CALCULATING HABITABLE ROOMS FOR OPEN SPACE REQUIREMENTS)
A.106 1/16" = 1'-0"





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| Phase: | Concept Design | Date: 02/09/2021 |
| Project No.: | 20-0296 | PIC / AIC: |

SkyVillage Hollywood

Sheet Title
Elevations

Sheet Number **A 201** Current Revision

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| Project Information | | | |
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| Phase: | Concept Design | Date: | 02/09/2021 |
| Project No.: | 20-0296 | PIG / A/C: | |

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Sheet Title
Elevations

Sheet Number
A 202

Current Revision





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Project Information

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SkyVillage Hollywood

Sheet Title
Elevations

Sheet Number **A 203** Current Revision

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| Project No.: | 20-0296 | PIC / AIC: | |

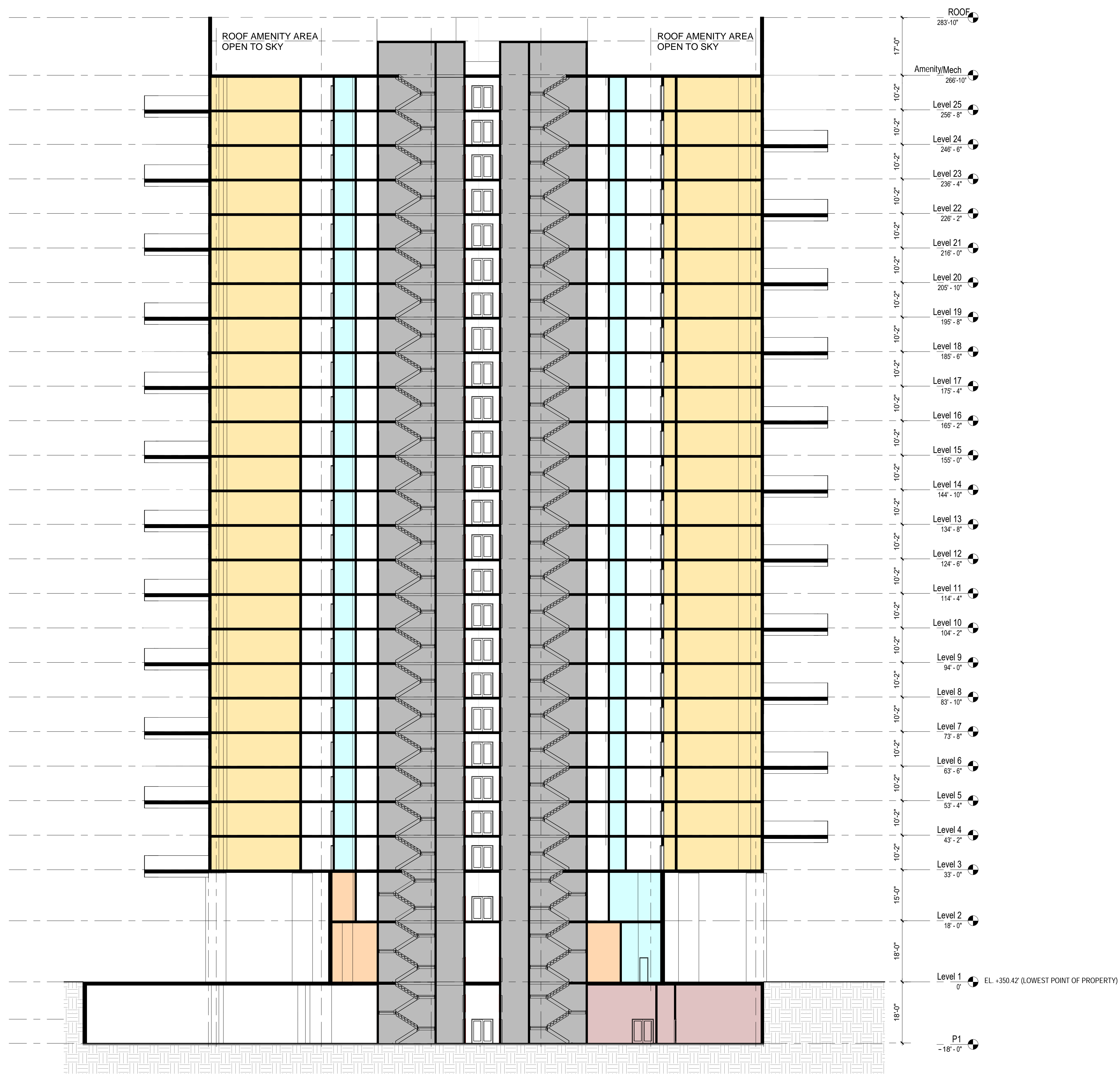
SkyVillage Hollywood

Sheet Title

Sections

| Sheet Number | Current Revision |
|--------------|------------------|
| A 301 | P1 |

A 301



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

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Filing Notification and Distribution

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>ADDRESS: 5645 W FERNWOOD AVE.</p> <p>COMMUNITY PLAN Hollywood</p> <p style="background-color: red; color: white; text-align: center; padding: 5px;">EXPEDITED PROCESSING SECTION</p> | <p>DATE OF FILING AND MAP STAMP DATE: 07/7/2022</p> <p>VTT- MAP NO: VTT-82118-CN-VHCA ENV-2022-4851-EAF DEEMED COMPLETE AND DISTRIBUTION DATE: 08/04/2022</p> <p>Hillside: () Yes (X) No</p> |
| <p><input checked="" type="checkbox"/> COUNCIL DISTRICT NO: 13 <input type="checkbox"/> Neighborhood Planning (Check Office below)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> Valley <input type="checkbox"/> West Los Angeles <input type="checkbox"/> Harbor <input type="checkbox"/> Metro E/S</p> <p>Department of Public Works <input checked="" type="checkbox"/> Bureau of Engineering <input checked="" type="checkbox"/> Bureau of Sanitation</p> <p>Department of Building and Safety <input checked="" type="checkbox"/> Grading Engineer <input checked="" type="checkbox"/> Zoning Engineer</p> <p><input checked="" type="checkbox"/> Department of Transportation</p> <p>Department of Water and Power <input type="checkbox"/> Underground Design <input checked="" type="checkbox"/> Real Estate <input checked="" type="checkbox"/> Water System <input checked="" type="checkbox"/> Fire Department (mark "Fire")</p> | <p><input type="checkbox"/> Community Plan Revision</p> <p><input checked="" type="checkbox"/> Department of Recreation and Parks <input checked="" type="checkbox"/> Bureau of Street Services- Urban Forestry <input checked="" type="checkbox"/> Bureau of Street Lighting (No. P.S.) <input type="checkbox"/> Animal Regulation (Hillside) <input checked="" type="checkbox"/> Housing Department <input checked="" type="checkbox"/> Board of Education (No P.S.) <input checked="" type="checkbox"/> Los Angeles County Health Department (No P.S.)</p> <p><input type="checkbox"/> City of Beverly Hills (See Counter Map) (No P.S.)</p> <p><input checked="" type="checkbox"/> Valley DOT – Taghi Gharagozli <input checked="" type="checkbox"/> Imaging Services <input checked="" type="checkbox"/> GIS - c/o Fae Tsukamoto <input checked="" type="checkbox"/> : Hollywood Studio District Neighborhood Council</p> <p style="color: red; font-weight: bold;">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
Brenda Kahinju
 For:
 Heather Bleemers, Senior City Planner
 Expedited Processing Section
 CP-6300 (1/21/09)

RECOMMENDATION REPORTS

DUE BY: 9/13/2022

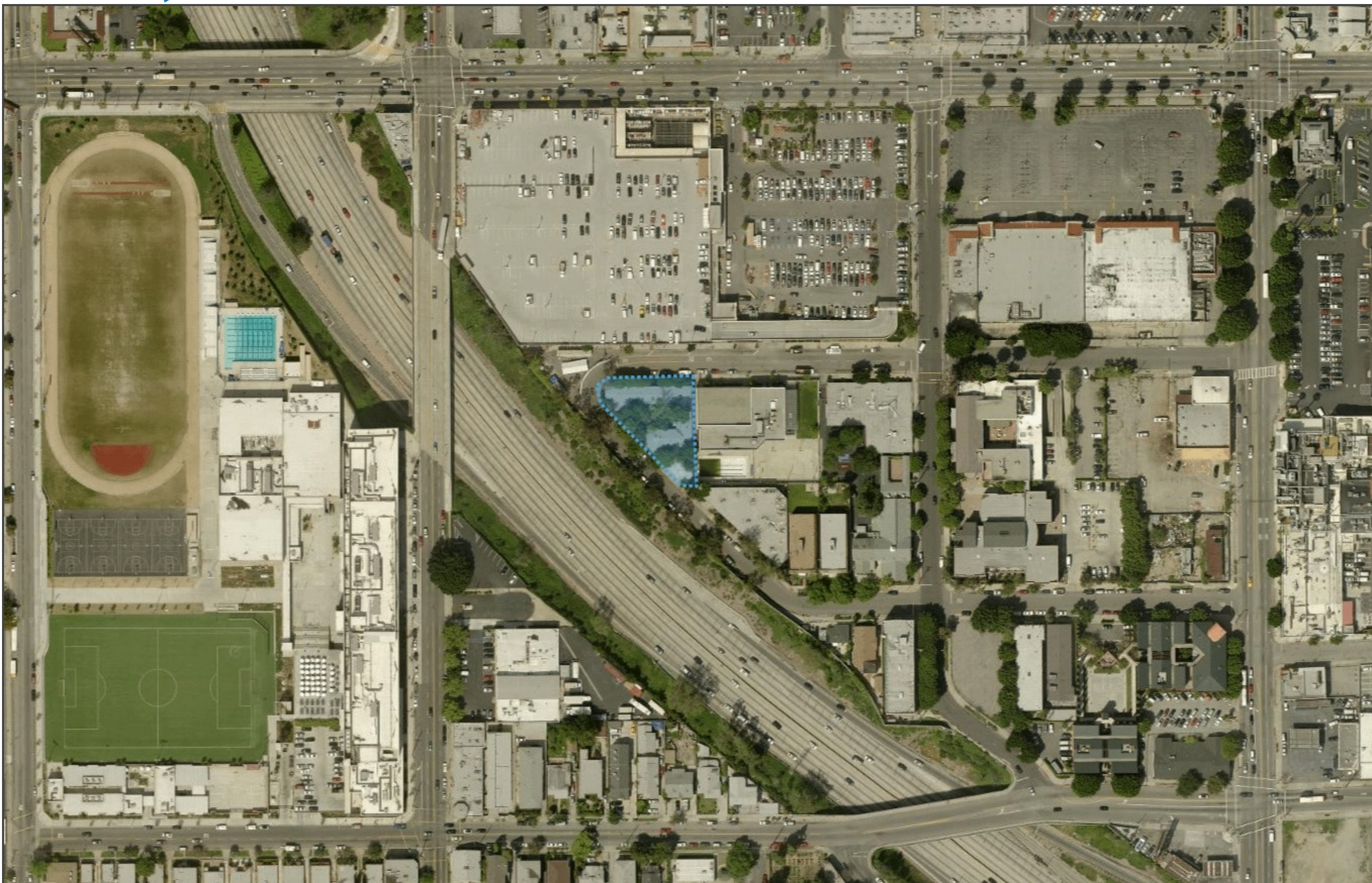
Please forward reports to the following e-mail address:

planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

NOTES

0 0 Miles 0 0

SCALE 1: 2,257

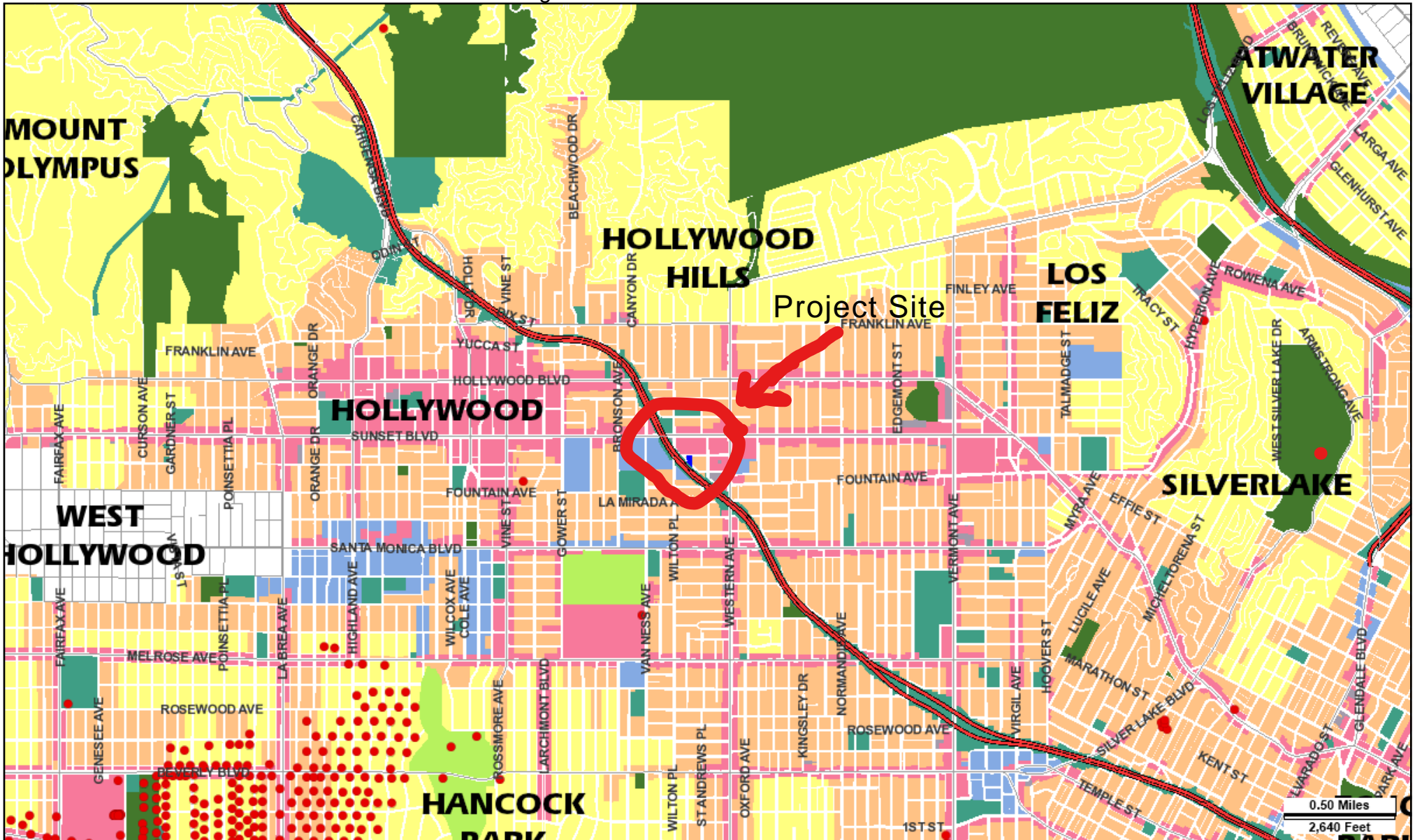
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ZIMAS INTRANET

Generalized Zoning

08/26/2022

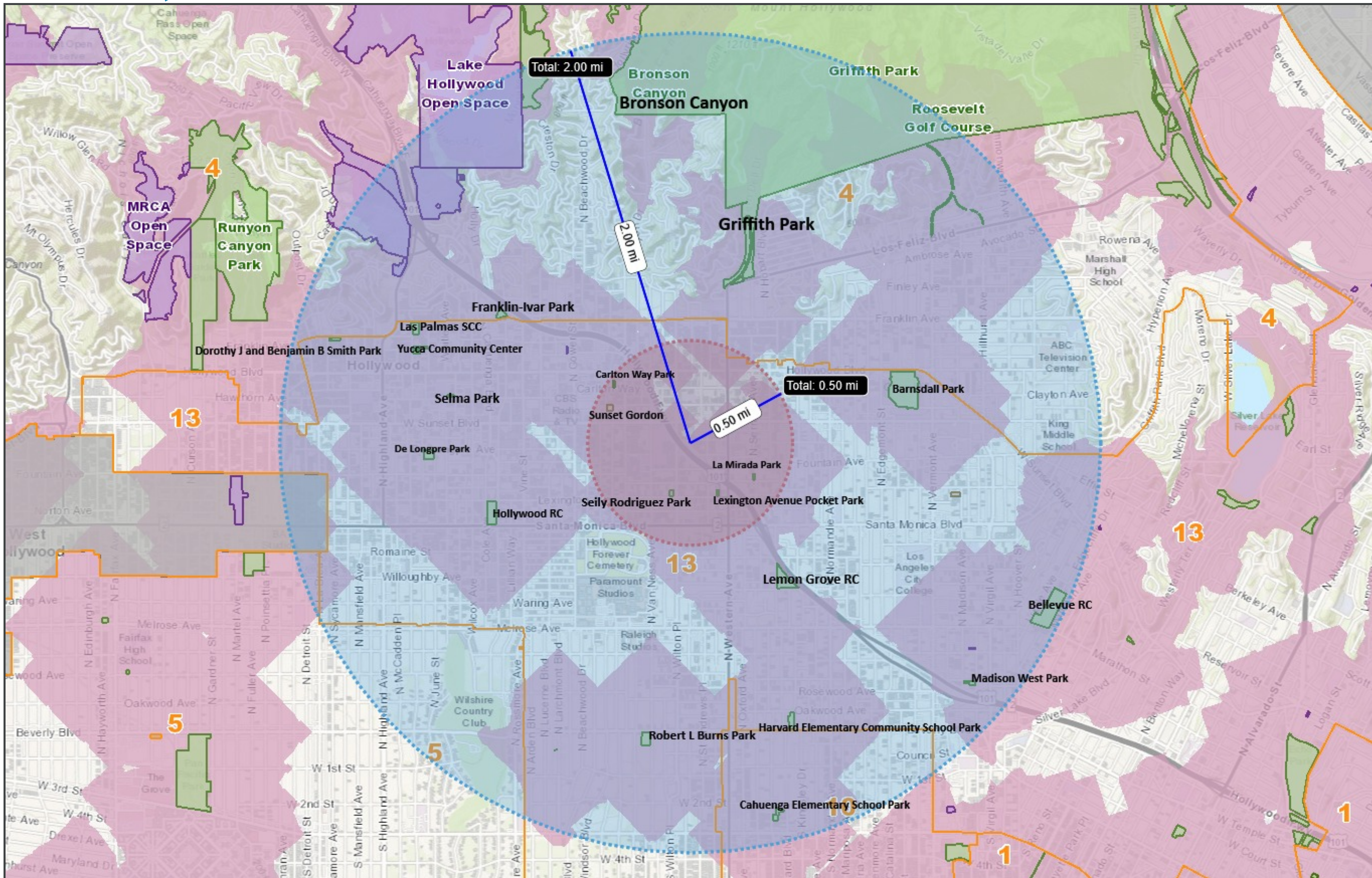


Address: 5645 W FERNWOOD AVE
 APN: 5544030008
 PIN #: 147A193 164

Tract: LEMONA TRACT
 Block: BLK 3
 Lot: FR 9
 Arb: None

Zoning: R4-2
 General Plan: High Density Residential





LEGEND

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

NOTES



SCALE 1: 36,112

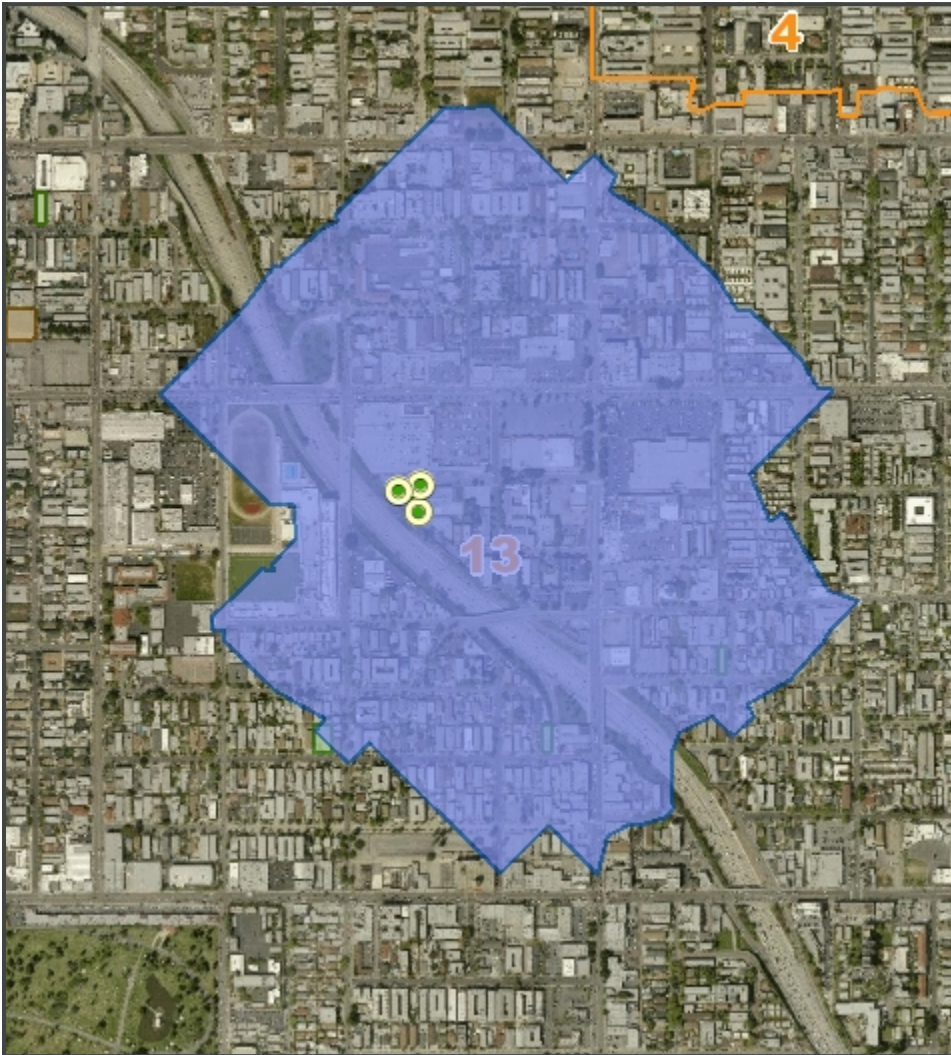
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-82118

Description:

26-story affordable apartment building with 499 units (includes 5 managers units)

Scenario Type:

New Park

Park Class:

Neighborhood

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: | 7,362 | 2,584 |

| | Total Households Served: | Currently Non-Served Households Served: |
|--------------------|--------------------------|-----------------------------------------|
| Households Served: | 2,483 | 979 |

| Residents Served by Age | | |
|-------------------------|-------|-------|
| Under Age 5: | 417 | 137 |
| Age 5 to 9: | 357 | 128 |
| Age 10 to 14: | 409 | 153 |
| Age 15 to 17: | 313 | 108 |
| Age 18 to 64: | 5,251 | 1,890 |
| Age 65 and Over: | 615 | 168 |

| Households Served by Annual Income | | |
|------------------------------------|-----|-----|
| Under \$25,000: | 919 | 436 |
| \$25,000 to \$34,999: | 390 | 163 |
| \$35,000 to \$49,999: | 434 | 105 |
| \$50,000 to \$74,999: | 434 | 115 |
| \$75,000 and Over: | 306 | 160 |

Source: Census/ACS 2010