

APPROVED
AUG 17 2023

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 23-151

DATE August 17, 2023

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83987-VHCA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

| | | | | |
|------------|-------|-----|------------------|-----------|
| B Aguirre | _____ | For | M. Rudnick | _____ |
| B. Jones | _____ | | C. Santo Domingo | <u>DF</u> |
| B. Jackson | _____ | | N. Williams | _____ |



 General Manager

Approved X

 Disapproved _____

 Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83987-VHCA (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 Parks 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 6000 West Hollywood Boulevard in the Hollywood community of the City. The Project, as currently proposed, includes the demolition of the existing automotive dealership and construction of residential, commercial and retail buildings. The Project includes the construction of 350 apartment units, of which 44 will be restricted as affordable, across multiple buildings.

The Project also includes 38,252 feet of common open space in the form of a courtyard, pool, viewing deck, activity lawn, garden walk, kids play area, terrace, and a BBQ counter with trellis.

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 **January 26, 2023**. 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 **February 6, 2023**. On July 24, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **September 1, 2023**. 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 350 units would be:

$$2.53 \text{ Acres} = (350 \times 2.88) \times 0.00251$$

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

$$2.21 \text{ Acres} = (306 \times 2.88) \times 0.00251$$

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

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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, 2022, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$16,758.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 350 units would be:

\$5,865,300.00 = \$16,758.00 x 350 dwelling units

As currently proposed, the Project has 44 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:

\$5,127,948.00 = \$16,758.00 x 306 dwelling unit

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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 2023 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 Studio District community of the City and within the Hollywood Community Plan Area. Currently, the Project site is an automotive sales dealership, including a showroom, auto repair facility, and surface parking.

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:

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- Half-mile walking distance of the Project site (EPADSS): 12,212 persons (17,959 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,312 persons per square mile.
- Hollywood Community Plan Area (2017-2021 American Community Survey): 7,769 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 38,252 feet of common open space in the form of a courtyard, pool, viewing deck, activity lawn, garden walk, kids play area, terrace, and a BBQ counter with trellis.

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.).

As currently proposed, these recreational amenities would not likely reduce the Project's impact on existing public recreational and park facilities. These amenities would not likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are one (1) public parks within a half-mile walking distance of the Project site:

- Carlton Way Park is located at 5927 Carlton Way in the Hollywood Area of the City. This 0.19 acre park provides a children's play area, fitness equipment, a landscaped plaza, picnic tables, benches, decorative fencing, and a drinking fountain.

A map showing the project location and nearby public parks is attached (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 **1,445** 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.

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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 the Project is proposing the construction of apartment units.

FISCAL IMPACT

The potential Fiscal Impact to the RAP's General Fund is currently 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 David Lee, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

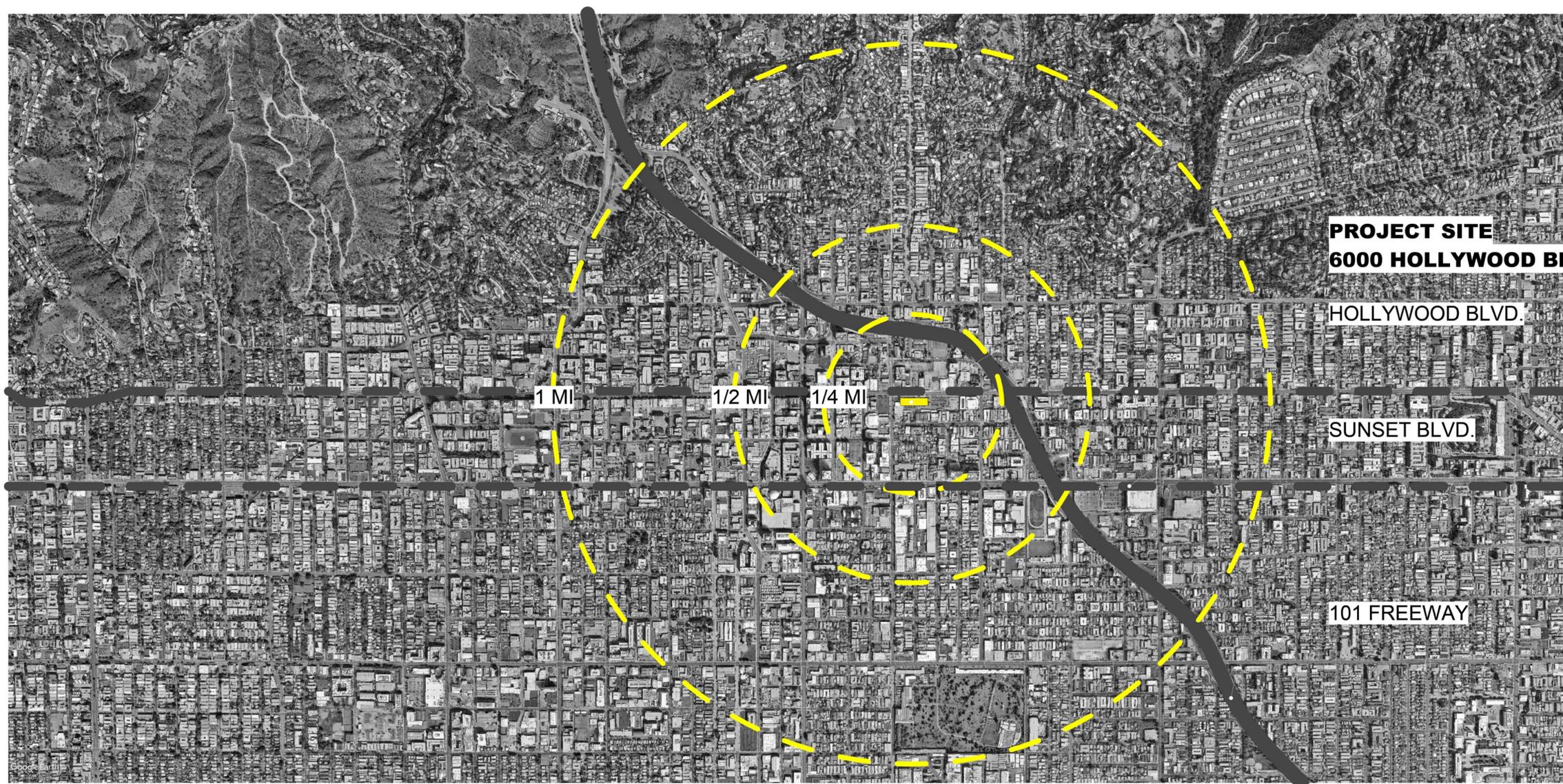
- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Generalized Zoning
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report



OFFICE UNTITLED ARCHITECT
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 P.310.730.6698

RELM LANDSCAPE
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KPFF CIVIL
 700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
 90017
 P.213.418.0201



PROJECT SITE
6000 HOLLYWOOD BLVD.

HOLLYWOOD BLVD.

SUNSET BLVD.

101 FREEWAY

1 MI

1/2 MI

1/4 MI

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
 HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
|---|-----------------|-----------|
| 1 | Entitlement Set | 9/12/2022 |
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PRELIMINARY
NOT FOR
CONSTRUCTION

VICINITY/LOCATION MAPS

GO.10

1 VICINITY MAP

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
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| 1 | Entitlement Set | 9/12/2022 |
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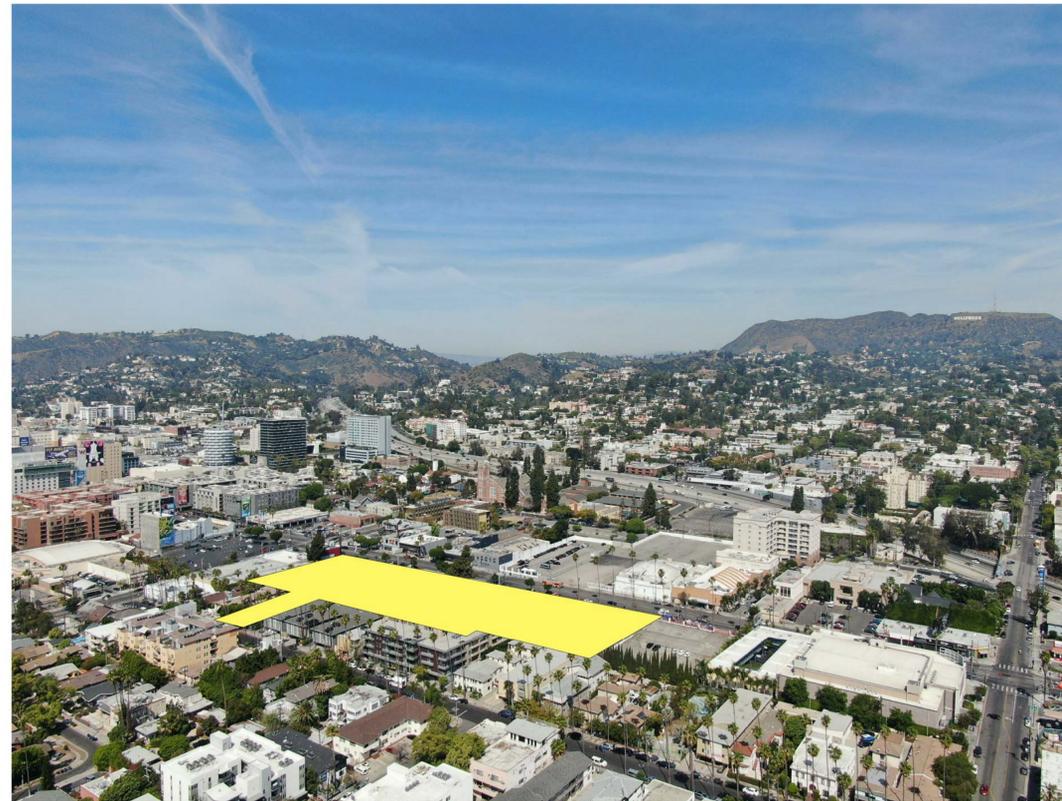
**PRELIMINARY
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CONSTRUCTION**

AERIAL PHOTOGRAPHS OF SITE

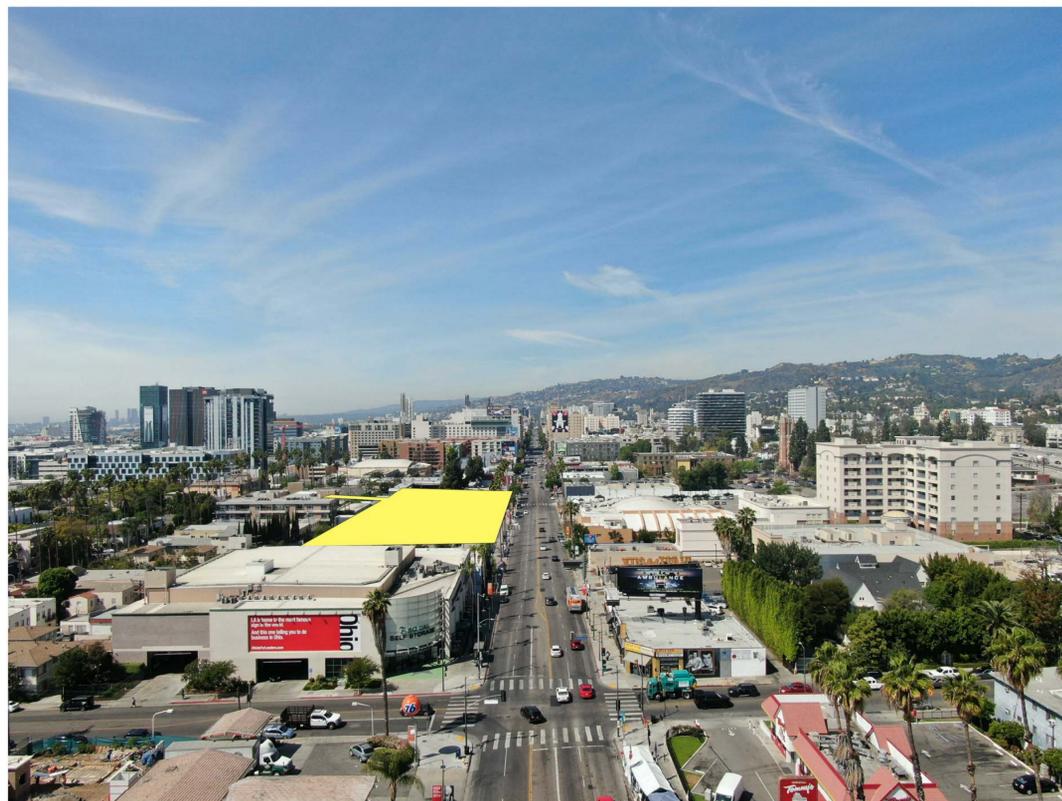
GO.12



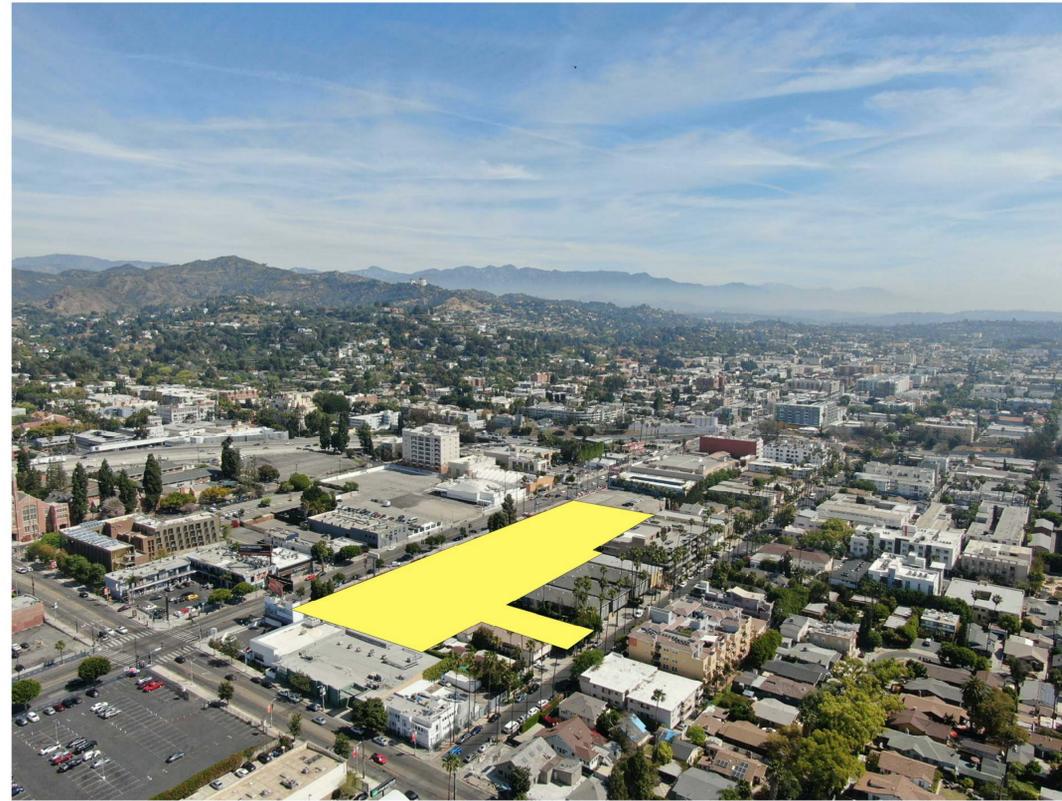
4 AERIAL PHOTOGRAPH FROM NORTH WEST



2 AERIAL PHOTOGRAPH FROM SOUTH EAST



3 AERIAL PHOTOGRAPH FROM NORTH EAST



1 AERIAL PHOTOGRAPH FROM SOUTH WEST



13 EXISTING SITE PHOTO 13



12 EXISTING SITE PHOTO 12



11 EXISTING SITE PHOTO 11



10 EXISTING SITE PHOTO 10



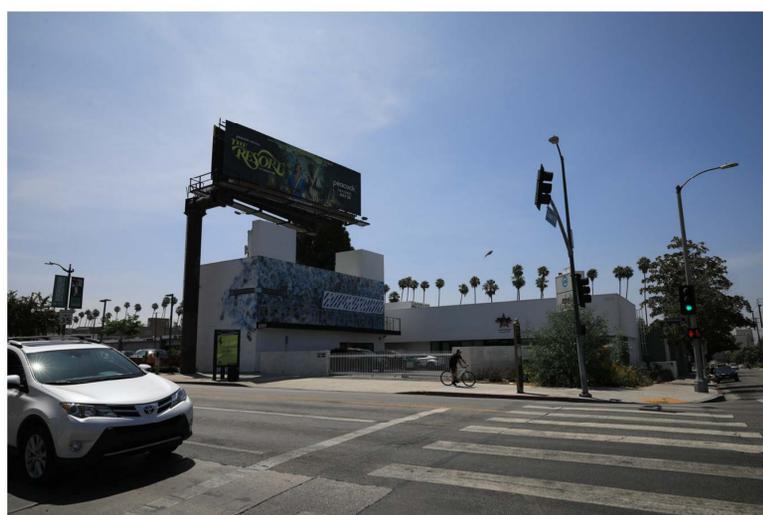
9 EXISTING SITE PHOTO 09



8 EXISTING SITE PHOTO 08



7 EXISTING SITE PHOTO 07



6 EXISTING SITE PHOTO 06



5 EXISTING SITE PHOTO 05

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

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| 1 | Entitlement Set | 9/12/2022 |
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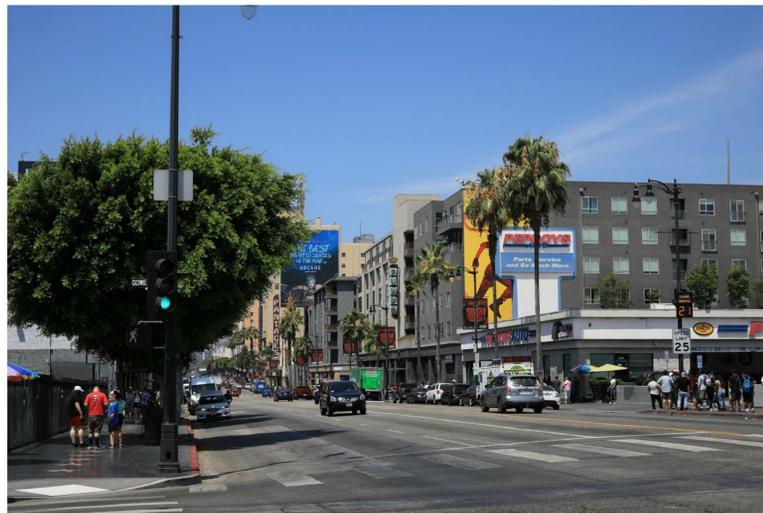
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EXISTING SITE PHOTOGRAPHS

GO.15



22 EXISTING SITE PHOTO 22



21 EXISTING SITE PHOTO 21



20 EXISTING SITE PHOTO 20



19 EXISTING SITE PHOTO 19



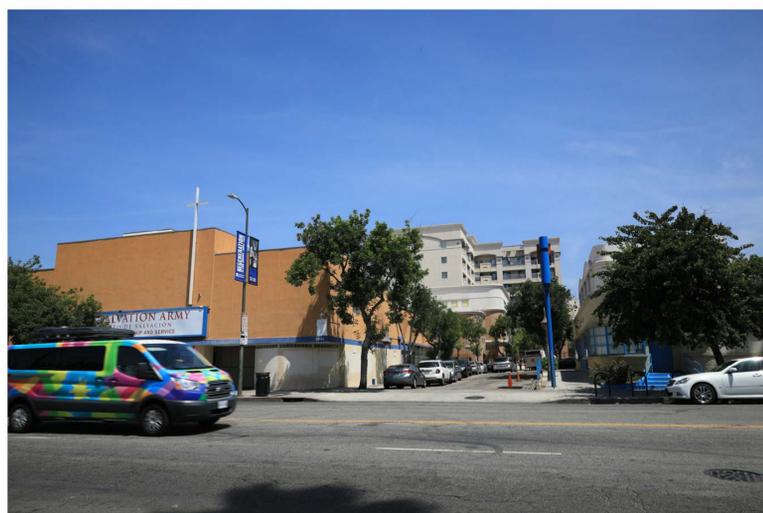
18 EXISTING SITE PHOTO 18



17 EXISTING SITE PHOTO 17



16 EXISTING SITE PHOTO 16



15 EXISTING SITE PHOTO 15



14 EXISTING SITE PHOTO 14

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

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**PRELIMINARY
NOT FOR
CONSTRUCTION**

EXISTING SITE PHOTOGRAPHS

GO.16



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PROJECT SUMMARY

| SUMMARY | | |
|---|--|--------------------------|
| Existing Zone | C4-1-SN COMMERCIAL, R4-1VL Multiple Dwelling | |
| Proposed Zone | C4-1-SN COMMERCIAL, R4-1VL Multiple Dwelling | |
| Total Proposed Floor Area | 501,460.0 sf (11.51 Acres) | |
| Lot | Lot Area | Lot Zoning |
| MV Tract - Lot 2 | 14,070.3 sf | C4-1-SN COMMERCIAL |
| MV Tract - Lot 3 | 14,530.7 sf | " |
| MV Tract - Lot 4 | 16,514.0 sf | " |
| MV Tract - Lot 5 | 13,211.1 sf | " |
| MV Tract - Lot 6 | 13,431.6 sf | " |
| MV Tract - Lot 7 | 22,019.9 sf | " |
| MV Tract - Lot 8 | 22,020.8 sf | " |
| B Tract No 2 - Lot 7 * | 18,538.7 sf | " |
| B Tract No 2 - Lot 8 * | 17,563.8 sf | " |
| MV Tract - Lot 15 (Carlton) | 10,510.9 sf | R4-1VL Multiple Dwelling |
| Total Lot Area (Survey) | 162,411.8 sf (3.73 Acres) | |
| FAR | 3,088 | |
| Total Number of Dwelling Units Provided | 350 Units | |
| Total Number of Parking Provided | 971 Stalls | |
| Total Number of Bike Parking Provided | 244 Bike Stalls | |

*B Tract No 2 - Lot 7 & 8 do not include the 915 SF of area to be lost to the proposed BOE dedication

*B Tract No 2 - Lot 7 & 8 do not include the 915 SF of area to be lost to the proposed BOE dedication

PARKING CALCULATIONS

| | PARKING REQUIRED | PARKING | | BICYCLE PARKING ² | | | | |
|---|-------------------|-------------------|------------------|------------------------------|---------------------|---------------------|--------------------|--------------------|
| | | TOTAL PROVIDED | ADA | FEV | SHORT TERM REQUIRED | SHORT TERM PROVIDED | LONG TERM REQUIRED | LONG TERM PROVIDED |
| Residential | 175 Stalls | 525 Stalls | 11 Stalls | 158 Stalls | 16 | 16 | 163 | 163 |
| Office | 272 Stalls | 272 Stalls | 7 Stalls | 82 Stalls | 14 | 14 | 27 | 27 |
| Retail | 28 Stalls | 56 Stalls | 3 Stalls | 17 Stalls | | | | |
| F&B | 09 Stalls | 44 Stalls | 2 Stalls | 13 Stalls | | | | |
| Dealership | 12 Stalls | 24 Stalls | 1 Stalls | 07 Stalls | 12 | 12 | 12 | 12 |
| Additional Req'd (Dealership Inventory) | 50 Stalls | 50 Stalls | N/A | 15 Stalls | | | | |
| Project Total | 546 Stalls | 971 Stalls | 24 Stalls | 291 Stalls | 42 | 42 | 202 | 202 |

TOTAL UNITS IN PROJECT

| | COUNT | AVG UNIT SIZE | NET FLOOR AREA |
|----------------------|------------------|-----------------|--------------------|
| Tower | | | |
| Studio Unit | 46 Units | 400 SF | 18,400 NSF |
| 1 Bed Unit | 170 Units | 741 SF | 125,965 NSF |
| 2 Bed Unit | 49 Units | 1,200 SF | 58,800 NSF |
| Total | 265 Units | 767 SF | 203,165 NSF |
| Village | | | |
| 2 Bed Unit | 26 Units | 1,200 SF | 31,200 NSF |
| 3 Bed Unit | 13 Units | 1,370 SF | 17,810 NSF |
| Total | 39 Units | 1,257 SF | 49,010 NSF |
| Carlton | | | |
| 1 Bed Unit | 46 Units | 450 SF | 20,700 NSF |
| Total | 46 Units | 450 SF | 20,700 NSF |
| Project Total | 350 Units | 780 SF | 272,875 NSF |

OPEN SPACE REQUIREMENTS⁴

| | REQUIRED | PROVIDED |
|---|-----------|-----------|
| Usable Open Space | 37,850 SF | 38,252 SF |
| Planting (Planted Common Open Space) ⁵ | 9,463 SF | 10,994 SF |
| Trees (24-inch box or greater) | 88 Trees | 88 Trees |

PROJECT SUMMARY OF ALL PROGRAM BY USE

| PROGRAM | UNIT COUNT | NET AREA | FAR FLOOR AREA ⁶ | PARKING RATE | PARKING REQUIRED |
|--|------------|--------------------|-----------------------------|----------------------|-------------------|
| RESIDENTIAL | | | | | |
| Studio Units | 46 Units | 18,400 NSF | 21,896 GSF | 0.50 : Unit | 23 Stalls |
| 1 bdrm Units | 216 Units | 146,665 NSF | 174,531 GSF | 0.50 : Unit | 108 Stalls |
| 2 bdrm Units | 75 Units | 90,000 NSF | 107,100 GSF | 0.50 : Unit | 38 Stalls |
| 3 bdrm Units | 13 Units | 17,810 NSF | 21,194 GSF | 0.50 : Unit | 07 Stalls |
| Amenity | | 8,786 GSF | | | N/A |
| Lobby | | 8,968 GSF | | | |
| SUPPORT (INCLUDED IN FAR)⁶ | | | | | |
| Pool Deck (Exterior Covered Area) | | 1,785 GSF | | | |
| Total | | 341,094 GSF | | | 175 Stalls |
| COMMERCIAL OFFICE | | | | | |
| Office | | 126,132 GSF | | 2 : 1,000SF | 252 Stalls |
| Office Lobby | | 8,968 GSF | | 2 : 1,000SF | 18 Stalls |
| Total | | 135,100 GSF | | | |
| SUPPORT (INCLUDED IN FAR)⁶ | | | | | |
| Long Term Bike Parking | | 300 GSF | | 2 : 1,000SF | 01 Stalls |
| Trash Room | | 600 GSF | | 2 : 1,000SF | 01 Stalls |
| Total | | 136,000 GSF | | | 272 Stalls |
| RETAIL | | | | | |
| Retail | | 13,500 GSF | | 2 : 1,000SF | 28 Stalls |
| F&B | | 4,366 GSF | | 2 : 1,000SF | 09 Stalls |
| Dealership | | 6,000 GSF | | 2 : 1,000SF | 12 Stalls |
| Total | | 23,866 GSF | | Dealership Inventory | 99 Stalls |
| SUPPORT (INCLUDED IN FAR)⁶ | | | | | |
| Long Term Bike Parking | | 200 GSF | | | |
| Trash Room | | 300 GSF | | | |
| Total | | 500 GSF | | | |
| GRAND TOTAL | | 501,460 GSF | | | 546 Stalls |
| DEVELOPMENT SUPPORT (NON INCLUDED IN FAR)⁶ | | | | | |
| DWP Service | | 1,312 SF | | | |
| Electrical Room | | 5,548 SF | | | |
| Fan Room | | 1,686 SF | | | |
| Irrigation | | 448 SF | | | |
| Storage Tank | | 1,380 SF | | | |
| Storage | | 5,289 SF | | | |
| Service | | 5,323 SF | | | |
| Maintenance | | 3,005 SF | | | |
| MPOE | | 140 SF | | | |
| Parking - Office | | 102,778 SF | | | |
| Parking - Residential | | 238,850 SF | | | |
| Parking - Valet Commercial | | 29,533 SF | | | |
| Parking - Dealership | | 19,818 SF | | | |
| Long Term Bike Parking | | 2,801 SF | | | |

REDEVELOPMENT INFORMATION

| | |
|---|-----------------------------|
| Carlton Lot | |
| Dwelling Unit Calculation | 600 sf/du |
| Zone | [Q]-R4-1VL |
| Redevelopment Plan Land Use Designation | High Med. Residential |
| Hollywood Blvd Lots | |
| Dwelling Unit Calculation | 400 sf/du |
| Zone | C4-1-SN |
| Redevelopment Plan Land Use Designation | Highway Oriented Commercial |

BUILDING HEIGHT

| | Proposed Height |
|---------------------|---|
| Residential Tower | 404' / 35 Stories (419' w/ Mechanical) |
| Office Building | 113' / 6 Stories (120' w/ Mechanical) |
| Residential Village | 56' - 98' / 3-5 Stories (Includes Mechanical) |
| Carlton | 44'-6" / 4 Stories (56' w/ Mechanical) |

AFFORDABLE HOUSING CALCULATION

| | |
|--|------------------|
| Project Square Footage | |
| Hollywood Blvd Lots | 151,900.9 SF |
| Carlton Lot | 10,510.9 SF |
| Base Density | |
| Hollywood Blvd Lots | 400 sf/du |
| Carlton Lot | 600 sf/du |
| Base Units | |
| Hollywood Blvd Lots | 380 Units |
| Carlton Lot | 18 Units |
| Total: | 398 Units |
| Very Low Income Affordable Requirements - 11% of Base Density | |
| 398 Units x .11 | 44 Units |

GROSS BUILDING AREA

* This chart show gross building area. It includes parking, shafts, stairways and other spaces that do not contribute to FAR

| Area Schedule (Gross Building) | |
|--------------------------------|---------------------|
| Level | Area |
| LVL P3 | 84,504 SF |
| LVL P2 | 149,217 SF |
| LVL P1 | 155,748 SF |
| LVL 1 MEZZ | 122,829 SF |
| LVL 2 / LOWER TERRACE | 45,756 SF |
| LVL 3 / UPPER TERRACE | 34,692 SF |
| OFFICE LVL 03 | 28,241 SF |
| LVL 4 | 31,716 SF |
| OFFICE LVL 04 | 29,277 SF |
| LVL 5 | 20,174 SF |
| LVL 6 | 15,923 SF |
| OFFICE LVL 05 | 30,135 SF |
| LVL 7 | 14,088 SF |
| OFFICE LVL 06 | 23,113 SF |
| LVL 8 | 14,088 SF |
| LVL 9 | 14,088 SF |
| LVL 10 | 14,088 SF |
| LVL 11 | 14,088 SF |
| LVL 12 | 14,088 SF |
| LVL 13 | 7,505 SF |
| LVL 14 | 3,427 SF |
| LVL 15 | 7,664 SF |
| LVL 16 | 7,664 SF |
| LVL 17 | 7,664 SF |
| LVL 18 | 7,664 SF |
| LVL 19 | 7,664 SF |
| LVL 20 | 7,664 SF |
| LVL 21 | 7,664 SF |
| LVL 22 | 7,664 SF |
| LVL 23 | 7,664 SF |
| LVL 24 | 7,664 SF |
| LVL 25 | 7,664 SF |
| LVL 26 | 7,664 SF |
| LVL 27 | 7,664 SF |
| LVL 28 | 7,664 SF |
| LVL 29 | 7,664 SF |
| LVL 30 | 7,664 SF |
| LVL 31 | 7,664 SF |
| LVL 32 | 7,664 SF |
| LVL 33 | 7,664 SF |
| LVL 34 | 7,664 SF |
| LVL 35 | 7,664 SF |
| Total | 1,027,723 SF |

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
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| 1 | Entitlement Set | 9/12/2022 |

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT DATA

G1.00



6000 HOLLYWOOD BLVD.

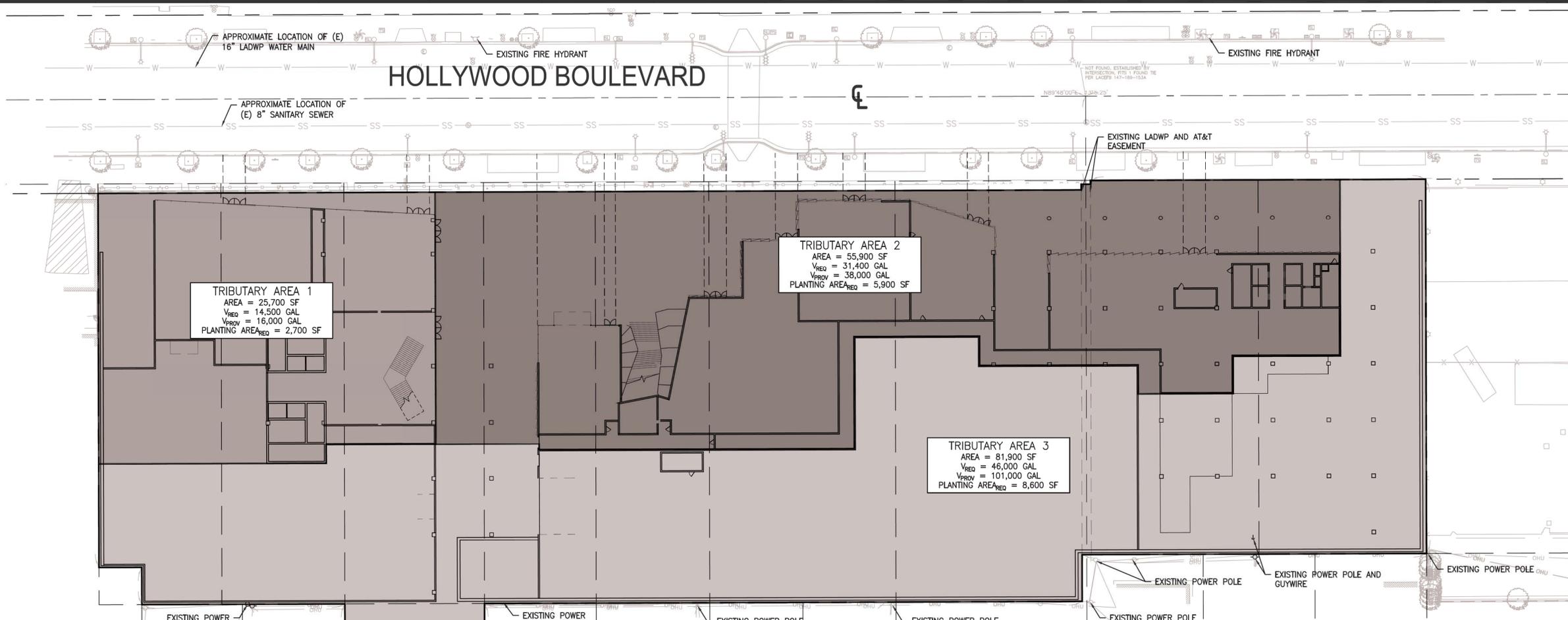
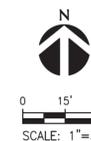
6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
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UTILITY AND LID PLAN

C1.40



TRIBUTARY AREA 1
AREA = 25,700 SF
VOL_{REQ} = 14,500 GAL
VOL_{PROV} = 16,000 GAL
PLANTING AREA_{REQ} = 2,700 SF

TRIBUTARY AREA 2
AREA = 55,900 SF
VOL_{REQ} = 31,400 GAL
VOL_{PROV} = 38,000 GAL
PLANTING AREA_{REQ} = 5,900 SF

TRIBUTARY AREA 3
AREA = 81,900 SF
VOL_{REQ} = 46,000 GAL
VOL_{PROV} = 101,000 GAL
PLANTING AREA_{REQ} = 8,600 SF

- LEGEND:**
- LIMIT OF WORK
 - PROPERTY LINE
 - SS SANITARY SEWER
 - DW DOMESTIC WATER
 - FW FIRE WATER
 - SD STORM DRAIN
 - G GAS
 - E ELECTRIC
 - T TELEPHONE
 - ⊕ POINT OF CONNECTION
 - COORDINATION POINT
 - ⊙ UTILITY MANHOLE
 - ⊙ UTILITY CLEANOUT
 - ⊙ STORM DRAIN INLET
 - ⊙ AREA DRAIN/PLANTER DRAIN
 - TRENCH DRAIN
 - ⊙ FIRE HYDRANT
 - ⊙ THRUST BLOCK
 - ⊙ FIRE DEPARTMENT CONNECTION (FDC)
 - ⊙ POST INDICATOR VALVE (PIV)
 - ⊙ WATER VALVE
 - ⊙ BACKFLOW ASSEMBLY
 - ⊙ UTILITY METER VAULT
 - ▒ TRIBUTARY AREA 1
 - ▒ TRIBUTARY AREA 2
 - ▒ TRIBUTARY AREA 3

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

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

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

LID TABLE
85TH PERCENTILE RAINFALL DEPTH = 1.0 IN (LA COUNTY HYDROLOGY GIS)
PERCENT IMPERVIOUS = 100%

| TRIBUTARY AREA | BMP | VOL _{REQ} (GAL) | VOL _{PROV} (GAL) | REQ. PLANTING AREA (SF) |
|------------------|-------------------|--------------------------|---------------------------|-------------------------|
| TRIBUTARY AREA 1 | STORMWATER TANK 1 | 14,500 | 16,000 | 2,700 |
| TRIBUTARY AREA 2 | STORMWATER TANK 2 | 31,400 | 38,000 | 5,900 |
| TRIBUTARY AREA 3 | STORMWATER TANK 3 | 46,000 | 101,000 | 8,600 |
| TOTAL | | 91,900 | 155,000 | 17,200 |

NOTE:
THE PROJECT TENTATIVELY ANTICIPATES ONE WATER CONNECTION TO THE EXISTING 16" LADWP WATER MAIN ON HOLLYWOOD BLVD, ONE WATER CONNECTION TO THE EXISTING 8" LADWP WATER MAIN ON CARLTON WAY, ONE SEWER CONNECTION TO THE EXISTING 8" SANITARY SEWER MAIN ON HOLLYWOOD BLVD AND ONE SEWER CONNECTION TO THE EXISTING 8" SANITARY SEWER MAIN ON CARLTON WAY PENDING FURTHER RECOMMENDATIONS FROM THE ARCHITECT AND PLUMBING ENGINEER.



OFFICE UNTITLED ARCHITECT
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 P.310.730.6698

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 P.213.673.4400

KPFF CIVIL
 700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
 90017
 P.213.418.0201

HOLLYWOOD BLVD

CARLTON WAY



6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
 HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
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COMPOSITE PLAN

L0.01



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90017
P.213.418.0201



6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

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PODIUM LANDSCAPE PLAN - LEVEL 3

L1.03



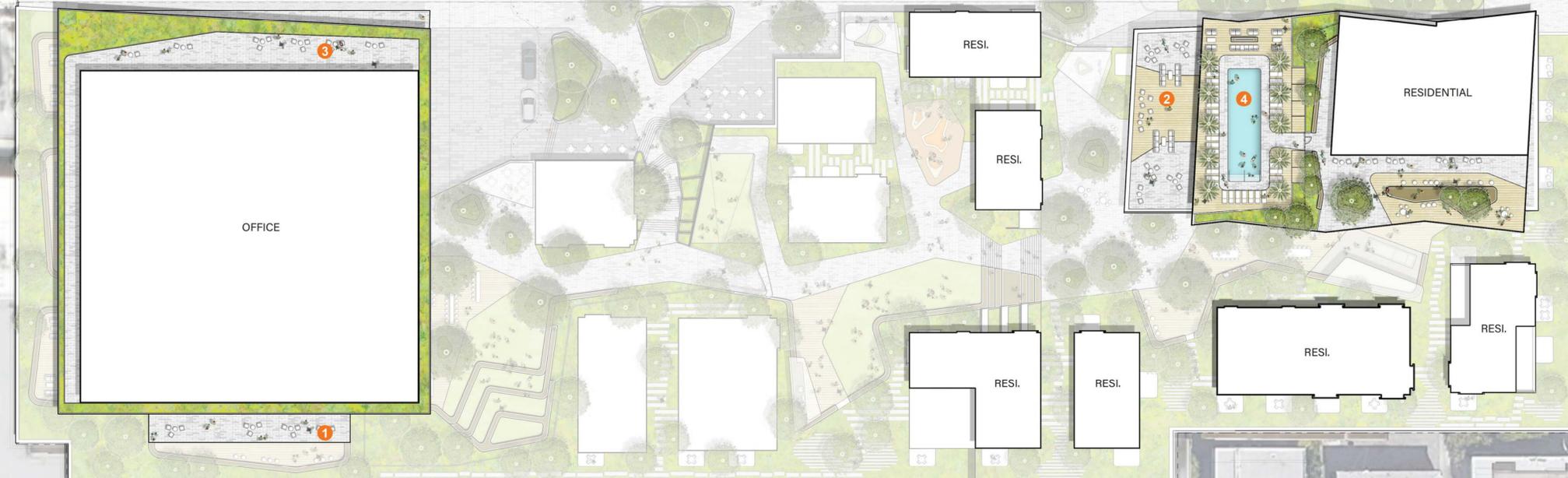
OFFICE UNTITLED ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
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HOLLYWOOD BLVD

CARLTON WAY



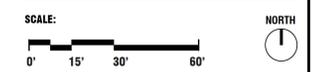
- LEGEND**
- 1 L5 - OFFICE PATIO
 - 2 L5 - RESIDENTIAL PATIO
 - 3 L6 - OFFICE PATIO
 - 4 L13 - POOL & AMENITY DECK

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

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**PODIUM LANDSCAPE PLAN -
UPPER TERRACES
L1.04**



OFFICE UNTITLED
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6696 ARCHITECT

RELM
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400 LANDSCAPE

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017 CIVIL
P.213.418.0201

SECTION A



CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1 SIDEWALK PAVING
- 2 PARKWAY PLANTING
- 3 EXISTING STREET TREE
- 4 CROSSWALK BUMP OUT
- 5 DRIVE WAY
- 6 RETAIL & OFFICE L PORTE-COCHERE
- 7 BOLLARD
- 8 PLAZA TREE
- 9 PLANTER BENCH
- 10 PLAZA PAVING
- 11 RETAIL OUTDOOR DINING
- 12 THE STAIRS
- 13 TERRACE PLANTING



ENLARGEMENT PLAN - PLAZA

L2.01



OFFICE UNTITLED ARCHITECT
 4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
 P.310.730.6696

RELM LANDSCAPE
 617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
 P.213.673.4400

KPFF CIVIL
 700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
 90017
 P.213.418.0201

6000 HOLLYWOOD BLVD.

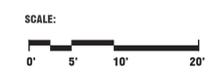
6000 HOLLYWOOD BLVD.
 HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

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SECTION A- THE PLAZA LOOKING WEST



SECTION -
 HOLLYWOOD BOULEVARD 01
L2.01A

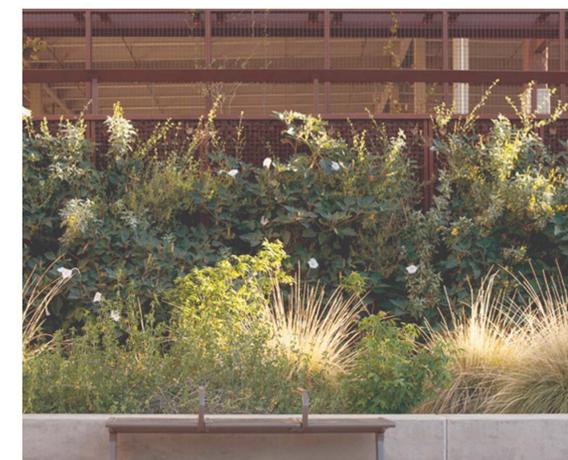


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RELM LANDSCAPE
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P.213.418.0201

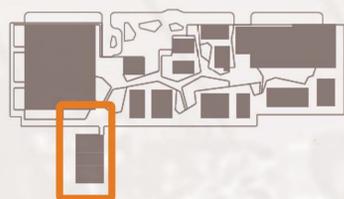
SECTION D



CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1 PARKWAY PLANTING
- 2 PROPOSED STREET TREES
- 3 PARKING ENTRY
- 4 FRONT YARD PATIO
- 5 GARDEN WALK CONNECTION TO PARKING
- 6 BENCH SEATING
- 7 SIDEYARD



6000 HOLLYWOOD BLVD.

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ENLARGEMENT PLAN -
CARLTON RESIDENCES
L2.02



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KPFF CIVIL
 700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
 90017
 P.213.418.0201



SECTION B - RETAIL FRONTAGE LOOKING WEST



SCALE: 0' 5' 10' 20'

NORTH

SECTIONS - CARLTON WAY

L2.02A



OFFICE UNTITLED
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6696

ARCHITECT

RELM
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

LANDSCAPE

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
P.213.418.0201

CIVIL



CHARACTER IMAGERY FOR REFERENCE ONLY



LEGEND

- 1 RESTAURANT TERRACE
- 2 BLEACHER SEATING WITH TREE
- 3 OUTDOOR WORKING TERRACE
- 4 TERRACED LAWN
- 5 BENCH SEATING
- 6 FENCE
- 7 GARDEN WALK
- 8 PRIVATE PATIO



ENLARGEMENT PLAN - OFFICE COMMONS

L2.03



OFFICE UNTITLED
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ARCHITECT

RELM
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

LANDSCAPE

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
P.213.418.0201

CIVIL



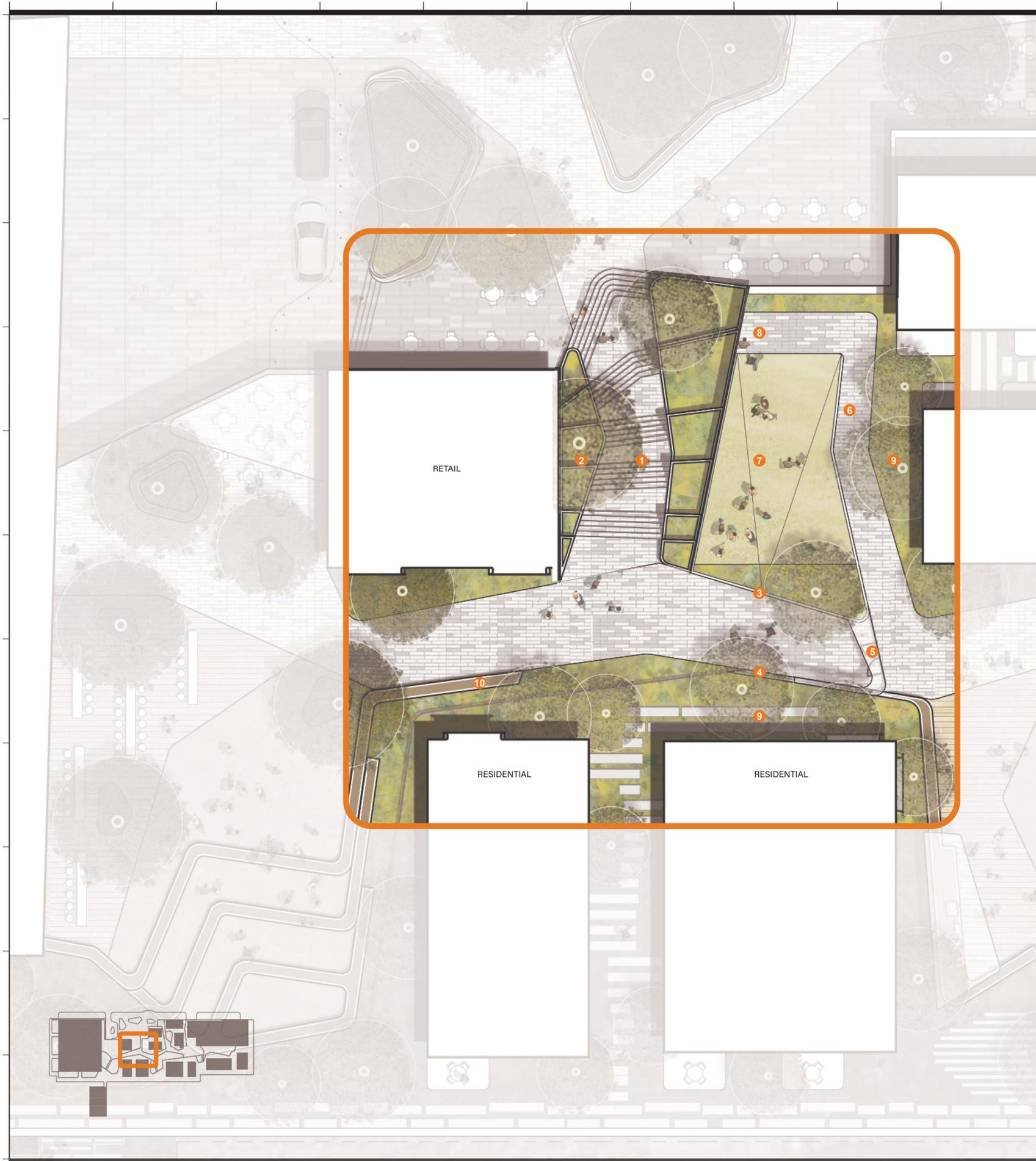
CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1 THE STAIRS
- 2 TERRACE PLANTING
- 3 FEATURE WALL (MAIL BOXES)
- 4 FENCE
- 5 RESIDENTIAL GATE
- 6 RAMP
- 7 SLOPED LAWN
- 8 VIEWING DECK
- 9 BUFFER PLANTING
- 10 BENCH SEATING



ENLARGEMENT PLAN - BEECHWOOD STEPS AND OVERLOOK
L2.04





CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1 ACTIVITY DECK
- 2 TREES ON DECK
- 3 BBQ COUNTER
- 4 BENCH SEATING
- 5 OUTDOOR DINING ZONE
- 6 RECREATIONAL ZONE
- 7 TRELLIS
- 8 GARDEN WALK
- 9 GARDEN PATIO
- 10 PRIVATE DECK



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**ENLARGEMENT PLAN -
 CANYON TERRACE
 L2.07**



CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1 GARDEN WALK PAVER
- 2 GARDEN PATIO
- 3 TOWNHOUSE ENTRY
- 4 GARDEN PLANTING
- 5 PRIVATE PATIO



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RELM
 617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
 P.213.673.4400 LANDSCAPE

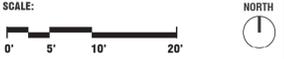
KPFF
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 P.213.418.0201 CIVIL

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**ENLARGEMENT PLAN -
 GARDEN WALKS & PATIOS
 L2.08**



OFFICE UNTITLED
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RELM
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KPFF
 700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
 90017 CIVIL
 P.213.418.0201



CHARACTER IMAGERY FOR REFERENCE ONLY

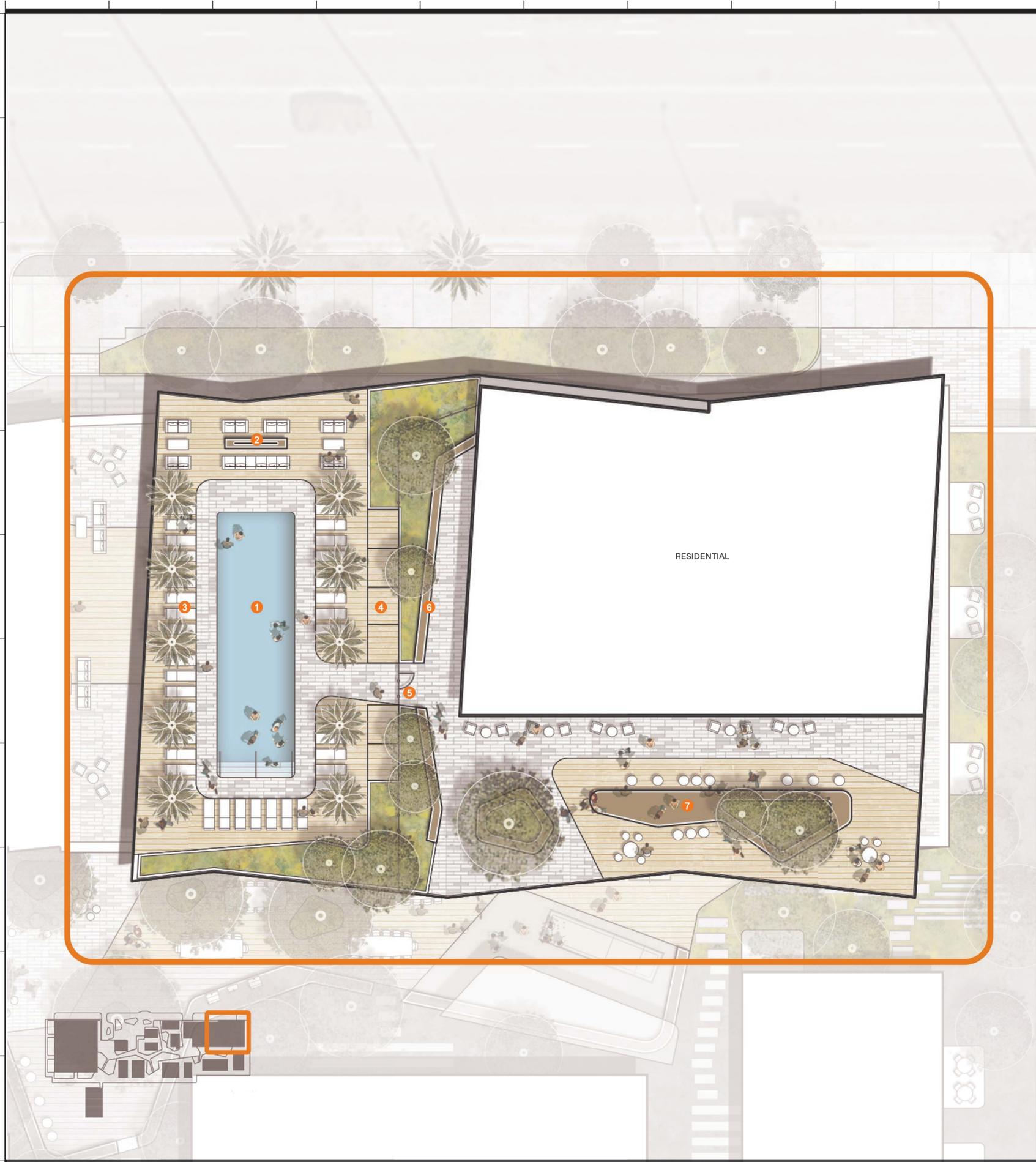
LEGEND

- 1 POOL DECK
- 2 VIEWING DECK
- 3 POOL LOUNGE SEATING
- 4 POOL CABANA
- 5 POOL GATE & FENCE
- 6 BENCH SEATING WITH PLANTING
- 7 OUTDOOR FLEX DECK

SCALE: 0' 5' 10' 20' NORTH

**ENLARGEMENT PLAN -
 LEVEL13 AMENITY DECK**

L2.09



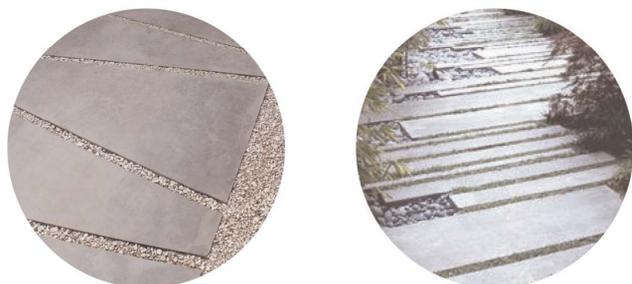
6000 HOLLYWOOD BLVD.

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 HOLLYWOOD, CA 90028

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PAVERS + GRAVEL + PLANTING



CONCRETE + PAVERS



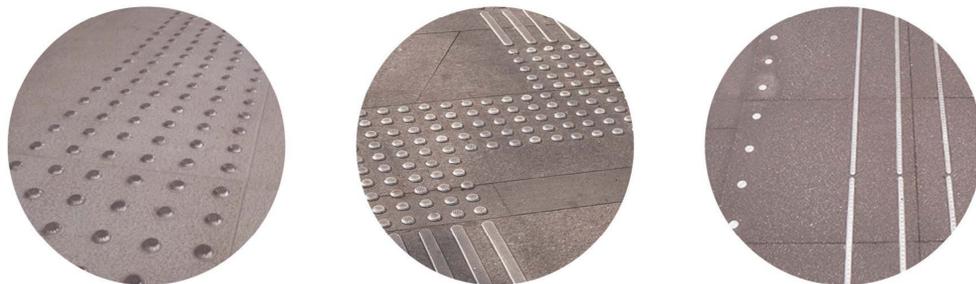
GRAVEL + METAL EDGING



PAVERS



STAINLESS STEEL MARKERS



CAST-IN-PLACE CONCRETE



HARDSCAPE PALETTE

L3.01



TREES



JACARANDA MIMOSIFOLIA
MEDIUM WATER USE



MAGNOLIA GRANDIFLORA
MEDIUM WATER USE



PLATANUS RACEMOSA
MEDIUM WATER USE



QUERCUS TOMENTELLA
LOW WATER USE



PLATANUS RACEMOSA
MEDIUM WATER USE



ACACIA WILLARDIANA
LOW WATER USE



FRAXINUS VELUTINA 'RIO GRANDE'
MEDIUM WATER USE



PARKINSONIA FLORIDA
LOW WATER USE



PROSOPIS X 'PHOENIX'
LOW WATER USE



OLEA EUROPEA 'SWAN HILL'
LOW WATER USE



CHITALPA 'PINK DAWN'
LOW WATER USE



PROSOPIS GLANDULOSA THORNLESS
LOW WATER USE



PRUNUS ILICIFOLIA SPP. LYONII
LOW WATER USE



CERCIS OCCIDENTALIS
LOW WATER USE



CERCIS CANADENSIS
MEDIUM WATER USE



OFFICE UNTITLED ARCHITECT
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PLANT PALETTE

L3.02



UNDERSTORY-SHRUBS



SALVIA APIANA
LOW WATER USE



HETEROMELES ARBUTIFOLIA
LOW WATER USE



CEANOTHUS THYRSIFLORUS
LOW WATER USE



CARPENTERIA CALIFORNICA
LOW WATER USE



SALVIA 'ALLEN CHICKERING'
LOW WATER USE



ENCELIA CALIFORNICA
LOW WATER USE



GREVILLEA LONG JOHN
LOW WATER USE



ERIOGONUM FASCICULATUM
LOW WATER USE



PERITOMA ARBOREA
LOW WATER USE



SEDUM SPATHULIFOLIUM
LOW WATER USE



ALOE 'CYNTHIA GIDDY'
LOW WATER USE



DUDLEYA PULVERULENTA
LOW WATER USE



WESTRINGIA FRUTICOSA
LOW WATER USE



SALVIA APIANA
LOW WATER USE



RHAMNUS CALIFORNICA 'EVE CASE'
LOW WATER USE



R. CALIFORNICA 'MOUND SAN BRUNO'
LOW WATER USE



ERIOGONUM GIGANTEUM
LOW WATER USE



OLEA EUROPEA 'LITTLE OLLIE'
LOW WATER USE



OFFICE UNTITLED ARCHITECT
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REL M LANDSCAPE
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KPF CIVIL
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PLANT PALETTE

L3.03



UNDERSTORY-GROUND COVER



ACHILLEA MILLEFOLIUM
LOW WATER USE



PENSTEMON SPECTABILIS
LOW WATER USE



SALVIA BEE'S BLISS
LOW WATER USE



BERBERIS AQUIFOLIUM VAR. REPENS
LOW WATER USE



LUPINUS SUCCULENTUS
LOW WATER USE



ACHILLEA CVS
LOW WATER USE



ERIOGONUM GRANDE VAR. RUBESCENS
LOW WATER USE



SALVIA SONOMENSIS 'MRS. BEARD'
LOW WATER USE



CEANOTHUS SPP.
LOW WATER USE



CEANOTHUS THYRSIFLORUS VAR.
LOW WATER USE



EPILOBIUM CANUM
LOW WATER USE



SALVIA SPATHACEA
LOW WATER USE



FESTUCA MAIREI
LOW WATER USE



CAREX TUMULICOLA
LOW WATER USE



MUHLENBERGIA DUBIA
LOW WATER USE



ROSEMARINUS OFFICINALIS VAR.
LOW WATER USE



SALVIA MELLIFERA
LOW WATER USE



SESLERIA AUTUMNALIS 'FINELEAF'
LOW WATER USE



CHRYSACTINIA MEXICANA
LOW WATER USE



CORETHROGYNE FILAGINIFOLIA
LOW WATER USE



BACCHARIS 'PIGEON POINT'
LOW WATER USE



ISOCOMA MENZIESII
LOW WATER USE



TAGETES TENUIFOLIA
LOW WATER USE



OFFICE UNTITLED ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P: 310.730.6698
RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P: 213.673.4400
KPF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P: 213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
|---|---------------------------|-----------|
| 1 | DRAFT ENTITLEMENT PACKAGE | 9/12/2022 |
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PLANT PALETTE

L3.04



OFFICE UNTITLED ARCHITECT
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 P.310.730.6698

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----- PROPERTY LINE
 - - - - - SETBACK LINE

▭ CONCEPT/SCHEMATIC NEW WALL

① COLUMN LINE / GRID INDICATOR

▲ LEVEL 0'-0" BENCHMARK/FLOOR ELEVATION SYMBOL

⊥ NORTH ARROW

① A200 BUILDING ELEVATION SYMBOL

① A200 INTERIOR ELEVATION SYMBOL

▬ ① A200 BUILDING SECTION SYMBOL

▬ ① A200 WALL SECTION/DETAIL SECTION SYMBOL

① A200 DETAIL REFERENCE SYMBOL

△ XX REVISION INDICATOR

▬ WOOD DOOR (081416) TEXTNOTE SYMBOL

EL. 10'-0" FLOOR SLAB ELEVATION

20 R @ 7 1/2" STAIR TAG

CIP CONCRETE, 10" FLOOR TAG

EL. 10'-0" SPOT ELEVATION SYMBOL

Name 101 OR Name 101 150 SF ROOM TAG SYMBOLS

◇ A1 PARTITION TYPE SYMBOL

DOOR SYMBOL

◇ 22 WINDOW SYMBOL

⑤B CURTAIN/SYSTEM PANEL SYMBOL

10' - 0" ACT1 ABV. LEVEL 01 CEILING HEIGHT SYMBOL

PT1 WBS FINISH TAG SYMBOL

◇ R1 EQUIPMENT TAG

Room Name 150 SF AREA TAG SYMBOLS

6000 HOLLYWOOD BLVD.

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**GRAPHIC SYMBOLS AND
 ABBREVIATIONS
 A0.00**



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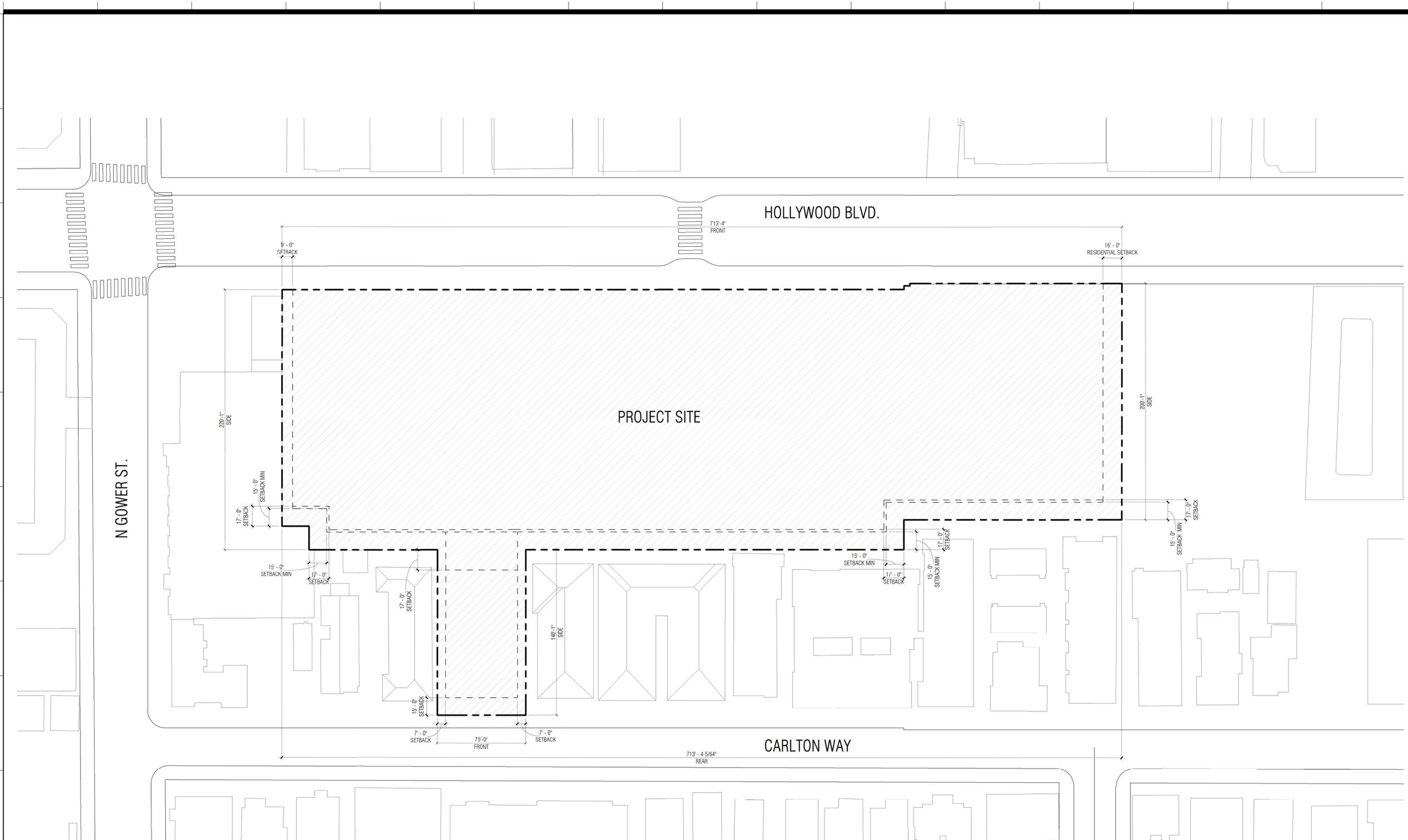
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| 1 | Entitlement Set | 9/12/2022 |
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 CONSTRUCTION**



SETBACK PLAN

A0.50



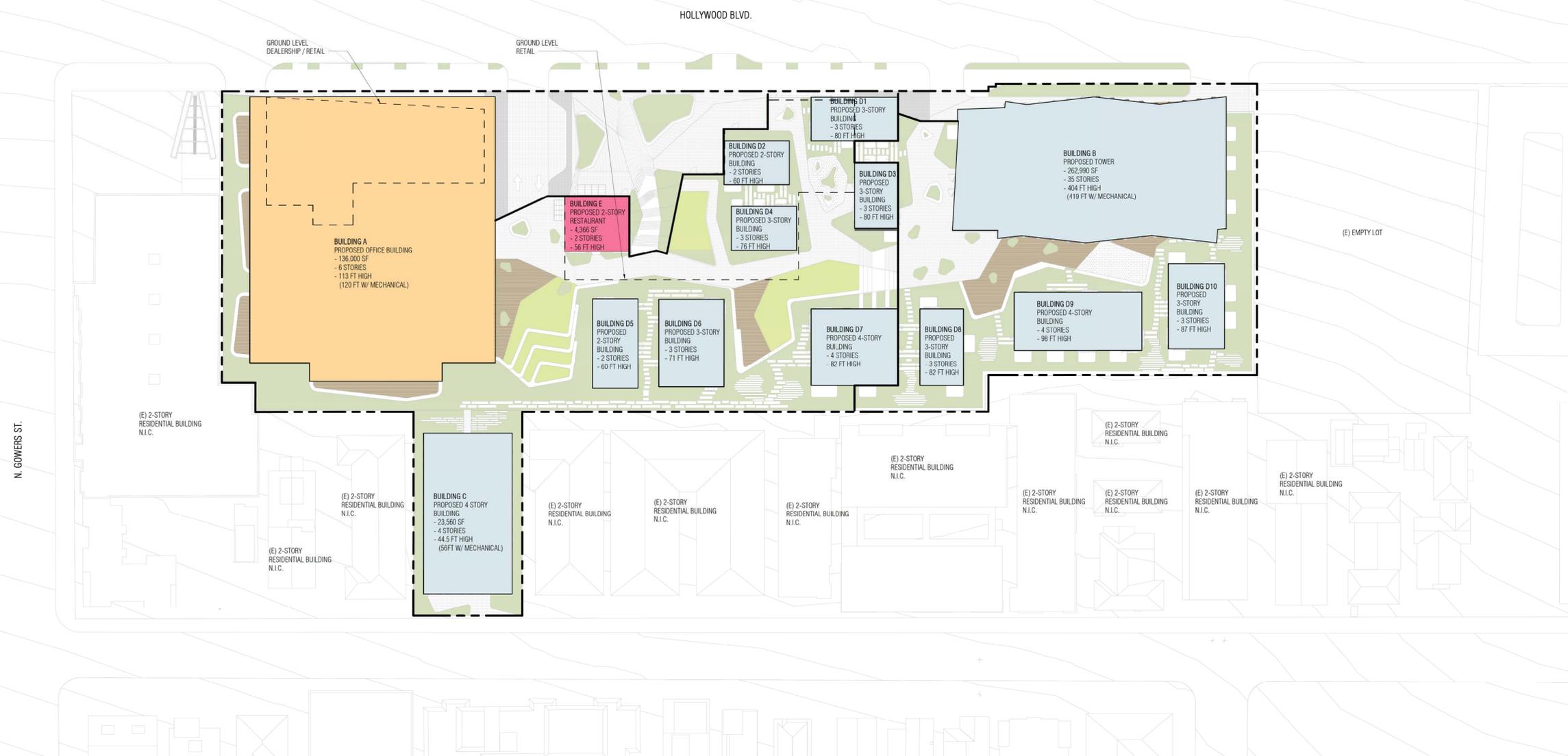
1 SETBACK PLAN
 1" = 40'-0" RE: 1/A30.01



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1 PLOT PLAN

1" = 40'-0" RE: 1/A30.01

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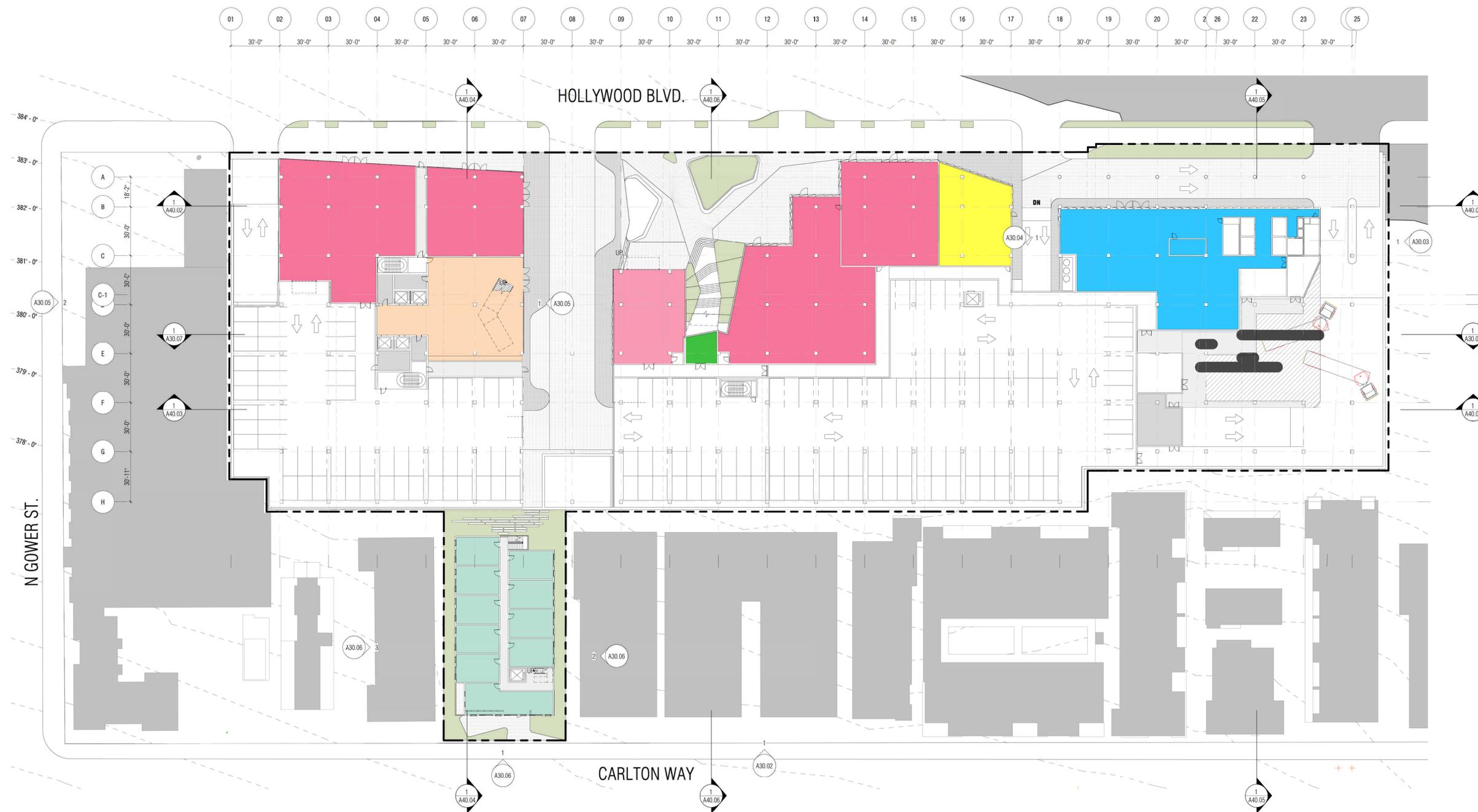
PLOT PLAN
A0.51



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CONSTRUCTION**

1 PS - SITE PLAN

1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BIKE PARKING - LONG TERM
- RETAIL PARKING
- F&B PARKING
- OFFICE PARKING
- RESIDENTIAL PARKING
- ★ AUTOMOTIVE DEALERSHIP PKG
- T TANDEM
- S STANDARD
- C COMPACT
- P PARALLEL PARKING STALL



SITE PLAN

A0.53



1 LOOKING SOUTHWEST



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 90017
 P.213.418.0201

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 HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

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RENDERING

A0.61



1 LOOKING SOUTHEAST ALONG HOLLYWOOD BLVD



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RENDERING

A0.62

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

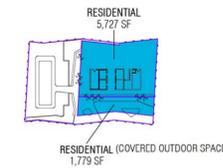
OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
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GROSS BUILDING AREA PLANS

A01.03



4 LVL 13



3 LVL 8-12



2 LVL 7



1 LVL 6



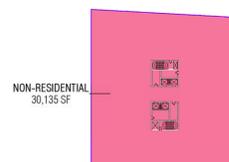
6 LVL 15-35



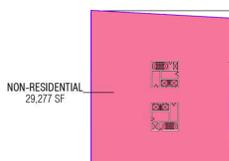
5 LVL 14



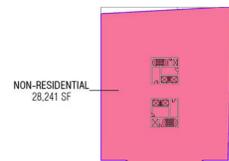
10 OFFICE LVL 06



9 OFFICE LVL 05



8 OFFICE LVL 04



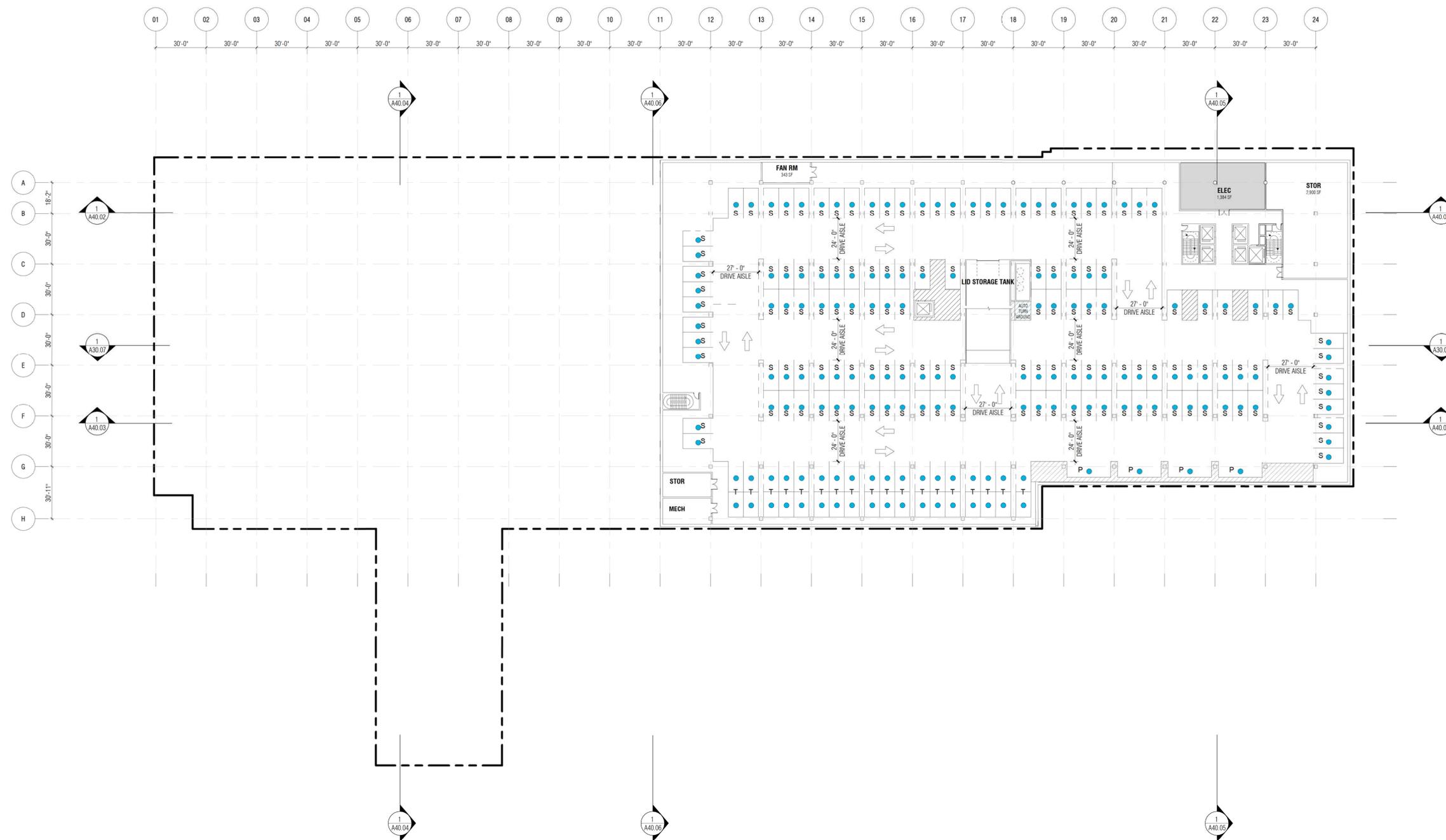
7 OFFICE LVL 03



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1 LEVEL P3
 1/32" = 1'-0" RE: 1/A30.01

| Level | Program Type | Type Comments | Count | Cars |
|--------------------------|--------------|---------------|-------|------|
| LVL P3 | RESIDENTIAL | PARALLEL | 4 | 4 |
| LVL P3 | RESIDENTIAL | STANDARD | 134 | 134 |
| LVL P3 | RESIDENTIAL | TANDEM | 18 | 36 |
| | | | 156 | 174 |
| Level P3 - Total Parking | | | 156 | 174 |

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BIKE PARKING - LONG TERM
- RETAIL PARKING
- F&B PARKING
- OFFICE PARKING
- RESIDENTIAL PARKING
- AUTOMOTIVE DEALERSHIP PKG
- TANDEM
- STANDARD
- COMPACT
- PARALLEL PARKING STALL

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FLOOR PLAN - LEVEL P3

A20.01

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HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

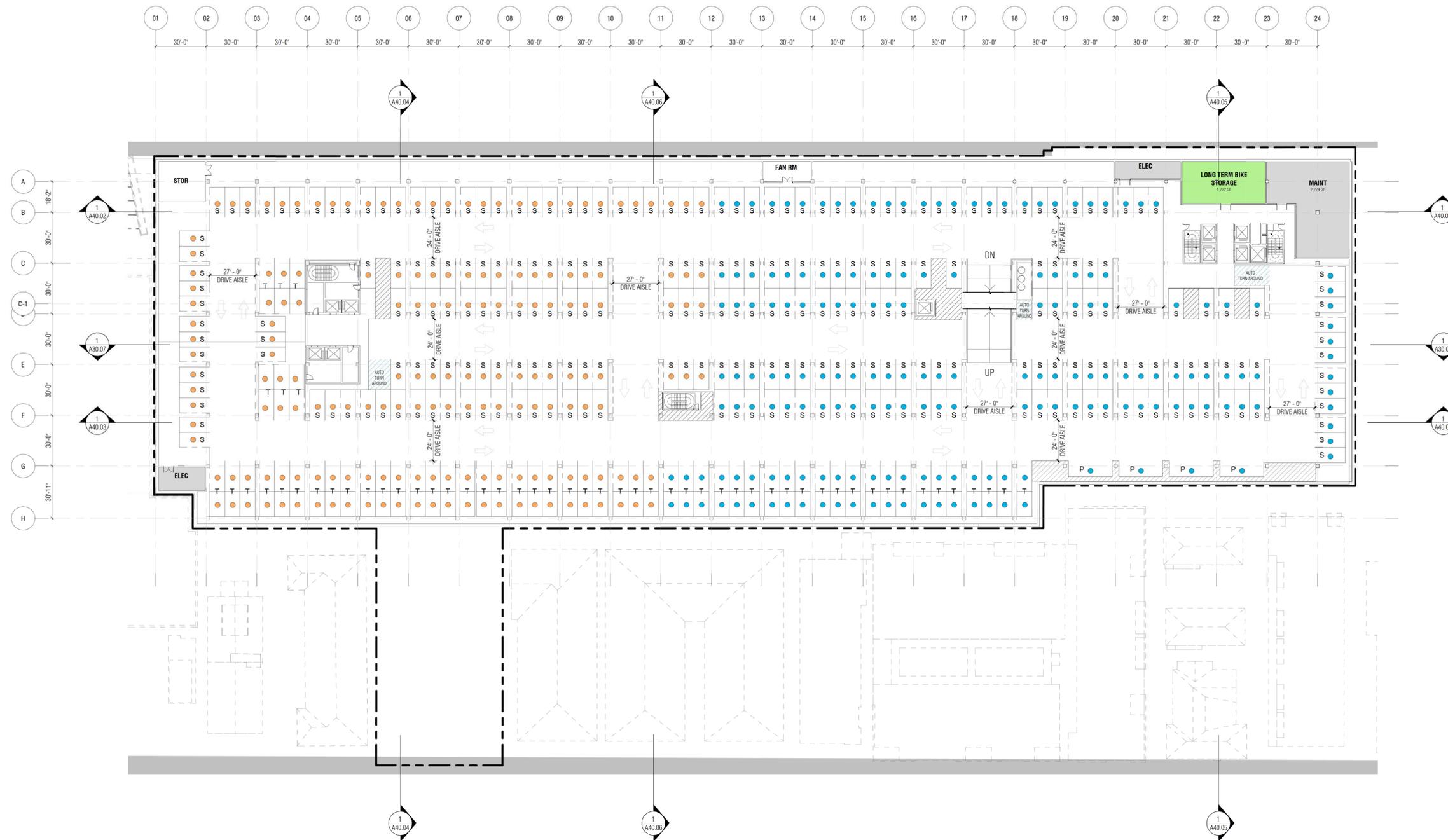
| # | DESCRIPTION | DATE |
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| 1 | Entitlement Set | 9/12/2022 |

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FLOOR PLAN - LEVEL P2

A20.02



1 LEVEL P2
1/32" = 1'-0" RE: 1/A30.01

| Level | Program Type | Type Comments | Count | Cars |
|--------------------------|---------------------|---------------|-------|------|
| LVL P2 | OFFICE | STANDARD | 113 | 113 |
| LVL P2 | OFFICE | TANDEM | 33 | 66 |
| LVL P2 | RESIDENTIAL LOBBY | PARALLEL | 4 | 4 |
| LVL P2 | RESIDENTIAL AMENITY | STANDARD | 139 | 139 |
| LVL P2 | RESIDENTIAL | TANDEM | 22 | 44 |
| Level P2 - Total Parking | | | 165 | 187 |
| | | | 311 | 366 |

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BIKE PARKING - LONG TERM
- RETAIL PARKING
- ▲ F&B PARKING
- OFFICE PARKING
- RESIDENTIAL PARKING
- ★ AUTOMOTIVE DEALERSHIP PKG
- T TANDEM
- S STANDARD
- C COMPACT
- P PARALLEL PARKING STALL

6000 HOLLYWOOD BLVD.

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OU PROJECT NO: 22.004.000

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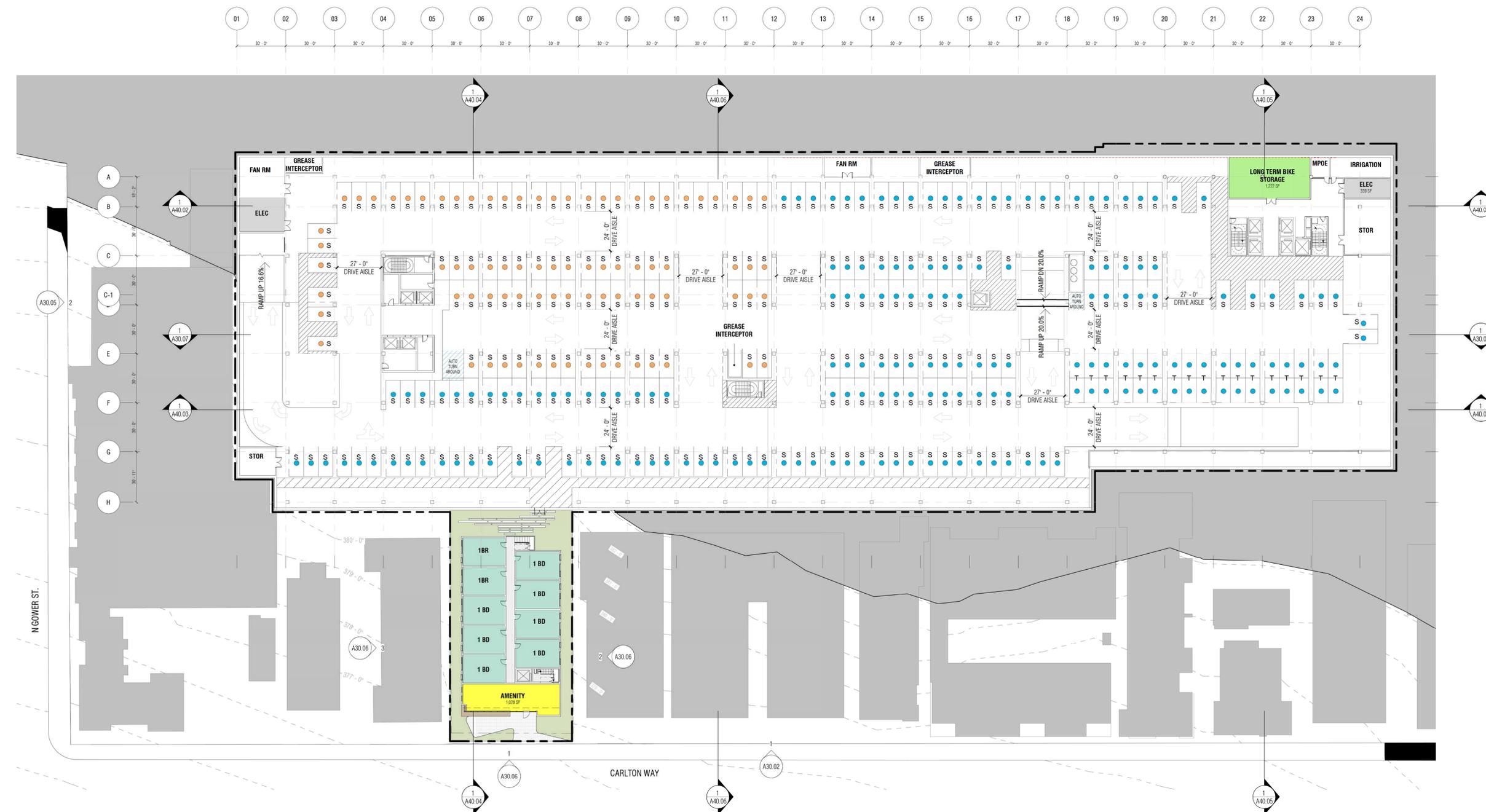


FLOOR PLAN - LEVEL P1

A20.03

1 LEVEL P1 / CARLTON GROUND FLOOR

1/32" = 1'-0" RE: 1/A30.01



| Level | Program Type | Type Comments | Count | Cars |
|--------------------------|--------------|---------------|-------|------|
| LVL P1 | OFFICE | STANDARD | 83 | 83 |
| LVL P1 | RESIDENTIAL | STANDARD | 152 | 152 |
| LVL P1 | RESIDENTIAL | TANDEM | 17 | 34 |
| Level P1 - Total Parking | | | 169 | 169 |
| | | | 252 | 252 |

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BIKE PARKING - LONG TERM
- RETAIL PARKING
- ▲ F&B PARKING
- ▲ OFFICE PARKING
- RESIDENTIAL PARKING
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FLOOR PLAN - LEVEL 01

A21.01G



1 HOLLYWOOD BLVD GROUND FLOOR / CARLTON 2ND FLOOR
1/32" = 1'-0" RE: 1/A30.01

| PARKING SCHEDULE - LEVEL 1 | | | | |
|----------------------------|-------------------|---------------|-------|------|
| Level | Program Type | Type Comments | Count | Cars |
| GROUND LEVEL | F&B | STANDARD | 5 | 8 |
| GROUND LEVEL | F&B | TANDEM | 18 | 36 |
| GROUND LEVEL | F&B | TANDEM | 26 | 44 |
| GROUND LEVEL | RETAIL | STANDARD | 34 | 34 |
| GROUND LEVEL | RETAIL | TANDEM | 9 | 18 |
| GROUND LEVEL | RETAIL | TANDEM | 43 | 52 |
| GROUND LEVEL | RETAIL DEALERSHIP | STANDARD | 14 | 14 |
| GROUND LEVEL | RETAIL DEALERSHIP | TANDEM | 24 | 48 |
| | | | 38 | 62 |
| Level 1 - Total Parking | | | 107 | 158 |

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BIKE PARKING - LONG TERM
- RETAIL PARKING
- F&B PARKING
- OFFICE PARKING
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- TANDEM
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- COMPACT
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FLOOR PLAN - LEVEL 03

A21.03



1 HOLLYWOOD BLVD LEVEL 3 UPPER TERRACE / CARLTON WAY 4TH FLOOR

1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
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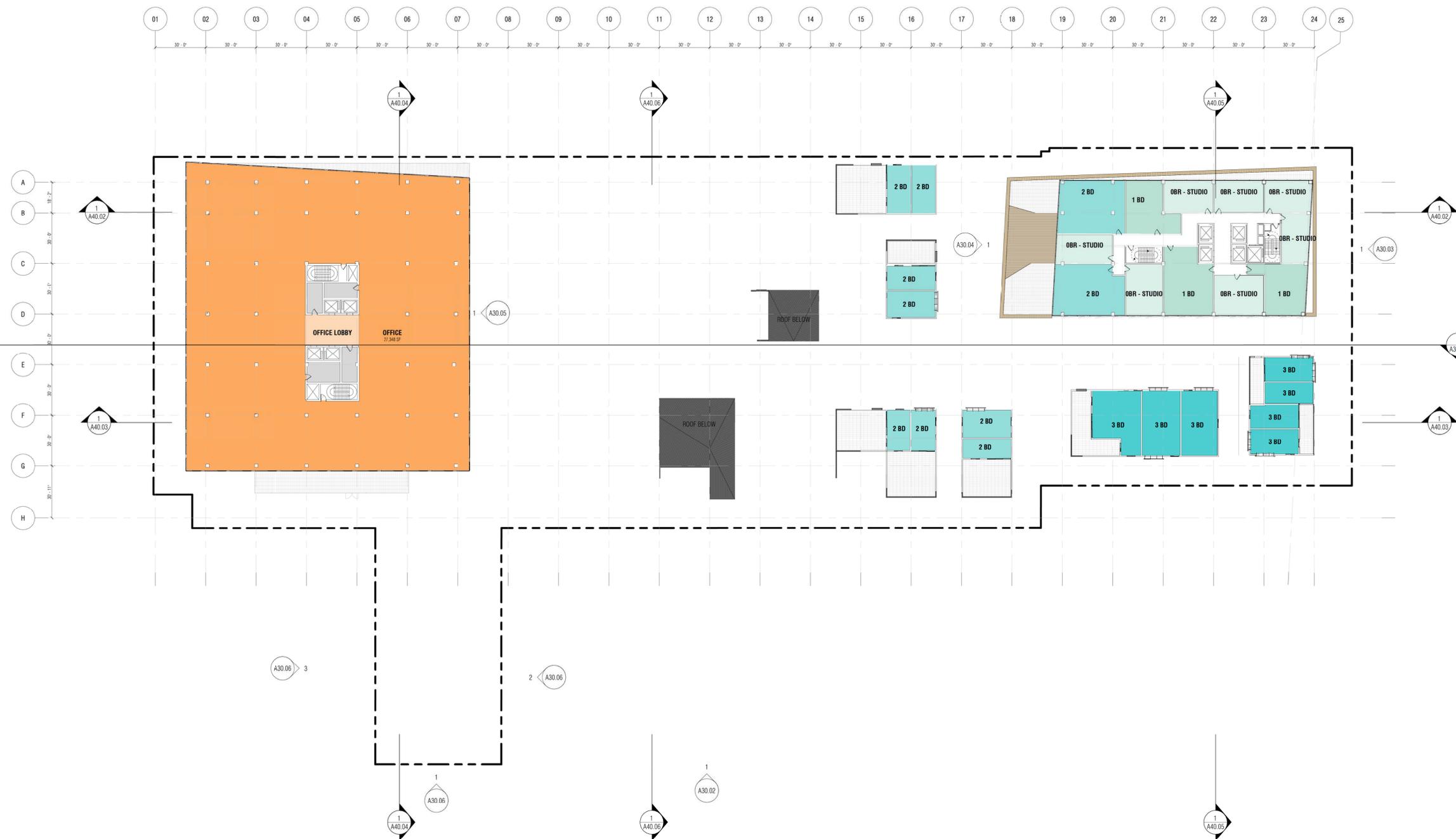
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FLOOR PLAN - LEVEL 05

A21.05



1 LEVEL 5
1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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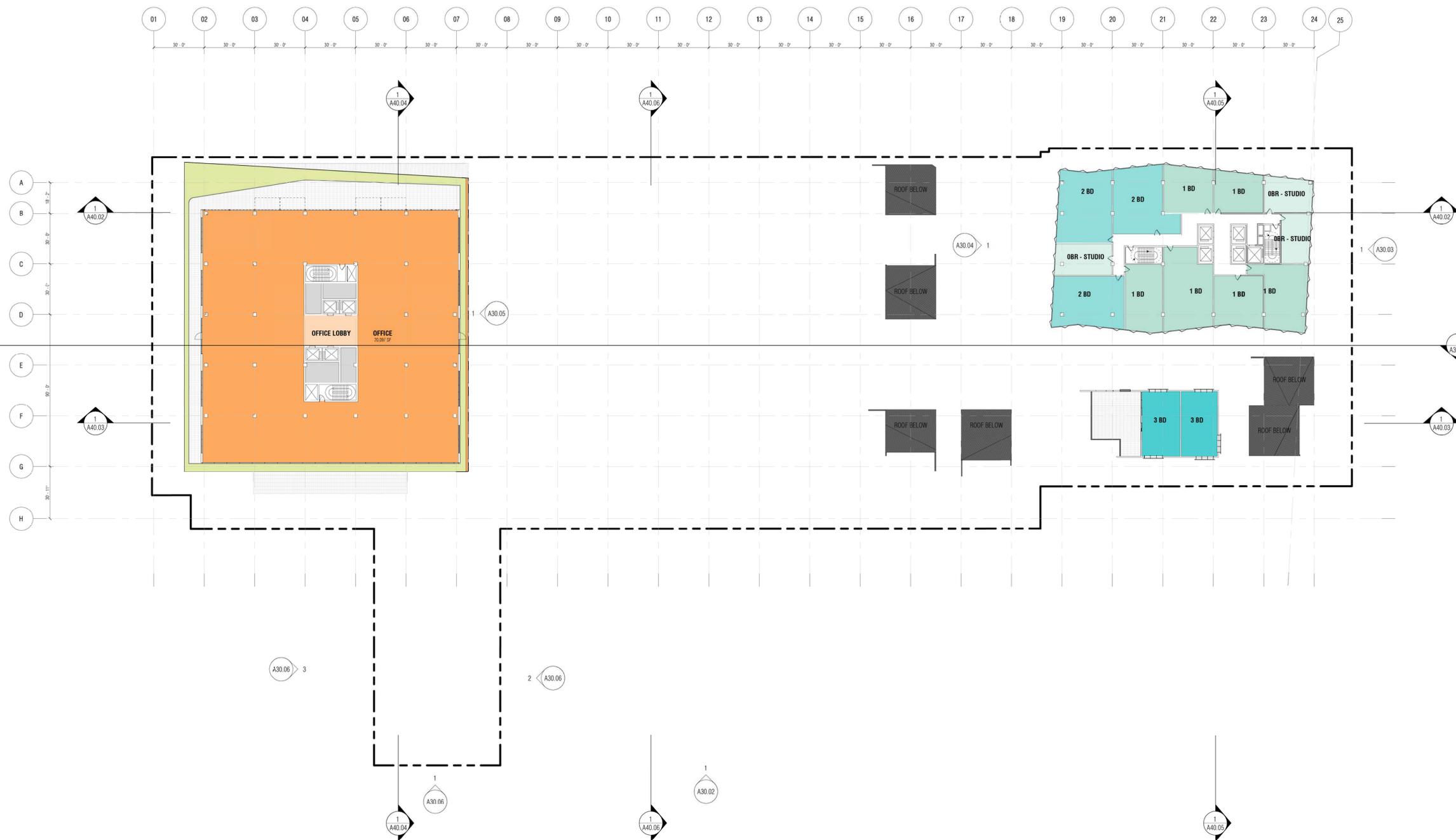
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FLOOR PLAN - LEVEL 06

A21.06



1 LEVEL 6
1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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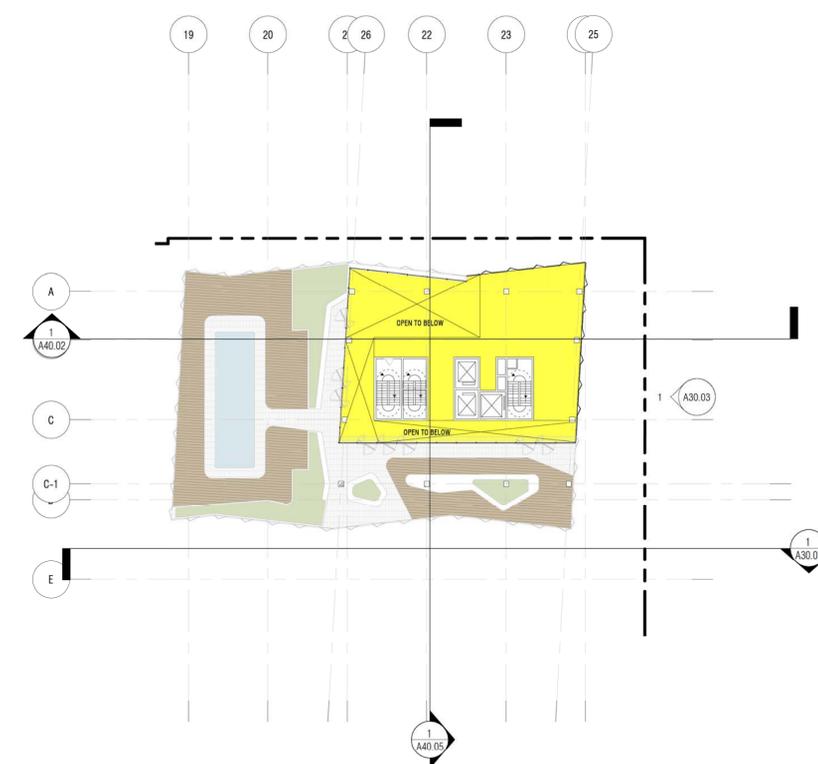
FLOOR PLAN - LEVEL 12 -15, 24, 32

A21.08

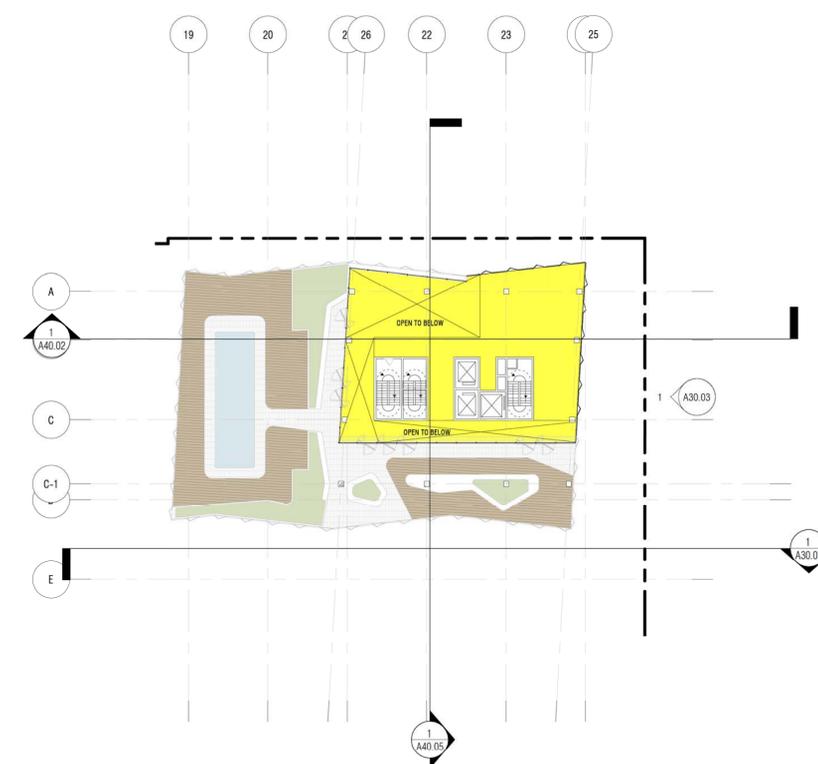
2 LEVEL 13 - POOL DECK
1/32" = 1'-0" RE: 1/A30.01



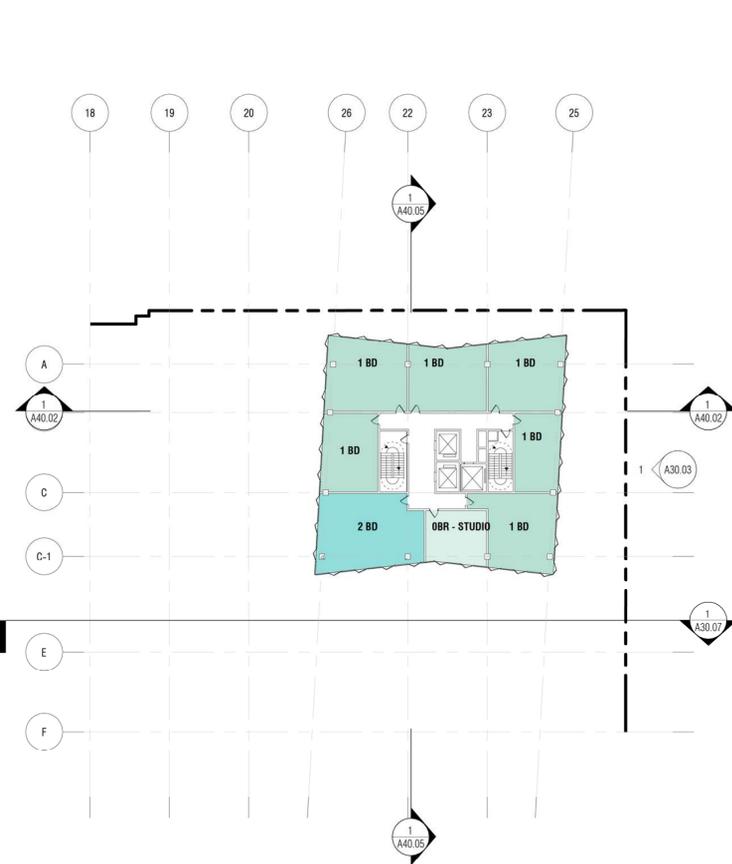
4 LEVEL 15
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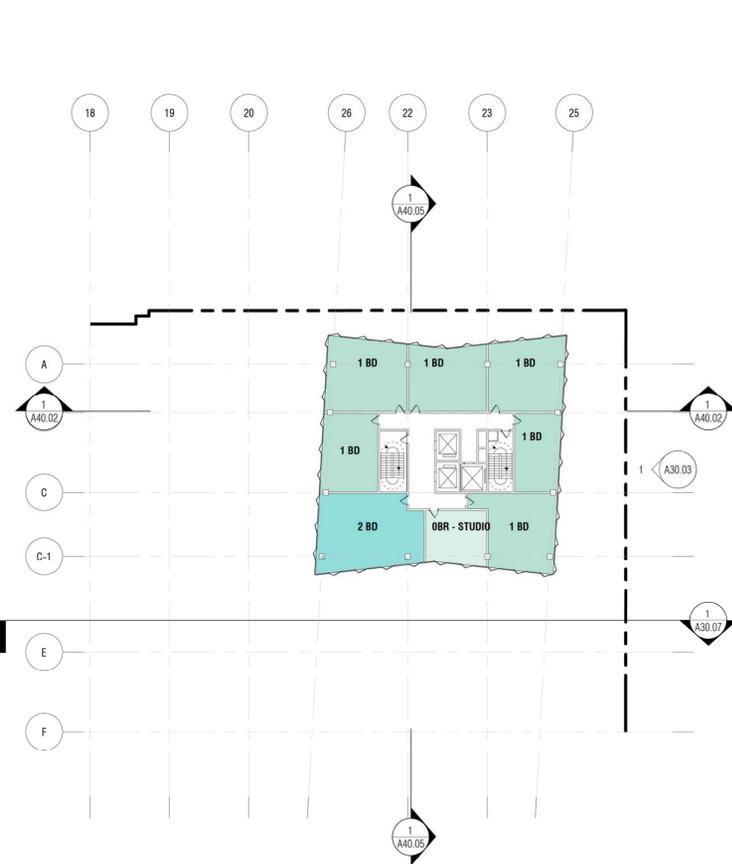
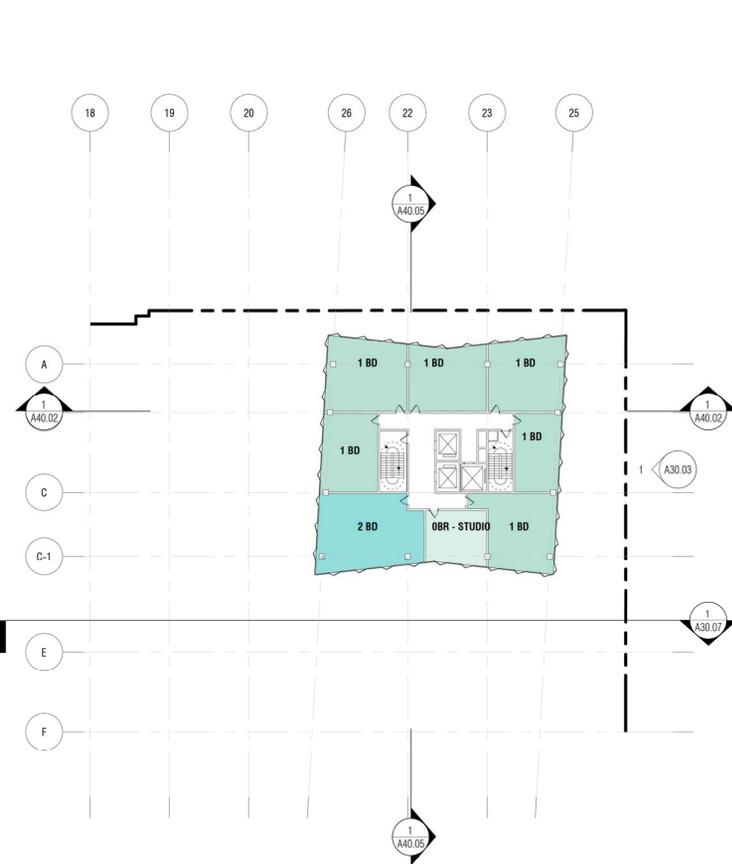
3 LEVEL 14
1/32" = 1'-0" RE: 1/A30.01



6 LEVEL 28 - 35 (TYPICAL)
1/32" = 1'-0" RE: 1/A30.01



5 LEVEL 16 - 27 (TYPICAL)
1/32" = 1'-0" RE: 1/A30.01



01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24



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 P.310.730.6698

RELM LANDSCAPE
 617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
 P.213.673.4400

KPFF CIVIL
 700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
 P.213.418.0201



▼ T.O. OFFICE MECHANICAL
498'-0"

▼ OFFICE ROOF
483'-0"

▼ OFFICE LVL 06
468'-0"

▼ OFFICE LVL 05
453'-0"

▼ OFFICE LVL 04
438'-0"

▼ OFFICE LVL 03
423'-0"

▼ T.O. TOWER MECHANICAL
797'-0"

▼ ROOF PLAN
782'-0"

▼ LVL 35
771'-0"

▼ LVL 34
760'-0"

▼ LVL 33
749'-0"

▼ LVL 32
738'-0"

▼ LVL 31
727'-0"

▼ LVL 30
716'-0"

▼ LVL 29
705'-0"

▼ LVL 28
694'-0"

▼ LVL 27
683'-0"

▼ LVL 26
672'-0"

▼ LVL 25
661'-0"

▼ LVL 24
650'-0"

▼ LVL 23
639'-0"

▼ LVL 22
628'-0"

▼ LVL 21
617'-0"

▼ LVL 20
606'-0"

▼ LVL 19
595'-0"

▼ LVL 18
584'-0"

▼ LVL 17
573'-0"

▼ LVL 16
562'-0"

▼ LVL 15
551'-0"

▼ LVL 14
540'-0"

▼ LVL 13
529'-0"

▼ LVL 12
518'-0"

▼ LVL 11
507'-0"

▼ LVL 10
496'-0"

▼ LVL 9
485'-0"

▼ LVL 8
474'-0"

▼ LVL 7
463'-0"

▼ LVL 6
452'-0"

▼ LVL 5
441'-0"

▼ LVL 4
430'-0"

▼ LVL 3 UPPER TERRACE
419'-0"

▼ LVL 2 FLOWER TERRACE
408'-0"

▼ LVL 1 MEZZ
396'-0"

▼ GROUND LEVEL
388'-0"

▼ LVL P1
378'-0"

▼ LVL P2
368'-0"

▼ LVL P3
358'-0"

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
 HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
|---|-----------------|-----------|
| 1 | Entitlement Set | 9/12/2022 |
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1 ELEVATION - SOUTH
 1/32" = 1'-0" RE: 1/AC.53

MATERIAL LEGEND

- EXTERIOR FINISHES
 REFER TO SHEET A51.01 FOR MATERIAL REFERENCES
- MP-1: METAL WALL PANEL
 - MP-2: METAL WALL PANEL
 - MP-3: METAL WALL PANEL
 - MP-4: METAL WALL PANEL
 - MP-5: GRAY METAL PANEL
 - MP-6: GRAY METAL PANEL
 - MN-1: MESH NET
 - WP-1: GLASS FIBER CEMENT BOARD
 - CONC-2: CAST IN PLACE CONCRETE
 - GL-1: INSULATED GLASS LOW-E HIGH PERFORMANCE

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 CONSTRUCTION**



EXTERIOR BUILDING ELEVATIONS

A30.02



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P.213.673.4400

KPFF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
P.213.418.0201

- ▼ T.O. OFFICE MECHANICAL 498' - 0"
- ▼ OFFICE ROOF 483' - 0"
- ▼ OFFICE LVL 06 468' - 0"
- ▼ OFFICE LVL 05 453' - 0"
- ▼ OFFICE LVL 04 438' - 0"
- ▼ OFFICE LVL 03 423' - 0" UPPER TERRACE 419' - 0"
- ▼ LVL 2 / LOWER TERRACE 408' - 0"
- ▼ LVL 1 MEZZ 398' - 0"
- ▼ GROUNDLEVEL 388' - 0"
- ▼ LVL P1 378' - 0"
- ▼ LVL P2 368' - 0"
- ▼ LVL P3 358' - 0"



2 ELEVATION - OFFICE WEST
1/32" = 1'-0" RE: 1/AC.53

- ▼ T.O. OFFICE MECHANICAL 498' - 0"
- ▼ OFFICE ROOF 483' - 0"
- ▼ OFFICE LVL 06 468' - 0"
- ▼ OFFICE LVL 05 453' - 0"
- ▼ OFFICE LVL 04 438' - 0"
- ▼ OFFICE LVL 03 423' - 0" UPPER TERRACE 419' - 0"
- ▼ LVL 2 / LOWER TERRACE 408' - 0"
- ▼ LVL 1 MEZZ 398' - 0"
- ▼ GROUNDLEVEL 388' - 0"
- ▼ LVL P1 378' - 0"
- ▼ LVL P2 368' - 0"
- ▼ LVL P3 358' - 0"



1 ELEVATION - OFFICE EAST
1/32" = 1'-0" RE: 1/AC.53

MATERIAL LEGEND

- EXTERIOR FINISHES
REFER TO SHEET A51.01 FOR MATERIAL REFERENCES
- MP-1: METAL WALL PANEL
 - MP-2: METAL WALL PANEL
 - MP-3: METAL WALL PANEL
 - MP-4: METAL WALL PANEL
 - MP-5: GRAY METAL PANEL
 - MP-6: GRAY METAL PANEL
 - MN-1: MESH NET
 - WP-1: GLASS FIBER CEMENT BOARD
 - CONC-2: CAST IN PLACE CONCRETE
 - GL-1: INSULATED GLASS LOW-E HIGH PERFORMANCE

| # | DESCRIPTION | DATE |
|---|-----------------|-----------|
| 1 | Entitlement Set | 9/12/2022 |
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**PRELIMINARY
NOT FOR
CONSTRUCTION**



EXTERIOR BUILDING ELEVATIONS

A30.05



OFFICE UNTITLED ARCHITECT
 4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
 P.310.730.6698

RELM LANDSCAPE
 617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
 P.213.673.4400

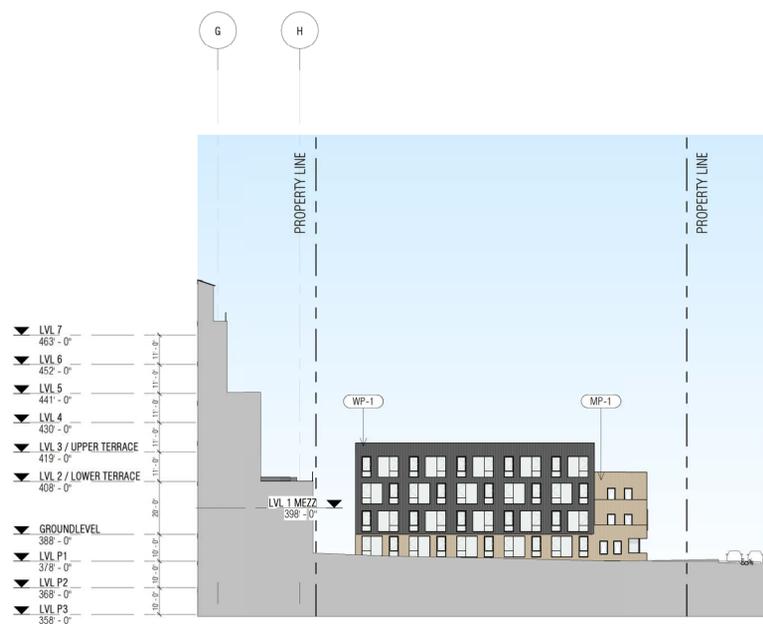
KPFF CIVIL
 700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
 90017
 P.213.418.0201

6000 HOLLYWOOD BLVD.

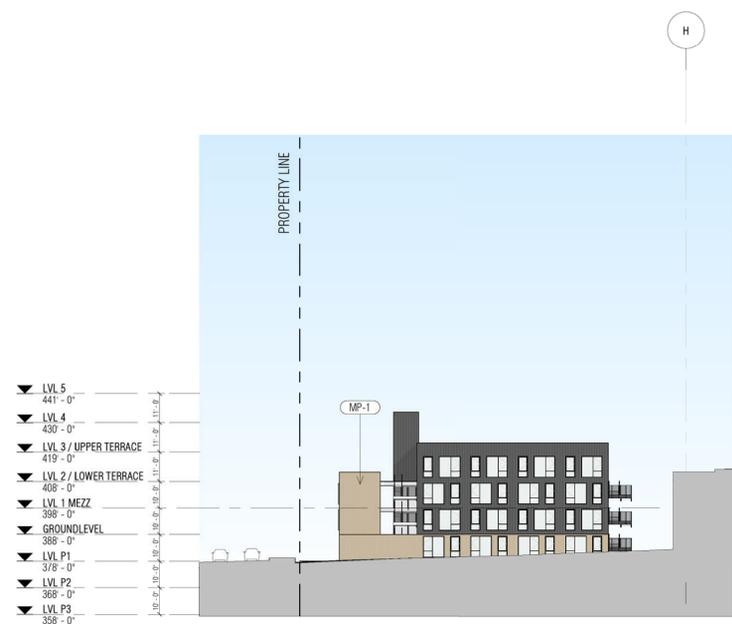
6000 HOLLYWOOD BLVD.
 HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

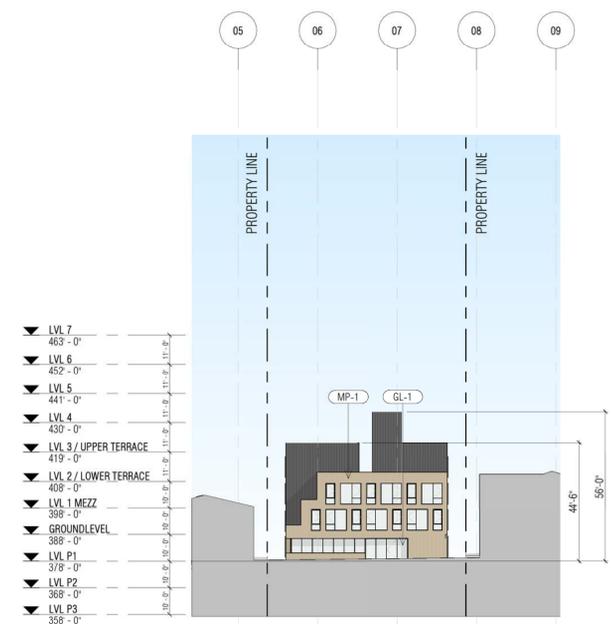
| # | DESCRIPTION | DATE |
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| 1 | Entitlement Set | 9/12/2022 |
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3 ELEVATION - CARLTON WEST
 1/32" = 1'-0" RE: 1/AC.53



2 ELEVATION - CARLTON EAST
 1/32" = 1'-0" RE: 1/A0.53



1 ELEVATION - CARLTON SOUTH
 1/32" = 1'-0" RE: 1/A0.53

MATERIAL LEGEND

- EXTERIOR FINISHES
 REFER TO SHEET A51.01 FOR MATERIAL REFERENCES
- | | |
|--|--------------------------------|
| MP-1: METAL WALL PANEL | MP-5: GRAY METAL PANEL |
| MP-2: METAL WALL PANEL | MP-6: GRAY METAL PANEL |
| MP-3: METAL WALL PANEL | |
| MP-4: METAL WALL PANEL | MN-1: MESH NET |
| CONC-2: CAST IN PLACE CONCRETE | WP-1: GLASS FIBER CEMENT BOARD |
| GL-1: INSULATED GLASS LOW-E HIGH PERFORMANCE | |

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



EXTERIOR BUILDING ELEVATIONS

A30.06

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
|---|-----------------|-----------|
| 1 | Entitlement Set | 9/12/2022 |

**PRELIMINARY
NOT FOR
CONSTRUCTION**



BUILDING SECTIONS

A40.02

- ▼ T.O. OFFICE MECHANICAL
498' - 0"
- ▼ OFFICE ROOF
483' - 0"
- ▼ OFFICE LVL 06
468' - 0"
- ▼ OFFICE LVL 05
453' - 0"
- ▼ OFFICE LVL 04
438' - 0"
- ▼ OFFICE LVL 03
423' - 0"

N. GOWER ST.

PROPERTY LINE

PROPERTY LINE

- ▼ T.O. TOWER MECHANICAL
797' - 0"
- ▼ ROOF PLAN
782' - 0"
- ▼ LVL 35
771' - 0"
- ▼ LVL 34
760' - 0"
- ▼ LVL 33
749' - 0"
- ▼ LVL 32
738' - 0"
- ▼ LVL 31
727' - 0"
- ▼ LVL 30
716' - 0"
- ▼ LVL 29
705' - 0"
- ▼ LVL 28
694' - 0"
- ▼ LVL 27
683' - 0"
- ▼ LVL 26
672' - 0"
- ▼ LVL 25
661' - 0"
- ▼ LVL 24
650' - 0"
- ▼ LVL 23
639' - 0"
- ▼ LVL 22
628' - 0"
- ▼ LVL 21
617' - 0"
- ▼ LVL 20
606' - 0"
- ▼ LVL 19
595' - 0"
- ▼ LVL 18
584' - 0"
- ▼ LVL 17
573' - 0"
- ▼ LVL 16
562' - 0"
- ▼ LVL 15
551' - 0"
- ▼ LVL 14
540' - 0"
- ▼ LVL 13
529' - 0"
- ▼ LVL 12
518' - 0"
- ▼ LVL 11
507' - 0"
- ▼ T.O. PARAPET
496' - 0"
- ▼ LVL 9
485' - 0"
- ▼ LVL 8
474' - 0"
- ▼ LVL 7
463' - 0"
- ▼ LVL 6
452' - 0"
- ▼ LVL 5
441' - 0"
- ▼ LVL 4
430' - 0"
- ▼ LVL 3 / UPPER TERRACE
419' - 0"
- ▼ LVL 2 / LOWER TERRACE
408' - 0"
- ▼ GROUNDLEVEL
388' - 0"
- ▼ LVL P1
376' - 0"
- ▼ LVL P2
368' - 0"
- ▼ LVL P3
358' - 0"

1 SECTION FACING NORTH THROUGH TOWER

1/32" = 1'-0" RE: 1/AC.53

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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6000 HOLLYWOOD BLVD.

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HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
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| 1 | Entitlement Set | 9/12/2022 |
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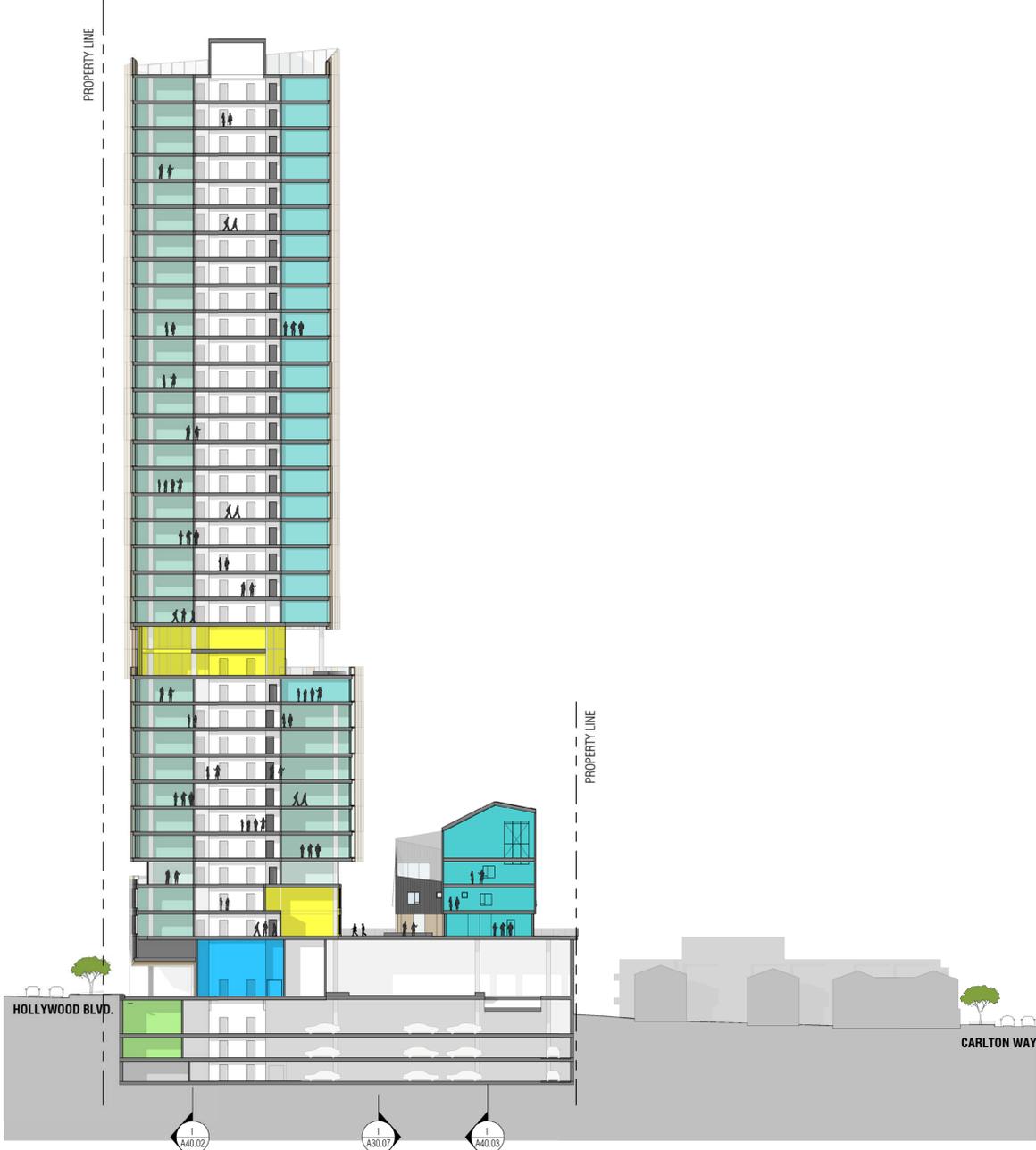
**PRELIMINARY
NOT FOR
CONSTRUCTION**



BUILDING SECTIONS

A40.05

- ▼ T.O. TOWER MECHANICAL 797'-0"
- ▼ ROOF PLAN 782'-0"
- ▼ LVL 35 771'-0"
- ▼ LVL 34 760'-0"
- ▼ LVL 33 749'-0"
- ▼ LVL 32 738'-0"
- ▼ LVL 31 727'-0"
- ▼ LVL 30 716'-0"
- ▼ LVL 29 705'-0"
- ▼ LVL 28 694'-0"
- ▼ LVL 27 683'-0"
- ▼ LVL 26 672'-0"
- ▼ LVL 25 661'-0"
- ▼ LVL 24 650'-0"
- ▼ LVL 23 639'-0"
- ▼ LVL 22 628'-0"
- ▼ LVL 21 617'-0"
- ▼ LVL 20 606'-0"
- ▼ LVL 19 595'-0"
- ▼ LVL 18 584'-0"
- ▼ LVL 17 573'-0"
- ▼ LVL 16 562'-0"
- ▼ LVL 15 551'-0"
- ▼ LVL 14 540'-0"
- ▼ LVL 13 529'-0"
- ▼ LVL 12 518'-0"
- ▼ LVL 11 507'-0"
- ▼ LVL 10 496'-0"
- ▼ LVL 9 485'-0"
- ▼ LVL 8 474'-0"
- ▼ LVL 7 463'-0"
- ▼ LVL 6 452'-0"
- ▼ LVL 5 441'-0"
- ▼ LVL 4 430'-0"
- ▼ LVL 3 / UPPER TERRACE 419'-0"
- ▼ LVL 2 / LOWER TERRACE 408'-0"
- ▼ LVL 1 MEZZ 398'-0"
- ▼ GROUND LEVEL 388'-0"
- ▼ LVL P1 378'-0"
- ▼ LVL P2 368'-0"
- ▼ LVL P3 358'-0"



1 SECTION FACING EAST THROUGH TOWER
1/32" = 1'-0" RE: 1/AC.53

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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6000 HOLLYWOOD BLVD.

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HOLLYWOOD, CA 90028

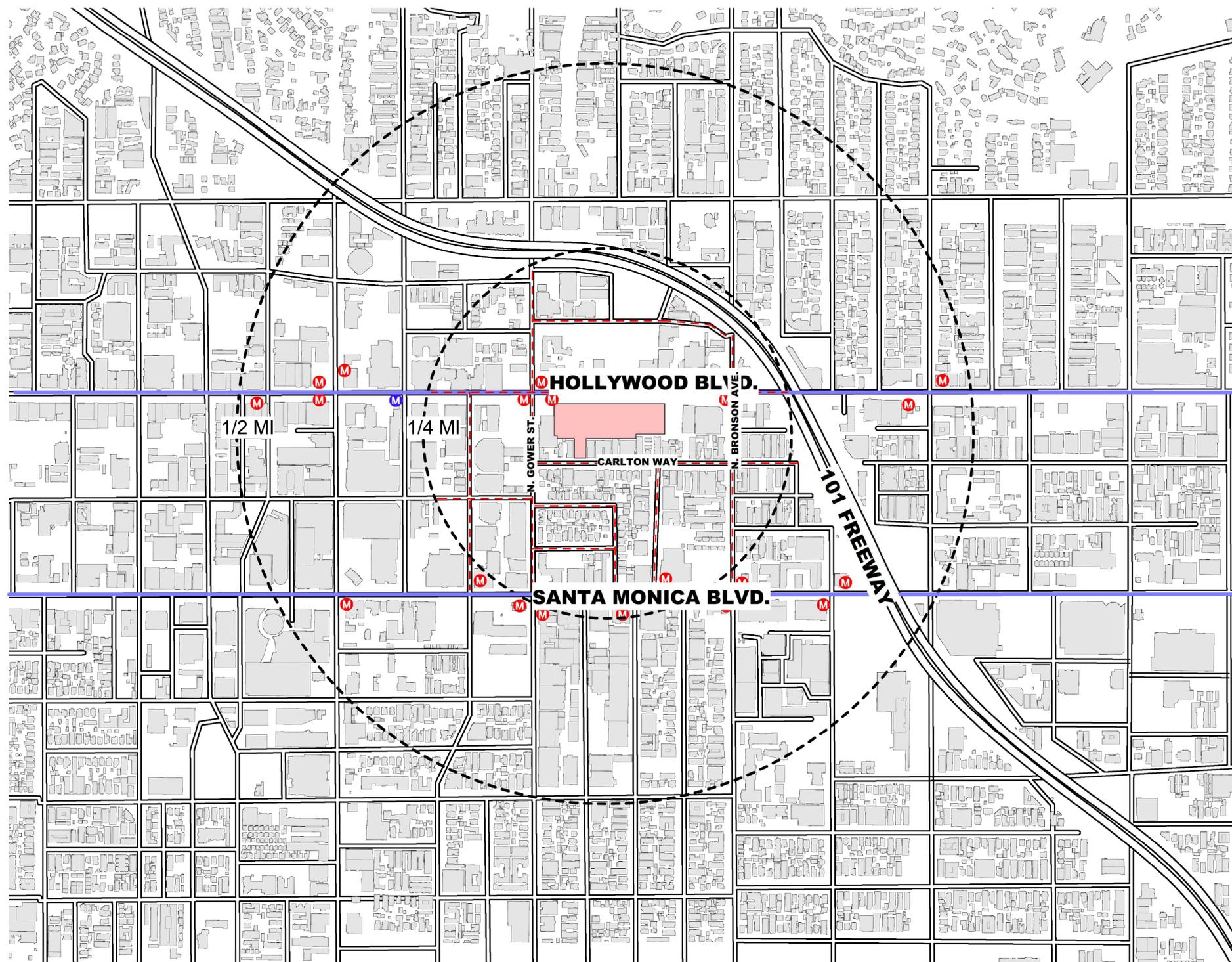
OU PROJECT NO: 22.004.000

| # | DESCRIPTION | DATE |
|---|-----------------|-----------|
| 1 | Entitlement Set | 9/12/2022 |

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PEDESTRIAN/VEHICULAR
CIRCULATION

A80.01



1 PEDESTRIAN CONNECTIVITY

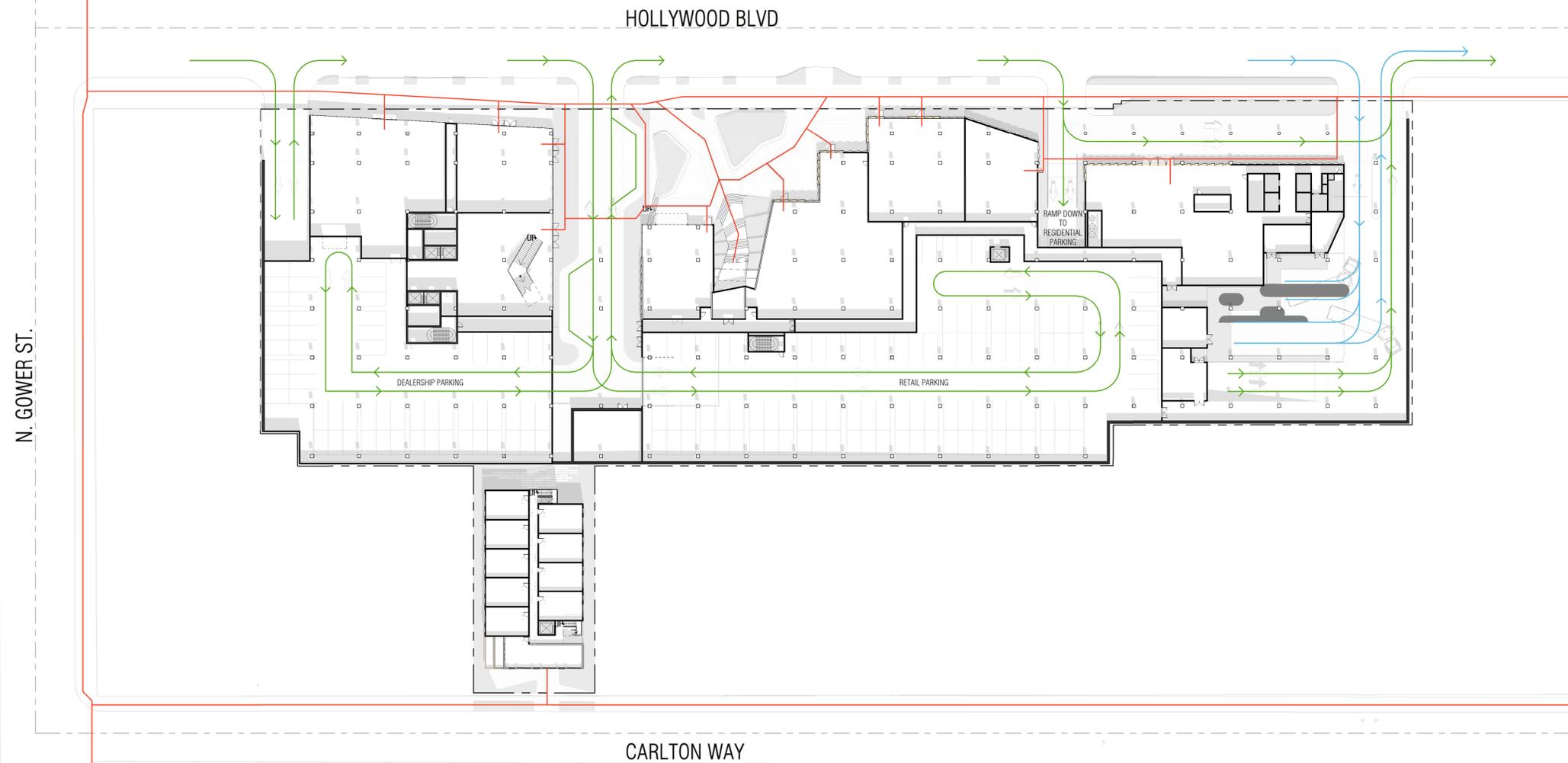
- AVENUE I
- AVENUE II
- AVENUE III
- - - PEDESTRIAN PATH
- M METRO BUS STOP
- M METRO RAIL STOP



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**PRELIMINARY
NOT FOR
CONSTRUCTION**



SITE CIRCULATION DIAGRAM

A80.02

1 SITE CIRCULATION
1" = 40'-0" RE: 1/A30.01

- LEGEND**
- PEDESTRIAN CIRCULATION
 - VEHICLE CIRCULATION
 - ONE WAY FIRE LANE/SERVICE VEHICLE CIRCULATION



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**PRELIMINARY
NOT FOR
CONSTRUCTION**



SITE CIRCULATION DIAGRAM

A80.03



1 SITE CIRCULATION - PODIUM LEVEL

1" = 40'-0" RE: 1/A30.01

LEGEND

- PEDESTRIAN CIRCULATION
- VEHICLE CIRCULATION
- ONE WAY FIRE LANE/SERVICE VEHICLE CIRCULATION



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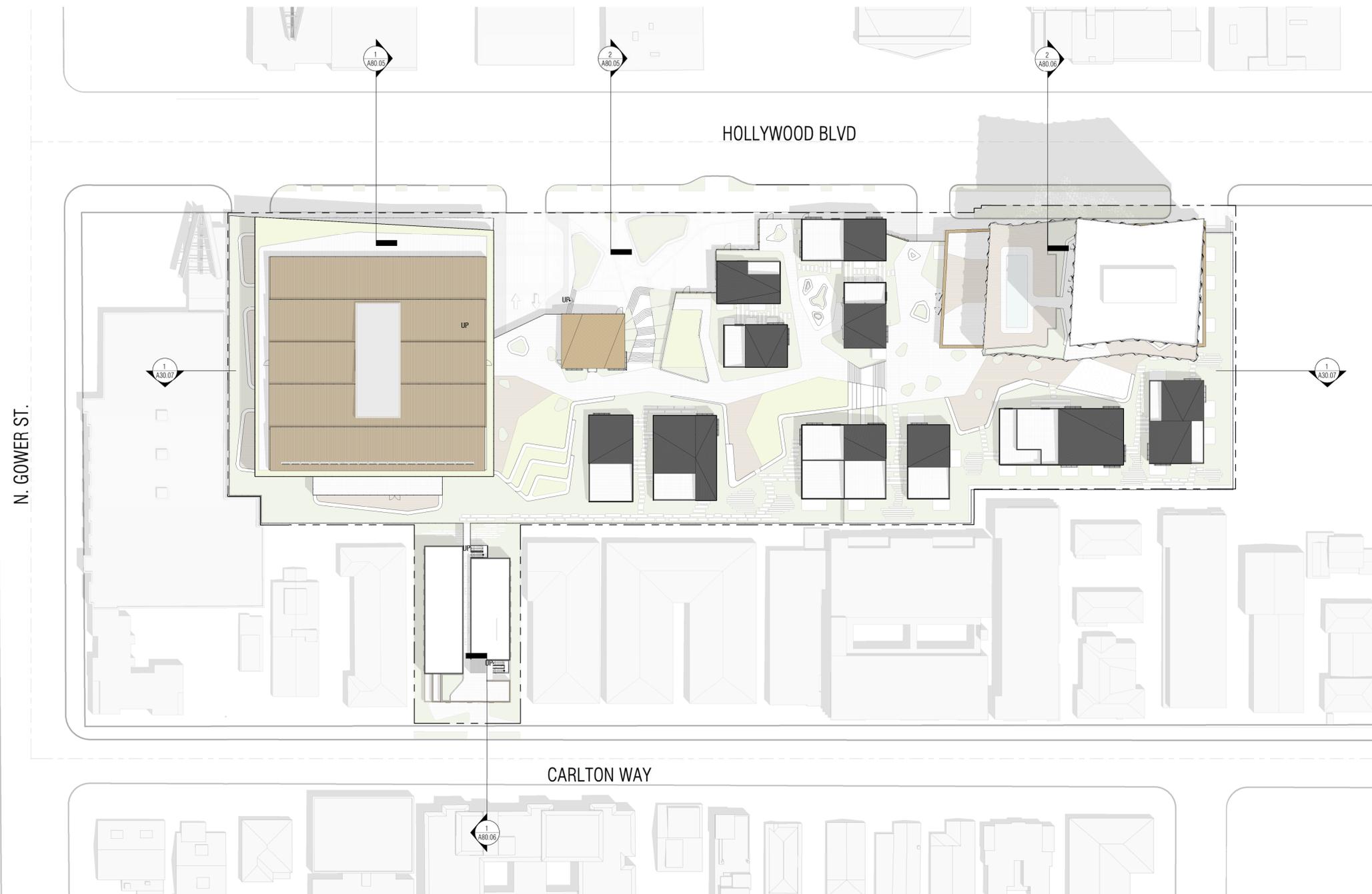
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| 1 | Entitlement Set | 9/12/2022 |
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**PRELIMINARY
NOT FOR
CONSTRUCTION**



HIGHWAY DEDICATION REFERENCE
PLAN

A80.04



1 HIGHWAY DEDICATION REFERENCE PLAN

1" = 40'-0" RE: 1/A80.01

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 24, 2023

TO: Subdivision Committee Members

FROM: Department of City Planning, MAJOR PROJECTS SECTION

SUBJECT: **Subdivision Filing Notification and Distribution**

Case Number: VTT-83987-VHCA
Map Type: Tract Map
Map Stamp Date: 07/24/2023
Community Plan: Hollywood

Distribution Date: July 24, 2023
Application Filing Date: 02-06-2023
NC: Hollywood Studio District
Hillside: No

-
- | | |
|---|--|
| <input checked="" type="checkbox"/> Council District: 13 | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit |
| <input checked="" type="checkbox"/> Neighborhood Council (NC) | <input checked="" type="checkbox"/> Bureau of Street Lighting |
| <input checked="" type="checkbox"/> Bureau of Engineering | <input checked="" type="checkbox"/> Department of Recreation and Parks |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Grading | <input checked="" type="checkbox"/> Bureau of Sanitation |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Zoning | <input checked="" type="checkbox"/> LAUSD CEQA |
| <input checked="" type="checkbox"/> DWP Real Estate | <input checked="" type="checkbox"/> LAUSD Transportation |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering | <input checked="" type="checkbox"/> County Health Department |
| <input checked="" type="checkbox"/> Urban Forestry Land Development | <input checked="" type="checkbox"/> GIS |
| <input checked="" type="checkbox"/> Office of Historic Resources | <input type="checkbox"/> LADOT Dev Review - Valley |
| <input checked="" type="checkbox"/> Los Angeles Housing Department | <input checked="" type="checkbox"/> LADOT Dev Review - Citywide |

Hillside Projects/Haul Route Projects Only

-
- | | |
|---|---|
| <input type="checkbox"/> BSS – Haul Route Investigation and Enforcement | LADOT District Office |
| <input type="checkbox"/> Animal Regulation | <input type="checkbox"/> Central (CD 1, 9, 14) |
| | <input type="checkbox"/> Hollywood (CD 4, 10, 13) |
| | <input type="checkbox"/> Western (CD 5, 11) |
| | <input type="checkbox"/> East Valley (CD 3, 5, 6, 12) |
| | <input type="checkbox"/> Southern (CD 8, 15) |

RECOMMENDATION REPORTS DUE BY: September 01, 2023

Please send your reports to the following e-mail address: planning.majorprojects@lacity.org
Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached parcel map/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
Brenda Kahinju
for
Milena Zasadzien
Deputy Advisory Agency

MAJOR PROJECTS PROJECT PLANNING

planning.majorprojects@lacity.org

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Bss.urbanforestry@lacity.org

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laura.duong@lacity.org

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vicente.cordero@lacity.org

sheila.ahoraian@lacity.org

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dwpws.harbor@ladwp.com

dwpws.westvalley@ladwp.com

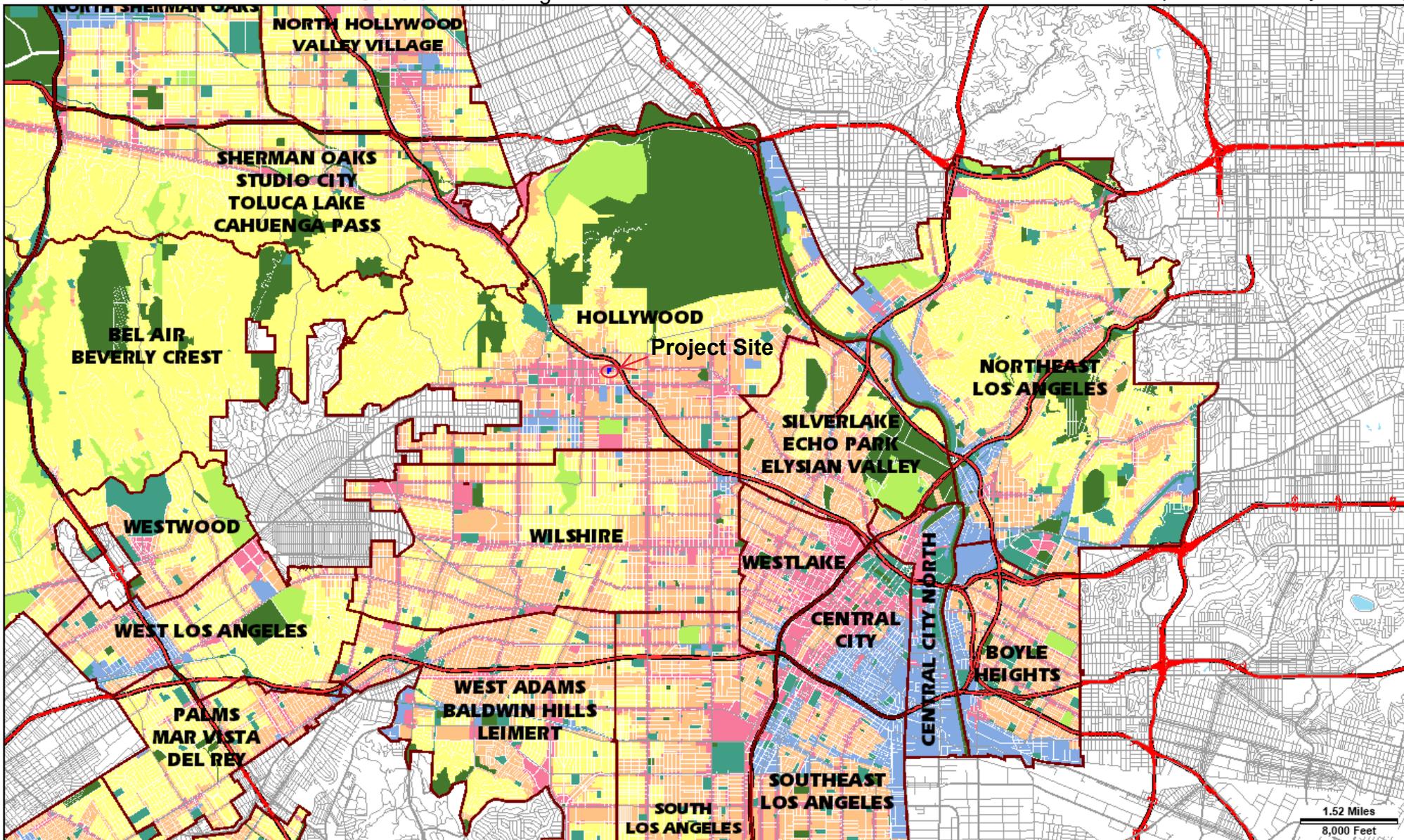
dwpws.western@ladwp.com

lafdhydrants@lacity.org

Claudia.Monterrosa@lacity.org

| |
|--|
| Marites.Cunanan@lacity.org |
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| ajmal.noorzayee@lacity.org |
| Darryl.Ford@lacity.org |
| ligaya.khennavong@lacity.org |
| rap.parkfees@lacity.org |
| meghan.luera@lacity.org |
| |
| bss.haulroute@lacity.org |
| CD 1, 9, 14 |
| CD 4, 10, 13 |
| CD 5, 11 |
| CD 3, 5, 6, 12 |
| CD 8, 15 |

Please let us know if we need to update any email/contact information for the committee members.

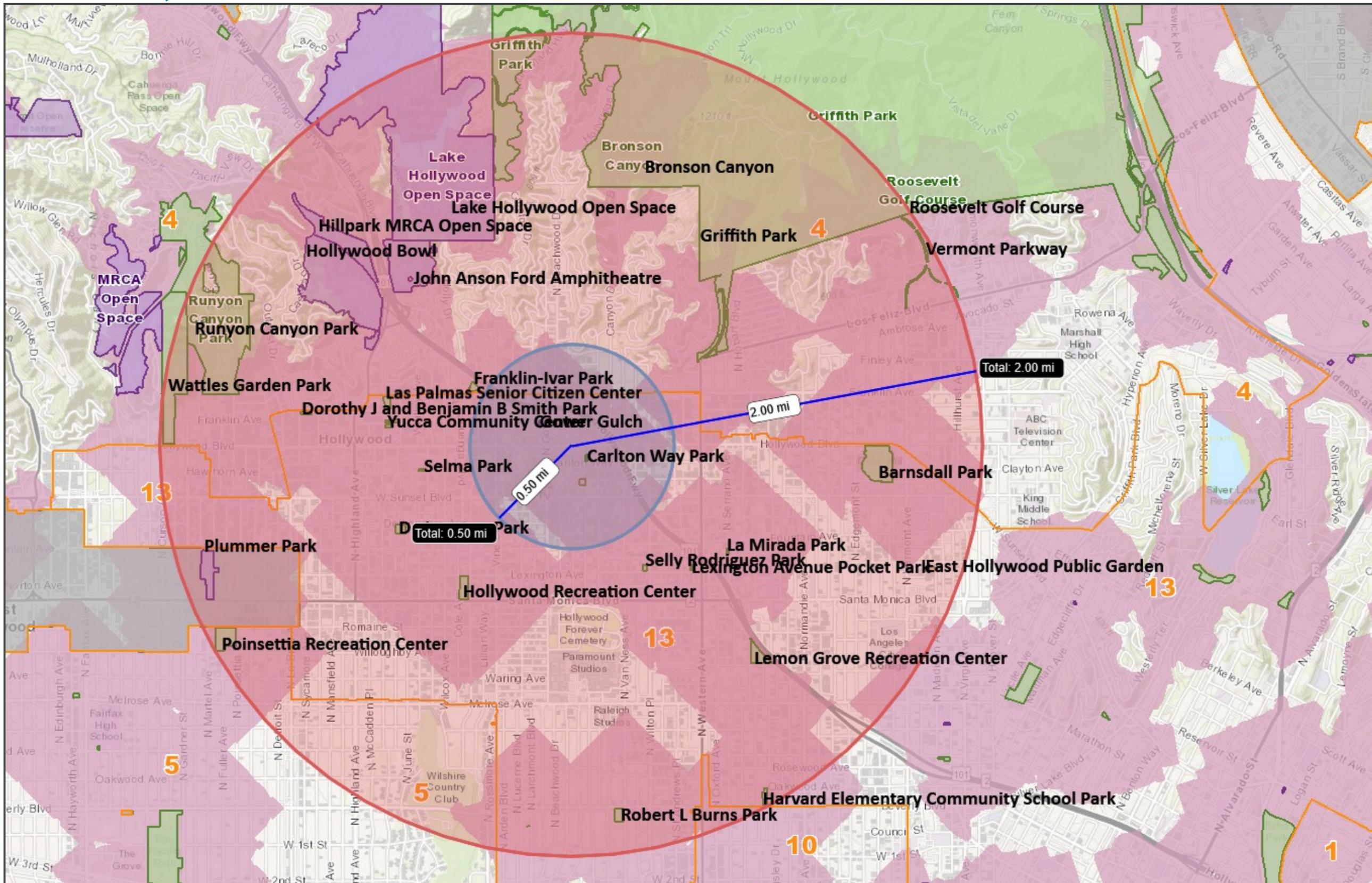


Address: 5950 W HOLLYWOOD BLVD
APN: 5545005005
PIN #: 148-5A191 179

Tract: BROKAW TRACT NO 2
Block: None
Lot: 8
Arb: None

Zoning: C4-1-SN
General Plan: Highway Oriented Commercial





LEGEND

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

NOTES



SCALE 1: 36,112

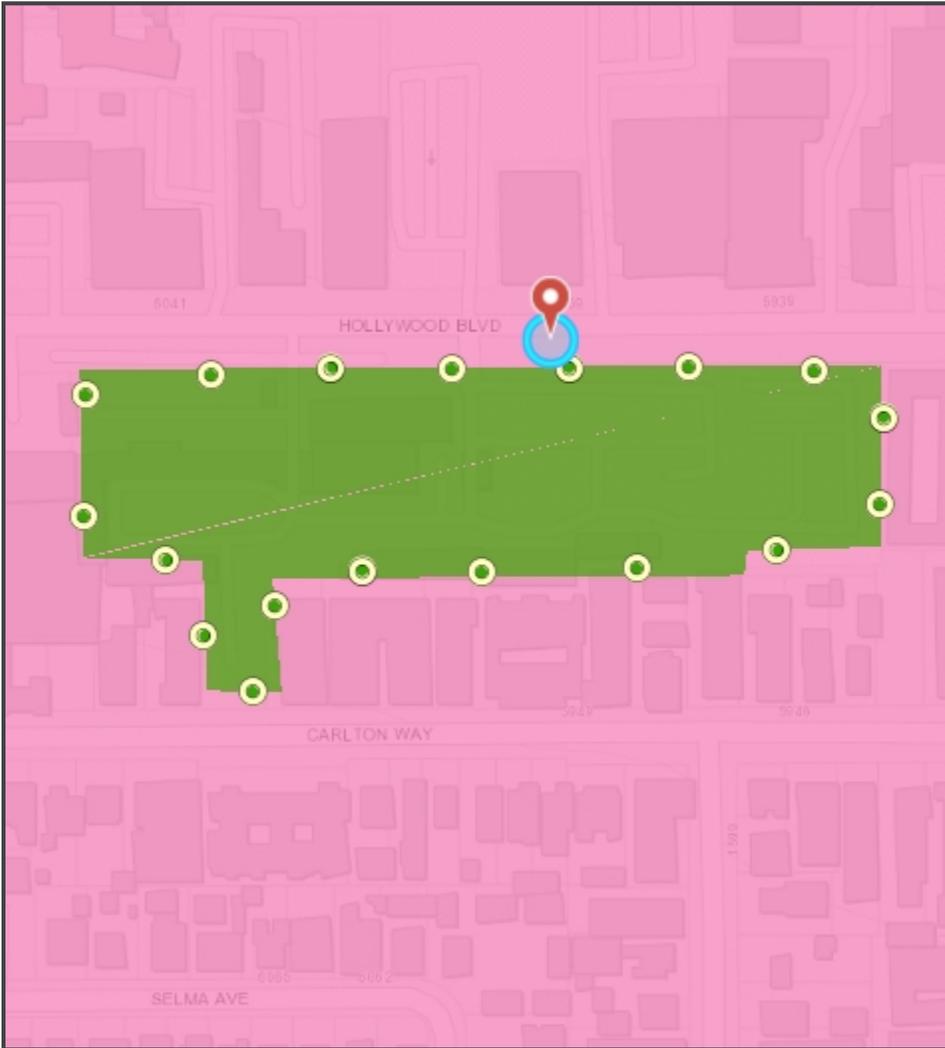
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Printed: 01/10/2023



**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83987

Description:

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

| | Total Residents Served: | Currently Non-Served Residents Served: |
|-------------------|-------------------------|--|
| Residents Served: | 12,212 | 1,445 |

| | Total Households Served: | Currently Non-Served Households Served: |
|--------------------|--------------------------|---|
| Households Served: | 6,295 | 661 |

Residents Served by Age

| | | |
|------------------|-------|-------|
| Under Age 5: | 356 | 68 |
| Age 5 to 9: | 331 | 79 |
| Age 10 to 14: | 341 | 56 |
| Age 15 to 17: | 307 | 60 |
| Age 18 to 64: | 9,253 | 1,030 |
| Age 65 and Over: | 1,624 | 152 |

Households Served by Annual Income

| | | |
|-----------------------|-------|-----|
| Under \$25,000: | 2,700 | 244 |
| \$25,000 to \$34,999: | 605 | 30 |
| \$35,000 to \$49,999: | 801 | 156 |
| \$50,000 to \$74,999: | 1,012 | 123 |
| \$75,000 and Over: | 1,177 | 108 |

Source: Census/ACS 2010