

APPROVED

July 20 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-134

DATE July 20, 2023

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83914-CN-HCA –
RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION
OR IN-LIEU PARK FEE PAYMENT

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	For 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Approved X Disapproved _____ Withdrawn _____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) 83914-CN-HCA (Project) to provide a land dedication or a combination of land dedication and in-lieu fee payment 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

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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.

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 Parks Commissioners (Board), 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 3100 West Wilshire Boulevard in the Koreatown community of the City. The Project, as currently proposed, includes the construction of a 33-story tower with 297 residential condominium units, of which 33 will be restricted as affordable, as well as 7,110 feet of outdoor dining and commercial uses, and subterranean parking. The Project will integrate and maintain the existing commercial building.

The Project also includes 18,494 square feet of common open space in the form of a Level 7 pool and amenity deck, Level 32 pool and amenity deck, and a Level 3 indoor common space.

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 as Attachment 1.

EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **December 12, 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 **June 5, 2023**. On June 22, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **August 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 297 units would be:

$$2.15 \text{ Acres} = (297 \times 2.88) \times 0.00251$$

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 33 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:

$$1.91 \text{ Acres} = (264 \times 2.88) \times 0.00251$$

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

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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project, as described in this Report, is a residential condominium 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, 2023, 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 297 units would be:

\$ 4,977,126.00 = \$16,758.00 x 297 dwelling units

As currently proposed, the Project has 33 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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\$4,424,112.00 = \$16,758.00 x 264 dwelling unit

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 site is located within the Koreatown community of the City and within the Wilshire Community Plan Area. Currently, the Project site is made up of various commercial businesses and a parking lot.

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

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

- Half-mile walking distance of the Project site (EPADSS): 18,860 persons (34,926 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,312 persons per square mile.
- Wilshire Community Plan Area (2017-2021 American Community Survey): 19,353 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes 18,494 square feet of common open space in the form of pools and amenity decks, an outdoor terrace, and other indoor amenities.

The amount of common open space being provided by the Project does not appear to 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 half-mile walking distance of the Project site:

- Robert F. Kennedy Inspiration Park is located at 3384 Wilshire Boulevard in the Koreatown community of the City. This 0.15-acre facility provides a memorial dedicated to the life of Robert F. Kennedy, located very close to the site where he was assassinated in 1968, as well as benches and landscaping. This property is owned by LAUSD and operated by RAP.
- Shatto Park Recreation Center is located at 3191 4th Street in the Koreatown community of the City. This 5.45-acre facility provides tennis courts, pickleball courts, basketball courts, a baseball field, a gymnasium, and an auditorium for the surrounding community.
- Lafayette Park is located at 625 South La Fayette Park Place in the MacArthur Park community of the City. This 9.72-acre facility provides a skate park, a soccer field, a library, picnic tables, and a recreation center for the surrounding community.
- Francis Avenue Community Garden is located at 2909 West Francis Avenue in the MacArthur Park community of the City. This 0.15-acre facility provides a community garden.

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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 **zero (0)** new, previously unserved, residents within a half-mile walking distance (Attachment 5). 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.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the dedication of land or a combination of land dedication and in-lieu fee payment to the City as the Project is proposing the construction of condominium units and it is located in a high density area of the City. The proposed Project's common open space amenities will not reduce the impact on the park system.

FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP's General Fund is unknown.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

Result: Collected fees will mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

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This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Proposed Subdivision Map
- 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

NOTES:

CONTACT INFORMATION:

OWNER / SUBDIVIDER: 3100 WILSHIRE, LLC, 8 10TH STREET, SAN FRANCISCO, CA 94103, (305) 374-5700 x1317

SURVEYOR/ENGINEER: PSOMAS, ATTN: DANIEL RAHE, 555 SOUTH FLOWER STREET, SUITE 4300, LOS ANGELES, CA 90071, (213) 223-1400

PROJECT INFORMATION:

PROJECT ADDRESS: 3100-3108 W WILSHIRE BOULEVARD, 859,663 S WESTMORELAND AVENUE, LOS ANGELES, CA 90010

APN: 5077-011-001

DISTRICT MAP: 132B197, 34; THOMAS BROS. GUIDE: LA634-A2

FLOOD ZONE: SUBJECT PROPERTY LIES OUTSIDE FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08037C1616G, DATED 12-21-2018, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

PUBLIC EASEMENTS: NO PUBLIC EASEMENTS ON THE PROPERTY.

AREA: BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

GROSS: 48,408 SQ. FT. = 1.1113 ACRES; FEE: 32,835 SQ. FT. = 0.7538 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA TO THE CENTERLINE OF THE ABUTTING STREET AND ALLEY. "FEE" IS DEFINED AS THE AREA OF PROPERTY TO BE SUBDIVIDED. THE "NET" IS "FEE" MINUS THE EXISTING STREET EASEMENTS AND ANTICIPATED STREET DEDICATIONS, IF ANY.

TREES: NO TREES ON THE SUBJECT PROPERTY. 3 OFFSITE TREES TO REMAIN. 1 OFFSITE TREE TO BE REMOVED.

STREET DESIGNATION: W. WILSHIRE BOULEVARD - AVENUE I; NO DEDICATION OR WIDENING REQUIRED (DESIGNATED RIGHT OF WAY WIDTH = 100')

S. WESTMORELAND AVENUE - LOCAL STREET - LIMITED; NO DEDICATION OR WIDENING REQUIRED (DESIGNATED RIGHT OF WAY WIDTH = 50')

COMMUNITY PLAN: CENTRAL CITY

GENERAL PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL

ZONING: C4-2 AND C2-2

PROJECT SYNOPSIS:

THE PROJECT: EXISTING 3-STORY, 43,331 SF COMMERCIAL BUILDING OF WHICH 14,559 SF WILL BE DEMOLISHED AND APPROXIMATELY 28,772 SF OF THE EXISTING BUILDING TO REMAIN. NEW CONSTRUCTION OF A 34-STORY, 393-FOOT TOWER WITH 297 RESIDENTIAL CONDOMINIUM UNITS INCLUDING 11% EXTREMELY LOW INCOME (ELI) AFFORDABLE UNITS (33 UNITS) AND 7,565 SQUARE FEET OF COMMERCIAL SPACE (RESTAURANT OR RETAIL).

PARKING: PARKING WILL BE IN COMPLIANCE WITH THE TOC GUIDELINES (TIER 4) AND LOS ANGELES ENTERPRISE ZONE.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES SYSTEMS.

PROJECT NOTES:

- 1. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
2. UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
3. SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY SYSTEMS.
4. WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.
5. SOUTHERN PORTION OF EXISTING BUILDING TO BE DEMOLISHED.
6. PROPERTY IS NOT IN A SPECIAL HAZARDOUS AREA.
7. PROPERTY IS NOT IN THE HILLSIDE GRADING AREA.
8. PROPERTY IS NOT IN A FLOODWAY.
9. PROPERTY IS NOT IN A MUD-PRONE AREA.
10. PROPERTY IS IN A METHANE ZONE.
11. PROPERTY IS NOT IN A GEOLOGICALLY HAZARDOUS AREA.
12. REQUEST IS MADE FOR A HAIL ROUTE.

LEGAL DESCRIPTION

LOTS 1, 3 AND 5 OF CALVIN W. BROWN'S TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 143 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF LOT 3 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 5 DEGREES 35 MINUTES EAST TO THE SOUTH LINE OF SAID LOT; THENCE EAST .27 OF A FOOT TO A POINT; THENCE NORTH 15 DEGREES WEST TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF LOT 5 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 5 DEGREES 35 MINUTES EAST TO THE SOUTH LINE OF SAID LOT; THENCE EAST .40 OF A FOOT TO A POINT; THENCE NORTH 15 DEGREES WEST TO A POINT IN THE NORTH OF SAID LOT; .27 OF A FOOT EAST OF THE WEST LINE THEREOF; THENCE WEST TO THE POINT OF BEGINNING.

APN: 5077-011-001

NOTE: LOTS WITHIN LEGAL DESCRIPTION ARE CONTIGUOUS AND CONTAIN NO GAPS OR GORES.

VERTICAL CONTROL:

VERTICAL VALUES SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD1988), UTILIZING THE CITY OF LOS ANGELES BENCHMARKS LISTED BELOW.

BM NO. 12-15790

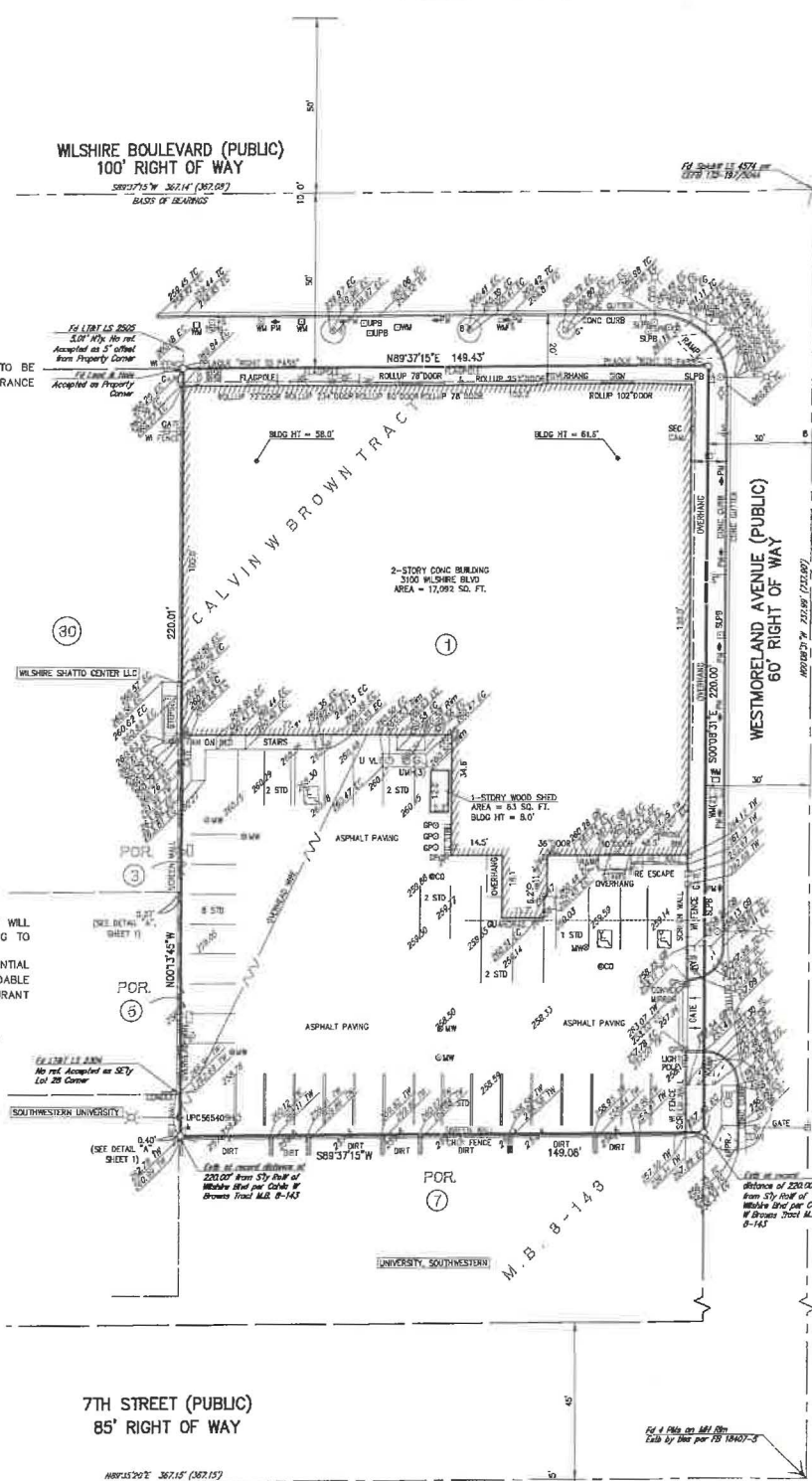
CUT SPK IN S CURB WILSHIRE BLVD AT RC CURB RET 7.6FT E OF WESTMORELAND AVE NGS BM EW410; ELEV = 262.001 FEET; YEAR OF ADJUSTMENT: 2000

BM NO. 12-10451

SPK N CURB WILSHIRE BLVD; 12FT E/D COR E/D VERMONT AVE; W AND C8

ELEV = 258.325 FEET; YEAR OF ADJUSTMENT: 2000

EXISTING CONDITIONS



TREE REPORT

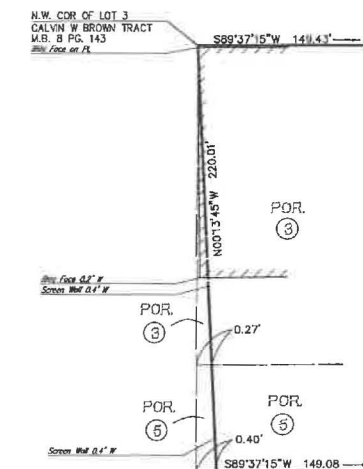
PROVIDED BY SEPARATE DOCUMENT.

SURVEYOR'S NOTES

- 1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE TITLE REPORT PROVIDED BY CLIENT.
2. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNCIL AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

LEGEND

- PROPERTY / BOUNDARY LINE
STREET R/W LINE
CURB LINE (FROM 1"=20' ON TO 1"=200')
CENTER LINE (1"=10'; 1"=8'; 1"=16')
FLOW LINE
LOT LINE / PARCEL LINE
EASEMENT LINE (W-WIDTH)
CONTOUR LINE (APPROXIMATE)
BUILDING FOOT PRINT LINE
OVERHANG LINE
FENCE LINE
CLEAR RAIL
RETAINING WALL
CONIC BLOCK WALL
EDGE OF ASPHALT PAVING
CONCRETE PAVING
AREA DRAIN
CATCH BASIN W/ACCESS HOLE
MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
SIGN (ALL KINDS)
STREET LIGHT
TRAFFIC SIGNAL W/STREET LIGHT
YARD LIGHT
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
POST INDICATOR VALVE
DIRECTION OF WATER DRAINAGE FLOW
PARKING METER
GAS / WATER METER
GAS / WATER VALVE
ELECTRICAL/TELEPHONE/STREET LIGHT/TRAFFIC/SIGNAL/ PULL BOX
PLANTER
GUARD POST
APPROACH (DRIVEWAY)
BACKFLOW PREVENTER
CLEAN OUT
ROOF DRAIN
CHIMNEY (FENCE/GATE)
BUILDING HEIGHT MEASUREMENT LOCATION
RECORD LOT / PARCEL NUMBER
RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
IMPROVEMENT FACE
IMPROVEMENT EDGE
IMPROVEMENT END
N/E/S/W NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
ADJACENT PROPERTY OWNER



DETAIL "A" NOT TO SCALE

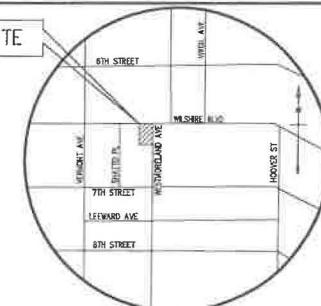
SHEET INDEX

- SHEET 1 NOTES, EXISTING CONDITIONS, PROPOSED CONDITIONS
SHEET 2 - 3 PROPOSED CONDITIONS
SHEET 4 PROPOSED CONDITIONS, ISOMETRIC VIEW

LOT INDEX

- LOT 1 MASTER LOT
LOT 2 SUBTERRANEAN PARKING
LOT 3 ABOVE-GRADE PARKING
LOT 4 RESIDENTIAL
LOT 5 RETAIL 1
LOT 6 RETAIL 2
LOT 7 AMENITY/MECHANICAL
LOT 8 AMENITY/MECHANICAL

PROJECT SITE



VICINITY MAP NOT TO SCALE

DIR-2023-3859

PROPOSED CONDITIONS

VTT-83914

WILSHIRE BOULEVARD (PUBLIC) 100' RIGHT OF WAY

N89°37'15\"/>

LOT 1 (MASTER LOT) (32,835 SQ FT) BELOW ELEV. = -58.00' ABOVE ELEV. = 390.00'

LOS ANGELES DEPT. OF CITY PLANNING SUBMITTED FOR FILING TRACT MAP

JUN 22 2023

TENTATIVE APPROVAL

NO: VTT-83914 Approved without conditions

BY: [Signature] Department of Building & Safety Grading Division 6-5-2023

- REVISOR MAP [] EXTENSION OF TIME []
FINAL MAP UNIT [] MODIFIED []
DEPUTY ADVISORY AGENCY []



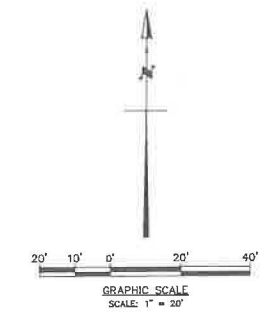
Table with columns: L.T.L., L.T.L./C.J.G., D.L.R., and a grid for vertical control notes.

Table with columns: CITY OF LOS ANGELES BENCHMARKS, (SEE VERTICAL CONTROL NOTES ON SHEET 1), ELEVATION, ADJUSTMENT, PAYMENT DATE, and a grid for benchmark data.

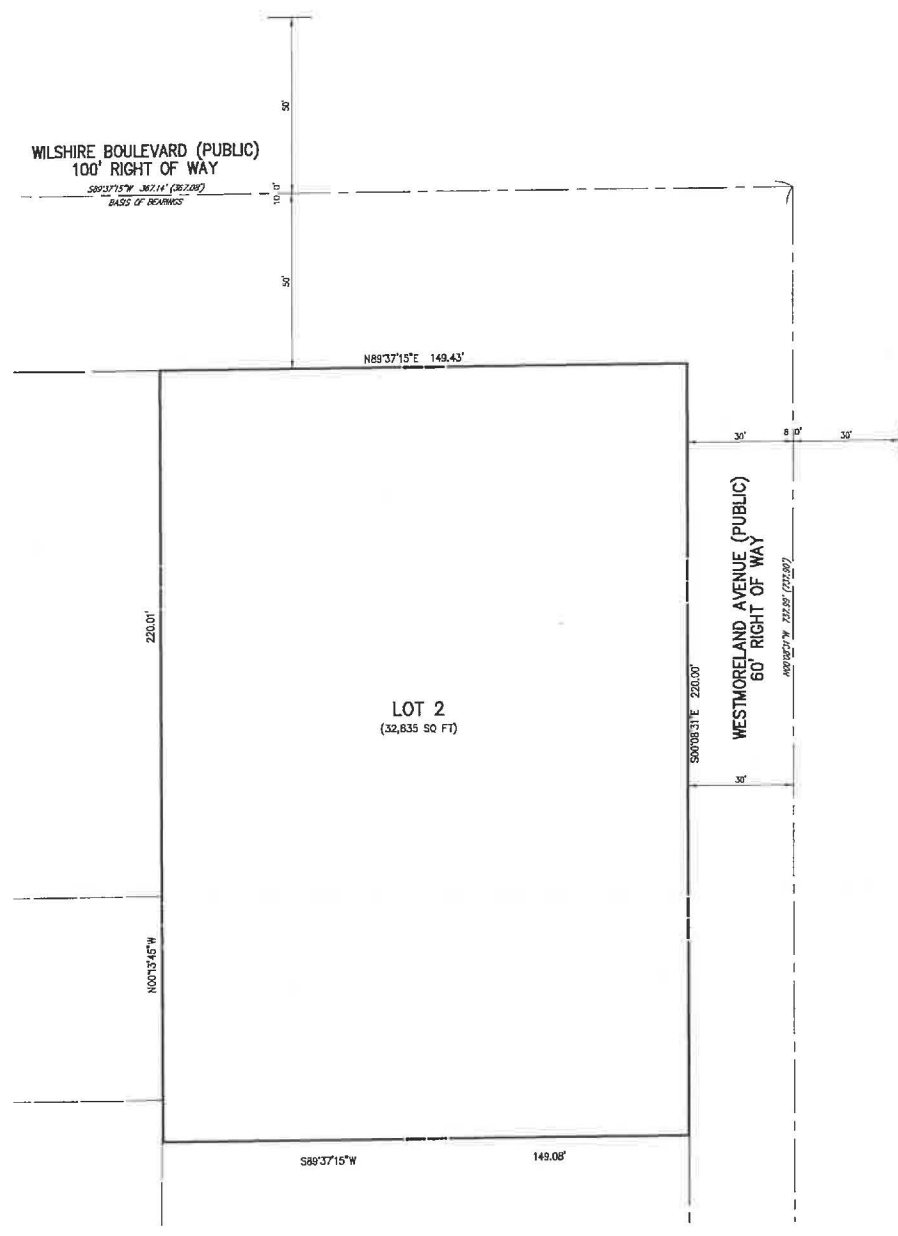
PSOMAS 555 South Flower Street, Suite 4300, Los Angeles, CA 90071, (213) 223-1400, www.psomas.com

VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM & RESUBDIVISION PURPOSES FOR: VESTING TENTATIVE TRACT NO. 83914 3100 - 3108 W WILSHIRE BLVD IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

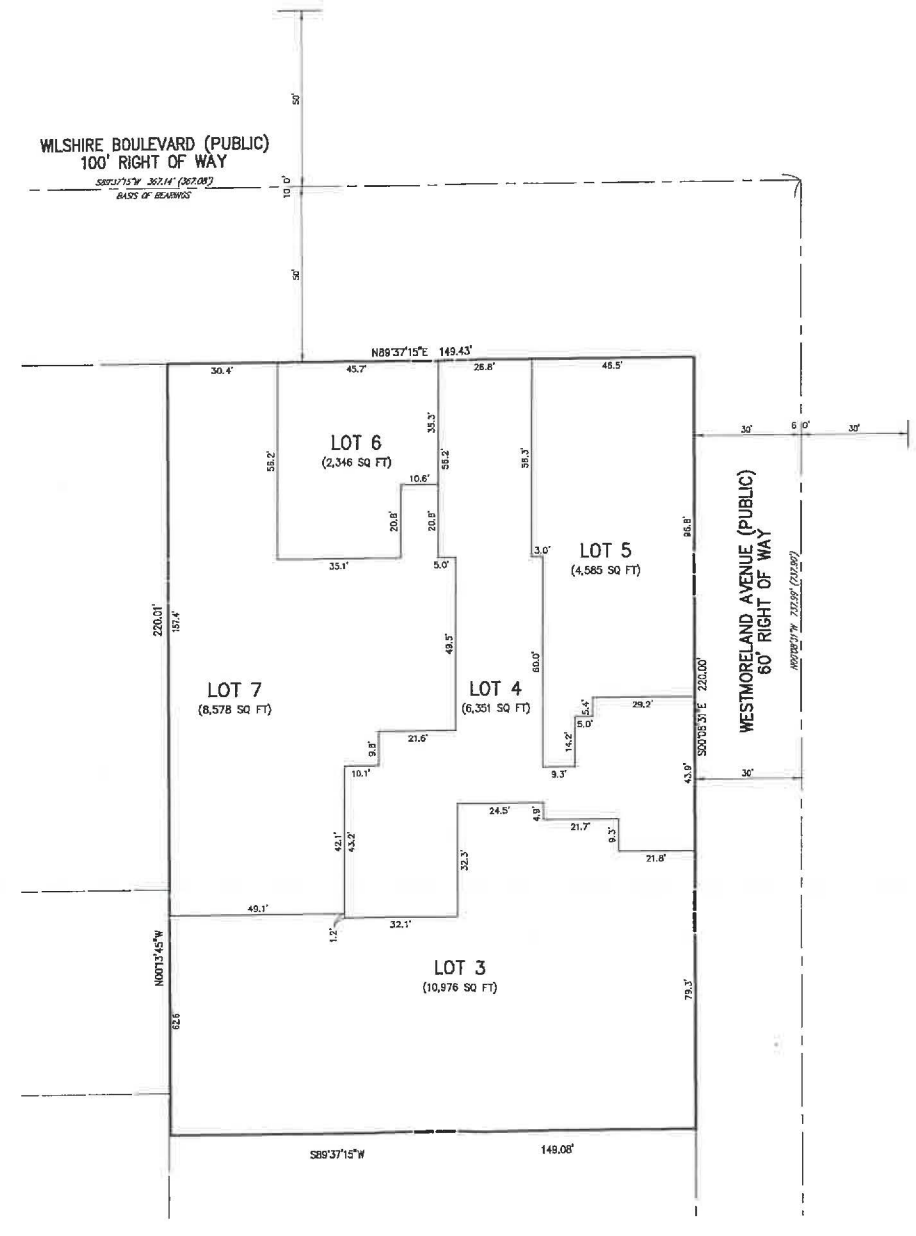
Table with columns: DATE (12/14/2022), SCALE (1"=20'), SHEET (1 of 4), and PROJECT NUMBER (1CRE150200).



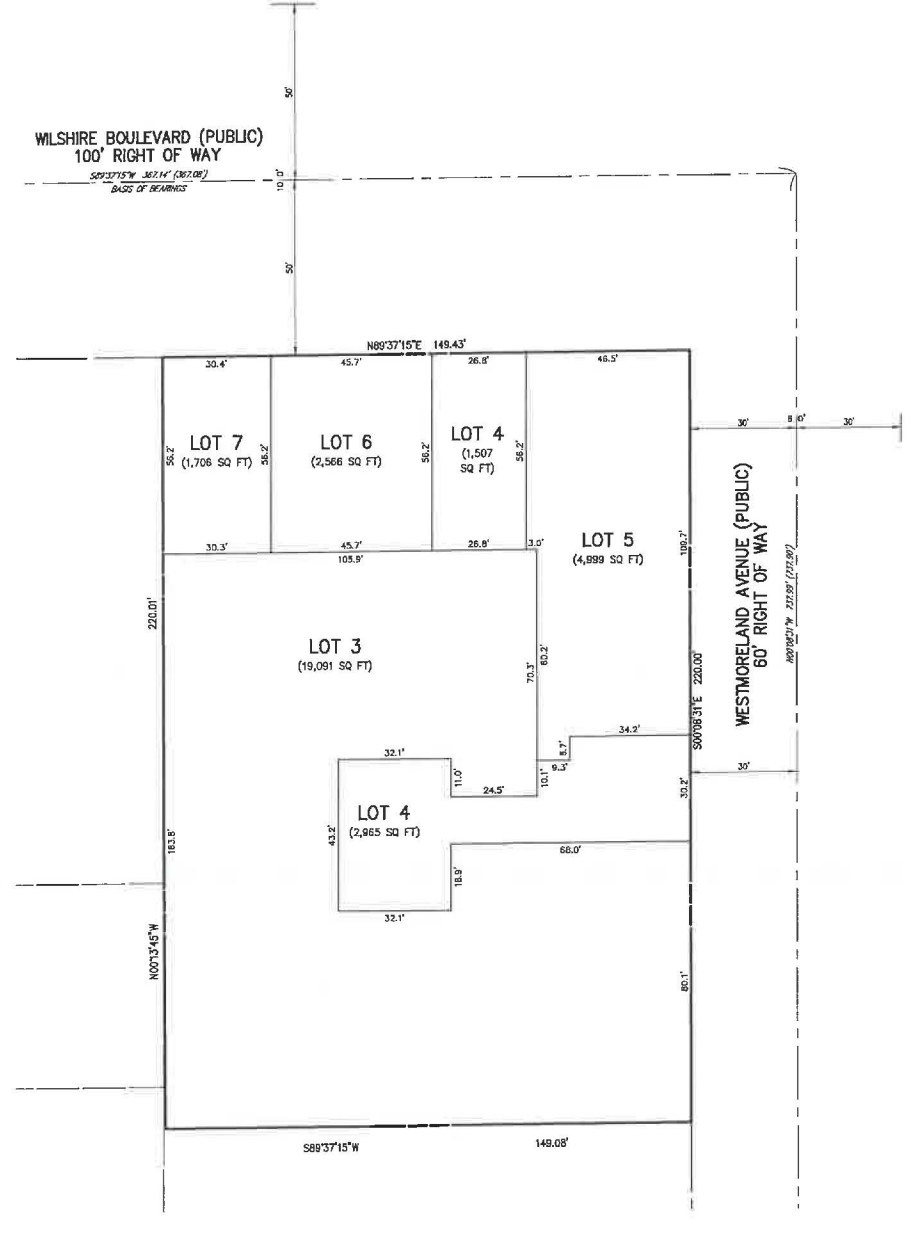
PROPOSED CONDITIONS



LEVELS 116 - 111
U.E. = 0.00'
L.E. = -58.00'



LEVEL 1
U.E. = 13.33'
L.E. = 0.00'



LEVEL 2
U.E. = 22.00'
L.E. = 13.33'



DATE	DESCRIPTION	BY	APP'D
	L.T.L.		
	L.T.L./C.J.G.		
	D.L.R.		

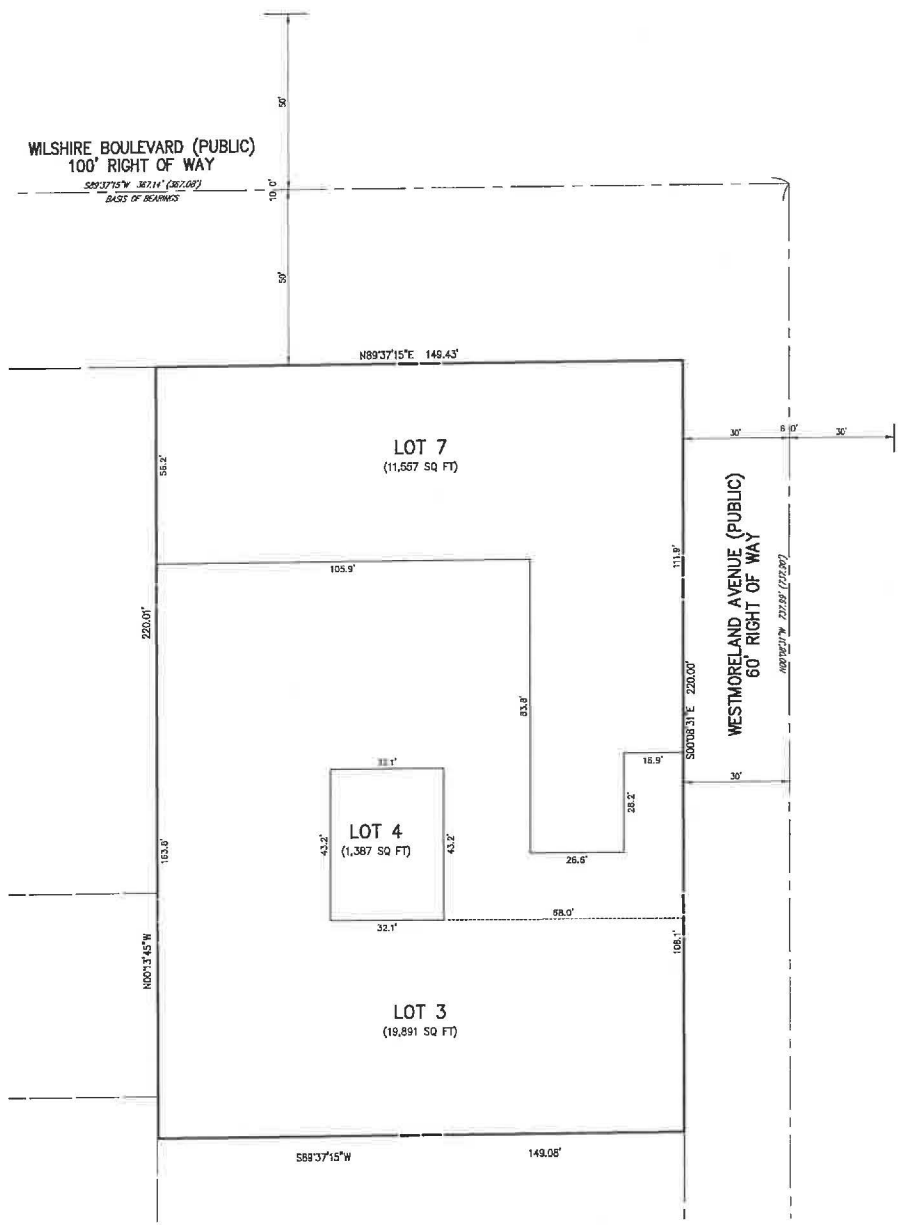
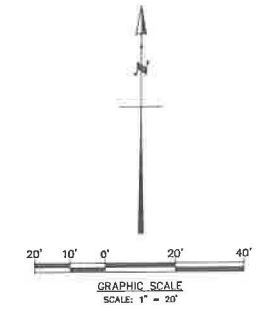
BENCHMARK CITY OF LOS ANGELES BENCHMARKS
(SEE VERTICAL CONTROL NOTES ON SHEET 1)
MAY 15, 2022 - 05:42:23 DMC Name: N:\DRES\2020\GARVEY\SUBDIVISION\BENTON\PL\PL-1701.dwg Updated By: dlpjg

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

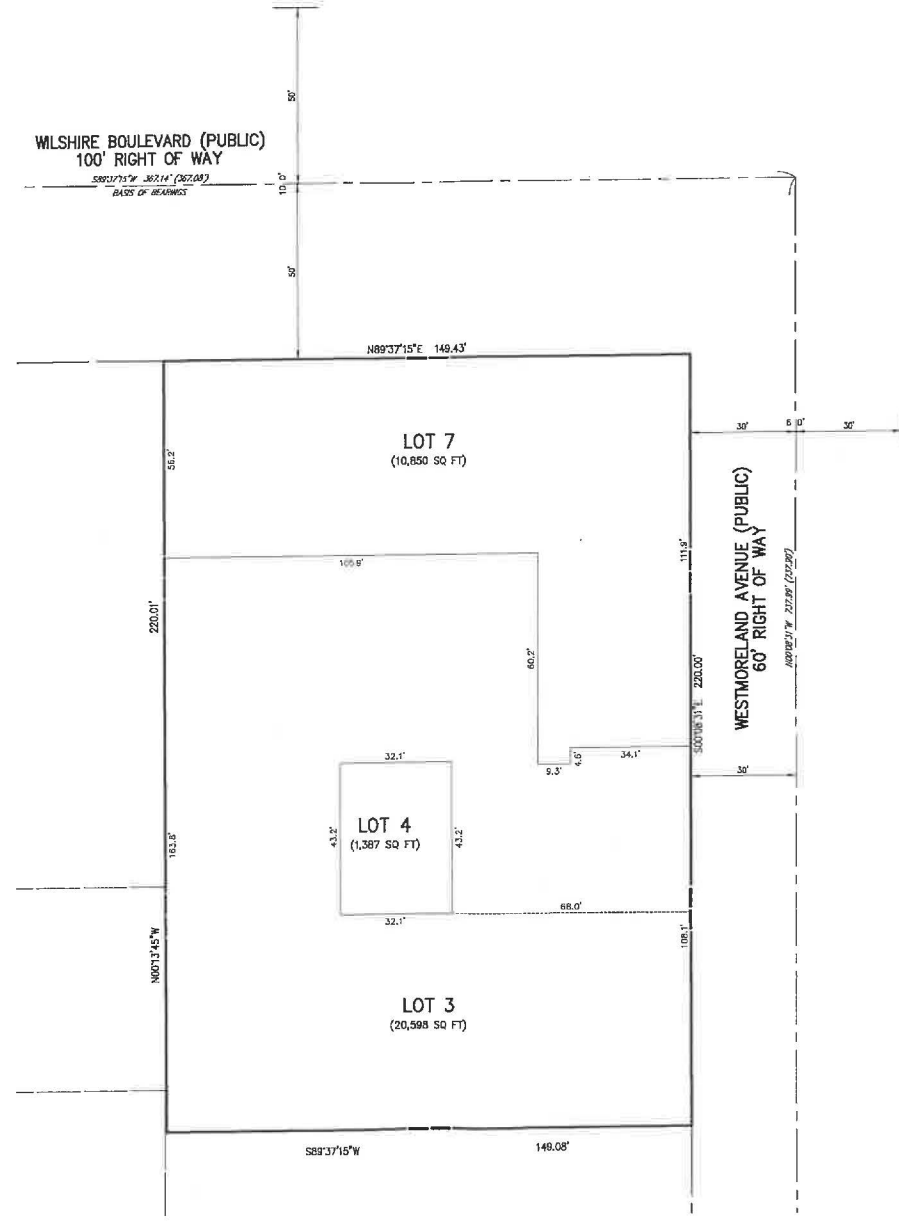
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM & RESUBDIVISION PURPOSES FOR:
VESTING TENTATIVE TRACT NO. 83914
3100 WILSHIRE, LLC
3100 - 3108 W WILSHIRE BLVD
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	12/14/2022	SHEET	2
SCALE	1"=20'		
PROJECT NUMBER	1CRE150200	SHEET	4

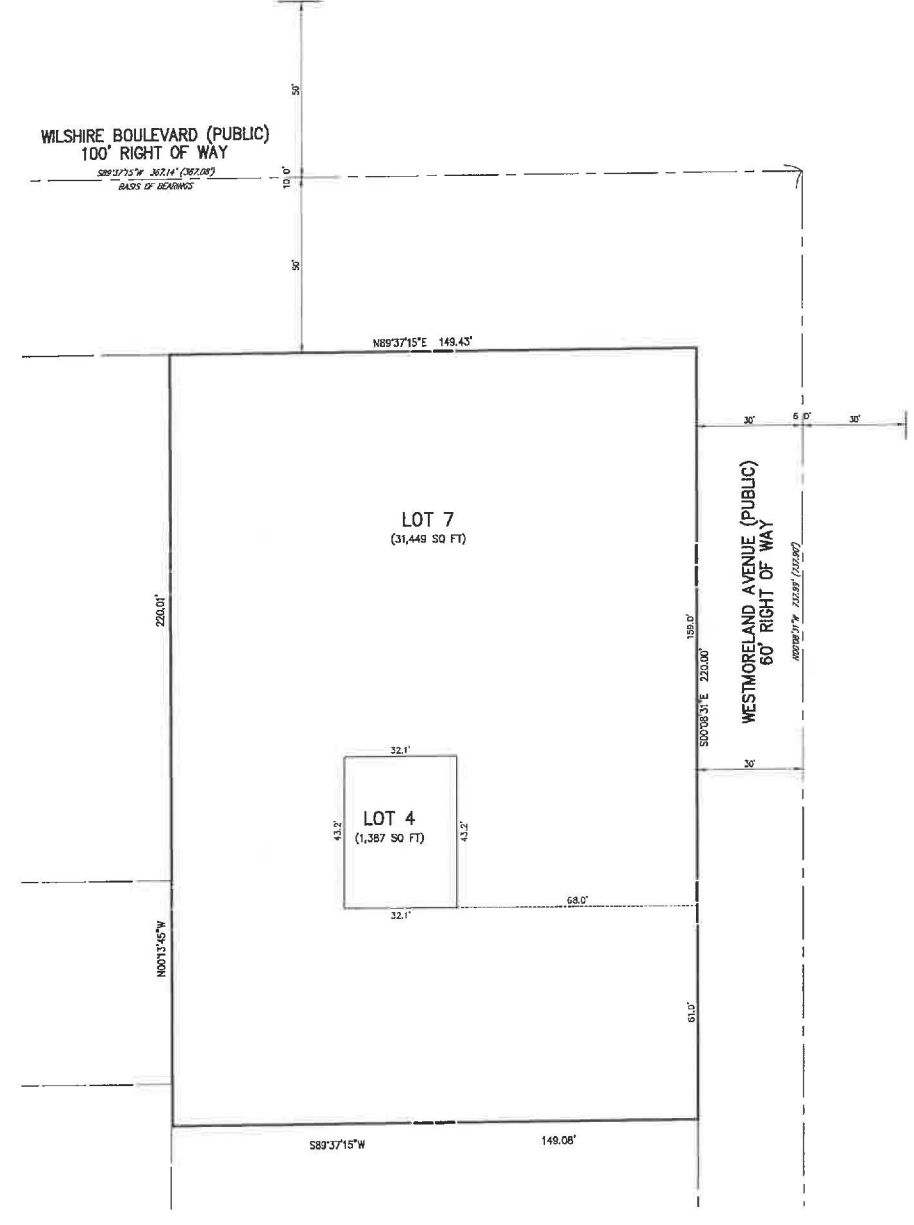
PROPOSED CONDITIONS



LEVEL 3
U.E. = 31.00'
L.E. = 22.00'



LEVELS 4 - 7
U.E. = 72.00'
L.E. = 31.00'



LEVELS 8 & 9
U.E. = 104.00'
L.E. = 72.00'



NO.	DATE	DESCRIPTION	BY	APP.
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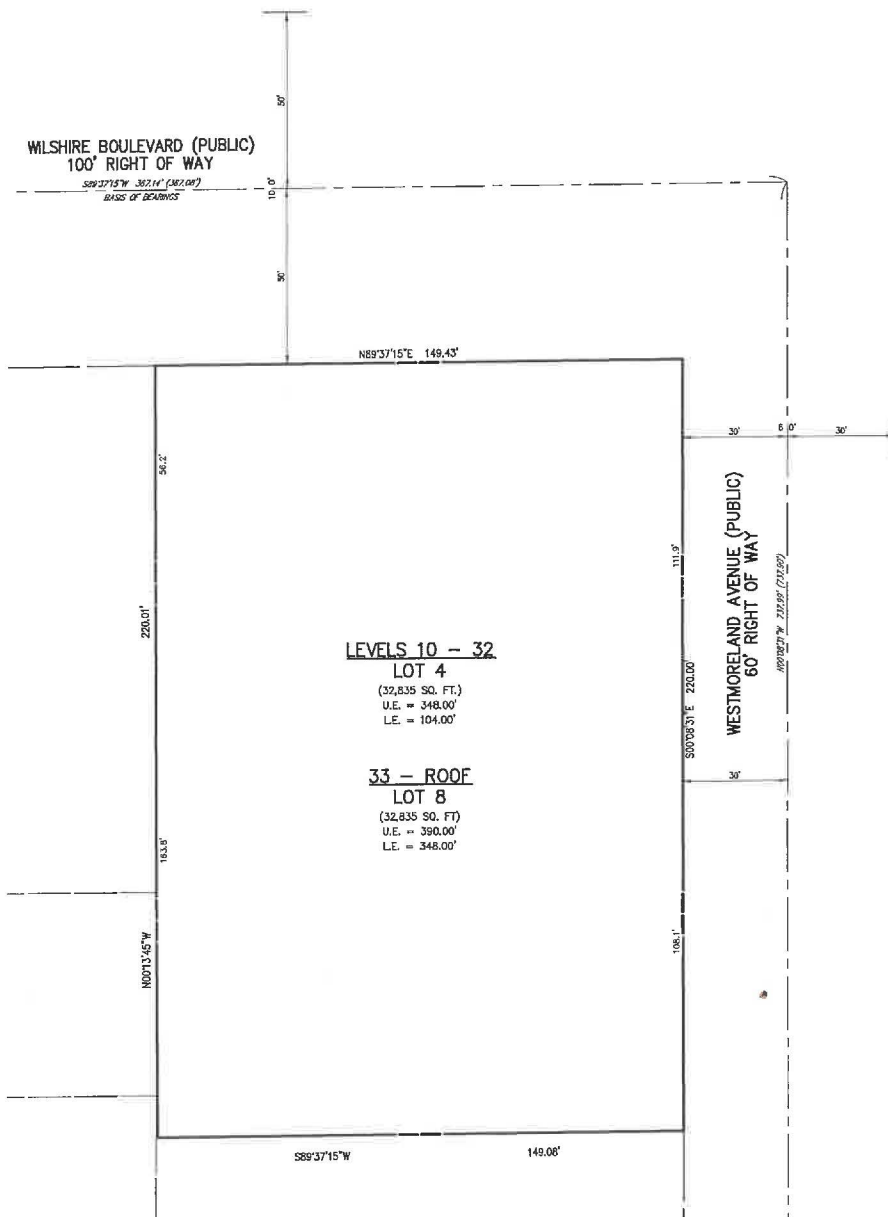
INDEPENDENT CITY OF LOS ANGELES BENCHMARKS
(SEE VERTICAL CONTROL NOTES ON SHEET 1)
PLOT DATE: May 14, 2022 - 05:47:23
DRAWN BY: [Signature]

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

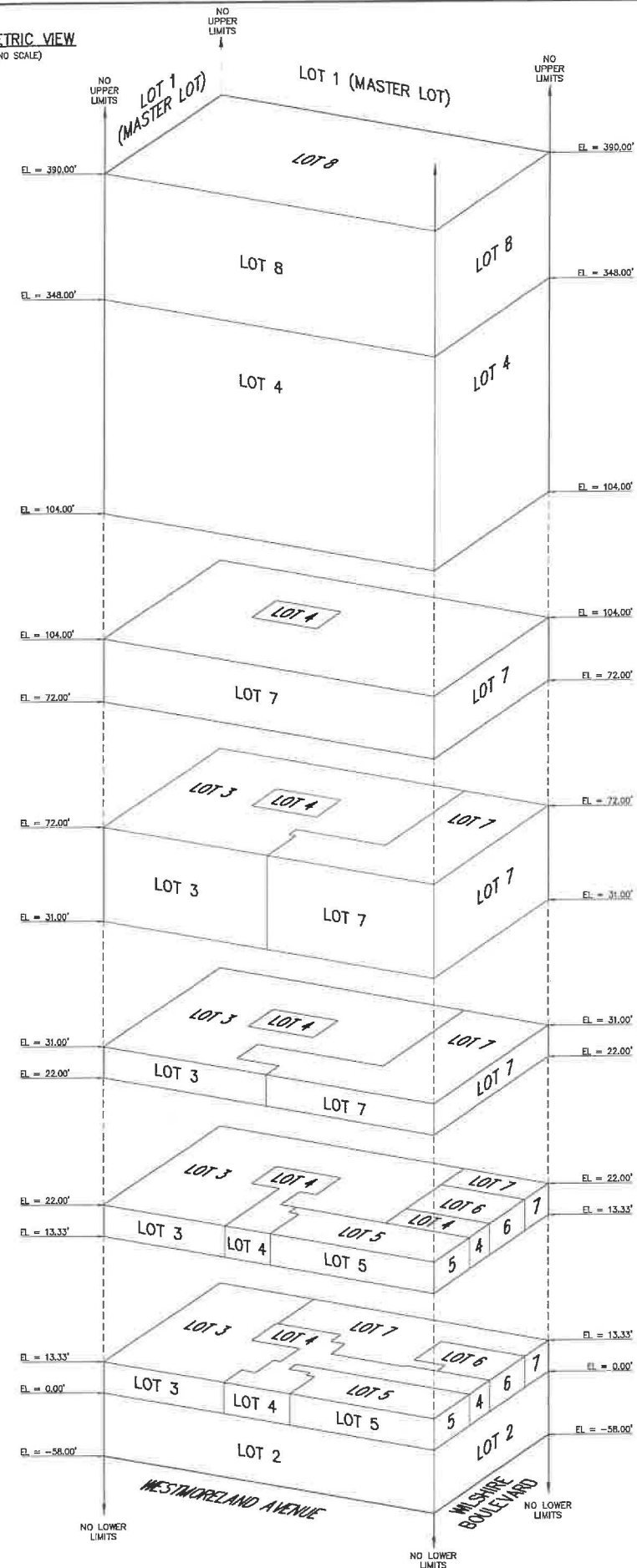
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM & RESUBDIVISION PURPOSES FOR:
VESTING TENTATIVE TRACT NO. 83914
3100 WILSHIRE, LLC
3100 - 3108 W WILSHIRE BLVD
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	12/14/2022	SHEET	3
SCALE	1"=20'		
PROJECT NUMBER	1CRE150200	SHEET	4

PROPOSED CONDITIONS



ISOMETRIC VIEW
(NO SCALE)



DESIGNED	L.T.L.	DATE	
DRAWN	L.T.L./C.J.G.	SCALE	NONE
CHECKED	D.L.R.	PROJECT NUMBER	1CRE150200

BENCHMARK CITY OF LOS ANGELES BENCHMARKS
(SEE VERTICAL CONTROL NOTES ON SHEET 1)
PLANNING DATE: July 14, 2022 - 05:47:23 DWG Name: W:\10152022\83914\1\200\DWG\1\10152022\10152022.dwg Updated By: dlr/ajg

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
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VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM & RESUBDIVISION PURPOSES FOR:
VESTING TENTATIVE TRACT NO. 83914
3100 WILSHIRE, LLC
3100 - 3108 W WILSHIRE BLVD
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	12/14/2022	SHEET	4
SCALE	NONE		
PROJECT NUMBER	1CRE150200		4

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

ESTINEH MAILIAN
 CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
 JACK CHIANG
 HENRY CHU
 TIM FARGO
 JONATHAN A. HERSHEY, AICP
 PHYLLIS NATHANSON
 CHARLES J. RAUSCH JR.
 CHRISTINE SAPONARA
 COURTNEY SHUM
 CHRISTINA TOY LEE
 JORDANN TURNER

CITY OF LOS ANGELES
 CALIFORNIA



KAREN BASS
 MAYOR

LOS ANGELES DEPARTMENT OF CITY PLANNING
 EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
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 SHANA M.M. BONSTIN
 DEPUTY DIRECTOR
 ARTHI L. VARMA, AICP
 DEPUTY DIRECTOR
 LISA M. WEBBER, AICP
 DEPUTY DIRECTOR
 planning.lacity.org

Filing Notification and Distribution

<p>ADDRESS: 3100 W WILSHIRE BLVD</p> <p>COMMUNITY PLAN: Wilshire</p> <p style="text-align: center;">EXPEDITED PROCESSING SECTION</p>	<p>DATE OF FILING AND MAP STAMP DATE: 6/5/2023</p> <p>VTT- MAP NO: VTT-83914-CN-HCA ENV-2023-3860-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 6/22/2023</p> <p>Hillside: () Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 10 (X) Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> () Valley () West Los Angeles () Harbor (X) Metro E/S <p>Department of Public Works</p> <ul style="list-style-type: none"> (X) Bureau of Engineering (X) Bureau of Sanitation <p>Department of Building and Safety</p> <ul style="list-style-type: none"> (X) Grading Engineer (X) Zoning Engineer <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire") 	<ul style="list-style-type: none"> () Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) () Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Wilshire Center-Koreatown Neighborhood Council N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).

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
Nora Morales

For:
 Heather Bleemers, Senior City Planner
 Expedited Processing Section
 CP-6300 (1/21/09)

RECOMMENDATION REPORTS
DUE BY: 08/01/2023
 Please forward reports to the following e-mail address:
planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

- City Limits

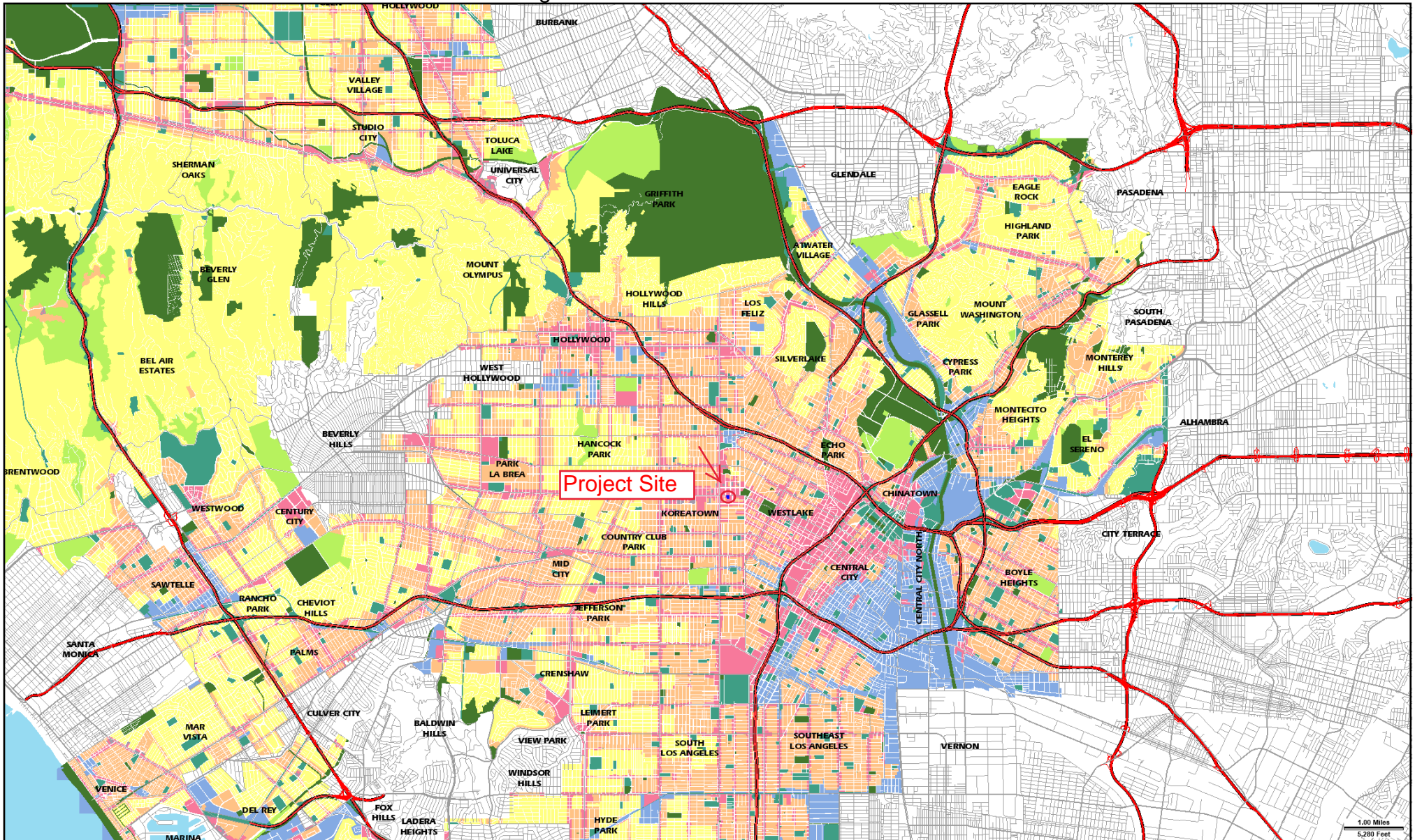
NOTES

0 0 Miles 0 0

SCALE 1: 2,257

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

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Printed: 11/28/2022



Address: 3100 W WILSHIRE BLVD

APN: 5077011001

PIN #: 132B197 34

Tract: CALVIN W. BROWN'S TRACT

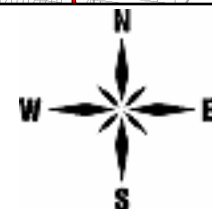
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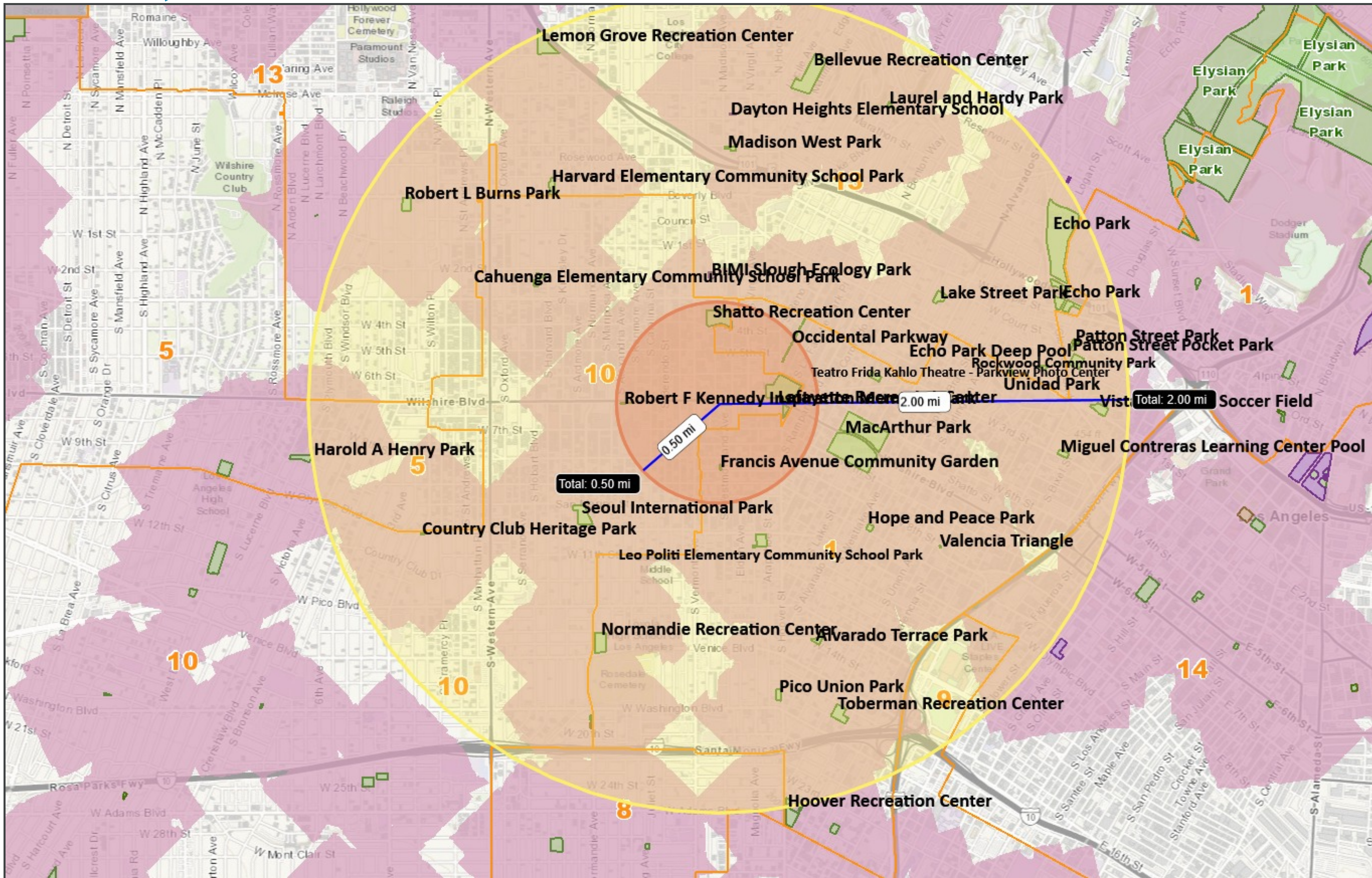
Lot: 1

Arb: None

Zoning: C4-2

General Plan: Regional Center Commercial

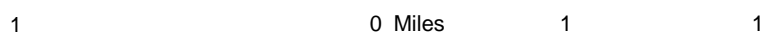




LEGEND

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

NOTES



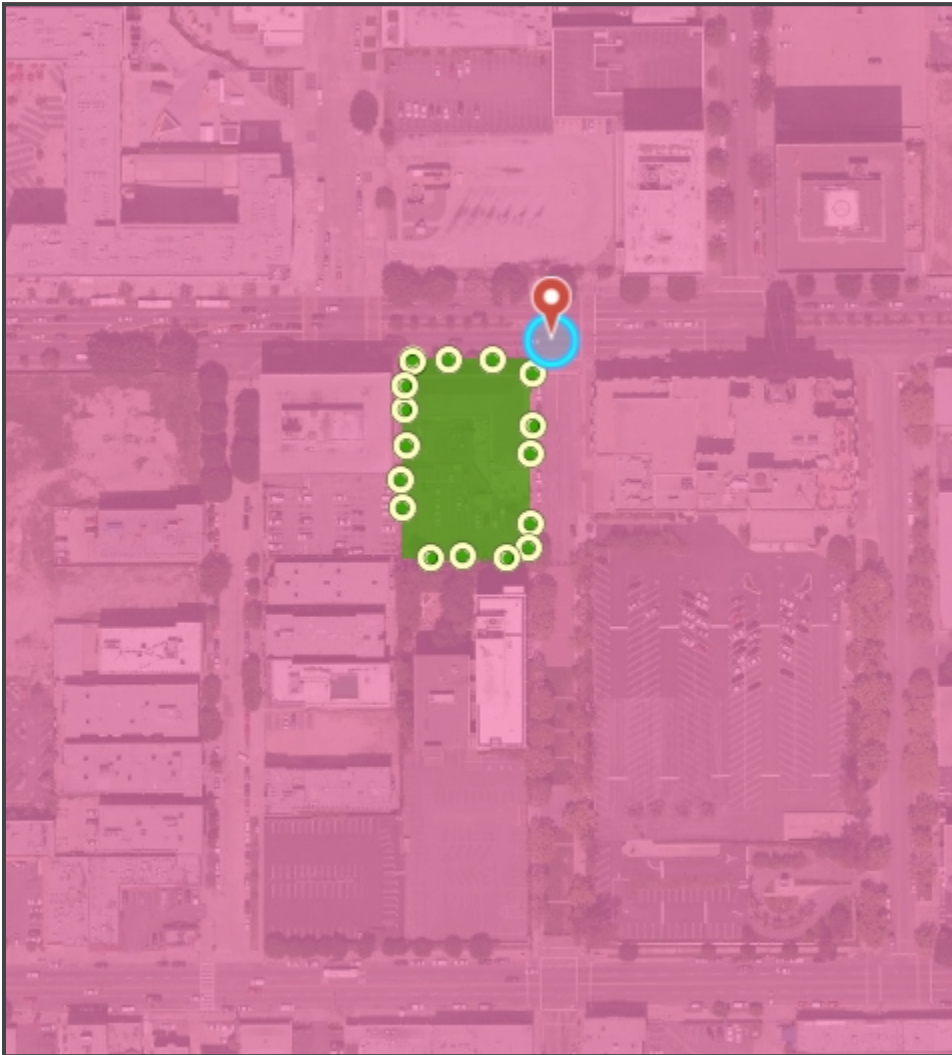
SCALE 1: 36,112

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

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Park Analysis Report



Scenario Information

Scenario Name:

VTT-83914

Description:

3100, 3102, 3104, 3108 West Wilshire
Boulevard & 659, 633 South
Westmoreland Avenue

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	18,860	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	7,828	0

Residents Served by Age

Households Served by Annual Income

Under Age 5:	1,308	0
Age 5 to 9:	954	0
Age 10 to 14:	887	0
Age 15 to 17:	599	0
Age 18 to 64:	13,483	0
Age 65 and Over:	1,629	0

Under \$25,000:	3,375	0
\$25,000 to \$34,999:	1,316	0
\$35,000 to \$49,999:	1,036	0
\$50,000 to \$74,999:	1,150	0
\$75,000 and Over:	951	0

Source: Census/ACS 2010