

APPROVED

Oct 17 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-215

DATE October 17, 2024

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83768-CN-VHCA –
RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION
OR IN-LIEU PARK FEE PAYMENT

B. Aguirre	<u> </u>	M. Rudnick	<u> </u>
B. Jones	<u> </u>	for *C. Santo Domingo	<u>DF</u>
C. Stoneham	<u> </u>	N. Williams	<u> </u>



General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83768-CN-VHCA (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 Chapter 1ASEC. 13B.7.1.C.2.a (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 Chapter 1A SEC. 13B.7.1.D.3.b (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, known as the 5350 Wilshire Project, is located at 5350-5376 Wilshire Boulevard, 708–716 Cloverdale Avenue, and 721–725 Detroit Street in the Wilshire community of the City. The Project, as currently proposed, includes the demolition of a one-story addition to an existing commercial building to allow the construction of a residential and commercial development on a surface parking lot. The Project also includes the preservation of a historically designated commercial building (Los Angeles Historic Cultural Monument No. 451) facing Wilshire Boulevard. The Project's residential component includes 419 residential units, within one 530' 42-story high-rise. The ground floor is proposed to be retail (2,645 square feet) and lobby space, while 37 levels above will include the rental condos at varying sizes and affordability levels to offer a range of housing types. Four levels are proposed as below-grade parking. Approximately 47 dwelling units are proposed as affordable housing.

The proposed Project includes 47,573 square feet of open space, which exceeds the minimum as required by LAMC 12.21 by 98 square feet. The Project's common open space includes a pool, fitness and recreation rooms, and landscaped courtyards.

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **May 18, 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.

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ADVISORY AGENCY

The Project filed a parcel map application with City Planning on **October 17, 2022**. On September 26, 2024, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **November 4, 2024**. The Advisory Agency Filing Notification is attached (Attachment 2).

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

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 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 = 2.7**
 - **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 419 units would be:

$$2.84 \text{ Acres} = (419 \times 2.7) \times 0.00251$$

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.

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As currently proposed, the Project has 47 affordable 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 land dedication for the Project would be:

$$\mathbf{2.52 \text{ Acres}} = (372 \times 2.7) \times 0.00251$$

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 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(a)(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 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, 2024, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$17,060.00 \times \text{number of new non-exempt dwelling units}}$$

The **maximum** Park Fees payment for the Project's proposed 419 units would be:

$$\mathbf{\$7,148,140.00} = \$17,060.00 \times 419 \text{ dwelling units}$$

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As currently proposed, the Project has 47 affordable dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

$$\mathbf{\$6,346,320.00} = \$17,060.00 \times 372 \text{ dwelling units}$$

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

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

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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2024 Park Score Index, approximately 63% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Wilshire community of the City and within the Wilshire Plan Area. Currently, the site consists of four commercial parcels and one surface 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 citywide density and local community density:

- City of Los Angeles Population Density (2018-2022 American Community Survey): 8,267 persons per square mile.
- Wilshire Community Plan Area (2018-2022 American Community Survey): 19,349 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, Project includes 47,573 square feet of open space. The Project's common open space includes a pool, fitness and recreation rooms, and landscaped courtyards.

The amount of common open space being provided by the Project exceeds the amount of open space required per LAMC Section 12.21 by approximately 98 square feet. However, 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 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 no public parks within a half-mile walking distance of the Project site.

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 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.

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FISCAL IMPACT

The potential Fiscal Impact to the RAP's General Fund is currently unknown.

This Report was prepared by Jeremy Silva, Planning 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



DESIGN NARRATIVE

Anchoring the Eastward entrance of Miracle Mile, the project's design provides a dramatic duality of old world elegance and modern timelessness by interweaving the existing Art Deco retail with the new 40+ Storied Residential tower. This juxtaposition of massing allows for both an intimate pedestrian-scaled experience with a vehicular and motorway presence of the tower.

The project has been designed to relate contextually to its immediate neighborhood and to Miracle Mile as a whole. This contextually sensitive design is achieved by limiting the new construction to existing parking lots, combining the density into a singular tower, and situating ground floor programming functions within its facade.

The proposed building uses tiering and solar orientation to minimize any impact on lower density neighboring structures. By setting back the tower, the main project mass, on the south west edges of the site, the project avoids casting heavy shadows on neighboring structures.

The style that has been chosen is a modern / contemporary interpretation of art deco with respect to the eclectic and historic nature of Miracle Mile's architectural culture and urban fabric. The mix of styles surrounding the project caters to this composition of materials and massing. Achieving a timeless design while also enhancing it's surroundings is a main player in the value for the design.

TITLE SHEET



3D VIEW



3D VIEW

708 CLOVERDALE

LOS ANGELES, CA 90036

MVE+PARTNERS

PROJECT #2021-10241

08/18/2022

0.04



3D VIEW

PROJECT INFORMATION

Site Address: 706 - 716 Cloverdale Ave, 5350 - 5376 Wilshire Blvd, 721 & 725 Detroit St, Los Angeles

OWNERSHIP ARCHITECT LANDSCAPE

ONNI GROUP
1031 S Broadway, St 400,
Los Angeles, CA 90015
Contact: Mark Spector
Phone: 213.629.2041

MVE+PARTNERS
888 S. Figueroa St, Suite 21
Los Angeles, CA 90017
Contact: Sherwin Pineda,
Phone: 213.805.7600

LOCI DESIGN
1738 Kingsway, Vancouver
Vancouver, BC V5N 2S3
Contact: Mike Enns
Phone: 604.694.0053

PROJECT DESCRIPTION

THE PROJECT IS A (4)3 STORY HIGH-RISE, TYPE I-A CONSTRUCTION, (38) LEVELS OF RESIDENTIAL UNITS AND AMENITIES WITH (1) LEVEL OF GROUND FLOOR RESTAURANT AND LOBBY, (4) ABOVE GRADE PARKING LEVELS, AND (4) LEVELS OF UNDERGROUND BASEMENT PARKING.

THE PROJECT IS A (4)2 STORY HIGH-RISE ACCORDING TO THE BUILDING CODE.

LEGAL DESCRIPTION

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

PARCEL 1: LOTS 2 AND 3 OF TRACT NO. 4642, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 2: LOTS 1 AND 2 OF TRACT 5691, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5089-002-002, 5089-002-003, 5089-002-004, 5089-002-005

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

PARCEL A: LOT 1, TRACT 4642, IN THE CITY OF AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: LOTS 79 AND 80 OF TRACT NO. 3821, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ZONE

Z1 - 1117 MTA RIGHT-OF-WAY (ROW) PROJECT AREA
Z1 - 2452 TRANSIT PRIORITY AREA
Z1 - 2336 COMMUNITY DESIGN OVERLAY - MIRACLE MILE

APN	ZONING	GENERAL PLAN DESIGNATION
5089-002-002 5089-002-003 5089-002-025 5089-002-026 Alley (north one-half)	[Q]C4-2-CDO	REGIONAL CENTER COMMERCIAL
5089-002-004 5089-002-019 Alley (south one-half)	[Q]C2-1-CDO	
5089-002-005	[Q]R4-1	HIGH MEDIUM RESIDENTIAL

LOT AREA :

Land Area with Alley (ALTA/NSPS):		
C4 Lots - 36,218.00 sf	(35,720.00 sf after Dedication)	
C2 Lots - 16,248.00 sf	(15,888.31 sf after Dedication)	
R4 Lot - 6,702.00 sf	(4,162.00 sf after R4 Setbacks)	
Total - 59,168.00 sf	(55,770.31 sf after Ded. & Setbacks)	

Land Area without Alley (ALTA/NSPS): 56,366.00 sf

SETBACKS

PER ADDITIONAL TOC INCENTIVE #1 - SETBACK REDUCTION

REQUIRED (As a Through Lot Per LA MUNICIPAL ZONING CODE CP-7150 and maximum reductions per TOC Incentives)

Side Setback (North Existing Buildings to Remain):	N/A
Front Setback (East/Detroit) C Zone:	0' - 0'
Setback (East/Detroit) R4 Zone:	15' - 0'
Side Setback (South) RAS3 Zone:	5' - 0'
Setback (South) R4 Zone*	10' - 4 13/16**
Front Setback (West/ Cloverdale) C Zone:	0' - 0'

PROVIDED

Side Setback (North Existing Buildings to Remain):	N/A
Front Setback (East/Detroit) C Zone:	0' - 0'
Setback (East/Detroit) R4 Zone:	15' - 0'
Side Setback (South) RAS3 Zone:	5' - 0'
Setback (South) R4 Zone*	10' - 4 13/16**
Front Setback (West/ Cloverdale) C Zone:	0' - 0'

* TOC PERMITS A SIDE YARD 35% REDUCTION OF REQUIRED (15'-0" X 65% = 10'-4 13/16")

FLOOR AREA

BASED ON LOT AREA W/ ALLEY POST DEDICATION AND R4 SETBACKS

Base Allowable Floor Area	Allowable Floor Area with TOC Increase 55%
C4 Lots (6.0 : 1 FAR) 214,320.00 sf	C4 Lots (9.30 : 1 FAR) 332,196.00 sf
C2 Lots (1.5 : 1 FAR) 23,832.47 sf	C2 Lots (4.25 : 1 FAR) 67,525.32 sf
R4 Lot (3.0 : 1 FAR) 12,486.00 sf	R4 Lot (4.65 : 1 FAR) 19,353.30 sf
Total Base Allowable: 250,638.47 sf	Allowable w/ TOC Incentive: 419,074.62 sf

Proposed Floor Area

Existing Commercial Area to remain	42,092.40 sf
Proposed New Commercial Area	2,645.00 sf
Proposed New Residential Area	374,337.00 sf
Total Area Proposed:	419,074.40 sf

HEIGHT

Max. Height Allowed for C & R4 Zone: No Limit
Proposed Building Height: 530'-0"

TOC ADDITIONAL INCENTIVES

INCENTIVE #1 - Setback reductions: RAS3 setbacks of 5-foot side yards

INCENTIVE #2 - Density to be calculated based on Lot Area prior to dedications including the area of the alley to be vacated.

INCENTIVE #3 - Averaging of FAR, Density, Parking or Open Space, and permitting Vehicle Access/Parking Access

RESIDENTIAL DENSITY

PER ADDITIONAL TOC INCENTIVE #2 - BASED ON LOT AREA PRIOR DEDICATIONS

Allowable Unit #:		
200 sf/unit per C4 Zone per LAMC 12.22 (A)18	36,218.00 sf / 200 = 182 units	
400 sf/unit per C2-1 Zone	16,248.00 sf / 400 = 41 units	
800 sf/unit per R4 Zone	6,702.00 sf / 800 = 9 units	
Total Base Allowable:	232 units	

Allowable Unit # with TOC Increase 80%:

200 sf/unit per C4 Zone	182 units x 1.8 = 328 units
400 sf/unit per C2-1 Zone	41 units x 1.8 = 74 units
800 sf/unit per R4 Zone	9 units x 1.8 = 17 units
Proposed # of Units:	419 units

DWELLING UNITS

1 Bedroom	206 Units
2 Bedroom	208 Units
Penthhouse	5 Units
Total	419 Units

PARKING

RESIDENTIAL

Residential - Minimum Allowed
Required after TOC Tier 4 incentive= 0 stalls per dwelling unit
419 units x 0.0 stall/unit = 0 Spaces

Proposed Residential Stalls

Prime Standard Spaces	132 Spaces
Prime Compact Spaces	225 Spaces
Tandem Spaces	23 Spaces
Proposed Total # of Residential Spaces	377 Spaces

COMMERCIAL / RESTAURANT

Existing Commercial Parking Provided
Proposed Restaurant - Minimum Required 2,645 sf x 1/100 sf = 27 Spaces
Sub Total # of Existing and Provided Non-Residential Spaces 109 Spaces
Required after TOC Tier 4 incentive - 40% Reduction 109 x 60% = 65.4= 66 Spaces
Proposed Total # of Restaurant Spaces 66 Spaces

BICYCLE PARKING

REQUIRED

	Short Term	Long Term
Residential		
1-25 (25 Units)	2.5	25
26-100 (75 Units)	5.0	50
101-200 (100 Units)	5.0	50
201+ (219 Units)	5.5	55
Subtotal	18	180
Commercial		
2,645 SF Restaurant	1.3 ~ 2	1.3 ~ 2
Subtotal	2	2
Total	20	182

PROPOSED

Residential	18	180
Commercial / Restaurant	2	2
Total	20	182

OPEN SPACE

REQUIRED (Per LAMC 12.21-G)

	UNIT COUNT	OPEN SPACE
Units with Less than 3 Habitable Rooms (100 sf. per Unit)	206 Units	20,600 sf
Units with 3 Habitable Rooms - (4 Habitable Rooms require 125 sf. per Unit)	208 Units	26,000 sf
Units with more than 3 Habitable Rooms - (More than 4 Habitable Rooms require 175 sf. per Unit)	5 Units	875 sf
Total Open Space Required	419 Units	47,475 sf

PROPOSED

Common Outdoor Open Space - Pool Deck Courtyard 14,716 sf

Common Indoor Open Space - Lounge, Amenity, Clubroom & Fitness, Sky Lounge (Max 25% of total required allowed = 11,869 sf) 11,868 sf

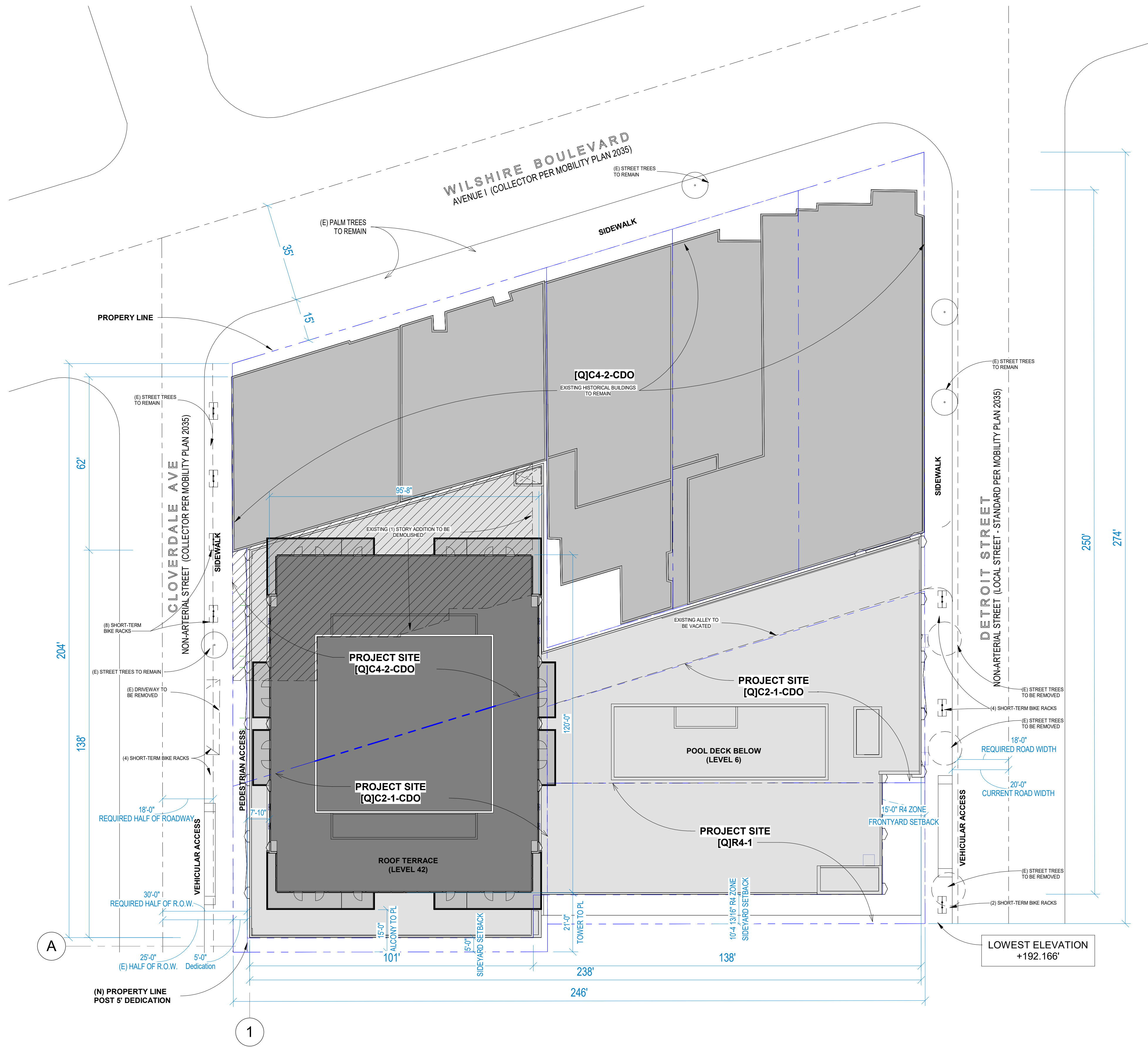
Private Balconies & Decks (Max 50% of total required allowed = 23,912 sf) 20,950 sf

Total Proposed Open Space 47,533 sf

Total Planted Area (25% of Outdoor Common Open Space) 3,679 sf

TREES

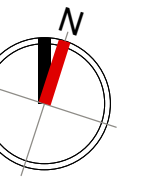
REQUIRED (1 per 4 Units)	105 Trees
PROPOSED	105 Trees



Plot Plan 1" = 20'-0"

PROJECT DATA & PLOT PLAN

0' 20' 40' 60'



NOTES:

- 1. EXISTING USE: COMMERCIAL
2. SITE ADDRESS: 5350 THROUGH 5376 WILSHIRE BLVD, 721 & 725 DETROIT STREET AND 706-716 CLOVERDALE AVENUE, LOS ANGELES, CA 90036
3. ASSESSOR PARCEL NUMBERS: 5089-002-002,-003,-004,-005,-019,-025 AND -026
4. THOMAS GUIDE: PAGE 633, GRID D3
5. COMMUNITY PLAN: WILSHIRE
6. EXISTING GENERAL PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL AND HIGH MEDIUM RESIDENTIAL
7. GENERAL PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL
8. EXISTING & PROPOSED ZONING: [Q]C4-2-CDO, [Q]C2-1-CDO AND [Q]R4-1
9. PROPOSED DEVELOPMENT: MERGER AND RESUBDIVISION OF 7 LOTS AND AN ALLEY PUBLIC RIGHT OF WAY FOR 1 LOT AND FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES RELATED TO THE DEVELOPMENT OF A MIXED-USE PROJECT WITH A MAXIMUM OF 419 RESIDENTIAL CONDOMINIUM UNITS, 2,620 SQ.FT. OF NEW COMMERCIAL USES, AND 32,492 SQ.FT. OF EXISTING COMMERCIAL USES TO REMAIN.
10. PROPOSED PARKING: REQUIRED AND PROVIDED PARKING PROVIDED PER LOS ANGELES MUNICIPAL CODE.
11. EXISTING UTILITIES: 8" SEWER MAIN IN CLOVERDALE AVE, 8" SEWER MAIN IN DETROIT STREET, 18" SEWER MAIN IN WILSHIRE BLVD, 8" SEWER MAIN IN ALLEY TO BE VACATED, 8" LADWP WATER MAIN IN WILSHIRE BLVD, 6" LADWP WATER MAIN IN DETROIT STREET, 6" LADWP WATER MAIN IN CLOVERDALE AVENUE, 27" STORM DRAIN PIPE IN WILSHIRE BLVD
12. EXISTING DRAINAGE: THE SITE CURRENTLY DRAINS TO ADJACENT EXISTING STREETS.
13. DISTRICT MAP: 132B181.

- 14. FLOOD ZONE: ZONE X FEMA PANEL: 0601370072E
15. PROPERTY IS NOT IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
16. PROPERTY IS NOT IN A GEOLOGICALLY HAZARDOUS ZONE.
17. PROPERTY IS NOT IN A HILLSIDE GRADING AREA
18. PROPERTY IS INSIDE IN METHANE ZONE
19. GROSS AREA TO CENTERLINE = 88,367 SF (2.0286 ACRES)
20. EXISTING LOT AREA = 56,366 SF (1.2940 ACRES) AREA TO BE VACATED (ALLEY) = 2,802 SF (0.0643 ACRES) AREA TO BE DEDICATED = 911 SF (0.0209 ACRES) NET LOT AREA = 58,257 SF (1.3374 ACRES)
21. TOTAL EXPORT AMOUNT EXCEEDS 20,000 CY; THEREFORE, HAUL ROUTE IS BEING REQUESTED. ESTIMATED CUT = 239,500 CUBIC YARDS, ESTIMATED FILL = 0 CUBIC YARDS AND ESTIMATED EXPORT = 275,425 CUBIC YARDS
22. SUBSTRUCTURE PLAN LIST: SUBSTRUCTURE MAP NOS. SUB-132-181-2 & SUB-132-181-6A DRAINAGE MAP NO. 518 SEWER WYE MAPS NO. 132B181 AND 135B181
23. PER LAMC 12.37, NO DEDICATION IS REQUIRED WHERE EXISTING BUILDING TO REMAIN EXTENDS INTO THE PROPOSED DEDICATION
24. TREES: THERE ARE NO PROTECTED TREES ONSITE.

NOT PROTECTED TREES LIST

Table with columns: TREE NUMBER, DESCRIPTION, and notes. Includes entries for Fern Pine, No Tree, Queen Palm, and Victorian Box.

LEGAL DESCRIPTION:

PARCEL 1: LOTS 2 AND 3 OF TRACT NO. 4642, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
PARCEL 2: LOTS 1 AND 2 OF TRACT 5691, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 3: LOT 1, TRACT 4642, IN THE CITY OF AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 4: LOTS 79 AND 80 OF TRACT NO. 3821, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING:

THE BEARING N 88°33'30" W ALONG THE CENTERLINE OF WILSHIRE BLVD AS SHOWN ON THE MAP OF TRACT NO. 4642, AS RECORDED IN BOOK 50 PAGES 42 AND 43, WAS TAKEN AS THE BASIS OF BEARINGS

OWNER/DEVELOPER:

ONNI 5350 WILSHIRE LLC
BRIGID WILLIAMS
1031 S BROADWAY, SUITE 400
LOS ANGELES, CA 90015
(213) 457-7489

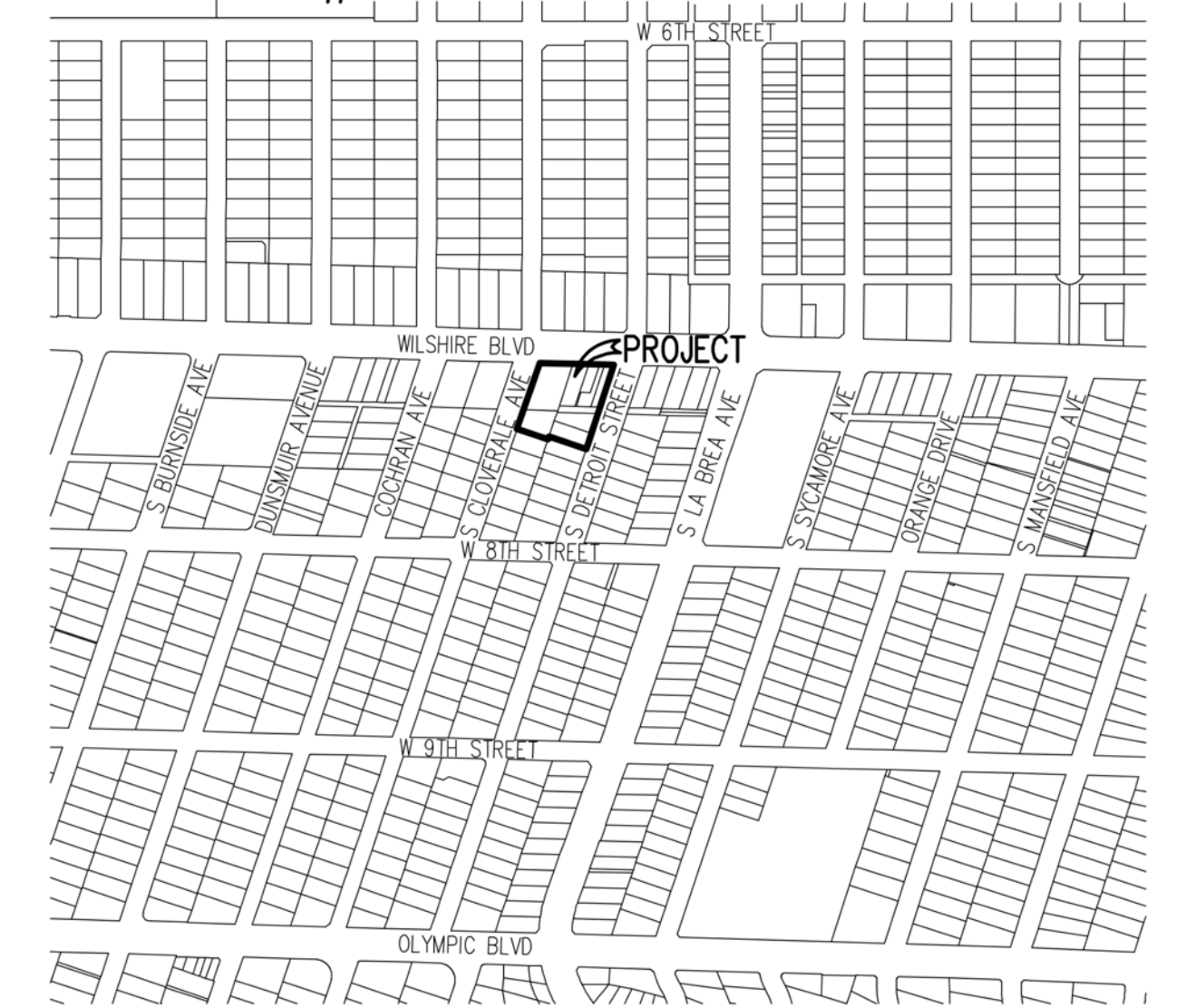
CIVIL ENGINEER:

FORMA ENGINEERING INC.
MIKE WHITE
400 SAN FERNANDO MISSION BLVD
SUITE 200
SAN FERNANDO, CA 91340
(818) 698-8667

VESTING TENTATIVE TRACT MAP NO. 83768
IN THE CITY OF LOS ANGELES
MERGER AND RE-SUBDIVISION OF 5 LOTS AND 1 ALLEY FOR
1 LOT FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES
COUNCIL DISTRICT # 5

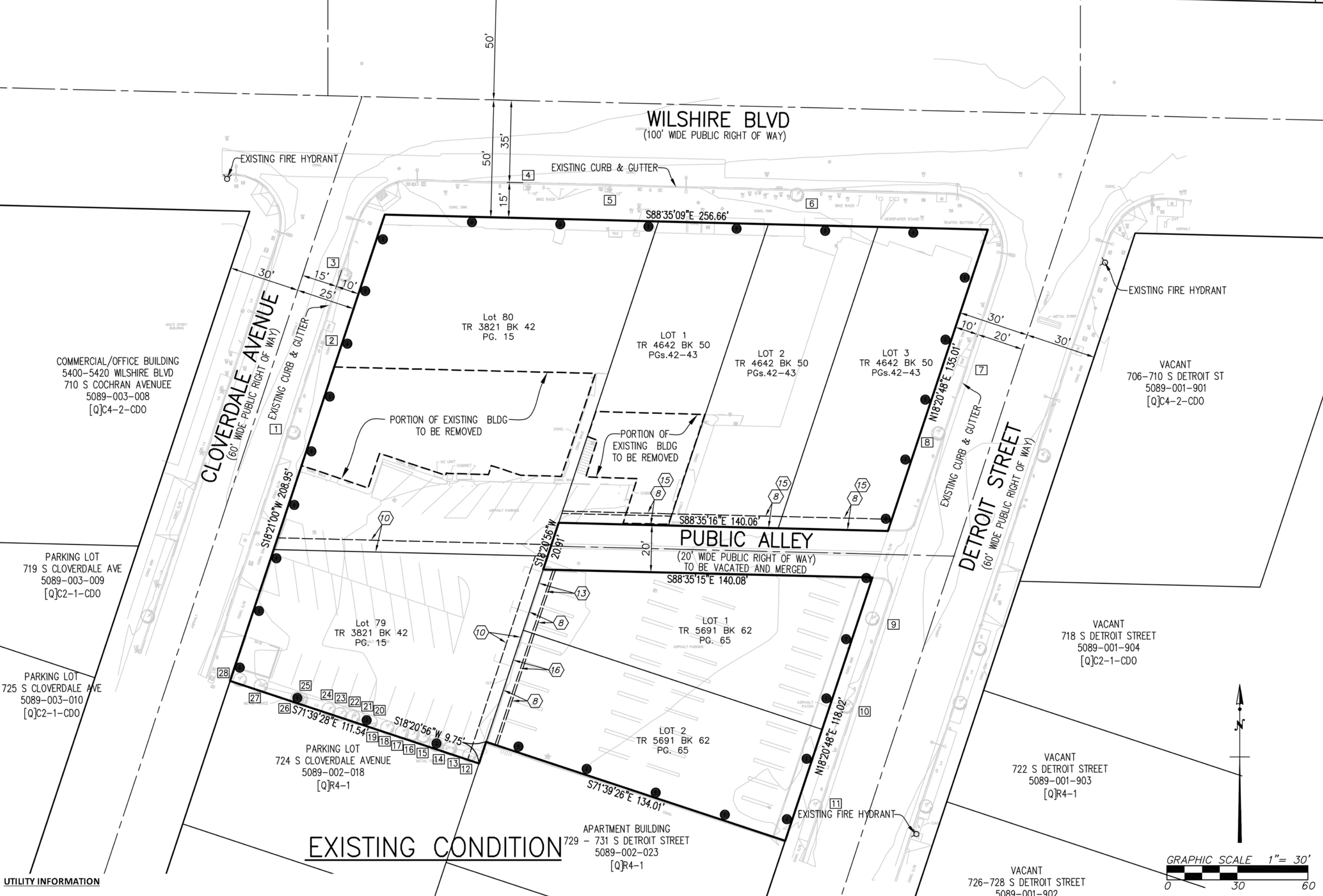
EXISTING EASEMENTS:

- 8. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. IN FAVOR OF: THE CITY OF LOS ANGELES PURPOSE: POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDING NO: BOOK 15609, PAGE 84, OFFICIAL RECORDS AFFECTS: THE REAR 5 FEET TO BE MERGED ON MAP
10. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. IN FAVOR OF: MARY L. CALLOWAY PURPOSE: POLE LINES AND CONDUITS RECORDING NO: BOOK 7462, PAGE 74, DEEDS AFFECTS: A STRIP OF LAND 5 FEET IN WIDTH ALONG THE ENTIRE REAR LINE
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT. RESERVED BY: PACIFIC-SOUTHWEST TRUST AND SAVINGS BANK PURPOSE: POLE LINES AND INCIDENTAL PURPOSES RECORDING DATE: MARCH 16, 1923 RECORDING NO.: BOOK 1958, PAGE 289, OFFICIAL RECORDS AFFECTS: SAID LAND
15. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. IN FAVOR OF: THE CITY OF LOS ANGELES PURPOSE: POLE LINES, CONDUITS RECORDING NO: BOOK 15609, PAGE 84, OFFICIAL RECORDS AFFECTS: SAID LAND TO BE MERGED ON MAP
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT. RESERVED BY: PACIFIC-SOUTHWEST TRUST AND SAVING BANK TO C.C. CHARLES AND WIFE PURPOSE: POLE LINES AND INCIDENTAL PURPOSES RECORDING DATE: JULY 8, 1925 RECORDING NO.: BOOK 4896, PAGE 163, OFFICIAL RECORDS AFFECTS: SAID LAND



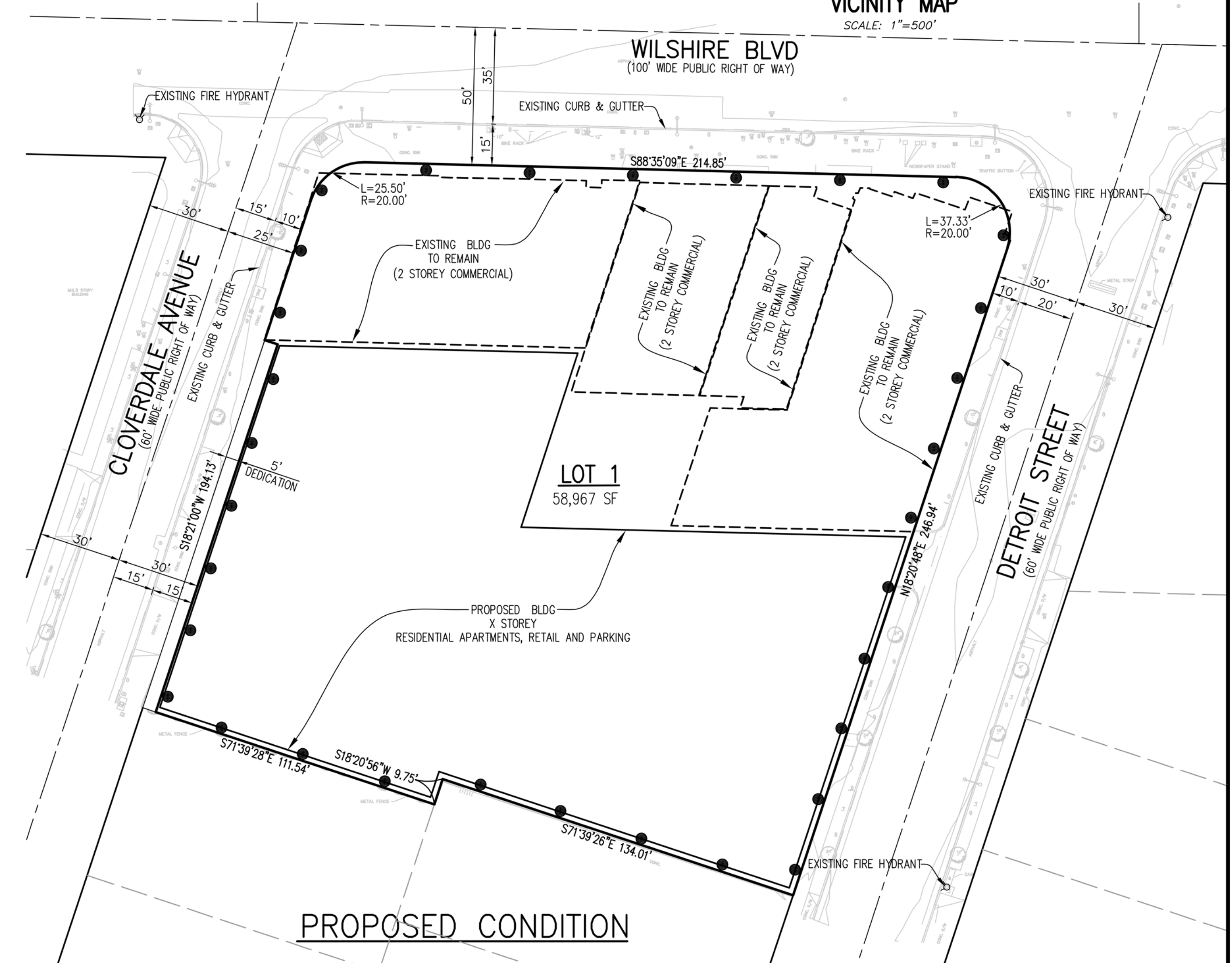
VICINITY MAP SCALE: 1"=500'

Table listing adjacent properties with addresses and zoning codes. Includes Commercial, Commercial/Office, Commercial/Apartments, and Vacant lots.



UTILITY INFORMATION table listing services like Power, Water, Telephone, Gas, Storm Drain, Sewer, and Cable TV with provider names and contact info.

UTILITIES NOTE: UNDERGROUND UTILITIES SPECIFICALLY LISTED IN THE UTILITY INFORMATION TABLE ARE PLOTTED ON THIS SURVEY. OTHER UNDERGROUND UTILITIES NOT LISTED (E.G. TRAFFIC SIGNAL AND STREET LIGHT CONDUIT, ABANDONED LINES, ETC.) HAVE NOT BEEN PLOTTED.

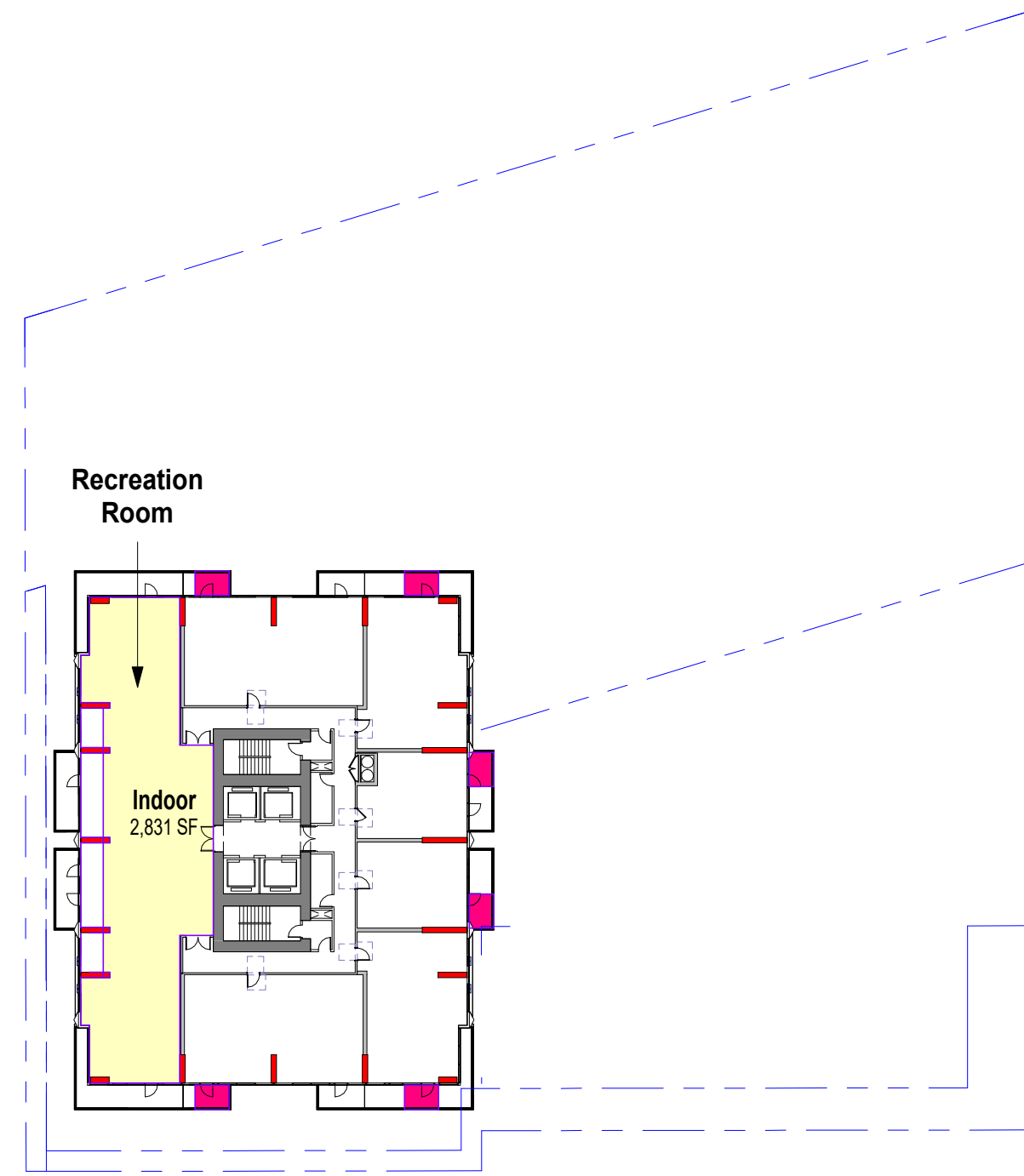


VESTING TENTATIVE MAP TRACT 83768
5350 WILSHIRE BLVD
LOS ANGELES, CA 90036

DEVELOPER'S ENGINEER:
FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD SUITE 200, SAN FERNANDO, CA 91340
Phone: (818) 832-1710 Fax: (818) 832-1740



Table with columns for No., DATE, REVISION, DESIGNER, CHECKED BY, DATE, SHEET, and OF. Includes revision history and signature fields.

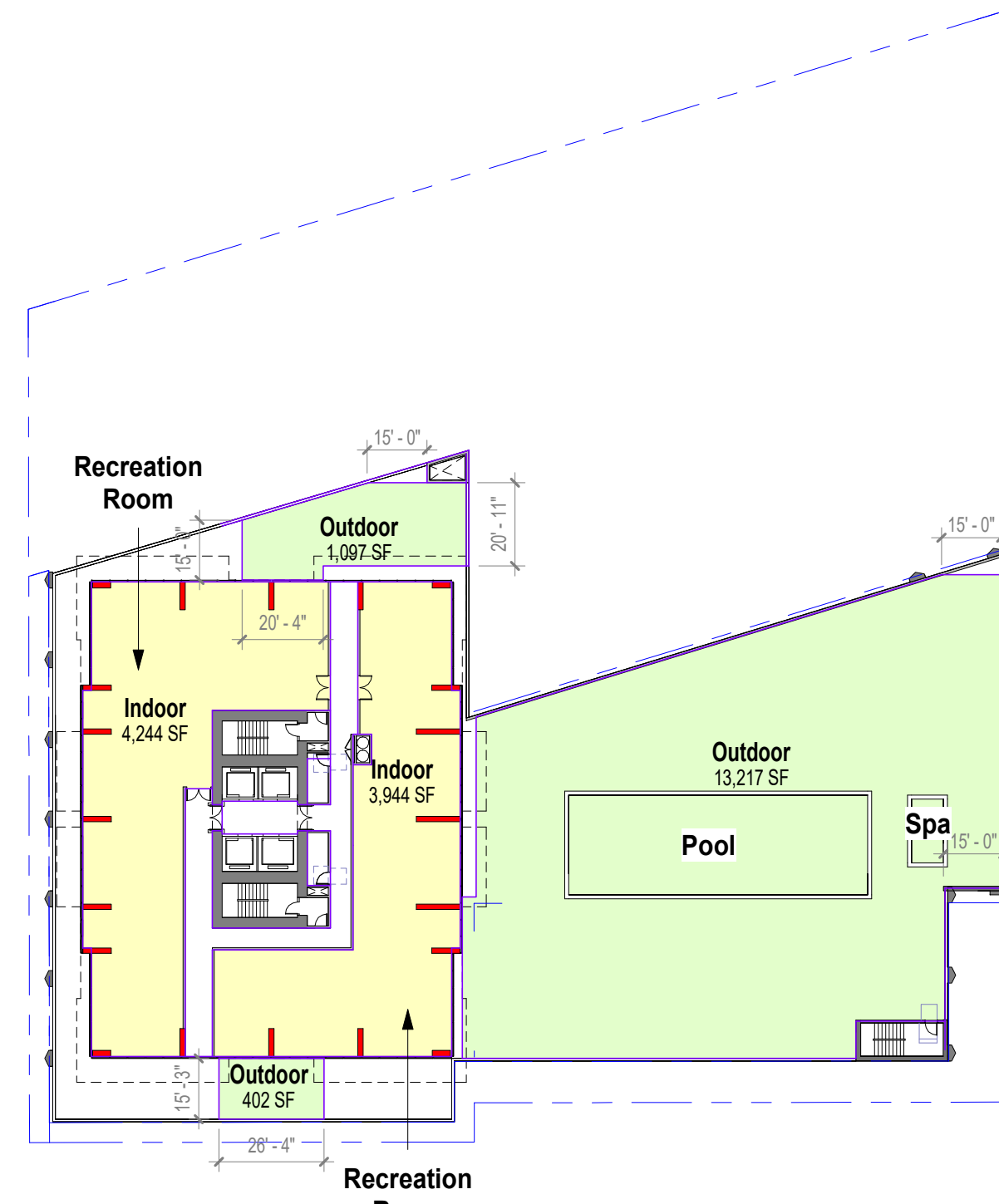


Level 41 (SPH) 1" = 40'-0"

LEGEND

- COMMON - OUTDOOR SPACE
- COMMON - INDOOR SPACE
- PRIVATE - OPEN SPACE

FLOOR SUMMARY

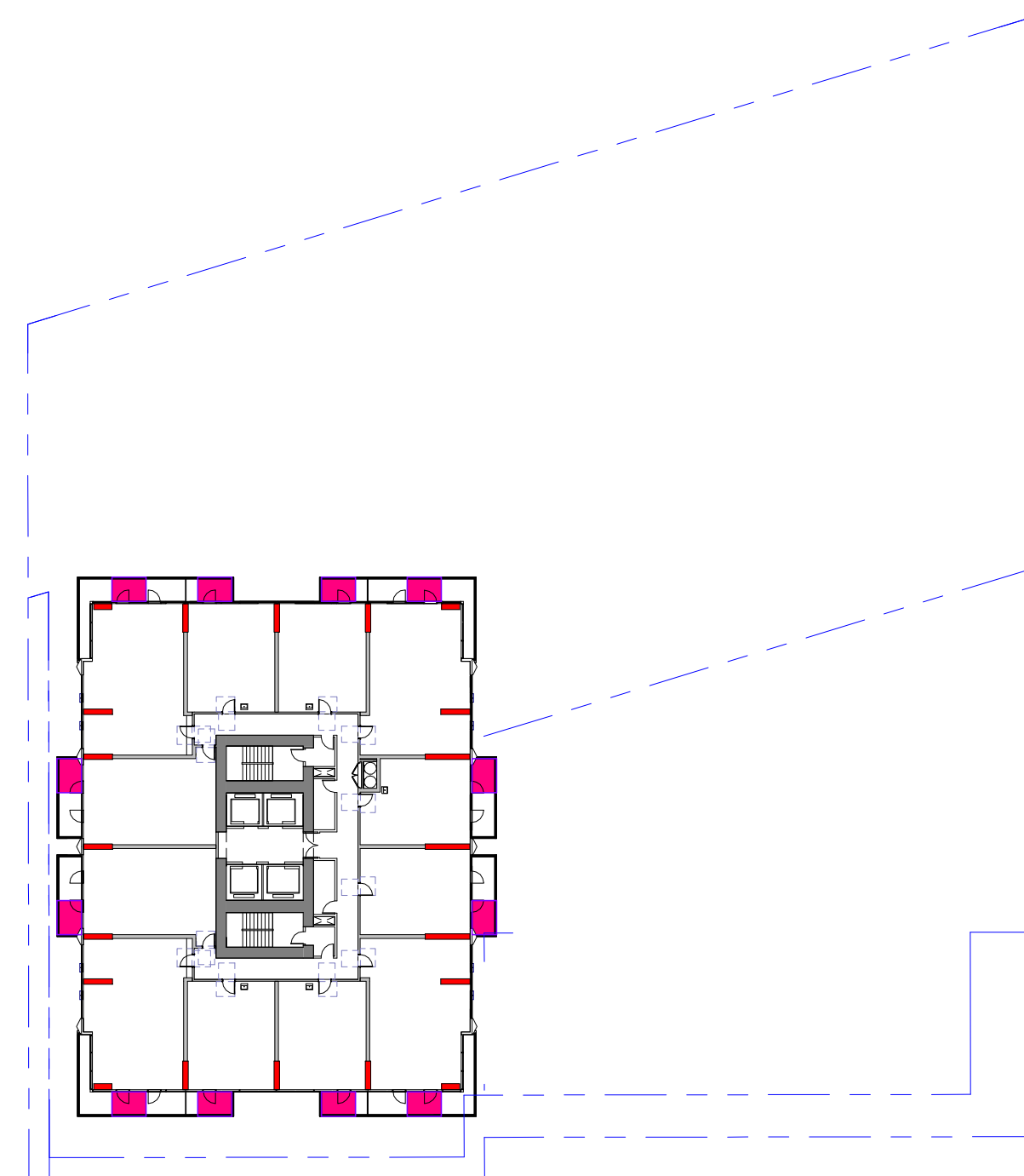


Level 6 (Podium) 1" = 40'-0"

LEGEND

- COMMON - OUTDOOR SPACE
- COMMON - INDOOR SPACE
- PRIVATE - OPEN SPACE

FLOOR SUMMARY



Level 8 1" = 40'-0"

LEGEND

- COMMON - OUTDOOR SPACE
- COMMON - INDOOR SPACE
- PRIVATE - OPEN SPACE

FLOOR SUMMARY



Level 1 1" = 40'-0"

LEGEND

- COMMON - OUTDOOR SPACE
- COMMON - INDOOR SPACE
- PRIVATE - OPEN SPACE

FLOOR SUMMARY

OPEN SPACE		
REQUIRED (Per LAMC 12.21-G)	UNIT COUNT	OPEN SPACE
Units with Less than 3 Habitable Rooms (100 sf. per Unit)	206 Units	20,600 sf
Units with 3 Habitable Rooms - (4 Habitable Rooms require 125 sf. per Unit)	208 Units	26,000 sf
Units with more than 3 Habitable Rooms - (More than 4 Habitable Rooms require 175 sf. per Unit)	5 Units	875 sf
Total Open Space Required	419 Units	47,475 sf

PROPOSED	
Common Outdoor Open Space - Pool Deck Courtyard	14,716 sf
Common Indoor Open Space - Lounge, Amenity, Clubroom & Fitness, Sky Lounge (Max 25% of total required allowed = 11,868 sf)	11,868 sf
Private Balconies & Decks (Max 50% of total required allowed = 23,912 sf)	20,950 sf
Total Proposed Open Space	47,533 sf
Total Planted Area (25% of Outdoor Common Open Space)	3,679 sf

TREES	
REQUIRED (1 per 4 Units)	105 Trees
PROPOSED	105 Trees

COMMON OUTDOOR OPEN SPACE PROVIDED

Level 6 (Podium)		
Outdoor	14,716 SF	3
	14,716 SF	3

COMMON INDOOR OPEN SPACE PROVIDED

Level 1		
Indoor	849 SF	1
Level 6 (Podium)		
Indoor	8,188 SF	2
Level 41 (SPH)		
Indoor	2,831 SF	1
	11,868 SF	4

PRIVATE OPEN SPACE PROVIDED

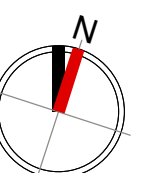
POS	20,950 SF	419
	20,950 SF	419

TOTAL OPEN SPACE PROVIDED

Indoor	11,868 SF
Outdoor	14,716 SF
POS	20,950 SF
	47,533 SF

OPEN SPACE DIAGRAMS

0' 40' 80' 120'



CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE of Distribution: 09/26/2024

TO: Subdivision Committee Members

FROM: Department of City Planning, Major Projects

SUBJECT: Subdivision Filing Notification and Distribution

Case Number: VTT-83768-CN-VHCA
Map Type: Vesting Tentative Tract
Map Stamp Date: 04/27/2022
Community Plan: Wilshire

Application Filing Date: 10/17/2022
NC: Mid City West
Hillside: No

- Council District: 5
Neighborhood Council (NC) (No SB9)
Bureau of Engineering
Dept of Building and Safety - Grading
Dept of Building and Safety - Zoning
DWP Real Estate
DWP Water Distribution Engineering
Urban Forestry Land Development
Office of Historic Resources
Los Angeles Housing Department (No P.S.)
LAFD - Engineering/Hydrant Unit
Bureau of Street Lighting (No SB9)
Department of Recreation and Parks
Bureau of Sanitation
LAUSD CEQA (No P.S.)
LAUSD Transportation (No P.S.)
County Health Department (No. P.S.)
GIS
LADOT Dev Review - Valley
LADOT Dev Review - Citywide

Hillside Projects/Haul Route Projects Only

Does case include a Haul Route?

Yes No

- BSS - Haul Route Investigation and Enforcement
Animal Regulation (Hillside Only)

LADOT District Office

- Central (CD 1, 9, 14)
Hollywood (CD 4, 10, 13)
Western (CD 5, 11)
East Valley (CD 3, 5, 6, 12)
Southern (CD 8, 15)

RECOMMENDATION REPORTS DUE BY: 39 Days

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

Thank you.

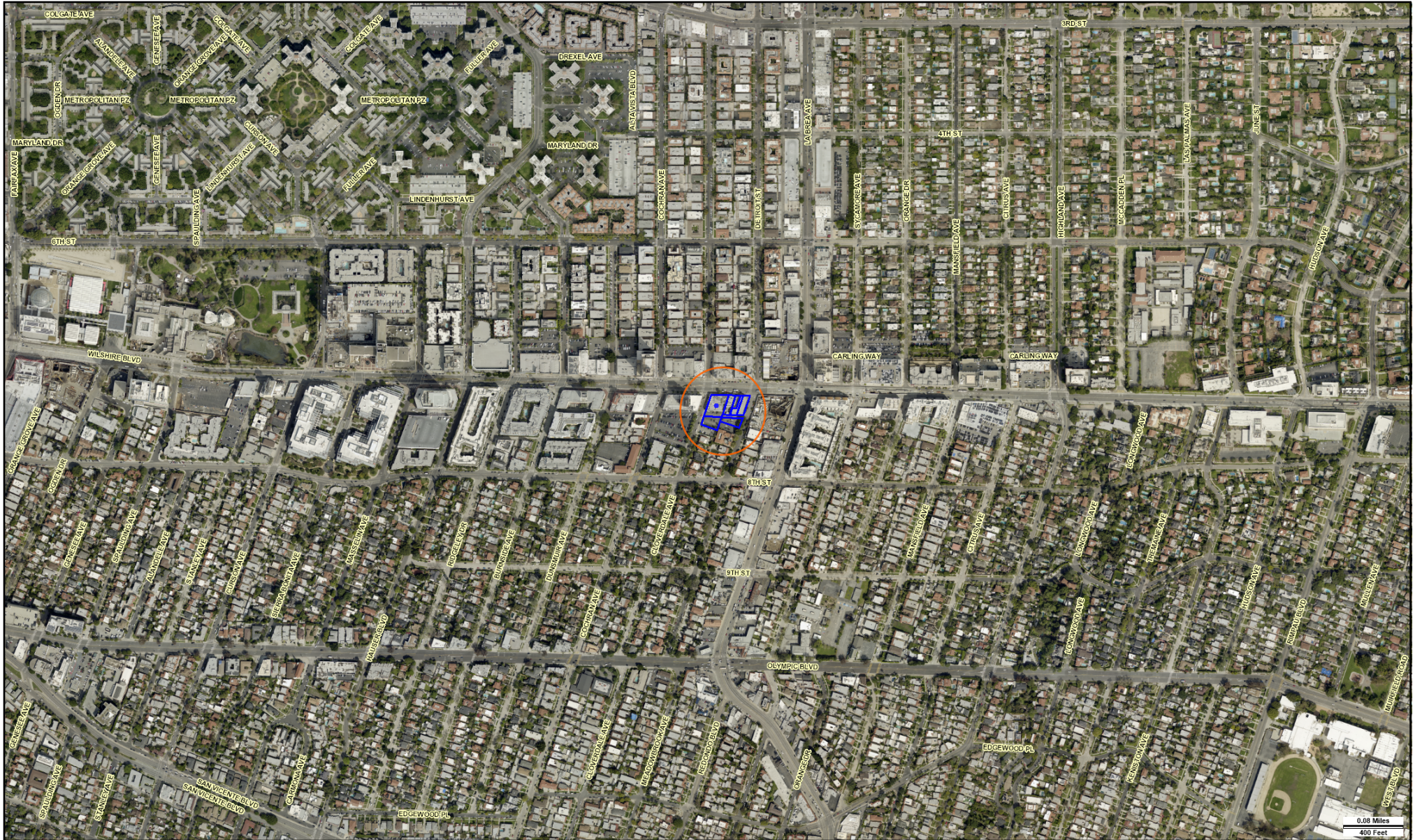
Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached SB 9 Urban Lot Split/Parcel map/Tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written 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





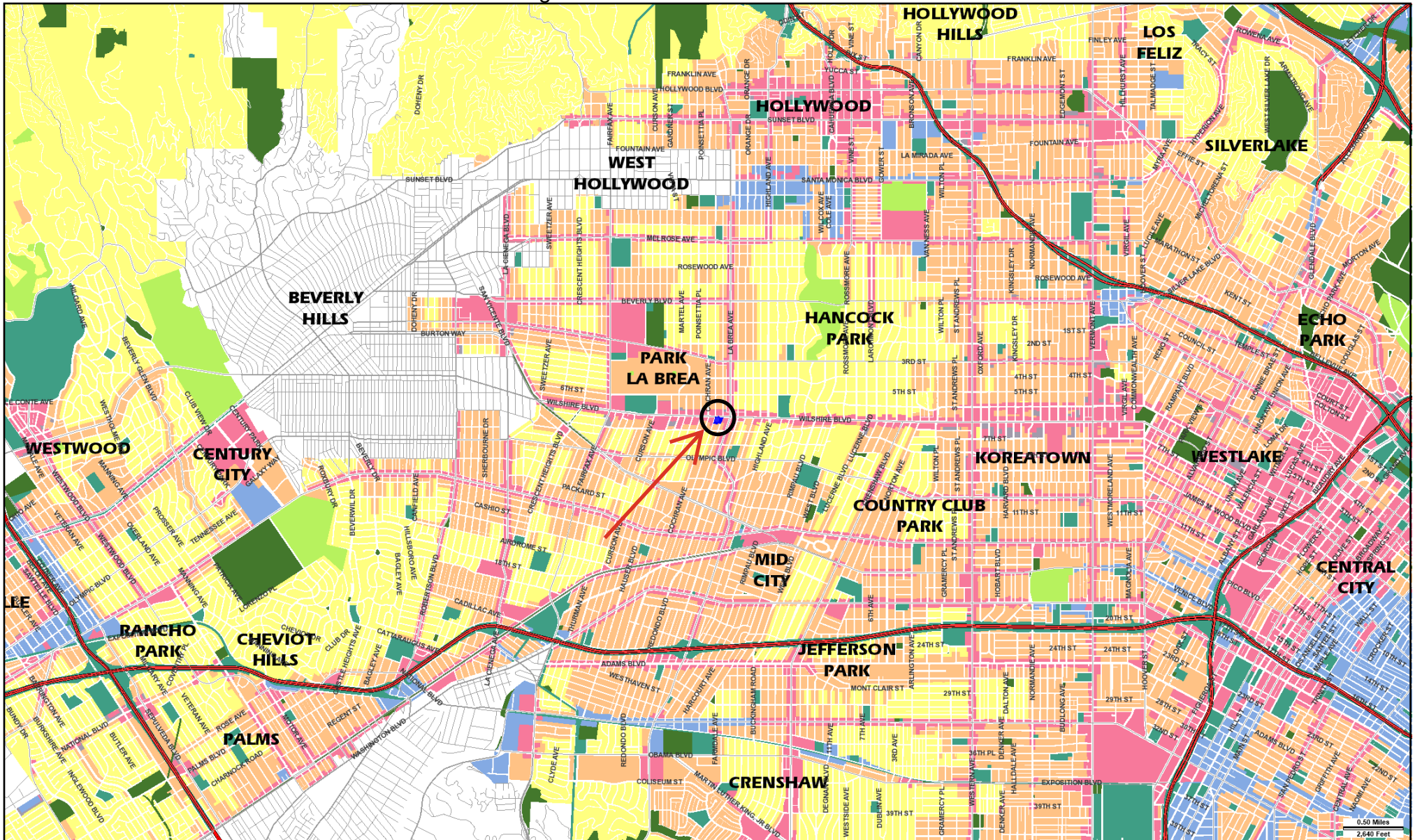
Address: 708 S CLOVERDALE AVE
 APN: 5089002025
 PIN #: 132B181 17

Tract: TR 3821
 Block: None
 Lot: 80
 Arb: None

Zoning: [Q]C4-2-CDO
 General Plan: Regional Center Commercial



0.08 Miles
400 Feet



Address: 708 S CLOVERDALE AVE
 APN: 5089002025
 PIN #: 132B181 17









Tract: TR 3821
 Block: None
 Lot: 80
 Arb: None

Zoning: [Q]C4-2-CDO
 General Plan: Regional Center Commercial



LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF






GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




PARKING

-  Parking Buffer

PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES













-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway


























MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	


SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

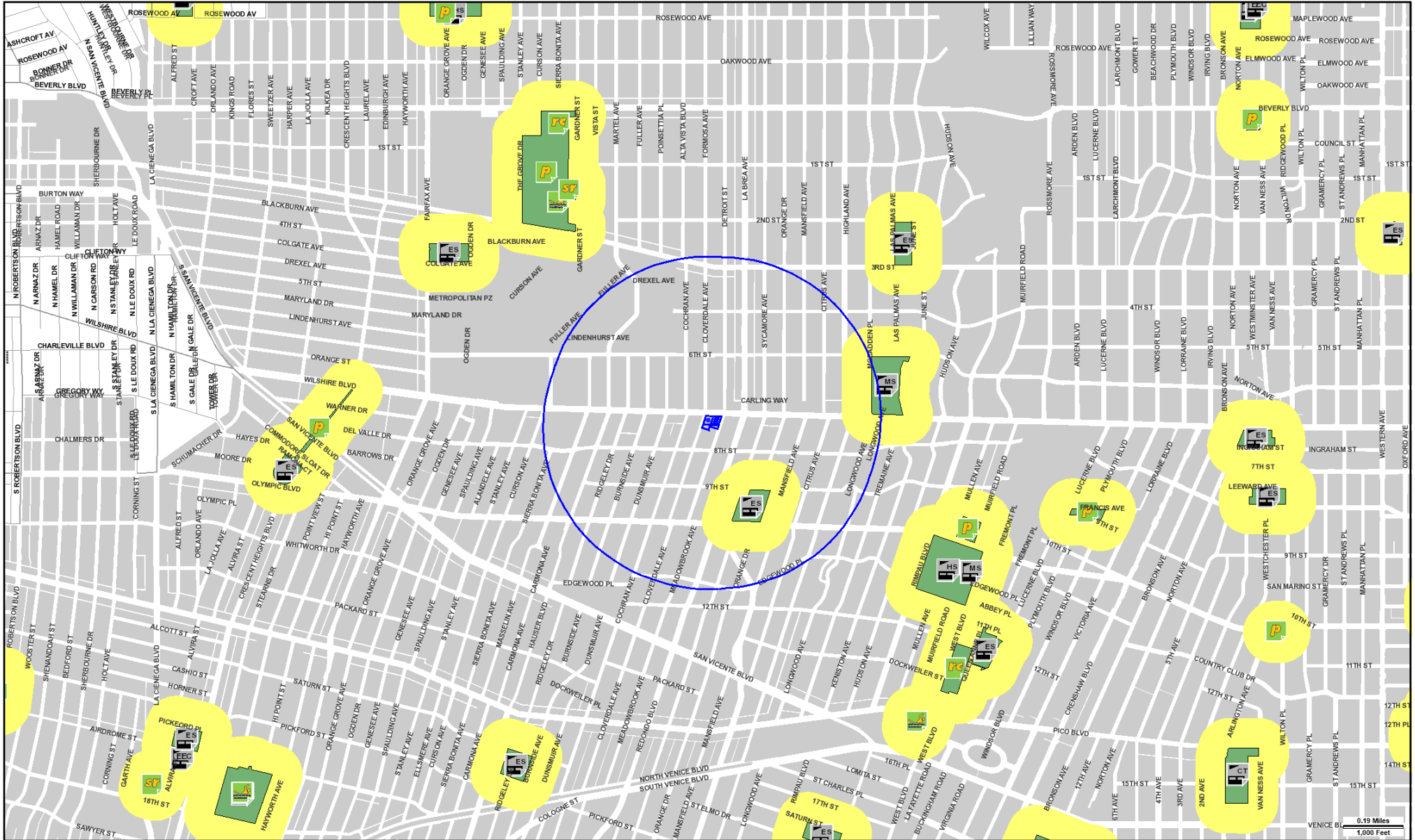
Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	



Address: 5368 W WILSHIRE BLVD
 APN: 5089002025
 PIN #: 132B181 17

Tract: TR 3821
 Block: None
 Lot: 80
 Arb: None

Zoning: [Q]C4-2-CDO
 General Plan: Regional Center Commercial

