

APPROVED

Feb 20 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-024

DATE February 20, 2025

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-84331-HCA – RECOMMENDATION TO THE ADVISORY AGENCY FOR IN-LIEU PARK FEE PAYMENT

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

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 84331 (Project) to require the payment of an in-lieu fee in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Chapter 1ASEC. 10.4;
2. Recommend that the Advisory Agency require the Project, as a condition of approval of the subdivision map, to record a Covenant & Agreement, the language of which shall be subject to the approval of the Department of Recreation and Parks, stating that future development of said property for residential purposes shall be subject to the Subdivision Park Fee prior to the issuance of Certificate of Occupancy, at whatever the applicable rate of the fee is at the time of issuance; and,
3. 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 Chapter 1ASEC. 10.4.3.C (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

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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.

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 ROW DTLA Project, is located at 747-787 South Alameda Street, 1312-1396 East 7th Street, 1301-1327 East 8th Street, 760 and 747 South Warehouse Street, and 700-760 South Market Court in the Central City community of the City. The Project, as currently proposed, includes the merger and re-subdivision for five ground lots and fourteen airspace lots of the ROW DTLA district for a future mixed-use development. Per the proposed tract map as shown in Attachment 5, future ground lots 3, 4, and 5 will include 1,000 residential apartment units.

EARLY CONSULTATION MEETING

Pursuant to LAMC Chapter 1ASEC. 10.4.3.A, 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 Chapter 1ASEC. 10.4.4.A, "[t]he intent of this early consultation is to discuss the potential dedication of land requirements of the project and to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **November 13, 2024**. The meeting included a discussion of the requirements of LAMC Chapter 1ASEC. 10.4, 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 parcel map application with City Planning on **December 23, 2024**. On January 24, 2025, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **March 4, 2025**. The Advisory Agency Filing Notification is attached (Attachment 1).

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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 Chapter 1ASEC. 10.4.3, "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 Chapter 1ASEC. 10.4.4 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 Chapter 1ASEC. 10.4.4.B:

- **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 1,000 units would be:

$$\mathbf{6.8\ Acres} = (6.7 \times 2.7) \times 0.00251$$

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.

As currently proposed, the Project has no affordable dwelling units that would likely qualify for an exemption per LAMC Chapter 1ASEC. 10.4.3.C.

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Per LAMC Chapter 1ASEC. 10.4.4.C, 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 an apartment project.

In-Lieu Fee Payment

Pursuant to LAMC Chapter 1ASEC. 10.4, 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 Chapter 1ASEC. 15.9.3 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:

\$17,060.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 1,000 units would be:

\$17,060,000.00 = \$17,060.00 x 1,000 dwelling units

As currently proposed, the Project has no affordable dwelling units that would likely qualify for an exemption per LAMC Chapter 1ASEC. 10.4.3.C.

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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 Chapter 1ASEC. 10.4.5.C, 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 Fashion District community of the City and within the Downtown Plan Area. Currently, the site includes five ground lots and fourteen airspace lots of the ROW DTLA district, a mixed-use district with retail, restaurants, offices, a 10-story parking structure, and three surface parking lots.

An aerial view of the Project site is attached hereto (Attachment 2). A map showing the generalized zoning of the Project site and the Community Plan Area is also attached (Attachment 3).

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Project Open Space and Recreational Areas

As the proposed Project has not been fully designed it is currently unknown how much common open space will be provided.

Public Park Access

There is one public park within a half-mile walking distance of the Project site: 6th & Gladys Street Park, located at 808 E. 6th Street, is a 0.34-acre facility that includes picnic tables, half-court basketball, and outdoor exercise equipment. A map showing the project location and nearby public parks is attached (Attachment 4).

Staff Recommendation

As noted in the tract map filing to City Planning, the Project does not currently propose the construction of apartment dwelling units. However, the applicant is requesting approval of a subdivision that may result in the future construction of apartment dwelling units. Therefore, pursuant to LAMC Chapter 1A SEC. 10.4.5 and 15.9.3, RAP recommends that the appropriate mitigation measure for the proposed Project is the payment of the in-lieu fee.

However, the given the fact that the future residential development is contingent upon the recordation of the map, the developer should be required to record a Covenant & Agreement, the language of which shall be subject to the approval of the Department of Recreation and Parks, stating that the future development of said property for residential purposes shall be subject to the Subdivision Park Fee prior to the issuance of Certificate of Occupancy, at whatever the applicable rate of the fee is at the time of issuance. This would simultaneously allow for the expeditious recordation of the proposed tract map while eliminating any potential ambiguity regarding when, and at what rate, the Park Fee are required to be paid.

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 – Advisory Agency Filing Notice
- 2) Attachment 2 – Aerial View of Project Site
- 3) Attachment 3 – Generalized Zoning
- 4) Attachment 4 – Project Location and Surrounding Parks
- 5) Attachment 5 – Proposed Vesting Tentative Tract Map

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE of Distribution: 1/24/ 2025

TO: Subdivision Committee Members

FROM: Department of City Planning, **EXPEDITED** Processing Section

SUBJECT: **Subdivision Filing Notification and Distribution – Tract Map**

Case Number: VTT-84331-HCA
Map Type: Tract Map
Map Stamp Date: 1/22/2024
Community Plan: Central City

Application Filing Date: 12/23/2024
Project Address: 747 S ALAMEDA ST
NC: Downtown Los Angeles
Hillside: No

- | | |
|---|--|
| <input checked="" type="checkbox"/> Council District: 14 | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit |
| <input checked="" type="checkbox"/> Neighborhood Council (NC) (NO SB9, SB684) | <input checked="" type="checkbox"/> Bureau of Street Lighting (No SB9) |
| <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 (No P.S) |
| <input type="checkbox"/> DWP Real Estate | <input checked="" type="checkbox"/> LAUSD Transportation (No P.S.) |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering | <input type="checkbox"/> County Health Department (No. P.S) |
| <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 (No P.S.) | <input checked="" type="checkbox"/> 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 (3/4/2025)

Please send your reports to the following e-mail address: planning.expedited@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

Nora Morales

For: Heather Bleemers, Senior City Planner
Expedited Processing Section
Deputy Advisory Agency

EXPEDITED PROCESSING SECTION

planning.expedited@lacity.org



Address: 757 S ALAMEDA ST

APN: 5146009008

PIN #: 124-5A215 30

Tract: P M 6524

Block: None

Lot: B

Arb: None

Zoning: M2-2D

General Plan: Light Manufacturing

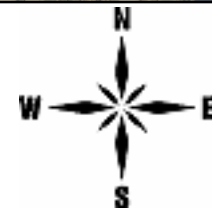
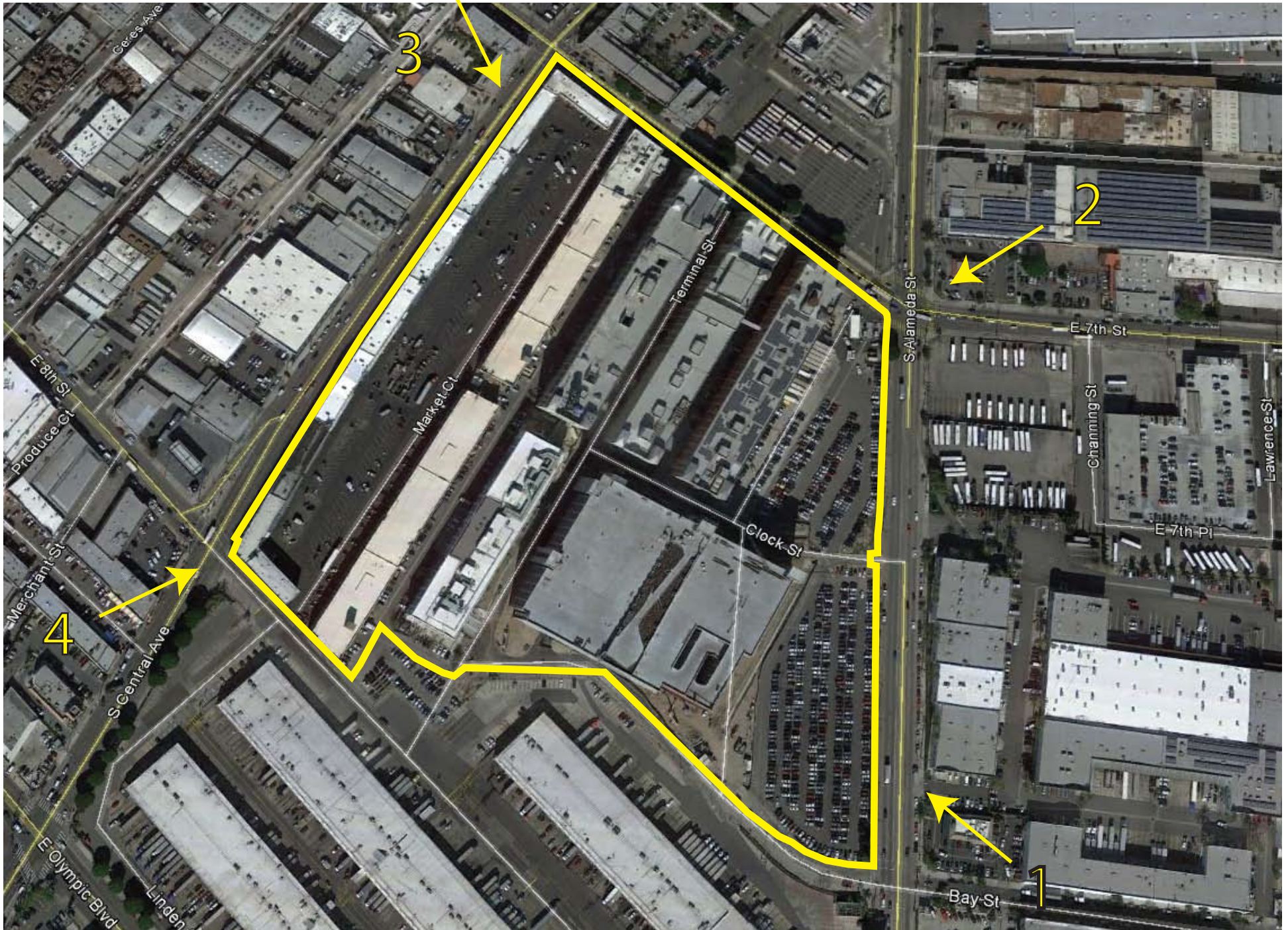


PHOTO DISPLAY MAP 777 ALAMEDA STREET

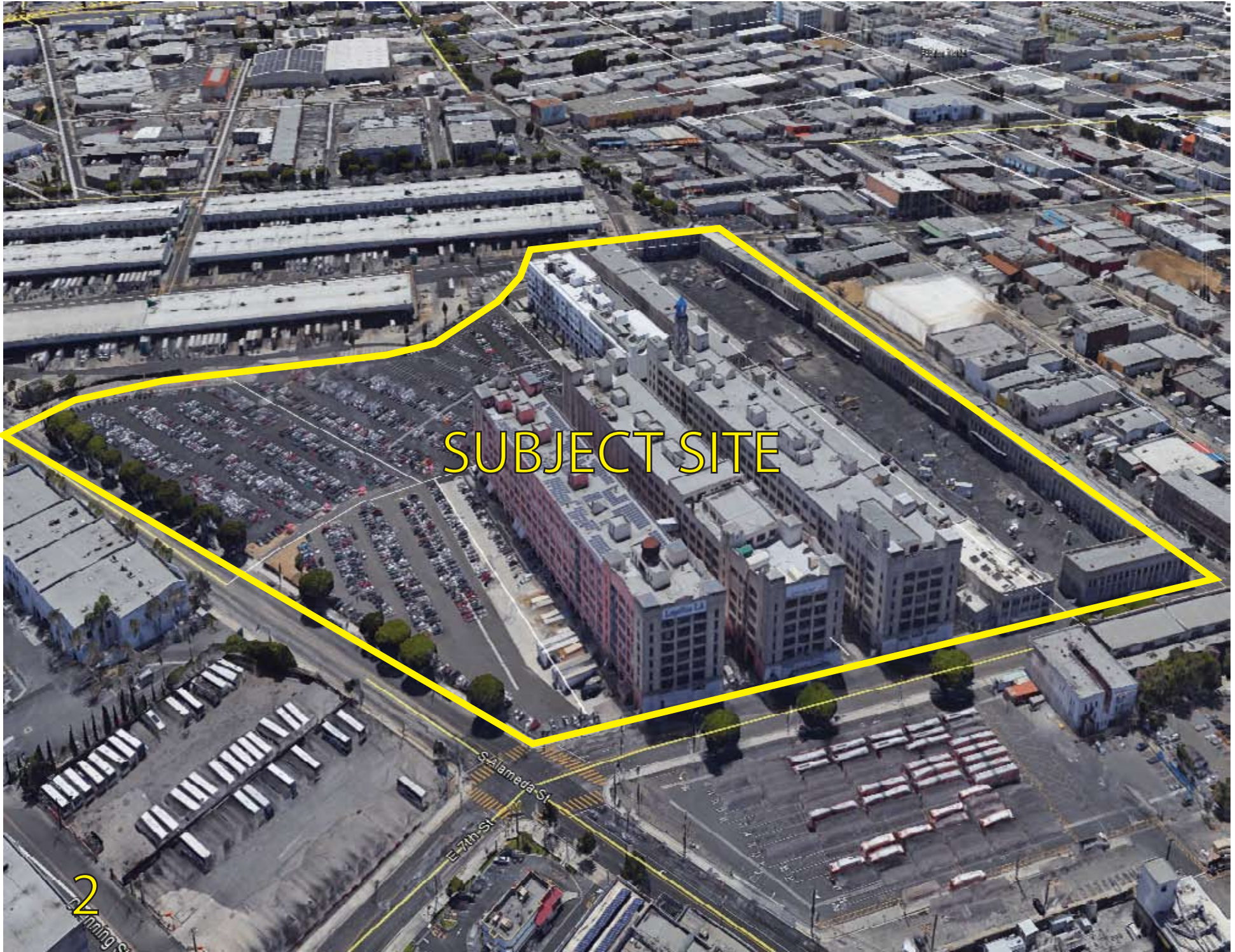




SUBJECT SITE

1

© 2016 Google
© SPOT IMAGE

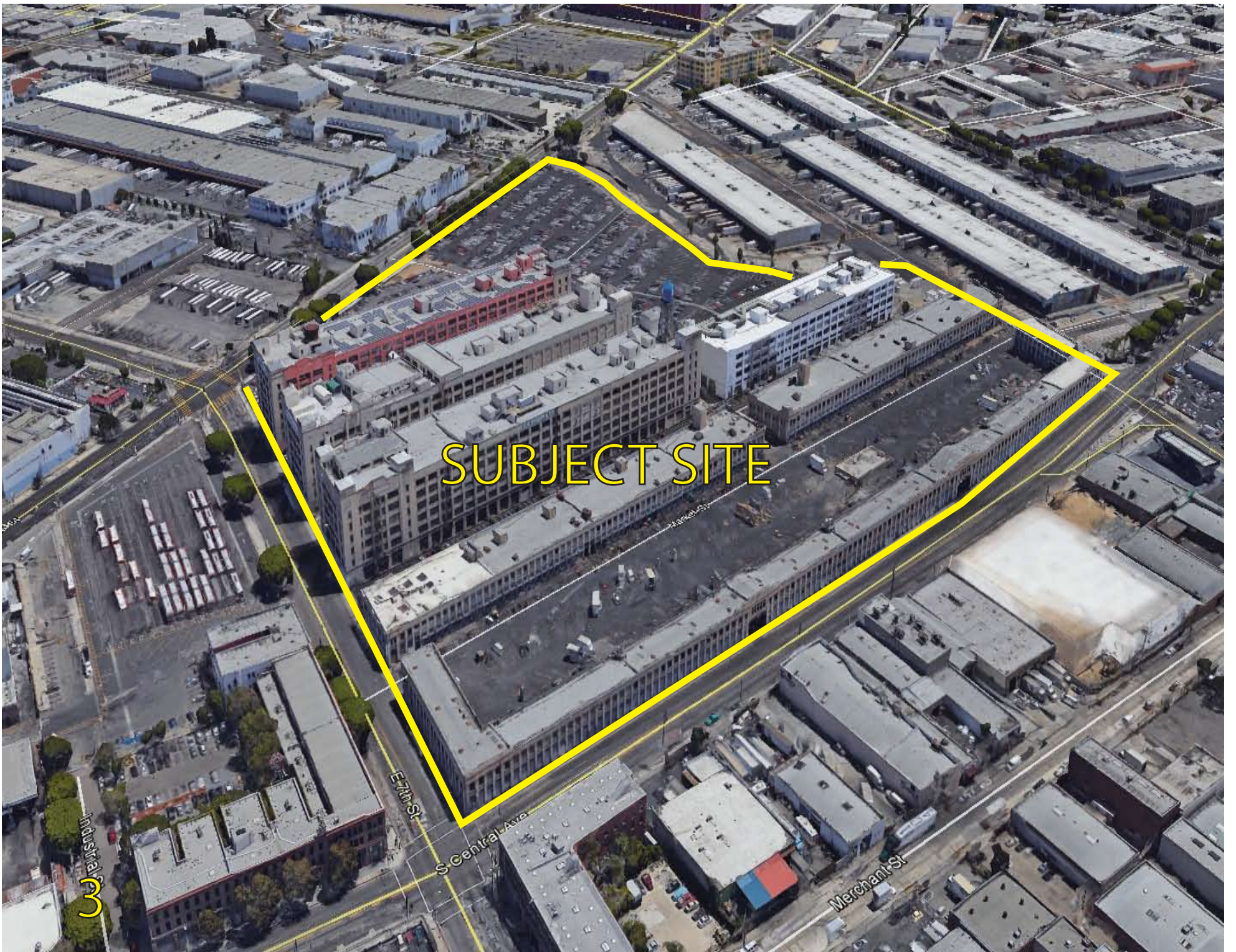


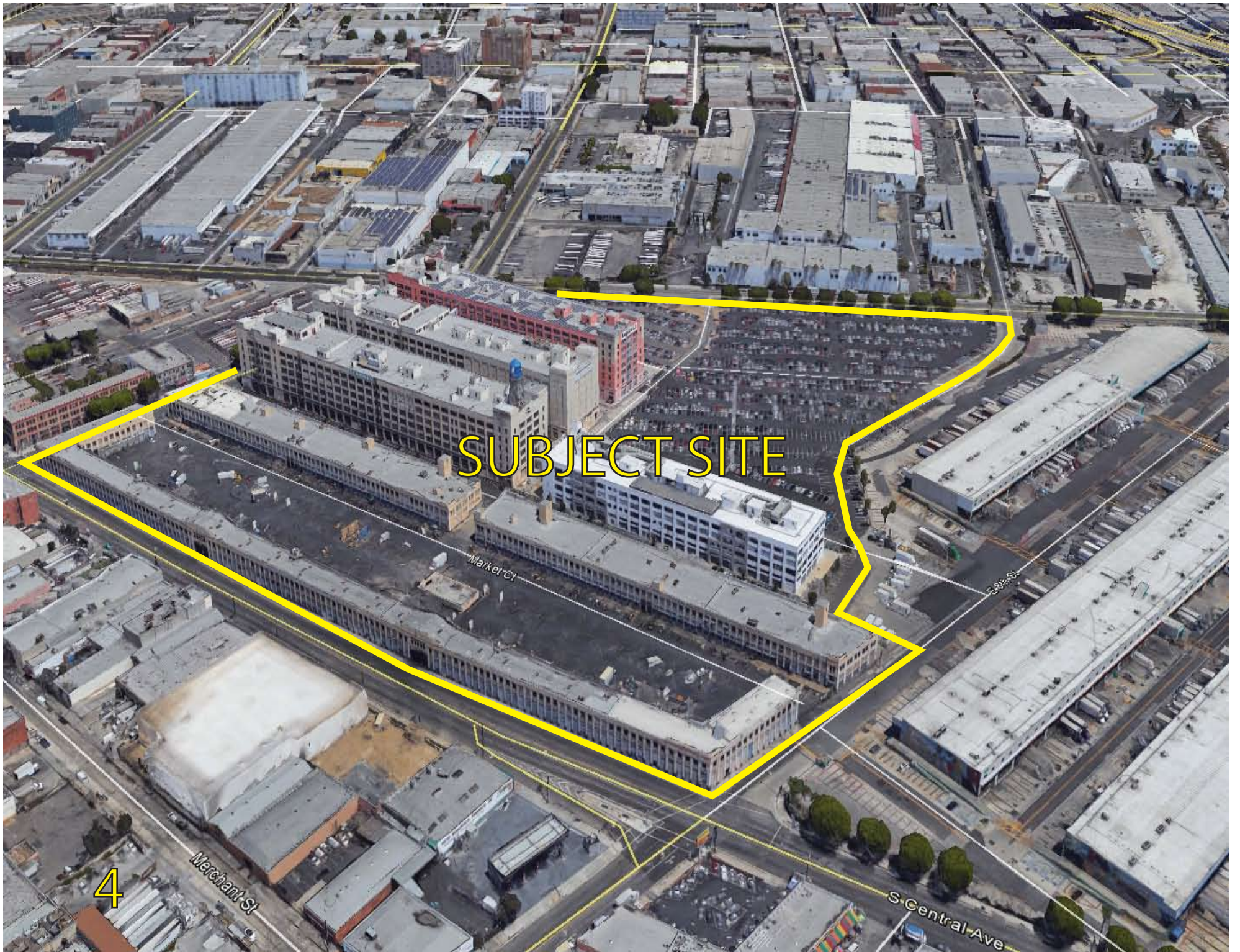
SUBJECT SITE

Salameda St

E 7th St

2
innings





SUBJECT SITE

4

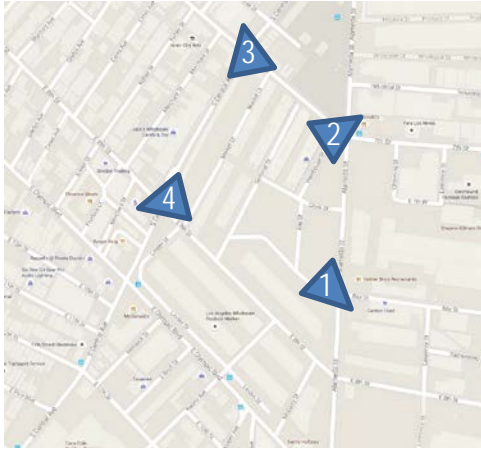
Merchant St

Marker Ct

E. 22nd St

S. Central Ave

AERIAL VIEW, INDEX MAP, AND SITE PHOTOS
for ALAMEDA SQUARE



1. Alameda and Bay



2. Alameda and 7th

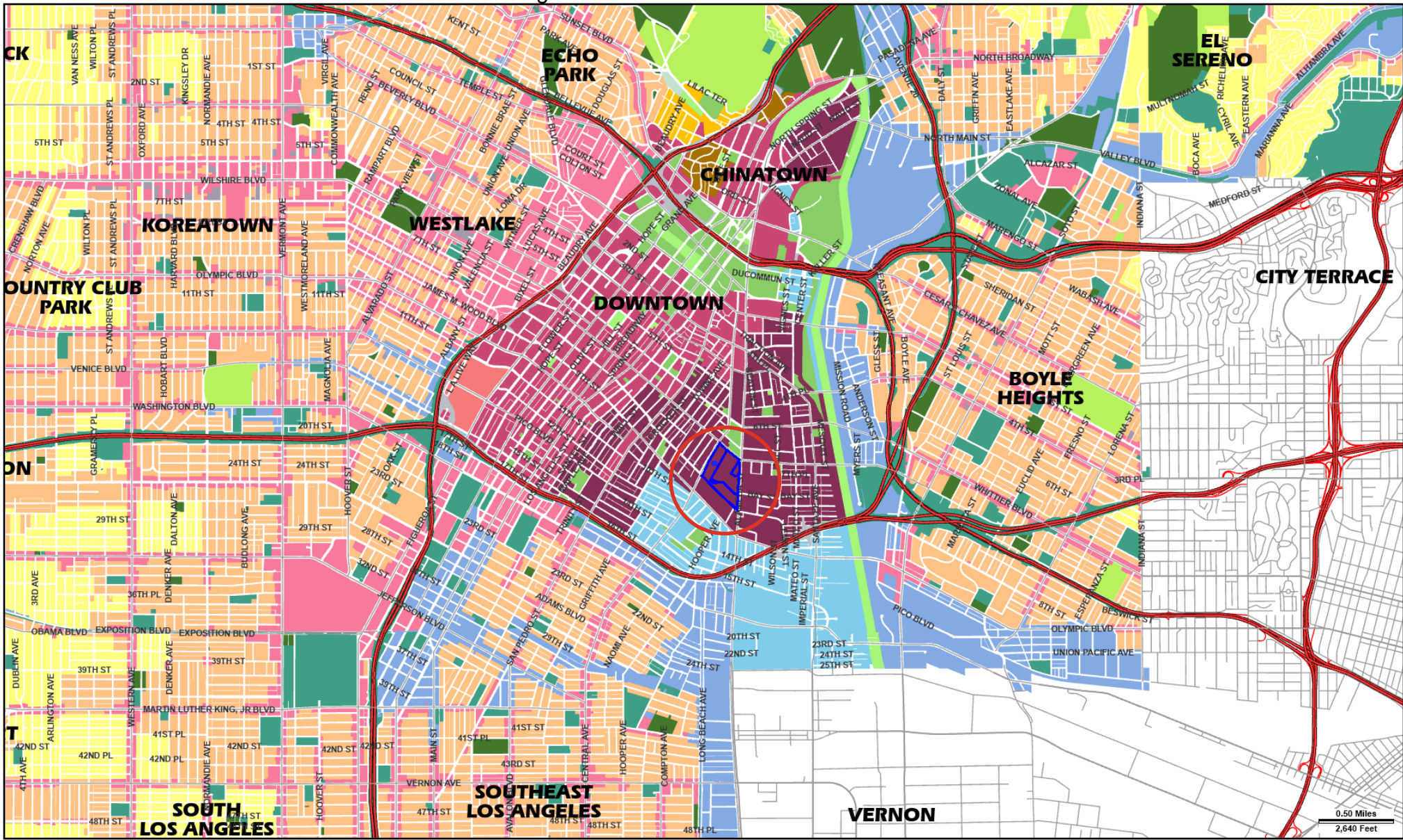


3. 7th and Central



4. Central and 8th



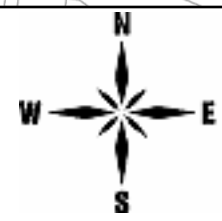


0.50 Miles
2,640 Feet

Address: 736 S CENTRAL AVE
APN: 5146009003
PIN #: 124-5A213 138









Tract: P M 6524
Block: None
Lot: A
Arb: None

Zoning: [MB2-SH1-5] [IX3-FA] [CPIO]
General Plan: Hybrid Industrial



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























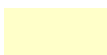


-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CHAPTER 1A LEGEND

General Plan Designation
















	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

















Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		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)
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SCHOOLS/PARKS WITH 500 FT. BUFFER

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 Aquatic Facilities	 Other Facilities	 Opportunity School
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 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

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WAIVER OF DEDICATION OR IMPROVEMENT

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 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
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 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: 718 S MARKET CT

APN: 5146009003

PIN #: 124-5A213 138

Tract: P M 6524

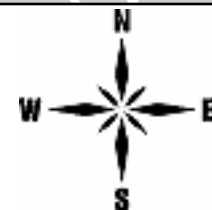
Block: None

Lot: A

Arb: None

Zoning: M2-2D









General Plan: Light Manufacturing



0.19 Miles
1,000 Feet

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)
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






















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VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES, WITH GROUND LOTS 3, 4, AND 5 BEING PHASE I

LEGEND

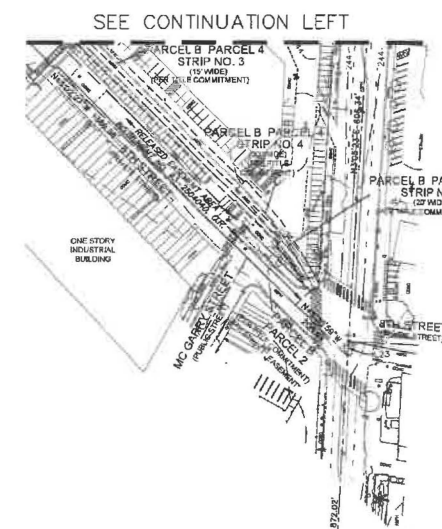
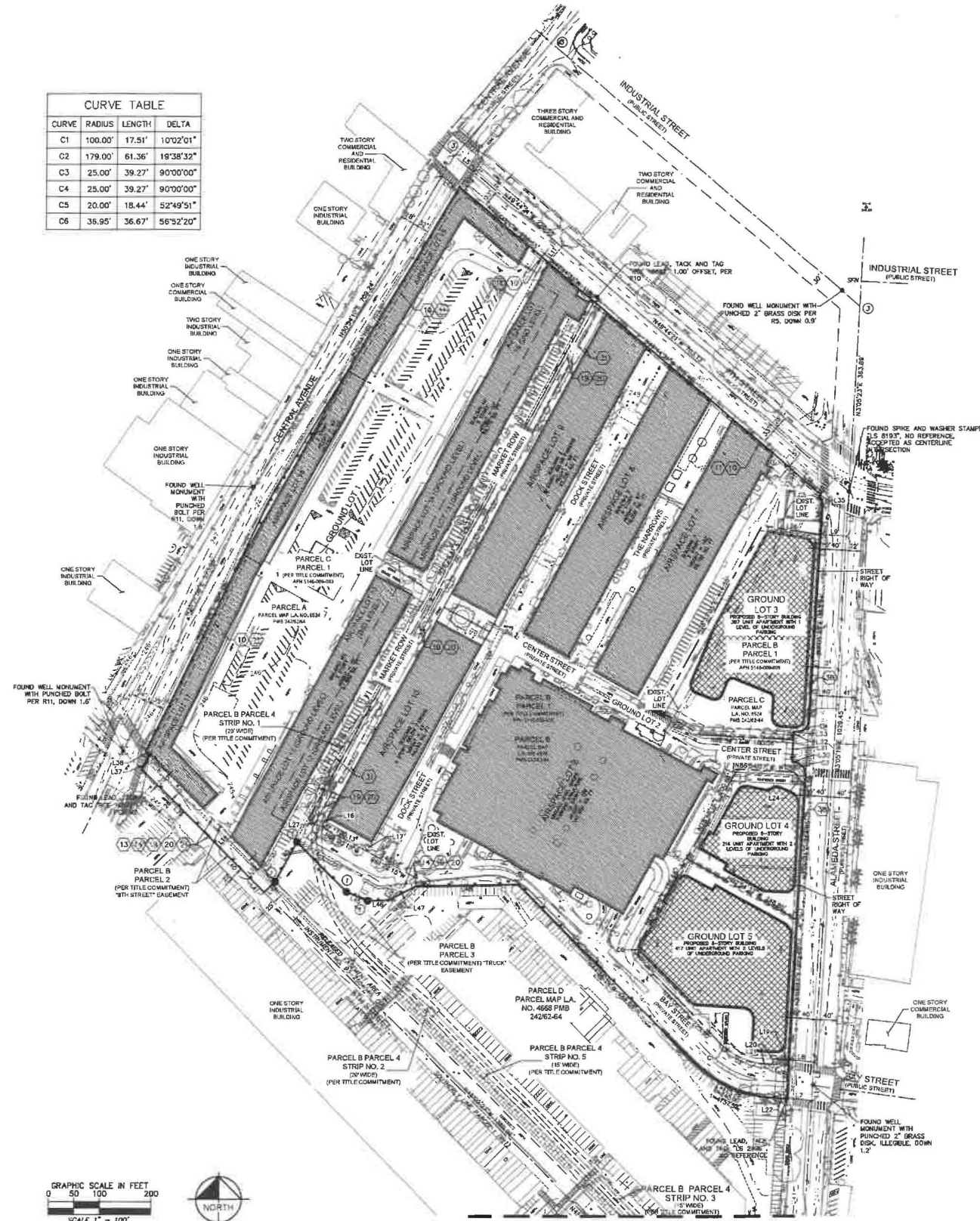
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- - - PROPOSED LOT LINE
- RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - EXISTING CONTOUR
- ▨ PROPOSED BUILDING
- ▩ EXISTING BUILDING

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00	N3°05'23"E
L2	45.76	N3°09'39"E
L3	87.26	N3°05'23"E
L4	38.56	N49°44'21"W
L5	47.13	N49°44'21"W
L6	47.56	N30°54'10"E
L7	50.00	N86°54'37"W
L8	50.00	N86°54'37"W
L9	50.00	N86°54'37"W
L10	40.00	N40°15'39"E
L11	40.00	N40°15'39"E
L12	40.00	N40°15'39"E
L13	39.65	N59°05'50"W
L14	30.15	N44°57'33"E
L15	30.16	N44°57'33"E
L16	20.22	N28°39'45"E
L17	20.32	N28°39'45"E
L18	28.40	N28°29'53"E
L19	33.00	N86°54'21"W
L20	10.00	N3°05'20"E
L21	33.72	N89°54'21"W
L22	25.77	N86°54'21"W
L23	22.10	N3°05'23"E
L24	35.36	N41°54'37"W
L25	95.14	N61°23'18"W
L26	118.31	N81°23'39"W
L27	30.20	N61°20'15"W
L28	75.75	N3°06'20"E
L29	19.00	N3°05'23"E
L30	5.00	N86°54'37"W
L31	44.25	N3°05'23"E
L32	15.75	N3°05'23"E
L33	5.00	N86°54'37"W
L34	58.77	N3°05'23"E
L35	5.00	N40°15'31"E
L36	68.91	N49°44'21"W
L37	31.75	N25°51'56"E
L38	10.58	N45°02'27"W
L39	214.82	N45°02'27"W
L40	83.52	N45°02'27"W
L41	40.65	N45°02'27"W
L42	30.00	N44°57'33"E
L43	88.20	N28°30'53"E
L44	138.16	N44°56'21"W
L45	45.03	N67°26'49"W
L46	40.01	N89°09'33"E
L47	59.86	N61°37'02"E
L48	200.03	N89°11'03"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	100.00'	17.51'	10°02'01"
C2	179.00'	61.36'	19°38'32"
C3	25.00'	39.27'	90°00'00"
C4	25.00'	39.27'	90°00'00"
C5	20.00'	18.44'	52°49'51"
C6	38.95'	36.67'	56°52'20"



GENERAL PLAN LAND USE DESIGNATION AND ZONING

LOT	GENERAL PLAN		ZONING	
	EXISTING	PER DTLA 2040	EXISTING	PER DTLA 2040
GROUND LOT 1	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IK3-FA
GROUND LOT 2	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IK3-FA
GROUND LOT 3	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IK3-FA
GROUND LOT 4	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IK3-FA
GROUND LOT 5	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IK3-FA

- ### REFERENCES
- (R1) COMMITMENT FOR TITLE INSURANCE LEGAL DESCRIPTION
 - (R2) PARCEL MAP L.A. NO. 6524, P.M.B. 242/62-64
 - (R3) W. J. FISHER'S ADDITION NO. 1 OF THE KOHLER AND FROHLING TRACT, M.B. 37/91
 - (R4) F.B. WILDE'S SUBDIVISION OF A PART OF CORONEL TRACT, M.B. 55/81
 - (R5) RECORD OF SURVEY, R.S.B. 195/24
 - (R6) PARCEL MAP L.A. NO. 4668, P.M.B. 147/96-98
 - (R7) CORNER RECORD, PWF# 1221/289-290
 - (R8) CORNER RECORD, PWF# 1221/58-59
 - (R9) CORNER RECORD, PWF# 1221/67-69
 - (R10) CORNER RECORD, PWF# 1221/85-89
 - (R11) OFFICIAL MAP NO. 1, M.B. 5/35-37

- ### MONUMENT NOTES
- FOUND MONUMENT AS SHOWN
 - SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS AND STREET RIGHT-OF-WAY LINES, UNLESS SHOWN OTHERWISE.
 - ① FOUND NAIL, NO WASHER ACCEPTED AS LOCATION OF SPIKE AND WASHER "ICE 18662" PER R2
 - ② FOUND LEAD, TACK AND TAG "LS 5711" 1.00' OFFSET, PER R8
 - ③ SEARCHED FOUND NOTHING ESTABLISHED BY INTERSECTION
 - ④ FOUND NAIL, NO WASHER, NO REFERENCE ACCEPTED AS CENTERLINE INTERSECTION
 - SPN - DENOTES SEARCHED FOUND NOTHING

- ### EASEMENTS
- ⑩ AN EASEMENT FOR FUTURE STREET AND SIDEWALK PURPOSES SHOWN OR DEDICATED ON PARCEL MAP L.A. NO. 4668 ON FILE IN BOOK 147, PAGE 96-98 INCLUSIVE OF PARCEL MAPS.
 - ⑪ AN EASEMENT FOR FUTURE STREET AND SIDEWALK PURPOSES SHOWN OR DEDICATED ON PARCEL MAP L.A. NO. 6524 ON FILE IN BOOK 242, PAGE 62-64 INCLUSIVE OF PARCEL MAPS.
 - ⑫ A RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, SOUTHERN PACIFIC TRANSPORTATION COMPANY, AND LOS ANGELES WHOLESALE PRODUCE MARKET DEVELOPMENT CORPORATION RECORDED MAY 10, 1983 AS INSTRUMENT NO. 83-520480, OFFICIAL RECORDS, AMENDED PER DOCUMENT RECORDED DECEMBER 23, 1993 AS INSTRUMENT NO. 93-2504040, OFFICIAL RECORDS (CONTAINS A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; RECONSTRUCTION MAINTENANCE AND REPAIR OF THE PRIVATE ROADWAY; AND GATES AND STRUCTURES. A PORTION OF THE EASEMENT WAS RELEASED PER INSTRUMENT NO. 93-2504040, OFFICIAL RECORDS, SHOWN AS LEGAL DESCRIPTION PARCEL B, PARCEL 2).
 - ⑬ AN EASEMENT FOR STORM DRAIN, PUBLIC UTILITY AND SANITARY SEWER PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES RECORDED AUGUST 28, 1984 AS INSTRUMENT NO. 84-1036826, OFFICIAL RECORDS (DOCUMENT VACATED EIGHTH STREET AND RESERVED PERMANENT EASEMENTS IN FAVOR OF THE CITY OF LOS ANGELES).
 - ⑭ AN EASEMENT FOR VEHICULAR RIGHT-OF-WAY WHICH SHALL BE ONE-WAY FROM ITS SOUTHWESTERLY LINE TO SEVENTH STREET, AND VEHICULAR RIGHT-OF-WAY, QUEUING, PARKING, STAGING, LOADING AND UNLOADING PURPOSES IN FAVOR OF NEWLOWE PROPERTIES RECORDED MAY 9, 1991 AS INSTRUMENT NO. 91-675093, OFFICIAL RECORDS (CONTAINS EASEMENTS THE FOLLOWING:
 - "8TH STREET" INGRESS AND EGRESS (A PORTION OF THE EASEMENT CREATED IN INSTRUMENT NO. 83-520480, OFFICIAL RECORDS WAS RELEASED PER INSTRUMENT NO. 93-2504040, OFFICIAL RECORDS, SEE ITEM 13 ABOVE.
 - "TRUCK" INGRESS AND EGRESS
 - "TRACT STREET WEST" VEHICULAR RIGHT OF WAY
 - "TAIL" SERVICE AND RIGHT OF WAY
 - "NORTHWEST" VEHICULAR RIGHT OF WAY
 - "OPM VEHICULAR" RIGHT OF WAY
 - "OPM PARKING" (NO EASEMENT WIDTH) SHOWN AS LEGAL DESCRIPTION PARCEL B, PARCEL 3 AND LEGAL DESCRIPTION PARCEL B, PARCEL 4).
 - ⑮ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" PER DOCUMENT RECORDED MAY 9, 1991 AS INSTRUMENT NO. 91-675094, OFFICIAL RECORDS (CONTAINS THE SAME EASEMENTS REFERENCED IN ITEM 19 ABOVE, SHOWN AS LEGAL DESCRIPTION PARCEL B, PARCEL 3 AND LEGAL DESCRIPTION PARCEL B, PARCEL 4).
 - ⑯ COVENANTS, CONDITIONS, AND RESTRICTIONS PER DOCUMENT RECORDED OCTOBER 10, 1991 AS INSTRUMENT NO. 91-1601071, OFFICIAL RECORDS, MODIFIED PER DOCUMENT RECORDED DECEMBER 23, 1993 AS INSTRUMENT NO. 93-2504040, OFFICIAL RECORDS (A PORTION OF THE EASEMENT WAS RELEASED PER INSTRUMENT NO. 93-2504040, OFFICIAL RECORDS, SHOWN AS LEGAL DESCRIPTION PARCEL B, PARCEL 2 AND LEGAL DESCRIPTION PARCEL C, PARCEL 2).
 - ⑰ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR COMMUNITY DRIVEWAY" PER DOCUMENT RECORDED APRIL 10, 2013 AS INSTRUMENT NO. 20130536315, OFFICIAL RECORDS (EXHIBIT A-SITE PLAN SHOWS THE 27' WIDE COMMUNITY DRIVEWAY, BUT NO DIMENSIONS ARE SHOWN, APPROXIMATE LOCATION SHOWN HEREON).
 - ⑱ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES RECORDED FEBRUARY 16, 2017, AS INSTRUMENT NO. 20170192485, OFFICIAL RECORDS, SAID OFFER WAS ACCEPTED PER DOCUMENT RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 20170387694, OFFICIAL RECORDS.



ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT
996103001

SCALE AS SHOWN
DESIGNED BY RO
DRAWN BY RO
APPROVED BY MC

KimleyHorn
660 SOUTH ROQUEBLA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E., NO. 07851

CITY OF LOS ANGELES
APPROVED BY: _____
DATE: _____
CITY OF LOS ANGELES
CITY ENGINEER
REVIEWED AND RECOMMENDED BY: _____
DATE: _____

OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 588-8893

CITY OF LOS ANGELES
TITLE SHEET, TOPOGRAPHY, AND NOTES
ROW DTLA

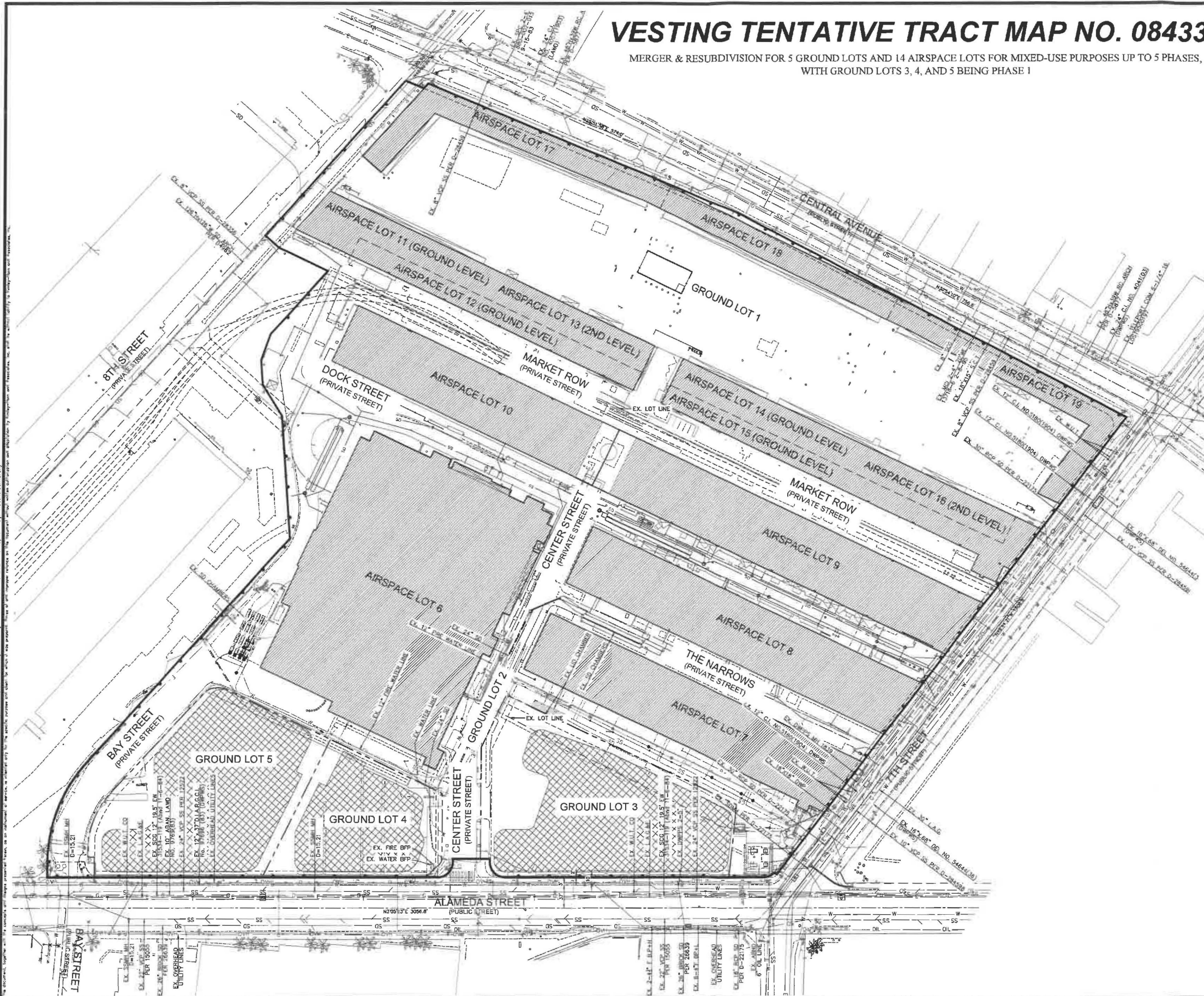
SHEET
2 OF 9
CITY PROJECT NO.

VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE I

LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING OIL
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING OVER-HEAD ELECTRIC



Sheet: S110101 DTLA Line: 01/24/2024 10:24:10 AM - LOT: 10/10/2024 10:24:10 AM - KHA PROJECT 996103001 - 777 SOUTH ALAMEDA STREET, LOS ANGELES, CA 90021
 Drawing name: K:\LOT_10\084331_VTM_Utility_Plan.dwg UT Dec 10, 2024 3:15pm by: daniel.germany
 Project: S110101 DTLA Line: 01/24/2024 10:24:10 AM - LOT: 10/10/2024 10:24:10 AM - KHA PROJECT 996103001 - 777 SOUTH ALAMEDA STREET, LOS ANGELES, CA 90021



ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT
996103001

SCALE AS SHOWN
DESIGNED BY RQ
DRAWN BY RQ
APPROVED BY MC

Kimley-Horn CONSULTANT
680 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 251-4000
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 87851
DATE: EXP. 08/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES
CITY ENGINEER
DATE:
REVIEWED AND RECOMMENDED BY: DATE:

OWNERS
ALAMEDA SQUARE OWNERS, LLC
3718 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 558-8820












CITY OF LOS ANGELES
UTILITY SHEET
ROW DTLA

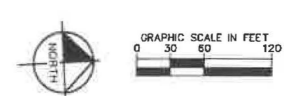
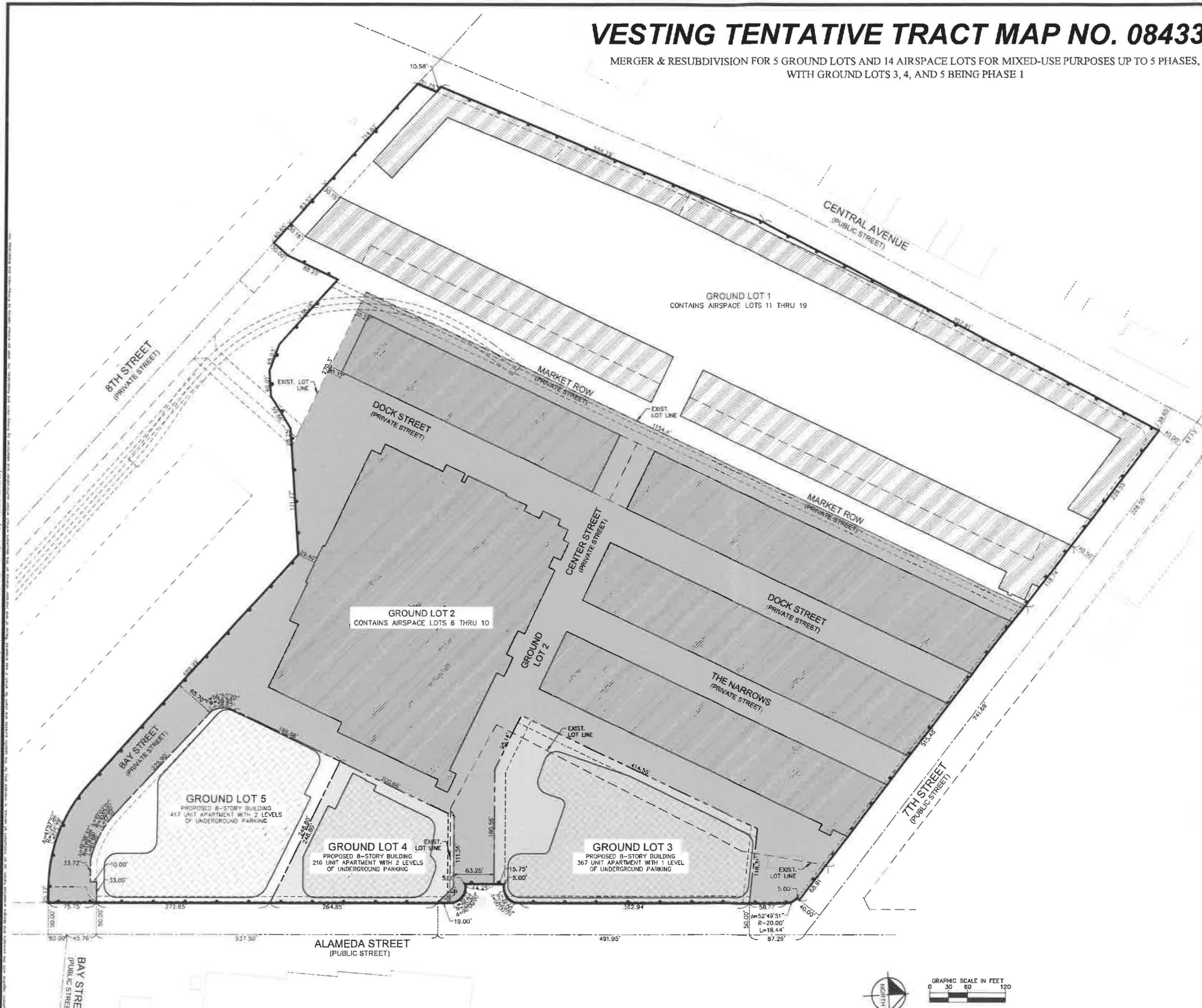
SHEET
3 OF 9
CITY PROJECT NO.

VESTING TENTATIVE TRACT MAP NO. 084331


MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1

LEGEND

-  INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
-  PROPOSED LOT LINE
-  RIGHT-OF-WAY LINE
-  EXISTING LOT LINE
-  PROPOSED BUILDING
-  EXISTING BUILDING
-  GROUND LOT 1 (CONTAINS AIRSPACE LOTS 11 THRU 19)
-  GROUND LOT 2 (CONTAINS AIRSPACE LOTS 3 THRU 10)
-  GROUND LOT 3
-  GROUND LOT 4
-  GROUND LOT 5









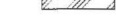
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 Drawn by: [Signature] Date: 06/30/25
 Title: VESTING TENTATIVE TRACT MAP NO. 084331
 Project: 777 SOUTH ALAMEDA STREET, LOS ANGELES, CA 90021
 City of Los Angeles, Department of Planning and Development

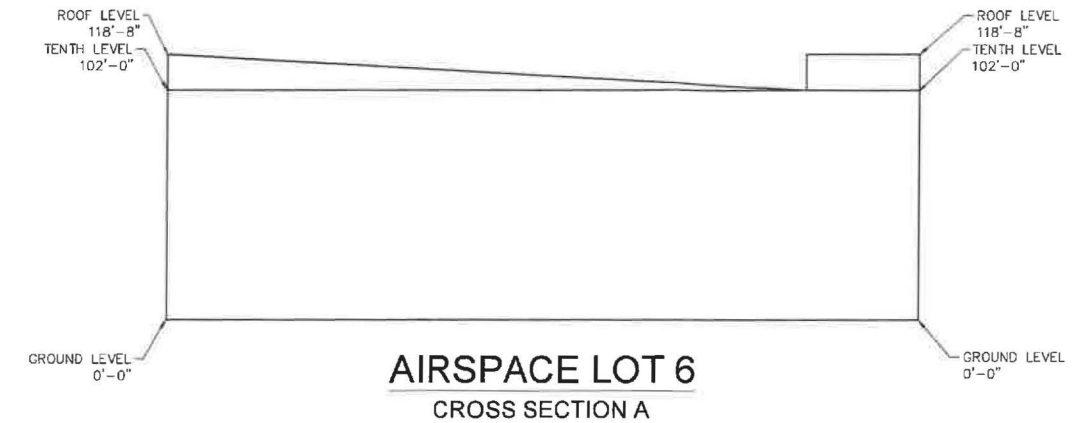
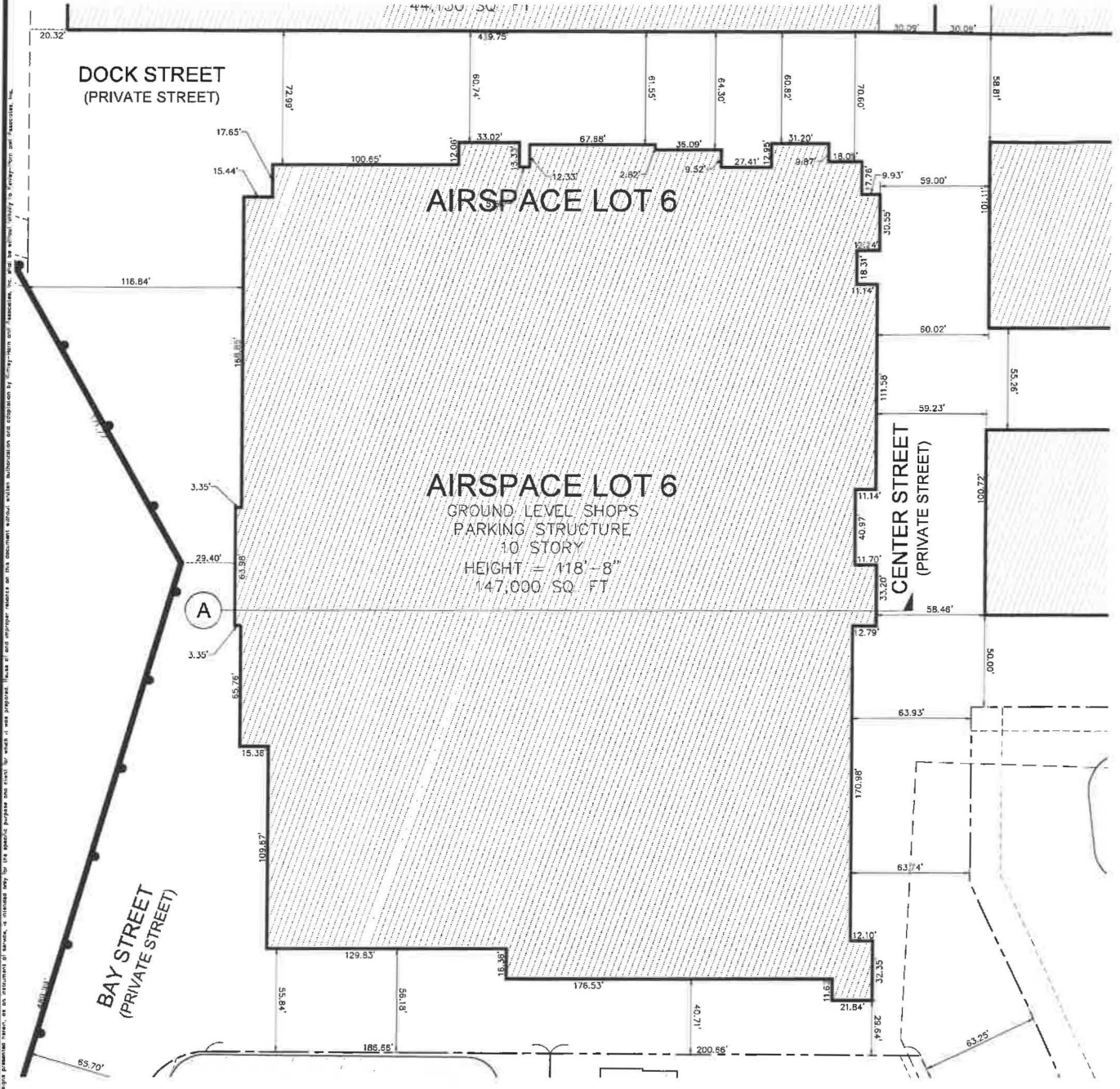
	ISSUE	DATE	DESCRIPTION	MIXED-USE BUILDING 777 SOUTH ALAMEDA STREET LOS ANGELES, CA 90021	KHA PROJECT 996103001 SCALE AS SHOWN DESIGNED BY: RO DRAWN BY: RO APPROVED BY: MC	ENGINEER'S SEAL Kimley»Horn CONSULTANT 880 SOUTH FIGUEROA STREET, SUITE 2050 LOS ANGELES, CA 90017 (213) 261-8040 PREPARED UNDER THE DIRECT SUPERVISION OF: MICHAEL CHOI, P.E., NO. 67851	CITY OF LOS ANGELES APPROVED BY: _____ DATE: _____ CITY OF LOS ANGELES CITY ENGINEER	OWNERS ALAMEDA SQUARE OWNERS, LLC 1318 EAST 7TH STREET, UNIT 200 LOS ANGELES, CA 90021 (213) 963-8880	CITY OF LOS ANGELES GROUND LOTS 1 - 5 ROW DTLA	SHEET 4 OF 9 CITY PROJECT NO.
	YOU'LL FREE! A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT									

VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1

LEGEND

-  INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
-  PROPOSED AIRSPACE LOT LINE
-  RIGHT-OF-WAY LINE
-  EXISTING LOT LINE
-  PROPOSED BUILDING
-  EXISTING BUILDING
-  AIRSPACE LOT 6



Printed By: Survey, Inc. Sheet Set: ROW DTLA - Lpp04 AS 6 December 10, 2024 03:18:26pm K:\VDI_DEV\194334002 - row dta\CAO\plansets\vesting tentative tract map\VTM\VTM Lot Plans.dwg
 Drawing name: K:\VDI_DEV\194334002 - row dta\CAO\plansets\vesting tentative tract map\VTM\VTM Lot Plans.dwg AS 6 Dec 10, 2024 3:18pm BY: cadillac@seemsky.com
 The information, together with the contracts and any other documents, is intended only for the specific project and site. It is not to be used for any other project or site.



ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT
996103001
SCALE AS SHOWN
DESIGNED BY RD
DRAWN BY RQ
APPROVED BY MC

Kimley»Horn CONSULTANT
860 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 251-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 87851 EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY: _____ DATE: _____
CITY OF LOS ANGELES
CITY ENGINEER
REVIEWED AND RECOMMENDED BY: _____ DATE: _____

OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 588-8890

CITY OF LOS ANGELES
AIRSPACE LOT 6
ROW DTLA

SHEET
5 of 9
CITY PROJECT NO.

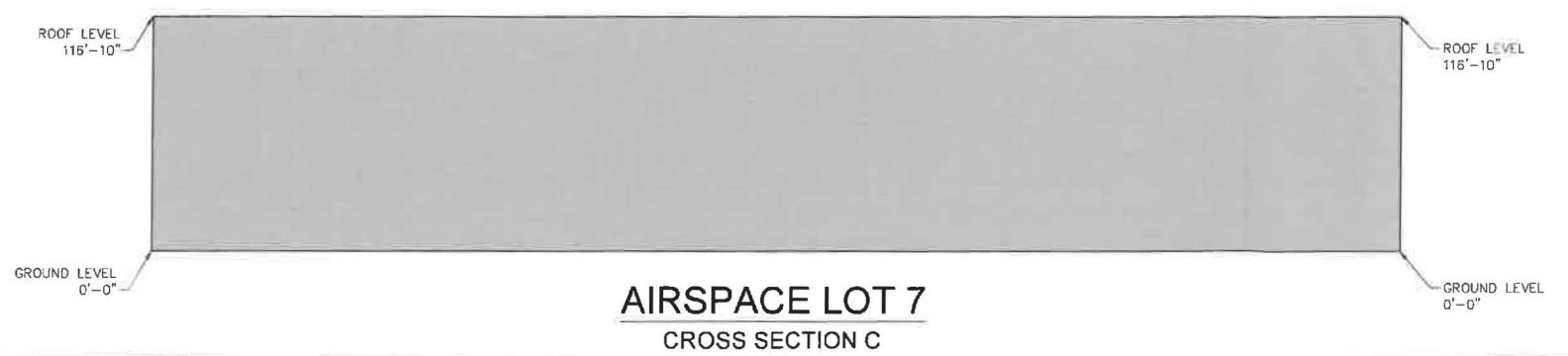
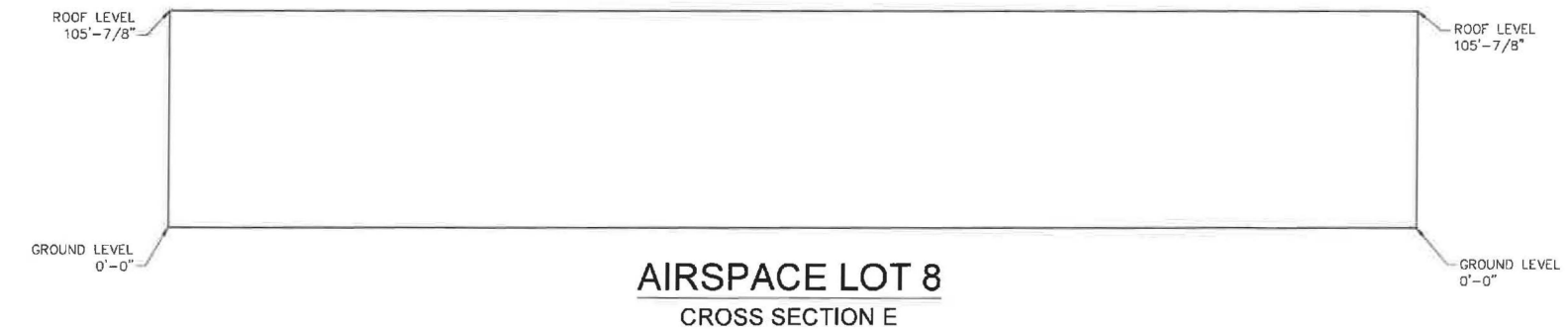
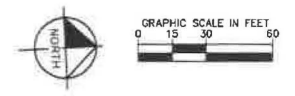
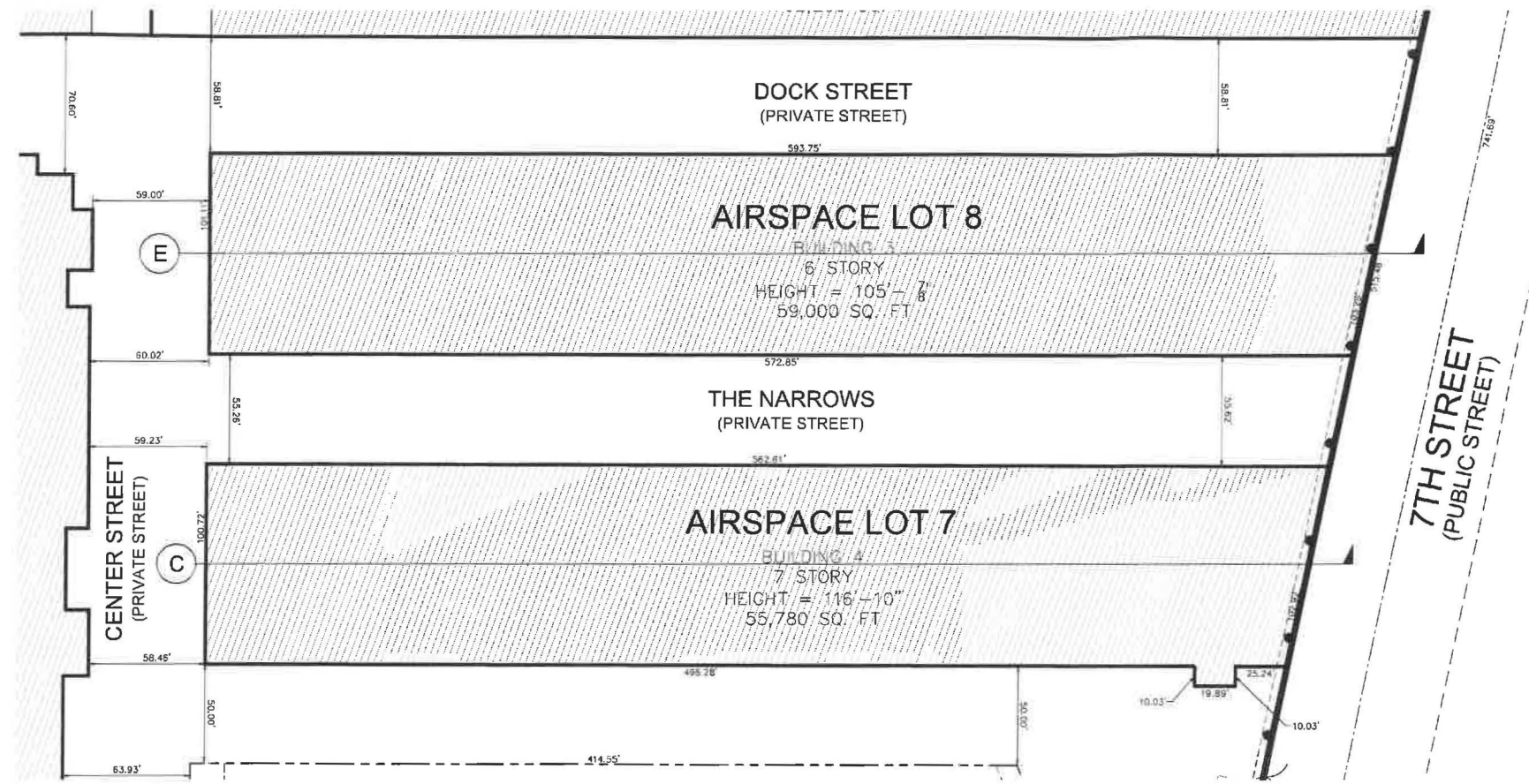


VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1

LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED AIRSPACE LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- AIRSPACE LOT 7
- AIRSPACE LOT 8



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 Plotted By: garmey, houghe
 The information, together with the drawings and data's presented herein, is intended only for the specific purpose and shall be made no use for other purposes.



ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT
996103001

ENGINEER'S SEAL

Kimley»Horn CONSULTANT
160 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 281-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E., NO. 87851

CITY OF LOS ANGELES
APPROVED BY: _____ DATE: _____
CITY OF LOS ANGELES
CITY ENGINEER
REVIEWED AND RECOMMENDED BY: _____ DATE: _____

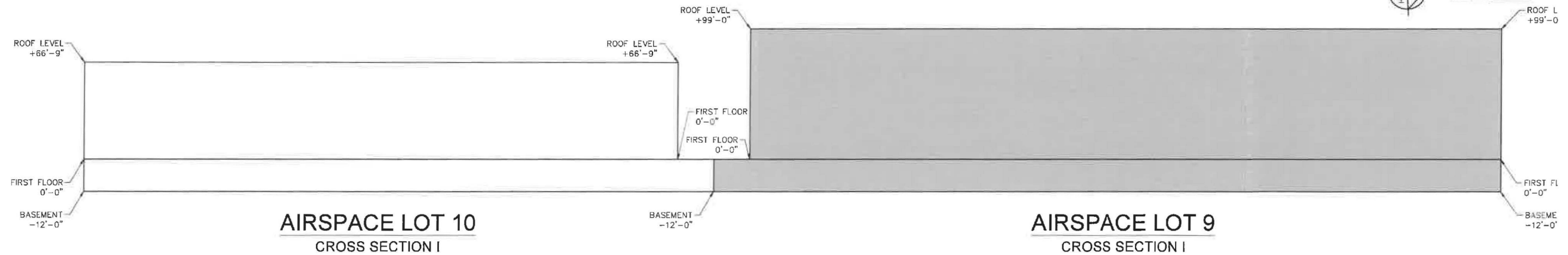
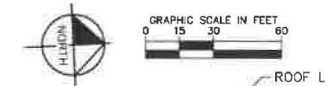
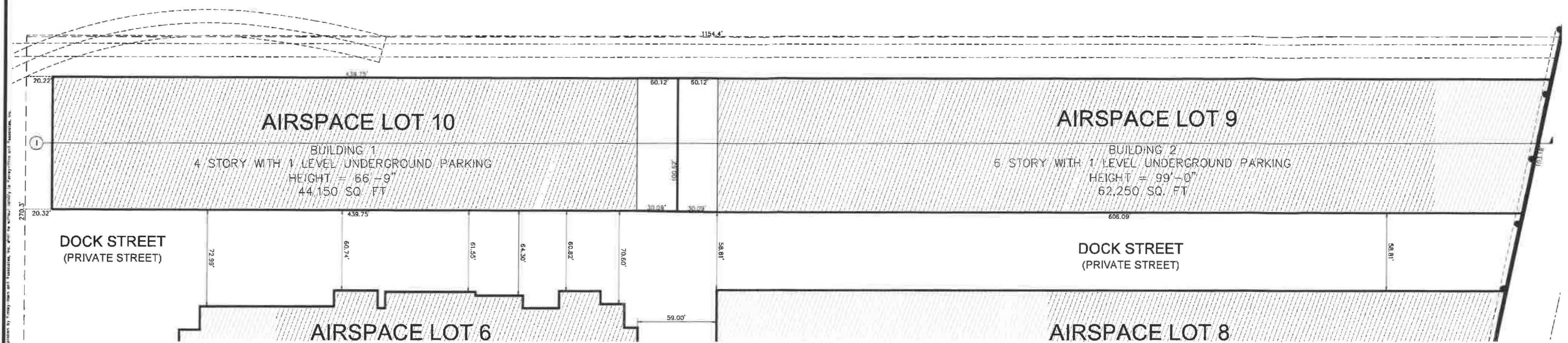
OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 965-8870

CITY OF LOS ANGELES
AIRSPACE LOTS 7 - 8
ROW DTLA

SHEET
6 OF 9
CITY PROJECT NO.

VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1



LEGEND

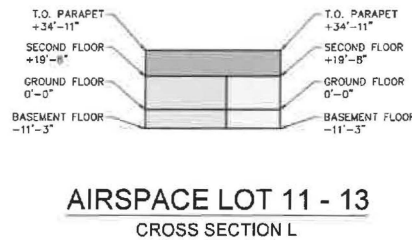
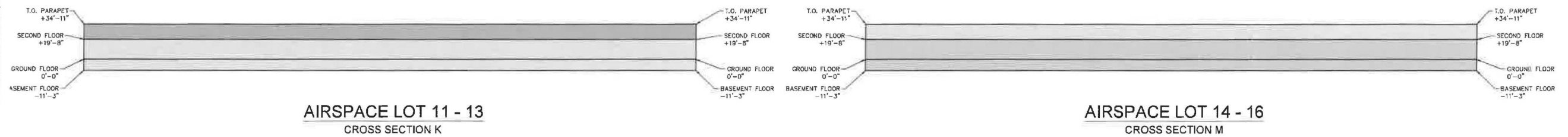
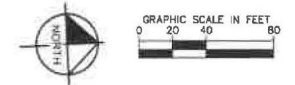
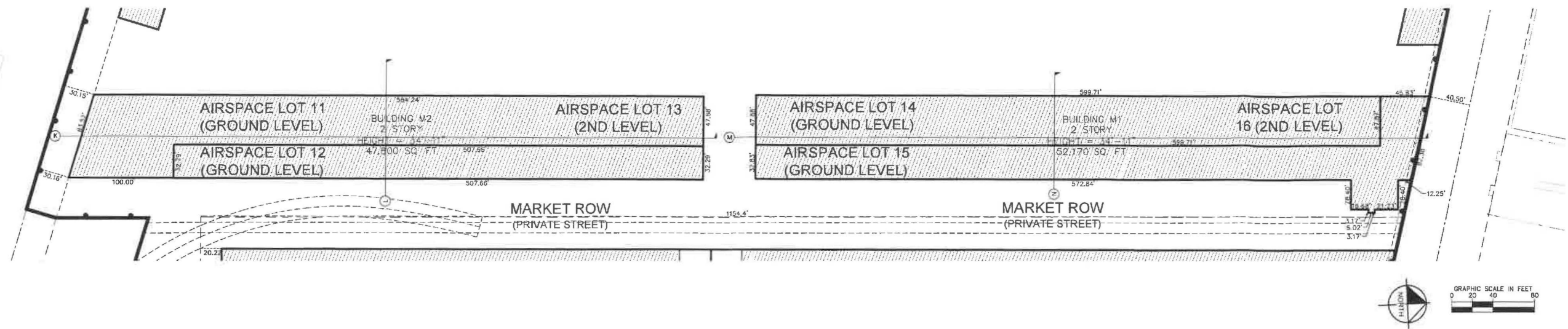
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED AIRSPACE LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- AIRSPACE LOTS
- AIRSPACE LOT 10

Sheet Set: ROW DTLA Layout: AS 9-10 December 10, 2024 03:16:28pm K:\M01_L000\184334002 - row dta\CAO\plan\sheet\vesting Tentative Tract Map (VTM) Lot 9.dwg
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 This document, together with the contracts and sheets associated therewith, is the contract of award. It is intended to be read in conjunction with the contract documents and specifications.

	ISSUE	DATE	DESCRIPTION	MIXED-USE BUILDING 777 SOUTH ALAMEDA STREET LOS ANGELES, CA 90021	KHA PROJECT 996103001 SCALE AS SHOWN DESIGNED BY: RO DRAWN BY: RO APPROVED BY: MC	ENGINEER'S SEAL 	CONSULTANT CITY OF LOS ANGELES APPROVED BY: _____ DATE: _____ CITY OF LOS ANGELES CITY ENGINEER	OWNERS ALAMEDA SQUARE OWNERS, LLC 1318 EAST 7TH STREET, UNIT 200 LOS ANGELES, CA 90021 (213) 558-8330	CITY OF LOS ANGELES AIRSPACE LOTS 9 - 10 ROW DTLA	SHEET 7 OF 9 CITY PROJECT NO.
	PREPARED UNDER THE DIRECT SUPERVISION OF: MICHAEL CHOI, P.E. NO. 67851 DATE: 06/30/25 REVIEWED AND RECOMMENDED BY: _____ DATE: _____									

VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1



LEGEND	
	INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
	PROPOSED AIRSPACE LOT LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	AIRSPACE LOT 11
	AIRSPACE LOT 12
	AIRSPACE LOT 13
	AIRSPACE LOT 14
	AIRSPACE LOT 15
	AIRSPACE LOT 16

Drawing Name: K:\ADT\194331\002 - row.dwg
 Date: 10/22/24
 Project: 194331
 Scale: AS SHOWN
 Designer: RQ
 Drafter: RQ
 Checker: MC
 Date: 05/30/25



ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT
996103001
SCALE AS SHOWN
DESIGNED BY RQ
DRAWN BY RQ
APPROVED BY MC

Kimley»Horn
650 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-6043
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 67851 DATE: 05/30/25

CITY OF LOS ANGELES
APPROVED BY: _____ DATE: _____
CITY OF LOS ANGELES
CITY ENGINEER
REVIEWED AND RECOMMENDED BY: _____ DATE: _____

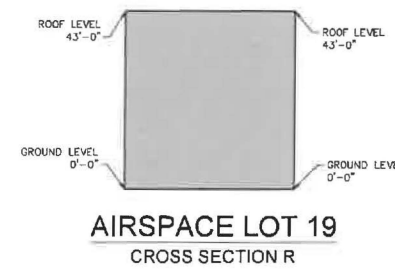
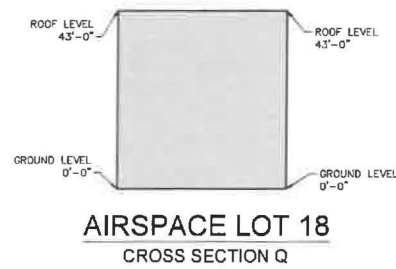
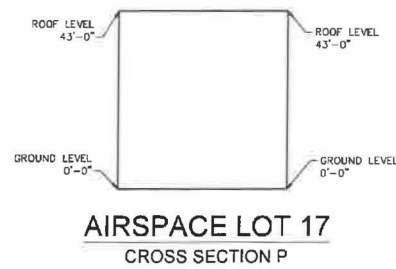
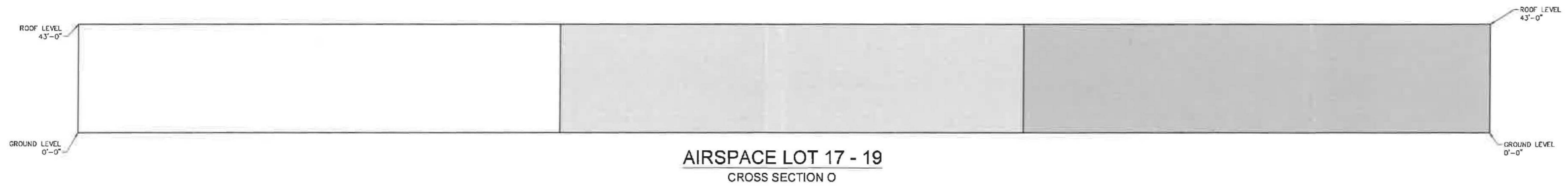
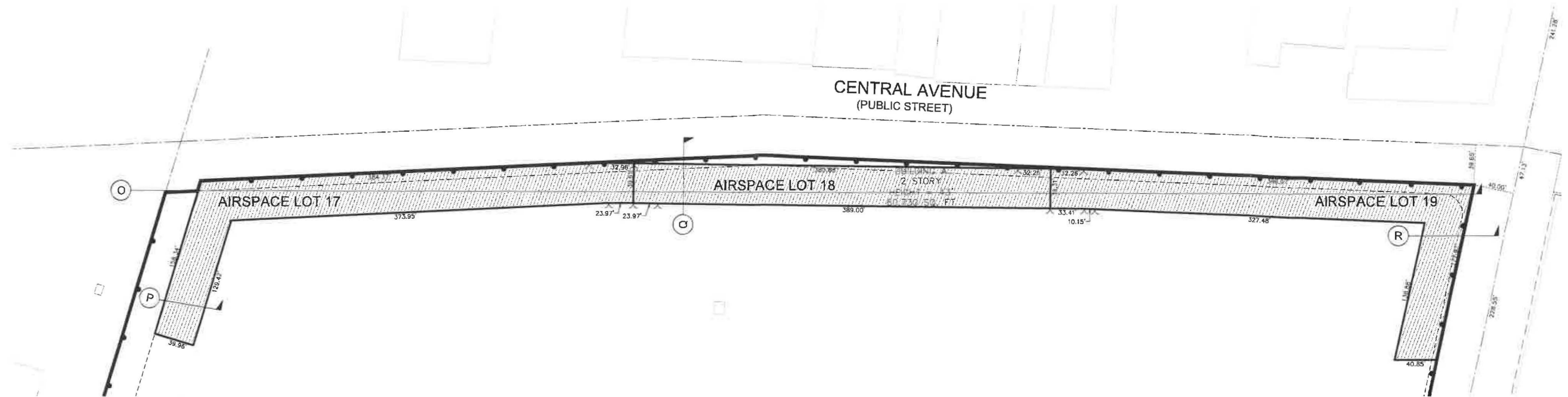
OWNER
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 984-8550

CITY OF LOS ANGELES
AIRSPACE LOTS 11 - 16
ROW DTLA

SHEET
8 of 9
CITY PROJECT NO.

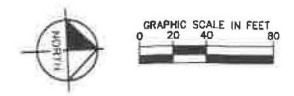
VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1



LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED AIRSPACE LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- AIRSPACE LOT 17
- AIRSPACE LOT 18
- AIRSPACE LOT 19



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 The information, figures and the contents of this map are subject to change without notice. It is recommended that you check the status of this map before using it for any purpose.

	ISSUE	DATE	DESCRIPTION	MIXED-USE BUILDING 777 SOUTH ALAMEDA STREET LOS ANGELES, CA 90021	KHA PROJECT 996103001	ENGINEER'S SEAL	Kimley»Horn CONSULTANT 686 SOUTH PULVERA STREET, SUITE 2000 LOS ANGELES, CA 90017 (213) 761-4249 PREPARED UNDER THE DIRECT SUPERVISION OF: MICHAEL CHOI, P.E. NO. 67851	CITY OF LOS ANGELES APPROVED BY: _____ DATE _____ CITY ENGINEER	OWNERS ALAMEDA SQUARE OWNERS, LLC 1316 EAST 7TH STREET, UNIT 200 LOS ANGELES, CA 90021 (213) 988-6882	CITY OF LOS ANGELES AIRSPACE LOTS 17 - 19 ROW DTLA	SHEET 9 OF 9 CITY PROJECT NO.
	SCALE AS SHOWN	DESIGNED BY: RQ	DRAWN BY: RQ		APPROVED BY: MC	DATE: 09/30/25					