

APPROVED

April 02 2026

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-066

DATE April 02, 2026

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-84555 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR A COMBINATION OF LAND DEDICATION AND IN-LIEU PARK FEE PAYMENT

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for * 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Approved X Disapproved _____ Withdrawn _____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-84555 (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 to the satisfaction of RAP; and,
2. Authorize RAP’s General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners’ 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 (Board), specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The proposed Project is located at 3801-3833 South Flower Drive, 3822-3828 South Figueroa Street in the South Los Angeles community. The vesting subdivision tract map would combine nine ground lots to create a subdivision for the development of a 7-story, 86-foot tall mixed-use 209-unit condominium building (including 42 affordable units). This project includes the demolition of 51 existing apartment dwelling units. The development proposes 2,705 square feet for commercial uses. Proposed amenities include at-grade and rooftop courtyards, recreation room, fitness center, and swimming pool.

The Project, as submitted to City Planning, is not proposing to make an on-site or off-site land dedication to the City of Los Angeles.

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 **August 12, 2024**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **October 2, 2024**. On March 5, 2026, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **April 13, 2026**. The Advisory Agency Filing Notification is attached (Attachment 2).

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

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33.D states that residential subdivision projects with more than fifty 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 would be:

$$1.42 \text{ Acres} = (209 \times 2.7) \times 0.00251$$

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

$$0.79 \text{ Acres} = (116 \times 2.7) \times 0.00251$$

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

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

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

Per Section 66477(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, consists of 209 residential condominium units.

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, 2025, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$17,964.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project would be:

\$3,754,476.00 = \$17,964.00 x 209 dwelling units

As currently proposed, the Project has 93 that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

\$2,083,824.00 = \$17,964.00 x 116 dwelling units

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

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

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

STAFF ANALYSIS AND RECOMMENDATION

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

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2025 Park Score Index, approximately 62% 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 South Los Angeles community of the City and within the South Los Angeles Community Plan Area. Currently, the site is vacant after the demolition of fifty-one apartment buildings. The Project is located at 3822 South Figueroa Street. 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).

Below is an analysis of the citywide density and local community density:

- City of Los Angeles Population Density (2019-2023 American Community Survey): 8,217 persons per square mile.
- South Los Angeles Community Plan Area (2010-2024 American Community Survey): 17,708 persons per square mile.

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Parks Needs Assessment

As part of the Park Needs Assessment (PNA), the PerSquareMile tool was used to identify potential areas where RAP might invest in developing new parks. The PerSquareMile analysis identified the most populous, park-underserved 1-mile grid areas in Los Angeles. It then narrowed these areas by identifying the grids with the highest socially and environmentally vulnerable people. This analysis was designed to guide investments in creating new park spaces to maximize impact. Using this tool, the PNA identified a total of Thirty-six New Park Priority Areas for addressing the top 25% of the City's need for new parks and additional park acreage.

The Project is surrounded by four of the thirty-six New Park Priority Areas: East Vermont Square (Tier 1), North Historic South Central (Tier 1), University Park North (Tier 1), and Exposition Park (Tier 1).

All people within the referenced New Park Priority Areas reside in an area where parks are too small for the number of people who live nearby. All people within the referenced New Park Priority Areas, except Exposition Park, face higher environmental risks than 75% of communities in California (CES75+). All households within the referenced New Park Priority Areas, except North Historic South Central, earn less than 80% of what the median household earns in California and are defined as a Disadvantaged Community (DAC).

Based on these indicators, the City should consider opportunities for potential future parks in these areas to close the growing service gaps in park access and supply.

Project Open Space and Recreational Areas

The Project is required to provide 22,840 square feet in open space for residents. The Project includes at-grade and rooftop courtyards, recreation room, fitness center, swimming pool.

Although the amount of common open space being provided by the Project meets the minimum amount of open space required per LAMC Section 12.21, 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 not likely reduce the Project's impact on existing public recreational and park facilities. These amenities would not likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are two public parks within a half-mile walking distance of the Project site:

- Expo Center is a Regional Park located at 3980 South Bill Robertson Lane. The 6.6-acre park includes a playground, swimming pool, splash pad, recreation center, a senior center, and one soccer field.

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- Exposition Park Rose Garden is a 10-acre Historic Landmark Site located at 701 West State Drive.

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 in a densely populated area of the City and the proposed Project's common open space amenities will not reduce the impact on the park system.

FISCAL IMPACT

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

This Report was prepared by Jeremy Silva, City Planning Associate, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Conceptual Project Renderings and Entitlement Package
- 2) Attachment 2 – Advisory Agency Filing Notice VTT-84555
- 3) Attachment 3 – Aerial View of Project Site
- 4) Attachment 4 – Generalized Zoning
- 5) Attachment 5 – Project Location and Surrounding Parks
- 6) Attachment 6 – Surrounding New Park Priority Areas Summary

Attachment 1

3822 South Figueroa

Los Angeles, California



Contents

Architectural

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A0-1	Data Sheet
A0-2	Zoning Diagram
A1-0	Site Plan
A1-1	Site Context
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A1-3	Zoning Floor Area Diagrams
A2-0	Building Plans - First Floor
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A2-2	Building Plans - Third-Sixth Floor
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Landscape

L.1	Lifestyle Imagery
L.2	Conceptual Landscape Plan
L.3	Level 1 Landscape Plan
L.4	Level 2 Plan
L.5	Level 7 Enlargements
L.6	Composite Tree Plan
L.7	LA Open Space + Notes

Civil

1 of 2	Preliminary Rough Grading Plan
2 of 2	Back of Walk Exhibit

Project Location



Vicinity Map NTS

Property Information

3822-3838 South Figueroa Street, Los Angeles, CA
3801-3833 1/2 South Flower Drive, Los Angeles, CA

APNs:
Figueroa Lots - 5037-031-015 & 5037-031-016
Flower Lots - 5037-031-001, 5037-031-002, 5037-031-003,
5037-031-004, 5037-031-005, 5037-031-006 & 5037-031-007

Legal Description:
Figueroa Lots - Lots 16 and 17 in block 14 of Zobelein's Grand Avenue and Figueroa Street tract, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 9, page 41 of maps, in the office of the county recorder of said county.
Flower Lots - Lots 1, 2, 3, 4, 5, 6 and 7, in block 14 of Zobelein's Grand Avenue and Figueroa Street tract, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 9, page 41 of maps, in the office of the county recorder of said county.

Lot Area: 63,037 SF (Per Survey)
Zoning: C2-1L & RD1.5-1
Land Use: Community Commercial

- Overlays
- ZI-2512 Housing Element Inventory of Sites
 - ZI-2397 Neighborhood Stabilization Ordinance: North University Park-Exposition Park-West Adams (NSO)
 - * Note: NSO is not applicable to this project. NSO states lots fronting on Figueroa are exempt.
 - ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
 - ZI-2452 Transit Priority Area in the City of Los Angeles
 - ZI-2385 Greater Downtown Housing Incentive Area
 - ZI-2374 State Enterprise Zone: Los Angeles
 - ZI-2488 Redevelopment Project Area: Exposition/University Park
 - ZI-2427 Freeway Adjacent Advisory Notice fro Sensitive Use
 - ZI-1231 Specific Plan: South Los Angeles Alcohol Sales

Density

Greater Housing Downtown Incentive Area (GHDA) Unlimited Density Permitting
Units: 209
Density: 144 DU/AC

Studio:	34 Units
1-Bedroom:	43 Units
2-Bedroom:	45 Units
3-Bedroom:	34 Units
4-Bedroom:	53 Units
Total:	209 Units

Affordable Units Provided

42 Units (20% Total Units)
* 32 Units at VLI (15%) and 10 Units at LI (5%)

Density Bonus

PER LAMC 12.22.A.25(e)

Incentives:

- 1) On menu incentive for averaging of FAR, open space, and vehicular access between the C2-1L zone and the RD1.5-1 zone
- 2) On menu incentive for open space reduction of 20%
- 3) Off menu incentive for FAR increase from 1.5:1 in the C2-1L zone and 3:1 in the RD1.5-1 zone to 4.0:1 averaged across the project site

Waivers:

- 1) Height increase from 75 FT in the C2-1L zone and 45 FT in the RD1.5-1 zone to 86 FT in the C2-1L and RD1.5-1 zones

Parking

(See Sheet A2-0)

Vehicular Required (Per Base Code)

Residential		
Studio:	1 SP/DU	34 Spaces
1-Bedroom:	1.5 SP/DU	65 Spaces
2-Bedroom:	2 SP/DU	90 Spaces
3-Bedroom:	2 SP/DU	68 Spaces
4-Bedroom:	2 SP/DU	106 Spaces
Total:		363 Spaces

Commercial (Restaurant)		
Enterprise Zone:	1 SP/500 SF	
2,705 SF x 0.002 =	6 Spaces	

Notes:

Per State Density Bonus AB2345 and AB1763: Project not required to provide more than 0.5 SP/DU. In addition, per AB-2097, zero parking required for a project located within one-half mile of public transit. See adjacent vicinity map.

Vehicular Provided

Residential	
First Floor:	34 Spaces (0.16 SP/DU)

(Non-designated):	9 Spaces
(EV Capable - 30%):	11 Spaces
(EV Ready - 25%):	9 Spaces
(EV Charger - 10%):	4 Spaces
(ADA Accessible):	1 Space

Commercial	
First Floor:	6 Spaces
(Non-designated):	1 Space
(EV Capable - 30%):	2 Spaces
(EVCS - 20%):	2 Spaces
(ADA Accessible):	1 Spaces

Bicycle Required

Residential	
Long Term:	25 Spaces (1-25 DU 1 SP/1 DU) 50 Spaces (26-100 DU 1 SP/1.5 DU) 50 Spaces (101-200 DU 1 SP/2 DU) 3 Spaces (201-209 DU 1 SP/4 DU) 128 Spaces Total
Short Term:	3 Spaces (1-25 DU 1 SP/10 DU) 5 Spaces (26-100 DU 1 SP/15 DU) 5 Spaces (101-200 DU 1 SP/20 DU) 1 Space (201-209 DU 1 SP/40 DU) 14 Spaces Total

Commercial	
Long Term:	2 Spaces (1/2000 SF)
Short Term:	2 SPACES (1/2000 SF)

Bicycle Provided

Residential:	128 Long Term Spaces * Included 100 SF Workspace 14 Short Term spaces
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Commercial:	2 Long Term Spaces 2 Short Term Spaces
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Lot Coverage

Lot Area: 63,037 SF (Per Survey)	
- Hardscape:	4,978 SF (8%)
- Landscape:	4,086 SF (6%)
- Building Footprint:	53,973 SF (86%)

Height

(See Sheets A4-0, A4-1, & A6-0)

Required

Height Limit:	C2-1L - 75'-0" RD1.5-1 - 45'-0"
Stories Limit:	C2-1L - 6 Stories RD1.5-1 - N/A

Provided

Height Provided:	C2-1L - 86'-0" RD1.5-1 - 86'-0"
Stories Provided:	C2-1L - 7 Stories RD1.5-1 - 7 Stories

* Per Density Bonus Waiver

Setbacks

(See Sheet A1-0)

Required

Per GDHIA - None Required

Provided

South Figueroa Street (Front):	± 1'-0"
West 38th Street (Front):	± 3'-2"
South Flower Street (Side):	± 3'-1"
South PL C2-1L (Side):	± 1'-4"
West PL RD1.5-1 (Side):	± 1'-2" & 10'-8"
North PL C2-1L (Side):	± 1'-2"
South PL RD1.5-1 (Rear):	± 10'-3"

Open Space

(See Sheet A1-2)

Required

Studio & 1-Bedroom:	7,700 SF (100 SF/DU)
2-Bedroom:	5,625 SF (125 SF/DU)
3-Bedroom+:	15,225 SF (175 SF/DU)
	28,550 SF Total
Per Density Bonus:	22,840 SF (20% Reduction)

Provided

Private Patios:	300 SF
Courtyards:	14,865 SF
Roof Decks:	2,252 SF
Indoor Amenity:	5,710 SF
	22,840 SF Total (plus 287 SF of additional non-required open space)

FAR

(See Sheet A1-3)

Required

1.5:1 Maximum per C2-1L Zone -	21,015 SF
3.0:1 Maximum per RD1.5-1 Zone -	147,081 SF
Total FAR -	168,096 SF

Per LAMC 12.22. A.25.(f)(4)(ii)

- 15% VLI and 5% LI Restricted Affordable Units (20% Total)
- Site located within 1,500 FT of a major transit stop (see adjacent vicinity map)
- Density Bonus Off-Menu Incentive: 50% Increase FAR
- Total FAR 4.0:1 - 252,148 SF**

Provided

FAR Provided: 4.0:1 (252,148 SF)
- Residential: 249,443 SF
- Commercial (Restaurant): 2,705 SF
- Area not included in FAR (parking garage, mechanical and electrical rooms, long term bike storage): 25,070 SF

Vicinity Map

Project is within one half mile of the Jefferson/USC Light Rail stop on the Metro E (EXPO) Line, which qualifies as a major transit stop



Project Team

Applicant

Red Penguin QOZB, LLC
6789 Quail Hill Pkwy, #225
Irvine, CA 92603

Architect

KTGY Group, Inc.
433 S Spring St, Suite 750
Los Angeles, CA 90013

Civil

David Evans and Associates
201 S Figueroa St, Suite 240
Los Angeles, CA 90012

Landscape

MJS Landscape Architecture
507 30th St.
Newport Beach, CA 92663

Project Description

Redevelop property with a 7-story, 86-foot-tall mixed-use development with 209 residential units and 2,705 sf of commercial (restaurant) space.

Tree Calculations

(See Sheet L.7)

Required

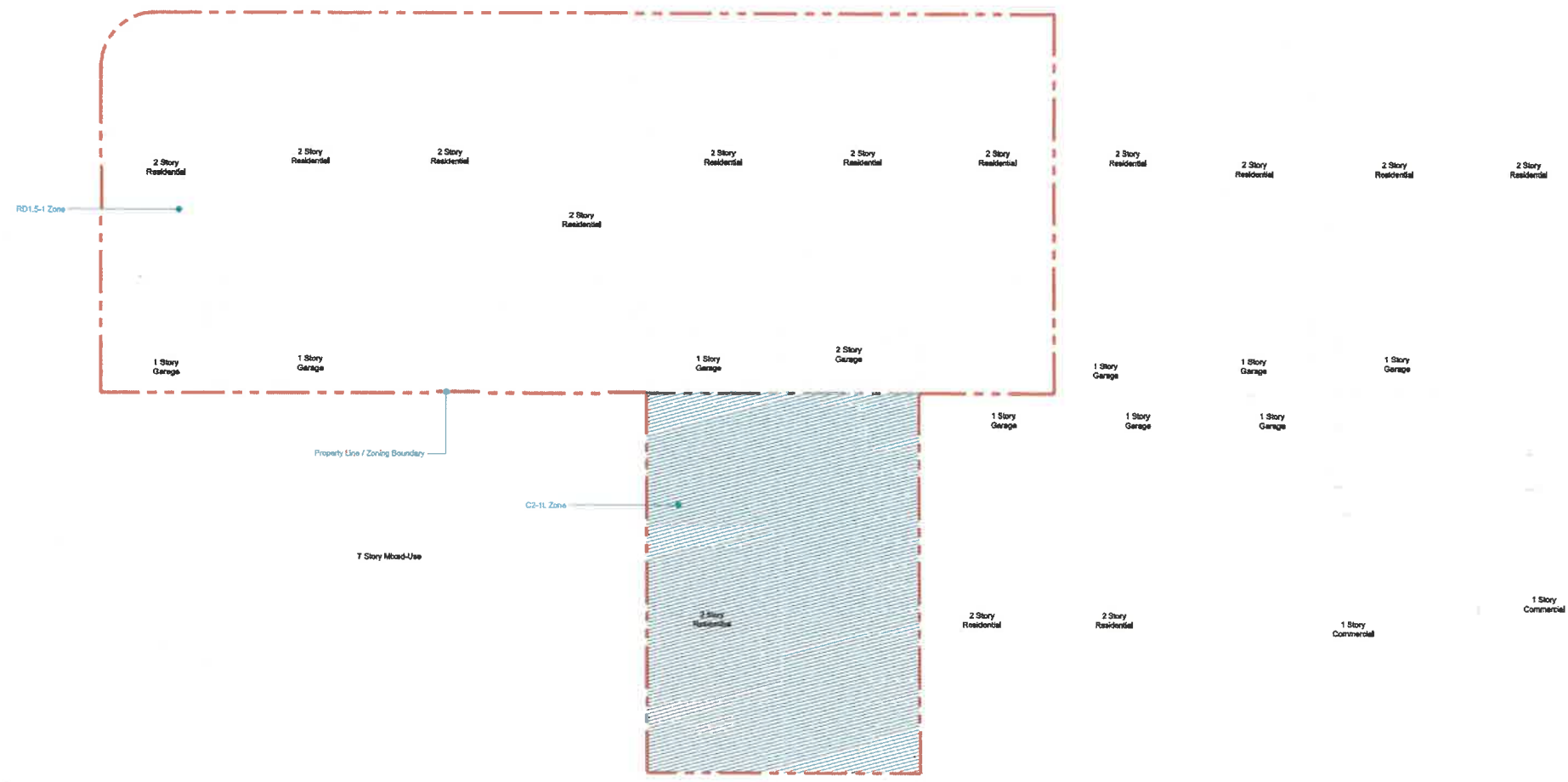
At least One 24" Box Tree for Every Four Dwelling Units
209 Units / 4 = 53 Trees Required

Provided

Level 1:	34 Trees (23 On-Site & 11 in Parkway)
Level 2:	17 Trees
Level 7:	3 Trees
	54 Trees Total

* Palm and accent trees not included in count





Color Legend

- C2-1L Zoning Area
- RD1.5-1 Zoning Area

Building Summary

5 Levels Type III Wood Construction Over
2 Levels Type I Concrete Construction

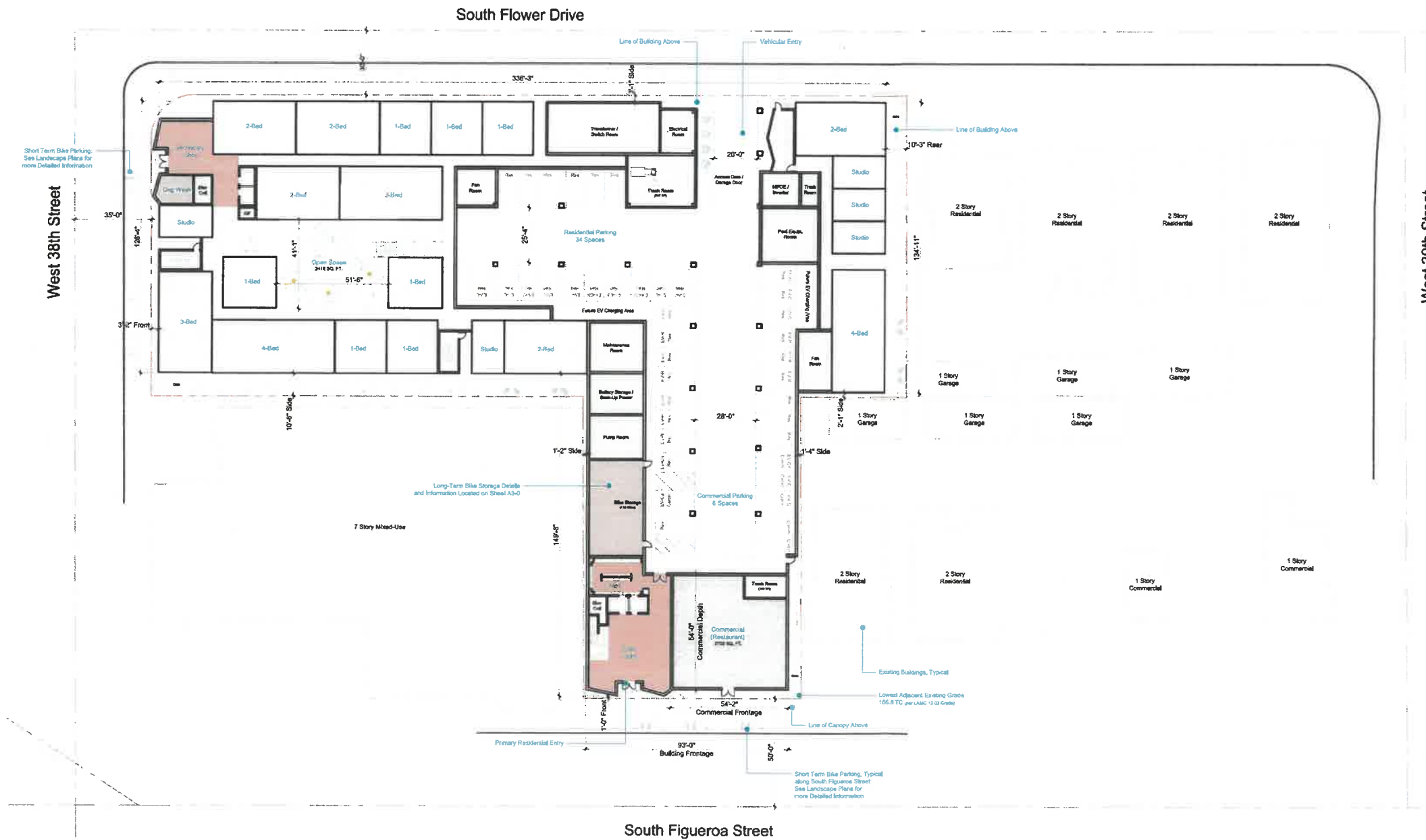
FAR: 4.0:1 (252,148 SF)

Studio: 34 Units
1-Bedroom: 43 Units
2-Bedroom: 45 Units
3-Bedroom: 34 Units
4-Bedroom: 53 Units
Total: 209 Units

Mixed-Use Commercial Frontage Compliance
(per LAMC 13.09 B3)

Location	Frontage Length*	25' Deep Commercial Frontage Required (35% of Frontage Length)	Commercial Frontage Proposed
South Figueroa Street	93.0 FT	32.55 FT	54.17 FT (58.2%)

* Excluding Driveways or Pedestrian Entrances





01



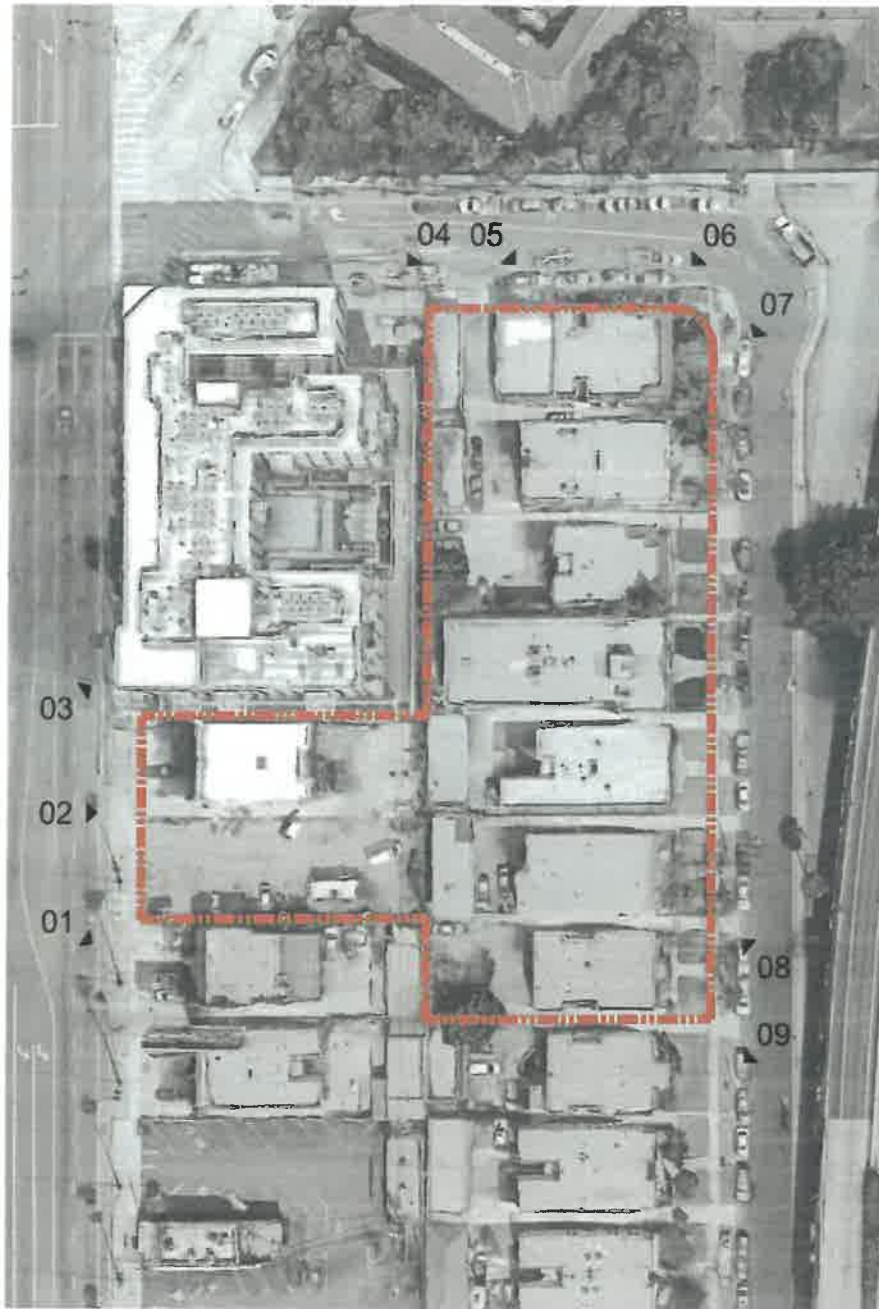
02



03



04



09



08



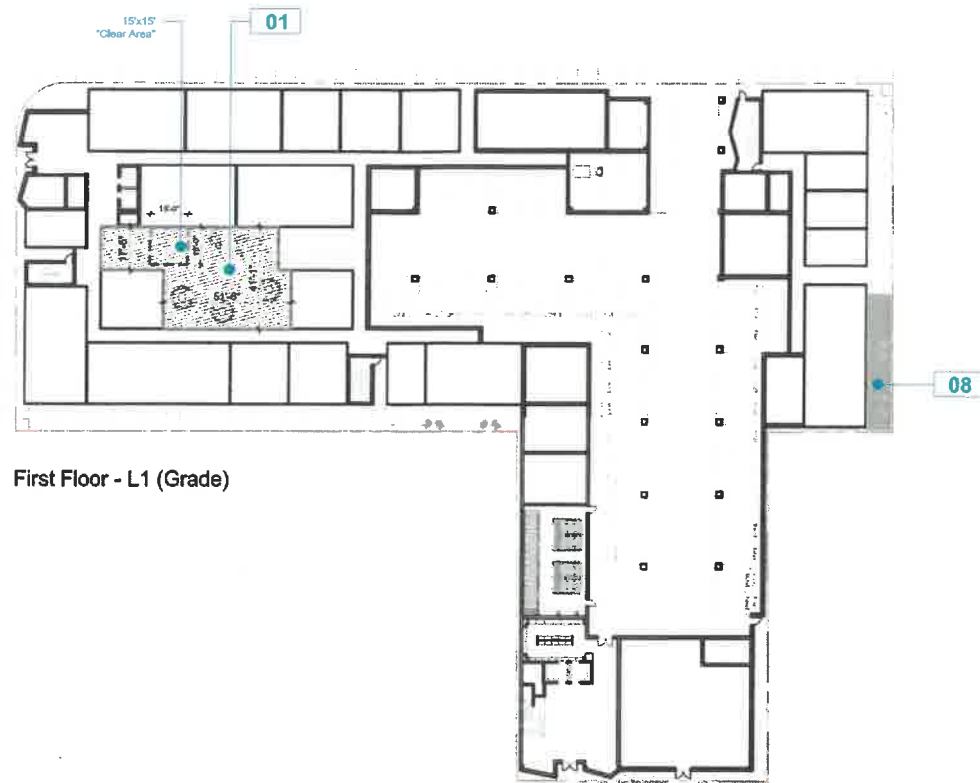
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05



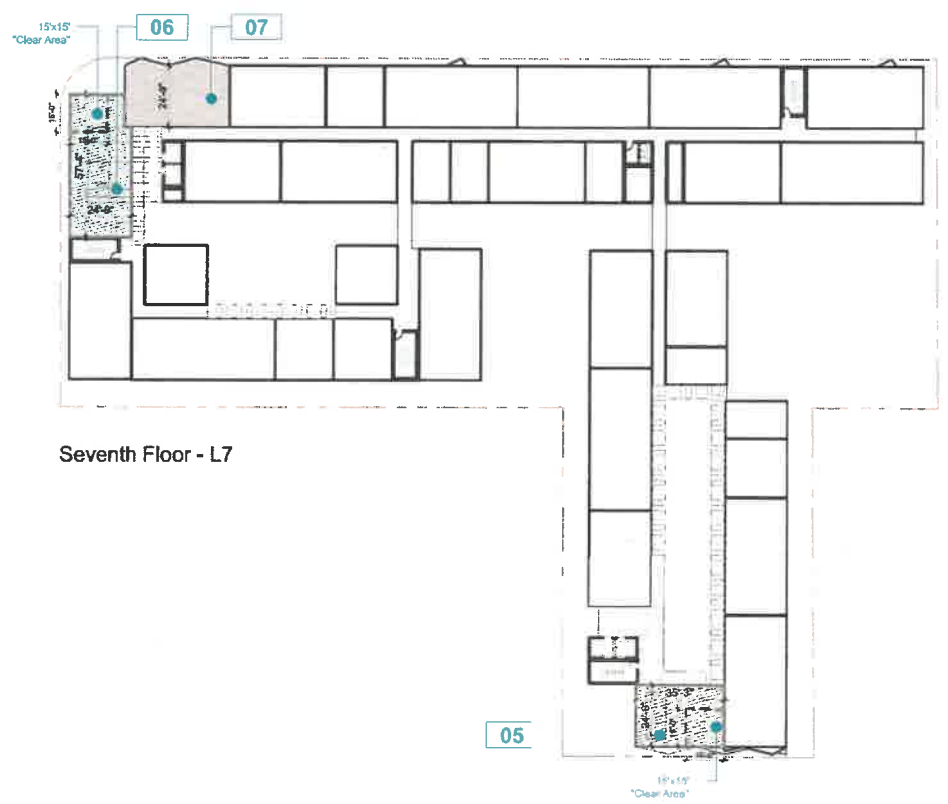
06



First Floor - L1 (Grade)



Second Floor - L2



Seventh Floor - L7

Open Space

Required

Studio & 1 Bed:	7,700 SF (100 SF/DU)
2 Bed:	5,625 SF (125 SF/DU)
3 Bed+:	15,225 SF (175 SF/DU)
	28,550 SF Total

State Density Bonus

* 20% Reduction = 22,840 SF Total

Common Open Space Requirements

- Each area min 400 SF
- No Dimension on any side less than 15'
- Constitute at least 50% of the total required open space (11,420 SF)
- Recreation Rooms of at least 600 SF or more may qualify up to 25% of the total required open space (5,710 SF)
- A minimum of 25% of the required common open space shall be planted with ground cover, shrubs, or trees (2,855 SF). See Landscape Plans for more information.

Private Open Space Requirements

- Minimum of 50 SF/DU shall be attributable to the total required usable open space
- No horizontal dimension less than 6'
- Minimum 8' vertical clearance

Provided

Exterior Open Space:	17117 SF
Interior Open Space:	5710 SF
Private Open Space:	
	6 Patios at 50 SF each = 300 SF

Total: 22,840 SF (plus 287 SF of additional non-required open space)

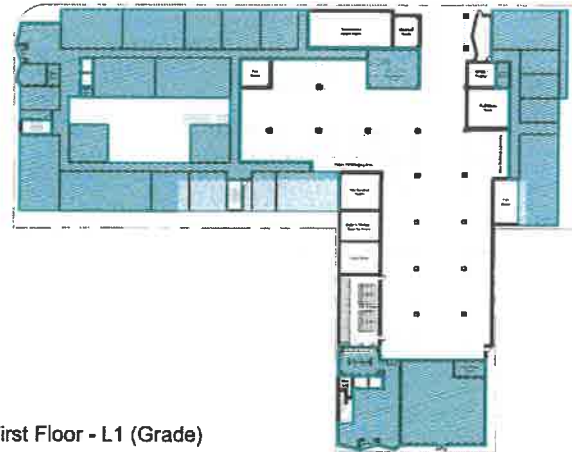
Color Legend

- Common Open Space
- Private Open Space
- Indoor Amenity

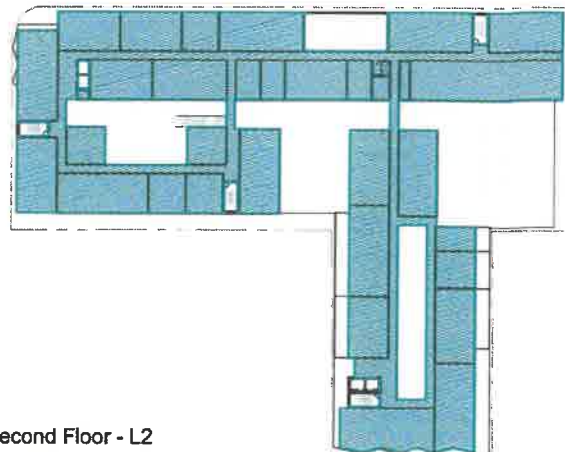
Area Legend

01	At-Grade Courtyard	2454 SF
02	Above-Grade Courtyard	2023 SF
03	Above-Grade Courtyard	4077 SF
04	Pool Courtyard	6311 SF
05	Roof Deck	872 SF
06	Roof Deck	1380 SF
07	Recreation Room	6143 SF
08	Private Patios	1951 SF

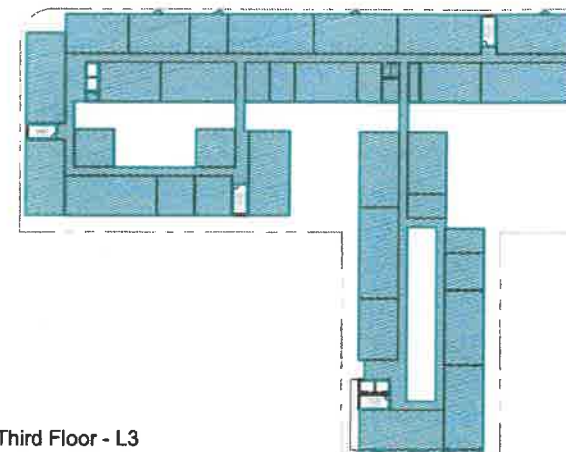




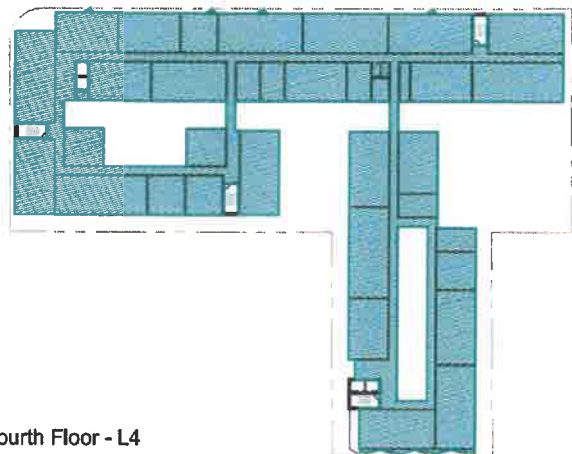
First Floor - L1 (Grade)



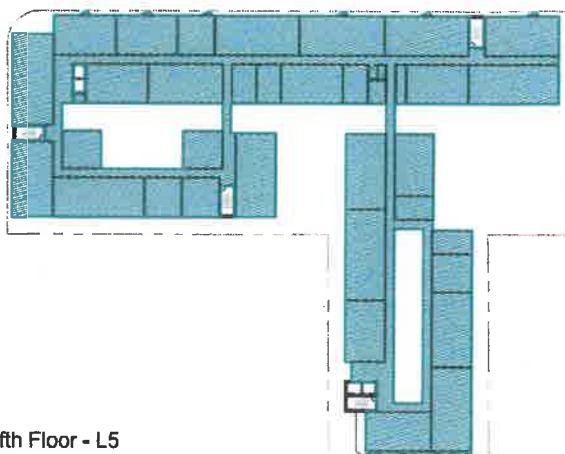
Second Floor - L2



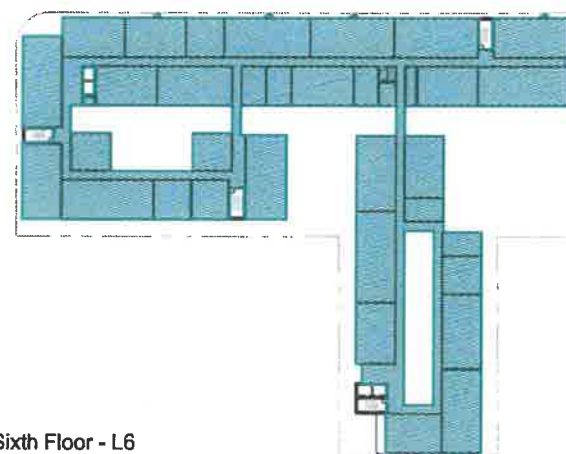
Third Floor - L3



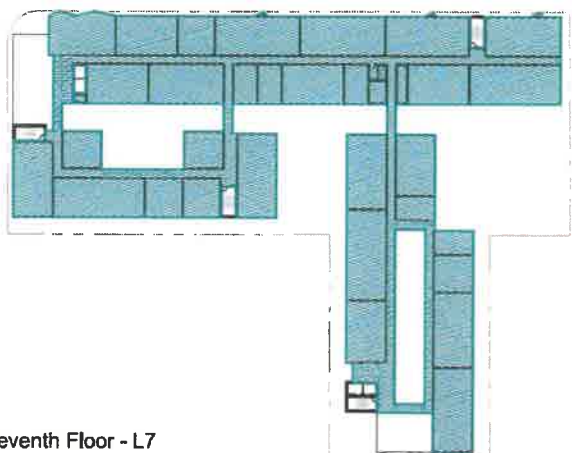
Fourth Floor - L4



Fifth Floor - L5



Sixth Floor - L6



Seventh Floor - L7

Floor Area Ratio

Required

Site Area: Per Survey - for FAR calculations
 C2-1L - 14,010 SF
 RD1.5-1 - 49,027 SF
 Total - 63,037 SF

Per Zimas - for Reference ONLY
 C2-1L - 14,015 SF
 RD1.5-1 - 49,048 SF
 Total - 63,063 SF

Base FAR C2-1L - 1.5:1 - 21,015 SF
 RD1.5-1 - 3.0:1 - 147,081 SF
 Total - 168,096 SF

Proposed 50% Increase FAR to 4.0:1 - 252,148 SF

Floor Area Requirements

(Amended by Ord. No. 182,386, Eff. 3/13/13.) The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

Provided

First Floor - L1 (Grade):	27737 SF
Second Floor - L2:	37067 SF
Third Floor - L3:	38204 SF
Fourth Floor - L4:	38041 SF
Fifth Floor - L5:	37913 SF
Sixth Floor - L6:	37716 SF
Seventh Floor - L7:	35470 SF

Total:	252148 SF
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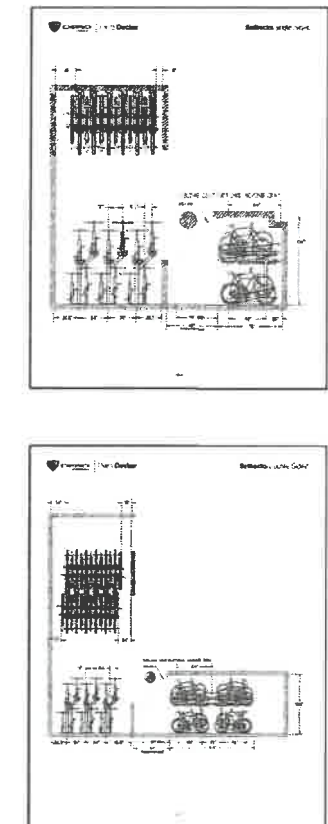
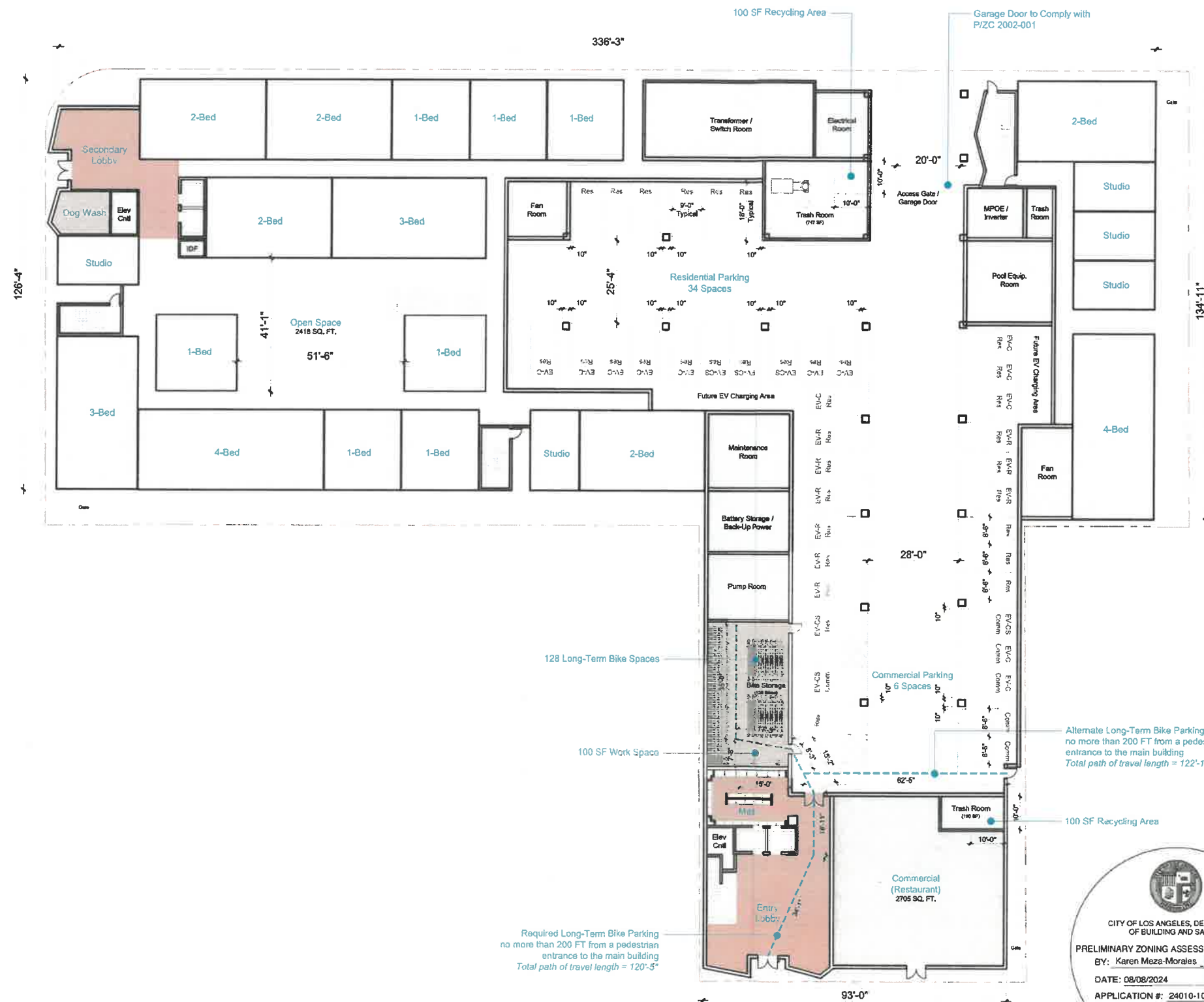
FAR Provided: 4.0:1



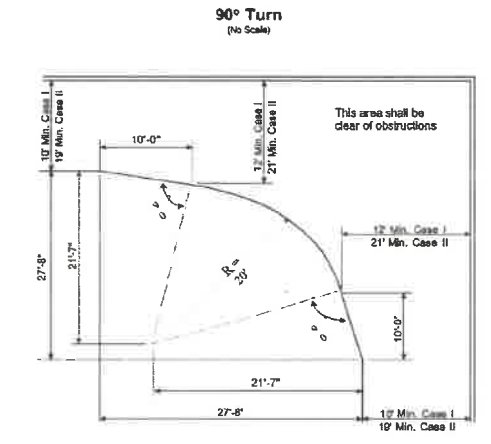
Color Legend

FAR Zoning Area

Long-Term Bike Storage via the Dero Decker to Comply with LAMC 12.21 A.16.e.1



Per P/ZC 2002-001 all Drive Aisles will Comply With Case II

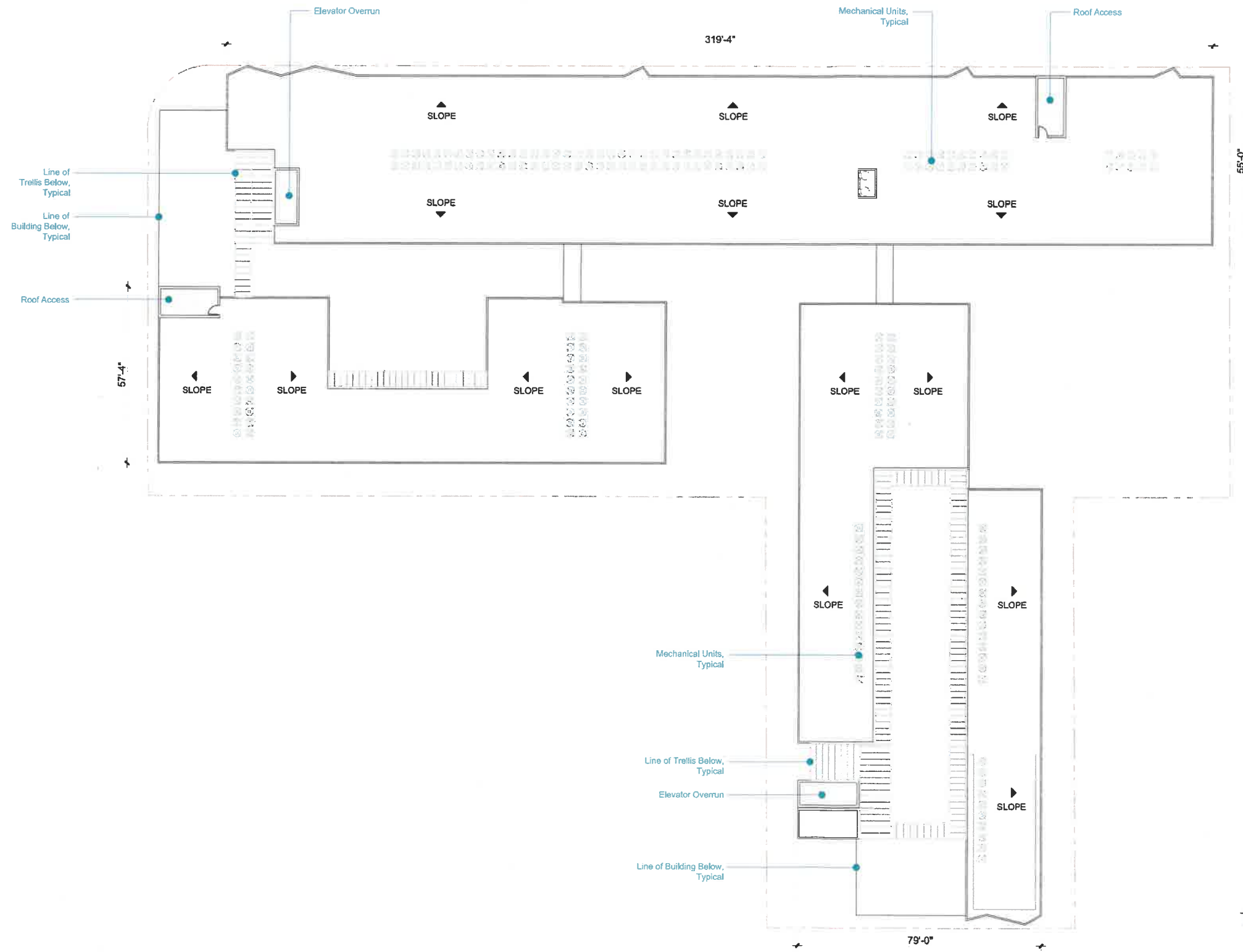


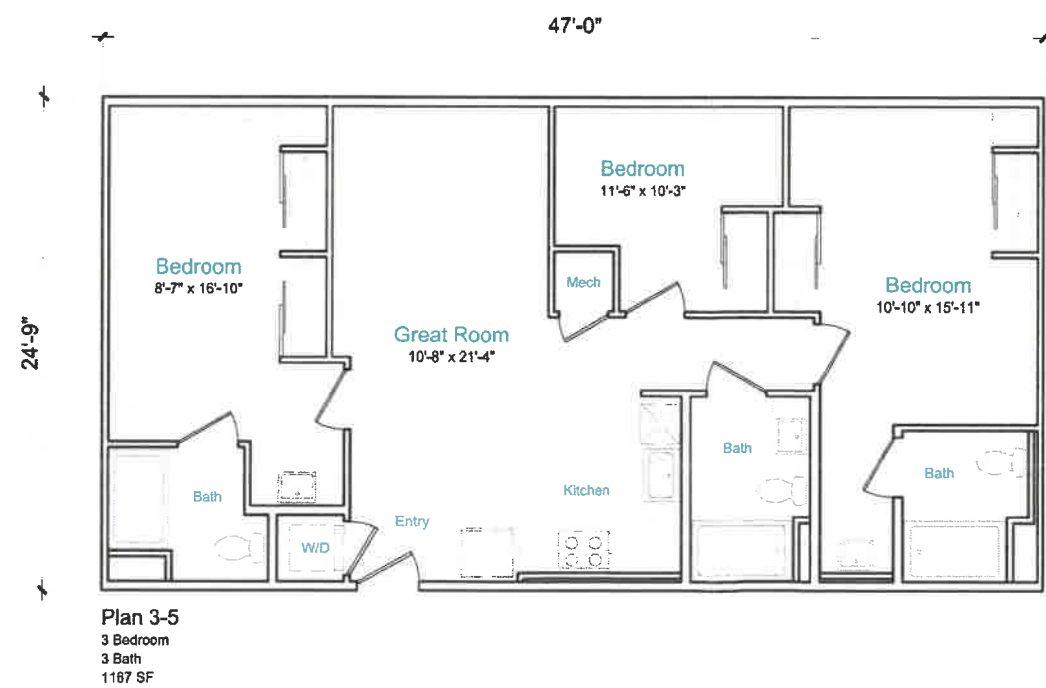
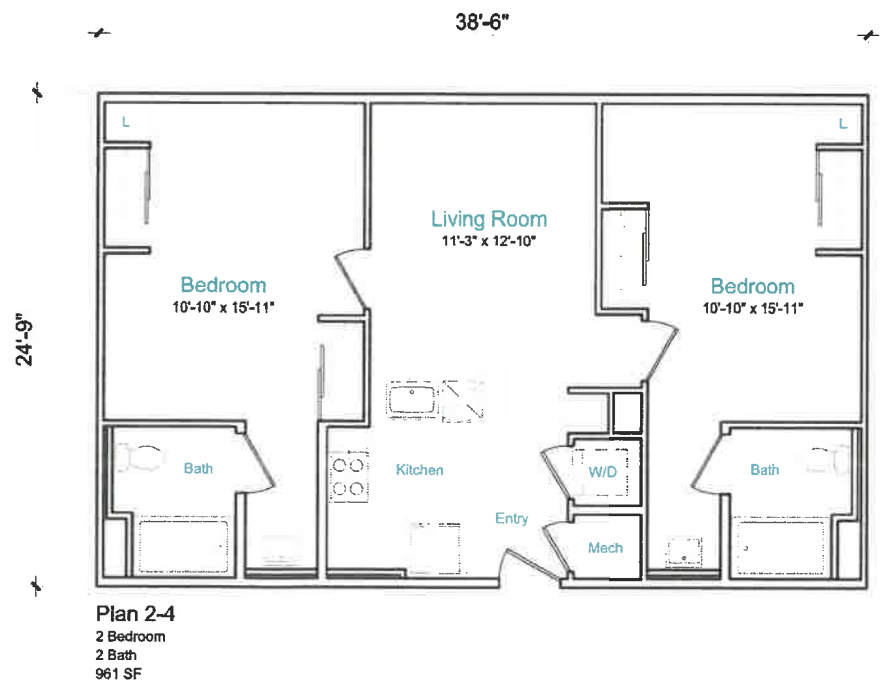
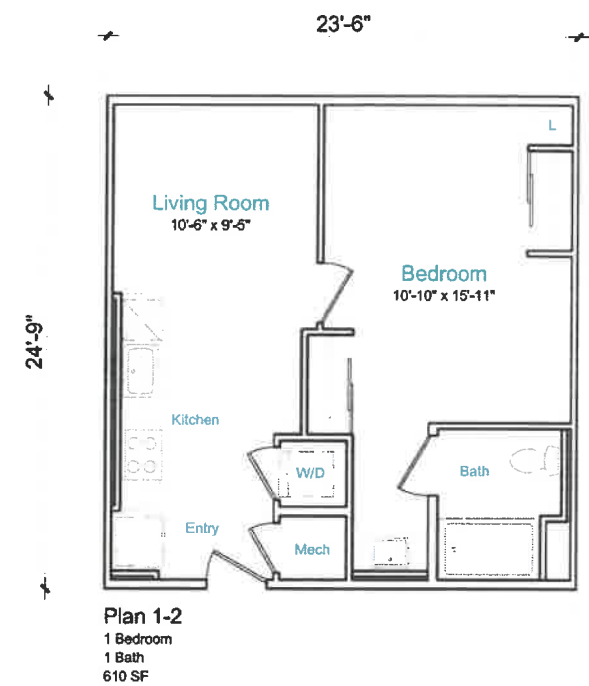
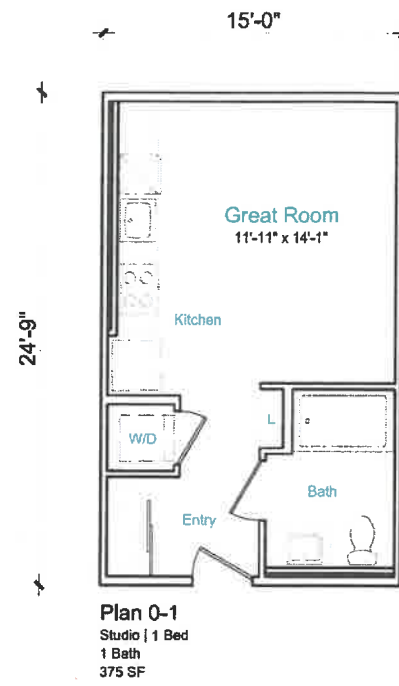
Case I - One-way traffic or two-way traffic where no more than 25 cars go around the turn.
Case II - Two-way traffic and more than 25 cars go around the turn.

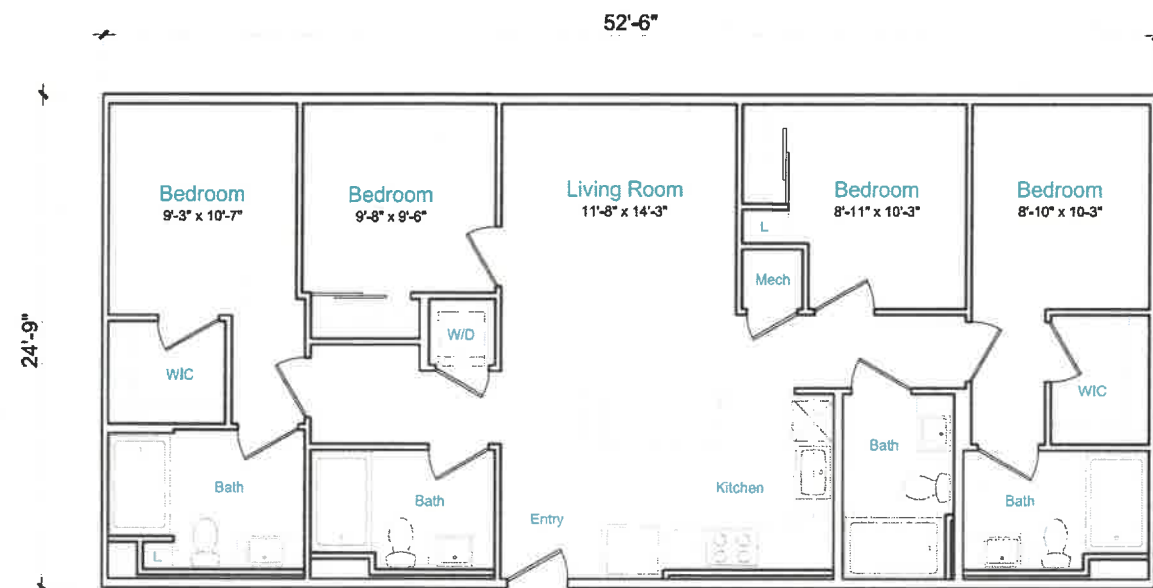




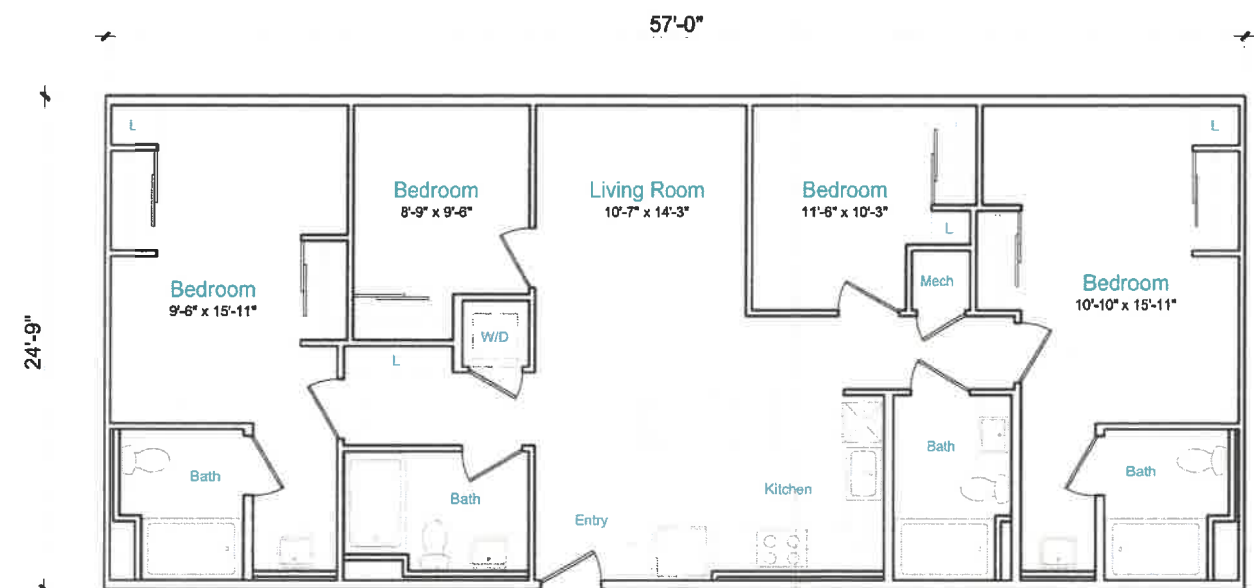








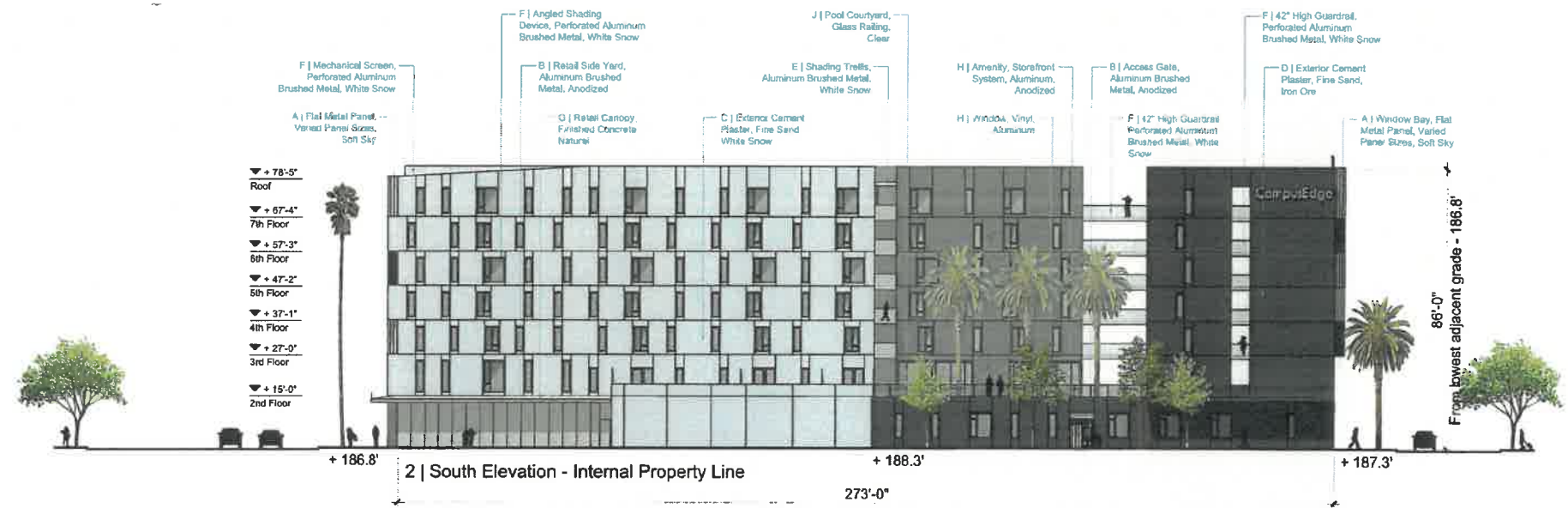
Plan 4-4
 4 Bedroom
 4 Bath
 1303 SF



Plan 4-6
 4 Bedroom
 4 Bath
 1416 SF



1 | West Elevation - South Figueroa Street



2 | South Elevation - Internal Property Line



- A | Flat Metal Panel**
Soft Sky
Occurs at Residential Lobbies, Amenity Spaces facing Figueroa and Flower, Garage Entry, and All Residential Levels facing Figueroa
- B | Flat Metal Panel**
Aluminum
Occurs at Retail Side Wall and All Pedestrian Gates
- C | Stucco**
White Snow
Occurs at Residential - All Levels
- D | Stucco**
Iron Ore
Occurs at Courtyard Amenity Spaces and Residential - All Levels
- E | Metal Accent**
White Snow
Occurs at All Seventh Level Trails Features
- F | Perforated Corrugated Metal Panel**
White Snow
Occurs at All Stairs, Mechanical Screens, and Shading Devices for Southern Facing Living Room Windows
- G | Finished Concrete**
Natural
Occurs at Structural Columns and Retail Canopy
- H | Vinyl and Storefront**
Aluminum
Occurs at Residential - All Levels, Retail, Lobbies, and Amenity Spaces
- J | Glass Railing**
Clear
Occurs at All Amenity Courtyards and Roof Decks



Notes

* Or Equivalent (exact color, texture, and patterns to be determined)

Please Refer to Landscape Sheets for Hardscape and Landscape Species / Placement



888.456.5849 | ktgy.com
No. 20221007

Ventus Group

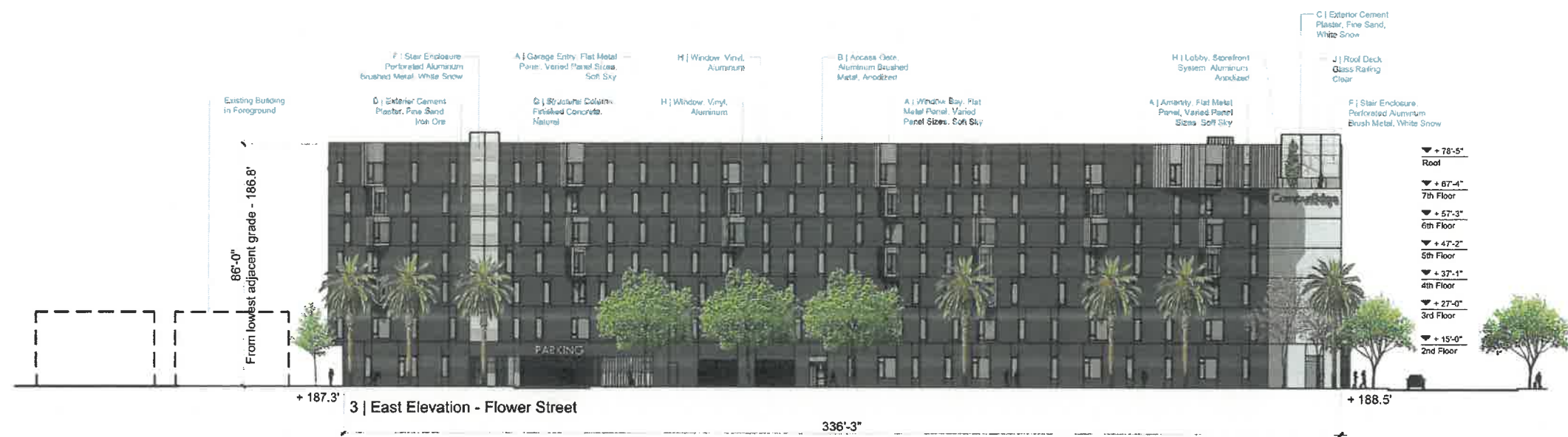
3822 South Figueroa
Los Angeles



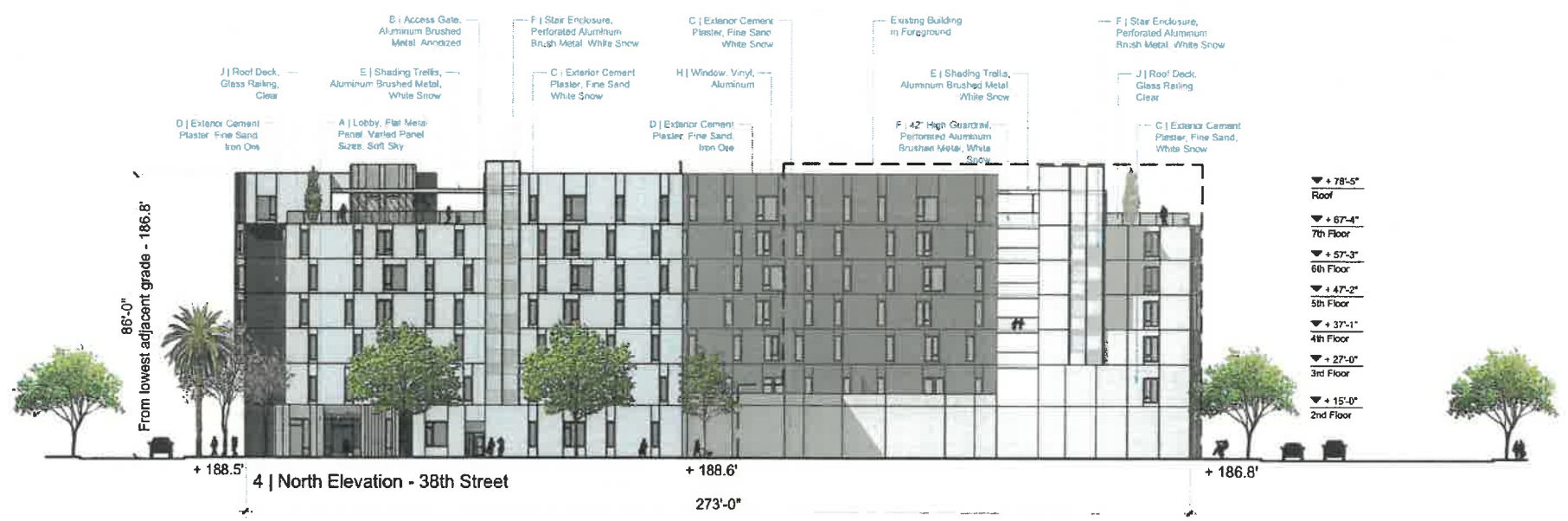
Concept Design
July 26, 2024

Building Elevations

A4-0



4 ▶



A | Flat Metal Panel
Soft Sky
Occurs at Residential Lobbies, Amenity Spaces facing Figueroa and Flower, Garage Entry, and All Residential Levels facing Figueroa



B | Flat Metal Panel
Aluminum
Occurs at Retail Side Wall and All Pedestrian Gates



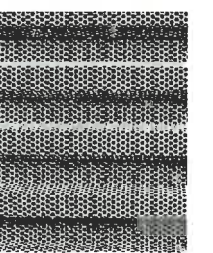
C | Stucco
White Snow
Occurs at Residential - All Levels



D | Stucco
Iron Ore
Occurs at Courtyard Amenity Spaces and Residential - All Levels



E | Metal Accent
White Snow
Occurs at All Seventh Level Trellis Features



F | Perforated Corrugated Metal Panel
White Snow
Occurs at All Stairs, Mechanical Screens, and Shading Devices for Southern Facing Living Room Windows



G | Finished Concrete
Natural
Occurs at Structural Columns and Retail Canopy



H | Vinyl and Storefront
Aluminum
Occurs at Residential - All Levels, Retail, Lobbies, and Amenity Spaces



J | Glass Railing
Clear
Occurs at All Amenity Courtyards and Roof Decks



Notes

* Or Equivalent (exact color, texture, and patterns to be determined)

Please Refer to Landscape Sheets for Hardscape and Landscape Species / Placement



888.456.5849 | ktgy.com
No. 20221007

Ventus Group

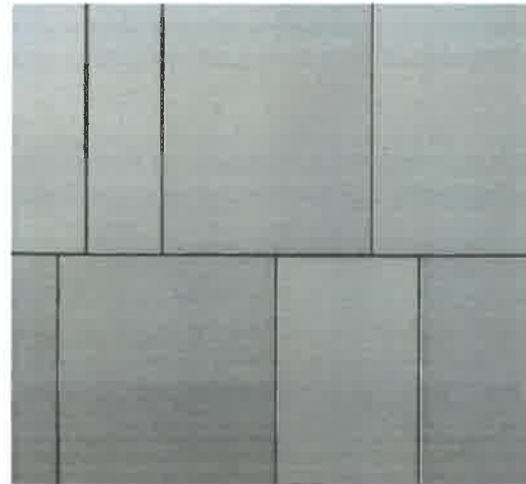
3822 South Figueroa
Los Angeles

0 10 20 40
Scale 1" = 20'

Concept Design
July 26, 2024

Building Elevations

A4-1



A | Flat Metal Panel
Soft Sky

Occurs at Residential Lobbies, Amenity Spaces facing Figueroa and Flower, Garage Entry, and All Residential Levels facing Figueroa



B | Flat Metal Panel
Aluminum

Occurs at Retail Side Wall and All Pedestrian Gates



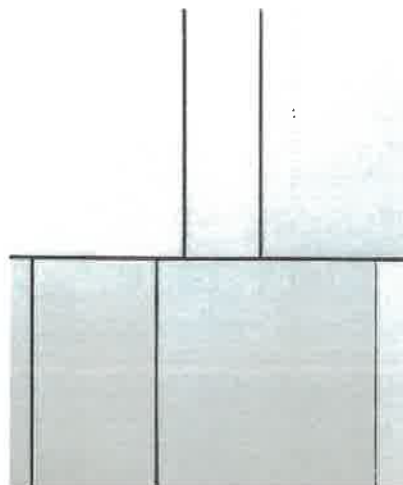
C | Stucco
White Snow

Occurs at Residential - All Levels



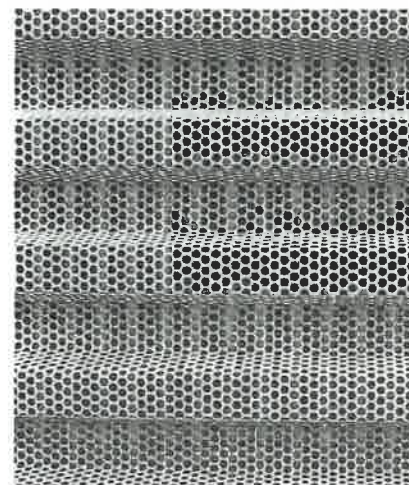
D | Stucco
Iron Ore

Occurs at Courtyard Amenity Spaces and Residential - All Levels



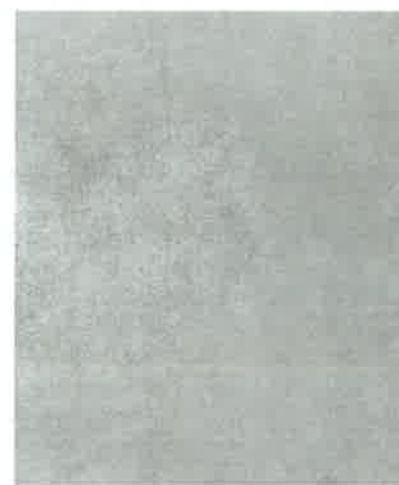
E | Metal Accent
White Snow

Occurs at All Seventh Level Trellis Features



F | Perforated Corrugated Metal Panel
White Snow

Occurs at All Stairs, Mechanical Screens, and Shading Devices for Southern Facing Living Room Windows



G | Finished Concrete
Natural

Occurs at Structural Columns and Retail Canopy



H | Vinyl and Storefront
Aluminum

Occurs at Residential - All Levels, Retail, Lobbies, and Amenity Spaces



J | Glass Railing
Clear

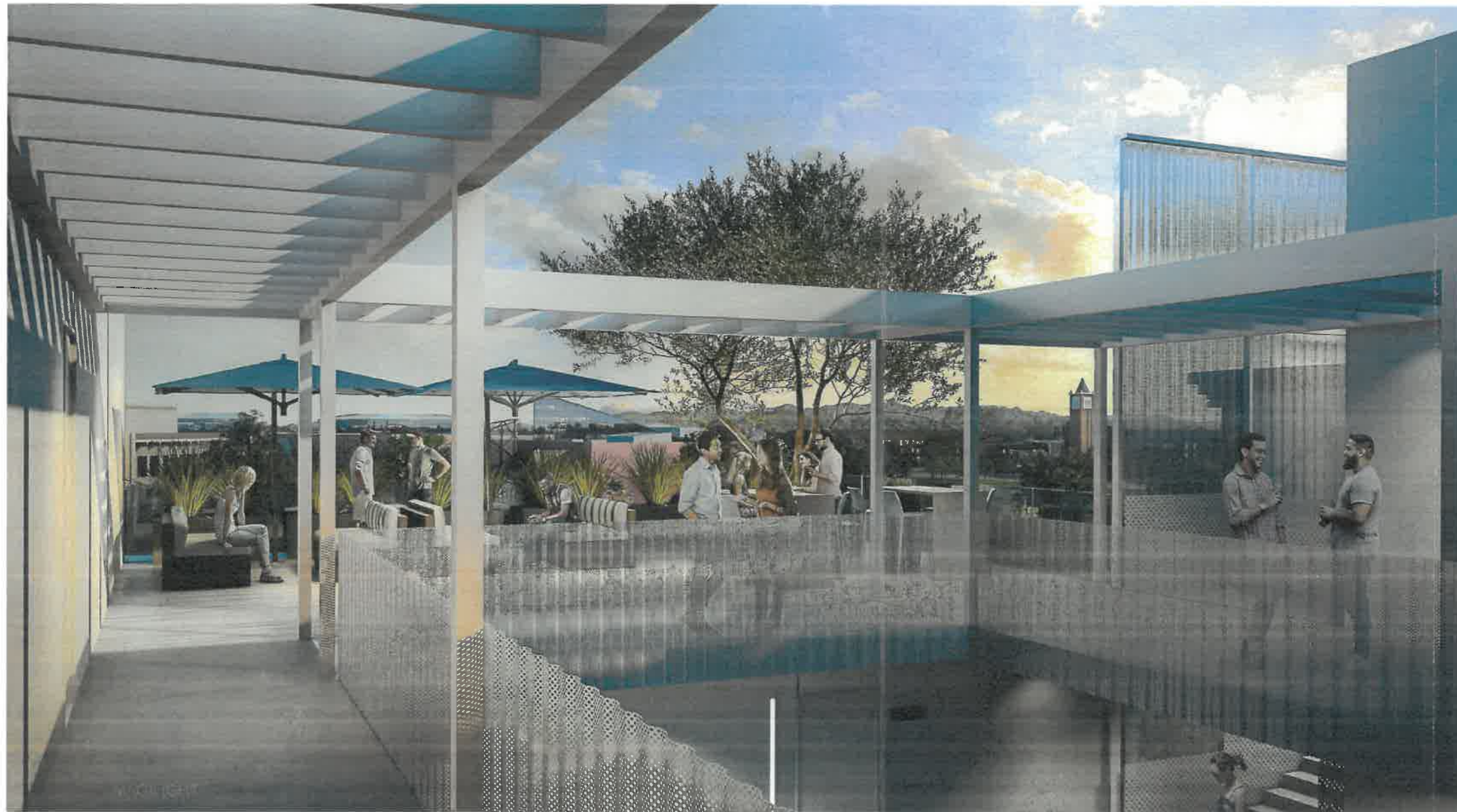
Occurs at All Amenity Courtyards and Roof Decks



1



Please Refer to Landscape Sheets for Hardscape and Landscape Species / Placement



1



Please Refer to Landscape Sheets for Hardscape and Landscape Species / Placement



Please Refer to Landscape Sheets for Hardscape and Landscape Species / Placement

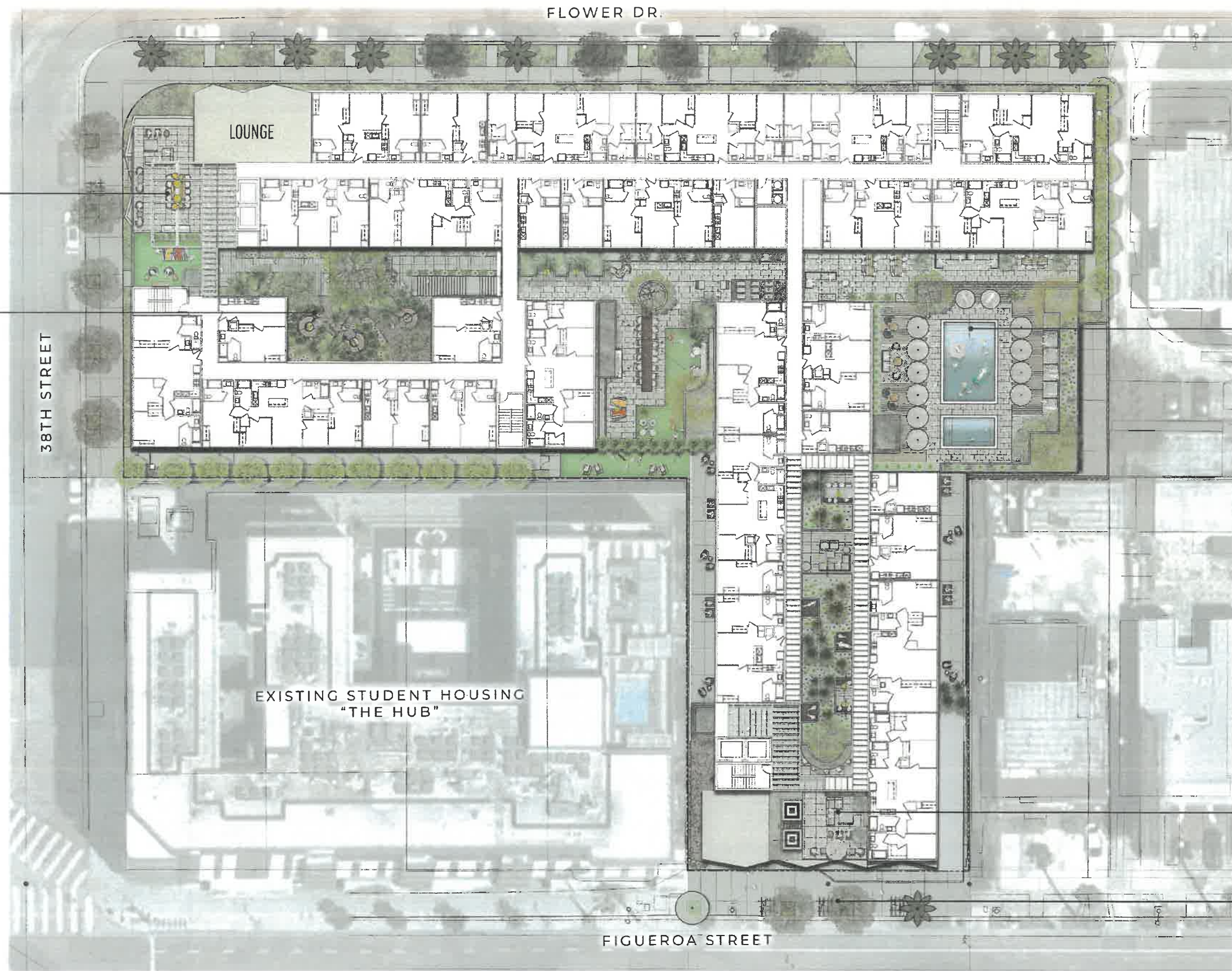




Please Refer to Landscape Sheets for Hardscape and Landscape Species / Placement







DOWNTOWN VIEW DECK
 • see sheet L.5

STUDY GARDEN
 • see sheet L.3

38TH STREET

FLOWER DR.

LOUNGE

EXISTING STUDENT HOUSING
 "THE HUB"

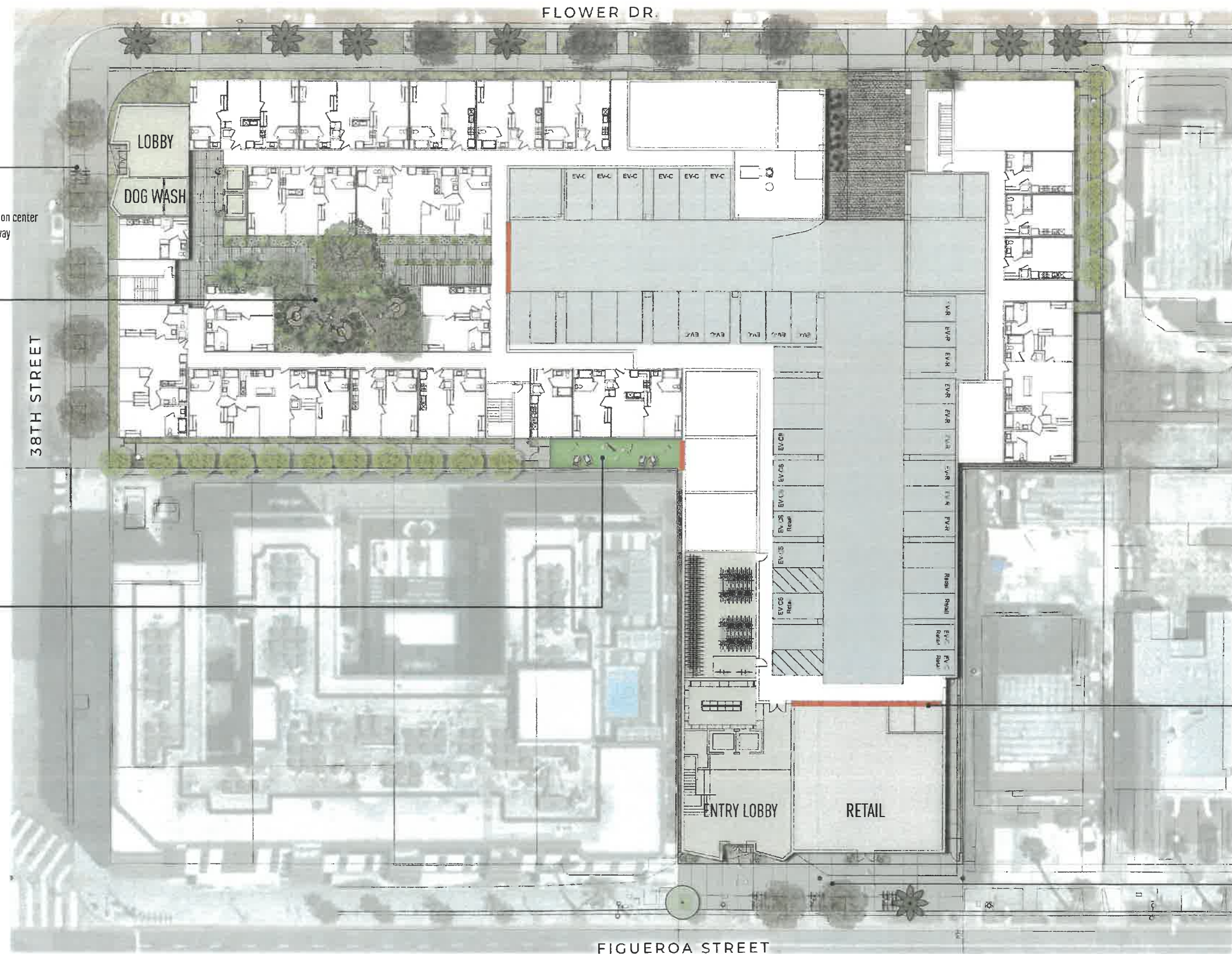
FIGUEROA STREET

LEVEL 2 DECKS
 see sheet L.4

EXPOSITION PARK VIEW DECK
 • see sheet L.5

GROUND LEVEL STREETSCAPES
 • see sheet L.3





- 38TH STREET**
- protect in place existing palms
 - full width sidewalk w/ tree wells
 - proposed street trees placed 25' on center
 - (4) bike racks in public right of way

- STUDY GARDEN**
- seating pods w/ pendant lights
 - dg pathway
 - flat top seat boulders
 - specimen trees

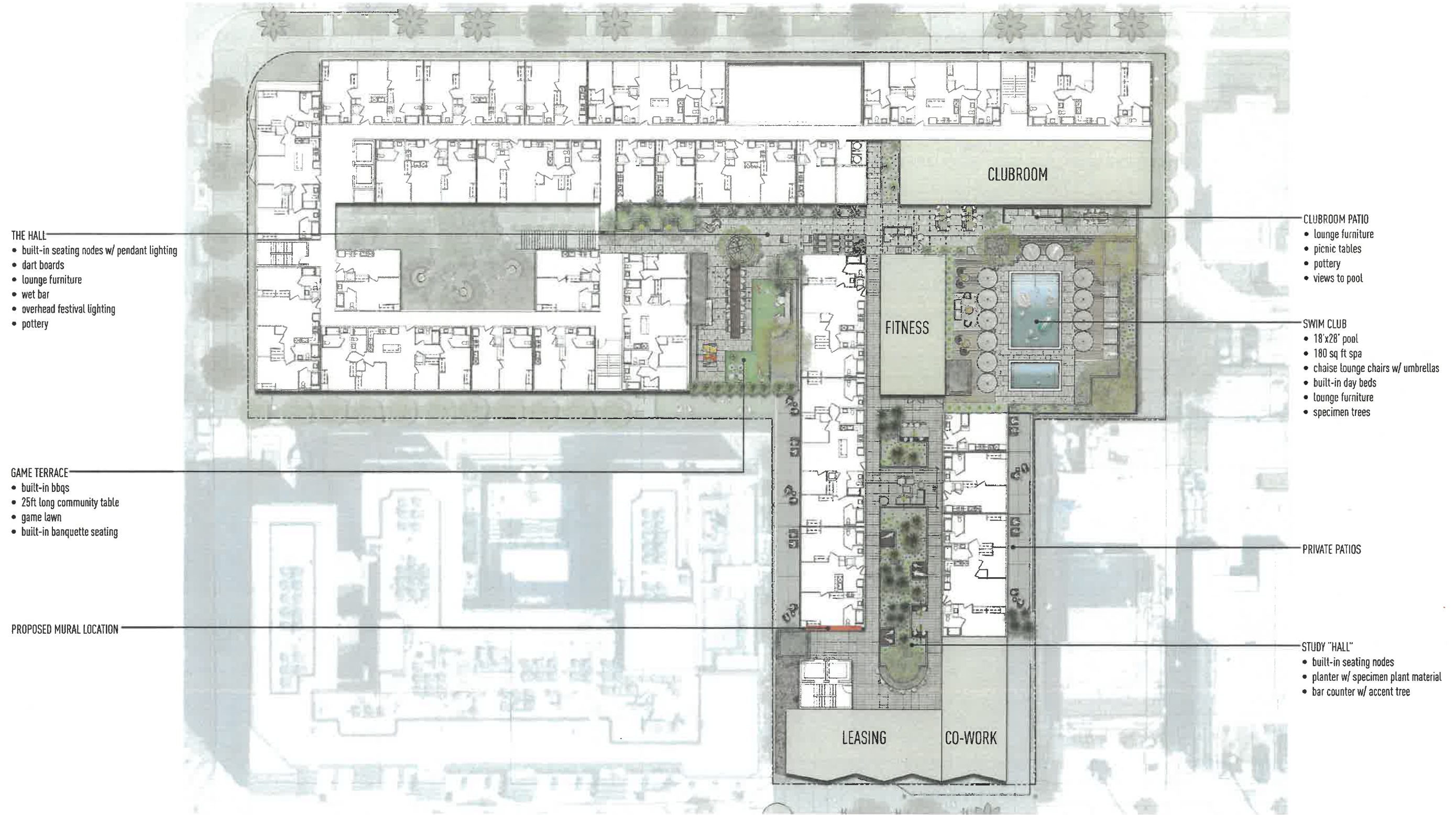
- DOG RUN**
- vestibule
 - 48" high tubular steel fence
 - moveable seating
 - mural wall

- FLOWER DR.**
- protect in place existing palms
 - proposed street trees placed 25' on center
 - project driveway w/ enhanced paving + pottery
 - parkway w/ convenience strip + housewalks

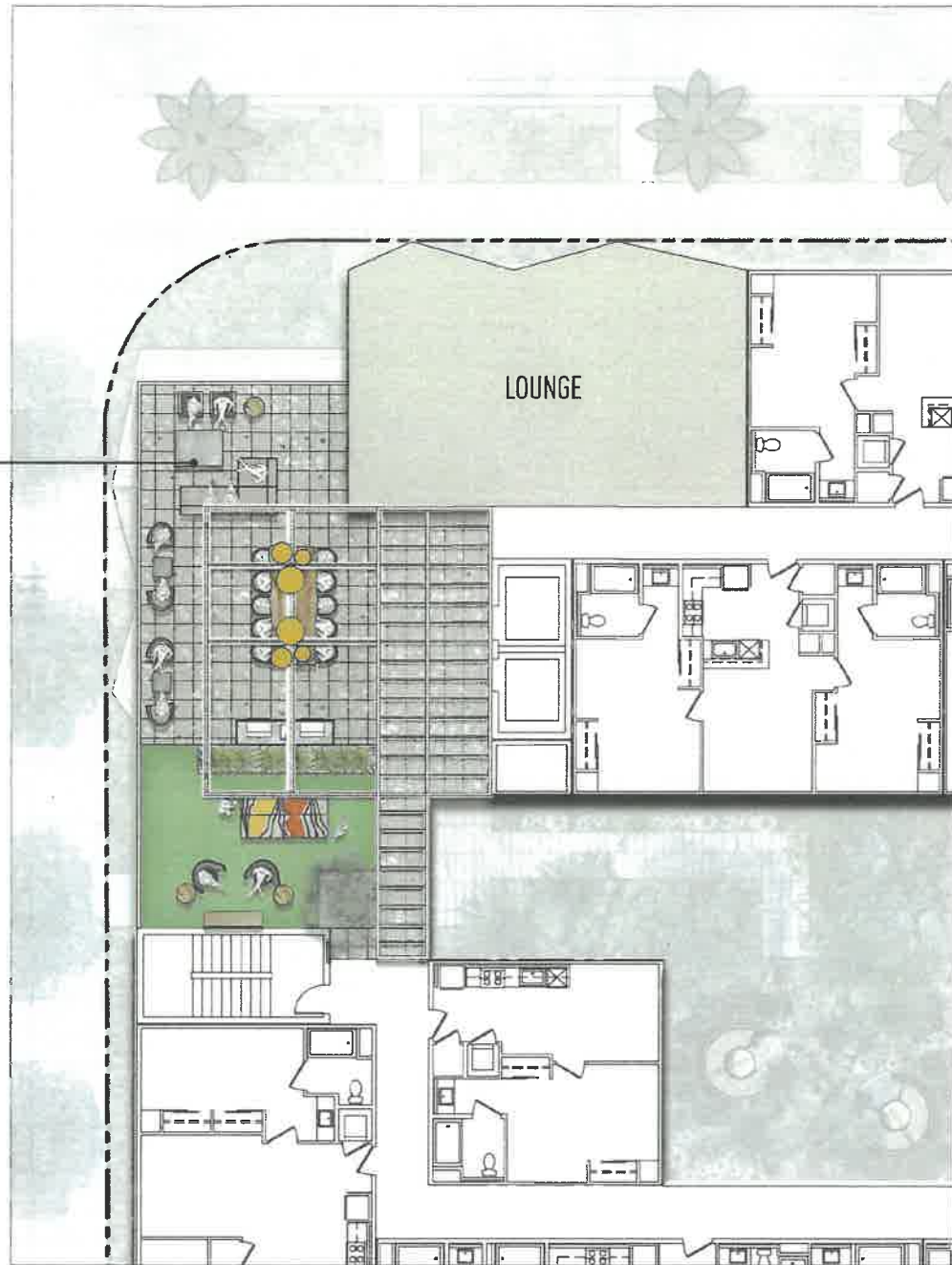
PROPOSED MURAL LOCATION

- FIGUEROA STREET**
- protect in place existing palms
 - proposed street trees placed 25' on center
 - (12) bike racks in public right of way

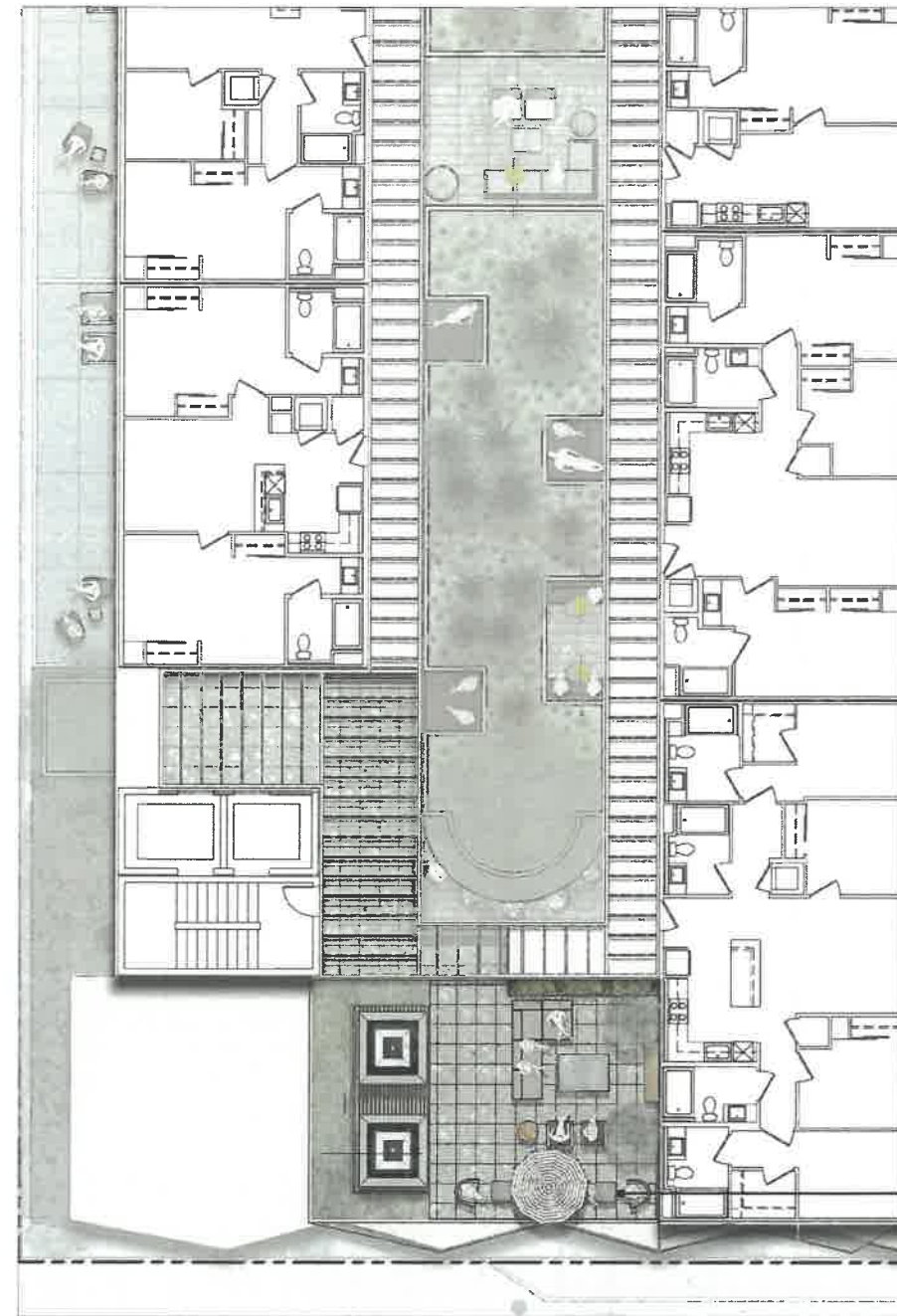




- ROOF DECK**
- built-in bbqs
 - dining table w/ pendant lighting on metal frame - no shading proposed
 - lounge furniture
 - game lawn
 - tv wall
 - pottery
 - views to Downtown LA + Hollywood Hills

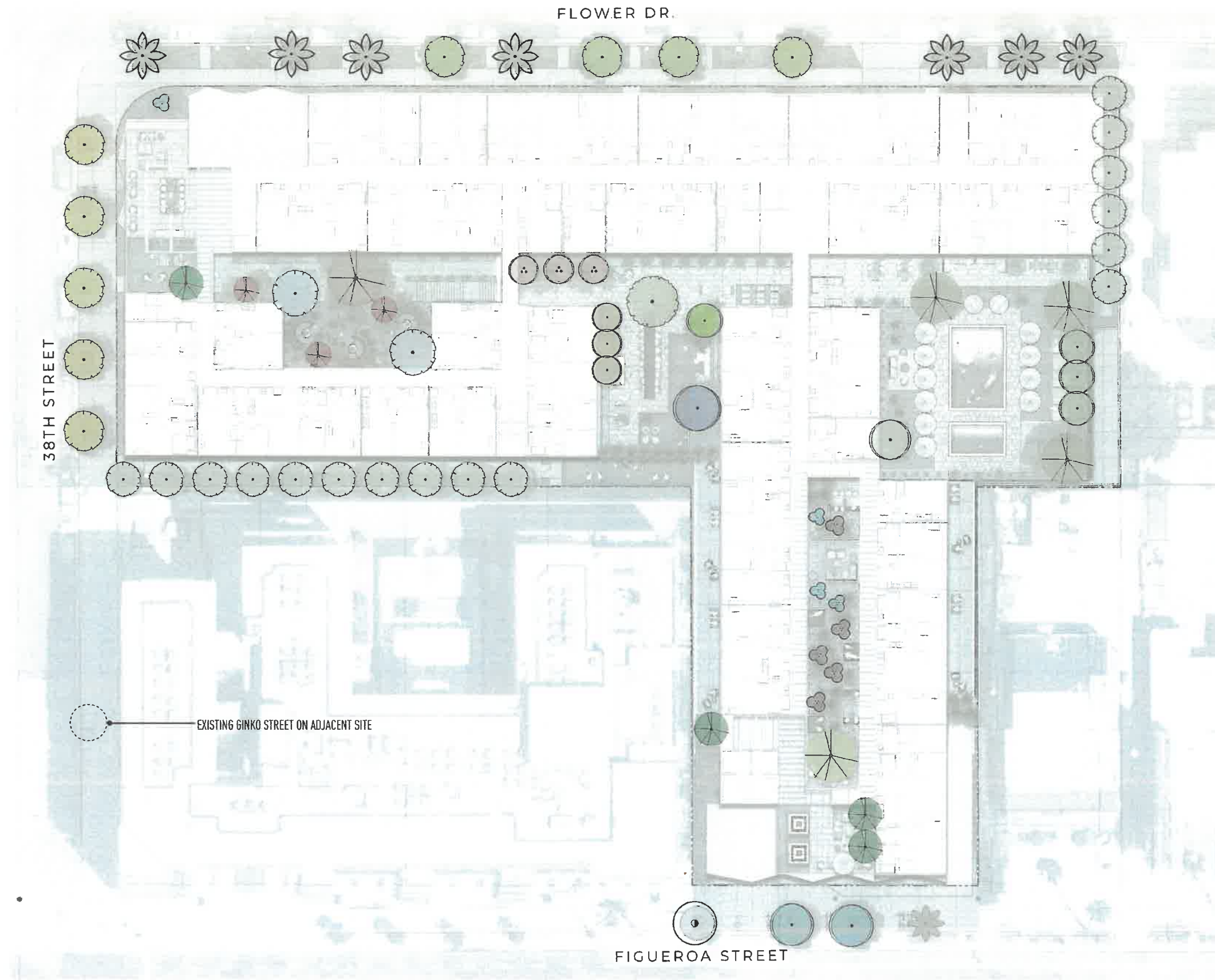


DOWNTOWN VIEW DECK



EXPOSITION PARK VIEW DECK

- ROOF DECK**
- lounge furniture
 - day beds
 - umbrellas
 - pottery
 - green roof tray planting
 - views to Exposition Park, BMO Stadium + the Los Angeles Coliseum



PLANT SCHEDULE				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	36"BOX	LOW	3
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	48"BOX	LOW	2
	CERCIDILUM X 'DESERT MUSEUM' THORNLESS PALO VERDE	48"BOX	LOW	1
	CERCIS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD	36"BOX	MODERATE	3
	ERYTHRINA CRISTA-GALLI COCKSPUR CORAL	48"BOX	LOW	1
	GEJERA PARVIFLORA AUSTRALIAN WILLOW	36"BOX	LOW	3
	LYONOTHAMINUS FLORIBUNDUS ASPLENIFOLIUS FERNLEAF CATALINA IRONWOOD LOW BRANCHING	24"BOX	LOW	3
	LYONOTHAMINUS FLORIBUNDUS ASPLENIFOLIUS FERNLEAF CATALINA IRONWOOD	36"BOX	LOW	1
	MELALEUCA QUINQUENERVIA PAPERBARK TREE MULTI-TRUNK	24"BOX	LOW	16
	OLEA EUROPAEA 'SWAN HILL' MULTI-TRUNK FRUITLESS OLIVE	36"BOX	LOW	4
	OLEA EUROPAEA 'SWAN HILL' MULTI-TRUNK FRUITLESS OLIVE	48"BOX	LOW	3
	PROSOPIS GLANDULOSA 'MAVERICK' TM MAVERICK THORNLESS HONEY MESQUITE	48"BOX	LOW	1
	RHUS LANCEA MULTI-TRUNK AFRICAN SURIAC	48"BOX	LOW	1
EXISTING TREE - PROTECT-IN-PLACE				
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX		1
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	24"BOX		7
STREET TREE				
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	24"BOX	MODERATE	5
	TIPUANA TIPU TIPU TREE	24"BOX	LOW	4
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	MODERATE	2
ACCENT				
	ALOE X 'HERCULES' HERCULES ALOE	36"BOX	VERY LOW	4
	CHAMAEROPS HUMILIS 'CERIFERA' MULTI-TRUNK MEDITERRANEAN FAN PALM	36"BOX	LOW	1
	DRACAENA DRACO DRAGON TREE	24"BOX	VERY LOW	5

PRELIMINARY PLANT PALETTE

SHRUBS - PODIUM / ROOFTOP - 3' O.C. SPACING			
BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X 'KEN TAYLOR'	FLANNEL BUSH	15 GAL	VERY LOW
MEDIUM SHRUBS			
CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL	LOW
GREVILLEA X 'PEACHES AND CREAM'	GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR 'POM POM'	POM POM LEUCADENDRON	15 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT'	GIANT ORANGE NODDING PINCUSHION	15 GAL	LOW
PITTIOSPORUM CRASSIFOLIUM 'NANA'	KARO PITTIOSPORUM	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	VERY LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS			
AJUUGA REPTANS	CARPET BUGLE	1 GAL	MODERATE
ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	5 GAL	MODERATE
ASTER LAEVIS	SMOOTH BLUE ASTER	1 GAL	LOW
ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	1 GAL	LOW
IRIS DOUGLASSIANA	DOUGLAS IRIS	5 GAL	LOW
PENTSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW
PITTIOSPORUM TENUIFOLIUM 'GOLF BALL'	GOLF BALL TAWHIWHI	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY	5 GAL	VERY LOW
SALVIA X 'MRS. BEARD'	SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYIS	GERMANDER	5 GAL	LOW
ZEPHYRANTHES CANDIDA	ZEPHYRLILY	1 GAL	MODERATE
ACCENT/COLOR SHRUBS			
AEONIUM X 'MINT SAUCER'	MINT SAUCER AEONIUM	5 GAL	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
ALOE Plicatilis	FAN ALOE	5 GAL	LOW
ALOE X SPINOSISSIMA	ALOE	5 GAL	LOW
GRASSES			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MODERATE
FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	LOW
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	MODERATE
PENNISETUM SPATHULATUM	RYE PUFFS	5 GAL	MODERATE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MODERATE
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	LOW
VINES/CLIMBING SHRUBS			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
ROSA DAVID AUSTIN 'CLAIRE AUSTIN'	ENGLISH ROSE	15 GAL	MODERATE
ROSA X 'CECILE BRUNNER'	CECILE BRUNNER CLIMBING ROSE	15 GAL	MODERATE
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE
TURF			
TURF AT PODIUM: SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF			

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 63,037 S.F. - (BUILDING) 53,973 S.F. =	9,064 S.F.
LEVEL 1 - GROUND LEVEL (COMMON)	= 4,086 S.F.
LEVEL 3 - PODIUM COURTYARDS (COMMON)	= 3,433 S.F.
TOTAL PROVIDED	= 7,519 S.F.

SHRUBS - GROUND LEVEL - 3' O.C. SPACING

BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	15 GAL	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	15 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	VERY LOW
MEDIUM SHRUBS			
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	LOW
CEANOTHUS SP	CALIFORNIA LILAC	5 GAL	LOW
LEUCOPHYLLUM FRUTESCENS 'LOS ALAMITOS'	TEXAS SAGE	5 GAL	LOW
SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	5 GAL	LOW
TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL	LOW
VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS			
AGAPANTHUS X 'STORM CLOUD'	DARK BLUE LILY OF THE NILE	5 GAL	MODERATE
ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	LOW
ASTER CHILENSIS	PACIFIC ASTER	1 GAL	LOW
DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL	VERY LOW
KNIPHOFIA UVARIA 'SHINING SCEPTRE'	POKER PLANT	5 GAL	LOW
LUPINUS EXCUBITUS	GRAPE SODA LUPINE	1 GAL	LOW
SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'	PURPLE LEAF SAGE	5 GAL	LOW
SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW
ACCENT/COLOR SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	VERY LOW
FURCRAEA MACDOUGALLI	FALSE AGAVE	5 GAL	LOW
GRASSES			
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW
LYGHEUM SPARTUM	FALSE ESPARTO GRASS	5 GAL	LOW
MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
PENNISETUM X 'FAIRY TAILS'	EVERGREEN FOUNTAIN GRASS	5 GAL	MODERATE
VINES/CLIMBING SHRUBS			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE

PRELIMINARY PLANT PALETTE NOTES:

- THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.
- THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.
- THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF LOS ANGELES GREEN INITIATIVES OR CAL GREEN EQUIVALENT INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES AND PROMOTES THE OBJECTIVES OF THE S.N.A.P SPECIFIC PLAN.

IRRIGATION CONCEPT NOTES:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A 'SMART CONTROLLER' AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL COMFORM WITH CITY OF LOS ANGELES WATER CONSERVATION REQUIREMENTS.

CITY OF L.A. LANDSCAPE NOTES

- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
- SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
- THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
- THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.
- FOR A SURFACE AREA NOT LOCATED DIRECTLY ON FINISHED GRADE THAT IS USED FOR COMMON OPEN SPACE, AND LOCATED AT GROUND LEVEL OR THE FIRST HABITABLE ROOM LEVEL
- SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30-INCHES IN DEPTH, AND LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN DEPTH.
- ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.

EXISTING TREE NOTE

- NO PROTECTED TREES ON SITE - 14 TREES AND 4 PALMS TO BE REMOVED
- NO PROTECTED TREES OFF SITE - 1 TREE AND 1 PALM TO BE REMOVED
- SEE TREE REPORT PREPARED BY PSOMAS DATED APRIL 25, 2022

BICYCLE PARKING

USES	SITE LOCATION	REQUIRED	PROVIDED
RESIDENTIAL (SHORT TERM)	10 SPACES - ALONG FIGUEROA STREET	3 SPACES (1-25 DU) 1 SP10 DU)	14 SPACES
	4 SPACES - ALONG 38TH STREET	5 SPACES (26-100 DU) 1 SP15 DU)	
COMMERCIAL (SHORT TERM)	2 SPACES - ALONG FIGUEROA STREET	5 SPACES (101-200 DU) 1 SP20 DU)	2 SPACES
		1 SPACE (201-299 DU) 1 SP40 DU)	
TOTAL		16 SPACES	16 SPACES

NOTES:

- SHORT-TERM BICYCLE PARKING SPACES SHALL BE A MINIMUM OF 2 FEET (24 INCHES) WIDE.
 - INDIVIDUAL RACKS INSTALLED BESIDE EACH OTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER.
 - RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL, EXCEPT THAT BICYCLE PARKING SPACES PROVIDING A TRAY OR CHANNEL FOR INSERTION OF BICYCLE WHEELS MAY BE PLACED A MINIMUM OF 20 INCHES FROM THE WALL, OR 14 INCHES FROM THE WALL IF SUCH SPACES ARE ON THE UPPER LEVEL OF A STACKED, TWO-TIER RACK.
 - BICYCLE PARKING SPACES ARRANGED IN A VERTICALLY STAGGERED LAYOUT THAT PERMITS BICYCLES TO BE PLACED IN AND REMOVED FROM EACH INDIVIDUAL SPACE WITHOUT INTERFERENCE FROM BICYCLES IN ADJOINING SPACES MAY BE SPACED A MINIMUM OF 16 INCHES ON CENTER.

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21 G

OPEN SPACE REQUIREMENTS:	UNITS	OPEN SPACE REQUIRED
100 S.F. FOR UNITS = STUDIO + 1 BEDROOM	77	= 7,700 S.F.
125 S.F. FOR UNITS = 2 BEDROOMS	45	= 5,625 S.F.
175 S.F. FOR UNITS = 3 BEDROOMS	87	= 15,225 S.F.
TOTAL REQUIRED		= 28,550 S.F.
PER DENSITY BONUS:		= 22,840 S.F. (20% REDUCTION)
PROVIDED OPEN SPACE:		
PRIVATE PATIOS		= 300 S.F.
COURTYARDS		= 14,865 S.F.
ROOF DECKS		= 2,252 S.F.
INDOOR AMENITY		= 5,710 S.F.
TOTAL PROVIDED		= 22,840 S.F.
ADDITIONAL NON-REQUIRED OPEN SPACE		= 287 S.F.
LANDSCAPE AREA REQUIRED (25% OF 11,420 S.F. - 50% OF COMMON AREA):		
		2,855 S.F.
LANDSCAPE AREA PROVIDED:		
LEVEL 1		= 4,086 S.F.
LEVEL 3		= 3,433 S.F.
		2,855 S.F.
ADDITIONAL NON-REQUIRED LANDSCAPE AREA		= 4,664 S.F.

TREE REQUIREMENTS:

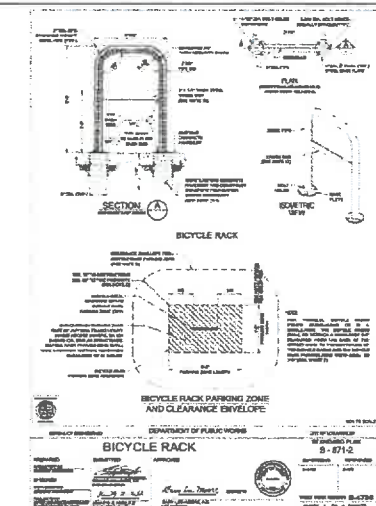
PRIVATE TREES - PER LA CITY ZONING CODE, SECTION 12.21 G

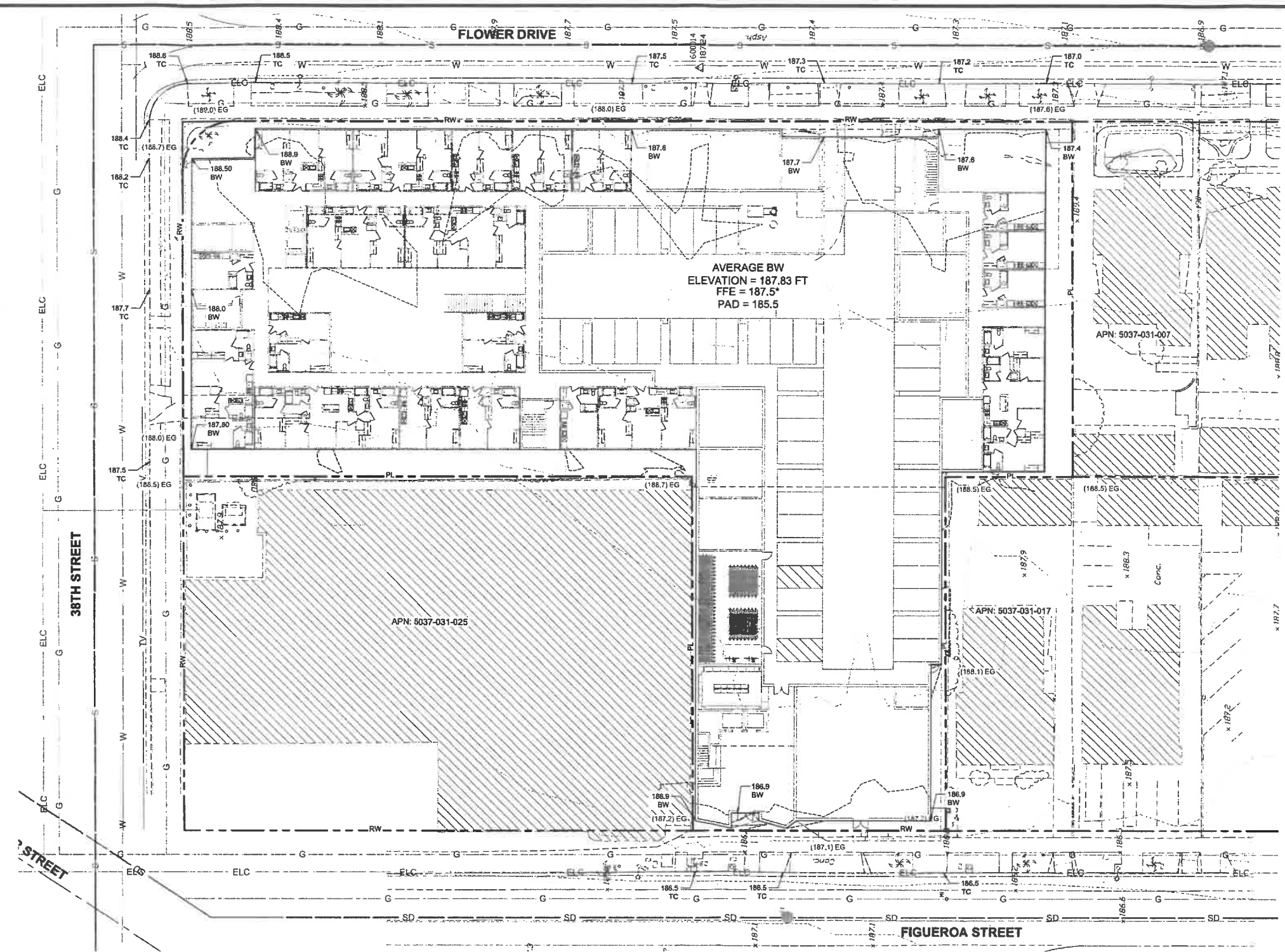
1 TREE PER 4 UNITS	209 UNITS	TREES REQUIRED:
	- UNITS/4 =	53
TREES PROVIDED - 24" BOX OR GREATER		
LEVEL 1 - 34 TREES (23 ONSITE / 11 PARKWAY)		TREES PROVIDED:
LEVEL 2 - 17 TREES		54
LEVEL 3 - 3 TREES		
PALMS + ACCENT TREES NOT INCLUDED IN TREE COUNT		

GENERAL PLANTING NOTES:

- MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
- SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
- PLANT MATURITY - SHRUBS WILL REACH MATURITY IN 3 YEAR / TREES WILL REACH MATURITY IN 5 YEARS

SHORT TERM BIKE RACK INSTALLATION DETAIL





PRELIMINARY EARTHWORK QUANTITIES TABLE

	CUT (CY)	FILL (CY)	EXPORT (CY)
CAMPUS EDGE	8,550	240	8,310
TOTAL EXPORT (CY)		8,310	

- LEGEND:**
- - - - - RW - RIGHT OF WAY
 - - - - - PL - PROPERTY LINE
 - BW --- BACK OF WALK
 - EGC --- EXISTING GRADE
 - FL --- FLOW LINE
 - TC --- TOP OF CURB

NOTE:

- THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE, WHICH MAY ALSO AFFECT INCLUDED EARTHWORK QUANTITIES AS NOTED.
- ALL ELEVATIONS ARE BASED ON THE AERIAL SURVEY PERFORMED ON JUNE 22, 2023.
- NO FOUNDATION DESIGN WAS AVAILABLE AT THE TIME THIS PRELIMINARY GRADING PLAN WAS CREATED.
- 24" DEPTH TO PAD WAS ASSUMED FOR EXCAVATION ELEVATION DETERMINATION.

DATUM:
 HORIZONTAL:
 OCS83, ZONE 5, (2010.0
 EPOCH) STATION AZU1, VDCY
 VERTICAL:
 LOS ANGELES BM 18-15112
 NAVD88 ELEV. = 181.438 FT

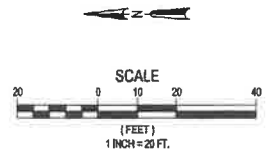
CHECKED BY: AK
 DESIGNED BY:
 DRAWN BY: RDKC / TJOB / AK

REVIEWED BY:			DATE:	
NO.	DATE	REVISION	BY	CK

DE
DAVID EVANS
AND ASSOCIATES INC.
 201 S. FIGUEROA ST., SUITE 240
 LOS ANGELES, CA 90012
 PHONE: 213.337.3680

PRELIMINARY ROUGH GRADING PLAN

CAMPUS EDGE
3822 S. FIGUEROA STREET
LOS ANGELES, CA 90037



PROJECT NO.
 VEGR0000001

DATE: 09-06-2024

SHEET NO.
 1 OF 2

Plot Date: 09/11/2024 4:11 PM
 User: rdkc
 File: P:\VEGR00000001\46000\JOBSET\1852\EGC.dwg
 Plot Date: 09/11/2024 4:11 PM
 User: rdkc

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE of Distribution: March 05, 2026

TO: Subdivision Committee Members

FROM: Department of City Planning, **MAJOR PROJECTS SECTION**

SUBJECT: **Subdivision Filing Notification and Distribution**

Case Number: VTT-84555
Map Type: TRACT MAP
Map Stamp Date: 10/04/2024
Community Plan: South – Los Angeles

Application Filing Date: 10/2/2024
Project Address: 3822 S. Figueroa Street
NC: Empowerment Congress North Area
Hillside: No

- | | |
|---|--|
| <input checked="" type="checkbox"/> Council District: 09 | <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 checked="" type="checkbox"/> DWP Real Estate | <input checked="" type="checkbox"/> LAUSD Transportation (No P.S.) |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering | <input checked="" 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: April 13, 2026

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

Milena Zasadzien
Deputy Advisory Agency





Address: 3801 S FLOWER DR

Tract: ZOBELIN'S GRAND AVENUE
AND FIGUEROA STREET TRACT

Zoning: RD1.5-1

APN: 5037031001

Block: BLK 14

General Plan: Community Commercial

PIN #: 117A201 19









Lot: 1

Arb: None



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























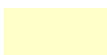


-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

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)
 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)

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1	 T-2	 T-3	 Outside of TOIA
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






















OPPORTUNITY CORRIDORS (OC)

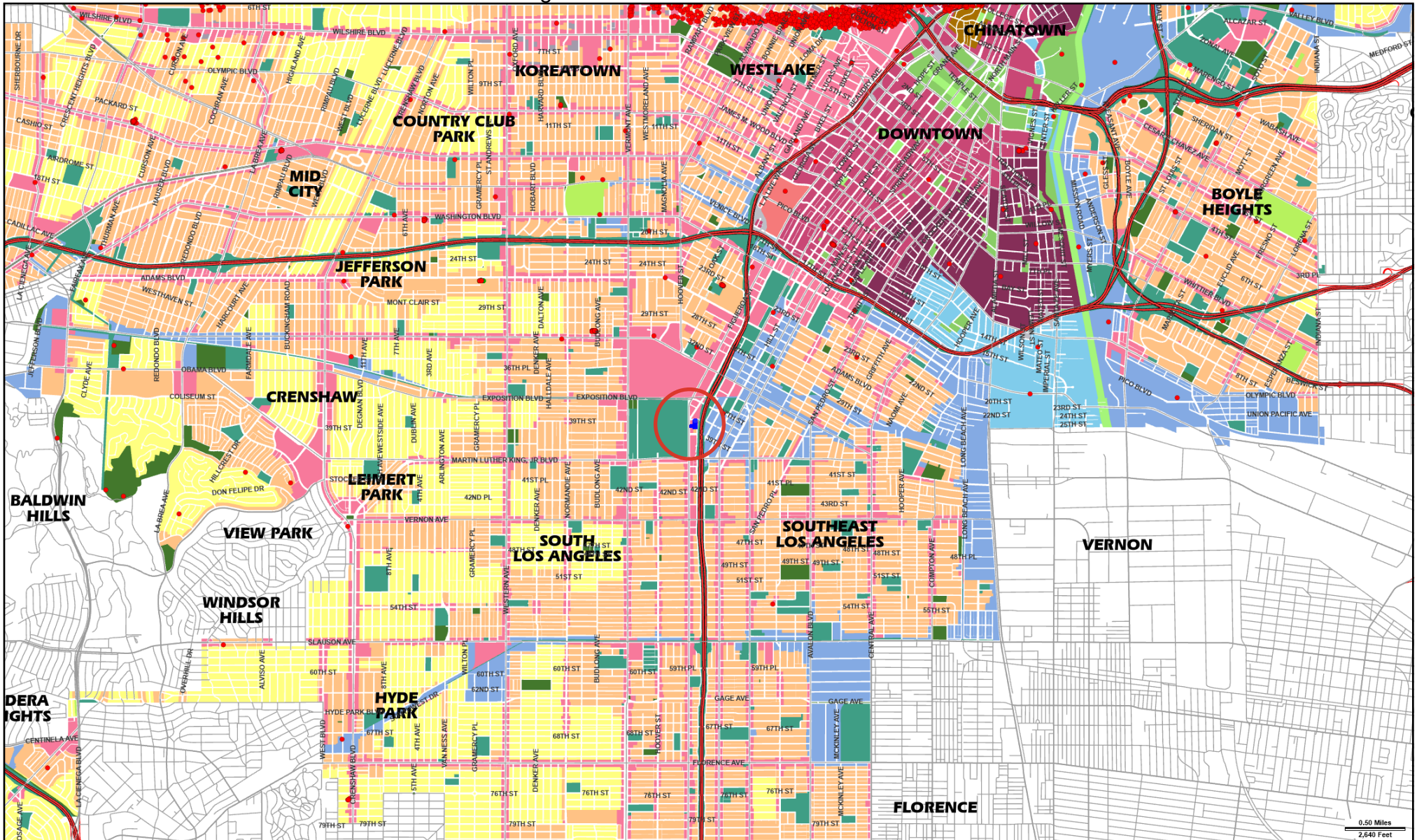
 OC-1	 OC-2	 OC-3
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CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1	 CT-2	 CT-3
--	---	--

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
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 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
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Address: 3801 S FLOWER DR

Tract: ZOBELIN'S GRAND AVENUE
AND FIGUEROA STREET TRACT

Zoning: RD1.5-1

APN: 5037031001

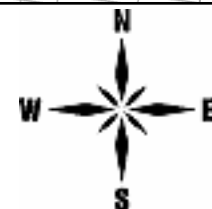
Block: BLK 14

General Plan: Community Commercial

PIN #: 117A201 19









Lot: 1

Arb: None



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
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-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
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-  Low / Low I Residential
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-  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























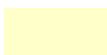


-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

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		Low Residential		Production
	Village		Compact Residential		Industrial
	Neighborhood Center		Very Low Residential		Open Space
	Medium Neighborhood Residential		Minimum 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





































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-  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
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-  Coastline Boundary
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-  Scenic Highway (Obsolete)
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-  Secondary Scenic Highway (Proposed)
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-  Special Study Area
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-  Stagecoach Line
-  Wildlife Corridor





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

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1	 T-2	 T-3	 Outside of TOIA
---	--	---	---






























OPPORTUNITY CORRIDORS (OC)

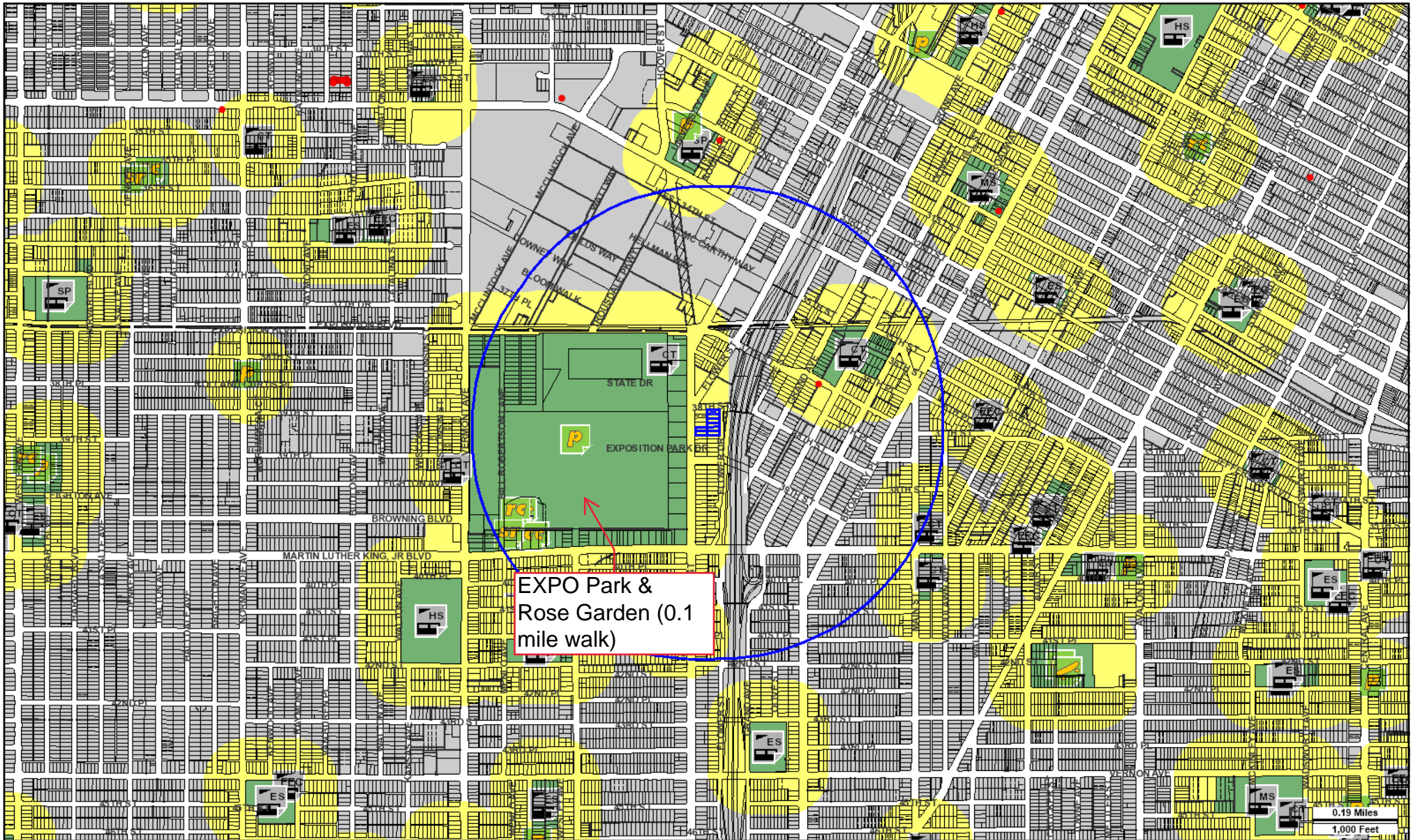
 OC-1	 OC-2	 OC-3
--	---	--

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1	 CT-2	 CT-3
--	---	--

OTHER SYMBOLS

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AND FIGUEROA STREET TRACT

Zoning: RD1.5-1

APN: 5037031001

Block: BLK 14

General Plan: Community Commercial

PIN #: 117A201 19

Lot: 1

Arb: None



LEGEND

GENERALIZED ZONING

- OS, GW
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GENERAL PLAN LAND USE

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- Low Medium II Residential
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- High Medium Residential
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- 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





































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

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TRANSIT ORIENTED COMMUNITIES (TOC)






























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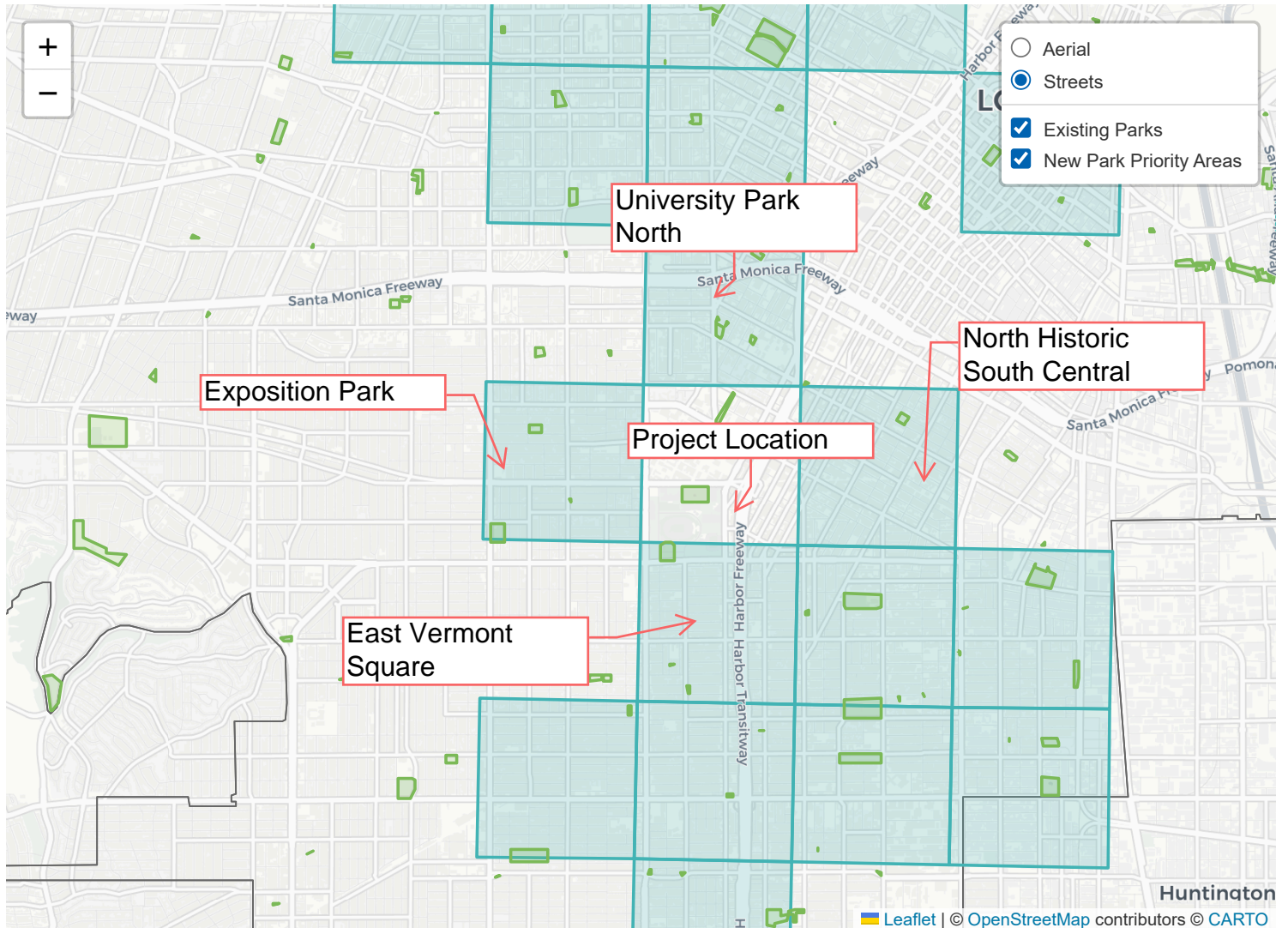
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FIND A PARK

Find a park on the map, use the search box, or scroll down to filter by region, classification, and amenity.

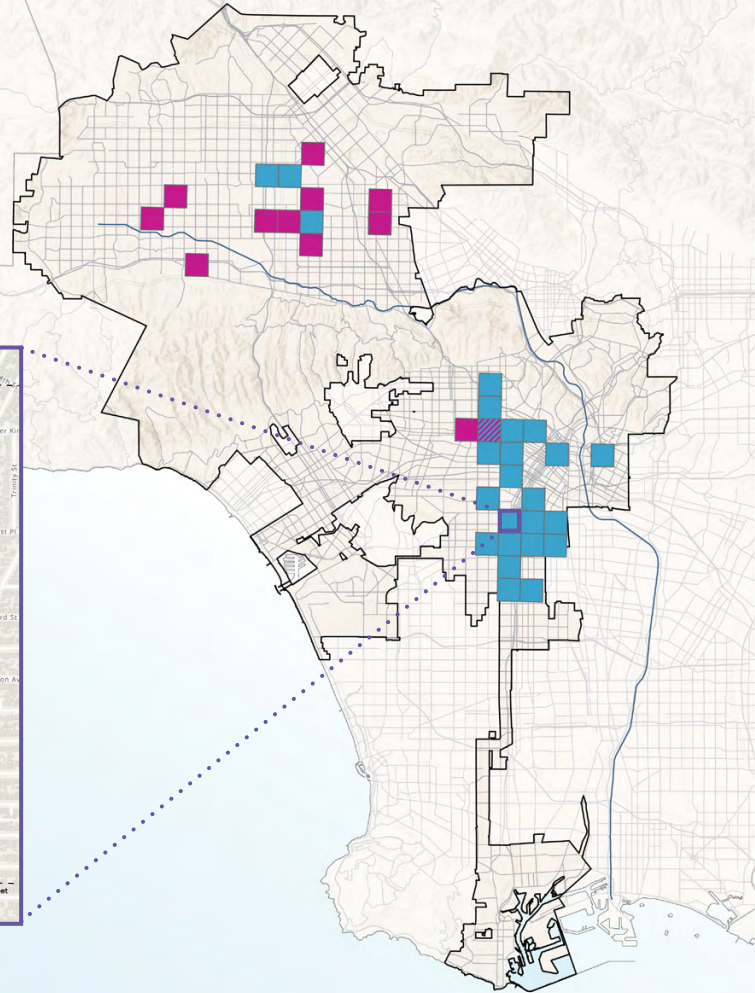
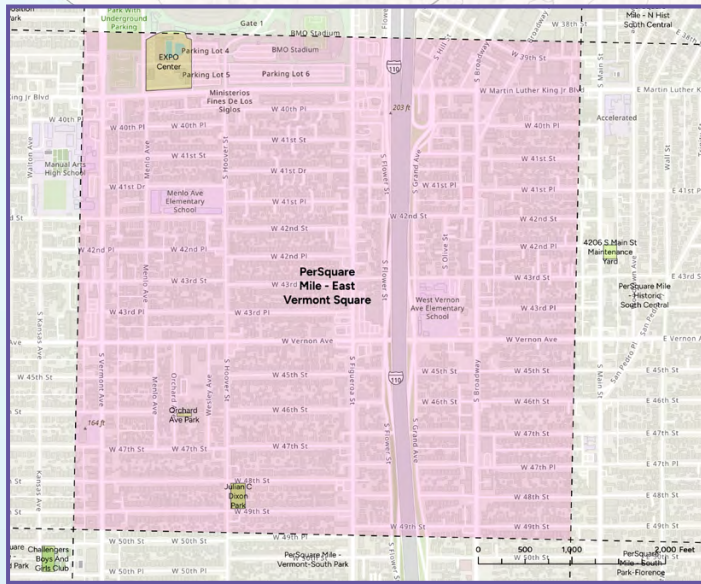
Search



Filter by park classification

- All
- Mini Park
- Neighborhood Park
- Large Neighborhood Park
- Neighborhood Nature Park
- Community Park
- Large Community Park
- Community Nature Park
- Regional Park
- Regional Nature Park
- Historic Landmark Site

EAST VERMONT SQUARE



LEGEND

- Existing Parks
- Proximity (10 Minute Walk)
- Supply (Less than 3 park acres per 1,000 residents)
- Both

Figure 38. Parks within and near the East Vermont Square, as a visual measure of park proximity within a 10-minute walk (half-mile) and park supply. Source: GreenInfo Network, OLIN, 2025.

LOCATION

Region: South

Neighborhoods: South Park, Historic South-Central, Vermont Square, Exposition Park

Council Districts: 8, 9

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquareMile - East Vermont Square for the amount of people who live there. This is one of the most vulnerable areas in the city. The area faces higher environmental risks than 75% of communities in California (CES75+), and most households earn less than 80% of what the median household earns in California. That is defined as a Disadvantaged Community (DAC). Creating new parks in PerSquareMile - East Vermont Square can increase the amount of available park space per person and avoid overcrowding.

EAST VERMONT SQUARE CHARACTERISTICS

Prioritization Tier: 1

Total Population Farther Than a 10 Minute Walk to a Park: 6.60% of population, 1,656 out of 25,242 people

Park Supply per 1,000 People: 0.30 acres

Suggested optimal is 3.0 acres

Population:

Disadvantaged Community (DAC)

CalEnvironScreen 75+ (CES75+)

Existing Parks within the East Vermont Square Grid:

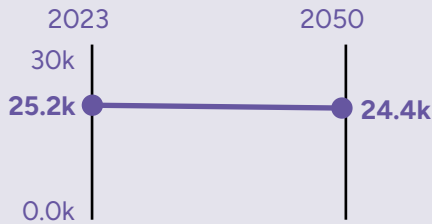
EXPO Center, Orchard Ave Park, Julian C Dixon Park

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the East Vermont Square Grid if no actions are taken to increase park access and supply.

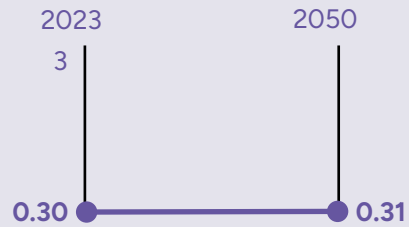
POPULATION OF GRID

The population for this grid is predicted to decrease by 3.15% between 2023 and 2050, from 25,242 to 24,448.



PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to decrease by 3.15% between 2023 and 2050, with acres available per thousand people increasing from 0.30 to 0.31.



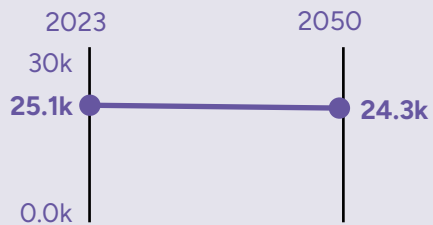
DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to decrease by 1.64% between 2023 and 2050, from 23,656 to 23,269.



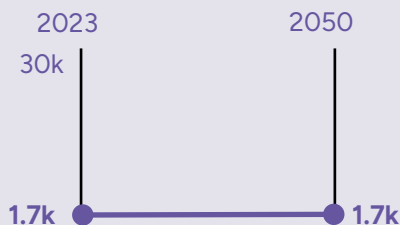
CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to decrease by 2.97% between 2023 and 2050, from 25,093 to 24,348.



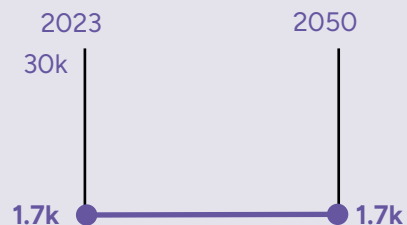
TOTAL POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

The population for this grid without park access is predicted to increase by 2.0% between 2023 and 2050, from 1,656 to 1,689.



DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

Households that earn less than 80% of what the median household earns in California (DAC) without park access are predicted to increase by 2.0% between 2023 and 2050, from 1,656 to 1,689.



CES75+ POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People that face higher environmental risks than 75% of communities in California (CES75+) without park access are predicted to increase by 2.5% between 2023 and 2050, from 1,643 to 1,684.

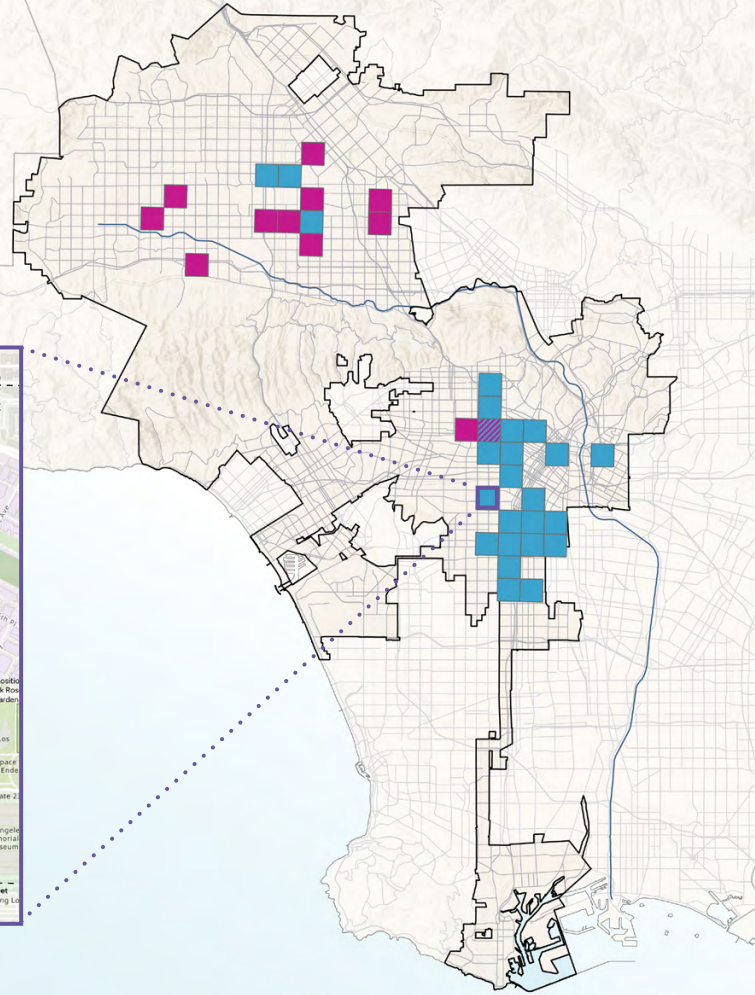


CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People considered CES75+ and DAC without park access are predicted to increase by 2.5% between 2023 and 2050, from 1,643 to 1,684.



EXPOSITION PARK



LEGEND

- Existing Parks
- Proximity (10 Minute Walk)
- Supply (Less than 3 park acres per 1,000 residents)
- Both

Figure 41. Parks within and near the Exposition Park, as a visual measure of park proximity within a 10-minute walk (half-mile) and park supply. Source: GreenInfo Network, OLIN, 2025.

LOCATION

Region: South

Neighborhoods: Adams-Normandie, Exposition Park, Jefferson Park

Council Districts: 8, 10

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquare Mile - Exposition Park for the amount of people who live there. This is an area where most households earn less than 80% of what the median household earns in California. That is defined as a Disadvantaged Community (DAC). Creating new parks in PerSquare Mile - Exposition Park can increase the amount of available park space per person and avoid overcrowding.

EXPOSITION PARK CHARACTERISTICS

Prioritization Tier: 1

Total Population Farther Than a 10 Minute Walk to a Park: 0.00% of population, 0 out of 22,112 people

Park Supply per 1,000 People: 0.39 acres

Suggested optimal is 3.0 acres

Population:

Disadvantaged Community (DAC)

Existing Parks within the Exposition Park Grid:

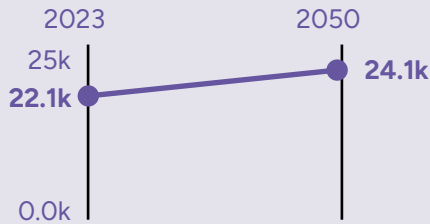
Denker Recreation Center, Martin Luther King Jr Park

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the Exposition Park Grid if no actions are taken to increase park access and supply.

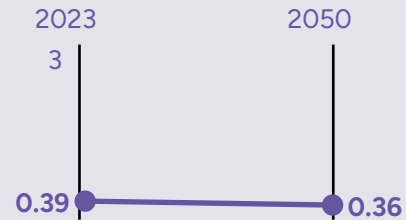
POPULATION OF GRID

The population for this grid is predicted to increase by 8.8% between 2023 and 2050, from 22,112 to 24,052.



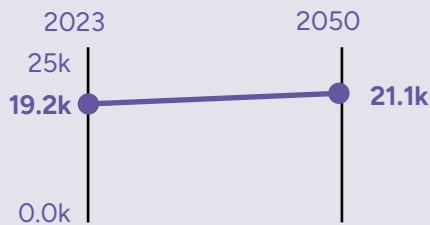
PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 8.8% between 2023 and 2050, with acres available per thousand people decreasing from 0.39 to 0.36.



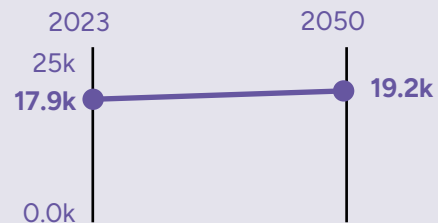
DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 9.6% between 2023 and 2050, from 19,220 to 21,063.



CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 6.9% between 2023 and 2050, from 17,918 to 19,158.



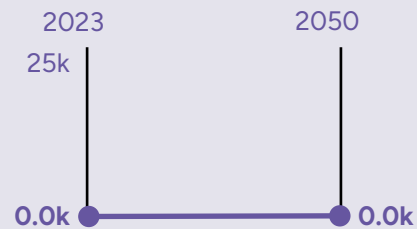
TOTAL POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

The population for this grid without park access is predicted to stay the same between 2023 and 2050, at 0.



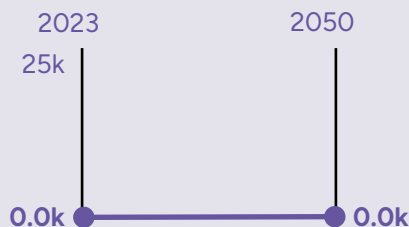
DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

Households that earn less than 80% of what the median household earns in California (DAC) without park access are predicted to stay the same between 2023 and 2050, at 0.



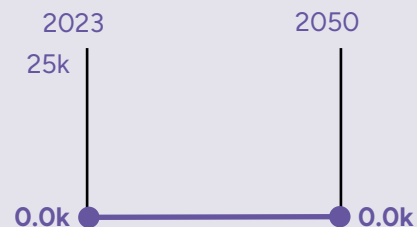
CES75+ POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People that face higher environmental risks than 75% of communities in California (CES75+) without park access is predicted to stay the same between 2023 and 2050, at 0.

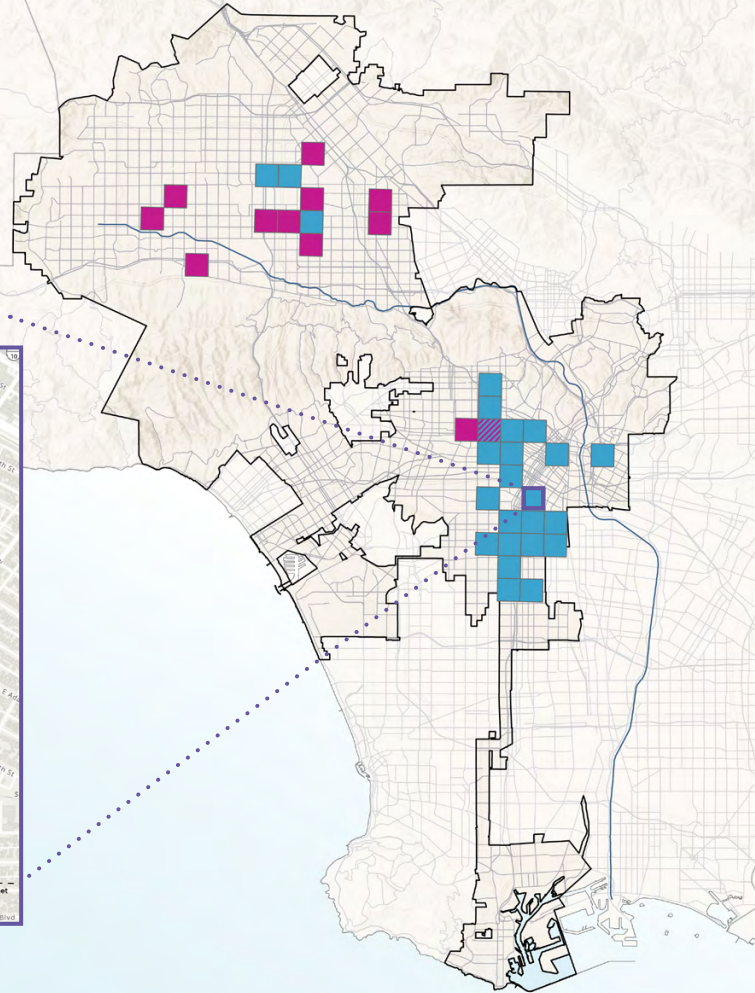


CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People considered CES75+ and DAC without park access are predicted to stay the same between 2023 and 2050, at 0.



NORTH HISTORIC SOUTH CENTRAL



LEGEND

- Existing Parks
- Proximity (10 Minute Walk)
- Supply (Less than 3 park acres per 1,000 residents)
- Both

Figure 42. Parks within and near the North Historic South Central, as a visual measure of park proximity within a 10-minute walk (half-mile) and park supply. Source: GreenInfo Network, OLIN, 2025.

LOCATION

Region: South

Neighborhoods: Historic South-Central

Council Districts: 9

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquareMile - North Historic South Central for the amount of people who live there. People here may face higher environmental risks than 75% of communities in California (CES75+). Creating new parks in PerSquare Mile - North Historic South Central can increase the amount of available park space per person and avoid overcrowding.

NORTH HISTORIC SOUTH CENTRAL CHARACTERISTICS

Prioritization Tier: 1

Total Population Farther Than a 10 Minute Walk to a Park: 3.40% of population, 832 out of 21,695 people

Park Supply per 1,000 People: 0.10 acres

Suggested optimal is 3.0 acres

Population:

CalEnvironScreen 75+ (CES75+)

Existing Parks within the North Historic South Central Grid:

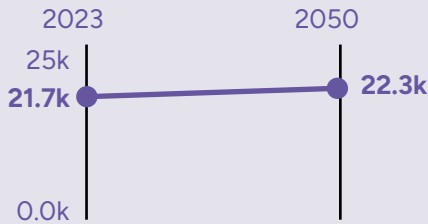
Trinity Recreation Center

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the North Historic South Central Grid if no actions are taken to increase park access and supply.

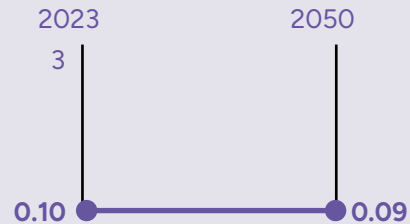
POPULATION OF GRID

The population for this grid is predicted to increase by 2.9% between 2023 and 2050, from 21,695 to 22,315.



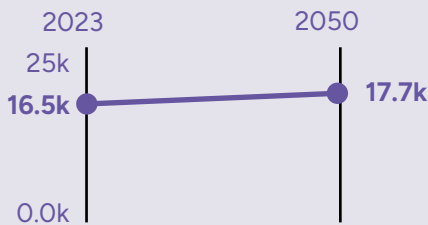
PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 2.9% between 2023 and 2050, with acres available per thousand people decreasing from 0.10 to 0.09.



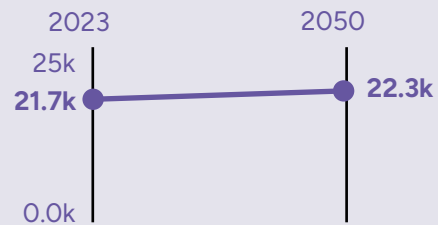
DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 7.3% between 2023 and 2050, from 16,526 to 17,732.



CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 2.9% between 2023 and 2050, from 21,695 to 22,315.



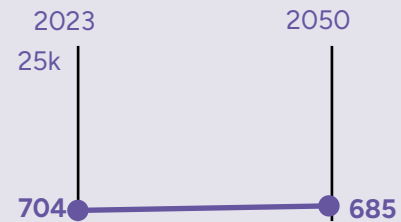
TOTAL POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

The population for this grid without park access is predicted to decrease by 5.41% between 2023 and 2050, from 832 to 787.



DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

Households that earn less than 80% of what the median household earns in California (DAC) without park access are predicted to decrease by 2.70% between 2023 and 2050, from 704 to 685.



CES75+ POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People that face higher environmental risks than 75% of communities in California (CES75+) without park access are predicted to decrease by 5.41% between 2023 and 2050, from 832 to 787.

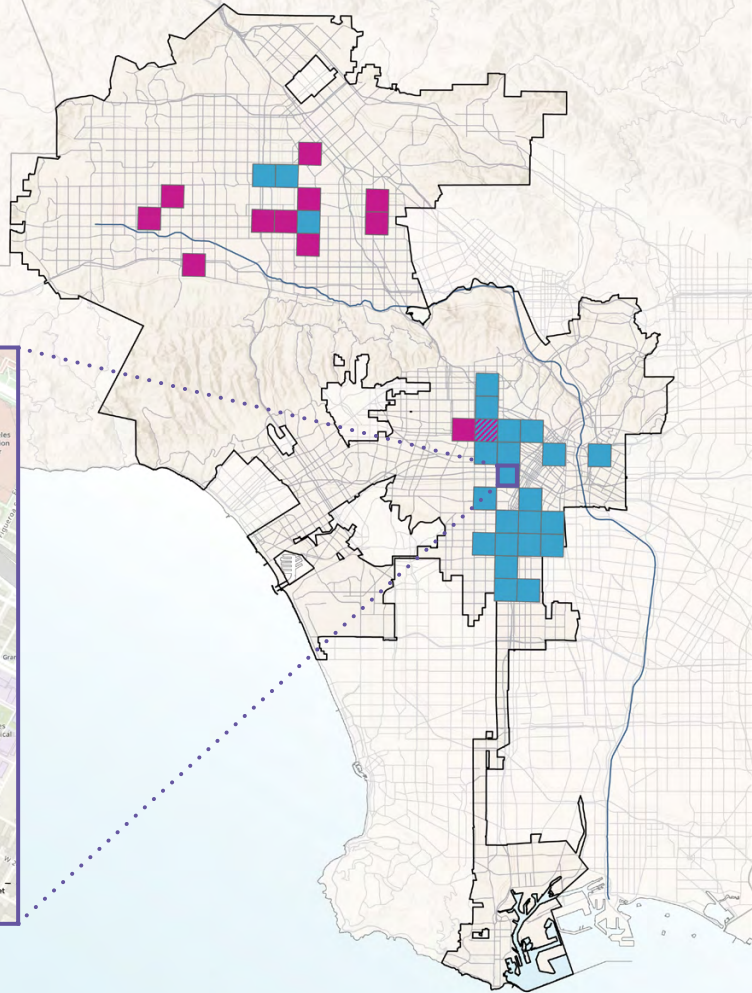


CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People considered CES75+ and DAC without park access are predicted to decrease by 2.70% between 2023 and 2050, from 704 to 685.



UNIVERSITY PARK NORTH



LEGEND

- Existing Parks
- Proximity (10 Minute Walk)
- Supply (Less than 3 park acres per 1,000 residents)
- Both

Figure 43. Parks within and near the University Park North, as a visual measure of park proximity within a 10-minute walk (half-mile) and park supply. Source: GreenInfo Network, OLIN, 2025.

LOCATION

Region: East/Central

Neighborhoods: Adams-Normandie, Historic South-Central, Pico-Union, University Park

Council Districts: 1, 8, 9

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquare Mile - University Park North for the amount of people who live there. This is one of the most vulnerable areas in the city. The area faces higher environmental risks than 75% of communities in California (CES75+), and most households earn less than 80% of what the median household earns in California. That is defined as a Disadvantaged Community (DAC). Creating new parks in PerSquare Mile - University Park North can increase the amount of available park space per person and avoid overcrowding.

UNIVERSITY PARK NORTH CHARACTERISTICS

Prioritization Tier: 1

Total Population Farther Than a 10 Minute Walk to a Park: 0.00% of population, 0 out of 21,770 people

Park Supply per 1,000 People: 0.35 acres

Suggested optimal is 3.0 acres

Population:

Disadvantaged Community (DAC)

CalEnvironScreen 75+ (CES75+)

Existing Parks within the University Park North Grid:

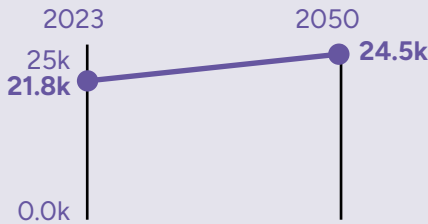
Hoover Recreation Center, Parque Nativo Lopez, Saint James Park, Toberman Recreation Center

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the University Park North Grid if no actions are taken to increase park access and supply.

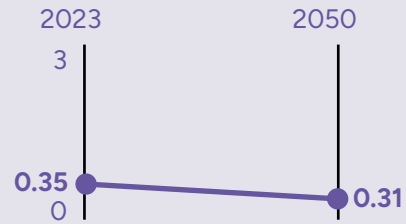
POPULATION OF GRID

The population for this grid is predicted to increase by 13% between 2023 and 2050, from 21,770 to 24,545.



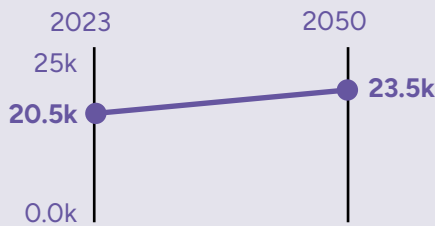
PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 13% between 2023 and 2050, with acres available per thousand people decreasing from 0.35 to 0.31.



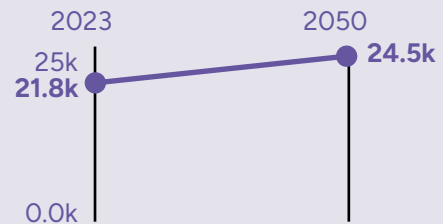
DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 15% between 2023 and 2050, from 20,460 to 23,508.



CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 13% between 2023 and 2050, from 21,756 to 24,528.



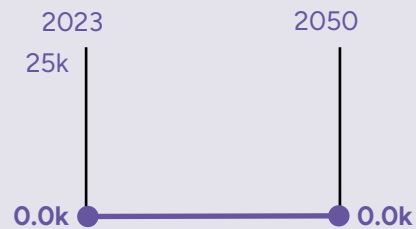
TOTAL POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

The population for this grid without park access is predicted to stay the same between 2023 and 2050, at 0.



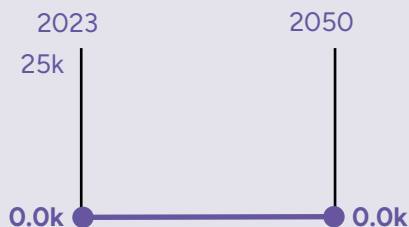
DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

Households that earn less than 80% of what the median household earns in California (DAC) without park access are predicted to stay the same between 2023 and 2050, at 0.



CES75+ POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People that face higher environmental risks than 75% of communities in California (CES75+) without park access is predicted to stay the same between 2023 and 2050, at 0.



CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People considered CES75+ and DAC without park access are predicted to stay the same between 2023 and 2050, at 0.

