



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:

Waived hearing
Concurrent hearing
Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address 12450 W. Millennium Drive Unit/Space Number
Legal Description 2 (Lot, Block, Tract) Portion of Lots 1 and 2 of Tract 52092
Assessor Parcel Number 4211-010-105 & 4211-010-114 Total Lot Area 8.23-acres

2. PROJECT DESCRIPTION

Present Use Vacant
Proposed Use Surface Level Parking Lot
Project Name (if applicable) 12450 Millenium Surface Parking Lot
Describe in detail the characteristics, scope and/or operation of the proposed project Construction of one new surface level parking lot including 430 parking spaces and associated landscape improvements.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)
Site is located within 500 feet of a freeway or railroad
Site has existing buildings (provide copies of building permits)
Site is located within 500 feet of a sensitive use (e.g. school, park)
Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
Site has special designation (e.g. National Historic Register, Survey LA) *
*Site is within the transition zone of the Hughes Industrial Historic District

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)

2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: Paving/Landscape square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? 0 ft.
 If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 11.5.7

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Plot Plan Approval/Project Permit Compliance to allow construction of a surface parking lot in accordance with Section 7 of the Playa Vista Area D Specific Plan (Ord. 160,523 & 181,146)

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) Ord. No. 160,523; Ord. No. 170,785; Ord. No. 176,235 (See Attached)

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: 160,523 amended by 176,235

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form N/A

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy See Attached

p. Hillside Referral Form (BOE) N/A

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) See Attached

r. SB330 Determination Letter from Housing and Community Investment Department N/A

s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Scott Fees
Company/Firm Google LLC
Address: 19510 Jamboree Road Unit/Space Number _____
City Irvine State CA Zip Code: 92612
Telephone (650) 713-9813 E-mail: sfees@google.com
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) Google LLC
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name Paul Garry, Project Manager
Company/Firm Psomas
Address: 555 S. Flower Street Unit/Space Number 4300
City Los Angeles State CA Zip: 90071
Telephone (213) 223-1451 E-mail: paul.garry@psomas.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Construction Manager
Name Michael Hennes
Company/Firm CBRE at Google
Address: 5865 S. Campus Center Drive Unit/Space Number _____
City Playa Vista State CA Zip Code: 90094
Telephone (424) 302-2302 E-mail: mhennes@google.com

Primary Contact for Project Information (select only one) Owner Applicant
 Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).


PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature  _____

Date 8-19-2020 _____

Print Name Scott Fees, Authorized Signatory on behalf of Google LLC _____

Signature _____

Date _____

Print Name _____

See Attach for Notary

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 8-19-2020 before me, M. Mody, Notary Public
(Insert Name of Notary Public and Title)

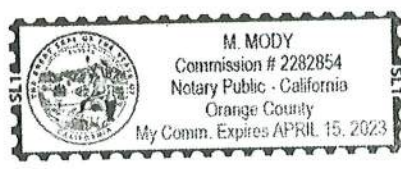
personally appeared Scott Fees, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: _____

Print Name: Scott Fees, Authorized Signatory on behalf of Google LLC

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

ATTACHMENT A

Entitlement request for Plot Plan Approval/Project Permit Compliance to authorize the construction of a surface level parking lot in accordance with Section 7 of the Playa Vista Area D Specific Plan.

Project Name: 12450 Millennium Surface Parking Lot

Site Address: 12450 W. Millennium Drive, Los Angeles

APPLICANT Attn: Scott Fees
Google, LLC
19510 Jamboree Road
Irvine, CA 92612

REPRESENTATIVE Paul Garry
Psomas
555 S. Flower St., Suite 4300
Los Angeles, CA 90071

1. PROJECT DESCRIPTION

Project Location

The Project Site is generally located on an approximately 3.8-acre site (approximately 164,256 square feet) northwesterly-adjacent to the Hughes Industrial Historic District of the Playa Vista Area D Specific Plan (“Specific Plan”) located within the Westchester-Playa Del Rey Community Plan Area. The proposed development involves two parcels (APN Nos. 4211-010-105 and 4211-010-114) located at 12450 W. Millennium Drive (“Project Site”), which have a combined area of approximately 8.23 acres. The Project Site is bounded by Millennium Drive to the north, a vacant lot to the east, a shared access private driveway to the south Site that extends from Westlawn Avenue to Campus Center drive, and a three-story office building occupied as the IMAX headquarters to the west.

Land Use and Zoning Designation

The Project Site is zoned M(PV) under the Playa Vista Area D Specific Plan (“Specific Plan”) which allows limited industrial and commercial uses. Per Section 4.D of the Specific Plan, which permits any land use of the MR2 or C2 zones, surface parking is a permitted use within the M(PV) zone.

Previous Project Approvals

The following previous project approvals are related to the proposed development:

- Ordinance No. 160,523: On November 21, 1985, the City Council established the Playa Vista Area D Specific Plan which designated standards for the redevelopment of the Specific Plan boundary, including the Hughes Industrial Historic District.
- Ordinance No. 170,785: On December 11, 1995, the City Council amended the Playa Vista Area D Specific Plan, which changed the zone and zone boundaries to a portion of the zoning map.
- CPC-2003-5865-ZC-GPA-SP-DA: On August 3, 2004, the City Planning Commission approved and recommended the City Council approve an amendment to the Playa Vista Area D Specific Plan.
- Ordinance No. 176,235: On October 6, 2007, the City Council amended the Playa Vista Area D Specific Plan, which amended development standards and permitted uses for zoning classifications.

- Ordinance No. 181,144: On June 1, 2010, the City Council amended the Playa Vista Area D Specific Plan, which changed the zoning classifications for a portion of the zoning map.
- Ordinance No. 181,146: On June 1, 2010, the City Council amended the Playa Vista Area D Specific Plan, which amended development standards and permitted uses for zoning classifications.
- VTT-52092: On April 13, 1999, Tract 52092 was recorded in the County of Los Angeles, which created 14 new legal lots including the Project Site.
- AA-2014-3057-PMEX: On November 18, 2014, the Advisory Agency approved a Lot Line Adjustment between portions of Lots 1 and 2 of Tract 52092, which adjusted the lot line between the Project Site and the IMAX Building.
- DIR-2016-568-SPP: On April 15, 2016, the Director of Planning approved a Plot Plan Approval/Project Permit Compliance for the construction of a surface parking lot and the renovation of the historic Spruce Goose Hangar. The improvements authorized by this Case involved addition of interior floor area to three of the four existing buildings. Building H15 was authorized for construction of three levels and a mezzanine level.
- DIR-2018-5027-SPP: On November 27, 2018, the Director of Planning approved a Plot Plan Approval/Project Permit Compliance to install 15 on-site signs on the property involved in the Department of City Planning Case (DIR-2016-568-SPP) for renovations to the historic Spruce Goose Hangar.

Proposed Development

This entitlement request for Plot Plan Approval/Project Permit Compliance involves the redevelopment of a currently vacant lot within the Playa Vista Area D campus and construction of a 430 space surface parking lot to support the uses located within the historic Spruce Goose Hangar (Building H15). Under City Planning Case Number DIR-2016-568-SPP, the historic Spruce Goose Hangar was authorized for tenant improvement renovations and construction of parking lots to allow for production support and sound stage uses. The currently utilized surface parking lot constructed for the production support and sound stage uses within the historic Spruce Goose Hangar (Building No. H15) and interconnected buildings (Building Nos. H14 and H16) provides 523 parking spaces including 183 compact parking spaces and 12 handicap accessible parking spaces. This existing parking lot, as approved and constructed, meets and exceeds the parking requirement of 479 parking spaces in Section 9 of the Playa Vista Area D Specific Plan for the uses within Buildings H14, H15, and H16. The proposed surface parking lot, which proposes 430 parking spaces, will serve as additional provided parking, as opposed to required parking. In addition to the parking area, the Project will provide associated landscaping and outdoor recreation space involving seating and an activity lawn for the employees within the historic Spruce Goose Hangar.

Vehicular access to the proposed surface parking lot includes a mid-block driveway entrance from Millennium Drive and a mid-block driveway entrance from the shared access driveway on the southerly boarder of the Project Site that extends from Westlawn Avenue to Campus Center Drive. Pedestrian access is provided from Millennium Drive abutting the northerly side of the Site and the shared access private driveway abutting the southerly side of the Site. All parking spaces and drive aisle widths will be compliant with the requirements of the Playa Vista Area D Specific Plan and the Los Angeles Municipal Code.

The proposed Project includes approximately 36,000 square feet of outdoor open space including an activity lawn, seating with benches and tables, and landscaped walkways. Perimeter fencing at a maximum of six feet in height borders the recreation area. Pedestrian access into this recreation area includes an entrance at the southeasterly edge of the recreation area from the crosswalk or midblock driveway entrance from the shared access private driveway and a gated entrance at the westerly corner of the recreation area from the proposed parking lot. Accessory structures include a 10-foot tall utility hut located in the easterly corner of the Project Site. New parking lot lighting will be provided throughout the parking lot and recreation area in accordance with Playa Vista Area D lighting standards and as reflected on the proposed plans.

Table 1: Project Summary

General Information	Street Address	12450 W. Millennium Drive
	APN No's.	4211-010-105 & 4211-010-114
	Zoning	M(PV)
	Lot Area	~8.23 acres
Site Area	Limit of Work Area	~204,658 square feet (~3.8 acres)
Parking	Required Parking*	0 Spaces
	Provided Parking	430 Spaces
Landscape	Required Landscaped Area**	~20,466 square feet (10%)
	Provided Landscaped Area	~46,512 square feet (~22.7%)

*Per City Planning Case Number DIR-2016-568-SPP, required automobile parking for the uses within the historic spruce goose hangar has been satisfied by the existing parking lot constructed under this Case.

**Per PVAD Specific Plan Section 8.A.4, minimum landscaped areas of surface parking lots shall be 10 percent.

Requested Entitlements

This application is filed with the intent to implement the previously approved development of the Playa Vista Area D Specific Plan. The Applicant respectfully requests the following entitlement:

1. Plot Plan/Project Permit Compliance approval to authorize the construction of a 430-space surface parking lot in accordance with Section 7 of the Playa Vista Area D Specific Plan Ordinance No. 160,523 amended by Ordinance No. 181,146 (LAMC 11.5.7).

2. FINDINGS

BUILDING STANDARDS

1. **Does the proposed building or structure conform to all applicable provisions contained in this Specific Plan (Ord. No. 176,235)?**

The proposed Project conforms to all applicable provisions of the Playa Vista Area D Specific Plan.

- **USE:** The Project proposes a surface parking as the primary use of the Site. This proposed use involves the construction of a new surface parking lot with associated landscaping and an outdoor recreation area to serve the parking demand of the sound stage and production uses in the historic Spruce Goose Hangar. Specifically, the proposed parking lot serves as additional parking for four existing industrial buildings on the Hercules West Campus (Buildings H14, H15, H16, and H21). All parking requirements of the Specific Plan for the uses within these buildings has been satisfied through the existing parking lots approved through DCP Case No. DIR-2016-568-SPP. Surface parking is a permitted use in the M(PV) zone.
- **FLOOR AREA:** Not Applicable. The proposed Project involves construction of a surface level parking lot and associated landscape improvements. There is one proposed accessory structure to be purposed as a utility and storage enclosure, which does not qualify as Floor Area. Therefore, there is no Floor Area proposed within the Project.
- **AREA REQUIREMENTS:** The Project proposes the construction of one utility and storage structure located at the easterly corner of the Site. Per Section 4.D.2 of the Specific Plan, the area requirements of the M1 Zone shall apply to property zoned M(PV). As such, no front, side or rear yards are required nor is there a minimum lot area requirement.
- **HEIGHT:** Per the Specific Plan, the height limitation for any building or structure within the Specific Plan is 140 feet above average mean sea level (AMSL). The proposed Project involves the construction of a utility/storage structure approximately 10 feet in height.
- **LANDSCAPE:** See landscape discussion in the Landscape, Sign, and Buffering Standards Section below.
- **OPEN SPACE:** The Project is proposing a surface level parking lot, which is generally classified as a commercial use. The Specific Plan does not require that open space be provided in conjunction with commercial development. Therefore, no open space is required for this Project. Although open space is not required, the Project is proposing landscape improvements including a recreation area involving an activity lawn with seating on the northeasterly side of the Project Site.
- **PARKING:** The Project proposes to pave, stripe and landscape the Project Site to provide 430 additional parking spaces in excess of required parking to serve the production support uses within the historic Spruce Goose Hangar. The proposed Project is not subject to the parking requirements in Section 9 of the Playa Vista Area D Specific Plan. Parking for the uses within Buildings H14, H15, and H16 has been satisfied by the existing parking lot permitted under Department of City Planning Case No. DIR-2016-568-SPP. The proposed parking lot will serve as additional provided parking.

2. Do any of the proposed buildings cast shadows on any residential development adjacent to properties in this Specific Plan between the hours of 9:00 a.m. and 3:00 p.m. at the winter solstice spring equinox?

The Project does not propose any buildings or structures that will cast shadows on residential development. The Project proposes construction of one utility and storage structure, approximately

10-feet in height, located on the southeasterly corner of the Project Site. The proposed structure location is over 350 feet in distance from the nearest residential development and therefore will not cast shadows on any residential development.

3. Does the design of all proposed buildings or structures have equal consideration to all elevations visible from adjacent major public streets, plazas or pedestrian sidewalks?

The Project proposes construction of one utility and storage structure located on the southeasterly corner of the Project Site adjacent to the shared access private driveway. There are no public streets, plazas or pedestrian sidewalks in the immediate vicinity of the proposed structure. The utility and storage structure is intended to support the private recreation area proposed on the easterly side of the Project Site. As shown on the landscape plan, there is proposed landscaping on the southeasterly side of the storage shed to improve the appearance of the structure from the shared access private driveway.

The design of the parking lot, landscaping, utility/storage structure, and all associated site improvements are tailored to respond to the industrial nature of the Hughes Industrial Historic District, and the requirements for construction within the transition zone of the Historic Resources Treatment Plan. The proposed development of a surface parking lot and utility/storage structure has been designed to be in concert with the existing buildings in the vicinity and complementary to the surrounding environment. The proposed parking lot will be visible from the shared access private driveway located southerly of the Project Site and Millennium Drive located northerly of the Project Site. The parking lot will be screened with landscaping along Millennium Drive to improve visual aesthetics.

4. Will the colors and types of exterior building materials and the façade of any parking structure complement the exterior of adjoining structures?

The proposed project does not involved construction of a parking structure. The Project proposes construction of one utility and storage structure. The structure façade will include corrugated metal siding and roof building materials.

5. Does the proposed building or structure minimize adverse effects of reflective glare?

Not Applicable. The Project does not propose any use of glass or reflective material. The Project proposes a surface level parking lot, an outdoor event and recreation area, and a utility/storage structure. These uses will not have any adverse effects of reflective glare.

6. Are the balconies of a usable dimension?

Not applicable. The project does not propose construction of balconies.

7. Will the façade or landscaping of any parking structure substantially screen automobiles contained therein when viewed from adjacent major public streets, plazas or pedestrian walkways?

Not applicable. The Project does not propose constructing a parking structure. With respect to the proposed surface parking lot, the proposed parking lot sits at an approximately elevation 3-6 feet below Millennium Drive on the northwesterly side of the Project Site. There will be a landscape buffer

from abutting streets including perimeter tree and shrub planting to screen the parking lot from the public sidewalk and roadway on Millennium Drive. The landscape buffer extends approximately 15 feet from the sidewalk on Millennium Drive to the paved parking area.

- 8. Does the proposed building or structure screen all ventilation, heating or air conditioning ducts, tubes, equipment, or other related appurtenances when viewed from adjacent major public streets, plazas, or pedestrian walkways, unless such appurtenances have been employed as an integral and harmonious component in the design?**

The Project proposes one utility and storage structure which will be constructed of corrugated metal screening any utilities from view. The proposed structure is located on the southeasterly corner of the Project Site, which is over 350 feet in distance away from any public streets, plazas, or pedestrian walkways. The proposed structure is intended for storage and will not be occupiable by the general public and does not involve equipment for ventilation, heating or air conditioning.

LANDSCAPE, SIGN, AND BUFFERING STANDARDS

- 1. Will all open areas (including any roof of any subterranean parking building or structure) not utilized for buildings, driveways, parking area, recreational facilities or walks be landscaped?**

The proposed Project includes landscaped areas surrounding and within the surface level parking lot as well as landscaping within the provided event and recreation area on the easterly side of the Project Site. The proposed landscaping is in compliance with the requirements of the Playa Vista Area D Specific Plan through the provision of a minimum of 10% landscaped area within the proposed surface level parking lot. For the Project Site, which is approximately 204,658 square feet in area, approximately 20,466 square feet (10%) of landscaped area is required. The Project will exceed this requirement by providing approximately 46,512 square feet (22.7%) of landscaped area throughout the parking lot, bordering the Project Site and within the provided recreation area on the easterly side of the Site.

- 2. Will there be any signs? Indicate the location, size and purpose of all proposed signs. Submit elevation of sign.**

Not Applicable. There is no signage proposed as part of the surface level parking lot. Any proposed signage will be prepared and submitted to the Department of City Planning as a separate entitlement application.

- 3. Will the residential area be buffered from commercial or industrial uses where such uses contain sources of noise, odor or other nuisance or hazard not compatible with such residential development?**

Not applicable. The Project involves the construction of a surface parking lot and private recreation area for employees within the historic Spruce Goose Hanger, which will not contribute to noise, odor or any other nuisances to nearby residences.

4. Are there any proposed yards which are less than would otherwise be required under this Ordinance?

Not Applicable. The Project involves the construction of one utility/storage structure which is not subject to yard requirements. In addition, the project site is zoned M(PV) and Section 4.D.2 of the Specific Plan establishes that the area requirements of the M1 Zone shall apply. There are no front, side or rear yards required in the M1 Zone.

5. Does the proposed development conform to the standards set forth in Section 8 of Ordinance No. 160,523 concerning Landscape Standards?

Yes, the proposed development conforms to all standards in Section 8 of the Specific Plan as follows:

- A landscape plan has been prepared by a licensed landscape architect and is being submitted as part of this plot plan review package.
- The landscape plan includes the approximate location of proposed landscaping, as well as the scientific and common names of all proposed plant materials.
- The entire perimeter of the parking lot will be screened with a combination of landscaping and trees. Refer landscape plan for more detailed information.
- The total Project Site area including the surface parking lot and recreation area is approximately 204,658 square feet. The total landscaped area proposed within the Project Site is approximately 46,512 square feet, which is approximately 22.7% of the total proposed parking lot area and therefore exceeds the 10% landscaping requirement.
- The construction of the driveway on Millennium Drive to provide vehicular access on the northwesterly side of the Project Site will result in the removal of one existing street tree. This street tree will be replaced with two additional street trees on the Millennium Drive street frontage. No additional street trees are included in this plot plan review package, as they have been previously approved as part of the overall Playa Vista streetscape.
- Tree types have been selected on the basis of attractiveness, hardiness and suitability for the local environment.
- Ground cover will be planted and maintained to achieve complete coverage of landscaped areas.
- There are no artificial plants proposed.

Additionally, the proposed landscaping conforms to the City's Landscape Ordinance (Ordinance No. 170,978).

TRANSPORTATION AND TRAFFIC STANDARDS

1. Is vehicular access to the proposed buildings or structures from divided major or major arterials, from intersecting public roadways or private roadways approved by the Department of Transportation and the City Engineer?

Vehicular access to the Project Site is provided via one driveway located mid-block off of Millennium Drive, a local street, and one driveway mid-block off of the shared access private driveway on the south side of the Project Site. There is an existing median on Millennium Drive, which allows for a right-turn in and right-turn out only driveway. The driveway on the shared access private driveway

allows for both right-turn and left-turn entry or exit. The design of all driveways will be to the satisfaction of the Department of Transportation and the City Engineer.

2. Is vehicular access from divided major or major arterials to driveways approved by the Department of Transportation and the City Engineer?

As part of the plot plan review process, all requisite project information is being submitted to the Department of Transportation and the City Engineer, concurrently with the submittal to the Department of City Planning. Meetings will be held with both LADOT and the Bureau of Engineering to present and discuss proposed access and circulation for the Project. Both departments will provide an approval letter to the Department of City Planning before final approval of the project by the City Planning Department.

3. Do collector streets serving the proposed development intersect the arterial system within the Specific Plan Area in a manner to facilitate the safe and efficient flow of traffic, as approved by the Department of Transportation and the City Engineer?

The street system immediately adjacent to the Project site has been constructed as previously approved by the Department of Transportation and the City Engineer under VTTM Nos. 49104-04, 52092 and 60110-REC.

4. Does the proposed development comply with the provisions of the Coastal Transportation Corridor Specific Plan in effect as of the date of approval of the Plot Plan by the Director of Planning?

The proposed Project will be in compliance with all provisions of the Coastal Transportation Corridor Specific Plan. Per LADOT letter, dated August 16, 2000, CTCSP Ordinance No. 168,999 applies to development within Tract 52092.

No Transportation Impact Assessment (TIA) Fee applies to the Project Site due to transportation/roadway infrastructure improvements that have been implemented in Playa Vista and the surrounding area.

PARKING STANDARDS

1. Does the proposed development conform to the parking standards of Section 9, Ordinance No. 160,523?

The proposed parking lot serves as additional parking for four existing industrial buildings on the Hercules West Campus (Buildings H14, H15, H16, and H21). All parking requirements of the Specific Plan for the uses within these buildings has been satisfied through the existing parking lots approved through DCP Case No. DIR-2016-568-SPP. Therefore, the parking requirements within Section 9 of the Playa Vista Area D Specific Plan are not applicable to the proposed Project. (See parking summary in Question 1 of the Building Standards Section above.)

ENVIRONMENTAL CLEARANCE

The proposed development received environmental clearance in August 1995 in conformance with the California Environmental Quality Act as follows: Mitigated Negative Declaration No. 95-0240-SUB was approved for the Playa Vista Plant Site (TTM 52092) and Addendum to EIR No. 90-0200-SUB(C)(CUZ)(CUB)(State Clearinghouse No. 90010510) was approved for the First Phase Project for Playa Vista (VTTM 49104). In addition to the MND and EIR, a Mitigation Monitoring and Reporting Program was prepared per Section 21081.6 of CEQA.



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
• Community Design Overlays (CDO)
• Neighborhood Oriented District (NOD)
• Sign District (SN)
• Small Lot Subdivision
• Zone Change
• Design Review Board (DRB)
• Pedestrian Oriented District (POD)
• Community Plan Implementation Ordinance (CPIO)
• Public Benefit Alternative Compliance
• Zone Variance

PROJECT SUMMARY:

1. Address of Subject Property: 12450 W. Millennium

2. Name of Community Plan Area: Westchester-Playa Del Rey Community Plan

a. Name of Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable: (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

Playa Vista Area D Specific Plan

3. Project Type (check all that apply)

- [x] New construction [] Addition [] Renovation [] Sign
[] Change of Use [x] Grading [] Density Bonus [] Small Lot Subdivision
[x] Other (describe) Project involves grading, paving, striping of a parking lot, and landscape improvements

If Change of Use, what is:

Existing Use? Vacant Proposed Use? Parking

Description of proposed project: Plot Plan Approval to authorize the construction of a surface level parking lot lot and associated landscape improvements in accordance with Section 7 of the Playa Vista Area D Specific Plan Ordinance No. 160,523 amended by Ordinance No. 181,146 (LAMC 11.5.7).

Items 4-7 to be completed by Department of City Planning Staff Only

4. AUTHORIZATION TO FILE: (check all that apply)

Specific Plan/SN

- [x] Project Permit [] Adjustment
[] Minor (3 signs or less OR change of use) [] Exception
[] Standard (Remodel or renovation in which additions are no [] Amendment
greater than 200 sq. ft. more than 3 signs, wireless equipment [] Interpretation
[x] Major (All other projects, e.g. new buildings, remodels that [] Not a Project
include an addition of more than 200 sq. ft. [] Other
[] Modification

Design Review Board

- Preliminary Review Final Review

CDO/POD/NOD

- Discretionary Action Sign-off only
 ○ **Minor** (3 signs or less OR change of use)
 ○ **Standard** (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment) Not a Project
 ○ **Major** (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)

Community Plan Implementation Overlay (CPIO)

- Administrative Clearance (Multiple Approvals) CPIO Adjustment (CPIOA) CPIO Exception (CPIOE)
 Potentially Historic Resource

Affordable Housing

- Density Bonus Conditional Use >35%
 Affordable Housing Referral Form Public Benefit
 ○ Off-menu incentives requested

Small Lot Subdivision

- Consultation completed

Streetscape Plan

- Consultation completed Not a Project or N/A under Streetscape Plan: _____
(Insert Streetscape Plan Area)

5. ENVIRONMENTAL CLEARANCE:


- Not Determined
 Categorical Exemption Environmental Assessment Form (EAF)
 Class 32 Categorical Exemption Other Entitlements needed
 Existing ENV Case Number: _____
 ENV Addendum Case Number: _____

6. PUBLIC NOTICING:

- Standard (BTC to mail hearing notice)
 Special (At time of filing applicant must pay BTC to mail determination letters only)
 ○ Abutting owners ○ Abutting occupants

7. NOTES:

SPP

Project Planning Signature: 	Phone Number: <u>213-970-1453</u>
Print Name: <u>PAUL BROWN</u>	Date: <u>4-8-2020</u>

INSTRUCTIONS: Project Planning Referrals

1. **Appointments:** A pre-filing appointment with the assigned planner is required to complete this referral form. City Planning’s current *Assignment List* can be found on our website at <http://planning.lacity.org> under the “About” tab. [After the form is completed an appointment to file your application at the Development Services Centers is also required and must be made via the City Planning website.]

2. **Review Materials:** Review of the application by assigned staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regard to requested actions or the adequacy of application exhibits/materials which could subsequently delay processing.
 - a. Provide the assigned planner with a copy of this form with items in the Project Summary section completed.
 - b. Provide a complete copy of all application materials as specified in the Master Filing Instructions (e.g. completed DCP Application, plot plans, photographs, etc.).
 - c. Provide the Specialized Requirements/Findings or Instructions pertinent to your project (e.g. Specific Plan filing instructions, DRB filing instructions, Tentative Tract filing instructions, etc.).

3. **Other Applicable Approvals:** Applicants are strongly advised to obtain a pre-plan check consultation with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.

City of Los Angeles Department of City Planning WEBSITE: <http://planning.lacity.org>

<u>DOWNTOWN OFFICES:</u>	Central Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 621 Los Angeles, CA	West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 720 Los Angeles, CA	DSC Metro Counter Figueroa Plaza, 4 th Floor 221 N. Figueroa St. Los Angeles, CA
<u>VALLEY OFFICES:</u>	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd., Suite 430 Van Nuys, CA		DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA
<u>WEST LA OFFICE:</u>			DSC West Los Angeles Counter 1828 Sawtelle Blvd., 2nd Floor West Los Angeles, CA 90025

December 9, 2020

Ira Brown
City Planning Associate
Los Angeles City Planning Department
200 N. Spring Street, Room 621
Los Angeles, CA 90012

**RE: Plot Plan Submittal Review for Lot 10 of Tract 52092
12450 W. Millennium
Spruce Goose Surface Parking Lot**

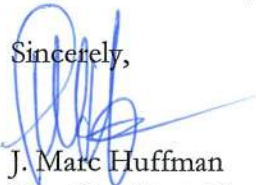
Dear Ira:

This is to confirm that Playa Capital Company, LLC has reviewed and approved the referenced plot plan submittal with the following condition:

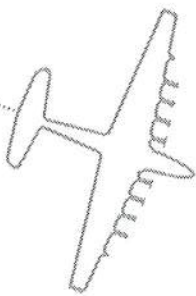
1. Prior to issuance of building permits, the applicant shall obtain approval from Playa Vista Parks and Landscape Corporation for removal of street tree and shall be responsible for all costs to replace/restore all streetscape/landscape/irrigation within the parkway impacted by the proposed scope of work.

Approval is based on substantial compliance with the intent of Playa Vista's Planning and Design Guidelines. Stamped plans are being delivered to City Planning under separate cover. Please contact me should you require additional information.

Sincerely,


J. Marc Huffman
Vice President, Planning and Entitlements

Cc: Randy Johnson
Michael Hennes



Google

YouTube

SPRUCE GOOSE

12450 Millenium Surface Parking Lot - Plot Plan Approval

12.02.2020



PLAYA VISTA
APPROVED

Date: 12/17/2020

By: [Signature]

Marc Huffman
V.P., Planning & Entitlements

1 Approval is based on substantial compliance with the intent of Playa Vista's Planning and Design guidelines.
2 It does not constitute approval based on compliance with any governmental codes, regulations, or law.

Consultants

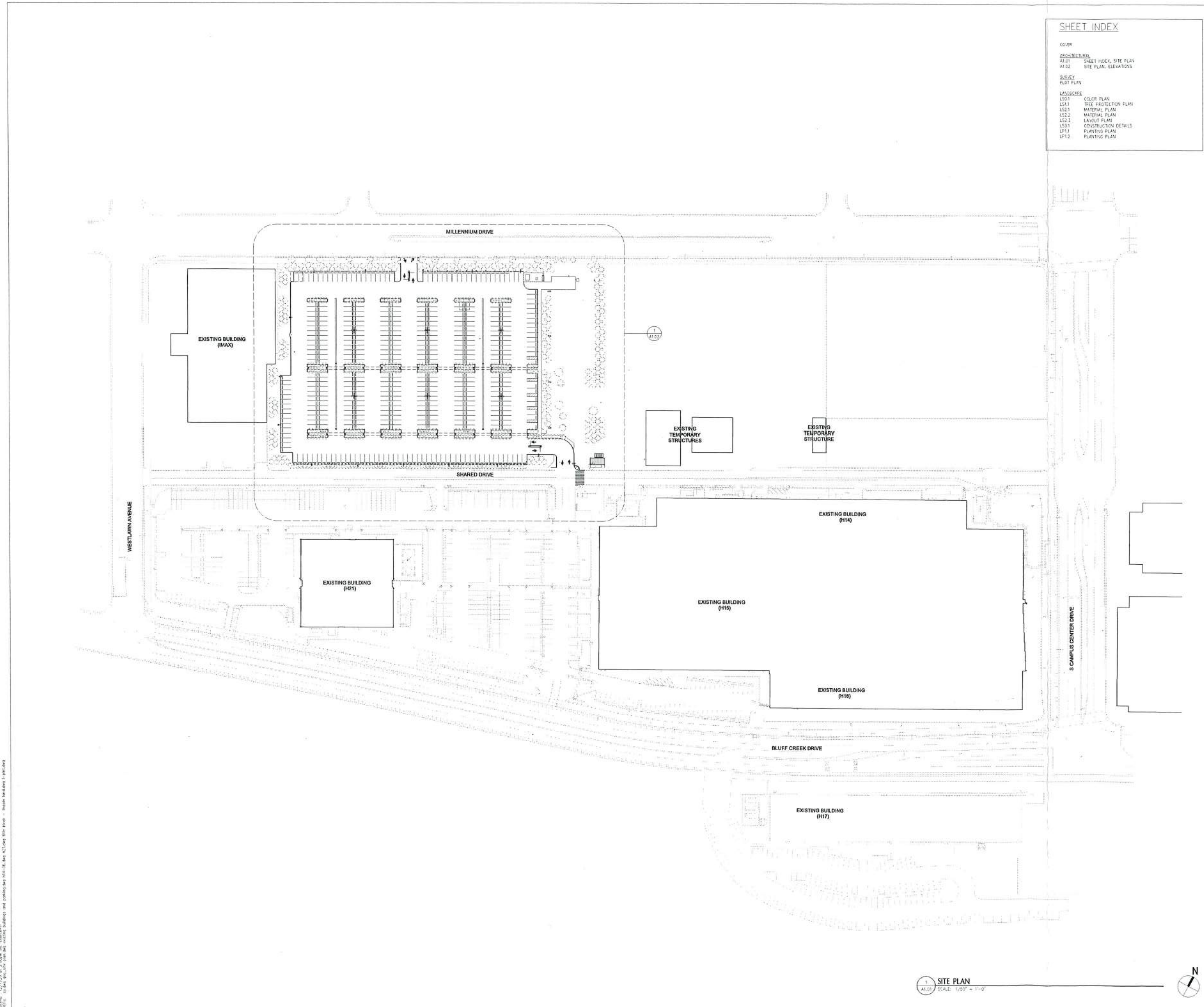
**CIVIL, ELECTRICAL,
LIGHTING**
ARUP
900 Wilshire Blvd., 19th Floor
Los Angeles, CA 90017
T 310-578-4400

LANDSCAPE ARCHITECT
ATLASLAB
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Sacramento, CA 95816
T 916-290-9366

SURVEY, PERMIT EXPEDITING
PSOMAS
555 Flower Street, Suite 4300
Los Angeles, CA 90071
T 213-229-1400

SHEET INDEX

COVER
ARCHITECTURAL
A1.01 SHEET INDEX, SITE PLAN
A1.02 SITE PLAN, ELEVATIONS
SCULPTURE
PLANTING
LANDSCAPE
LS01 COLOR PLAN
LS01 TREE PROTECTION PLAN
LS02 MATERIAL PLAN
LS02 MATERIAL PLAN
LS03 LAYOUT PLAN
LS03 CONSTRUCTION DETAILS
LP01 PLANTING PLAN
LP02 PLANTING PLAN



File: I:\Projects\12450 Millennium\12450 Millennium.dwg
User: mfraser
Plot Date: 12/21/2010 10:41:00 AM
Printer: HP DesignJet 2450 Plotter
Scale: 1/32" = 1'-0"

Revisions

**12450
MILLENNIUM
SURFACE PARKING
LOT**

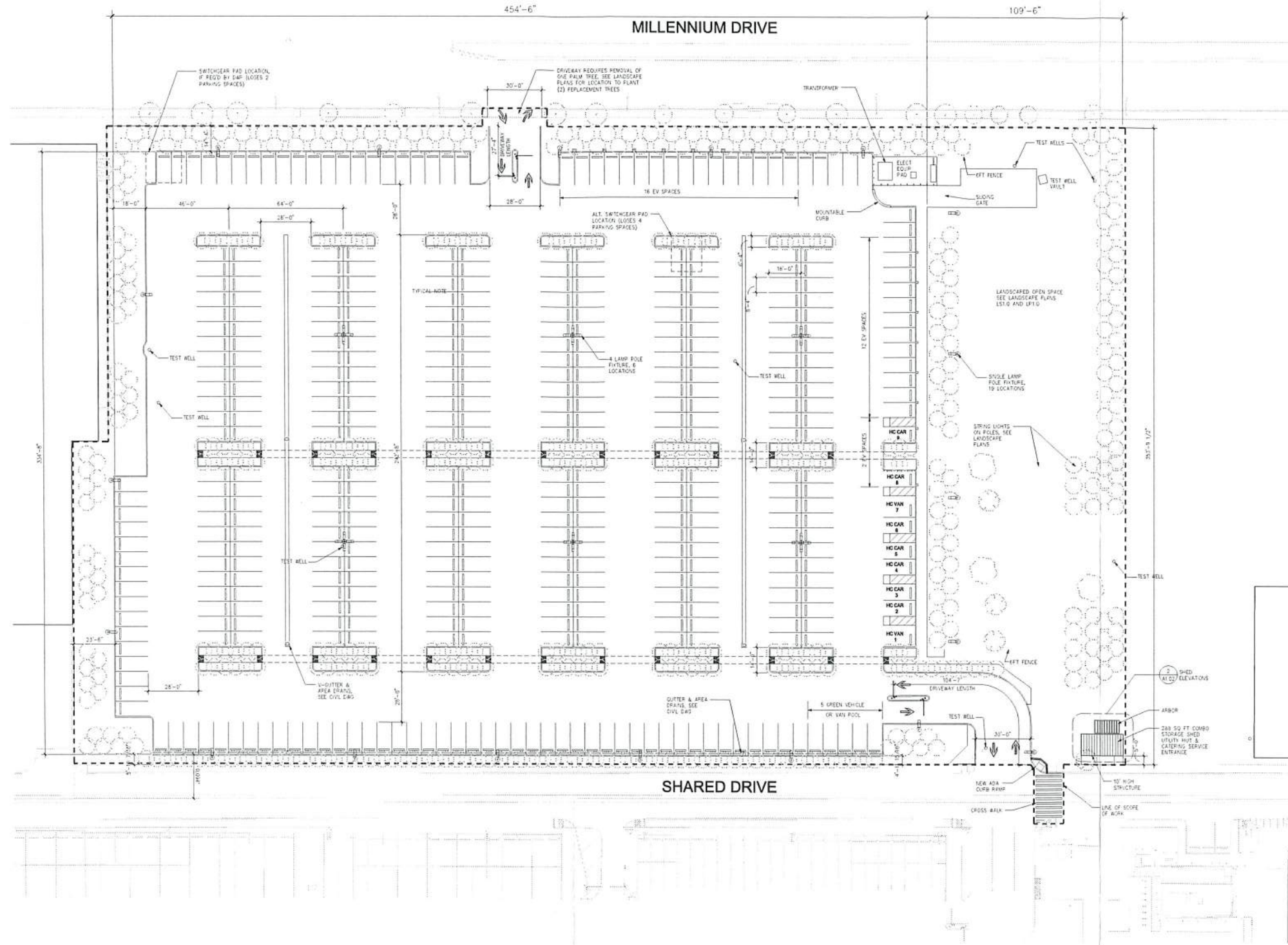
**Drawing Title
SHEET INDEX,
SITE PLAN**

Date:	December 2, 2010
Job No:	L12338
Drawn By:	CB
Checked By:	CC

**A1.01
PLOT PLAN
APPROVAL**

SITE PLAN
SCALE: 1/32" = 1'-0"

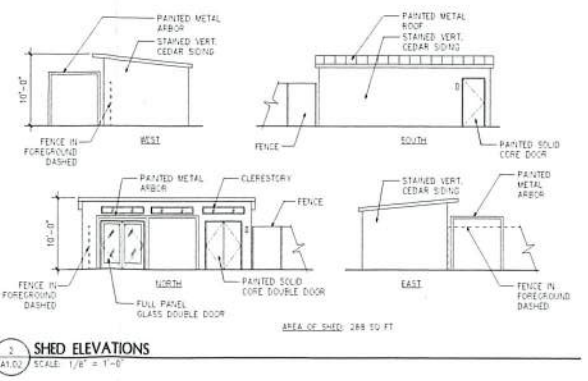




FILE: 12772717-1.dwg DATE: 11/20/2018 11:42:00 AM USER: gkgs

Revisions

AREA CALCULATIONS		PARKING	
TOTAL SITE AREA	204,657.9 SQ. FT.	TOTAL PARKING: 430	
TOTAL LANDSCAPE AREA	46,512.3 SQ. FT.	(10) 9 HC	
PERCENTAGE OF LANDSCAPE AREA	= 22.7%	(15) 24 EV REQUIRED, 30 EV PROVIDED	
		+5 CLEAN AIR/VAN POOL	
		(85) 35 CLEAN AIR/VAN POOL/ FIELD EV	



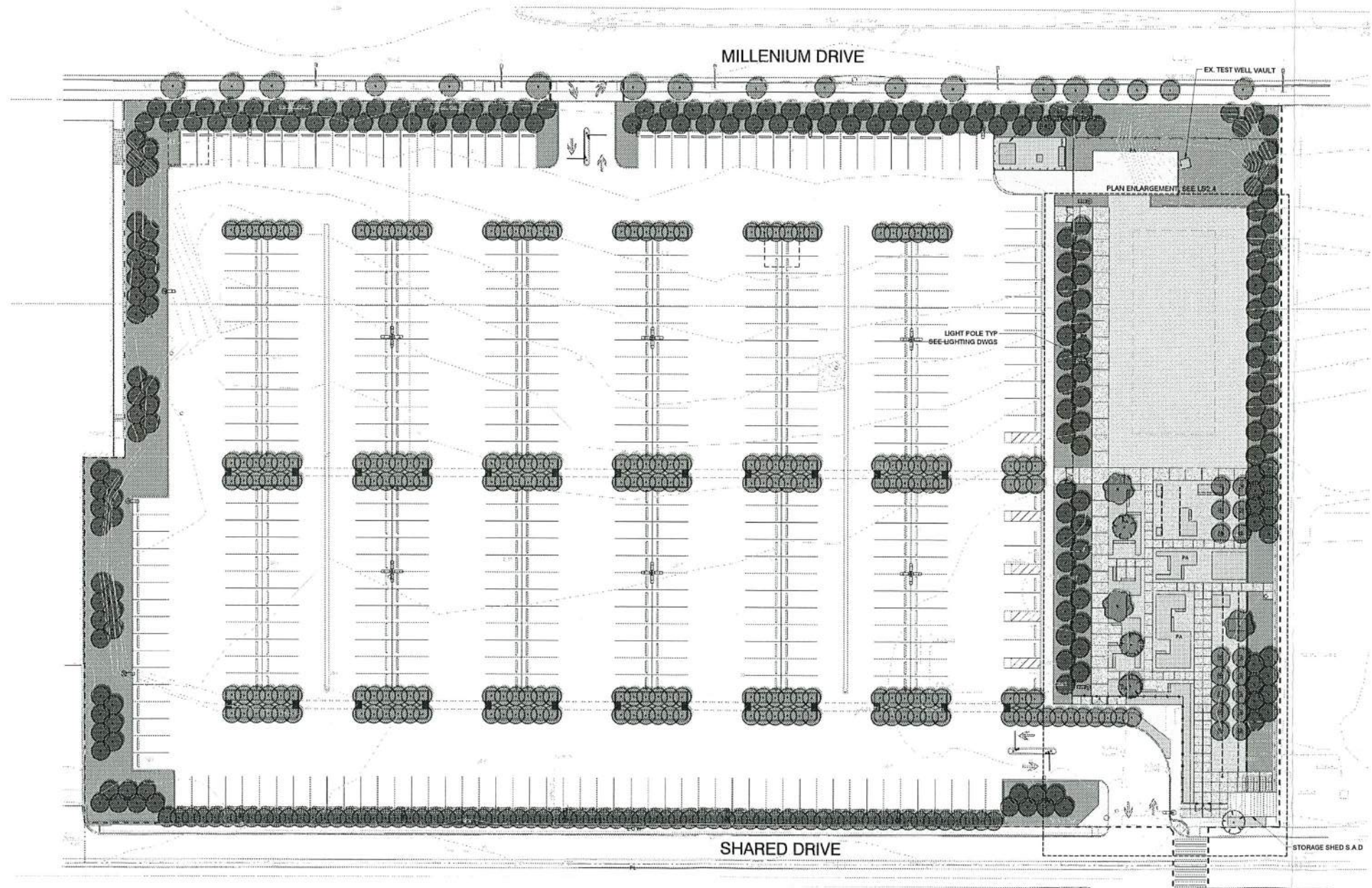
1 SITE PLAN
SCALE: 1/20" = 1'-0"

12450 MILLENNIUM SURFACE PARKING LOT

Drawing Title
SITE PLAN, ELEVATIONS

Date: December 2, 2020
Job No: 12450
Drawn By: CR
Checked By: CC
Drawing No:

A1.02 PLOT PLAN APPROVAL



Revisions	

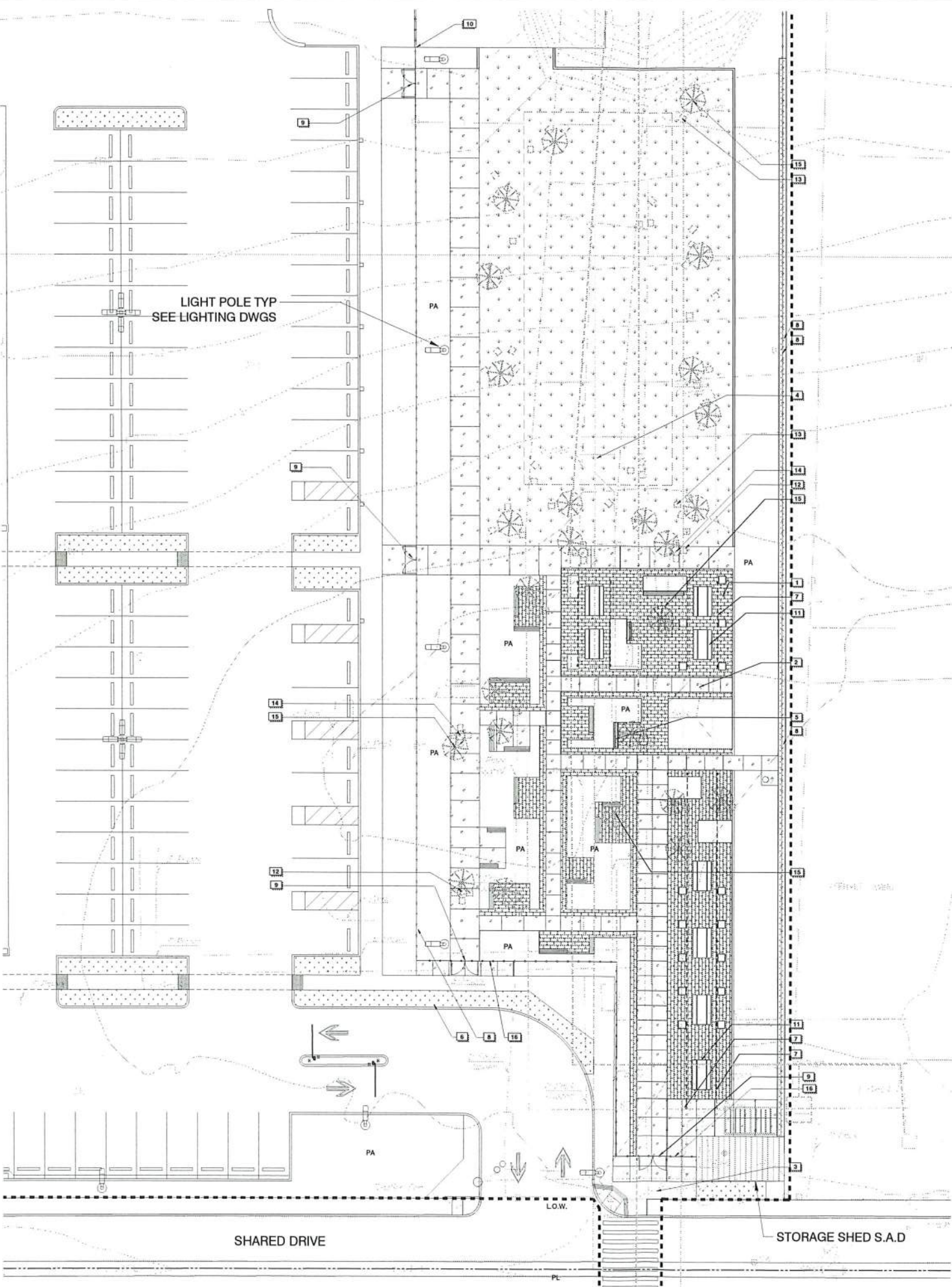
12450
MILLENNIUM
SURFACE PARKING
LOT

Drawing Title
COLOR PLAN

Date	Description
December 2, 2020	

Drawn by: BW
Checked by: EP

SCALE 1"=20'
LS0.1
PLOT PLAN
APPROVAL



LIGHT POLE TYP
SEE LIGHTING DWGS

SHARED DRIVE

STORAGE SHED S.A.D

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAILS
1	FIRMIABLE PAVEL. AQUASTORM TECHNOLOG GRAY PAVEL W/ 1/4\"/>	1.A.5.3.1
2	CONCRETE TYPE 1. GRAY CONCRETE W/ EXPOSED AGGREGATE FINISH	S.C.D.
3	CONCRETE TYPE 2. GRAY CONCRETE W/ BROOM FINISH	S.C.D.
4	ARTIFICIAL GRASS SYSTEM MFR: TELLUS/COMMERCIAL DIVISION https://telus.commercial.com/applications/landscaping/ MATTING: PREMIUM	4.A.5.3.1
5	18x36x16 SALVAGED WOOD BENCHES. DETAIL TO MATCH EXISTING SPRUCE GOOSE WOOD BENCHES. WOOD SOURCE TBD	S.A.D.
6	AGGREGATE MULCH 1/4-1/2\"/>	
7	CAFETERIA LIGHTS MOUNTED ON 6\"/>	3.5.5.3.1
8	6\"/>	S.A.D.
9	6\"/>	S.A.D.
10	18\"/>	S.A.D.
11	PICNIC TABLE MFR: LANDSCAPE FORMS MODEL: HARVEST WITH BENCH. DINING HEIGHT HOPE - LEAF GREEN	
12	DINING CHAIR MFR: FERMOB USA MODEL: SUPPINS NG TEAK CHAIR COLOR: ICE MINT QTY: 50	
13	LOUNGE CHAIR MFR: FERMOB USA MODEL: SUPPINS NG TEAK LOW ARM CHAIR COLOR: ICE MINT QTY: 50	
14	MOVABLE DINING TABLE MFR: FERMOB USA MODEL: BOSTRO 30\"/>	
15	SHADE UMBRELLA MFR: LANDSCAPE FORMS MODEL: PARADES BY TUCCI PLANTATION CLASSIC HEXAGON 125.9\"/>	
16	6\"/>	S.A.D.

REVISION	DATE	DESCRIPTION

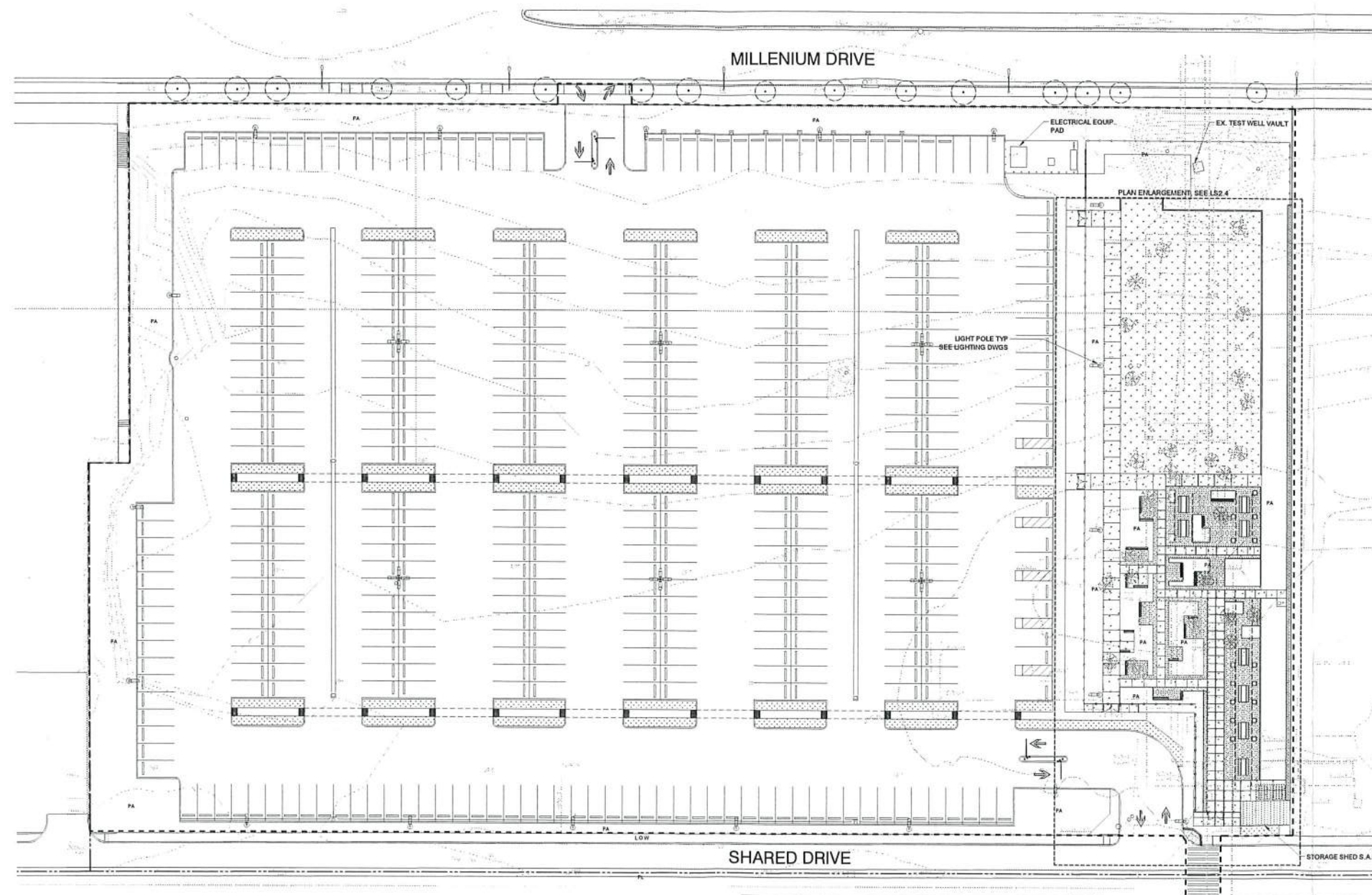
12450
 MILLENNIUM
 SURFACE PARKING
 LOT

Drawing Title
MATERIAL PLAN

Date: December 2, 2020
 Job No: L2755
 Drawn By: EW
 Checked By: EP

Drawing No.
LS2.2
 PLOT PLAN
 APPROVAL





Revisions

12450
MILLENNIUM
SURFACE PARKING
LOT

Drawing Title

LAYOUT PLAN

Date: December 2, 2020

Job No: LS2.3

Drawn By: BIV

Checked By: EP

Drawing No:



SCALE 1"=20'

LS2.3
PLOT PLAN
APPROVAL

PLANTING NOTES

GENERAL
1. TREE PROTECTION NOTES IN GENERAL NOTES SHALL APPLY.
2. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
3. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE COMMENCEMENT OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

11. PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRACKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.
12. A MINIMUM THREE (3) INCH LAYER OF WOOD MULCH, RED-GRO SPREAD CEDAR BARK MULCH, OR APPROVED EQUAL SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS OR PROVIDING HABITAT FOR BENEFICIAL INSECTS OR OTHER WILDLIFE, UP TO 5%.

SUBMITTALS
1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVER, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
3. PLANT MATERIAL NOT APPROVED BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH APPROVED PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACTOR OR OWNER.

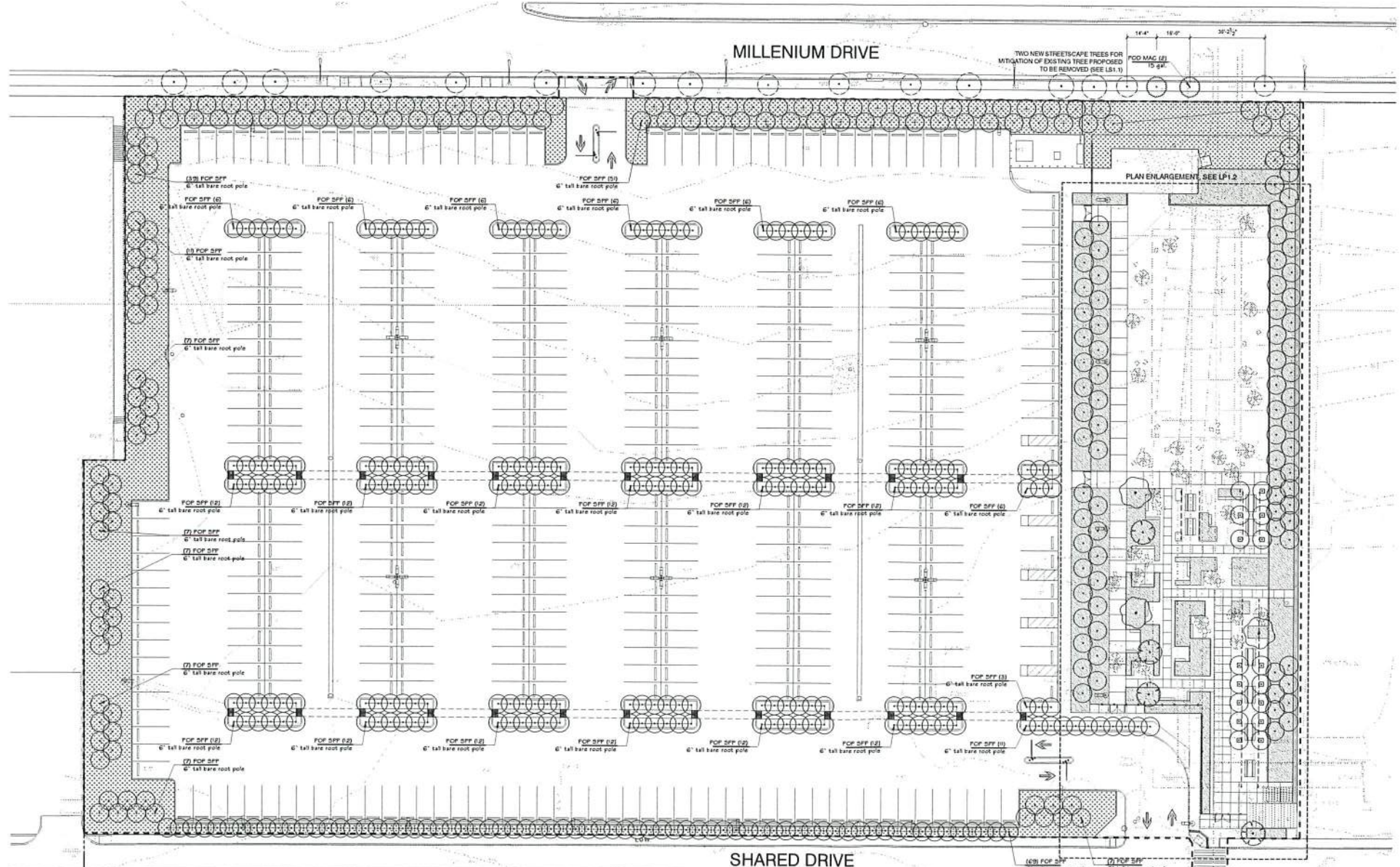
MUNICIPAL REQUIREMENTS
1. ALL OFF-SITE PLANT MATERIAL TO BE INSPECTED & APPROVED BY CITY REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. DURING THE INSTALLATION OF LANDSCAPING AND IRRIGATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST OBSERVE AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.
3. CERTIFICATE OF COMPLETION CONTAINING THE FOLLOWING ELEMENTS SHALL BE SUBMITTED TO CITY UPON COMPLETION OF LANDSCAPE INSTALLATION.

AREA CALCULATIONS

TOTAL SITE AREA 204,658 SQ FT
TOTAL LANDSCAPE AREA 38,149 SQ FT
PERCENTAGE OF LANDSCAPE AREA = 18.6%

PLANT SCHEDULE

Table with columns: TREES, CODE, BOTANICAL / COMMON NAME, QUANTITY, SPACING, DITY. Lists various plant species like Acer palmatum, Thuja occidentalis, etc.



CIVIL, ELECTRICAL, LIGHTING
800 Wilshire Blvd., 15th Floor, Los Angeles, CA 90017

LANDSCAPE ARCHITECT
ATLAS LAB
2533 J Street, Suite 201, Sacramento, CA 95816

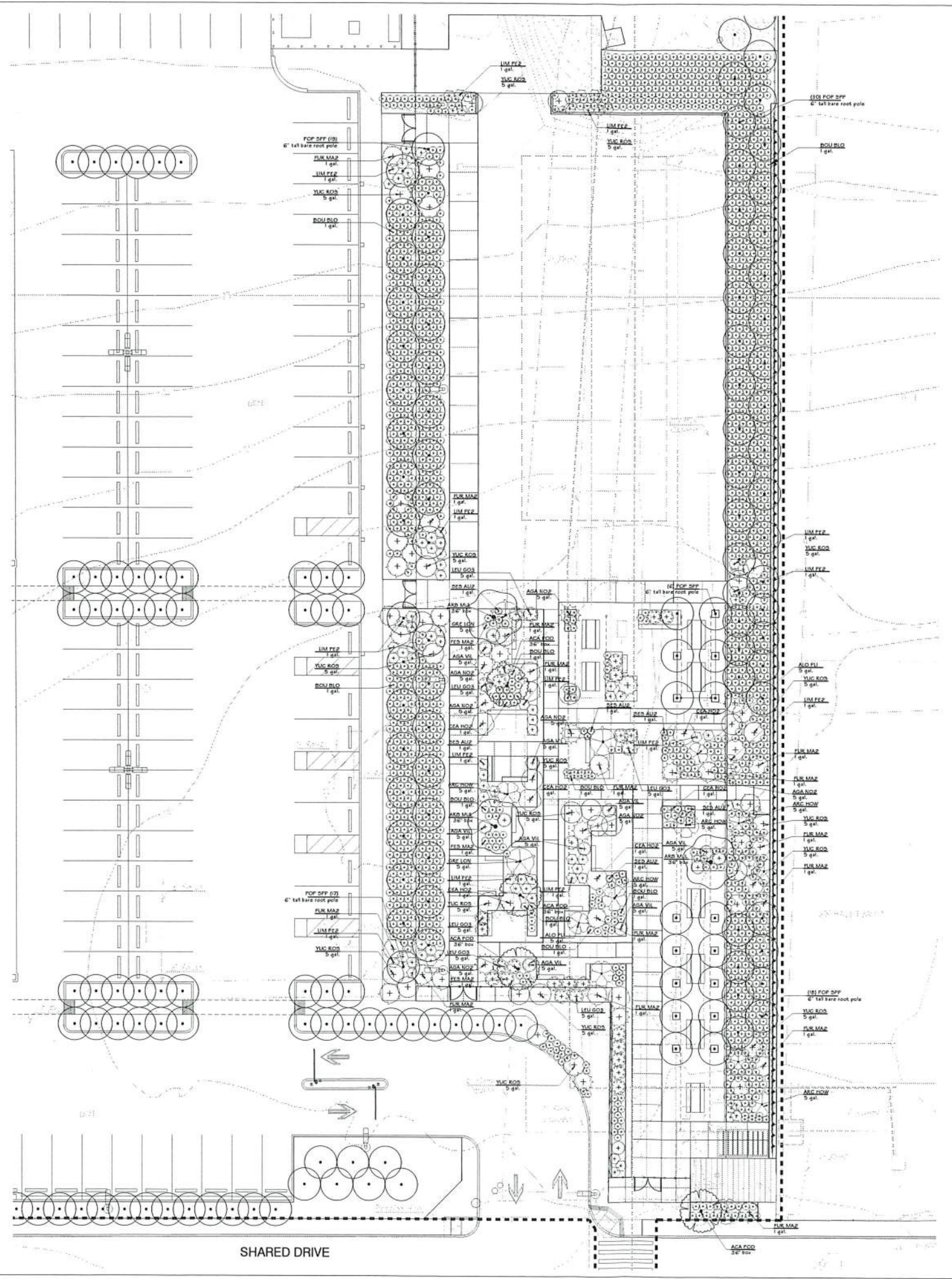
SURVEY, PERMIT EXPEDITING
PSCM&S
555 Flower Street, Suite 4300, Los Angeles, CA 90071

12450 MILLENNIUM SURFACE PARKING LOT

PLANTING PLAN

Date: December 2, 2023
Job No: 13303
Drawn By: BW
Checked By: EP

LP1.1
PLOT PLAN
APPROVAL



PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	
	ACA POD	Acacia podalyfolia / Plant Acacia	30" box	Per plan	3	
	AMB MAL	Azalea x 'Marta' / Azalea MULTI-TREE	30" box	Per plan	3	
	POP MAC	Podocarpus macrophylla / Yew Pine	15 gal.	Per plan	2	
	POP SFP	Populus spp. / Hybrid Poplar SPECIES SOURCED AND SUPPLIED BY INTRIX ENVIRONMENTAL PHYTO CONSULTANTS	6" tall bare root pole	Per plan	124	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	ALD PLJ	Alsepticella / Fan Aloe	5 gal.	4" D.C.	2	
	ARC HOW	Arctostaphylos dracopis 'Howard McMen' / Howard McMen Manzanita	5 gal.	4" D.C.	3	
	CEA HOZ	Geacanthus glabra horizontalis / Central Creeper	1 gal.	30" D.C.	6	
	GRE LON	Grevillea 'Long John' / Long John Grevillea	5 gal.	4" D.C.	3	
	LEU GO3	Leucodendron 'Safari Goldstar' / Yellow Conebush	5 gal.	4" D.C.	28	
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	BOU BLO	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	18" D.C.	1,707	
	FES MA2	Festuca mairei / Atlas Fescue	1 gal.	24" D.C.	32	
	SES AU2	Setaria autumnalis / Autumn Moor Grass	1 gal.	24" D.C.	28	
	STI PUL	Stipa pulchra / Purple Needle Grass	Plugs	24" D.C.	5,301	
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	LIM FZ2	Limonium perfoliatum / Statice	1 gal.	30" D.C.	80	
SUCCULENTS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	AGA NO2	Agave attenuata 'Nova' / Nova Foxtail Agave	5 gal.	4" D.C.	8	
	AGA VL	Agave viviparica / Octopus Agave	5 gal.	4" D.C.	11	
	FUR MA2	Furcraea macdougallii / False Agave	1 gal.	24" D.C.	27	
	YUC ROS	Yucca rostrata / Bristled Yucca	5 gal.	4" D.C.	23	
VINES/PALMS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	CLE ARM	Clusia arnoldi / Evergreen Chlorite	1 gal.	30" D.C.	95	

ZGF
ZWEIG GONULI FRASCA ARCHITECTS LLP
PORTLAND SEATTLE LOS ANGELES BOSTON DALLAS NEW YORK WASHINGTON DC
515 South Flower Street Suite 2700 Los Angeles, CA 90071
T 213 617 1901 F 213 617 0947 www.zgf.com

CONSULTANTS
CIVIL, ELECTRICAL, LIGHTING
ARUP
600 Wilshire Blvd, 15th Floor Los Angeles, CA 90017
T 310-576-4100

LANDSCAPE ARCHITECT
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T 916-290-9368

SURVEY, PERMIT EXPEDITING
PSC/M&S
555 Flower Street, Suite 4300 Los Angeles, CA 90071
T 213-223-1400

Revision

12450 MILLENNIUM SURFACE PARKING LOT

PLANTING PLAN

Date: December 2, 2020
 Drawn By: LWB
 Checked By: EP



LP1.2
PLANT PLAN APPROVAL

Revisions

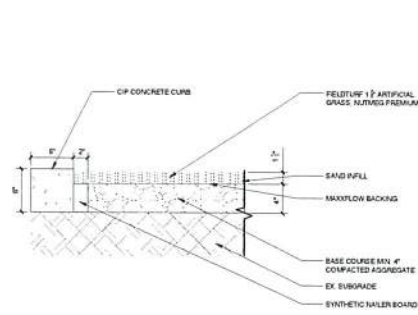
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**12450
 MILLENNIUM
 SURFACE PARKING
 LOT**

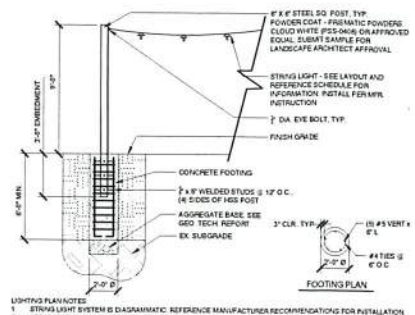
Drawing Title
**CONSTRUCTION
 DETAILS**

Date: December 2, 2020
 Job No: L1201
 Drawn By: BW
 Checked By: EP
 Drawing No:

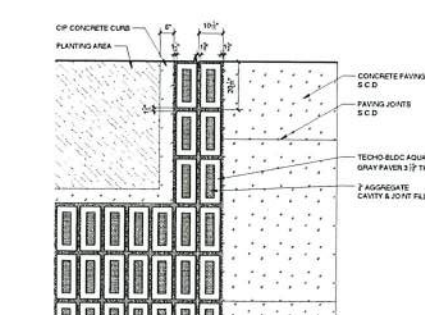
**LS3.1
 PLOT PLAN
 APPROVAL**



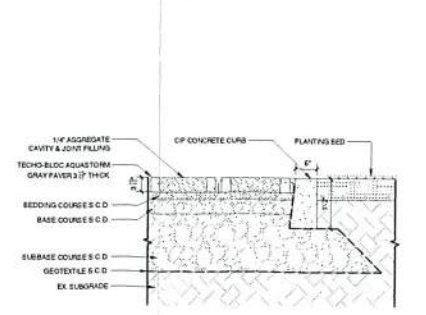
4 ARTIFICIAL TURF
 1/4" = 1'-0"
 P-CO-000-30



3 STRING LIGHT - POST
 1/4" = 1'-0"
 P-CO-000-31



2 ENLARGED PLAN OF PERMEABLE PAVERS
 1/4" = 1'-0"
 P-CO-000-32



1 PERMEABLE PAVER W/ AGGREGATE CAVITY FILLING
 3/4" = 1'-0"
 P-CO-000-33

SITE PHOTO EXHIBIT

12450 W. Millennium

Index Map



Site Photos



Photo 1. Northwesterly view of the Project Site and the existing IMAX building (left) from the southerly corner of the Site.



Photo 2. Northerly view of the Project Site from the southerly corner of the Site.



Photo 3. Northeasterly view of the Project from the southerly corner of the Site.



Photo 4. Northerly view of the Project Site and surrounding residential and office uses from the southeasterly boundary of the Site.



Photo 5. Northerly view of the Project Site from the easterly corner of the Site.



Photo 6. Southwesterly view of the Project Site and the abutting IMAX building taken from the easterly corner of the Site.



Photo 7. Southwesterly view of the Project Site and the abutting IMAX building from the northwesterly boundary of the Site.



Photo 8. Westerly view of the Project Site and surrounding residential uses from the northwesterly boundary of the Site.



Photo 9. Southwesterly view of the Project Site and adjacent Spruce Goose Hangar currently used for office land uses.



Photo 10. Southerly view of the Project Site and surrounding land uses from the northerly corner of the Site.



Photo 11. Westerly view of the abutting public right-of-way and existing driveway to the Project Site.



Photo 12. Westerly view of the abutting right-of-way on Shared Drive located south of the Project Site and surrounding uses.



Photo 13. Southerly view of the nearby residential uses from Shared Drive.



Photo 14. Southeasterly view of the public right-of-way on Westlawn Avenue and the nearby residential uses.

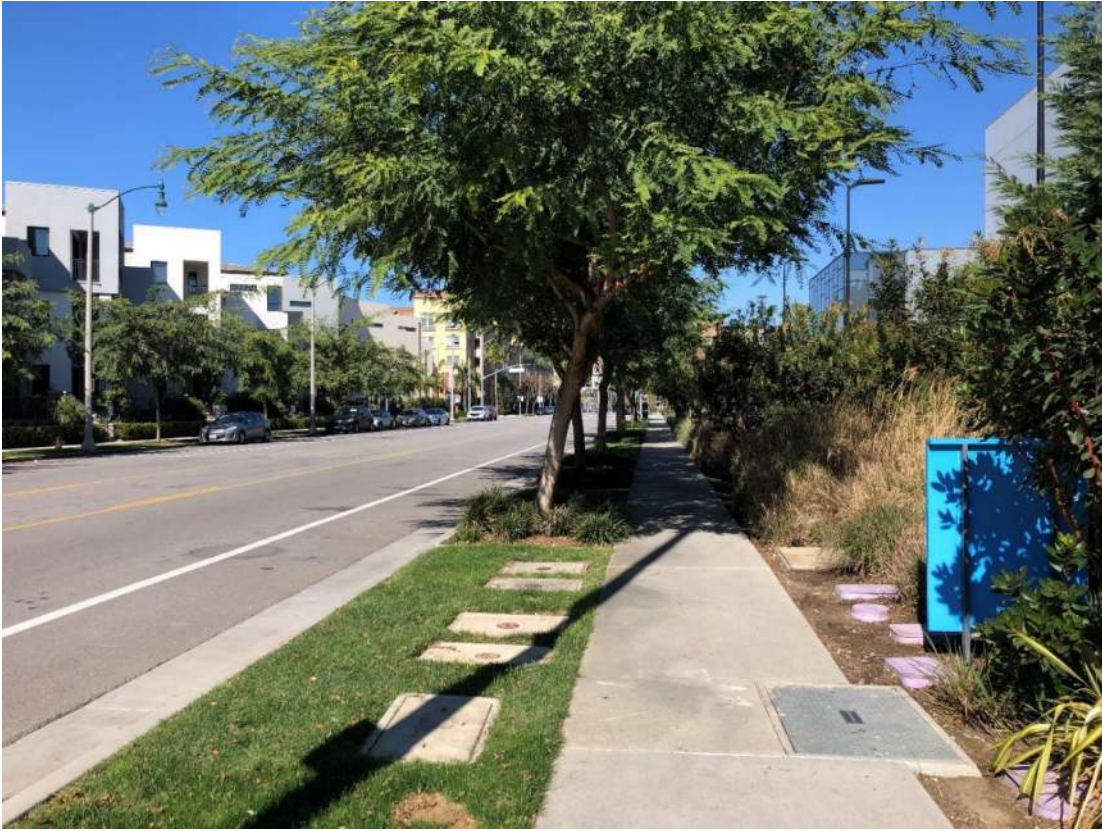


Photo 15. Northwesterly view of the public right-of-way on Westlawn Avenue.



Photo 16. Easterly view of the abutting public right-of-way on Shared Drive and adjacent Spruce Goose Hangar (right) currently used for office land uses.



Photo 17. Easterly view of the abutting public right-of-way on Shared Drive and existing driveway to the Project Site (left).



Photo 18. Westerly view of the public right-of-way on Shared Drive and portion of the abutting Spruce Goose hangar (right) and abutting temporary mobile buildings (left).



Photo 19. Northwesterly view of the public right-of-way on Campus Center Drive and nearby office uses.



Photo 20. Southeasterly view of the public right-of-way on Campus Center Drive.