



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number DIR-2022-7374-SPP-SPPA-WDI

Env. Case Number ENV-2022-7375-EAF

Application Type _____

Case Filed With (Print Name) Renata Ooms, Dept. of City Planning Date Filed 10-12-2022

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 Address¹ 130 S. Olive Street (Includes: 130-138 S. Olive Street; 121-135 S. Hill Street; 411-431 W. 2nd Street)

Legal Description² (Lot, Block, Tract) LOT 1 OF TRACT NO. 28633, M.B. 854, PGS. 13-14 OF MAPS, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Assessor Parcel Number 5149-010-034 Total Lot Area GROSS: ±53,631 sf (±1.23 ac.)
NET: ±52,848 sf (±1.21 ac.)

2. PROJECT DESCRIPTION

Present Use Surface parking (APN 5149-010-034)

Proposed Use Institutional: Performing Arts Education Building and Public Plaza

Project Name (if applicable) Colburn School Campus Expansion

Describe in detail the characteristics, scope and/or operation of the proposed project New construction of a 6-story (112.6-FT), approximately 78,347-SF performing arts educational building and a 6,946-SF public plaza located on the northeast corner of the intersection of Second (2nd) Street and Hill Street in the Bunker Hill Specific Plan (BHSP).

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)

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: 78,347 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: N/A 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)? 3 AND 2 ft.
 If you have dedication requirements on multiple streets, please indicate: 3-FT OLIVE ST. / 2-FT HILL ST. / 0-FT 2ND ST.

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 LAMC Section 11.5.7 and Bunker Hill Specific Plan (BHSP) Section 6.B

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

Action Requested, Narrative: Specific Plan Project Permit Compliance (PPC) to allow for a campus expansion including: construction of a 6-story (112.6 feet), approximately 78,347 square-foot performing arts educational building (“Educational Building”), and a 6,946 square-foot public plaza located on the northeast corner of the intersection of Second (2nd) and Hill Street.

Authorizing Code Section LAMC Section 11.5.7.E

Code Section from which relief is requested (if any): Bunker Hill Specific Plan Section (BHSP) Section 8.B

Action Requested, Narrative: Project Permit Adjustment (SPPA, Director’s Determination for Alternative Design) for relief from the BHSP Section 8.B “Supplemental Urban Design Standards” for “Retail Streets” pursuant to BHSP Section 6.C.

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

Actions Requested

The Applicant requests the following entitlements:

1. Authorizing Code Section: LAMC Section 11.5.7 and Bunker Hill Specific Plan (BHSP) 6.B

Code Section from which relief is requested (if any): BHSP Section B.B (see SPPA request below)

Action Requested, Narrative: Specific Plan Project Permit Compliance (SPP) to allow for a campus expansion, including: (1) the construction of a 6-story (112.6 feet), approximately 78,347 square-foot performing arts educational building (“Educational Building”) consisting of 1,077-seat concert hall, a dance performance studio/flex space accommodating up to 111 spaces, four dance rehearsal studios, rooftop garden and porch, pre-function lobby spaces, exterior gathering spaces, and backstage performance support facilities, and (2) a 6,946 square-foot public plaza located on the northeast corner of the intersection of Second (2nd) and Hill Street, in the Bunker Hill Specific Plan (BHSP) area (the “Project”).

2. Authorizing Code Section: LAMC Section 11.5.7.E, Specific Plan Project Permit Adjustment (SPPA)

Code Section from which relief is requested (if any): Bunker Hill Specific Plan (BHSP) Section 8.B

Action Requested, Narrative: Project Permit Adjustment (SPPA, Director’s Determination for Alternative Design) for relief from the BHSP Section 8.B “Retail Streets” supplemental urban design standards on Olive, Hill, and 2nd Streets for the design and construction of a proposed performing arts educational building and institutional use. Specifically, the Applicant requests the following:

- Relief from BHSP Section 8.B.2 requiring Olive, Hill, and 2nd Street (designated as Retail Streets) requiring active ground-floor frontages totaling 50%, 75%, 75%, respectively;
- Relief from Downton Design Guide Section 3 Table 3-2, to permit a building setback of approximately 45 feet along a portion of Hill Street; and,
- Relief from Downton Design Guide Section 3.A.1 and Downtown Street Standards to permit a 0-foot sidewalk easement along the 2nd Street right-of-way.

3. Authorizing Code Section: LAMC Section 12.37 et. seq.

Action Requested, Narrative: Pursuant to LAMC Section 12.37 et. seq., the Applicant requests a Waiver of Dedication & Improvements (WDI) to waive the Bureau of Engineering requirements for a potential improvements on the Second (2nd) Street right-of-way (ROW) abutting the southwesterly edge of the project site.

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) Development Limitation Ordinance 164,307, Subarea 440

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. ORD-164307-SA440

Ordinance No.: 164,307

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:

N/A

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 BOE R3 Letter (confirming dedications) - received 02-10-2023.

b. Geographic Project Planning Referral Approved 11-16-2022 by Geographic Planner Nuri Cho.

c. Citywide Design Guidelines Compliance Review Form Enclosed.

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 Enclosed (approved 08-10-2022)

j. Department of Transportation (DOT) Referral Form Received 11-08-2022 (DOT Case No. CEN22-54522).

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Ref. No. 2022-00436 (received 09-27-2022).

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy Enclosed.

p. Hillside Referral Form (BOE) N/A. Property is in R5 zone on arterial streets. LAMC12.37-Highway Dedications apply. See BOE response.

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) Received 10-14-2022 (Case No. 767).

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 Seljuk Kardan, President and CEO
Company/Firm The Colburn School
Address: 200 S. Grand Avenue Unit/Space Number _____
City Los Angeles State CA Zip Code: 90012
Telephone (213) 621-2200 E-mail: skardan@colburnschool.edu
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) WFBI, LLC c/o The Colburn School
Address 200 S. Grand Avenue Unit/Space Number _____
City Los Angeles State CA Zip Code: 90012
Telephone (213) 621-2200 E-mail: skardan@colburnschool.edu

Agent/Representative name Marco Velayos
Company/Firm Park & Velayos, LLP
Address: 801 S. Figueroa Street Unit/Space Number 450
City Los Angeles State CA Zip: 90017
Telephone (213) 570-8000 E-mail: mvelayos@parkvelayos.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect
Name Craig Webb
Company/Firm Gehry Partners, LLP.
Address: 12541 Beatrice Street Unit/Space Number _____
City Los Angeles State CA Zip Code: 90066
Telephone (310) 482-3000 E-mail: CraigW@foga.com

Primary Contact for Project Information Owner Applicant
(select only one) 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 of 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 
Print Name Seljuk Kardan

Date Aug 23, 2022

Signature _____

Date _____

Print Name _____

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 Los Angeles

On 8/23/2022 before me, Renee DeLoza, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Seljuk Kardan, 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.

Renee DeLoza
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 is 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: 
Print Name: Seljuk Kardun

Date: Aug 23, 2022

**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 |
|--------------|-----------|---------|--------------|
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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

Project Name: The Colburn School Campus Expansion

Site Address: 130 S. Olive Street *(Includes: 130-138 S. Olive St.; 121-135 S. Hill St.; 411-431 W. Second St.)*
Los Angeles, CA 90012

APNs: 5149-010-034

Lot Area: ±53,631 sf (±1.23 ac.) Gross
±52,848 sf (±1.23 ac.) Net, post-dedications

| | | | |
|------------------|---|-----------------------|--|
| APPLICANT | The Colburn School Attn: Seljuk Kardan 200 S. Grand Avenue Los Angeles, CA 90012 213.621.2200 | REPRESENTATIVE | Marcos Velayos Park & Velayos, LLP 801 S. Figueroa Street, #450 Los Angeles, CA 90017 213.570.8000 |
|------------------|---|-----------------------|--|

1) PROJECT DESCRIPTION

The Colburn School (“Applicant”) requests approval of the discretionary actions set forth below to allow for a campus expansion, including: (1) the construction of a 6-story (112.6 feet), approximately 78,347 square-foot performing arts educational building (“Educational Building”) consisting of 1,077-seat concert hall, a dance performance studio/flex space accommodating up to 111 spaces, four dance rehearsal studios, rooftop garden and porch, pre-function lobby spaces, exterior gathering spaces, and backstage performance support facilities, and (2) a 6,946 square-foot public plaza located on the northeast corner of the intersection of Second (2nd) and Hill Street, in the Bunker Hill Specific Plan (BHSP) area (the “Project”).

The Applicant requests the following entitlements:

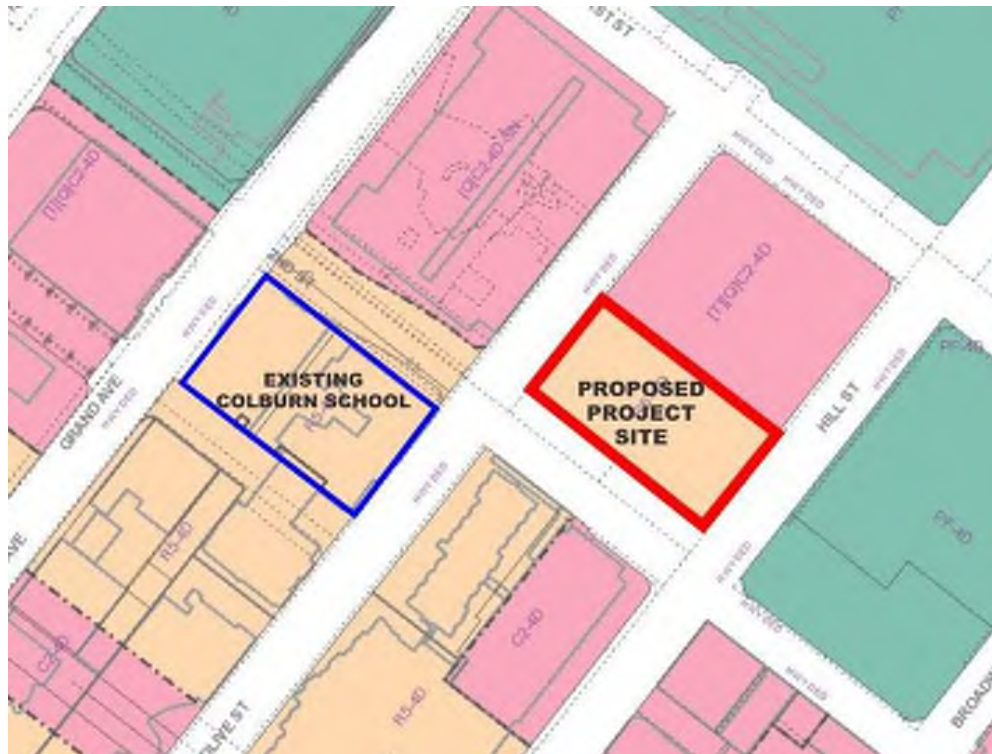
1. **Per Los Angeles Municipal Code (LAMC) Section 11.5.7 and Bunker Hill Specific Plan (BHSP) Section 6.B**, Project Permit Compliance;
2. **Per LAMC Section 11.5.7.E**, a Project Permit Adjustment (Director’s Determination for Alternative Design) for relief from the BHSP Section 8.B “Supplemental Urban Design Standards” for “Retail Streets” pursuant to BHSP Section 6.C; and,
3. **Pursuant to LAMC Section 12.37 et. seq.**, a Waiver of Dedication & Improvements (WDI) to waive the Bureau of Engineering requirements for a potential improvements on the Second (2nd) Street right-of-way (ROW) abutting the southwesterly edge of the project site.



In addition, the Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: demolition, haul route, excavation, shoring, grading, foundation, and building permits.

2) Site Location and Existing Zoning

The Project site is located at 130 S. Olive Street¹ in the City of Los Angeles, bounded by County-owned “W-2” parcel (APN 5149-010-944) to the northeast, Olive Street to the northwest, Hill Street to the southeast, and 2nd Street to the southwest, as shown in Figure 1 below.

Figure 1: Project Site Location



-  Proposed Colburn Campus Expansion
-  Existing Colburn School Campus

Source: Zimas.lacity.org

a) Site Access

The Project Site is located within the Central City Community Plan Area of Council District 14, and within the Bunker Hill Specific Plan (BHSP). Regional access to the project site by vehicle is provided via SR-110 (the Harbor Freeway) and the U.S. Route

¹ Alternate addresses for this parcel include 130, 134, and 138 S. Olive Street; 121, 129, and 135 S. Hill Street; and 411, 417, 419, 421, 425, 427, 429, and 431 W. Second Street.

101 (the Hollywood Freeway). As shown in Mobility Plan 2035, adjacent streets include the following:

- **Hill Street** is designated as a Modified Avenue II requiring a 96-foot ROW width consisting of a 66-foot roadway and 18-foot sidewalks (15-foot sidewalks with an additional 3-foot sidewalk easement). The existing ROW width is 92 feet.
- **Olive Street** is designated as a Modified Avenue II requiring a 96-foot ROW width consisting of a 66-foot roadway and 18-foot sidewalks (15-foot sidewalks with an additional 3-foot sidewalk easement). The existing ROW width is 90 feet.
- **Second (2nd) Street**, as it travels through the 2nd Street Tunnel, is designated a Modified Avenue III requiring a 50-foot ROW width consisting of a 41-foot roadway and a 2-foot sidewalk on the northeasterly edge adjacent to the proposed project site. The existing ROW width varies between 65 feet at the tunnel entrance and 60 feet within the tunnel.
- **[Upper 2nd Street]**, adjacent to 2nd Street Tunnel, between Olive and Hill Street, is designated as a Modified Avenue III with a designated ROW width of 72 feet consisting of a 46-foot roadway and 13-foot sidewalks. As existing, Upper 2nd Street is substandard with an overall ROW width of 40 feet, including an existing 10-foot sidewalk along the easterly edge. Together, 2nd Street and [Upper 2nd Street] are to have an overall ROW width of 100 feet.²

The Project Site is designated Regional Center Commercial and zoned R5-4D, with a “D” Development Limitation pursuant to Ordinance 164,307, Subarea 440. The Project site is located within 250 feet from the Metro Civic Center/Grand Park Station, which is served by the Metro B and D Lines providing access to Union Station, Mid-Wilshire, Hollywood, and North Hollywood. Accordingly, the Project Site, is located in a Transit Priority Area as defined by the City of Los Angeles, pursuant to Los Angeles Department of Building and Safety (“LADBS”) Zoning Information (“ZI”) 2452 and California Public Resources Code Section 21064.3. The Project Site is also subject to Metro rail right-of-way considerations pursuant to ZI-1117. In addition to the Metro Rail station, the Project Site is within one block of a number of other transit routes, including:

LA Metro Bus Lines: 10/48, 14, 48, 60, 70, 76, 78, 81, 94

LADOT: Dash B Union Station/Bunker Hill, 419, 422, 423, 431, 437, 438, 448, 534

Torrance Transit: Route 4X

Montebello Bus Lines: Downtown Express Route 90

Antelope Valley Transit: Route 785

Santa Clarita Transit: Route 799

² Navigatela.lacity.org. Accessed September 9, 2022.

Foothill Transit: Silver Streak, 490, 493, 495, 498, 499, 699
Commerce Municipal Bus Line: Downtown/Civic Center Route

b) Existing Conditions & Project Site History

The Project Site parcel located at 130 S. Olive Street (APN 5149-010-0341) was established in its current configuration in 1975 as Lot 1 of Tract Map No. 28633 in order to implement the Bunker Hill Redevelopment Plan. Following the dissolution redevelopment agencies statewide³ and the expiration of the Bunker Hill Redevelopment Plan on January 1, 2012⁴, the Project Site parcel was subsequently included in the Bunker Hill Specific Plan (BHSP) and officially designated Subarea W-1.⁵

The Project Site is currently developed with two asphalt surface parking lots with approximately 160 automobile parking spaces on two separate elevations separated by a partially vegetated slope and retaining walls. The upper parking lot is approximately 350 feet above mean sea level (amsl) and is accessible via driveways from Olive Street and 2nd Street, while the lower parking lot is approximately 310 feet amsl and is accessible via driveways from Hill Street and 2nd Street. On-site landscaping includes one (1) Queen Palm and seven (7) Tree of Heaven, while two (2) London Plane trees are located off-site in the adjacent public ROW along Hill Street.⁶ The southeast portion of the property was previously developed as a gasoline station with auto repair services from approximately 1935 to 1952.⁷

c) Surrounding Properties

The Project site is located in the Bunker Hill Specific Plan (BHSP), diagonally across the street from the Applicant's existing campus and in close proximity to world-class cultural institutions, including the Walt Disney Concert Hall, The Music Center, the Museum of Contemporary Art, and The Broad museum. In addition to existing cultural institutions, the Project Site is surrounded by a diverse mix of land uses, including high- and mid-rise office buildings, residential buildings, hotels, retail and restaurant uses, night clubs, theaters, warehouses, and light industrial uses.

To the Northeast

Zones: C2-4D

Surface parking lot and LA Metro Civic Center/Grand Park Rail Station

³ State of California: ABx 1-26 "Dissolution Act" (June 28, 2011). Amended by AB 1484, SB 341, and SB 107.

⁴ Los Angeles Department of City Planning ("LADCP") Case No. 2011-653-SP-ZC-CA

⁵ Los Angeles Ordinance No. 182576 (July 22, 2013)

⁶ Carlberg Associates (November 4, 2021). Tree Inventory Report.

⁷ Blackstone Consulting (March 22, 2018). Limited Site Investigation (LSI) Findings.

To the Northwest

Zones: C2-4D-SN and R5-4D

Mixed-use development and Applicant’s existing campus

To the Southeast

Zones: PF-4D

U.S. Federal Courthouse

To the Southwest

Zone: C2-4D and R5-4D

Surface parking lot above 2nd Street Tunnel; Multifamily housing and an associated public parking structure

3) Proposed Project

The Applicant proposes to construct a 6-story (112.6 feet), approximately 78,347 square-foot performing arts educational building (“Educational Building”) consisting of 1,077-seat concert hall, a dance performance studio/flex space accommodating up to 111 spaces, four dance rehearsal studios, rooftop garden and porch, pre-function lobby spaces, exterior gathering spaces, and backstage performance support facilities, and a 6,946 square-foot public plaza located on the northeast corner of the intersection of 2nd and Hill Street.

a. Project Uses & Operations

The Applicant is one of the nation’s preeminent institutes for music and dance whose students range from elementary to postgraduate age levels. The Project will provide much-needed space for the Applicant’s renowned, degree-granting Conservatory of Music, its Music Academy, and the Community School of Performing Arts, a robust program providing music instruction for thousands of children and adults each year. The Project is intended to complement and enhance the existing academic facilities with no additional added staff or student enrollment. It will allow the Applicant to continue serving students at all levels and disciplines and provide them with an ideal suite of performance spaces supplementing the existing 430-seat Zipper Hall and 189-seat Thayer Hall venues on the Applicant’s current campus. The primary component of the Project will be the 78,347-square-foot Educational Building, which will consist of the following performance and teaching spaces:

i. Concert Hall

The Educational Building will feature a 1,077-seat natural acoustic concert hall, primarily accessible from a public entrances opening onto Olive Street near the intersection with 2nd Street, and a secondary entrance from Hill Street through the proposed public plaza. Characterized by “in-the-round” theater design, seats will surround the concert hall stage and orchestra pit on all sides, with a steep rake that creates superb sight lines and gently curved balconies that circle the room that create a sense of intimacy between the performers and the audience. The performance platform is designed without a raised stage edge, so that audience members can put their feet on the stage at the same level

with performers. The performance platform, which is identical in size and shape to the stage of the nearby Walt Disney Concert Hall, can accommodate approximately 104 musicians on a powered riser system of six separate lifts, enabling multiple stage configurations. An orchestra pit with a capacity of up to 70 musicians includes a platform lift that can be raised to accommodate loose audience seating or lowered to create a stage edge. The acoustic ceiling above the orchestra and seating area will be shaped to resemble clouds, creating a dynamic presence that can be activated by lighting while accommodating equipment and catwalks within an elegant, lofty setting.

In keeping with this airy atmosphere, two skylights will bring daylight into the space, and direct exterior access will be provided above the dance institute through a 12,673 square-foot rooftop garden and porch area on Level 4 overlooking 2nd Street and the public plaza. The rooftop garden and porch may also be used for pre-performance gatherings, intermissions, and small-scale outdoor performances. The concert hall will also provide dressing rooms, restrooms, stage management offices, technical support rooms, and equipment storage areas. Wide circulation corridors and stage access doors will facilitate easy load-in of stage equipment and instruments.

ii. Dance Institute

The Educational Building will also include a dance institute, primarily accessible from Hill Street and the public plaza at the corner of 2nd and Hill Street. With a primary entrance through the public plaza and distinct architectural character of the building, the light-filled dance institute will have its own identity while harmonizing with the larger Educational Building. The dance institute will feature four glass-enclosed dance rehearsal studios ranging from approximately 1,400 to 2,600 square feet and a dance performance studio/flex space that can accommodate up to 111 seats. Designed to maximize flexibility for performers and audience, the spaces allow for telescopic seating to provide the greatest variety of configurations and vantage points. Each rehearsal and performance space will have a sprung wood floor with a vinyl dance surface and one mirrored wall. The rehearsal rooms will have windows with shades, allowing controlled natural daylight to enter the spaces. All rooms will have audiovisual connectivity to the performance spaces, allowing them to be used as off-stage performance areas.

The dance institute is directly connected to informal, flexible spaces where students can meet and interact. These spaces include a 6,946-square-foot public plaza at Level 1 providing an entrance from Hill Street and 2nd Street to the dance institute, the main lobby of the concert hall, and the exterior rooftop garden and porch on Level 4. The public plaza will also provide a space where students of all ages, faculty, parents, visitors, and community members may gather, study, rehearse, converse and relax, as well as enjoy small performances.

b. Project Summary. Table 2 below provides data for the Project:

Table 2: Project Summary

| | | | |
|----------------------------------|--|--|---|
| General Information | Street Address (primary) | 130 S. Olive Street | |
| | APN No. | 5149-010-034 | |
| | Zoning | R5-4D | |
| | General Plan Designation | Regional Center Commercial | |
| | Community Plan Area | Central City | |
| | Specific Plan Overlay | Bunker Hill Specific Plan Subarea W-1 | |
| | Gross Lot Area (<i>pre-dedications</i>) | 53,631 sf (1.23 ac.) | |
| | Net Lot Area (<i>excluding dedication areas</i>) | 52,848 sf (1.21 ac.) | |
| | | MAX. PERMITTED | PROPOSED |
| Development Standards | Floor Area Ratio (FAR) | 6.00 | 1.46 |
| | Building Area | 321,786 sf | 78,347 sf |
| | Building Stories | N/A | 6 |
| | Building Height (<i>LAMC 12.03, 12.21.1, LADBS Document No. P-ZC 2002-008</i>) | N/A | 112.6' |
| | | REQUIRED | PROPOSED |
| Additional Development Standards | Public Open Space "Plaza" (<i>BHSP Section 7.F</i>) | 5,000 sf | ±6,946 sf |
| | Setbacks & Buffers (<i>BHSP Section 8.B and DDG Section 3.B.1</i>) | Varies per use | 3' avg (Olive St) 5' (2nd St) ±45' (Hill St) ⁸ |
| | Automobile Parking (<i>BHSP Section 10.A.3(b)(iii)</i>) | 0 spaces ⁹ | 0 spaces |
| | Loading Dock Area (<i>LAMC 12.21 C.6(d)</i>) | 600 sf ¹⁰ | ±1,418 sf |
| Number of Seats | Total Seats | INDOOR 1,188 seats | OUTDOOR 300 seats |
| | Concert Hall | 1,077 | - |
| | Dance Performance Studio | 111 | - |
| | Public Plaza – Hill Street (Level 1) | - | 207 |
| | Rooftop Garden and Porch (Level 4) | - | 77 |

⁸ Setback area includes public plaza. Project Permit Adjustment (SPPA) requested (BHSP 6.A; LAMC 11.5.7 E).

⁹ No minimum required, if within 1,500 feet of Metro Station.

¹⁰ For projects with 50,000-100,000 sf gross floor area.

c. Lot Area and Buildable Area

The combined Project site has a gross Lot Area of 53,631 square feet (±1.23 acres). The Project net Lot Area after dedications is 52,848 square feet (±1.21 acres).

i. Floor Area Ratio and Allowable Floor Area

The Project site is located in the R5-4D zone, which has no limit on the maximum building height or number of stories. Maximum floor area is limited to 6.0:1 FAR with an existing “D” Limitation (Ordinance 164,307 Subarea 440). The maximum allowable floor area is approximately 321,786 square feet. The Project will construct the Educational Building, which is a 6-story, 112.6-foot-tall structure, with approximately 78,347 square feet of floor area (totaling 1.46 FAR).

Table 2: Floor Area Ratio & Allowable Floor Area Summary

| DESCRIPTION | LOT AREA | MAX. FAR | MAX. ALLOWABLE FLOOR AREA (FAR) | PROPOSED FLOOR AREA (FAR) |
|-------------|-----------|----------|---------------------------------------|---------------------------|
| Lot Area | 53,631 sf | 6.0 | = 321,786 sf (53,631 sf x 6.0 FAR) | = 78,347 sf (1.46 FAR) |

ii. Landscaping and Open Space

The Project will provide a total of 6,946 square feet of publicly accessible open space, of which 2,795 square feet (40%) is proposed to be landscaped, through the construction of a public plaza with access from Hill Street and 2nd Street. An additional 12,673 square feet of private open space will be provided through the Level 4 rooftop garden and porch (±13% landscaped).

The Project will remove a total of seven (7) on-site, unprotected trees from the [130 S. Olive St. Parcel] and one (1) off-site tree from the Hill Street ROW. One (1) street tree in the Hill Street ROW and three (3) street trees in the 2nd Street ROW are to be retained in place. The Project will provide approximately 54 new trees including: 41 new on-site trees and 13 street trees to be added to Olive, Hill and 2nd Street.

iii. Setbacks

Pursuant to Section 8.B of the BHSP, Olive, 2nd, and Hill Street are designated “Retail Streets” and subject to specific requirements for setbacks, ground-floor design, and building massing with the goal of encouraging active uses and building frontages to be located close to the adjacent rights-of-way. In light of the Project’s unique use and contribution to the pedestrian environment in the Bunker Hill area, the Project is seeking a Specific Plan Project Permit Adjustment (SPPA) for Director’s Determination for Alternative Design in accordance with the procedures in BHSP Section 6.C.

Pursuant to the proposed SPPA, the provided setback from Olive Street will comply with an average of 3 feet. Along 2nd Street, the proposed Project will be setback 5 feet from the property line to accommodate required setbacks and a buffer area according to the Downtown Design Guide Section 3.B.1. Additionally, the 2nd Street frontage shall also accommodate approximately 125 feet to be lined with the proposed public plaza.

The proposed building setback from Hill Street will be approximately 45 feet to the closest building façade through the requested SPPA. Within the proposed setback area along Hill Street, the proposed Project will include active frontage and pedestrian access to the 6,946 square-foot public plaza lining 60 feet of the Hill Street frontage. The public plaza, which will directly abut the 2nd Street and Hill Street ROWs at grade, and will provide a publicly accessible open space in conformance with the BHSP. The remainder of the Hill Street frontage will be lined with a landscaped concrete wall, ranging from 8 feet to 10 feet-5 inches in height. The wall will be integrated with vertical landscaping, to adequately screen incidental and back-of-house uses.

iv. Dedications and Easements

In accordance with Mobility Plan 2035 and LAMC 12.37, and as requested in the attached Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) No. 20220436 and R-3 Letter No. 202200565, the Project Site will accommodate the following dedications:

- A 3-foot dedication along Olive Street adjacent to the Project site; and,
- A 2-foot dedication along Hill Street adjacent to the Project site.

v. Easements

In conformance with Section 8.B of the BHSP “Retail Streets” designation, the Project will provide a 3-foot (average) sidewalk easement on both Olive and Hill Street, as detailed in the Downtown Street Standards.¹¹ Along the 2nd Street frontage, the Project is requesting a Project Permit Adjustment (Director’s Determination for Alternative Design) for relief from the same 3-foot (average) sidewalk easement along Upper 2nd Street between Olive and Hill Street .

In its existing condition, the 2nd Street ROW is a divided (modified) roadway (as described in LAMC Section 12.37 A.8), comprised of the 2nd Street Tunnel (±60 feet wide) and the Upper 2nd Street (±40 feet wide), and therefore no additional

¹¹ City of Los Angeles (April 24, 2009). Downtown Street Standards (pp. 24-25).

improvement or roadway dedication is required. However, PCRF Form No. 2022-0436 and R-3 Letter No. 202200565 (enclosed) stat that the Applicant will need to repair the existing 10-foot sidewalk on 2nd Street to BOE standards. The Applicant is proposing to provide the 10-foot sidewalk designed in conformance with the Downtown Design Guide Table 3-1. Additionally, the Project will provide a 5-foot buffer between the proposed Educational Building and the abutting Upper 2nd Street ROW, satisfying DDG Section 3.B.1, which states such a buffer can be used to line ground-floor spaces. Given the physical constraints of the 2nd Street ROW and the proposed 5-foot buffer, the Project will meet the intention of the BHSP and the DDG to provide an attractive and pedestrian-scale frontage along the Project.

d. Vehicular Access, Parking, and Loading

Pursuant to BHSP Section 10.A.3.b.iii, there is no minimum parking requirement for non-residential projects within 1,500 feet of a fixed rail transit station. The Project Site is located approximately 250 feet southwest of the Metro Civic Center/Grand Park Station, which provides regional access to the Metro D Line (connecting Union Station to the Wilshire/Western Station) and the Metro B Line (connecting Union Station to the North Hollywood Station). Given the Project Site’s location and the proposed public plaza and the repaired 2nd Street sidewalk providing enhanced pedestrian connectivity to the surrounding area and LA Metro, a parking lot will not be provided. Faculty, students, and patrons attending events will continue to park in off-site structures located adjacent to the Project site or use public transportation. Accordingly, the absence of new on-site parking is not anticipated to adversely impact the Project or the surrounding community.

The loading area for the Project Site will be access by a driveway located on Hill Street, located as far from the 2nd and Hill Street intersection as possible, and centrally located mid-block between the First and 2nd Street intersections. The loading zone will include two loading docks and will provide approximately 3,114 square-feet of loading and maneuvering area, necessary for the delivery of music and theater related equipment and sets. The loading area will be fully screened from public view through the integration of the previously described landscaped concrete wall, ranging from 8 feet to 10 feet-5 inches in height. No portion of the loading shall be visible from the Hill Street right-of-way and sidewalk area.

4) Environmental Review

The proposed Project is requesting a Class 32 Categorical Exemption for Infill Development Projects, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332, as stated:

“Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable

general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.”¹²

Per the enclosed Environmental Assessment Form (EAF) and technical studies, all project impacts for traffic, noise, air, and water quality would be less than significant and would not require mitigation measures. The Project’s proposed use, location, size, height, operations, and other significant features will be compatible with the surrounding urbanized environment and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

¹² State of California, Governor’s Office of Planning and Research. CEQA Guidelines Section 15332 (Class 32).

FINDINGS

BUNKER HILL SPECIFIC PLAN: PROJECT PERMIT COMPLIANCE (LAMC SECTION 11.5.7.C.2)

Pursuant to the Bunker Hill Specific Plan (BHSP) Section 6.B and LAMC Section 11.5.7, the Applicant requests Specific Plan Project Permit Compliance (SPP) to allow for a campus expansion, including: (1) the construction of a 6-story (112.6 feet), approximately 78,347 square-foot performing arts educational building (“Educational Building”) consisting of 1,077-seat concert hall, a dance performance studio/flex space accommodating up to 111 spaces, four dance rehearsal studios, rooftop garden and porch, pre-function lobby spaces, exterior gathering spaces, and backstage performance support facilities, and (2) a 6,946 square-foot public plaza located on the northeast corner of the intersection of Second (2nd) and Hill Street, in the Bunker Hill Specific Plan (BHSP) area (the “Project”).

The following findings are provided, as required by the LAMC Section 11.5.7.C.2:

(a) That the Project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and,

The proposed Project substantially conforms with the history, intentions, regulations, and the required findings of the of the BHSP as detailed below.

Conformance with Specific Plan Goals

Adopted in 2013, the primary goal of the BHSP is to, “Implement the Central City Community Plan.”¹ Originally developed in the late 19th Century, Bunker Hill was home to many of the City’s prominent residences and Victorian homes. However, following the physical deterioration of the area, Bunker Hill became designated a Redevelopment Project Area (RPA) in 1959, with the intention to redevelop the area into a mixed-use center for office, residential, hotel, retail, commercial, museums and cultural uses. In 2003, the Central City Community Plan further defined that future development was to be interspersed with public open spaces, plazas, and pedestrian connections that would, “create glittering towers in lush garden-like settings, and avoid a ‘street wall’ or block pattern typical of many older downtown high-rise developments.”²

In addition to the primary goal of implementing the Community Plan, the Project will achieve with the following “purposes” of the BHSP:

¹ City of Los Angeles (July 22, 2013). Bunker Hill Specific Plan (BHSP).

² City of Los Angeles (January 8, 2003). Central City Community Plan: Purposes A (pp. 9).

Purpose D – Reinforce and enhance the district's identity as the cultural center of the region;

Purpose F - Implement design regulations that maintain a high quality built form and encourage compatible infill development that enlivens the streets and public spaces;

Purpose G - Expand, integrate, and activate a linked network of public open spaces and pedestrian pathways;

Purpose H - Support the expansion of the regional transit network through an urban form and mix of land uses that support high levels of transit use;

Purpose K – Support the improvement of the business environment by providing an attractive public realm; and,

Purpose L – Promote increased flexibility in the regulation of the height and bulk of buildings as well as the design of sites and public streets in order to ensure a well-planned mix of commercial and residential uses with adequate public space.

Founded in 1950, the Applicant's campus is located in the Bunker Hill district – the cultural center of Downtown – which includes other landmark buildings such as the Walt Disney Concert Hall, the Music Center, the Museum of Contemporary Art (MOCA), the Broad museum, the Los Angeles Central Library, and the Cathedral of Los Angeles. The Applicant offers performing arts educational courses for students ranging from elementary to postgraduate age levels. The Applicant offers both community-based and conservatory type programs that cultivate a continued passion for music, dance, and opera, and educates and prepares young adults for professional careers in the performing arts. The Project will support the Applicant's educational goals and provide state of the art performance venues for the Applicant's students and faculty and selected community partners. As proposed, the Project will be located southeast from Applicant's existing campus, diagonally across the intersection of 2nd and Olive Street, further enhancing and reinforcing Bunker Hill as the cultural center in the Los Angeles region (Purpose D).

The approximately 53,631 square-foot Project Site is currently developed with two asphalt surface parking lots with approximately 160 automobile parking spaces on two separate elevations separated by a partially vegetated slope and retaining walls. The upper parking lot is approximately 350 feet above mean sea level (amsl) and is accessible via driveways from Olive Street and 2nd Street, while the lower parking lot is approximately 310 feet amsl and is accessible via driveways from Hill Street and 2nd Street. The Project Site represents the last privately-owned, under-developed parcel in the BHSP.

The proposed Project will infill and transform the Project Site into a 6-story (112.6 feet), approximately 78,347 square-foot performing arts Educational Building consisting of 1,077-seat concert hall and a dance institute providing a large performance studio/flex space accommodating up to 111 spaces, four dance rehearsal studios, rooftop garden and porch,

pre-function lobby spaces, exterior gathering spaces, and backstage performance support facilities, and a 6,946 square-foot public plaza located on the northeast corner of the intersection of Second (2nd) and Hill Street.

The design of the proposed Project and Project Site will further complement both the existing topography as well as the surrounding architecture, streets, and the public realm of the BHSP. As proposed, the Educational Building is designed with two primary and interconnected building volumes – one housing the concert hall and one housing the dance institute. The Educational Building will be comprised of modern brushed aluminum panels, concrete, glass – that will be terraced to complement the building volumes and the existing hillside. The lower portion of the Educational Building, which supports the dance institute will have an at-grade garden entrance from Hill Street. The upper portion of the Educational Building, housing the concert hall, will have at-grade entrances from Olive Street. By terracing the Educational Building in two primary volumes, it not only complements the existing grade of the site, but it creates visual movement or sight lines that rise with the elevation of Bunker Hill to the center of the specific plan featuring the 45-story Grand LA tower, the Walt Disney Concert Hall, the Broad Museum, and the Music Center and Dorothy Chandler Pavilion.

At the corner of 2nd and Hill Street, a 6,946 square-foot public plaza will provide active street frontage and access to the lower volume of the Education Building while also contributing to the existing BHSP open space network, with Grand Park being located approximately 0.25-miles to the northeast, and California Plaza approximately 0.25-miles to the southwest (Purpose L).

Conformance with BHSP Development Standards

As proposed, the Project conforms with the following BHSP regulations and LAMC development standards, as detailed in Table 1 and further described below.

Table 1: Project Summary

| | | |
|---------------------|--|--|
| General Information | Street Address (primary) | 130 S. Olive Street |
| | APN No. | 5149-010-034 |
| | Zoning | R5-4D |
| | General Plan Designation | Regional Center Commercial |
| | Community Plan Area | Central City |
| | Specific Plan Overlay | Bunker Hill Specific Plan Subarea W-1 |
| | Gross Lot Area (<i>pre-dedications</i>) | 53,631 sf (1.23 ac.) |
| | Net Lot Area (<i>excluding dedication areas</i>) | 52,848 sf (1.21 ac.) |

Table 1: Project Summary (Continued)

| | | MAX. PERMITTED | PROPOSED |
|----------------------------------|--|-------------------------------|---|
| Development Standards | Floor Area Ratio (FAR) | 6.00 | 1.46 |
| | Building Area | 321,786 sf | 78,347 sf |
| | Building Stories | N/A | 6 |
| | Building Height <i>(per LAMC 12.03, 12.21.1, LADBS Document No. P-ZC 2002-008)</i> | N/A | 112.6' |
| | | REQUIRED | PROPOSED |
| Additional Development Standards | Public Open Space "Plaza" (BHSP Section 7.F) | 5,000 sf | ±6,946 sf |
| | Setbacks & Buffers <i>(BHSP Section 8.B and DDG Section 3.B.1)</i> | Varies per use | 3' avg (Olive St) 5' (2nd St) ±45' (Hill St) ³ |
| | Automobile Parking (BHSP Section 10.A.3(b)(iii)) | 0 spaces ⁴ | 0 spaces |
| | Loading Dock Area (LAMC 12.21 C.6(d)) | 600 sf ⁵ | ±1,418 sf |
| Number of Seats | Total Seats | INDOOR 1,188 seats | OUTDOOR 300 seats |
| | Concert Hall | 1,077 | - |
| | Dance Performance Studio | 111 | - |
| | Public Plaza – Hill Street (Level 1) | - | 207 |
| | Rooftop Garden and Porch (Level 4) | - | 77 |

Permitted Uses

The proposed Project consists of uses permitted by-right in both the BHSP and the LAMC. The BHSP Section 7.C allows for those uses permitted in the underlying R5 Multiple Family Dwelling Zone (which include permitted uses from the R4 zone). As listed under LAMC Section 12.11, the R4 zone permits, "Schools, elementary and high, or educational institutions," as by-right uses. Therefore, the proposed Project, including all uses within the Educational Building (e.g., concert hall, dance performance studio/flex space, live performance spaces and the incidental uses of the school) are permitted by-right.

³ Setback area includes public plaza. Project Permit Adjustment (SPPA) for Alternative Design requested (BHSP 6.A; LAMC 11.5.7 E).

⁴ No minimum required, if within 1,500 feet of Metro Station.

⁵ For projects with 50,000-100,000 sf gross floor area.

Floor Area Ratio (FAR)

The Project site is located in the R5-4D zone, which has no limit on the maximum building height or number of stories. Maximum floor area is limited to 6.0:1 FAR with an existing “D” Limitation (Ordinance 164,307 Subarea 440). The maximum allowable floor area is approximately 321,786 square feet. The Project will construct the Educational Building, which is a 6-story (112.6 feet) structure with approximately 78,347 square feet of floor area (totaling 1.46 FAR).

Table 2: Floor Area Ratio & Allowable Floor Area Summary

| DESCRIPTION | LOT AREA (NET) | MAX. FAR | MAX. ALLOWABLE FLOOR AREA (FAR) | PROPOSED FLOOR AREA (FAR) |
|-------------|----------------|----------|-------------------------------------|---------------------------|
| Lot Area | 53,631 sf | 6.0 | 321,786 sf (53,631 sf x 6.0 FAR) | 78,347 sf (1.46 FAR) |

Retail Streets Designation and Compliance

Pursuant to Section 8.B of the BHSP, Olive, 2nd, and Hill Streets are designated “Retail Streets” and subject to specific requirements for setbacks, ground-floor design, and building massing with the goal of encouraging active uses and building frontages to be located close to the adjacent rights-of-way. In light of the Project’s unique use and contribution to the pedestrian environment in the Bunker Hill area, the Project is seeking a Project Permit Adjustment (Director’s Determination for Alternative Design) with the following requirements.

Setbacks

Pursuant to the proposed Project Permit Adjustment, the provided setback from Olive Street will be an average of 3 feet, while the provided setback from Hill Street will be approximately 45 feet to the closest building façade. Within the proposed setback area along Hill Street, the Project will incorporate a public plaza, which will at-grade access from the southwest corner abutting 2nd Street and Hill Street, that will provide a publicly accessible open space in satisfaction of the BHSP.

Ground Floor Treatment, Massing & Street Walls

The BHSP Section 8.B.2 defines that on Olive, Hill, and 2nd Street (designated as Retail Streets) are to be lined with active frontages totaling 50%, 75%, 75%, respectively. The frontages shall be lined with retail, professional office, or live-work uses. However, ground floor treatment for institutional uses is undefined in the BHSP. In the Downtown Design Guide Section 4.B.1 does allow for Retail Streets frontages to be lined with, “cultural facilities.”⁶ While many of Bunker Hill’s existing institutions – including the Music Center, MOCA, the Broad, the Los Angeles Central Library, the Cathedral of Los Angeles, and the Walt

⁶ City of Los Angeles (June 8, 2017). Downtown Design Guide, Section 4.B.1 (pg. 20).

Disney Concert Hall – provide cultural frontage on the Retail Streets, the majority of retail-related uses, such as gift shops and concession stands, are located inside the building or property, and not directly fronting the street. Therefore, the enclosed Specific Plan Project Permit Adjustment (SPPA) will provide relief from requiring direct retail, office, or live-work frontages along the ground floors, as this application is neither practical nor with established institutions in the BHSP area. See the enclosed SPPA Findings.

The BHSP Section 8.B.3 calls for a minimum of 80% of project frontages along Retail Streets to be lined with building streetwall of at least 25 feet high. The specific plan specifies that this calculation does not include areas used for open space or areas provided vehicular access. The proposed Project will fully comply along Olive Street, as the proposed building will create a consistent streetwall, approximately 54 feet high, that will run along approximately 165 feet of the Olive Street frontage, and approximately 180 feet of the 2nd Street frontage.

As previously stated, the building is proposed to be setback from Hill Street in order to accommodate much needed privacy and security for students, as well as the incidental uses required to support a performing arts school. In lieu of the building façade providing the streetwall, the Project will provide a 6,946 square-foot public plaza located at the corner of 2nd and Hill Street, that will provide direct access and frontage to the proposed Project’s cultural frontages. For a portion of Hill Street, supporting the necessary incidental and back-of-house uses for the performing arts school, a modern concrete wall capped with metal mesh panels, ranging from 8 feet to 10-feet 5-inches in height, will be integrated with vertical landscaping and planting vines to blend the building’s metal-and-glass façade facing Hill Street and to adequately screen incidental and back-of-house uses.

See the enclosed request and findings for Project Permit Adjustment (Director’s Determination for Alternative Design).

Dedications

In accordance with Mobility Plan 2035 and LAMC 12.37, and as requested in the attached Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) No. 20220436 and R-3 Letter No. 202200565, the Project Site will accommodate the following dedications:

- A 3-foot dedication along Olive Street adjacent to the Project site; and,
- A 2-foot dedication along Hill Street adjacent to the Project site.

Easements

In conformance with Section 8.B of the BHSP “Retail Streets” designation, the Project will provide a 3-foot (average) sidewalk easement on both Olive and Hill Street, as detailed in the Downtown Street Standards.⁷ Along the 2nd Street frontage, the Project is requesting a Project Permit Adjustment (Director’s Determination for Alternative Design) for relief from

⁷ City of Los Angeles (April 24, 2009). Downtown Street Standards (pp. 24-25).

the same 3-foot (average) sidewalk easement along Upper 2nd Street between Olive and Hill Street .

In its existing condition, the 2nd Street ROW is a divided (modified) roadway (as described in LAMC Section 12.37 A.8), comprised of the 2nd Street Tunnel (±60 feet wide) and the Upper 2nd Street (±40 feet wide), and therefore no additional improvement or roadway dedication is required. However, PCRF Form No. 2022-0436 and R-3 Letter No. 202200565 (enclosed) state that the Applicant will need to repair the existing 10-foot sidewalk on 2nd Street to BOE standards. The Applicant is proposing to provide the 10-foot sidewalk designed in conformance with the Downtown Design Guide Table 3-1. Additionally, the Project will provide a 5-foot buffer between the proposed Educational Building and the abutting Upper 2nd Street ROW, satisfying DDG Section 3.B.1, which states such a buffer can be used to line other ground-floor spaces (including cultural uses). Given the physical constraints of the 2nd Street ROW and the proposed 5-foot buffer, the Project will meet the intention of the BHSP and the DDG to provide an attractive and pedestrian-scale frontage along the Project.

Open Space

In conformance with the BHSP Section 7.F, will provide a total of 6,946 square feet of publicly accessible open space, of which 2,795 square feet (40%) is proposed to be landscaped, through the construction of a public plaza with access from Hill Street and 2nd Street. This exceeds the minimum of 5,000 square feet of open space required by the BHSP. In accordance with the BHSP Section 7.F.1 and the DDG Table 7-1, the Project will comply with the Open Space requirements as detailed in Table 3 below:

Table 3: Public Open Space Requirements

| PUBLIC OPEN SPACE STANDARD | PROVIDED |
|---|--|
| Open space provides a minimum of 5,000 square feet in size (BHSP 7.F.1.a) | 6,946 sf (Public Plaza) |
| Provide at-grade access from the Olive and Hill Street elevations (BHSP 7.F.1.b) | Public entrances to the Public Plaza are designed at-grade with 2nd and Hill St respectively) |
| Unenclosed by any wall, fence, gate, or other obstruction (BHSP 7.F.1.c) | Access to the Public Plaza will be open and unobstructed. |
| Line a minimum of 20% of the Plaza with cultural uses (i.e. the Project) (BHSP 7.F.1.d) | Total Open Space Perimeter = 446 ft. (Plaza) Portion Lined with Cultural Uses = 176 ft. (39.5%) |
| Provide a minimum of 20% of landscaping (DDG Table 7-1) | ±2,795 sf (40%) (Public Plaza) |
| Incorporate 1 seat per 50 sf of site area (DDG Table 7-1) | 207 seats |
| Includes at least one gathering place with fountain or other focal element. (BHSP 7.F.1.f.) | Central Gathering Space and Platform |

An additional 12,673 square feet of private open space will be provided through the Level 4 rooftop garden and porch ($\pm 13\%$ landscaped).

The Project will remove a total of seven (7) on-site, unprotected trees from the [130 S. Olive St. Parcel] and one (1) off-site tree from the Hill Street ROW. One (1) street tree in the Hill Street ROW and three (3) street trees in the 2nd Street ROW are to be retained in place. The Project will provide approximately 54 new trees including: 41 new on-site trees and 13 street trees to be added to Olive, Hill and 2nd Street.

BHSP Pedestrian Plan and Connectivity

Pursuant to the BHSP Section 9, all projects within the specific plan are required to integrate pedestrian connectivity and networks in the Specific Plan area. While the BHSP does not require the Project Site to provide a pedestrian way through the site, the Project will nonetheless dedicate, retain, or repair all sidewalks on Olive, Hill, and 2nd Street in accordance with the goals of the BHSP and the requirements of the Bureau of Engineering Standards and the Downtown Design Guideline, unless otherwise entitled or conditioned.

Vehicular Access, Parking, and Loading

Pursuant to BHSP Section 10.A.3.b.iii, there is no minimum parking requirement for non-residential projects within 1,500 feet of a fixed rail transit station. The Project Site is located approximately 250 feet southwest of the Metro Civic Center/Grand Park Station, which provides regional access to the Metro D Line (connecting Union Station to the Wilshire/Western Station) and the Metro B Line (connecting Union Station to the North Hollywood Station). Given the Project's location and proximity to the LA Metro station, on-site parking will not be provided. Faculty, students, and patrons attending events will continue to park in off-site structures located adjacent to the Project site or use public transportation. Accordingly, the absence of new on-site parking is not anticipated to adversely impact the Project or the surrounding community.

Furthermore, an enclosed parking analysis conducted in December 2021, found that there are approximately 9,500 existing public off-street parking spaces in the vicinity of the Project Site. The study projects that many of these spaces could be available for sharing with the Project, particularly on nights and weekends when employees from the County, U.S. Federal Courthouse, and nearby businesses are not present. Based on the findings, the absence of on-site parking is not anticipated to adversely impact the Project or the surrounding community.⁸

The loading area for the Project Site will be access by a driveway located on Hill Street, located as far from the 2nd and Hill Street intersection as possible, and centrally located mid-block between the 1st and 2nd Street intersections. The loading zone will include two loading docks and will provide approximately 3,114 square-feet of loading and maneuvering area, necessary for the delivery of music and theater related equipment and sets. The loading area

⁸ Walker Consultants (December 3, 2021). Colburn Campus Expansion Parking Analysis.

will be fully screened from public view through the integration of the previously described landscaped concrete wall, ranging from 8 feet to 10-feet 5-inches in height. No portion of the loading shall be visible from the Hill Street right-of-way or sidewalk area.

(b) That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The proposed Project, including the proposed subdivision, is requesting a Class 32 Categorical Exemption for Infill Development Projects, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332, as stated:

“Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.”

Per the enclosed Environmental Assessment Form (EAF) and technical studies, all project impacts for traffic, noise, air, and water quality would be less than significant and would not require mitigation measures. The Project’s proposed use, location, size, height, operations, and other significant features will be compatible with the surrounding urbanized environment and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

FINDINGS

SPECIFIC PLAN PROJECT PERMIT ADJUSTMENT (SPPA) (BHSP SECTION 6.C AND LAMC Section 11.5.7.E)

Pursuant to the Bunker Hill Specific Plan (BHSP) Section 6.C and LAMC Section 11.5.7.E, the Applicant requests a Specific Plan Project Permit Adjustment (Director’s Determination for Alternative Design) for relief from the BHSP Section 8.B “Retail Streets” supplemental urban design standards on Olive, Hill, and 2nd Streets for the design and construction of a proposed performing arts educational building and institutional use. Specifically, the Applicant requests the following:

- Relief from BHSP Section 8.B.2 requiring Olive, Hill, and 2nd Street (designated as Retail Streets) requiring active ground-floor frontages totaling 50%, 75%, 75%, respectively;
- Relief from Downton Design Guide Section 3 Table 3-2, to permit a building setback of approximately 45 feet along a portion of Hill Street; and,
- Relief from Downton Design Guide Section 3.A.1 and Downtown Street Standards to permit a 0-foot sidewalk easement along the 2nd Street right-of-way.

Project Description

The requested Specific Plan Project Permit Adjustment (SPPA) will support: (1) the construction of a 6-story (112.6 feet), approximately 78,347 square-foot performing arts educational building (“Educational Building”) consisting of 1,077-seat concert hall, a dance performance studio/flex space accommodating up to 111 spaces, four dance rehearsal studios, rooftop garden and porch, pre-function lobby spaces, exterior gathering spaces, and backstage performance support facilities, and (2) a 6,946 square-foot public plaza located on the northeast corner of the intersection of Second (2nd) and Hill Street, in the Bunker Hill Specific Plan (BHSP) area (the “Project”).

1. That the project conforms with the purposes and intent of the urban design regulations required by Section 8 of this Specific Plan;

The proposed Project substantially conforms with the intent of the BHSP to, “Reinforce and enhance the district’s identity as the cultural center of the region (BHPS Section 2.D).” As such, both the BHSP and the LAMC permit the following by-right uses: “Schools, elementary and high, or educational institutions” (LAMC Section 12.11) and “Entertainment and Commercial Recreation Use and Establishments” including “Live Theaters” (BHSP Section 7.C).

Considering the intent of the BHSP and the permitted uses described above, the Project will provide frontage on Olive, 2nd, and Hill Street, which are designated “Retail Streets” by the

BHSP Section 8. The intent of the Retail Streets designation is to encourage ground-floor uses, setbacks, and frontages that support retail, professional office, live-work, and residential entrances. However, ground floor treatment for institutional uses is largely undefined in the BHSP; whereas, the Downtown Design Guide Section 4.B.1 does allow for Retail Streets frontages to be lined with, “cultural facilities.”¹ While many of Bunker Hill’s existing institutions – including the Music Center, MOCA, the Broad, the Los Angeles Central Library, the Cathedral of Los Angeles, and the Walt Disney Concert Hall – provide cultural frontage on the Retail Streets, the majority of retail-related uses, such as gift shops and concession stands, are located inside the building or property, and not directly fronting the street. Furthermore, by requiring institutions to provide retail-oriented frontages, it can detract from an institution’s primary function to provide educational and cultural uses or unique architectural design and open spaces to the community. Therefore, the requested SPPA will provide relief from requiring retail, office, or live-work frontages along the ground floors of the proposed Project, as this requirement is neither practical nor consistent with established institutions in the BHSP area.

CONFORMANCE WITH BHSP REGULATIONS

The proposed Project conforms with the intent of the BHSP Urban Design Standards, the Downtown Design Guide, and LAMC development standards, as detailed in Table 1 and further described below.

Table 1: Project Summary

| | | | |
|-----------------------|--|--|-----------------|
| General Information | Street Address (primary) | 130 S. Olive Street | |
| | APN No. | 5149-010-034 | |
| | Zoning | R5-4D | |
| | General Plan Designation | Regional Center Commercial | |
| | Community Plan Area | Central City | |
| | Specific Plan Overlay | Bunker Hill Specific Plan Subarea W-1 | |
| | Gross Lot Area (<i>pre-dedications</i>) | 53,631 sf (1.23 ac.) | |
| | Net Lot Area (<i>excluding dedication areas</i>) | 52,848 sf (1.21 ac.) | |
| | | MAX. PERMITTED | PROPOSED |
| Development Standards | Floor Area Ratio (FAR) | 6.00 | 1.46 |
| | Building Area | 321,786 sf | 78,347 sf |
| | Building Stories | N/A | 6 |
| | Building Height (<i>LAMC 12.03, 12.21.1, LADBS Document No. P-ZC 2002-008</i>) | N/A | 112.6’ |

¹ City of Los Angeles (June 8, 2017). Downtown Design Guide, Section 4.B.1 (pg. 20).

Table 1: Project Summary (Continued)

| | | REQUIRED | PROPOSED |
|----------------------------------|---|-------------------------------------|---|
| Additional Development Standards | Public Open Space "Plaza" (BHSP Section 7.F) | 5,000 sf | ±6,946 sf |
| | Setbacks & Buffers (BHSP Section 8.B and DDG Section 3.B.1) | Varies per use | 3' avg (Olive St) 5' (2nd St) ±45' (Hill St) ² |
| | Automobile Parking (BHSP Section 10.A.3(b)(iii)) | 0 spaces ³ | 0 spaces |
| | Loading Dock Area (LAMC 12.21 C.6(d)) | 600 sf ⁴ | ±1,418 sf |
| Number of Seats | Total Seats | INDOOR 1,188 seats | OUTDOOR 300 seats |
| | Concert Hall | 1,077 | - |
| | Dance Performance Studio | 111 | - |
| | Public Plaza – Hill Street (Level 1) | - | 207 |
| | Rooftop Garden and Porch (Level 4) | - | 77 |

Floor Area Ratio (FAR)

The Project site is located in the R5-4D zone, which has no limit on the maximum building height or number of stories. Maximum floor area is limited to 6.0:1 FAR with an existing "D" Limitation (Ordinance 164,307 Subarea 440). The maximum allowable floor area is approximately 321,786 square feet. The Project will construct the Educational Building, which is a 6-story, 112.6-foot-tall structure, with approximately 78,347 square feet of floor area (totaling 1.46 FAR).

Table 2: Floor Area Ratio & Allowable Floor Area Summary

| DESCRIPTION | LOT AREA (NET) | MAX. FAR | MAX. ALLOWABLE FLOOR AREA (FAR) | PROPOSED FLOOR AREA (FAR) |
|-------------|----------------|----------|--|--------------------------------|
| Lot Area | 53,631 sf | 6.0 | 321,786 sf (53,631 sf x 6.0 FAR) | 78,347 sf (1.46 FAR) |

Retail Streets Designation and Compliance

Pursuant to Section 8.B of the BHSP, Olive, 2nd, and Hill Streets are designated "Retail Streets" and subject to specific requirements for setbacks, ground-floor design, and building massing with the goal of encouraging active uses and building frontages to be located close to the adjacent rights-of-way. In light of the Project's unique use and contribution to the pedestrian environment in the Bunker Hill area, the Project is seeking a Project Permit

² Setback area includes public plaza. Project Permit Adjustment (SPPA) for Alternative Design requested (BHSP 6.A; LAMC 11.5.7 E).

³ No minimum required, if within 1,500 feet of Metro Station.

⁴ For projects with 50,000-100,000 sf gross floor area.

Adjustment (Director’s Determination for Alternative Design) with the following requirements.

Setbacks

Pursuant to Section 8.B of the BHSP, Olive, 2nd, and Hill Street are designated “Retail Streets” and subject to specific requirements for setbacks, ground-floor design, and building massing with the goal of encouraging active uses and building frontages to be located close to the adjacent rights-of-way. In light of the Project’s unique use and contribution to the open space network in the Bunker Hill area, the Project is seeking a Specific Plan Project Permit Adjustment (SPPA) for Director’s Determination for Alternative Design in accordance with the procedures in BHSP Section 6.C.

Pursuant to the proposed Project Permit Adjustment, the provided setback from Olive Street will comply with an average of 3 feet, required by the Downtown Design Guide Section. Additionally, the Project will provide a 5-foot buffer between the proposed Educational Building and the abutting Upper 2nd Street ROW, satisfying DDG Section 3.B.1, which states such a buffer can be used to line other ground-floor spaces (including cultural uses). Additionally, the 2nd Street frontage shall also accommodate approximately 125 feet be lined with the proposed public plaza.

The proposed building setback from Hill Street will be approximately 45 feet to the closest building façade through the requested SPPA. Within the proposed setback area along Hill Street, the proposed Project will include active frontage and pedestrian access to the 6,946 square-foot public plaza lining 60 feet of the Hill Street frontage. The public plaza, which will directly abut the 2nd Street and Hill Street ROWs at grade, and will provide a publicly accessible open space in conformance with the BHSP. The remainder of the Hill Street frontage will be lined with a landscaped concrete wall, ranging from 8 feet to 10-feet 5-inches in height. The wall will be integrated with vertical landscaping, to adequately screen incidental and back-of-house uses.

Ground Floor Treatment, Massing & Street Walls

The BHSP Section 8.B.2 defines that on Olive, Hill, and 2nd Street (designated as Retail Streets) are to be lined with active frontages totaling 50%, 75%, 75%, respectively. The frontages shall be lined with retail, professional office, or live-work uses. However, ground floor treatment for institutional uses is undefined in the BHSP. In the Downtown Design Guide Section 4.B.1 does allow for Retail Streets frontages to be lined with, “cultural facilities.”⁵ While many of Bunker Hill’s existing institutions – including the Music Center, MOCA, the Broad, the Los Angeles Central Library, the Cathedral of Los Angeles, and the Walt Disney Concert Hall – provide cultural frontage on the Retail Streets, the majority of retail-related uses, such as gift shops and concession stands, are located inside the building or property, and not directly fronting the street. Therefore, the enclosed Specific Plan Project Permit Adjustment (SPPA) will provide relief from requiring direct retail, office, or live-work

⁵ City of Los Angeles (June 8, 2017). Downtown Design Guide, Section 4.B.1 (pg. 20).

frontages along the ground floors, as this application is neither practical nor with established institutions in the BHSP area.

The BHSP Section 8.B.3 calls for a minimum of 80% of project frontages along Retail Streets to be lined with building streetwall of at least 25 feet high. The specific plan specifies that this calculation does not include areas used for open space or areas provided vehicular access. The proposed Project will fully comply along Olive Street, as the proposed building will create a consistent streetwall, approximately 54 feet high, that will run along approximately 165 feet of the Olive Street frontage, and approximately 180 feet of the 2nd Street frontage.

The building is proposed to be setback from Hill Street in order to accommodate much needed privacy for students, as well as the incidental uses required to support a performing arts school. In lieu of the building façade providing the streetwall, the Project will provide a 6,946 square-foot public plaza located at the corner of 2nd and Hill Street, that will provide direct access and frontage to the proposed Project’s cultural frontages. For a portion of Hill Street, supporting the necessary incidental and back-of-house uses for the performing arts school, a modern concrete wall capped with metal mesh panels, ranging from 8 feet to 10-feet 5-inches in height, will be integrated with vertical landscaping and planting vines to blend the building’s metal-and-glass façade facing Hill Street and to adequately screen incidental and back-of-house uses.

Dedications

In accordance with Mobility Plan 2035 and LAMC 12.37, and as requested in the attached Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) No. 20220436 and R-3 Letter No. 202200565, the Project Site will accommodate the following dedications:

- A 3-foot dedication along Olive Street adjacent to the Project site; and,
- A 2-foot dedication along Hill Street adjacent to the Project site.

Easements

In conformance with Section 8.B of the BHSP “Retail Streets” designation, the Project will provide a 3-foot (average) sidewalk easement on both Olive and Hill Street, as detailed in the Downtown Street Standards.⁶ Along the 2nd Street frontage, the Project is requesting a Project Permit Adjustment (Director’s Determination for Alternative Design) for relief from the same 3-foot (average) sidewalk easement along Upper 2nd Street between Olive and Hill Street .

In its existing condition, the 2nd Street ROW is a divided (modified) roadway (as described in LAMC Section 12.37 A.8), comprised of the 2nd Street Tunnel (±60 feet wide) and the Upper 2nd Street (±40 feet wide), and therefore no additional improvement or roadway dedication is required. However, PCRF Form No. 2022-0436 and R-3 Letter No. 202200565 (enclosed)

⁶ City of Los Angeles (April 24, 2009). Downtown Street Standards (pp. 24-25).

state that the Applicant will need to repair the existing 10-foot sidewalk on 2nd Street to BOE standards. The Applicant is proposing to provide the 10-foot sidewalk designed in conformance with the Downtown Design Guide Table 3-1. Additionally, the Project will provide a 5-foot buffer between the proposed Educational Building and the abutting Upper 2nd Street ROW, satisfying DDG Section 3.B.1, which states such a buffer can be used to line ground-floor spaces. Given the physical constraints of the 2nd Street ROW and the proposed 5-foot buffer, the Project will meet the intention of the BHSP and the DDG to provide an attractive and pedestrian-scale frontage along the Project.

Open Space

In conformance with the BHSP Section 7.F, will provide a total of 6,946 square feet of publicly accessible open space, of which 2,795 square feet (40%) is proposed to be landscaped, through the construction of a public plaza with access from Hill Street and 2nd Street. This exceeds the minimum of 5,000 square feet of open space required by the BHSP. In accordance with the BHSP Section 7.F.1 and the DDG Table 7-1, the Project will comply with the Open Space requirements as detailed in Table 3 below:

Table 3: Public Open Space Requirements

| PUBLIC OPEN SPACE STANDARD | PROVIDED |
|--|--|
| Open space provides a minimum of 5,000 square feet in size (BHSP 7.F.1.a) | 6,946 sf (Public Plaza) |
| Provide at-grade access from the Olive and Hill Street elevations (BHSP 7.F.1.b) | Public entrances to the Public Plaza are designed at-grade with 2nd and Hill St respectively) |
| Unenclosed by any wall, fence, gate, or other obstruction (BHSP 7.F.1.c) | Access to the Public Plaza will be open and unobstructed. |
| Line a minimum of 20% of the Plaza with cultural uses (i.e. the Project) (BHSP 7.F.1.d) | Total Open Space Perimeter = 446 ft. (Plaza) Portion Lined with Cultural Uses = 176 ft. (39.5%) |
| Provide a minimum of 20% of landscaping (DDG Table 7-1) | ±2,795 sf (40%) (Public Plaza) |
| Incorporate 1 seat per 50 sf of site area (DDG Table 7-1) | 207 seats |
| Includes at least one gathering place with fountain or other focal element. (BHSP 7.F.1.f) | Central Gathering Space and Platform |

An additional 12,673 square feet of private open space will be provided through the Level 4 rooftop garden and porch (±13% landscaped).

The Project will remove a total of seven (7) on-site, unprotected trees from the [130 S. Olive St. Parcel] and one (1) off-site tree from the Hill Street ROW. One (1) street tree in the Hill Street ROW and three (3) street trees in the 2nd Street ROW are to be retained in place. The

Project will provide approximately 54 new trees including: 41 new on-site trees and 13 street trees to be added to Olive, Hill and 2nd Street.

BHSP Pedestrian Plan and Connectivity

Pursuant to the BHSP Section 9, all projects within the specific plan are required to integrate pedestrian connectivity and networks in the Specific Plan area. While the BHSP does not require the Project Site to provide a pedestrian way through the site, the Project will nonetheless dedicate, retain, or repair all sidewalks on Olive, Hill, and 2nd Street in accordance with the goals of the BHSP and the requirements of the Bureau of Engineering Standards and the Downtown Design Guideline, unless otherwise entitled or conditioned.

Vehicular Access, Parking, and Loading

Pursuant to BHSP Section 10.A.3.b.iii, there is no minimum parking requirement for non-residential projects within 1,500 feet of a fixed rail transit station. The Project Site is located approximately 250 feet southwest of the Metro Civic Center/Grand Park Station, which provides regional access to the Metro D Line (connecting Union Station to the Wilshire/Western Station) and the Metro B Line (connecting Union Station to the North Hollywood Station). Given the Project's location and proximity to the LA Metro station, on-site parking will not be provided. Faculty, students, and patrons attending events will continue to park in off-site structures located adjacent to the Project site or use public transportation. Accordingly, the absence of new on-site parking is not anticipated to adversely impact the Project or the surrounding community.

Furthermore, an enclosed parking analysis conducted in December 2021, found that there are approximately 9,500 existing public off-street parking spaces in the vicinity of the Project Site. The study projects that many of these spaces could be available for sharing with the Project, particularly on nights and weekends when employees from the County, U.S. Federal Courthouse, and nearby businesses are not present. Based on the findings, the absence of on-site parking is not anticipated to adversely impact the Project or the surrounding community.⁷

The loading area for the Project Site will be access by a driveway located on Hill Street, located as far from the 2nd and Hill Street intersection as possible, and centrally located mid-block between the 1st and 2nd Street intersections. The loading zone will include two loading docks and will provide approximately 3,114 square-feet of loading and maneuvering area, necessary for the delivery of music and theater related equipment and sets. The loading area will be fully screened from public view through the integration of the previously described landscaped concrete wall, ranging from 8 feet to 10-feet 5-inches in height. No portion of the loading shall be visible from the Hill Street right-of-way or sidewalk area.

⁷ Walker Consultants (December 3, 2021). Colburn Campus Expansion Parking Analysis.

2. That there are special circumstances applicable to the project or project site which make strict application of the urban design regulation(s) impractical;

The proposed Project will infill and transform the Project Site into a 6-story (112.6 feet), approximately 78,347 square-foot performing arts Educational Building consisting of 1,077-seat concert hall and a dance institute providing a large performance studio/flex space accommodating up to 111 spaces, four dance rehearsal studios, rooftop garden and porch, pre-function lobby spaces, exterior gathering spaces, and backstage performance support facilities, and a 6,946 square-foot public plaza located on the northeast corner of the intersection of 2nd and Hill Street. Considering the education and performance nature of the Project, it is vital that the building and school is supported by sufficient back-of-house uses. As such, the Applicant is proposing to have a 1,418 square-foot loading dock, with capacity for up to two DE-760 semi-trucks and trailers, which require approximately 3,114 square-feet of turnaround and maneuvering area. This area is proposed at-grade level, with an access driveway located along Hill Street. The driveway is located approximately 180 feet from the intersection of 2nd and Hill Street, and approximately 280 feet from the intersection of First and Hill Street in order to support safe circulation throughout the area.

Furthermore, the proposed Project is not intended to support commercial, for-profit entities or uses. As such, the Project is not designed to provide retail, professional office space, live-work uses, or residential entrances as encouraged by the Retail Streets designation. Instead, the Applicant and the proposed Project is community-based non-profit organization that will establish a cultural and educational campus for enrolled students ranging from seven months old through high school, with community classes and graduate-level programs offered to adults.

In order to adequately support the Applicant and the proposed Project with the proper infrastructure, back-of-house uses, and privacy, the Applicant requests a the subject SPPA for relief from the Retail Streets designation to allow an increase setback to the building facade along Hill Street. The proposed building setback from Hill Street will be approximately 45 feet to the closest building façade through the requested SPPA. Within the proposed setback area along Hill Street, the proposed Project will include active frontage and pedestrian access to the 6,946 square-foot public plaza lining 60 feet of the Hill Street frontage. The public plaza, which will directly abut the 2nd Street and Hill Street ROWs at grade, and will provide a publicly accessible open space in conformance with the BHSP. The remainder of the Hill Street frontage will be lined with a landscaped concrete wall, ranging from 8 feet to 10-feet 5-inches in height. The wall will be integrated with vertical landscaping, to adequately screen incidental and back-of-house uses.

3. That in granting the request, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all other applicable specific plan regulations.

The Applicant has been in consultation with the City of Los Angeles Department of Building and Safety through the Case Management Process (CM2021-0200). Through Case Management, the Applicant has proposed numerous conditions that will support the cultural use of the Project, as well as the surrounding Bunker Hill Specific Plan area. Primarily, the Applicant offers to maintain 24-hour public access to the public plaza. Secondly, the Applicant has proposed limiting or restricting commercial use of the plaza to preserve it as a public amenity and open space. The Applicant is a non-profit entity, and all future programming and use shall comply with core operations as conditioned.

The proposed Project has been accepted by the Department of City Planning for Expedited Review, including a CEQA Class 32 Categorical Exemption for Infill Development Projects, and therefore will substantially comply with all other specific plan regulations.

4. *That in granting the request, the Director has considered and found no detrimental effects of the proposed project on surrounding properties and public rights-of-way.*

The proposed Project substantially conforms with the goals, policies, development standards of the BHSP, DDG, Zoning Code, and the CA Building Code. Where discretionary approvals will be required, the Applicant has designed the proposed Project to mitigate any potential impacts to avoid any future detrimental impacts on surrounding properties or the public ROW.

Following consultation with the Department of City Planning Expedited Planning Section, the Applicant is requesting a Class 32 Categorical Exemption for Infill Development Projects, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332. The Applicant has submitted the required Environmental Assessment Form (EAF) and written justifications necessary demonstrating that all project impacts for traffic, noise, air, and water quality will be less than significant. Therefore, the Project's proposed use, location, size, height, operations, and other significant features will be compatible with the surrounding urbanized environment and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

5. *That the project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.*

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332, and the City's determination and guidance, the proposed Project will incorporate all conditions to ensure that the Project will no result in any impacts, and will be compatible with the surrounding urbanized environment, as feasible.

FINDINGS

WAIVER OF DEDICATION & IMPROVEMENTS (WDI) (LAMC Section 12.37)

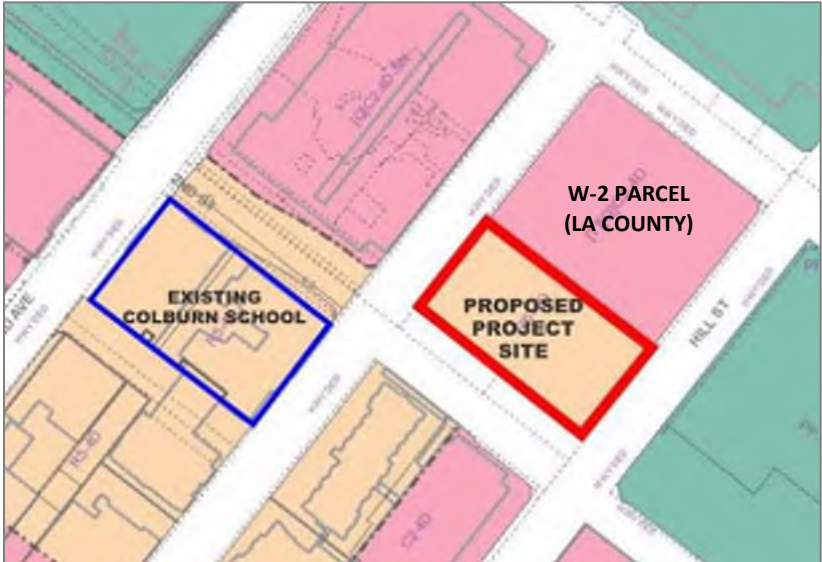
Pursuant to LAMC Section 12.37 et. seq., the Applicant requests a Waiver of Dedication & Improvements (WDI) to waive the Bureau of Engineering requirements for a potential 5-foot dedication and associated improvements on the Second (2nd) Street right-of-way (ROW) abutting the southwesterly edge of the Project site (130 S. Olive Street, APN 5149-010-034).



As detailed below, there are several discrepancies in City records and Project referral forms as to the designated ROW width and intended dimensions for the 2nd Street ROW, adjacent to the Project site. In response, the Applicant is requesting a WDI supported by the following findings as required by LAMC Section 12.37.1.2(b):

- 1. The dedication or improvement requirement does not bear a reasonable relationship to any project impact.

The Project site is located at 130 S. Olive Street (APN 5149-010-034) in the City of Los Angeles, bounded by County-owned “W-2” parcel (APN 5149-010-944) to the northeast, Olive Street to the northwest, Hill Street to the southeast, and 2nd Street to the southwest, as shown in Figure 1 below.

Figure 1: Project Site Location



-  Proposed Colburn Campus Expansion
-  Existing Colburn School Campus

Source: Zimas.lacity.org

The existing Project site is currently developed with two asphalt surface parking lots with a total of approximately 160 automobile parking spaces on two separate elevations, separated by a partially vegetated slope. The upper portion of the Project site is approximately 350 feet above mean sea level (amsl) and is accessible via two driveways, with one located on Olive Street and one on 2nd Street. The lower parking lot is approximately 310 feet amsl and is accessible via two driveways, with one located on Hill Street and one on 2nd Street.

Given the difference in topography and existing grades of the Project site, a retaining wall was constructed in approximately 1935 to support the 2nd Street ROW, and to further support lateral surcharge from the 2nd Street Tunnel (constructed in 1924)¹. Today, the retaining wall continues to support both Upper 2nd Street and the 2nd Street Tunnel, as shown in Figure 2.

In consultation with the Bureau of Engineering (BOE), the Applicant was advised not to disturb the 2nd Street Tunnel and to maintain the surrounding supporting structures, including streets, retaining walls, and other structures that support or counter the tunnel surcharge. Therefore, the proposed Project is designed to integrate, improve, and/or replace the existing retaining wall with BOE guidance to safety maintain the structural support and lateral surcharge of the 2nd Street ROW and tunnel.

Figure 2:
Existing Retaining Wall abutting 2nd Street ROW



To further complement site's existing topography and the 2nd Street ROW retaining wall, the Project is designed as two interconnected building volumes that will also be terraced to limit grading and complement the existing topography and infrastructure. The lower portion of the Project will have an at-grade plaza entrance from Hill Street, and the upper portion of the Project will have at-grade entrances from Olive Street. By terracing the building in this way, the Project will have limit to no impact on the 2nd Street ROW and retaining wall, and future users will be directed to primary entrances along Olive and Hill Street.

Additionally, the Project proposes to close two existing vehicular entrances and driveways located on 2nd Street – there will be no vehicular access proposed from the 2nd Street ROW.

¹ Historic Places LA. Second Street Tunnel Historic Resource. <http://historicplacesla.org/>.

This will allow the Project to prioritize pedestrian safety along the 2nd Street. In accordance with the BOE Planning Case Referral Form No. 2022-00436 and R-3 Letter No. 202200565, the Applicant is proposing to repair the existing 10-foot sidewalk along 2nd Street in conformance with City standards and Downtown Design Guide Table 3-1. The Project will also provide a 5-foot buffer between the proposed Educational Building and the abutting Upper 2nd Street ROW, satisfying DDG Section 3.B.1, which states such a buffer can be used to line other ground-floor spaces (including cultural uses). Given the physical constraints of the 2nd Street ROW and the proposed 5-foot buffer, the Project will meet the intention of the BHSP and the DDG to provide an attractive and pedestrian-scale frontage along the 2nd Street ROW.

The proposed Project will not require direct pedestrian entrances, exists, or vehicular access from 2nd Street; instead, it will prioritize maintaining the existing topography and necessary infrastructure supporting the 2nd Street ROW. Therefore, further dedications and improvements along 2nd Street are not necessary and may introduce structural challenges and stability issues for the 2nd Street ROW and Tunnel.

2. The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.

In preparation of the Planning Application (DIR-2022-7374-SPP-SPPA-WDI), the Applicant team conducted due diligence research of all City records and received the enclosed BOE Planning Case Referral Form (PCRF) No. 2022-00436 and R-3 Letter No. 202200565, which did not require further dedications along the 2nd Street ROW and only called for, “Repair damaged, cracked, off-grade sidewalk.”² Accordingly, the Applicant’s plans were prepared to meet this standard.

Upon further review of City records, there are several discrepancies as to the existing and designated dimensions of the 2nd Street ROW, further prompting the Applicant’s request for the WDI along the 2nd Street ROW. The discrepancies are summarized in Table 1 below.

² City of Los Angeles. Bureau of Engineering, Planning Case Referral Form No. 2022-00436. Revised by City on September 27, 2022.

Table 1: 2nd Street ROW Records & Discrepancies

| CITY RECORD / DOCUMENT | STANDARD / REQUIREMENT FOR 2ND STREET (BETWEEN OLIVE / HILL ST) |
|---|---|
| 2035 Mobility Plan Map ³ | Designated ROW Width = 96-ft* <i>*Designated "Divided Street" subject to LAMC 12.37.</i> |
| BOE Cadastral Map ⁴ | Existing ROW Width = Varies 100-ft to 106-ft |
| NavigateLA ⁵ | Designated ROW Width = 122 ft <i>"Lower 2nd Street" ROW (Inside Tunnel) = 50 ft</i> <i>"Upper 2nd Street" (Adjacent to Site) = 72 ft</i> |
| BOE Downtown Street Standard Cross Section ⁶ | Designated ROW Width = 119 ft <i>Upper 2nd Street ROW Width = 43 ft</i> |

As shown, there are numerous discrepancies between the designated and existing dimensions widths for both the overall 2nd Street ROW and the portion that is abutting the Project site and located outside of the 2nd Street Tunnel, referred to as [Upper 2nd Street]. For example, the 2035 Mobility Plan designated that 2nd Street should have 96-ft wide ROW; however, existing records such as the BOE Cadastral Map indicates the existing ROW ranges from 100-ft to 106-ft, indicating that the ROW is already over-dedicated and no further dedications would be required. Further, records from Navigate LA and the BOE Downtown Street Standard Cross Section are inconsistent with each other, and list overall ROW dimensions that are infeasible to accomplish considering the existing width of the 2nd Street Tunnel (60-ft) and the inherent restrictions therein. Therefore, the Applicant is requesting the enclosed WDI along 2nd Street, due to the inconsistencies in City records and impracticality and infeasibility of widening or reconfiguring the width of the 2nd Street Tunnel and the adjacent Upper 2nd Street portion.

The Applicant has received R-3 Letter No. 202200565 for the public ROWs abutting the Project site pursuant to LAMC 12.37 et. seq. to reconcile inconsistencies in the record and to further verify potential dedication requirements.

Despite the requested WDI along the 2nd Street ROW, the proposed Project is designed to fully comply with the requirements of the 2035 Mobility Plan, LAMC Section 12.37, and BOE

³ City of Los Angeles. 2035 Mobility Plan. Map 6A. Adopted June 23, 2016 (pg. 26 of PDF). https://planning.lacity.org/odocument/523f2a95-9d72-41d7-aba5-1972f84c1d36/Mobility_Plan_2035.pdf
⁴ City of Los Angeles. Bureau of Engineering, Cadastral Map 130-5A211. Plotted December 9, 2020. https://navigate.la.lacity.org/common/mapgallery/pdf/landbase_bw/130-5A211.pdf
⁵ City of Los Angeles. NavigateLA. <https://navigate.la.lacity.org/navigate/>
⁶ City of Los Angeles. NavigateLA: 2nd Street Cross Section. <https://navigate.la.lacity.org/navigate/>

Planning Case Referral Form (PCRF) No. 2022-0436 and R-3 Letter No. 202200565. The Project will accommodate the following dedication requirements:

- 3-foot dedication along Olive Street adjacent to the Project site; and,
- 2-foot dedication along Hill Street adjacent to the Project site.

The proposed Project will fully comply with Section 8.B of the BHSP “Retail Streets” and the Downtown Street Standards⁷ by providing a 3-foot (average) sidewalk easement on both Olive and Hill Street. Additionally, the Applicant proposes to retain and repair the existing 10-foot sidewalk along 2nd Street in accordance with PCRF No. 2022-0436, and to be designed in conformance with the recommended sidewalk cross-section as defined in Downtown Design Guide Table 3-1. The Applicant will also provide a 5-foot buffer between the proposed Educational Building and the abutting Upper 2nd Street ROW, satisfying DDG Section 3.B.1, which states such a buffer can be used to line ground-floor spaces. Given the physical constraints of the 2nd Street ROW and the proposed 5-foot buffer, the Project will meet the intention of the BHSP and the DDG to provide an attractive and pedestrian-scale frontage along the Project.

Lastly, the proposed Project is expected to result in a total of 99 average daily trips, per the Daily Trip Generation Analysis and Transportation Assessment Screening submitted on November 4, 2022.⁸ Therefore, the Project does not exceed the threshold (250 or more daily trips) that require preparation of a transportation assessment per LADOT’s Transportation Assessment Guidelines, and no further transportation (CEQA and non-CEQA) analysis is necessary. Future dedications and improvements along the 2nd Street ROW are not necessary to help the City meet its mobility needs for the proposed Project.

3. The dedication or improvement requirement is physically impractical.

The dedication and improvement requirements are physically impractical due to the site’s topography and in order to maintain the existing 2nd Street Tunnel and supporting retaining wall infrastructure along the 2nd Street ROW. Should further dedications and improvements be required, they would require significant excavation of the slopes and the existing retaining wall along 2nd Street as identified above. Removal of these features has the potential introduce instability in the soil and lateral support adjacent to the 2nd Street Tunnel. In consultation with the Bureau of Engineering (BOE), the Applicant was advised not to disturb the 2nd Street Tunnel or the larger 2nd Street ROW and to maintain its supporting structures, including surrounding streets and retaining walls that support tunnel surcharge. Therefore, the proposed Project is designed to integrate, improve, or replace the existing retaining wall

⁷ City of Los Angeles (April 24, 2009). Downtown Street Standards (pp. 24-25).

⁸ Raju Associates, Inc. (November 4, 2022). Daily Trip Generation Analysis and Transportation Assessment Screening Technical Memorandum.

with BOE guidance to safety maintain the structural support and lateral surcharge of the 2nd Street ROW and Tunnel. In order to maintain the 2nd Street ROW, Tunnel, and supporting infrastructure, it is physically impractical to require further dedications and improvements along the 2nd Street ROW.

SITE PHOTO EXHIBIT
COLBURN SCHOOL | 130 S. OLIVE STREET
LOS ANGELES CA

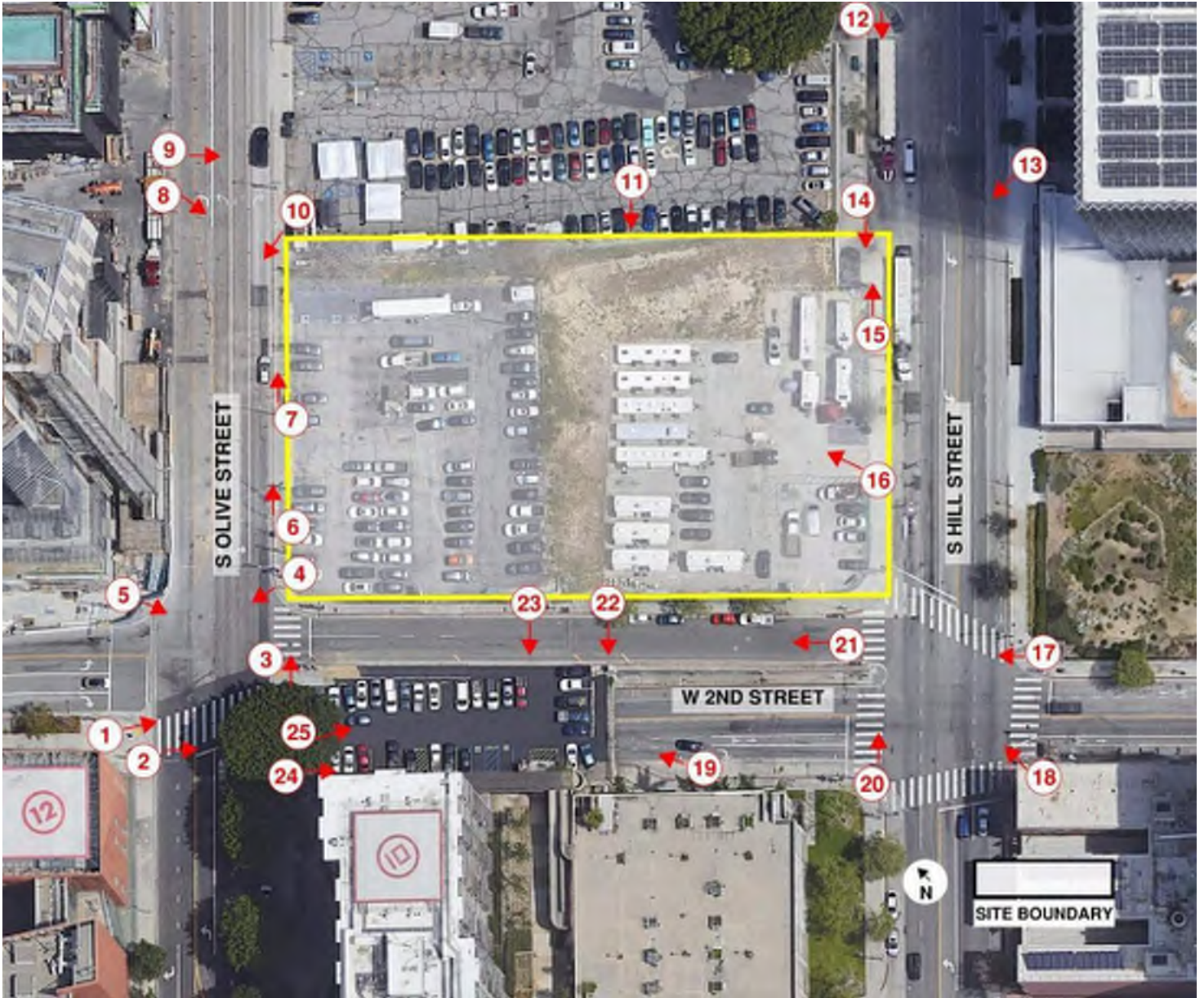




Photo 1: Facing 2nd Street from Colburn School Entrance on Olive Street



Photo 2: Facing Footbridge entrance and parking lot adjacent to 2nd street from Olive Street



Photo 3: Facing northeast toward crosswalk on 2nd Street adjacent to Olive Street



Photo 4: Intersection of Olive and Second Streets from corner of 2nd Street and the public parking lot



Photo 5: Facing southeast toward the Intersection of 2nd Street and Olive from corner of The Grand



Photo 6: Facing northeast on Olive Street adjacent to Olive Street public parking lot



Photo 7: Olive Street facing northeast toward 1st Street



Photo 8: Olive Street facing west toward project site



Photo 9: Olive Street facing southeast toward parking lot adjacent to proposed site



Photo 10: Olive Street facing northeast



Photo 11: Olive Street parking lot facing southwest toward project site



Photo 12: Hill Street facing southwest from Hill Street and 1st Street intersection



Photo 13: Hill Street facing west toward bus stop

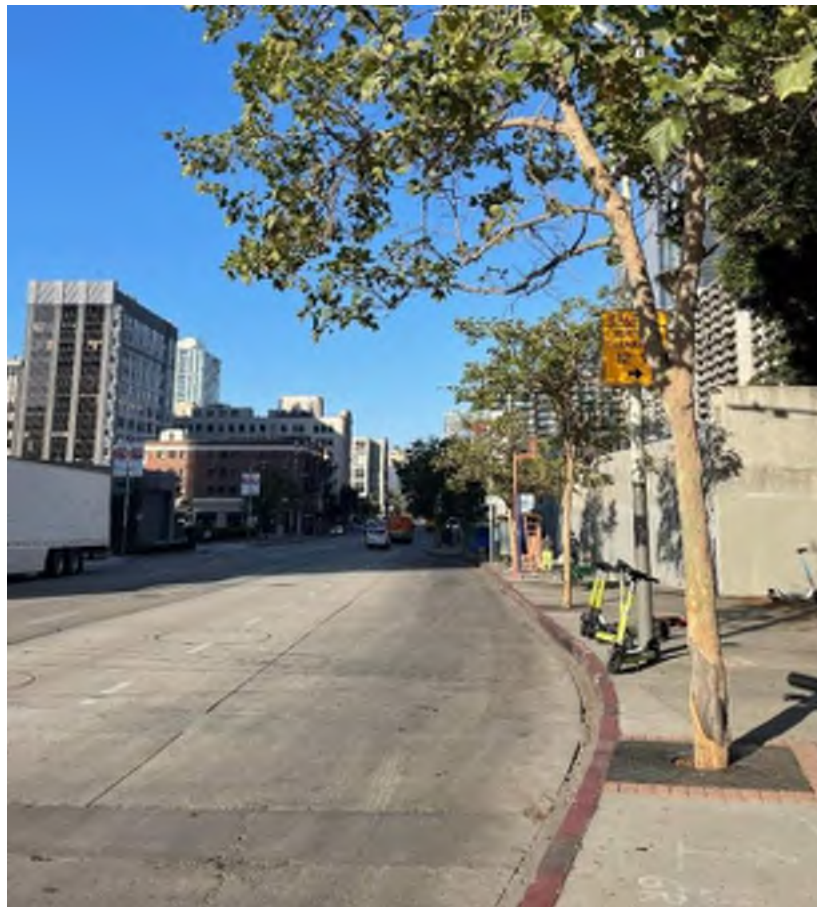


Photo 14: Hill Street facing southwest



Photo 15: Hill Street facing northeast from bus stop



Photo 16: Facing north toward hillside from parking lot on Hill Street



Photo 17: Facing northwest toward tunnel and 2nd Street



Photo 18: Facing southwest entrance of 2nd Street from southeast side of Hill Street



Photo 19: Facing northwest at 2nd Street tunnel entrance from Hill Street



Photo 20: Facing northeast on crosswalk at tunnel and 2nd street entrance



Photo 21: Facing northwest at the entrance from the crosswalk on 2nd Street



Photo 22: Facing northwest toward tunnel and parking lot adjacent to footbridge on 2nd Street



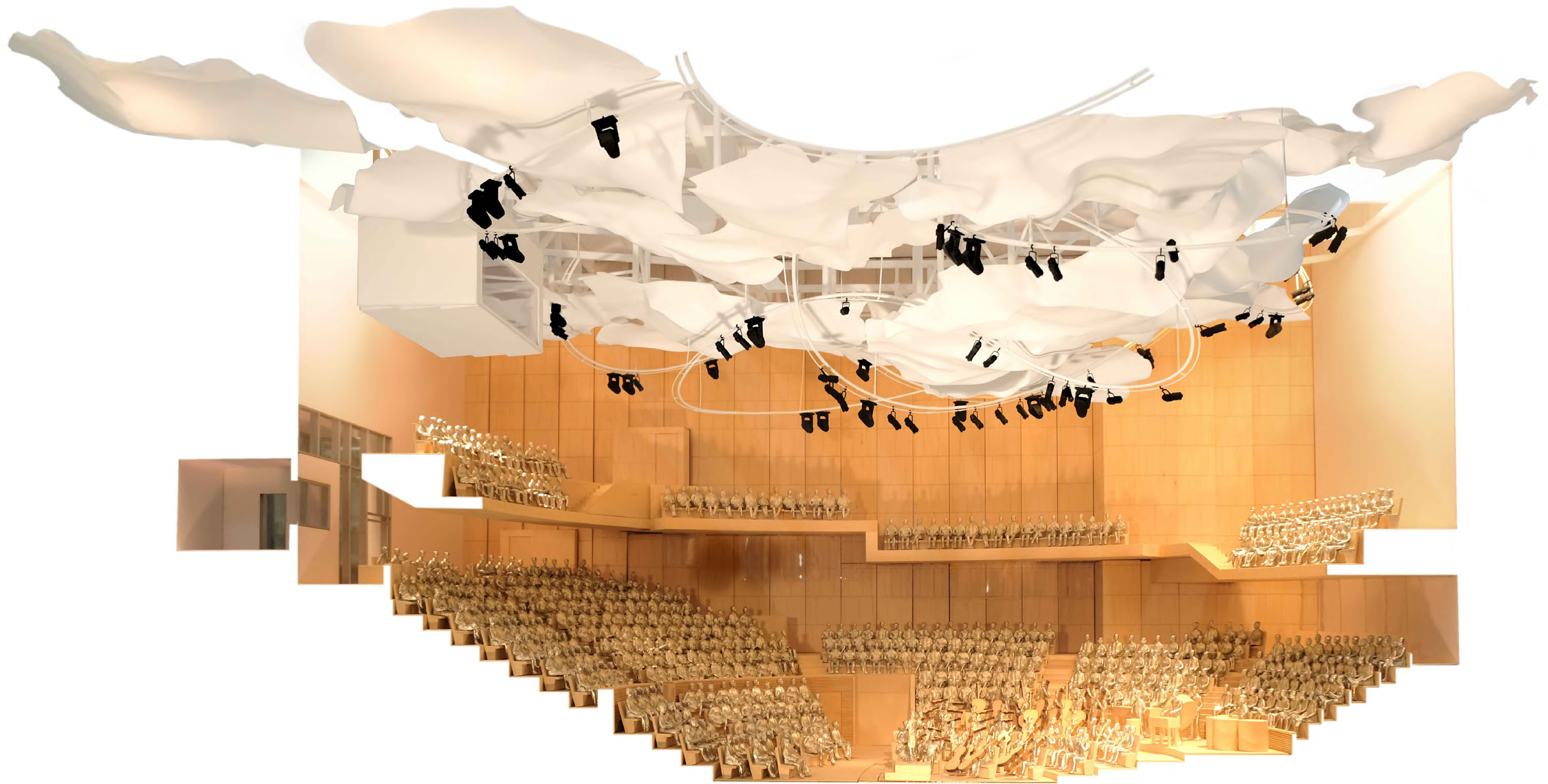
Photo 23: Facing northwest toward parking lot adjacent to footbridge on 2nd Street



Photo 24: Facing southeast toward entrance of footbridge from Olive Street



Photo 25: Facing east toward parking lot and 2nd Street adjacent to footbridge



COLBURN SCHOOL CAMPUS EXPANSION

LOS ANGELES, CA

GEHRY PARTNERS, LLP

CITY PLANNING APPLICATION
02/10/23

GEHRY PARTNERS, LLP.

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TEL: 888-367-7020

COLBURN SCHOOL CAMPUS EXPANSION

130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE SHEET

PROJECT NUMBER
2018-003
SCALE
DRAWN BY
PHASE
CITY PLANNING
APPLICATION DRAFT
DATE
2-10-2023
ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER

A0-000

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| | |
|--|--|
| PROJECT NAME THE COLBURN SCHOOL CAMPUS EXPANSION | |
| PROJECT DESCRIPTION NEW CONSTRUCTION OF A 6-STORY (112.6 FEET), APPROXIMATELY 78,347 SQUARE-FOOT PERFORMING ARTS EDUCATIONAL BUILDING ("EDUCATIONAL BUILDING") AND A 6,946-SQUARE-FOOT PUBLIC PLAZA LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF SECOND (2ND) AND HILL STREET, IN THE BUNKER HILL SPECIFIC PLAN (BHSP). | |
| SITE ADDRESS 130 SOUTH OLIVE STREET* (Includes: 130-138 S. Olive Street; 121-135 S. Hill Street; 411-431 W. 2nd Street) LOS ANGELES, CALIFORNIA 90012 <i>*ALSO KNOWN AS THE "W-1 PARCEL" WITHIN THE BUNKER HILL SPECIFIC PLAN</i> | |
| ASSESSOR PARCEL NUMBERS (APNs) 5149-010-034 | |
| LEGAL DESCRIPTION LOT 1 OF TRACT NO. 28633, M.B. 854, PGS. 13-14 OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. | |
| OWNER / APPLICANT WFBI, LLC C/O THE COLBURN SCHOOL 200 SOUTH GRAND AVENUE LOS ANGELES, CA 90012 CONTACT: SEL KARDAN, PRESIDENT & CEO TELEPHONE: 213.621.1000 EMAIL: SKARDAN@COLBURNSCHOOL.EDU | |
| REPRESENTATIVE / CEQA & LAND USE COUNSEL PARK & VELAYOS LLP 801 SOUTH FIGUEROA STREET, SUITE 450 LOS ANGELES, CALIFORNIA 90017 CONTACT: MARCOS VELAYOS TELEPHONE: 213.570.8000 EMAIL: MVELAYOS@PARKVELAYOS.COM | |
| PROJECT MANAGER SPURGIN DEVELOPMENT COMPANY 835 WILSHIRE BOULEVARD, SUITE 340 LOS ANGELES, CA 90017 CONTACT: WILLIAM A. SPURGIN TELEPHONE: 213.683.1520 EMAIL: WSPURGIN@SPURGINDEVELOPMENT.COM | |
| ARCHITECT GEHRY PARTNERS, LLP. 12541 BEATRICE STREET LOS ANGELES, CA 90066 CONTACT: CRAIG WEBB / KRISTIN RAGINS TELEPHONE: 310.482.3000 EMAIL: CRAIGW@FOGA.COM KRISTINW@FOGA.COM | |
| LANDSCAPE ARCHITECT THE OLIN GROUP 1505 17th STREET SANTA ANA, CA 92705 CONTACT: RYAN BUCKLEY / JOANNA KARAMAN TELEPHONE: 714.647.0900 EMAIL: RBUCKLEY@THEOLINSTUDIO.COM JKARAMAN@THEOLINSTUDIO.COM | |
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| ENVIRONMENTAL CONSULTANT CHRISTOPHER A. JOSEPH & ASSOCIATES 9410 TOPANGA CANYON BLVD., SUITE 101 CHATSWORTH, CA 91311 CONTACT: STACIE HENDERSON TELEPHONE: 213.469.6703 EMAIL: STACIE@CEQA-NEPA.COM | |
| CIVIL ENGINEER KPFF 700 S FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 CONTACT: ASTRID THEEUWES TELEPHONE: 213.418.0201 EMAIL: ASTRID.THEEUWES@KPFF.COM | |



VICINITY PLAN

| | | | |
|--|---------------------------------|---|---------------------------|
| PROJECT SUMMARY | | | |
| EXISTING ZONING 130 S. OLIVE STREET (W-1 PARCEL) GENERAL PLAN LAND USE DESIGNATION COMMUNITY PLAN | | R5-4D REGIONAL CENTER COMMERCIAL CENTRAL CITY | |
| LOT AREA | | | |
| LOT AREA (GROSS) | ±1.23ac | 53,631 | sf |
| LOT AREA (NET, POST-DEDICATIONS) | - | 52,848 | sf |
| FLOOR AREA SUMMARY | | | |
| TOTAL FAR / SF | MAX. PERMITTED FAR & FLOOR AREA | | PROPOSED FAR & FLOOR AREA |
| | FAR | Area | FAR (P) Area (P) |
| | 6.0 | 321,786 sf | 1.46 78,347 sf |
| FLOOR AREA BY LEVEL | | | |
| EDUCATIONAL BUILDING (MASTER LOT 1) | | | |
| LEVEL 01 | | 9,451 | sf |
| LEVEL 02 | | 12,972 | sf |
| LEVEL 02.1 | | 603 | sf |
| LEVEL 03 | | 30,658 | sf |
| LEVEL 03.1 | | 4,493 | sf |
| LEVEL 04 | | 11,567 | sf |
| LEVEL 04.1 | | 2,040 | sf |
| LEVEL 05 | | 6,218 | sf |
| LEVEL 06 | | 345 | sf |
| LEVEL 06.1 | | - | sf |
| LEVEL 07-08 (ROOF MECHANICAL PENTHOUSE) | | - | sf |
| TOTAL FLOOR AREA | | 78,347 | sf |
| NUMBER OF SEATS | | | |
| | INDOOR | OUTDOOR | |
| CONCERT HALL | 1,077 | - | |
| DANCE PERFORMANCE STUDIO (LEVEL 03) | 111 | - | |
| PLAZA (LEVEL 01) | - | - | |
| *FIXED | | 143 | |
| *MOVABLE | | 64 | |
| ROOFTOP TERRACE & PORCH (LEVEL 04) | - | - | |
| *FIXED | | 13 | |
| *MOVABLE | | 64 | |
| TOTAL SEATS | 1,188 | 284 | |
| HEIGHT | | | |
| BUILDING HEIGHT | | 112.6 FEET | |
| NO HEIGHT LIMIT (R5-4D ZONE) / LAMC SECTION 12.21.1.A.2 | | 6-STORIES | |
| YARD SETBACKS | | | |
| RETAIL STREETS (DDG SECTION 3 TABLE 3-2)* | REQUIRED* | PROVIDED | |
| OLIVE STREET | | 3 FEET AVERAGE | |
| HILL STREET | 3 FEET (MIN AVG) | ±45 FEET | |
| DIRECTOR'S DETERMINATION REQUESTED (LAMC 11.5.7.E) | O-10 FEET (RANGE) | | |
| 2ND STREET (5-FT BUFFER PROVIDED PER DDG DDG SECTION 3.B.1) | | 5 FEET (BUFFER) | |
| *DDG Table 3-2 Footnote 5: Setback should include at least 50% landscaping, may be within pots or planters. | | | |
| OPEN SPACE (OS) & LANDSCAPING | | | |
| | REQUIRED | PROVIDED | |
| PUBLIC OS REQUIRED (BUNKER HILL SPECIFIC PLAN SEC. 7.F) | | | |
| -PUBLIC PLAZA (Level 1, entrance from Hill and 2nd Street) | 5,000 sf | 6,946 sf | |
| -Located at ground level w/direct ped. access from adjacent street | YES | YES | |
| -Unenclosed by any wall, fence, gate, or other obstruction | YES | YES | |
| -Lined with ground floor spaces designed for cultural uses | 20% | 31.0% | |
| -40% of 5,000 SF (min) landscaped per BHSP | 40% | 40% | |
| -Includes at least one gathering place with fountain or other focal element | (2,000 sf) | (2,795 sf) | |
| | | Central Gathering | |
| PRIVATE OPEN SPACE | 0 sf | 12,673 sf | |
| -ROOFTOP TERRACE & PORCH (Level 4) | 0 sf | 12,673 sf | |
| TOTAL OPEN SPACE PROVIDED (Public + Private) | | 19,619 sf | |
| PUBLIC FRONTAGES & CULTURAL USES | | | |
| | LINEAR FT. | % OF TOTAL | |
| Total Site Frontage Facing Public Streets (facing Olive, 2nd, and Hill St) | 676 | 100% | |
| Public Frontage Lined with "Cultural Facilities" (DDG Sec. 4.B.1) | 639 | 95% | |
| Public Frontage lined with Public Open Space | 249 | 37% | |
| Building Frontage lined with Active Uses (Entrances and Plaza) | 211 | 31% | |
| PARKING | | | |
| AUTOMOBILE PARKING | | REQUIRED | PROVIDED |
| No minimum parking required for non-residential projects within 1,500 feet of a Fixed Rail Transit Station (BHSP 10.A.3.b.iii).* | | 0 | 0 |
| *# # 7 k o # # 8 h | | | |
| LOADING SPACES/AREA (LAMC Sec. 12.21.C.6(d)) | | | |
| | REQUIRED | PROVIDED | |
| Required Loading Dock Area (for Projects with GFA of 50,000-100,000 SF) | 600 sf | 1,418 sf | |
| Min. Height Clearance (Loading Dock Canopy) | 14 FEET | 18.75 FEET | |
| Width of Driveway Apron (LAMC Sec. 62.105.2(b)) | 18 FEET | 21.4 FEET | |

| | | |
|---|--|--------------|
| ARCHITECTURAL DRAWING INDEX - VOLUME 1 | | |
| SHEET NUMBER | SHEET TITLE | SCALE |
| A0 PROJECT INFORMATION | | |
| A0-000 | TITLE SHEET | NTS |
| A0-001 | PROJECT INFORMATION | NTS |
| A1 SITE INFORMATION | | |
| A1-101 | PLOT PLAN AT OLIVE STREET - LEVEL 03 | 1/16"-1'-0" |
| A1-102 | OPEN SPACE AREA | 1/16"-1'-0" |
| A2 FLOOR PLANS | | |
| A2-101 | COLBURN CAMPUS EXPANSION FLOOR AREAS LEVEL 1, 2, 2.1 AND 3 | 1/16"-1'-0" |
| A2-102 | COLBURN CAMPUS EXPANSION FLOOR AREAS LEVEL 3.1, 4, 4.1 AND 5 | 1/16"-1'-0" |
| A2-103 | COLBURN CAMPUS EXPANSION FLOOR AREAS LEVEL 6 | 1/16"-1'-0" |
| A2-111 | BUILDING AREA PLANS BY OCCUPANCY TYPE - LEVEL 1, 2, 2.1, AND 3 | 1/16"-1'-0" |
| A2-112 | BUILDING AREA PLANS BY OCCUPANCY TYPE - LEVEL 3.1, 4, 4.1, AND 5 | 1/16"-1'-0" |
| A2-113 | BUILDING AREA PLANS BY OCCUPANCY TYPE - LEVEL 6 | 1/16"-1'-0" |
| A2-201 | LEVEL 01 - FLOOR PLAN (HILL STREET) | 1/8"=1'-0" |
| A2-202 | LEVEL 02 - FLOOR PLAN | 1/8"=1'-0" |
| A2-203 | LEVEL 03 - FLOOR PLAN (OLIVE STREET) | 1/8"=1'-0" |
| A2-204 | LEVEL 04 - FLOOR PLAN | 1/8"=1'-0" |
| A2-205 | LEVEL 05 - FLOOR PLAN | 1/8"=1'-0" |
| A2-206 | LEVEL 06 - FLOOR PLAN | 1/8"=1'-0" |
| A2-207 | LEVEL 07 - FLOOR PLAN | 1/8"=1'-0" |
| A3 BUILDING ELEVATIONS / SECTIONS | | |
| A3-101 | SITE SECTION NORTH/SOUTH | 1/16"-1'-0" |
| A3-102 | SITE SECTION EAST/WEST | 1/16"-1'-0" |
| A3-201 | COLBURN CAMPUS EXPANSION WEST ELEVATION | 1/8"=1'-0" |
| A3-202 | COLBURN CAMPUS EXPANSION SOUTH ELEVATION | 1/8"=1'-0" |
| A3-203 | COLBURN CAMPUS EXPANSION EAST ELEVATION | 1/8"=1'-0" |
| A3-204 | COLBURN CAMPUS EXPANSION NORTH ELEVATION | 1/8"=1'-0" |
| A3-301 | BUILDING SECTION - NORTH/SOUTH THROUGH CONCERT HALL | 1/8"=1'-0" |
| A3-302 | BUILDING SECTION - EAST/WEST THROUGH CONCERT HALL | 1/8"=1'-0" |
| LANDSCAPE DRAWINGS | | |
| L-101 | LANDSCAPE PLAN - LEVEL 01& 03 | 1/8"=1'-0" |
| L-104 | LANDSCAPE PLAN - LEVEL 04 | 1/8"=1'-0" |
| L-901 | PLANTING PLAN - TREES - LEVEL 01 & 03 | 1/8"=1'-0" |
| L-904 | PLANTING PLAN - TREES - LEVEL 04 | 1/8"=1'-0" |
| L-910 | LANDSCAPE PLANT AND MATERIAL PALETTE | NTS |
| L-911 | LANDSCAPE PLANT AND MATERIAL PALETTE | 1/8"=1'-0" |
| L-991 | HYDROZONE PLAN - LEVEL 01 & 03 | 1/8"=1'-0" |
| L-994 | HYDROZONE PLAN - LEVEL 04 | 1/8"=1'-0" |
| L-111 | TREE PROTECTION PLAN | 1/8"=1'-0" |
| CIVIL DRAWINGS | | |
| C1-303 | VEHICLE TRACKING EXHIBIT BOX TRUCK | 1" = 10' |
| C1-304 | VEHICLE TRACKING EXHIBIT TRASH TRUCK | 1" = 10' |

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THWORTH
THEATER DESIGN
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TEL: 213-375-3668

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CONSULTING
3888 RIMPLEMONT AT DON
905 STEWART DRIVE
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OWNER'S CONSULTANTS

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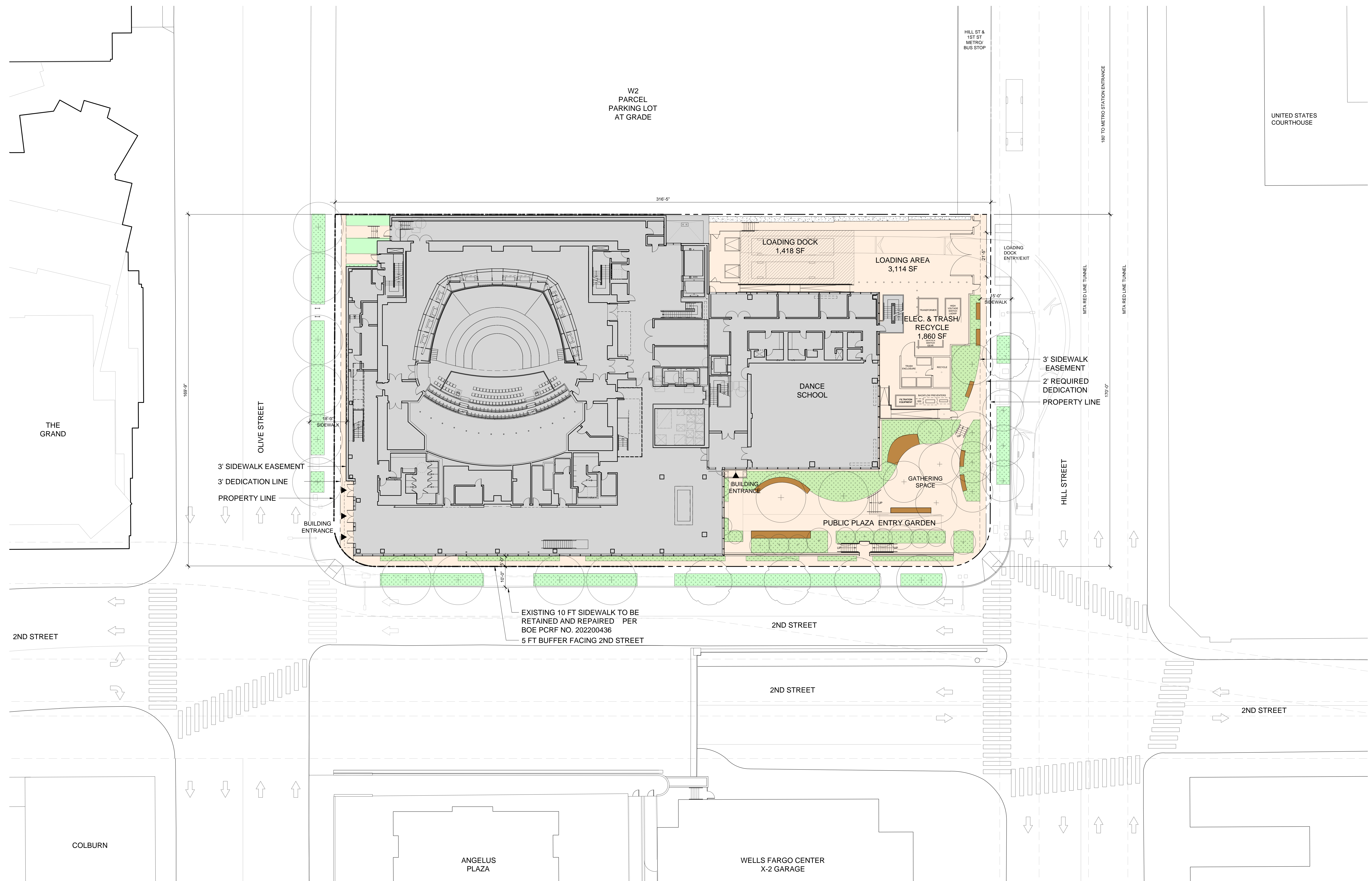
TRIMBLE
CONSULTING
3888 RIMPLEMONT AT DON
905 STEWART DRIVE
DENVER, CO 80202 USA
TEL: 310-952-0482

OWNER'S CONSULTANTS

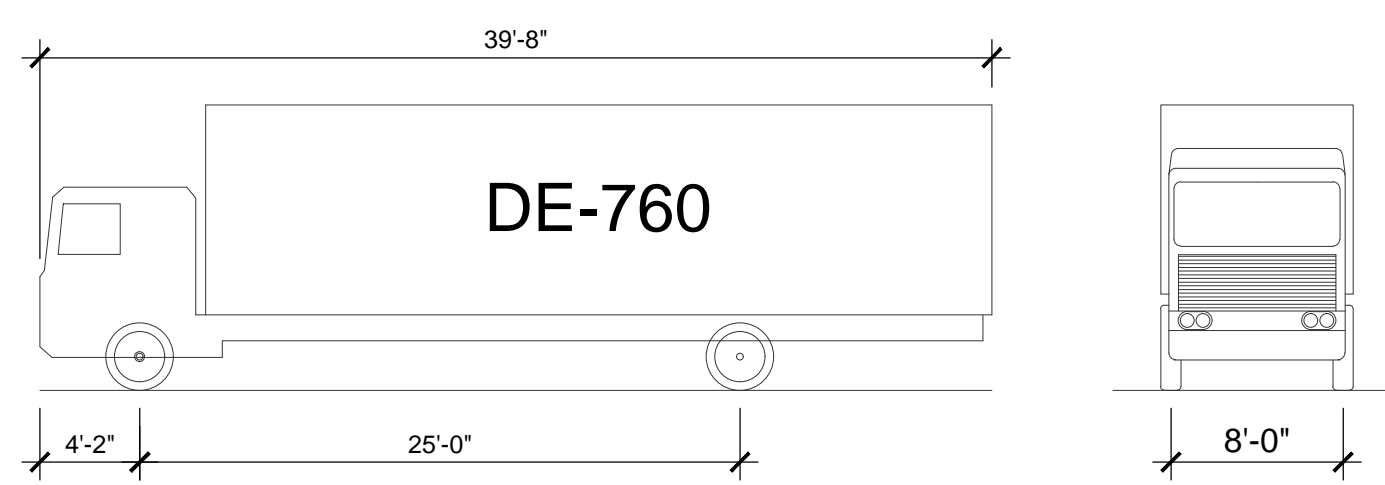
TRIMBLE
CONSULTING
3888 RIMPLEMONT AT DON
905 STEWART DRIVE
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TEL: 310-952-0482

PROJECT NUMBER
2018-003
SCALE
NTS
DRAWN BY
CITY PLANNING
APPLICATION DRAFT
DATE
2-10-2023
ORIGINAL SHEET SIZE: 36" x 48"
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A0-001

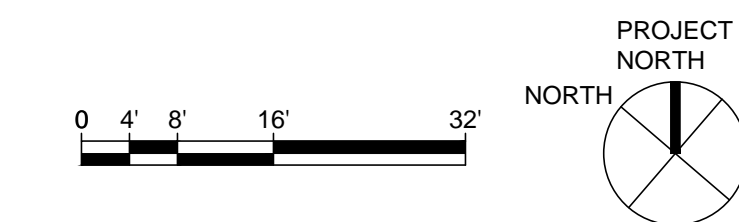


TRUCK DIAGRAM



SUMMARY AREA:

| | |
|--------------------------------------|-----------|
| LOADING DOCK AREA | 1,418 SF |
| LOADING AREA | 3,114 SF |
| ELECTRICAL EQUIPMENT & TRASH/RECYCLE | 1,860 SF |
| ROOF TOP TERRACE | 12,673 SF |
| PUBLIC PLAZA GARDEN AREA | 6,946 SF |



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MERRITT ENGINEER
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COLBURN SCHOOL CAMPUS EXPANSION

130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE

PLOT PLAN AT OLIVE STREET
LEVEL 03

PROJECT NUMBER

2018-003

SCALE

1/16"=1'-0"

DRAWN BY

DATE: 2-10-2023

ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER

A1-101

COLBURN SCHOOL
OWNER
200 S GRAND AVENUE
LOS ANGELES, CALIFORNIA 90012 USA

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LANDSCAPE DESIGN
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L'OBSEVATOIRE INT.
LIGHTING DESIGN
100 WALKER STREET, #7E
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SIMPSON, GUMPERTZ & HEEGER
1100 SOUTH OLIVE STREET, #1800
LOS ANGELES, CA 90015 USA
TEL: 213-371-2000

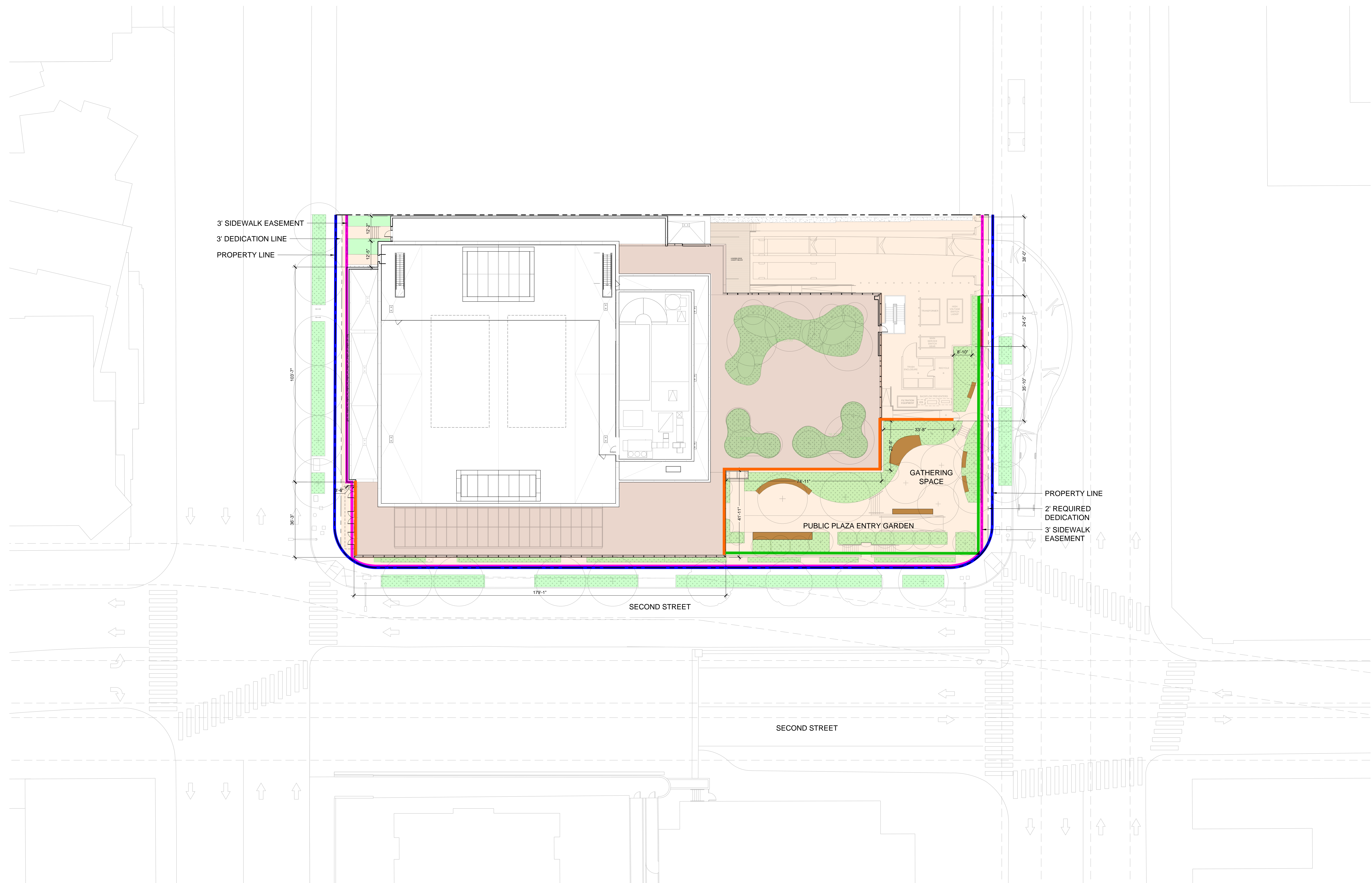
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3008 SIOGRAPHIC AVENUE
DENVER, CO 80202 USA
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BUILDING MAINTENANCE/FACADE
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1800 GREENPONT PARK DR.
HOUSTON, TX 77060 USA
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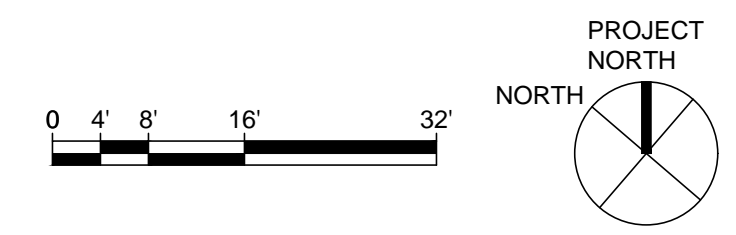


CULTURAL FRONTAGE:

| | | | |
|--|--|--------|------|
| █ | TOTAL SITE FRONTAGE FACING PUBLIC STREETS | 676 LF | 100% |
| █ | FRONTAGE LINED WITH "CULTURAL FACILITIES" | 639 LF | 95% |
| █ | BUILDING FRONTAGE LINED WITH ACTIVE USES | 211 LF | 31% |
| █ | STREET FRONTAGE LINED WITH PUBLIC OPEN SPACE | 249 LF | 37% |

OPEN SPACE:

| | | | |
|---|---|--------|----------|
| █ | TOTAL OPEN SPACE - PRIVATE | | |
| | ROOF GARDEN LEVEL 4 TOTAL AREA | 12,673 | SF |
| █ | ROOF GARDEN LANDSCAPED AREA | 1,682 | SF |
| █ | TOTAL OPEN SPACE - PUBLIC | 10,288 | SF |
| █ | PUBLIC PLAZA ENTRY GARDEN LEVEL 1 | 6,946 | SF |
| █ | LANDSCAPED AREA AT OLIVE STREET | 360 | SF |
| █ | PUBLIC PLAZA ENTRY GARDEN LANDSCAPED AREA | 2,795 | SF (40%) |
| █ | SIDEWALK LANDSCAPED AREA | 2,938 | SF |



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COLBURN SCHOOL
CAMPUS EXPANSION
130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE
OPEN SPACE PLAN

PROJECT NUMBER
2018-003

SCALE
1/16"=1'-0"

DATE
2-10-2023

SHEET NUMBER

A1-102

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L'OBSEVATOIRE INT.
LIGHTING DESIGN
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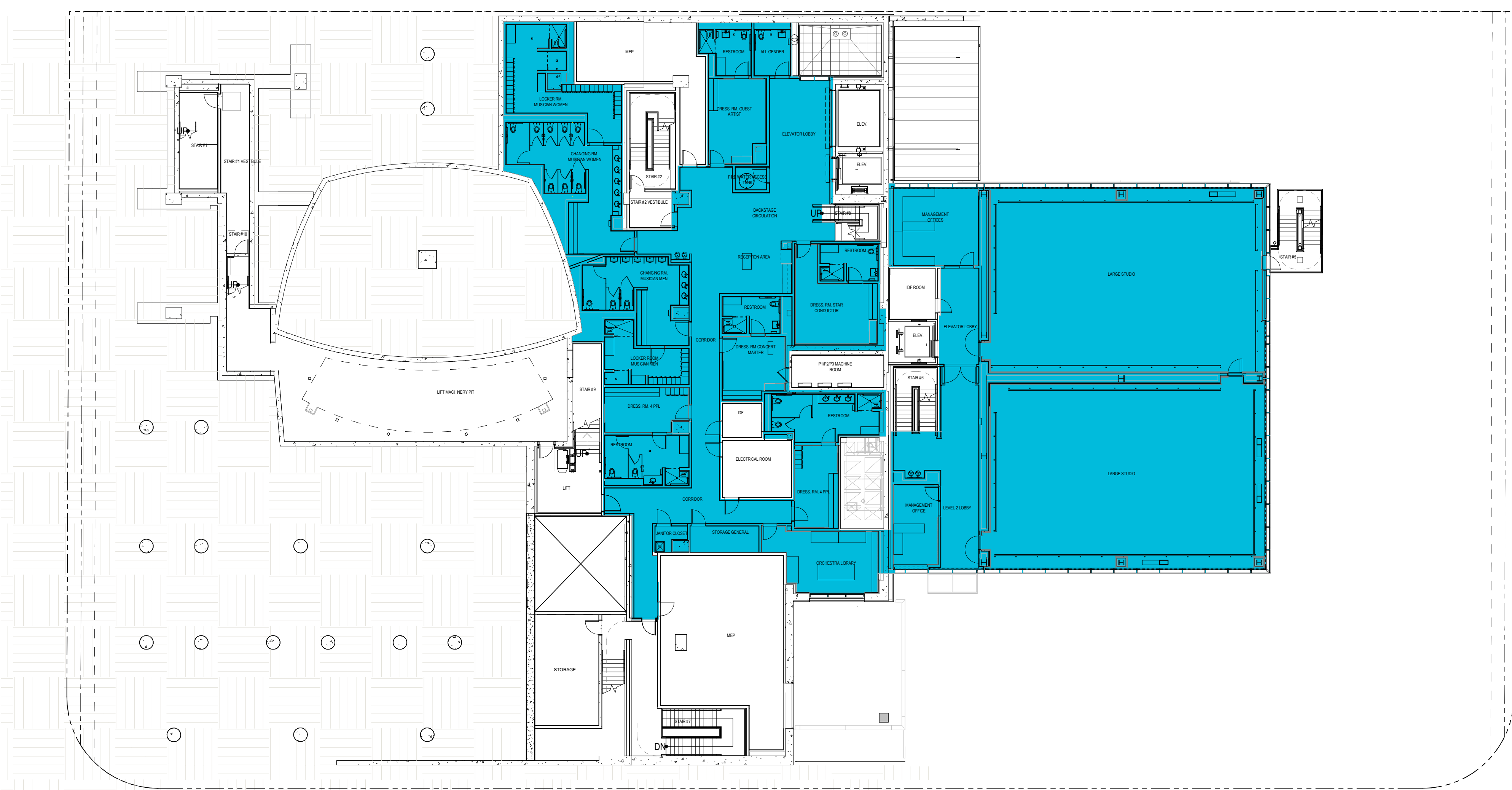
SIMPSON, GUMPERTZ
& HEGGER
1100 SOUTH OLIVE STREET, #1000
LOS ANGELES, CA 90015 USA
TEL: 213-371-2000

STILL ROOM
3008 SIOGRAPHIC BLVD
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TEL: 303-463-5446

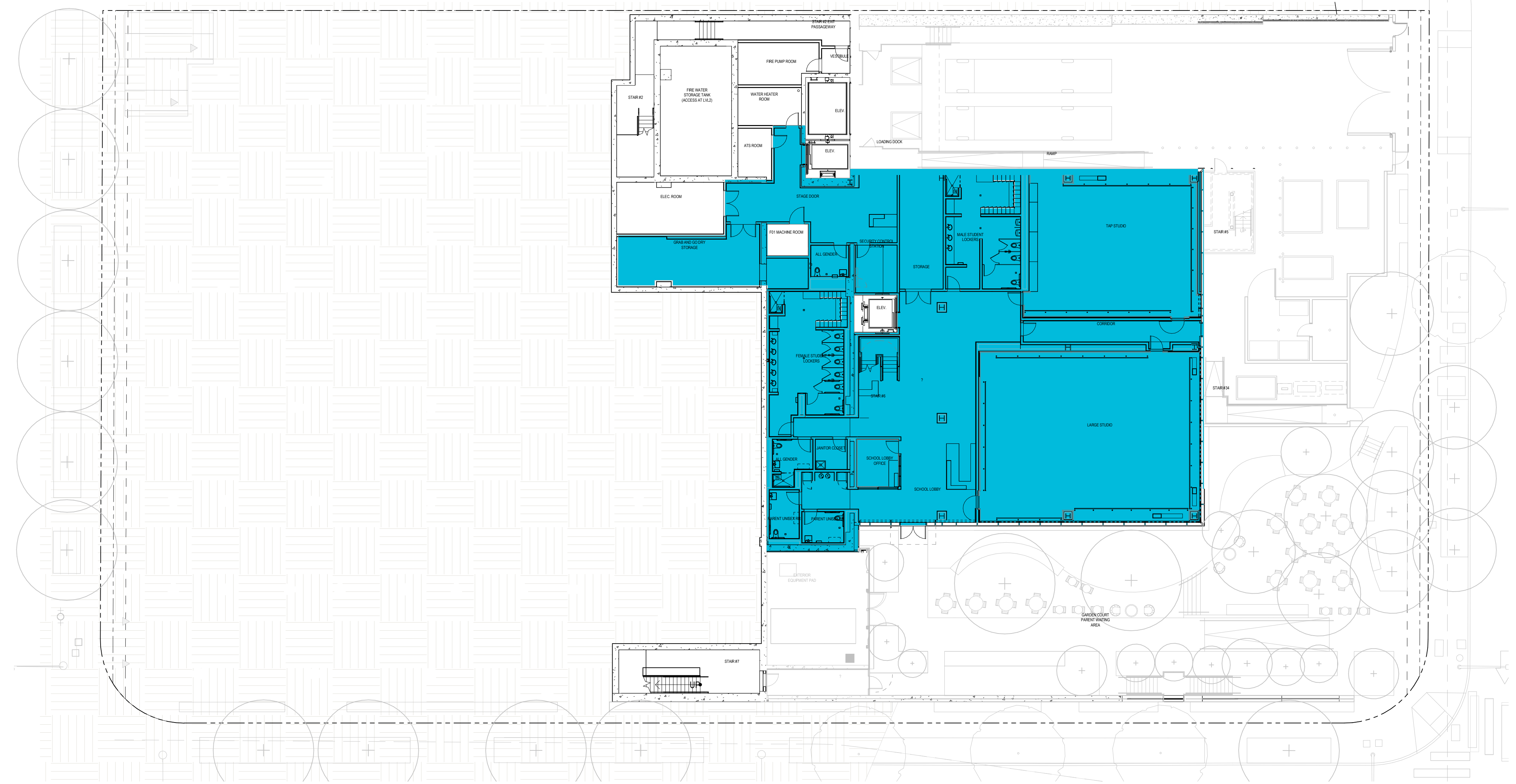
ROBERT F. MAHONEY
& ASSOC.
THEATRE DESIGN
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3800 LA CRESCENTA AVENUE,
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TEL: 310-637-9007

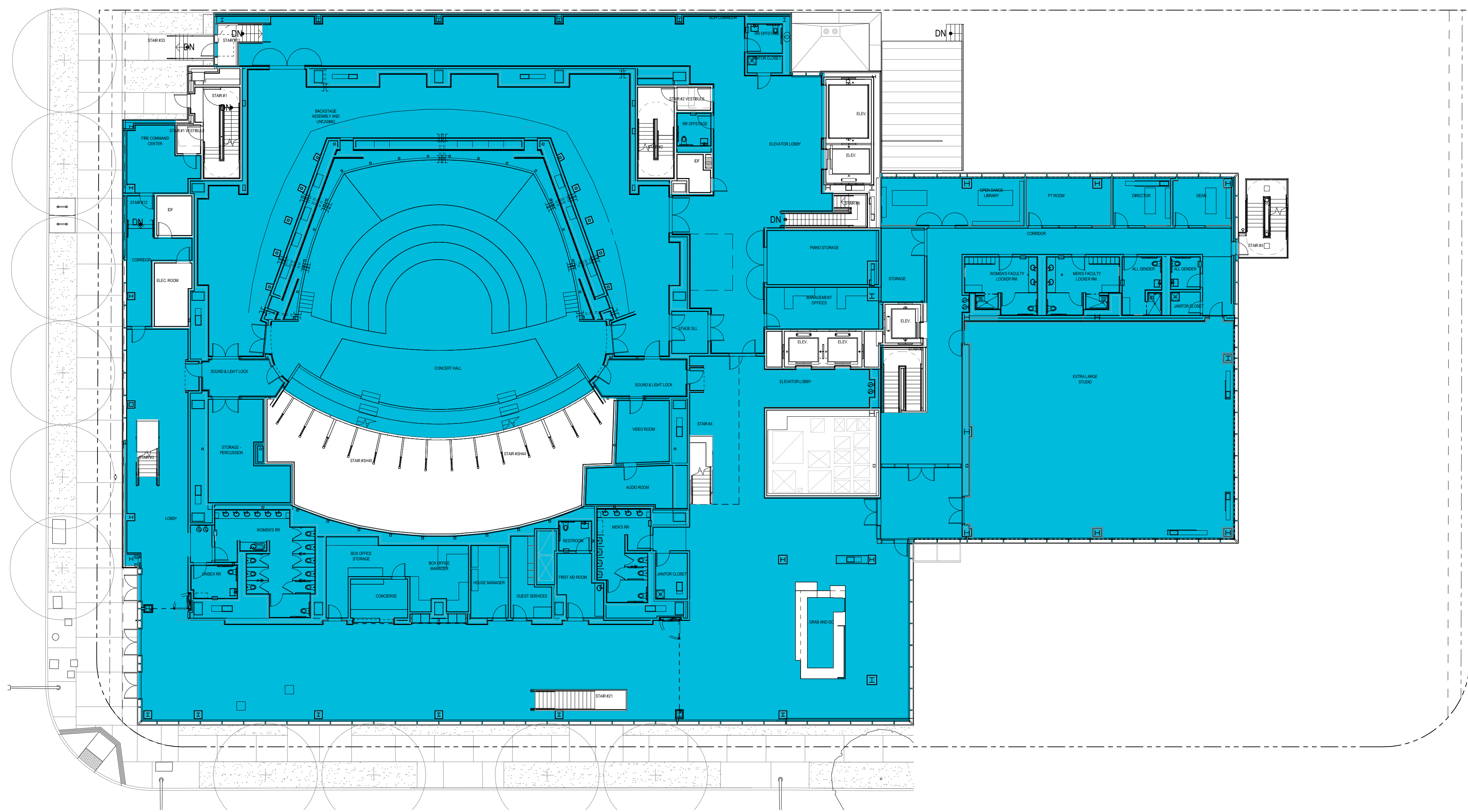
BUREAU VERITAS
BUILDING MAINTENANCE/FACADE
ACCESS
13000 GREENPOND PARK DR.
HOUSTON, TX 77060 USA
TEL: 888-367-7020



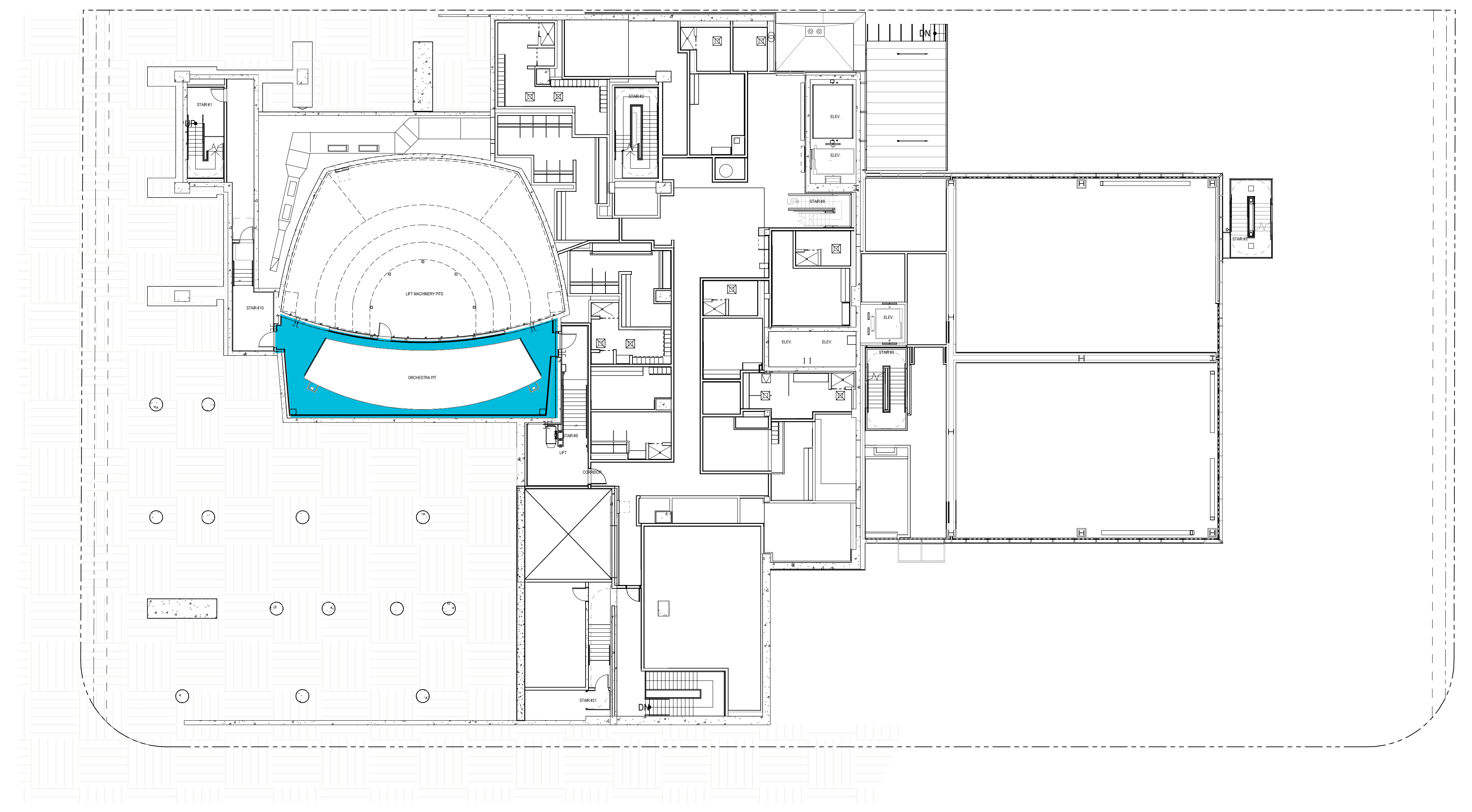
2 ZONING FLOOR AREA - LEVEL 02
1/16" = 1'-0" 12,972 SF



1 ZONING FLOOR AREA - LEVEL 01
1/16" = 1'-0" 9,451 SF



4 ZONING FLOOR AREA - LEVEL 03
1/16" = 1'-0" 30,658 SF

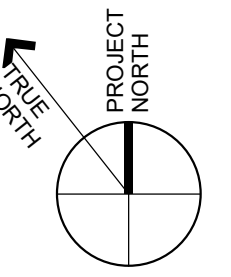
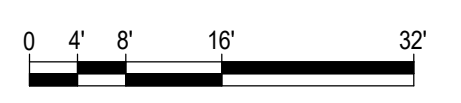


3 ZONING FLOOR AREA - LEVEL 02.1
1/16" = 1'-0" 603 SF

| PROPOSED FLOOR AREA SUMMARY | |
|------------------------------------|-----------|
| BUILDABLE AREA | 53,632 SF |
| PROPOSED FLOOR AREA | 78,347 SF |
| FLOOR AREA RATIO | 1.46 |
| MAXIMUM ALLOWABLE FLOOR AREA RATIO | 6.00 |

| FLOOR AREA BY LEVEL | |
|---------------------|-----------------|
| LEVEL | FLOOR AREA (SF) |
| LEVEL 01 | 9,451 SF |
| C.H. LEVEL 02 | 12,972 SF |
| C.H. LEVEL 02.1 | 603 SF |
| LEVEL 03 | 30,658 SF |
| C.H. LEVEL 03.1 | 4,493 SF |
| LEVEL 04 | 11,567 SF |
| C.H. LEVEL 04.1 | 2,040 SF |
| LEVEL 05 | 6,218 SF |
| LEVEL 06 | 345 SF |
| TOTAL | 78,347 SF |

- FLOOR AREA NOTES AND DEFINITIONS**
- FLOOR AREAS AND SITE AREA ARE CALCULATED PER LAMC SECTION 12.03
 - EXCLUDES EXTERIOR WALLS
 - MEASURED TO PREVAILING INTERIOR FACE
 - PREVAILING FACE AT GLAZED WALLS MEASURED TO INTERIOR FACE OF GLASS
 - EXCLUDES ROOMS MEASURED TO CENTERLINE OF INTERIOR WALLS
 - EXCLUDES LOADING DOCK
 - EXCLUDES STAIRWAYS AND ASSOCIATED VESTIBULES
 - EXCLUDES SHAFTS
 - EXCLUDES BUILDING EQUIPMENT AND MACHINE ROOMS
 - INCLUDES COLUMNS



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COLBURN SCHOOL CAMPUS EXPANSION
130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE
ZONING AREA PLANS - LEVEL 1, LEVEL 2,
LEVEL 2.1, LEVEL 3

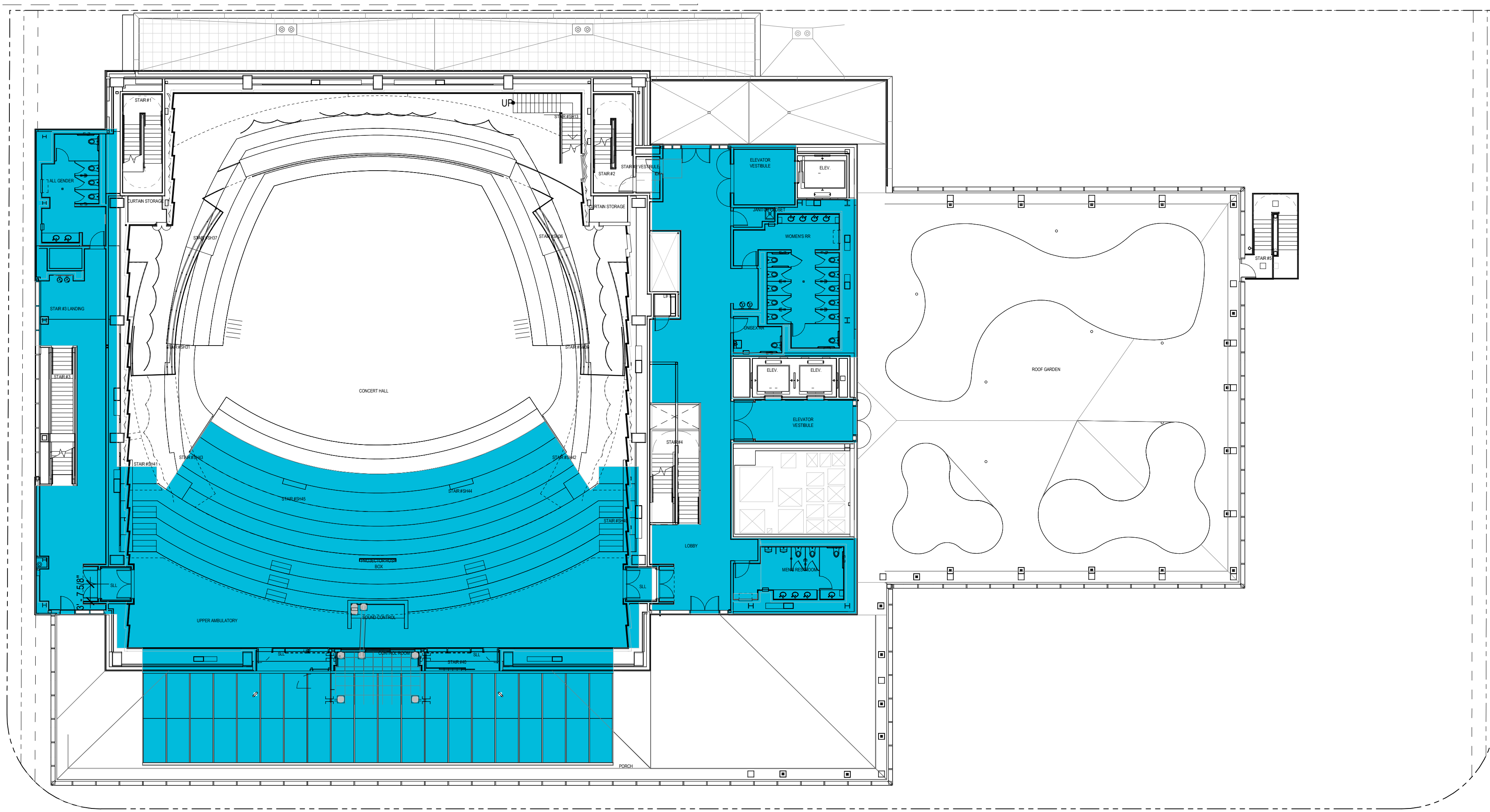
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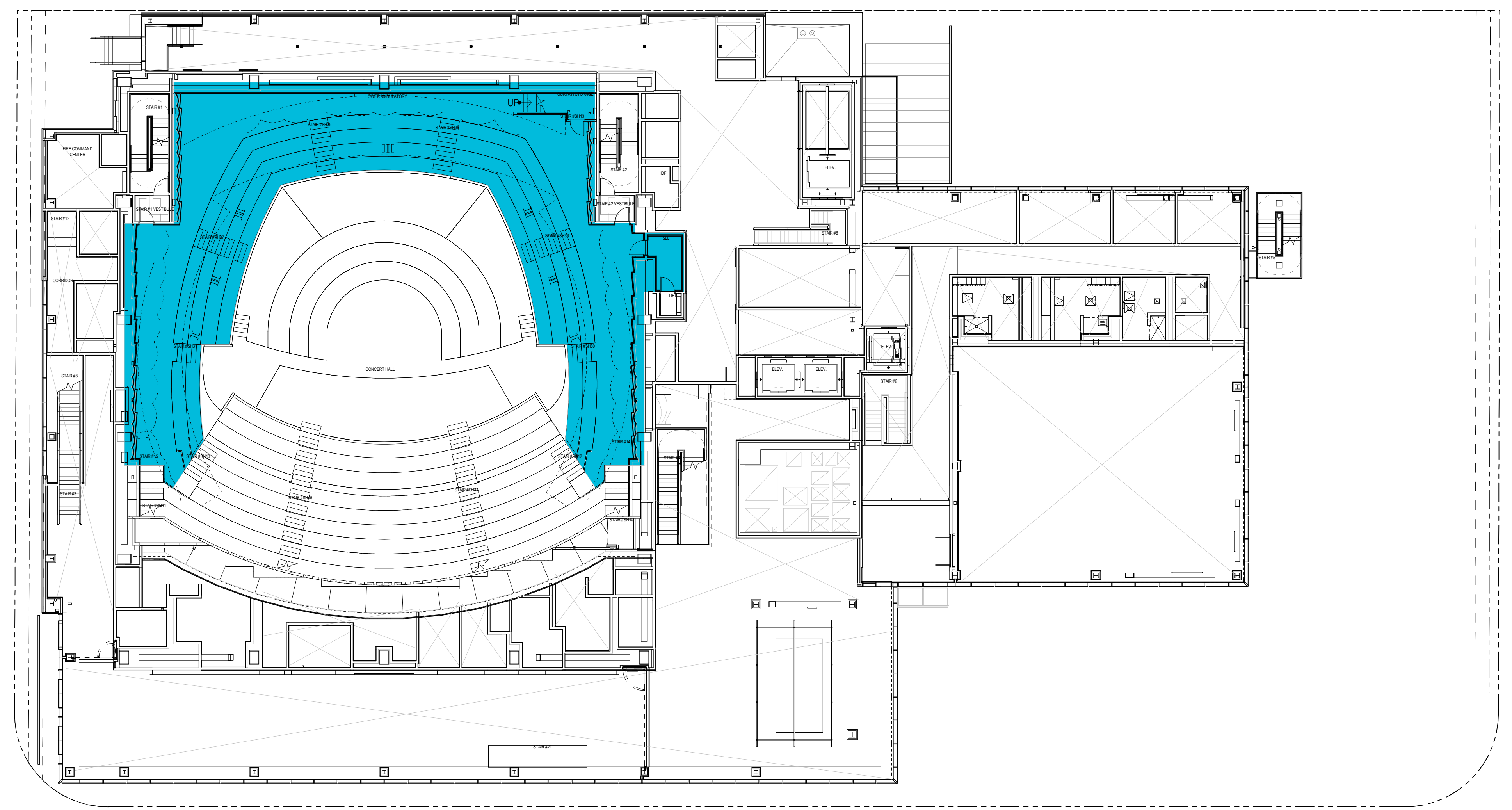
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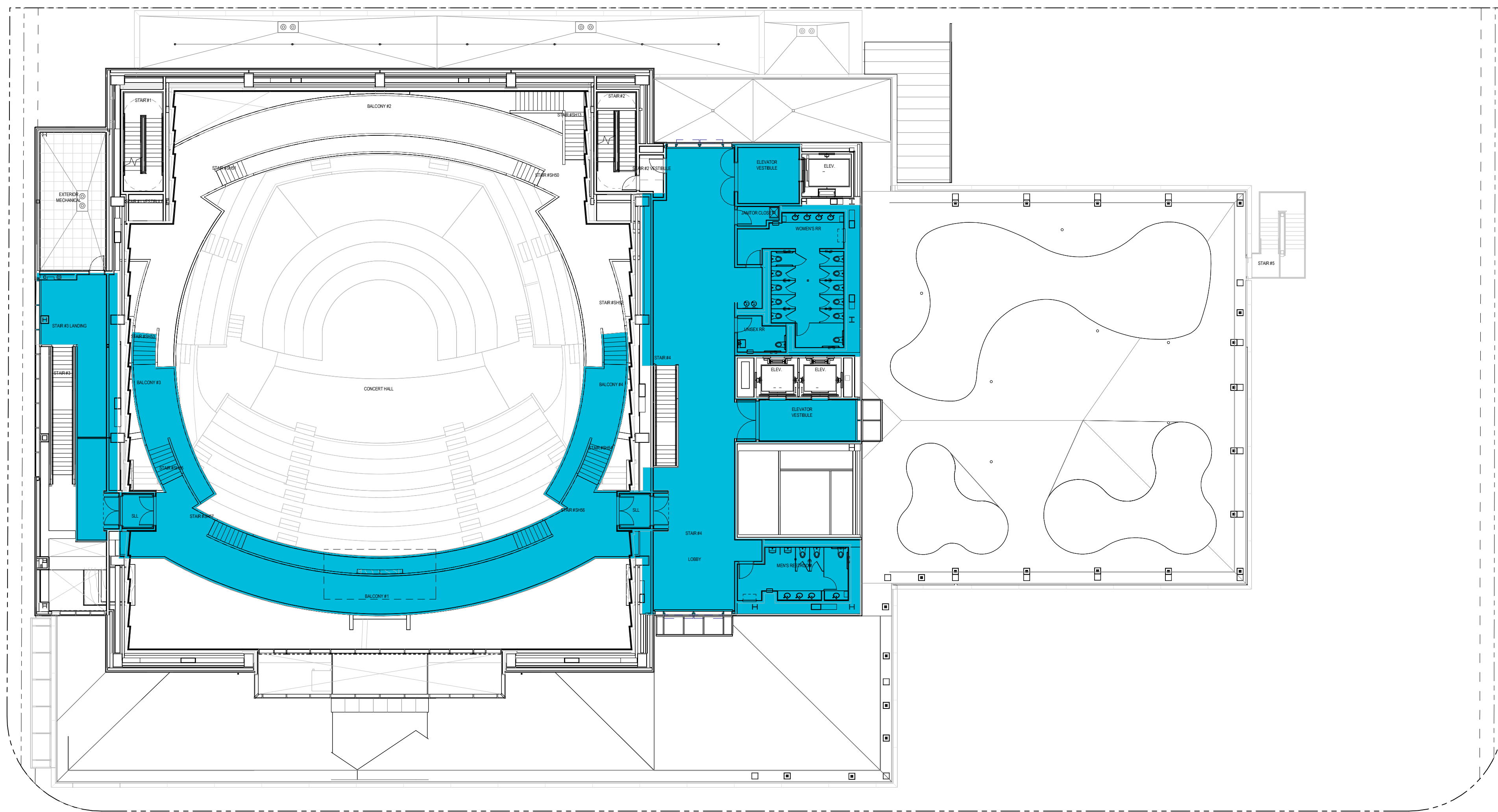
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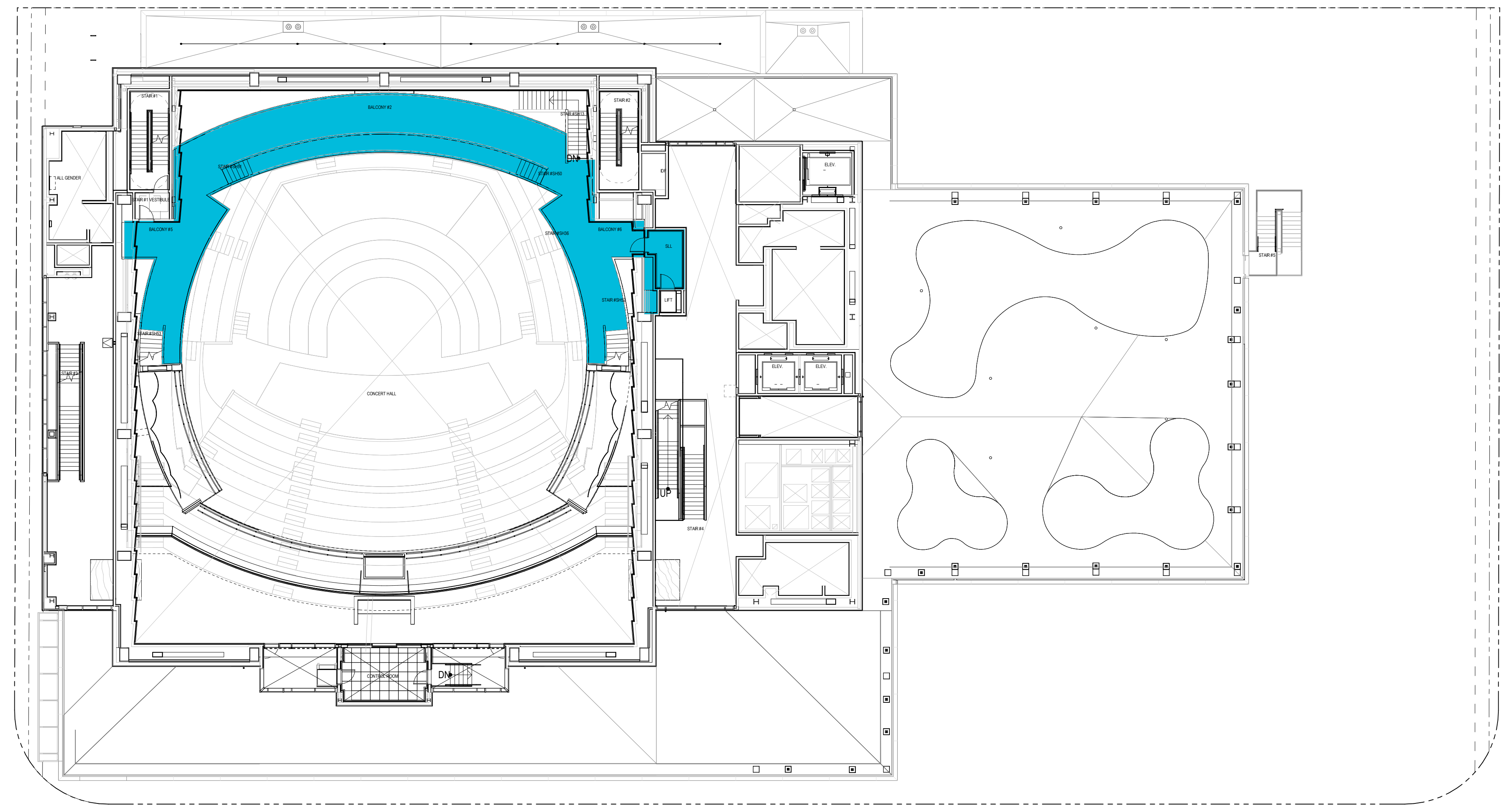
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1/16" = 1'-0" 11,567 SF



1 ZONING FLOOR AREA - LEVEL 03.1
1/16" = 1'-0" 4,493 SF



4 ZONING FLOOR AREA - LEVEL 05
1/16" = 1'-0" 6,218 SF



3 ZONING FLOOR AREA - LEVEL 04.1
1/16" = 1'-0" 2,040 SF

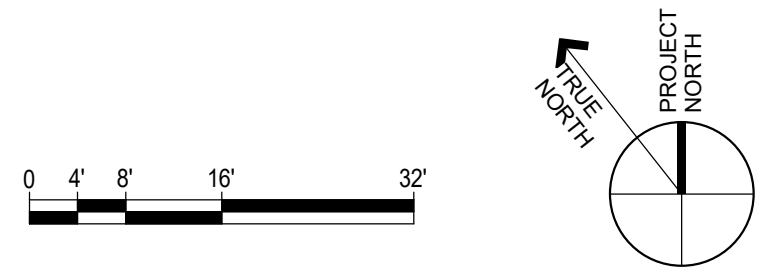
PROPOSED FLOOR AREA SUMMARY

| | |
|------------------------------------|-----------|
| BUILDABLE AREA | 53,632 SF |
| PROPOSED FLOOR AREA | 78,347 SF |
| FLOOR AREA RATIO | 1.46 |
| MAXIMUM ALLOWABLE FLOOR AREA RATIO | 6.00 |

FLOOR AREA BY LEVEL

| LEVEL | FLOOR AREA (SF) |
|-----------------|-----------------|
| LEVEL 01 | 9,451 SF |
| C.H. LEVEL 02 | 12,972 SF |
| C.H. LEVEL 02.1 | 603 SF |
| LEVEL 03 | 30,658 SF |
| C.H. LEVEL 03.1 | 4,493 SF |
| LEVEL 04 | 11,567 SF |
| C.H. LEVEL 04.1 | 2,040 SF |
| LEVEL 05 | 6,218 SF |
| LEVEL 06 | 345 SF |
| TOTAL | 78,347 SF |

- FLOOR AREA NOTES AND DEFINITIONS**
- FLOOR AREAS AND SITE AREA ARE CALCULATED PER LAMC SECTION 12.03
 - EXCLUDES EXTERIOR WALLS
 - MEASURED TO PREVAILING INTERIOR FACE
 - PREVAILING FACE AT GLAZED WALLS MEASURED TO INTERIOR FACE OF GLASS
 - EXCLUDES ROOMS MEASURED TO CENTERLINE OF INTERIOR WALLS
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 - EXCLUDES SHAFTS
 - EXCLUDES BUILDING EQUIPMENT AND MACHINE ROOMS
 - INCLUDES COLUMNS



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VECTOR SYSTEMS
CONSULTANTS
1000 W. 10TH STREET, SUITE 400
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TEL: 213-488-4800

CN+LITTLE
CONSULTANTS
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LOS ANGELES, CA 90024
TEL: 213-488-4800

CURTAINWALL DESIGN
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COLBURN SCHOOL CAMPUS EXPANSION
130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE
ZONING AREA PLANS - LEVEL 3.1, LEVEL 4, LEVEL 4.1, LEVEL 5

PROJECT NUMBER
2018-003

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DRAWN BY
Author

PHASE

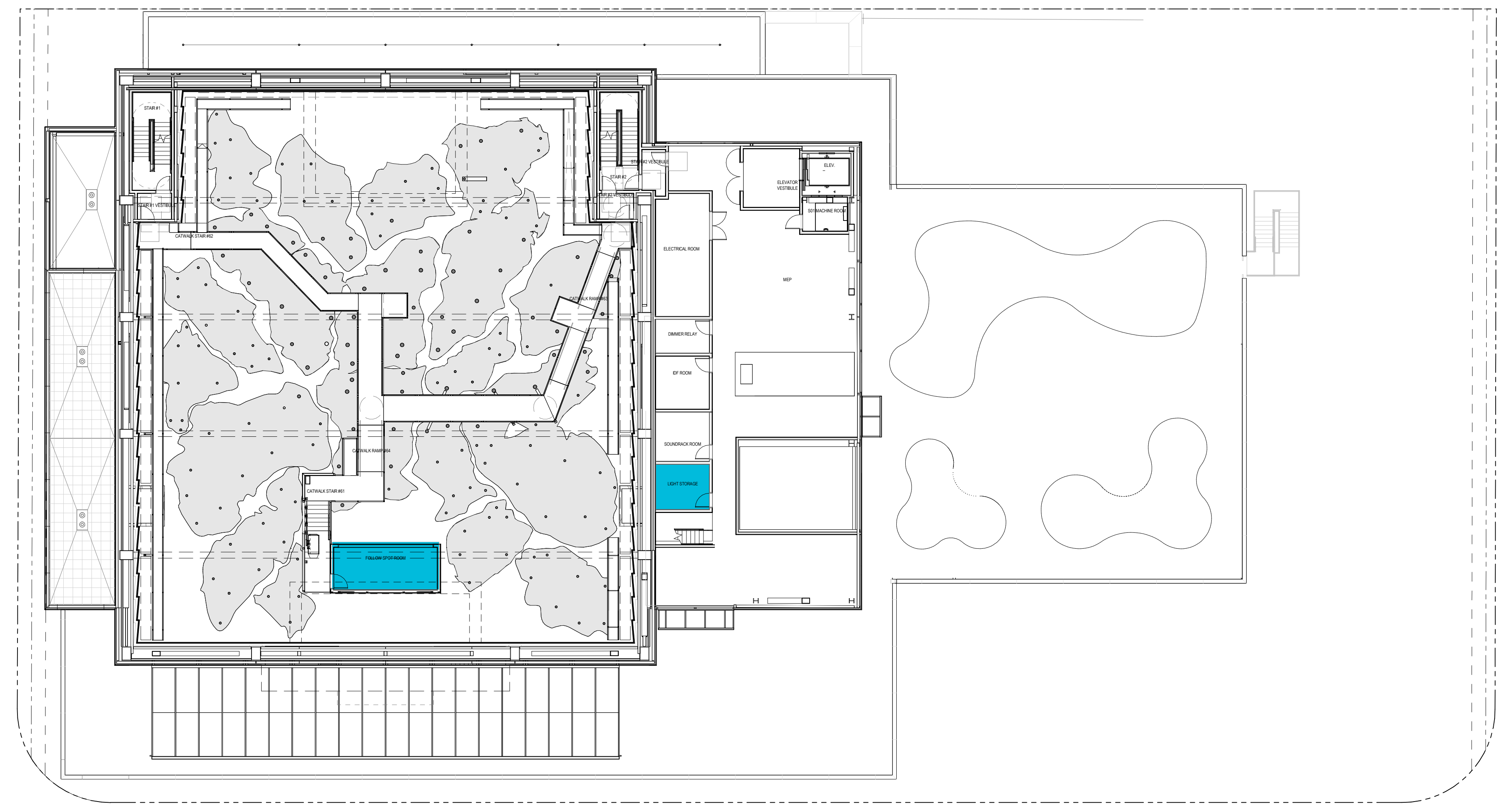
DATE

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SHEET NUMBER
A2-102

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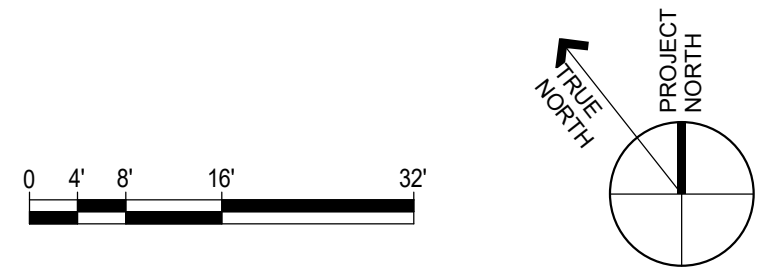


1 ZONING FLOOR AREA - LEVEL 06
1/16" = 1'-0" 345 SF

| PROPOSED FLOOR AREA SUMMARY | |
|------------------------------------|-----------|
| BUILDABLE AREA | 53,632 SF |
| PROPOSED FLOOR AREA | 78,347 SF |
| FLOOR AREA RATIO | 1.46 |
| MAXIMUM ALLOWABLE FLOOR AREA RATIO | 6.00 |

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| C.H. LEVEL 04.1 | 2,040 SF |
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| TOTAL | 78,347 SF |

- FLOOR AREA NOTES AND DEFINITIONS**
- FLOOR AREAS AND SITE AREA ARE CALCULATED PER LAMC SECTION 12.03
 - EXCLUDES EXTERIOR WALLS
 - MEASURED TO PREVAILING INTERIOR FACE
 - PREVAILING FACE AT GLAZED WALLS MEASURED TO INTERIOR FACE OF GLASS
 - EXCLUDES ROOMS MEASURED TO CENTERLINE OF INTERIOR WALLS
 - EXCLUDES LOADING DOCK
 - EXCLUDES STAIRWAYS AND ASSOCIATED VESTIBULES
 - EXCLUDES SHAFTS
 - EXCLUDES BUILDING EQUIPMENT AND MACHINE ROOMS
 - INCLUDES COLUMNS



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TITLE
ZONING AREA PLANS - LEVEL 6

PROJECT NUMBER
2018-003

SCALE
1/16" = 1'-0"

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Author

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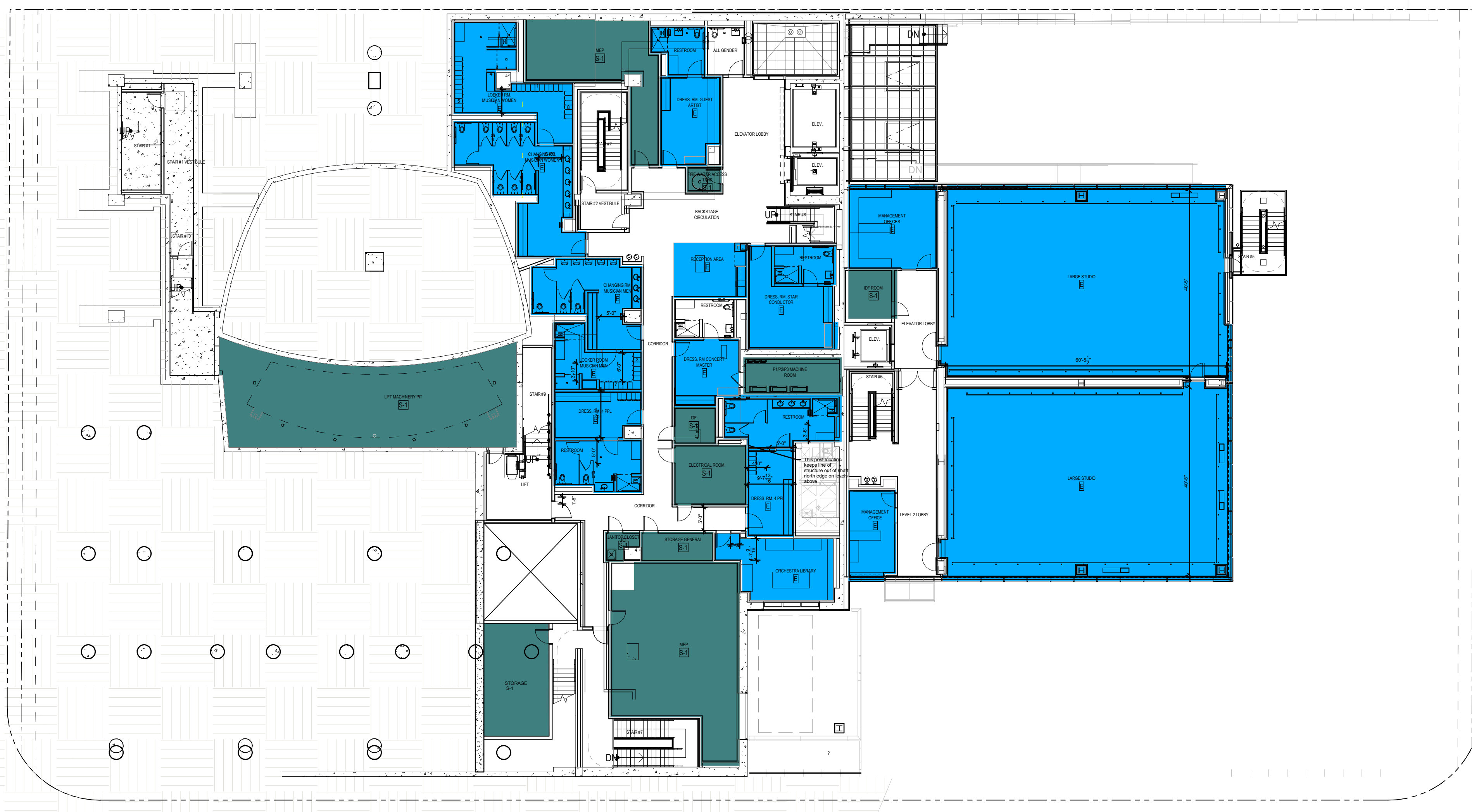
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SHEET NUMBER
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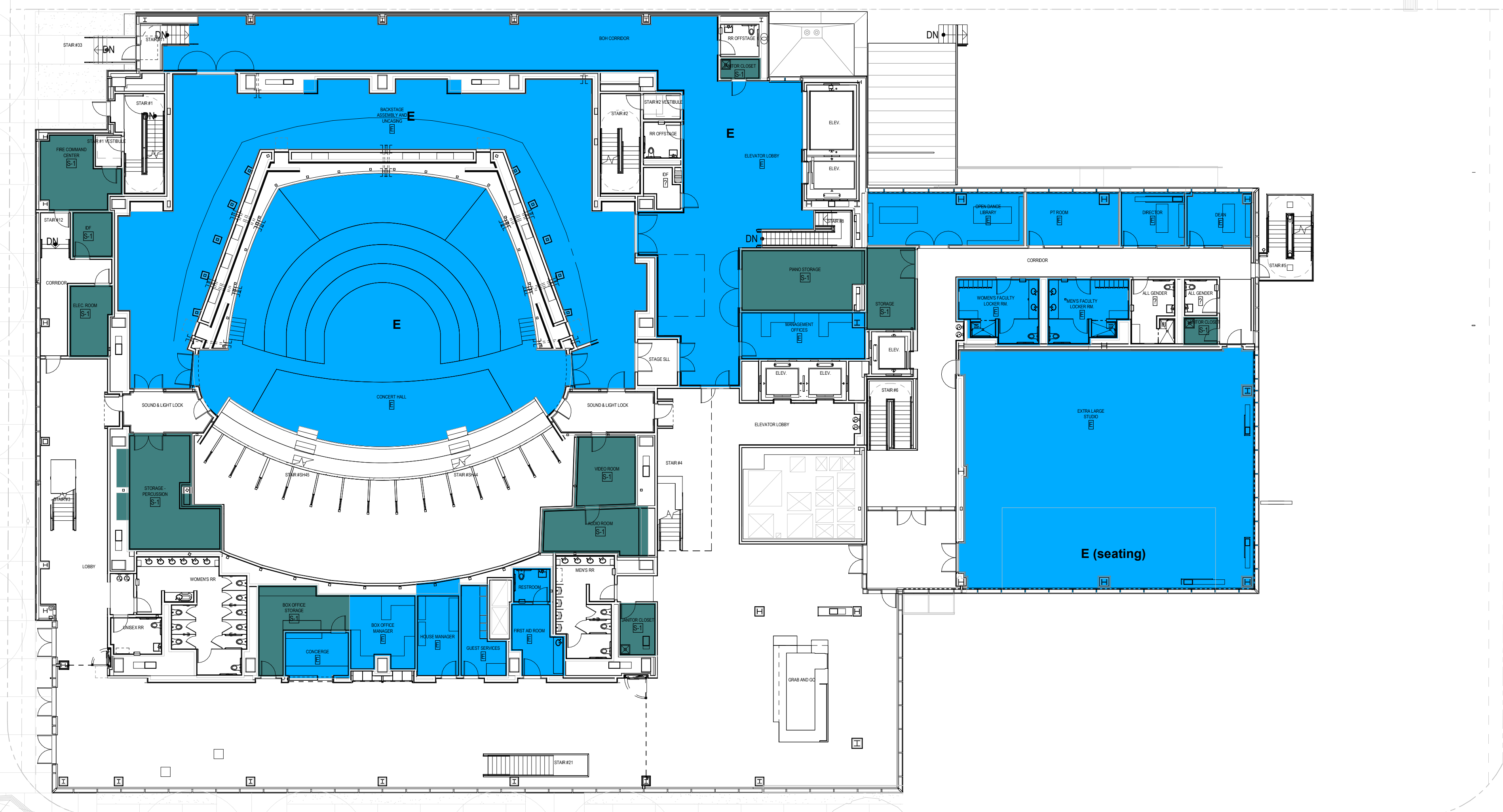
| FLOOR AREA BY OCCUPANCY TYPE - LEVEL 2 | | |
|--|----------------|-----------------|
| COLOR LEGEND | OCCUPANCY TYPE | FLOOR AREA (SF) |
| C.H. LEVEL 02 | | |
| | E | 329.58 SF |
| | E | 9,368.28 SF |
| | S-1 | 3,755.20 SF |

2 OCCUPANCY FLOOR AREA - LEVEL 02
1/16" = 1'-0"



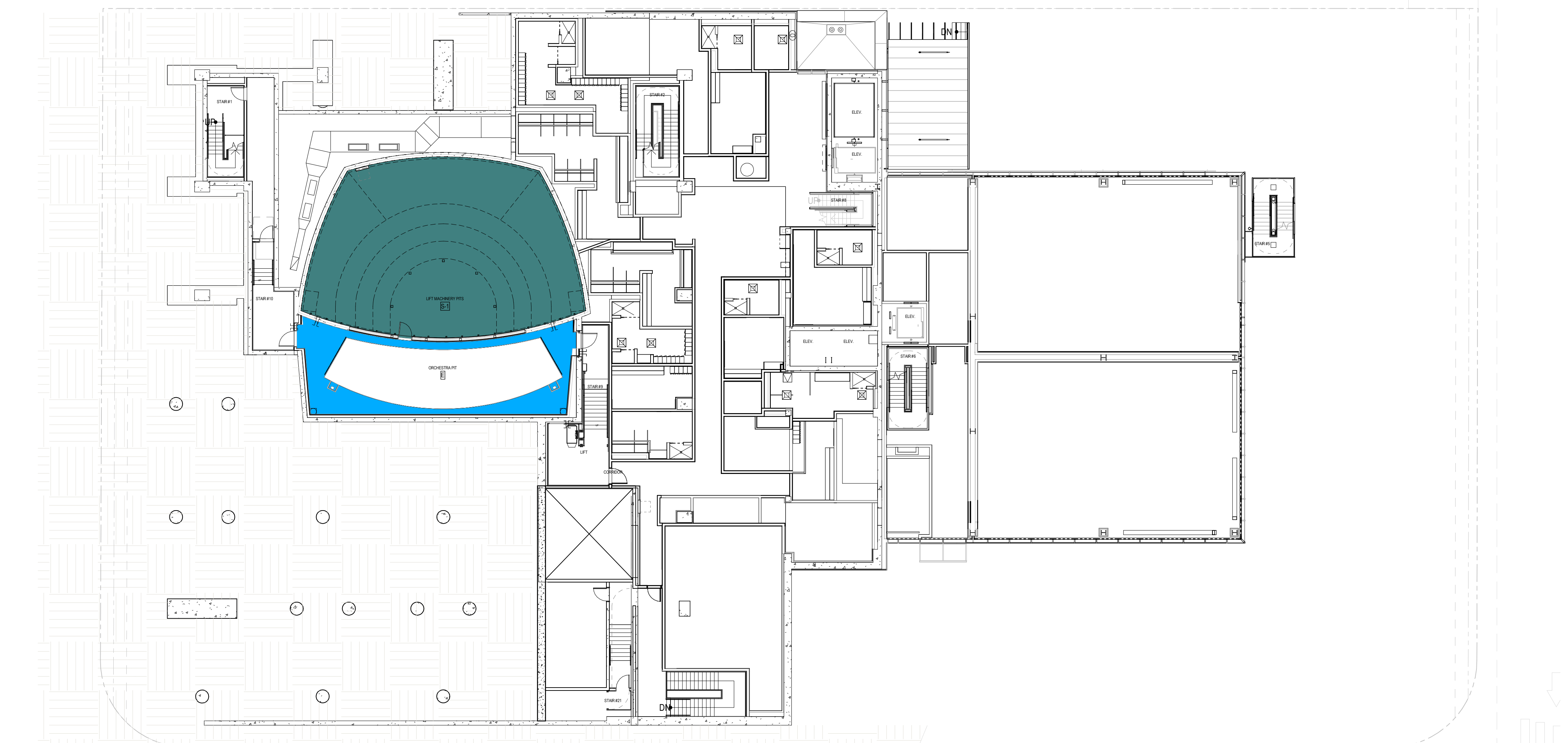
| FLOOR AREA BY OCCUPANCY TYPE - LEVEL 1 | | |
|--|----------------|-----------------|
| COLOR LEGEND | OCCUPANCY TYPE | FLOOR AREA (SF) |
| LEVEL 01 | | |
| | A-3 | 1,610.97 SF |
| | B | 4,190.38 SF |
| | E | 1,550.89 SF |
| | S-1 | 1,843.42 SF |
| | S-2 | 493.14 SF |

1 OCCUPANCY FLOOR AREA - LEVEL 01
1/16" = 1'-0"



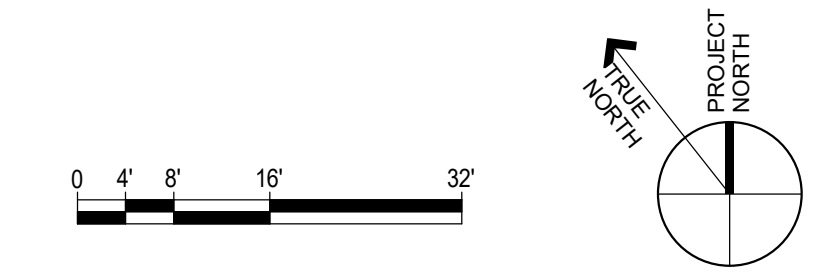
| FLOOR AREA BY OCCUPANCY TYPE - LEVEL 3 | | |
|--|----------------|-----------------|
| COLOR LEGEND | OCCUPANCY TYPE | FLOOR AREA (SF) |
| LEVEL 03 | | |
| | E | 13,901.16 SF |
| | E (seating) | 804.53 SF |
| | S-1 | 2,189.40 SF |

4 OCCUPANCY FLOOR AREA - LEVEL 03
1/16" = 1'-0"



| FLOOR AREA BY OCCUPANCY TYPE - LEVEL 2.1 | | |
|--|----------------|-----------------|
| COLOR LEGEND | OCCUPANCY TYPE | FLOOR AREA (SF) |
| C.H. LEVEL 02.1 | | |
| | E | 491.30 SF |
| | S-1 | 2,304.47 SF |

3 OCCUPANCY FLOOR AREA - LEVEL 02.1
1/16" = 1'-0"



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TITLE

BUILDING AREA PLANS BY OCCUPANCY TYPE - LEVEL 1, LEVEL 2, LEVEL 2.1, LEVEL 3

PROJECT NUMBER

2018-003

SCALE

1/16" = 1'-0"

DRAWN BY

Author

DATE

01/27/23

ORIGINAL SHEET SIZE

36" x 48"

SHEET NUMBER

A2-111

PROJECT NUMBER

2018-003

SCALE

1/16" = 1'-0"

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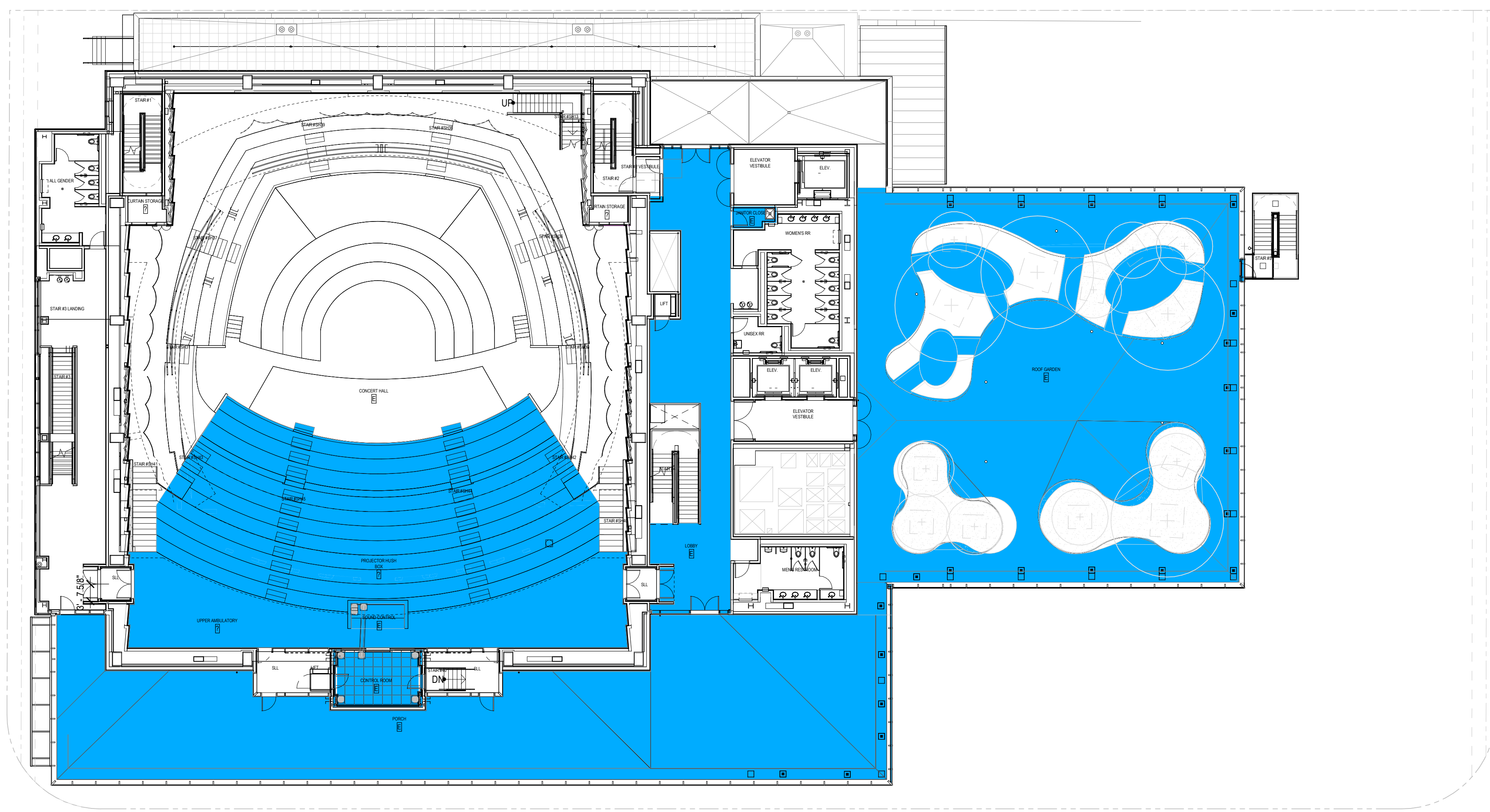
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01/27/23

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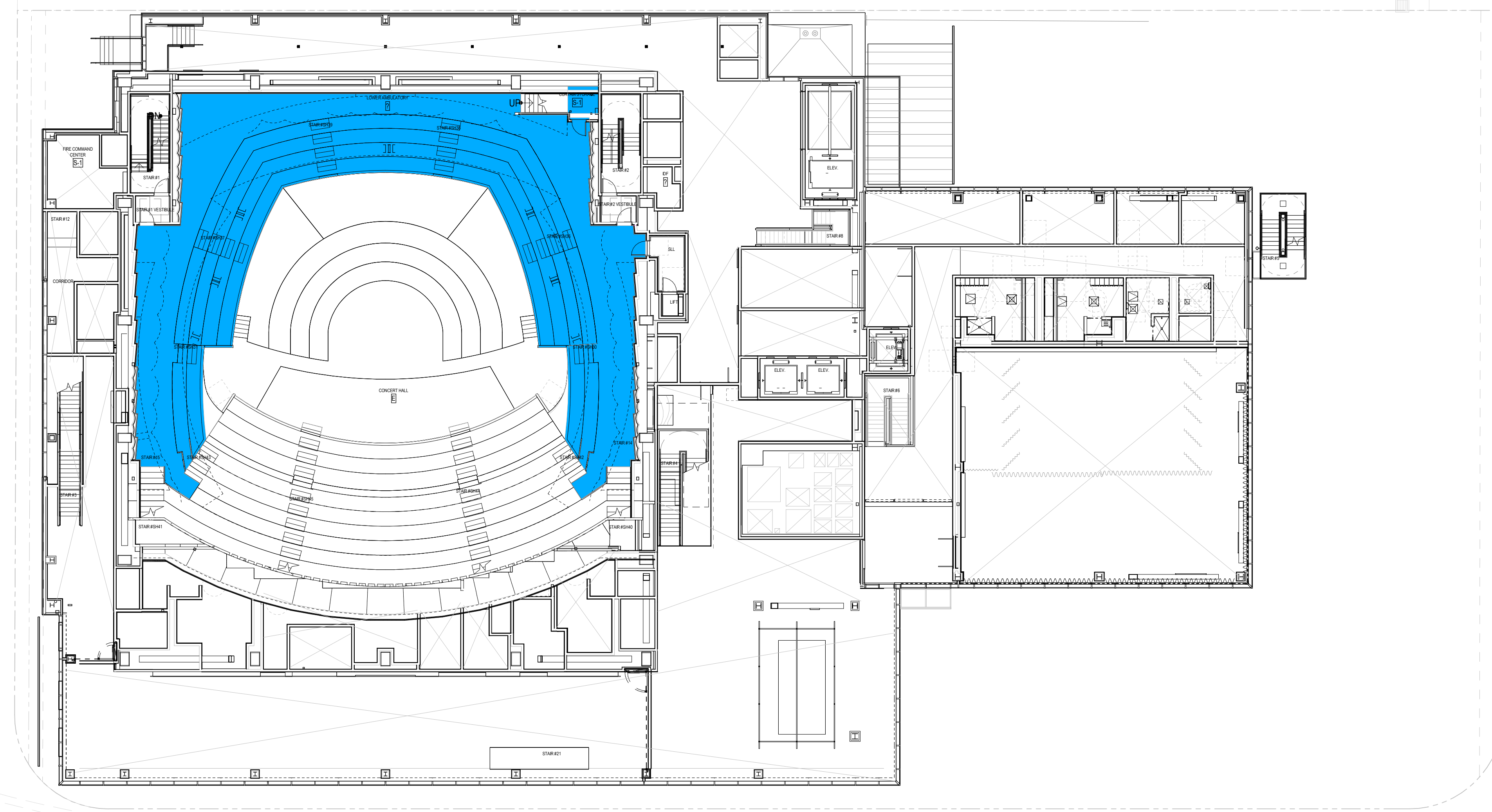
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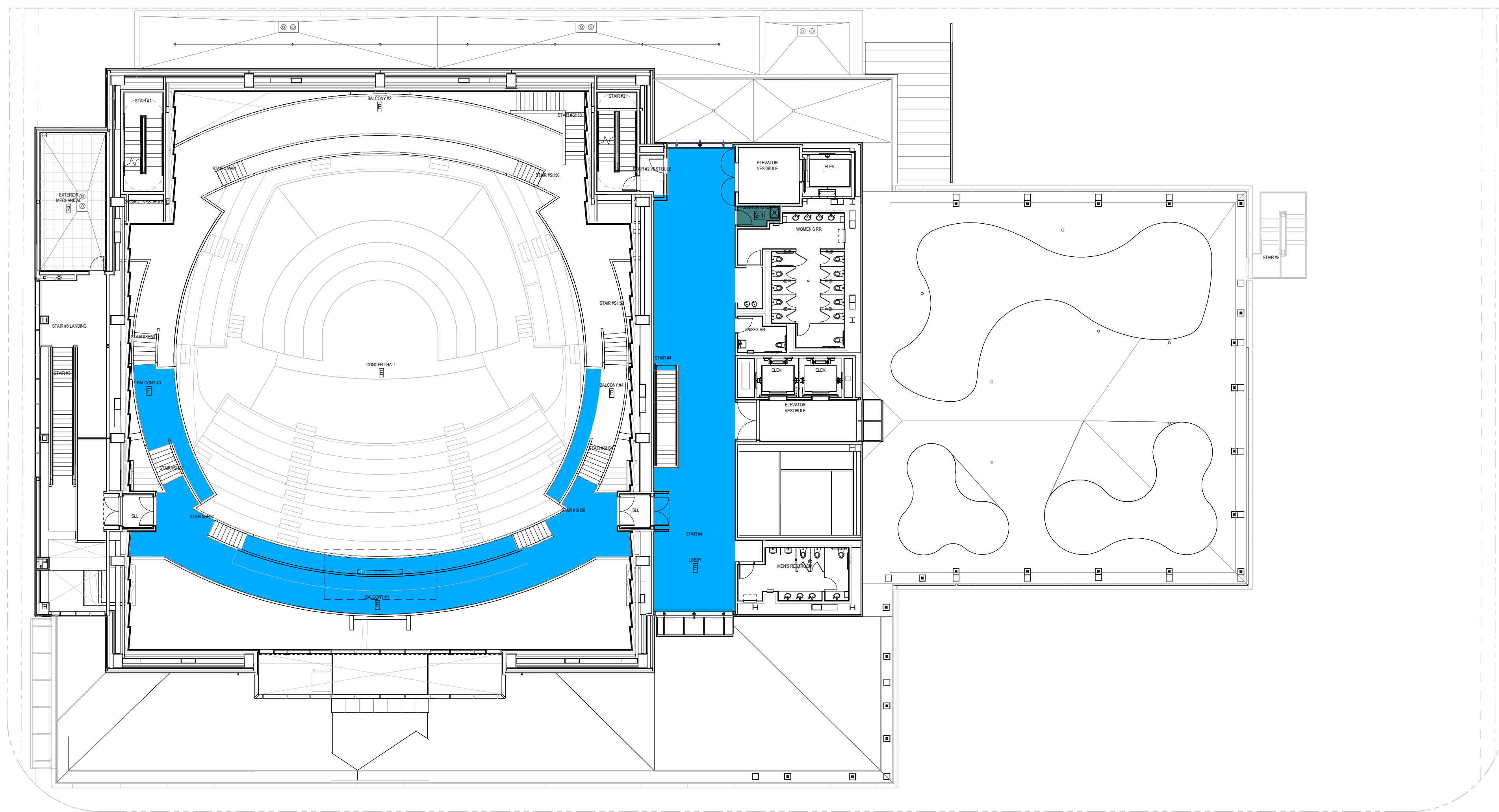
| FLOOR AREA BY OCCUPANCY TYPE - LEVEL 4 | | |
|--|----------------|-----------------|
| COLOR | OCCUPANCY TYPE | FLOOR AREA (SF) |
| [Blue] | E | 16,000.87 SF |

2 OCCUPANCY FLOOR AREA - LEVEL 04
1/16" = 1'-0"



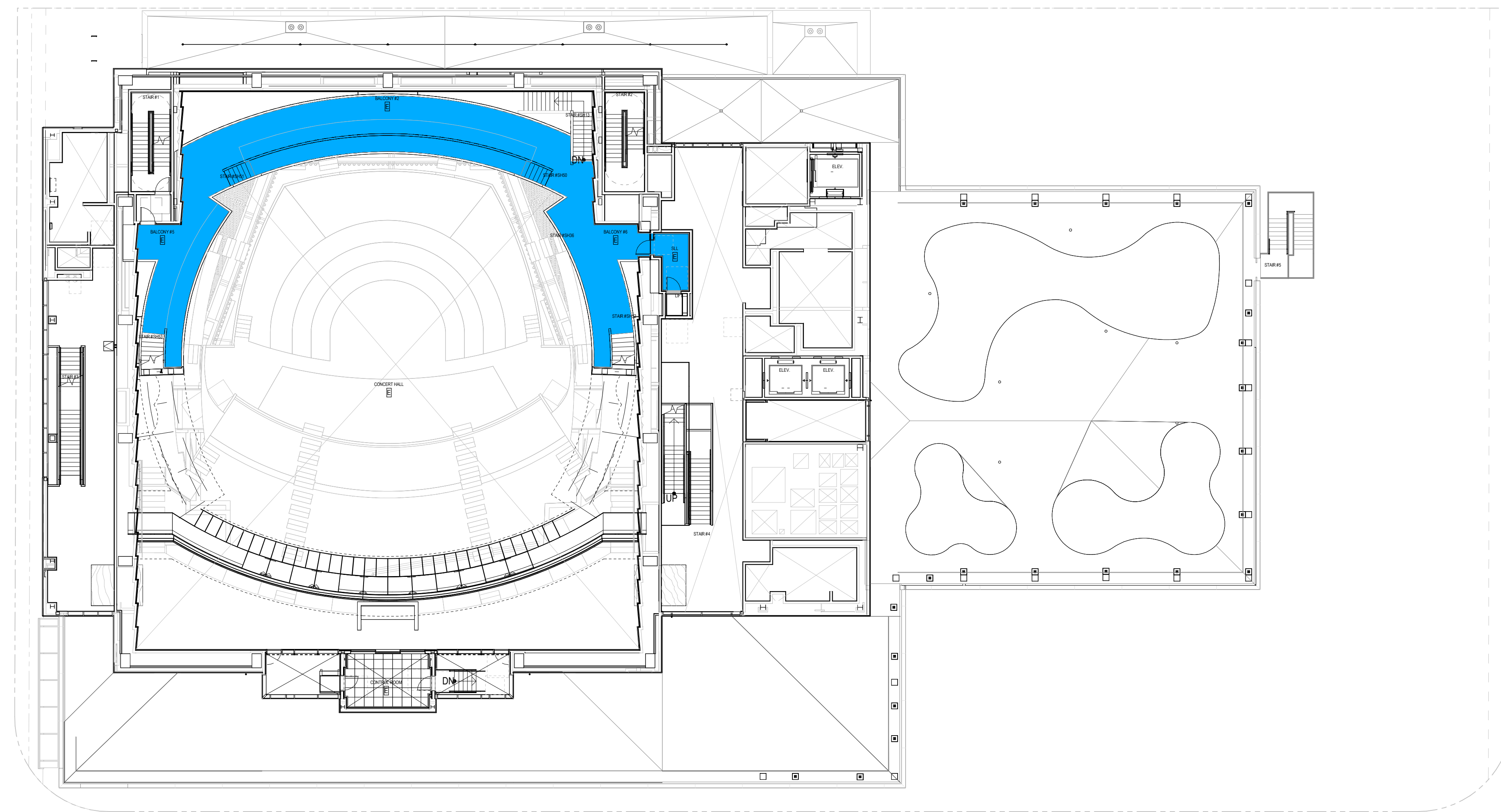
| FLOOR AREA BY OCCUPANCY TYPE - LEVEL 3.1 | | |
|--|----------------|-----------------|
| COLOR | OCCUPANCY TYPE | FLOOR AREA (SF) |
| [Blue] | E | 3,896.28 SF |

1 OCCUPANCY FLOOR AREA - LEVEL 03.1
1/16" = 1'-0"



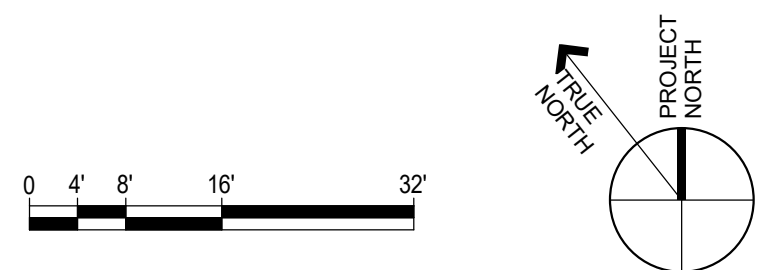
| FLOOR AREA BY OCCUPANCY TYPE - LEVEL 5 | | |
|--|----------------|-----------------|
| COLOR | OCCUPANCY TYPE | FLOOR AREA (SF) |
| [Blue] | E | 3,112.83 SF |
| [Grey] | S-1 | 40.85 SF |

4 OCCUPANCY FLOOR AREA - LEVEL 05
1/16" = 1'-0"



| FLOOR AREA BY OCCUPANCY TYPE - LEVEL 4.1 | | |
|--|----------------|-----------------|
| COLOR | OCCUPANCY TYPE | FLOOR AREA (SF) |
| [Blue] | E | 1,787.97 SF |

3 OCCUPANCY FLOOR AREA - LEVEL 4.1
1/16" = 1'-0"



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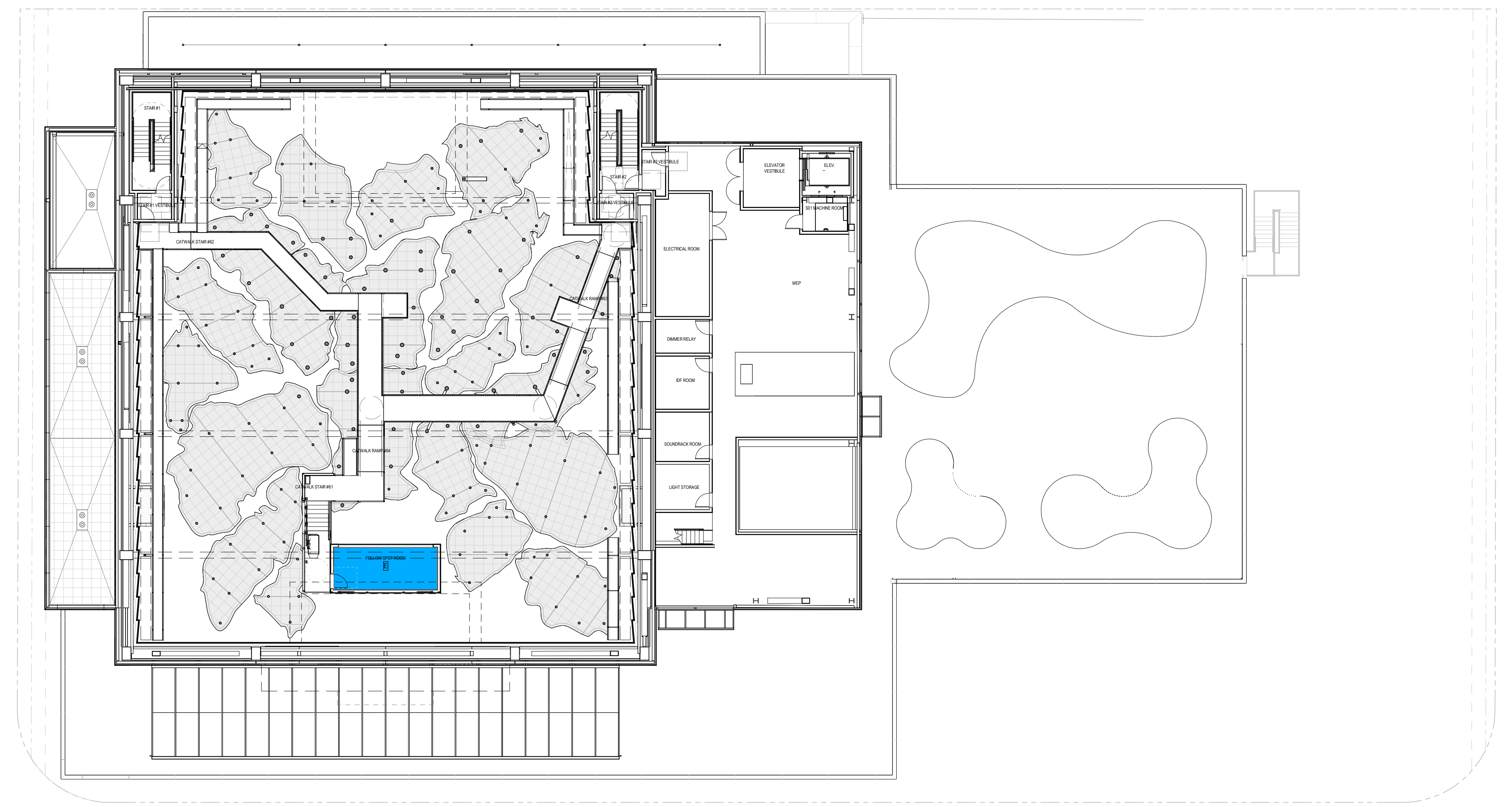
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TITLE
BUILDING AREA PLANS BY OCCUPANCY TYPE - LEVEL 3.1, LEVEL 4, LEVEL 4.1, LEVEL 5

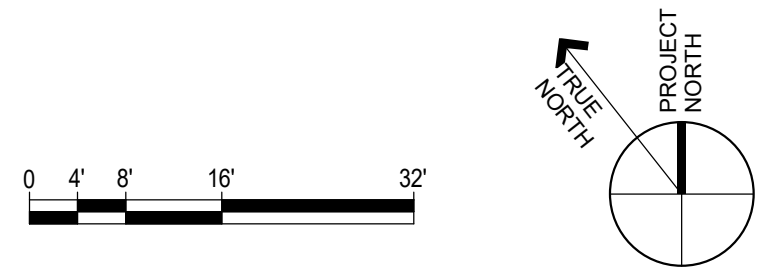
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SHEET NUMBER
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| FLOOR AREA BY OCCUPANCY TYPE - LEVEL 06 | | |
|---|----------------|-----------------|
| COLOR | OCCUPANCY TYPE | FLOOR AREA (SF) |
| LEVEL 06 | | |
| | E | 200.19 SF |

1 OCCUPANCY FLOOR AREA - LEVEL 06
1/16" = 1'-0"



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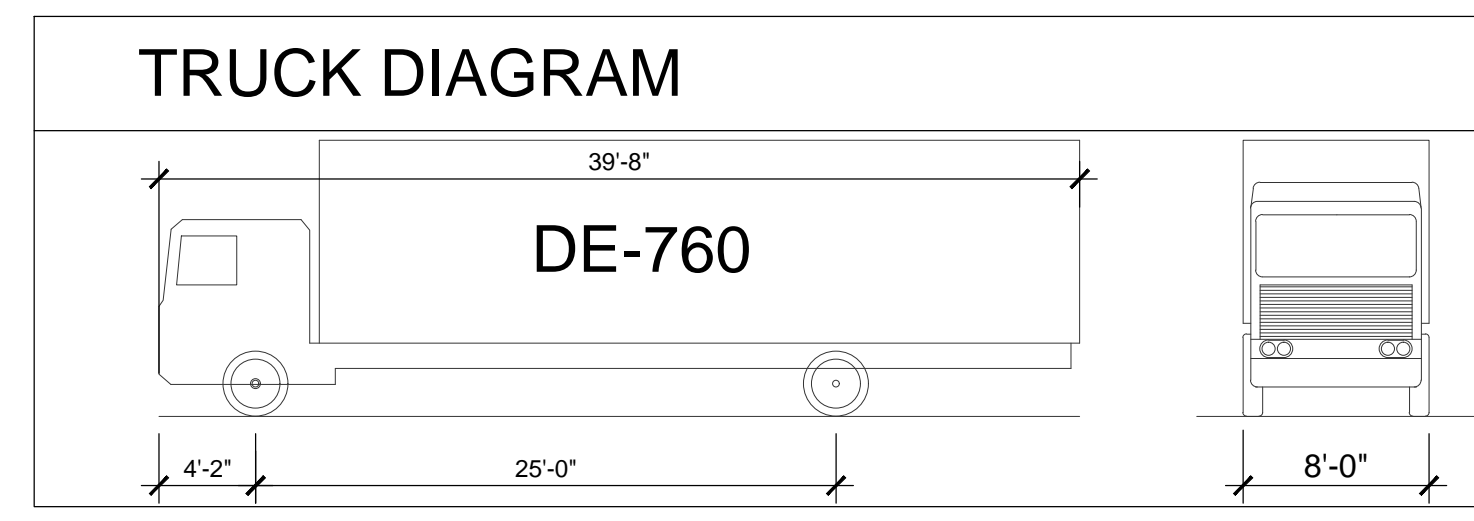
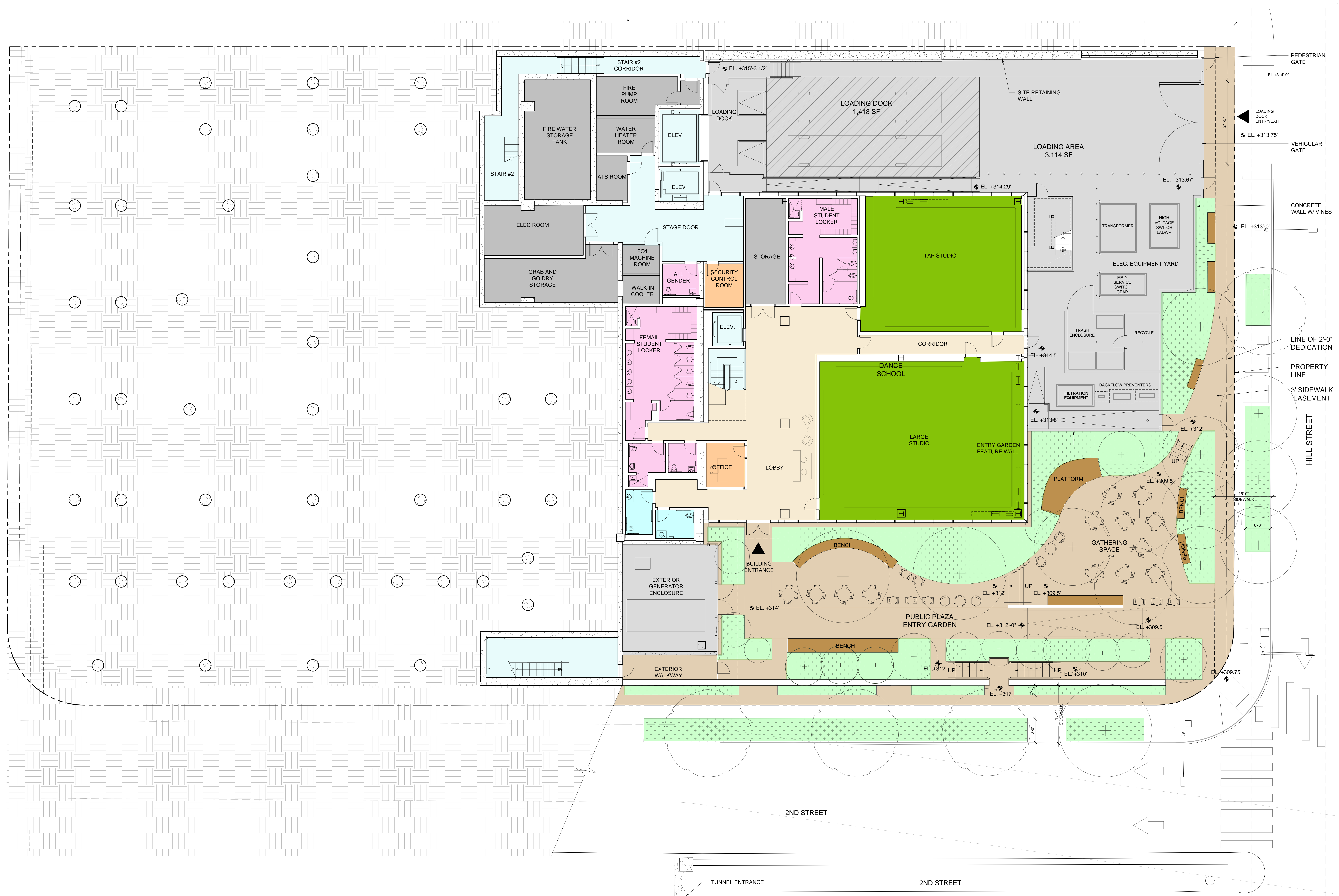
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TITLE
BUILDING AREA PLANS BY OCCUPANCY
TYPE - LEVEL 6

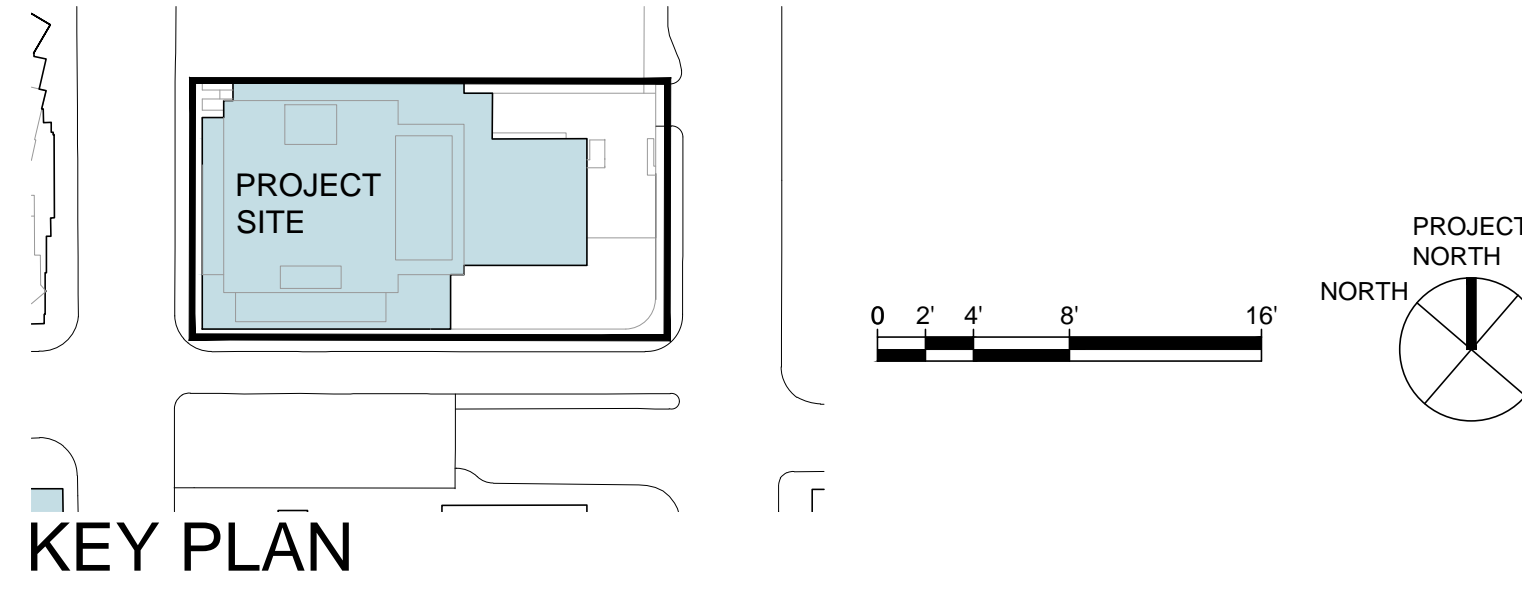
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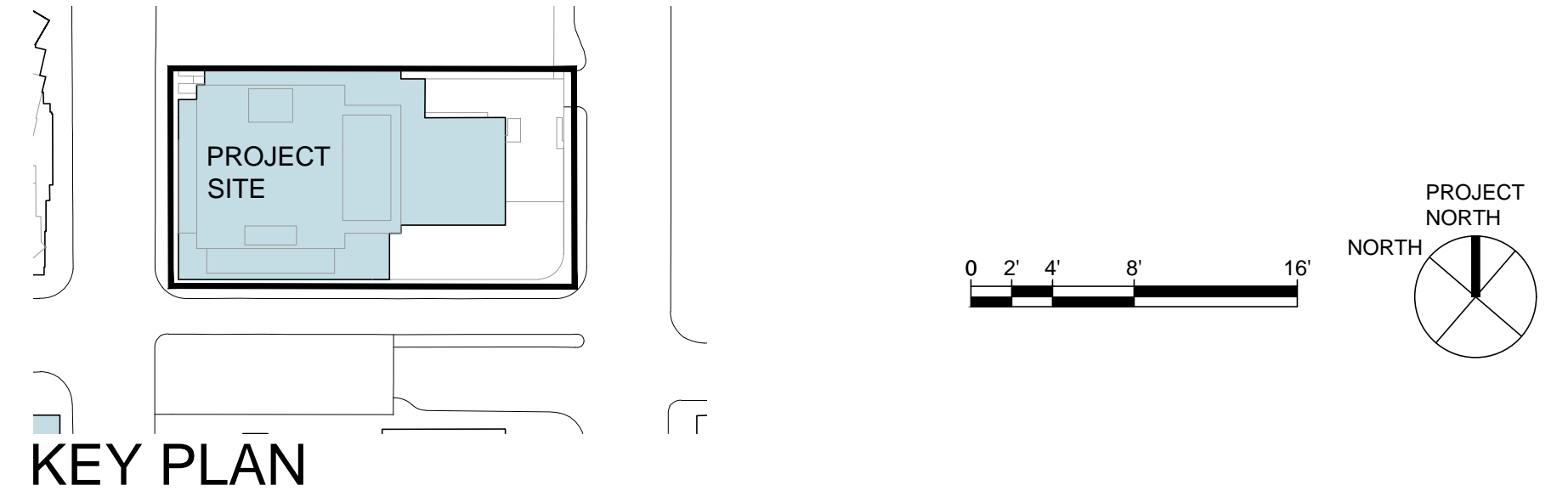
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| | | | | | | | |
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| | PUBLIC LOBBY AND CIRCULATION SPACES | | MECHANICAL, ELECTRICAL AND MAINTENANCE | | DANCE SCHOOL REHEARSAL ROOMS | | ADMINISTRATION OFFICES |





| PROGRAM SPACE LEGEND | | | |
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| | PUBLIC LOBBY AND CIRCULATION SPACES | | MECHANICAL, ELECTRICAL AND MAINTENANCE |
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| | | | PUBLIC RESTROOMS |
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| | | | ADMINISTRATION OFFICES |



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| OLIN PARTNERS LANDSCAPE DESIGN 5900 WILSHIRE BLVD. SUITE 2315 LOS ANGELES, CA 90028 USA TEL: 323-387-2598 | L'OBSEVATOIRE INT. LIGHTING DESIGN 120 WALKER STREET, #7E NEW YORK, NY 10013 USA TEL: 212-256-4463 | SIMPSON, GUMPERTZ & HEEGER LIFE SAFETY 1160 SOUTH OLIVE STREET, #1600 LOS ANGELES, CA 90028 USA TEL: 213-371-2000 | STILL ROOM 2008 BOWLING GREEN GRAPHICS & WAYFINDINGS 3169 LENOX STREET DENVER, CO 80202 USA TEL: 303-663-6446 |

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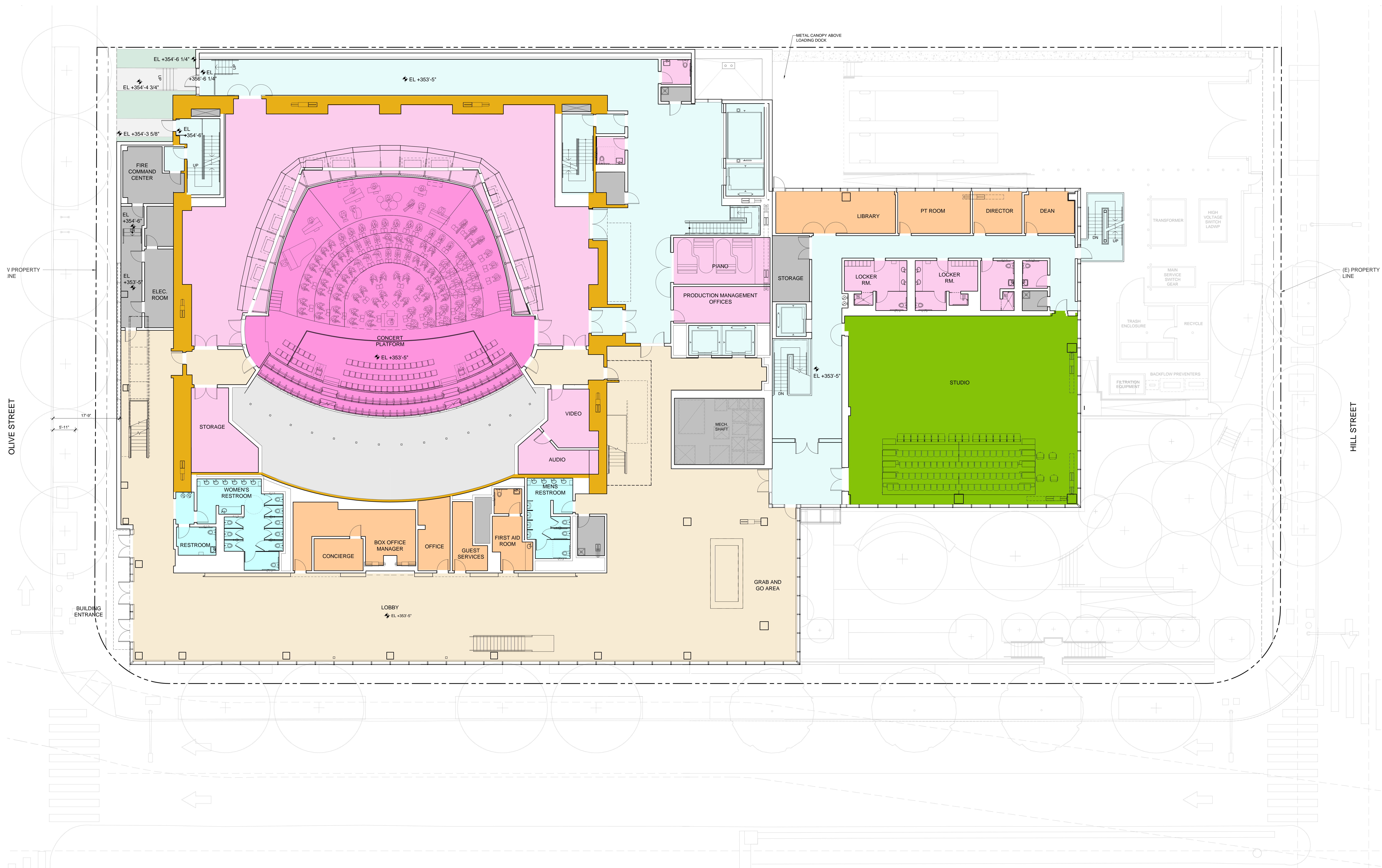
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|--|---|--|--|
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| ROBERT F. MAHONEY & ASSOC. THEATRICAL DESIGN 453 SOUTH SPRING STREET, SUITE 1201 LOS ANGELES, CA 90013 USA TEL: 213-375-3668 | ThreatDNA THEATRICAL DESIGN 300 LA CRESCENTA AVENUE, SUITE 205 LA CRESCENTA, CA 91214 USA TEL: 310-637-9007 | SONITUS AUDIO VISUAL DESIGN 3000 LA CRESCENTA AVENUE, SUITE 205 LA CRESCENTA, CA 91214 USA TEL: 310-637-9007 | BUREAU VERITAS BUILDING MAINTENANCE/FACADE ACCESS 1800 GREENPONT PARK DR. HOUSTON, TX 77060 USA TEL: 888-367-7000 |

COLBURN SCHOOL CAMPUS EXPANSION
 130 South Olive Street
 Los Angeles, California 90012

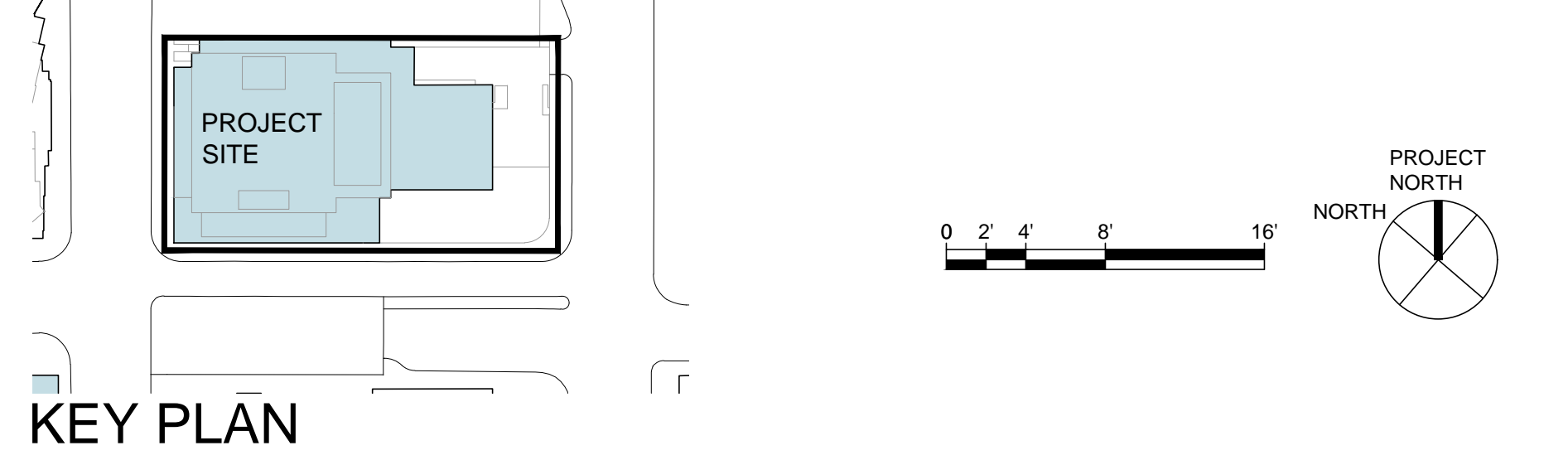
TITLE
 LEVEL 2 FLOOR PLAN
 EL +338'-5"

PROJECT NUMBER
 2018-003
SCALE
 1/8"=1'-0"
DATE
 2-10-2023
ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER
 A2-202
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| PROGRAM SPACE LEGEND | | | |
|----------------------|---|--|--|
| | CONCERT HALL AUDITORIUM AND ORCHESTRA PIT | | BACKSTAGE SUPPORT PROGRAM |
| | BACK OF HOUSE CIRCULATION | | PUBLIC RESTROOMS |
| | ADMINISTRATION OFFICES | | DANCE SCHOOL REHEARSAL ROOMS |
| | PUBLIC LOBBY AND CIRCULATION SPACES | | MECHANICAL, ELECTRICAL AND MAINTENANCE |



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OWNER
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ARCHITECTS' CONSULTANTS
MACDONALD KLEMMENCO ASSOC.
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1301 FIFTH AVENUE, #2000
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ARC ENGINEERING
MECHANICAL ENGINEER
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TEL: 818-508-6300

HKA ELEVATOR CONSULTING INC.
VERTICAL TRANSPORTATION
25211 SOUTH POINTE DRIVE
LAGUNA HILLS, CA 92653 USA
TEL: 949-348-9711

TRIMBLE CONSULTING
BMV IMPLEMENTATION
895 STEWART DRIVE
SUNNYVALE, CA 94089 USA
TEL: 310-952-0482

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180 SOUTH BENDY DRIVE
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Threat/DNA
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TEL: 213-375-3668

SONITUS
AUDIO VISUAL DESIGN
3800 LA CRESCENTA AVENUE,
SUITE 205
LA CRESCENTA, CA 91214 USA
TEL: 310-837-9007

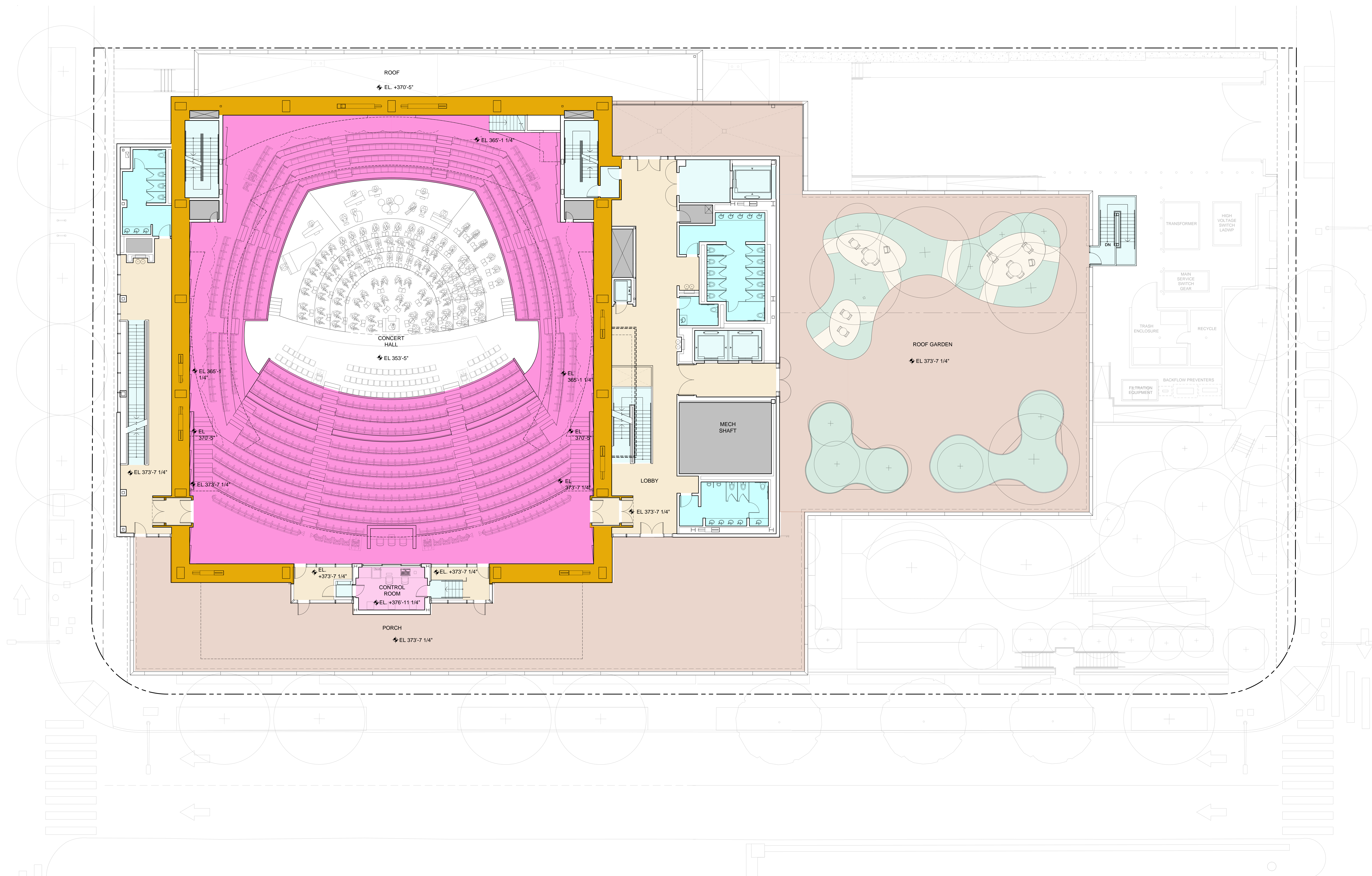
BUREAU VERITAS
BUILDING MAINTENANCE/FACADE ACCESS
1900 GREENPONT PARK DR.
HOUSTON, TX 77060 USA
TEL: 888-367-7020

STAMP

TITLE
**LEVEL 03 FLOOR PLAN
(OLIVE STREET)**

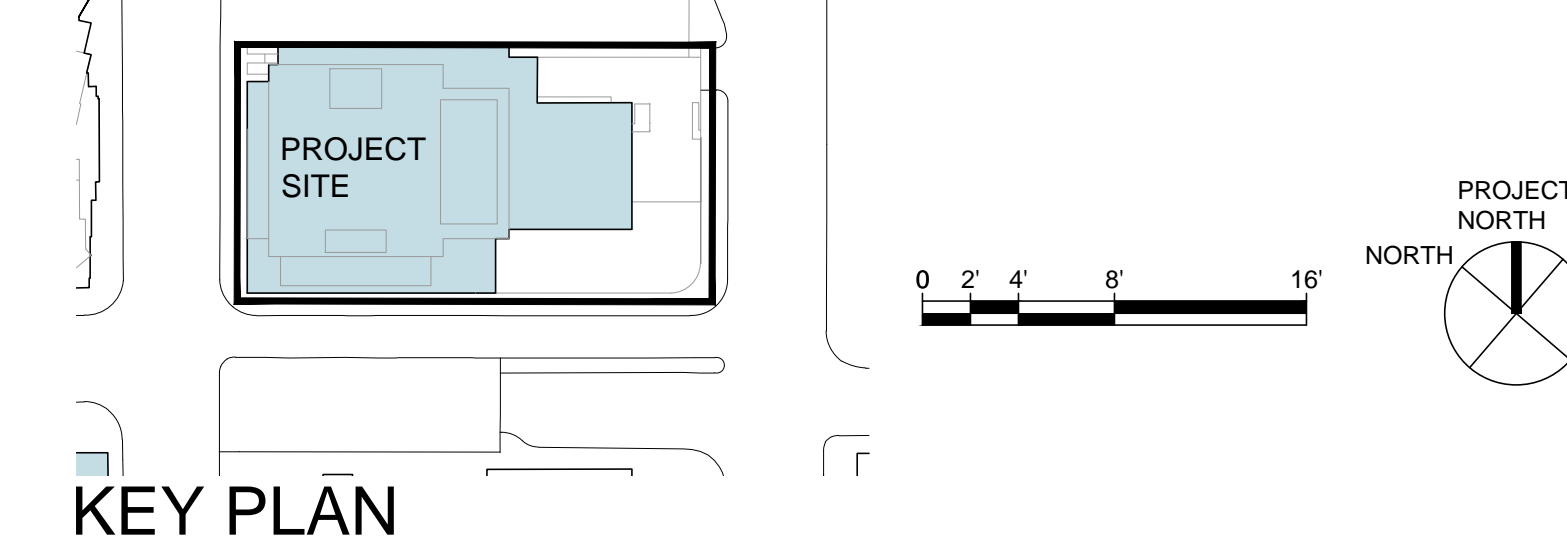
PROJECT NUMBER
2018-003
SCALE
1/8"=1'-0"
DRAWN BY
DATE
2-10-2023
ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER
A2-203
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PROGRAM SPACE LEGEND

| | | | | | | | | | |
|--|---|--|--|--|------------------------------|--|------------------------|--|---------------------------------|
| | CONCERT HALL AUDITORIUM AND ORCHESTRA PIT | | BACKSTAGE SUPPORT PROGRAM | | BACK OF HOUSE CIRCULATION | | PUBLIC RESTROOMS | | EXTERIOR PUBLIC GATHERING SPACE |
| | PUBLIC LOBBY AND CIRCULATION SPACES | | MECHANICAL, ELECTRICAL AND MAINTENANCE | | DANCE SCHOOL REHEARSAL ROOMS | | ADMINISTRATION OFFICES | | |



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|---|--|---|--|
| MACHUSSON KLEMENCIC ASSOC. STRUCTURAL ENGINEER 1301 FIFTH AVENUE, #2000 SEATTLE, WA, 98101 USA TEL: 206-292-1300 | ARC ENGINEERING MECHANICAL ENGINEER 277 SOUTH LAKE STREET BURBANK, CA 91502 USA TEL: 818-508-6300 | HKA ELEVATOR CONSULTING INC. VERTICAL TRANSPORTATION 25211 SOUTH POINTE DRIVE LAGUNA HILLS, CA 92653 USA TEL: 949-348-9711 | TRIMBLE CONSULTING BIM IMPLEMENTATION 895 STEWART DRIVE SUNNYVALE, CA 94085 USA TEL: 310-952-0482 |
|---|--|---|--|

OWNER'S CONSULTANTS

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|---|--|--|--|
| KPFF CIVIL ENGINEER 710 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 USA TEL: 213-418-0201 | NAGATA ROOM ACOUSTICS 180 SOUTH BENDY DRIVE LOS ANGELES, CA 90025 USA TEL: 310-231-7878 | GEOTECHNOLOGIES INC. GEOTECHNICAL ENGINEERING 428 WESTERN AVENUE GLENDALE, CA 91201 USA TEL: 818-240-9600 | GEOSYNTEC CONSULTANTS INC. ENVIRONMENTAL ENGINEERING 648 SOUTH HILL STREET SUITE 108 LOS ANGELES, CA 90013 USA TEL: 888-678-1101 |
|---|--|--|--|

COLBURN SCHOOL CAMPUS EXPANSION
 130 South Olive Street
 Los Angeles, California 90012

STAMP

TITLE
 LEVEL 4 FLOOR PLAN

PROJECT NUMBER
2018-003

SCALE
1/8"=1'-0"

DRAWN BY

PHASE
CITY PLANNING
APPLICATION DRAFT

DATE
2-10-2023

ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER
A2-204

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LIGHTING DESIGN
L'OBSEVATOIRE INT.
 120 WALKER STREET, #7E
 NEW YORK, NY 10013 USA
 TEL: 212-256-4463

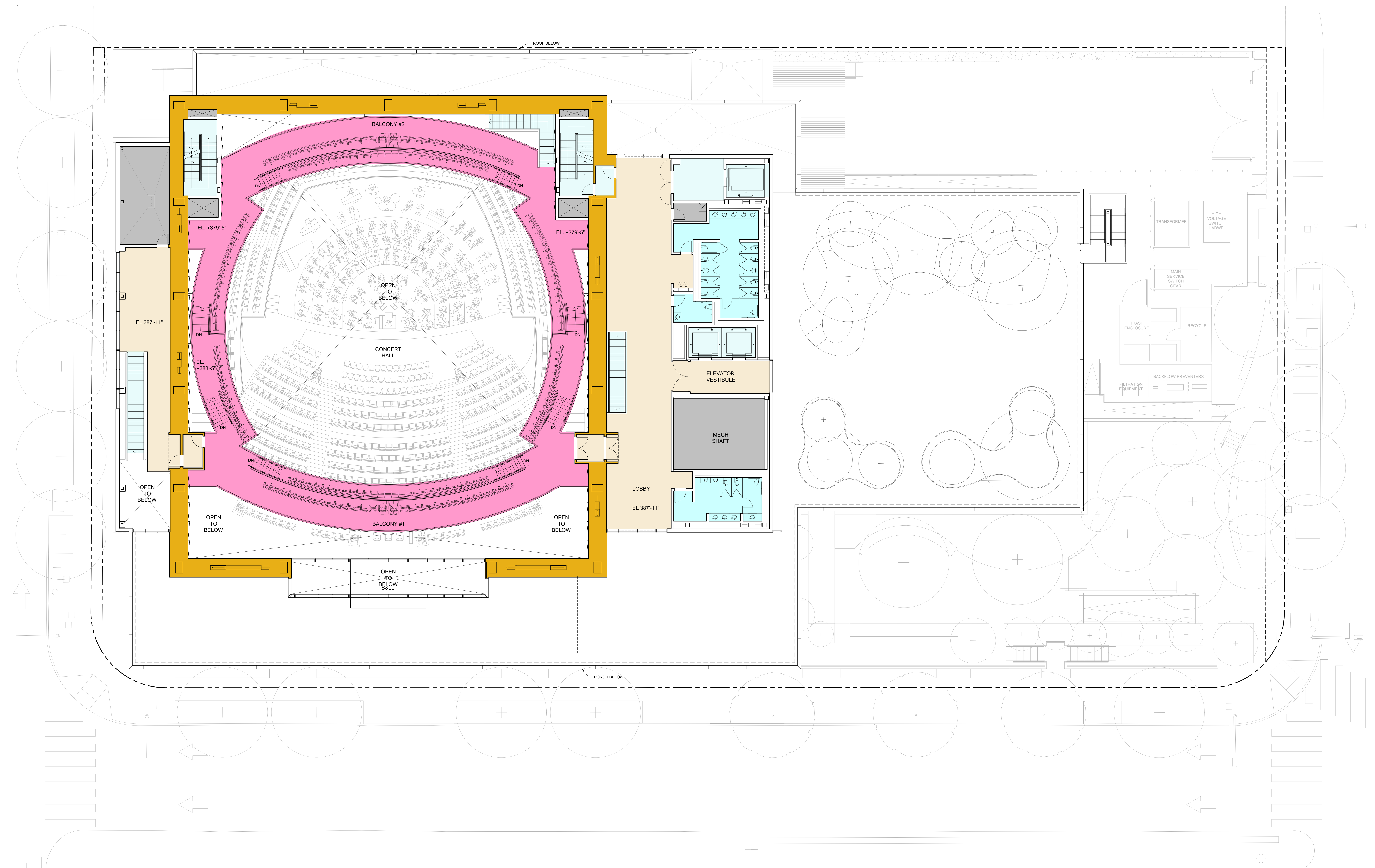
SIMPSON, GUMPERTZ & HEEGER
 1100 SOUTH OULVE STREET, #1600
 LOS ANGELES, CA 90015 USA
 TEL: 213-371-2000

STILL ROOM
 2008 BROADWAY/DOCKOR
 GRAPHICS & WAYFINDINGS
 3169 LENOX STREET
 LOS ANGELES, CA 90008 USA
 TEL: 323-463-5446

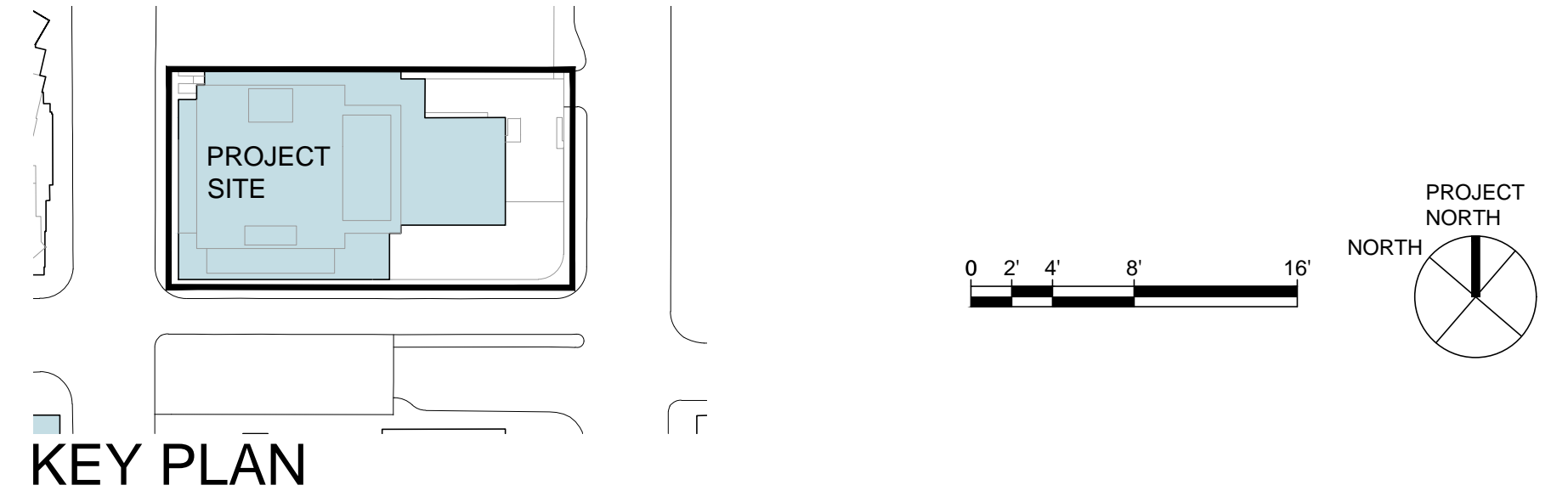
ROBERT F. MAHONEY & ASSOC.
 THEATRE DESIGN
 453 SOUTH SPRING STREET,
 SUITE 120
 LOS ANGELES, CA 90013 USA
 TEL: 213-375-3668

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 3800 LA CRESCENTA AVENUE,
 SUITE 205
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BUREAU VERITAS
 BUILDING MAINTENANCE/FACADE
 ACCESS
 1900 GREENPONT PARK DR.
 HOUSTON, TX 77060 USA
 TEL: 888-367-7020



| PROGRAM SPACE LEGEND | | | |
|----------------------|---|--|--|
| | CONCERT HALL AUDITORIUM AND ORCHESTRA PIT | | BACKSTAGE SUPPORT PROGRAM |
| | BACK OF HOUSE CIRCULATION | | DANCE SCHOOL REHEARSAL ROOMS |
| | PUBLIC LOBBY AND CIRCULATION SPACES | | MECHANICAL, ELECTRICAL AND MAINTENANCE |
| | PUBLIC RESTROOMS | | ADMINISTRATION OFFICES |



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| MACHUSSON KLEMENCIC ASSOC. STRUCTURAL ENGINEER 1301 FIFTH AVENUE, #2000 SEATTLE, WA 98101 USA TEL: 206-292-1300 | ARC ENGINEERING MECHANICAL ENGINEER 277 SOUTH LAKE STREET BURBANK, CA 91502 USA TEL: 818-508-6300 | HKA ELEVATOR CONSULTING INC. VERTICAL TRANSPORTATION 25211 SOUTH POINTE DRIVE LAGUNA HILLS, CA 92653 USA TEL: 949-348-9711 | TRIMBLE CONSULTING ENVIRONMENTAL ENGINEERING 888 WILSON AVENUE, SUITE 2100 SUNNYVALE, CA 94089 USA TEL: 310-952-0482 |
|--|--|---|---|

OWNER'S CONSULTANTS

| | | | |
|--|--|--|--|
| KPFF CIVIL ENGINEER 710 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 USA TEL: 213-418-0201 | NAGATA ROOM ACOUSTICS 180 SOUTH BENDY DRIVE LOS ANGELES, CA 90025 USA TEL: 310-231-7878 | GEOTECHNOLOGIES INC. GEOTECHNICAL ENGINEERING 428 WESTERN AVENUE GLENDALE, CA 91201 USA TEL: 818-240-9600 | GEOSYNTEC CONSULTANTS INC. ENVIRONMENTAL ENGINEERING 648 SOUTH HILL STREET SUITE 108 LOS ANGELES, CA 90013 USA TEL: 888-678-1101 |
|--|--|--|--|

COLBURN SCHOOL CAMPUS EXPANSION
 130 South Olive Street
 Los Angeles, California 90012

STAMP

TITLE
 LEVEL 5 FLOOR PLAN

PROJECT NUMBER
 2018-003
SCALE
 1/8"=1'-0"
DRAWN BY
 PHASE
 CITY PLANNING
 APPLICATION DRAFT
 DATE
 2-10-2023
SHEET NUMBER
 A2-205
 ORIGINAL SHEET SIZE: 36" x 48"

COLBURN SCHOOL OWNER
 200 S GRAND AVENUE
 LOS ANGELES, CALIFORNIA 90012 USA

OLIN PARTNERS
 LANDSCAPE DESIGN
 5900 WILSHIRE BLVD, SUITE 235
 LOS ANGELES, CA 90048 USA
 TEL: 323-387-2598

L'OBSEVATOIRE INT.
 LIGHTING DESIGN
 120 WALKER STREET, #7E
 NEW YORK, NY 10013 USA
 TEL: 212-256-4463

SIMPSON, GUMPERTZ & HEEGER
 1100 SOUTH OLYMPIE STREET, #1800
 LOS ANGELES, CA 90015 USA
 TEL: 213-371-2000

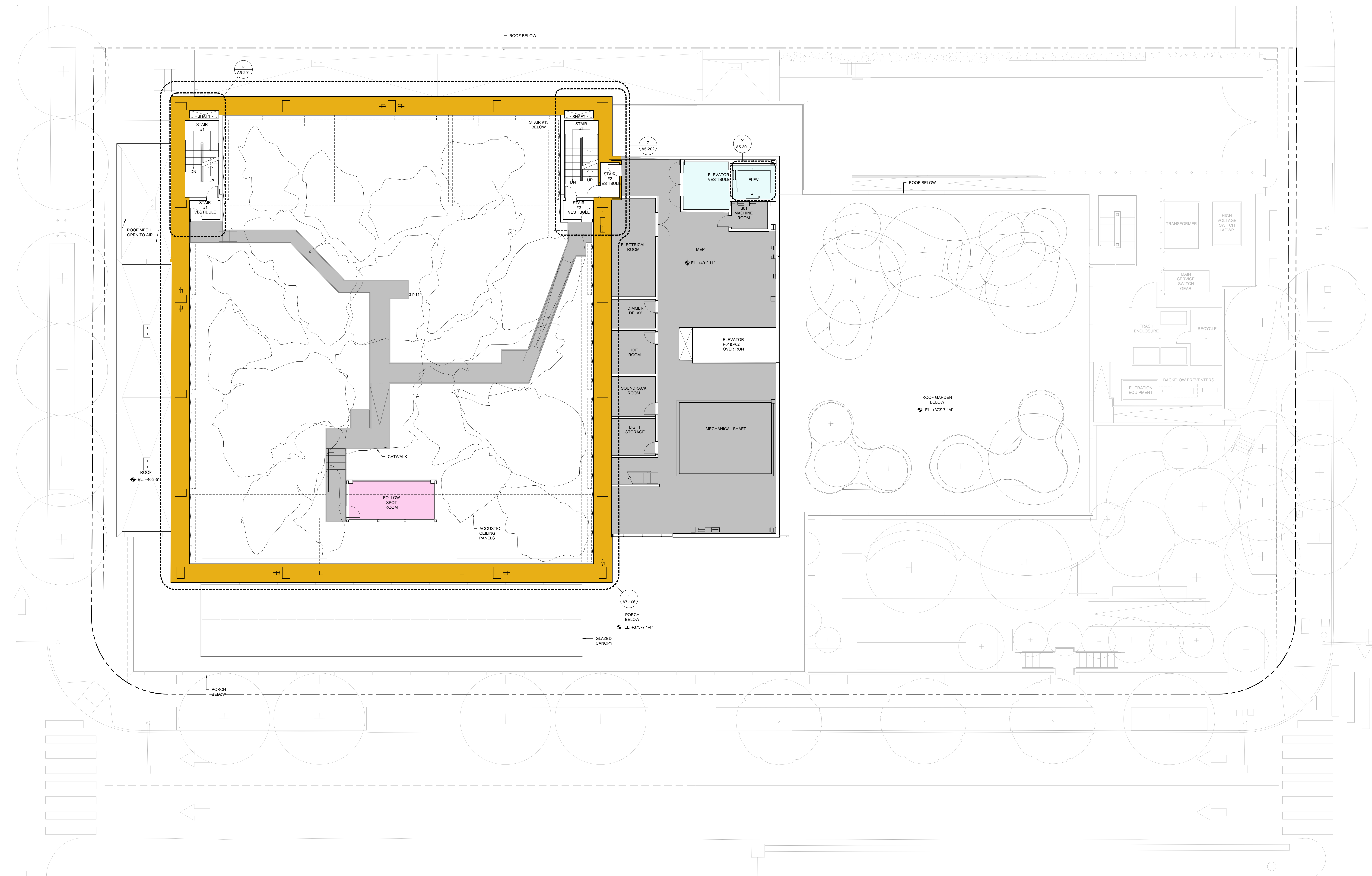
STILL ROOM
 2000 SIOGRAPHIC AVENUE
 GRAPHICS & WAYFINDINGS
 3169 LENOX STREET
 BOULDER, CO 80304 USA
 TEL: 303-463-5446

ROBERT F. MAHONEY & ASSOC.
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 BUILDING MAINTENANCE/FACADE ACCESS
 1900 GREENPONT PARK DR.
 HOUSTON, TX 77060 USA
 TEL: 888-367-7020



PROGRAM SPACE LEGEND

| | | | |
|--|---|--|--|
| | CONCERT HALL AUDITORIUM AND ORCHESTRA PIT | | MECHANICAL, ELECTRICAL AND MAINTENANCE |
| | BACKSTAGE SUPPORT PROGRAM | | BACK OF HOUSE CIRCULATION |

KEY PLAN

0 2 4 8 16' NORTH

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 1241 BEATrice STREET
 LOS ANGELES, CALIFORNIA 90068 USA
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 MECHANICAL ENGINEER
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HKA ELEVATOR CONSULTING INC.
 VERTICAL TRANSPORTATION
 25211 SOUTH POINTE DRIVE
 LAGUNA HILLS, CA 92653 USA
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TRIMBLE CONSULTING
 BIM IMPLEMENTATION
 895 STEWART DRIVE
 SUNNYVALE, CA 94089 USA
 TEL: 310-952-0482

OWNER'S CONSULTANTS

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NAGATA ROOM ACOUSTICS
 180 SOUTH BENDY DRIVE
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GEOTECHNOLOGIES INC.
 GEOTECHNICAL ENGINEERING
 428 WESTERN AVENUE
 GLENDALE, CA 91201 USA
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GEOSYNTEC CONSULTANTS INC.
 ENVIRONMENTAL ENGINEERING
 648 SOUTH HILL STREET
 SUITE 108
 LOS ANGELES, CA 90013 USA
 TEL: 888-678-1101

COLBURN SCHOOL CAMPUS EXPANSION
 130 South Olive Street
 Los Angeles, California 90012

STAMP

TITLE
LEVEL 6 FLOOR PLAN
 EL +401'-11"

PROJECT NUMBER
 2018-003
SCALE
 1/8"=1'-0"
DRAWN BY

COLBURN SCHOOL OWNER
 200 S GRAND AVENUE
 LOS ANGELES, CALIFORNIA 90012 USA

OLIN PARTNERS LANDSCAPE DESIGN
 5800 WILSHIRE BLVD.
 SUITE 235
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L'OBSEVATOIRE INT. LIGHTING DESIGN
 120 WALKER STREET, #7E
 NEW YORK, NY 10013 USA
 TEL: 212-256-4463

SIMPSON, GUMPERTZ & HEGGER
 1100 SOUTH OLIVE STREET, #1000
 LOS ANGELES, CA 90015 USA
 TEL: 213-371-2000

STILL ROOM
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 GRAPHICS & WAYFINDINGS
 5169 LENOX STREET
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 TEL: 323-463-5446

ROBERT F. MAHONEY & ASSOC.
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 453 SOUTH SPRING STREET,
 SUITE 1200
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 TEL: 213-375-3668

ThwtrDNA
 300 LA CRESCENTA AVENUE,
 SUITE 225
 LA CRESCENTA, CA 91214 USA
 TEL: 310-837-9007

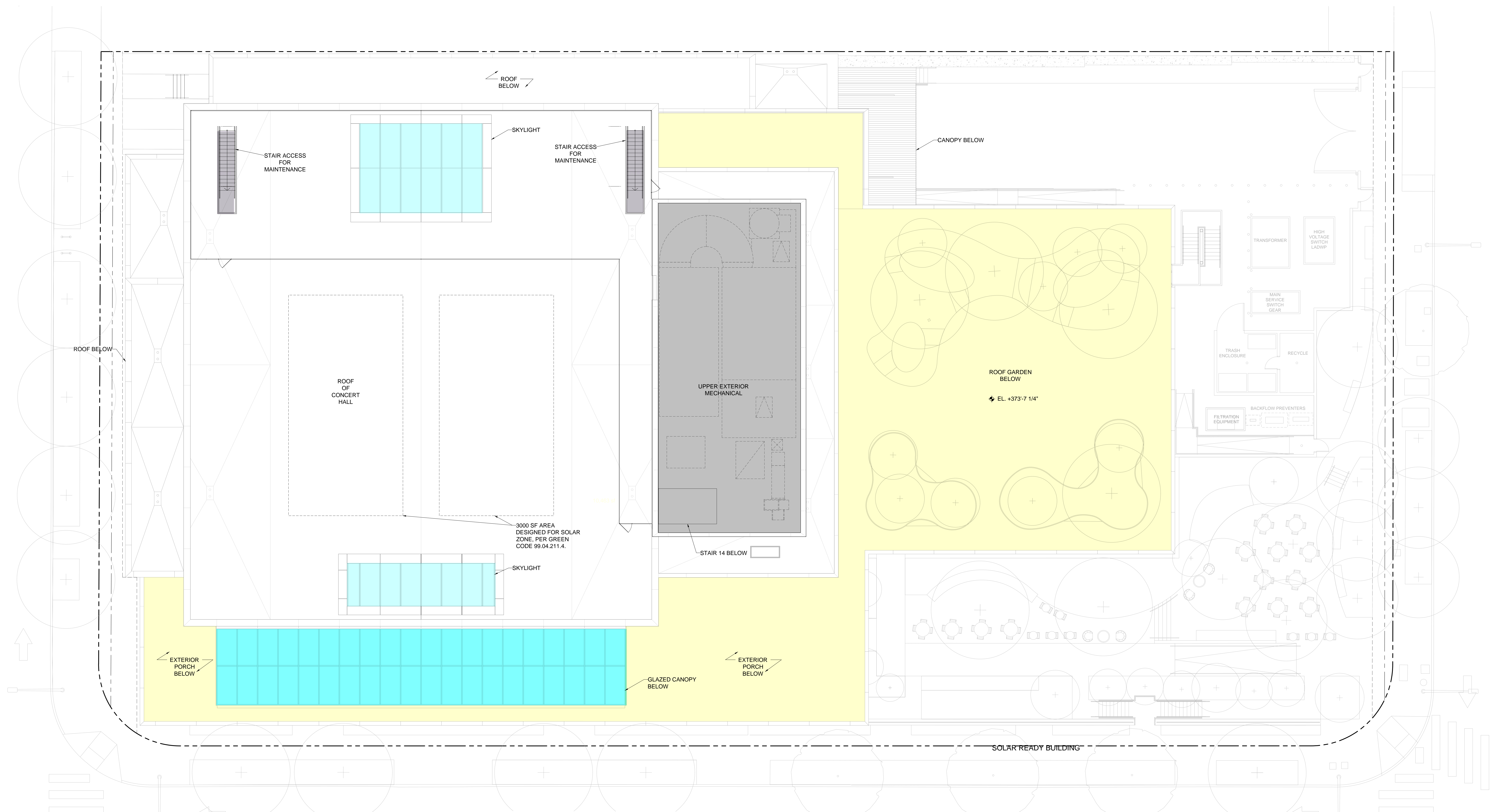
SONITUS
 AUDIO VISUAL DESIGN
 1800 GREENPARK PARK DR.
 HOUSTON, TX 77060 USA
 TEL: 888-367-7020

BUREAU VERITAS
 BUILDING MAINTENANCE/FACADE
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 HOUSTON, TX 77060 USA
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PHASE
 CITY PLANNING
 APPLICATION DRAFT
DATE
 2-10-2023
ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER
A2-206

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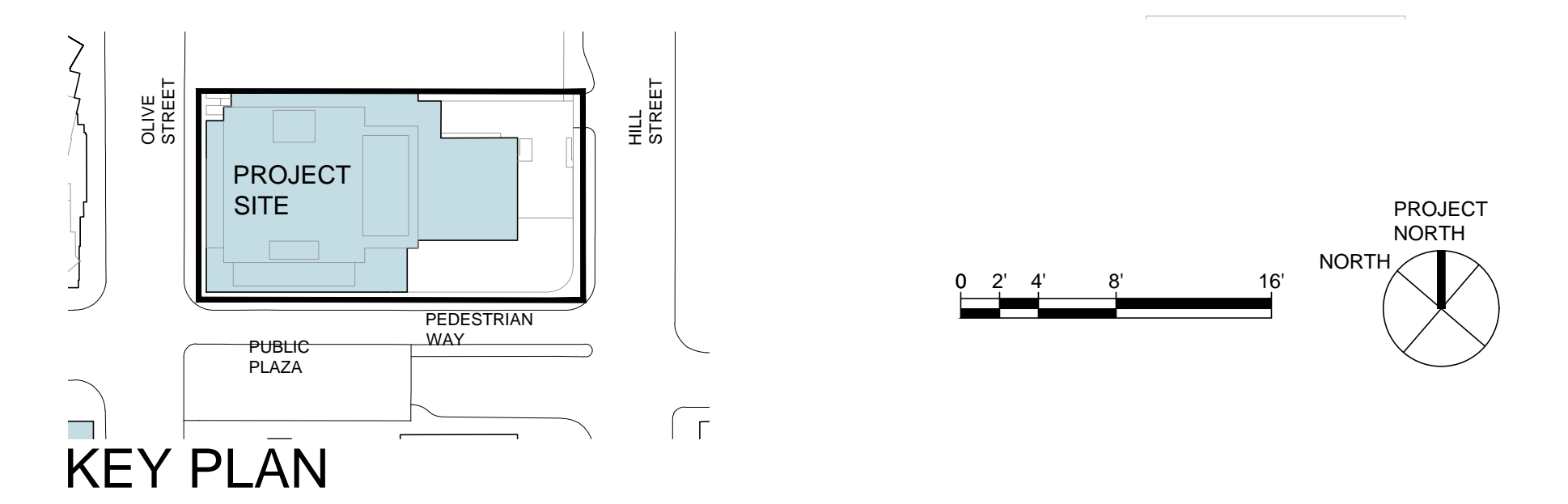


SOLAR READY BUILDING

LADBS GREEN CODE SECTION 99.04.211.4, AND SECTION 110.10b THROUGH 110.10d OF CALIFORNIA ENERGY CODE ROOF AREA

CALCULATIONS FOR MINIMUM SOLAR ZONE AS CALCULATED PER 2019 BUILDING EFFICIENCY STANDARDS 9.3

| | |
|---|-----------------|
| TOTAL ROOF AREA | 34043 SF |
| SKYLIGHT AREA | 1037 SF |
| GLASS CANOPY OVER PORCH | 1945 SF |
| ROOF AREA WITH PUBLIC ACCESS & LANDSCAPING | 12401 SF |
| ROOF AREA WITH MECHANICAL EQUIPMENT | 2810 SF |
| ROOF AREA FOR MAINTENANCE ACCESS | 160 SF |
| TOTAL ROOF AREA REMAINING FOR SOLAR ZONE | 17693 SF |
| 15% MINIMUM AREA FOR SOLAR ZONE | 2654 SF |



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TRIMBLE CONSULTING
 BIM IMPLEMENTATION
 895 STEWART DRIVE
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OWNER'S CONSULTANTS

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NAGATA ROOM ACOUSTICS
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 TEL: 888-678-1101

COLBURN SCHOOL CAMPUS EXPANSION
 130 South Olive Street
 Los Angeles, California 90012

STAMP

TITLE
 ROOF PLAN

PROJECT NUMBER
 2018-003

SCALE
 1/8"=1'-0"

DRAWN BY

DATE
 2-10-2023

ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER
 A2-207

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SIMPSON, GUMPERTZ & HEEGER
 LIFE SAFETY
 1100 SOUTH OLIVE STREET, #1800
 LOS ANGELES, CA 90015 USA
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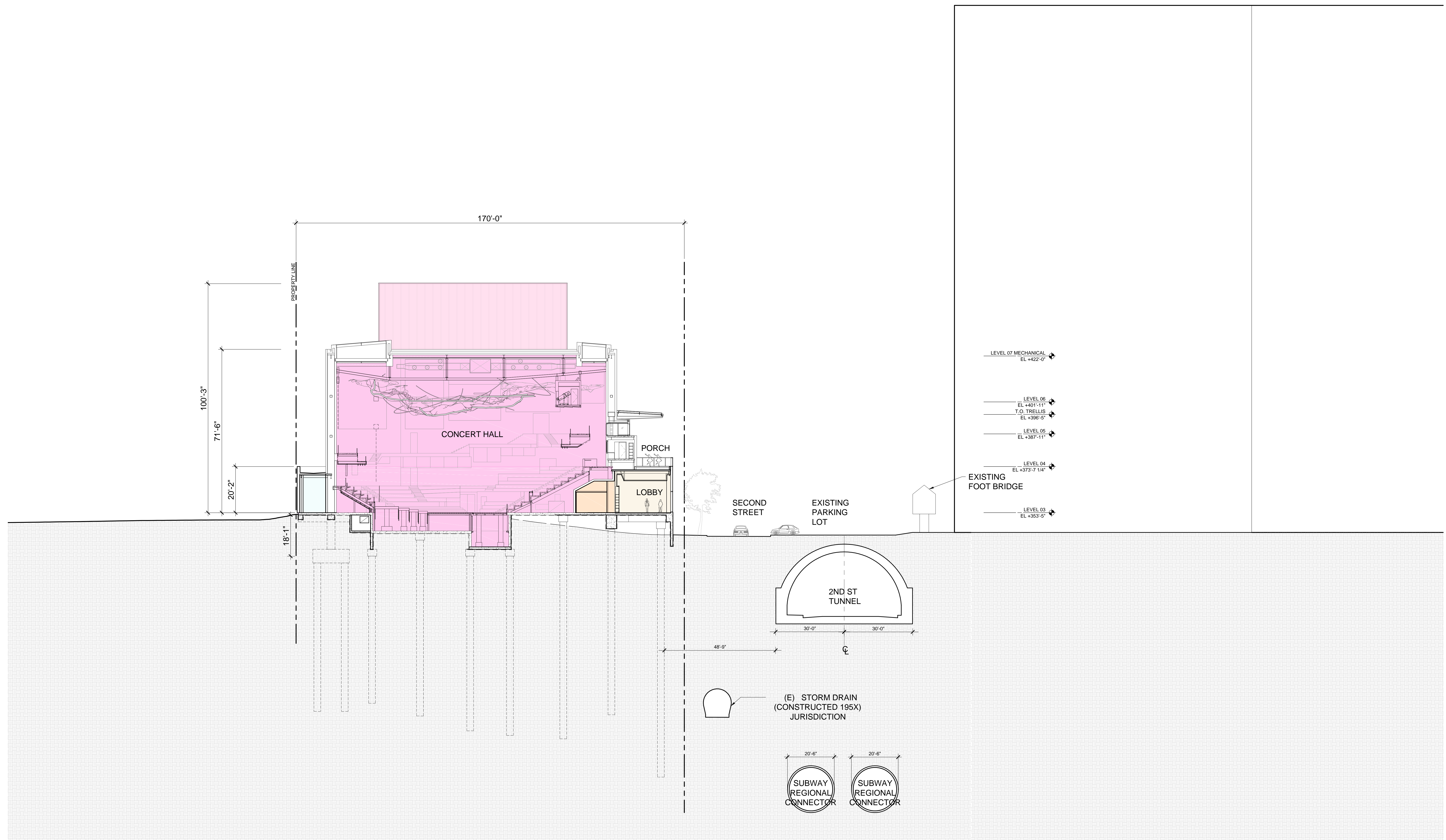
STILL ROOM
 2008 SIOGRAPHICWORKS
 GRAPHICS & WAYFINDINGS
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ROBERT F. MAHONEY & ASSOC.
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 453 SOUTH SPRING STREET,
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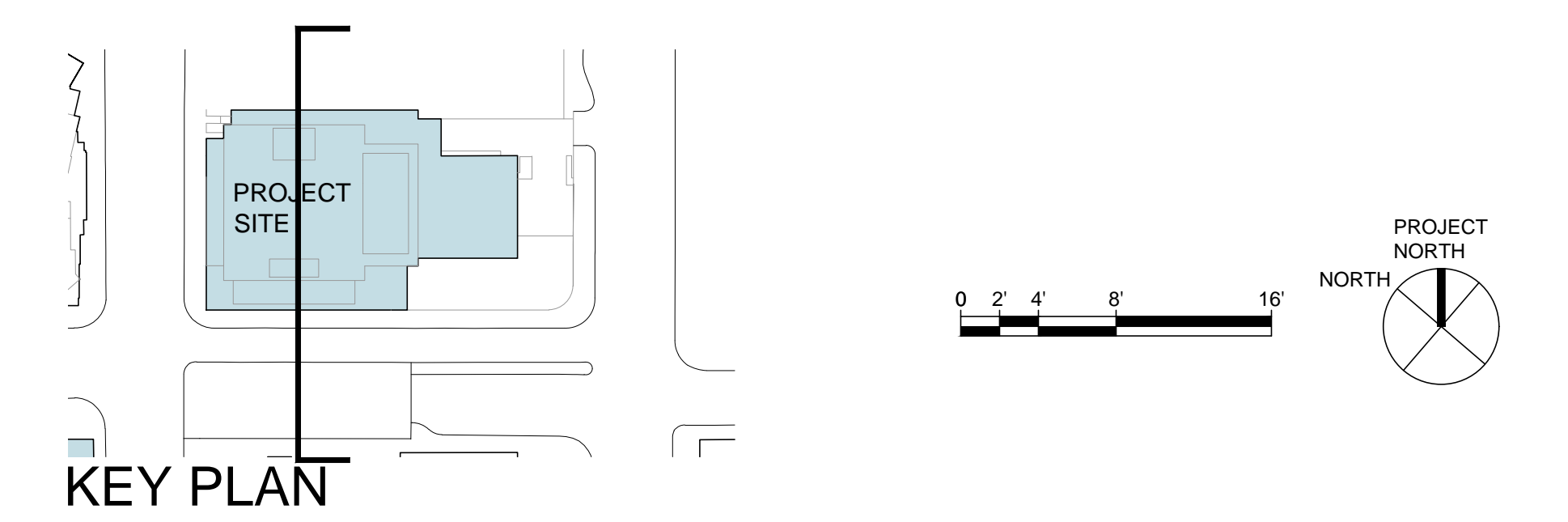
ThwtrDNA
 THEATER DESIGN
 300 LA CRESCENTA AVENUE,
 SUITE 225
 LA CRESCENTA, CA 91214 USA
 TEL: 310-837-9007

SONITUS
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BUREAU VERITAS
 BUILDING MAINTENANCE/FACADE
 ACCESS
 1800 GREENPONT PARK DR.
 HOUSTON, TX 77060 USA
 TEL: 888-367-7020



| PROGRAM SPACE LEGEND | | | | | | | |
|----------------------|---|--|--|--|------------------------------|--|------------------------|
| | CONCERT HALL AUDITORIUM AND ORCHESTRA PIT | | BACKSTAGE SUPPORT PROGRAM | | BACK OF HOUSE CIRCULATION | | PUBLIC RESTROOMS |
| | PUBLIC LOBBY AND CIRCULATION SPACES | | MECHANICAL, ELECTRICAL AND MAINTENANCE | | DANCE SCHOOL REHEARSAL ROOMS | | ADMINISTRATION OFFICES |



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BIM IMPLEMENTATION
895 STEWART DRIVE
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NAGATA
ROOM ACOUSTICS
180 SOUTH BENDY DRIVE
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SONITUS
AUDIO VISUAL DESIGN
3800 LA CRESCENTA AVENUE,
SUITE 205
LA CRESCENTA, CA 91214 USA
TEL: 310-637-9007

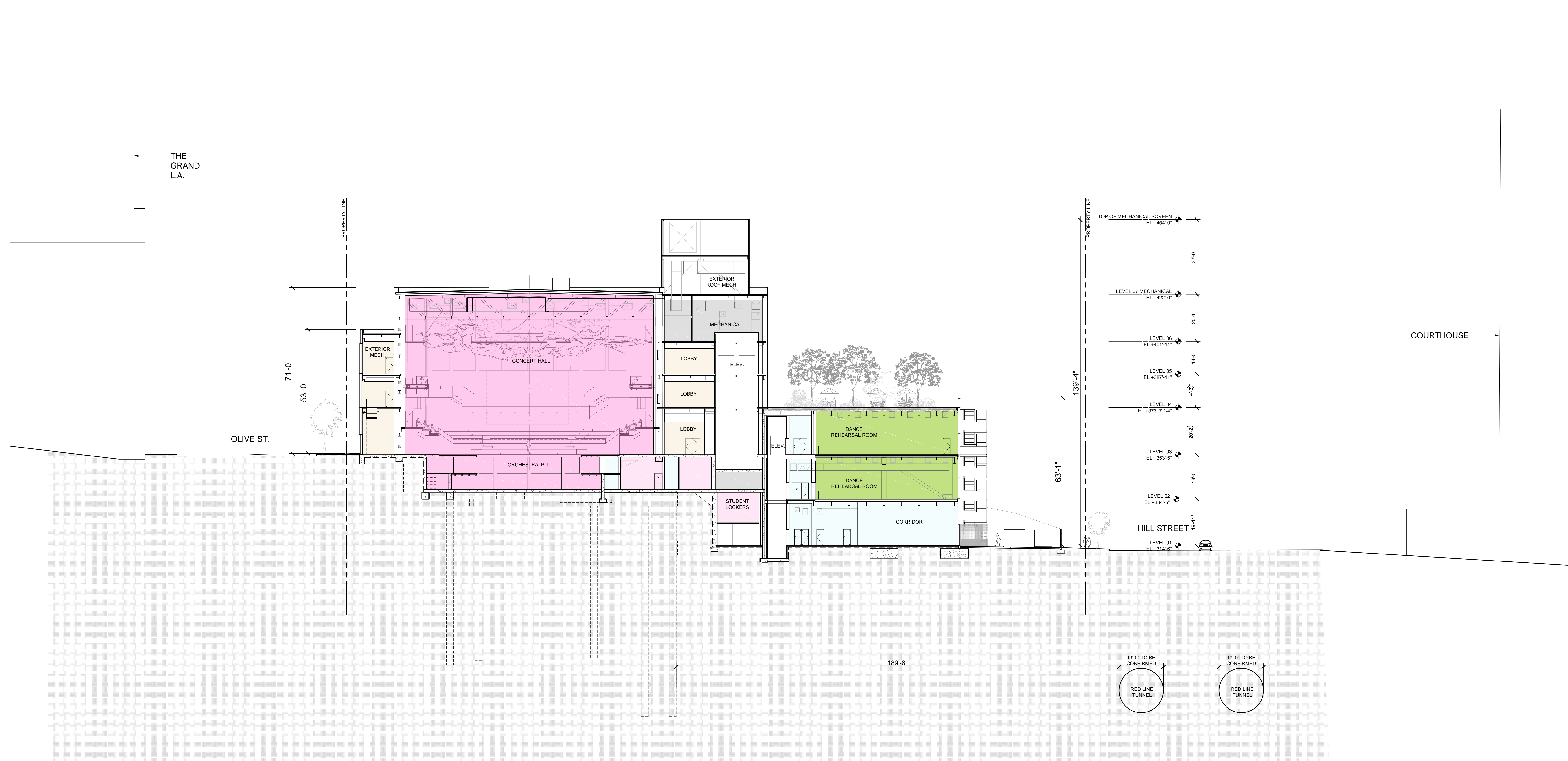
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ACCESS
1300 GREENPONT PARK DR.
HOUSTON, TX 77060 USA
TEL: 888-367-7020

STAMP

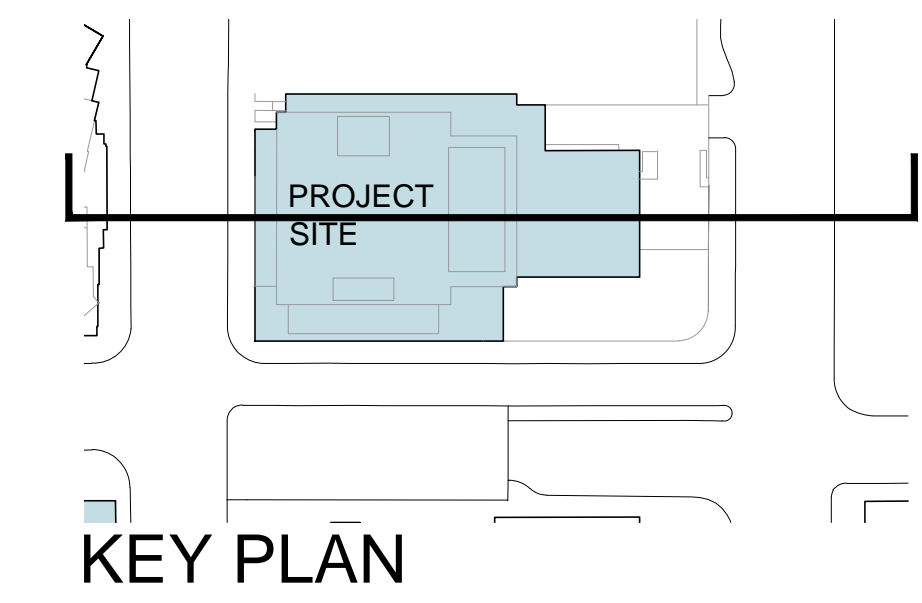
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SITE SECTION - NORTH/SOUTH

PROJECT NUMBER
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DRAWN BY
PHASE
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APPLICATION DRAFT
DATE
10-12-2022
ORIGINAL SHEET SIZE: 36" x 48"

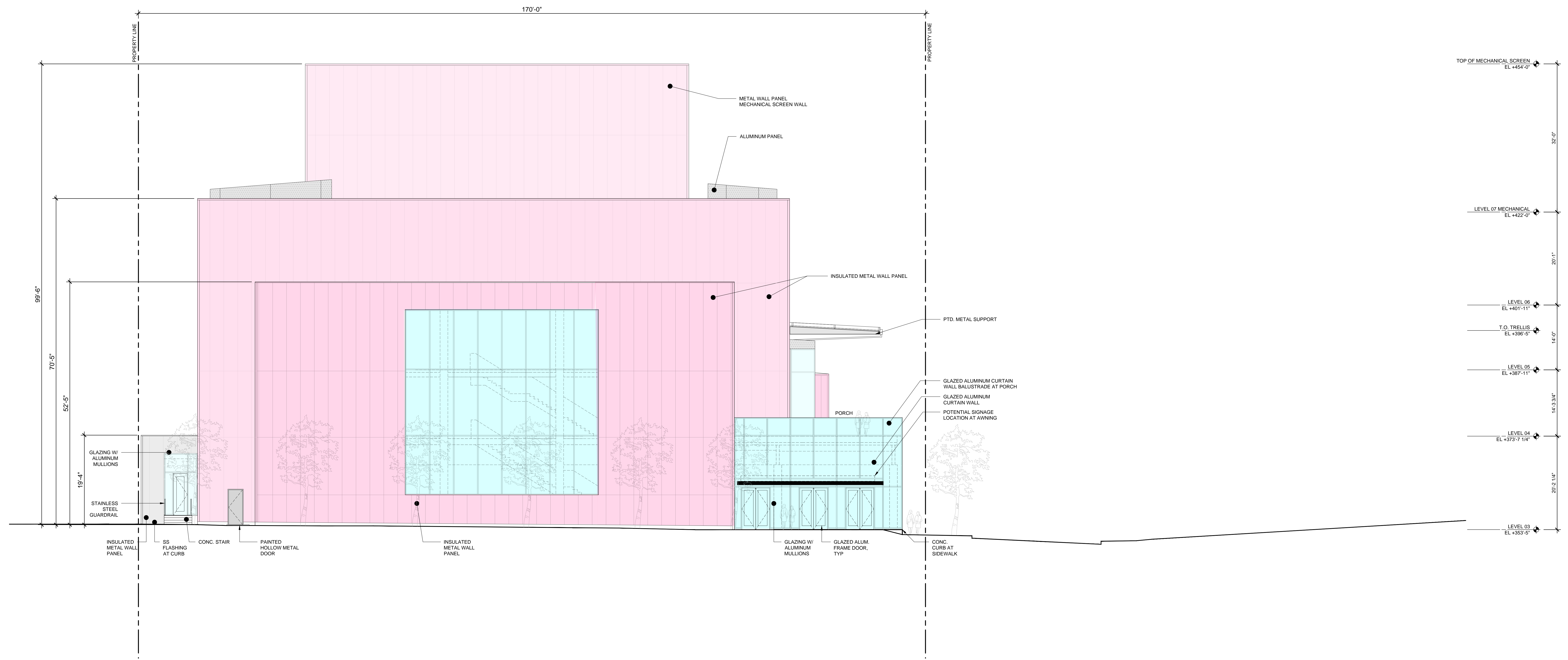
SHEET NUMBER
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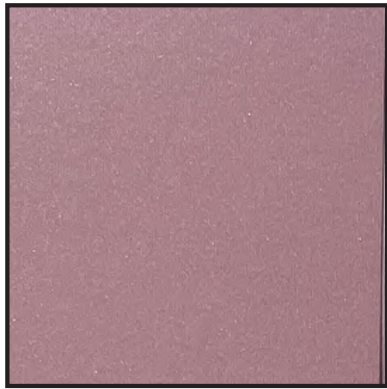

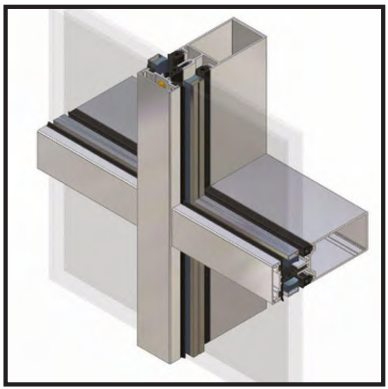
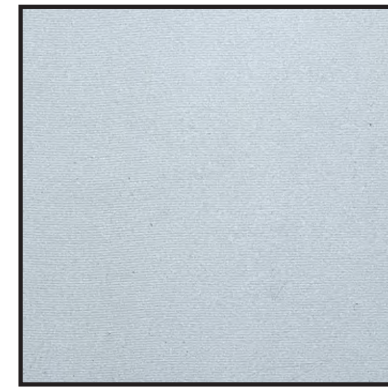

| PROGRAM SPACE LEGEND | | | |
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| CONCERT HALL AUDITORIUM AND ORCHESTRA PIT | BACKSTAGE SUPPORT PROGRAM | BACK OF HOUSE CIRCULATION | PUBLIC RESTROOMS |
| PUBLIC LOBBY AND CIRCULATION SPACES | MECHANICAL, ELECTRICAL AND MAINTENANCE | DANCE SCHOOL REHEARSAL ROOMS | ADMINISTRATION OFFICES |



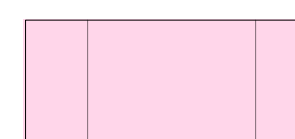
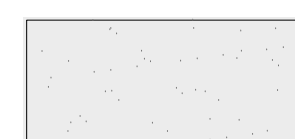

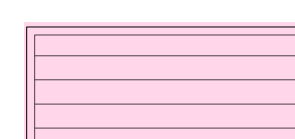

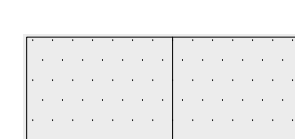
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| <p>GEHRY PARTNERS, LLP. ARCHITECT 1241 BEATRICE STREET LOS ANGELES, CALIFORNIA 90068 USA TEL: 310-482-3000 FAX: 310-482-3006</p> | <p>ARCHITECTS CONSULTANTS</p> <p>MACHUSSON KLEMMENIC ASSOC. STRUCTURAL ENGINEER 1301 FIFTH AVENUE, #2000 SEATTLE, WA 98101 USA TEL: 206-292-1200</p> <p>ARC ENGINEERING MECHANICAL ENGINEER 277 SOUTH LAKE STREET BURBANK, CA 91502 USA TEL: 818-508-6300</p> <p>HKA ELEVATOR CONSULTING INC. VERTICAL TRANSPORTATION 888 WILSON AVENUE CAGUIA HILLS, CA 92683 USA TEL: 949-348-9711</p> <p>TRIMBLE CONSULTING BIM IMPLEMENTATION 695 STEWART DRIVE SUNNYVALE, CA 94085 USA TEL: 310-952-0482</p> | <p>OWNER'S CONSULTANTS</p> <p>KPFF CIVIL ENGINEER 710 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 USA TEL: 213-418-0201</p> <p>NAGATA ROOM ACOUSTICS 180 SOUTH BENDY DRIVE LOS ANGELES, CA 90025 USA TEL: 310-231-7878</p> <p>GEOTECHNOLOGIES INC. GEOTECHNICAL ENGINEERING 428 WESTERN AVENUE GLENDALE, CA 91201 USA TEL: 818-240-9600</p> <p>GEOSYNTEC CONSULTANTS INC. ENVIRONMENTAL ENGINEERING 648 SOUTH HILL STREET SUITE 100 LOS ANGELES, CA 90013 USA TEL: 888-678-1101</p> | <p>COLBURN SCHOOL CAMPUS EXPANSION 130 South Olive Street Los Angeles, California 90012</p> | <p>STAMP</p> | <p>TITLE SITE SECTION - EAST/WEST</p> | <p>PROJECT NUMBER 2018-003</p> <p>SCALE 1/16"=1'-0"</p> <p>DRAWN BY</p> <p>PHASE CITY PLANNING APPLICATION DRAFT</p> <p>DATE 10-12-2022</p> <p><small>ORIGINAL SHEET SIZE: 36" x 48"</small></p> | <p>SHEET NUMBER A3-102</p> <p><small>© GEHRY PARTNERS, LLP</small></p> |
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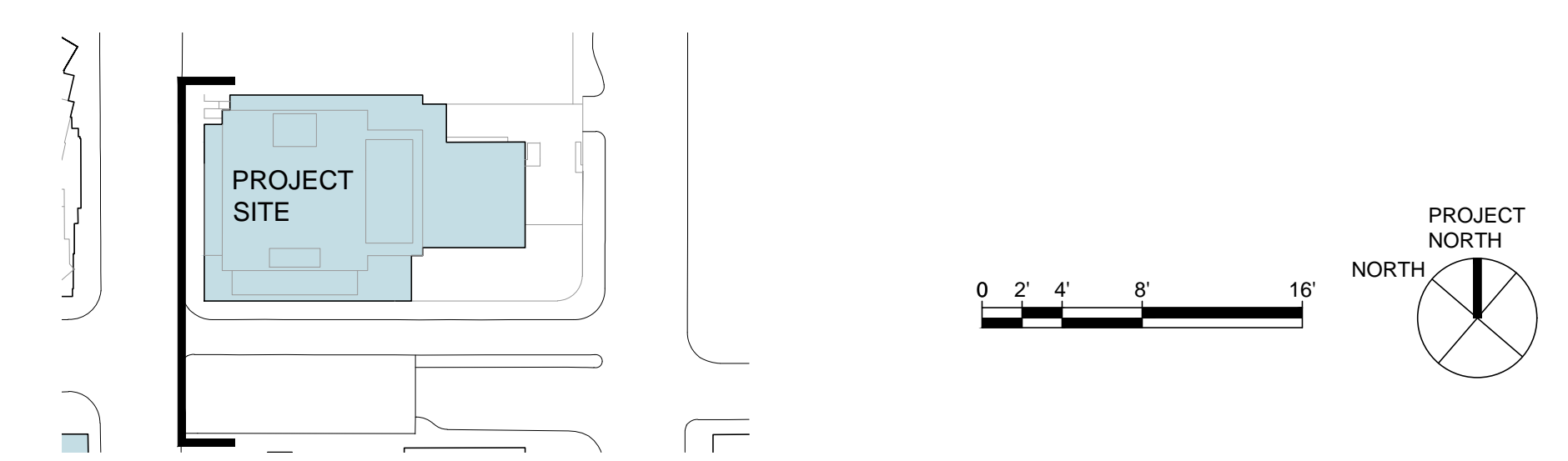
MATERIAL PALLETTE

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| INSULATED METAL WALL PANEL -CUSTOM PINK | INSULATED METAL WALL PANEL -SILVER | GLAZING WITH ALUMINUM MULLIONS | ALUMINUM PANEL | ARCHITECTURAL EXPOSED CONCRETE |

SYMBOL LEGEND

| | | | |
|---|--------------------------------|---|----------------------|
|  | INSULATED METAL WALL PANEL |  | CONCRETE |
|  | INSULATED METAL WALL PANEL |  | PAINTED METAL LOUVER |
|  | GLAZING WITH ALUMINUM MULLIONS |  | ALUMINUM PANEL |

KEY PLAN



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COLBURN SCHOOL CAMPUS EXPANSION
130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE
COLBURN CAMPUS EXPANSION
WEST ELEVATION

PROJECT NUMBER
2018-003

SCALE
1/8"=1'-0"

DRAWN BY

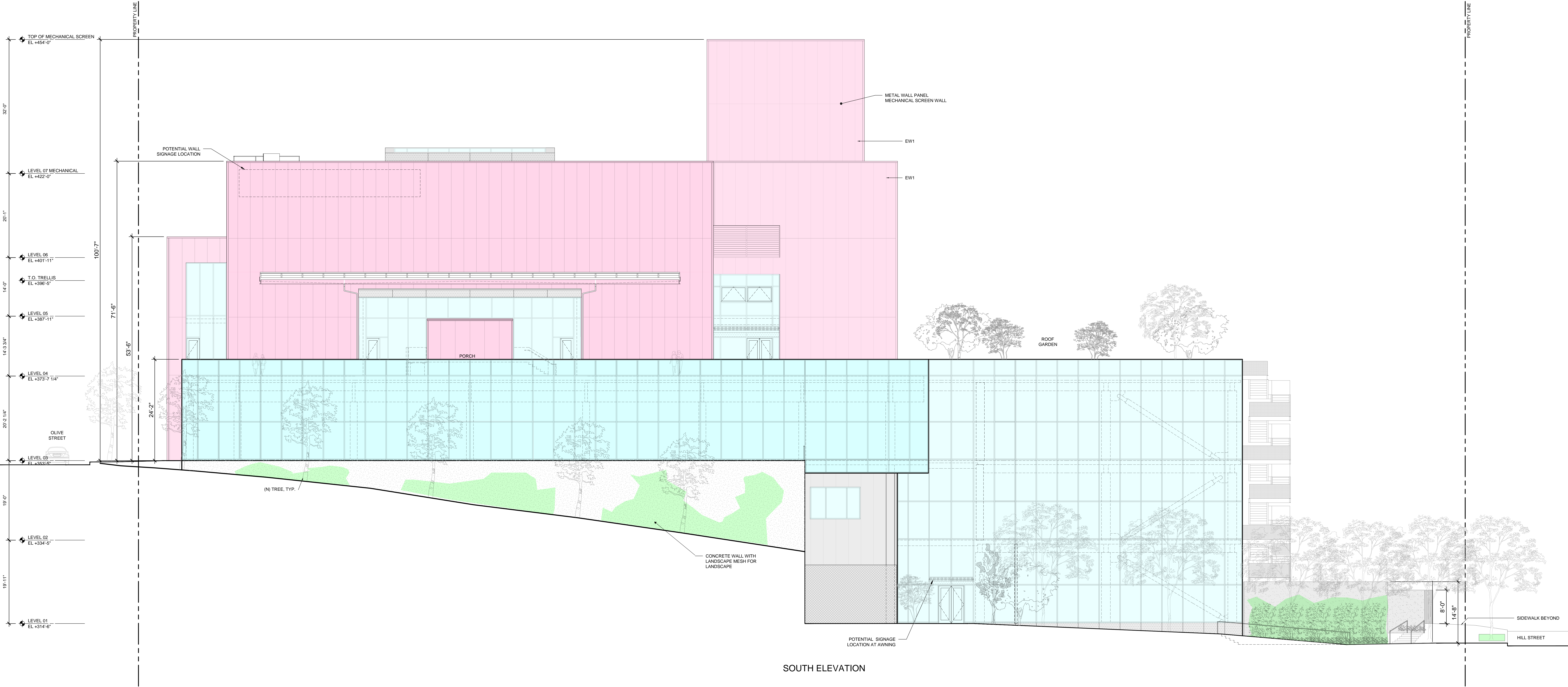
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CITY PLANNING
APPLICATION DRAFT

DATE

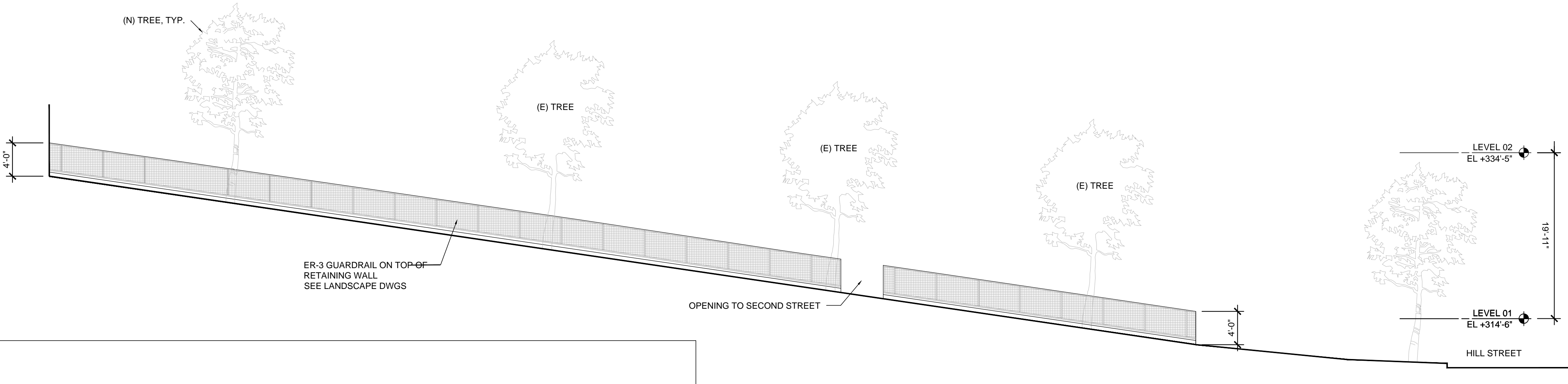
ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER
A3-201

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SOUTH ELEVATION



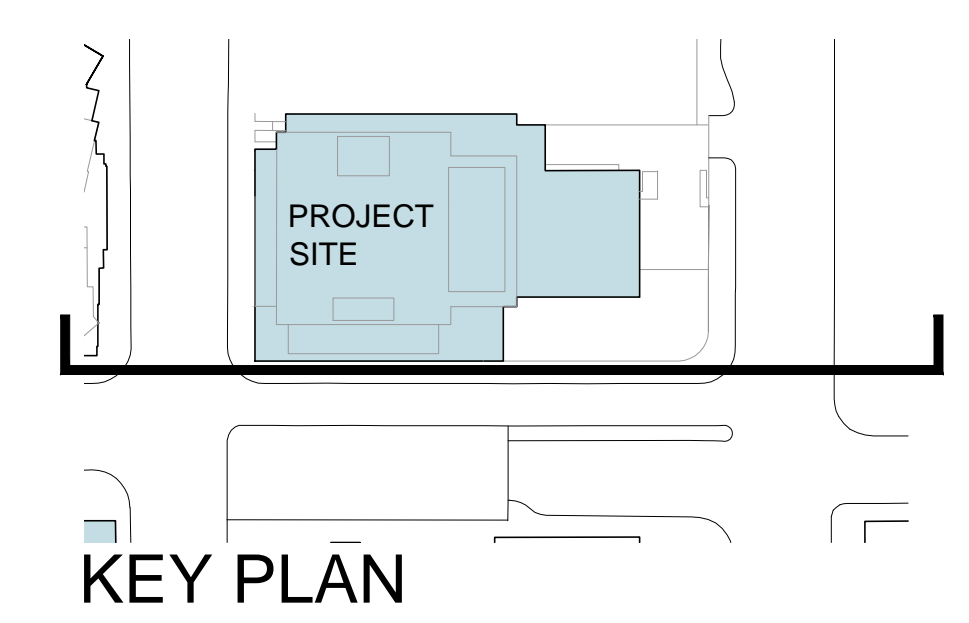
SOUTH ELEVATION PERIMETER FENCE

MATERIAL PALLETTE

| | | | | |
|--|-------------------------------------|--------------------------------|----------------|--------------------------------|
| | | | | |
| INSULATED METAL WALL PANEL - CUSTOM PINK | INSULATED METAL WALL PANEL - SILVER | GLAZING WITH ALUMINUM MULLIONS | ALUMINUM PANEL | ARCHITECTURAL EXPOSED CONCRETE |

SYMBOL LEGEND

| | | | |
|--|--------------------------------|--|----------------------|
| | INSULATED METAL WALL PANEL | | CONCRETE |
| | INSULATED METAL WALL PANEL | | PAINTED METAL LOUVER |
| | GLAZING WITH ALUMINUM MULLIONS | | ALUMINUM PANEL |



KEY PLAN



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& HEEGER
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COLBURN SCHOOL
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130 South Olive Street
Los Angeles, California 90012

TITLE
COLBURN CAMPUS EXPANSION
SOUTH ELEVATION

PROJECT NUMBER
2018-003
SCALE
DRAWN BY

PHASE
CITY PLANNING
APPLICATION DRAFT
DATE
10-12-2022
ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER

A3-202

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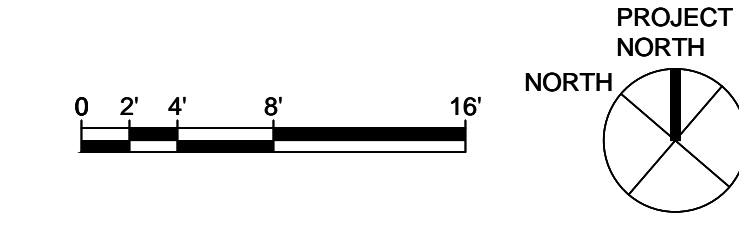
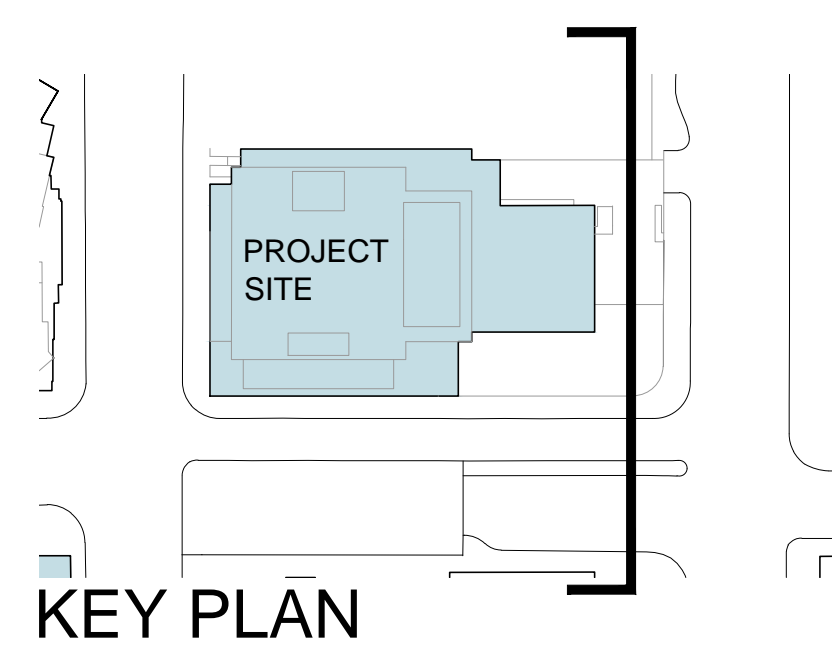
EAST ELEVATION

EAST ELEVATION AT SIDEWALK

MATERIAL PALLETTE

| | | | | |
|---|------------------------------------|--------------------------------|----------------|--------------------------------|
| | | | | |
| INSULATED METAL WALL PANEL -CUSTOM PINK | INSULATED METAL WALL PANEL -SILVER | GLAZING WITH ALUMINUM MULLIONS | ALUMINUM PANEL | ARCHITECTURAL EXPOSED CONCRETE |

| | | | |
|--|--------------------------------|--|----------------------|
| | INSULATED METAL WALL PANEL | | CONCRETE |
| | INSULATED METAL WALL PANEL | | PAINTED METAL LOUVER |
| | GLAZING WITH ALUMINUM MULLIONS | | ALUMINUM PANEL |



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COLBURN SCHOOL CAMPUS EXPANSION

130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE

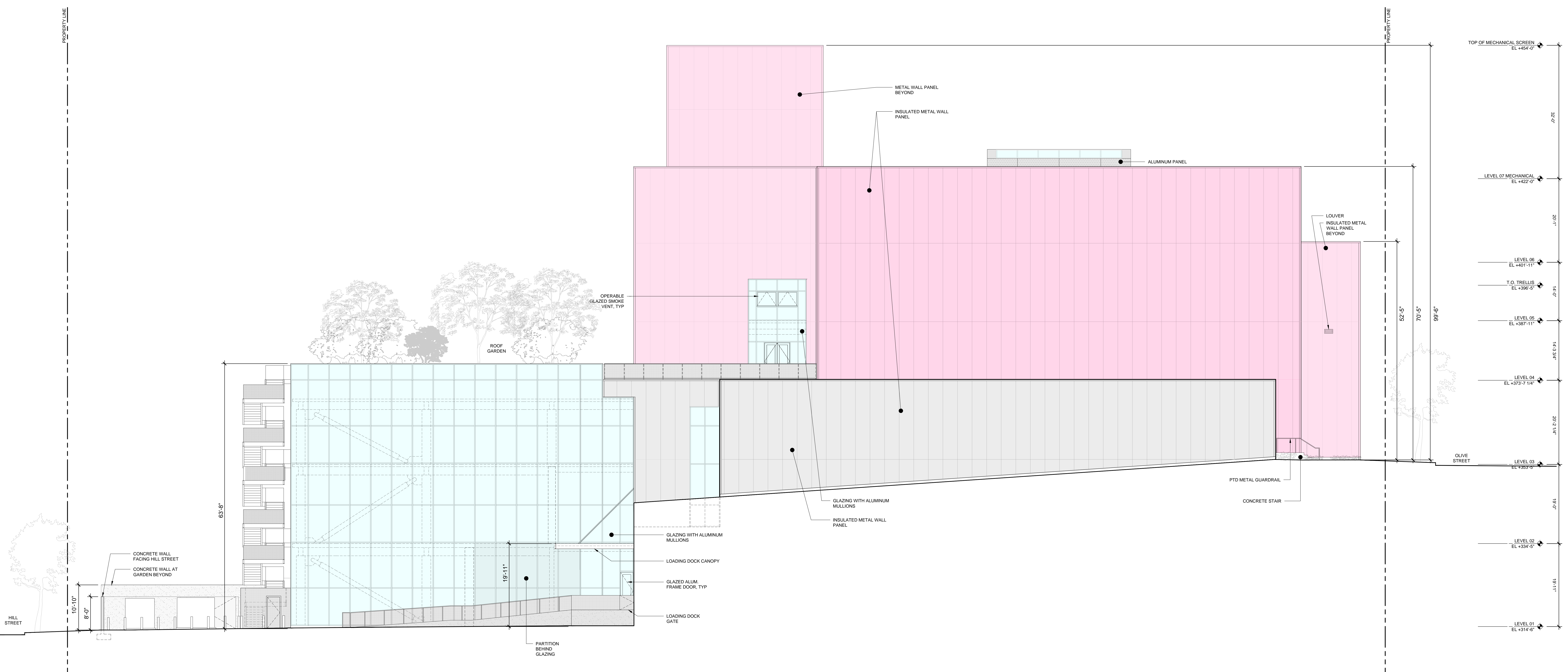
COLBURN CAMPUS EXPANSION
EAST ELEVATION

PROJECT NUMBER





2018-003
SCALE
1/8"=1'-0"
DRAWN BY
DATE
2-10-2023
ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER




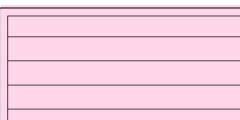

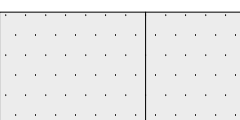
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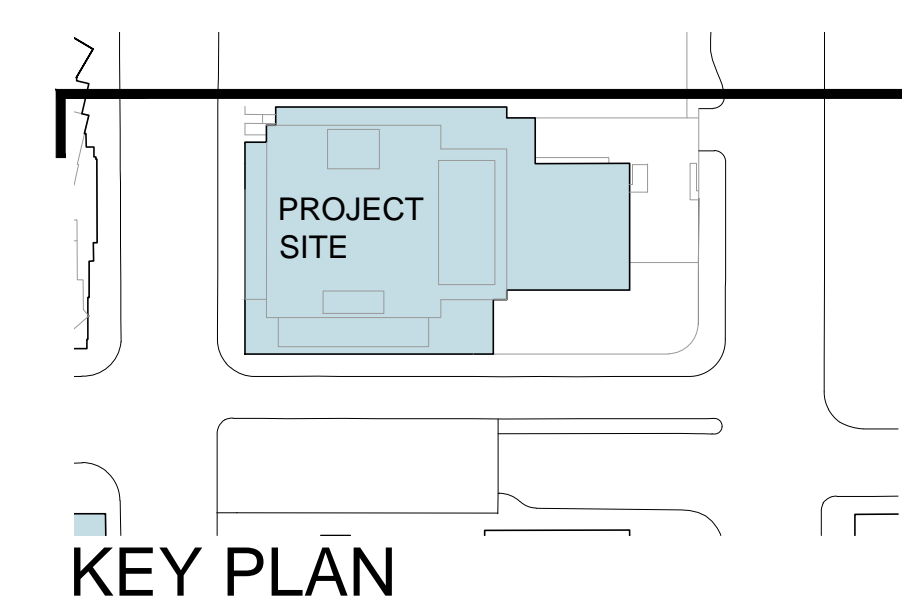


MATERIAL PALLETTE

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| INSULATED METAL WALL PANEL -CUSTOM PINK | INSULATED METAL WALL PANEL -SILVER | GLAZING WITH ALUMINUM MULLIONS | ALUMINUM PANEL | ARCHITECTURAL EXPOSED CONCRETE |

SYMBOL LEGEND

| | | | |
|---|--------------------------------|---|----------------------|
|  | INSULATED METAL WALL PANEL |  | CONCRETE |
|  | INSULATED METAL WALL PANEL |  | PAINTED METAL LOUVER |
|  | GLAZING WITH ALUMINUM MULLIONS |  | ALUMINUM PANEL |



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COLBURN SCHOOL CAMPUS EXPANSION
130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE
**COLBURN CAMPUS EXPANSION
NORTH ELEVATION**

PROJECT NUMBER
2018-003
SCALE

SHEET NUMBER

A3-204

COLBURN SCHOOL
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200 S GRAND AVENUE
LOS ANGELES, CALIFORNIA 90012 USA

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3000 SIOGRAPHIC CENTER
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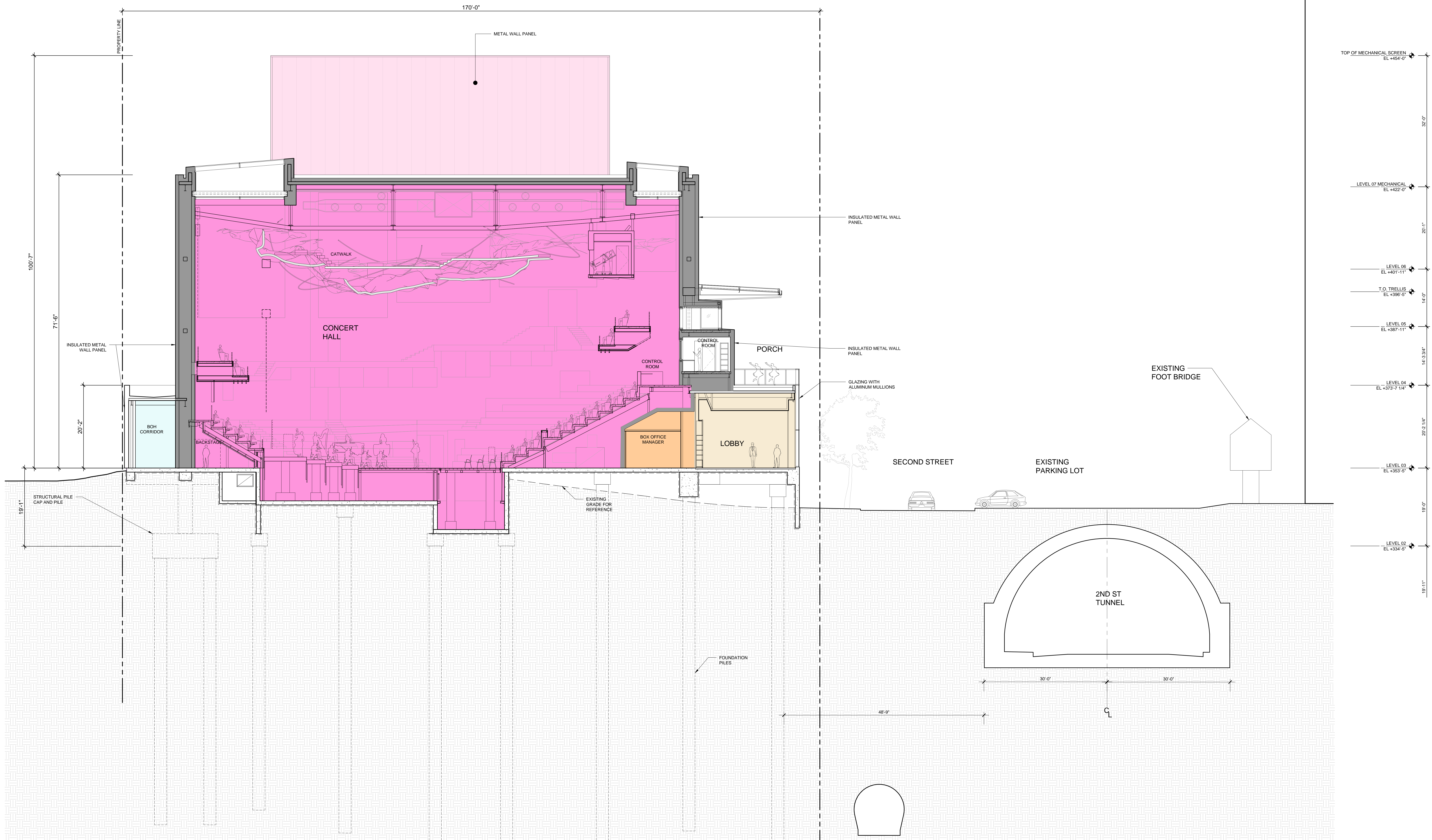
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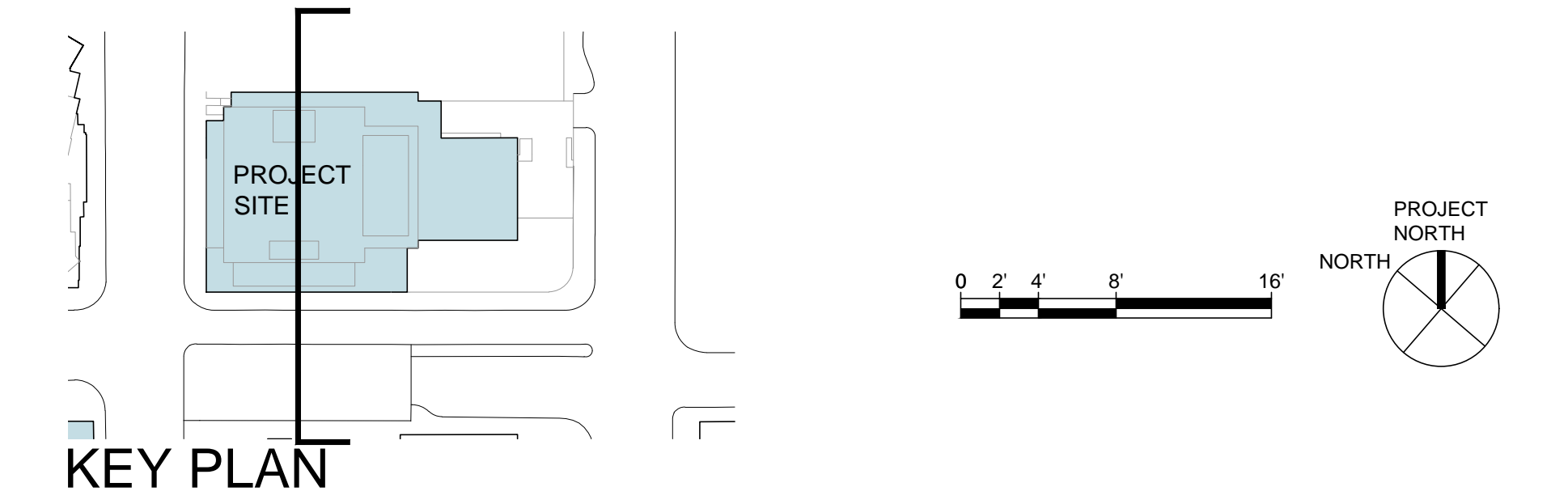
BUREAU VERITAS
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HOUSTON, TX 77060 USA
TEL: 888-367-7020

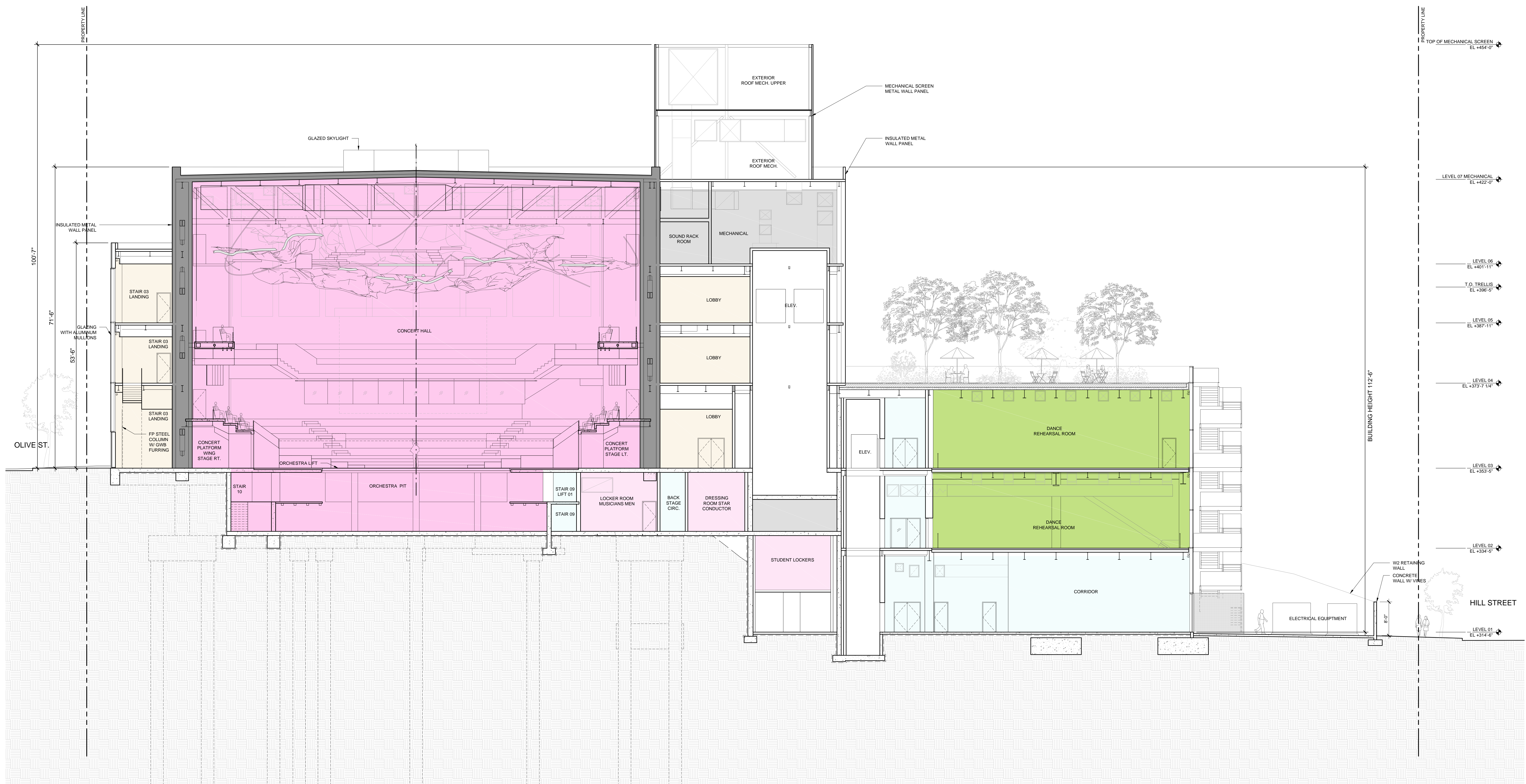
PHASE
CITY PLANNING
APPLICATION DRAFT
DATE
10-12-2022
ORIGINAL SHEET SIZE: 36" x 48"

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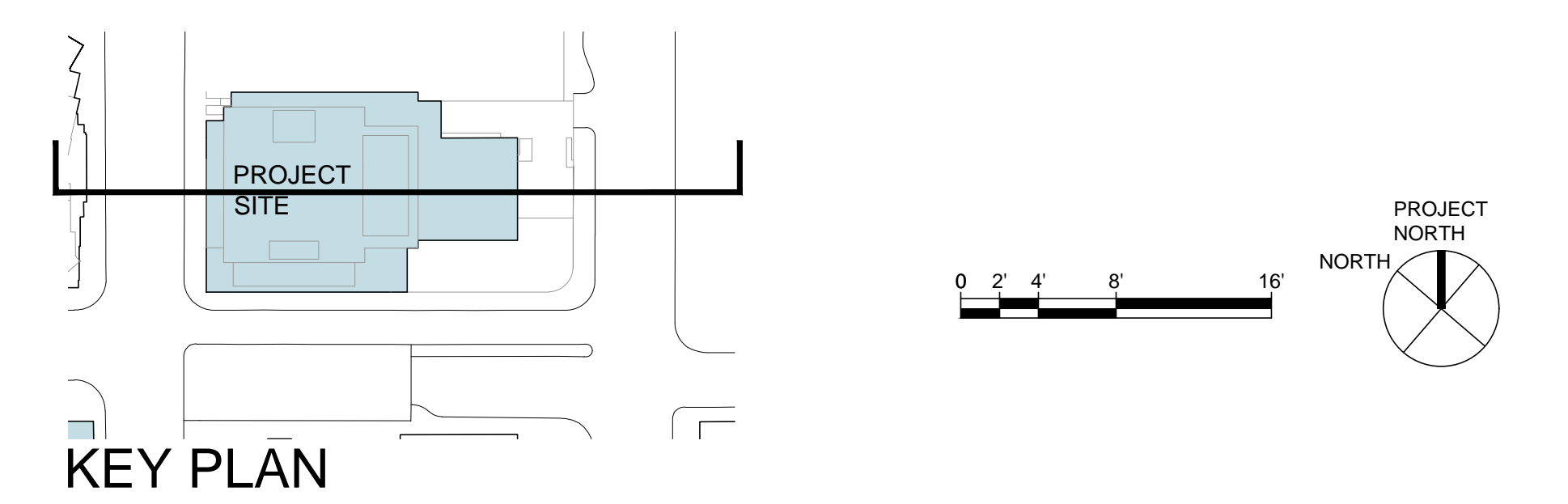


| PROGRAM SPACE LEGEND | | | |
|--|---|---|---|
| CONCERT HALL AUDITORIUM AND ORCHESTRA PIT | BACKSTAGE SUPPORT PROGRAM | BACK OF HOUSE CIRCULATION | PUBLIC RESTROOMS |
| PUBLIC LOBBY AND CIRCULATION SPACES | MECHANICAL, ELECTRICAL AND MAINTENANCE | DANCE SCHOOL REHEARSAL ROOMS | ADMINISTRATION OFFICES |





| PROGRAM SPACE LEGEND | | | |
|--|---|--|---------------------------|
| | CONCERT HALL AUDITORIUM AND ORCHESTRA PIT | | BACKSTAGE SUPPORT PROGRAM |
| | PUBLIC LOBBY AND CIRCULATION SPACES | | BACK OF HOUSE CIRCULATION |
| | DANCE SCHOOL REHEARSAL ROOMS | | PUBLIC RESTROOMS |
| | MECHANICAL, ELECTRICAL AND MAINTENANCE | | ADMINISTRATION OFFICES |



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277 SOUTH LAKE STREET
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HKA ELEVATOR CONSULTING INC.
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25211 SOUTH POINTE DRIVE
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TEL: 949-348-9711

TRIMBLE CONSULTING
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895 STEWART DRIVE
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OWNER'S CONSULTANTS

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COLBURN SCHOOL CAMPUS EXPANSION

130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE

BUILDING SECTION EAST/WEST THROUGH CONCERT HALL

PROJECT NUMBER

2018-003

SCALE

1/8"=1'-0"

DATE

2-10-2023

SHEET NUMBER

A3-302

COLBURN SCHOOL OWNER

200 S GRAND AVENUE
LOS ANGELES, CALIFORNIA 90012 USA

ARCHITECT'S CONSULTANTS

OLIN PARTNERS
LANDSCAPE DESIGN
5900 WILSHIRE BLVD.
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2008 SIOGRAPHICWORK
GRAPHICS & WAYFINDINGS
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DENVER, CO 80202 USA
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THEATER DESIGN
453 SOUTH SPRING STREET,
SUITE 1201
LOS ANGELES, CA 90013 USA
TEL: 213-375-3668

ARCHITECT'S CONSULTANTS

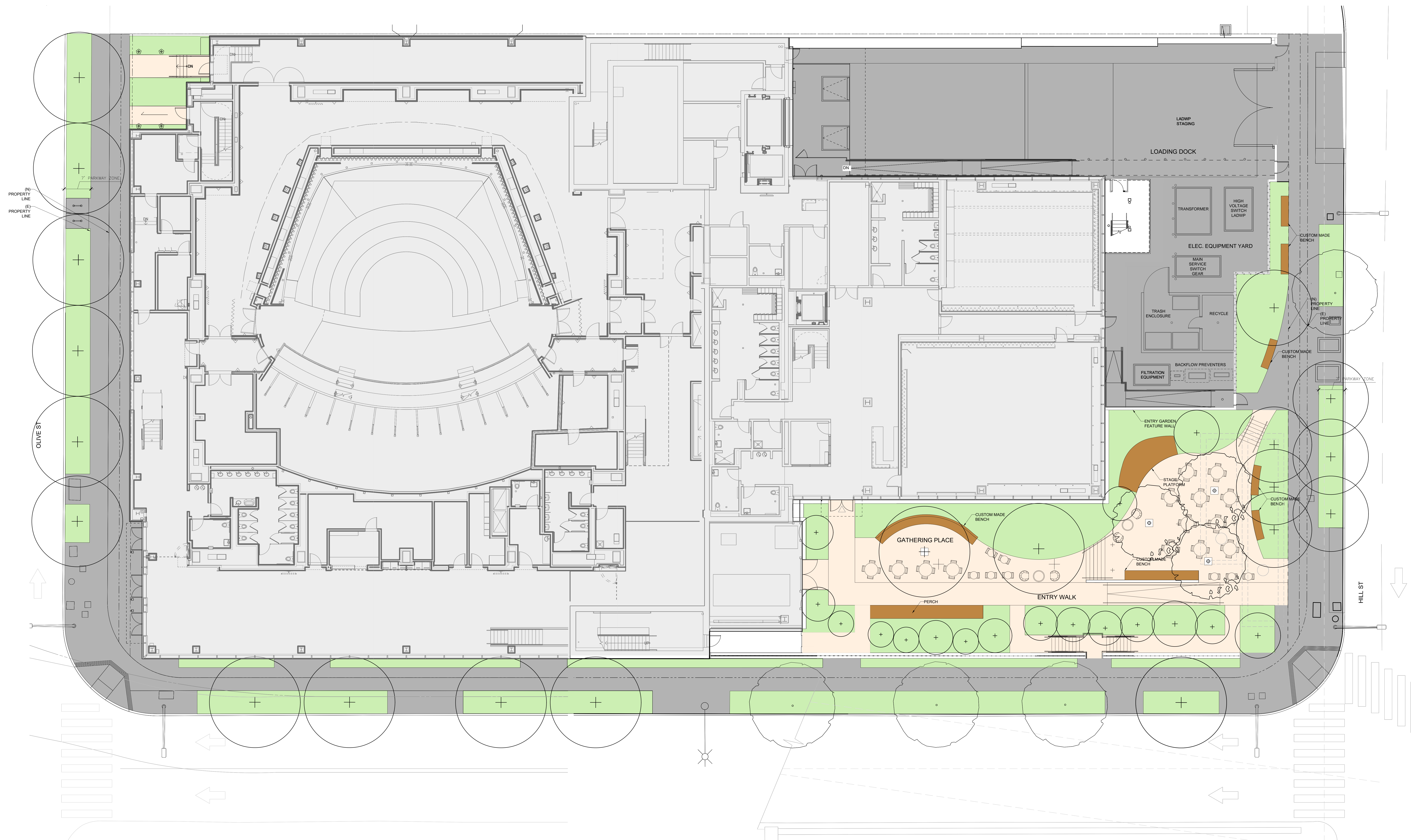
Threat&DNA
THEATER DESIGN
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BUREAU VERITAS
BUILDING MAINTENANCE/FACADE ACCESS
1900 GREENPONT PARK DR.
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- SITE PLAN LEGEND**
- PROPERTY LINE
 - ▭ BUILDING
 - PROPOSED CANOPY TREE
 - PROPOSED UNDERSTORY TREE
 - EXISTING TREE TO REMAIN
 - WOOD FURNISHINGS
 - GUARDRAIL
 - LOADING DOCK WALL WITH TRELLIS SYSTEM

- ⊕ MOVABLE TABLE AND CHAIRS (4 TOP)
- ⊕ MOVABLE TABLE AND CHAIRS (2 TOP)
- HANDRAIL

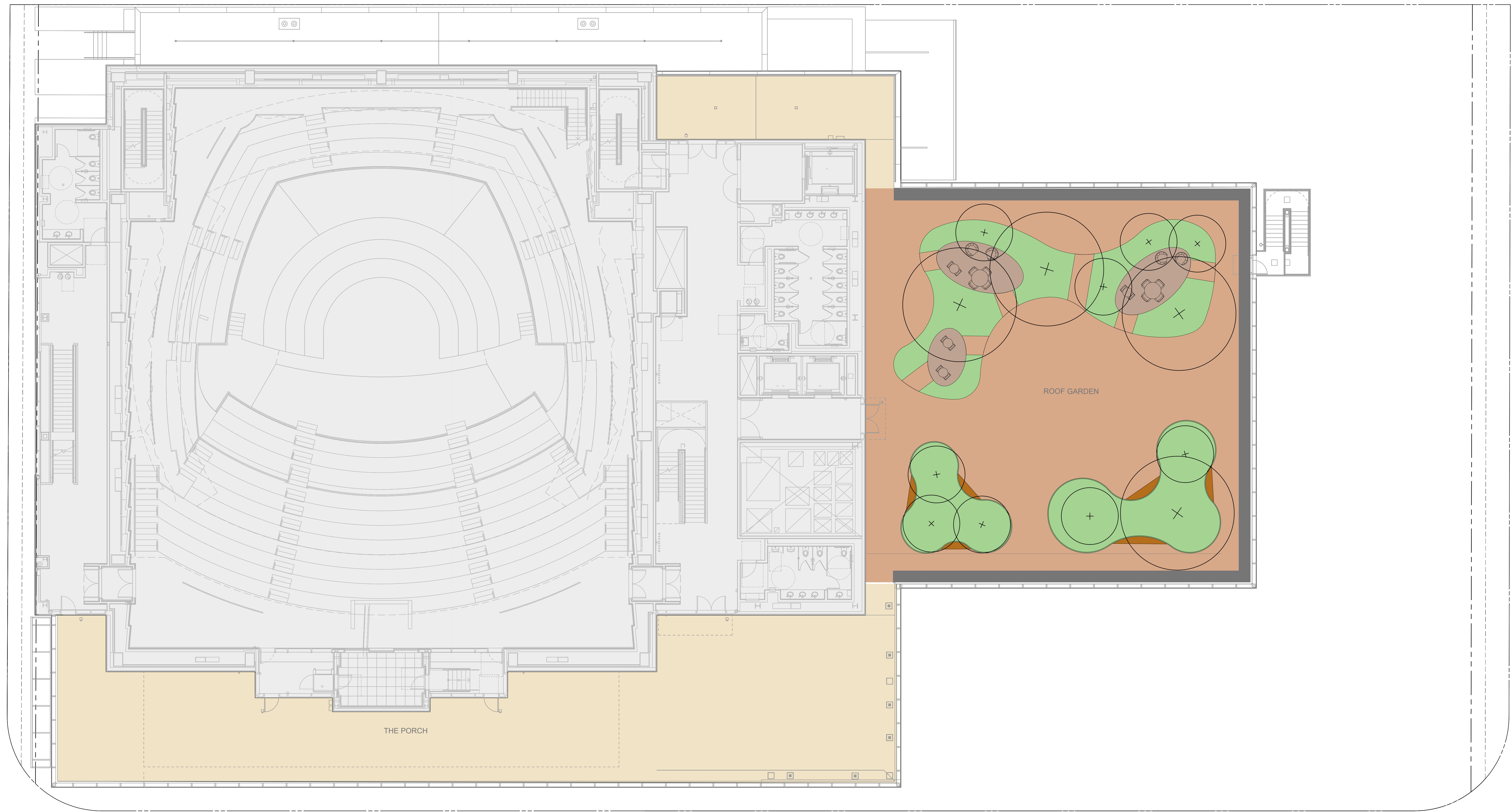
SITE MATERIALS LEGEND AND PROJECT TOTALS - L01-03

| | |
|---|--------------|
| PLANTING AREA | 6,093 SQ FT |
| CIP CONCRETE PAVING - CITY OF LA STANDARD | 13,755 SQ FT |
| CIP CONCRETE PAVING - TYPE A | 3,643 SQ FT |
| UNIT PAVER TYPE A | 0 SQ FT |
| UNIT PAVER TYPE B - WOOD DECKING | 0 SQ FT |
| UNIT PAVER TYPE C | 0 SQ FT |

PROJECT OPEN SPACE AREA SCHEDULE

| | | |
|-------------------------------|-----------|------------------------|
| COMMON OPEN SPACE - EXTERIOR | 6,946 SF | 2,795 SF PLANTED (40%) |
| ENTRY GARDEN | | |
| PRIVATE OPEN SPACE - EXTERIOR | 12,673 SF | |
| ROOF GARDEN | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|---|--|--|--|---|--|--|--|--|--|--|--|---|--|--------------|--|--|--|--|--|--|--|
| GEHRY PARTNERS, LLP. ARCHITECT 1244 BEAUFORT STREET LOS ANGELES, CALIFORNIA 90068 USA TEL: 310-482-3000 FAX: 310-482-3000 | | ARCHITECT'S CONSULTANTS MACNUSSON KLEMMENCO ASSOC. STRUCTURAL ENGINEER 1301 FIFTH AVENUE, #2000 SEATTLE, WA 98101 USA TEL: 206-292-1200 | | ARC ENGINEERING MECHANICAL ENGINEER 377 SOUTH LAKE STREET BURBANK, CA 91502 USA TEL: 818-508-6300 | | HKA ELEVATOR CONSULTING INC. VERTICAL TRANSPORTATION 23211 SOUTH POINTE DRIVE LAGUNA HILLS, CA 92653 USA TEL: 949-348-9711 | | TRIMBLE CONSULTING BIM IMPLEMENTATION 885 STEWART DRIVE BURNHAYLE, CA 94989 USA TEL: 310-922-0482 | | OWNERS CONSULTANTS KPFF CIVIL ENGINEER 702 SOUTH FLOWER STREET, LOS ANGELES, CA 90017 USA TEL: 213-418-0201 | | NAGATA ROOM ACOUSTICS 180 SOUTH BENDY DRIVE LOS ANGELES, CA 90025 USA TEL: 310-231-7878 | | GEOTECHNOLOGIES INC. GEOTECHNICAL ENGINEERING 408 WESTERN AVENUE GLENDALE, CA 91201 USA TEL: 818-240-9600 | | GEOSYNTEC CONSULTANTS INC. ENVIRONMENTAL ENGINEERING 448 SOUTH HILL STREET SUITE 108 LOS ANGELES, CA 90013 USA TEL: 866-678-1011 | | COLBURN SCHOOL CAMPUS EXPANSION 130 South Olive Street Los Angeles, California 90012 | | STAMP | | TITLE LANDSCAPE PLAN - LEVEL 01 & 03 | | PROJECT NUMBER 2018-003 SCALE 1/8"=1' DRAWN BY JK, DJ, AC PHASE CITY PLANNING APPLICATION DATE 02-10-2023 <small>ORIGINAL SHEET SIZE: 36" x 48"</small> | | SHEET NUMBER L-101 <small>© GEHRY PARTNERS, LLP</small> | |
| COLBURN SCHOOL OWNER 200 S GRAND AVENUE LOS ANGELES, CALIFORNIA 90012 USA | | OLIN LANDSCAPE DESIGN 1600 WILSHIRE BLVD. SUITE 2015 LOS ANGELES, CA 90036 USA TEL: 323-987-2688 | | L'OSERVAIOIRE INT. LIGHTING DESIGN 120 WALKER STREET, #7E NEW YORK, NY 10013 USA TEL: 212-255-4463 | | SIMPSON GUMPERTZ & HEEGER 1150 SOUTH OLIVE STREET, #1000 LOS ANGELES, CA 90015 USA TEL: 213-271-2000 | | ROBERT F. MAHONEY & ASSOC. THEATRICAL DESIGN 450 SOUTH SPRING STREET, SUITE 1200 LOS ANGELES, CA 90013 USA TEL: 213-375-3669 | | SONITUS AUDIO VISUAL DESIGN LIFE SAFETY 300 LA CRESCENTA AVENUE, SUITE 400 LA CRESCENTA, CA 91214 USA TEL: 310-837-9907 | | CONTROL RISKS RISK CONSULTING 1600 SMITH STREET, SUITE 400 HOUSTON, TX 77002 USA TEL: 713-900-9403 | | | | | | | | | | | | | | | |



SITE PLAN LEGEND

- PROPERTY LINE
- ▭ BUILDING
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- EXISTING TREE TO REMAIN
- WOOD FURNISHINGS
- SECURITY FENCE
- LOADING DOCK WALL WITH TRELIS SYSTEM
- SECURITY GATE
- AUTOMATIC VEHICULAR SLIDING GATE

- ⊕ MOVABLE TABLE AND CHAIRS (4 TOP)
- ⊕ MOVABLE TABLE AND CHAIRS (2 TOP)
- HANDRAIL

SITE MATERIALS LEGEND AND PROJECT TOTALS - L04

| | |
|---|-------------|
| PLANTING AREA | 1,682 SQ FT |
| CIP CONCRETE PAVING - CITY OF LA STANDARD | 0 SQ FT |
| CIP CONCRETE PAVING - TYPE A | 5,267 SQ FT |
| UNIT PAVER TYPE A | 4017 SQ FT |
| UNIT PAVER TYPE B - WOOD DECKING | 373 SQ FT |
| UNIT PAVER TYPE C | 554 SQ FT |

PROJECT OPEN SPACE AREA SCHEDULE

| | | |
|-------------------------------|-----------|------------------------|
| COMMON OPEN SPACE - EXTERIOR | 6,946 SF | 2,795 SF PLANTED (40%) |
| ENTRY GARDEN | | |
| PRIVATE OPEN SPACE - EXTERIOR | 12,673 SF | |
| ROOF GARDEN | | |

GEHRY PARTNERS, LLP.

ARCHITECT'S CONSULTANTS

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TRIMBLE
CONSULTING
89W IMPLEMENTATION
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LAGUNA HILLS, CA 92653 USA
TEL: 949-348-9711

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CIVIL ENGINEER
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LOS ANGELES, CA 90017 USA
TEL: 213-418-0201

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180 SOUTH BENDY DRIVE
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TEL: 866-678-1011

COLBURN SCHOOL
CAMPUS EXPANSION
130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE

LANDSCAPE PLAN - LEVEL 04

PROJECT NUMBER

2018-003

SCALE

1/8"=1'

DRAWN BY

JK, DJ, AC

PHASE

CITY PLANNING

APPLICATION

DATE

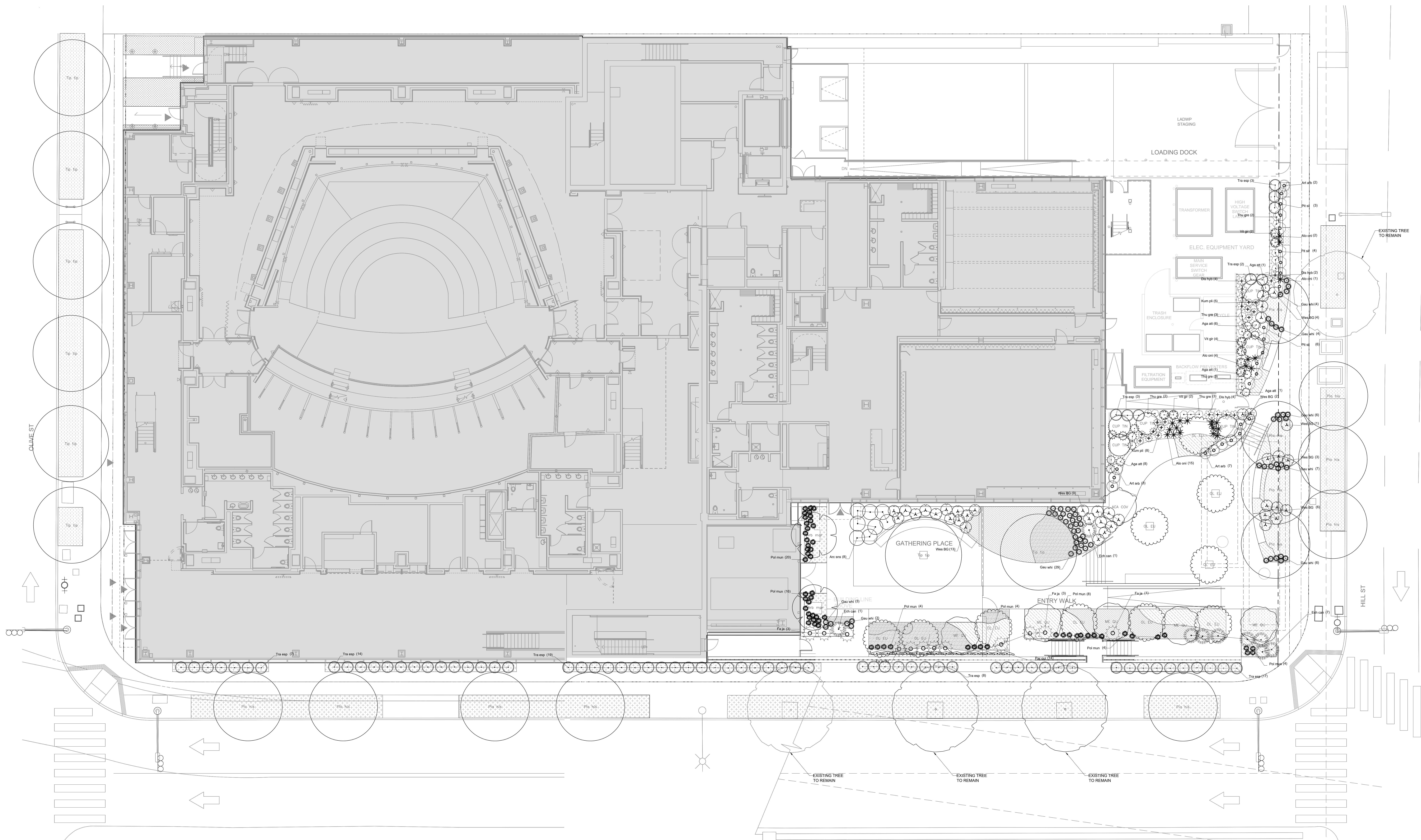
02-10-2023

ORIGINAL SHEET SIZE: 30" x 48"

SHEET NUMBER

L-104

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TREE PLANTING PLAN LEGEND

- PROPERTY LINE
- ▭ BUILDING
- EXISTING TREE TO REMAIN

PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | BOX | QTY |
|----------|---------|---|---------|-----|
| ACA COV | ACA COV | Acacia covenyi / Blue Bush Acacia | 48" Box | 1 |
| Arb mar | Arb mar | Arbutus 'Marina' / Marina Strawberry Tree Multi-Trunk | 60" Box | 2 |
| ME QU | ME QU | Malacocarpus / Cupped Tree Multi-Trunk | 60" Box | 5 |
| OL EU | OL EU | Olea europaea 'Swan Hill' TM / Swan Hill Olive | 60" Box | 10 |
| Pls his | Pls his | Platanus x hispanica / London Plane Tree | 48" Box | 12 |
| Tp ja | Tp ja | Tsugana tsu / Tsp Tree | 84" Box | 8 |
| CONIFERS | CODE | BOTANICAL / COMMON NAME | BOX | QTY |
| CLP TIN | CLP TIN | Cupressus sempervirens 'Monahel' / Tiny Tower Italian Cypress | 24" Box | 6 |

SHRUBS

| CODE | BOTANICAL / COMMON NAME | CONT | QTY |
|---------|---|--------|-----|
| Age art | Agave attenuata / Foxtail Agave | 5 gal | 15 |
| Alo ori | Aloe barbadensis / Aloe Vera | 5 gal | 22 |
| Acc snc | Accotaphylos x 'Sunset' / Sunset Maricanta | 5 gal | 8 |
| Art arb | Artemisia arbuscula / Tree Wormwood | 15 gal | 12 |
| Dis hyb | Dianella x 'Rivers' / Royal Trumpet Vine | 15 gal | 10 |
| Ech can | Echium candicans / Pride Of Madras | 15 gal | 9 |
| Fa ja | Fatsia japonica / Japanese Fatsia | 5 gal | 12 |
| Gau whi | Gaura lindheimeri 'Whirling Butterflies' / Whirling Butterflies Gaura | 5 gal | 62 |
| Kum pli | Kumera plicata / Fan Aloe | 5 gal | 13 |
| Par qui | Parthenocissus quinquefolia / Virginia Creeper | 5 gal | 14 |

SHRUB AREAS

| CODE | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|----------|---|-------|----------|-----|
| La v off | Lavandula officinalis / English Lavender | 5 Gal | 18" o.c. | 232 |
| Ros blu | Rosmarinus officinalis 'Blue Spire' / Blue Spire Rosemary | 1 Gal | 24" o.c. | 108 |

GROUND COVERS

| CODE | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---------|--|--------|----------|-------|
| Tri jas | Trachelospermum jasminoides / Chinese Star Jasmine | 1 Gal | 18" o.c. | 1,013 |
| Car pan | Carex pensilvanica / Sandstone Sedge | 4" pot | 10" o.c. | 2,297 |
| Eri kar | Eriogonum fasciculatum / Santa Barbara Daisy | 4" pot | 10" o.c. | 496 |

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COLBURN SCHOOL
OWNER
200 S GRAND AVENUE
LOS ANGELES, CALIFORNIA 90012 USA

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& DESIGN
MEP/PH/IT ENGINEER
977 SOUTH LAKE STREET
BURBANK, CA 91502 USA
TEL: 818-508-6500

OLIN
LANDSCAPE DESIGN
6000 WILSHIRE BLVD.
SUITE 2375
LOS ANGELES, CA 90038 USA
TEL: 333-387-0268

L'OBSERVATOIRE INT.
LIGHTING DESIGN
120 WALKER STREET, #7E
NEW YORK, NY 10013 USA
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& HEEGER
LIFE SAFETY
1150 SOUTH OLIVE STREET, #1000
LOS ANGELES, CA 90015 USA
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**COLBURN SCHOOL
CAMPUS EXPANSION**

130 South Olive Street
Los Angeles, California 90012

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STAMP

PROJECT NUMBER
2018-003

SCALE
1/8"=1'

DRAWN BY
JK, DJ, AC

PROJECT
CITY PLANNING
APPLICATION

DATE
02-10-2023

ORIGINAL SHEET SIZE: 36" x 48"

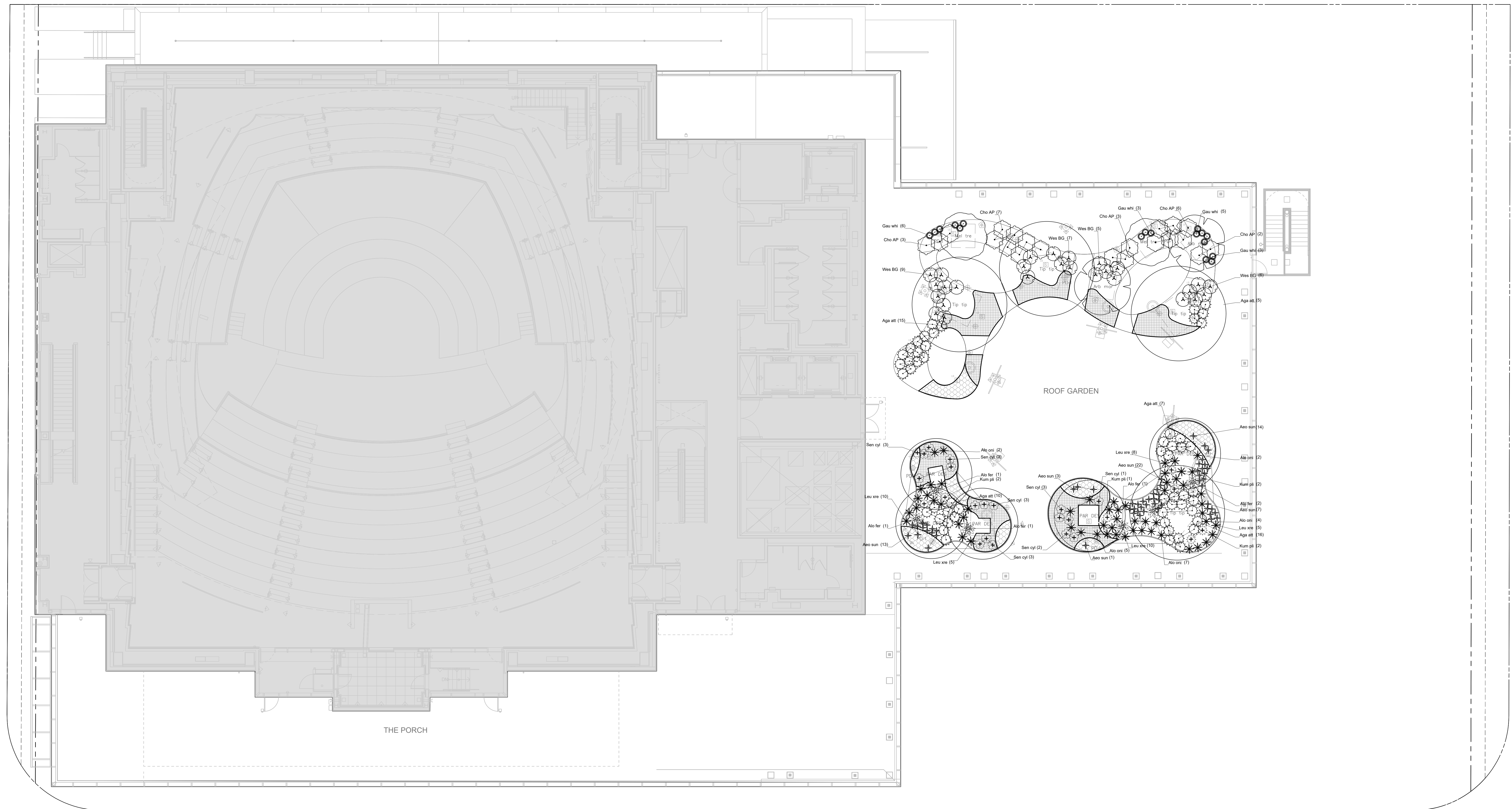
TITLE

PLANTING PLAN - LEVEL 01 & 03

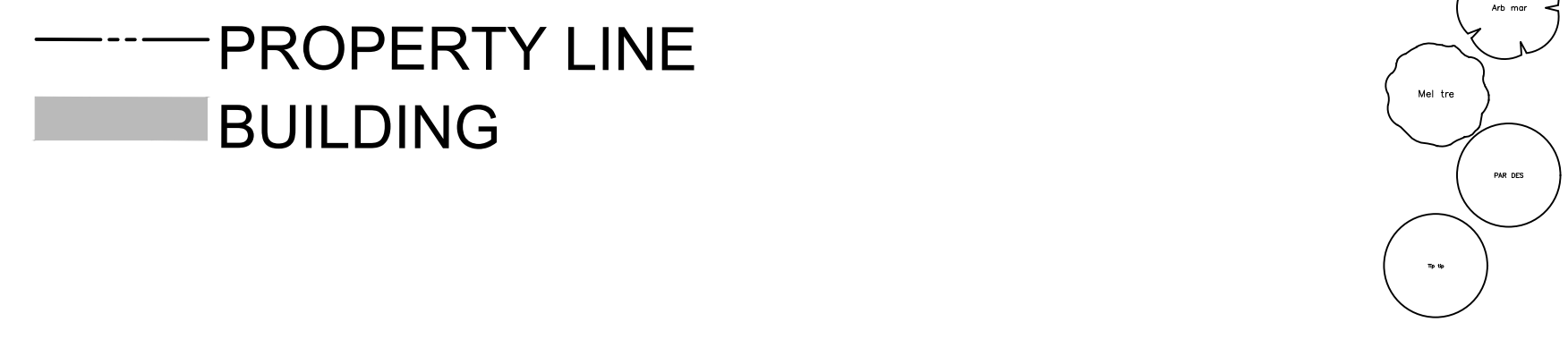
SHEET NUMBER

L-901

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TREE PLANTING PLAN LEGEND



| TREES | | SHRUBS | |
|---------|---|-----------|--|
| CODE | BOTANICAL / COMMON NAME | CODE | BOTANICAL / COMMON NAME |
| Arb mar | Arbutus x 'Marina' / Marina Strawberry Tree Multi-Trunk Low Water Use | Aeo sun | Aeonium x 'Sunburst' / Sunburst Aeonium |
| Mei tre | Melaleuca quinquenervia / Cajuput Tree Multi-Trunk | Agave att | Agave attenuata / Foxtail Agave Low Water Use |
| PAR DES | Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde Low Water Use | Alo oni | Aloe barbadensis / Aloe Vera |
| Tip tip | Tipuana tipu / Tipu Tree Low Water Use | Alo fer | Aloe ferox / Bitter Tree Aloe |
| | | Cho AP | Choisya x dewitteana 'Aztec Pearl' / Aztec Pearl Mexican Orange Moderate Water Use |
| | | Gau whi | Gaura lindheimeri 'Whirling Butterflies' / Whirling Butterflies Gaura Low Water Use |

| GROUND COVERS | |
|---------------|--|
| CODE | BOTANICAL / COMMON NAME |
| Kal luc | Kalanchoe luciae / Paddle Plant |
| Sen mdl | Senecio mandraliscae / Blue Fingers Low Water Use |

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 THEATRE DESIGN
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 TEL: 213-375-3069



PLANTING PLAN - LEVEL 04

PROJECT NUMBER: 2018-003
 SCALE: 1/8"=1'
 DRAWN BY: JK, DJ, AC
 PHASE: CITY PLANNING APPLICATION
 DATE: 02-10-2023
 ORIGINAL SHEET SIZE: 36" x 48"

L-904

PLANT PALETTE | ENTRY GARDEN AND STREETScape - L01 - 03

CANOPY TREES



Tipuana tipu
Tipu Tree



Arbutus Marina
Marina Strawberry Tree



Metaleuca quinquenervia
Paperbark Tree



Olea europaea 'Swan Hill'
Swan Hill Fruitless Olive



Acacia covenyi
Clue Bush Acacia



Platanus x acerifolia
London Plane Tree

UNDERSTORY + SHRUBS



Arctostaphylos 'Sunset'
Sunset Manzanita



Gaura lindheimeri 'Whirling Butterflies'
Whirling Butterflies Gaura



Rosmarinus officinalis
Rosemary



Lavandula angustifolia
English lavender



Fatsia japonica
Japanese Fatsia



Cupressus sempervirens 'Monshel'
Tiny Tower Italian Cypress



Agave attenuata
Foxtail agave



Aloe barbadensis
Aloe vera



Aloe plicatilis (Kumara plicatilis)
Fan Aloe



Carex pansa
Sanddune Sedge



Rosmarinus officinalis 'Blue Spires'
Blue Spires Rosmary



Echium candicans
Pride of Madeira



Agave attenuata
Foxtail agave



Westringia fruticosa 'Blue Gem'
Coast Rosemary



Erigeron karvinskianus
Santa Barbara Daisy



Artemisia arborescens
Wormwood



Trachelospermum jasminoides
Star Jasmine



Vitis girdiana
Desert grape



Clytostoma callistegioides
Violet Trumpet Vine



Distictis buccinatoria
Scarlet Trumpet Vine



Parthenocissus quinquefolia
Virginia Creeper



Thunbergia gregori
Orange Clock Vine



Vitis girdiana
Desert Wild Grape



Polystichum munitum
Sword Fern

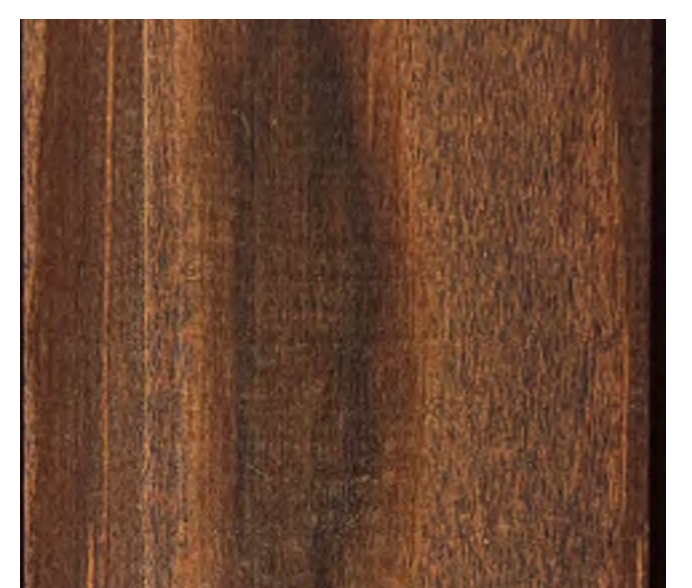
MATERIAL PALETTE | ENTRY GARDEN AND STREETScape - L01 - 03



CAST-IN-PLACE CONCRETE
STANDARD-CITY OF LA



CAST-IN-PLACE CONCRETE



THERMALLY MODIFIED WOOD
FURNISHINGS



RIVERSTONE AGGREGATE

GEHRY PARTNERS, LLP.

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& HEGER
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1986 SOUTH BUNNY DRIVE
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SONTUS
AUDIO VISUAL DESIGN
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CONTROL RISKS
RISK CONSULTING
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COLBURN SCHOOL
CAMPUS EXPANSION
130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE

LANDSCAPE PLANT AND MATERIAL
PALETTE

PROJECT NUMBER

2018-003

SCALE
1/8"=1'

DRAWN BY
JK, DJ, AC

PHASE
CITY PLANNING
APPLICATION

DATE
02-10-2023

ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER

L-910

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PLANT PALETTE | ROOF GARDEN AND STREETScape - L04

CANOPY TREES



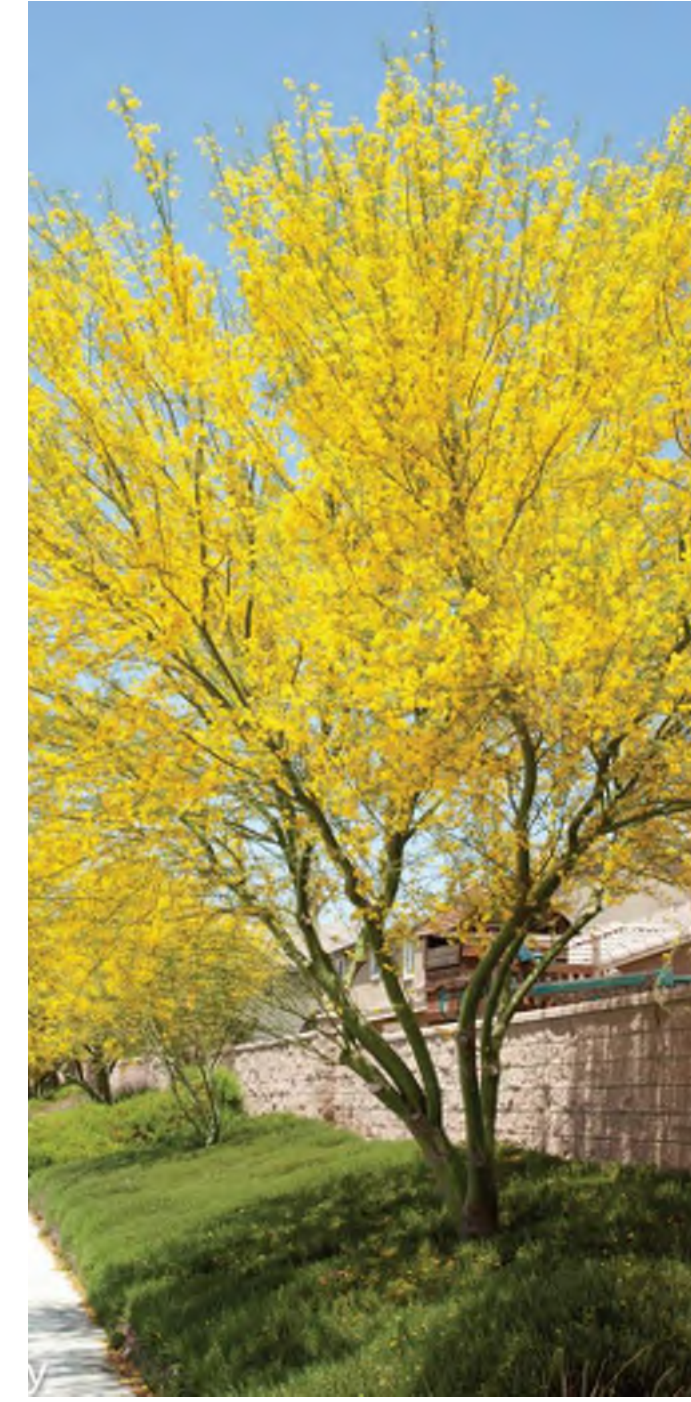
Tipuana tipu
Tipu Tree



Arbutus Marina
Marina Strawberry Tree



Metaleuca quinquenervia
Paperbark Tree



Parkinsonia x 'Desert Museum'
Desert Museum Palo Verde

UNDERSTORY + SHRUBS



Aeonium x 'Sunburst'
Sunburst Aeonium



Agave attenuata
Foxtail agave



Aloe barbadensis
Aloe vera



Choisya x dewitteana 'Aztec Pearl'
Mexican Orange



Gaura lindheimeri 'Whirling Butterflies'
Whirling Butterflies Gaura



Aloe plicatilis (Kumara plicatilis)
Fan Aloe



Westringia fruticosa 'Blue Gem'
Coast Rosemary



Leucospermum x 'Red Sunset'
Red Sunset Pincushion



Kalanchoe luciae
Paddle Plant



Senecio cylindricus
Narrow-leaf Chalksticks



Senecio mandraliscae
Blue Fingers



Aloe ferox
Bitter Tree Aloe

MATERIAL PALETTE | ROOF GARDEN - L04



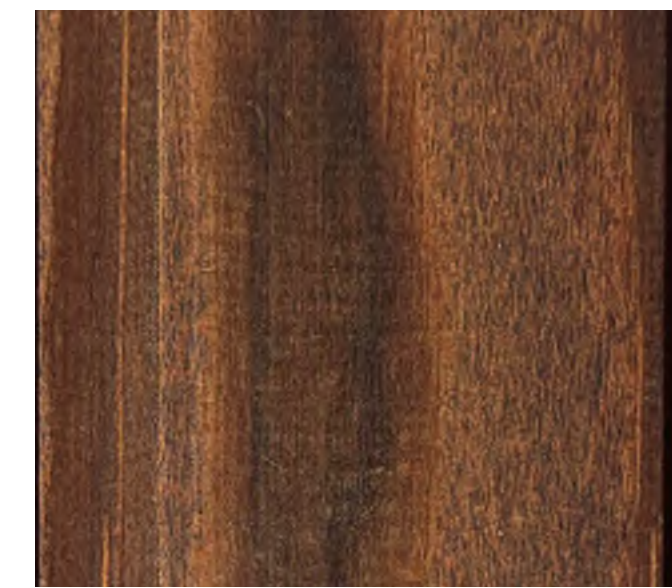
CAST-IN-PLACE CONCRETE



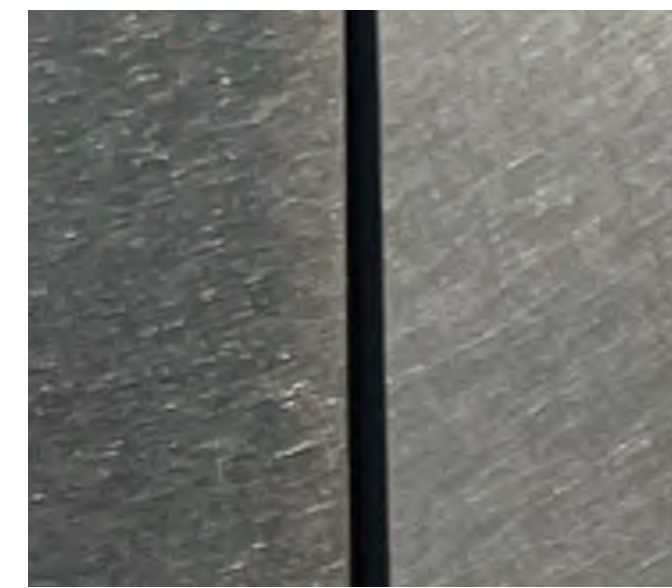
PRECAST CONCRETE UNIT PAVERS



MODULAR WOOD DECKING PAVERS



THERMALLY MODIFIED WOOD FURNISHINGS



RAISED STEEL PLANTER

GEHRY PARTNERS, LLP.

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COLBURN SCHOOL CAMPUS EXPANSION

130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE

LANDSCAPE PLANT AND MATERIAL
PALETTE

PROJECT NUMBER

2018-003

SCALE

1/8"=1'

DRAWN BY

JK, DJ

PHASE

CITY PLANNING
APPLICATION

DATE

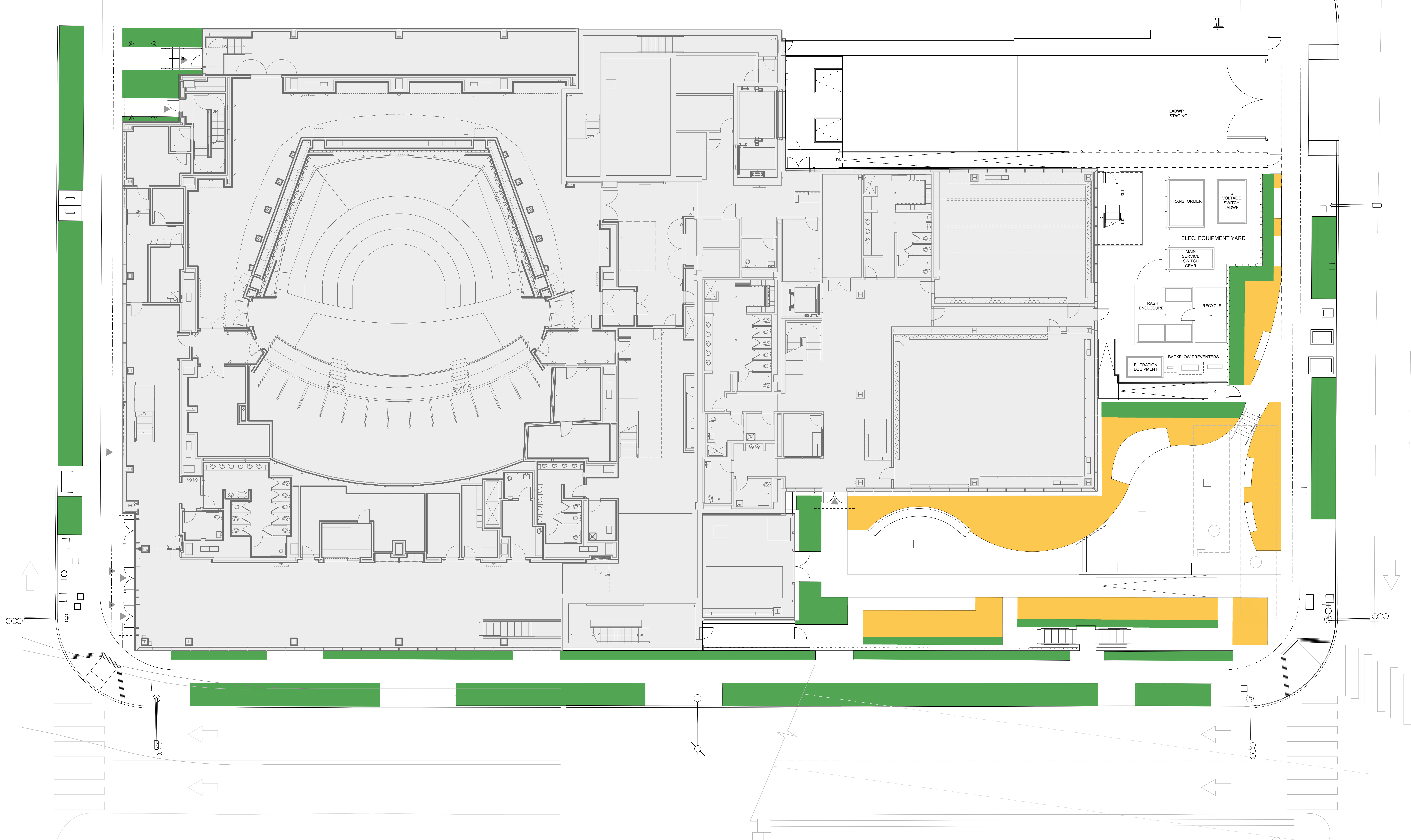
10-11-2022

ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER

L-911

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HYDROZONE LEGEND

- PROPERTY LINE
- ▭ BUILDING
- ▭ LOW
- ▭ MODERATE

HYDROZONE SCHEDULE L01-03

| Name | Area |
|----------|----------|
| LOW | 2,070 SF |
| MODERATE | 4,023 SF |

TOTAL LANDSCAPE AREA: 6,093 SF

LID CALCULATIONS

| LID TIER 2 - CAPTURE AND REUSE | | | | | |
|--------------------------------|---------------|--------------|---------------|---------------------------|---------------|
| Area ID | Area (sf) | % Impervious | Volume (gals) | LID Infiltrated Area (sf) | ETWU (gals) |
| Building - Other Footprint | 37,059 | 94.0% | 15,958 | 2,082 | 13,135 |
| Roofing Deck | 6,532 | 100.0% | 3,832 | 0 | 3,832 |
| Concrete | 8,882 | 87.7% | 2,772 | 2,795 | 18,310 |
| Office Parkways | - | 100.0% | - | 2,838 | 18,120 |
| Total | 52,473 | 90.8% | 26,562 | 7,775 | 54,887 |

Total Planting Area Currently Shown on Site Plan: 7,775 SF
 Total Planting Area Required: 8,308 SF
 Additional Planting Area Required: 613 SF

Estimated Total Infiltration Rate: 100% (No Additional Improvements)

Infiltration Efficiency (IE) = 0.81 (To be Confirmed by Landscaper)

ETWU7 - 50 x 0.81 x 26,562 = 1,071,812.6 GALS
 ETWU8 - 50 x 0.81 x 26,562 x 0.81 = 858,000.0 GALS
 ETWU9 - 50 x 0.81 x 26,562 x 0.75 = 789,000.0 GALS
 ETWU10 - 50 x 0.81 x 26,562 x 0.70 = 730,000.0 GALS
 ETWU11 - 50 x 0.81 x 26,562 x 0.65 = 671,000.0 GALS
 ETWU12 - 50 x 0.81 x 26,562 x 0.60 = 612,000.0 GALS
 ETWU13 - 50 x 0.81 x 26,562 x 0.55 = 553,000.0 GALS
 ETWU14 - 50 x 0.81 x 26,562 x 0.50 = 494,000.0 GALS
 ETWU15 - 50 x 0.81 x 26,562 x 0.45 = 435,000.0 GALS
 ETWU16 - 50 x 0.81 x 26,562 x 0.40 = 376,000.0 GALS
 ETWU17 - 50 x 0.81 x 26,562 x 0.35 = 317,000.0 GALS
 ETWU18 - 50 x 0.81 x 26,562 x 0.30 = 258,000.0 GALS
 ETWU19 - 50 x 0.81 x 26,562 x 0.25 = 199,000.0 GALS
 ETWU20 - 50 x 0.81 x 26,562 x 0.20 = 140,000.0 GALS
 ETWU21 - 50 x 0.81 x 26,562 x 0.15 = 81,000.0 GALS
 ETWU22 - 50 x 0.81 x 26,562 x 0.10 = 22,000.0 GALS
 ETWU23 - 50 x 0.81 x 26,562 x 0.05 = 6,300.0 GALS
 ETWU24 - 50 x 0.81 x 26,562 x 0.00 = 0.0 GALS
 ETWU25 - 50 x 0.81 x 26,562 x 0.00 = 0.0 GALS
 ETWU26 - 50 x 0.81 x 26,562 x 0.00 = 0.0 GALS
 ETWU27 - 50 x 0.81 x 26,562 x 0.00 = 0.0 GALS
 ETWU28 - 50 x 0.81 x 26,562 x 0.00 = 0.0 GALS
 ETWU29 - 50 x 0.81 x 26,562 x 0.00 = 0.0 GALS
 ETWU30 - 50 x 0.81 x 26,562 x 0.00 = 0.0 GALS

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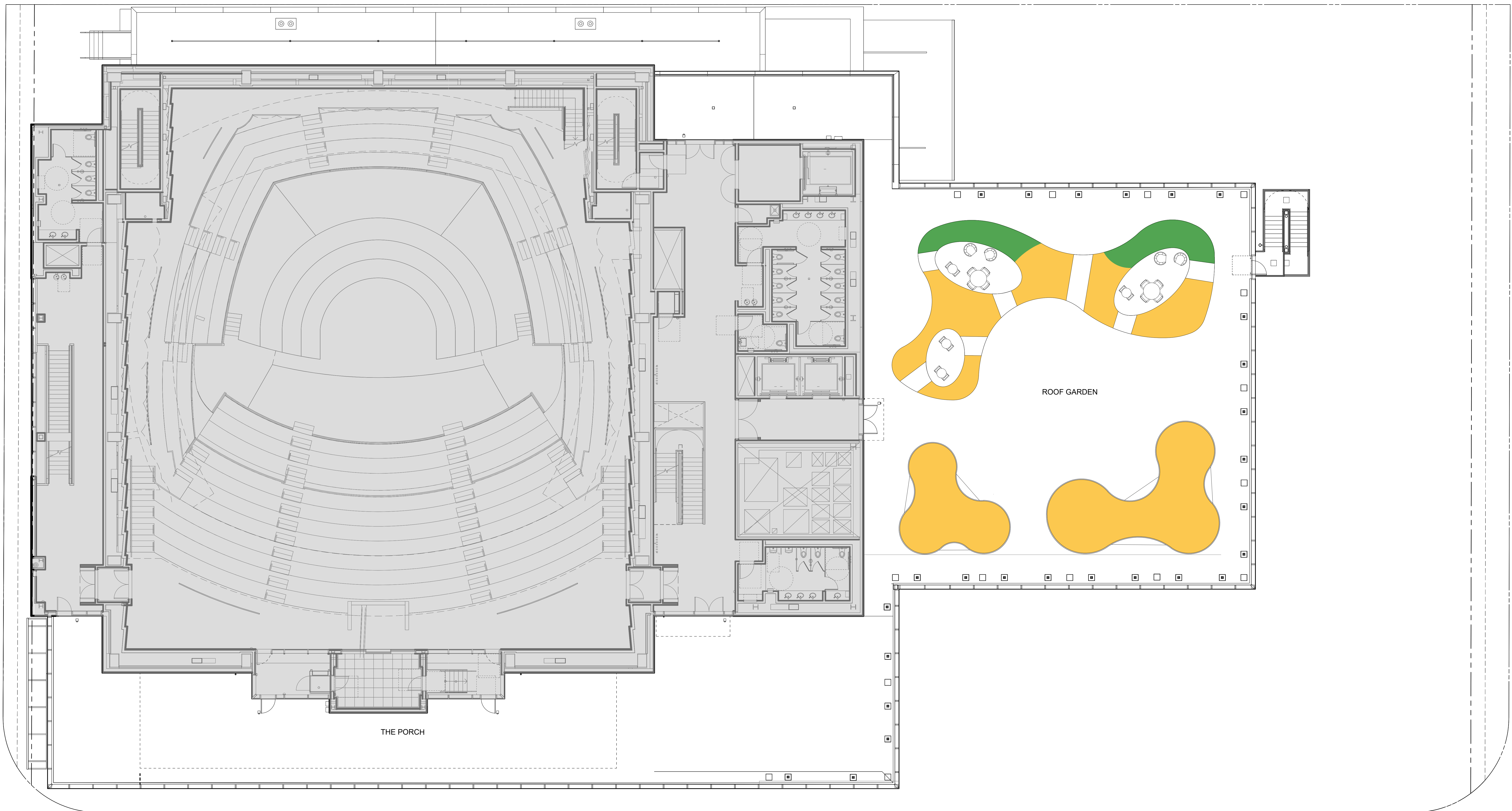
COLBURN SCHOOL
CAMPUS EXPANSION
 130 South Olive Street
 Los Angeles, California 90012

STAMP

TITLE
HYDROZONE PLAN - LEVEL 01 & 03

PROJECT NUMBER
 2018-003
 SCALE
 1/8"=1'
 DRAWN BY
 JK, DJ, AC
 PHASE
 CITY PLANNING
 APPLICATION
 DATE
 02-10-2023
 ORIGINAL SHEET SIZE: 36" x 48"

SHEET NUMBER
L-991
 © GEHRY PARTNERS, LLP



HYDROZONE LEGEND

- PROPERTY LINE
- BUILDING
- LOW
- MODERATE

HYDROZONE SCHEDULE L04

| | |
|----------|----------|
| Name | Area |
| LOW | 1,439 SF |
| MODERATE | 243 SF |

TOTAL LANDSCAPE AREA: 1,682 SF

LID CALCULATIONS

| LID TIER 2 - CAPTURE AND REUSE | | | | | |
|--------------------------------|---------------|--------------|---------------|-----------------------|---------------|
| Area ID | Area (sf) | % Impervious | Volume (gals) | Infiltrated Area (sf) | ETWU (gals) |
| Building - Other Footprint | 37,059 | 94.0% | 19,958 | 0.002 | 13,132 |
| Roofing Deck | 6,532 | 100.0% | 3,302 | | |
| Concrete | 8,882 | 87.7% | 2,272 | 2,795 | 18,316 |
| Office Parkways | - | 100.0% | - | 2,889 | 19,130 |
| Total | 52,473 | 90.8% | 26,542 | 2,795 | 32,468 |

Total Planting Area Currently Shown on Site Plan: 7,275 SF
 Total Planting Area Required: 8,908 SF
 Additional Planting Area Required: 0 SF

Estimated Total Infiltration Volume (With Normal Hydrologic Improvements):
 Infiltration Efficiency (IE) = 0.82 (To be Confirmed by Landscaper)
 ETWU = 26,542 (gals) x 0.82 = 21,774 gals x 1.795 (gals/sq ft) = 39,082 gals
 ETWU = 39,082 gals x 1.795 (gals/sq ft) = 69,982 gals
 ETWU = 69,982 gals x 1.795 (gals/sq ft) = 125,574 gals
 ETWU = 125,574 gals x 1.795 (gals/sq ft) = 225,362 gals
 ETWU = 225,362 gals x 1.795 (gals/sq ft) = 404,579 gals

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COLBURN SCHOOL CAMPUS EXPANSION

130 South Olive Street
 Los Angeles, California 90012

STAMP

TITLE

HYDROZONE PLAN - LEVEL 04

PROJECT NUMBER

2018-003

SCALE

1/8"=1'

DRAWN BY

JK, DJ, AC

PHASE

CITY PLANNING APPLICATION

DATE

02-10-2023

ORIGINAL SHEET SIZE

30" x 48"

SHEET NUMBER

L-994

PROJECT NUMBER

2018-003

SCALE

1/8"=1'

DRAWN BY

JK, DJ, AC

PHASE

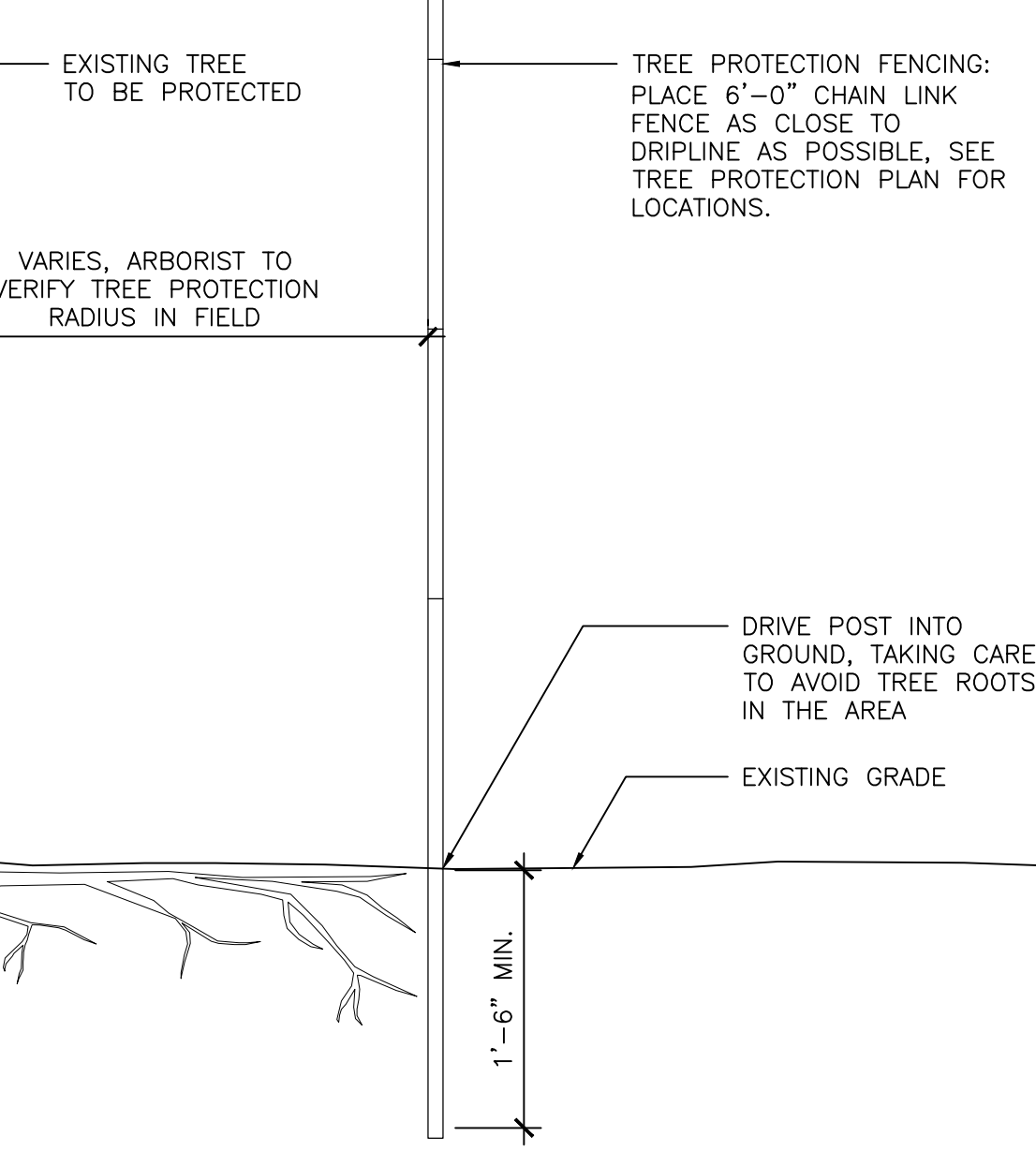
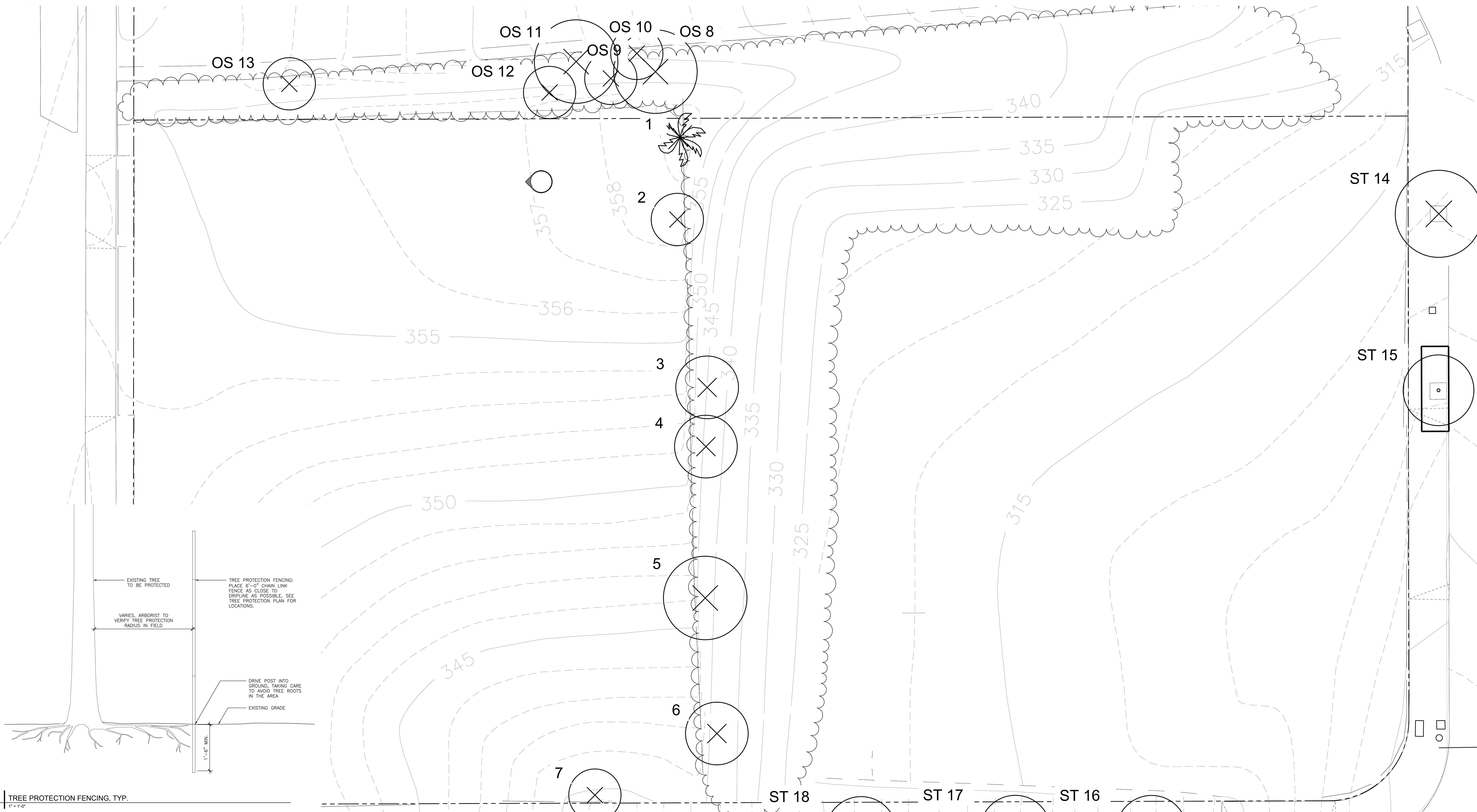
CITY PLANNING APPLICATION

DATE

02-10-2023

ORIGINAL SHEET SIZE

30" x 48"



1 TREE PROTECTION FENCING, TYP.
1" = 1'-0"

TREE PROTECTION AND DEMOLITION LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- X EXISTING TREE TO BE PROTECTED IN PLACE
- * EXISTING TREE TO BE DEMOED
- EXISTING PALM TO BE DEMOED
- EXISTING CONTOUR

| TAG NUMBER | BOTANICAL NAME | COMMON NAME | STATUS |
|------------|------------------------------|----------------|------------------|
| 1 | <i>Syagrus romanzoffiana</i> | Queen Palm | DEMO |
| 2 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 3 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 4 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 5 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 6 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 7 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 8 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 9 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 10 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 11 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 12 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| 13 | <i>Alanthus altissima</i> | Tree of Heaven | DEMO |
| ST 14 | <i>Platanus x hispanica</i> | London Plane | DEMO |
| ST 15 | <i>Platanus x hispanica</i> | London Plane | PROTECT IN PLACE |
| ST 16 | <i>Platanus x hispanica</i> | London Plane | PROTECT IN PLACE |
| ST 17 | <i>Platanus x hispanica</i> | London Plane | PROTECT IN PLACE |
| ST 18 | <i>Platanus x hispanica</i> | London Plane | PROTECT IN PLACE |

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**COLBURN SCHOOL
CAMPUS EXPANSION**

130 South Olive Street
Los Angeles, California 90012

STAMP

TITLE

TREE PROTECTION PLAN

PROJECT NUMBER

2018-003

SCALE

1/8" = 1'

DRAWN BY

JK, DJ, AC

PHASE

CITY PLANNING APPLICATION

DATE

02-10-2023

ORIGINAL SHEET SIZE

30" x 40"

SHEET NUMBER

L-111

PROJECT NUMBER

2018-003

SCALE

1/8" = 1'

DRAWN BY

JK, DJ, AC

PHASE

CITY PLANNING APPLICATION

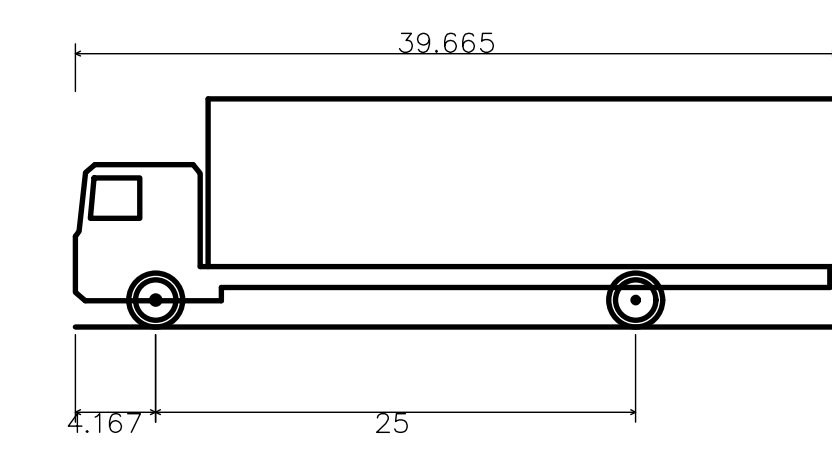
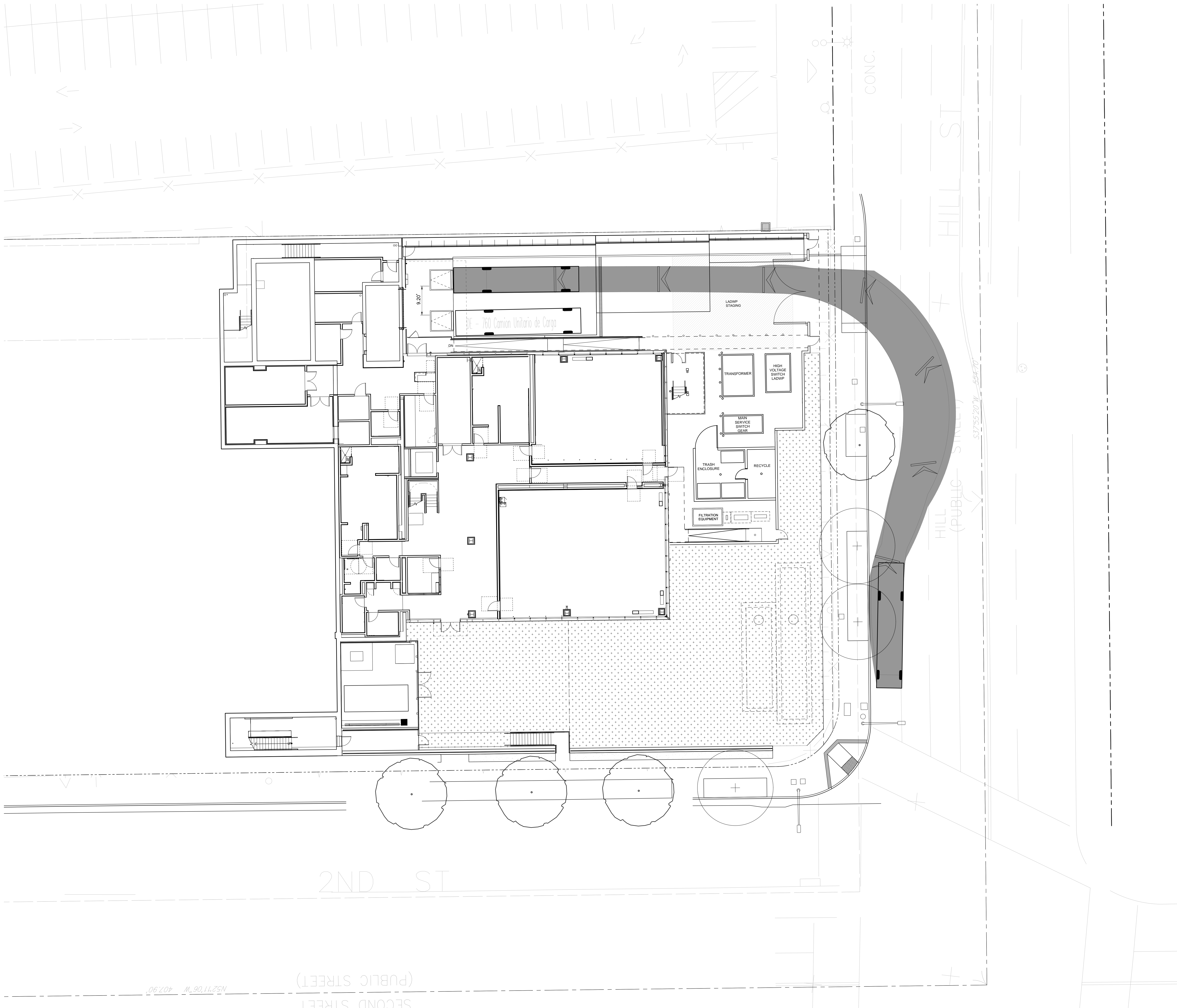
DATE

02-10-2023

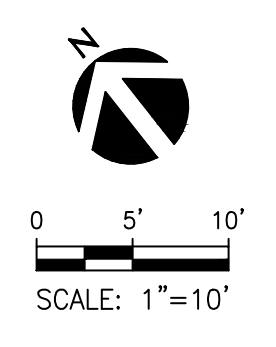
ORIGINAL SHEET SIZE

30" x 40"

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DE - 760 Camion Unitario de Carga
 Overall Length 39.665ft
 Overall Width 8.005ft
 Overall Body Height 11.882ft
 Min Body Ground Clearance 1.368ft
 Track Width 8.005ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 51.575ft



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TRIMBLE CONSULTING
 1000 WILSON BOULEVARD
 SUITE 200
 LOS ANGELES, CA 90024
 TEL: 310-482-3000

OWNERS CONSULTANTS

KPFF
 1000 WILSON BOULEVARD
 SUITE 200
 LOS ANGELES, CA 90024
 TEL: 310-482-3000

NAGATA INC.
 1000 WILSON BOULEVARD
 SUITE 200
 LOS ANGELES, CA 90024
 TEL: 310-482-3000

GEOTECHNOLOGIES INC.
 1000 WILSON BOULEVARD
 SUITE 200
 LOS ANGELES, CA 90024
 TEL: 310-482-3000

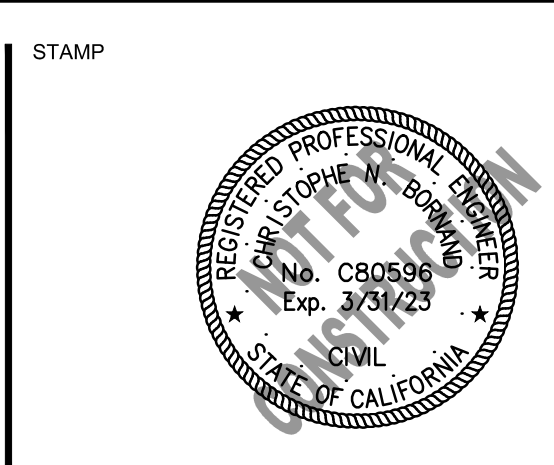
GEOSYNTEC CONSULTANTS INC.
 1000 WILSON BOULEVARD
 SUITE 200
 LOS ANGELES, CA 90024
 TEL: 310-482-3000

VECTOR SYSTEMS
 1000 WILSON BOULEVARD
 SUITE 200
 LOS ANGELES, CA 90024
 TEL: 310-482-3000

CINILITTLE
 1000 WILSON BOULEVARD
 SUITE 200
 LOS ANGELES, CA 90024
 TEL: 310-482-3000

CURTAINWALL DESIGN CONSULTING
 1000 WILSON BOULEVARD
 SUITE 200
 LOS ANGELES, CA 90024
 TEL: 310-482-3000

COLBURN SCHOOL CAMPUS EXPANSION
 130 South Olive Street
 Los Angeles, California 90012



TITLE
 VEHICLE TRACKING EXHIBIT
 BOX TRUCK

PROJECT NUMBER
 1800616

SCALE
 AS NOTED

DRAWN BY
 AS NOTED

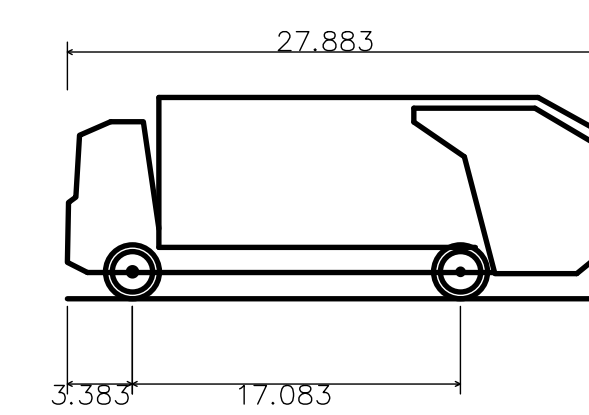
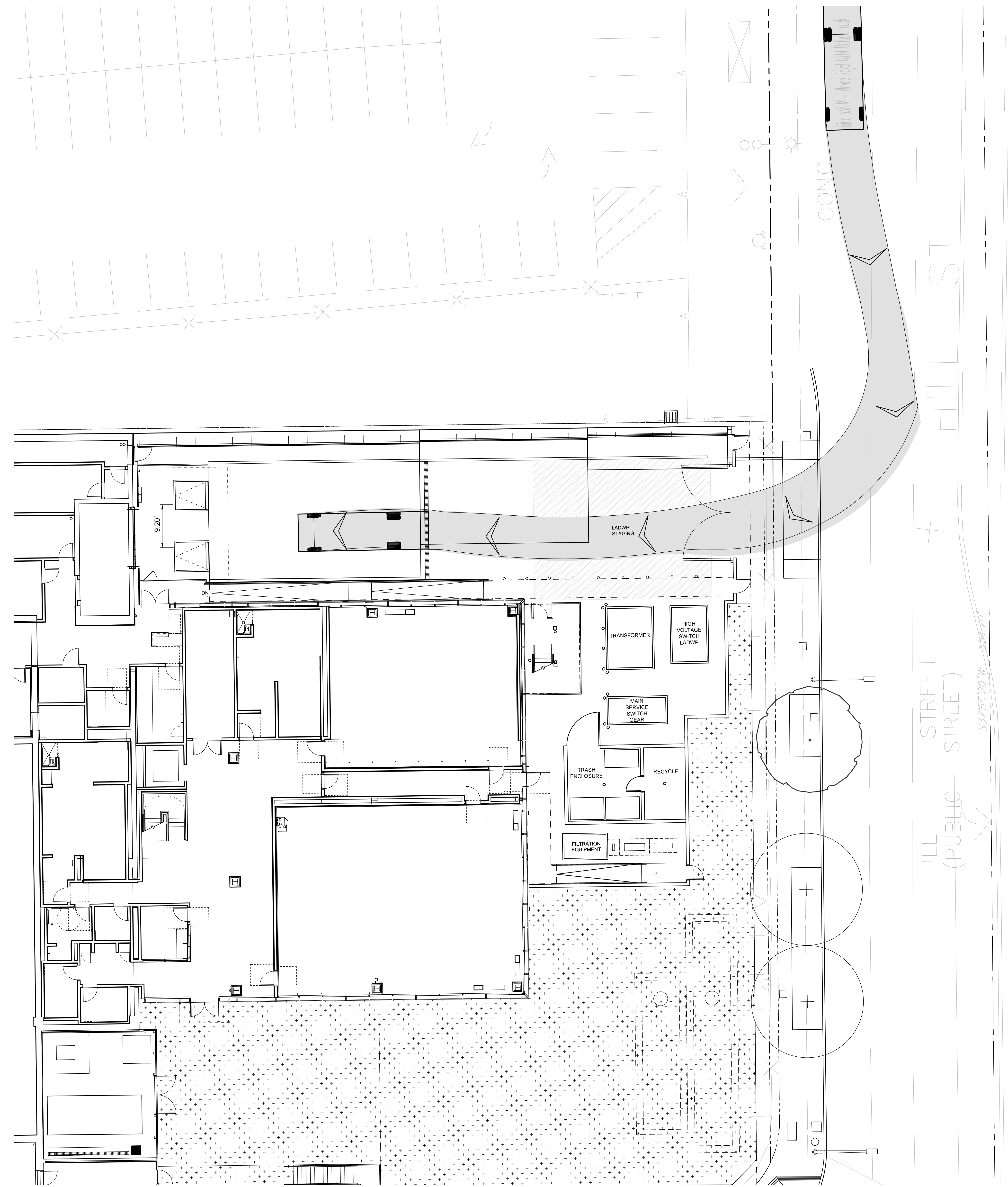
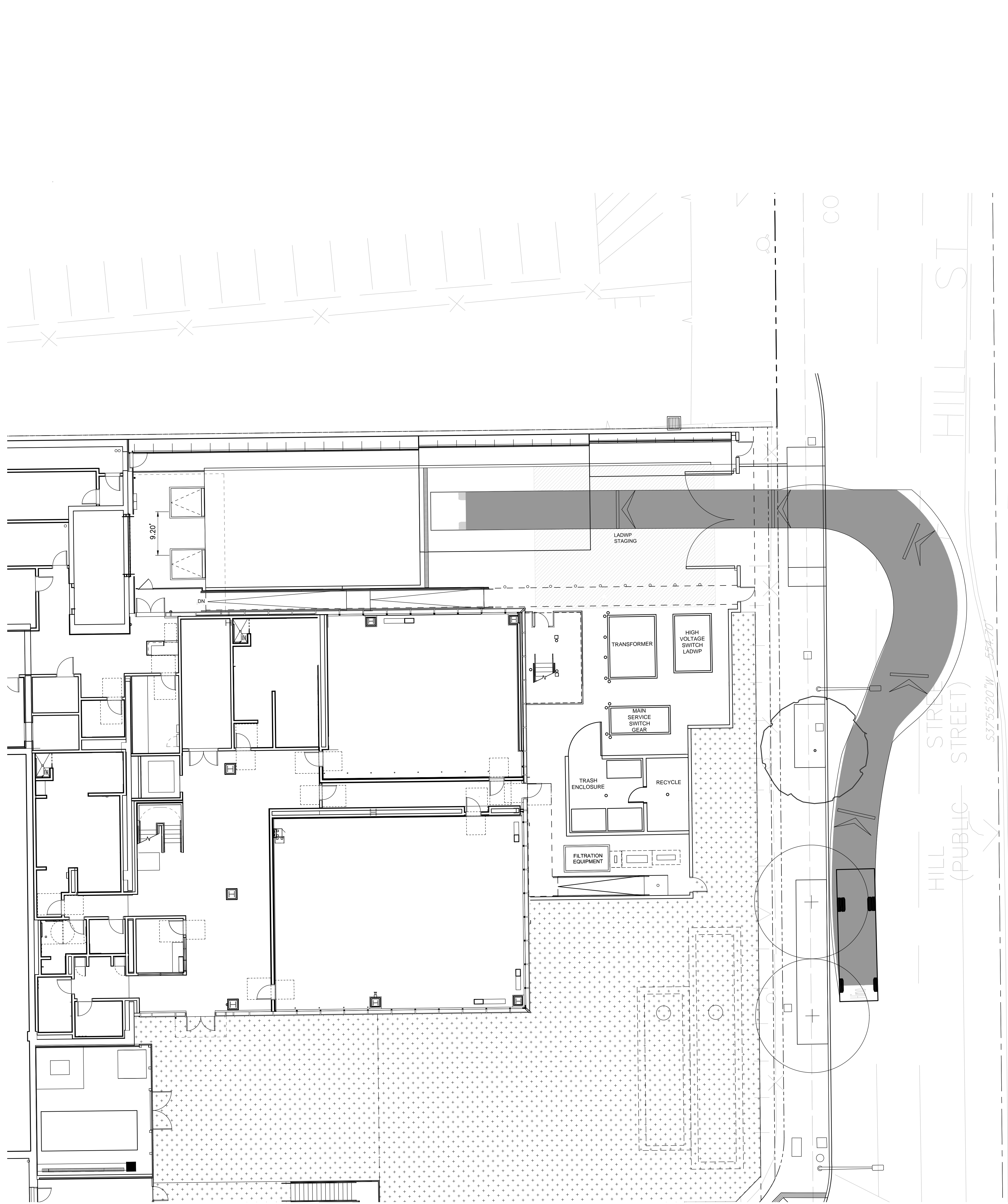
PHASE
 CITY PLANNING APPLICATION

DATE
 2/10/23

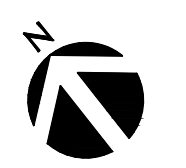
ORIGINAL SHEET SIZE: 30" x 48"

SHEET NUMBER
 C1-303

© GEHRY PARTNERS, LLP



Hino 338 M + Wayne Royal GT14 Refuse Truck
 Overall Length 27.883ft
 Overall Width 8.042ft
 Overall Body Height 10.488ft
 Min Body Ground Clearance 1.318ft
 Track Width 8.042ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 27.400ft



SCALE: 1"=10'

GEHRY PARTNERS, LLP.

ARCHITECT
 1241 BEATRICE STREET
 LOS ANGELES, CALIFORNIA 90066 USA
 TEL: 310-482-3000
 FAX: 310-482-3006

COLBURN SCHOOL
 OWNER
 200 S GRAND AVENUE
 LOS ANGELES, CALIFORNIA 90012 USA

ARCHITECT'S CONSULTANTS

MAGNUSON
 ARCHITECTURE
 1201 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-482-3000

ARC ENGINEERING
 1000 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-482-3000

HVA ELEVATOR CONSULTING INC.
 1000 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-482-3000

TRIMBLE CONSULTING
 1000 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-482-3000

OLN PARTNERS
 1000 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-482-3000

L'OBSERVATOIRE INT. SIMPSON, GUMPERTZ STILL ROOM & HEGER
 1000 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-482-3000

OWNER'S CONSULTANTS

KPFF
 1000 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-482-3000

NAGATA
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CURTAINWALL DESIGN CONSULTING
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ROBERT F. MAHONEY THEATREDNA & ASSOC.
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SONITUS
 1000 W. 10TH STREET
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TRL SYSTEMS
 1000 W. 10TH STREET
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ARGENTO GRAHAM
 1000 W. 10TH STREET
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PSOMAS
 1000 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-482-3000

LERCH BATES
 1000 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-482-3000

COLBURN SCHOOL CAMPUS EXPANSION
 130 South Olive Street
 Los Angeles, California 90012

STAMP



TITLE
 VEHICLE TRACKING EXHIBIT
 TRASH TRUCK

PROJECT NUMBER
 1800616
SCALE
 AS NOTED
DRAWN BY
 PHASE
 CITY PLANNING APPLICATION
 DATE
 2/10/23
 ORIGINAL SHEET SIZE: 30" x 48"

SHEET NUMBER

C1-304

