



STOCKER STREET
CREATIVE

OUR VISION

The goal of Stocker Street Creative is to build a transformative state-of-the-art creative campus for studio and sound stage production, creative industry office spaces, business and technology incubation and industry specific job development within a collaborative ecosystem designed to drive economic development within the South and Southeast Los Angeles communities.

Social Impact Investor



4S Bay Partners LLC is a single-family office based in Chicago that strives to eliminate prejudice and the inequities of our society. We partner with the community to create economic opportunities and amplify storytelling of, for, and about marginalized communities. We achieve our mission by deploying creative private capital investments.

Jessica Sarowitz Founder & Managing Partner

Founder of 4S Bay Partners LLC,
Miraflares Films and Executive
Producer of WITH THIS LIGHT

Rashid Malik Chief Investment Officer

Chief Investment Officer at 4S Bay Partners
LLC with a primary focus on market, impact
and mission related investing

Sean Frisch Director of Real Estate

Responsible for the management and
development of 4S Bay Partners LLC
real estate holdings

Jeffery Miller Project Manager

Responsible for day-to-day budget
management and construction oversight

For information on the 4S Bay community economic development projects @ <https://www.4sbay.com/realestate>

Stocker Street Creative Project Team



4S Bay Partners, LLC has entrusted Pantheon Development to lead a collaborative team of top African American and diverse South Los Angeles development, design, construction, financial, business development and nonprofit leaders with long-term and vested community interest to bring the Stocker Street Creative campus to fruition.

Stanley Washington

Pantheon Development

Developer / Project Executive

Responsible for overall property management, pre-development, programming, development and construction

Sherri Franklin & David Morrison

Urban Design Center

Economic And Finance Strategist

Responsible for the formation and implementation of the economic development and finance strategies

Simeon Stewart

Stewart Manhattan, Inc.

Construction Manager

Responsible for pre-development, architectural design and construction management

James Daugherty

Daugherty Real Estate

Property Management

Providing property and tenant relocation management

Christian Washington & Chasen Washington

Pantheon Development

Project Coordination & Program Activations

Supporting overall property management and project development requirements

Nichole Smith

Horizon

Entitlements Consultant

Responsible for all project entitlements and city approvals

Stocker Street Creative Design Team



Ryan Gales
Jenkins, Gales & Martinez, Inc.
Chief Executive Officer

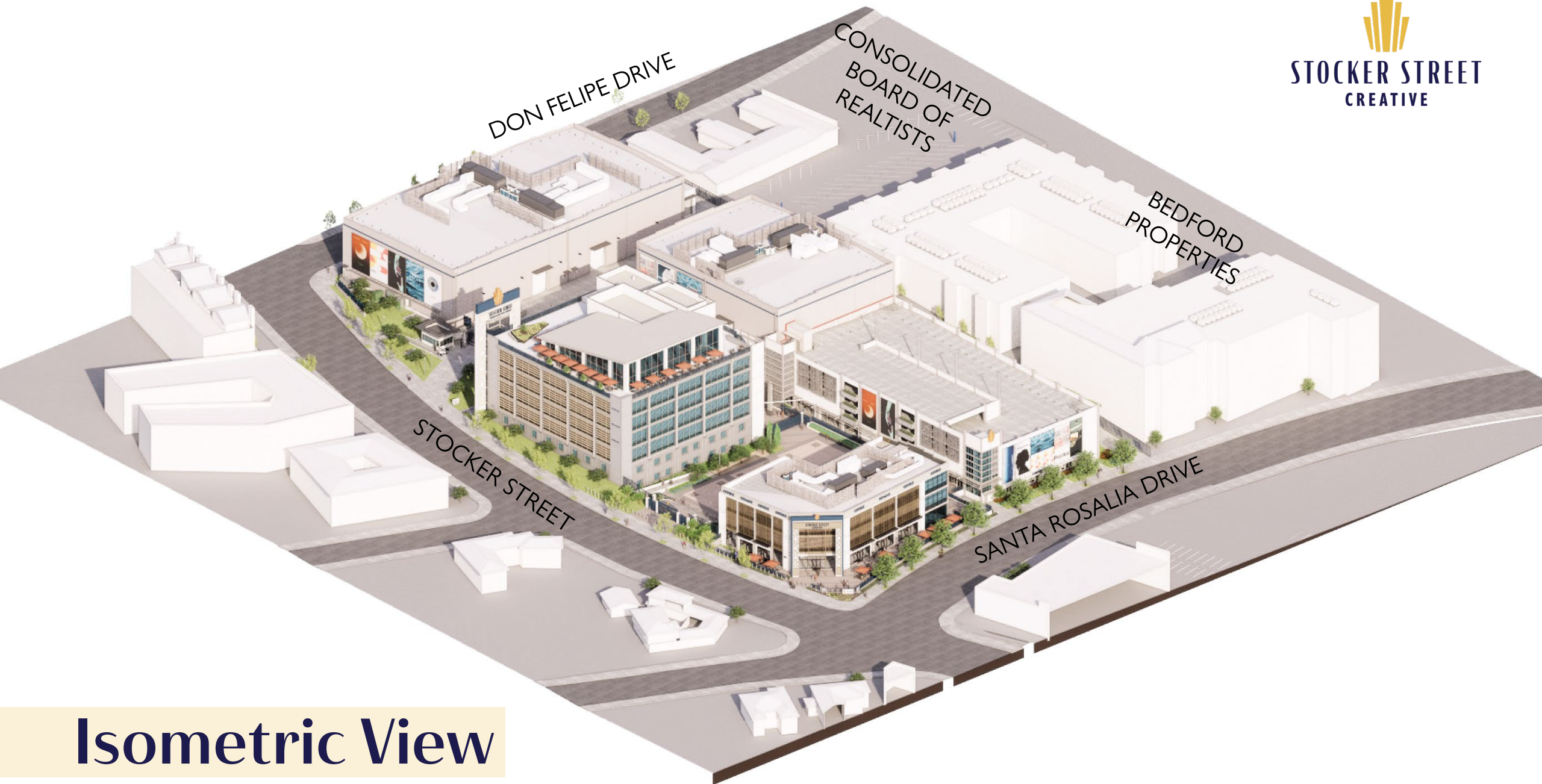
Mark Colopy
Jenkins, Gales & Martinez, Inc.
President

Chuong Ngo
Jenkins, Gales & Martinez, Inc.
Senior Project Architect

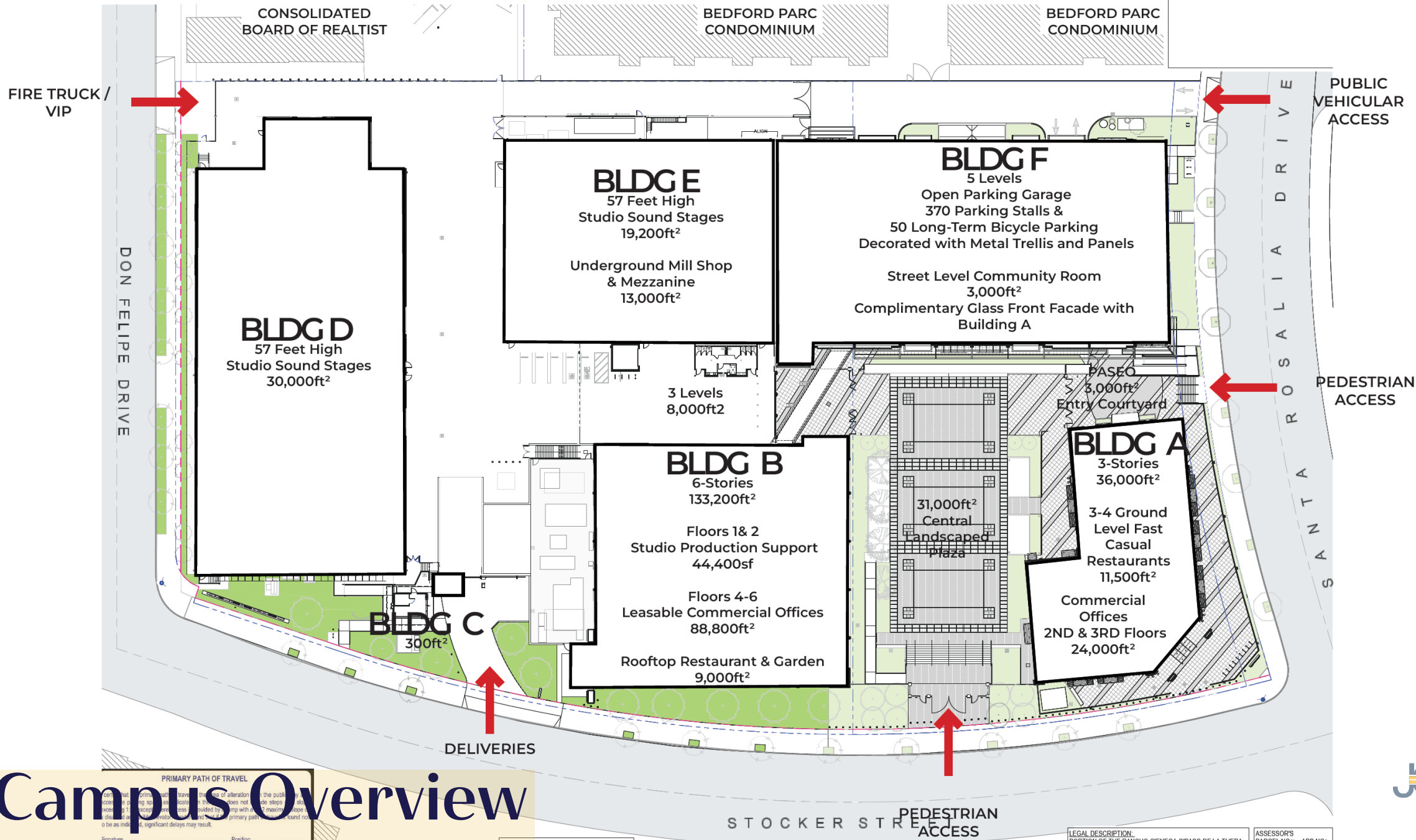
Gary Bastien
Bastien & Associates, Inc.
Studio Design Architect

Jenkins, Gales & Martinez, Inc.

Managing the architectural design, project management, design consultants and construction management for
Stocker Street Creative



Isometric View



Campus Overview

Stocker Street and Santa Rosalia Drive



Santa Rosalia Drive





Santa Rosalia Drive Parking Deck/ Community Space



Santa Rosalia Drive Parking Deck Entrance

Stocker Street Studio Vehicle Entrance





Existing setback is 10',
setback will increase to 13'

Stocker Street and Don Felipe Drive

Casual Dining, Community Room and Rooftop Activation

Retail and Rooftop Amenities:

- Pedestrian orientated activation along Santa Rosalia Drive
- Al fresco dining
- Easy access to courtyard for events
- 14 feet high ceilings fronting Santa Rosalia
- Community room access
- Rooftop restaurant with city scape views
- Rooftop event space

RETAIL
CONCEPTS

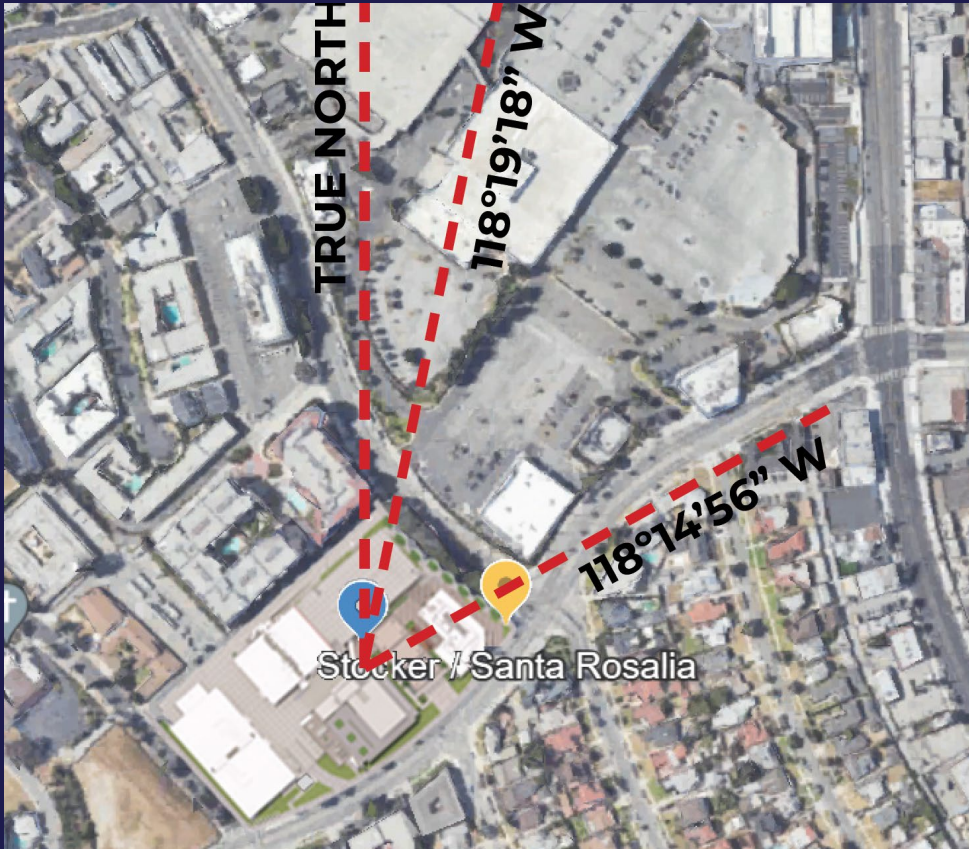


ROOFTOP
ACTIVATIONS



Rooftop Views

- Hollywood Sign / Hollywood Hills
- Downtown Los Angeles



HOLLYWOOD SIGN



DOWNTOWN LOS ANGELES



Green Space

Public & Landscaped Space

Perimeter Landscaping & Green Pedestrian Space

Panoramic views from rooftop restaurant

Internal green space is designed for office and production tenants with public access available during programmed community and campus events

The green plaza between the garage and Building (A) is dedicated public space green space (3,000 sq ft)

Project is designed to minimize perimeter fencing and landscaping is used at the exterior of perimeter buildings instead of fencing.

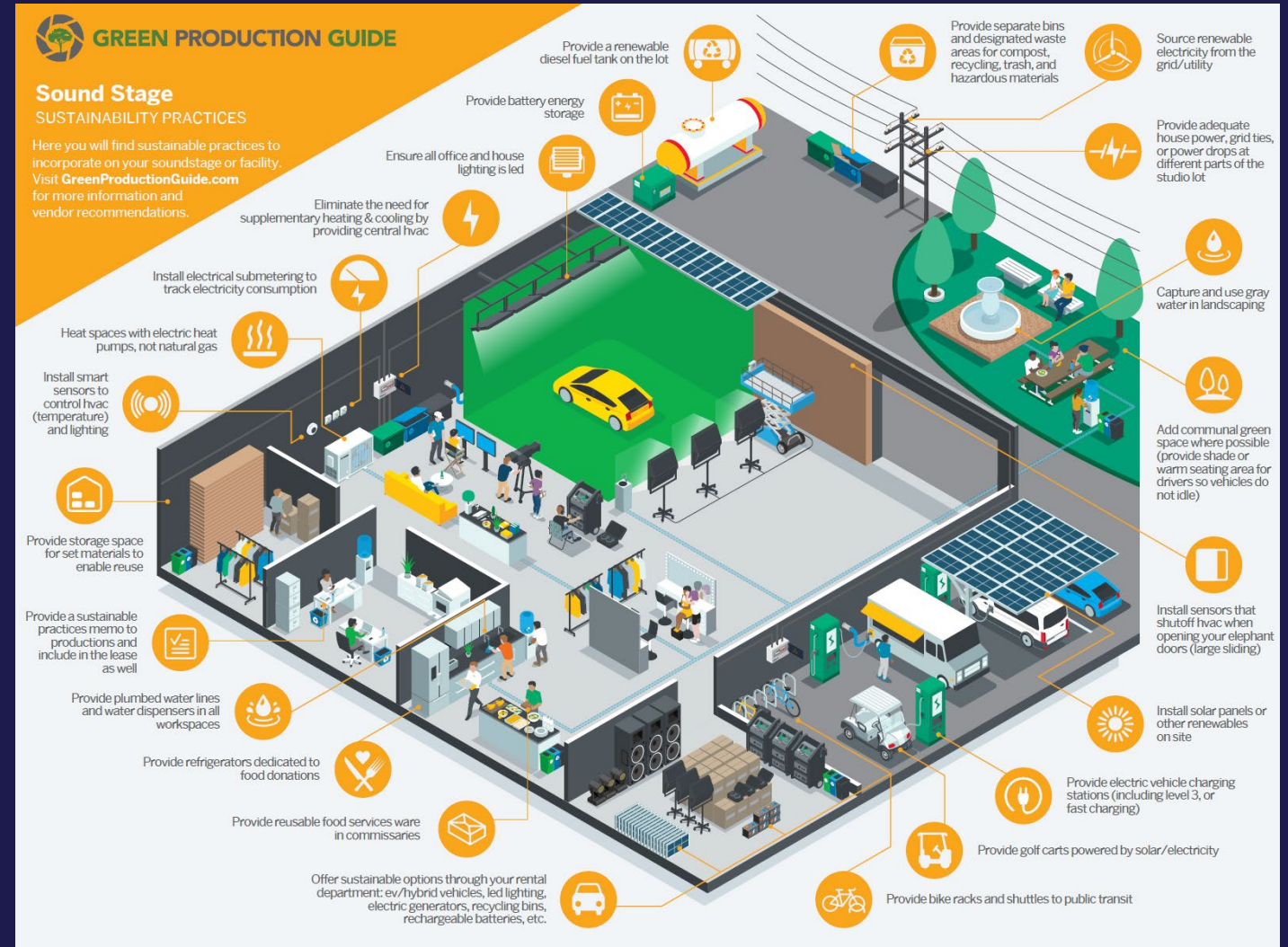


Our Green Goal

Stocker Street Creative's green goal is to obtain a Sound Stage sustainability certification from the California Film Commission to support filmmaker's request for production tax credits.

The site will be designed to meet the US Green Build Leadership in Energy and Environmental Design (LEED) qualification.

State of California Soundstage Certificate of Sustainability



List of Entitlements

To facilitate the development of Stocker Street Creative as a landmark studio campus in South Los Angeles, the project team respectfully requests approval of the following entitlements. These measures are necessary to update the site's zoning and use designations, ensuring the project can successfully integrate soundstage operations, creative office space, and community amenities in full compliance with municipal standards.

1. Pursuant to LAMC Section 16.05, Site Plan Review for a major development project with over 100,000 square feet in net new nonresidential or non-warehouse use in the C2 zone, per Section 12.24.U.14(C)(2).
2. Pursuant to LAMC Section 11.5.7.C, Project Permit Compliance for a conforming development in the Crenshaw Corridor Specific Plan.
3. Pursuant to LAMC Section 12.24.U.15, a Conditional Use Permit (CUP) to allow a Motion picture studio with incidental uses, including outdoor sets.
4. Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to (1) allow existing street and sidewalk configurations to remain on all street frontages, which allows the existing street trees to remain, (2) allow the existing sidewalk configuration to remain on Santa Rosalia, (3) allow the sidewalks along Stocker Street and Don Felipe Drive to be widened by three feet for a total sidewalk width of 15 feet in lieu of the existing variable 12 feet. The Waiver of Dedication is requested in lieu of the following City of Los Angeles Bureau of Engineering requirements: (1) a half right-of-way dedication of 55 feet where there is currently 40 feet along Stocker Street, and (2) a 40-foot roadway improvement where the current improvement is 28 feet, and a 20-foot radius is required at each of the corners of adjacent streets (Santa Rosalia Drive and Don Felipe Drive).
5. The project would also require approval of several other discretionary requests including a Master Conditional Use Permit (MCUP) to allow for alcohol sales, a Conditional Use Entertainment (CUX) for dancing and live entertainment at the restaurant and at special events in the outdoor plaza.

Set-Backs

Zone and Specific Plan Compliant:

Five feet setback provision as per code

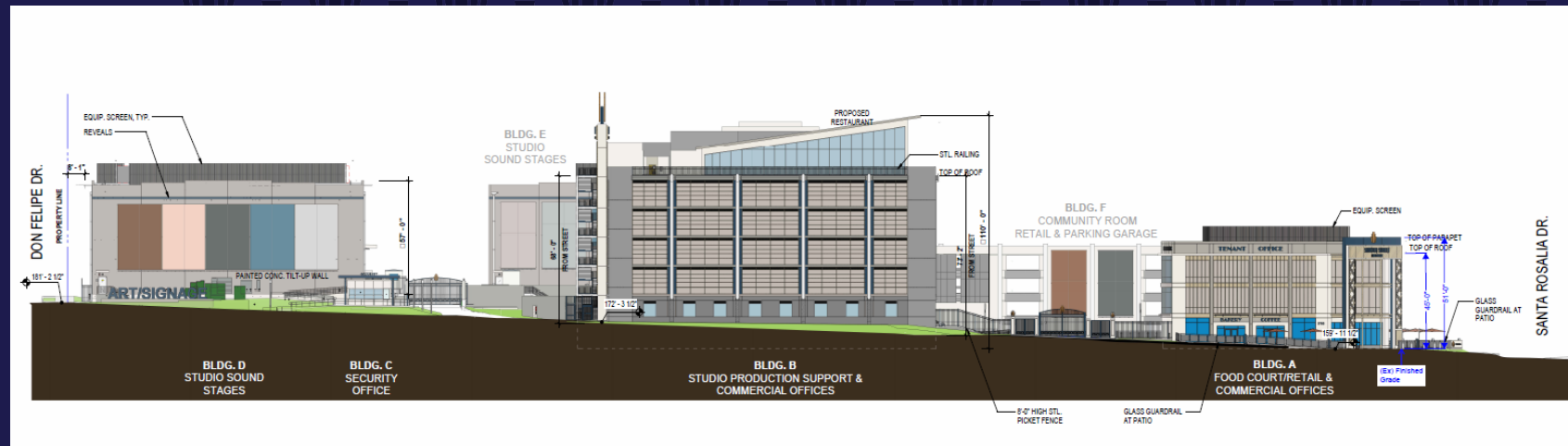
The code required setback facilitates locating the ingress off Stocker and the on-site truck and vehicle circulation

Fully landscaped with native California trees and plants

Designed to minimize shading

A Sound Study to assess potential noise levels will be conducted

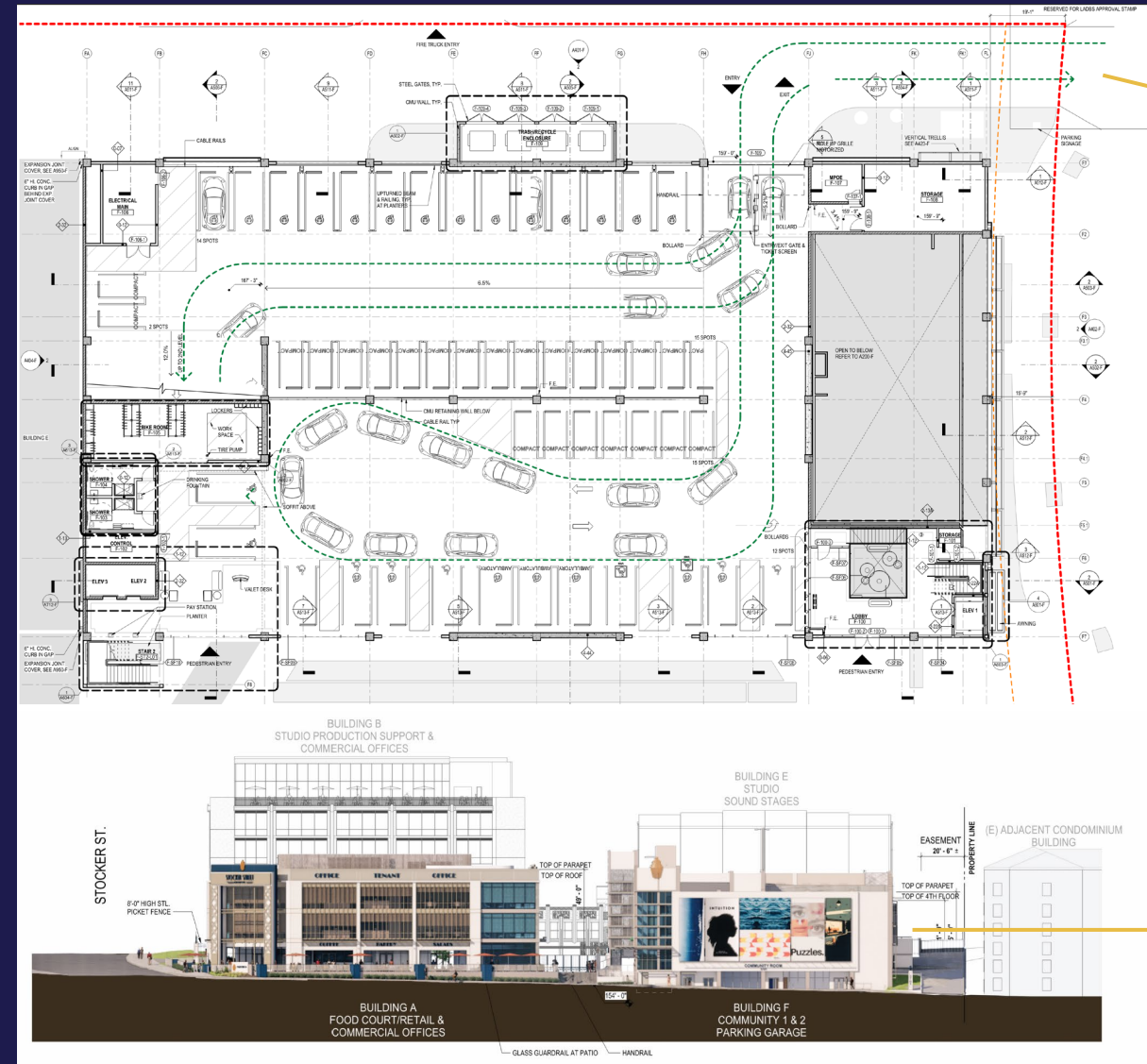
3 ft. dedication proposed. Allows existing street trees to remain.



On-Site Parking

On-Site

- 375 on-site parking stalls provided – 0 stalls are required
- 149,000 sq sf
- 370 Structured and 5 surface parking stalls
- Ride share drop off loop located on bottom level of parking garage
- No parking on Stocker, Don Felipe or Santa Rosalia
- Substantial electric vehicle parking with 75 EV charging stalls
- 50 long-term bicycle parking spaces
- On-site parking for food trucks
- Valet service to be provided for special events
- Restricted parking access to level 3 via a ramp accessed from Santa Rosalia. The second ramp reduces queuing to enter the structure.



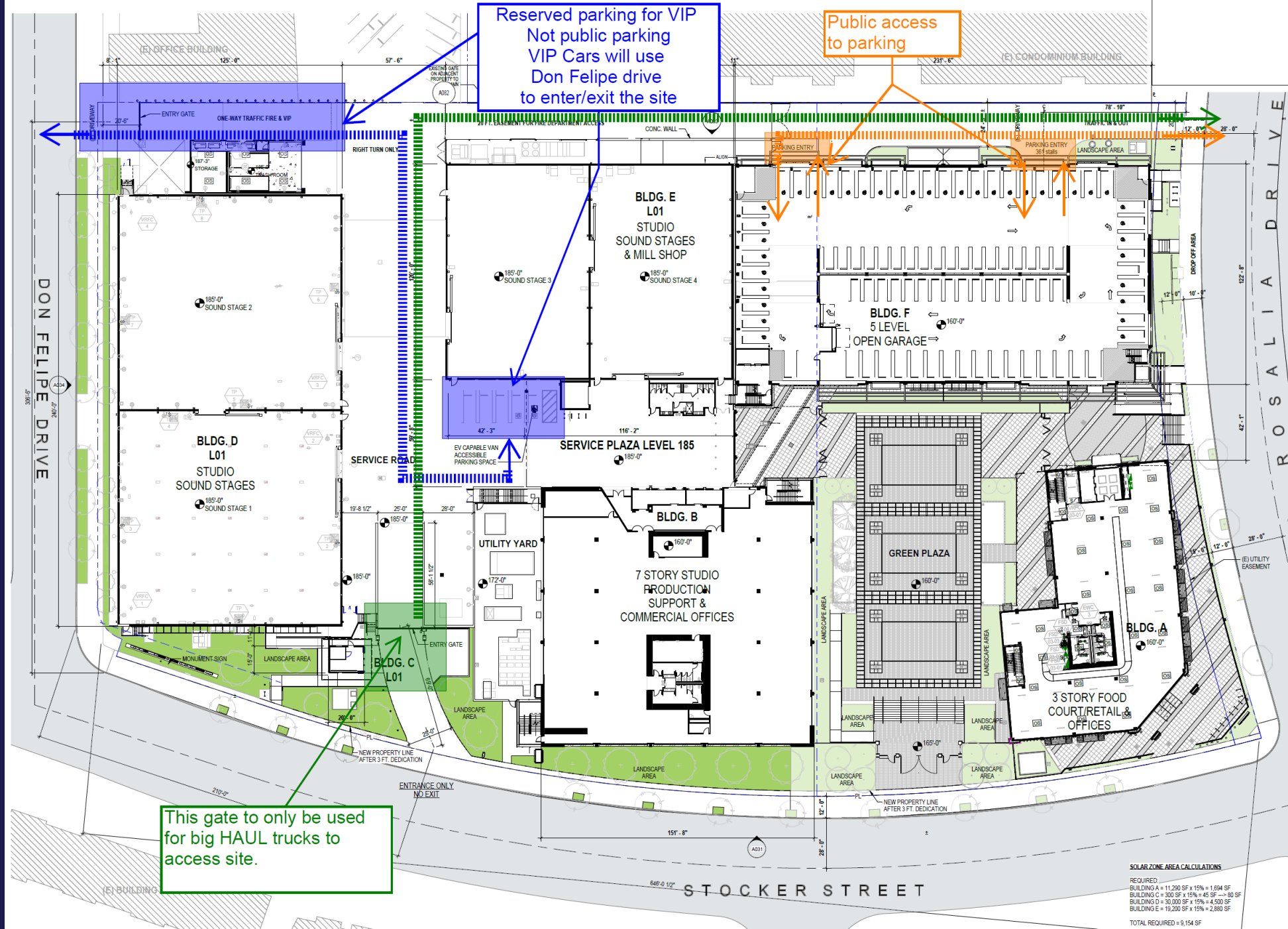
CAR & TRUCK
ENTRY/EXIT

PARKING
DECK

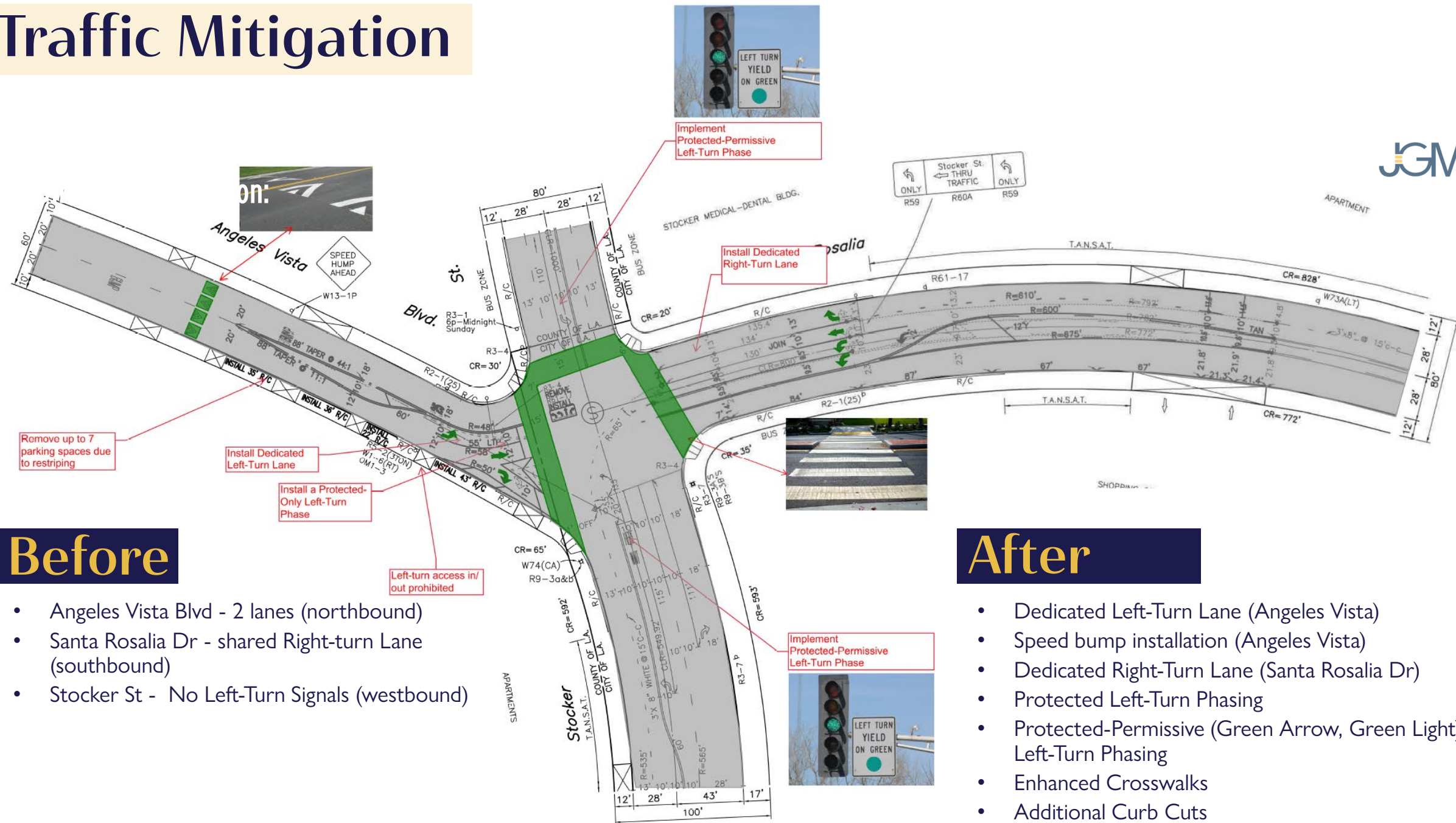
Campus Traffic Flow

On-Site Recirculation:

- Truck delivery and vehicle ingress off Stocker and egress onto Santa Rosalia to reduce traffic on Don Felipe Drive
- Fire truck access to remain
- An analysis of on-site, peak hour and drive-route traffic flow is currently underway
- Stocker and Santa Rosalia traffic signal to be assessed for improved traffic flow



Traffic Mitigation



Before

- Angeles Vista Blvd - 2 lanes (northbound)
- Santa Rosalia Dr - shared Right-turn Lane (southbound)
- Stocker St - No Left-Turn Signals (westbound)

After

- Dedicated Left-Turn Lane (Angeles Vista)
- Speed bump installation (Angeles Vista)
- Dedicated Right-Turn Lane (Santa Rosalia Dr)
- Protected Left-Turn Phasing
- Protected-Permissive (Green Arrow, Green Light) Left-Turn Phasing
- Enhanced Crosswalks
- Additional Curb Cuts

Economic Development Ecosystem



CONSTRUCTION
CONTRACTS AND JOBS

Los Angeles Trade Technical College
Southwest College
Maxine Waters Employment Prep Center
Local Union Apprenticeship Programs

National Association of Minority Contractors
US Green Building Council
CRCD Youth Build
Demo Chicks

CULTURAL ARTS AND
COMMUNITY ENGAGEMENT

Leimert Park Village Inc.
Sanchez Adobe at
Consolidated
Sole Folks Art Lab

PRODUCTION AND FILM
INDUSTRY ACCELERATION,
EQUITY & INCLUSION

PAFF Institute
John Singleton Short Film
Competition
Women of Color Filmmakers
TEC Leimert
Production House Cafe

OFFICE, RETAIL AND
SOCIAL ENTERPRISE
OPPORTUNITIES

African American Real
Estate Professionals
Crenshaw District
Urban Retail Initiative
Pacific Coast Regional
Vermont Slauson EDC

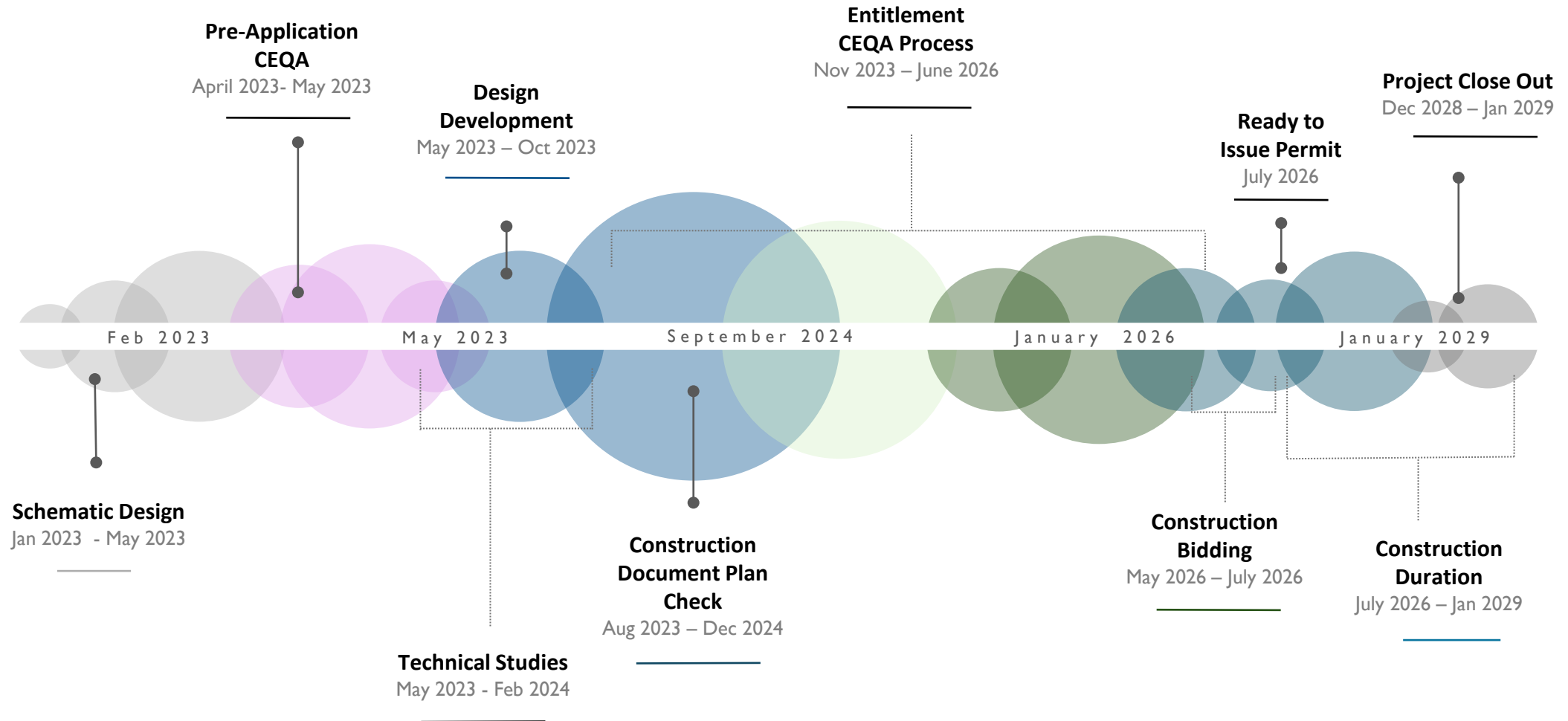
INDUSTRY CAREER
DEVELOPMENT AND
JOB PLACEMENT

Urban League
NAACP Hollywood Bureau
Yes2Jobs
CRCD – Work Source Center

Once fully stabilized and operational, the Project is expected to sustain an estimated 907 direct jobs. All jobs reported in the operation phases include full-time, part-time, and temporary positions.



PROJECT TIMELINE:





STOCKER STREET CREATIVE

We Appreciate Your Input and Support!

For project status information and to share your comments please contact us at www.stockerstreetcreative.com



4S Bay Partners LLC



PANTHEON
DEVELOPMENT