

**APPROVED**  
AUG 08 2018

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

**BOARD REPORT**

NO. 18-180

DATE August 8, 2018

C.D. 13

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82171 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	V. Israel	_____
<i>fu</i> R. Barajas	<u>DP</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

*M. Shue*

General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82171 (Project) to dedicate land to the City, or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code Section (LAMC) 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

Per LAMC Section 17.03 (Advisory Agency), "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City

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of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

LAMC Section 17.04 (Subdivision Committee) states that the Department of Recreation and Parks (RAP) is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

### PROJECT SUMMARY

VTT 82171 (Project) is located at 522, 530, and 550 South Shatto Place and 3119 West 6<sup>th</sup> Place in the Koreatown area of the City. The Project site is approximately 1.30 gross acres. The Project site is currently improved with a surface parking lot, school buildings and a two-story church. The Project, as currently proposed, includes the demolition of the existing school buildings, and the construction of a mixed-use 31-story residential building with up to 256 residential units, including 29 affordable units.

It should be noted that there is the existing two-story church building, which was built in 1936, is not a Cultural Historic Monument and has an existing basketball court inside of the building. The Project proposes to rehabilitate the church building to a 12,800 square foot commercial building for restaurant use.

The Project also includes approximately 64,225 square feet of exterior and interior private open space and common open space. These open space areas include a ground floor and open space, private terraces, gym/fitness room, community room, and amenity deck with a pool and landscaping.

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

Conceptual renderings of the Project are attached (Attachment 1).

### EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **September 25, 2017**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required

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to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on July 9, 2018. On July 12, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by August 21, 2018. The Advisory Agency Filing Notification is attached (Attachment 2).

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

### REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

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

LAMC 12.33 D.2.b states "Any land dedication for park and recreation purposes shall not be deducted from a site's gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio."

### Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
  - **LD** = Land to be dedicated in acres.
  - **DU** = Total number of new market-rate dwelling units.
  - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
    - **P = 2.88**
  - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
    - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum land dedication for the Project's proposed 256 units would be:

$$1.85 \text{ Acres} = (256 \times 2.88) \times 0.00251$$

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

As currently proposed, the Project has 29 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required land dedication for the Project would be:

$$1.64 \text{ Acres} = (227 \times 2.88) \times 0.00251$$

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

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

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

### In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of January 11, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$12,607.00 \times \text{number of new non-exempt dwelling units}}$$

The **maximum** Park Fees payment for the Project's proposed 256 units would be:

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**\$3,227,392.00** = \$12,607.00 x 256 dwelling units

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

As currently proposed, the Project has 29 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required Park Fee payment for the Project would be:

**\$2,861,789.00** = \$12,607.00 x 227 dwelling units

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

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

### STAFF ANALYSIS AND RECOMMENDATION

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

One of the most critical factors that RAP staff uses to analyze proposed development projects is existing park service radius gaps. Approximately fifty-four percent (54%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAN sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

#### Site Analysis

The Project is located within the Koreatown area of the City and within the Wilshire Community Plan Area. The site is currently improved with a surface level parking lot and a church/school

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building. The Project site is located in a commercial area and is surrounded by retail, residential, office, and commercial uses.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile (1/2) walking distance of the Project site (EPADSS): 19,677 persons (36,439 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Wilshire Community Plan Area (2014 American Community Survey): 20,477 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, Project also includes approximately 64,225 square feet of exterior and interior private open space and common open space. These open space areas include a ground floor and open space, private terraces, gym/fitness room, community room, and amenity deck with a pool and landscaping. Of that 64,225 square feet, only approximately 16,200 square feet is above the 21,450 square feet open space requirement that is potentially eligible for recreation credit towards any Park Fee in-lieu requirement. The 16,200 square feet of area contains a ground floor open space, gym/fitness room, private community room and an amenity deck with a swimming pool and landscaping. The Project does not propose to keep the existing basketball court within the church building as a recreational amenity for the Project residents.

The amount of common open space being provided by the Project does appear to exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). It does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these proposed recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

### Public Park Access

There are a number of public parks with a two (2) mile radius of the Project site. A map showing the project location and nearby park service area gaps is attached hereto (Attachment 5).

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There are two (2) RAP-operated public parks within a half (½) mile walking distance of the Project site:

- Shatto Recreation Center is a 5.45 acre park located at 3191 West 4<sup>th</sup> Street. Shatto Recreation Center provides a recreation center, outdoor basketball court, baseball diamond, children's play area, fitness equipment and tennis courts for the use of the surrounding community.
- Lafayette Park is a 9.72 acre park located at 625 South Lafayette Park Place. Lafayette Park is currently improved with a recreation center, 2 children's play areas, basketball courts, skate park, a synthetic soccer field and tennis courts for the use of the surrounding community.

As previously noted in the Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project as well as no new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (1/2) walking distance. If the Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (1/2) walking distance of a public park.

### Nearby Public Park Projects

There is one public park currently in development within a two (2) mile radius of the Project site:

- Pio Pico Library Park is a proposed new park located at 694 South Oxford Avenue in Council District 10. The Pio Pico Library Park (PRJ20934) Project is located on land owned by the Library Department (LAPL) and RAP staff is in discussions with LAPL staff re the development of a Memorandum of Agreement with LAPL to allow for the use of the site for the proposed pocket park. The Pio Pico Library Park (PRJ20934) Project is currently in design. The current scope of the Pio Pico Library Park (PRJ20934) Project is development of a pocket park and underground parking structure. The Pio Pico Library Park (PRJ20934) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in August 2021. The current project budget for the Pio Pico Library Park (PRJ20934) Project is \$13,000,000.00 and the current available funding is \$13,000,000.00. The Pio Pico Library Park (PRJ20934) Project is fully funded at this time.

There is one park renovation project currently in development within a two (2) mile radius of the Project site:

- Seoul International Park is 3.47 acre park, located at 3250 West San Marino Street in Council District 10. The Ardmore/Seoul International Phase III - Gym Expansion Project

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(Work Order No. E170495A) is a Proposition K Specified project that proposes the expansion of existing recreation center at Seoul International Park. The Ardmore/Seoul International Phase III - Gym Expansion Project is a future project. The Ardmore/Seoul International Phase III - Gym Expansion Project is being led by BOE and is it unknown at this time when the project is expected to be completed. The current project budget for the Ardmore/Seoul International Phase III - Gym Expansion Project is not known at this time and the current available funding is \$539,875.00. The Ardmore/Seoul International Phase III - Gym Expansion Project is not fully funded at this time.

### Staff Recommendation

The Project is located in a high density area of the City. The density of the area within walking distance of the Project site is higher than the average density of the City and higher than the average density of the Community Plan Area in which the Project is located.

The Project site is not located in an existing park service radius gap as there are two (2) parks, Lafayette Park and Shatto Recreation Center, within walking distance of the Project. At Lafayette Park, on June 21, 2017, the Board of Recreation and Parks Commissioners recently approved a 50-year lease agreement with the Heart of Los Angeles Community Partners (HOLA) as well as the construction of a new arts and recreation center in order to expand HOLA's services to meet high enrollment demand (Report No. 17-152).

If a new public park was provided at the Project location, the park would serve Project residents and no new, previously unserved, residents within a half-mile (1/2) walking distance.

There is one new public park, and one park renovation project, currently in development within a two (2) mile radius of the Project site. The development of these new parks and projects would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and that may provide sufficient recreation amenities to serve the needs of those residents. As previously noted, the proposed new park is fully funded and the one renovation project is not fully funded at this time and is in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to dedicate land to the City, or provide a combination of land dedication and fee payment.

### FISCAL IMPACT STATEMENT

As it is not known at this time if the Advisory Agency will recommend the Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP'S General Fund is unknown.

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This Report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Zoning and Community Plan Map
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report

## APPLICANT

TF Shatto LP  
11400 W. Olympic Blvd, Suite 850  
Los Angeles, CA 90064  
TEL: 310 427-7432

## ARCHITECT

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Los Angeles, CA 90015  
TEL: 213 550-0889

## STRUCTURAL

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Los Angeles, CA 90017  
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## MECH PLUMB ELEC

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## LANDSCAPE ARCHITECT

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## CIVIL

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## TRAFFIC

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## LAND USE CONSULTANT

Irvine & Associates Inc  
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## LEGAL COUNSEL

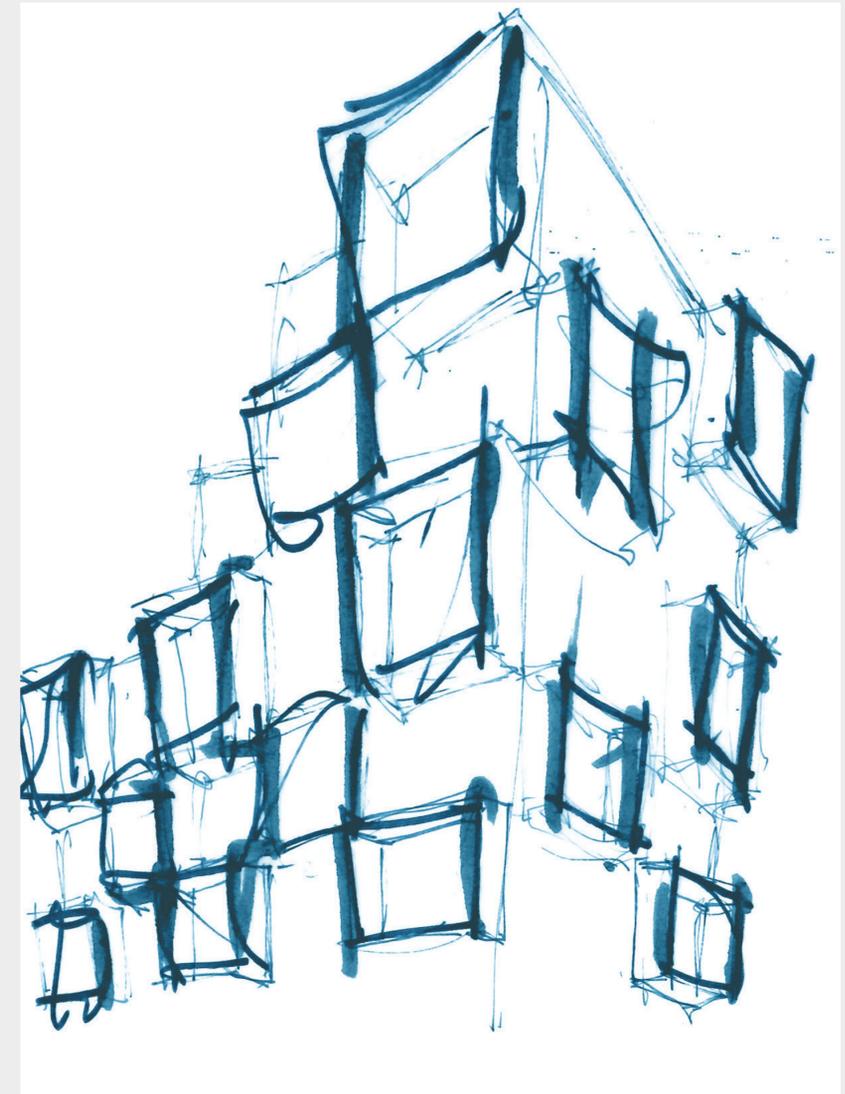
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550 S. Hope Street, Suite 2400  
Los Angeles, CA 90071  
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## PERMIT EXPEDITOR

Haas Consulting Group Inc  
20280 South Vermont Avenue, Suite 125  
Torrance, CA 90502  
TEL: 310 515-0415

## Drawing List

01	PROJECT INFORMATION
A1.00	Project Description
A1.01	Plot Plan
A1.02	Project Data
A1.03	Aerial Context View
A1.04	Context Plan
A1.05	Aerial Street Views
A1.06	Land Title Survey
A1.07	Site Plan and Site Sections
02	PLANS
A2.00	P4 Parking Plan
A2.01	P3 Parking Plan
A2.02	P2 Parking Plan
A2.03	P1 Parking Plan
A2.04	L1 Floor Plan
A2.05	L2 Floor Plan
A2.06	L3 Floor Plan
A2.07	L4 & L5 Floor Plans
A2.08	L6 & L7-27 Floor Plans
A2.09	L28 & L29 penthouse Floor Plans
A2.10	L30 Amenity & L31 Amenity Pool Plans
A2.11	L32 Mech Roof & Roof Plans
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A3.02	North Elevation
A3.03	South Elevation
A3.04	Existing Building - North & South Elevations
A3.05	Existing Building - West & East Elevations
04	BUILDING SECTIONS
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A4.01	Section B - B
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A5.00	Artist's Sketch of Shatto Place & W 6th St
A5.01	Artist's Sketch of Entry Way at Shatto Place
A5.02	View of Southwest Corner at Shatto Pl & W 6th St
A5.03	Street Views
06	OPEN SPACE DIAGRAMS
A6.00	Open Space Diagrams
A6.01	Parks & Recreation Credit Diagrams
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L1.1	L2, L3, L30 & L31 Amenity Pool Landscape Plan
L2.0	Plant Materials
L5.0	Ground Sections



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soul

# 550 Shatto Place

Entitlement Application

2018 June 08



Street view of West Elevation



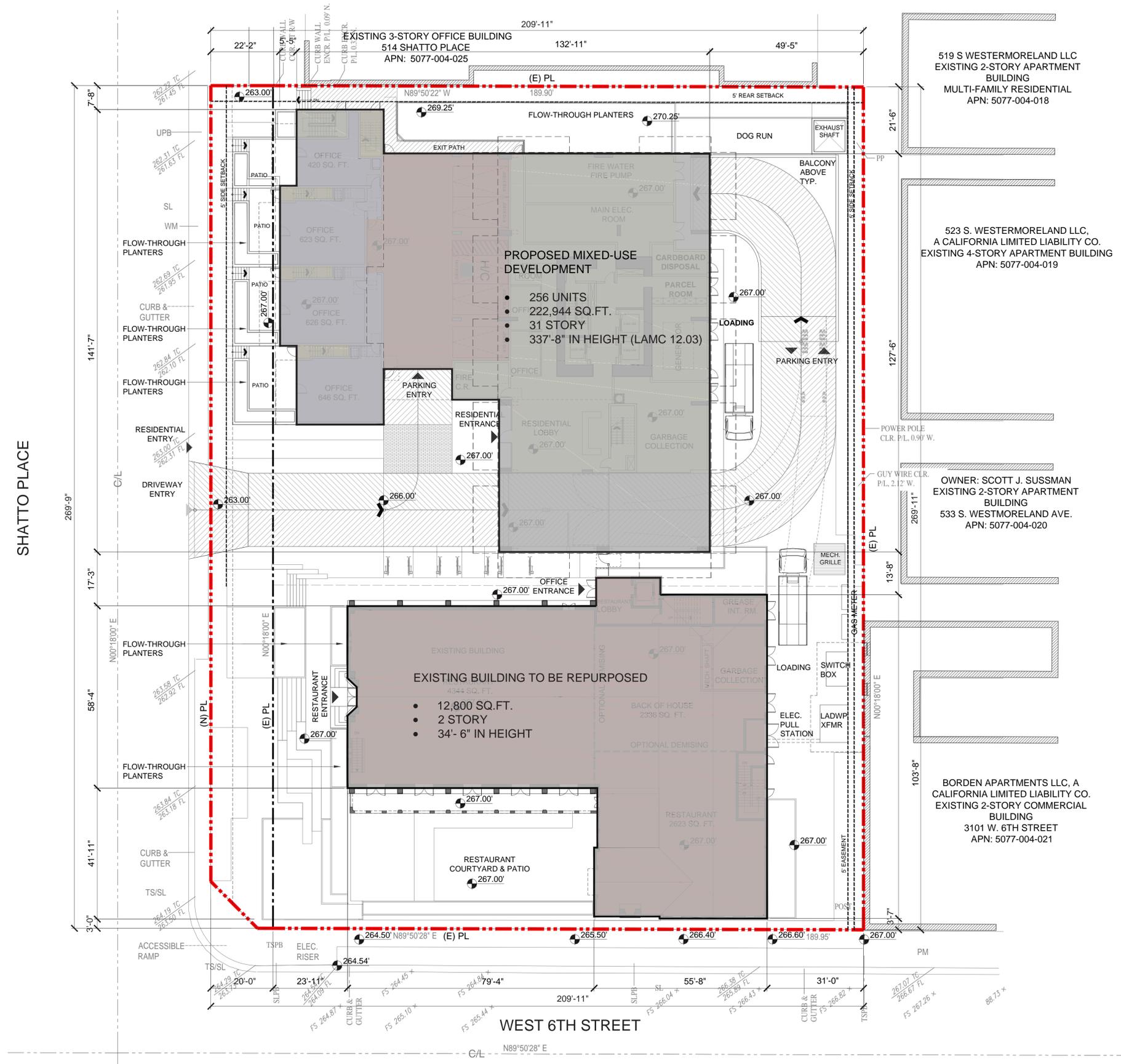
Street view of Southwest Corner at Shatto Place & W 6th Street



Street view of Offices and Townhomes along Shatto Place

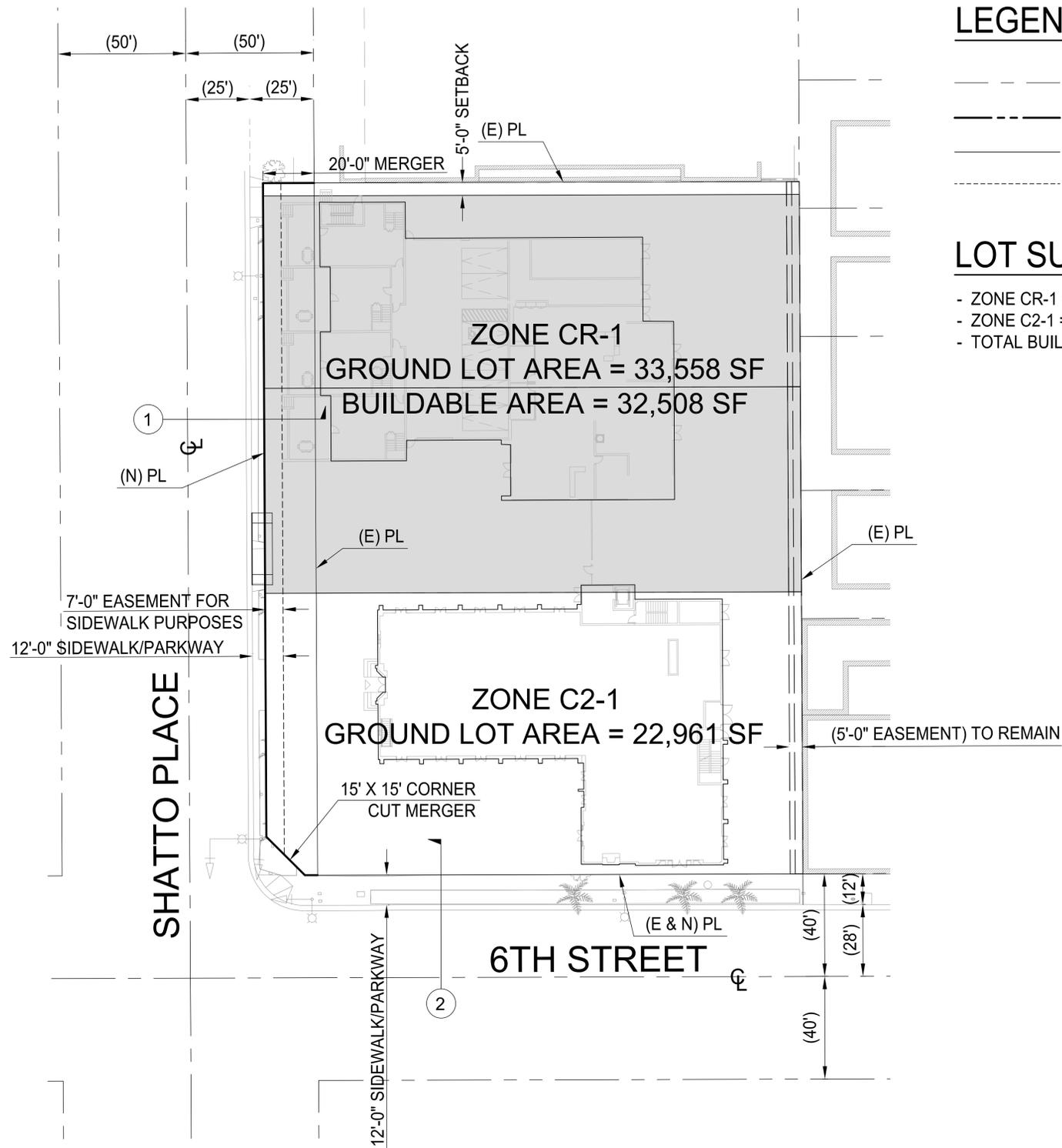


Street view of South Elevation along W 6th Street



<b>PROJECT NAME</b>	<b>550 SHATTO PLACE</b>					
<b>PROJECT TYPE</b>	MIXED USE RESIDENTIAL, COMMERCIAL AND OFFICE DEVELOPMENT					
<b>LEGAL DESCRIPTION</b>	Parcel 1 LOT 10 IN BLOCK 3, IN THE SHATTO PLACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.					
	Parcel 2 LOT 11 AND 12 IN BLOCK 3, IN THE SHATTO PLACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NO: 5077-004-033					
<b>ZONING</b>	Parcel 1	C2-1 (LOT 10)		Parcel 2	CR-1 (LOTS 11 & 12)	
<b>APPLICABLE INCENTIVE PROGRAMS</b>	TOC GUIDELINES TIER 4 - BASE AND 2 ADDITIONAL INCENTIVES. STATE ENTERPRISE ZONE			ADDITIONAL INCENTIVES: 1. SIDE/REAR SETBACKS 2. 25% REDUCTION IN OPEN SPACE		
<b>PROJECT AREA</b>	C2-1(Existing Building)	Lot Area (SF)	22,961	CR-1(New Building)	Lot Area (SF)	33,558
		Buildable Area (SF)	22,961		Buildable Area (SF)	32,508
<b>Pre-dedicated Area (SF)</b>	51,236 (Parcel 1+Parcel 2)					
<b>Post-dedicated Area (SF)</b>	56,519 (Parcel 1+Parcel 2)					
<b>SETBACKS</b>	Per TOC Additional Incentive for reduced yard/setbacks for Commercial zones, the project utilizes side and rear yard requirements for the RAS3 zone per LAMC 12.10.5.					
			<b>Required</b>		<b>Proposed</b>	
	<b>Yards</b>		<b>Commercial</b>	<b>Residential</b>	<b>Commercial</b>	<b>Residential</b>
<b>Per C2 Zone</b>	Front-West 6th Street	South	0'-0"	0'-0"	3'-7"	112'-6"
<b>Per RAS3 Zone</b>	Rear	North	0'-0"	5'-0"	7'-8"	7'-8" @ L2
<b>Per RAS3 Zone</b>	Side-Shatto Place	West	0'-0"	5'-0"	22'-2"	22'-2" @ L2
<b>Per RAS3 Zone</b>	Side	East	0'-0"	5'-0"	31'-0"	41'-2" @ L3
<b>FLOOR AREA RATIO</b>	Underlying Current Zoning, the permitted FAR is 1.5:1 Per TOC Base Incentive for Tier 4, the permitted FAR is 4.25:1					
	<b>C2-1 Permitted FAR</b>		<b>CR-1 Permitted FAR</b>			
	<b>FAR</b>	<b>Buildable Area (SF)</b>	<b>Permitted Floor Area (SF)</b>	<b>FAR</b>	<b>Buildable Area (SF)</b>	<b>Permitted Floor Area (SF)</b>
	4.25	22,961	97,585	4.25	32,508	138,159
<b>TOTAL PERMITTED FLOOR AREA (SF)</b>	97,585+138,159=235,744					
	<b>Existing Building</b>			<b>New Building</b>		
	<b>Restaurant</b>			<b>Office</b>		
	12,800			2,507		
<b>PROPOSED FLOOR AREA(SF)</b>	12,800			222,944		
<b>SUBTOTAL PROPOSED AREA (SF)</b>	12,800					
<b>TOTAL PROPOSED AREA (SF)</b>	12,800+222,944=235,744					
<b>DWELLING UNITS</b>	Per LAMC 12.22.A.18, the total allowable base dwelling units is 400 sf of lot area / Unit. By providing 11% Extremely Low-Income Units per TOC Base Incentive for Tier 4, the permitted increase in dwelling units is 80%.					
	<b>Permitted DU</b>					
	<b>Lot Area (SF)</b>	<b>Base Amount (Lot Area/400)</b>	<b>With TOC Round Up</b>	<b>With 80%TOC Increase</b>		
	56,519	141	142	256		
<b>TOTAL PERMITTED DU</b>	256					
<b>TOTAL REQUIRED EXTREMELY LOW-INCOME UNITS</b>	29	(11% of Total Units Provided After Incentives)				
<b>Units Mix</b>	<b>Studios</b>	<b>One Bedroom</b>	<b>Two Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	
	2	150	96	8	0	
<b>TOTAL PROPOSED DU</b>	256					
<b>TOTAL PROVIDED EXTREMELY LOW-INCOME UNITS</b>	29					
<b>OPEN SPACE</b>	Open space requirements per LAMC 12.21.G will be reduced through the TOC Additional Incentives for Tier 4 by 25%.					
	<b>Units</b>	<b>SF / Unit</b>	<b># of Units</b>	<b>Open Space Req. (SF)</b>		
	< 3 Habitable Rooms	100	152	15,200		
	3 Habitable Rooms	125	96	12,000		
	> 3 Habitable Rooms	175	8	1,400		
			<b>Total</b>	<b>28,600</b>		
				<b>TOC 25% Reduction</b>		
				<b>7,150</b>		
<b>REQUIRED OPEN SPACE AREA (SF)</b>	28,600-7,150=21,450					
	<b>Type</b>	<b>Area (SF)</b>	<b>% of Total Required</b>			
	Common Open Space	10,725	50%			
<b>PROVIDED OPEN SPACE AREA (SF)</b>	Including: Exterior Common Open Space		9,793	46% (Provided the minimum required)		
	Interior Common Open Space		932	4% (Provided the minimum required)		
	Private Open Space		10,725	50%		
<b>TOTAL PROVIDED OPEN SPACE (SF)</b>	21,450 (See A6.00 Open Space Diagram)					

<b>LANDSCAPE DISTRIBUTION</b>	Minimum 25% of required Exterior Common Open Space		
<b>REQUIRED</b>	<b>Common Exterior Open Space</b>	<b>x 25%</b>	<b>Area (SF)</b>
	9,793		2,449
	<b>Location</b>	<b>Area (SF)</b>	
	L1	1,880	
	L2	920	
	L30	703	
<b>PROVIDED</b>	3,503		
<b>TREE REQUIREMENTS</b>	1 Tree / 4 Dwelling Units		
<b>REQUIRED</b>	<b># Dwelling Units</b>	<b>Ratio</b>	<b># Trees</b>
	256	1 tree / 4 DU's	64
<b>PROVIDED</b>	64 (This project may provide more than required)		
<b>HEIGHT</b>	Project is in Height District 1.		
<b>PERMITTED</b>	No Limit		
<b>PROPOSED</b>	337'-8"	New Building	
	34'-6"	Existing Building	
<b>PROPOSED STORIES</b>	31	To the roof of the last occupied floor.	
<b>VEHICLE PARKING</b>	Per TOC Base Incentive for Tier 4, residential parking is not required. Per State Enterprise Zone, commercial parking is required at 1 per 500 sf.		
<b>REQUIRED RESIDENTIAL PARKING</b>	0		
<b>PROVIDED RESIDENTIAL PARKING</b>	<b>Standard</b>	<b>Compact</b>	<b>Total</b>
	133	165	298
<b>REQUIRED COMMERCIAL PARKING</b>	<b>Area</b>	<b>Ratio</b>	<b>Stalls Required</b>
	2,507	1 per 500	6
<b>PROVIDED COMMERCIAL PARKING</b>	<b>Standard</b>	<b>Compact</b>	<b>Total</b>
	19	12	31
<b>TOTAL PARKING PROVIDED</b>	298+31=329		
<b>BICYCLE PARKING</b>	Per Ordinance No. 185480 in regards to bicycle parking regulations.		
	<b>Area (SF)</b>	<b>Short Term</b>	<b>Long Term</b>
Restaurant & Office within existing building	0	0	
			Section 12.21.A.16.c Change of Use. Buildings undergoing a change of use shall not be required to provide bicycle parking.
Office in new building	2,507	(1 per 10,000 SF)	(1 per 5,000 SF)
	0	0	1
<b>COMMERCIAL BIKE PARKING REQUIRED</b>	2	2	
			Per Table 12.21.A.16 (a)(2) A minimum of 2 is required for Offices.
<b>COMMERCIAL BIKE PARKING PROVIDED</b>	2	2	
<b>Dwelling Units</b>	<b>Short Term</b>		<b>Long Term</b>
	<b>Ratio</b>	<b># Spaces Required</b>	<b>Ratio</b>
			<b># Spaces Required</b>
1-25	1 space per 10 units	3	1 space per unit
26-100	1 space per 15 units	5	1 space per 1.5 units
101-200	1 space per 20 units	5	1 space per 2 units
201+	1 space per 40 units	2	1 space per 4 units
<b>RESIDENTIAL BIKE PARKING REQUIRED</b>	15		139
<b>RESIDENTIAL BIKE PARKING PROVIDED</b>	15		139
<b>TOTAL BIKE PARKING PROVIDED</b>	<b>Short Term</b>		<b>Long Term</b>
	<b>2+15=17</b>		<b>2+139=141</b>



### LEGEND

- ROAD CENTERLINE
- EXISTING RIGHT OF WAY
- NEW RIGHT OF WAY
- EASEMENT

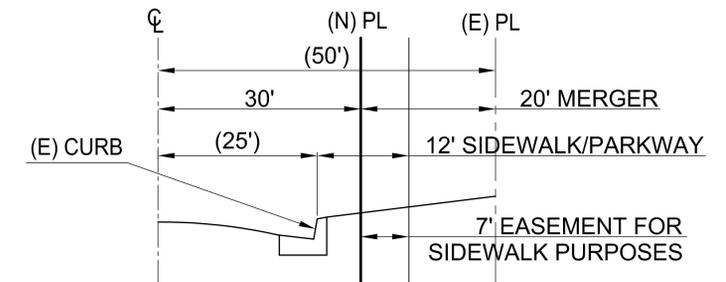
### LOT SUMMARY:

- ZONE CR-1 = 33,558 SF
- ZONE C2-1 = 22,961 SF
- TOTAL BUILDABLE AREA = 55,469 SF

### PUBLIC STREET SUMMARY:

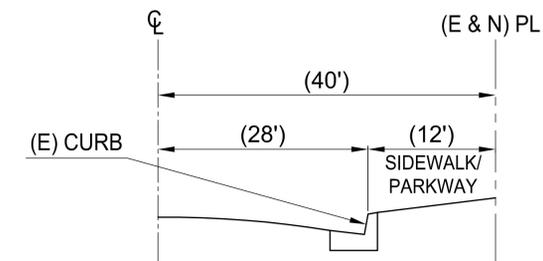
SHATTO PLACE - LOCAL STREET STANDARD:  
 REQUIRED HALFWAY WIDTH = 30 FEET  
 REQUIRED HALFWAY ROADWAY WIDTH = 18 FEET  
 PROPOSED HALFWAY WIDTH = 30 FEET  
 PROPOSED HALFWAY ROADWAY WIDTH = 25 FEET

6TH ST. - AVENUE II :  
 REQUIRED HALFWAY WIDTH = 43 FEET  
 REQUIRED HALFWAY ROADWAY WIDTH = 28 FEET  
 PROPOSED HALFWAY WIDTH = 40 FEET  
 PROPOSED HALFWAY ROADWAY WIDTH = 28 FEET



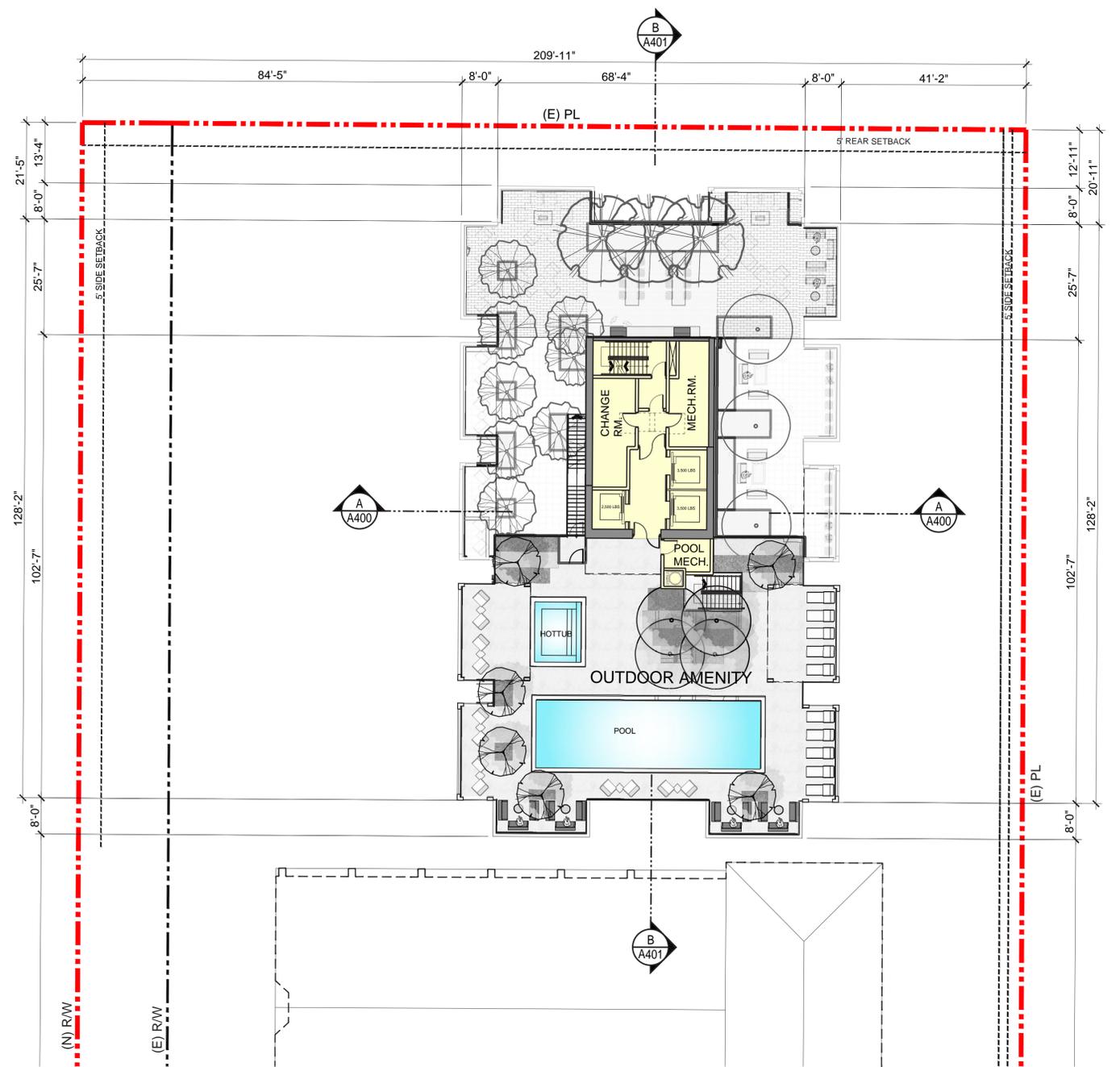
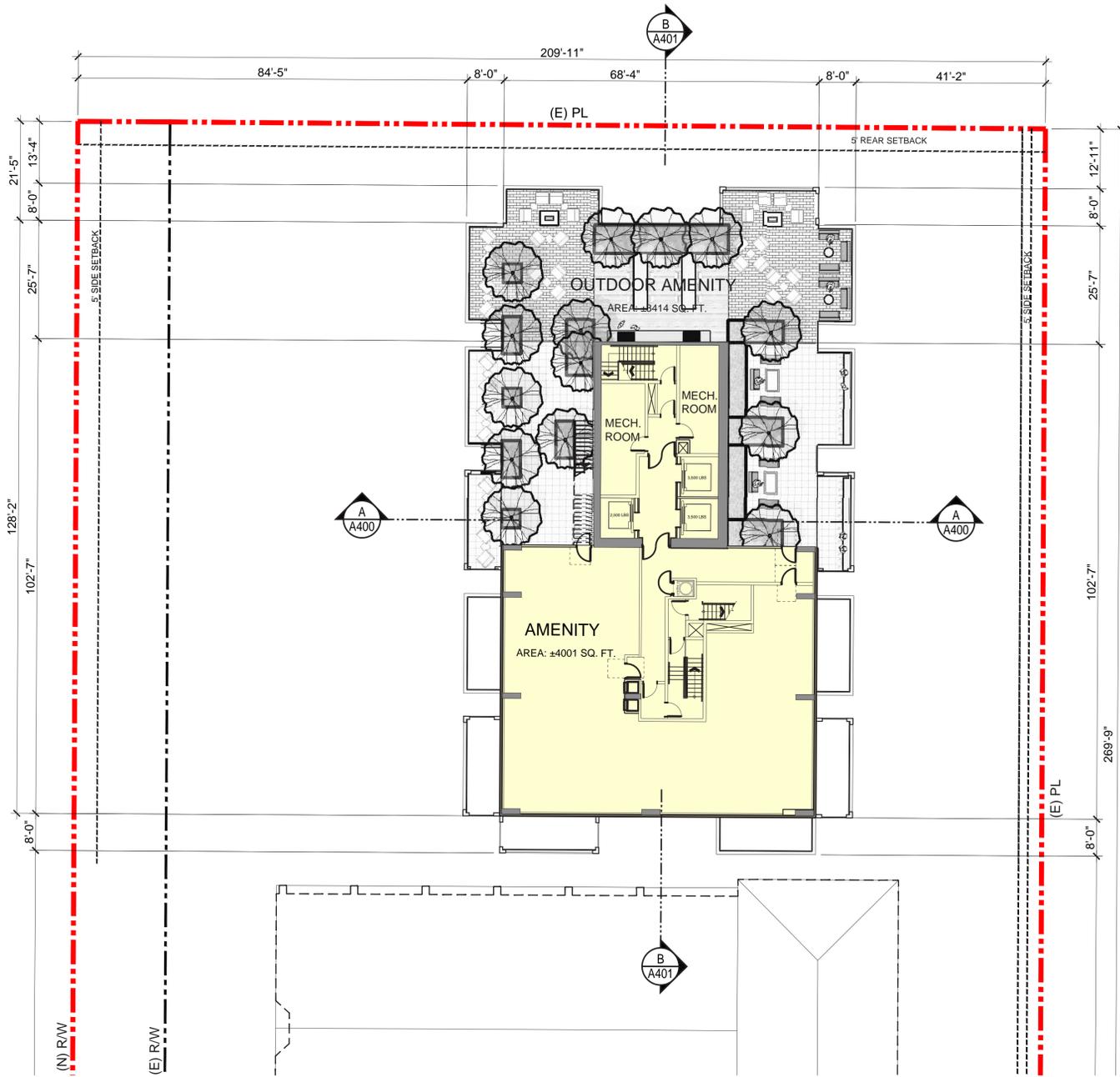
1 PROPOSED STREET SECTION AT SHATTO PLACE  
 (SEE ALSO 2/L5.0 LANDSCAPE DRAWINGS)

N.T.S.



2 PROPOSED STREET SECTION AT 6TH STREET  
 (SEE ALSO 3/L5.0 LANDSCAPE DRAWINGS)

N.T.S.

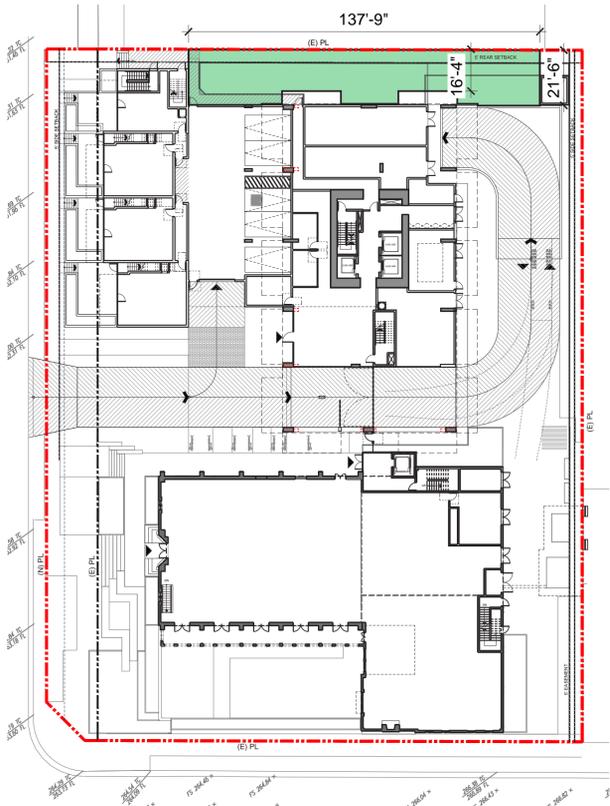


L30 Amenity Plan

L31 Amenity Pool Plan

Residential Common Areas

# Open Space Diagrams



Level 1  
Common Open Space: 2,705 SF

**Open Space requirements Per LAMC Sec 12.21G**

Units	Sq. ft. / Unit	Number of Units	Sq. Ft. Req.
< 3 habitable Rooms	100	152	15,200
3 habitable rooms	125	96	12,000
> 3 habitable rooms	175	8	1,400
<b>TOTAL</b>		<b>256</b>	<b>28,600</b>
<b>Total Open Space Required with 25% Decrease (TOC Incentive)</b>			<b>21,450</b>
<b>Required Common Open Space (Min. 50% of overall required)</b>			<b>10,725</b>
<b>Maximum Interior Open</b>			<b>5,363</b>

\*Note: Kitchen are not considered habitable rooms.

**Provided Open Space Area (SF)**

Open Space Distribution	Private Open Space Max. 50 sq.ft. Per unit	Common Open Space		Total Open Space
		Exterior Common Open	Interior Common Open Space	
	10,725	9,793	932(Provided minimum)	21,450
% of Total Required	50%	46%	4%	100%

**Landscape Distribution (SF)**

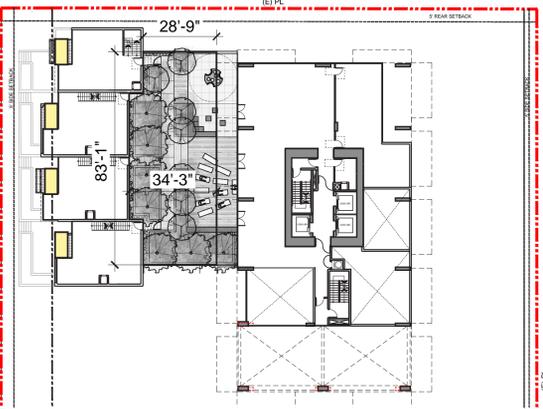
Required	Minimum 25% of required Exterior Common Open Space 9,793 x 25% = 2,449 SF		
	Ground Floor	L2	L30
Provided	1,880	920	703
<b>Total Provided</b>	<b>3,503</b>		

**Tree Requirements**

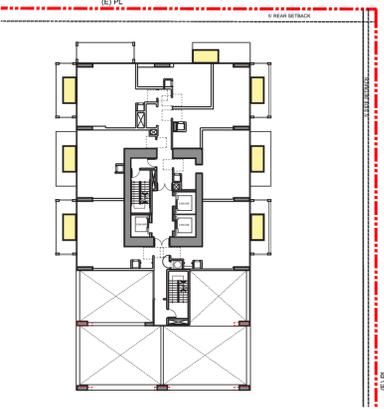
Required	1 Tree / 4 Dwelling Units	256 units/4 = 64
Provided		64

**Total Open Space Provided(SF)**

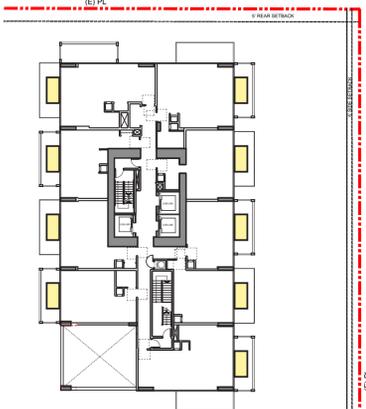
Provided Per LAMC Sec 12.21G	21,450
Potential Recreation Credit Areas	16,200
Non-credited Outdoor Areas	26,575
<b>Total Open Space Provided(SF)</b>	<b>64,225</b>



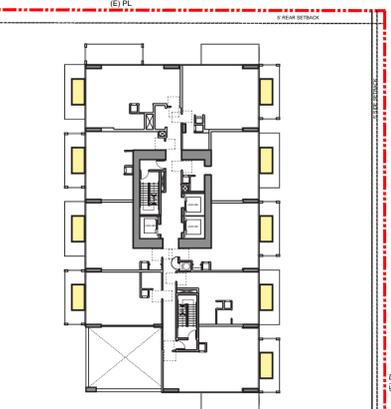
Level 2  
Exterior Common Open Space: 3,321 SF  
Private Open Space 200 SF(max. 50 SF per unit)



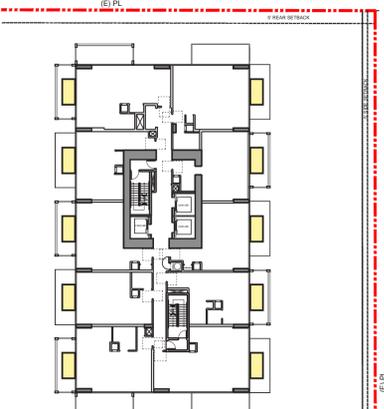
Level 3&4  
Private Open Space: 700 SF



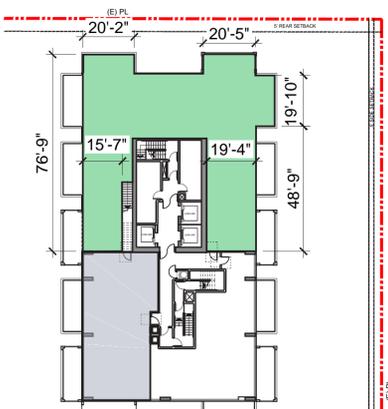
Level 5  
Private Open Space: 400 SF



Level 6  
Private Open Space: 450 SF



Level 7-27  
Private Open Space: 8,975 SF



Level 30  
Exterior Common Open Space: 3,767 SF  
Interior Common Open Space: 932 SF

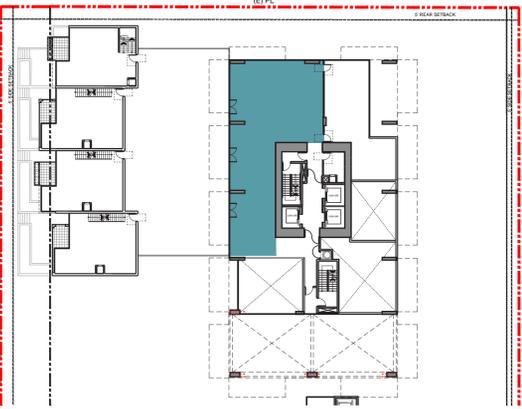
**LEGEND**

- Exterior Common Open Space
- Private Open Space
- Interior Common Open Space

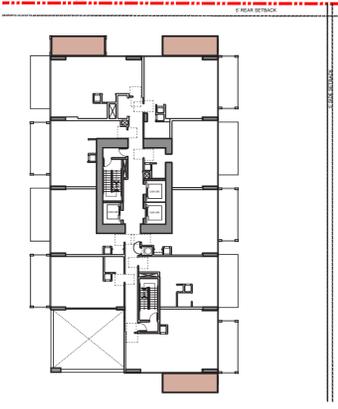
# Parks & Recreation Credit Diagrams



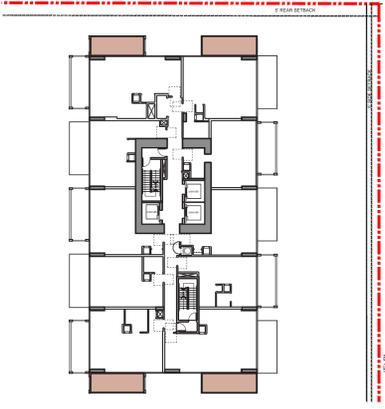
Level 1  
 ■ Landscaped Outdoor Area  
 ■ Non-credited Outdoor Area



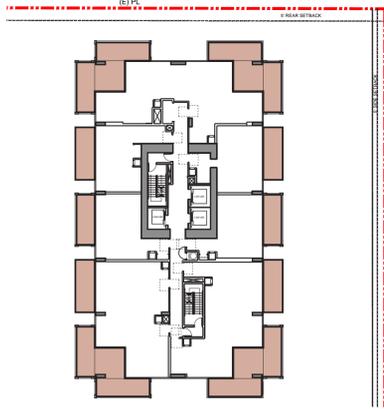
Level 2  
 ■ Gym/ Fitness Room



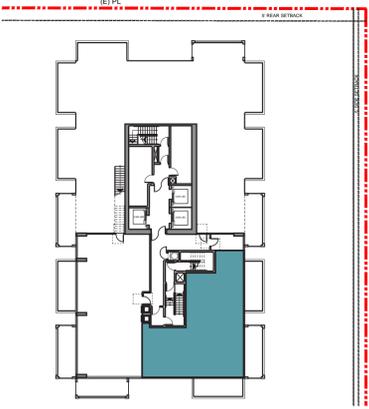
Level 5 & 6  
 ■ Non-credited Outdoor Area



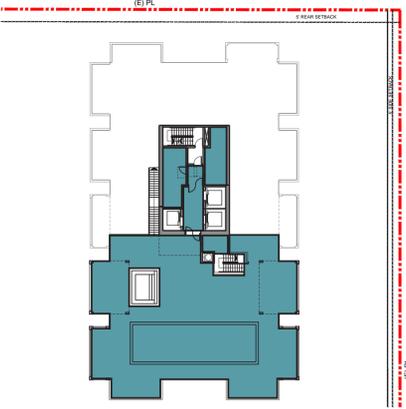
Level 7 -27  
 ■ Non-credited Outdoor Area



Level 28 & 29  
 ■ Non-credited Outdoor Area



Level 30  
 ■ Private Community Room



Level 31  
 ■ Swimming Pool  
 ■ Landscaped Outdoor Area

Potential Recreation Credit Areas			
Level	Area (SF)	Space Type	Description
L1	7,340	Public	Landscaped Outdoor Area
L2	2,070	Private	Gym/Fitness Room
L30	1,460	Private	Landscaped Outdoor Area/Private Community Room
L31	5,330	Private	Landscaped Outdoor Area/Swimming Pool
<b>Total</b>	<b>16,200</b>		

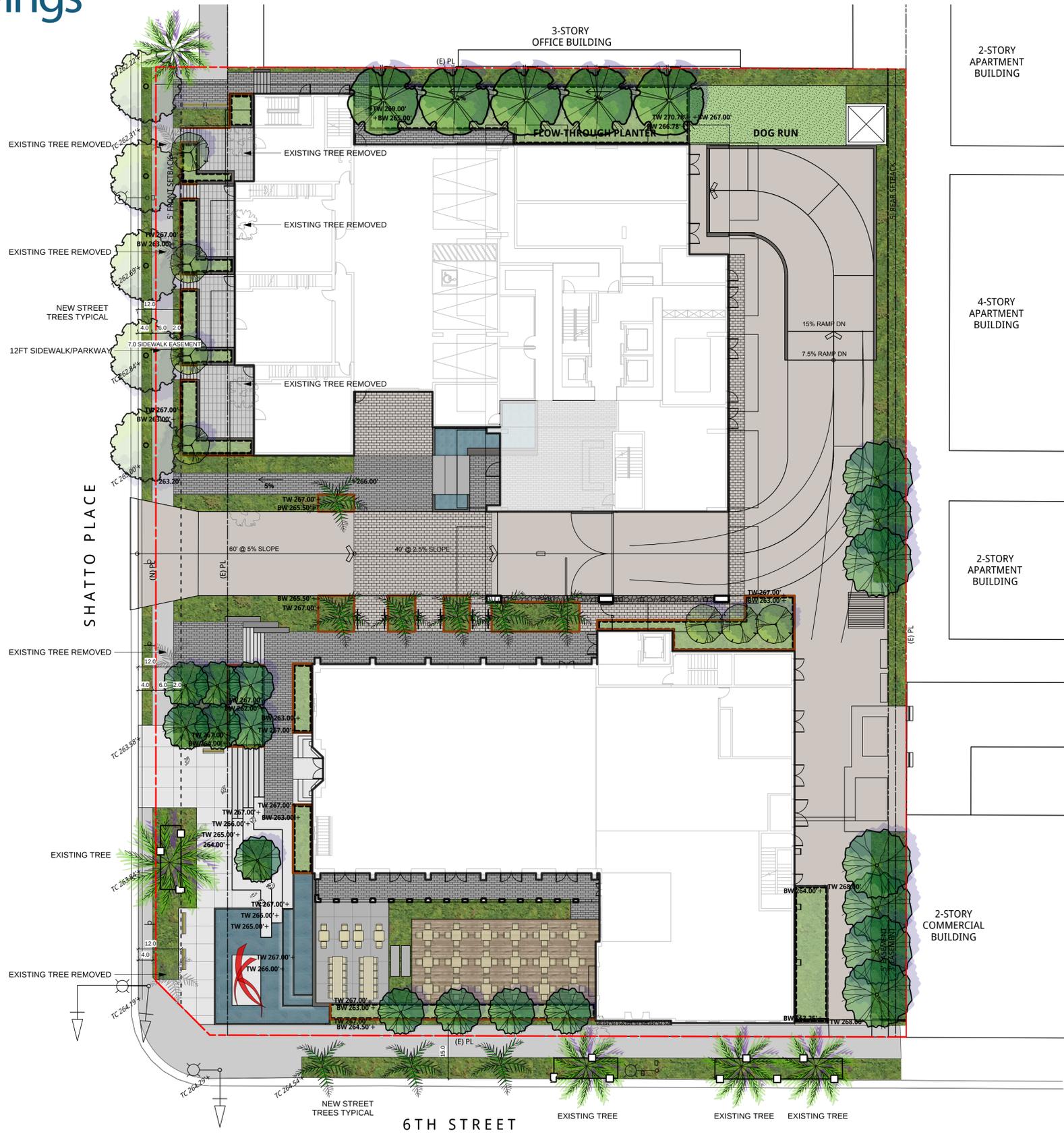
  

Non-credited Outdoor Areas			
Level	Area (SF)	Space Type	Description
L1	6,105	Public	Landscaped Outdoor Area
L5 & L6	990	Private	Private Balcony
L7-27	13,860	Private	Private Balcony
L28 & L29	5,620	Private	Private Balcony
<b>Total</b>	<b>26,575</b>		

**LEGEND**

- Publicly Accessible, Private Maintained Park and Facilities
- Private Park and Recreation Area
- Non-credited Outdoor Area

# Landscape Drawings



- MATERIALS LEGEND**
- PLANTED AREA
  - CIP CONCRETE PAVING
  - PEDESTRIAN UNIT PAVERS
  - VEHICULAR UNIT PAVERS
  - PATIO SLAB PAVERS
  - CIP CONCRETE WALL
  - METAL PLANTER WALL
  - FLOW-THROUGH PLANTER
  - GRAVEL SURFACE
  - WOOD PAVING
  - PROPOSED TREE
  - WATER FEATURE
  - DOG RUN WITH ARTIFICIAL TURF

**DEPARTMENT OF  
CITY PLANNING**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

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COMMISSION OFFICE MANAGER  
(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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INFORMATION  
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**Filing Notification and Distribution**

<p><b>ADDRESS: 550 South Shatto Place</b></p> <p><b>COMMUNITY PLAN: Wilshire</b></p> <div style="background-color: red; color: white; text-align: center; padding: 5px;"><b>EXPEDITED PROCESSING SECTION</b></div>	<p><b>DATE OF FILING AND MAP STAMP DATE: 7/9/2018</b></p> <p><b>VTT- MAP NO: VTT-82171-CN ZA-2018-3985-MCUP-TOC-WDI-SPR ENV-2018-3986-EAF</b></p> <p><b>DEEMED COMPLETE AND DISTRIBUTION DATE: 7/12/2018</b></p> <p>Hillside: ( ) Yes (X) No</p>
<p><input checked="" type="checkbox"/> <b>COUNCIL DISTRICT NO: 13</b> <input type="checkbox"/> Neighborhood Planning (Check Office below)</p> <p style="padding-left: 20px;"><input type="checkbox"/> Valley <input type="checkbox"/> West Los Angeles <input type="checkbox"/> Harbor <input type="checkbox"/> Metro E/S</p> <p>Department of Public Works  <input checked="" type="checkbox"/> Bureau of Engineering  <input checked="" type="checkbox"/> Bureau of Sanitation</p> <p>Department of Building and Safety  <input checked="" type="checkbox"/> Grading Engineer  <input checked="" type="checkbox"/> Zoning Engineer</p> <p><input checked="" type="checkbox"/> Department of Transportation</p> <p>Department of Water and Power  <input type="checkbox"/> Underground Design  <input checked="" type="checkbox"/> Real Estate  <input checked="" type="checkbox"/> Water System  <input checked="" type="checkbox"/> Fire Department (mark "Fire")</p>	<p><input type="checkbox"/> Community Plan Revision</p> <p><input checked="" type="checkbox"/> Department of Recreation and Parks</p> <p><input checked="" type="checkbox"/> Bureau of Street Services- Urban Forestry</p> <p><input checked="" type="checkbox"/> Bureau of Street Lighting (No. P.S.)</p> <p><input type="checkbox"/> Animal Regulation (Hillside)</p> <p><input checked="" type="checkbox"/> Housing Department</p> <p><input checked="" type="checkbox"/> Board of Education (No P.S.)</p> <p><input checked="" type="checkbox"/> Los Angeles County Health Department (No P.S.)</p> <p><input type="checkbox"/> City of Beverly Hills (See Counter Map) (No P.S.)</p> <p><input type="checkbox"/> Valley DOT – Taghi Gharagozli</p> <p><input checked="" type="checkbox"/> Imaging Services</p> <p><input checked="" type="checkbox"/> GIS - c/o Fae Tsukamoto</p> <p><input checked="" type="checkbox"/> Rampart Village Neighborhood Council</p> <p style="color: red;">N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</p>

The above tract has been filed with City Planning, Expedited Processing Section.

The assigned planner for this case will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Vincent P. Bertoni,  
Director of Planning

*for*   
Nicholas Hendricks, Senior City Planner  
Expedited Processing Section  
CP-6300 (1/21/09)

**RECOMMENDATION REPORTS**

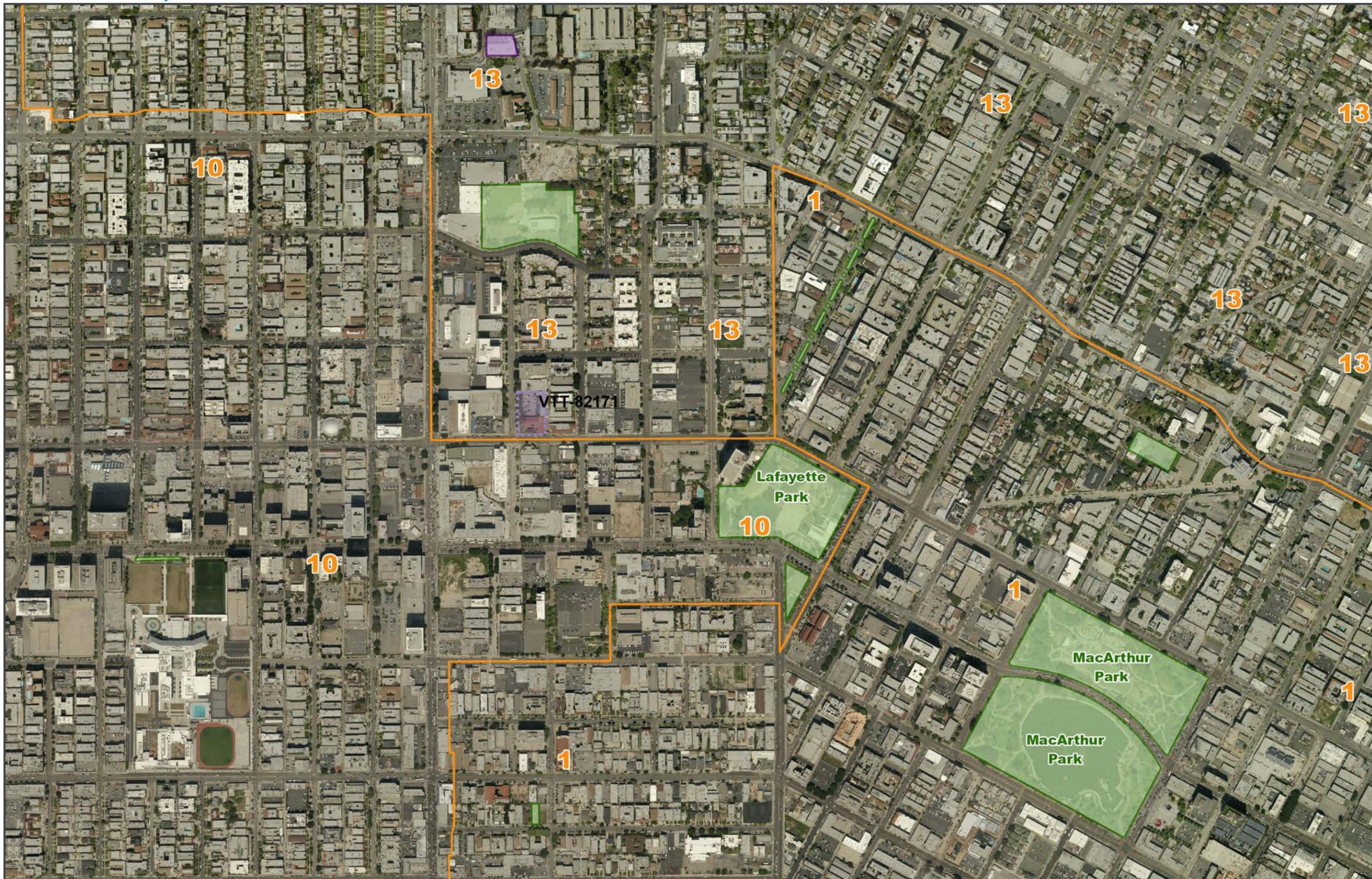
**DUE BY: 8/21/2018**

Please forward reports to the following e-mail address:  
**planning.expedited@lacity.org**



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

### Aerial View of Project Site



**LEGEND**

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits

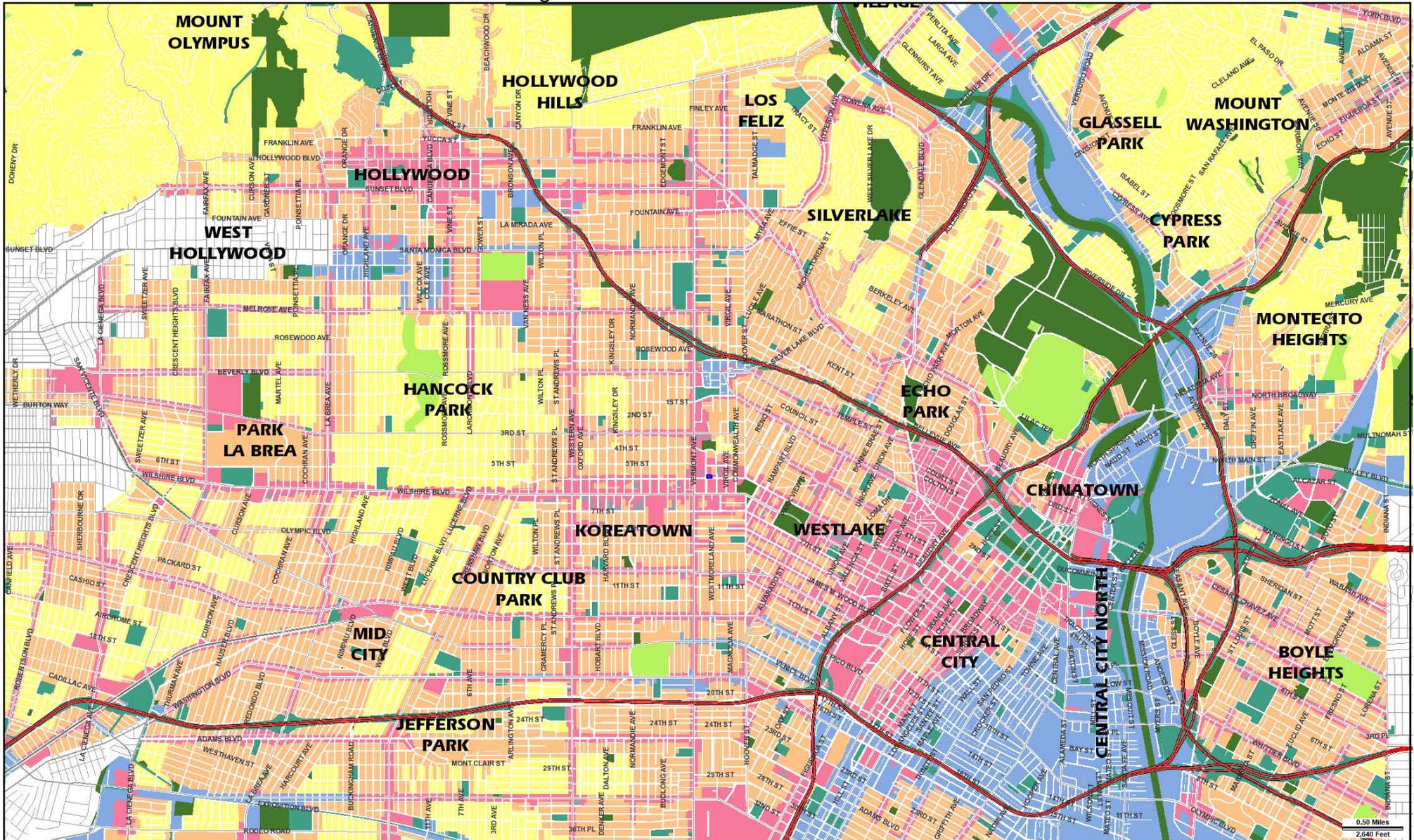
**NOTES**



SCALE 1: 9,028

Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

© City of Los Angeles, Department of Recreation and Parks  
Printed: 07/17/2018



Address: 550 S SHATTO PL

APN: 5077004033

PIN #: 135B197 954

Tract: SHATTO PLACE

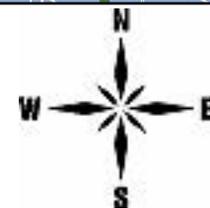
Block: 3

Lot: 10

Arb: None

Zoning: C2-1

General Plan: Community Commercial



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
-  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

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

#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial

# CIRCULATION

## STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway

## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE

 Coastal Zone Commission Authority
 Calvo Exclusion Area
 Not in Coastal Zone
 Dual Jurisdictional Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## LAMC SECTION 85.02 (VEHICLE DWELLING)

 No vehicle dwelling anytime
 No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
 Vehicle dwelling allowed. Must comply with all posted parking restrictions

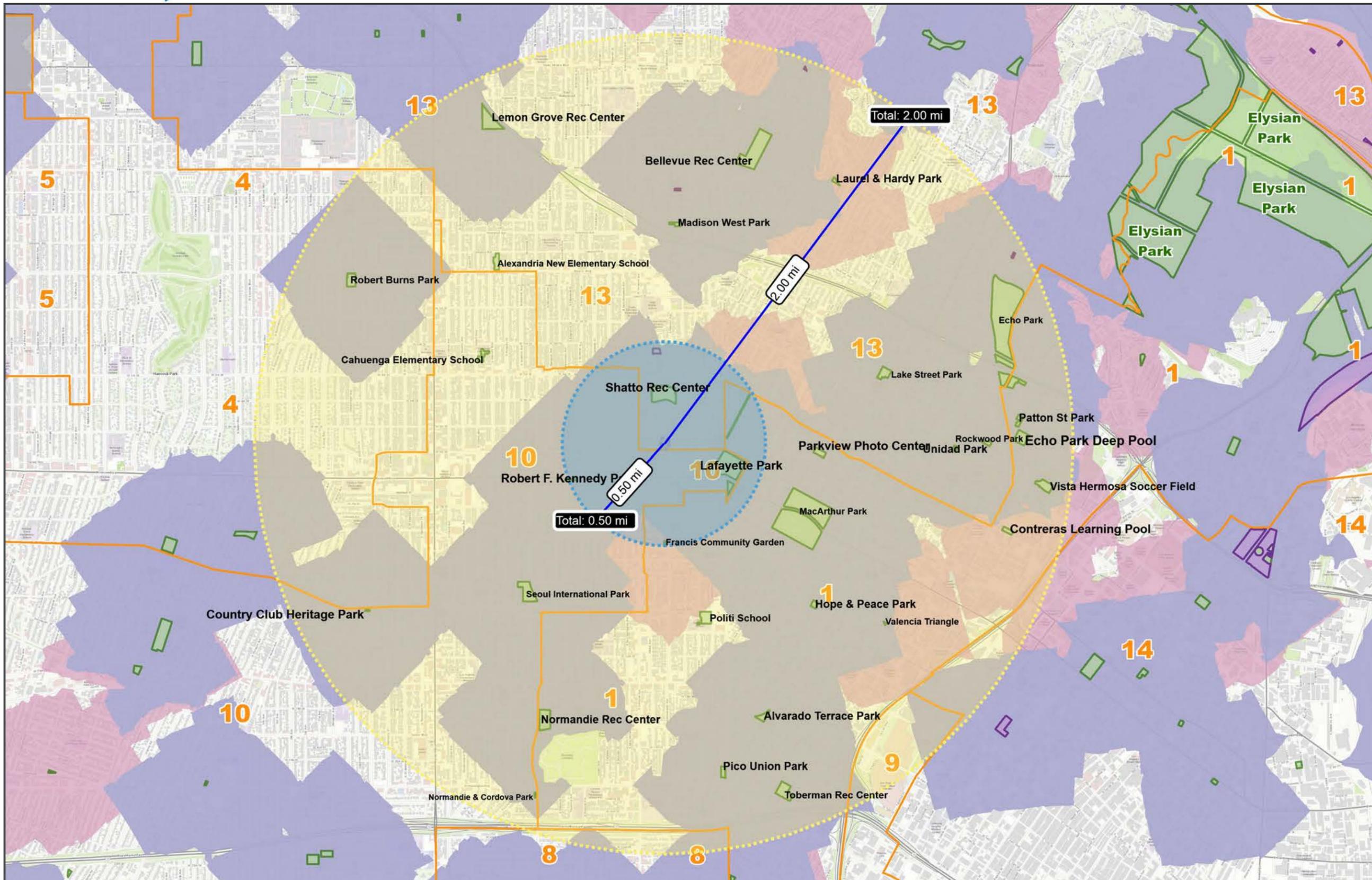
## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Oil Wells
 Lot Ties	 Tract Map	
 Building Outlines 2014	 Parcel Map	
 Building Outlines 2008		



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

Project Location and Surrounding Parks



**LEGEND**

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits
- All Neighborhood Service Area
- All Improved Service Areas

NOTES



SCALE 1: 36,112

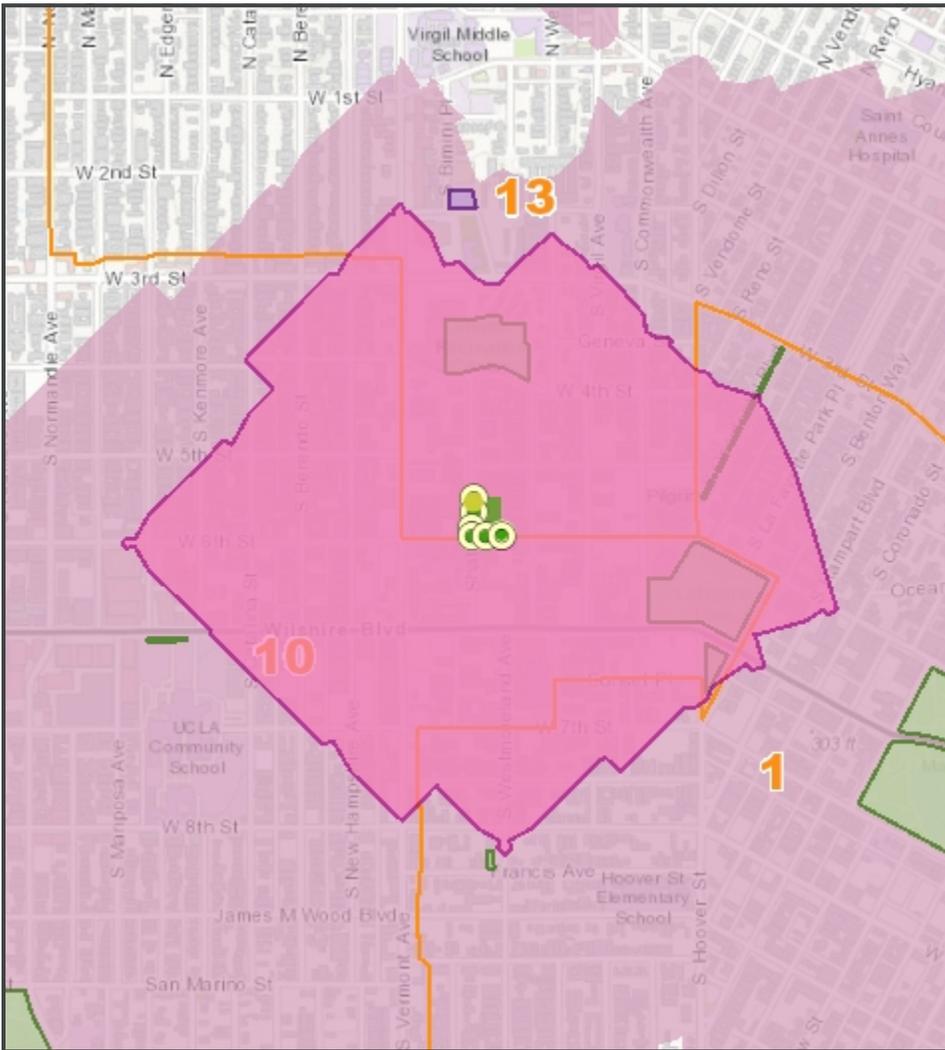
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

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EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:  
VTT-82171 - 550 Shatto Place

Description:  
Construction of 31-story residential tower with 256 units and the rehabilitation of a 12,800 SF commercial building.

Scenario Type:  
New Park

Park Class:  
Improved

Baseline Dataset\*:  
All Parks (RAP and Non-RAP)

\*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

### Population and Age Breakdown

### Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	19,677	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	8,744	0

#### Residents Served by Age

#### Households Served by Annual Income

Under Age 5:	1,214	0
Age 5 to 9:	873	0
Age 10 to 14:	784	0
Age 15 to 17:	551	0
Age 18 to 64:	14,673	0
Age 65 and Over:	1,582	0

Under \$25,000:	3,230	0
\$25,000 to \$34,999:	1,260	0
\$35,000 to \$49,999:	1,424	0
\$50,000 to \$74,999:	1,472	0
\$75,000 and Over:	1,358	0

Source: Census/ACS 2010