

APPROVED
AUG 08 2018

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 18-182

DATE August 8, 2018

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82114 – RECOMMENDATION TO
THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE
PAYMENT

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

M. Sluce

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82114 (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 82114 (Project) is located at 806 West Adams Boulevard in the South Los Angeles area of the City. The Project site is approximately 3.37 gross acres and is currently improved with an education center, office buildings and parking lots. The Project, as currently proposed, includes the demolition of the existing education center, office buildings and parking lot and the construction of a new residential community with 7 buildings and up to 99 dwelling units including 5 affordable units.

The Project also includes approximately 29,750 square feet of exterior and interior private open space and common open space. These open space areas include a ground floor plaza with seating areas, private rooftop areas, a dog park, fitness facilities, swimming pool, outdoor lounge areas and amenity deck.

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 **June 6, 2018**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

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ADVISORY AGENCY

The Project filed a tract map application with City Planning on June 14, 2018. On June 27, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by August 6, 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 99 units would be:

$$0.72 \text{ Acres} = (99 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of

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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 five (5) 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:

$$0.68 \text{ Acres} = (94 \times 2.88) \times 0.00251$$

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 July 1, 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 99 units would be:

$$\mathbf{\$1,248,093.00} = \$12,607.00 \times 99 \text{ dwelling units}$$

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

As currently proposed, the Project has five (5) 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:

$$\mathbf{\$1,185,058.00} = \$12,607.00 \times 94 \text{ dwelling units}$$

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 South Los Angeles area of the City and within the South Los Angeles Plan Area. Currently, the Project site is improved with an education center, office buildings and parking lot. The Project site is located in a residential area and is surrounded by retail, residential, office, and commercial uses.

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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): 10,286 persons (23,377 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- South Los Angeles Plan Area (2014 American Community Survey): 17,538 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 29,750 square feet of exterior and interior private open space and common open space. These open space areas include a ground floor plaza with seating areas, private rooftop areas, a dog park, fitness facilities, swimming pool, outdoor lounge areas and amenity deck.

The amount of common open space being provided by the Project appears to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). However, 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).

There are three (3) RAP-operated public parks within a half (1/2) mile walking distance of the Project site:

- Saint James Park is a 0.90 acre park, located 20 S. St. James Park. Saint James Park is currently improved with an open lawn and landscaping.

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- Hoover Recreation Center is a 2.95 acre park located at 1010 West 25th Street. Hoover Recreation Center is currently improved with recreation center, basketball court, fitness equipment, walking paths, picnic tables, children's play area, and open lawn.
- Hoover Pedestrian Mall is a 2.16 acre park located between Hoover Street and 30th Street. Hoover Pedestrian Mall is improved with a plaza, walking paths and open lawn areas. Hoover Pedestrian Mall is operated and maintained by the University of Southern California.

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 but would not serve any new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 6). 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 are no new public parks currently in development within a two (2) mile radius of the Project site.

There are no park renovation projects currently in development within a two (2) mile radius of the Project site.

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 three (3) parks within walking distance of the Project. However, two of these three parks, Saint James Park and Hoover Pedestrian Mall, currently do not provide any recreational amenities for park users.

If a new public park was provided at the Project location, the park would serve Project residents but would not serve any new, previously unserved, residents within a half-mile (1/2) walking distance.

There are no new public parks, and no park renovation projects, currently in development within a two (2) mile radius of the Project site.

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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.

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

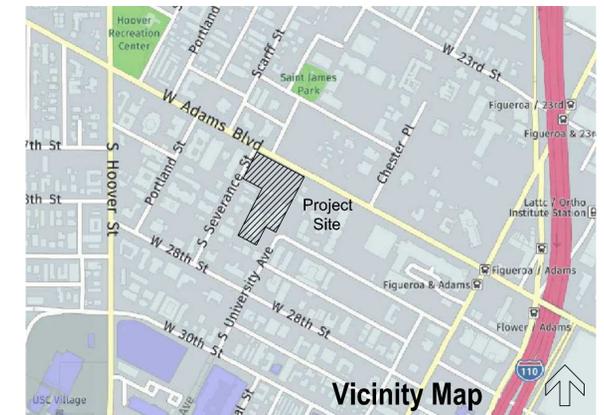
LIST OF ATTACHMENTS

- 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

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 APN # 5123-003-022

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Legal Description

FR 2 Arb 39 and 40, Block 22 of Hancock's Survey Tract and FR 14 Arb 1 and 2 of Severance Tract.

APN: 5123-003-022

Zone - RD1.5-1-O

Lot Area = 124,257 sf (2.853 Acres)
120,140 sf (2.758 Acres) after Dedications

Maximum Density - 83 Units
 124,257 sf / 1,500 sf = 83 Units

Requested density bonus per LAMC 12.22.A.25(c)(1) = **20% (17 Units)** for 5% (5 Units) Very Low Income Units

Proposed Density - 99 Units (495 Bedrooms)

Phase 1 - 51 Units (255 Bedrooms)
 5 Bed Flat (Type A) = 6 Units (30 Bedrooms)
 5 Bed Flat (Type B) = 45 Units (225 Bedrooms)

Phase 2 - 48 Units (240 Bedrooms)
 5 Bed Flat (Type A) = 24 Units (120 Bedrooms)
 5 Bed Flat (Type B) = 24 Units (120 Bedrooms)

Maximum Height = 45 ft
Proposed Height = 45 ft, 4 Stories

Yards Required / Provided
 Front = 15 ft
 Side = 5 ft + 1 ft for each story over 2nd = 7 ft
 Rear = 15 ft - 3 ft (20%** Reduction for Affordable) = 12 ft
 **LAMC 12.22.A.25(f)(1)

Allowable FAR = 3 : 1 (319,362 sf)
 106,454 sf (Lot Area - Setbacks for 1 Story Building) x 3 = 319,362 sf

Proposed FAR
Phase 1 = 1.09 : 1 (115,860 sf - Floor Area)
 97,900 sf (New) + 17,960 sf (Existing to be demolished in Phase 2) = 115,860 sf

Phase 2 = 0.8 : 1 (85,285 sf - Floor Area)

Phase 1 & 2 = 1.72 : 1 (183,185 sf - Floor Area)

Sec. 12.03 Floor Area - The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

Open Space (LAMC 12.21.G.2)

	Phase 1	Phase 2	Phase 1 & 2
Required	51 Units x 175 sf = 8,925 sf	48 Units x 175 sf = 8,400 sf	99 Units x 175 sf = 17,325 sf
Provided	Common Open Space= 11,610 sf Courtyards Private Open Space*** = 17 Units x 50 sf = 850 sf Total Open Space = 12,460 sf	Common Open Space= 16,490 sf Courtyards Private Open Space*** = 16 Units x 50 sf = 800 sf Total Open Space = 17,290 sf	Common Open Space= 28,100 sf Courtyards Private Open Space*** = 33 Units x 50 sf = 1,650 sf Total Open Space = 29,750 sf

Usable open space may consist of private and/or common area
 ***Private Roof Decks for Units at 4th floor

Parking (LAMC 12.22.A.25(d)(1)(iii) - Affordable Parking Option 1)

	Phase 1	Phase 2	Phase 1 & 2
Residential Required	51 Units x 2.5 Spaces = 127 Spaces	48 Units x 2.5 Spaces = 120 Spaces	99 Units x 2.5 Spaces = 247 Spaces
Residential Provided	130 Spaces	129 Spaces	259 Spaces
Existing Building Required	±17,960 sf / 336**** = 53 Spaces	Demolished	Demolished
Existing Building Provided	53 Spaces	Demolished	Demolished

****Parking ratio for existing building = ±34,300 sf (Total Area) / 102 Spaces (Existing Parking) = 1 Space for 336 sf

Bike Parking (LAMC 12.21.A.16(a)(1))

	Phase 1	Phase 2	Phase 1 & 2
Long Term Required	51 Units x 1 Space = 51 Spaces	48 Units x 1 Space = 48 Spaces	99 Units x 1 Space = 99 Spaces
Long Term Provided	51 Spaces	48 Spaces	99 Spaces
Short Term Required	51 Units x 0.1 Space = 5 Spaces	48 Units x 0.1 Space = 5 Spaces	99 Units x 0.1 Space = 10 Spaces
Short Term Provided	5 Spaces	5 Spaces	10 Spaces

Phase 1 Gross Building Area = 161,375 sf

Gross Residential = 106,350 sf
 Gross Parking = 55,025 sf

Phase 1 Net Residential = 90,304 sf

Phase 2 Gross Building Area = 134,920 sf

Gross Residential = 90,975 sf
 Gross Parking = 43,945 sf

Phase 1 Net Residential = 87,904 sf

Phase 1 & 2 Gross Building Area = 296,295 sf

Gross Residential = 197,325 sf
 Gross Parking = 98,970 sf

Phase 1 & 2 Net Residential = 178,208 sf

Landscape

LAMC 12.21.G.2(a)(3)

A minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees . At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in the parkway.

Number of Trees Required for Phase 1 = 13

51 Units / 4 = 13

Number of Trees Proposed for Phase 1 = 177

Number of Trees Required for Phase 2 = 12

48 Units / 4 = 12

Number of Trees Proposed for Phase 2 = 78

Total Number of Trees Required = 25

Total Number of Trees Proposed = 255

Required Landscape Area = 4,331 sf

17,325 sf x 0.25 = 4,331 sf

Proposed Landscape Area = 5,791 sf

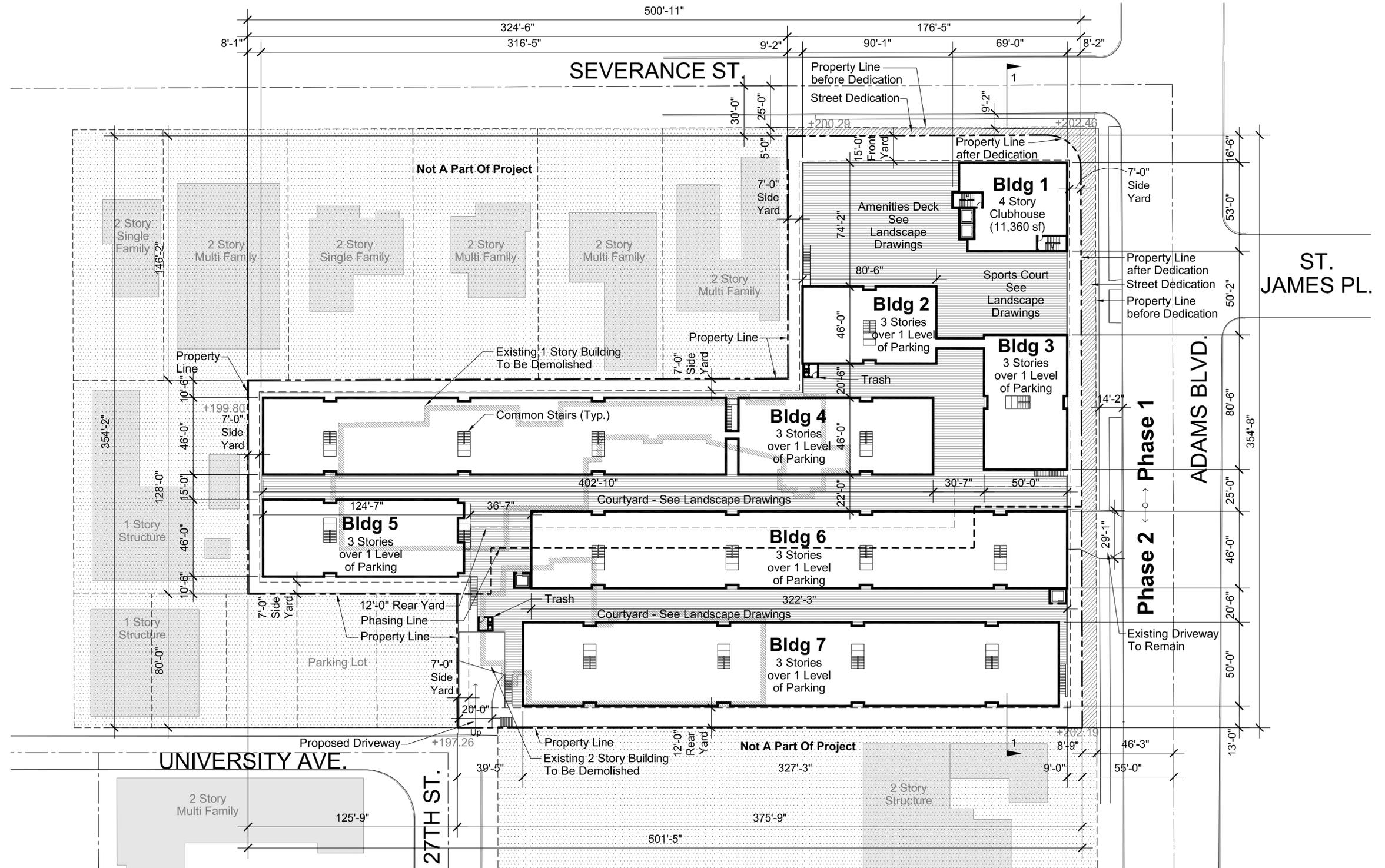
Project Summary

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Plot Plan

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Perspective

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Perspective

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FROM SEVERANCE ST. LOOKING NORTHEAST

Perspective

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Perspective

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FROM ST. JAMES PL. LOOKING SOUTH

Perspective

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TREE COUNT SUMMARY FOR COMMON OPEN SPACE	
TOTAL NO. OF UNITS PROPOSED	= 99
NO. OF UNITS PROPOSED FOR PHASE 1	= 51
NO. OF UNITS PROPOSED FOR PHASE 2	= 48
NO. OF TREES (24" BOX MIN.) PER 4 UNITS REQUIRED	= 25
TOTAL NO. OF TREES PROPOSED	= 255
NO. OF TREES REQUIRED FOR PHASE 1	= 13
NO. OF TREES PROPOSED FOR PHASE 1	= 177
NO. OF TREES REQUIRED FOR PHASE 2	= 12
NO. OF TREES PROPOSED FOR PHASE 2	= 78

PERIMETER AND STREET LANDSCAPE: FIRST LEVEL.
SEE PLAN ON SHEET L-2.

PASEOS AND COURTYARDS LANDSCAPE: SECOND LEVEL.
SEE PLAN ON SHEET L-3.

GENERAL NOTES:

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
2. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
3. IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS
4. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.
5. ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.

WATER CONSERVATION STATEMENT:

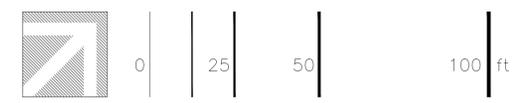
ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINCIPLES WHICH INCLUDE: THE PREDOMINANT USE OF DROUGHT TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER; MINIMIZING TURF AREAS AND THE EFFICIENT APPLICATION OF WATER BY USING MATCH PRECIPITATION HEADS, DRIP LINE, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND RAIN SHUT OFF DEVICES. THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE EFFECTIVE JANUARY 1, 2010.

Composite Landscape Plan

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APN # 5123-003-022

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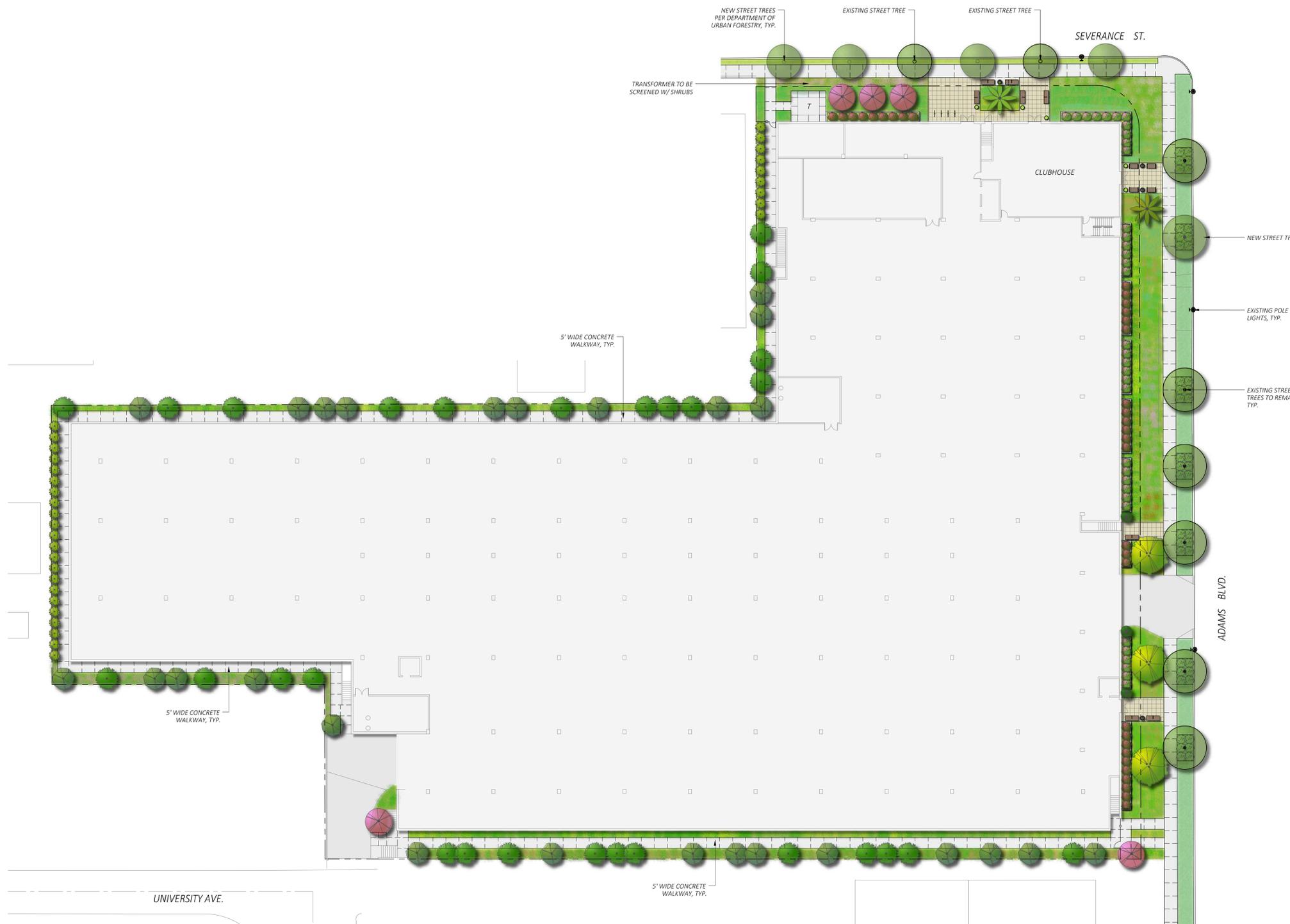


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FIRST LEVEL PLANT LEGEND
 NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.
 75% OF PLANTS USED TO BE FROM:
 A. L.A. COUNTY'S DROUGHT TOLERANT PLANT LIST FOR ZONE 3 AND/OR SUNSET ZONE 20
 B. VERY LOW - MODERATE WATER USAGE PLANT MATERIAL FROM WUCOLS.

SYMBOL	BOTANICAL NAME	COMMON NAME	L.A. COUNTY ZONE 3	WUCOLS
ACCENT TREES - 24" BOX MIN. TREE COUNT: PHASE 1 = 6; PHASE 2 = 7; TOTAL = 13				
	PHOENIX DACTYLIFERA	DATE PALM		LOW
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM		LOW
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS		LOW
	ARBUTUS SPECIES	STRAWBERRY TREE		LOW
	AGONIS FLEXIOSA	PEPPERMINT WILLOW	✓	LOW
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	✓	MODERATE
	CERCIDIUM 'DESERT MUSEUM'	PALO VERDE (THORNLESS)	✓	VERY LOW
	MAGNOLIA SPECIES	MAGNOLIA	✓	MODERATE
	OLEA SPECIES	OLIVE	✓	LOW
	RHUS LANCEA	AFRICAN SUMAC	✓	LOW
	TABEBUIA IMPETIGINOSA	PINK TRUMPET	✓	MODERATE
PERIMETER TREES - 24" BOX MIN. TREE COUNT: PHASE 1 = 63; PHASE 2 = 21; TOTAL = 84				
	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO		MODERATE
	BRACHYCHITON POPULINEUS	KURRAJONG	✓	LOW
	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	✓	LOW
	EUCALYPTUS TORQUATA	CORAL GUM	✓	LOW
	HYMENOSPORIUM FLAVUM	SWEET SHADE	✓	MODERATE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	✓	MODERATE
	PODOCARPUS GRAECILIOR	FERN PINE	✓	MODERATE
EXISTING STREET TREE ON ADAMS BLVD. - 24" BOX MIN. TREE COUNT: PHASE 1 = 4; PHASE 2 = 2; TOTAL = 6				
	CINAMOMUM CAMPHORA	CAMPHOR TREE		MODERATE
RAISED PLANTER SHRUBS				
	COTINUS COGGYGRIA	SMOKE TREE	✓	LOW
	DODONAEA VISCOSA	HOP BUSH	✓	LOW
	LEPTOSPERMUM SPECIES	TEA TREE	✓	LOW/MODERATE
	MELALEUCA NESOPHILA	PINK MELALEUCA	✓	LOW
	PITIOSPORIUM SILVER SHEEN'	KOHUHU	✓	MODERATE
	PHORMIUM SPECIES	NEW ZEALAND FLAX	✓	LOW/MODERATE
SHRUBS, GRASSES, GROUNDCOVERS & SUCCULENTS				
	AGAVE SPECIES	AGAVE	✓	VERY LOW/LOW
	ANIGOZANTHOS SPECIES	KANGAROO PAW	✓	MODERATE
	CARISSA MACROCARPA CULTIVARS	NATAL PLUMS - THORNS	✓	LOW
	CEANOTHUS SPECIES	CALIFORNIA LILAC	✓	LOW/MODERATE
	CISTUS SPECIES	ROCKROSE	✓	LOW
	DIANELLA SPECIES	DIANELLA	✓	LOW/MODERATE
	DIETES VEGETA	FORTNIGHT LILY	✓	LOW
	LANTANA SPECIES	LANTANA	✓	VERY LOW/LOW
	LAVANDULA SPECIES	LAVENDER	✓	LOW
	LEPTOSPERMUM SPECIES	TEA TREE	✓	LOW/MODERATE
	LEUCOPHYLLUM SPECIES	TEXAS SAGE	✓	LOW
	MIMOPORUM PARVIFOLIUM	MIMOPORIUM	✓	LOW
	MUHLEBERGIA SPECIES	MUHLY GRASS	✓	LOW/MODERATE
	RHAPHOLEPIS SPECIES	INDIAN HAWTHORN	✓	VERY LOW
	ROSMARINUS OFFICINALIS	ROSEMARY	✓	LOW/MODERATE
	SALVIA SPECIES	SAGE	✓	LOW/MODERATE
	DYMONDIA MARGARETAE	SILVER CARPET		LOW
	KURAPIA SOD	KURAPIA		

1st Level Landscape Plan

806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007
 APN # 5123-003-022

Champion Real Estate Company



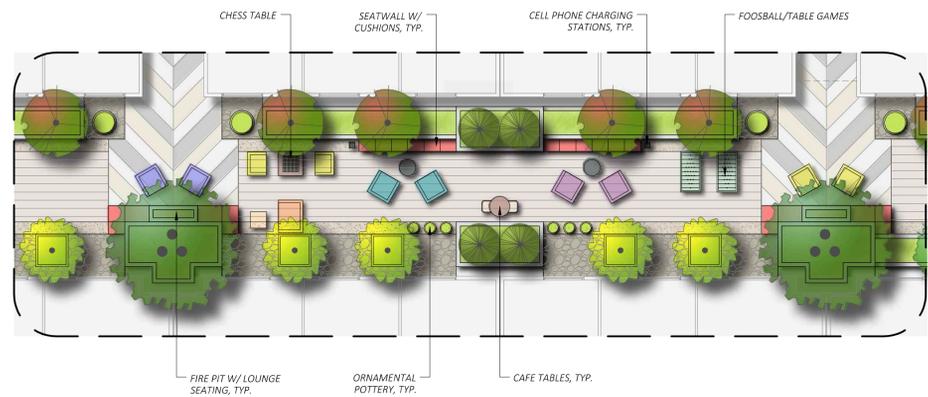
Landscape Architecture
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April 24, 2018

L2



ENLARGEMENT: TYPICAL SECTION OF EAST-WEST PASEOS/COURTYARDS - SCALE: 1" = 10'-0"

THE LENGTH OF ALL PASEOS TO BE FURNISHED WITH MOVEABLE FURNITURE SIMILARLY TO ENLARGEMENT, DEPENDING UPON WIDTH OF PASEO.



SECOND LEVEL PLANT LEGEND
 NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.
 75% OF PLANTS USED TO BE FROM:
 A. L.A. COUNTY'S DROUGHT TOLERANT PLANT LIST FOR ZONE 3 AND/OR SUNSET ZONE 20
 B. VERY LOW - MODERATE WATER USAGE PLANT MATERIAL FROM WUCOLS.

SYMBOL	BOTANICAL NAME	COMMON NAME	L.A. COUNTY ZONE 3	WUCOLS
EAST-WEST PASEOS TREES - 24" BOX MIN. TREE COUNT: PHASE 1 = 67; PHASE 2 = 44; TOTAL = 111				
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	✓	MODERATE
	LAURUS NOBILIS	BAY LAUREL	✓	LOW
	OLEA EUROPAEA	OLIVE	✓	LOW
	ACCA SELLOWIANA	PINEAPPLE GUAVA	✓	LOW
	ARBUS SPECIES	STRAWBERRY TREE	✓	LOW
	BALHINIA BLAKEANA	HONG KONG ORCHID TREE	✓	MODERATE
	CERCIDIUM 'DESERT MUSEUM'	PALO VERDE (THORNLESS)	✓	VERY LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	✓	LOW
	TABEBUIA SPECIES	TRUMPET TREE	✓	MODERATE
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	✓	LOW
	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK	✓	LOW
NORTH-SOUTH COURTYARDS TREES - 24" BOX MIN. TREE COUNT: PHASE 1 = 21; PHASE 2 = 4; TOTAL = 25				
	ERYTHRINA SPECIES	CORAL TREE	✓	LOW
	LAURUS NOBILIS	BAY LAUREL	✓	LOW
	OLEA 'WILSONII'	WILSONII OLIVE	✓	LOW
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	✓	VERY LOW
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	✓	MODERATE
	ARBUS SPECIES	STRAWBERRY TREE	✓	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	✓	LOW
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	✓	MODERATE
	TABEBUIA SPECIES	TRUMPET TREE	✓	MODERATE
	ACCA SELLOWIANA	PINEAPPLE GUAVA	✓	LOW
	ARBUS SPECIES	STRAWBERRY TREE	✓	LOW
	BALHINIA BLAKEANA	HONG KONG ORCHID TREE	✓	MODERATE
	CERCIDIUM 'DESERT MUSEUM'	PALO VERDE (THORNLESS)	✓	VERY LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	✓	LOW
	TABEBUIA SPECIES	TRUMPET TREE	✓	MODERATE
POOL DECK AND WATER FEATURE TREES - 24" BOX MIN. TREE COUNT: PHASE 1 = 16; PHASE 2 = 0; TOTAL = 16				
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM (TRIPLE TRUNK)	✓	MODERATE
	PHOENIX DACTYLIFERA	DATE PALM	✓	LOW
	CITRUS SPECIES	CITRUS	✓	MODERATE
	OLEA 'LITTLE OLLIE'	DWARF OLIVE	✓	LOW
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	✓	MODERATE
	THEVETIA PERUVIANA	YELLOW OLEANDER	✓	LOW
	ACACIA PODALYRIFOLIA	PEARL ACACIA	✓	LOW
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	✓	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	✓	LOW
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	✓	MODERATE
RAISED PLANTER SHRUBS				
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	✓	LOW
	DODONAEA VISCOSA	HOP BUSH	✓	LOW
	GREVILLEA SPECIES	GREVILLEA	✓	LOW
	MELALEUCA NESOPHILA	PINK MELALEUCA	✓	LOW
	OLEA 'LITTLE OLLIE'	DWARF OLIVE	✓	LOW
	OSMANTHUS FRAGRANS	SWEET OLIVE	✓	MODERATE
	PITTOSPORUM SPECIES	KOHUHU	✓	LOW/MODERATE
	PHORMIUM SPECIES	NEW ZEALAND FLAX	✓	LOW/MODERATE
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	✓	LOW
	STRELITZIA SPECIES	BIRD OF PARADISE	✓	MODERATE

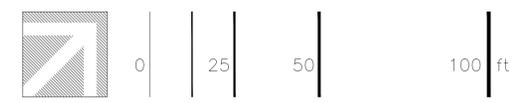
TREES IN PLANTERS ALONG PASEOS ARE PLANTED IN FRONT OF WALLS, LEAVING BEDROOM WINDOWS ACCESSIBLE TO FIRE DEPARTMENT, TYP.

Second Level Landscape Plan

806 Adams

806 W. Adams Blvd., Los Angeles, CA 90007
 APN # 5123-003-022

Champion Real Estate Company



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April 24, 2018

L3

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

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CITY OF LOS ANGELES
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INFORMATION
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Filing Notification and Distribution

<p>ADDRESS: 806 West Adams Boulevard</p> <p>COMMUNITY PLAN: South Los Angeles</p> <div style="background-color: red; color: white; text-align: center; padding: 5px;">EXPEDITED PROCESSING SECTION</div>	<p>DATE OF FILING AND MAP STAMP DATE: 6/14/2018</p> <p>VTT- MAP NO: VTT-82114 ZA-2018-2453-CU-DB-SPR ENV-2018-2454-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 6/27/2018</p> <p>Hillside: () Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 9 () Neighborhood Planning (Check Office below)</p> <p>() Valley () West Los Angeles () Harbor () Metro E/S</p> <p>Department of Public Works (X) Bureau of Engineering (X) Bureau of Sanitation</p> <p>Department of Building and Safety (X) Grading Engineer (X) Zoning Engineer</p> <p>(X) Department of Transportation</p> <p>Department of Water and Power () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire")</p>	<p>() Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) () Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Empowerment Congress North Area Neighborhood Council</p> <p><i>N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</i></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.

RECOMMENDATION REPORTS

DUE BY: 8/6/2018

Please forward reports to the following e-mail address:

planning.expedited@lacity.org

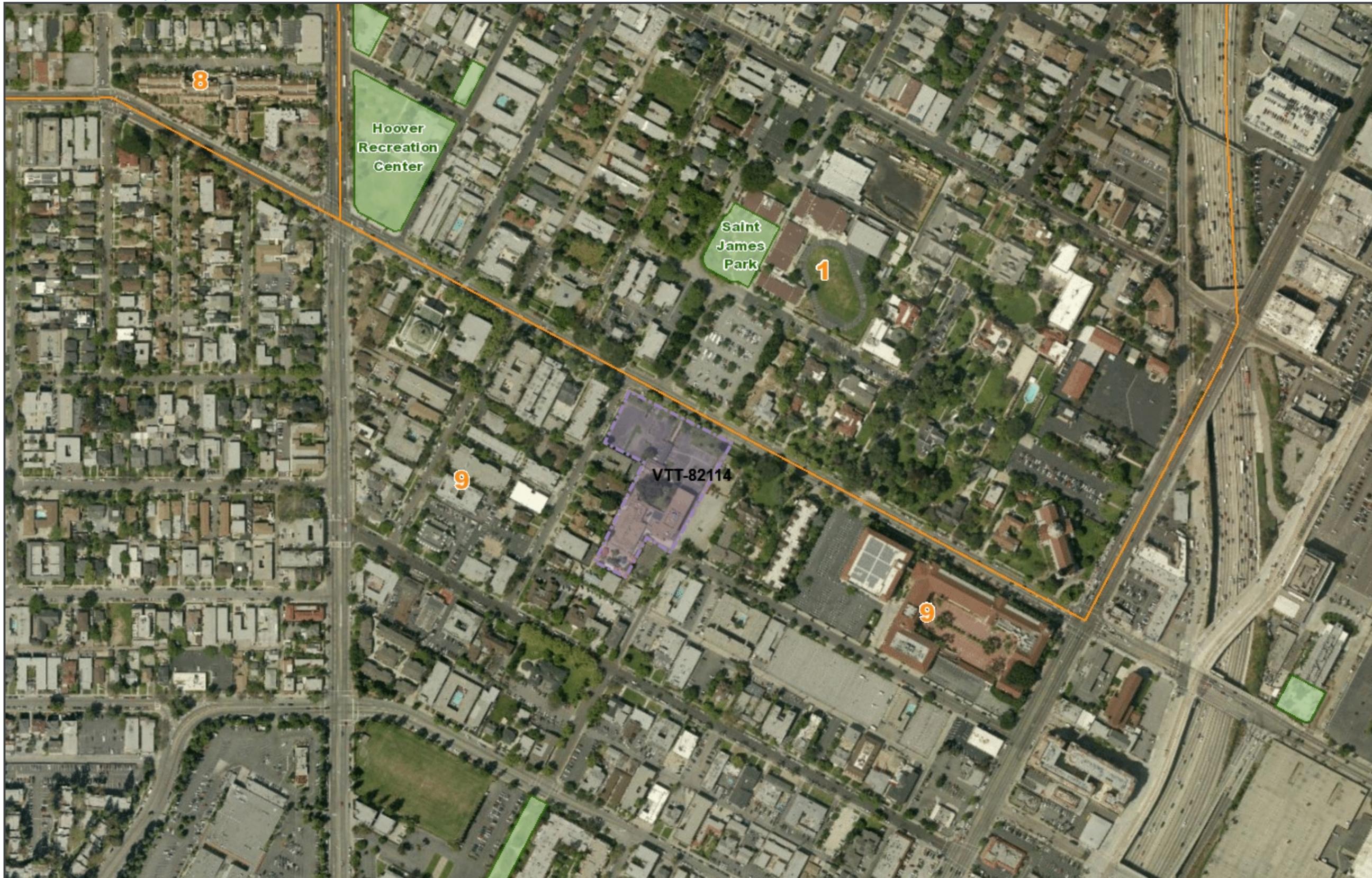
Vincent P. Bertoni,
Director of Planning

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



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Site



LEGEND

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

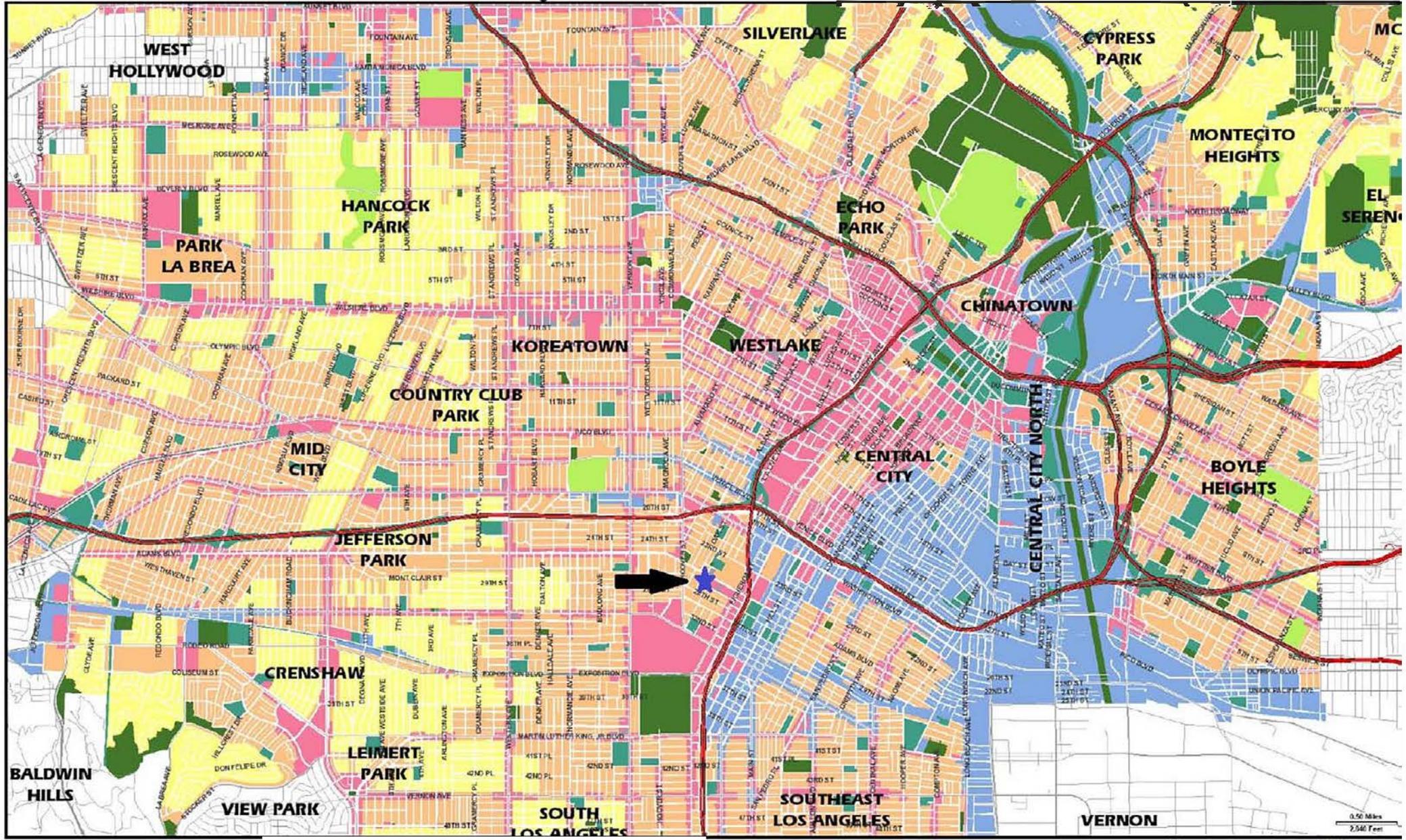
NOTES



SCALE 1: 4,514

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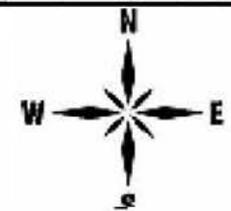
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Printed: 06/28/2018



Address: 806 W ADAMS BLVD
 APN: 5123003025
 PIN #: 123A201 233

Tract: HANCOCKS SURVEY
 Block: 22
 Lot: FR 2
 Arb: 39

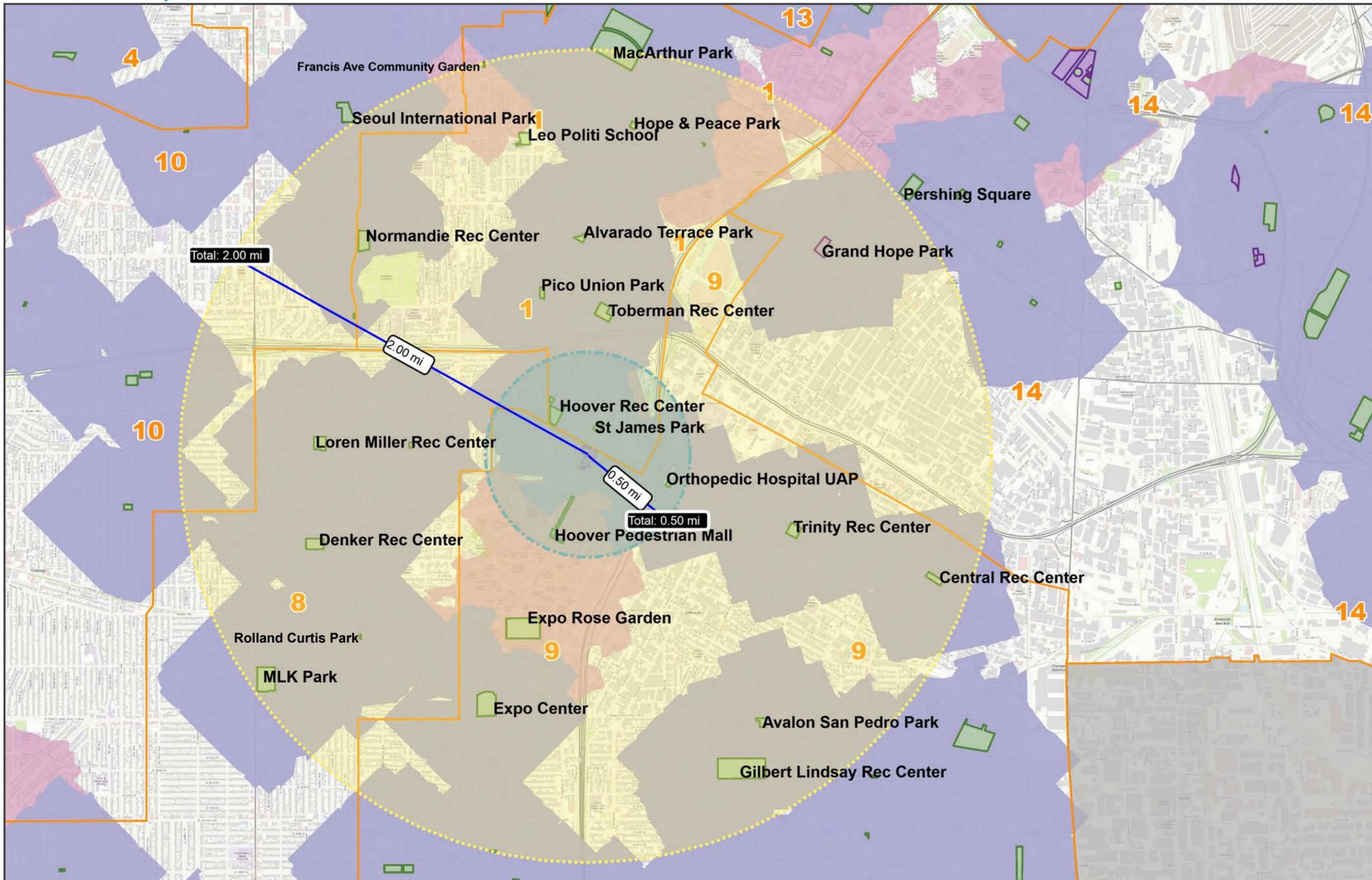
Zoning: RD1.5-1-O
 General Plan: Low Medium II Residential





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

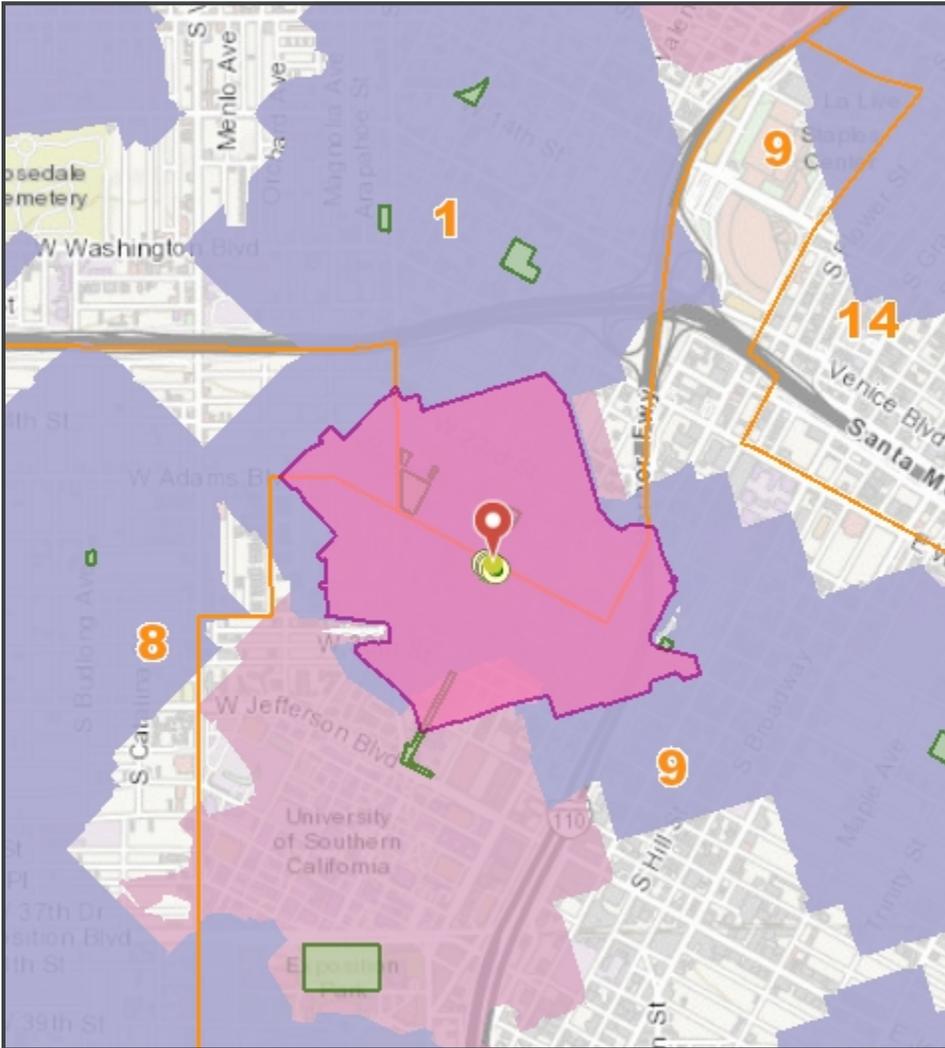
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Printed: 06/28/2018



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

806 West Adams Blvd

Description:

A residential community with up to 99 units.

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:	10,286	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,706	0

Residents Served by Age

Households Served by Annual Income

Under Age 5:	236	0
Age 5 to 9:	236	0
Age 10 to 14:	227	0
Age 15 to 17:	171	0
Age 18 to 64:	8,875	0
Age 65 and Over:	541	0

Under \$25,000:	1,736	0
\$25,000 to \$34,999:	361	0
\$35,000 to \$49,999:	234	0
\$50,000 to \$74,999:	198	0
\$75,000 and Over:	177	0

Source: Census/ACS 2010