

APPROVED  
DEC 12 2018

BOARD REPORT

BOARD OF RECREATION  
AND PARK COMMISSIONERS

NO. 18-255

DATE December 12, 2018

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82167 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	V. Israel	_____
<i>f</i> R. Barajas	<i>CSP</i>	S. Pifia-Cortez	_____
H. Fujita	_____	N. Williams	_____

*Mark D. Williams*  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82167 (Project) to pay in-lieu fees to the City, in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) 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).

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

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LAMC Section 17.04 (Subdivision Committee) states that 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 82167 (Project) is located at 804 Garland Avenue and 1150-1180 West 8th Place in the Central City West community of the City. The Project site is approximately 1.74 gross acres and its present use consists of parking lot and a small commercial trailer. The Project, as currently proposed, consists of the construction of a 14-story Mixed-use building with 118 Dwelling units, 69,925 square-feet (sq. ft.) of office floor area, and 6,225 sq. ft. of commercial space.

The Project also includes exterior and interior private open space and common open space. These open space areas include a child care space, communal lounges, pool and pool deck, garden areas and terraces, and a roof deck.

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 **July 9, 2018**. The meeting included a discussion of the requirements of LAMC 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.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on June 6, 2018 and submitted a revised tract map on **July 12, 2018**. On September 5, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **Upon Receipt**. The Advisory Agency Filing Notification is attached (Attachment 2).

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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 118 units would be:

$$0.85 \text{ Acres} = (118 \times 2.88) \times 0.00251$$

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 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 0 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

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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:

**\$12,607.00 x number of new non-exempt dwelling units**

The maximum Park Fees payment for the Project's proposed 118 units would be:

**\$1,487,626.00 = \$12,607.00 x 118 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 0 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

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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 Central City West community of the City and within the Westlake Community Plan Area. Currently the site holds a parking lot and a small commercial trailer. The Project site is located in a commercial and residential area and is surrounded by retail, residential, 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): 14,531 persons (26,087) persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.

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- Westlake Community Plan Area (2014 American Community Survey): 36,563 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes exterior and interior private open space and common open space. These open space areas include a child care space, communal lounges, pool and pool deck, garden areas and terraces, and a roof deck.

The amount of common open space being provided by the Project does not appear 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.). It is currently unknown if 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, it is unknown if these proposed recreational amenities would likely reduce the Project's impact on existing public recreational and park facilities or if they would reduce the need for new or expanded public recreational and park facilities.

### Public Park Access

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

- Grand Hope Park is a 2.31 acre park, located at 919 South Grand Avenue that is owned but not operated by RAP. Grand Hope Park is currently improved with a playground, walking paths and benches.
- Valencia Triangle is a 0.06 acre park, located at 8th Street and Valencia Street. Valencia Triangle is currently improved with benches, landscaping, and a bust of Francisco Morazan.

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 and would serve **697** 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.

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### Nearby Public Park Projects

There are two new public parks currently in development within a two (2) mile radius of the Project site:

- 1st and Broadway Park is a 1.96 acre park located at 217 West 1st Street in Council District 14. The current scope of the 1st and Broadway Park Development (PRJ20781) Project is development of a new community park. The 1st and Broadway Park Development (PRJ20781) Project is currently in design. The 1st and Broadway Park Development (PRJ20781) Project is being led by the Department of Public Works, Bureau of Engineering (BOE) and is expected to be completed in August 2020. The current project budget for the 1st and Broadway Park Development (PRJ20781) Project is Thirty Million, Three Hundred Eighty-Nine Thousand Dollars (\$30,389,000.00) and the current available funding is Seventeen Million, Two Hundred Six Thousand, Eight Hundred Twelve Dollar and Three Cents (\$17,206,812.03). The 1st and Broadway Park Development (PRJ20781) Project is not fully funded at this time.
- Alpine Recreation Center Expansion (Ord and Yale Street Park (PRJ20591)) is a 0.85 acre park located at 817 Yale Street in Council District 1. The current scope of the Ord and Yale Street Park Project is the construction of a children's playground with equipment and climbing wall, the construction of a fitness zone with eight pieces of equipment, construction an entry plaza/performance space with small cafe and restroom building, construction of an upper viewing terrace with public art water feature, and the construction of a fitness trail on the Native Restoration Garden slope and through the Bamboo Grove. The Ord and Yale Street Park Project is in the construction phase. The development of the Ord and Yale Street Park Project is being led by BOE and is expected to be completed in November 2019. The current project budget for the Ord and Yale Street Park Project is Eight Million, Two Hundred Forty-Nine Thousand, Seven Hundred and Five Dollars (\$8,249,705.00) and the current available funding is Eight Million, Two Hundred Forty-Nine Thousand, Seven Hundred and Five Dollars (\$8,249,705.00). The Ord and Yale Street Park 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:

- Pershing Square Park is a 4.44 acre park located at 532 South Olive Street in Council District 14. The Pershing Square Park Renovation (PRJ21113) Project is currently in design. The current scope of the Pershing Square Park Renovation (PRJ21113) Project is to identify, investigate, and address: (1) deficiencies in the built conditions of the existing underground parking garage, to meet today's code compliance; and (2) challenges in executing major design elements as proposed in the competition scheme, and validate for feasibility/constructability. The Pershing Square Park Renovation (PRJ21113) 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 Pershing Square Park Renovation (PRJ21113) Project is not known at this time and the current available funding is Two Million, Seven Hundred Ninety-Seven Thousand, Three Hundred Thirty-

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Eight Dollars (\$2,797,338.00). The Pershing Square Park Renovation (PRJ21113) 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 but it is not 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 (2) RAP-operated public parks within walking distance of the Project. However, as previously noted, one of those parks, Valencia Triangle, does not currently provide any recreational amenities for park users.

If a new public park was provided at the Project location, the park would serve Project residents and would serve **697** new, previously unserved, residents within a half-mile (1/2) walking distance.

There are two (2) new public parks, and one (1) 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, two (2) of these projects are not fully funded at this time and need additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to pay fees to the City.

### 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 Darryl Ford, Senior 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

# **ETHOS SOCIETE PROJECT**

CONCEPT DESIGN PACKAGE

MAY. 16. 2018

**WP. DTLA**  
**GDS ARCHITECTS INC.**

**PROJECT SUMMARY**

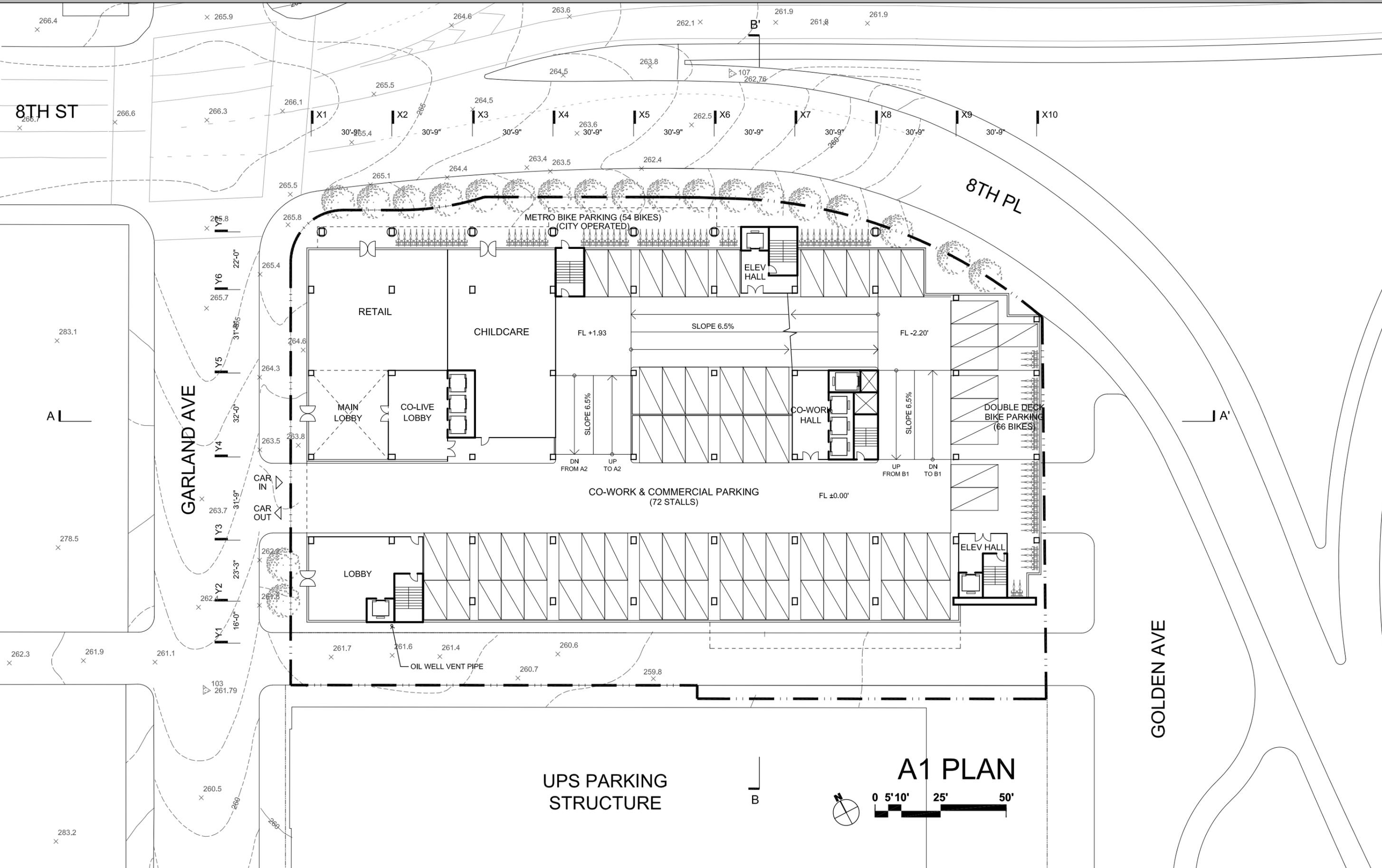
Gross Land Area	53,447 sf
Max FAR	4.50
Max Buildable	240,512 sf
A/G Floor Area	321,611 sf
B/G Floor Area	47,794 sf
Total Gross Area	369,405 sf
Area for FAR	229,870 sf
FAR	4.30
Number of Stories	14 A/G, 2 B/G
Site Elevation	266 ft ASL
Bldg Height from Ground	176.7 ft
Bldg Height ASL	442.7 ft ASL
Required Open Space	19,000 sf
Private Open Space	0 sf
Common Open Space	24,332 sf
Total Usable Open Space	24,332 sf
Landscaped Open Space	6,083 sf
Required Tree Number	118 Trees
Co-live Area	142,428 sf
Commercial Area	6,255 sf
Co-work Area	69,766 sf
Co-farm Area	811 sf
Accessory Area	12,344 sf
Total Parking Required	321
Total Parking Provided	323
Total Bike Parking Provided	186

**CO-LIVE UNIT SUMMARY**

TYPE	UNIT #	FLOOR AREA					UNIT RATIO	PUBLIC OPEN SPACE REQ	PRIVATE OPEN SPACE (BALC)	REMARK
		NET	BALCONY	SUBTOTAL	COMMON	GROSS				
TYPE-1	4 Beds	62 Units	928 sf	0 sf	928 sf	490 sf	1,418 sf	52.5%	10,850 sf	
TYPE-2	3 Beds	23 Units	737 sf	0 sf	737 sf	389 sf	1,126 sf	19.5%	4,025 sf	
TYPE-3	2 Beds	33 Units	546 sf	0 sf	546 sf	288 sf	834 sf	28.0%	4,125 sf	
TOTAL		118 Units	92,505 sf	0 sf	92,505 sf	48,803 sf	141,308 sf	100.0%	19,000 sf	

**STACKING SUMMARY**

FLOOR	MAIN PROGRAM	CO-LIVE			CO-WORK		ACCESSORY		COMMERCIAL			GARDEN	PARKING		MEP / BOH	TOTAL
		CO-LIVE UNIT	LOBBY/HALL/CORRIDOR/STORAGE	LIBRARY	CO-WORK OFFICE	COMMON AREA	GYM	COMMUNITY ROOM	RETAIL	ROOF TOP BAR	CHILDCARE	VERTICAL GARDEN	VEHICLE/BIKE PARKING	PARKING PROVIDED	MEP ROOM / BOH	
A14	Co-Live Units	11,109 sf	5,122 sf													16,231 sf
A13	Co-Live Units	11,273 sf	5,122 sf													16,395 sf
A12	Co-Live Units	11,273 sf	5,122 sf													16,395 sf
A11	Co-Live Units	11,437 sf	5,122 sf													16,559 sf
A10	Co-Live Units	11,437 sf	5,122 sf													16,559 sf
A9	Co-Live Units	9,226 sf	4,179 sf													13,405 sf
A8	Co-Live Units/Library	8,298 sf	4,131 sf	1,120 sf												13,549 sf
A7	Co-Live Units	9,226 sf	4,153 sf													13,379 sf
A6	Co-Live Units/Gym/Bar	9,226 sf	4,153 sf				2,345 sf			1,132 sf						16,856 sf
A5	Co-Work				30,580 sf											30,580 sf
A4	Co-Work/Garden				37,302 sf						811 sf					38,113 sf
A3	Community/Storage/Parking		1,712 sf			471 sf		8,489 sf					28,403 sf	88		39,075 sf
A2	Parking/Storage		2,161 sf			471 sf		402 sf					35,010 sf	96		38,044 sf
A1	Retail/Childcare/Lobby/Parking		2,252 sf			471 sf		1,108 sf	2,439 sf		2,684 sf		27,517 sf	72		36,471 sf
A/G TOTAL		92,505 sf	48,351 sf	1,120 sf	67,882 sf	1,413 sf	2,345 sf	9,999 sf	2,439 sf	1,132 sf	2,684 sf	811 sf	90,930 sf	256		321,611 sf
B1	Parking/BOH		452 sf			471 sf							25,918 sf	67	1,776 sf	28,617 sf
B2	MEP														19,177 sf	19,177 sf
B/G TOTAL			452 sf			471 sf							25,918 sf	67	20,953 sf	47,794 sf
TOTAL		92,505 sf	48,803 sf	1,120 sf	67,882 sf	1,884 sf	2,345 sf	9,999 sf	2,439 sf	1,132 sf	2,684 sf	811 sf	116,848 sf	323	20,953 sf	369,405 sf



8TH ST

8TH PL

GARLAND AVE

GOLDEN AVE

UPS PARKING STRUCTURE

A1 PLAN

8TH ST

B'

X1 30'-9" X2 30'-9" X3 30'-9" X4 30'-9" X5 30'-9" X6 30'-9" X7 30'-9" X8 30'-9" X9 30'-9" X10

8TH PL

Y7

22'-0"

Y6

31'-9"

Y5

32'-0"

Y4

31'-9"

Y3

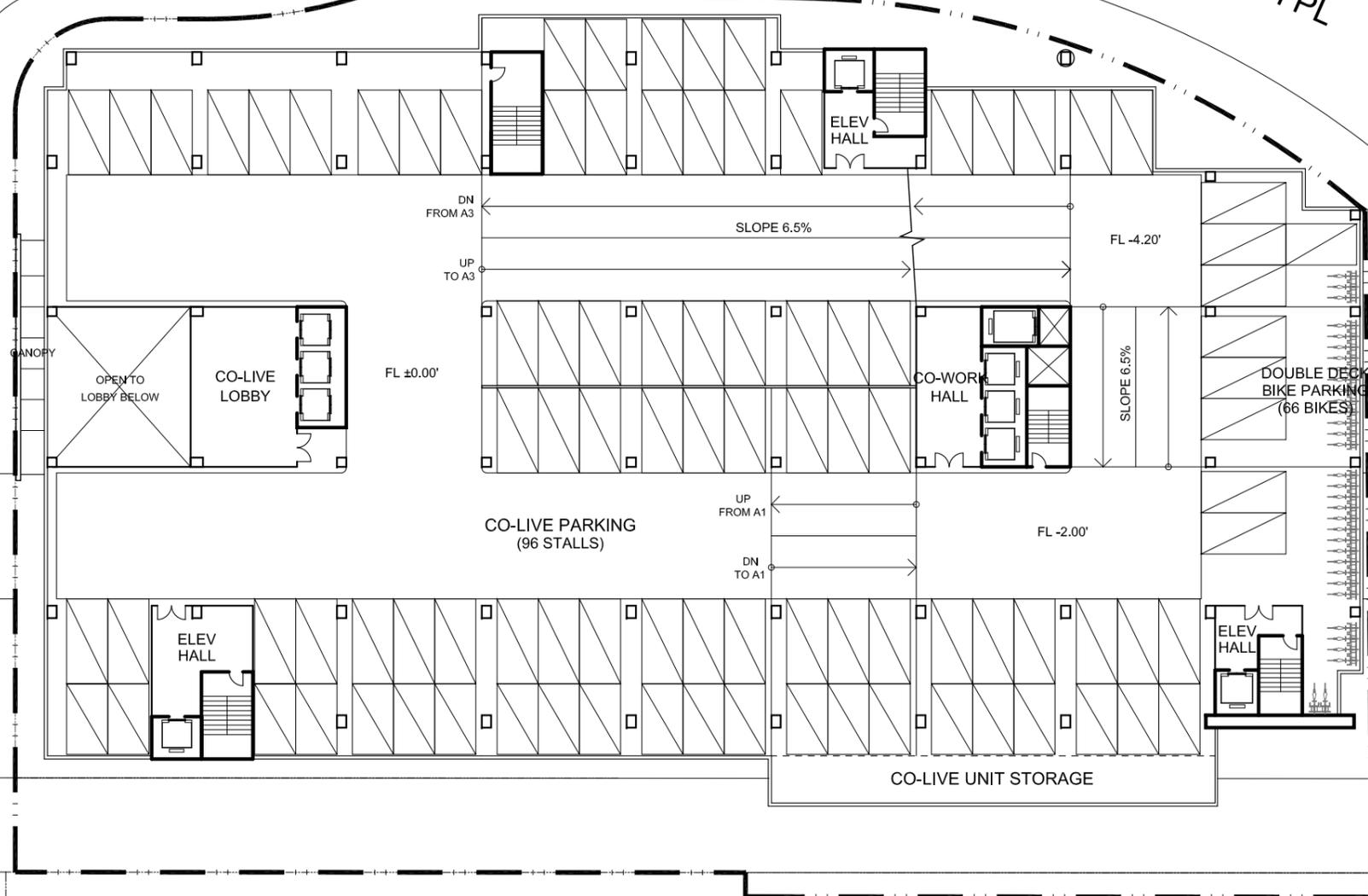
23'-3"

Y2

16'-0"

A1

GARLAND AVE



A'

GOLDEN AVE

UPS PARKING STRUCTURE

B

A2 PLAN



0 5'10" 25' 50'

8TH ST

X1 30'-9" X2 30'-9" X3 30'-9" X4 30'-9" X5 30'-9" X6 30'-9" X7 30'-9" X8 30'-9" X9 30'-9" X10

8TH PL

GARLAND AVE

Y7 22'-0"  
Y6 31'-9"  
Y5 32'-0"  
Y4 31'-9"  
Y3 23'-3"  
Y2 16'-0"  
Y1

A

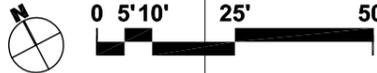
A'

GOLDEN AVE



UPS PARKING STRUCTURE

A3 PLAN



8TH ST

B'

X1 30'-9" X2 30'-9" X3 30'-9" X4 30'-9" X5 30'-9" X6 30'-9" X7 30'-9" X8 30'-9" X9 30'-9" X10

8TH PL

GARLAND AVE

Y7 22'-0"  
Y6 31'-9"  
Y5 32'-0"  
Y4 31'-9"  
Y3 23'-3"  
Y2 16'-0"  
Y1

A

A'

GOLDEN AVE

T SHOWER  
T SHOWER  
SUPPORT

MULTI-PURPOSE

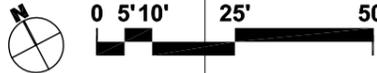
LOBBY  
VERTICAL GARDEN  
SUNKEN GARDEN  
RECEPTION  
SUPPORT

BAR  
PUBLIC LOUNGE

P  
P  
P  
P

UPS PARKING STRUCTURE

A4 PLAN



8TH ST

X1 30'-9" X2 30'-9" X3 30'-9" X4 30'-9" X5 30'-9" X6 30'-9" X7 30'-9" X8 30'-9" X9 30'-9" X10

8TH PL

GARLAND AVE

Y7 22'-0" Y6 31'-9" Y5 32'-0" Y4 31'-9" Y3 23'-3" Y2 16'-0" Y1

T SHOWER T SHOWER SUPPORT

LOBBY VERTICAL GARDEN SUPPORT

P P P P P P P P

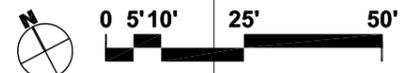
BAR

OPEN T T

OPEN

UPS PARKING STRUCTURE

A5 PLAN



GOLDEN AVE

8TH ST

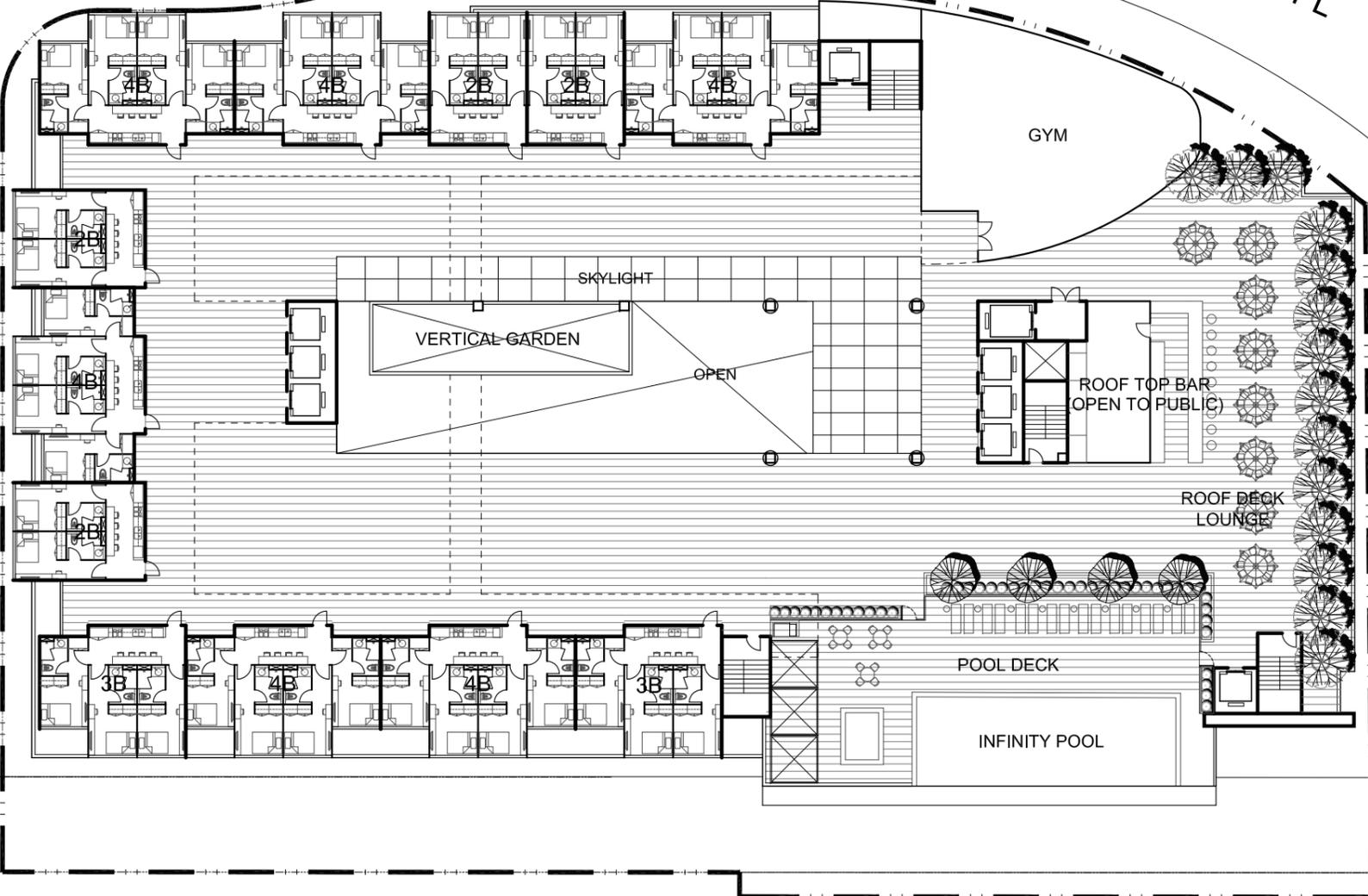
GARLAND AVE

8TH PL

GOLDEN AVE

Y7 22'-0"  
 Y6 31'-9"  
 Y5 32'-0"  
 Y4 31'-9"  
 Y3 23'-3"  
 Y2 16'-0"  
 Y1

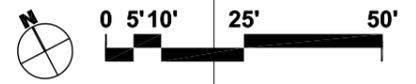
X1 30'-9" X2 30'-9" X3 30'-9" X4 30'-9" X5 30'-9" X6 30'-9" X7 30'-9" X8 30'-9" X9 30'-9" X10



TYPE-1(4B): 6 UNITS  
 TYPE-2(3B): 2 UNITS  
 TYPE-3(2B): 4 UNITS  
 TOTAL: 12 UNITS

UPS PARKING STRUCTURE

A6 PLAN



8TH ST

GARLAND AVE

8TH PL

GOLDEN AVE

Y7 22'-0"  
 Y6 31'-9"  
 Y5 32'-0"  
 Y4 31'-9"  
 Y3 23'-3"  
 Y2 16'-0"

X1 30'-9" X2 30'-9" X3 30'-9" X4 30'-9" X5 30'-9" X6 30'-9" X7 30'-9" X8 30'-9" X9 30'-9" X10

A1

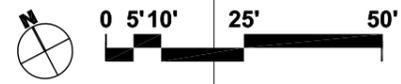
A'

B

TYPE-1(4B):	6 UNITS
TYPE-2(3B):	2 UNITS
TYPE-3(2B):	4 UNITS
TOTAL: 12 UNITS	

UPS PARKING STRUCTURE

A7 PLAN



8TH ST

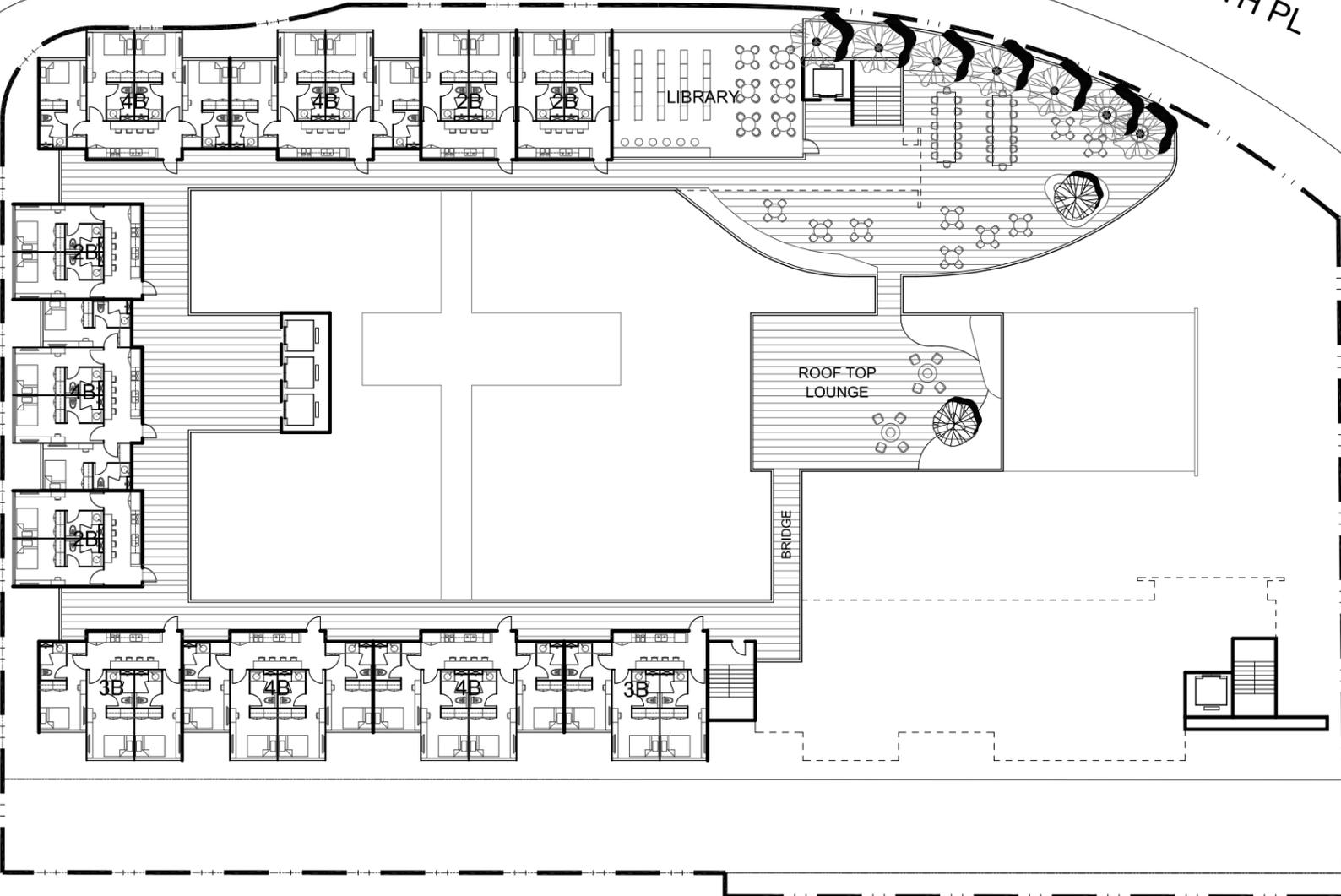
GARLAND AVE

8TH PL

GOLDEN AVE

Y7 22'-0"  
 Y6 31'-9"  
 Y5 32'-0"  
 Y4 31'-9"  
 Y3 23'-3"  
 Y2 16'-0"

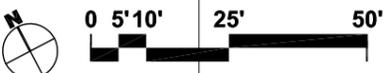
X1 30'-9" X2 30'-9" X3 30'-9" X4 30'-9" X5 30'-9" X6 30'-9" X7 30'-9" X8 30'-9" X9 30'-9" X10



TYPE-1(4B):	5 UNITS
TYPE-2(3B):	2 UNITS
TYPE-3(2B):	4 UNITS
<b>TOTAL: 11 UNITS</b>	

UPS PARKING STRUCTURE

A8 PLAN





## Filing Notification and Distribution

Tract Map No. VTT-82167  
Tract Map Date: July 12, 2018  
Property Address: 804 S. Garland Avenue  
Community Plan: Central City West

Distribution Date: September 05, 2018

Deemed Complete Date: September 5, 2018

COUNCIL DISTRICT NO. 1

Hillside  Yes  No

Neighborhood Council District:

Westlake South

Bureau of Engineering

Bureau of Sanitation

Dept. of Building and Safety - Grading

St. Services / Urban Forestry / Land  
Development Section

Dept. of Building and Safety – Zoning

Housing Department (No P.S.)

Dept. of Transportation

Board of Education (No P.S.)

DWP Real Estate

County Health Department (No P.S.)

DWP Water Design

GIS (Final Map & LOD)

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Street Lighting

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

### **DATE DUE: UPON RECEIPT**

**Please send your reports to the following e-mail address: [hakeem.park-davis@lacity.org](mailto:hakeem.park-davis@lacity.org) and [maria.reyes@lacity.org](mailto:maria.reyes@lacity.org). Thank you.**

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency 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.

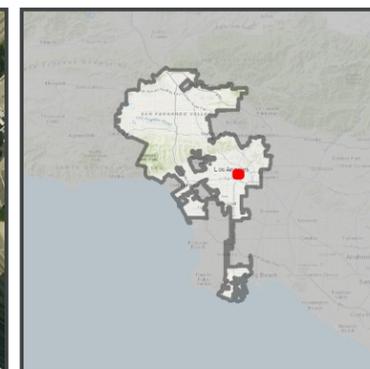
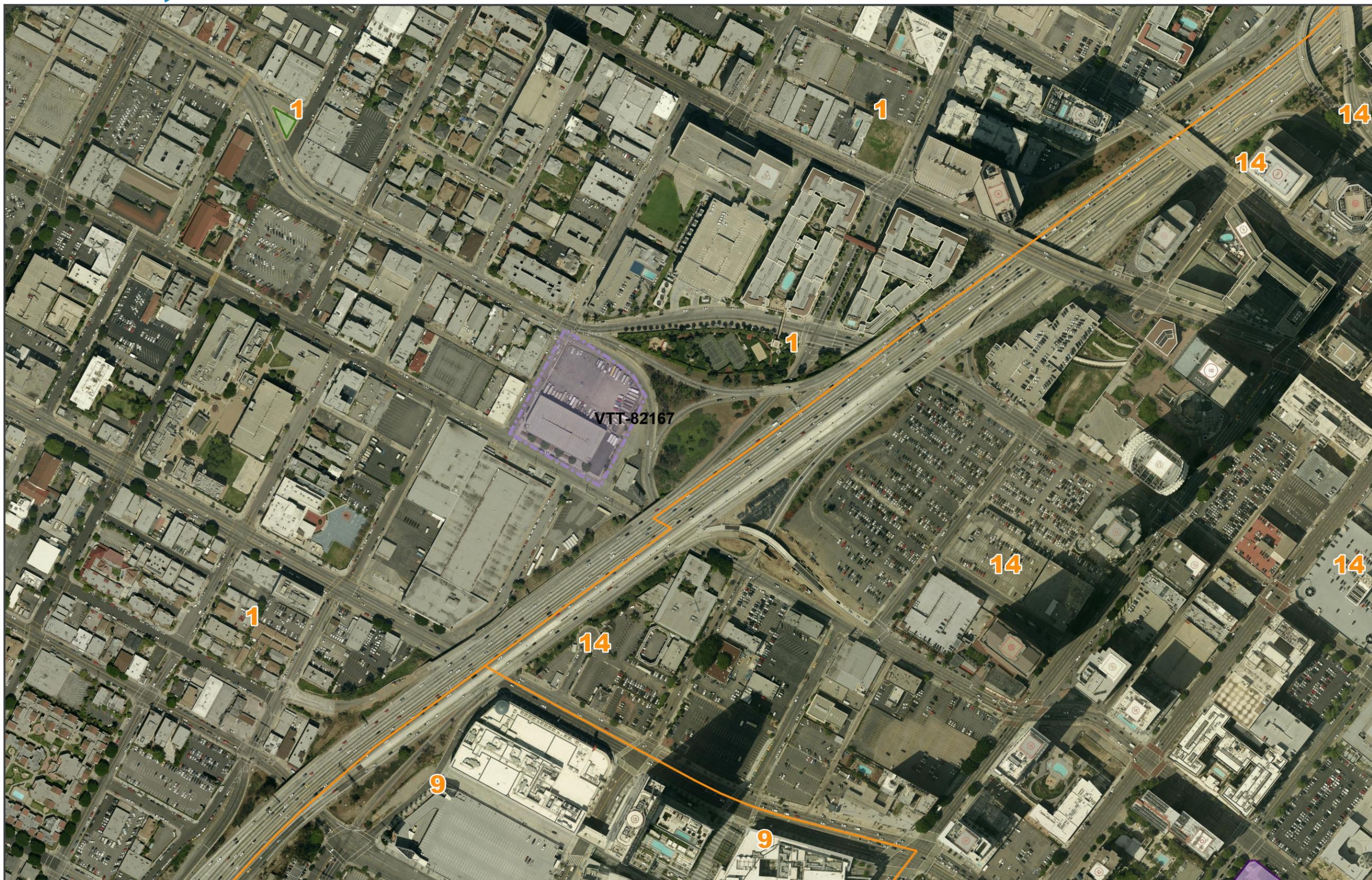
VINCENT P. BERTONI, AICP  
Advisory Agency

KEVIN S. GOLDEN  
Deputy Advisory Agency  
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

### Aerial View of Project Site



#### LEGEND

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

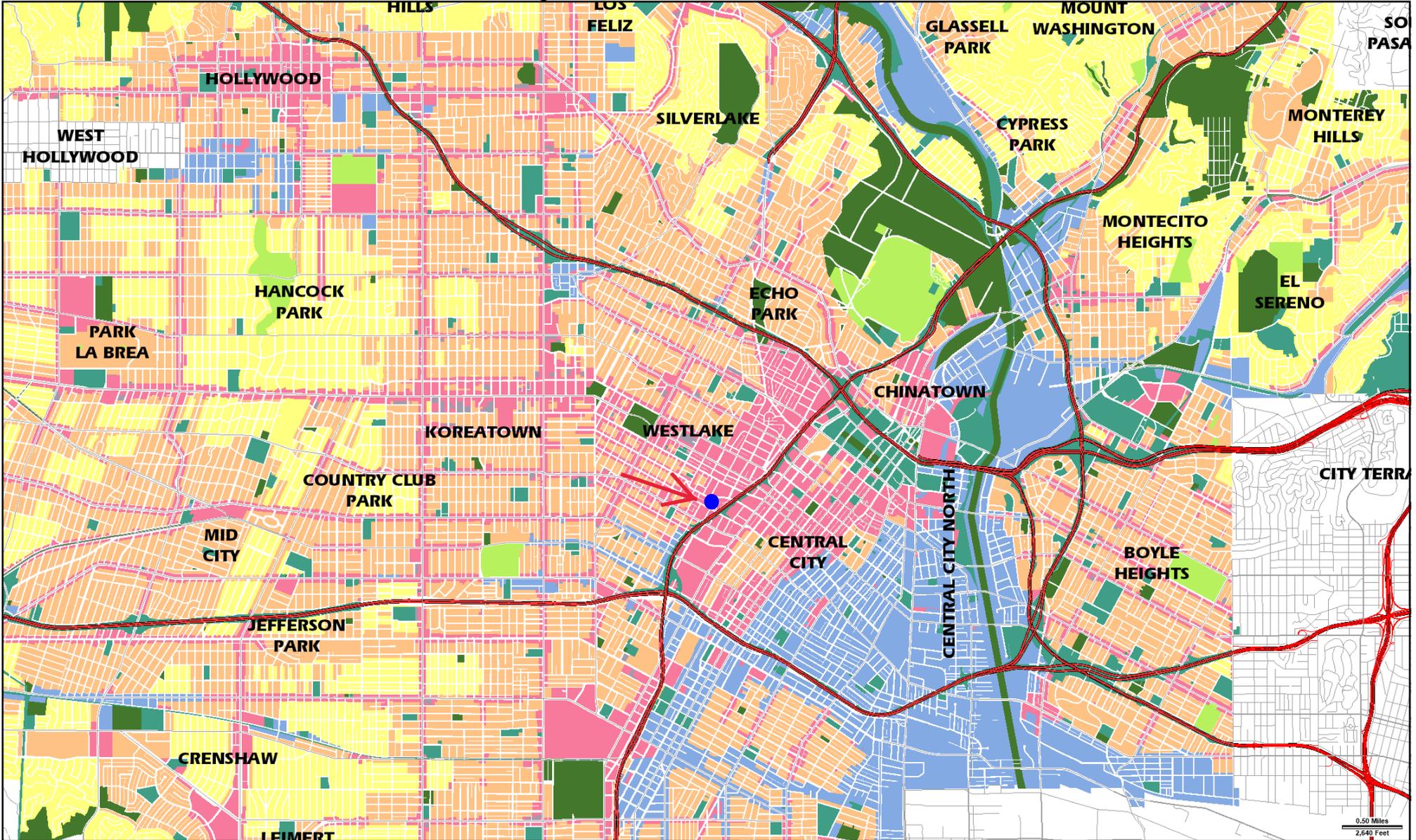
#### NOTES

0 0 Miles 0 0

SCALE 1: 4,514

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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Printed: 09/11/2018



Address: 1180 W 8TH PL

APN: 5143003018

PIN #: 129A205 50

Tract: KENNEDY TRACT

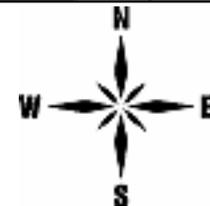
Block: None

Lot: 22

Arb: 1

Zoning: CW

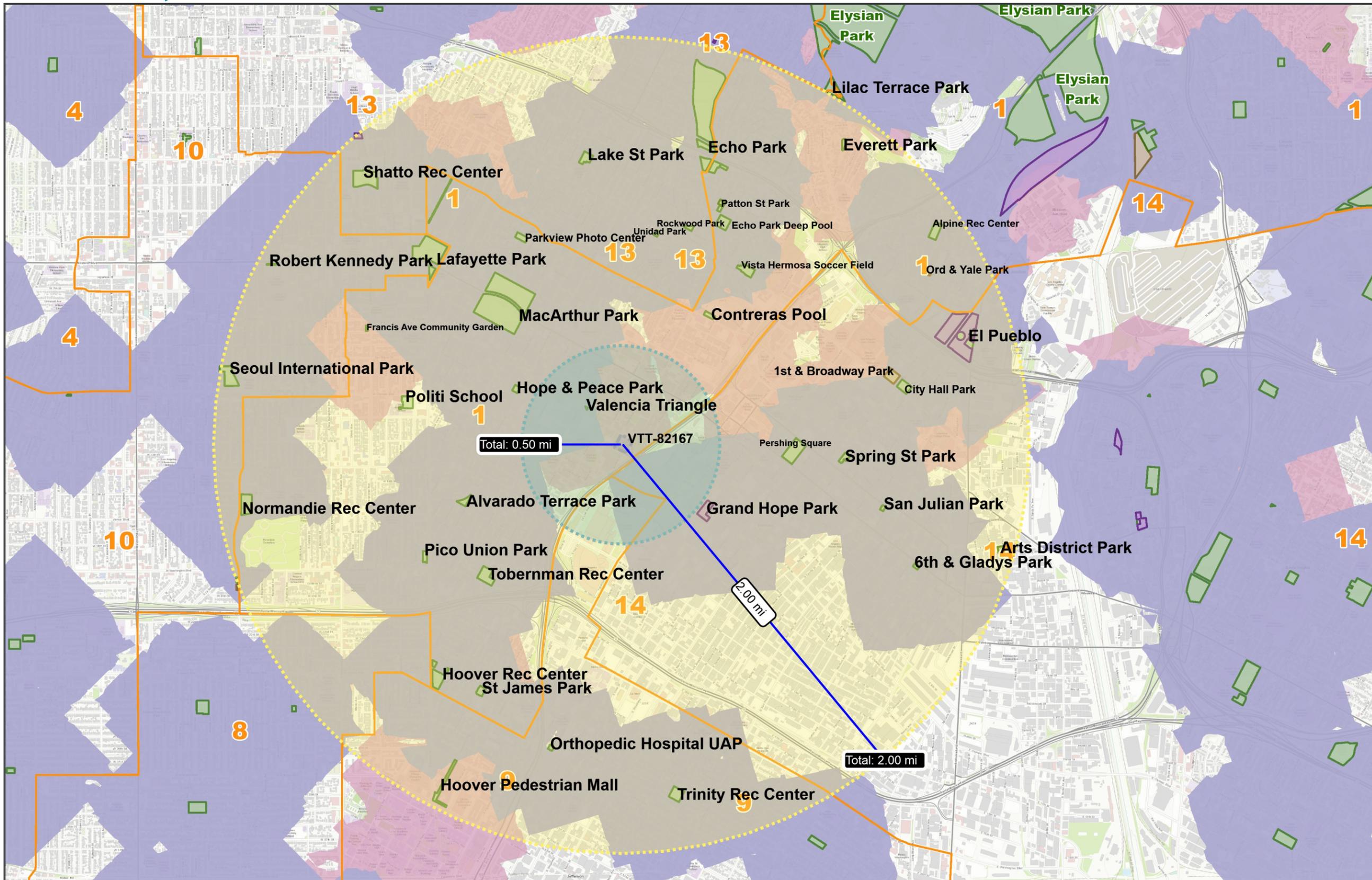
General Plan: Community Commercial





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

Project Location & Surrounding Parks



**LEGEND**

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

**NOTES**



SCALE 1: 36,112

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