

APPROVED

FEB 06 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-029

DATE February 6, 2020

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP NO. AA-2019-7419-PMLA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	*C. Santo Domingo	<u>DP</u>
V. Israel	_____	N. Williams	_____

Nael Denise Williams
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map No. AA-2019-7419-PMLA (Project) to pay in-lieu fees to the City in order fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) 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.

PARK FEE 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 (LAMC) Section 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) states that "[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

The proposed Project, located at 1829 North Hancock Street in the Lincoln Heights community of the City, consists of a mixed-use project with 97 residential units, 96 of which are affordable, and approximately 71,764 square feet (SF) of non-residential uses, including medical office, medical clinic and grocery store with 124 parking spaces.

The proposed Project also includes approximately 9,800 SF of common open space, including a courtyard terrace and community room.

The Project, as submitted to City Planning, is not proposing to make a park 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 **December 13, 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 proposed Project.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **December 12, 2019**. On September 25, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as **January 28, 2020**. 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.

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REQUIRED LAND DEDICATION AND 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** required land dedication for the Project’s proposed 97 units would be:

$$\mathbf{0.70\ Acres = (97 \times 2.88) \times 0.00251}$$

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 96 affordable units 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:

$$\mathbf{0.01\ Acres = (1 \times 2.88) \times 0.00251}$$

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Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of 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 would need to approve 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 development 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, 2019, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$12,998.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 97 units would be:

\$1,260,806.00 = \$12,998.00 x 97 dwelling units

As currently proposed, the Project has 96 dwelling units 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:

\$12,998.00 = \$12,998.00 x 1 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.

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Per LAMC 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 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 developments is existing park service radius gaps. Approximately 54% of residents in the City of Los Angeles live within a one-half mile, or a 10 minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to 65% by 2025 and to 75% by 2035. RAP has employed 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 proposed Project is located within the Lincoln Heights community of the City and within the Northeast Los Angeles Community Plan Area. Currently, the Project site has industrial buildings. The proposed Project is surrounded by commercial, industrial and residential buildings on all sides.

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

The proposed Project is located in a high-density area of the City. Below is 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 walking distance of the Project site (EPADSS): 8,157 persons (15,687 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- East Los Angeles Community Plan Area (2017 American Community Survey): 9,957 persons per square mile

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Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 9,800 SF of common open space, including a courtyard terrace and community room.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, 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 proposed 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 to serve the proposed Project's residents.

Public Park Access

There is one RAP-operated public park within a half-mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

- Lincoln Park, located at 3501 Valley Boulevard, is a 42.81-acre park that provides a lake, recreation center, picnic areas, play areas, tennis courts and a swimming pool.

As previously noted in this 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 approximately **205** new, previously unserved, residents within a half-mile (½) 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 walking distance. If the proposed 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 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:

- 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

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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 currently under construction. The development of the Ord and Yale Street Park Project is being led by BOE and is expected to be completed in August 2020. The Ord and Yale Street Park Project is fully funded at this time.

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

Staff Recommendation

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

The Project site is not located in an existing park service radius gap. There is one RAP-operated public park within a half-mile walking distance from the Project.

There is one new public park currently in development within a two-mile radius of the Project site.

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

If a new public park was provided at the Project location, the park would serve Project residents and 205 currently unserved residents within a half-mile walking distance.

As noted earlier in the Report, 96 of the 97 proposed residential units will likely qualify for the affordable housing exemption. Thus, a potential land dedication would be just 0.01 acres.

Therefore, RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City.

FISCAL IMPACT

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

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STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

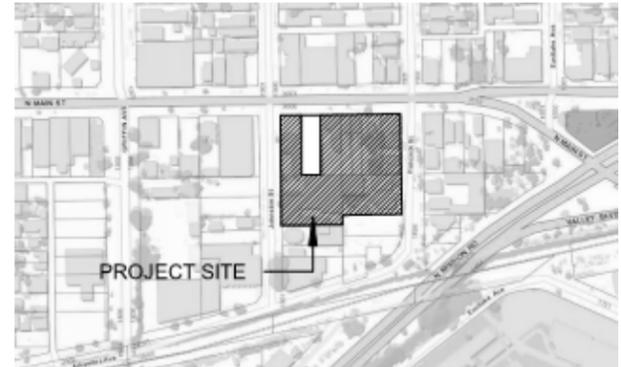
Result: Collected fees could serve to fund capital improvements of existing parks in the Project area.

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

LIST OF ATTACHMENTS

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

VICINITY MAP



The Brine

1829 N. HANCOCK ST., LOS ANGELES, CA 90031

The Decro Group

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L-00	PRELIMINARY-CONCEPTUAL LANDSCAPE PLAN
10.1	LAND TITLE SURVEY 1 OF 2
10.2	LAND TITLE SURVEY 2 OF 2



PROJECT TEAM

DEVELOPER:
THE DECRO GROUP
 3431 WESLEY STREET
 SUITE F
 CULVER CITY, CA 90232
 TEL. 424 603 4586

ARCHITECT:
TOGAWA SMITH MARTIN
 444 S. FLOWER STREET
 SUITE 1220
 LOS ANGELES, CA 90071
 TEL. 213 614 6050

LANDSCAPE ARCHITECT:
DAKELUNA CONSULTANTS
 535 EUCLID AVENUE
 LOS ANGELES, CA 90063
 TEL. 323 526 8279

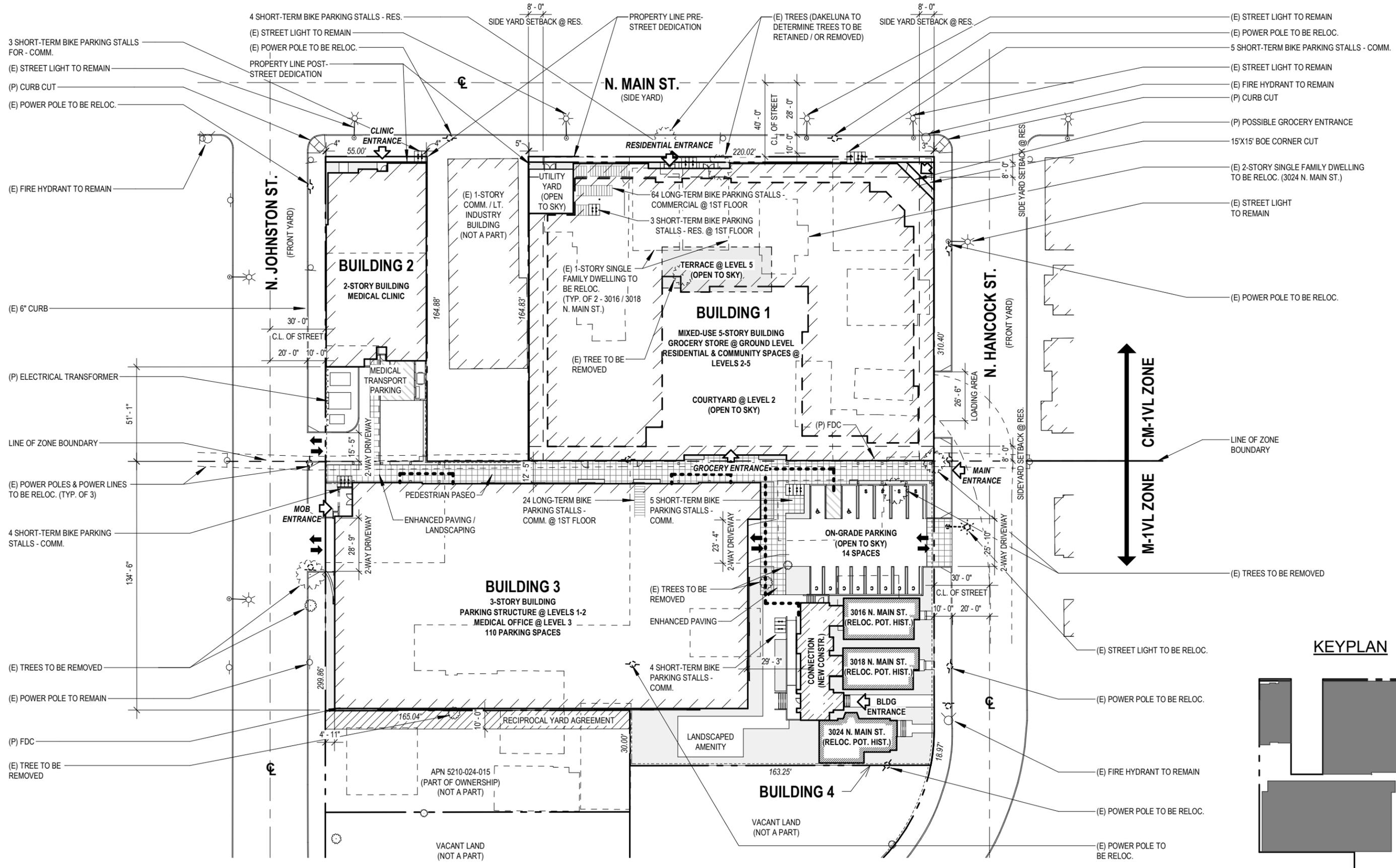
HISTORICAL CONSULTANT:
HISTORICAL ARCHITECTURAL CONSULTING
 4618 W. EIGHTH STREET
 LOS ANGELES, CA 90005
 TEL. 310 874 8783

LAND USE CONSULTANT:
CRAIG LAWSON & CO., LLC
 3221 HUTCHISON AVENUE,
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 LOS ANGELES, CA 90034
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1804437 | November 12, 2019

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PROJECT DATA

LOT AREA AND ZONING

Lot Summary	Lot #	Address	APN	Zoning
	1	1829-1831-1839 Hancock 3028-3030 N Main	5210-024-001 5210-024-002	CM-1VL
	2	3024 N Main	5210-024-003	CM-1VL
	3	316 0 318 N Main	5210-024-004	
	4	3012 - 3014 N Main	5210-024-005 5210-024-006	CM-1VL CM-1VL
	6	3000 N Main	5210-024-008	CM-1VL
Total Area**				45,315
	7	1825 - 1826 Hancock	5210-024-009	M1-1VL
	8	1832 - 1834 N Johnston	5210-024-022	M1-1VL
	9	1817 - 1819 Hancock	5210-024-011	M1-1VL
	10	1826 Johnston	5210-024-022	M1-1VL
	11	1,815 Hancock	5210-024-012	M1-1VL
	12	1820 Johnston	5210-024-022	M1-1VL
Total Area**				49,425

** Per LA County Assessor's Records

	Total Lot Area (sf)	Buildable Lot Area* (sf)
CM-1VL	45,315	44,265
M1-1VL	49,425	49,425
TOTAL	94,740	93,690

* Excludes 3 ft street dedication and 15-foot corner cut dedications on Main Street

LEGAL DESCRIPTIONS

APN	Legal Description
5210-024-001	Lot 1, in Block 3 of Moulton's Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of Said County. Except the South 50 feet of said lot
5210-024-002	The South 50 feet of Lot 1, Block 3 of Moulton's Addition, to the City of Los Angeles in the County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of Said County.
5210-024-003	The West 27 1/2 feet of Lot 3 the Easterly 27 1/2 feet of Lot 3 and all of Lot 2, in Block 3 of Moulton's Addition to the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-004	The West 27 1/2 feet of Lot 3 the Easterly 27 1/2 feet of Lot 3 and all of Lot 2, in Block 3 of Moulton's Addition to the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-005	The West 27 1/2 feet of Lot 3 the Easterly 27 1/2 feet of Lot 3 and all of Lot 2, in Block 3 of Moulton's Addition to the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-006	Lot 4, in Block 3 of Moulton's Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-008	Lot 6, in Block 3 of Moulton's Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the Los Angeles County Recorder.

5210-024-009	Lot 7, in Block 3 of Moulton's Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County.
5210-024-022	All of Lots 8 and 10 and that Portion of Lot 12 in Block 3 of Moulton's Addition to the City of Los Angeles as per map recorded in book 5, Page 468 of Miscellaneous Maps, in the Office of The County Recorder of said County described as follows: "Beginning at the Northwest Corner of said Lot 12; thence South along the West line of said Lot 25 Feet; thence East parallel with the North line of said Lot 165 feet to the East line of said Lot; thence North along said Line 25 feet to the Northeast corner of said Lot; thence West along the North line of said Lot 165 feet to the point of beginning"
5210-024-011	Lot 9, in Block 3 of Moulton's Addition, as per map recorded in book 5 page 468 of Miscellaneous Records of said County.
5210-024-012	Lot 11, in Block 3 of Moulton's Addition, as per map recorded in book 5 page 468 of Miscellaneous Records, in the Office of the County Recorder of said County and more commonly known as 1815 Hancock Ave., Los Angeles, California.

DENSITY				
Permitted	Zone	Lot Area	Ratio (Unit/sf)	Units
	CM-1VL	45,315	1 du/800 sf	56
	M1-1VL	0	0	0
				TOTAL 56
Density Bonus CUP	Base Density (Round Up)	% Increase	Units	
	57	70%	97	
Proposed (Building 1 only)	Studios	60	62%	
	One Bdrms	33	34%	
	Two Bdrms	4	4%	
		Total	97	100%

FLOOR AREA AND FAR								
Permitted	Zone	FAR	Buildable Area (SF)	Permitted Floor Area (SF)				
	CM-1VL	1.5 to 1	44,655	66,983				
	M1-1VL	1.5 to 1	49,425	74,138				
		TOTAL	1.5 to 1	94,080				
Density Bonus Off-Menu Incentive	Zone	Buildable Area (SF)	Density Bonus FAR	Permitted Floor Area (SF)				
	CM-1VL	44,655	3.26 to 1	145,575				
	M1-1VL (no Bonus)	49,425	1.5 to 1	74,137				
		TOTAL		219,712				
Proposed	Use	Building 1	Building 2	Building 3	Building 4	Trellis	Total	
	Commercial (SF)	28,418	9,856	27,300	4,254	1,936	71,764	
	Residential (SF)	106,931	0	0	0	0	106,931	
		Total (SF)	135,349	9,856	27,300	4,254	1,936	178,695

LOT COVERAGE

Building Footprint	83.05% = 77,810 / 93,690
Paving / Hardscape	10.41% = 9,750 / 93,690
Landscaping	6.54% = 6,130 SF / 93,690

HEIGHT & STORIES

	Zone	Height	Stories		
Permitted	CM-1VL	45'-0"	3		
	M1-1VL	45'-0"	3		
Off-Menu Density Bonus Incentive					
Increase (Bldg 1 only)	Zone	Height	Stories		
	CM-1VL	21'-0"	2		
Total		66'-0"	5		
Proposed		Building 1	Building 2	Building 3	Building 4
	Height	66'-0"	36'-0"	45'-0"	27'-2"
	Stories	5	2	3	1 & 2

YARDS & SETBACKS

CM-1VL - Required	Use	Front	Side Yard	Rear Yard
	Residential	0 ft	8 ft	n/a
	Commercial	0 ft	0 ft	0 ft
CM-1VL - Provided	Building 1	0 ft	8 ft	n/a

Note: M1-VL Zone does not require yard setbacks for commercial buildings

OPEN SPACE

	No. Habitable Rooms	Area/du	Units	Area
Required	< 3 habitable rooms	100	93	9,300
	= 3 habitable rooms	125	4	500
	> 3 habitable rooms	175	0	0
	Total			9,800
Required Outdoor Permitted Indoor				
	Min 50%		4,900	
	Up to 25%		2,450	
Proposed				
Outdoor	Level 2 courtyard		7,390	
	Level 5 Terrace		1,070	
	Total			8,460 outdoor area
Indoor Community Space				
	Level 2 Community Room		1,340	
Total			9,800	
Landscape Requirement				
	2,115 sf	25% of provided outdoor open space		
Landscape Provided				
	2,115 sf			
Trees Required				
	25	1 per 4 du		
Trees Provided				
	25			

PARKING

Residential Required	No. Habitable Rooms	Per DU	Units	Total	Off-Menu Incentive
	< 3 habitable rooms	1	60	60	0
	= 3 habitable rooms	1.5	33	49.5	0
	> 3 habitable rooms	2	4	8	0
Total			97	117	0

Commercial Required (Pursuant to the State Enterprise Zone)	Building	Ratio	Area	Bicycle Reduction	Spaces
	Building 1	1/500 sf	28,418	30%	40
	Building 2	1/500 sf	9,856		20
	Building 3	1/500 sf	27,300		55
	Building 4	1/500 sf	4,254		9
Total					124

Commercial Proposed	Parking Type	Standard	Accessible	Compact	Total
	Parking Garage (Bldg 3)	68	4	38	110
	Surface Parking	5	1	8	14
Total					124

BICYCLE PARKING

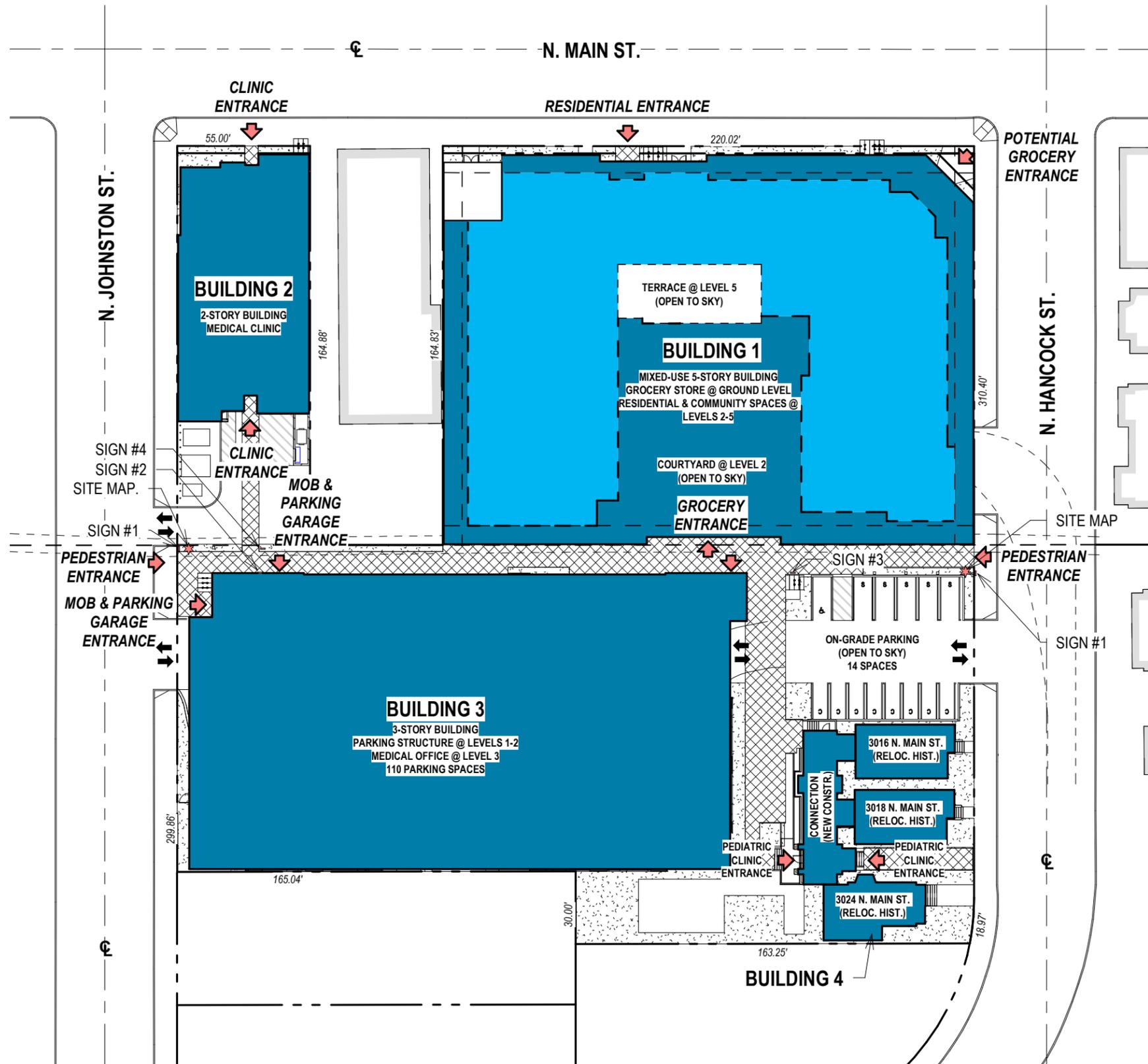
Required Short Term Bike Parking	Residential	Ratio	Units	Bike Stalls
	1 - 25 du	1 per 10	25	2.5
	26-100 du	1 per 15	72	4.8
Total				7

Commercial	Ratio (min 2)	Area (sf)	Bike Stalls	
Retail / Grocery	1 per 2,000	28,418	14.2	
Institutional /Clinic	1 per 10,000	9,856	2	
Institutional / MOB	1 per 10,000	27,300	2.7	
Institutional / Clinic	1 per 10,000	4,254	2	
Total			21	
Required Short Term Total				28

Required Long Term Bike Parking	Residential	Ratio	Units	Bike Stalls
	1-25 du	1 per 1	25	25
	26-100 du	1 per 1.5	72	48
Total				73

Commercial	Ratio (min 2)	Area	Bike Stalls	
Retail / Grocery	1 per 2,000	28,418	14.2	
Institutional /Clinic	1 per 5,000	9,856	2	
Institutional / MOB	1 per 5,000	27,300	5	
Institutional / Clinic	1 per 5,000	4,254	2	
Total			24	
Required Long Term Total				97

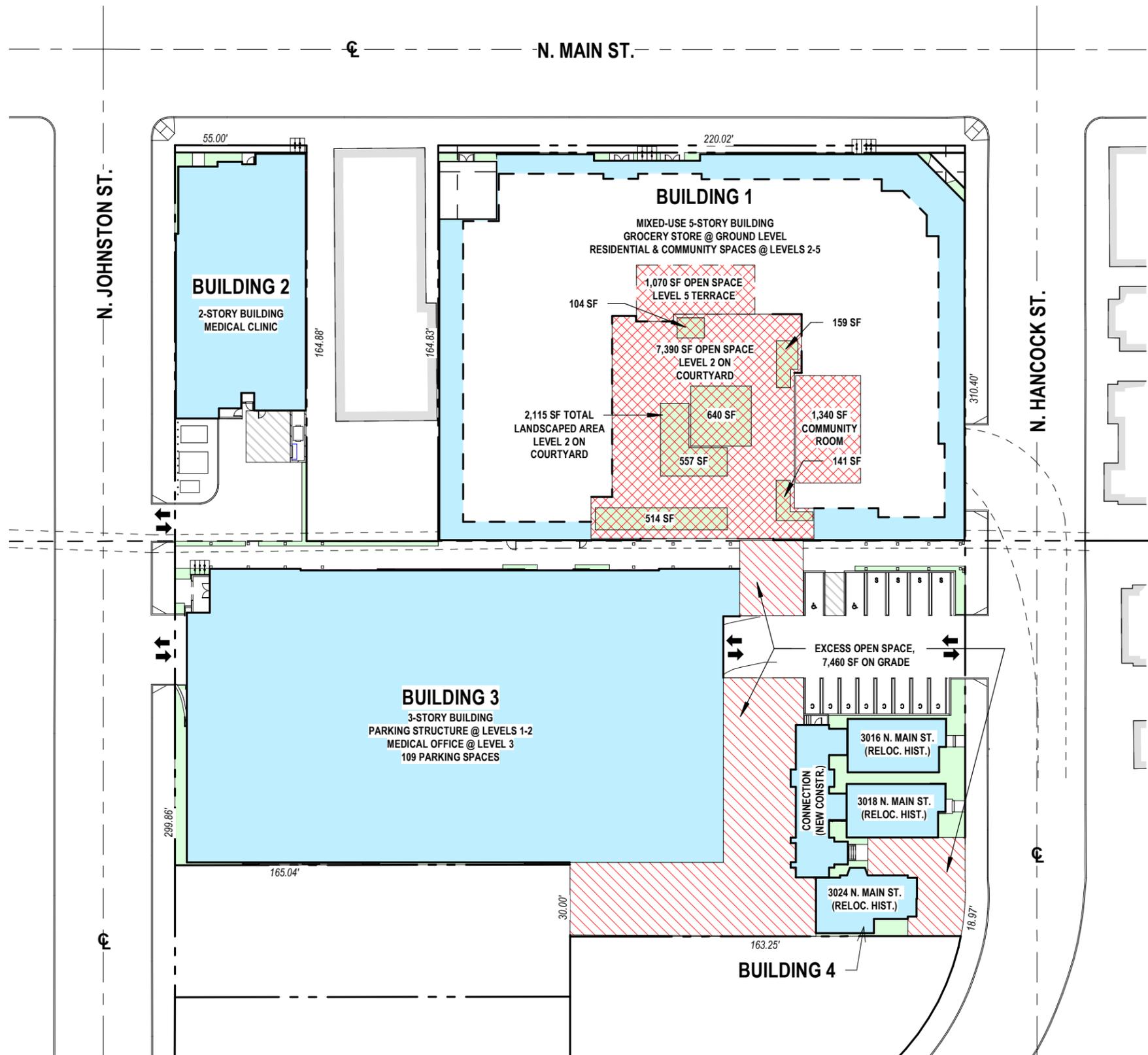
Proposed Short Term Bike Parking Total	28
Proposed Long Term Bike Parking Total	97
Replacement Bike Parking Total (4 bike to 1 car)	64



CM-1VL ZONE
M-1VL ZONE

- SIGN LEGEND:**
- ★ SITE MAP
 - DIRECTION SIGN
 - ▣ PEDESTRIAN ACCESS
- DIRECTION SIGN KEY:**
- SIGN #1 GROCERY
PEDIATRIC CLINIC
CLINIC
MEDICAL OFFICE BUILDING (ABOVE PARKING GARAGE)
 - SIGN #2 MEDICAL OFFICE BUILDING (ABOVE PARKING GARAGE)
 - SIGN #3 PEDIATRIC CLINIC
 - SIGN #4 MEDICAL CLINIC
- GENERAL NOTE:**
- BUILDING SIGNAGE AT ALL ENTRIES





LEGEND

- REQUIRED OPEN SPACE
- EXCESS OPEN SPACE

OPEN SPACE DATA

REQUIRED OPEN SPACE FOR BUILDING 1:

NO. HABITABLE ROOMS	AREA/DU	UNITS	AREA
<3 HABITABLE ROOMS	100 SF	93	9,300 SF
=3 HABITABLE ROOMS	125 SF	4	500 SF
>3 HABITABLE ROOMS	175 SF	0	0 SF

TOTAL REQUIRED: 9,800 SF

REQUIRED OUTDOOR COMMON OPEN SPACE (50% MIN.) 4,900 SF
 PERMITTED INDOOR COMMON OPEN SPACE (25% MAX.) 2,450 SF

PROVIDED OUTDOOR COMMON OPEN SPACE FOR BUILDING 1:

LEVEL 2, COURTYARD	7,390 SF
LEVEL 5, TERRACE	1,070 SF
TOTAL:	8,460 SF,**

PROVIDED INDOOR COMMON OPEN SPACE FOR BUILDING 1:

LEVEL 2, COMMUNITY ROOM	1,340 SF
TOTAL PROVIDED:	9,800 SF

LANDSCAPE REQUIREMENT FOR COMMON OPEN SPACE = 25% * 8,460 SF = 2,115 SF
LANDSCAPE PROVIDED AT COMMON OPEN SPACE = 2,115 SF

EXCESS OPEN SPACE FOR PROJECT:

ON GRADE	7,460 SF
----------	----------

*PRIVATE OPEN SPACE (BALCONIES) AND 5TH FLOOR TERRACE NOT USED TO MEET OPEN SPACE REQUIREMENT
 **INTERIOR COMMON SPACE NOT USED TO MEET REQUIREMENT



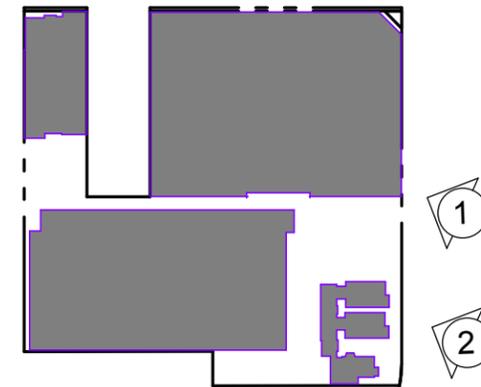
VIEW ALONG N. HANCOCK ST.



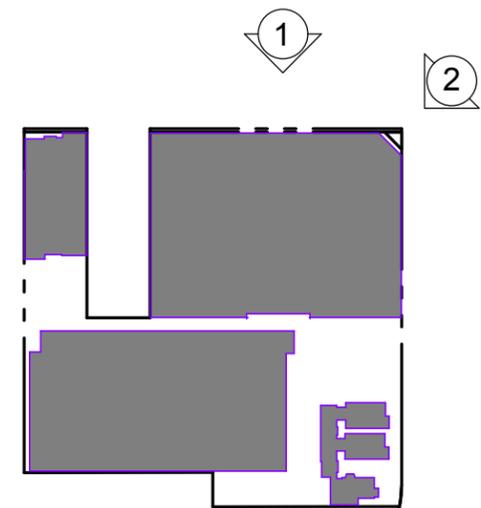
VIEW ALONG N. MAIN ST.



VIEW ALONG N. JOHNSTON ST.





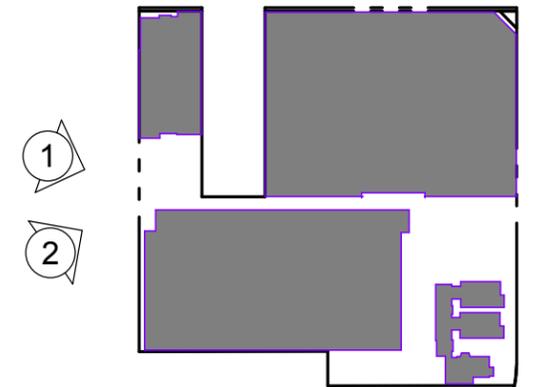


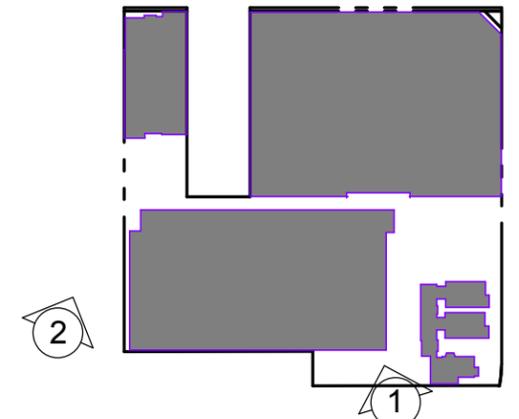


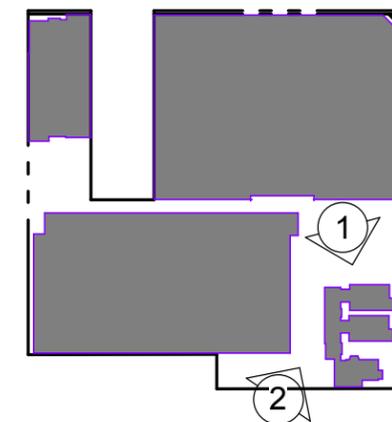
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2











DEPARTMENT OF
CITY PLANNINGESTINEH MAILIAN
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LOS ANGELES, CA 90012-4801VINCENT P. BERTONI, AICP
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EXECUTIVE OFFICERSHANA M.M. BONSTIN
DEPUTY DIRECTORTRICIA KEANE
DEPUTY DIRECTORARTHI L. VARMA, AICP
DEPUTY DIRECTORLISA M. WEBBER, AICP
DEPUTY DIRECTOR<http://planning.lacity.org>**FILING NOTIFICATION AND DISTRIBUTION**Parcel Map LA Number: AA-2019-7419-PMLA
CPC-2019-7418-CU-DB-SPR
ENV Number: ENV-2019-7420-EAF

Distribution Date: 12/19/2019

Property Address: 1829 North Hancock Street

Hillside Yes No
 Concurrent Zone Change
 MODIFICATION REQUEST

Thomas Guide: 635 Grid: B2

D.M.: 135A223

Plan Area: Northeast Los Angeles

**EXPEDITED
PROCESSING SECTION**

- COUNCIL DISTRICT NO. 1
- Bureau of Engineering
- (8) 21 Days: hillside- 35 days
- Dept. of Building and Safety - Grading
- (2) 21 Days: Hillside – 35 days
- Dept. of Building and Safety - Zoning
- (1) 10 Days
- Dept. of City Planning – GIS
- Dept. of Transportation, CWPC Section
- (3) 10 days
- Dept. of Fire, Engineering and Hydrant Unit
- (1) 7 days
- Bureau of Street Lighting
- (1) 10 days
- Bureau of Street Services, Urban Forestry
- (1) 10 days

 Department of Recreation and Parks

(1) 10 days

 Valley DOT – T. Gharagozli

(1) 10 days

 Valley Branch County Health Department

(1) 10 days

 Imaging Housing Department DWP Water Design Lincoln Heights Neighborhood CouncilN.C. please respond with comments within 90 days
from "distribution date" (LISTED ABOVE).

Pursuant to Sections 17.50 through 17.60 of the Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Deputy Advisory Agency requests that you submit a report within the time limits noted below so that your recommendations may be included in the final determination.

Vincent P. Bertoni,
Director of Planning

Nicholas Hendricks, Senior City Planner
Expedited Processing Section

RECOMMENDATION REPORTS DUE BY:**1/28/2020**

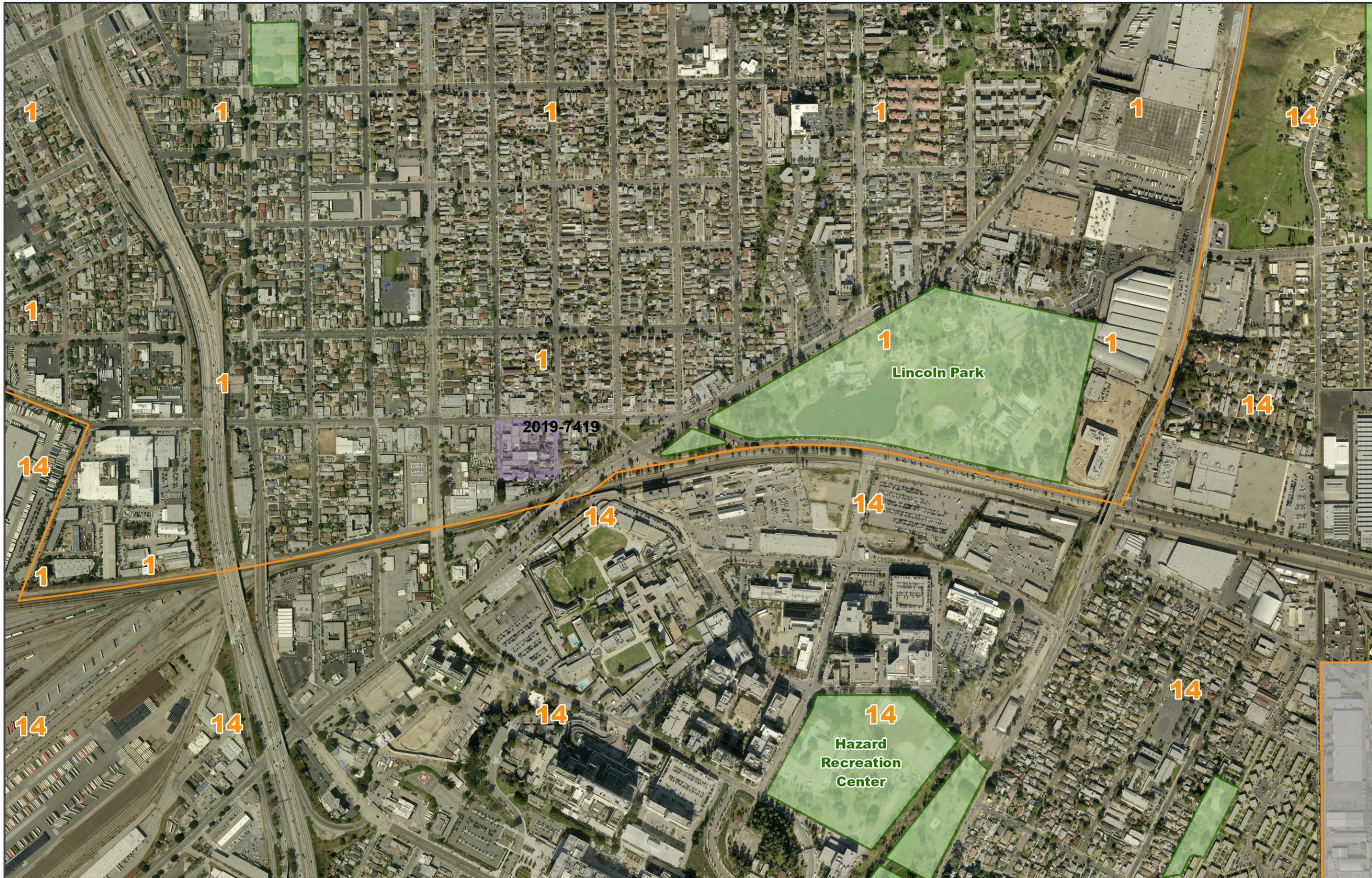
Please forward reports to the following e-mail address:

planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Site



LEGEND

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas**
- Neighborhood
- Community
- Regional
- Improved
- City Council Districts
- Existing Parks**
- Non-RAP
- RAP
- City Limits

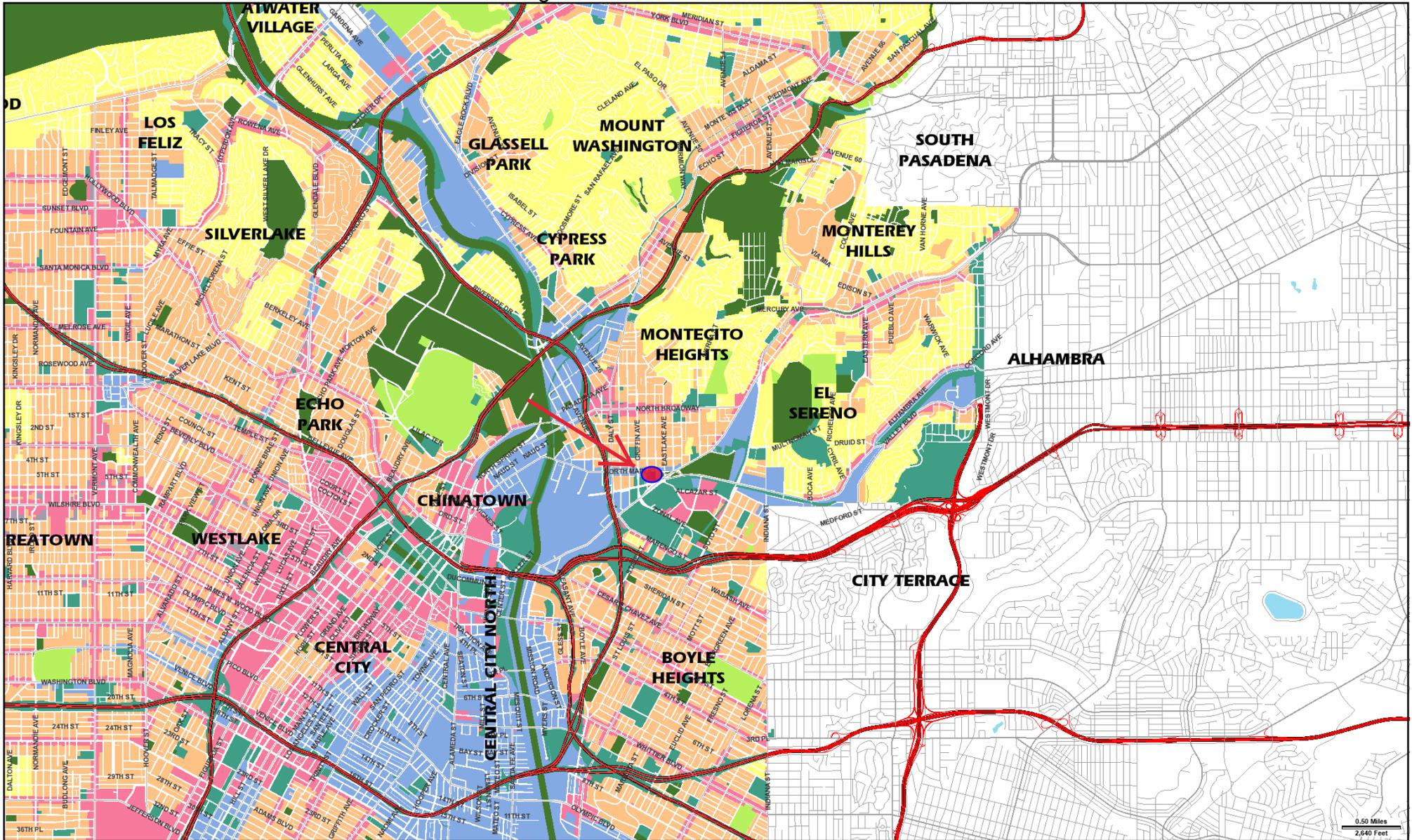
NOTES



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.

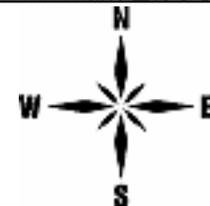
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Printed: 12/31/2019



Address: 3000 N NORTH MAIN ST
 APN: 5210024008
 PIN #: 135A223 26

Tract: MOULTON'S ADDITION
 Block: 3
 Lot: FR 6
 Arb: None

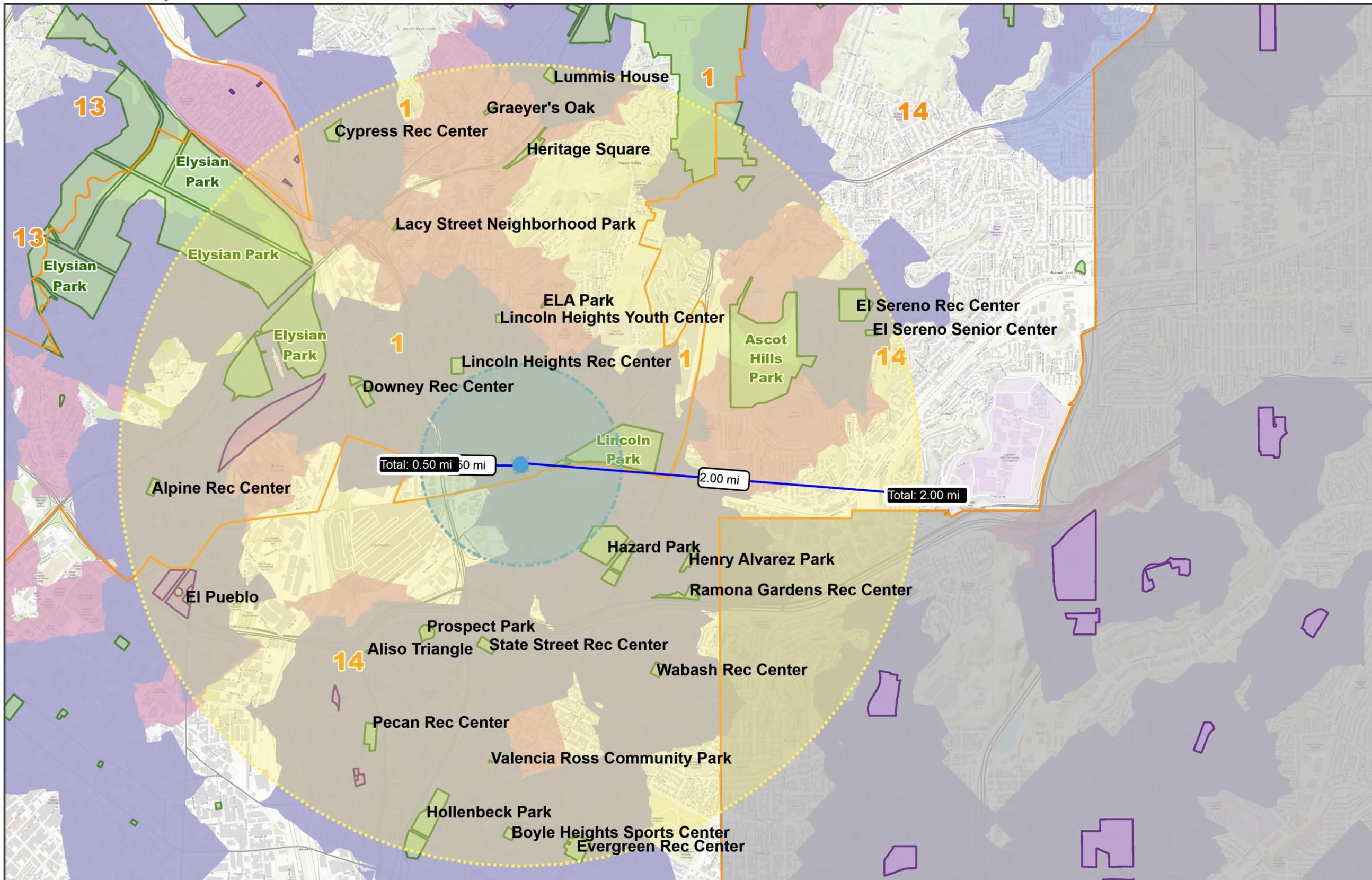
Zoning: CM-1VL
 General Plan: Limited Industrial





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Location & Surrounding Parks



LEGEND

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas
 - Neighborhood
 - Community
 - Regional
 - Improved
- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits
- All Neighborhood Service Area
- All Improved Service Areas

NOTES



SCALE 1: 36,112

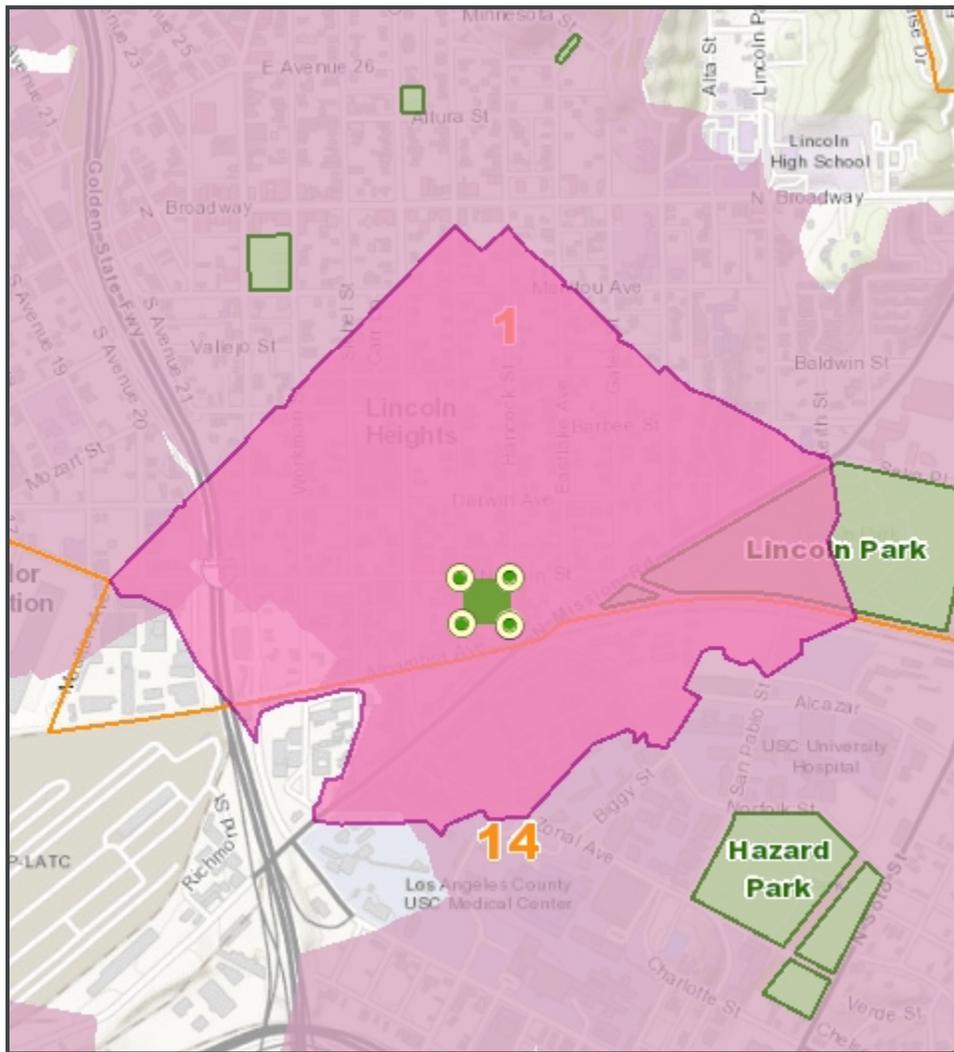
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Printed: 12/05/2018



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:
3000 North Main Street

Description:
Affordable housing, mixed-use project with 97 dwelling 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:	8,157	205
Residents Served by Age		
Under Age 5:	546	25
Age 5 to 9:	540	20
Age 10 to 14:	668	11
Age 15 to 17:	808	12
Age 18 to 64:	4,569	126
Age 65 and Over:	1,026	11

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,948	46
Households Served by Annual Income		
Under \$25,000:	765	25
\$25,000 to \$34,999:	231	7
\$35,000 to \$49,999:	301	2
\$50,000 to \$74,999:	348	3
\$75,000 and Over:	303	9

Source: Census/ACS 2010