

APPROVED

JUNE 18 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-123

DATE June 18, 2020

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82868 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

M. Shue

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-82868 (Project) to pay in-lieu fees to the City in order 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.

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.

BOARD REPORT

PG. 2 NO. 20-123

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 5430 North Lankershim Boulevard in the North Hollywood community of the City, and more specifically within the NoHo Arts District. The Project consists of a mixed-use, transit-oriented development project with 1,527 residential units, 311 of which are affordable, along with retail, restaurant, and office uses integrated with bicycle, bus, rail, and parking facilities. The Project property is owned by the Los Angeles Metropolitan Transportation Authority (Metro) and is located at, and includes, the North Hollywood Station, which is the terminus of both Metro B (Red) and Metro G (Orange) Lines. The proposed Project is included in Metro's Joint Use Development Program and has been in development since March 2015.

The proposed Project also includes approximately 210,700 square-feet (SF) of private open space for the residential, office and commercial portions of the Project. In addition to the 210,700 SF of private open space, the Project will provide an additional 2.1 acres of publicly accessible open space plazas, which currently are designated as the "The Promenade", the "Transit Square" and the "NoHo" square.

RAP Staff was informed by the applicant and the Department of City Planning that a development agreement and specific plan for the proposed Project are currently in progress.

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 **May 28, 2020**. 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.

BOARD REPORT

PG. 3 NO. 20-123

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **December 5, 2019**. On March 6, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**Upon Receipt**." The Advisory Agency Filing Notification is attached (Attachment 2).

It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting. After RAP staff received the above notification, staff contacted City Planning staff and advised them that the project had not yet participated in the required Early Consultation meeting and that the Project application should be placed on hold until the required Early Consultation Meeting was completed. RAP staff advised City Planning staff that RAP's comments for the proposed Project would be provided after the required Early Consultation meeting was held and the Board had an opportunity to consider the project and provide a report to the Advisory Agency.

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 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:

BOARD REPORT

PG. 4 NO. 20-123

- **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 1,527 units would be:

$$11.04 \text{ Acres} = (1,527 \times 2.88) \times 0.00251$$

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 311 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:

$$8.79 \text{ Acres} = (1,216 \times 2.88) \times 0.00251$$

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

BOARD REPORT

PG. 5 NO. 20-123

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 1,527 units would be:

\$19,847,946.00 = \$12,998.00 x 1,527 dwelling units

As currently proposed, the Project has 311 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:

\$15,805,568.00 = \$12,998.00 x 1,216 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.

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

BOARD REPORT

PG. 6 NO. 20-123

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. According to data provided by the Trust for Public Land, approximately 62% 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 North Hollywood community of the City and within the North Hollywood – Valley Village Community Plan Area. Currently, the Project site contains Metro transit facilities, as well as commercial and retail spaces. The proposed Project is surrounded by commercial, retail, and residential uses 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 (½) walking distance of the Project site (EPADSS): 12,228 persons (15,676 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- North Hollywood – Valley Village Community Plan Area (2017 American Community Survey): 13,150 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 210,700 SF of private open space. In addition to the private space within each of the Blocks, the ground-floor open space in Blocks 1, 5, and 6, as detailed in Attachment 1, would offer a publicly accessible, civic-friendly destination that is safe, comfortable, and convenient. Like traditional squares and plazas, seating is aggregated along the development for shopping, dining, and socializing. The center of the Project Site adjacent to Blocks 1, 5, and 6 on the corner of Lankershim Boulevard and Chandler Boulevard would feature the "Promenade", "Transit Square", and "NoHo Square".

BOARD REPORT

PG. 7 NO. 20-123

The proposed Project's "Promenade" would provide 31,600 square feet (approximately 0.73 acres) of open space. An expansive urban canopy would provide shade and framing of such space along the edges of the Lankershim Boulevard and Chandler Boulevard intersection. Meanwhile, the "Transit Square" would consist of approximately 40,600 square feet (approximately 0.93 acres) of open space. It would feature a retail area along with a terrace and planting area that would facilitate safe and convenient access to the Metro east portal, socialization and pedestrian activity. The "NoHo Square" consists of approximately 19,100 square feet (approximately 0.44 acres) of open space that would continue the Promenade urban tree canopy, provide a generous open lawn, and include both fixed and moveable seating areas. The "NoHo Square" is enclosed architecturally and can be seen as a central lawn to the developments on Block 5 and Block 6 that would also foster interaction amongst residents, office workers, and pedestrians.

The amount of common open space being provided by the proposed Project exceeds 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.). 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 recreational amenities may 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 to serve the Project's residents.

Public Park Access

There are two RAP-operated public parks 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).

- North Hollywood Recreation Center, located at 11430 West Chandler Boulevard, is a 55.60-acre facility that provides a variety of amenities including a recreation center, swimming pool, basketball courts, soccer fields, baseball diamonds, skate park, roller hockey rink, walking paths and fitness equipment.
- Valley Village Park, located at 5000 North Westpark Drive, is a 6.47-acre facility that provides open spaces, picnic areas, and a children's play area.

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 **3,525** new, previously unserved, residents within a half-mile 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

BOARD REPORT

PG. 8 NO. 20-123

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 are no new public parks currently in development within a two-mile radius of the Project site.

There are no major 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.

If a new public park was provided at the Project location, the park would serve Project residents and 3,525 currently unserved residents within a half-mile walking distance.

There are no public parks currently in development within a two-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.

The Project site is not located in an existing park service radius gap. There are two RAP-operated public parks within a half-mile walking distance from the Project. However, North Hollywood Recreation Center will be easily accessible to future Project residents, and may provide sufficient recreation amenities to serve the needs of those residents. Additionally, the Park Fees that the Project would be required to pay could be utilized to help fund the renovation or replacement of various park amenities at North Hollywood Park that are in need of improvement, such as the recreation center and the swimming pool.

The proposed Project plans to provide an additional 2.1 acres of publicly accessible open space in the form of the Promenade, Transit Square, and NoHo Square that are not currently required by the LAMC, specific plan or any other planning document. These additional open space areas will facilitate safe and easy access to public transit as well as provide opportunities for passive recreation for the surrounding community. Once the development agreement and specific plan are finalized, these publicly accessible areas will likely be protected for the life of the proposed Project.

BOARD REPORT

PG. 9 NO. 20-123

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 Fiscal Impact to RAP's General Fund is unknown.

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 will fund capital improvements at existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, 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

NOHO DISTRICT

VTT 82868

EARLY CONSULTATION MEETING

MAY 28, 2020



DISTRICT NOHO

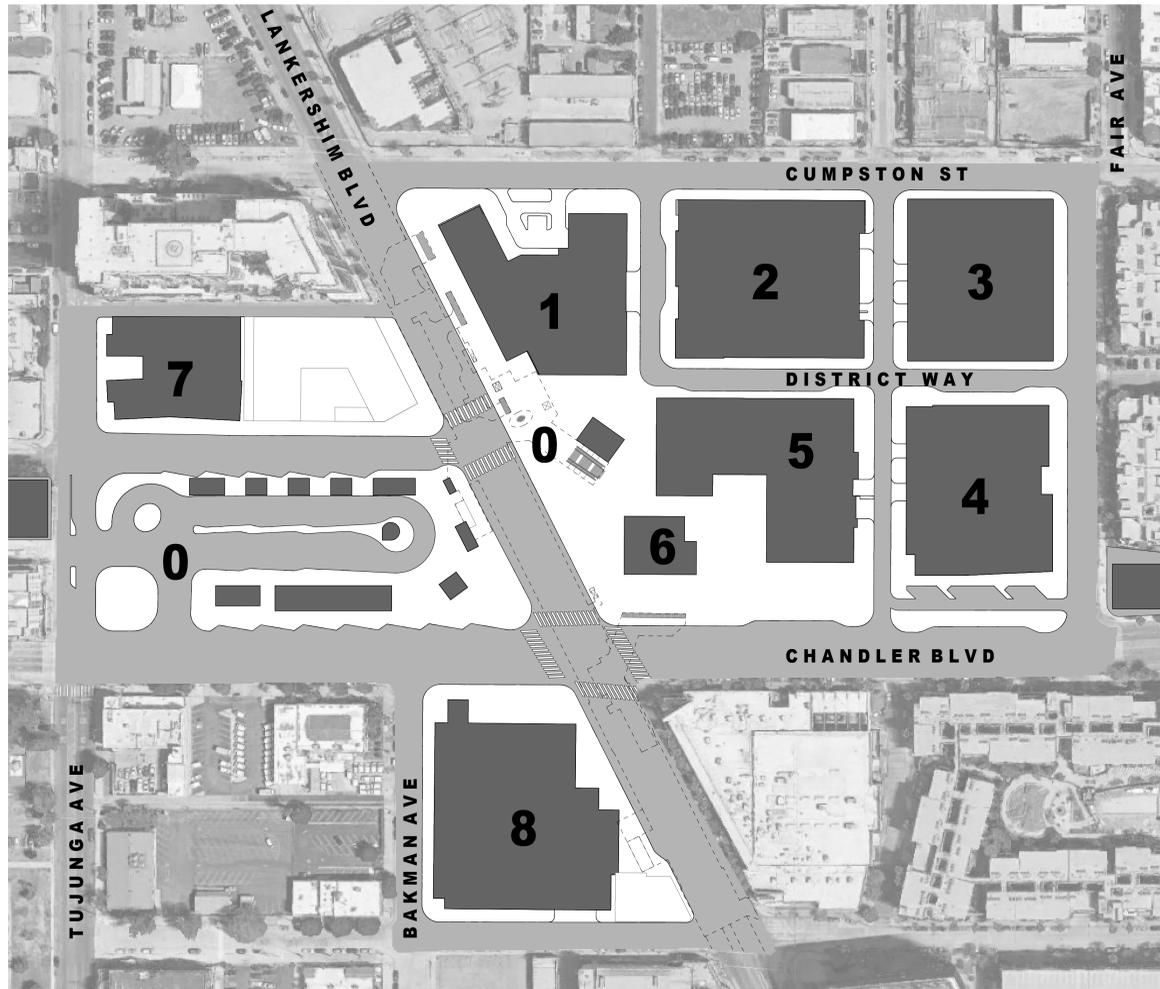
NORTH HOLLYWOOD, CA

DISTRICT NOHO AERIAL RENDERING

11/01/19 | MP-A12







DISTRICT NOHO

PROPOSED TRANSIT-ORIENTED MIXED-USE DEVELOPMENT CONTAINING RESIDENTIAL, RETAIL/RESTAURANT, AND OFFICE PROGRAM WITHIN 9 INDIVIDUAL BLOCKS AS DETAILED BELOW:

BLOCK 0	
PROJECT INFORMATION	PROPOSED PUBLIC TRANSIT CENTER WITH: RELOCATED EXISTING HISTORIC DEPOT, METRO RED LINE ENTRY PORTAL, LOCAL BUS SHADE STRUCTURE.
STORIES PROPOSED	1 STORY
BUILDING HEIGHT (PER LAMC):	19'
LOT AREA	PROPOSED: 156,702 SF
PROGRAM AREA (PER LAMC):	RETAIL 8,140 SF OFFICE 709 SF
VEHICLE PARKING PROVIDED	MAINTENANCE 2
BICYCLE PARKING PROVIDED	METRO 100

BLOCK 1	
PROJECT INFORMATION:	PROPOSED 28 STORY MIXED-USE BUILDING COMPRISED OF: 313 APARTMENT UNITS GROUND FLOOR RETAIL / RESTAURANT SPACE 4 LEVELS SUBTERRANEAN PARKING 2 LEVELS PODIUM RETAIL PARKING
STORIES PROPOSED:	28 STORIES
BUILDING HEIGHT PROPOSED:	322'
LOT AREA:	PROPOSED: 73,154 SF
PROGRAM AREA (PER LAMC):	RESIDENTIAL 380,131 SF RETAIL 18,492 SF
UNIT MIX:	STUDIO 47 UNITS 15% 1 BEDROOM 172 UNITS 55% 2 BEDROOM 69 UNITS 22% 3 BEDROOM 25 UNITS 8% TOTAL 313 UNITS 100%
VEHICLE PARKING PROVIDED:	RESIDENTIAL 392 74% RETAIL 140 26% TOTAL 532 100%
BICYCLE PARKING PROVIDED:	RESIDENTIAL 264

BLOCK 2	
PROJECT INFORMATION:	PROPOSED 20 STORY MIXED- USE BUILDING COMPRISED OF: 309 APARTMENT UNITS GROUND FLOOR RETAIL / RESTAURANT SPACE 3 LEVELS SUBTERRANEAN PARKING 2 LEVELS PODIUM PARKING
STORIES PROPOSED:	20 STORIES
BUILDING HEIGHT PROPOSED:	228'
LOT AREA:	PROPOSED: 84,312 SF
PROGRAM AREA (PER LAMC):	RESIDENTIAL 298,709 SF RETAIL 2,975 SF
UNIT MIX:	STUDIO 78 UNITS 25% 1 BEDROOM 159 UNITS 51% 2 BEDROOM 72 UNITS 23% TOTAL 309 UNITS 100%
VEHICLE PARKING PROVIDED:	RESIDENTIAL 377 71% RETAIL 12 2% METRO 145 27% TOTAL 534 100%
BICYCLE PARKING PROVIDED:	RESIDENTIAL 172

BLOCK 3	
PROJECT INFORMATION:	PROPOSED 6 STORY RESIDENTIAL BUILDING COMPRISED OF: 160 AFFORDABLE UNITS 1 LEVEL SUBTERRANEAN PARKING 1 LEVEL METRO PARKING
STORIES PROPOSED:	6 STORIES
BUILDING HEIGHT PROPOSED:	75'
LOT AREA:	PROPOSED: 64,176 SF
PROGRAM AREA (PER LAMC):	RESIDENTIAL 183,800 SF
UNIT MIX:	1 BEDROOM 80 UNITS 50% 2 BEDROOM 40 UNITS 25% 3 BEDROOM 40 UNITS 25% TOTAL 160 UNITS 100%
VEHICLE PARKING PROVIDED:	RESIDENTIAL 90 69% METRO 40 31% TOTAL 130 100%
BICYCLE PARKING PROVIDED:	RESIDENTIAL 78

BLOCK 4	
PROJECT INFORMATION:	PROPOSED 7 STORY MIXED- USE BUILDING COMPRISED OF: 194 APARTMENT UNITS GROUND FLOOR RETAIL 2 LEVEL SUBTERRANEAN PARKING
STORIES PROPOSED:	7 STORIES
BUILDING HEIGHT PROPOSED:	85'-0"
LOT AREA:	PROPOSED: 87,028 SF
PROGRAM AREA (PER LAMC):	RESIDENTIAL 179,950 SF RETAIL 25,750 SF
UNIT MIX:	STUDIO 61 UNITS 31% 1 BEDROOM 90 UNITS 46% 2 BEDROOM 41 UNITS 21% 3 BEDROOM 2 UNITS 1% TOTAL 194 UNITS 100%
VEHICLE PARKING PROVIDED:	RESIDENTIAL 267 83% RETAIL 56 17% TOTAL 323 100%
BICYCLE PARKING PROVIDED:	RESIDENTIAL 152

BLOCK 5	
PROJECT INFORMATION:	PROPOSED 25 STORY MIXED- USE BUILDING COMPRISED OF: 400 APARTMENT UNITS GROUND FLOOR RETAIL / RESTAURANT SPACE 4 LEVELS SUBTERRANEAN PARKING 4 LEVELS CREATIVE OFFICE SPACE
STORIES PROPOSED:	25 STORIES
BUILDING HEIGHT PROPOSED:	282'-8"
LOT AREA:	PROPOSED: 121,842 SF
PROGRAM AREA (PER LAMC):	RESIDENTIAL 387,684 SF RETAIL 17,802 SF OFFICE 91,345 NSF
UNIT MIX:	STUDIO 135 UNITS 34% 1 BEDROOM 177 UNITS 44% 2 BEDROOM 76 UNITS 19% 3 BEDROOM 12 UNITS 3% TOTAL 400 UNITS 100%
VEHICLE PARKING PROVIDED:	RESIDENTIAL 500 63% RETAIL 125 16% OFFICE 173 22% TOTAL 798 100%
BICYCLE PARKING PROVIDED:	RESIDENTIAL 260

BLOCK 6	
PROJECT INFORMATION:	PROPOSED 2 STORY RETAIL PAVILION COMPRISED OF: RETAIL/RESTAURANT SPACE
STORIES PROPOSED:	2 STORIES
BUILDING HEIGHT PROPOSED:	45'
LOT AREA:	INCLUDED IN BLOCK 5
PROGRAM AREA (PER LAMC):	RETAIL 13,024 SF
VEHICLE PARKING PROVIDED:	INCLUDED IN BLOCK 5

BLOCK 7	
PROJECT INFORMATION:	PROPOSED 5 STORY RESIDENTIAL BUILDING COMPRISED OF: 151 AFFORDABLE UNITS 1 LEVEL SUBTERRANEAN METRO PARKING
STORIES PROPOSED:	5 STORIES
BUILDING HEIGHT PROPOSED:	62'-6"
LOT AREA:	PROPOSED: 28,367 SF
PROGRAM AREA (PER LAMC):	RESIDENTIAL 93,254 SF
UNIT MIX:	STUDIO 120 UNITS 79% 1 BEDROOM 30 UNITS 20% MANAGER 1 UNITS 1% TOTAL 151 UNITS 100%
VEHICLE PARKING PROVIDED:	STAFF 5 5% METRO 89 95% TOTAL 94 100%
BICYCLE PARKING PROVIDED:	RESIDENTIAL 110 METRO 81 TOTAL 191

BLOCK 8	
PROJECT INFORMATION:	PROPOSED 21 STORY OFFICE BUILDING COMPRISED OF: 15 LEVELS OF CREATIVE OFFICE, 6 LEVELS OF ABOVE GRADE PARKING, 4 LEVELS SUBTERRANEAN PARKING, GROUND AND 2ND FLOOR RETAIL/RESTAURANT
STORIES PROPOSED:	22 STORIES
BUILDING HEIGHT PROPOSED:	281'
LOT AREA:	PROPOSED: 79,646 SF
PROGRAM AREA (PER LAMC):	OFFICE 401,020 SF RETAIL 18,942 SF
VEHICLE PARKING PROVIDED:	RETAIL 76 6% OFFICE 1098 94% TOTAL 1174 100%
BICYCLE PARKING PROVIDED:	OFFICE 122

PROJECT SUMMARY		
TOTAL UNITS	TOTAL PARKING	
MARKET: 1216 UNITS	CAR: 3,587	
STUDIO 321 UNITS 26%	RESIDENTIAL 1,631 45%	
1 BEDROOM 598 UNITS 49%	RETAIL 409 11%	
2 BEDROOM 258 UNITS 21%	METRO 276 8%	
3 BEDROOM 39 UNITS 3%	OFFICE 1,271 35%	
AFFORDABLE: 311 UNITS	BICYCLE: 1,339	
STUDIO 120 UNITS 39%	RESIDENTIAL 1,036	
1 BEDROOM 111 UNITS 36%	OFFICE 122	
2 BEDROOM 40 UNITS 13%	METRO 181	
3 BEDROOM 40 UNITS 13%		
PERCENT AFFORDABLE: 20%		
PROJECT AREA TOTALS		
TOTAL LOT AREA:	695,227 SF	
FLOOR AREA (PER LAMC):	2,121,727 SF	
FLOOR AREA RATIO (FAR):	3.05	
TOTAL RESIDENTIAL AREA (PER LAMC):	1,523,528 SF	
TOTAL OFFICE (PER LAMC):	493,074 SF	
TOTAL RESTAURANT/RETAIL (PER LAMC):	105,125 SF	
OPEN SPACE:	210,700 SF	









TREE PLANTING

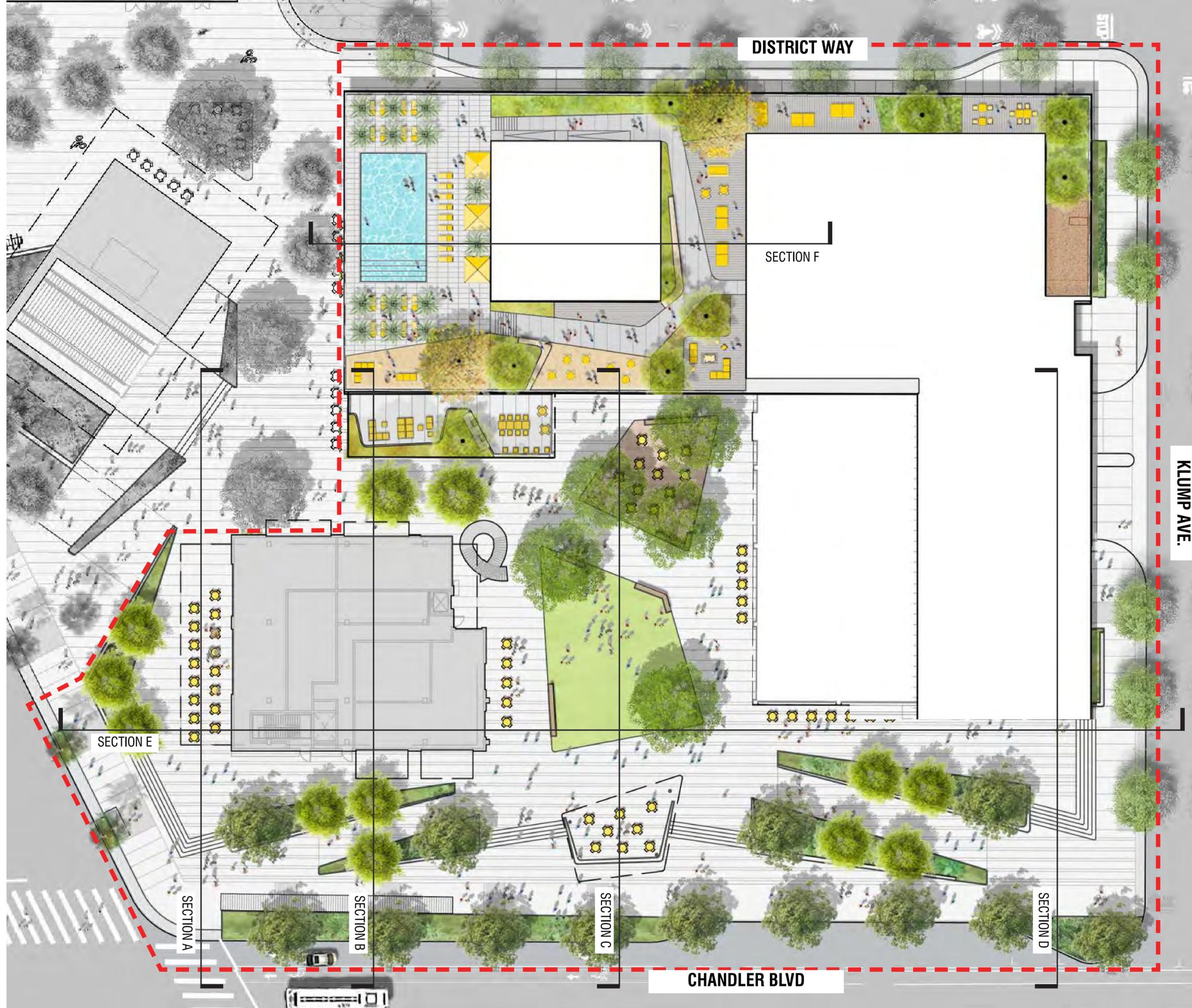
NEW TREES 357

LEGEND

- PROPOSED TREE (AT GRADE) 232
- PROPOSED TREE (PODIUM) 125

District NoHo Specific Plan to establish tree replacement ratios tailored to the specifics of the Project's expansive, consolidated communal open spaces





SITE DESIGN OVERVIEW

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS & EVERGREEN TREES		
<i>Chitalpa tashkentensis</i>	Chitalpa	36" box
<i>Lagerstroemia indica</i>	Crape Myrtle	36" box
<i>Parkinsonia 'Desert Museum'</i>	Desert Museum Palo Verde	48" box
<i>Platanus racemosa</i>	California sycamore	48" box
<i>Prosopis 'Phoenix'</i>	Thornless mesquite	48" box
<i>Quercus engelmannii</i>	Engelmann Oak	60" box
<i>Ulmus parvifolia</i>	Chinese Elm	48" box
PALMS		
<i>Washingtonia robusta</i>	Mexican Fan Palm	-
<i>Washingtonia 'Filibusta'</i>	Hybrid Fan Palm	-
<i>Phoenix dactylifera</i>	Date Palm	-
DECIDUOUS & EVERGREEN SHRUBS		
<i>Euphorbia xantii</i>	Baja Spurge	5 gal
<i>Galvezia speciosa</i>	Island Snapdragon	1 gal
<i>Myrica californica</i>	Pacific Wax Myrtle	15 gal
<i>Podcarpus gracilior</i>	Fern Podcarpus	15 gal
<i>Rosmarinus officinalis 'Blue Spires'</i>	Rosemary	5 gal
<i>Salvia leucophylla</i>	Purple Sage	1 gal
<i>Santolina chamaecyparissus</i>	Lavender Cotton	5 gal
GROUNDCOVERS & SUCCULENTS		
<i>Agave 'Blue Flame'</i>	Blue Flame Agave	5 gal
<i>Agave 'Blue Glow'</i>	Blue Glow Agave	5 gal
<i>Aloe 'Moonglow'</i>	Moonglow Aloe	5 gal
<i>Bulbine frutescens</i>	Bulbine	1 gal
<i>Euphorbia ingens</i>	Candelabra Tree	15 gal
PERENNIALS		
<i>Diets bicolor</i>	Fortnight Lily	5 gal
<i>Kalanchoe beharensis</i>	Felt Plant	15 gal
<i>Kniphofia uvaria</i>	Red Hot Poker	1 gal
<i>Penstemon centranthifolius</i>	Scralet Bugler	1 gal
TURFGRASS & SEED MIXES		
<i>Bouteloua gracilis</i>	Blue Grama Grass	1 gal
<i>Leymus 'Canyon Prince'</i>	Canyon Prince Wild Rye	1 gal
<i>Muhlenbergia dubia</i>	Pine Muhly	1 gal
VINES		
<i>Campsis radicans</i>	Trumpet Creeper	5 gal
<i>Distictus buccinatoria</i>	Blood-Red Trumpet Vine	5 gal

CITY PLANNING SUBMITTAL
DISTRICT NOHO - BLOCK 5 & 6

NORTH HOLLYWOOD, CA



SITE DESIGN OVERVIEW
 10/25/19 | 5-L102





KEY NOTES

- 1 PROMONTORY PAVILLION
- 2 PLANTING
- 3 TIMBER DECK
- 4 CONCRETE SIDEWALK
- 5 NOHO GREEN
- 6 F&B PATIO
- 7 METRO VENT (EX.)
- 8 METRO DEDICATED DROP-OFF



0 40 FT

GROUND FLOOR - ANNOTATED PLAN
10/25/19 | 5-L109

CITY PLANNING SUBMITTAL
DISTRICT NOHO - BLOCK 5 & 6

NORTH HOLLYWOOD, CA

Trammell Crow Company

HIGH STREET
RESIDENTIAL

RELM HKS





SITE DESIGN OVERVIEW

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
DECIDUOUS & EVERGREEN TREES				
<i>Chitalpa tashkentensis</i>	Chitalpa	36" box	per plan	Low-branching
<i>Lagerstroemia indica</i>	Crape Myrtle	36" box	per plan	Low-branching
<i>Parkinsonia 'Desert Museum'</i>	Desert Museum Palo Verde	48" box	per plan	Low-branching
<i>Platanus racemosa</i>	California sycamore	48" box	per plan	Standard
<i>Prosopis 'Phoenix'</i>	Thornless mesquite	48" box	per plan	Low-branching
<i>Quercus engelmannii</i>	Engelmann Oak	60" box	per plan	Standard
<i>Ulmus parvifolia</i>	Chinese Elm	48" box	per plan	Standard
PALMS				
<i>Washingtonia robusta</i>	Mexican Fan Palm	-	per plan	22-25' bth
<i>Washingtonia 'Filibusta'</i>	Hybrid Fan Palm	-	per plan	22-25' bth
<i>Phoenix dactylifera</i>	Date Palm	-	per plan	14-16' bth
DECIDUOUS & EVERGREEN SHRUBS				
<i>Euphorbia xantii</i>	Baja Spurge	5 gal	5'-0" o.c.	
<i>Galvezia speciosa</i>	Island Snapdragon	1 gal	3'-0" o.c.	
<i>Myrica californica</i>	Pacific Wax Myrtle	15 gal	4'-0" o.c.	
<i>Podcarpus gracilior</i>	Fern Podcarpus	15 gal	4'-0" o.c.	
<i>Rosmarinus officinalis 'Blue Spires'</i>	Rosemary	5 gal	3'-0" o.c.	
<i>Salvia leucophylla</i>	Purple Sage	1 gal	3'-0" o.c.	
<i>Santolina chamaecyparissus</i>	Lavender Cotton	5 gal	2'-0" o.c.	
GROUNDCOVERS & SUCCULENTS				
<i>Agave 'Blue Flame'</i>	Blue Flame Agave	5 gal	3'-0" o.c.	
<i>Agave 'Blue Glow'</i>	Blue Glow Agave	5 gal	1'-6" o.c.	
<i>Aloe 'Moonglow'</i>	Moonglow Aloe	5 gal	2'-0" o.c.	
<i>Bulbine frutescens</i>	Bulbine	1 gal	1'-6" o.c.	
<i>Euphorbia ingens</i>	Candelabra Tree	15 gal	3'-0" o.c.	
PERENNIALS				
<i>Dietes bicolor</i>	Fortnight Lily	5 gal	2'-0" o.c.	
<i>Kalanchoe beharensis</i>	Felt Plant	15 gal	2'-6" o.c.	
<i>Kniphofia uvaria</i>	Red Hot Poker	1 gal	2'-0" o.c.	
<i>Penstemon centranthifolius</i>	Scralet Bugler	1 gal	2'-0" o.c.	
TURFGRASS & SEED MIXES				
<i>Bouteloua gracilis</i>	Blue Grama Grass	1 gal	1'-6" o.c.	
<i>Leymus 'Canyon Prince'</i>	Canyon Prince Wild Rye	1 gal	2'-0" o.c.	
<i>Muhlenbergia dubia</i>	Pine Muhly	1 gal	2'-6" o.c.	
VINES				
<i>Campsis radicans</i>	Trumpet Creeper	5 gal	3'-0" o.c.	
<i>Distictus buccinatoria</i>	Blood-Red Trumpet Vine	5 gal	3'-0" o.c.	

CITY PLANNING SUBMITTAL
DISTRICT NOHO - BLOCK 0

NORTH HOLLYWOOD, CA



0 40 FT
 SITE DESIGN OVERVIEW - EAST
 11/01/19 | 0-L03





KEY NOTES

- 1 STATION PORTAL ACCESS
- 2 PLANTING
- 3 TIMBER DECK
- 4 CONCRETE SIDEWALK
- 5 SHARED CYCLE PATH
- 6 F&B PATIO
- 7 ADA RAMP
- 8 METRO BIKE SHARE STATION (15 BIKES)
- 9 METRO VENT (EX.)
- 10 METRO SKYLIGHT (EX.)
- 11 BUS SHELTER (LOCAL)
- 12 TERRACE SEATING
- 13 METRO ADA DROPOFF



CITY PLANNING SUBMITTAL
DISTRICT NOHO - BLOCK 0

NORTH HOLLYWOOD, CA



0 40 FT
 ANNOTATED PLAN - EAST
 11/01/19 | 0-L07



CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
CITY PLANNING**
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

COMMISSION OFFICE
(213) 978-1300
CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

INFORMATION
<http://planning.lacity.org>

Updated Filing Notification and Distribution Form
NOTE: this is a duplexed document, please see reverse side.

Vesting Tract Map No. VTT-82868
Property Address: 5430 N. Lankershim Blvd.
Community Plan: North Hollywood - Valley Village

Filing Date: 12/05/2019
Deemed Complete Date: 03/02/2020
Distribution Date: 03/06/2020

Hillside Yes No

MODIFICATION/REVISION REQUEST

Thomas Guide: 562 - GRID J2
D.M. 171-B- 173, 171-B-169, 174-B-169,
174-B-173

Housing Department (no P.S.)

Department of Recreation and Parks

Bureau of Sanitation

Urban Forestry Division

Board Of Education (no P.S.)

County Health Department (no P.S.)

GIS

COUNCIL DISTRICT NO. 2

Bureau of Engineering

Dept. of Building and Safety – Grading

Dept. of Building and Safety – Zoning

Dept. of Transportation, CWPC Section

DWP Real Estate

DWP Water Engineering & Distribution

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Street Lighting

Animal Regulation (hillside or grading)

DATE DUE: UPON RECEIPT

Please send your reports to the following NEW e-mail address: **Planning.MajorProjects@lacity.org** and **elva.nunoodonnell@lacity.org**

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


Beverly Quezada

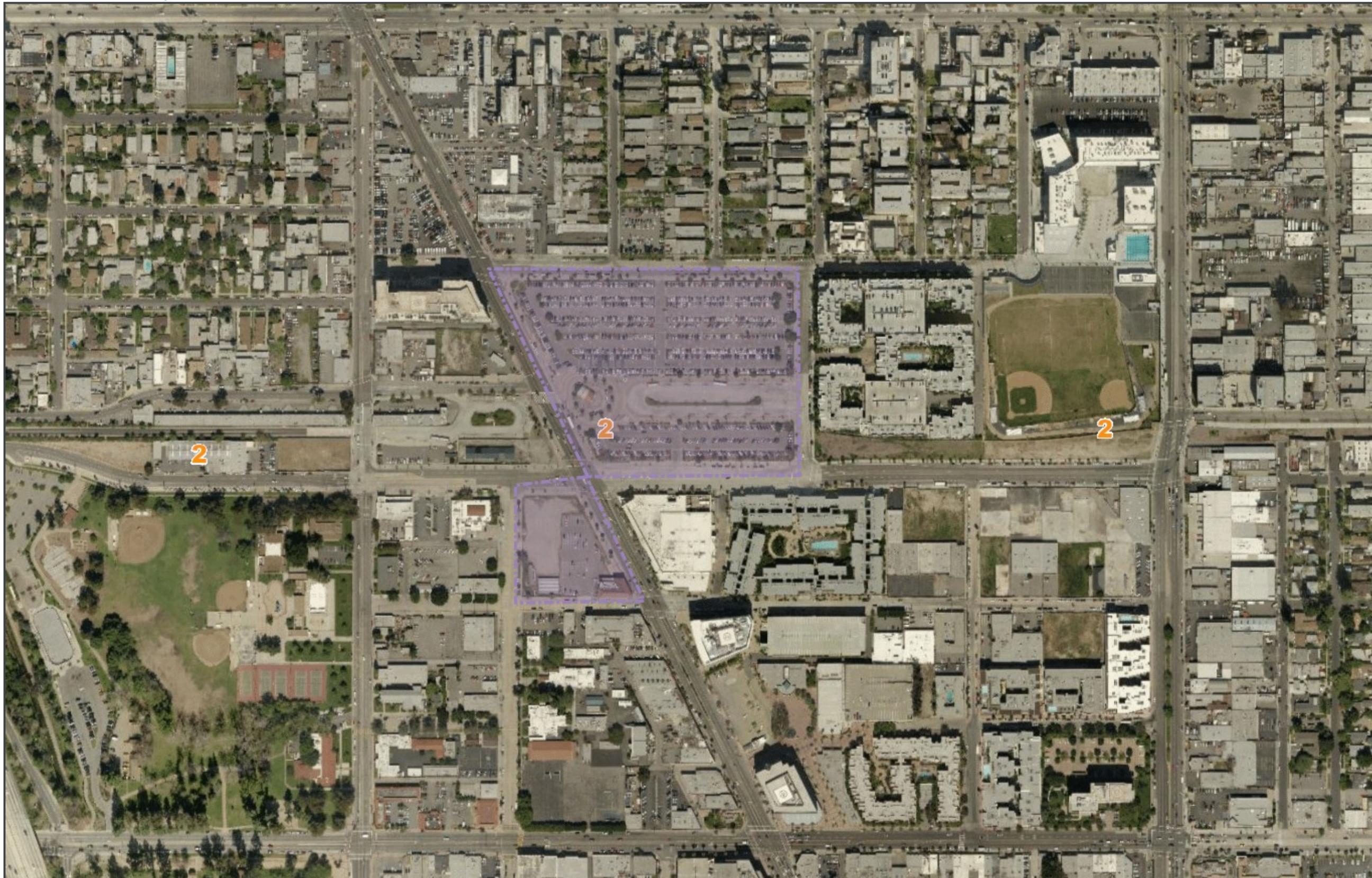
Major projects Unit



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of the Project Site

ATTACHMENT 3



LEGEND

- City Council Districts
- City Limits

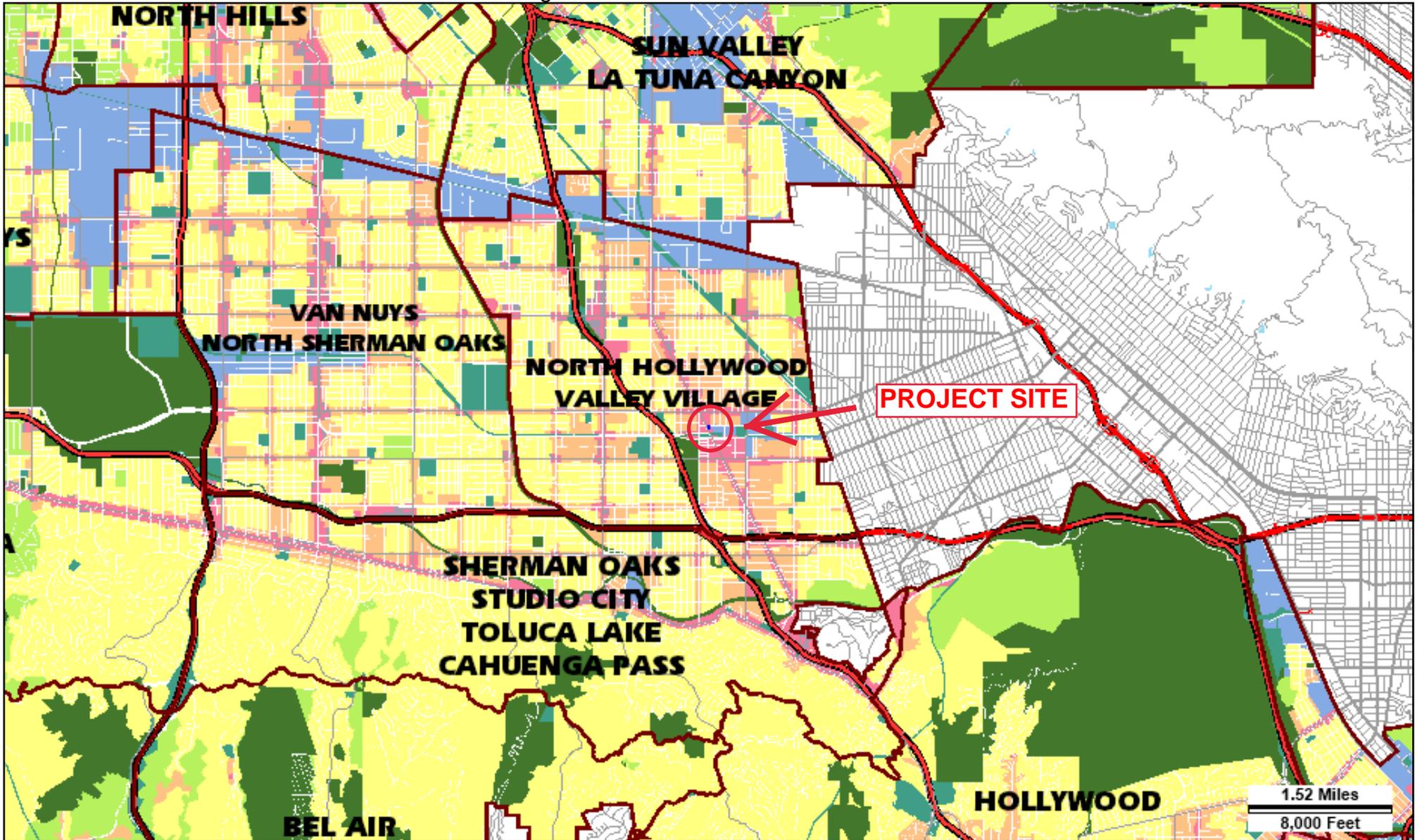
NOTES

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.

© City of Los Angeles, Department of Recreation and Parks
Printed: 03/18/2020



Address: 5430 N LANKERSHIM BLVD
APN: 2350012937
PIN #: 174B173 1291

Tract: LANKERSHIM
Block: BLK 9
Lot: FR 14
Arb: None

Zoning: C2-2D-CA
General Plan: Community Commercial



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

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

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE

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

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

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

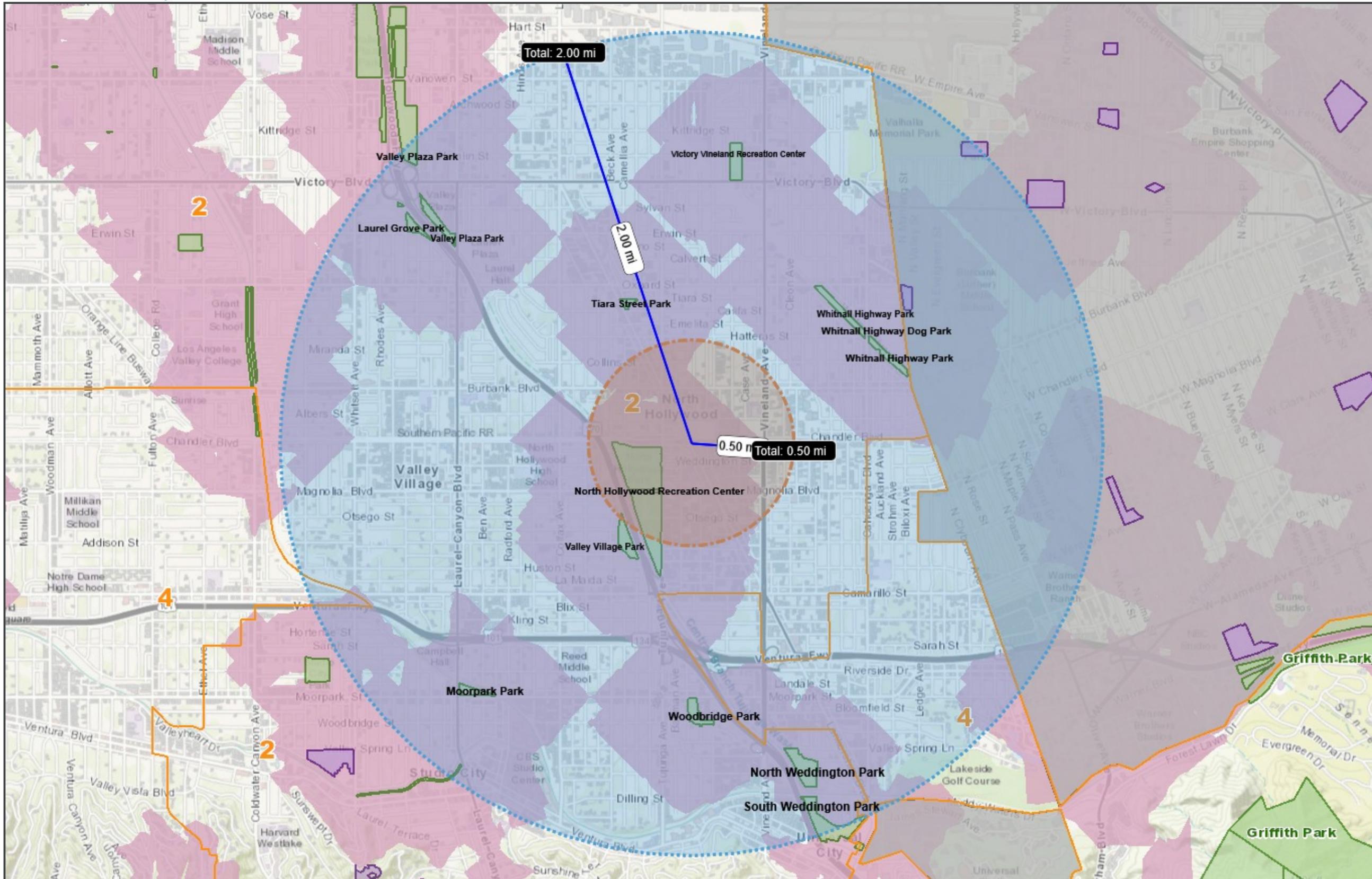


EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

ATTACHMENT 5



Project Location and Surrounding Parks



LEGEND

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

NOTES



SCALE 1: 36,112

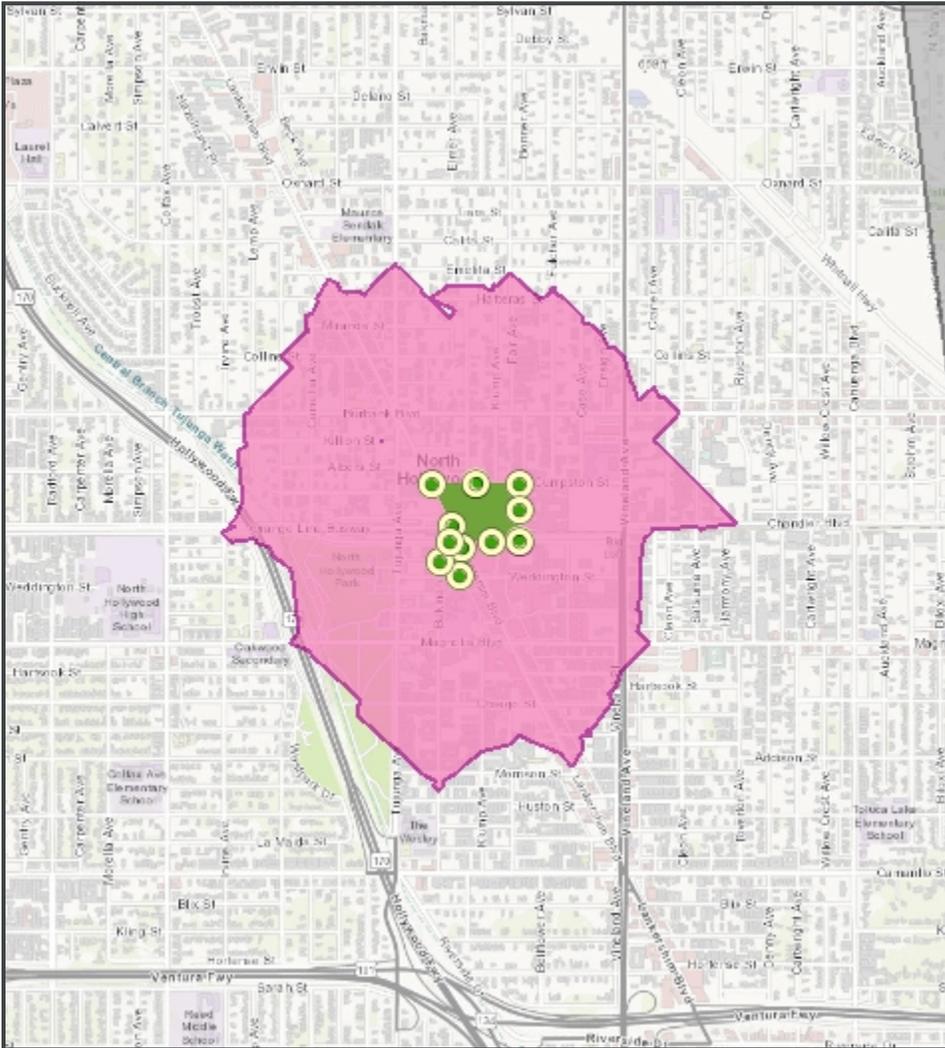
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

© City of Los Angeles, Department of Recreation and Parks
Printed: 03/18/2020



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-82868

Description:

Proposed mixed-use development with 1,527 residential units and 598,199 sq ft of commercial space

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:	12,228	3,525

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	5,558	1,189

Residents Served by Age

Under Age 5:	639	249
Age 5 to 9:	499	202
Age 10 to 14:	510	226
Age 15 to 17:	352	150
Age 18 to 64:	9,380	2,541
Age 65 and Over:	848	157

Households Served by Annual Income

Under \$25,000:	1,826	424
\$25,000 to \$34,999:	630	161
\$35,000 to \$49,999:	677	91
\$50,000 to \$74,999:	1,215	256
\$75,000 and Over:	1,210	257

Source: Census/ACS 2010