

APPROVED
SEP 03 2020

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-174

DATE September 03, 2020

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP NO. AA-2019-7098-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	_____ <i>DP</i>
V. Israel	_____	N. Williams	_____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map AA-2019-7098-PMLA (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.

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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 7650 North Balboa Boulevard in the Reseda community of the City, consists of the partial closure of an existing mobile home park and the construction of a 150-unit apartment building, 75 of which are affordable units. The proposed subdivision would result in a total of 2 parcels.

The proposed Project also includes approximately 18,294 square feet (SF) of common open space, including a learning center, a yoga/fitness studio, a community room and adjoining public garden, an open courtyard with shared seating, barbecue pits, play areas, and entertainment lounges, an indoor club-lounge, and a game center.

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. The proposed Project is currently under construction.

Conceptual renderings of the proposed 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 **August 14, 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.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **November 26, 2019**. On June 11, 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).

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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 review 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:

- **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 150 units would be:

$$1.08 \text{ Acres} = (150 \times 2.88) \times 0.00251$$

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As currently proposed, the Project has seventy-five (75) dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required land dedication for the Project would be:

$$0.54 \text{ Acres} = (75 \times 2.88) \times 0.00251$$

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.

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.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." Project applicant states that the Project is not condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code.

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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, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$13,609.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 150 units would be:

\$2,041,350 = \$13,609.00 x 150 dwelling units

As currently proposed, the Project has seventy-five (75) dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required Park Fee payment for the Project would be:

\$1,020,675.00 = \$13,609.00 x 75 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 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.

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One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 62% of residents in the City of Los Angeles live within 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 at least 65% by 2025; 75% by 2035; and 100% by 2050. 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 Reseda community of the City and within the Reseda – North Van Nuys Community Plan Area. Currently, the project site is an existing mobile home park. The proposed Project is surrounded by 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 is also attached (Attachment 4).

The proposed Project is located in a low-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): 2,634 persons (6,424 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Reseda – West Van Nuys Community Plan Area (2017 American Community Survey): 9,415 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 18,294 square feet (SF) of common open space, including a learning center, a yoga/fitness studio, a community room and adjoining public garden, an open courtyard with shared seating, barbecue pits, play areas, and entertainment lounges, an indoor club-lounge, and a game center.

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.

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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 are no 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).

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 **2,346** 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 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 public parks currently in development within a two (2) mile radius of the Project site:

There is one (1) park renovation projects currently in development within a two (2) mile radius of the Project site.

- Louise Park, located at 7140 North Louise Avenue, is a 6.48-acre facility that features a children's play area, restroom building, and baseball diamonds. The scope of work for the Louise Park – Facility Improvements (PRJ21240) (PRJ21357) Project is the demolition and removal of a non-Americans with Disabilities Act (ADA) compliant restroom, the installation of a pre-fabricated, and other capital improvements including parking lot resurfacing and ADA-compliant restriping, Light Emitting Diodes (LED) lighting upgrades, ballfield fencing replacement, and new drinking fountains. The Louise Park – Facility Improvements (PRJ21240) (PRJ21357) Project is fully funded at this time.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City since the Project has less than 50 parcels and, per the Project applicant, the proposed Project is not a condominium project, stock cooperative or

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community apartment project, as defined in Sections 4105, 4125, and 4190 of the Civil Code. Therefore, as previously noted in this report, based on per Section 66477 (7) of the California Government Code, only the payment of fees may be required.

Additionally, it should be noted that while the proposed Project is within in a park gap, it is located in a relatively low-density area of the City. The density of the surrounding area within walking distance of the Project site is lower than the average density of the City and is lower than the average density of the Community Plan Area in which the proposed Project is located.

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 the 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 of 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



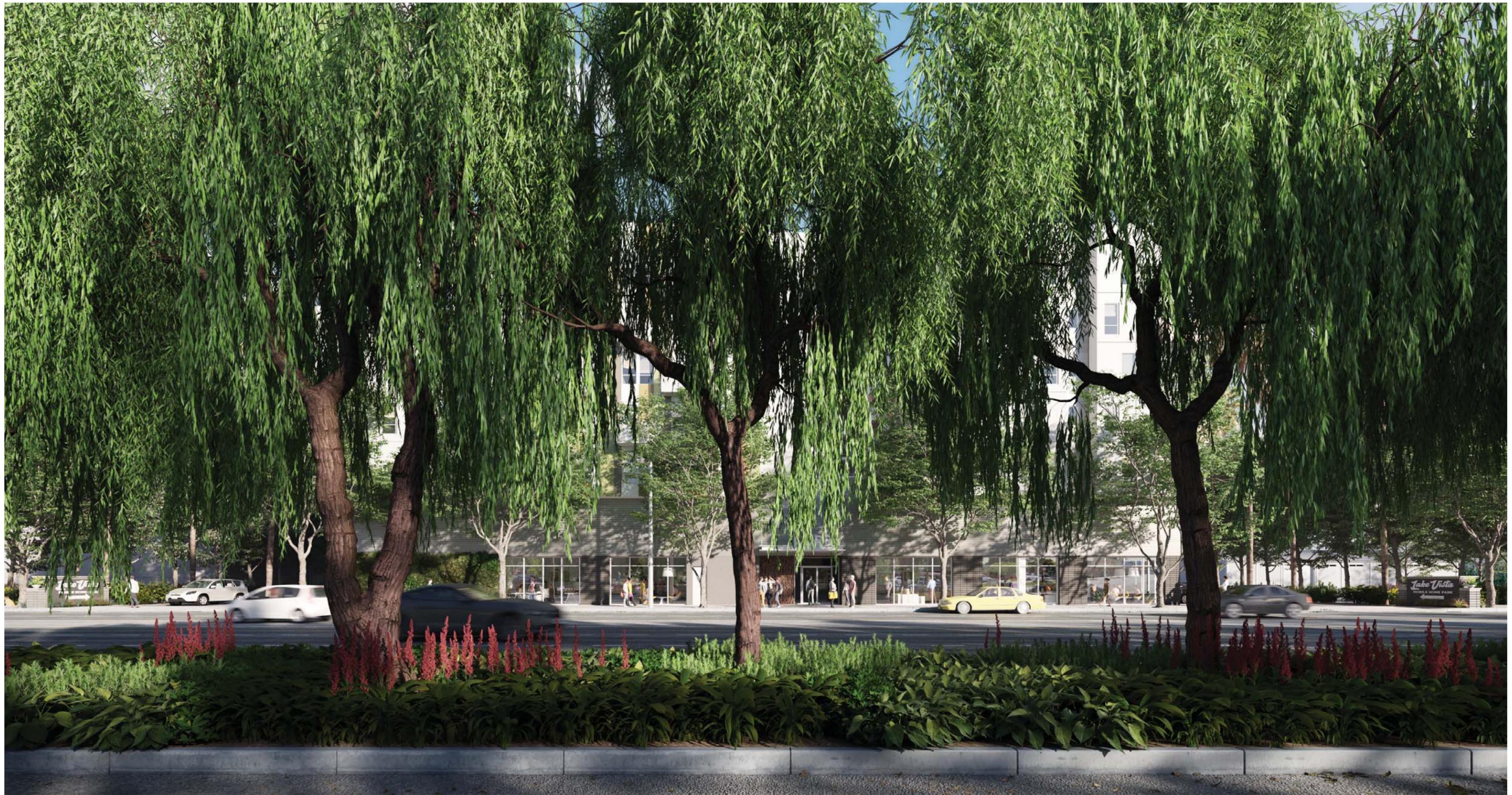
RENDERING

7650 BALBOA , LLC.

LAKE BALBOA VISTA
 APARTMENTS & MOBILE HOME PARK

NEWMAN GARRISON + PARTNERS
 ARCHITECTURE | PLANNING | INTERIORS
 PROJECT #18032 | DATE: 11.06.2019

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RENDERING

7650 BALBOA , LLC.

LAKE BALBOA VISTA
APARTMENTS & MOBILE HOME PARK

NEWMAN GARRISON + PARTNERS
ARCHITECTURE | PLANNING | INTERIORS
PROJECT #18032 | DATE: 11.06.2019

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AERIAL VIEWS

7650 BALBOA , LLC.

LAKE BALBOA VISTA
APARTMENTS & MOBILE HOME PARK

NEWMAN GARRISON + PARTNERS
ARCHITECTURE | PLANNING | INTERIORS
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AERIAL VIEWS

7650 BALBOA , LLC.

LAKE BALBOA VISTA
APARTMENTS & MOBILE HOME PARK

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ARCHITECTURE | PLANNING | INTERIORS
PROJECT #18032 | DATE: 11.06.2019

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AERIAL VIEWS

7650 BALBOA , LLC.

LAKE BALBOA VISTA
APARTMENTS & MOBILE HOME PARK

NEWMAN GARRISON + PARTNERS
ARCHITECTURE | PLANNING | INTERIORS
PROJECT #18032 | DATE: 11.06.2019

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PERSPECTIVE VIEWS

7650 BALBOA , LLC.

LAKE BALBOA VISTA
APARTMENTS & MOBILE HOME PARK

NEWMAN GARRISON + PARTNERS
ARCHITECTURE | PLANNING | INTERIORS
PROJECT #18032 | DATE: 11.06.2019

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PERSPECTIVE VIEWS

7650 BALBOA , LLC.

LAKE BALBOA VISTA
APARTMENTS & MOBILE HOME PARK

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PERSPECTIVE VIEWS

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LAKE BALBOA VISTA
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PERSPECTIVE VIEWS

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LAKE BALBOA VISTA
APARTMENTS & MOBILE HOME PARK

NEWMAN GARRISON + PARTNERS
ARCHITECTURE | PLANNING | INTERIORS
PROJECT #18032 | DATE: 11.06.2019

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BALBOA BLVD AFFORDABLE HOUSING - 5-STORY TYPE IIIA OVER 2-STORY TYPE IA

ZONING - SITE DATA & OVERVIEW	
ADDRESS	7650 BALBOA AVENUE, VAN NUYS, CA 91406
ZONING INFORMATION	M2-1, LOS ANGELES STATE ENTERPRISE ZONE
PLANNING INFORMATION	RESEDA-WEST VAN NUYS COMMUNITY PLAN
GROSS SITE AREA	68,180 SF (1.57 ACRES)
GROSS BUILDING AREA	111,650 SF
PROPOSED ZONE	C2 (COMMERCIAL)
ALLOWABLE FLOOR AREA RATIO (FAR) - R4 ZONE	3.0
PROPOSED FLOOR AREA RATIO (FAR)	1.64
ALLOWABLE HEIGHT LIMIT - C2 ZONE	UNLIMITED
PROPOSED HEIGHT	80'-0"
REQUIRED SETBACKS (YARDS) - C2 ZONE	FRONT: NONE; SIDE: 10 FT; REAR: 19 FT
PROPOSED DENSITY	95.5 DU/AC

NON-RESIDENTIAL DATA SUMMARY

SPACE/USE	LOCATION	SIZE	REQUIRED PARKING
LEASING	LEVEL 1	1,520 SF	3
TOTAL NON-RESIDENTIAL		1,520 SF	3

RESIDENTIAL DATA SUMMARY

UNIT TYPE	SIZE	MARKET RATE	PARKING RATIO	AFFORDABLE	PARKING RATIO	TOTAL UNITS	TOTAL SIZE	MIX	TOTAL PARKING
S1 UNIT (STUDIO)	432 SF	10	1.0	8	1.0	18	7,776 SF	12%	18
S2 UNIT (STUDIO)	588 SF	1	1.0	2	1.0	3	1,764 SF	2%	3
A1 UNIT (1 BEDROOM)	526 SF	41	1.0	33	1.0	74	38,924 SF	49%	74
A2 UNIT (1 BEDROOM)	599 SF	6	1.0	4	1.0	10	5,990 SF	7%	10
B1 (2 BEDROOM)	720 SF	11	2.0	19	1.0	30	21,600 SF	20%	41
B2 (2 BEDROOM)	737 SF	4	2.0	6	1.0	10	7,370 SF	7%	14
B2-2 (2 BEDROOM)	813 SF	2	2.0	3	1.0	5	4,065 SF	3%	7
TOTAL RESIDENTIAL UNITS		75	50%	75	50%	150	87,489 SF	100%	167
AVERAGE UNIT SIZE					583 SF				

RESIDENTIAL AMENITIES	LOCATION	SIZE
RESIDENTIAL AMENITIES	LEVEL 1	1,844 SF
COMMUNITY ROOM	LEVEL 1	600 SF
DAYCARE	LEVEL 3	464 SF
LOUNGE / GAME ROOM	LEVEL 3	879 SF
TOTAL RESIDENTIAL AMENITIES		3,787 SF

PARKING DATA SUMMARY

TOTAL PARKING REQUIRED	
TYPE	TOTAL
REQUIRED NON-RESIDENTIAL PARKING	3
REQUIRED RESIDENTIAL PARKING	167
10% RESIDENTIAL PARKING REDUCTION (PER LAMC 12.21.A.4)	-16
TOTAL PARKING REQUIRED	154

TOTAL PARKING PROVIDED				
LOCATION	TANDEM	COMPACT	REGULAR	TOTAL
SURFACE PARKING (LEVEL 1)	0	0	30	30
GARAGE PARKING (LEVEL 1)	1	34	17	52
GARAGE PARKING (LEVEL 2)	12	38	22	72
TOTAL PARKING PROVIDED	13	72	69	154

BICYCLE PARKING DATA

TOTAL BIYCLE PARKING REQUIRED			
REQUIRED PER LAMC 12.21 A.16	SHORT TERM	LONG TERM	TOTAL
REQUIRED RESIDENTIAL BICYCLE PARKING	9	99	108
REQUIRED BICYCLE PARKING TO REPLACE 10% PARKING REDUCTION (1-4)	0	68	68
TOTAL BIYCLE PARKING REQUIRED	9	167	176

TOTAL BIYCLE PARKING PROVIDED			
LOCATION	SHORT TERM	LONG TERM	TOTAL
LEVEL 1	9	0	9
LEVEL 2	0	64	64
LEVEL 3	0	104	104
TOTAL BIYCLE PARKING PROVIDED	9	168	177

ELECTRIC VEHICLE (EV) PARKING DATA

REQUIRED - 3% OF TOTAL PARKING - PER LAMC 4.106.4.2	TOTAL
REQUIRED RESIDENTIAL EV PARKING	5
TOTAL EV PARKING PROVIDED (3%)	5
<i>TOTAL EV-READY PARKING PROVIDED (17%)</i>	<i>26</i>

PUBLIC OPEN SPACE

REQUIRED - 100 SF PER UNIT < 3 HABITABLE SPACES, 125 SF PER UNIT = 3 HABITABLE SPACES, 175 SF PER UNIT > 3 HABITABLE SPACES		
TYPE	LOCATION	SIZE
REQUIRED PUBLIC OPEN SPACE		16,125 SF
PUBLIC OPEN SPACE	LEVEL 1	11,854 SF
PUBLIC OPEN SPACE	LEVEL 3	6,440 SF
PRIVATE OPEN SPACE	AT UNIT BALCONIES	2,436 SF
TOTAL PUBLIC OPEN SPACE PROVIDED		20,730 SF

PROJECT DATA

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 430
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

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

ATTACHMENT 2
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

FAX: (213) 978-1275

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

Updated Filing Notification and Distribution Form

Parcel Map No. AA-2019-7098-PMLA
Property Addresses: 7650 N Balboa Blvd.
Community Plan: Reseda – West Van Nuys

Filing Date: 11/26/2019
No Deemed Complete Date: N/A
Distribution Date: 06/11/2020

- COUNCIL DISTRICT NO. 6
- 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)

- Hillside Yes No
- MODIFICATION/REVISION REQUEST
- Thomas Guide:** 531 - GRID D3
D.M.: 186-B-133 & 137
- Community Plan Revision Division
- Housing Department (no P.S.)
- Department of Recreation and Parks
- Bureau of Sanitation
- Urban Forestry Division
- GIS
- Board Of Education (no P.S.)
- County Health Department (no P.S.)

DATE DUE: UPON RECEIPT

Please send your reports to the following **NEW** e-mail address: planning.valleysubdivisions@lacity.org. Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary parcel 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.**

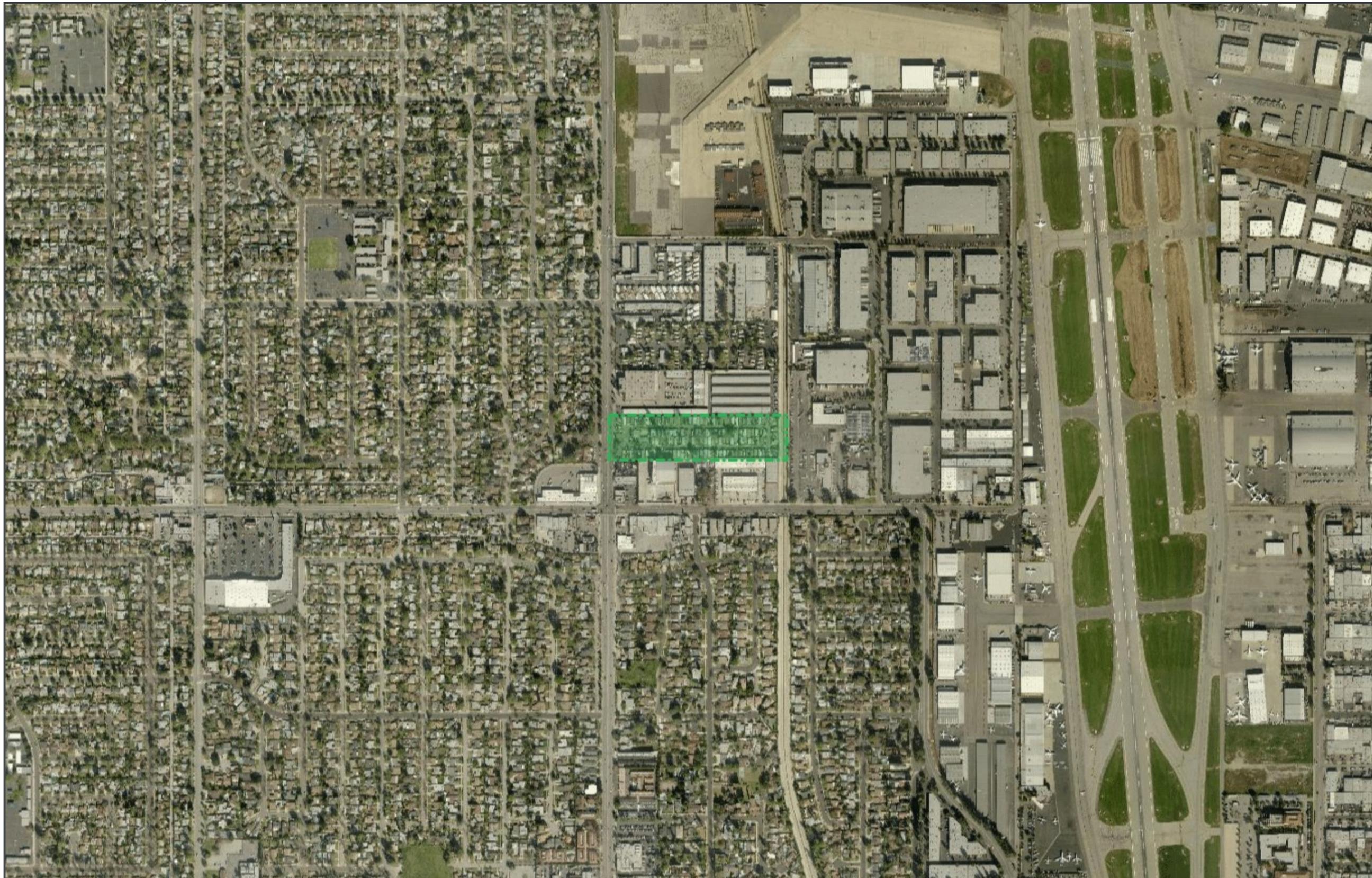

Mary K. Crowell
Senior Administrative Clerk



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

- City Limits

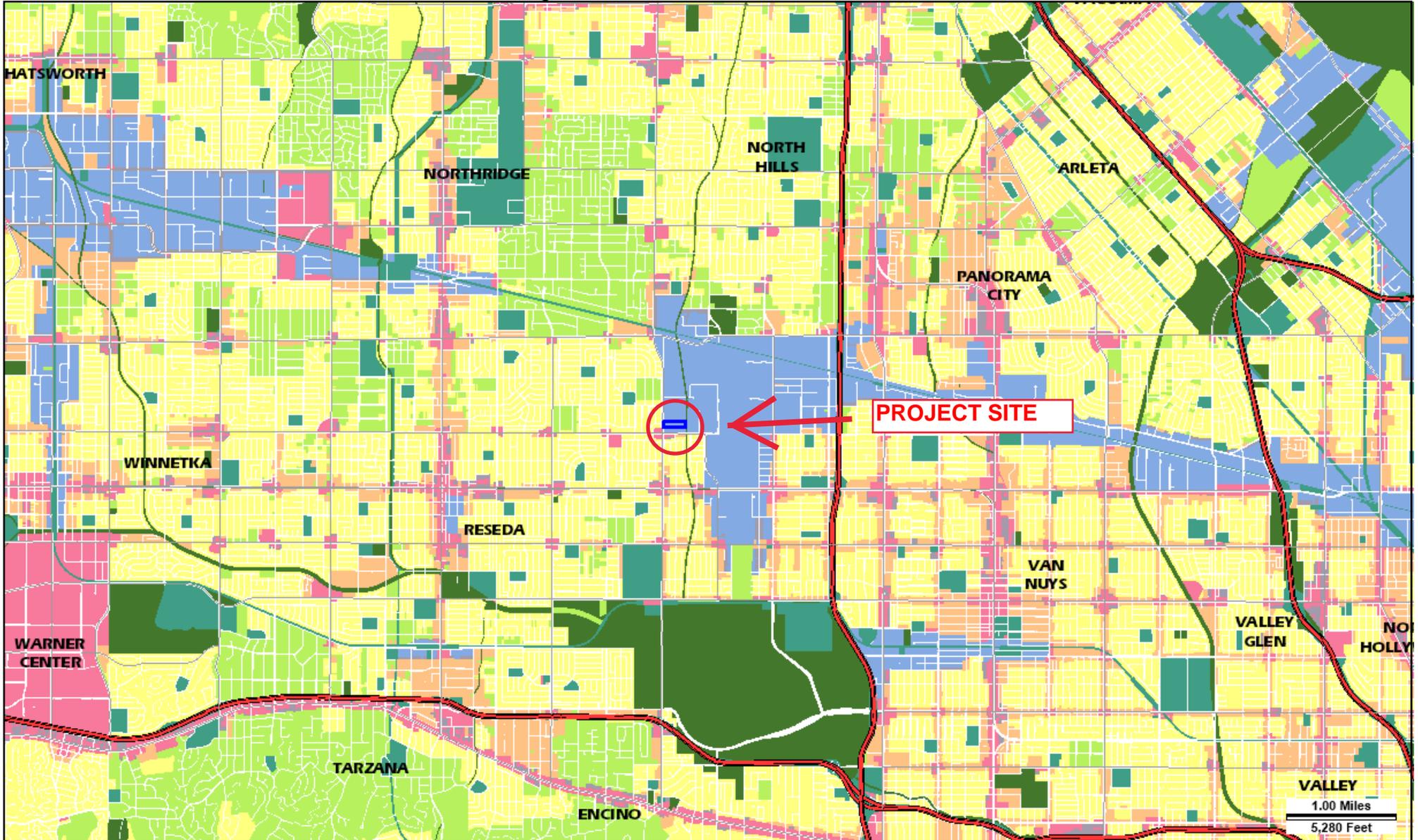
NOTES

0 0 Miles 0 0

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: 08/04/2020



Address: 7650 N BALBOA BLVD

APN: 2205008023

PIN #: 186B133 61

Tract: TR 1000

Block: None

Lot: FR 603

Arb: 25

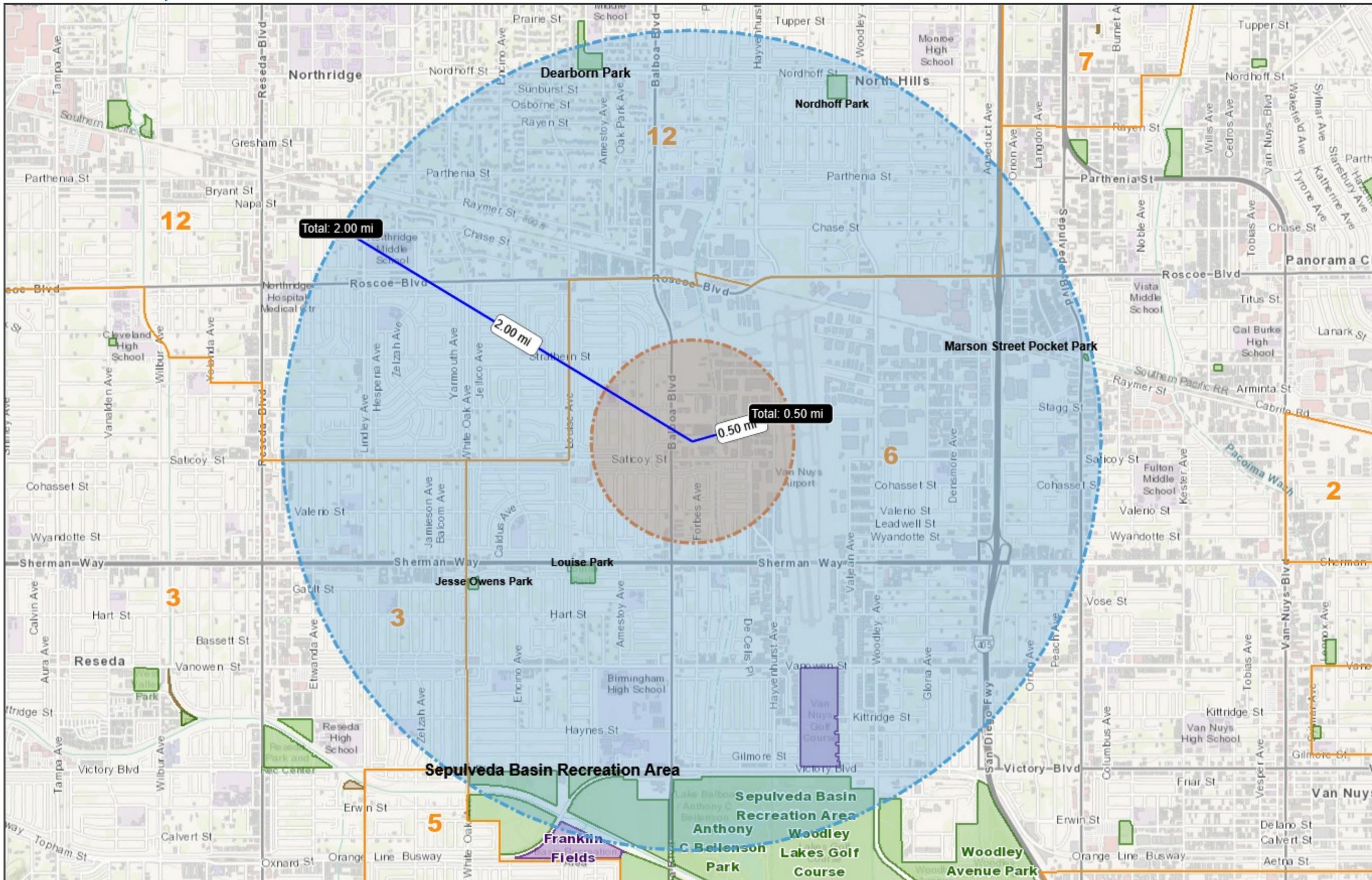
Zoning: M2-1

General Plan: Light Manufacturing





Project Site and Surrounding Parks



LEGEND

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

NOTES



SCALE 1: 36,112

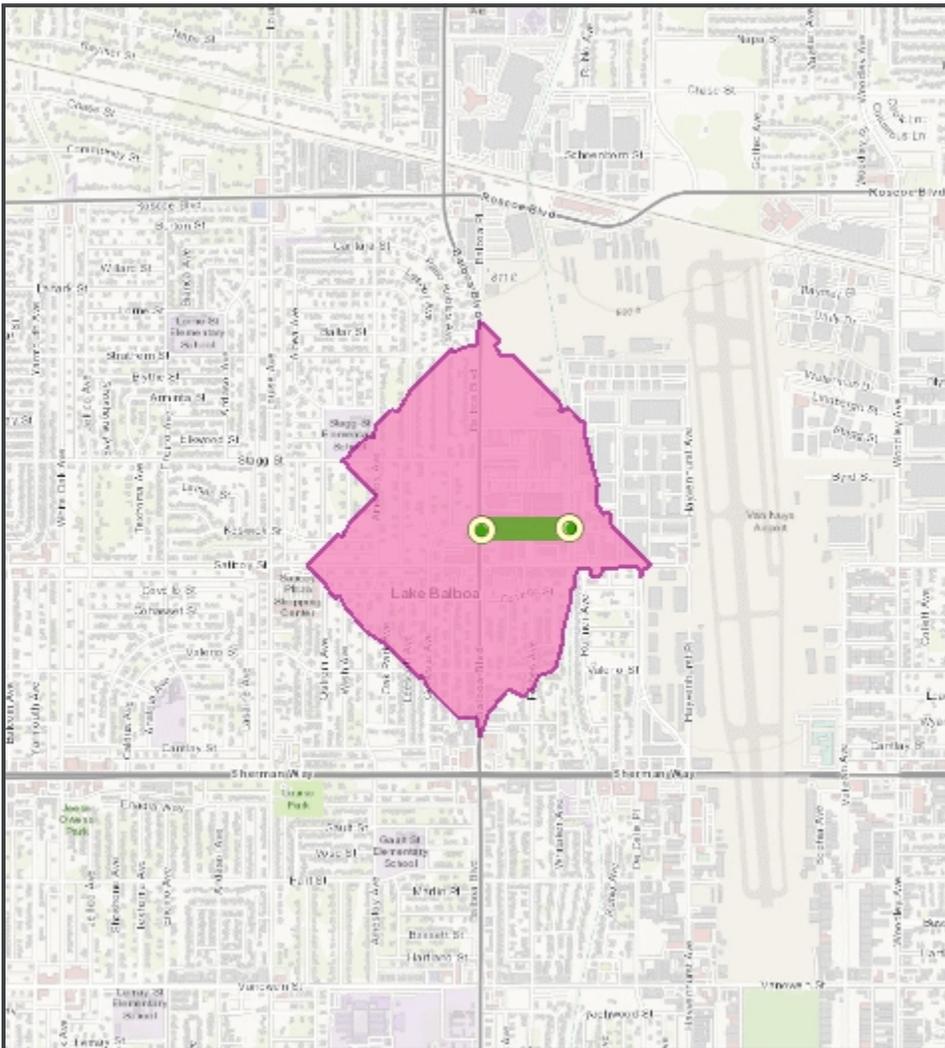
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

AA-2019-7098-PMLA

Description:

Partial closure of existing mobile home park and the construction of a 150-unit multiresidential apartment building

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	2,634	2,346

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	860	772

Residents Served by Age

Households Served by Annual Income

Under Age 5:	169	150
Age 5 to 9:	165	152
Age 10 to 14:	201	182
Age 15 to 17:	102	86
Age 18 to 64:	1,719	1,517
Age 65 and Over:	278	259

Under \$25,000:	208	202
\$25,000 to \$34,999:	68	65
\$35,000 to \$49,999:	127	106
\$50,000 to \$74,999:	151	134
\$75,000 and Over:	306	265

Source: Census/ACS 2010