

APPROVED

DEC16 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-213

DATE December 16, 2021

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83441 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> *C. Santo Domingo	_____ <i>DF</i>
J. Kim	_____	N. Williams	_____

M. Slue

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83441 (Project) to pay in-lieu fees to the City in order to 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.

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 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 in part 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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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 Project is located at 120 – 230 North Judge John Aiso Street, and 200 North Central Avenue in the Central City community of the City of Los Angeles (City). The Project site is approximately 2.64 gross acres. The Project, as currently proposed, includes the construction of a new 6-story mixed-use development consisting of 228 apartment units, of which 224 will be affordable, on-site support services, 41,936 square feet (SF) of ground floor commercial, restaurant and retail, and subterranean parking.

The Project also includes approximately 35,356 SF of open space, including public plazas, a pocket park, resident courtyards, recreation room, lounges, and multipurpose space.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City 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 **April 19th, 2021**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **June 04, 2021**. On October 14, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by "Upon Receipt". The Advisory Agency Filing Notification is attached (Attachment 2).

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If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.88**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum land dedication for the Project's proposed 228 units would be:

$$1.64 \text{ Acres} = (228 \times 2.88) \times 0.00251$$

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 224 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:

$$0.03 \text{ Acres} = (4 \times 2.88) \times 0.00251$$

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Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board 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." The Project as described in this Report, is a condominium project.

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:

\$14,793.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 228 units would be:

\$3,372,804.00 = \$14,793.00 x 228 dwelling units

As currently proposed, the Project has 224 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:

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\$59,172.00 = \$14,793.00 x 4 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 consideration, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2021 Park Score Index, approximately 64% 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 Project is located within the Little Tokyo community of the City and within the Central City Community Plan Area. Currently, the Project site is comprised of a parking lot.

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

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The Project is located in a high-density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile walking distance of the Project site (EPADSS): 4,736 persons (8,611 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central Community Plan Area (2014 American Community Survey): 12,841 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 35,356 SF of open space, including plazas and a pocket park, courtyards, a recreation room, community room, lounge and multipurpose space.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). 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 recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There is one (1) public park within a half mile walking distance of the Project site:

- City Hall Park is a 1.71-acre park located at 200 North Spring Street in the Central City community of the City that provides walking paths and passive recreation spaces for the surrounding community.

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 **468** 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

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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 (1) new public park currently in development within a two mile radius of the Project site:

- The 1st and Broadway Park – Park Development (PRJ20781) (PRJ21252) Project, located at 217 West 1st Street, proposes the development of a new 1.96-acre community park in Council District 14. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is being led by the Bureau of Engineering (BOE) and is currently in the bid and award stage. It is unknown when the 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.

There are fourteen (14) park renovation projects in development within a two mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Alpine Recreation Center – Building Improvements (PRJ21367) Project
- Lafayette Park – Outdoor Improvements and New Synthetic Field (PRJ21330) (PRJ20495) Project
- Elysian Park -- Carob Grove Dog Park and Picnic Area Improvement (PRJ21276) Project
- Elysian Park -- Victory Memorial Grove Pathway and Landscape Improvements (PRJ21275) Project
- Elysian Park -- Grace E Simons Lodge Irrigation (PRJ20745) Project
- Elysian Park – Solano Canyon Restroom Replacement (PRJ21271) Project
- Elysian Park – Solano Canyon Synthetic Soccer Field Installation (PRJ21270) Project
- Rio de Los Angeles Skate Park – Outdoor Park Improvements (PRJ21447 PRJ21462) Project
- Echo Park -- Ballfields and Tennis Restroom Improvement (PRJ21250) Project
- Echo Park Recreation Center – Building Improvements (PRJ21424 PRJ21440) Project
- Echo Park Recreation Center – Playground Replacement (PRJ21310) Project
- Downey Recreation Center - Outdoor Improvements (PRJ21243) Project
- Hollenbeck Park – Park Renovation (PRJ20205) Project
- Hollenbeck Park—Restroom Replacement (PRJ21470) Project

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There are eleven (11) park renovation projects currently in various stages of planning and development within a two mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Pershing Square – Phase I & II (PRJ21113) Improvements Projects
- Elysian Park -- Academy Road & Park Row Brush Clearance Project
- Elysian Park -- Elysian Park Service Yard Improvement Project
- Elysian Park -- North Broadway Park Entry Landscape Beautification (PRJ21274) Project
- Elysian Park -- Grace E Simons Lodge and Pavilion Renovation
- Elysian Park -- New Solano Canyon Skate Park Installation Project
- Elysian Park -- Solano Canyon Playground, Splash Pad, and Fitness Equipment Installation (PRJ21271) Project
- Echo Park Youth Center—Child Care Center Renovation (PRJ21519) Project
- Downey Recreation Center – Child Care Center Renovation (PRJ21518) Project
- Pecan Recreation Center—Ballfield Improvements (PRJ21341) Project
- Boyle Heights Sports Center-- Site Demolition and New Recreation Center (PRJ20061) Project

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements and the Project is primarily comprised of affordable units that will likely be exempt from the requirement to dedicate land or pay a fee pursuant to LAMC Section 12.33.

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 mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

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This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

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

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

122 S. SAN PEDRO ST., LOS ANGELES, CA. 90012



LEGEND

APN	ASSESSOR'S PARCEL NUMBER	ASPHALT PAVEMENT
BFV	BACK-FLOW VALVE	CADY BROW
DI	DRAIN INLET	CENTER LINE
EPB	ELECTRIC PULL BOX	CONCRETE PAVEMENT
FF	FINISH FLOOR	ELECTRIC MANHOLE
FL	FLOW LINE	ELECTRIC PULL BOX
FS	FRESH SURFACE	FIRE DEPARTMENT CONNECTION
HR	HANDICAP RAMP	FIRE HYDRANT
HW	WATER	FINDING MONUMENT
NG	NATURAL GROUND	GAS METER
OT	OVERHANG TOP	GAS VALVE
PC	TOP OF CURB	GAZE
TP	TOP OF STRUCTURE	GROUND LIGHT
TPM	TRUCK	GUARD POST
	EDGE OF PAVEMENT	GOY WIRE
	OVERHEAD LINE	HANDICAP
	PROPERTY LINE	LIGHT
	CHAIN LINK FENCE	MONITORING WELL
	INTERIOR LOT LINES	PROPERTY LINE
	RIGHT-OF-WAY	SEWER MANHOLE
	EASEMENT LINE	SEWER CLEAN OUT
	RETAINING BLOCK/BRICK WALL	STARS SHOWING
	GRAVEL DRIVE LINE	DOWNWARD DIRECTION
SD	STORM DRAIN LINE	STORM DRAIN MANHOLE
		STREET LIGHT
		TELECOM MANHOLE
		TRAFFIC LIGHT
		TRIP
		TRIP PAVEMENT
		UTILITY PILE
		WATER MANHOLE
		WATER METER
		WATER VALVE



MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

		CAL VADA	
		SURVEYING, INC.	
		411 Jenks Cir., Suite 205, Corona, CA 92880	
		Phone: 951-280-9960 Fax: 951-280-9746	
		Toll Free: 800-CALVADA www.calvada.com	
1.	01/24/17	CLIENT'S COMMENTS	HP/BK
NO.	DATE	REVISIONS	BY
		DATE: DECEMBER 15, 2016_AV SHEET 2 OF 3	

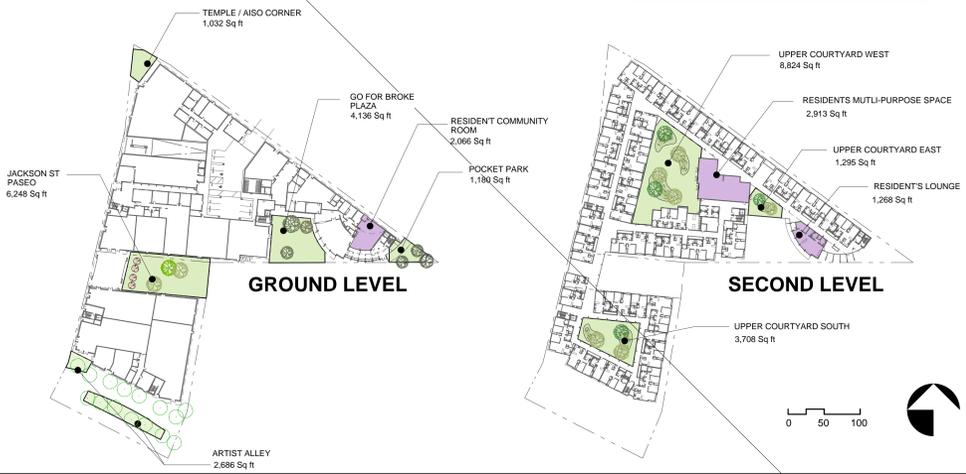
OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE	NO. OF UNITS	OPEN SPACE (SF) PER HABITABLE RM	TOTALS (SF)
STUDIOS	66	100	6,600
1 BEDROOM	40	100	4,000
2 BEDROOM	61	125	7,625
3 BEDROOM	61	175	10,675
Total	228		28,900

OPEN SPACE shall be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20 (b), accessible to all residents and have a minimum area of 400 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area.

Recreation rooms at least 600 square feet in area for a development of 16 or more dwelling units may qualify as common open space, but shall not qualify for more than 25% of the total required usable open space.

PROVIDED EXTERIOR OPEN SPACE	TOTALS (SF)
GROUND FLOOR LEVEL	
GO FOR BROKE PLAZA	4,136
POCKET PARK	1,180
JACKSON ST PASEO	6,248
ARTIST ALLEY	2,686
TEMPLE / AISO CORNER	1,032
SECOND FLOOR LEVEL	
UPPER COURTYARD EAST	1,295
UPPER COURTYARD WEST	8,824
UPPER COURTYARD SOUTH	3,708
PROVIDED RECREATION ROOM SPACE	
RECREATION ROOM LIMITED TO 25% OF TOTAL REQUIRED USABLE SPACE	7,225
RESIDENT'S COMMUNITY ROOM	2,066
RESIDENT'S LOUNGE	1,268
RESIDENT'S MULTIPURPOSE SPACE	2,913
TOTAL PROVIDED OPEN SPACE	COMPLIES 35,356



FLOOR AREA RATIO (FAR) CALCULATIONS

LOT AREA (SF)	Parcel 4	37,505
Parcel 1	37,128	
Parcel 2	152	
Parcel 3	189	
Parcel 5	34,210	
Jackson St Vacation	8,126	
4 Temple Street Dedication	-2,104	
Total	115,206	115,206

BUILDABLE AREA (SF) (net including 4 Temple Street Dedication)	115,206
ALLOWABLE FLOOR AREA RATIO (FAR) 3:1	
MAX. ALLOWABLE AREA (3 X 115,206 SF)	345,617
TOTAL FLOOR AREA PROVIDED	COMPLIES 299,336

BUILDABLE AREA (SF): All that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses.

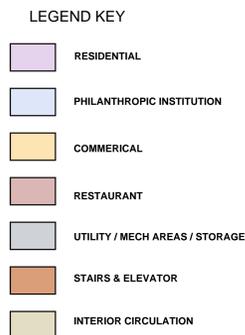
FLOOR AREA RATIO (FAR): A ratio establishing relationship between a property and the amount of development permitted for that property, and is expressed as a percentage or a ratio of the Buildable Area or Lot area.

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

F.A.R. FLOOR BREAKDOWN BY SPACE

Level	No	Room Name	Occupancy	USE	FLOOR AREA	F.A.R.
Ground Floor	1	Elevator 3	Accessory	-	-	-
	2	Stair 3	Accessory	-	-	-
	3	Residents MPR	A3	RESIDENTIAL	1,388	-
	4	Mens/ Women Restrooms	A3	RESIDENTIAL	678	-
	5	GFB Museum Space	A3	PHILANTHROPIC	2,280	-
	6	GFB National Education Center	B	PHILANTHROPIC	3,283	-
	7	Temple Entry	B	COMMERCIAL	1,283	-
	8	Neighborhood Services Space A	B	COMMERCIAL	1,291	-
	9	Shower / Restroom	B	COMMERCIAL	281	-
	10	Bike Storage	S2	-	-	-
	11	Security	B	COMMERCIAL	301	-
	12	Elevator 2	Accessory	-	-	-
	13	Stair 2	Accessory	-	-	-
	14	Drop-Off Loading Parking	S2	-	-	-
	15	Maint. Restroom	S2	COMMERCIAL	110	-
	16	Maintenance Room	S2	COMMERCIAL	359	-
	17	Janitor Garage	S2	COMMERCIAL	133	-
	18	Trash & Recycling North	S2	-	-	-
	19	Electrical / Meter Room North	S2	-	-	-
	20	Emergency Generator	S2	-	-	-
	21	Booster Pump	S2	-	-	-
	22	Fire Pump	S2	-	-	-
	23	UPS	S2	-	-	-
	24	ATS	S2	-	-	-
	25	Telecom Data	S2	-	-	-
	26	Maintenance Corridor North	S2	COMMERCIAL	400	-
	27	Neighborhood Services Space B	B	COMMERCIAL	6,051	-
	28	Driveway to UG Garage	S2	-	-	-
	29	Residential Social Service Space	B	RESIDENTIAL	4,533	-
	30	Residents Lobby North	B	RESIDENTIAL	782	-
	31	Residents Mailroom	B	RESIDENTIAL	763	-
	32	Residential Management Office/ Work Area	B	RESIDENTIAL	4,529	-
	33	Elevator 1	Accessory	-	-	-
	34	Stair 1	Accessory	-	-	-
	35	Restaurant Space C	A2	RESTAURANT	2,024	-
	36	Neighborhood Retail Space D	M	COMMERCIAL	2,029	-
	37	Neighborhood Retail Space E	M	COMMERCIAL	3,096	-
	38	Neighborhood Services Space F	B	COMMERCIAL	2,681	-
	39	Neighborhood Retail Space G	M	COMMERCIAL	3,352	-
	40	Neighborhood Retail Space H	M	COMMERCIAL	2,018	-
	41	Neighborhood Community Space I	A1	PHILANTHROPIC	3,881	-
	42	Neighborhood Retail Space J	F1	COMMERCIAL	5,165	-
	43	Neighborhood Services Space K	B	COMMERCIAL	755	-
	44	Neighborhood Services Space L	B	COMMERCIAL	935	-
	45	Residents Lobby South	B	RESIDENTIAL	252	-
	46	Elevator 4	Accessory	-	-	-
	47	Stair 4	Accessory	-	-	-
	48	Stair 5	Accessory	-	-	-
	49	Maintenance Corridor South	B	COMMERCIAL	228	-
	50	Electrical Rm South	S2	-	-	-
	51	Trash & Recycling South	S2	-	-	-
Second Floor		Residential Units Gross	R2	RESIDENTIAL	47,495	
		Resident's Multi-Purpose Room	Accessory	RESIDENTIAL	2,913	
		Resident's Lounge	Accessory	RESIDENTIAL	1,339	
Third Floor		Residential Units Gross	R2	RESIDENTIAL	51,111	
Fourth Floor		Residential Units Gross	R2	RESIDENTIAL	51,111	
Fifth Floor		Residential Units Gross	R2	RESIDENTIAL	51,111	
Sixth Floor		Residential Units Gross	R2	RESIDENTIAL	39,395	
		Total			299,336	
						Complies < 345,617

F.A.R. DIAGRAMS



46 SPACE DESCRIPTION KEYED TO FAR CALCULATIONS



PARKING CALCULATIONS

PARKING SUMMARY

Use	Floor Area (SF)	Parking Ratio	Required Spaces
Residential Parking			
Residential		No parking required for residential units per TOC Tier 4 Incentive	0
Total Residential Spaces Required			0
Nonresidential Parking			
Philanthropic Institution	9,444	1 space / 500 SF	18.9
Commercial (Neighborhood Retail/ Neighborhood Services)	30,468	1 space / 500 SF SF[1]	60.9
Restaurant	2,024	1 space / 500 SF	4.0
Total Non-Residential Spaces Required			83.9
40% nonresidential parking reduction per TOC Tier 4 Incentive			-33.5
Total Parking Required			50
Total Parking Provided			143

PARKING BREAKDOWN BY SPACE

Room Name	Occupancy	PARKING SPACE CALCULATION BREAKDOWN				Total Spaces
		USE	AREA	PARKING RATIO		
GFB Museum Space	A3	PHILANTHROPIC	2,280	1 SPACE PER 500 SF	4.6	4.6
GFB National Education Center	B	PHILANTHROPIC	3,283	1 SPACE PER 500 SF	6.6	6.6
Temple Entry	B	COMMERCIAL	1,283	1 SPACE PER 500 SF	2.6	2.6
Neighborhood Services Space A	B	COMMERCIAL	1,291	1 SPACE PER 500 SF	2.6	2.6
Shower / Restroom	B	COMMERCIAL	281	1 SPACE PER 500 SF	0.6	0.6
Security	B	COMMERCIAL	301	1 SPACE PER 500 SF	0.6	0.6
Maint. Restroom	S2	COMMERCIAL	110	1 SPACE PER 500 SF	0.2	0.2
Maintenance Room	S2	COMMERCIAL	359	1 SPACE PER 500 SF	0.7	0.7
Janitor Garage	S2	COMMERCIAL	133	1 SPACE PER 500 SF	0.3	0.3
Maintenance Corridor North	S2	COMMERCIAL	400	1 SPACE PER 500 SF	0.8	0.8
Neighborhood Services Space B	B	COMMERCIAL	6,051	1 SPACE PER 500 SF	12.1	12.1
Residential Social Service Space	B	RESIDENTIAL	4,533	0	0.0	0.0
Residential Management Office/ Work Area	B	RESIDENTIAL	4,529	0	0.0	0.0
Restaurant Space C	A2	RESTAURANT	2,024	1 SPACE PER 500 SF	4.0	4.0
Neighborhood Retail Space D	M	COMMERCIAL	2,029	1 SPACE PER 500 SF	4.1	4.1
Neighborhood Retail Space E	M	COMMERCIAL	3,096	1 SPACE PER 500 SF	6.2	6.2
Neighborhood Services Space F	B	COMMERCIAL	2,681	1 SPACE PER 500 SF	5.4	5.4
Neighborhood Retail Space G	M	COMMERCIAL	3,352	1 SPACE PER 500 SF	6.7	6.7
Neighborhood Retail Space H	M	COMMERCIAL	2,018	1 SPACE PER 500 SF	4.0	4.0
Neighborhood Community Space I	A1	PHILANTHROPIC	3,881	1 SPACE PER 500 SF	7.8	7.8
Neighborhood Retail Space J	F1	COMMERCIAL	5,165	1 SPACE PER 500 SF	10.3	10.3
Neighborhood Services Space K	B	COMMERCIAL	755	1 SPACE PER 500 SF	1.5	1.5
Neighborhood Services Space L	B	COMMERCIAL	935	1 SPACE PER 500 SF	1.9	1.9
Maintenance Corridor South	B	COMMERCIAL	228	1 SPACE PER 500 SF	0.5	0.5
Residential Units Gross	R2	RESIDENTIAL	0		0.0	0.0
Resident's Multi-Purpose Room	Accessory	RESIDENTIAL	0		0.0	0.0
Resident's Lounge	Accessory	RESIDENTIAL	0		0.0	0.0
Residential Units Gross	R2	RESIDENTIAL	0		0.0	0.0
Residential Units Gross	R2	RESIDENTIAL	0		0.0	0.0
Residential Units Gross	R2	RESIDENTIAL	0		0.0	0.0
Residential Units Gross	R2	RESIDENTIAL	0		0.0	0.0
TOTAL REQUIRED PARKING SPACES					83.9	

¹ LAMC Section 12.2144(x)(3): Except for the Downtown Business District parking area described in Section 12.2144(i), projects within State Enterprise Zones, may utilize a lower parking ratio for commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings thus increasing the buildable area of the parcel which is critical in older areas of the City where parcels are small.

GO FOR BROKE Affordable Apartments
150 Judges, John Aiso Street and Temple Street, Los Angeles, CA 90012

ISSUE 03.09.2021

REVISIONS

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engineer's stamp

engineer's stamp

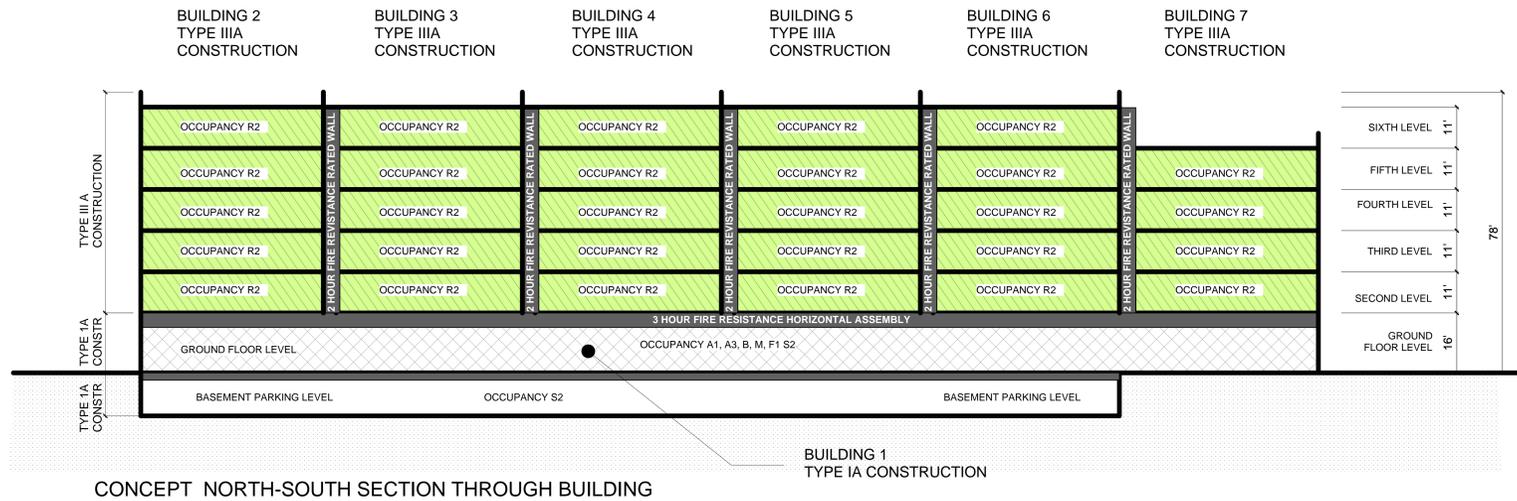
project no. 21101
scale as noted

drawing title
ZONING CALCULATIONS

drawing number

G-002

CONCEPT SECTION: HEIGHT AND AREA



ALLOWABLE AREA BREAKDOWN

Level	No	Room Name	Occupancy	Areas	Roof/Floor Overhang	Total Building	Gross Building Area per Fire Wall Separations									
							Gross (SF)	Area (SF)	Gross (SF)	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6	BLDG 7
Type IA Construction	1	Elevator 3	Accessory	158		158										
	2	Stair 3	Accessory	129		129										
	3	Residents MPR	A3	1,388	505	1,893	1,893									
	4	Mens/ Women Restrooms	A3	678		678	678									
	5	GFB Exhibit Space	A3	2,280	435	2,715	2,715									
	6	GFB Offices	B	3,283	640	3,923	3,923									
	7	Temple Entry	B	1,283	79	1,362	1,362									
	8	Ground Floor Space A	B	1,291	85	1,376	1,376									
	9	Shower / Restroom	B	281		281	281									
	10	Bike Storage	S2	483		483	483									
	11	Security	B	301		301	301									
	12	Elevator 2	Accessory	73		73	73									
	13	Stair 2	Accessory	265		265	265									
	14	Drop-Off Loading Parking	S2	8,497	214	8,711	8,711									
	15	Maint. Restroom	S2	110		110	110									
	16	Maintenance Room	S2	359		359	359									
	17	Janitor Garage	S2	133		133	133									
	18	Trash & Recycling North	S2	571		571	571									
	19	Electrical / Meter Room North	S2	832		832	832									
	20	Emergency Generator	S2	327		327	327									
	21	Booster Pump	S2	190		190	190									
	22	Fire Pump	S2	204		204	204									
	23	UPS	S2	247		247	247									
	24	ATS	S2	175		175	175									
	25	Telecom Data	S2	282		282	282									
	26	Maintenance Corridor North	S2	400		400	400									
	27	Ground Floor Space B	B	6,051	535	6,586	6,586									
	28	Driveway to UG Garage	S2	3,348	59	3,407	3,407									
	29	Social Service Space	B	4,533	60	4,593	4,593									
	30	Residents Lobby North	B	782	181	963	963									
	31	Residents Mailroom	B	763		763	763									
	32	Management Office/ Work Area	B	4,529	28	4,557	4,557									
	33	Elevator 1	Accessory	75		75	75									
	34	Stair 1	Accessory	366		366	366									
	35	Ground Floor Space C	A2	2,024	122	2,146	2,146									
	36	Ground Floor Space D	M	2,029	38	2,067	2,067									
	37	Ground Floor Space E	M	3,096	53	3,149	3,149									
	38	Ground Floor Space F	B	2,681	323	3,004	3,004									
	38	Jackson Street Paseo				2,582	2,582									
	39	Ground Floor Space G	M	3,352	125	3,477	3,477									
	40	Ground Floor Space H	M	2,018	136	2,154	2,154									
	41	Ground Floor Space I	A1	3,881	310	4,191	4,191									
	42	Ground Floor Space J	F1	5,165	354	5,519	5,519									
	43	Ground Floor Space K	B	755	62	817	817									
	44	Ground Floor Space L	B	935	57	992	992									
	45	Residents Lobby South	B	252	62	314	314									
	46	Elevator 4	Accessory	75		75	75									
	47	Stair 4	Accessory	345		345	345									
	48	Stair 5	Accessory	314		314	314									
	49	Maintenance Corridor South	B	228	75	303	303									
	50	Electrical Rm South	S2	157		157	157									
51	Trash & Recycling South	S2	446		446	446										
TOTALS							72,420	7,120	79,540							
Type IIIA Construction	Second Floor		Residential Units Gross	R2		57,594										
			Resident's Multi-Purpose Room	Accessory		2,913										
			Resident's Lounge	Accessory		1,339										
	Third Floor		Residential Units Gross	R2		60,813										
	Fourth Floor		Residential Units Gross	R2		60,813										
	Fifth Floor		Residential Units Gross	R2		60,813										
Sixth Floor		Residential Units Gross	R2		44,057											
TOTALS							367,882		367,882	79,540	33,530	50,179	45,750	48,435	43,424	67,024

ALLOWABLE AREA CALCULATIONS

506.2.4 Mixed-Occupancy, Multistory Buildings

Each story of a mixed-occupancy building with more than one story above grade plane shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three stories above grade plane, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories, determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed two.

Equation 5-3 $A_a = [A_t + (NS \times W)]$

A_a = Allowable area (square feet).

A_t = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building.

If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

Building 1

Ground Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
A1	0	<1	4,191	UL	UL	UL	N/A
A2	0	<1	2,146	UL	UL	UL	N/A
A3	0	<1	5,286	UL	UL	UL	N/A
B	0	<1	30,135	UL	UL	UL	N/A
F1	0	<1	5,519	UL	UL	UL	N/A
M	0	<1	10,847	UL	UL	UL	N/A
S2	0	<1	17,034	UL	UL	UL	N/A
Misc	0	<1	4,392	UL	UL	UL	N/A
Non-Separated Uses: All areas unlimited areas in Type IA ground floor, fully sprinklered							

Building 2

Second Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.31	<1	7,546	24,000	24,000	24,000	0.00
Third Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.27	<1	6,496	24,000	24,000	24,000	0.00
Fourth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.27	<1	6,496	24,000	24,000	24,000	0.00
Fifth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.27	<1	6,496	24,000	24,000	24,000	0.00
Sixth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.27	<1	6,496	24,000	24,000	24,000	0.00
TOTALS 1.40 < 2 Complies							

Building 3

Second Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.33	<1	9,935	30,150	24,000	24,000	0.26
Third Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.33	<1	10,061	30,150	24,000	24,000	0.26
Fourth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.33	<1	10,061	30,150	24,000	24,000	0.26
Fifth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.33	<1	10,061	30,150	24,000	24,000	0.26
Sixth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.33	<1	10,061	30,150	24,000	24,000	0.26
TOTALS 1.66 < 2 Complies							

Building 4

Second Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.38	<1	9,150	24,000	24,000	24,000	0.00
Third Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.38	<1	9,150	24,000	24,000	24,000	0.00
Fourth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.38	<1	9,150	24,000	24,000	24,000	0.00
Fifth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.38	<1	9,150	24,000	24,000	24,000	0.00
Sixth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.38	<1	9,150	24,000	24,000	24,000	0.00
TOTALS 1.91 < 2 Complies							

Building 5

Second Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.31	<1	9,687	31,020	24,000	24,000	0.29
Third Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.31	<1	9,687	31,020	24,000	24,000	0.29
Fourth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.31	<1	9,687	31,020	24,000	24,000	0.29
Fifth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.31	<1	9,687	31,020	24,000	24,000	0.29
Sixth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.31	<1	9,687	31,020	24,000	24,000	0.29
TOTALS 1.56 < 2 Complies							

Building 6

Second Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.37	<1	8,772	24,000	24,000	24,000	0.00
Third Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.36	<1	8,663	24,000	24,000	24,000	0.00
Fourth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.36	<1	8,663	24,000	24,000	24,000	0.00
Fifth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.36	<1	8,663	24,000	24,000	24,000	0.00
Sixth Floor	Ratio	Per Story Ratio	Actual	Aa	At	NS	If
R2	0.36	<1	8,663	24,000	24,000	24,000	0.00
TOTALS 1.81 < 2 Complies							

Building 7



Dero Decker



- Sturdy red handle grips
- Lift-assist trays
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available
- Adjustable downward nesting position to accommodate different floor clearances



American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (805) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.amerbike.com
Email: turtle@amerbike.com

Dero Decker



Height Requirement: 108"



Product: Dero Decker™
Capacity: Modular 2-Tiered System. ONLY available in quantities of 4. One bike per tray.
Materials: Uprights: 4" 112 square tube
Upright bases: 1/2" plate
Cardboarders: 3/16 plate
Cardboard base: 1/8" plate
Tray: 1/4 plate
Finishes: Standard options: Galvanized or Powder Coated

Red	Black	White	Blue	Green	Yellow
Blue	Black	White	Red	Green	Yellow
Black	White	Blue	Green	Yellow	Orange
White	Black	Blue	Green	Yellow	Orange

Installation: Each upright has two 3/4" plate feet that accept 3/8" wedge anchors.
Space Use: See diagrams on following page.Setback: See diagrams on following page.



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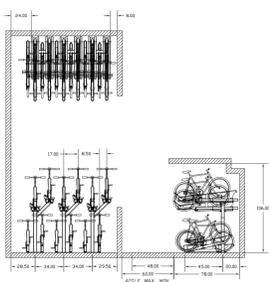
Page 1 of 5

Dero Decker

Setback Configurations

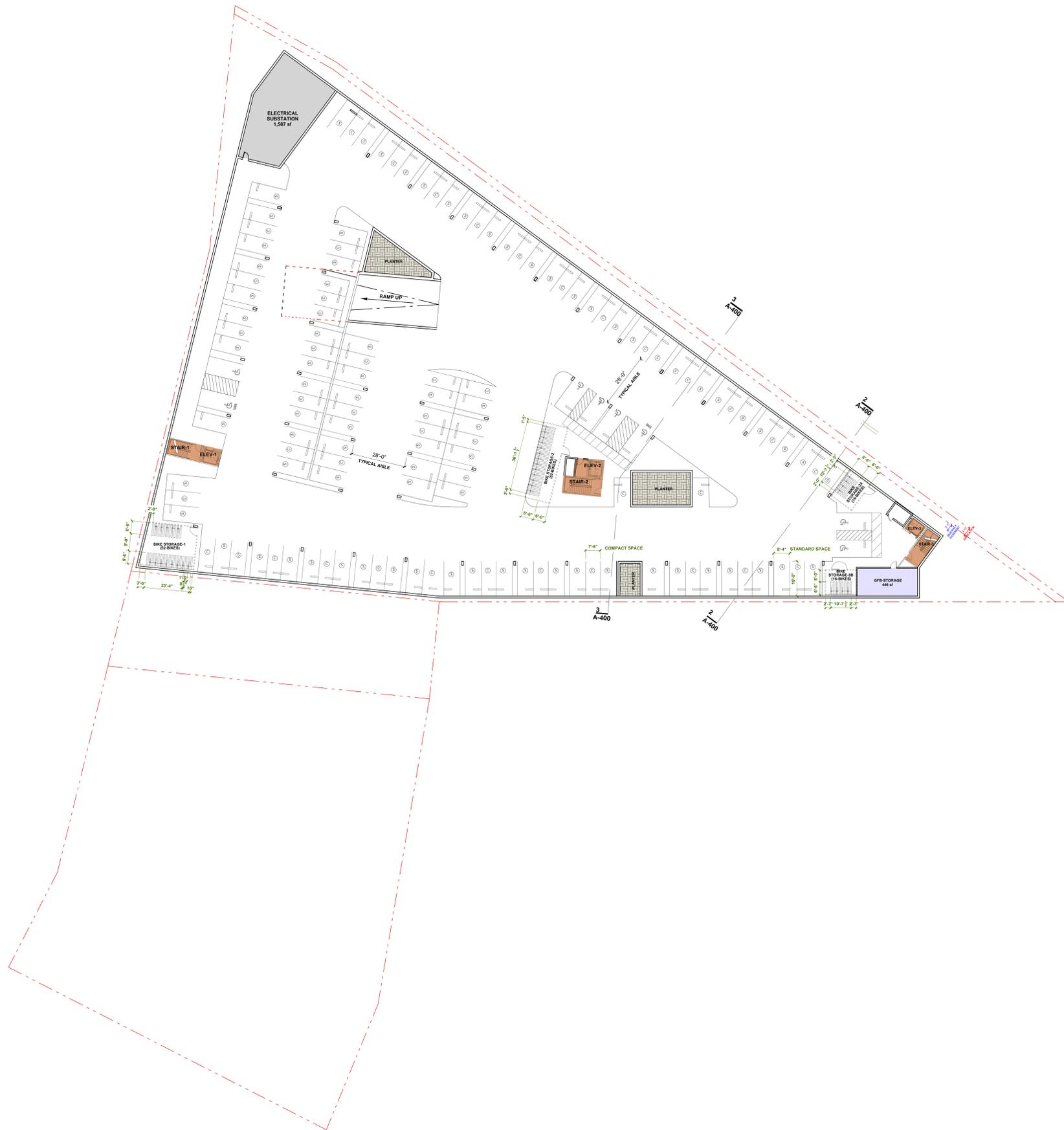


Single Sided



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Page 2 of 5



LEGEND

SUBTERRANEAN PARKING SPACES	132
STANDARD SPACES	81
COMPACT SPACES	43
ACCESSIBLE SPACES	8

- STANDARD PARKING SPACE (8'-4" X 18'-0" TYP)
- ⊖ COMPACT PARKING SPACE (7'-6" X 15'-0" TYP)
- ♿ ACCESSIBLE PARKING SPACE
- ♿ VAN ACCESSIBLE PARKING SPACE

GO FOR BROKE
Affordable Apartments
150 Judge John A. Street and Temple Street,
Los Angeles, CA 90012

ISSUE
03.08.2021

REVISIONS

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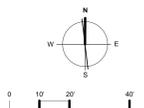
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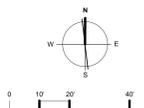
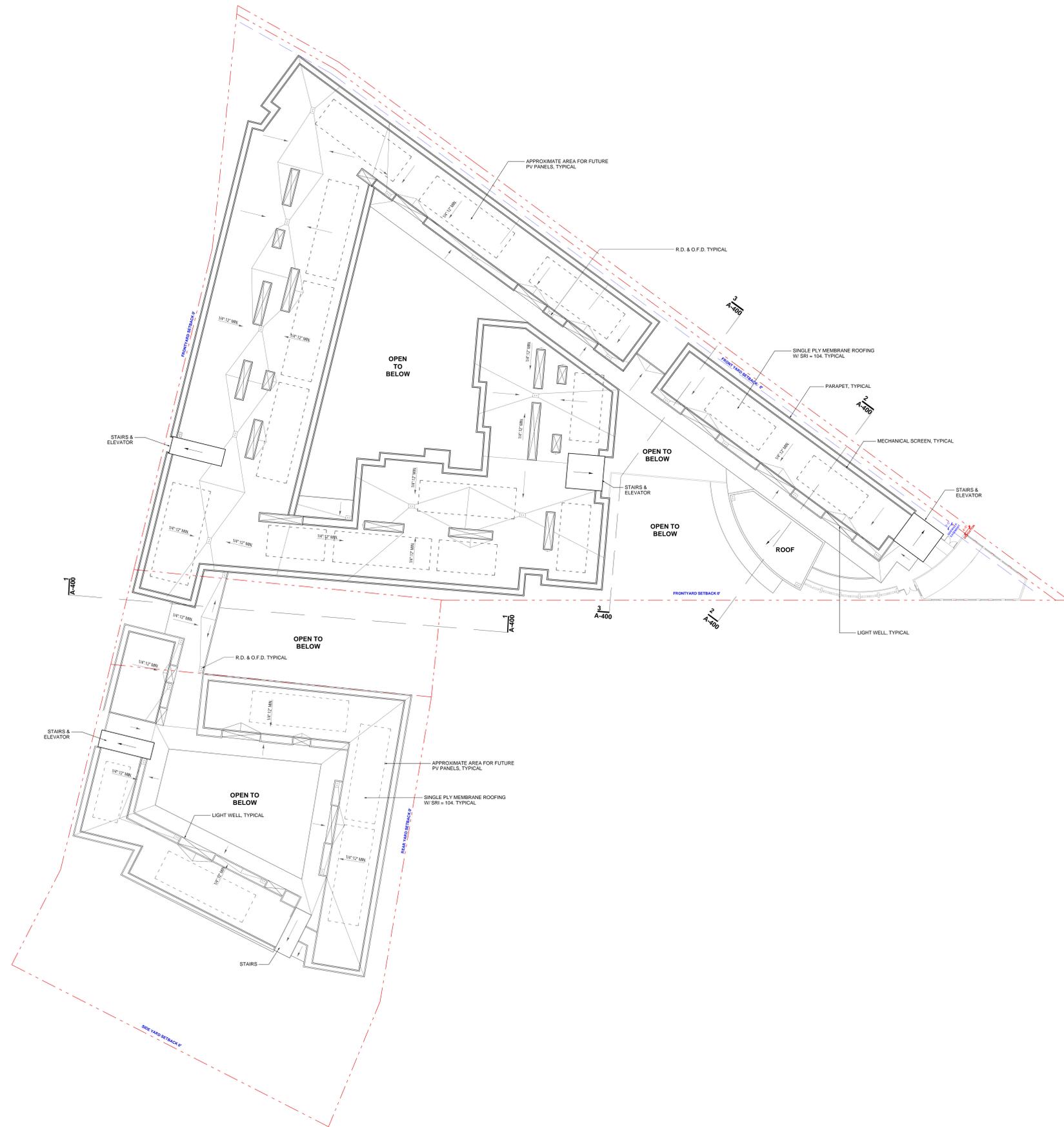
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project no. 21101
scale as noted

drawing title
SUBT. GARAGE FLOOR PLAN

drawing number





ROOF PLAN
SCALE: 1" = 20'-0"

1

GO FOR BROKE
Affordable Apartments
150 Judges, John Aliso Street and Temple Street,
Los Angeles, CA 90012

ISSUE
02.04.2021

REVISIONS

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engineer's stamp

project no. 21101
scale as noted

drawing title

ROOF PLAN

drawing number

A207



TEMPLE STREET ELEVATION
SCALE: 1" = 20'-0"

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GO FOR BROKE
Affordable Apartments
150 Judge John Also Street and Temple Street,
Los Angeles, CA 90012

ISSUE
03.09.2021



JUDGE JOHN ALSO STREET ELEVATION
SCALE: 1" = 20'-0"

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engineer's
stamp

project no. 21101
scale as noted

drawing title

ELEVATIONS

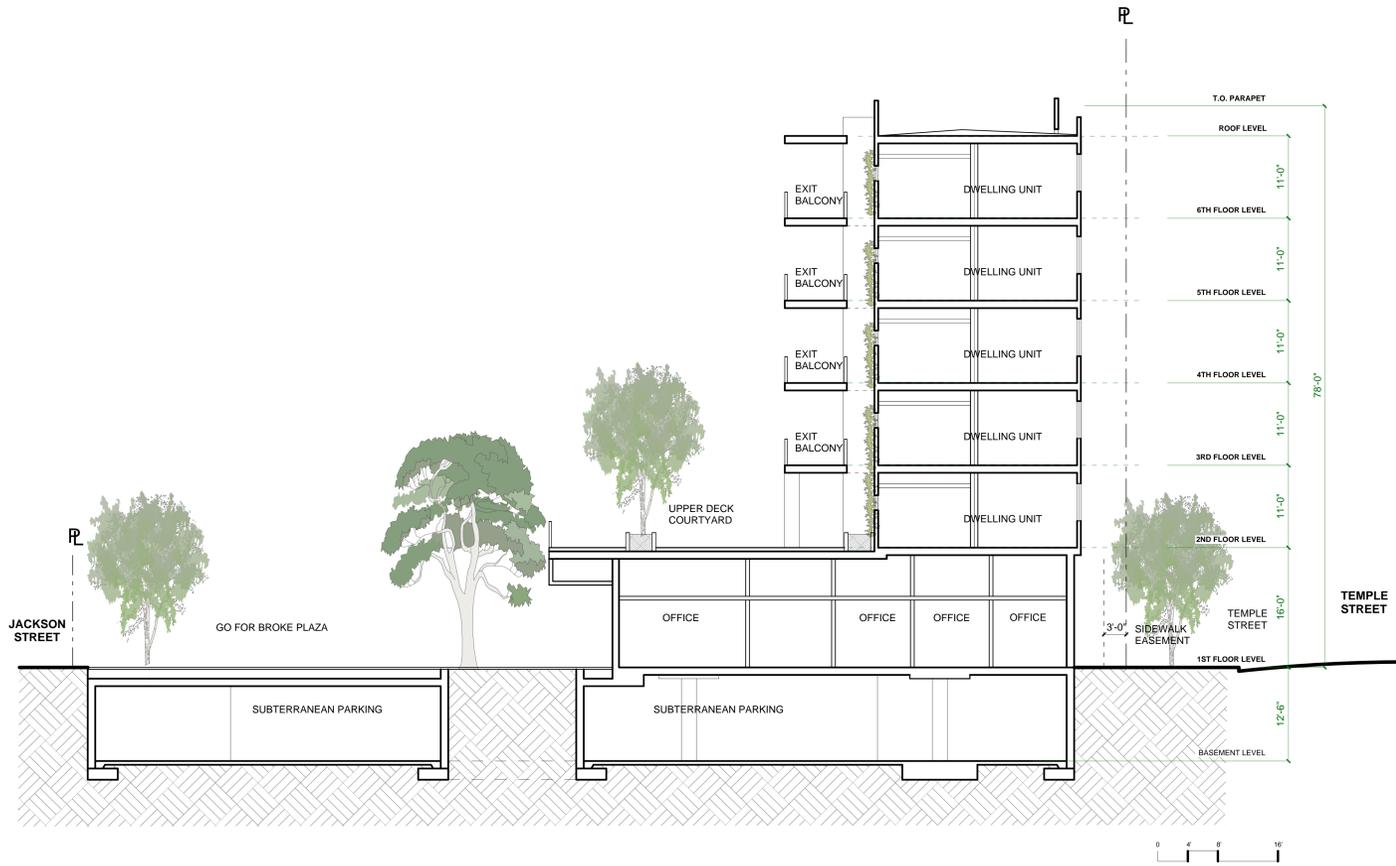
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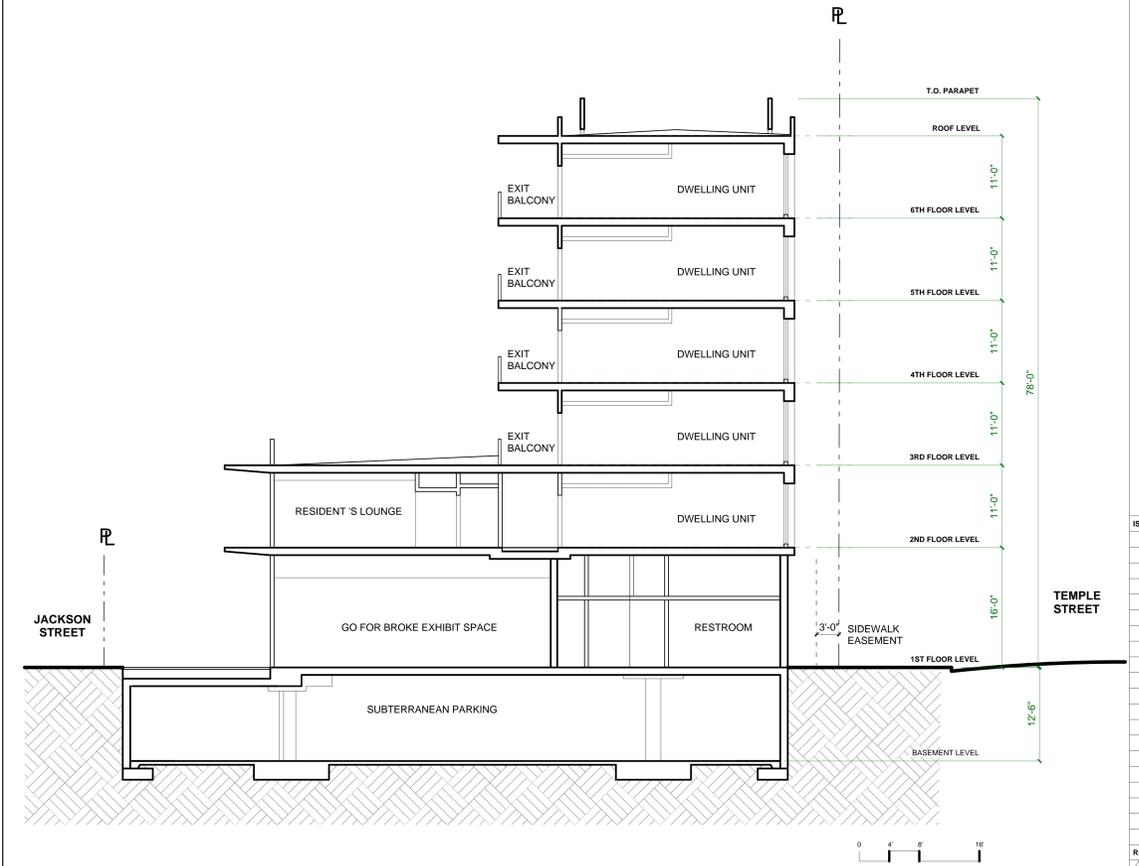
JACKSON STREET ELEVATION (North Side)
SCALE: 1/8" = 1'-0"

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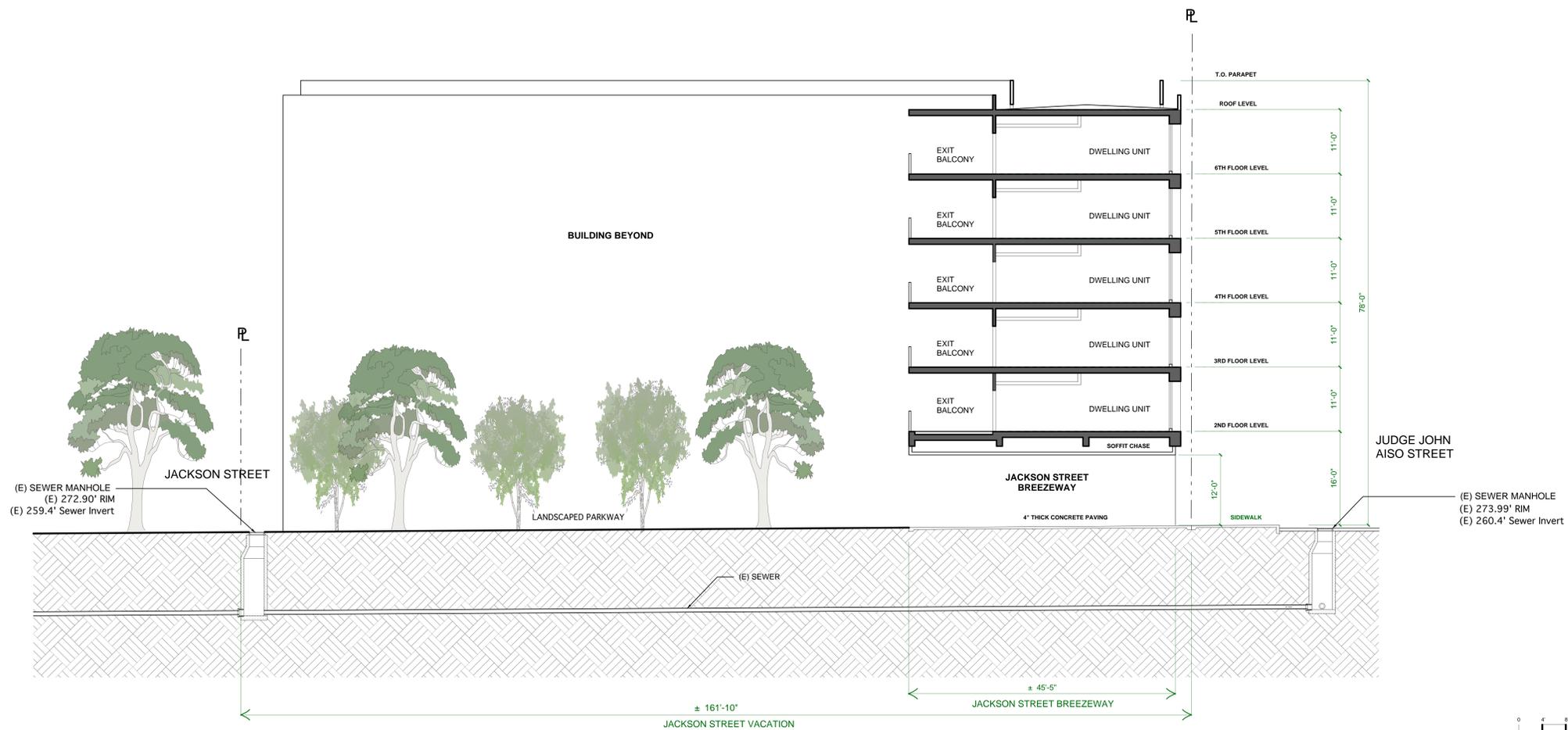
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BUILDING SECTION 3
SCALE: 1/8" = 1'-0"



BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

GO FOR BROKE
Affordable Apartments
150 Judge John Aiso Street and Temple Street,
Los Angeles, CA 90012

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engineer's stamp

engineer's stamp

project no. 21101
scale as noted

drawing title
BUILDING SECTIONS

drawing number

A-400



City of Los Angeles Department of City Planning

3/9/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

230 N JUDGE JOHN AISO ST

ZIP CODES

90012

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2017-432-CPU
CPC-2017-2107-MS-C
CPC-2012-3308-CDO-ZC
CPC-2010-583-CA
CPC-2010-213-CA
CPC-2008-4502-GPA
CPC-2006-2415-ZC
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-2003-8684-ICO
CPC-2002-1128-CA
CPC-19XX-631
CPC-1994-225-CPU
CPC-1986-606-GPC
ORD-183011
ORD-176647-SA18
ORD-176434
ORD-175038
ORD-164307-SA381
ORD-137036
ORD-135901
ORD-129944
ORD-120549
TT-49759
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ENV-2017-2108-CE
ENV-2013-3392-CE
ENV-2012-3362-ND
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
ENV-2003-8686-CE-ICO
ENV-2002-1131-ND
ENV-2002-1130-ND

Address/Legal Information

PIN Number	130-5A215 122
Lot/Parcel Area (Calculated)	3,067.3 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID G4
Assessor Parcel No. (APN)	5161012901
Tract	DM 737-155
Map Reference	DM 737-155
Block	None
Lot	FR LT 5
Arb (Lot Cut Reference)	None
Map Sheet	130-5A215

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Historic Cultural
Council District	CD 14 - Kevin de León
Census Tract #	2062.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	PF-2D-CDO
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2416 Downtown Design Guide Project Area ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2385 Greater Downtown Housing Incentive Area
General Plan Land Use	Public Facilities
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Little Tokyo
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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ENV-1998-107-MND
 EIR-88-887-CUZ-ZV
 AFF-22322

Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5161012901
APN Area (Co. Public Works)*	1.760 (ac)
Use Code	8800 - Miscellaneous - Government Owned Property
Assessed Land Val.	\$1,959,793
Assessed Improvement Val.	\$0
Last Owner Change	02/05/1970
Last Sale Amount	\$0
Tax Rate Area	8
Deed Ref No. (City Clerk)	5-663
	463
	3-649
	2107
	1691
	#2021
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5161012901]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.25275848
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000

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Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	LITTLE TOKYO
Hubzone	Qualified
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5161012901]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	128
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	4
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MS
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	CPC-2012-3308-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	COMMUNITY DESIGN OVERLAY FOR LITTLE TOKYO NEIGHBORHOOD IN CENTRAL CITY COMMUNITY PLAN AREA.
Case Number:	CPC-2010-583-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A PROPOSED ORDINANCE ADDING SUBDIVISION 30 TO SUBSECTION A OF SECTION 12.22 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO IMPLEMENT THE PREVIOUSLY ADOPTED DOWNTOWN DESIGN GUIDE WITHIN THE EXPIRING AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2006-2415-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE TO TEMPORARILY PROHIBIT THE ISSUANCE OF CHANGE OF USE PERMITS TO ESTABLISH BAIL BONDS BUSINESSES IN PORTIONS OF LITTLE TOKYO, AS SHOWN ON THE ATTACHED MAP, EXHIBIT A OF CASE NO. CPC-2003-8684-ICO. CEQA CATEGORICAL EXEMPTION ARTICLE III, SECTION II (M).
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2003-8684-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE TO TEMPORARILY PROHIBIT THE ISSUANCE OF CHANGE OF USE PERMITS TO ESTABLISH BAIL BONDS BUSINESSES IN PORTIONS OF LITTLE TOKYO, AS SHOWN ON THE ATTACHED MAP, EXHIBIT A OF CASE NO. CPC-2003-8684-ICO. CEQA CATEGORICAL EXEMPTION ARTICLE III, SECTION II (M).
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-19XX-631
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1994-225-CPU

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Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY COMMUNITY PLAN UPDATE (CPU) (DAN O'DONNELL)
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	TT-49759
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2108-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2012-3362-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	COMMUNITY DESIGN OVERLAY FOR LITTLE TOKYO NEIGHBORHOOD IN CENTRAL CITY COMMUNITY PLAN AREA.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2003-8686-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE TO TEMPORARILY PROHIBIT THE ISSUANCE OF CHANGE OF USE PERMITS TO ESTABLISH BAIL BONDS BUSINESSES IN PORTIONS OF LITTLE TOKYO, AS SHOWN ON THE ATTACHED MAP, EXHIBIT A OF CASE NO. CPC-2003-8684-ICO. CEQA CATEGORICAL EXEMPTION ARTICLE III, SECTION II (M).
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION

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Project Descriptions(s):

Case Number: ENV-1998-107-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): CENTRAL CITY COMMUNITY PLAN UPDATE (CPU) (DAN O'DONNELL)

Case Number: EIR-88-887-CUZ-ZV

Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
ZV-ZONE VARIANCE

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-183011

ORD-176647-SA18

ORD-176434

ORD-175038

ORD-164307-SA381

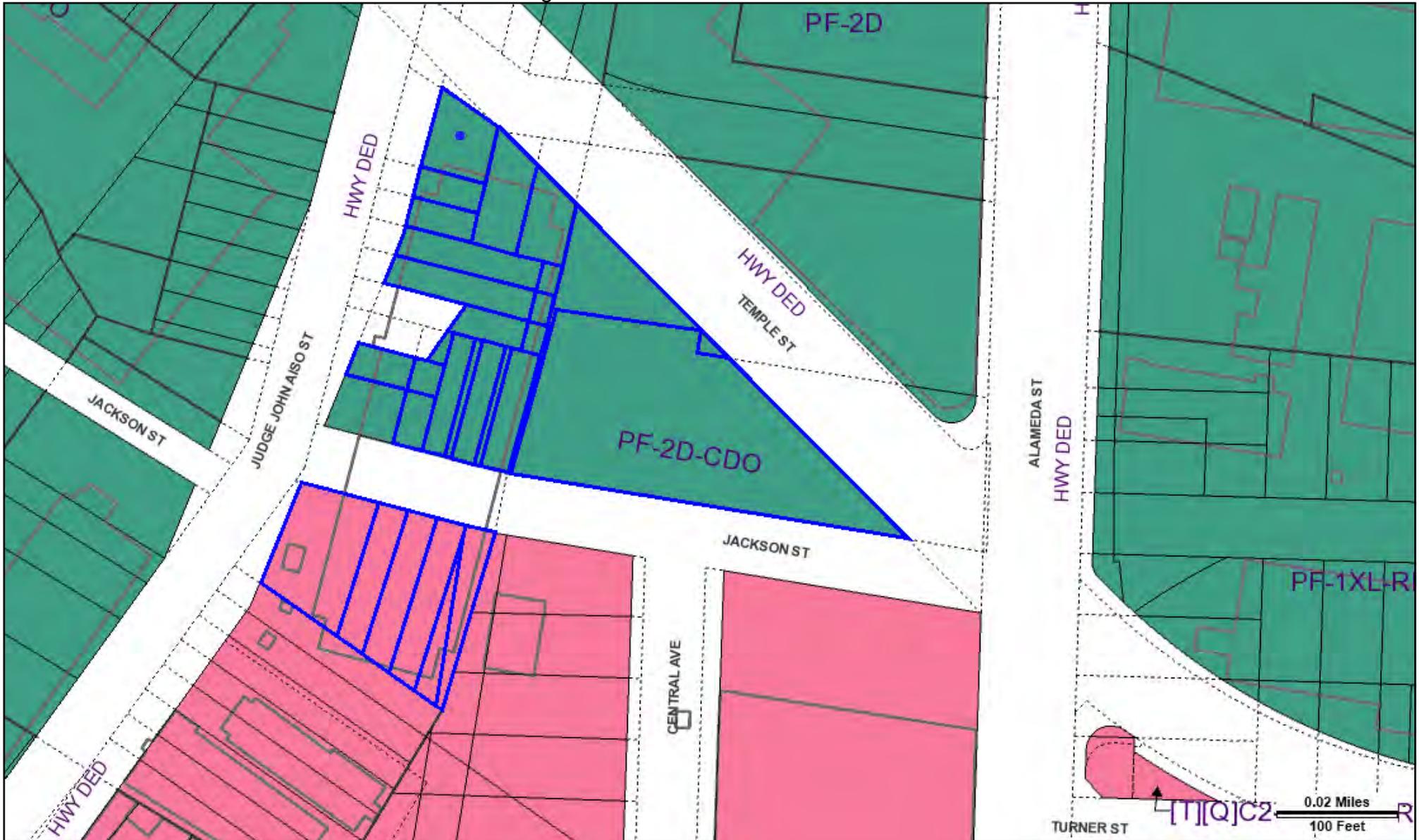
ORD-137036

ORD-135901

ORD-129944

ORD-120549

AFF-22322



Address: 230 N JUDGE JOHN AISO ST
 APN: 5161012901
 PIN #: 130-5A215 122

Tract: DM 737-155
 Block: None
 Lot: FR LT 5
 Arb: None

Zoning: PF-2D-CDO
 General Plan: Public Facilities



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.

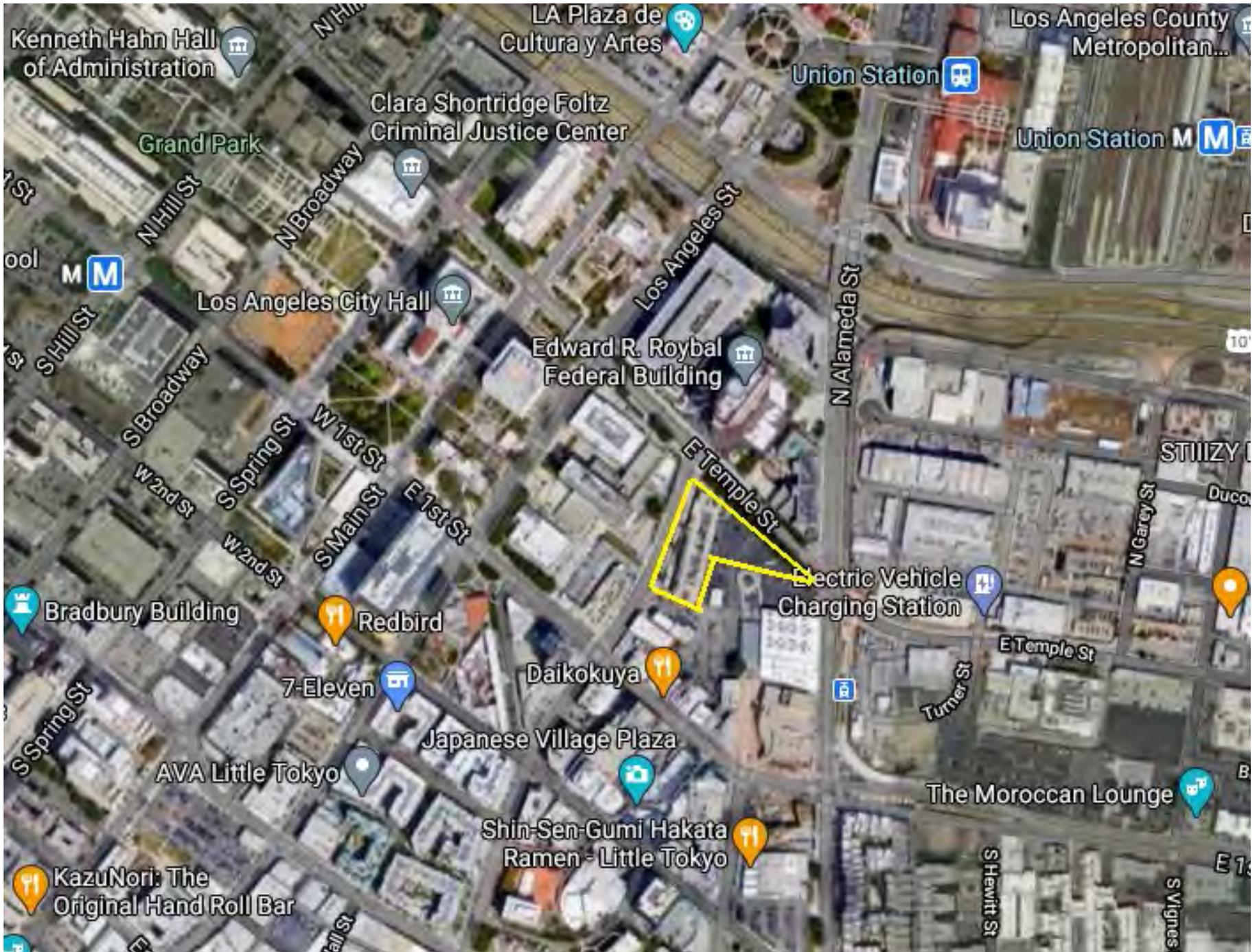
WAIVER OF DEDICATION OR IMPROVEMENT

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

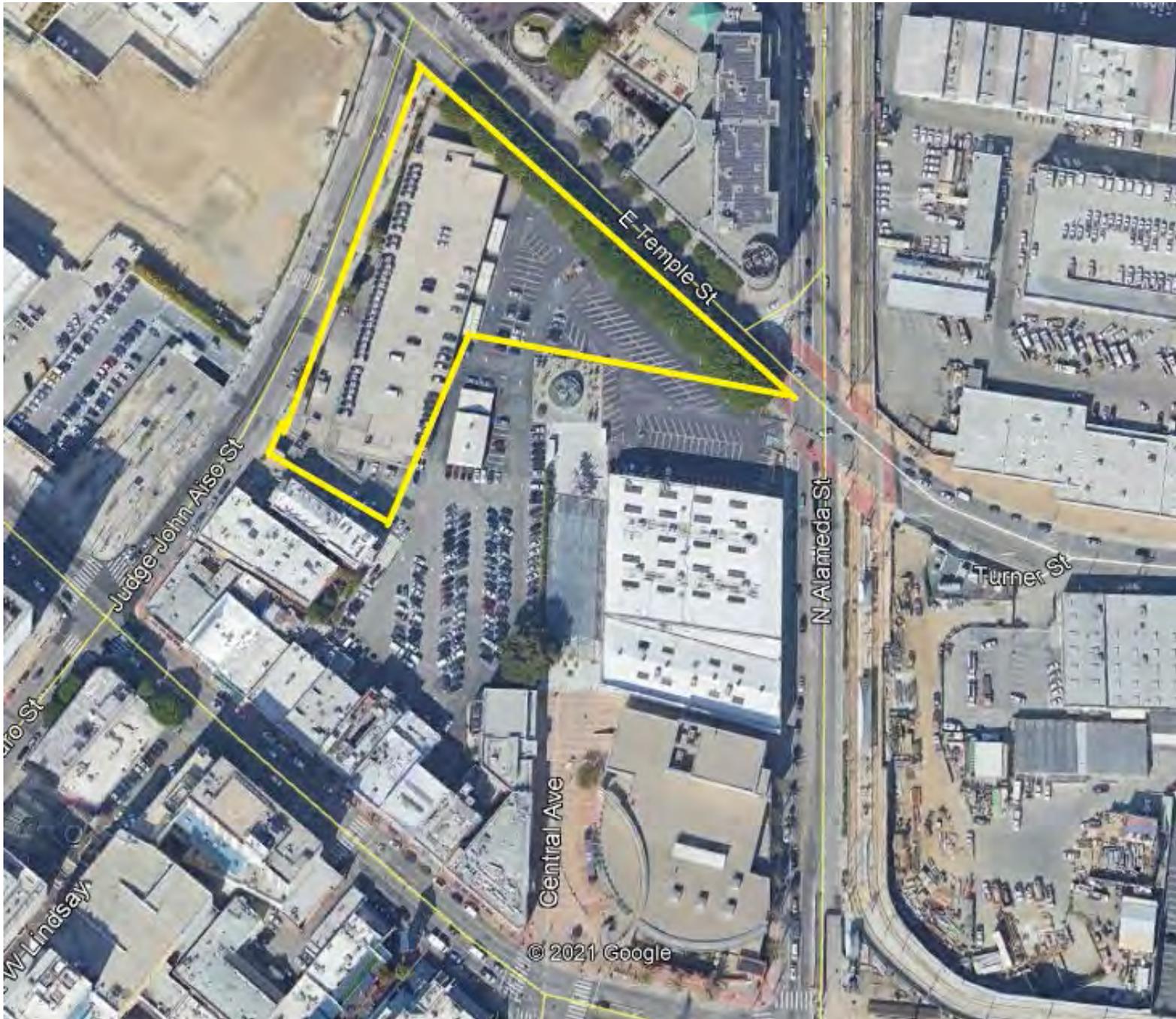
OTHER SYMBOLS

 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	

Go For Broke Apartments Vicinity Map



Go For Broke Apartments Aerial



DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG
YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

REVISED TRACT MAP
NEW COMMENTS requested if needed
Filing Notification and Distribution

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Tract Map No. VTT-83441-CN-HCA
Tract Map Date: October 01, 2021
Property Address: 200 N CENTRAL AVE , 90012
Community Plan: Central City

Distribution Date: October 14, 2021

Case Filing Date: June 04, 2021

- COUNCIL DISTRICT NO. 14
- Neighborhood Council District:
 Los Angeles Historic Cultural
- Bureau of Engineering
- Dept. of Building and Safety - *Grading*
- Dept. of Building and Safety - *Zoning*
- Dept. of Transportation
- DWP Real Estate
- DWP Water Distribution Engineering
- Dept. of Fire, Engineering and Hydrant Unit
- Bureau of Street Lighting
- Animal Regulation (Hillside-ONLY)
- Department of Recreation and Parks

- Hillside Yes No
- Bureau of Sanitation
- St. Services / Investigation & Enforcement-(haul routes - email ONLY: bss.haulroute@lacity.org)
- Urban Forestry / Land Development Section
- Housing Department (No P.S.)
- Board of Education/Environmental Health & Safety (No P.S.)
- Board of Education/Transportation (No P.S.)
- County Health Department (No P.S.)
- GIS (Final Map & LOD)

NOTE: If no new comments are submitted within two week, Planning will move forward with scheduling the case for hearing. Please submit ASAP. Thank you.

DATE DUE: UPON RECEIPT

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

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP
Advisory Agency

DEBBIE LAWRENCE
Deputy Advisory Agency
200 N. Spring Street, Room 621

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
REQUEST FOR REVISED TENTATIVE TRACT MAP

NOTE: APPLICATION WILL NOT BE ACCEPTED IF IT DOES NOT FULLY CONFORM WITH ALL WRITTEN CONDITIONS OF A TRACT APPROVAL

TYPE OR PRINT NEATLY AND PROVIDE COMPLETE INFORMATION. IF QUESTION IS NOT APPLICABLE, SO STATE. INFORMATION MAY BE CONTINUED ON ADDITIONAL SHEET, IF NECESSARY.

SUBMIT THE FOLLOWING:

1. Twenty eight (28) copies of this application.
2. Twenty eight (28) copies of tentative tract conditions of approval and subsequent modifications, zone change or appeal conditions, if any.
3. Twenty eight (28) copies of the proposed revised tract map (folded to 8 1/2 x 11). Attach a copy of this application to each revised map.
4. Filing fee.

THIS FORM MUST BE PRESENTED IN PERSON

TRACT NO. 83441 COUNCIL DISTRICT NO. 14

1. Street address of property: 130-230 N Judge John Aiso St.; 200 N. Central Ave.; 308-312 and 315-331 E. Jackson St.
2. If tract is a unit or part of another tract, indicate related tract number: No
3. Existing zone is PF-2D-CDO; [Q]C4-2D-CDO. Proposed zone is Same, approved under City Planning Case No. DIR-2021-3772 on July 9, 2021 by the () ~~City Planning Commission and/ or~~ Director () City Council (Council File No. _____). Property has been considered at a public hearing for: Conditional Use Variance Other (specify) TOC and CDO under Case Nos. DIR-2021-3772-TOC-CDO-HCA-PHP.
4. Community/ District Plan Area: Central City. Land use designation per adopted and/ or proposed Community Plan: Public Facilities and Other Public Open Space.
5. Tract Approval Date: Pending Existing Tract Map Date: 09/28/2021 (stamped)
6. Type of environmental clearance (must conform to revised tentative tract map request) and reference number: Class 32 CatEx; ENV-2021-3773-CE
7. Have any appeals been filed for this tract? YES NO. If YES, state appellant's name _____ and date appeal was acted on by City Planning Commission and/ or City Council _____.
8. Will revised tentative tract map request affect any covenants and agreements already recorded? YES NO . If YES, please note on a separate sheet which conditions are affected, and attach the corresponding recorded covenant document number.

3. (X) This revised tract map is submitted prior to the required public hearing and Advisory Agency determination, and will not affect information on the hearing notice. [See Attached]

CURRENT OWNER

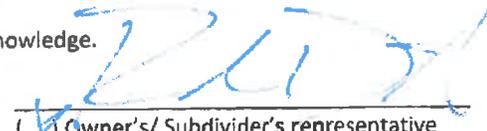
CURRENT ENGINEER/ SURVEYOR

Name City of Los Angeles (see attached)
Address _____
City _____ Zip _____
Telephone () _____

Name Robert S. Rogers; KPFF
Address: 700 S. Figueroa St., Ste 2100
City Los Angeles Zip 90017
Telephone () 213-418-0201

I certify that the statements on this form are true to the best of my knowledge.

Signature: _____
() Owner or Subdivider


(X) Owner's/ Subdivider's representative
Rachel Duarte, Sheppard Mollin
(213) 455-7679

FOR OFFICE USE ONLY

Filing Fee _____

Date Received _____

By _____

Department of City Planning
Division of Land Section

Receipt No. Fee Paid _____
By _____
Date _____

Assigned To: _____

**Supplemental Attachment to “Revised Tract Map Form”
VTT-83441-CN | 200 North Central Avenue**

This revised tract map, dated September 28, 2021, is submitted prior to the required public hearing and Advisory Agency determination, and will not affect information on the hearing notice. The changes to the map are as described below:

1. Corrected total commercial square footage to read 28,900 square (see “General Notes”, sheet 1 of 3 of revised map).
 - a. Map dated July 2, 2021 incorrectly stated 30,468 square feet of commercial space.
2. Corrected notation that the proposed subdivision is located in a methane buffer and methane zone (see “Zoning and Land Use Designations (Existing and Proposed), sheet 1 of 3 of revised map).
 - a. Map dated July 2, 2021 incorrectly stated subdivision not located in such zones.
3. Corrected notation that the proposed subdivision is located in a liquefaction zone (see “Zoning and Land Use Designations (Existing and Proposed), sheet 1 of 3 of revised map).
 - a. Map dated July 2, 2021 incorrectly stated subdivision not located in such zones.
4. Corrected drawing/location of Exception 20, a easement deed for purposes of ingress and egress and protection of building openings related to the historic theater located at 120 Judge John Aiso Street (see map illustration, sheet 1 of 3 of revised map).
 - a. Map dated July 2, 2021 incorrectly illustrated easement as several feet south of correct location.



KEVIN DE LEÓN
Councilmember, Fourteenth District

Richard Truong, Management Analyst,
Land Use Unit Development and Finance Division
Housing & Community Investment Department
1200 West 7th Street, 8th Floor
Los Angeles, CA 90017

April 14, 2021

RE: **Expediently Processing Pre-Applications for the Little Tokyo Service Center Project: "Go For Broke" and Confirmation of City Support.**

Dear Mr. Truong,

As you know my office has been working with Little Tokyo Service Center (LTSC) on a lease expansion for a project known as the "Go For Broke" project which is an 100% affordable housing project and mixed use commercial community space put forth by the Little Tokyo Service center located at 200 N. Central Ave, 122-230 N. Judge John Aiso St, and 307-3317 E Jackson St.

The City of Los Angeles is expanding the lease access on the city owned site to greatly expand the project, which was approved by the full City Council with concurrence of the Mayor. This action may be found under Council File Number [05-0686-S1](#), with all related actions for lease expansion occurring during March 2021.

The project site previously included portions of Assessor Parcel Number 5161-012-901, an existing city owned parking lot which currently has no housing uses or units. Per the actions of March 25, 2021, the General Service Department, City Administrative Officer, and your Department of Housing and Community Investment have been instructed to negotiate and execute an amendment to the Ground Lease with the Go For Broke National Education Center and LTSC to supersede the existing Supplemental Ground Lease Agreement and expand the leased area westerly to cover the portions of APN 5161-012-901, APN 5161-012- 902, that make up the footprint of the former Lot 3, also known as the Tinker Toy lot, for a term of up to 99 years at a rate of \$1 per year. These expanded portions of the site also have 0 units of housing currently located on them and are also parking lot areas owned by the City of Los Angeles.



KEVIN DE LEÓN
Councilmember, Fourteenth District

As a result of these changes to the original project scope, what was proposed as a modest development of around 70 affordable units, will be able to increase the density on site and create a vibrant mixed use site. After demolishing an existing surface parking lot the project will create 299,336 square foot building with 228 one-, two- and three-bedroom apartment units. The building will be 100% affordable to low income households and will contain four manager's units. The Project also includes 41,936 square feet of commercial, restaurant, and philanthropic institution uses on the ground floor.

On March 23, 2021 I said, "Right now, LA is languishing from the need for more affordable housing. By expanding this lease agreement, we are able to more than triple the number of units, giving us more of what the City desperately needs --- affordable housing units for working people. Little Tokyo Service Center has a long and outstanding record of building sensible affordable housing. And this is just another example of their commitment to meeting our community's needs."

Currently the Little Tokyo Service center will not be able to process their application review for this highly supported and welcomed housing project until you and your department accept an "owner acknowledgement" document.

Please file this letter as soon as you receive it and allow the unanimous public support of the full City Council and concurrence by the Mayor as taken on March 25, 2021 as previously explained to act as necessary documentation of owner acknowledgement that will start your preparation of an SB 330 Determination Application on behalf of the applicant, Little Tokyo Service Center.

This letter further explains the full supportive actions that have initiated this project with the full knowledge and active consent of the duly elected representatives of the entire legislative and executive branches of the City of Los Angeles. We ask that you consider these highly public actions by the heads of this City Government to supersede and stand in lieu of a signature from real estate management staff at the General Services Department unless such documentation is already ready at this time to ensure that LTSC can start filing all their project forms expeditiously. The Department of City Planning has already begun their pre-review of this project.



KEVIN DE LEÓN
Councilmember, Fourteenth District

I and my staff are focused on making sure affordable housing projects are going through the review process quickly. We thank you for your assistance. Any future recommendations you or your department have to make this application process faster and less onerous on non-profit applicants would be greatly appreciated.

Sincerely,
KEVIN DE LEÓN,

A handwritten signature in cursive script, reading 'Kevin de León', is positioned below the typed name.

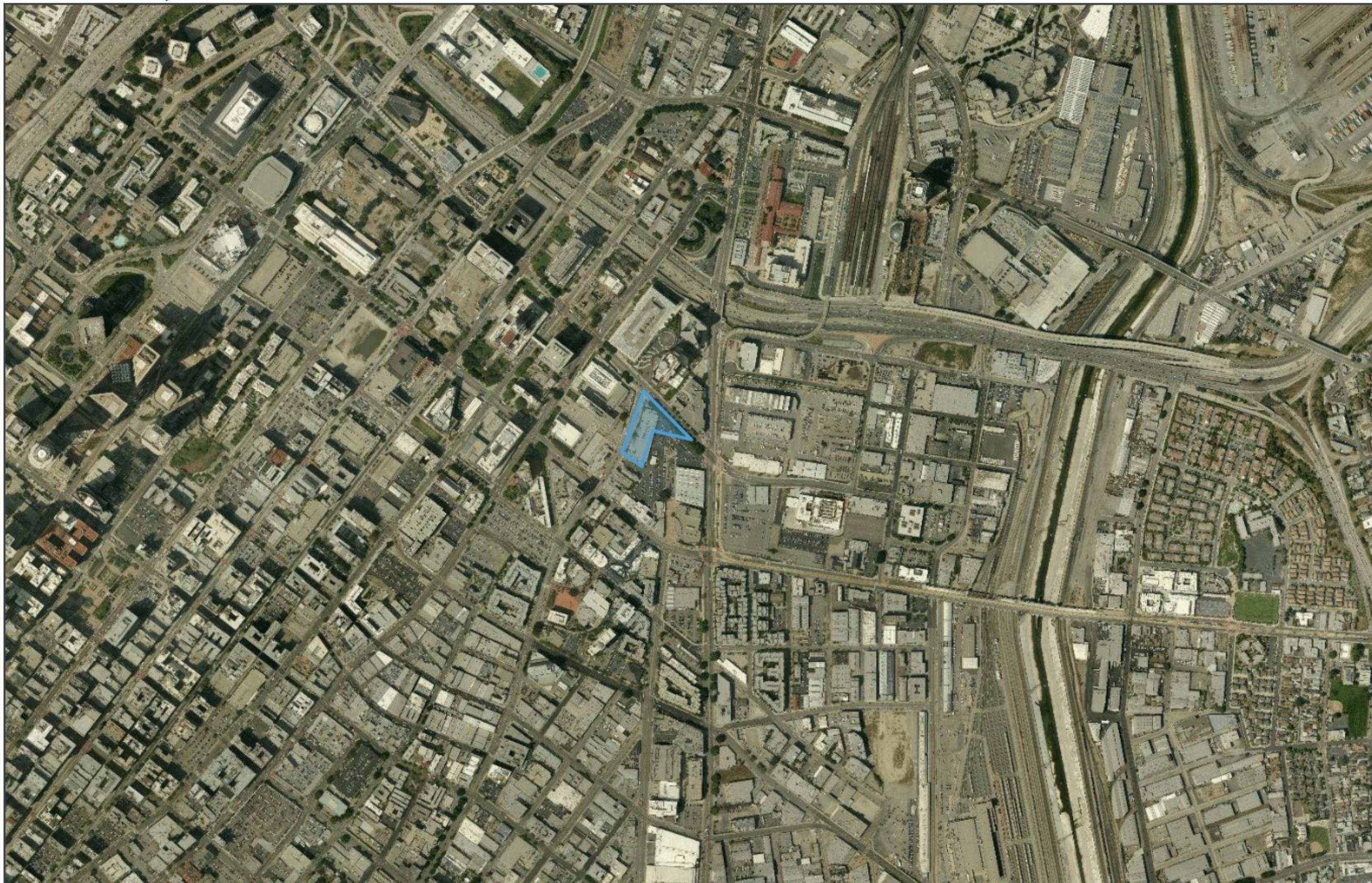
Councilmember, 14th District, Los Angeles City Council

CC: Jose Ramirez, Deputy Mayor for City Homelessness Initiatives.
Azeen Khanmalek, AICP, Affordable Housing Production Manager, Mayor's Office of City Homelessness Initiatives
Melody McCormick, Acting Assistant General Manager, Property Management, General Services Department
Maya E. Zaitzevsky, Principal City Planner, Los Angeles City Planning
Kevin Keller AICP, Executive Officer Los Angeles City Planning
Daniel Huynh, Assistant General Manager, Housing Development Bureau, Housing & Community Investment Department
Debbie Chen, Director of Real Estate, Little Tokyo Service Center



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

City Limits

NOTES

0 0 Miles 0 0

SCALE 1: 10,407

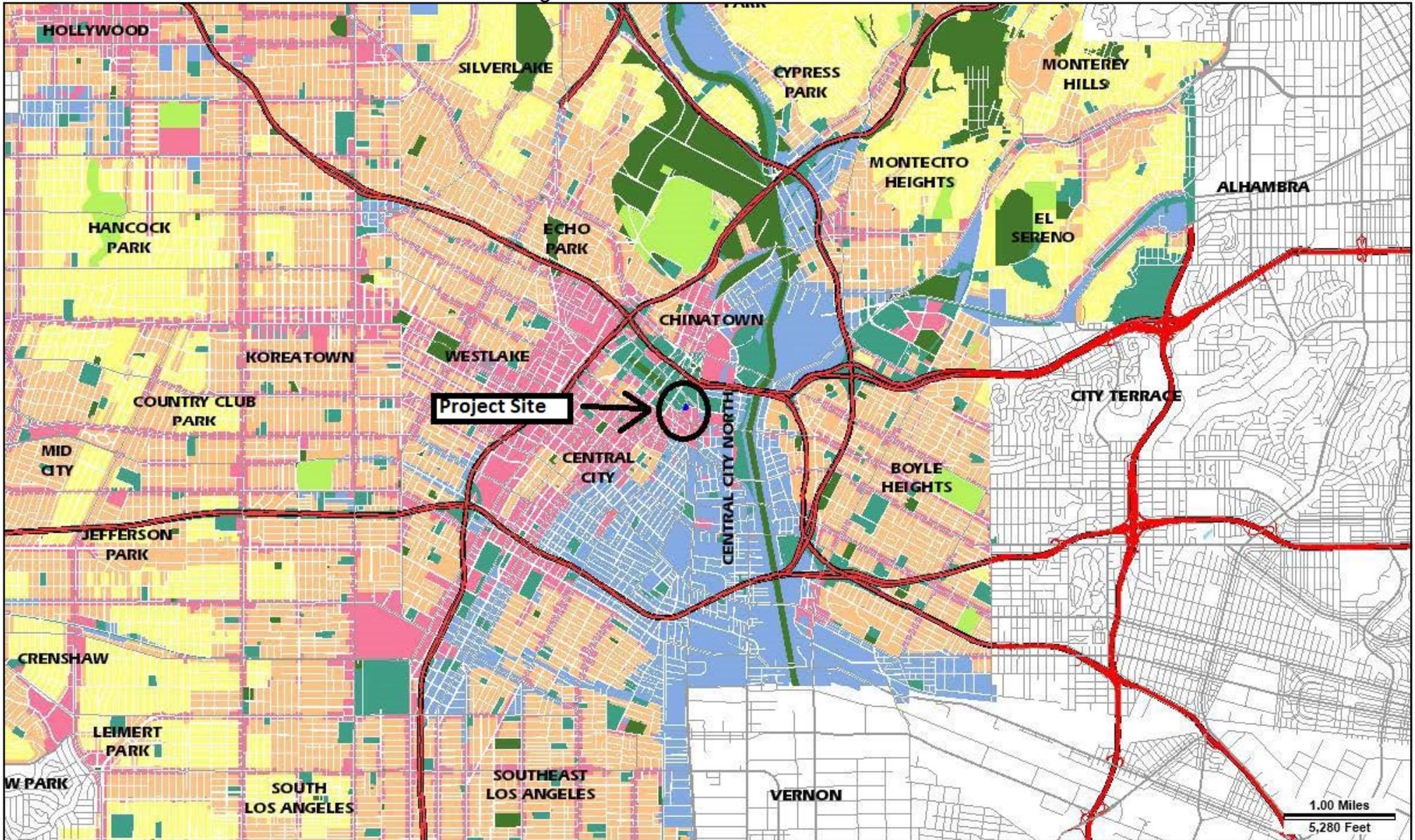
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Printed: 11/22/2021

ZIMAS INTRANET

Generalized Zoning

11/17/2021



Address: 130 N JUDGE JOHN AISO ST

Tract: SUBDIVISION OF PROPERTY OF DON MANUEL REQUENA

Zoning: [Q]C4-2D-CDO

APN: 5161012902

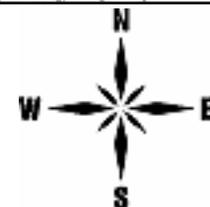
Block: None

General Plan: Other Public Open Space

PIN #: 130-5A215 199

Lot: FR 30

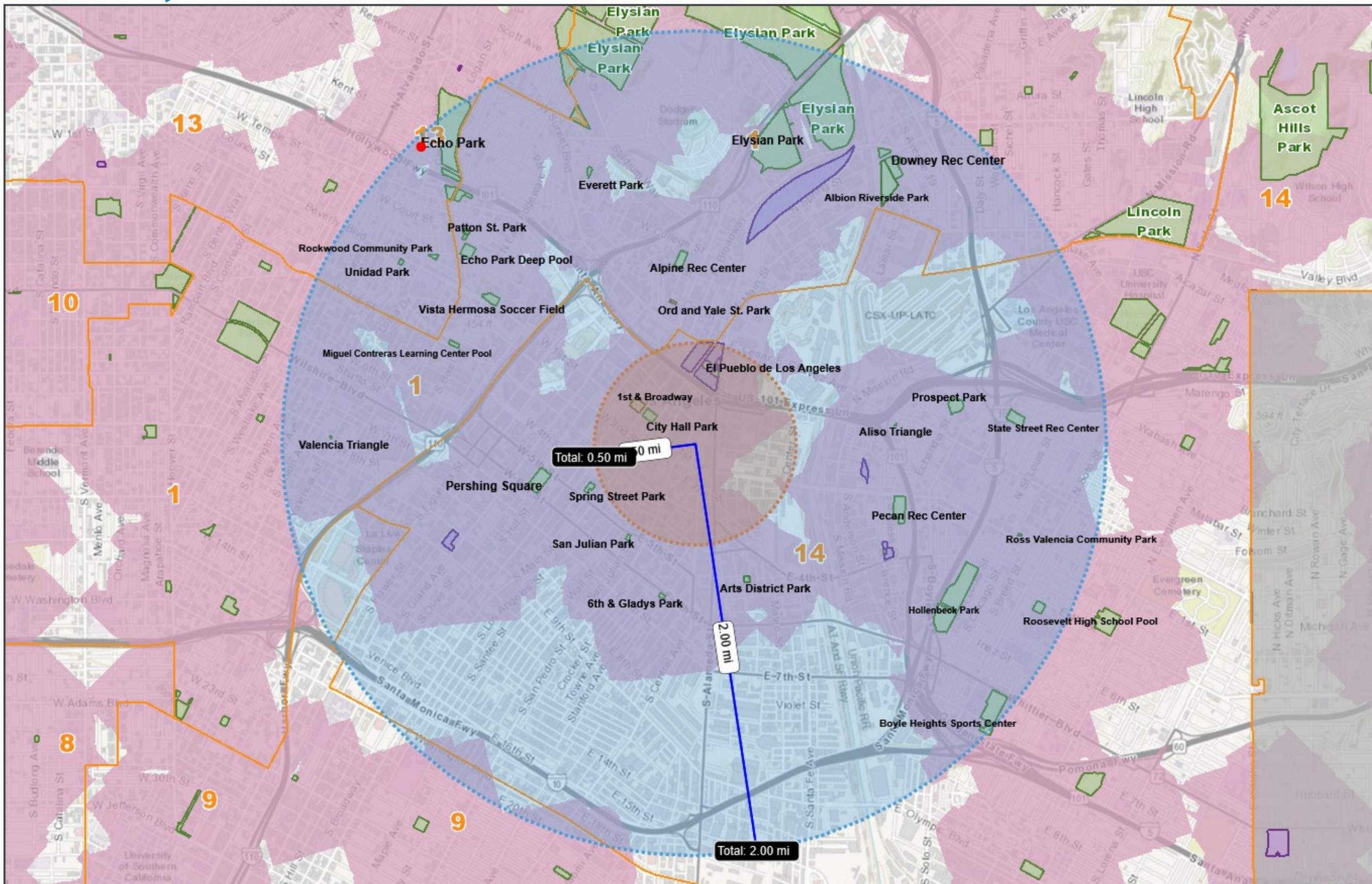
Arb: None





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

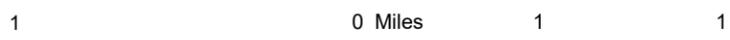
E-PADSS Map Output



LEGEND

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

NOTES



SCALE 1: 36,112

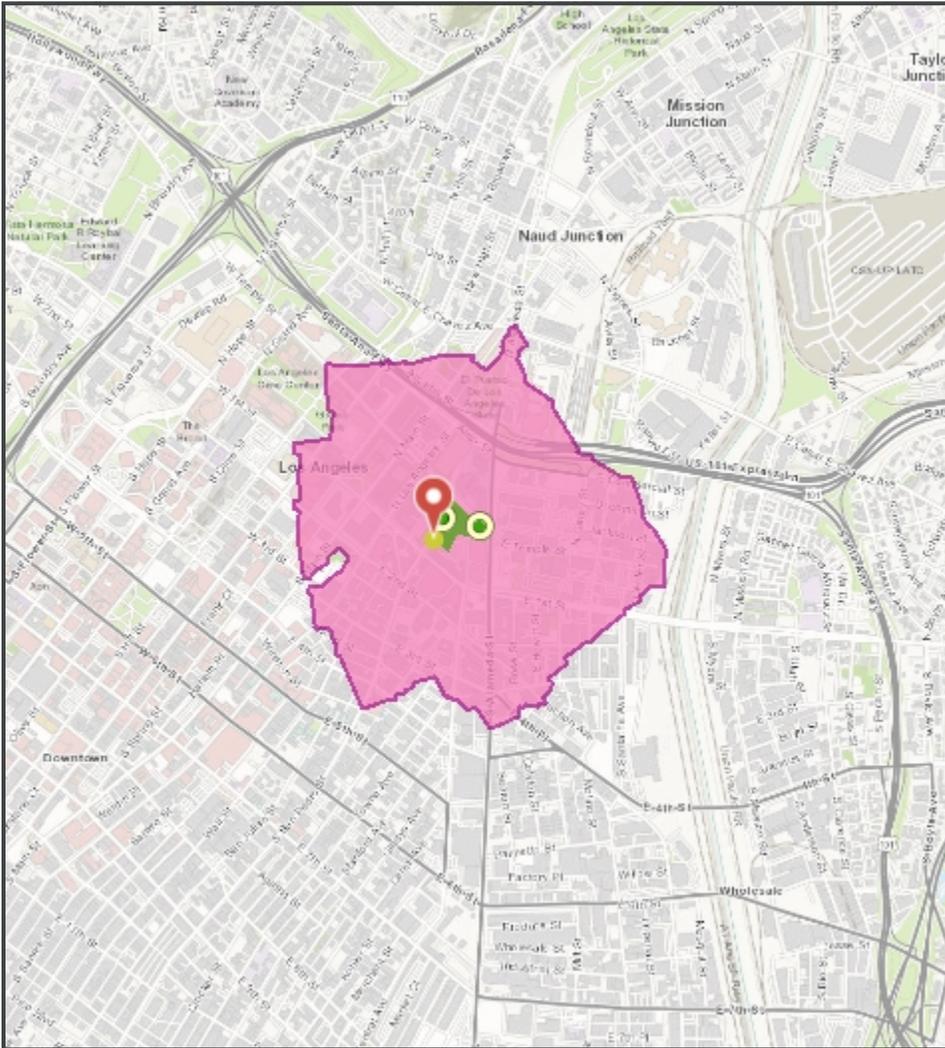
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Printed: 04/08/2021



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

150 N. Judge John Aiso St.

Description:

New 228-unit apartment building (224 affordable units) with ground floor commercial, restaurant, and philanthropic institution 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:	4,736	468

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,012	247

Residents Served by Age

Households Served by Annual Income

Under Age 5:	92	14
Age 5 to 9:	50	3
Age 10 to 14:	45	6
Age 15 to 17:	38	3
Age 18 to 64:	3,646	437
Age 65 and Over:	865	5

Under \$25,000:	896	61
\$25,000 to \$34,999:	139	31
\$35,000 to \$49,999:	159	28
\$50,000 to \$74,999:	316	36
\$75,000 and Over:	502	91

Source: Census/ACS 2010