

APPROVED
MAY 20 2021
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-093

DATE May 20, 2021

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82936 – 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 | _____ |



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82936 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code Section (LAMC) 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency), "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that the Department of Recreation and Parks (RAP) is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

VTT-82936 (Project) is located at 326 – 358 South Olive Street, 351 – 361 South Hill Street, and 417–425 West 4th Street in the Central City community of the City. The Project site is approximately 3.38 gross acres. The Project, as currently proposed, includes the construction of a new mixed-use development consisting of 180 condominium units, 252 apartment units, 515 hotel guest rooms, and approximately 72,091 square feet of commercial space.

The Project also includes approximately 56,881 square feet of common open space including plazas, gardens, courtyards, landscaped terraces, fitness areas, game rooms, lounges, and meeting rooms.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City of Los Angeles either on-site or off-site of the project location.

Conceptual renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **March 8, 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 **March 19, 2021**. On March 22, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by April 28th, 2021. 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 432 units would be:

$$3.12 \text{ Acres} = (432 \times 2.88) \times 0.00251$$

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 13 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:

$$3.02 \text{ Acres} = (419 \times 2.88) \times 0.00251$$

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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:

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

The **maximum** Park Fees payment for the Project's proposed 432 units would be:

\$5,879,088.00 = \$13,609 x 432 dwelling units

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As currently proposed, the Project has 13 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:

\$5,702,171.00 = \$13,609.00 x 419 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 Los Angeles Municipal Code Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilitates 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 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 Project is located within the Bunker Hill community of the City and within the Central City Community Plan Area. Currently, the Project site is comprised of residential units, a pharmacy and the Pershing Square metro station. It is surrounded by residential and commercial uses on all sides.

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

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

- Half-mile walking distance of the Project site (EPADSS): 11,178 persons (18,945 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City 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 56,881 square feet of common open space including plazas, gardens, courtyards, landscaped terraces, fitness areas, game rooms, lounges, and meeting rooms.

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 the 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 proposed 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 are two (2) public parks within a half (½) mile walking distance of the Project site:

- Spring Street Park is a 0.80-acre park located at 428 South Spring Street in the Downtown community of the City that provides a children's play area, walking path, benches, and a grass area for the surrounding community.
- Pershing Square is a 4.44-acre facility located at 525 South Olive Street in the Downtown area of the City that provides a seasonal ice-skating rink, stage, amphitheater, and a children's play area for the surrounding community.

A map showing the project location and nearby public parks is attached hereto (Attachment 5).

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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 **0** 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 two (2) new public parks currently in development within a two (2) 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.
- Alpine Recreation Center – Expansion (Also Known As (AKA) Ord & Yale Street Park) (PRJ20591) Project, located at 524 Ord Street, proposes the development of a new 0.24-acre park on a vacant blighted hillside, behind the Chinatown Branch Library, as an extension to the Alpine Recreation Center. The park will connect the community's multi-family residences with its commercial and institutional corridors. Park amenities will include benches, trees, park lighting, a raised platform, a shade structure, ramps, stairs, walkways, viewing terraces, a restroom facility, drinking fountains, fitness equipment, play structures, cultural artwork, and related irrigation and landscaping. This project is currently in the construction stage. It is unknown when the Alpine Recreation Center – Expansion (Also Known As (AKA) Ord & Yale Street Park) (PRJ20591) Project will be completed. The Alpine Recreation Center – Expansion (Also Known As (AKA) Ord & Yale Street Park) (PRJ20591) Project is fully funded at this time.

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There are seven 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
- Echo Park – Building Improvements (PRJ21424) (PRJ21440) Project
- Lafayette Park – Outdoor Improvements and New Synthetic Field (PRJ21330) (PRJ20495) Project
- 6th & Gladys Street Park – Outdoor Improvements (PRJ21130) Project
- San Julian Park – New Restroom (PRJ21211) Project
- Alvarado Terrace Park – Playground Replacement (PRJ21312) Project
- Trinity Recreation Center — New Skate Park (PRJ21248) Project

There are nine 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:

- Lilac Terrace Park – HVAC Replacement Project
- Pecan Recreation Center – Ballfield Improvements (PRJ21341) Project
- Macarthur Park – New Boathouse Project
- Macarthur Park – HVAC Replacement Project
- Toberman Recreation Center – HVAC Replacement Project
- Hope and Peace Park – Outdoor Improvements Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- Normandie Recreation Center – Outdoor Improvements (PRJ21060) Project
- Pershing Square – Phase I & II (PRJ21113) Improvements Projects

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.

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.

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STRATEGIC PLAN INITIATIVES AND GOALS

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

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

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

Result: Collected fees will mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

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 the Project Site
- 4) Attachment 4 - Zoning and Community Plan Map
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report

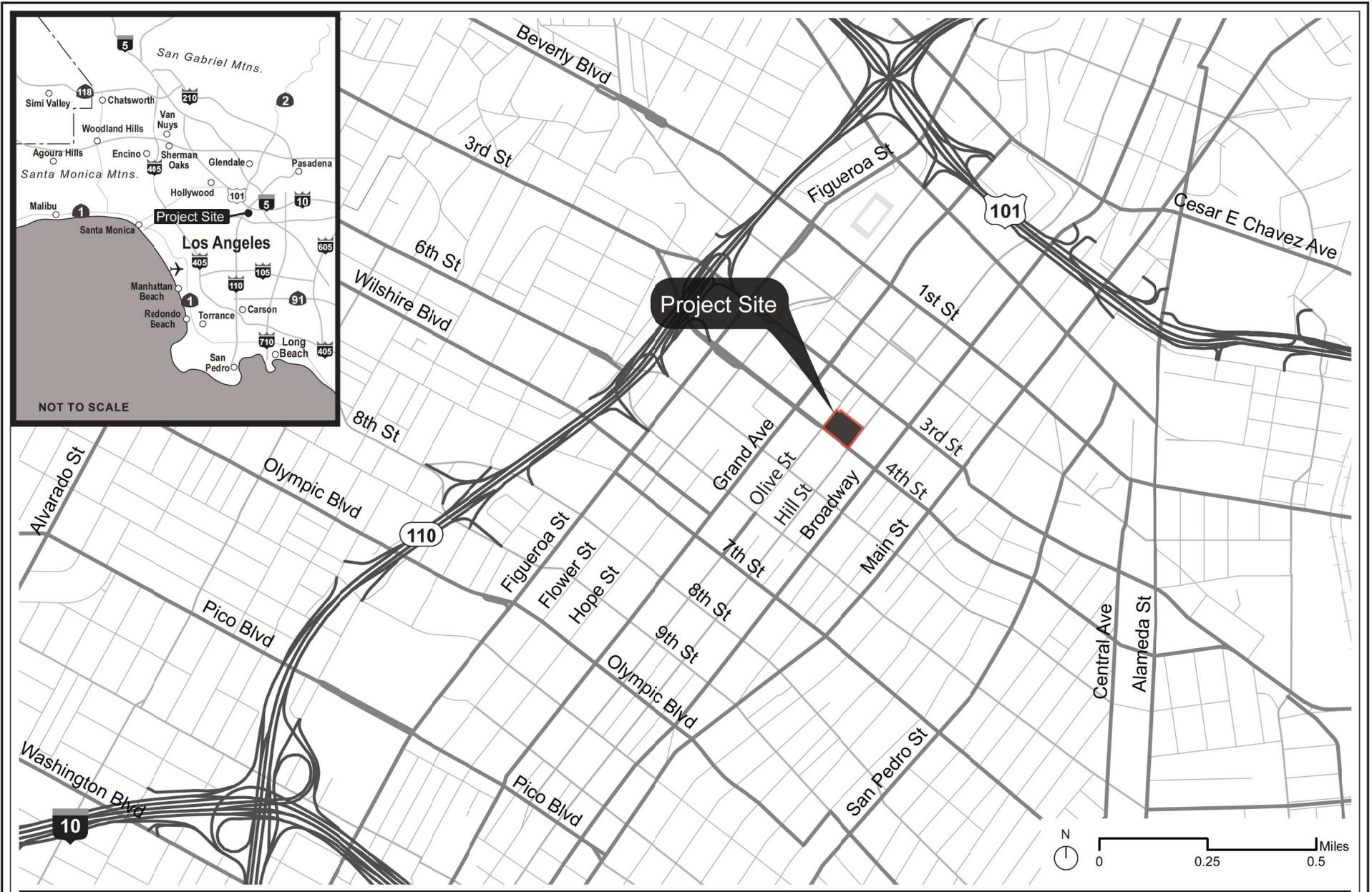


Figure II-1
Project Location Map

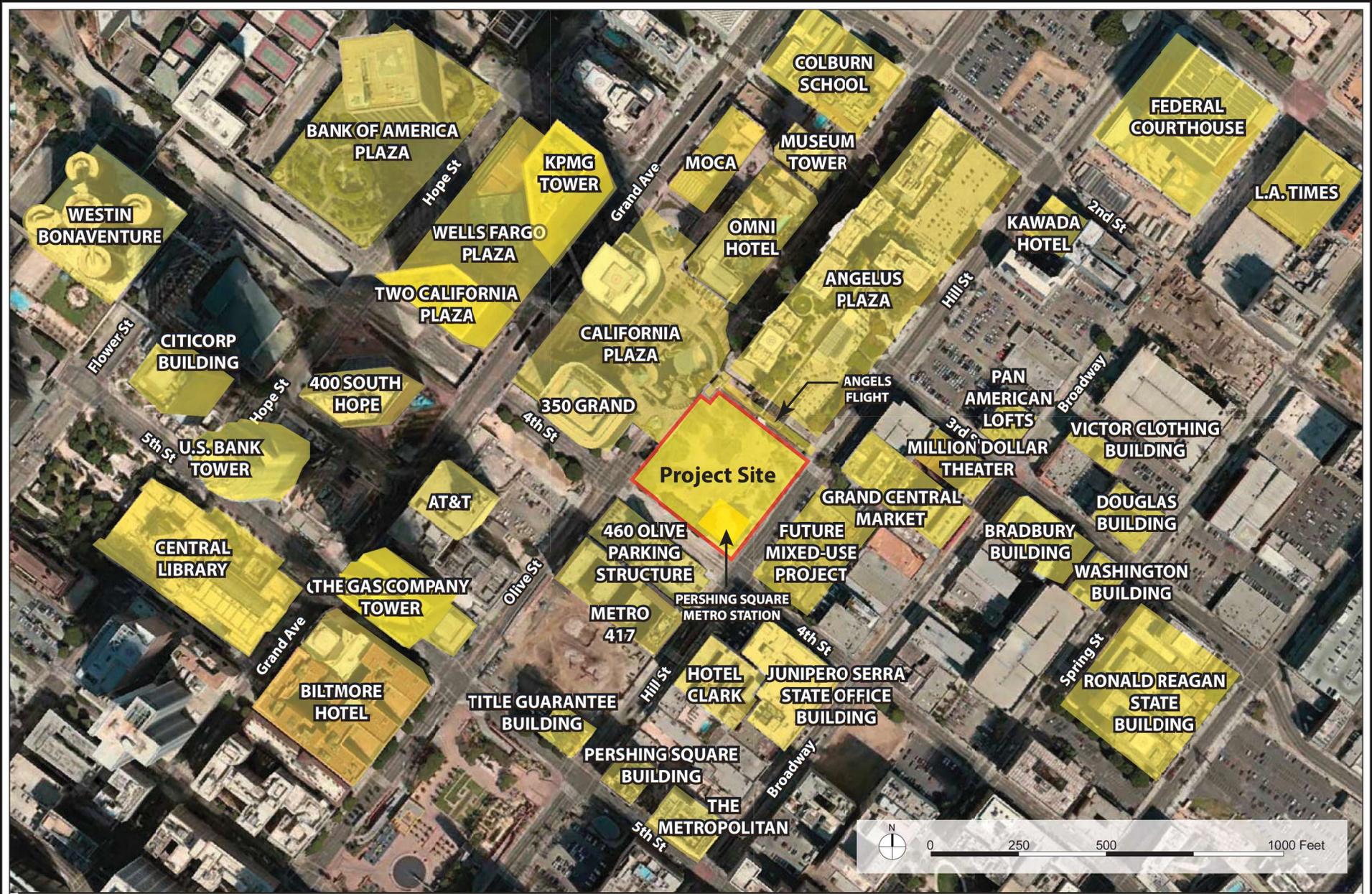


Figure II-2

Aerial Photograph of the Project Site and Vicinity

Source: Apple Maps, 2018; Eyestone Environmental, 2019.

**Table II-1
Angels Landing Development Program**

| Land Use | Floor Area (sf) | | |
|---|---------------------------|---------------------------|------------------|
| | Tower A | Tower B | Total |
| Residential (432 units) | 507,322 | 219,620 | 726,942 |
| Condominiums (180 units) | 417,185 | — | 417,185 |
| Apartments (252 units ^c) | 90,137 | 219,620) | 309,757 |
| Hotel | 230,245 | 239,872 | 470,117 |
| Rooms (515 rooms) | 137,600 | 136,275 | 273,875 |
| Restaurant (541 seats) | 3,930 | 8,240 | 12,170 |
| Ballrooms | 10,910 | 6,040 | 16,950 |
| Meeting Rooms | 4,550 | 2,840 | 7,390 |
| Amenities (Fitness/Spa) | 7,610 | 7,170 | 14,780 |
| Back of House/Hallways/Lobbies | 65,645 | 79,307 | 144,952 |
| General Commercial | 61,013 | 11,078 | 72,091 |
| Retail | 24,772 | 5,693 | 30,466 |
| Restaurant (1,851 seats) | 36,240 | 5,385 | 41,625 |
| Total Floor Area^{a,b} | 798,580 | 470,570 | 1,269,150 |
| FAR | — | — | 13:1 |
| Total Parking | — | — | 750 sp |
| Total Open Space | — | — | 56,881 sf |
| Building Heights | 63 fl (854 ft) | 42 fl (494 ft) | — |
| <p><i>FAR = floor-area ratio</i> <i>fl = floors</i> <i>ft = feet</i> <i>sf = square feet</i> <i>sp = spaces</i> ^a Floor area as defined by LAMC §12.03. ^b Does not include 178,145 sf of structured parking (not considered floor area under LAMC §12.03). ^c Would include a mix of market rate and affordable units, with affordable housing comprising 5 percent (e.g., 13) of the for-rent units. Source: Handel Architecture and Eyestone Environmental, April 2020.</p> | | | |



Figure II-3
Conceptual Site Plan

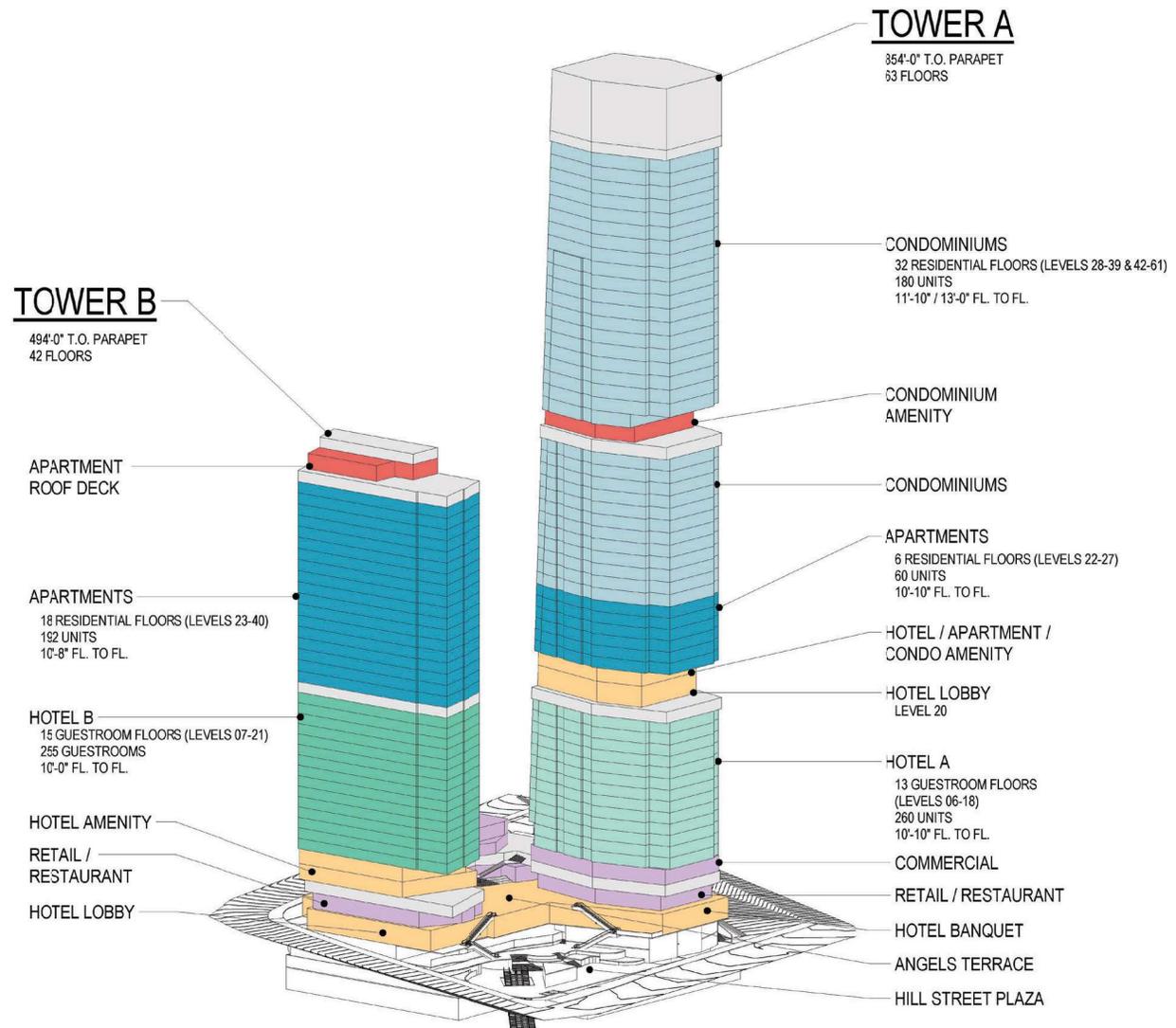


Figure II-4
Conceptual Project Overview



Figure II-5
Project Rendering – Aerial View Looking North



Figure II-6
Project Rendering – Street View from Grand Central Market



Figure II-7
Project Rendering – Aerial View of Hills St. Plaza

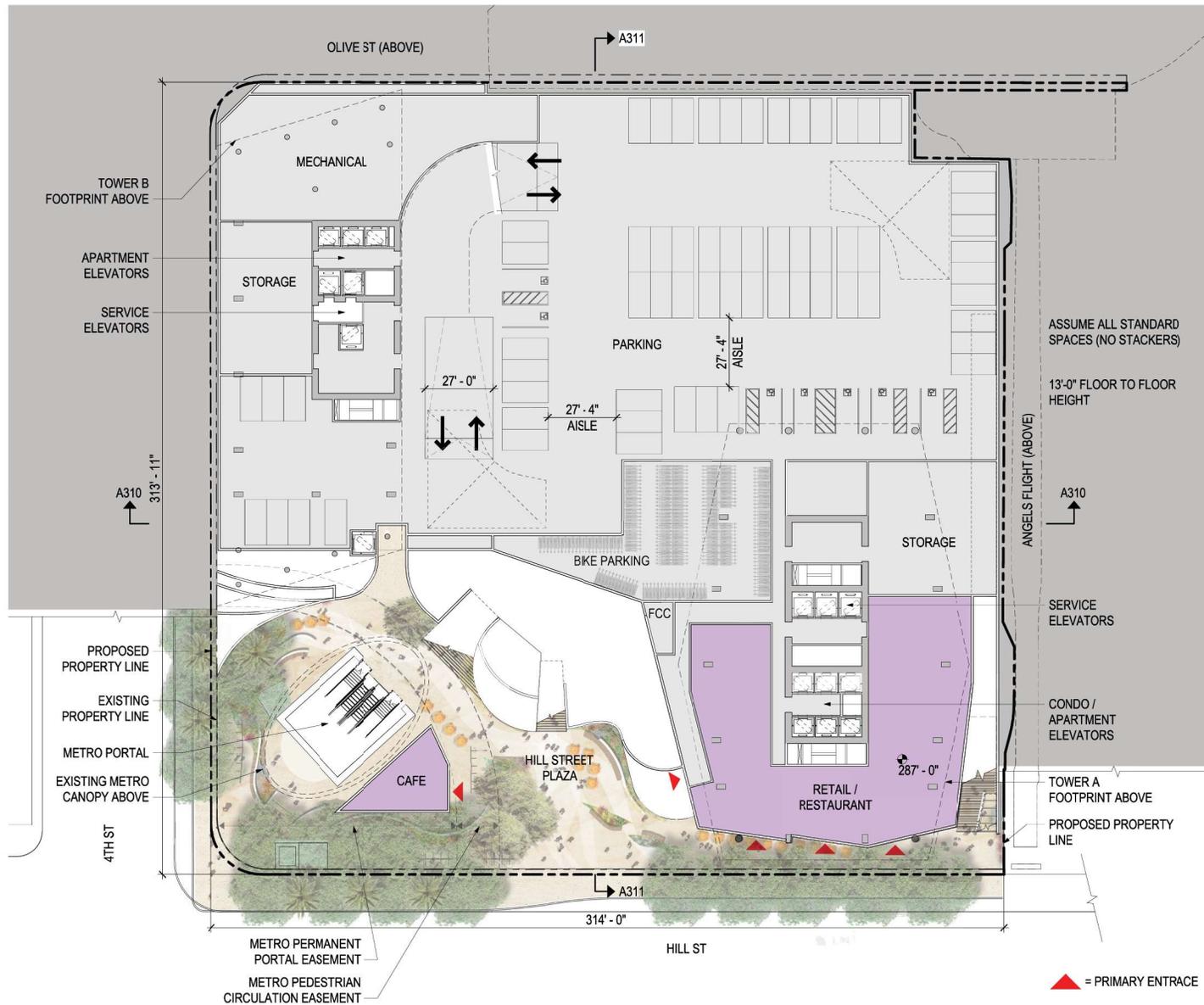


Figure II-8
 Conceptual Site Plan—Level PB1 (Hill Street Plaza Level)

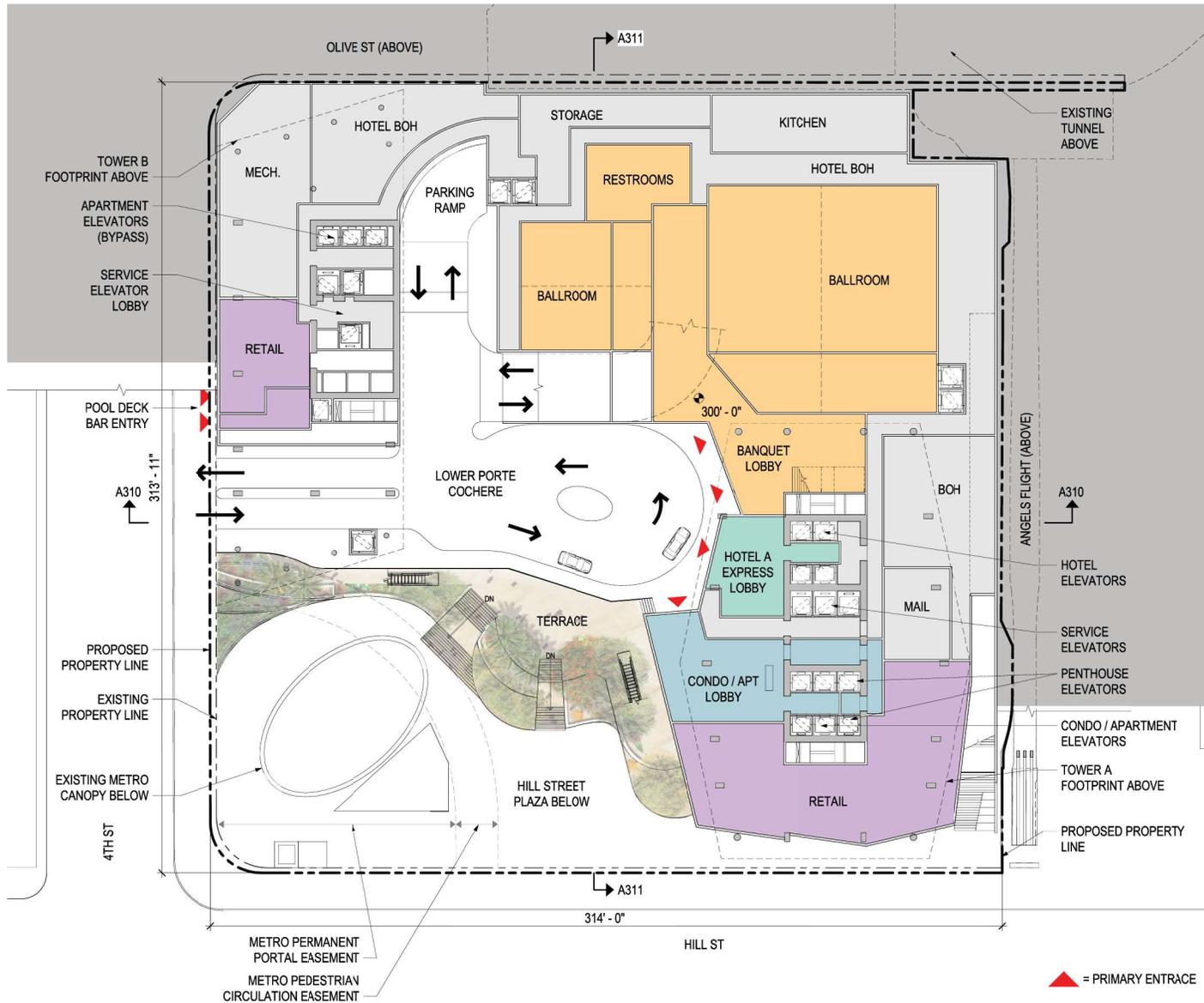


Figure II-9
 Conceptual Site Plan – Level 1 (Lower Porte Cochere Level)



Figure II-10
 Conceptual Site Plan – Level 2 (Upper Porte Cochere Level)



Figure II-11

Conceptual Site Plan – Level 3 (Angels Terrace Level)

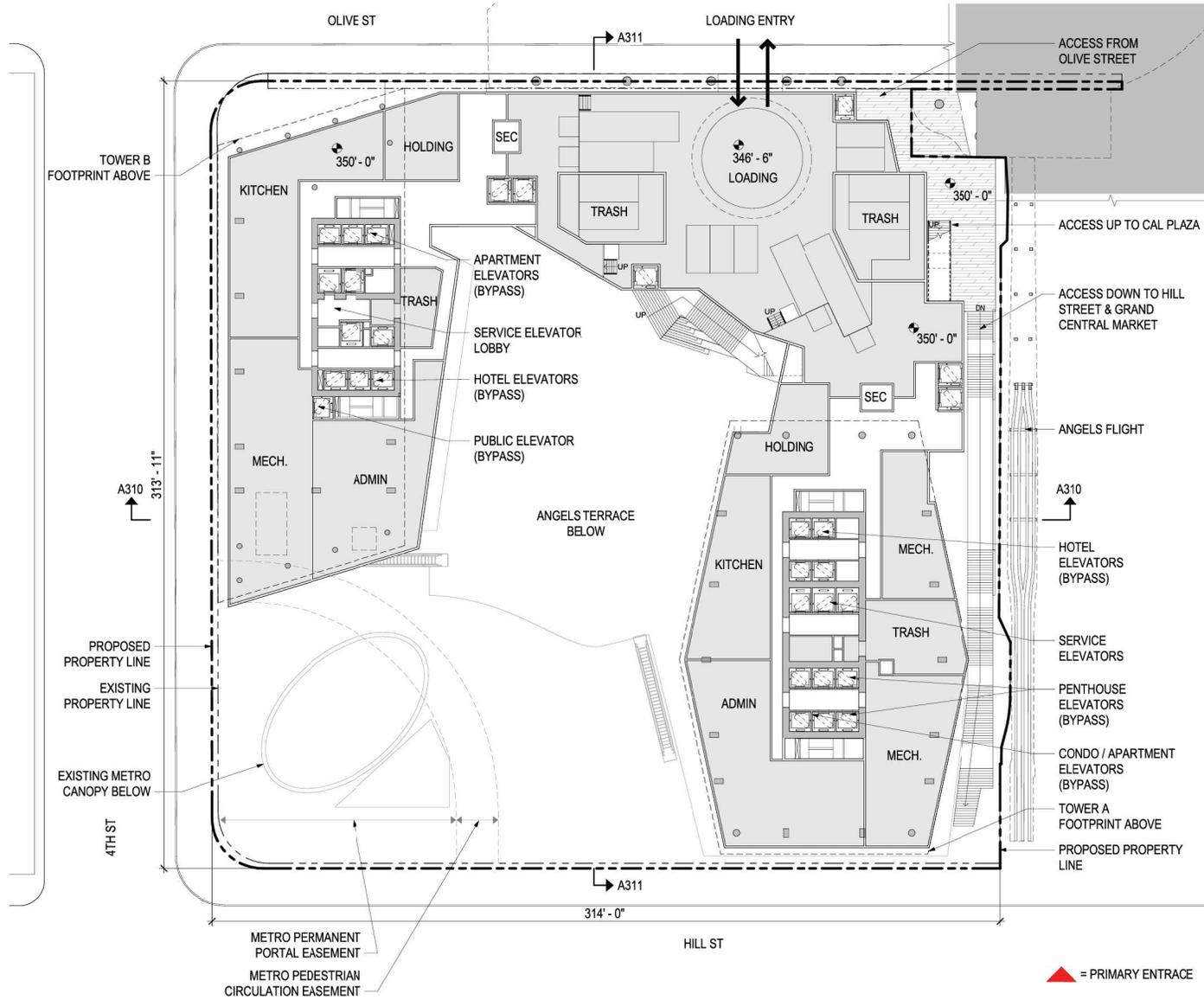


Figure II-12
 Conceptual Site Plan – Level 4 (Service/Loading Level)

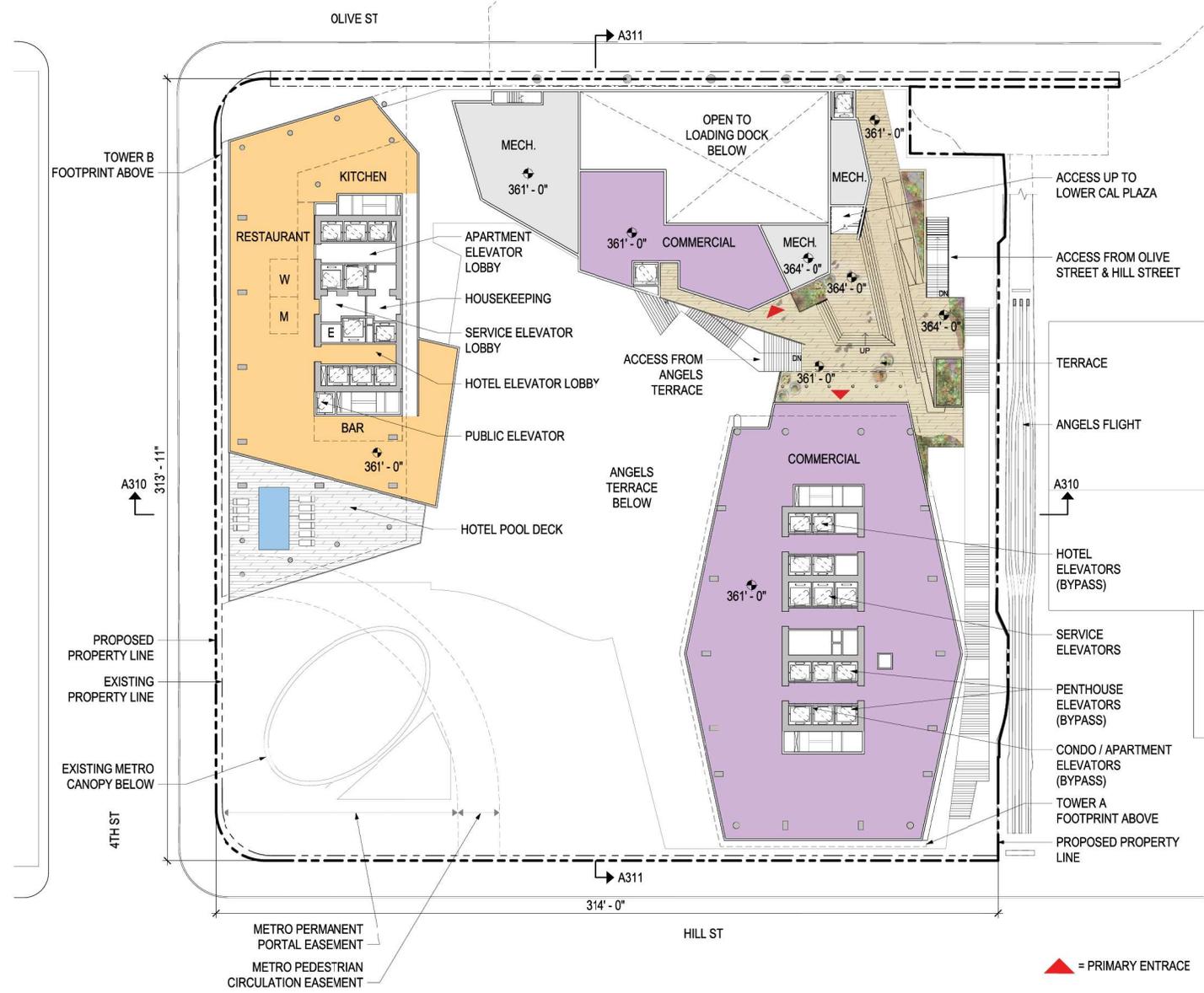


Figure II-13

Conceptual Site Plan – Level 5 (Commercial/Hotel B Amenity Level)

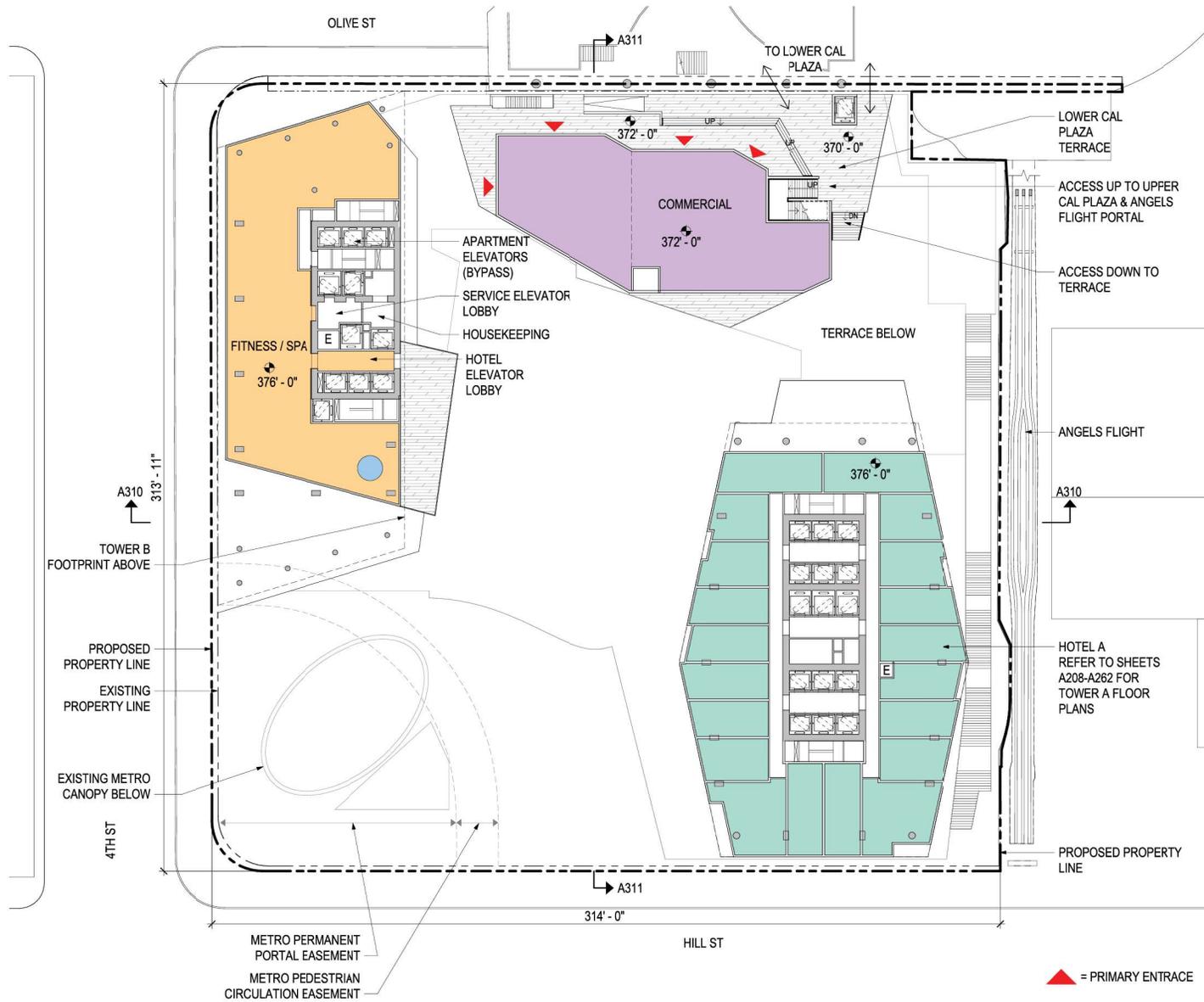


Figure II-14
 Conceptual Site Plan – Level 6 (Lower California Plaza)



Figure II-15

Conceptual Site Plan—Level 7 (Upper California Plaza)



HILL ST. PLAZA

HARDSCAPE - 15,039 sq ft

SOFTSCAPE - 2,347 sq ft

TOTAL % of SOFTSCAPE: 13.5 %

Figure II-16

Conceptual Landscape Plan – Level PB1 (Hill Street Plaza Level)



ANGELS TERRACE

HARDSCAPE - 14,174 sq ft

SOFTSCAPE - 2,673 sq ft

TOTAL % of SOFTSCAPE: 15.9 %

Figure II-17

Conceptual Landscape Plan – Level 3 (Angels Terrace Level)



UPPER CAL PLAZA EXTENSION

HARDSCAPE - 4,696 sf

SOFTSCAPE - 6,218 sf

TERRACE

HARDSCAPE - 3,4552 sf

SOFTSCAPE - 701 sf

OLIVE STREET PLAZA

HARDSCAPE - 1,678 sf

SOFTSCAPE - 650 sf

TOTALS

TOTAL HARDSCAPE - 9,829 sf

TOTAL SOFTSCAPE - 7,568 sf

% of SOFTSCAPE: 43.5 %

Figure II-18

Conceptual Landscape Plan – Level 6 (Lower California Plaza Level)

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Vesting Tentative Tract Map No.: 82936-CN

Property Address: 326-358 S Olive; 351-361 S Hill St; 417-425
W 4th Street

Community Plan: Central City

- COUNCIL DISTRICT NO. 14
- Neighborhood Council
- Bureau of Engineering
- Dept. of Building and Safety - Grading
- Dept. of Building and Safety – Zoning
- Dept. of Transportation, CWPC Section
myladot@lacity.org
- DWP Real Estate
- DWP Water Engineering & Distribution
- Dept. of Fire, Engineering and Hydrant Unit
lafdhydrants@lacity.org
- Bureau of Street Lighting
- Housing Department (no P.S.)

Filing & Map Stamp Date: March 19, 2021

Distribution Date: March 22, 2021

Deemed Complete Date:

Hillside Yes No

Thomas Guide: - GRID H4
D.M.: 634

- Animal Regulation (hillside only)
- Department of Recreation and Parks
- Bureau of Sanitation
- SSIED (haul route only) bss.haulroute@lacity.org
- Board Of Education (no P.S.)
- County Health Department (no P.S.)
- GIS (Fae Tsukamoto)
- Imaging Services

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

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter. If we have not received a written report from you by **April 28, 2021** we will assume that you have no report to make.

Luciralia Ibarra
Deputy Advisor Agency

Alan Como
City Planner

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 82936 Vesting Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

326-358 S.Olive St; 351-361 S Hill St; **N**, S, W, E, of) 4th St & E. of Olive St & W. of Hill St
417-425 W 4th St. (Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 634 Page (CWS) _____ Grid No. F4

(6) Proposed number of lots 30

(7) Tract area: 2.24 net acres within tract border; 3.38 gross acres.
98,441 net square feet after required dedication.

(8) Tract proposed for:

| | Units/ (9) <u>Sq. Ft.</u> | <u>Parking</u> | + | Guest Parking* |
|---|------------------------------|----------------------|---|-------------------|
| Single-Family-(SF) | _____ | _____ | | _____ |
| Apartments-(APT) | <u>252</u> | <u>640 (+ condo)</u> | + | _____ |
| Condominiums-(C) | <u>180</u> | _____ | + | _____ |
| Condominium Conversion-(CC) | _____ | _____ | + | _____ |
| Commercial-(CM) | <u>72,091 sf</u> | <u>25</u> | | _____ |
| Industrial-(IND) | _____ | _____ | | _____ |
| Stock Cooperative-(SC) | _____ | _____ | + | _____ |
| Commercial Condo Conversion-(CMCC) | _____ | _____ | | _____ |
| Industrial Condo Conversion-(INDCC) | _____ | _____ | | _____ |
| Commercial Condominiums-(CMC) | _____ | _____ | | _____ |
| Industrial Condominiums-(INDC) | _____ | _____ | | _____ |
| Reversion to Acreage - (RV) | _____ | _____ | | _____ |
| Other (specify) <u>Hotel</u> (O) Rooms | <u>515</u> | <u>85</u> | | _____ |

(10) Number/type of units to be demolished

(11) Community Plan area Central City Council District # 14

(12) Community planning designation Regional Center Commercial to N/A DU's/GA

VTT-82936

***Multiple dwelling projects only**

- (13) The existing zone is C2-4D. The proposed zone is no change
approved under City Planning Case No. _____ on _____ by the () City
Planning Commission and/or () City Council (CF No _____).
- a. Has the tract map been filed to effectuate a zone change?
Yes () No (X).
 - b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone
incident to a subdivision being requested?
Yes () No (X).
 - c. Is an application for a zone change to a less restrictive zone incident to a subdivision
being concurrently filed?
Yes () No (X).
 - d. Has the property been considered at a public hearing for a Conditional Use (),
Variance (), Other (specify) N/A
Under Case Nos. : _____
- (14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern
California Black Walnut) on this property? Yes () No (X)
How many? 0
- If yes, how many are 4 inches or more in diameter? N/A
How many absolutely must be removed? N/A
- Are there other trees 12 inches or more in diameter? Yes (X) No ()
- If yes, how many? 41. How many must be removed? 41 Indicate type and trunk
diameter of each tree, and whether the tree is to be retained or removed, on a tree map
superimposed on the tentative map (Attach a list, if necessary).
- (Notice of incomplete application will be issued if the tree information is not included).
- (15) Is proposed tract in a slope stability study (hillside) area?
Yes (X) No ()
In a fault rupture study area? Yes () No (X)
- (16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No (X)
- (17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes (X)
No ()
Filing requirement: submit the hillside and flood hazard area data sheet.
- (18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project
site?
Yes () No (X). Show all easements on tentative tract map.
- (19) Is more than one final map unit proposed? Yes () No (X) If yes, attach a sketch showing
each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) Is the project in a horsekeeping (K) district? Yes () No (X)
 Is the project within a plan-designated horsekeeping area? Yes () No (X)
 Is the project in an RA or more restrictive zone? Yes () No (X)
- (22) If the tract is for condominium or cooperative conversion purposes, list:
- a. Anticipated range of sales prices
 - b. Anticipated sales terms to tenants
 Note: Attach separate sheet, if necessary.
 - c. Number of existing parking spaces _____. A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes (X) No ()
- (24) Has a Land Development Counseling Session taken place? Yes () No (X)
 If so, what is LDCC No. _____?
- (25) Describe your proposal briefly here or on an attached sheet:
Approval of a vesting tentative tract map (VTTM) for the merger and resubdivision
into one master lot and 29 airspace lots for future development per associated case ZA-2018-3271.

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

Signed _____



Date _____

Date 12/17/20

RECORD OWNER(S)
 (From Latest Adopted Tax Roll)

SUBDIVIDER

Name CRA/LA, a Designated Local Authority
 Address 448 S. Hill St. Ste. 1200
 City Los Angeles, CA 90013
 Phone _____
 Fax No _____

Name Angels Landing Partners, LLC
 Address 2020 Ponce De Leon Blvd.
 City Coral Gables, FL 33134
 Phone 212-266-0045
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name KPFF Consulting Engineer, Inc.
 Name Christopher Jones
 Address 700, S. Flower Street, Ste. 2100
 City Los Angeles, CA 90017
 Phone 213-418-0201
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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RENEE DAKE WILSON
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ROCKY WILES
COMMISSION OFFICE MANAGER
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June 13, 2018

Applicant

Angels Landing Partners, LLC
c/o The Peebles Corporation
2020 Ponce De Leon Boulevard, Unit 907
Coral Gables, FL 33134

Representative

James E. Pugh, Esq.
Sheppard Mullin Richter & Hampton LLP
333 S. Hope Street, 43rd Floor
Los Angeles, CA 90071

Angels Landing Project: ZA-2018-3271-MCUP-CUX-SPPA-SPP, CPC-2018-3272-DA, and ENV-2018-3273-EIR

The Department of City Planning, Major Projects Section, has completed its review of the application materials for the proposed Angels Landing Project (Project) located at 361 S. Hill Street, for an approximately 1,269,400 square-foot mixed-use development in two towers comprised of: 450 residential units, 480 hotel guest rooms, an approximately 45,000 square foot charter elementary school, approximately 50,500 square feet of retail and restaurant uses, approximately 68,000 square feet of open space and public plazas, and associated parking.

The application entitlements filed on June 7, 2018, have been deemed complete and include the following requests:

ZA-2018-3271-MCUP-CUX-SPPA-SPP: A Master Conditional Use Permit for the sale and/or dispensing of alcoholic beverages within the hotel and commercial spaces; a Conditional Use for live entertainment and dancing, a Director's Determination for Alternative Compliance with bicycle parking requirements of the Municipal Code, a Director's Determination for Alternative Design for deviation from the urban design standards of the Bunker Hill Specific Plan (Specific Plan), and a Project Permit Compliance Review for conformance with the Specific Plan.

CPC-2018-3272-DA: A Development Agreement by and between the City of Los Angeles and the Applicant.

ENV-2018-3273-EIR: An Environmental Impact Report for the purpose of determining environmental impacts pursuant to California Environmental Quality Act (CEQA).

Based on careful review of the application and supplemental information provided, the Department of City Planning finds that the case file(s) contain sufficient information to satisfy the



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

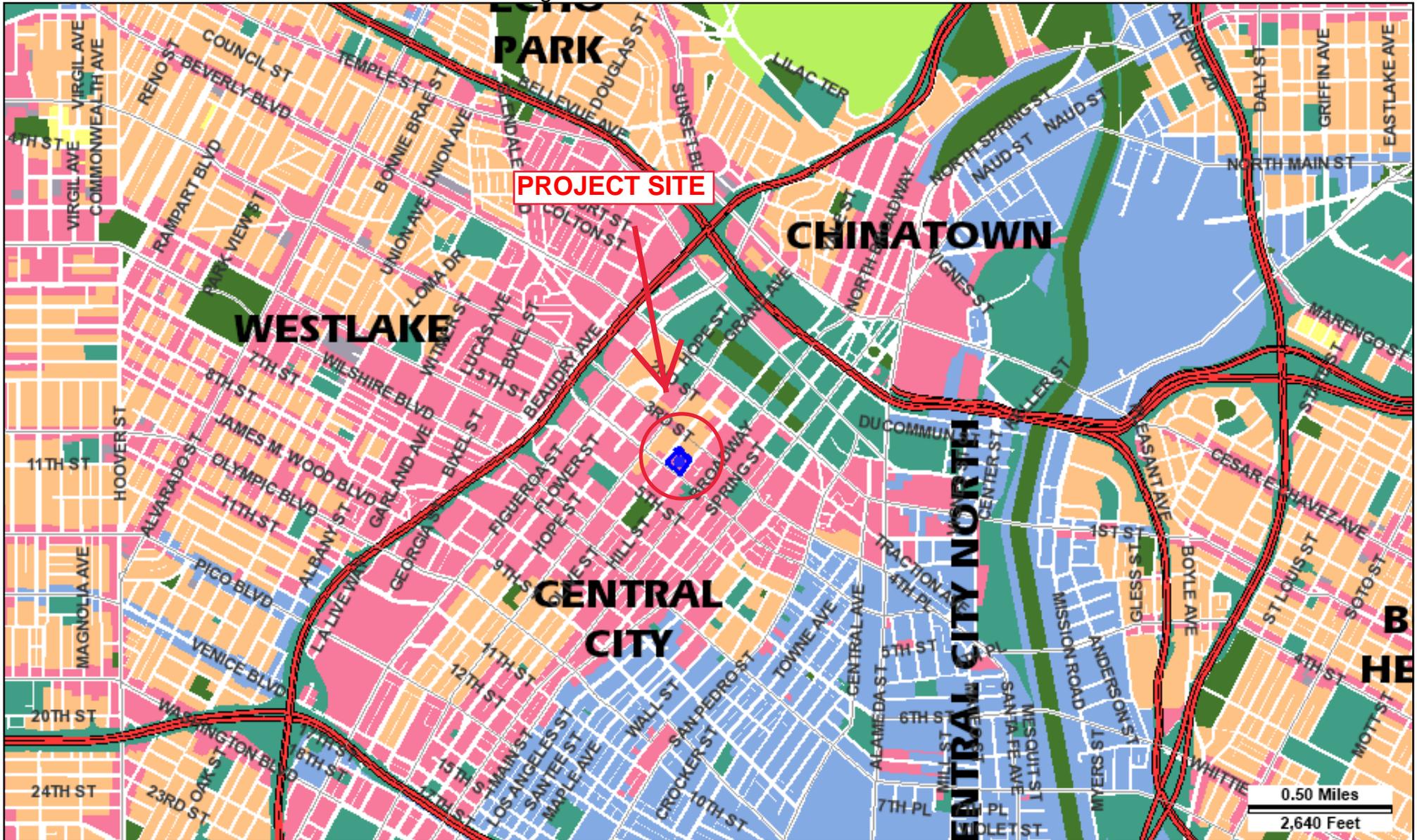
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 04/28/2021

ZIMAS INTRANET

Generalized Zoning

04/28/2021



Address: 332 S OLIVE ST

APN: 5149010951

PIN #: 130-5A211 57

Tract: TR 30781

Block: None

Lot: 5

Arb: None

Zoning: C2-4D

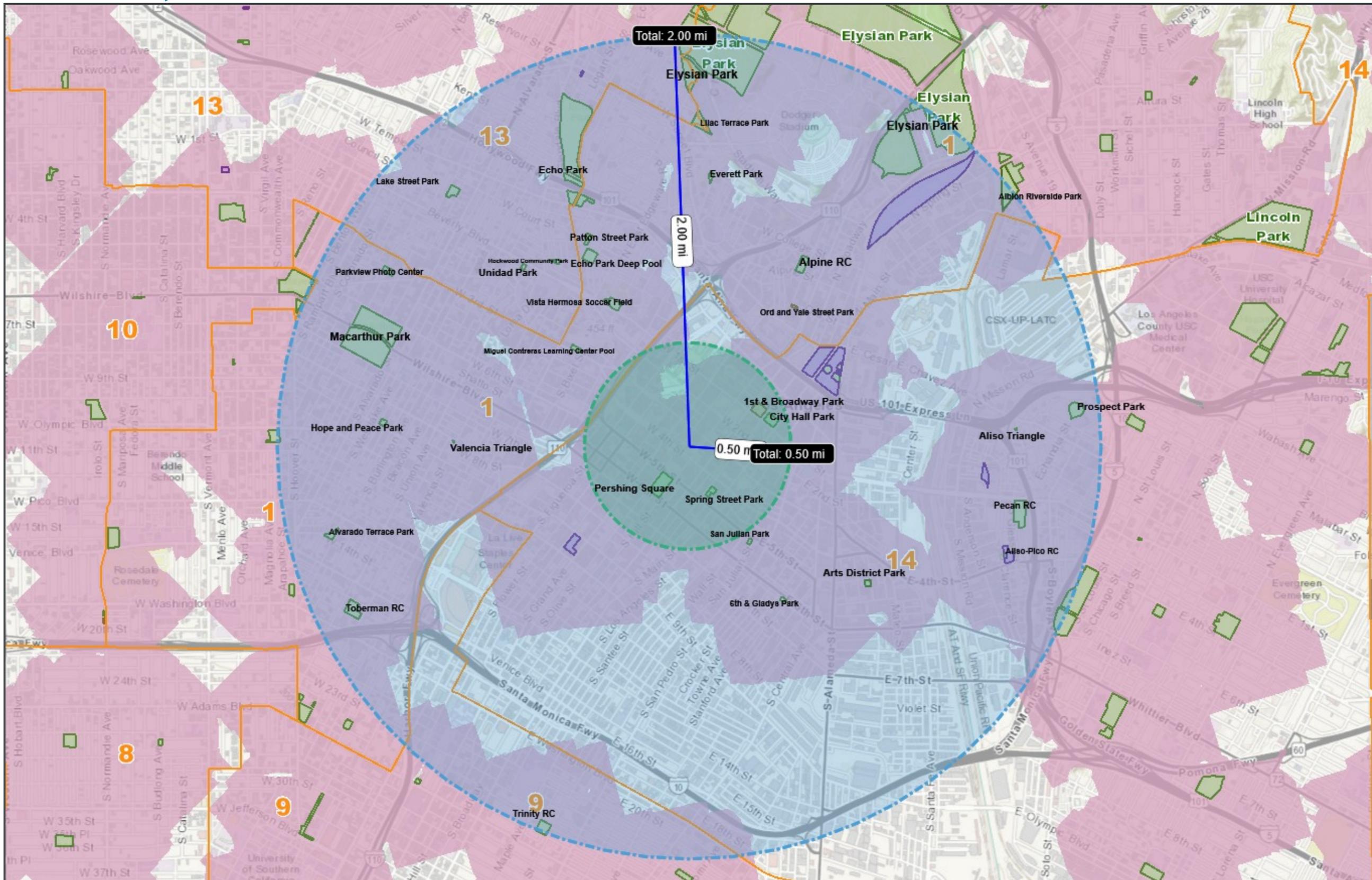
General Plan: Regional Center Commercial





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Site and Surrounding Parks



LEGEND

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

NOTES



SCALE 1: 36,112

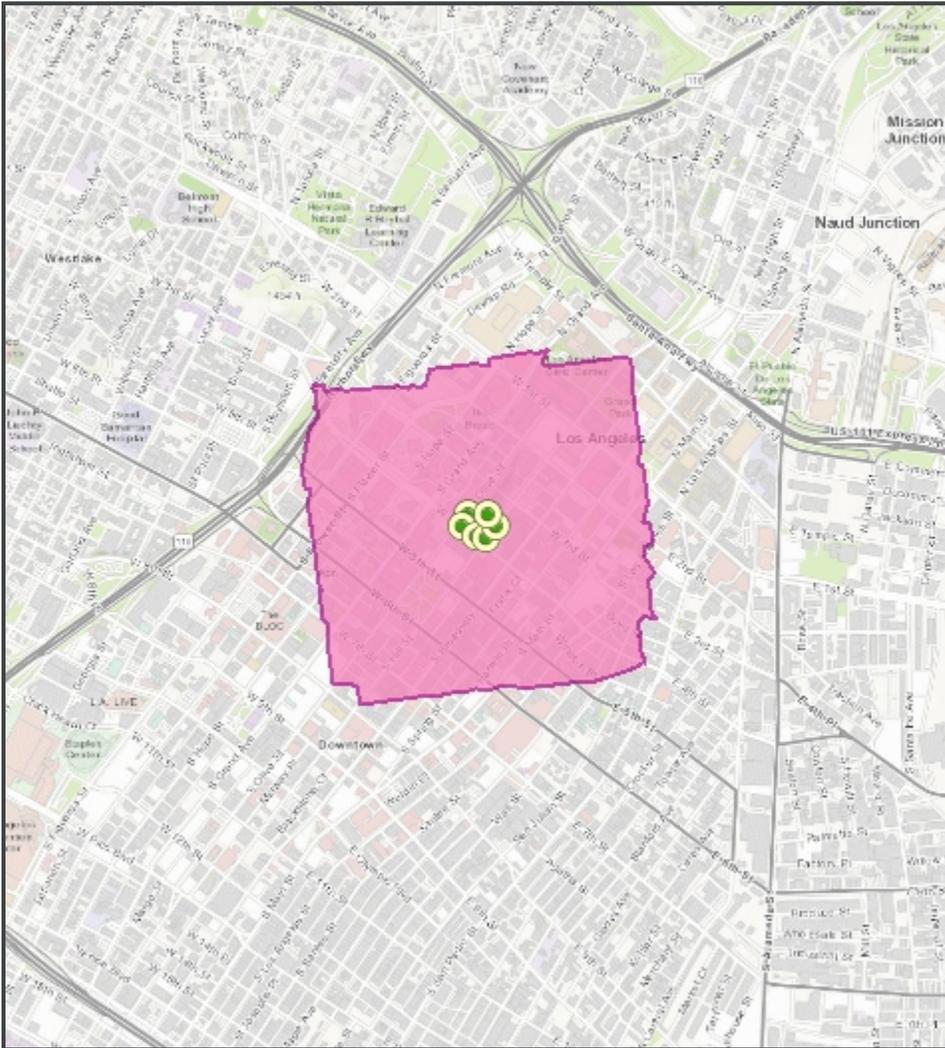
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-93926

Description:

New mixed use development containing 180 condos, 252 apartments, 515 hotel guest rooms, and approx. 72,091 sq ft in commercial space

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

| | Total Residents Served: | Currently Non-Served Residents Served: |
|-------------------|-------------------------|--|
| Residents Served: | 11,178 | 0 |

| | Total Households Served: | Currently Non-Served Households Served: |
|--------------------|--------------------------|---|
| Households Served: | 7,891 | 0 |

Residents Served by Age

Households Served by Annual Income

| | | |
|------------------|-------|---|
| Under Age 5: | 147 | 0 |
| Age 5 to 9: | 50 | 0 |
| Age 10 to 14: | 52 | 0 |
| Age 15 to 17: | 34 | 0 |
| Age 18 to 64: | 8,614 | 0 |
| Age 65 and Over: | 2,281 | 0 |

| | | |
|-----------------------|-------|---|
| Under \$25,000: | 4,469 | 0 |
| \$25,000 to \$34,999: | 382 | 0 |
| \$35,000 to \$49,999: | 625 | 0 |
| \$50,000 to \$74,999: | 771 | 0 |
| \$75,000 and Over: | 1,644 | 0 |

Source: Census/ACS 2010