

# APPROVED

NOV 18 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-200

DATE November 18, 2021

C.D. 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82158 – 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	<u>DF</u>
J. Kim	_____		N. Williams	_____

*M. Shue*  
 \_\_\_\_\_  
 General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82158 (Project) to provide a combination of land dedication and fee payment 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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LAMC Section 17.04 (Subdivision Committee) states that the (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-82158 (Project) is located at 1201, 1205, and 1215 South Grand Avenue and 410 West 12<sup>th</sup> Street in the South Park community of the City of Los Angeles (City). The Project site is approximately 0.58 gross acres. The Project, as currently proposed, includes the construction of a 40-story building with 312 residential condominiums, approximately 7,100 square feet of retail space, and associated parking. The Project's dwelling units are currently proposed to be condominiums.

The Project also includes approximately 32,827 SF of common open space including a podium deck, roof deck, lounge rooms, pool, and fitness rooms.

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 **June 13, 2018**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on **September 10, 2021**. On September 23, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a **November 2, 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 312 units would be:

$$2.25 \text{ Acres} = (312 \times 2.88) \times 0.00251$$

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 does not include affordable units.

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

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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, 2021, 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 312 units would be:

**\$4,615,416.00 = \$14,793 x 312 dwelling units**

As currently proposed, the Project does not include affordable 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

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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 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 2020 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 South Park community of the City and within the Central City Community Plan Area. Currently, the Project site is a commercial leasing space and parking garage. It is surrounded by residential and commercial uses on all sides.

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

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- Half-mile walking distance of the Project site (EPADSS): 6,397 persons (11,846 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 32,827 SF of common open space including a podium deck, roof deck, lounge rooms, pool, and fitness 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 recreational amenities would not likely significantly reduce the Project's impact on existing public recreational and park facilities and they could 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 (½) mile walking distance of the Project site:

- Grand Hope Park is a 2.0-acre park located at 919 South Grand Avenue in the Central City community of the City that provides a children's play area and open space for the surrounding community. Grand Hope Park is owned but not operated by RAP.

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

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **2,240** 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.

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### Nearby Public Park Projects

There is one (1) 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.

There are ten (10) 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:

- 6<sup>th</sup> & Gladys Street Park – New Restroom (PRJ21130) Project
- Alpine Recreation Center – Building Improvements (PRJ21367) Project
- Echo Park – Building Improvements (PRJ21424) (PRJ21440) Project
- Echo Park – Ballfield and Tennis Restroom Improvement (PRJ21250) Project
- Echo Park Recreation Center – Playground Replacement (PRJ21310) Project
- Lafayette Park – Outdoor Improvements and New Synthetic Field (PRJ21330) (PRJ20495) Project
- MacArthur Park – New Boathouse Installation (PRJ21108) Project
- MacArthur Park – Park Renovation (PRJ21506) Project
- Pico Union Park – Playground Replacement (PRJ21218) (PRJ21420) Project
- San Julian Park – New Restroom (PRJ21211) Project

There are five (5) 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:

- Echo Park Youth Center – Child Care Center Renovation (PRJ21519) Project
- Elinor and Don Richardson Family Park – Playground Replacement (PRJ21391) Project
- Hope and Peace Park – Outdoor Improvements Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- Pershing Square – Phase I & II (PRJ21113) Improvements Project

### Staff Recommendation

RAP Staff recommends that the appropriate mitigation measure for this proposed Project is the combination of land dedication and fee payment to the City as there are several projects within

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a two-mile radius that require additional funding in order to complete the proposed improvements.

There is one (1) public parks within a half-mile walking distance of the Project site, but there is still a significant service gap near the Project site. If a new public park was provided at the Project location, the park would serve Project residents and 2,240 currently unserved residents within a half (½) mile walking distance.

### 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.

This Report was prepared by Ligaya Khennavong, 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

# PROJECT INFORMATION

**Site Address: 1201 - 1215 S GRAND AVE, LOS ANGELES, CA 90015**

## OWNERSHIP

Eco Tower, LLC  
865 S Figueroa St, Suite 2760  
Los Angeles, CA 90017  
Contact:  
Tel:

## ARCHITECT

MVE+PARTNERS  
888 S. Figueroa St, Suite 21  
Los Angeles, CA 90017  
Contact: Matt McLarand, Sherwin Pineda  
Phone: 213.805.7600

## ZONE

ADDRESS: 1201 - 1205 S Grand Ave, Los Angeles CA 90015  
1209 - 1215 S Grand Ave, Los Angeles CA 90015  
APN: 5139-022-008, 5139-022-009  
Tract: TR 17683

Zone: [Q]R5-4D-O  
Designation: R5 - Multiple Residential Dwelling Zone  
Zoning Information: ZI-2488 City Center  
ZI-2835 Greater Downtown Housing Incentive Area  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE

## PROJECT DESCRIPTION

The project proposes a 40-story building with up to 312 residential units, approximately 7,100 sf of retail / restaurant uses and related parking.

## LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION IS PER TITLE REPORT, ORDER NO. 09194249, DATED FEBRUARY 12, 2018, PREPARED BY COMMONWEALTH LAND TITLE COMPANY. ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
APN: 5139-022-008 AND 5139-022-009  
LOTS 8 AND 9 OF TRACT NO. 17683, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 429, PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ALL KINDS LYING BELOW 500 FEET FROM THE SURFACE OF THE ABOVE DESCRIBED PROPERTY, WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED BY HARRY ROSS INDUSTRIES, A CORPORATION, BY DEED RECORDED MAY 05, 1977 AS INSTRUMENT NO. 77-462521 OF OFFICIAL RECORDS.

## LOT AREA :

Lot Area (Zimas):	15,050.99 SF (APN - 5139-022-008)
	10,383.7 SF (APN - 5139-022-009)
Lot Area (ALTA/NSPS)	15,050.4 SF (APN - 5139-022-008)
	10,382.4 SF (APN - 5139-022-009)
Total:	<b>25,432.8 sf</b> (0.584 acres)

## SETBACKS

### REQUIRED (Per LA MUNICIPAL ZONING CODE CP-7150)

For commercial portions: (NONE)  
For residential portions: (NONE)  
Grand Ave (Front): NONE  
12th St. (Side): NONE  
Alley (Rear): NONE  
SW P.L. (Side): NONE

### PROVIDED

Grand Ave (Front):  
12th St. (Side): 0'  
Alley (Rear): 0'  
SW P.L. (Side): 0'

## FLOOR AREA

Allowable Base Floor Area	152,597 sf (6.00 FAR Base)
Allowable Increase FAR after TFAR:	<b>330,626 sf</b> (13.00 FAR)
<b>Total Proposed Floor Area</b>	<b>330,626 sf</b> (13.00 FAR)
Residential	323,526 sf
Retail / Restaurant	7,100 sf

## HEIGHT

Height District 1 - Max. Height Allowed: Unlimited  
Proposed Building Height: 461'-0"

## RESIDENTIAL DENSITY

Allowable Unit # NO LIMIT  
Proposed: 312 total units

## DWELLING UNITS

Studio	12 Units
1 Bedroom	114 Units
1 Bedroom + Den	60 Units
2 Bedroom	118 Units
3 Bedroom	8 Units
<b>Total</b>	<b>312 Units</b>

## PARKING

### REQUIRED

<b>Residential</b>			
STUDIO	12 units x 1 stall/unit	12	
1 BR	114 units x 1 stall/unit	114	
1 BR + DEN	60 units x 1.25 stall/unit	75	
2 BR	118 units x 1.25 stall/unit	148	
3 BR	8 units x 1.25 stall/unit	10	
<b>Total</b>	<b>312 Units</b>	<b>359</b>	
<b>Retail / Restaurant</b>	None Required		

### PROPOSED

Residential 361

### Retail / Restaurant

None

## BICYCLE PARKING

### PROPOSED (Per LA Municipal Ordinance No. 185480)

Residential	Short Term	Long Term
1-25 (25 Units)	2.5	25
26-100 (75 Units)	5.0	50
101-200 (100 Units)	5.0	50
201+ (153 Units)	2.8	28
<b>Subtotal</b>	<b>15</b>	<b>153</b>
Commercial	Short Term	Long Term
7,100 SF Retail /Restaurant	4	4
<b>Subtotal</b>	<b>4</b>	<b>4</b>
<b>Total</b>	<b>19</b>	<b>157</b>

## OPEN SPACE

### REQUIRED (Per LAMC 12.21-G)

	UNIT COUNT	OPEN SPACE
Units with Less than 3 Habitable Rooms (100 sf. Required per Unit) (studios & 1 bedrooms)	126 Units	12,600 sf
Units with 3 Habitable Rooms (125 sf. Required per Unit) (2 bedrooms)	178 Units	22,250 sf
Units with more than 3 Habitable Rooms (175 sf. Required per Unit) (3 bedrooms)	8 Units	1,400 sf
<b>Total Open Space Required</b>	<b>312 Units</b>	<b>36,250 sf</b>
Total OS Required after 10% reduction (Per Director's determination)		<b>32,625 sf</b>

### PROPOSED

Common Outdoor OS (Podium Deck and Roof Deck) 11,774 sf  
Common Indoor OS: Amenities (Lounge Rooms & Fitness) @ 25% max. of required 9,063 sf  
Private Open Space (240 Balconies) 12,000 sf

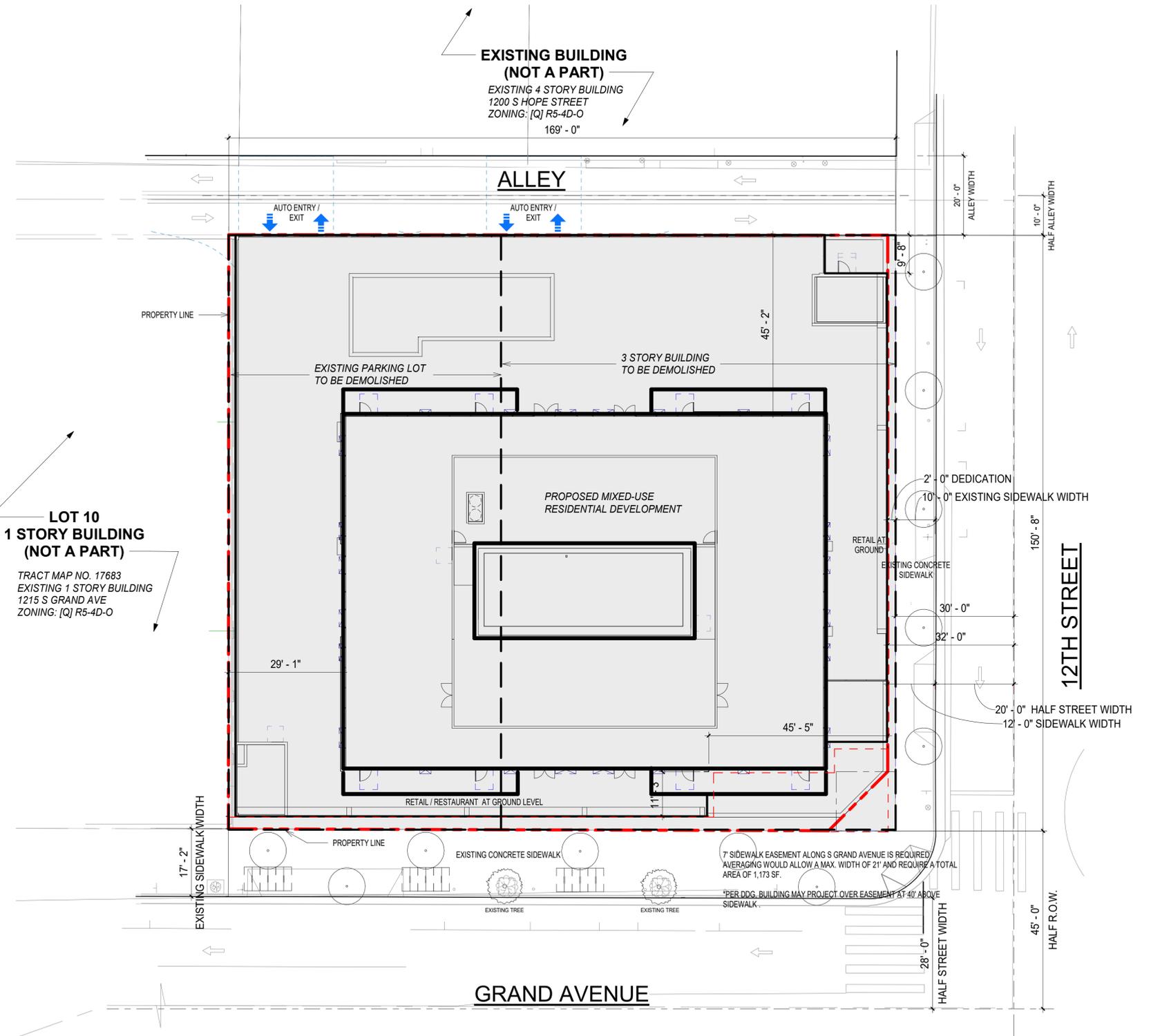
**Total Proposed Open Space 32,837 sf**

**Total Planted Area (25% of Outdoor Common Open Space) 2,943 sf**

## TREES

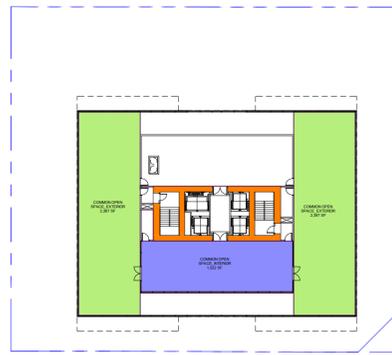
REQUIRED (1 per 4 Units) 78 Trees

PROPOSED (1 per 4 Units) 78 Trees

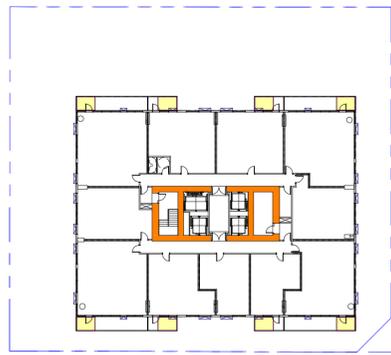


## PLOT PLAN

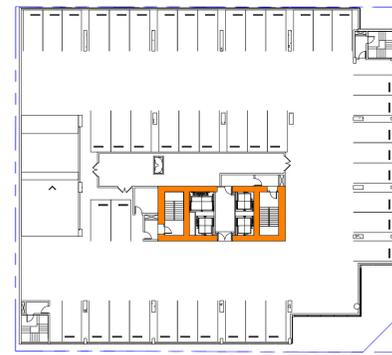
0' 16' 32' 48'



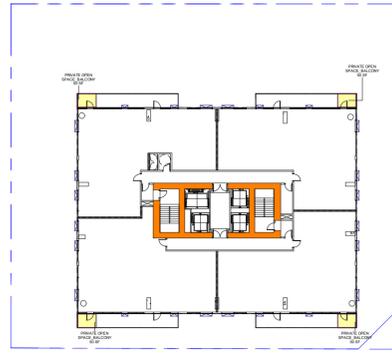
13 LEVEL 40 - ROOF DECK  
1" = 40'-0"



8 LEVEL 9-14 (TYP.)  
1" = 40'-0"



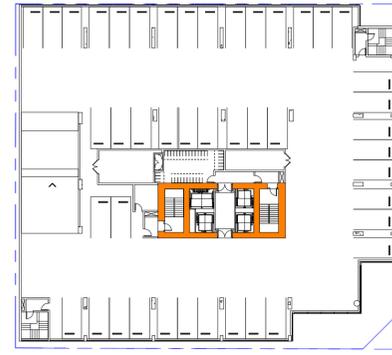
4 LEVEL 4  
1" = 40'-0"



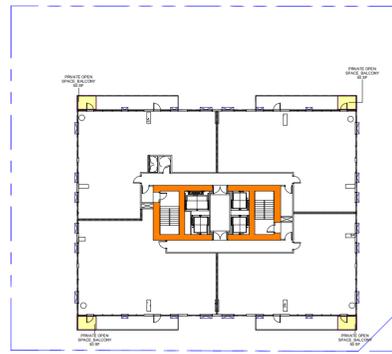
12 LEVEL 39  
1" = 40'-0"



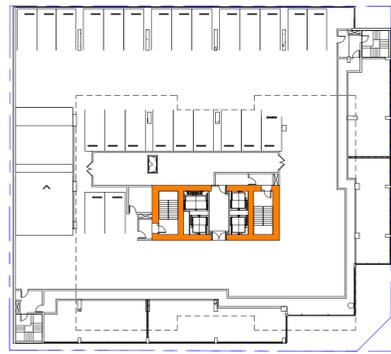
7 LEVEL 8 - POOL DECK  
1" = 40'-0"



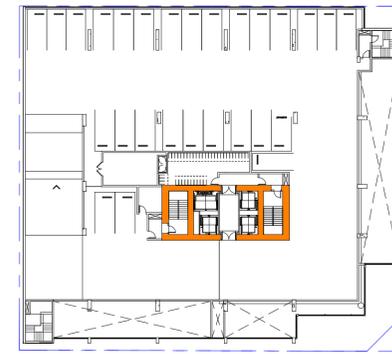
3 LEVEL 3  
1" = 40'-0"



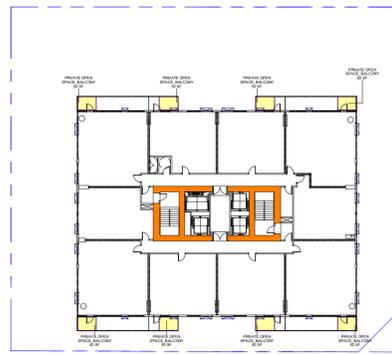
11 LEVEL 38  
1" = 40'-0"



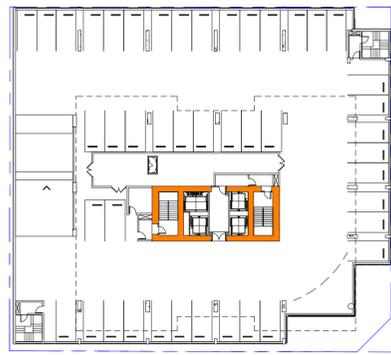
6 LEVEL 6-7 (TYP.)  
1" = 40'-0"



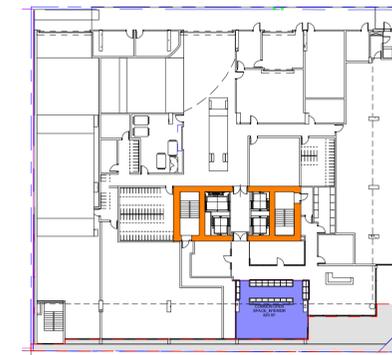
2 LEVEL 2  
1" = 40'-0"



10 LEVEL 15-37 (TYP.)  
1" = 40'-0"



5 LEVEL 5  
1" = 40'-0"



1 LEVEL 1 - GROUND LEVEL  
1" = 40'-0"

Area Schedule (000 - AREA PLANS_OPEN SPACE) PRIVATE BALCONIES			
Level	Name	Area	Count
Level 9	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 10	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 11	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 12	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 13	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 14	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 15	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 16	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 17	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 18	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 19	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 20	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 21	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 22	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 23	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 24	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 25	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 26	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 27	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 28	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 29	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 30	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 31	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 32	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 33	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 34	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 35	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 36	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 37	PRIVATE OPEN SPACE_BALCONY	400 SF	8
Level 38	PRIVATE OPEN SPACE_BALCONY	200 SF	4
Level 39	PRIVATE OPEN SPACE_BALCONY	200 SF	4
Grand total		12,000 SF	240

Area Schedule (000 - AREA PLANS_OPEN SPACE) COMMON OPEN SPACE - ...			
Level	Name	Area	Count
Level 8	COMMON OPEN SPACE_EXTERIOR	7,000 SF	1
Level 40 Roof Deck / Mechanical	COMMON OPEN SPACE_EXTERIOR	4,774 SF	2
Grand total		11,774 SF	3

Area Schedule (000 - AREA PLANS_OPEN SPACE) COMMON OPEN SPACE - INTERIOR			
Level	Name	Area	Count
Level 1	COMMON OPEN SPACE_INTERIOR	820 SF	1
Level 8	COMMON OPEN SPACE_INTERIOR	3,356 SF	1
Level 8	COMMON OPEN SPACE_INTERIOR	5,367 SF	1
Level 40 Roof Deck / Mechanical	COMMON OPEN SPACE_INTERIOR	1,522 SF	1
Grand total		11,065 SF	4

\*Common Indoor Open Space only allow to be used at 25% max. of the required Open Space:  
Open Space requirement is 36,250 sf.  
25% of 36,250 is 9,063 sf. Hence, only 9,063 sf count toward open space

### OPEN SPACE

REQUIRED (Per LAMC 12.21-G)	UNIT COUNT	OPEN SPACE
Units with Less than 3 Habitable Rooms (100 sf. Required per Unit) (studios & 1 bedrooms)	126 Units	12,600 sf
Units with 3 Habitable Rooms (125 sf. Required per Unit) (2 bedrooms)	178 Units	22,250 sf
Units with more than 3 Habitable Rooms (175 sf. Required per Unit) (3 bedrooms)	8 Units	1,400 sf
<b>Total Open Space Required</b>	<b>312 Units</b>	<b>36,250 sf</b>
Total OS Required after 10% reduction (Per Director's determination)		32,625 sf

### PROPOSED

Common Outdoor OS (Podium Deck and Roof Deck)	11,774 sf
Common Indoor OS: Amenities (Lounge Rooms & Fitness) @ 25% max. of required	9,063 sf
Private Open Space (240 Balconies)	12,000 sf

**Total Proposed Open Space** 32,837 sf

**Total Planted Area (25% of Outdoor Common Open Space)** 2,943 sf

## AREA ANALYSIS - OPEN SPACE

0' | 40' | 80' | 120'



Spring/Fall Equinox 9am



Winter Solstice 9AM



Summer Solstice 9AM



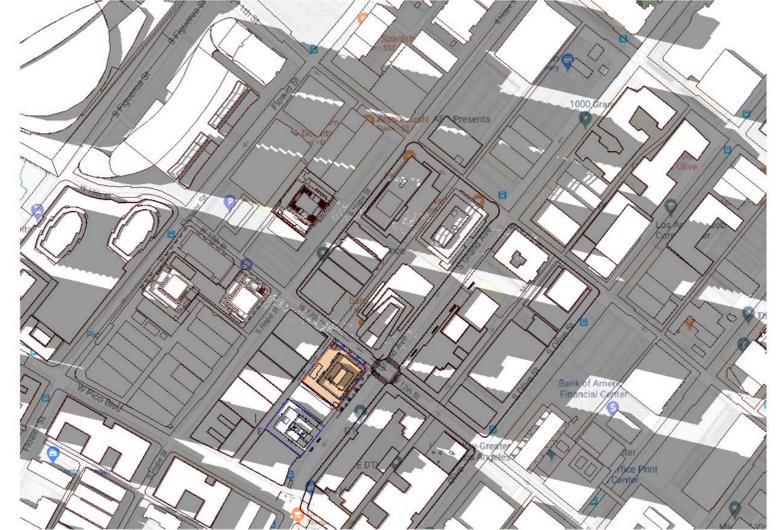
Spring/Fall Equinox 12pm



Winter Solstice 12PM



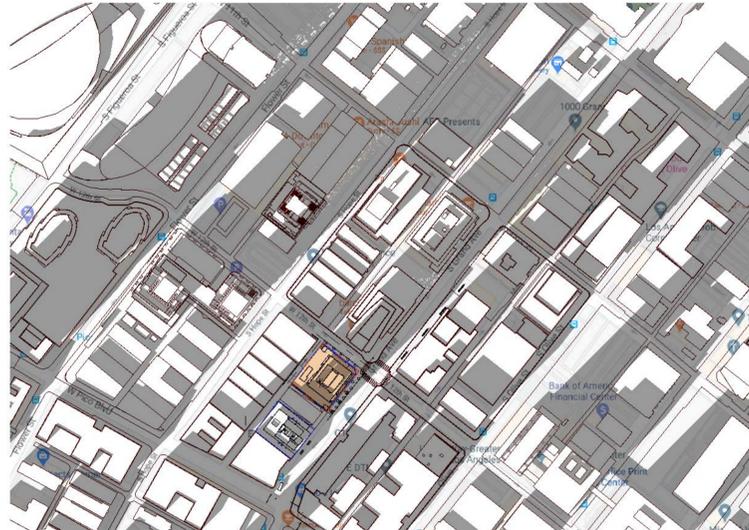
Summer Solstice 1PM



Spring/Fall Equinox 4pm



Winter Solstice 3PM

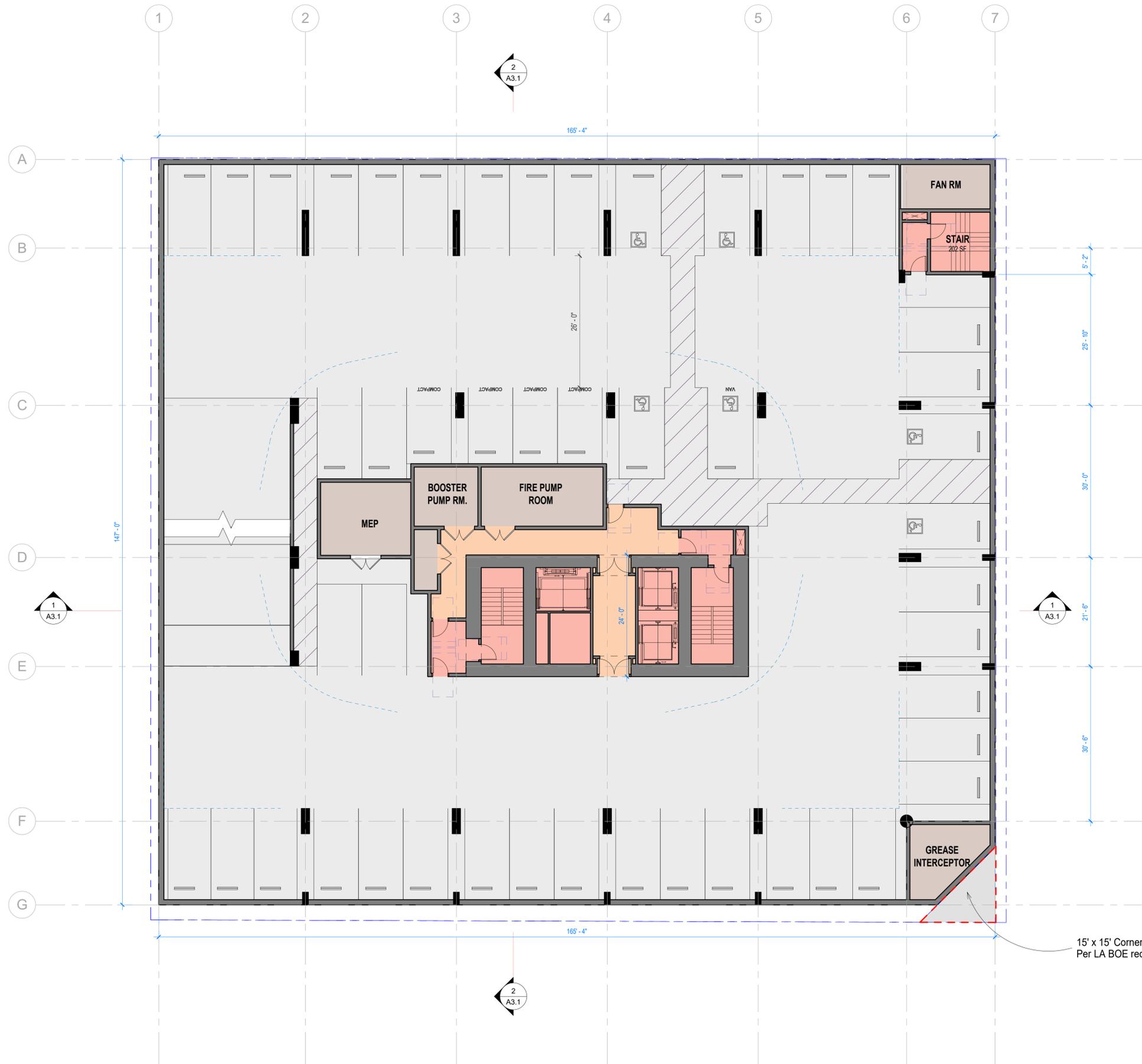


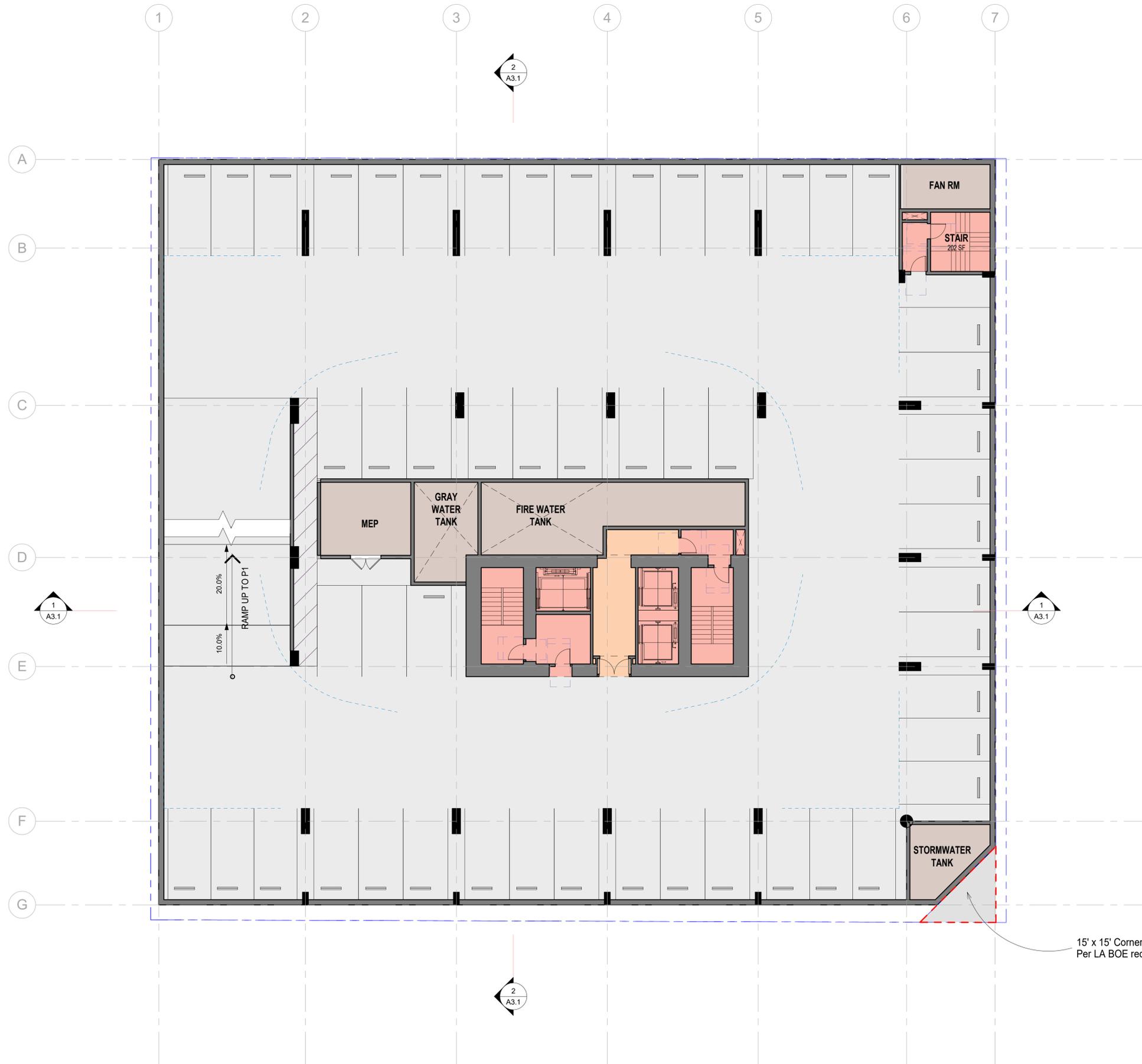
Summer Solstice 5PM



SHADOW STUDY







LEVEL P2

0' | 8' | 16' | 32'

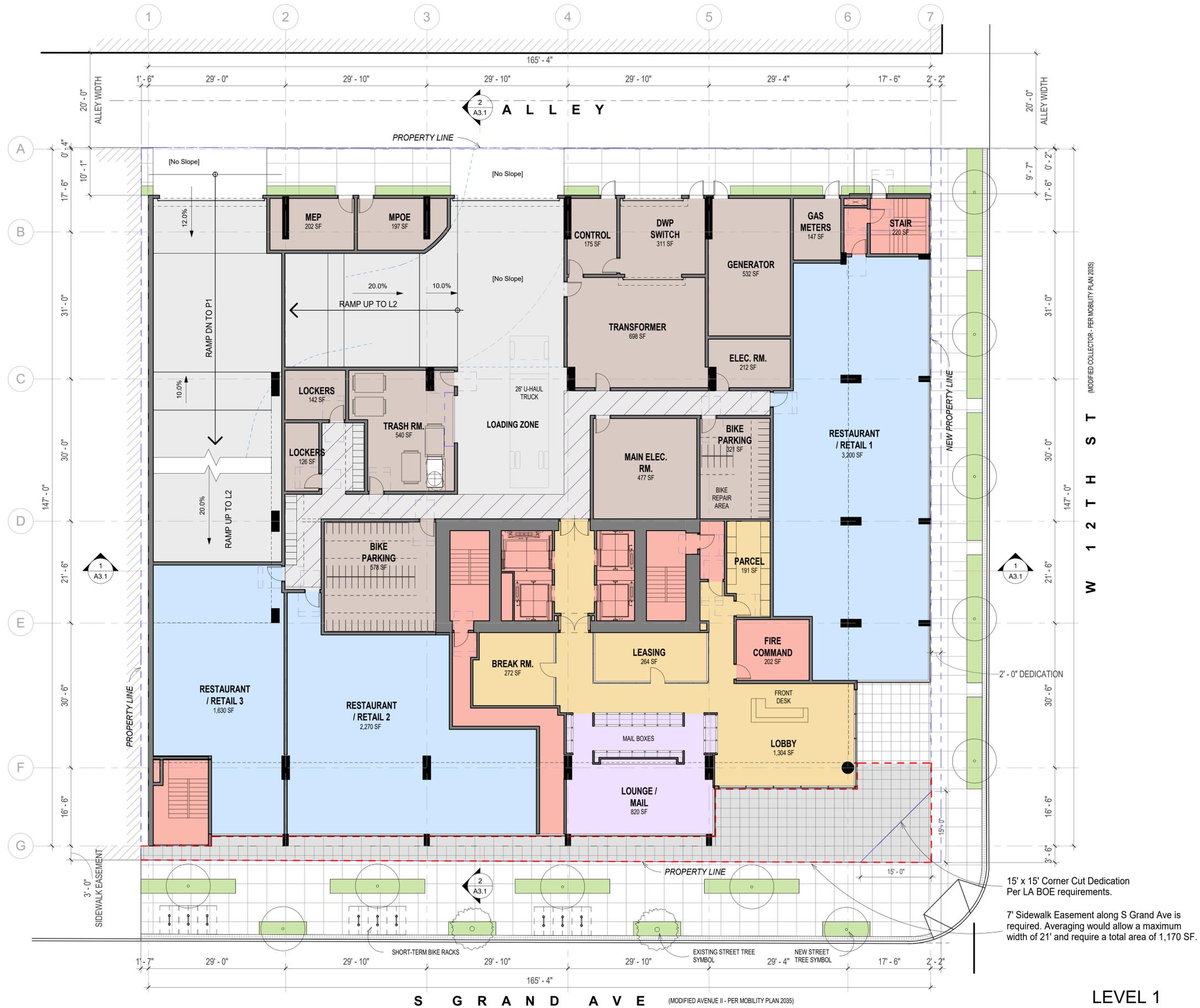




LEVEL P3

0' | 8' | 16' | 32'





W 1 2 T H S T (MODIFIED COLLECTOR - PER MOBILITY PLAN 2035)

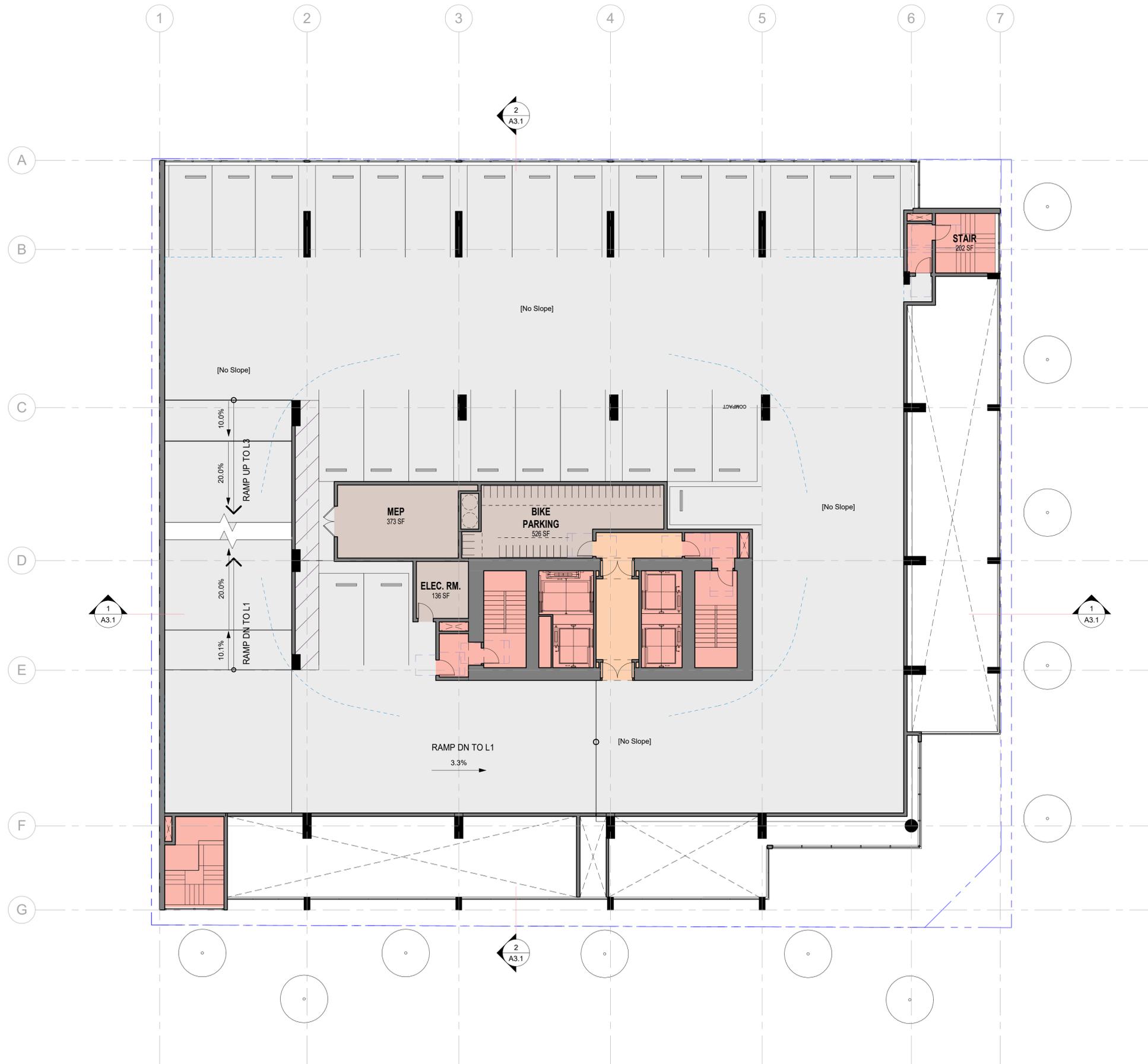
15' x 15' Corner Cut Dedication  
Per LA BOE requirements.

7' Sidewalk Easement along S Grand Ave is  
required. Averaging would allow a maximum  
width of 21' and require a total area of 1,170 SF.

LEVEL 1

0' | 8' | 16' | 32'

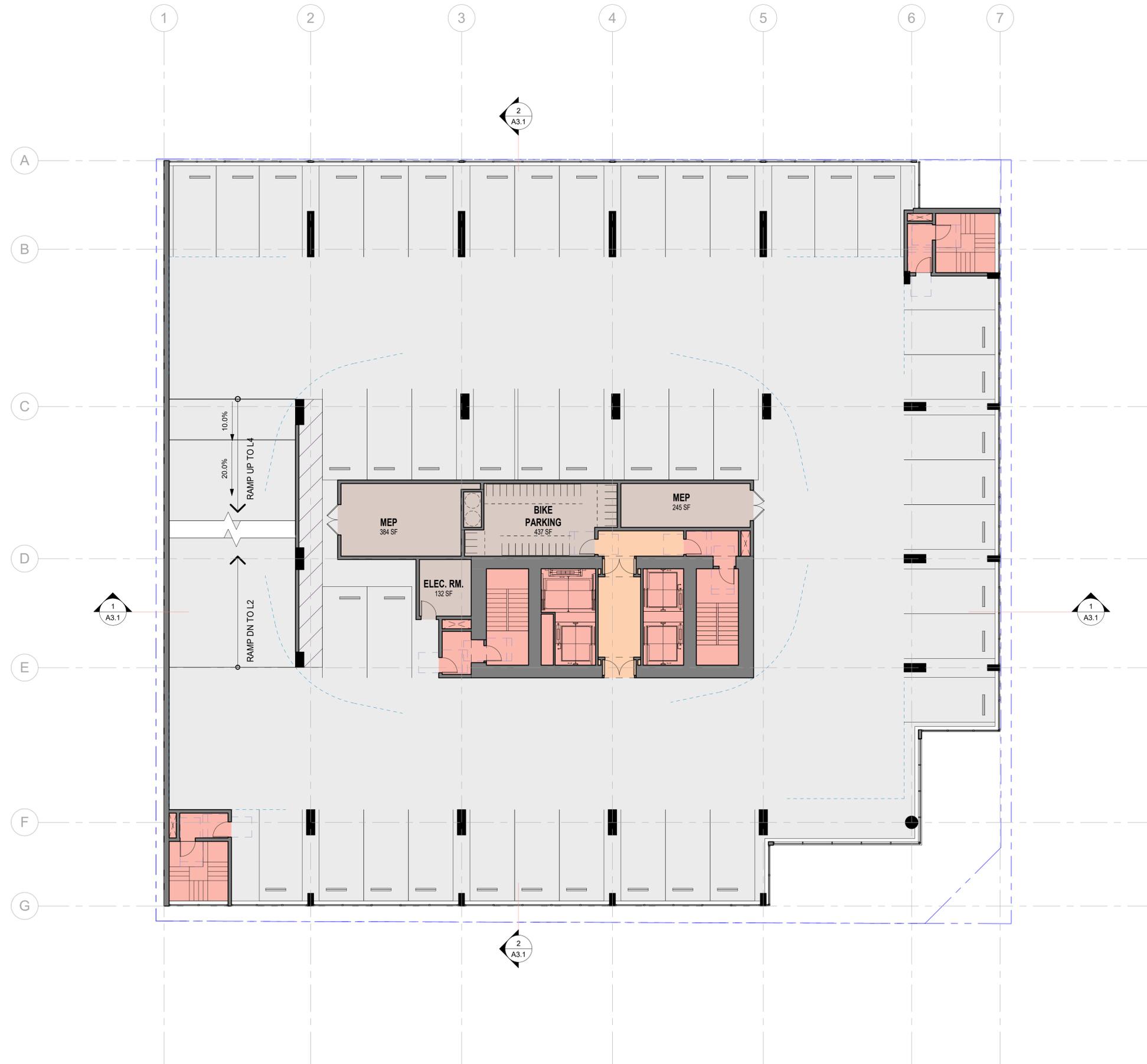




LEVEL 2

0' 8' 16' 32'

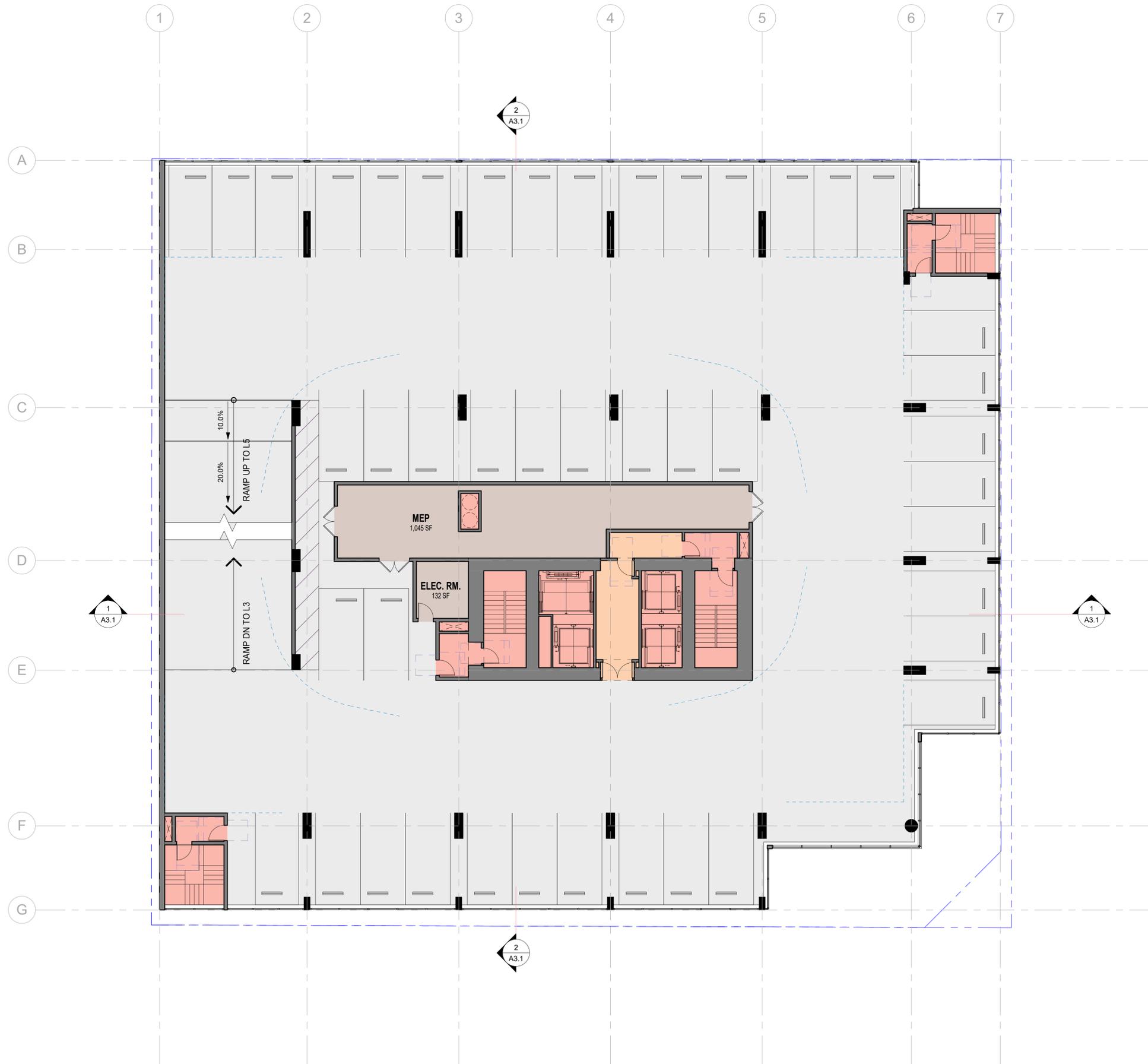




LEVEL 3

0' | 8' | 16' | 32'

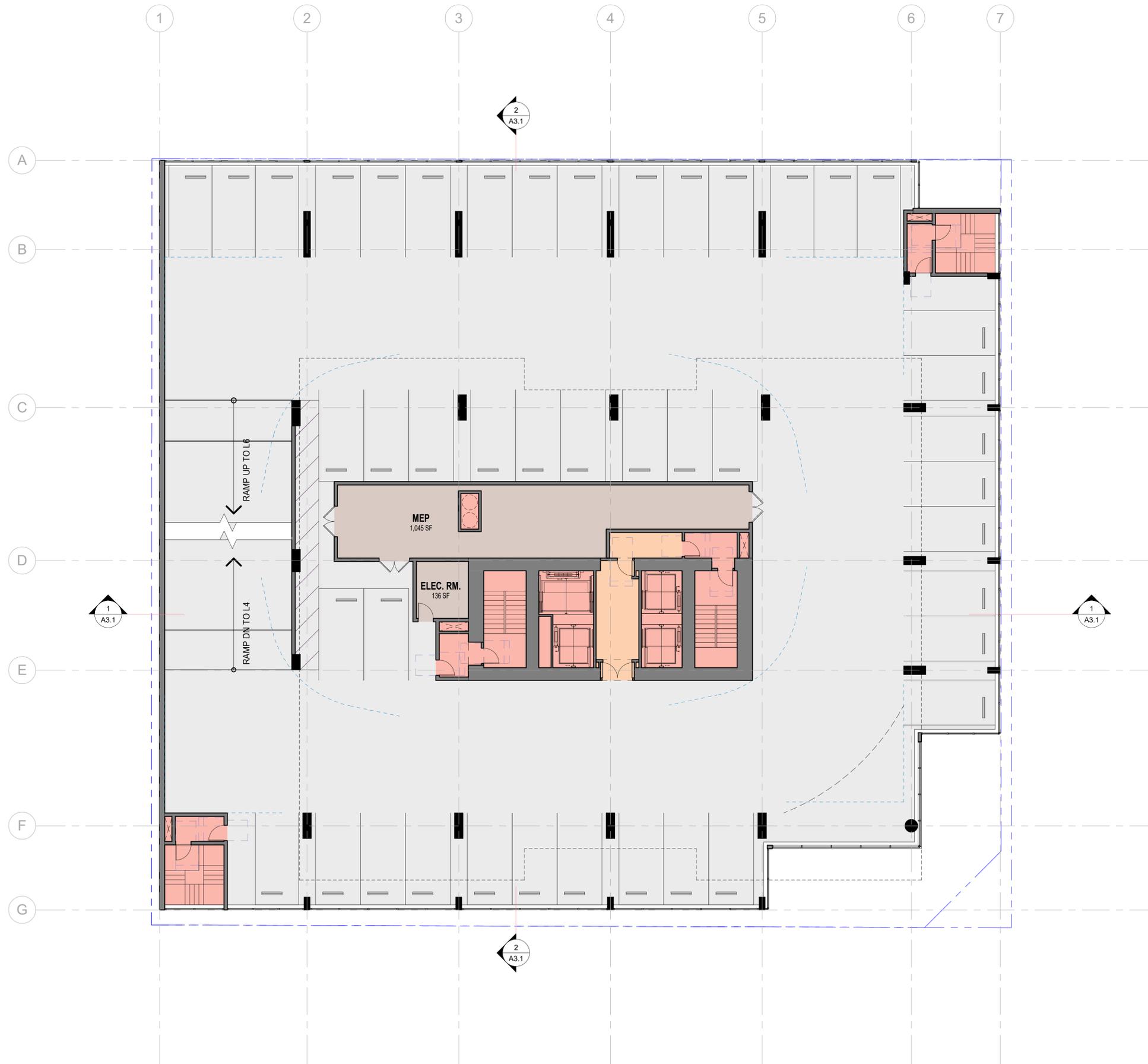




LEVEL 4

0' | 8' | 16' | 32'





LEVEL 5

0' 8' 16' 32'

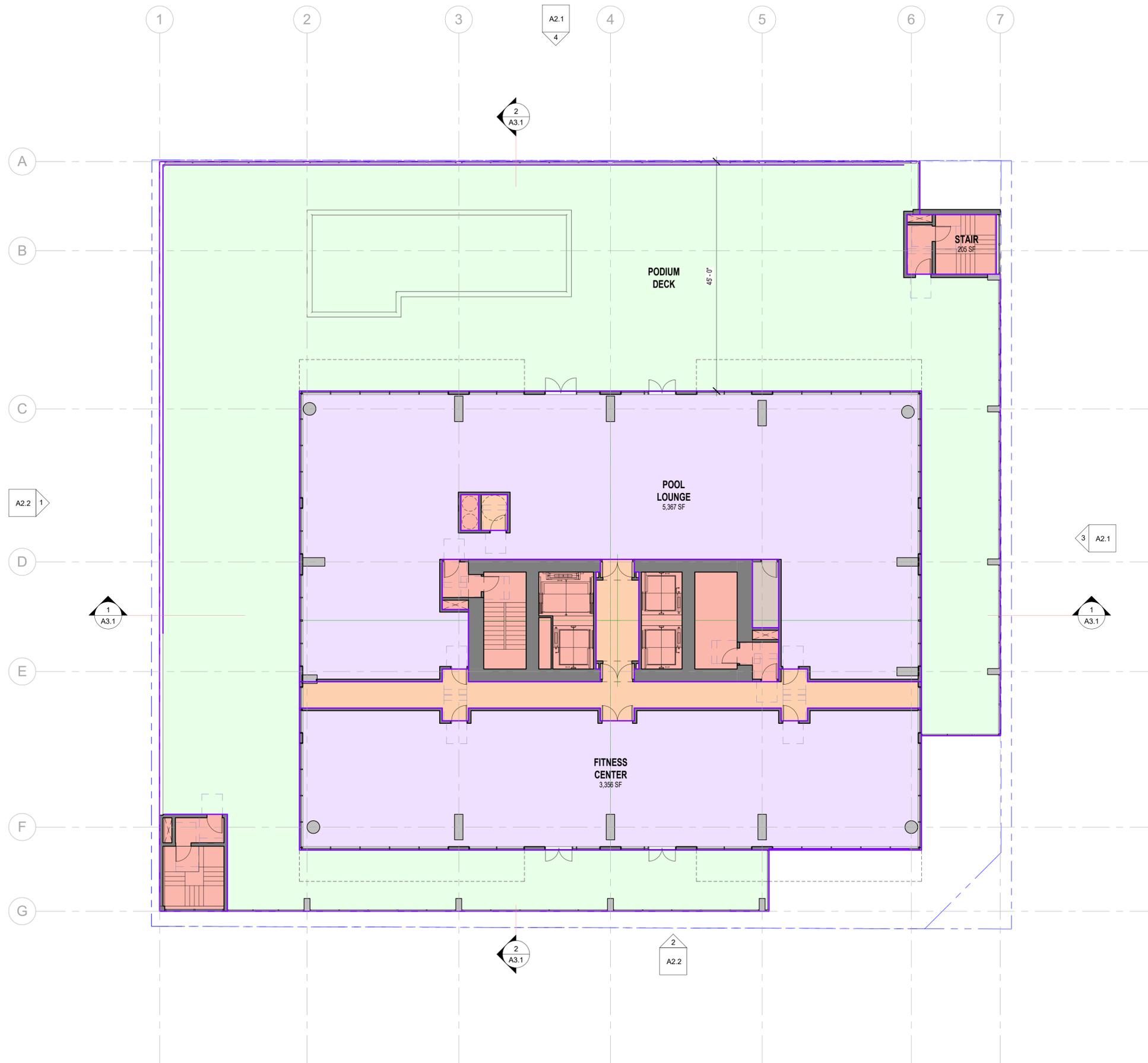




LEVEL 6-7

0' | 8' | 16' | 32'

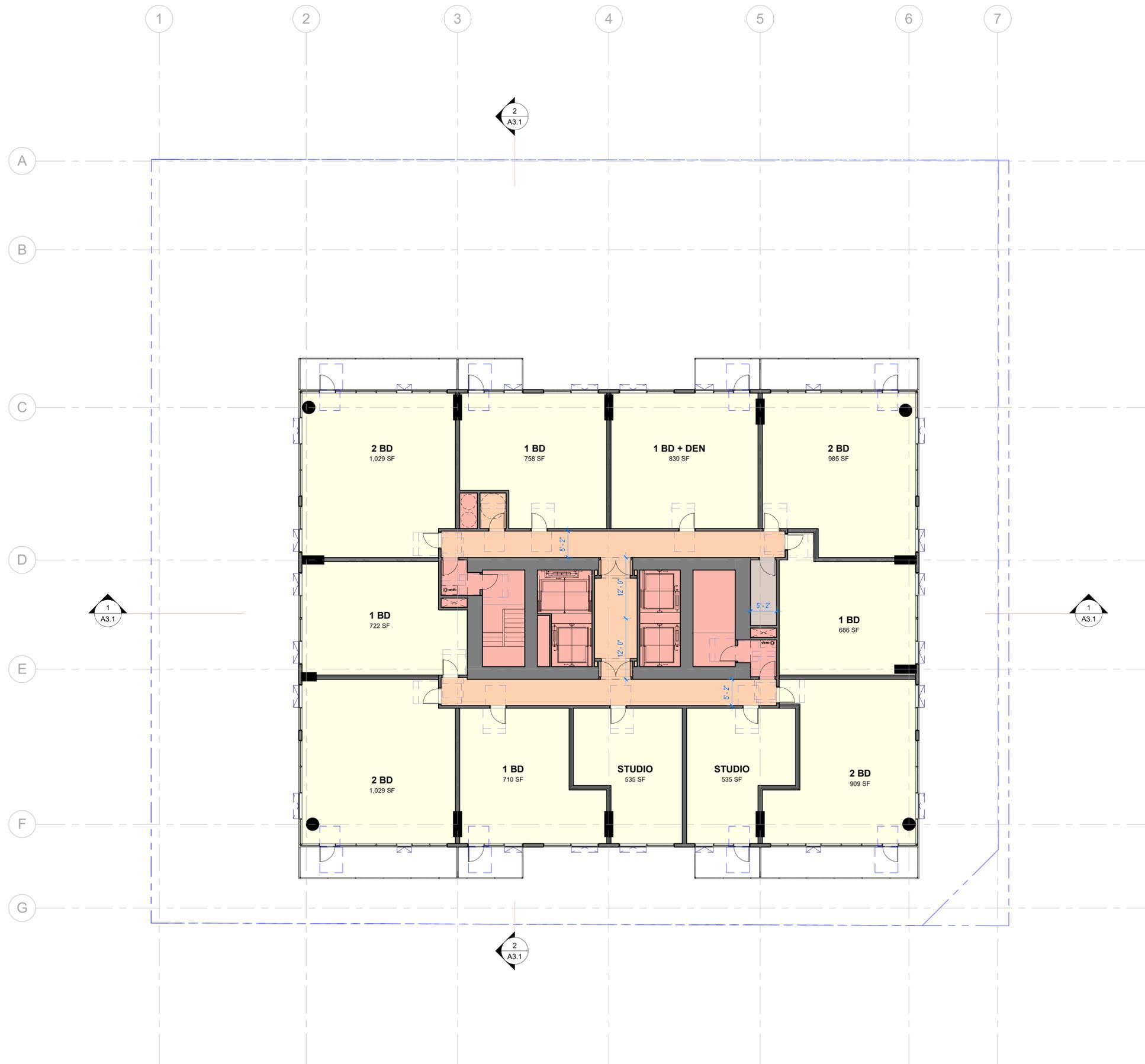




LEVEL 8

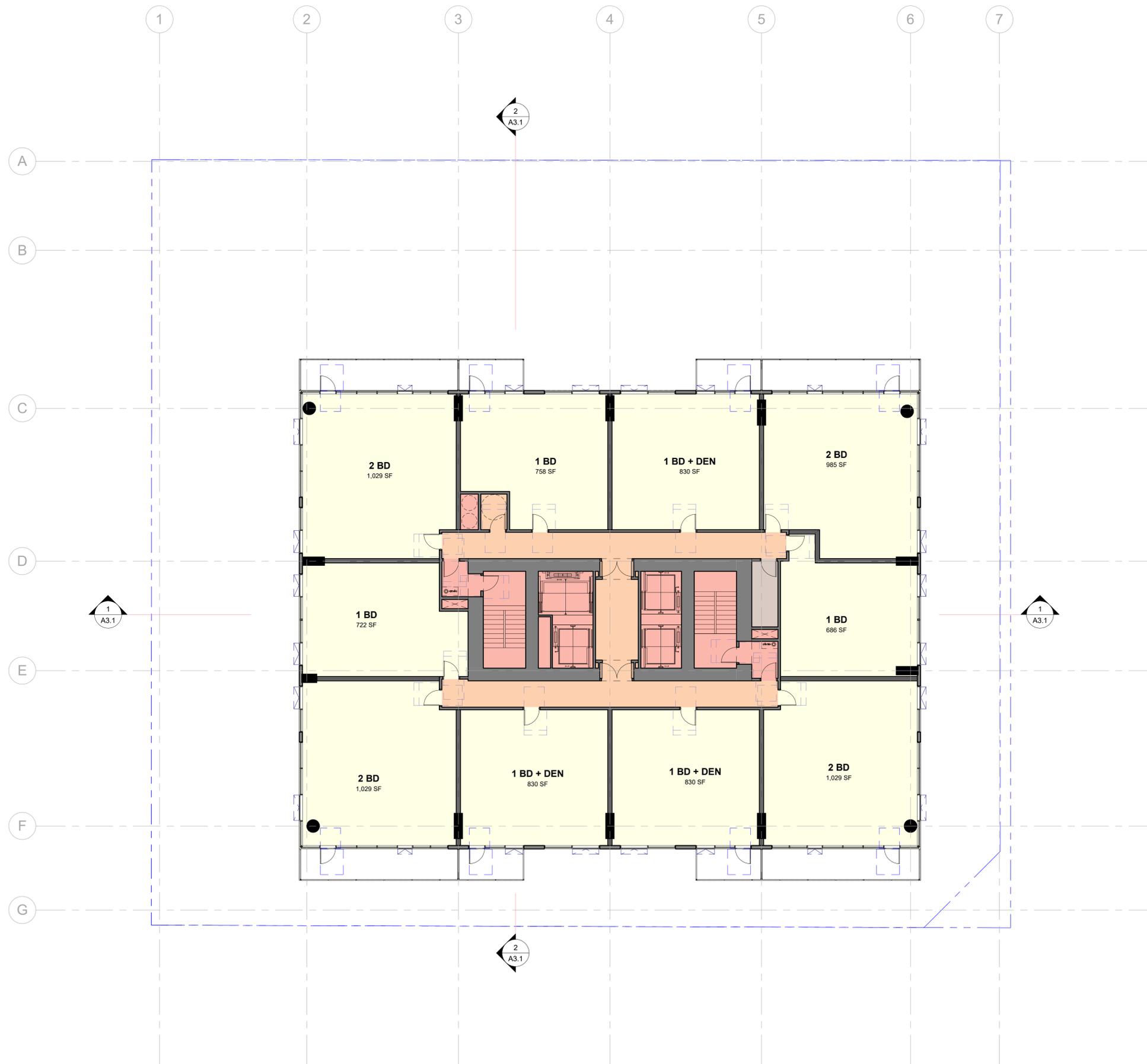
0' | 8' | 16' | 32'





LEVEL 9 - 14 (TYP)  
 0' | 8' | 16' | 32'

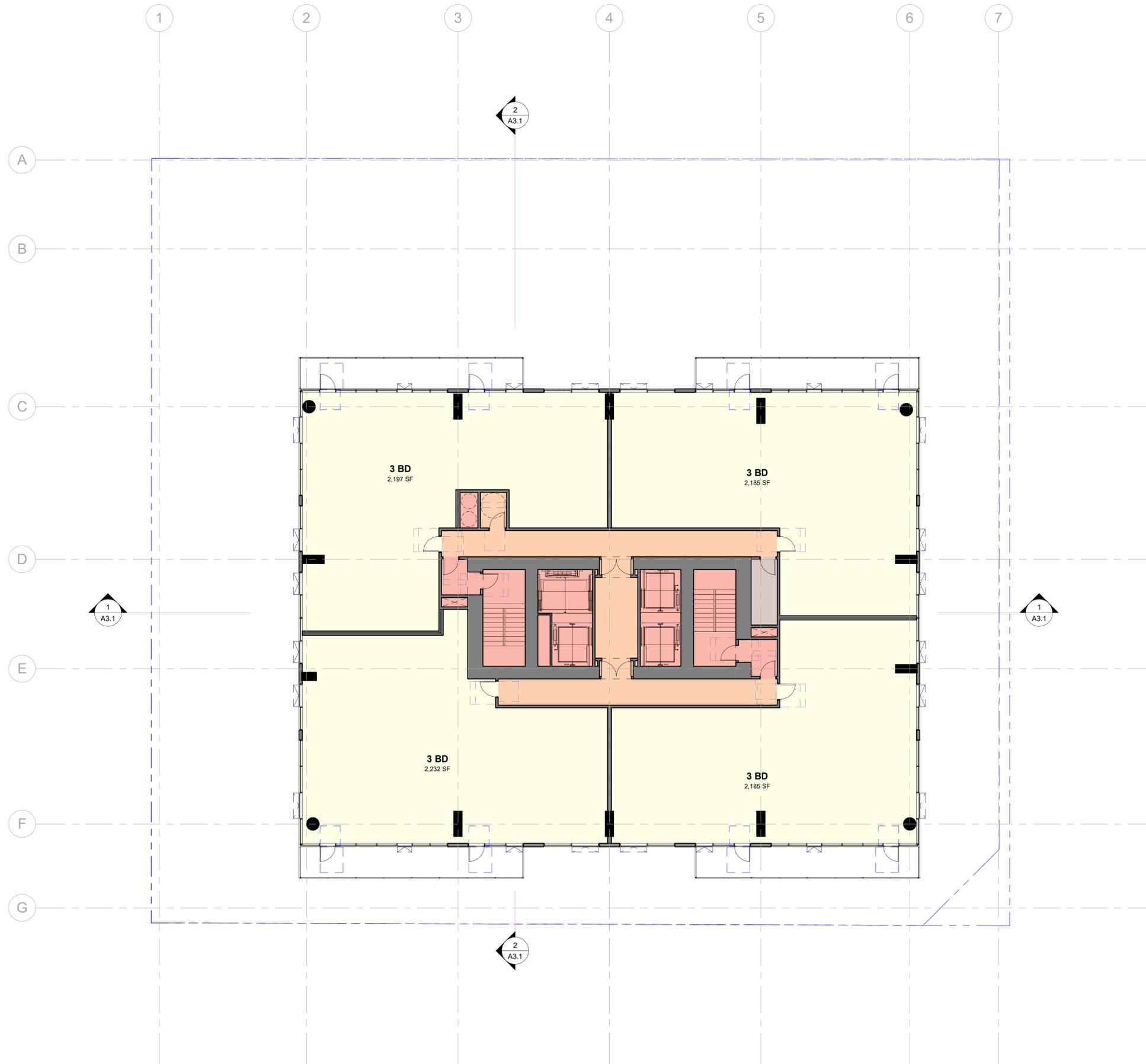




LEVEL 15 - 37 (TYP)

0' 8' 16' 32'

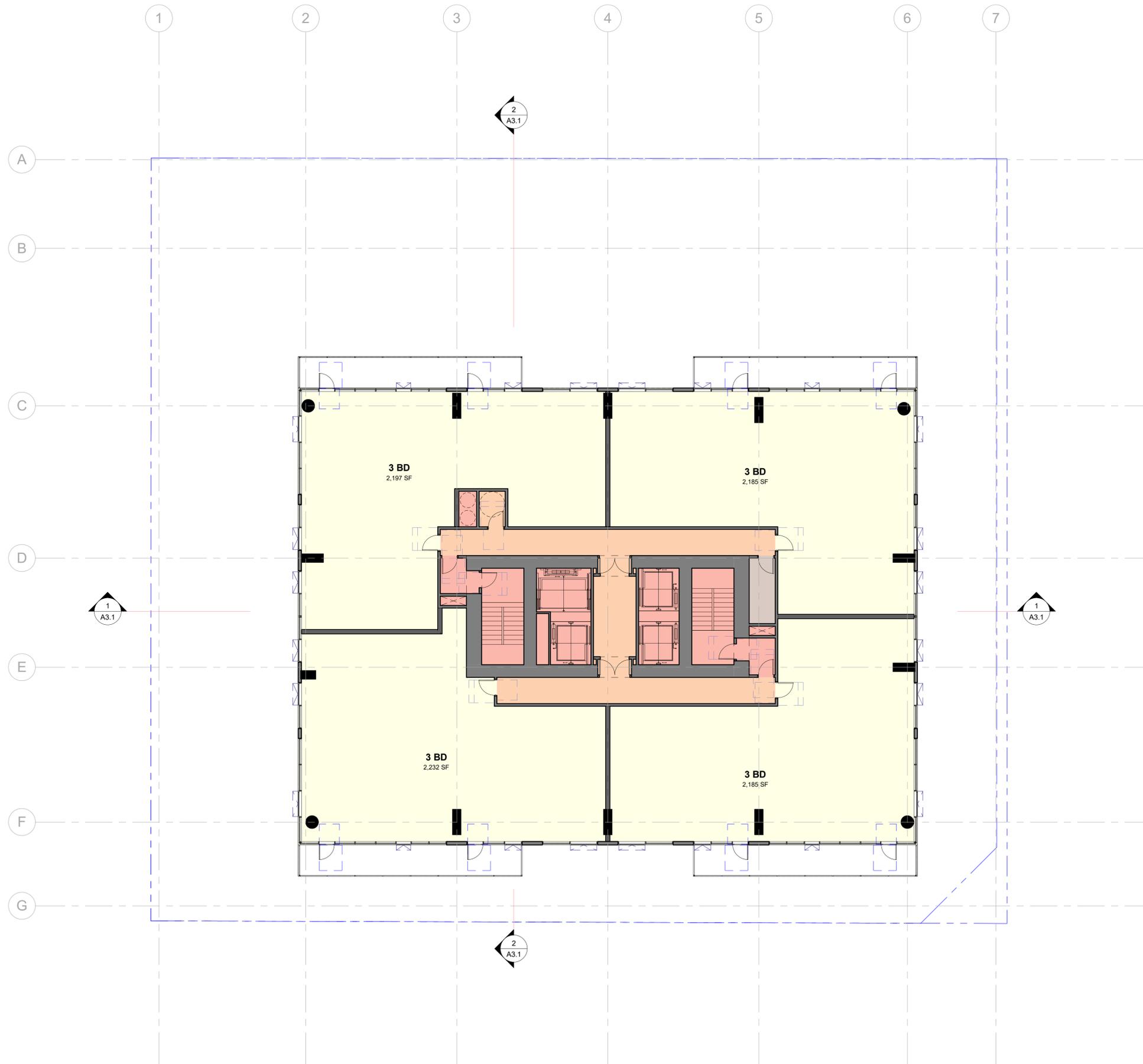




LEVEL 38

0' | 8' | 16' | 32'

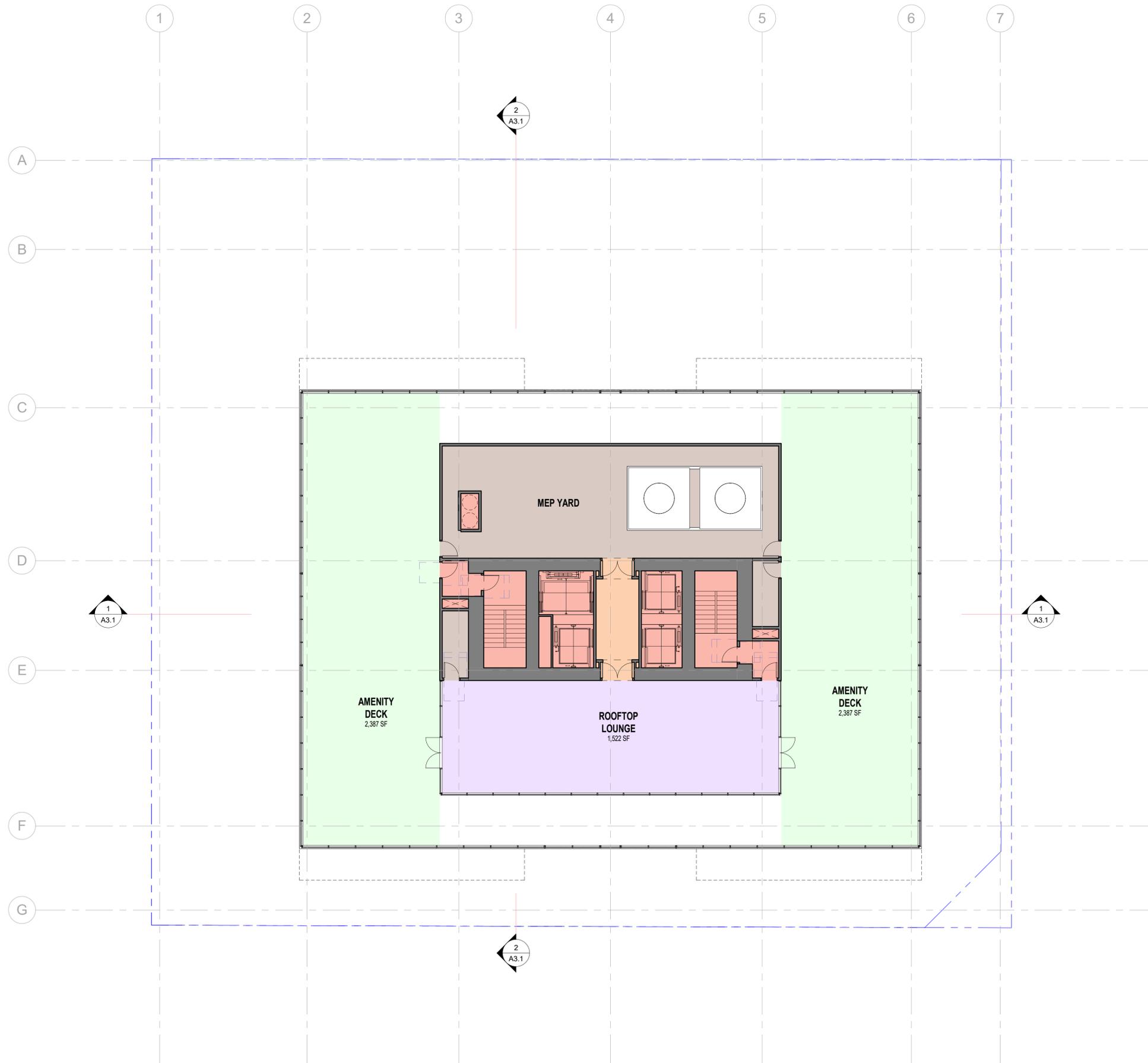




LEVEL 39

0' | 8' | 16' | 32'

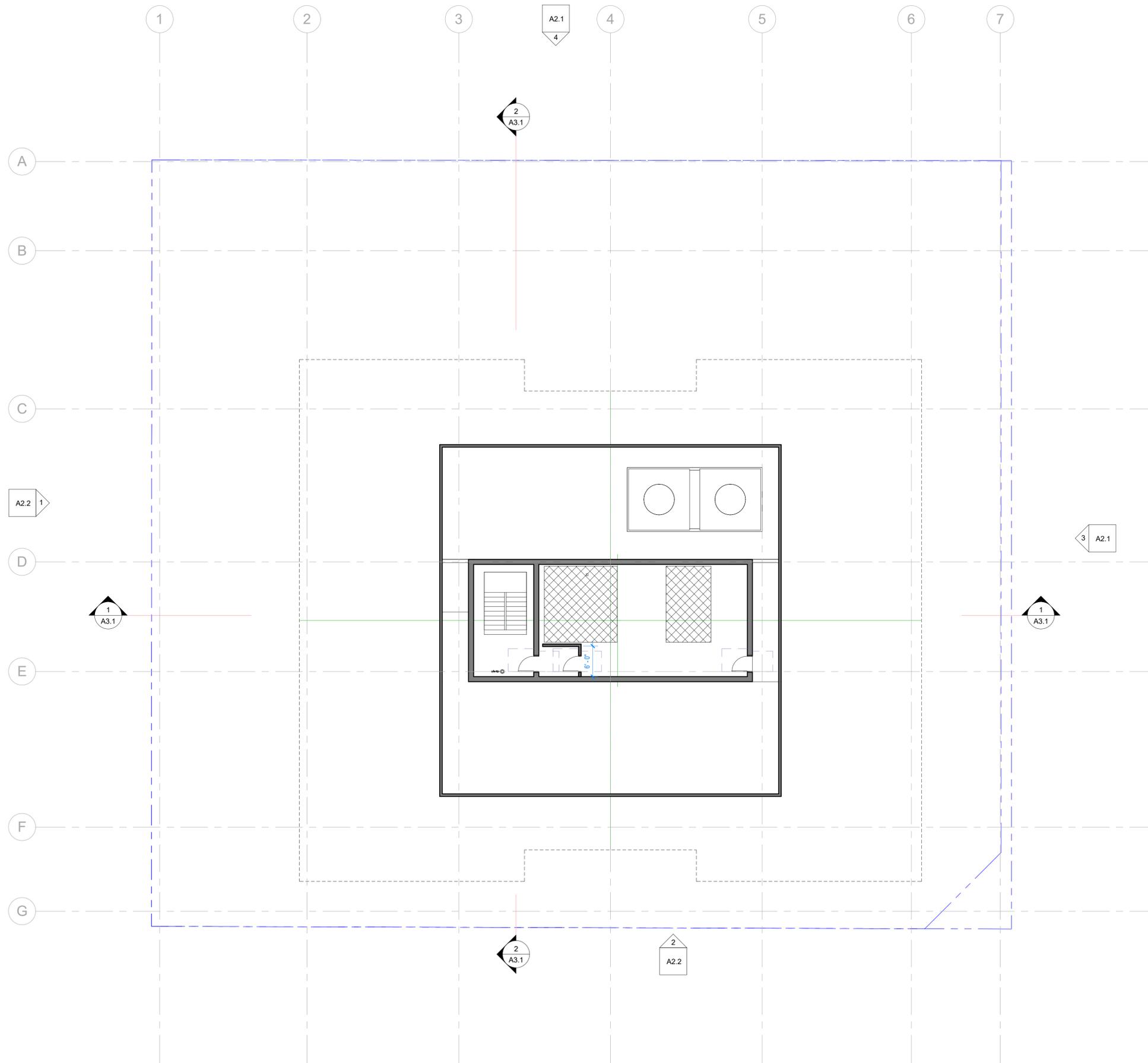




ROOF DECK

0' | 8' | 16' | 32'

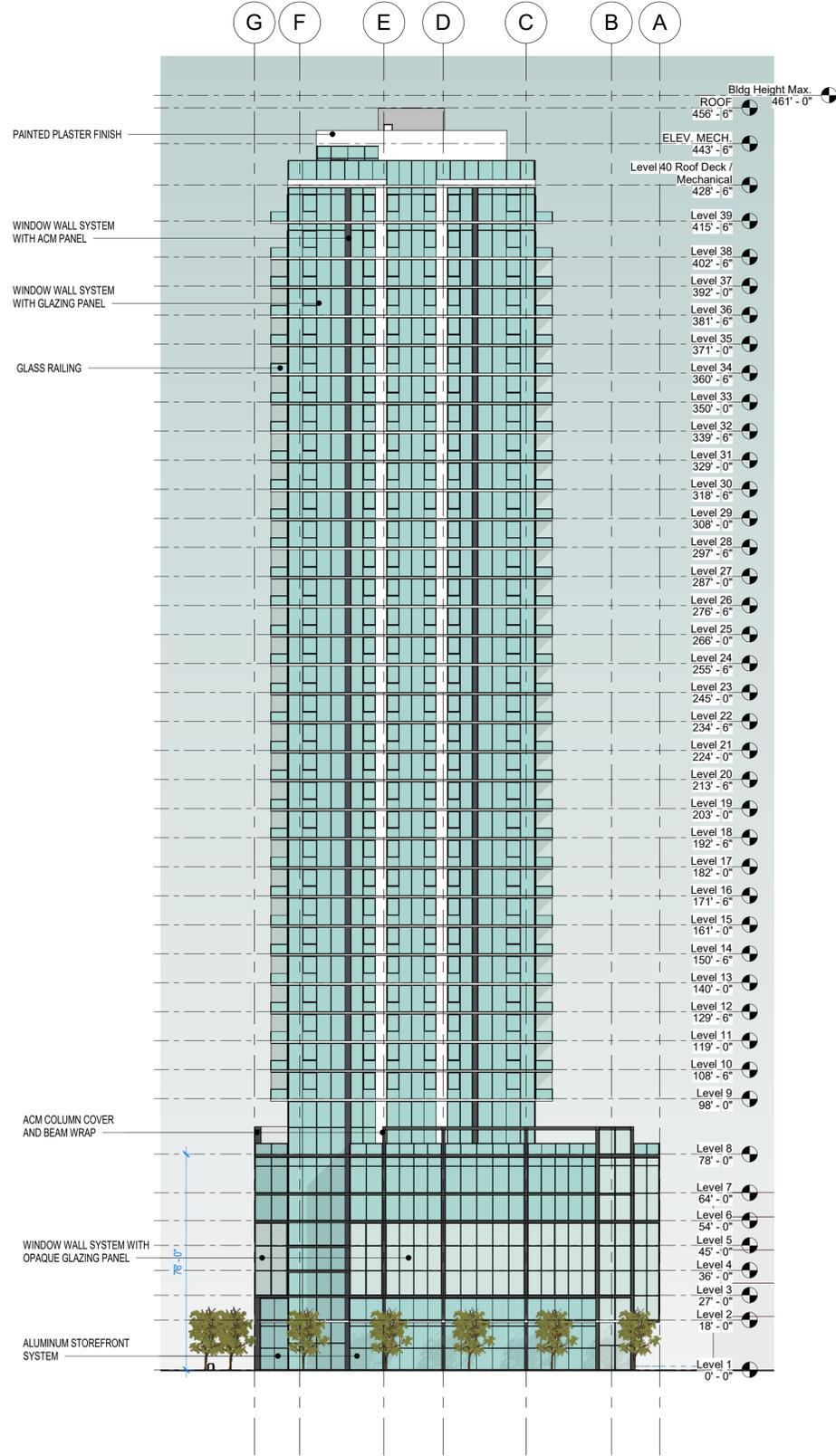




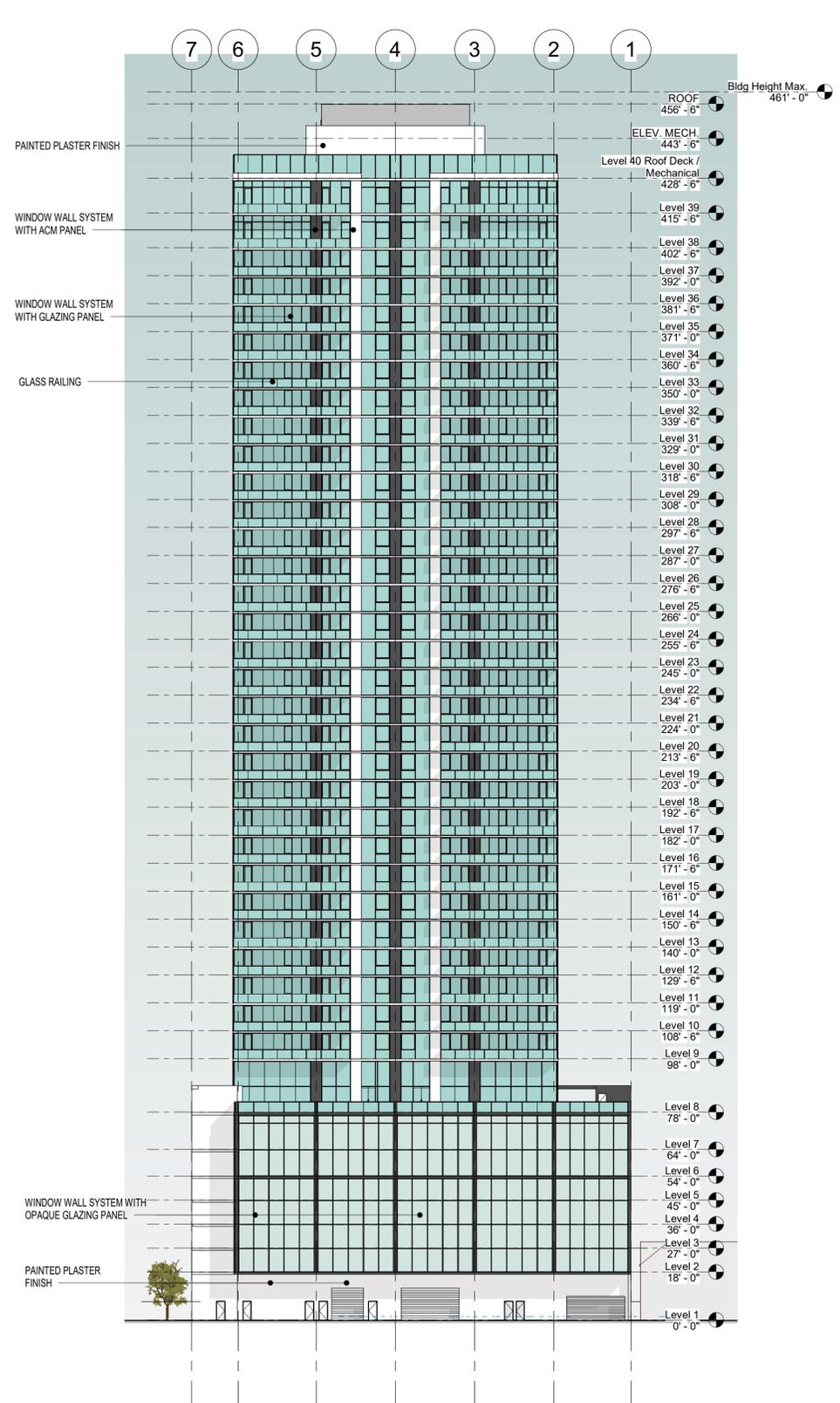
HIGH ROOF

0' | 8' | 16' | 32'





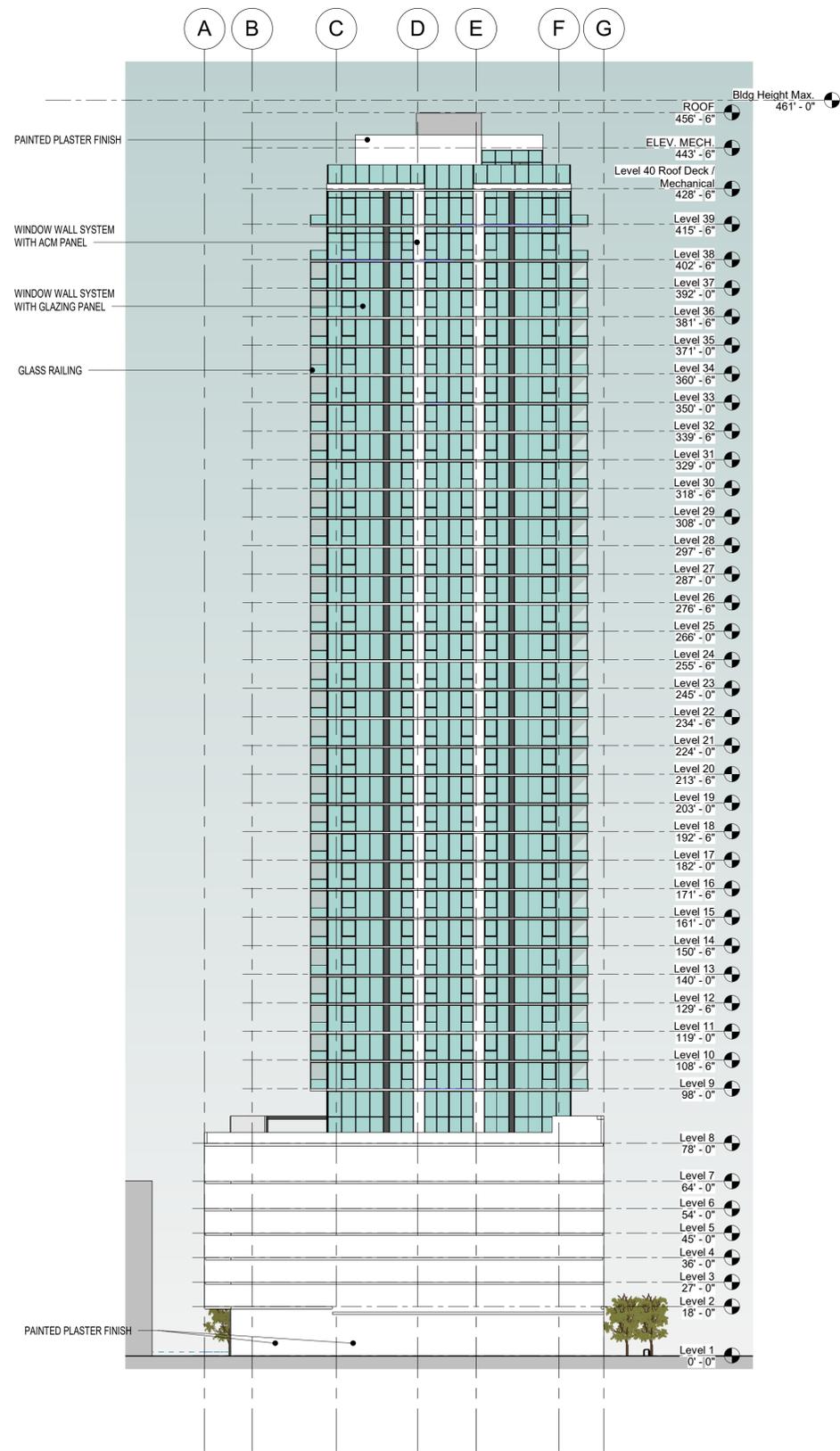
③ NORTH ELEVATION  
1" = 30'-0"



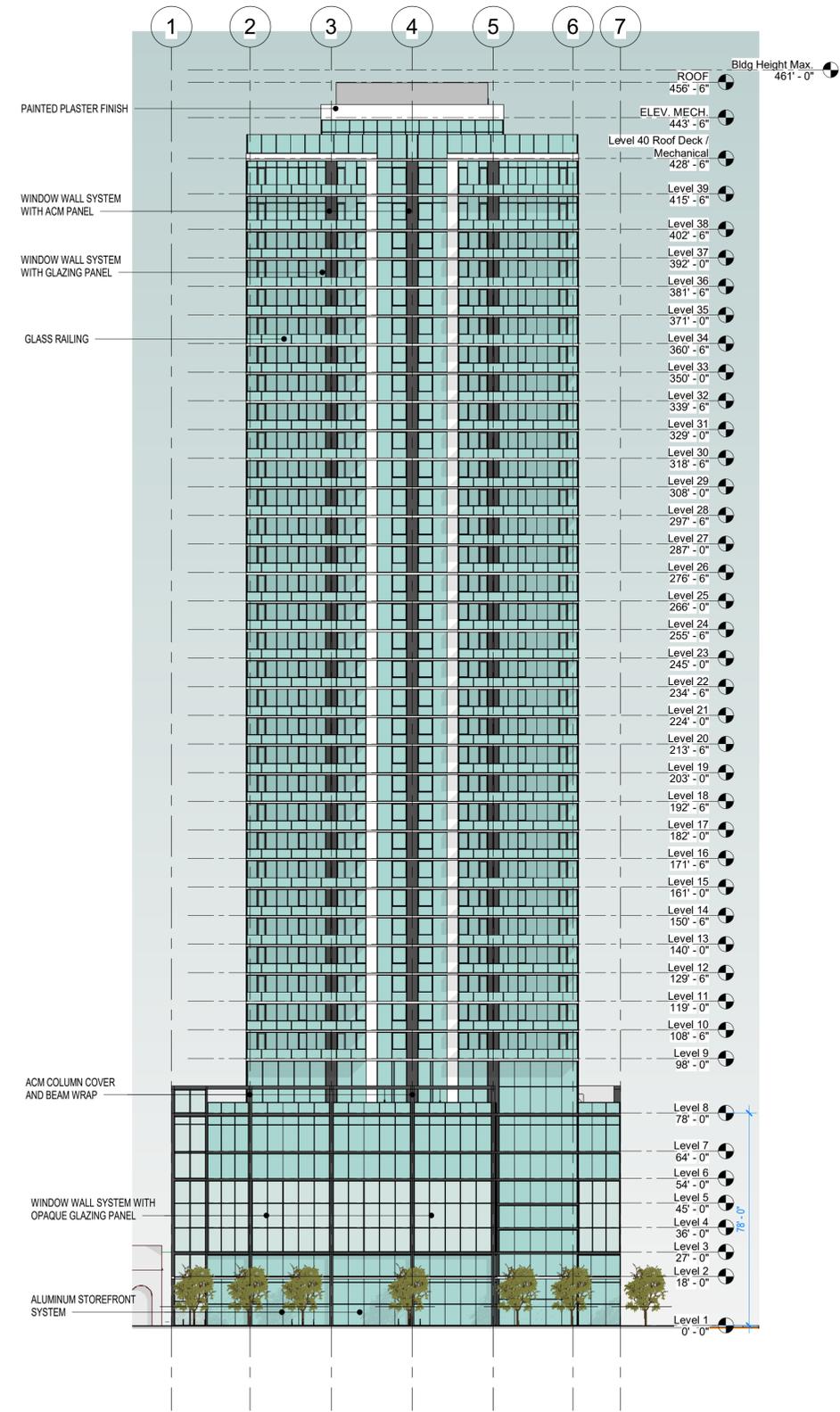
④ WEST ELEVATION  
1" = 30'-0"

APN : 5139-022-008  
5139-022-009

ELEVATIONS



① SOUTH ELEVATION  
1" = 30'-0"

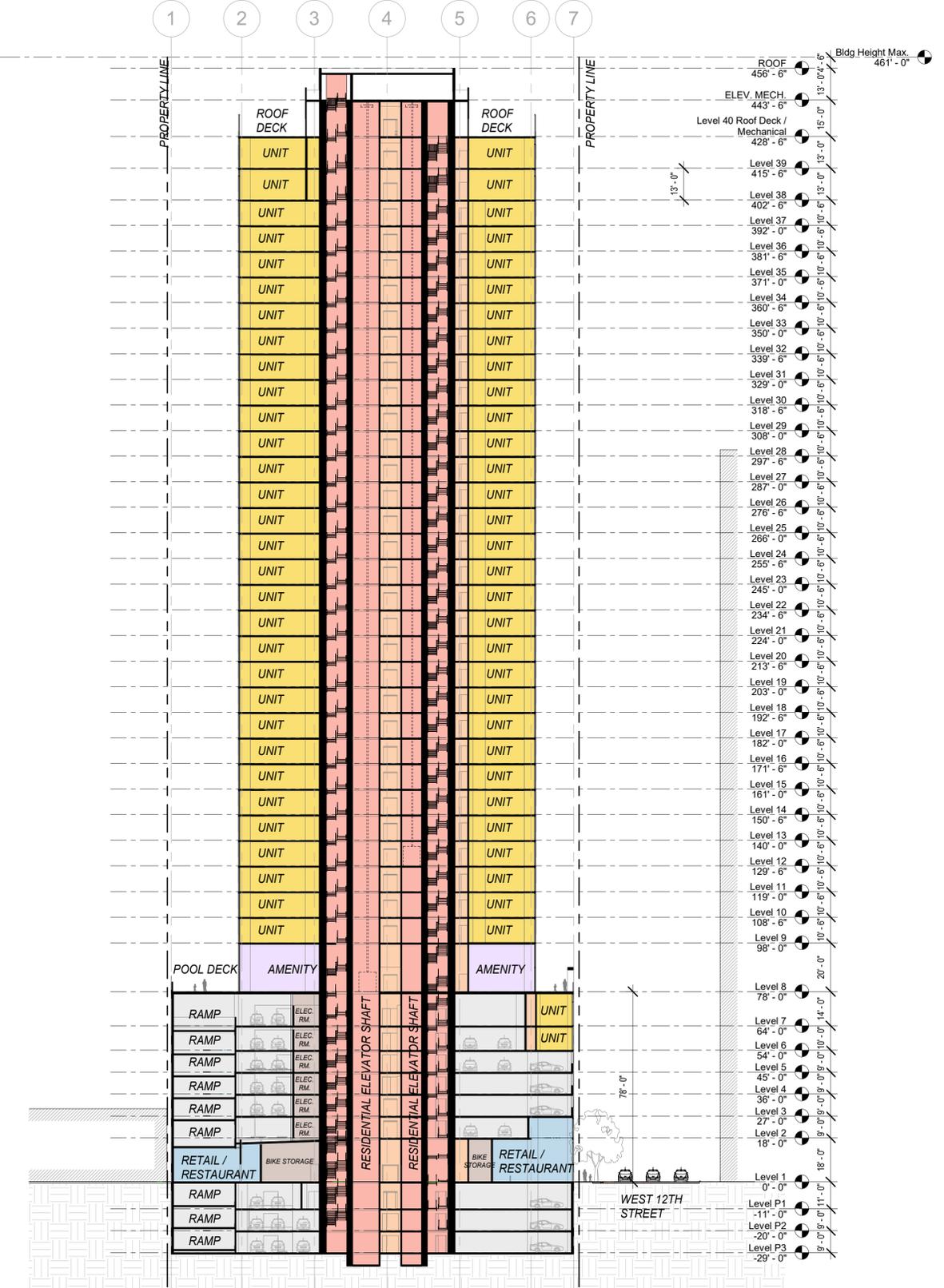
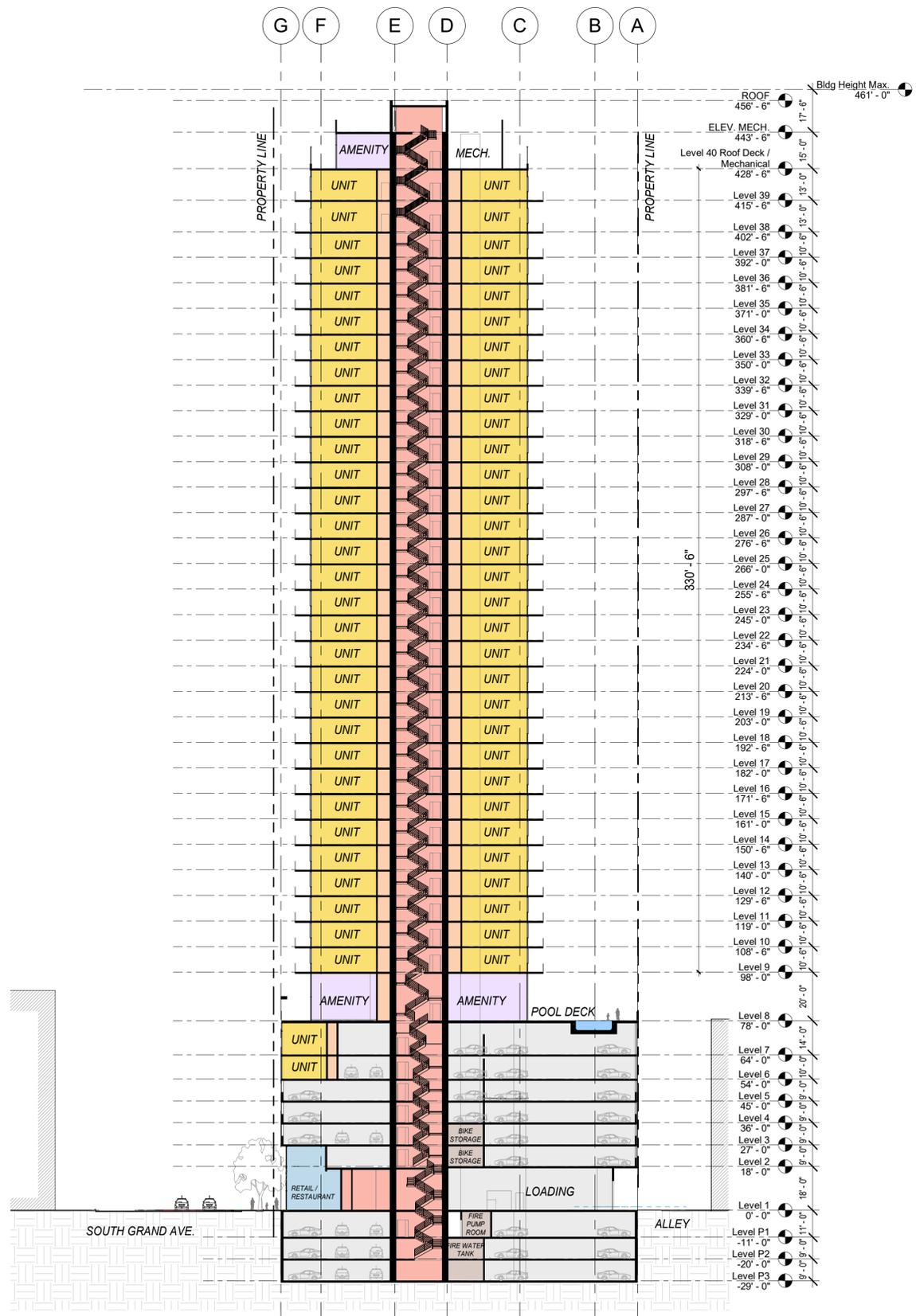


② EAST ELEVATION  
1" = 30'-0"

APN : 5139-022-008  
5139-022-009

ELEVATIONS

0' | 100' | 200' | 300'



SITE SECTIONS



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

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN LEUNG  
KAREN MACK

DANA M. PERLMAN

YVETTE LOPEZ-LEDESMA

JENNA HORNSTOCK

RENEE DAKE WILSON

VACANT

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

ARTHIL VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

**Vesting Tentative Tract Map No.:** 82158-CN

**Property Address:** 1201 S Grand Ave

**Community Plan:** Central City

- COUNCIL DISTRICT NO. 9
- 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](mailto:myladot@lacity.org)
- DWP Real Estate
- DWP Water Engineering & Distribution
- Dept. of Fire, Engineering and Hydrant Unit  
[lafdhydrants@lacity.org](mailto:lafdhydrants@lacity.org)
- Bureau of Street Lighting
- Housing Department (no P.S.)

Please send your reports to the following e-mail address: [planning.majorprojects@lacity.org](mailto: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 **November 2, 2021** we will assume that you have no report to make.

Milena Zasadzien  
Deputy Advisor Agency

*Susan Jimenez*  
FOR:

Jason McCrea  
City Planner

**Filing & Map Stamp Date:** September 10, 2021

**Distribution Date:** September 23, 2021

**Deemed Complete Date:** October 19, 2020

Hillside { } Yes  No

Thomas Guide: - GRID-D5  
D.M.: 634

{ } Animal Regulation (hillside only)

Department of Recreation and Parks

Bureau of Sanitation

SSIED (haul route only) [bss.haulroute@lacity.org](mailto:bss.haulroute@lacity.org)

Board Of Education (no P.S.)

County Health Department (no P.S.)

GIS (Fae Tsukamoto)

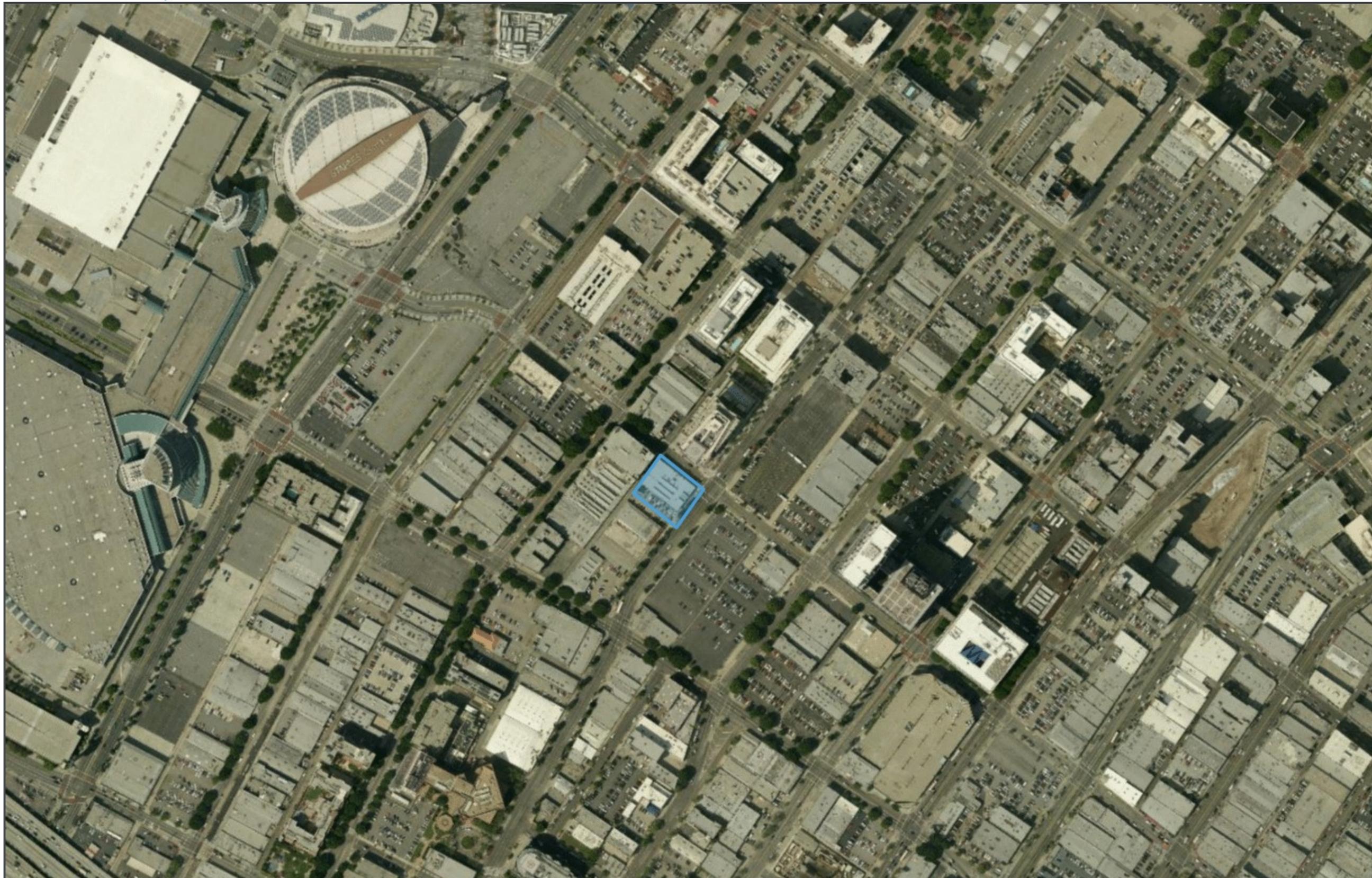
Imaging Services



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM



### Aerial View of the Project Site



**LEGEND**

- City Limits

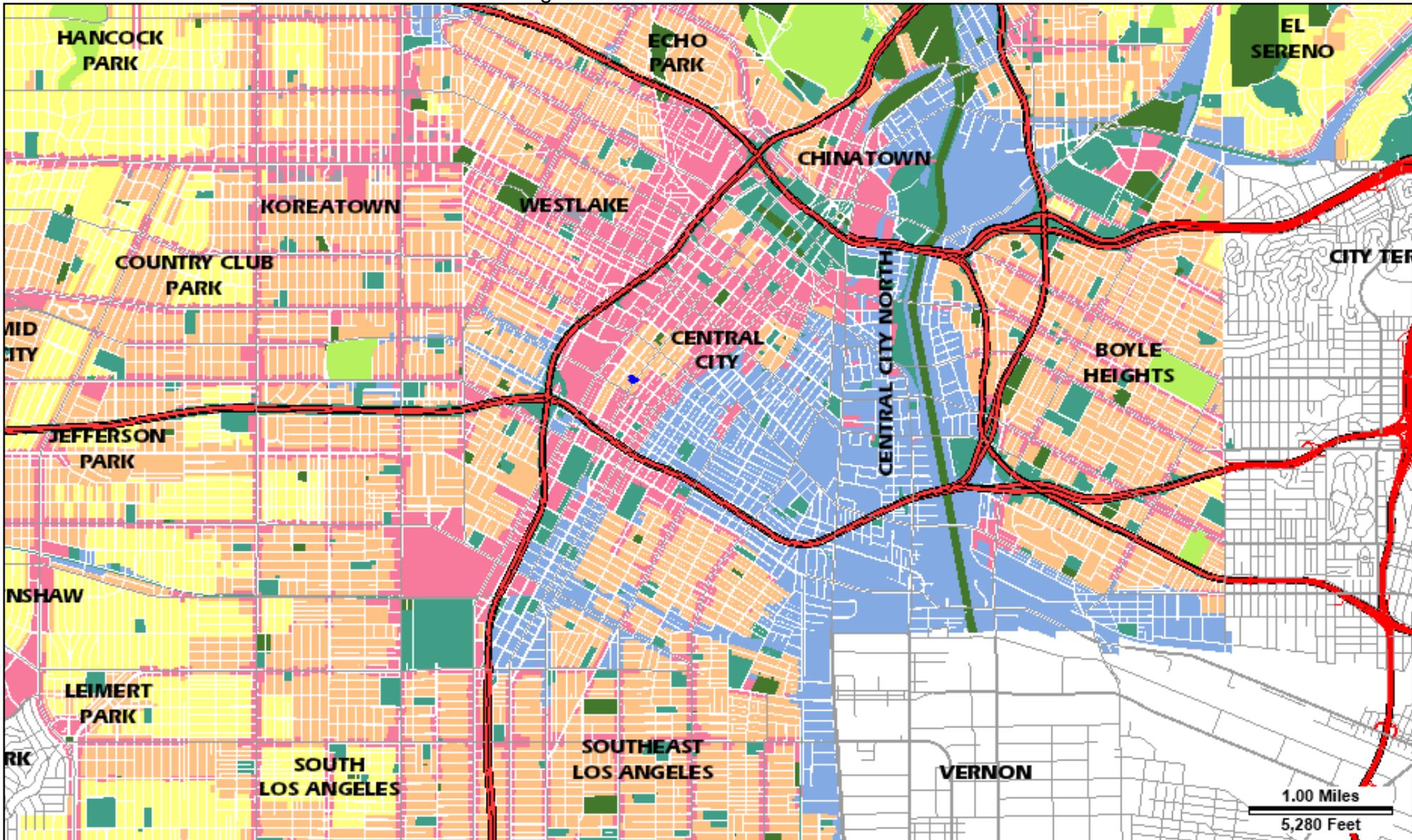
**NOTES**

0 0 Miles 0 0

SCALE 1: 4,514

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

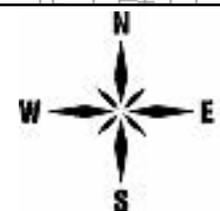
© City of Los Angeles, Department of Recreation and Parks  
Printed: 10/28/2021



Address: 1201 S GRAND AVE  
 APN: 5139022008  
 PIN #: 126A207 103

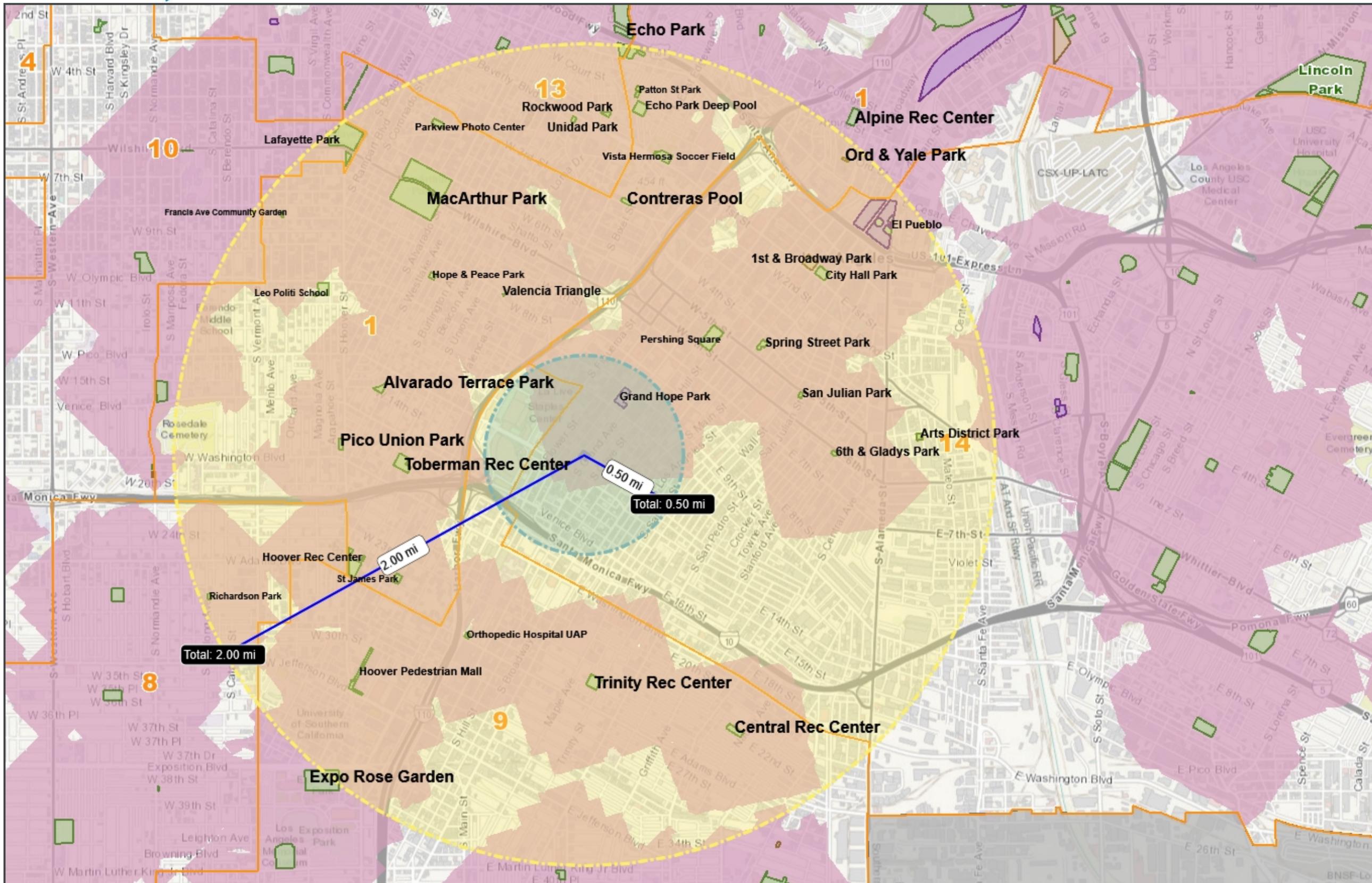
Tract: TR 17683  
 Block: None  
 Lot: 8  
 Arb: None

Zoning: [Q]R5-4D-O  
 General Plan: High Density Residential





### Project Site and Surrounding Parks



**LEGEND**

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

**NOTES**



SCALE 1: 36,112

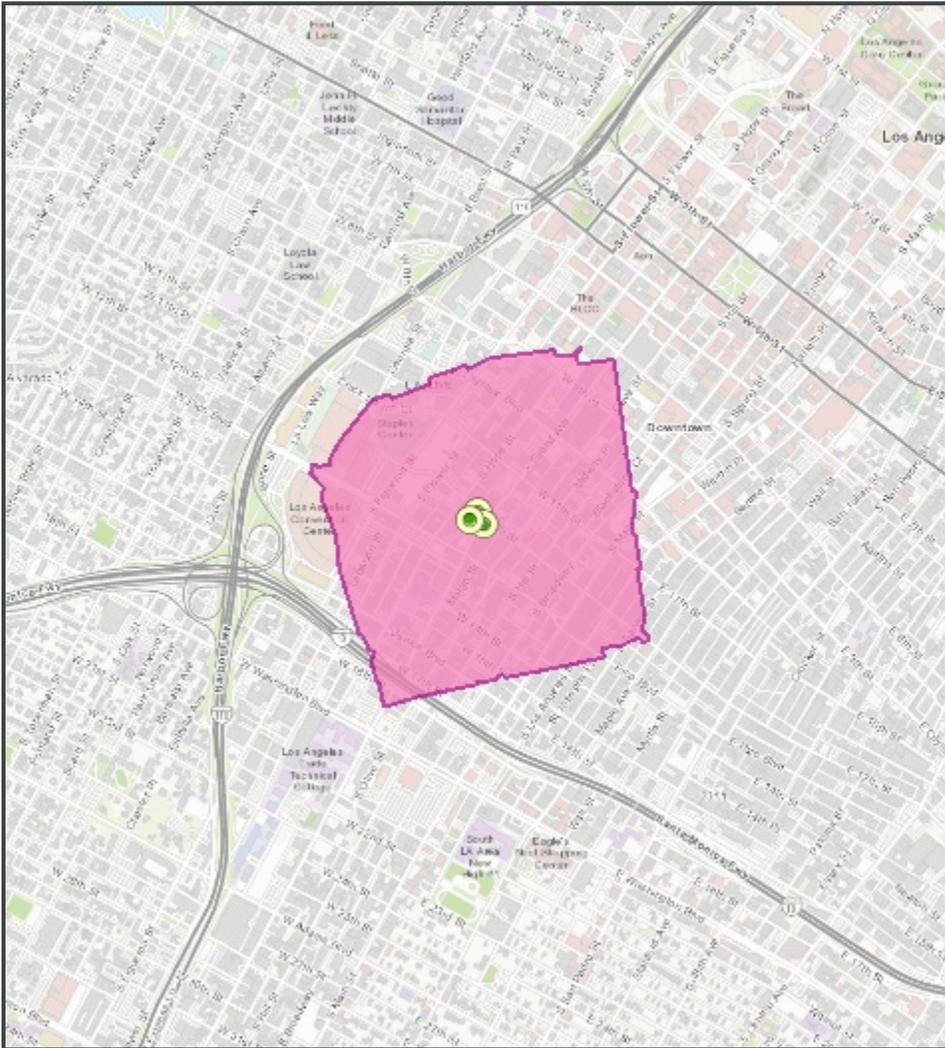
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Printed: 06/05/2018



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

VTT-82158

Description:

A 40-story building with 312 residential condominiums, approximately 7,100 sf retail uses and related parking

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:	6,610	2,141

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	3,477	1,003

### Residents Served by Age

Under Age 5:	283	157
Age 5 to 9:	210	137
Age 10 to 14:	205	122
Age 15 to 17:	155	71
Age 18 to 64:	5,177	1,452
Age 65 and Over:	580	202

### Households Served by Annual Income

Under \$25,000:	1,724	771
\$25,000 to \$34,999:	173	31
\$35,000 to \$49,999:	263	87
\$50,000 to \$74,999:	276	45
\$75,000 and Over:	1,041	69

Source: Census/ACS 2010