

APPROVED
MAY 19 2022
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-128

DATE May 19, 2022

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83123 – 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 _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83213 (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 Parks 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).

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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.

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

PROJECT SUMMARY

The Project is located at 8011, 8025, and 8027 North Vineland Avenue in the Sun Valley community of the City. The Project site is approximately 0.64 gross acres. The Project, as currently proposed, includes the construction of a 6-story mixed-use development with 136 apartment units, 135 of which will be affordable, commercial space, and subterranean parking.

The Project also includes approximately 20,837 square feet of open space, including a plaza, two roof lounges, a rooftop garden and courtyard, club house, and community room.

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 **July 8, 2021**. The meeting included a discussion of the requirements of Los Angeles Municipal Code 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.

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The Project filed a tract map application with City Planning on **May 13, 2021**. On April 6, 2022, 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).

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 136 units would be:

$$0.98 \text{ Acres} = (136 \times 2.88) \times 0.00251$$

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.

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As currently proposed, the Project has 135 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:

$$0.01 \text{ Acres} = (1 \times 2.88) \times 0.00251$$

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 not a condominium, stock cooperative or community apartment 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:

$$\mathbf{\$14,793.00 \times \text{number of new non-exempt dwelling units}}$$

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The **maximum** Park Fees payment for the Project's proposed 136 units would be:

$$\mathbf{\$2,011,848.00} = \$14,793.00 \times 136 \text{ dwelling units}$$

As currently proposed, the Project has 135 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:

$$\mathbf{\$14,793.00} = \$14,793.00 \times 1 \text{ dwelling units}$$

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities 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.

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Site Analysis

The Project is located within the Sun Valley community of the City and within the Sun Valley – La Tuna Canyon Community Plan Area. Currently, the Project site is a grocery store and is surrounded by commercial and residential uses on all sides.

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

The Project is located in a low 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): 6,972 persons (13,944 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Sun Valley – La Tuna Canyon Community Plan Area (2014 American Community Survey): 5,196 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 20,837 square feet of open space, including a plaza, two roof lounges, a rooftop garden and courtyard, club house, and community room

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.

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Public Park Access

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

- Sun Valley Recreation Center, located at 8133 North Vineland Avenue in the Sun Valley community of the City, is a 1.37-acre property that provides multipurpose fields, basketball and tennis courts, two children's play areas, a synthetic turf field, a swimming pool and bathhouse, and a recreation center 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 **680** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Nearby Public Park Projects

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

There are two (2) 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:

- Jamie Beth Slavin Park – Playground Shade Replacement (PRJ21517) Project
- Sheldon-Arleta Park – Sheldon-Arleta Phase 3 (PRJ20817) Project

There is one park renovation project currently in various stages of planning and development within a two-mile radius of the Project site that is either still pending Board approval and/or are not currently fully funded.

- Sun Valley Recreation Center – Sports Field Lighting (PRJ21178) Project

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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 it is located in a low-density area of the City and only has one proposed market rate unit. The density of the surrounding area within walking distance of the Project site is lower than the average density of the City and is higher than the average density of the Community Plan Area in which the proposed Project is located.

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

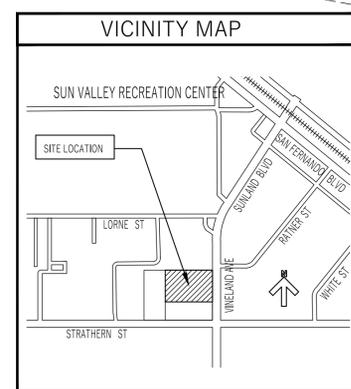
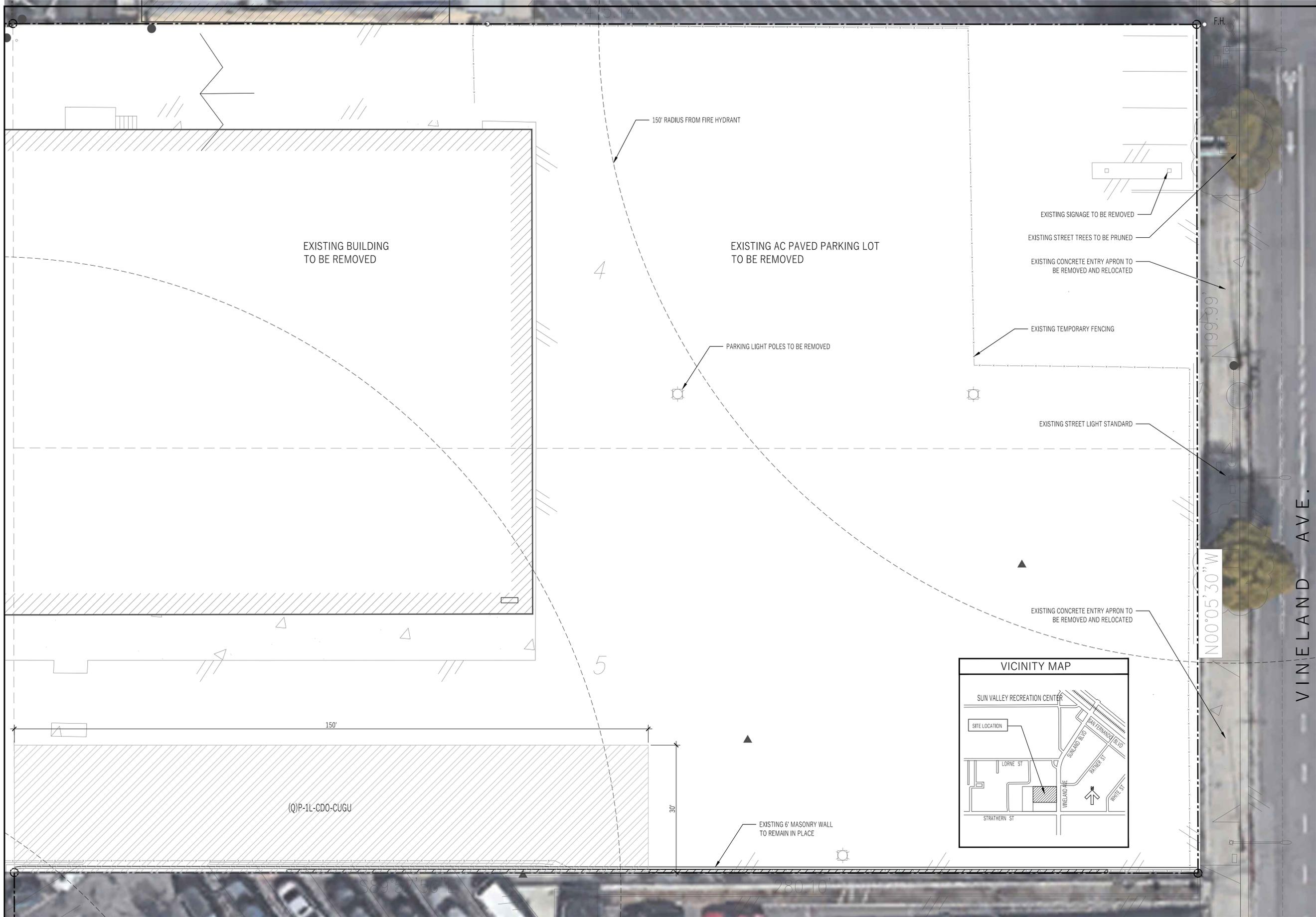
Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

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



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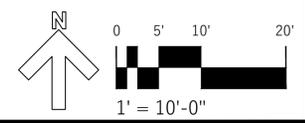
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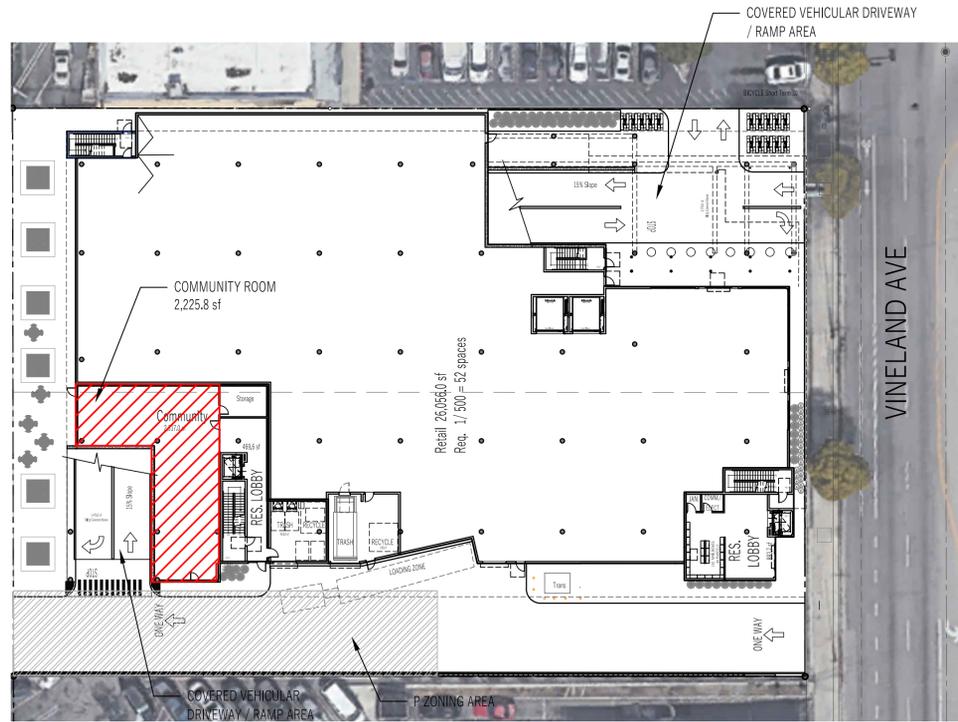
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Principal: Mike Sanchez

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Sheet No:





GROUND LEVEL PLAN

1



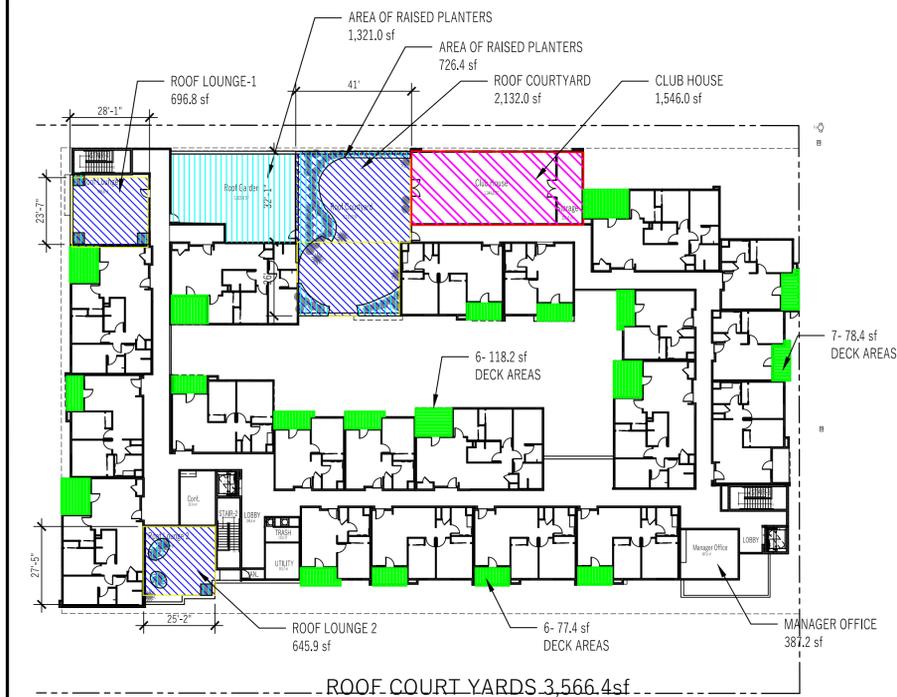
FIRST FLOOR/ PLAZA LEVEL PLAN

2



2nd-4th FLOOR LEVEL PLAN

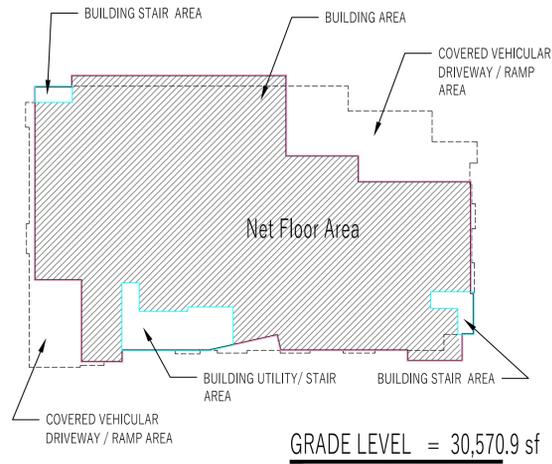
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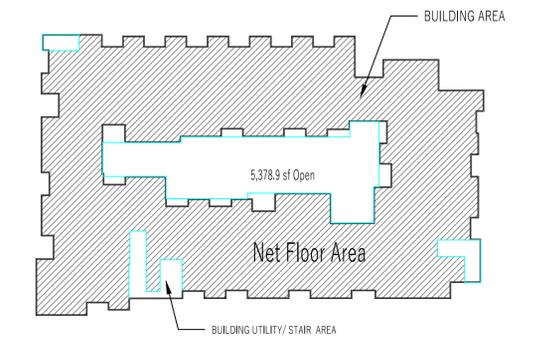
5th FLOOR LEVEL PLAN

1" = 30.00'

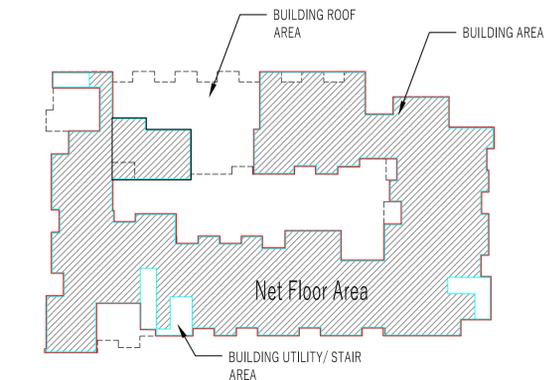
4



GRADE LEVEL = 30,570.9 sf



2nd - 4th flr = 28,233.9 sf
Total flr = 112,935.6 sf



5th flr = 23,788.9 sf

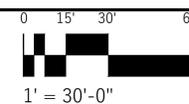
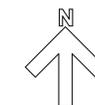
F.A.R.
TIER 2 3.25
ACTUAL 3.25 167,295.4 sf

SEC 12.03

BUILDING AREA ANALYSIS

NTS 5

OPEN SPACE ANALYSIS :



1" = 30'-0"

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OPEN SPACE ANALYSIS
Sheet Title:

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Sheet No.

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Architect : Jeff Zook

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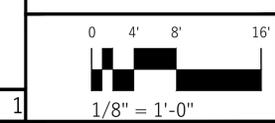
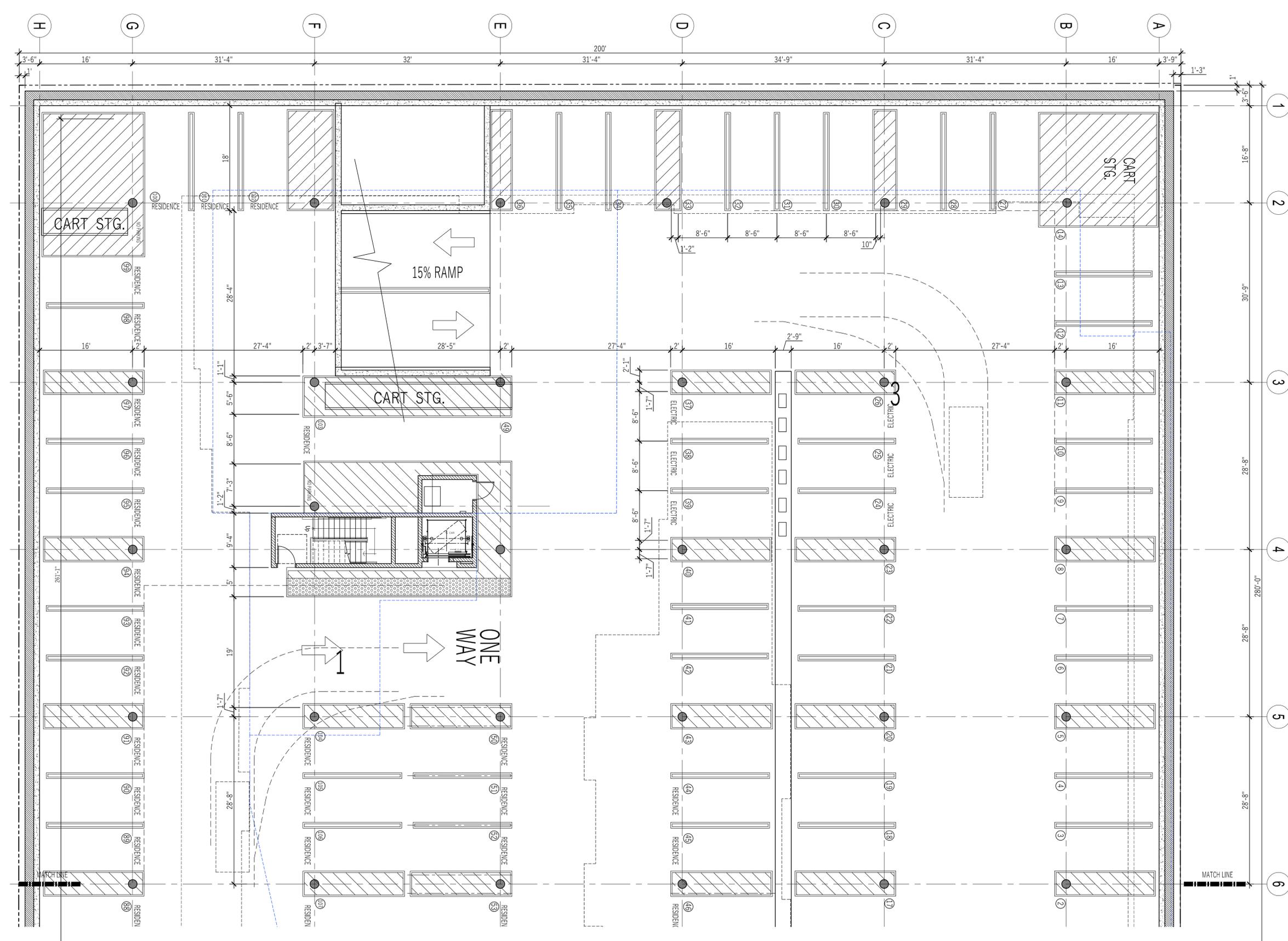
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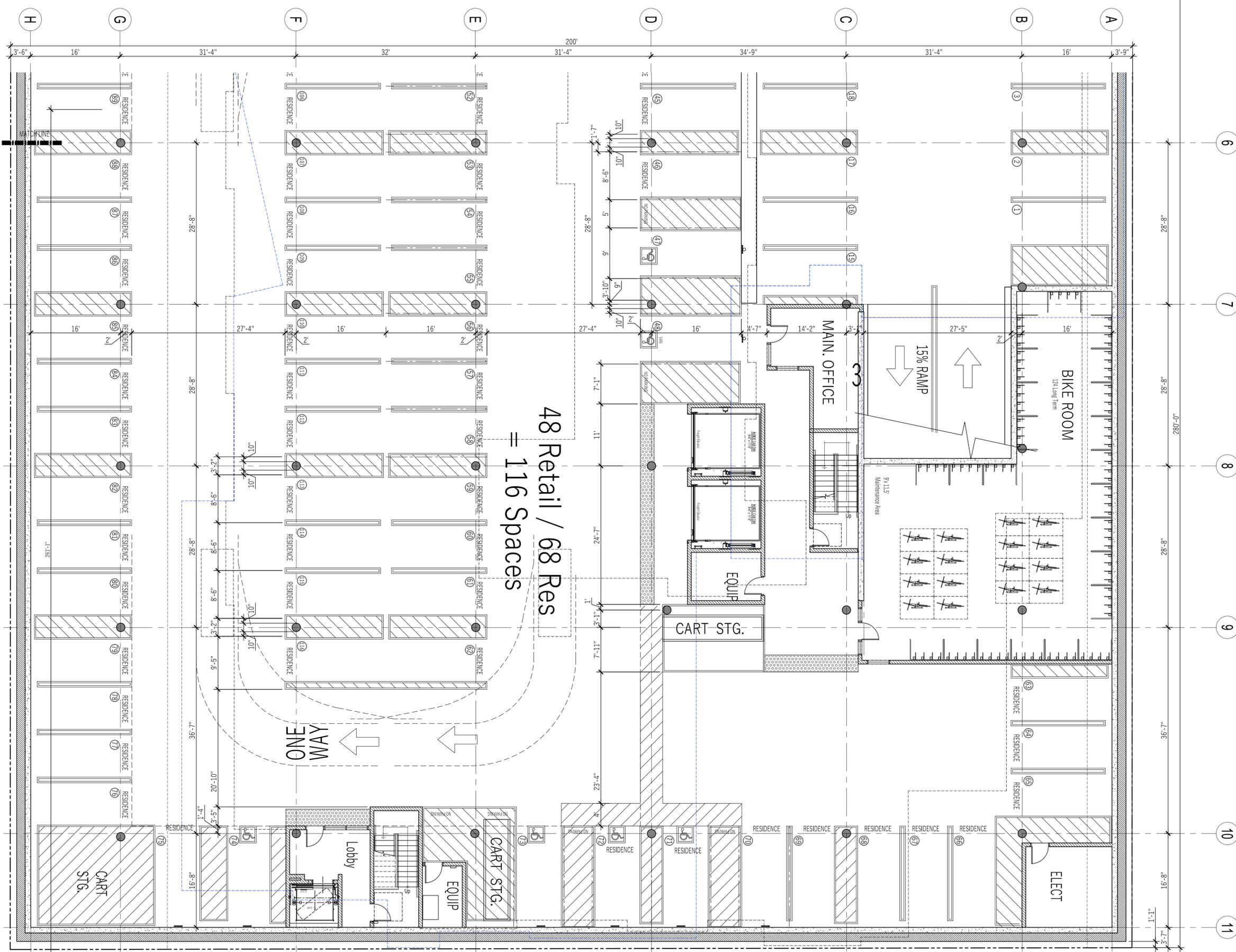


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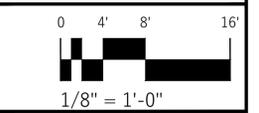
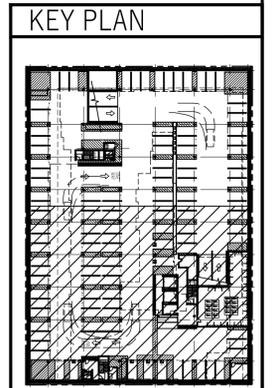
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BASEMENT PARKING FLOOR PLAN - WEST 1



48 Retail / 68 Res
= 116 Spaces



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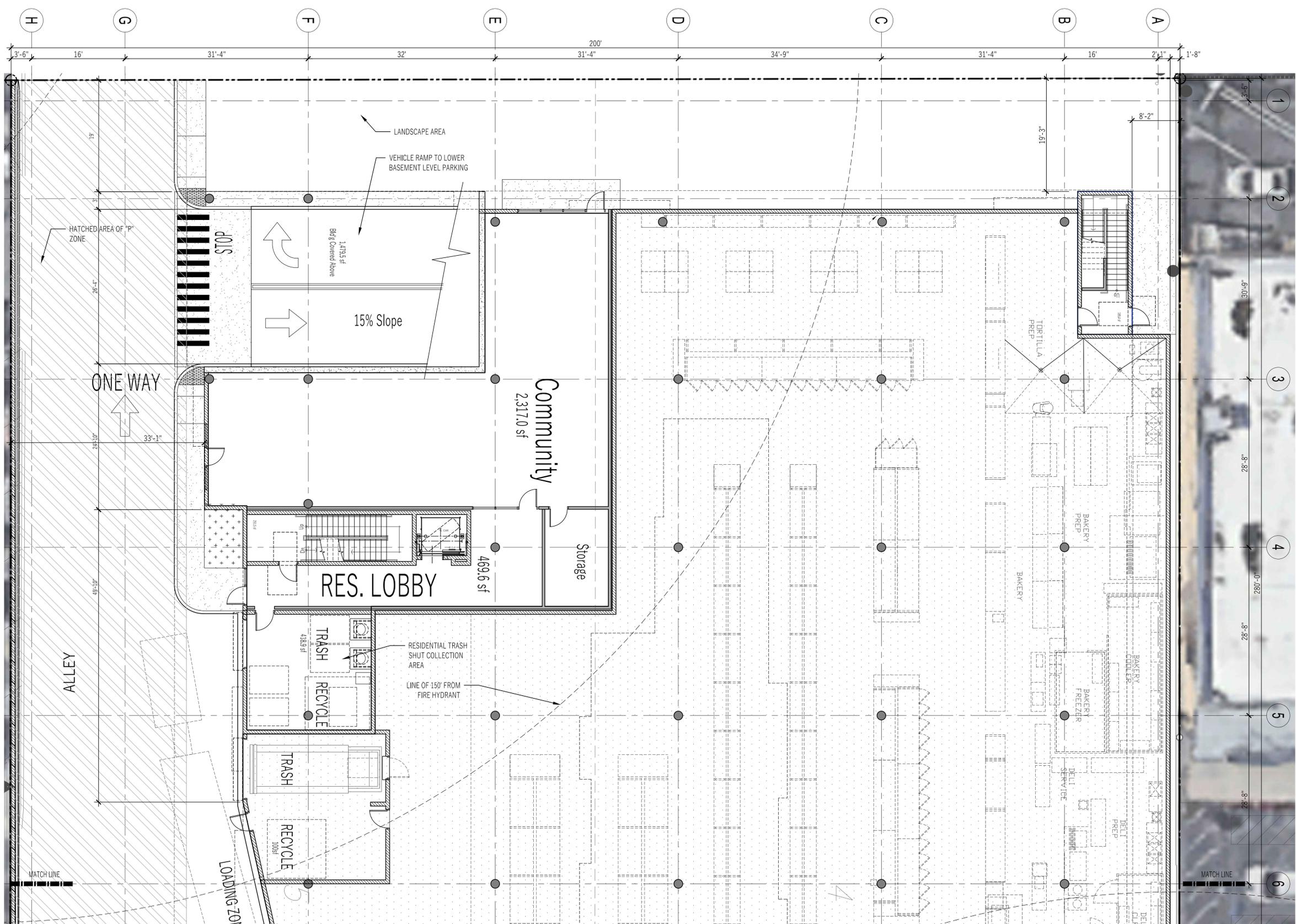
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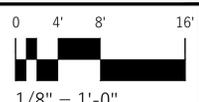
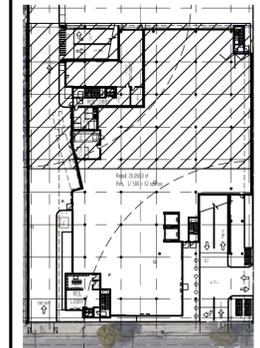
BASEMENT PARKING FLOOR PLAN - EAST 1

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EXISTING 1-STORY COMMERCIAL

KEY PLAN



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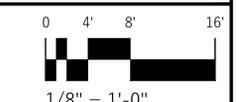
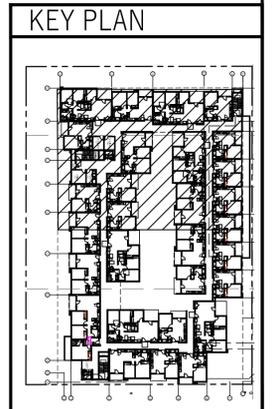
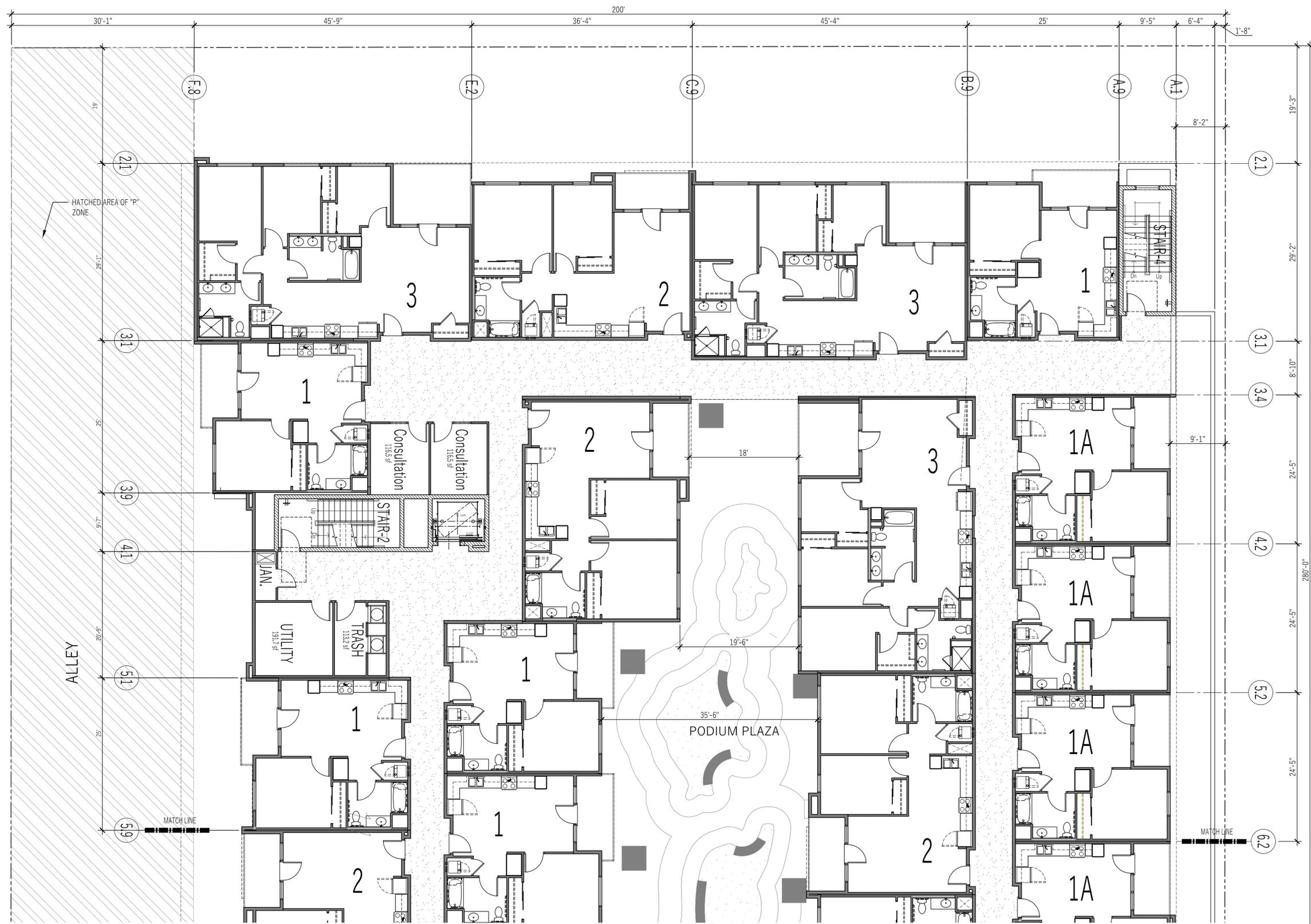


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Principal Planner: Mike Sanchez

1/8" = 1'-0"



2nd FLOOR PLAN- WEST

EXISTING 1-STORY COMMERCIAL

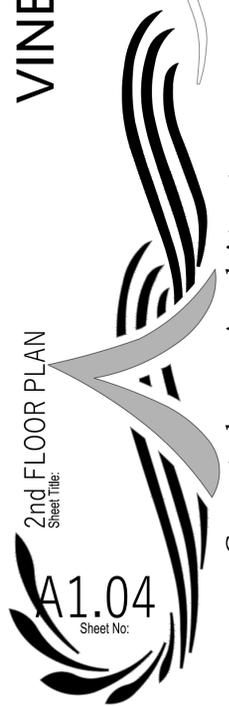
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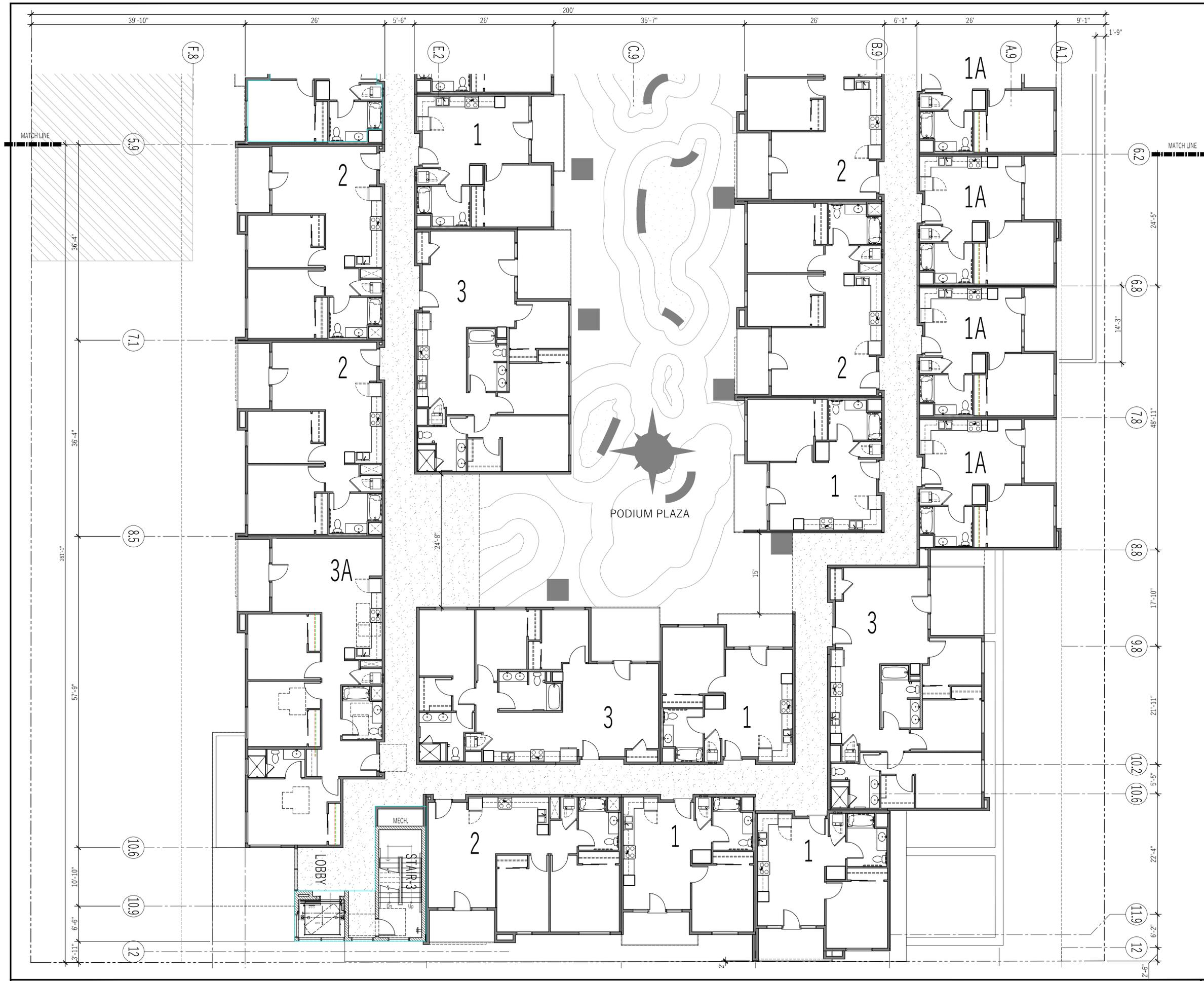


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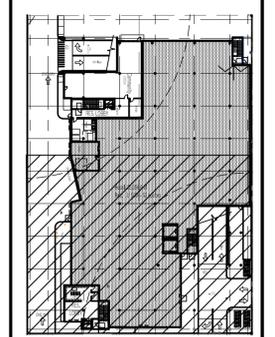
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2nd FLOOR PLAN
 Sheet Title:
A1.04
 Sheet No:



2nd FLOOR PLAN- EAST

KEY PLAN

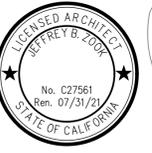


1/8" = 1'-0"

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 8025 VINELAND AVE.
 LOS ANGELES, CALIFORNIA

2nd FLOOR PLAN
 Sheet Title:
 Sheet No: **A1.05**

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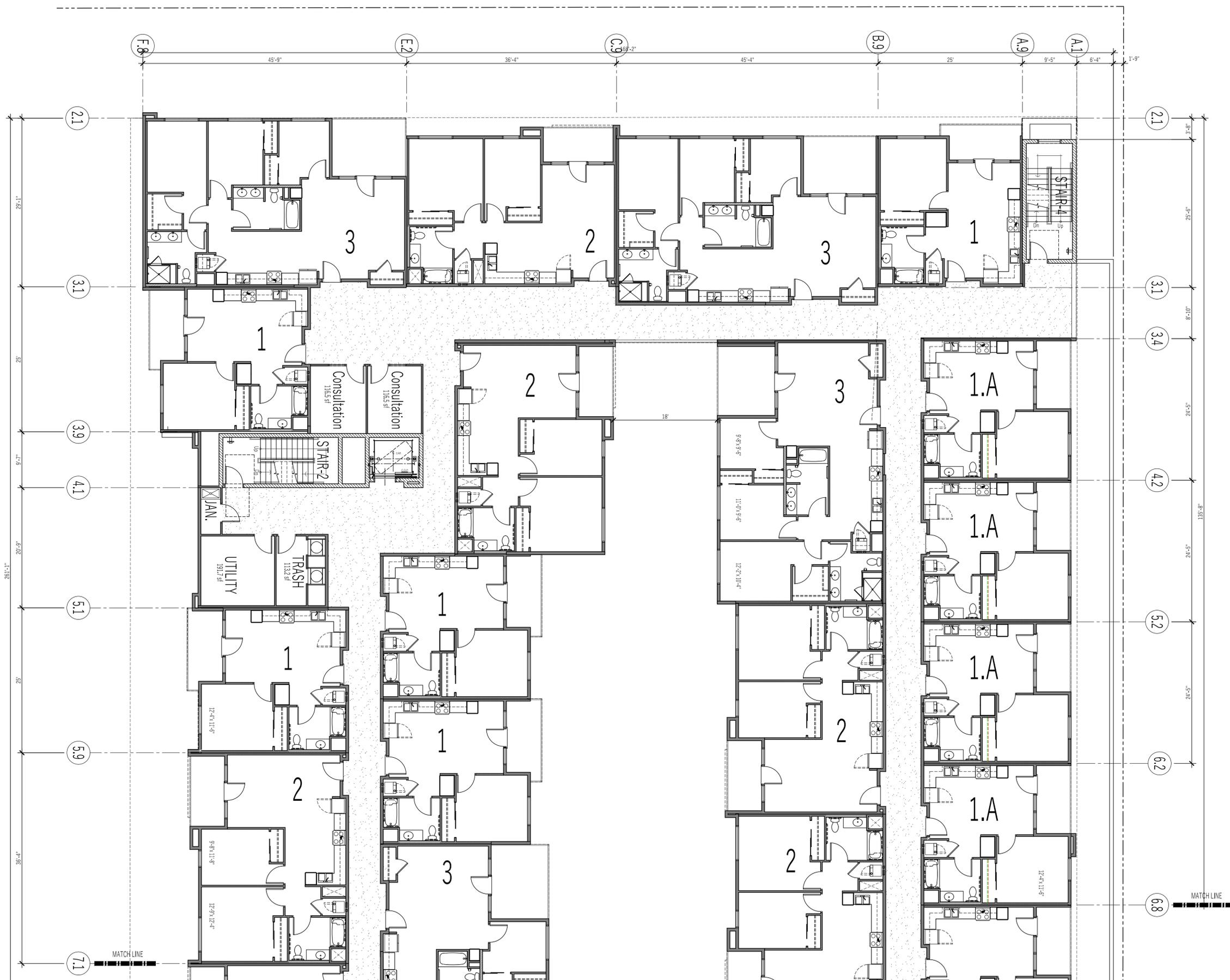
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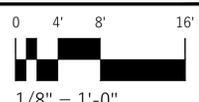
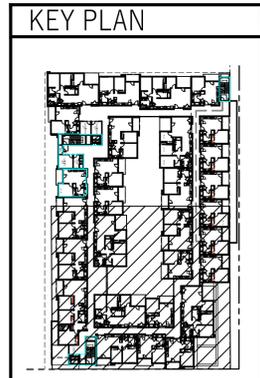
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KEY PLAN

Scale: 1/8" = 1'-0"

3RD- 5TH FLOOR PLAN - WEST 1



3RD - 5TH FLOOR PLAN- EAST

1

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3RD - 5TH FLOOR PLAN
 Sheet Title:
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 Sheet No:

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3		



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A1.06
 Sheet No:



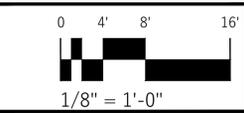
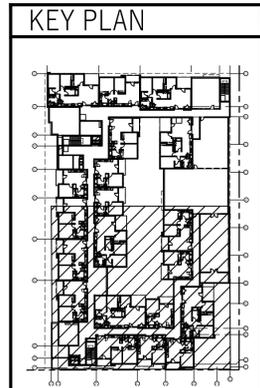
KEY PLAN

0 4' 8' 16'
 1/8" = 1'-0"

6TH FLOOR PLAN - WEST 1



6TH FLOOR PLAN- EAST



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6TH FLOOR PLAN
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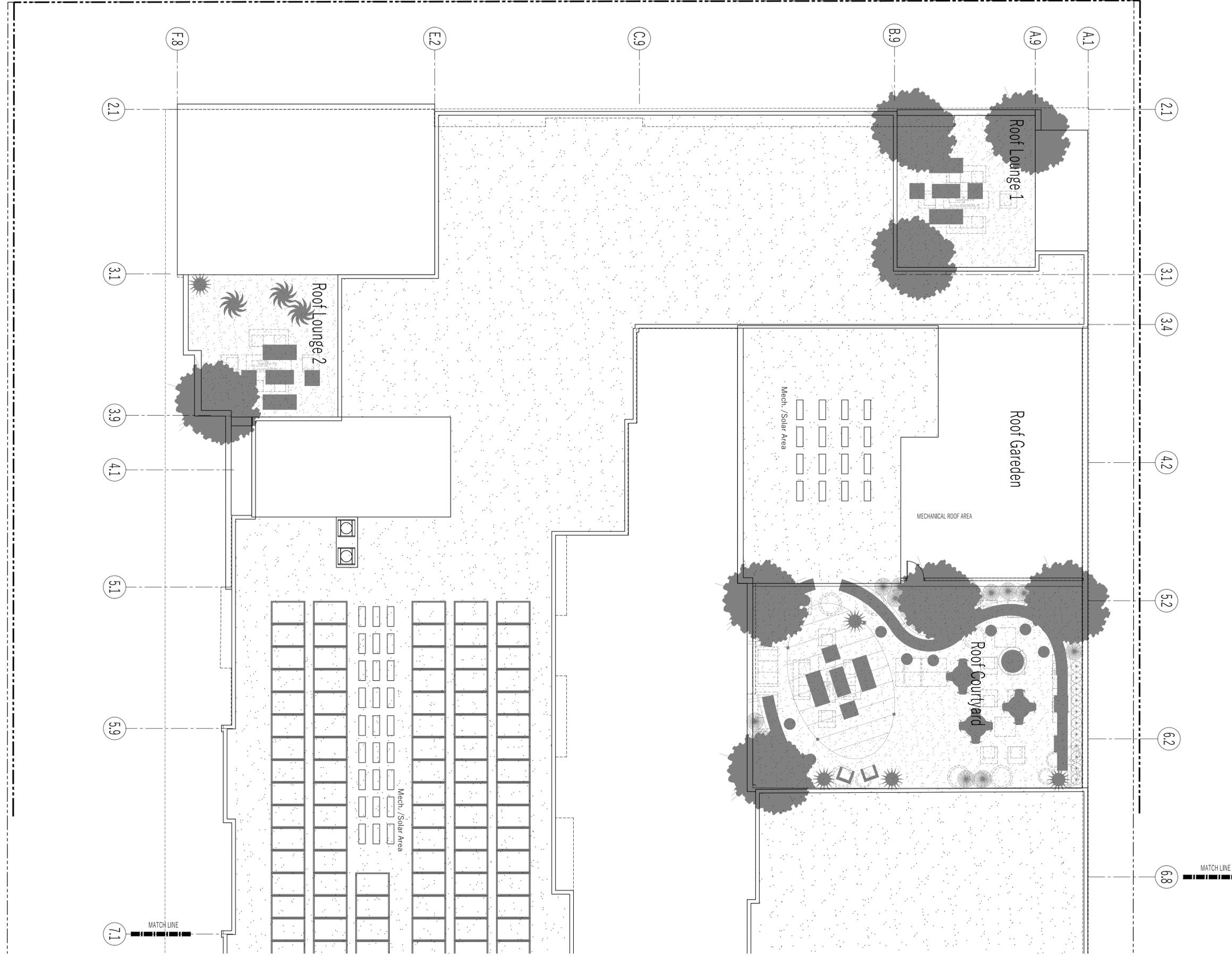
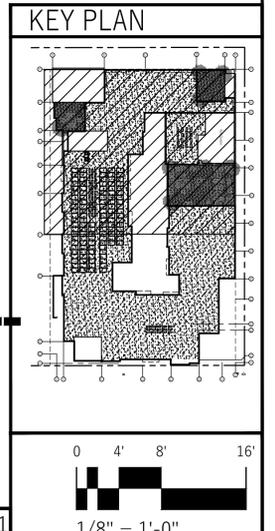
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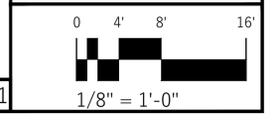
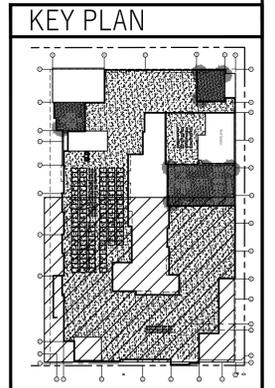
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ROOF PLAN
 Sheet Title:
A1.10
 Sheet No:



ROOF PLAN - WEST 1



ROOF PLAN - EAST 1

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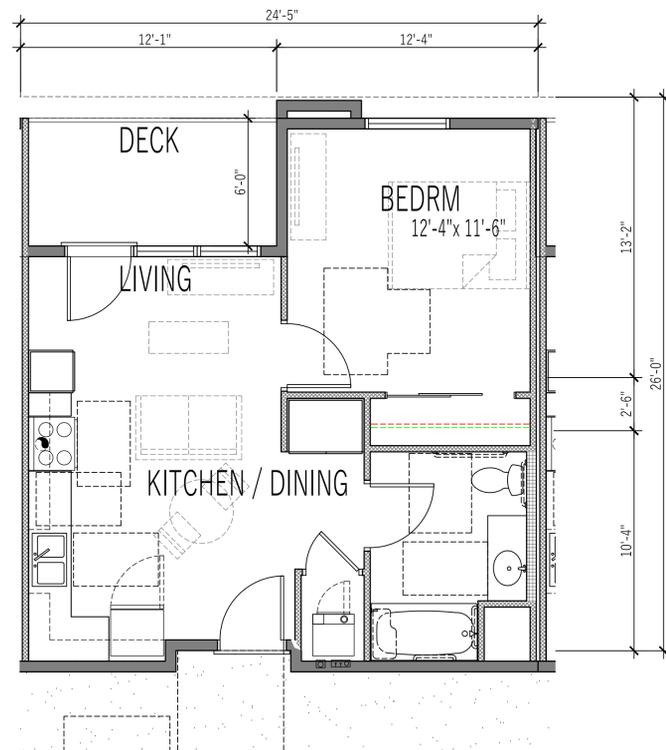
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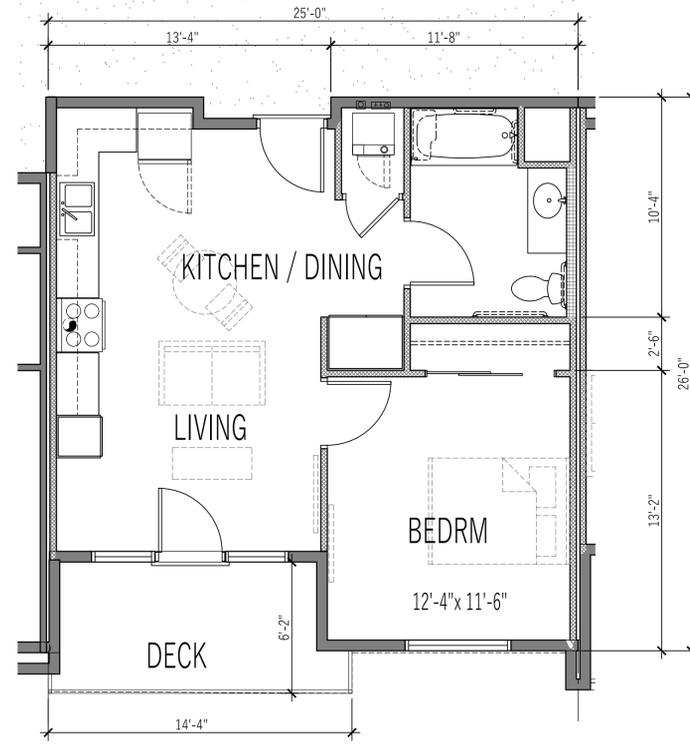
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ROOF PLAN
 Sheet Title:
A1.11
 Sheet No:



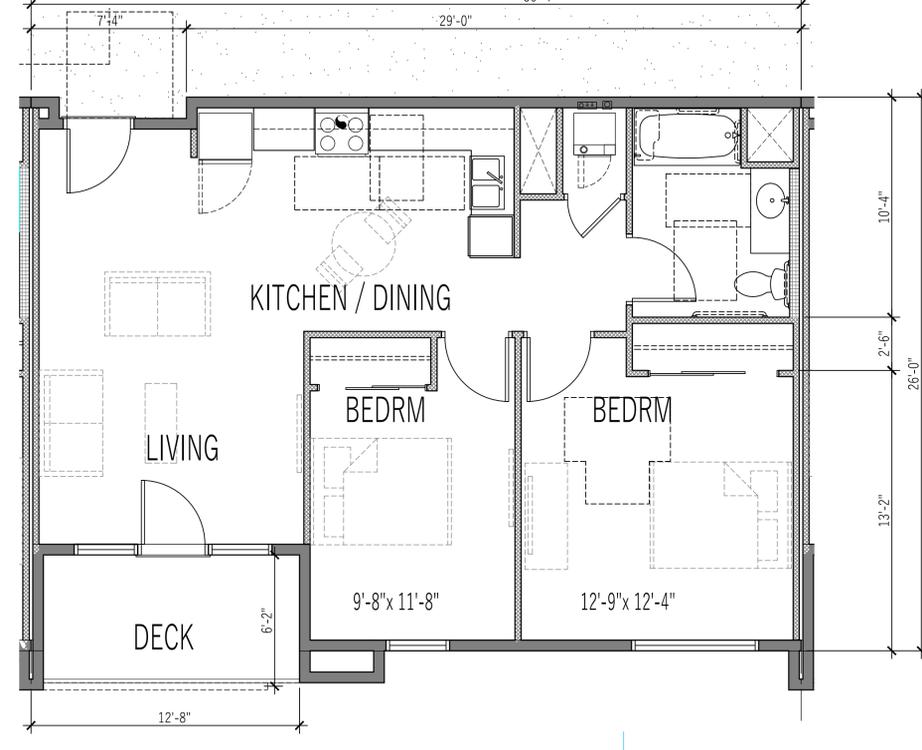
1.A PLAN 567.1 SF

1



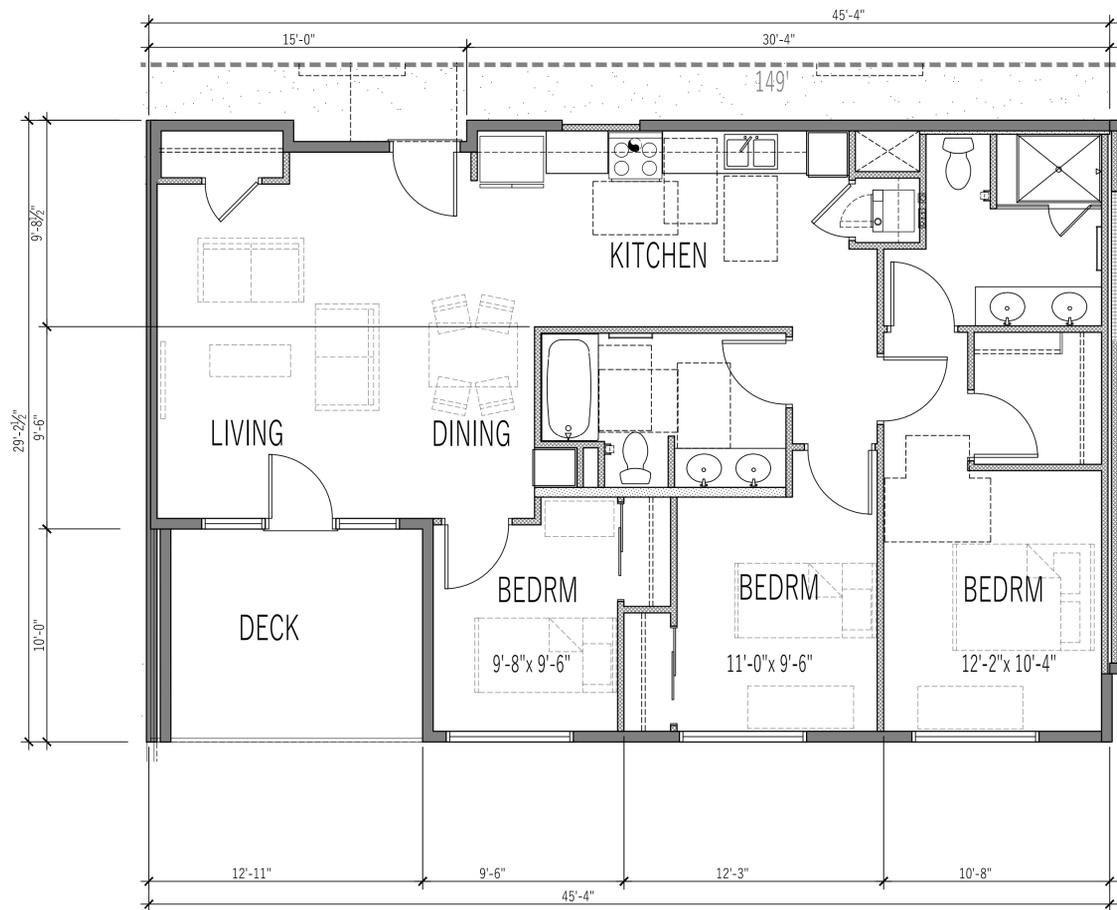
1 PLAN 594.2 SF

2



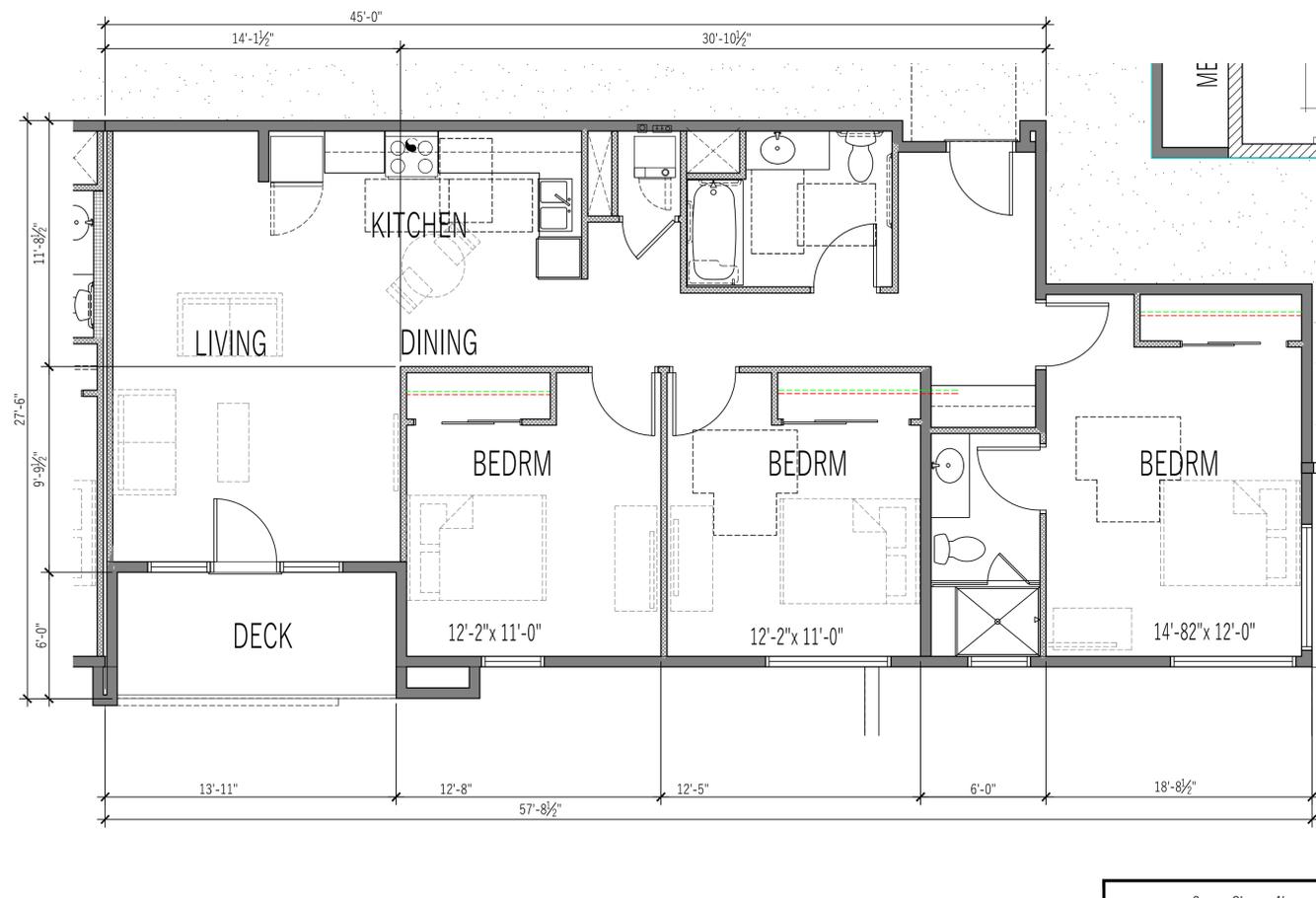
UNIT 2 PLAN 882.4 SF

3



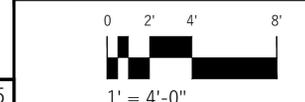
UNIT 3 PLAN 1,186.3 SF

4



UNIT 3.A PLAN 1,332.4 SF

5



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UNIT PLAN
Sheet Title:
A1.12
Sheet No:

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Principal Planner : Jeff Zook Email Jeff@CoastalArch.com
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A2.0
 Sheet No:



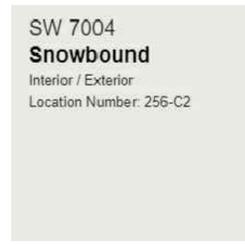
A CENTRIA'S FORMAWALL DIMENSION SERIES PANEL GREY



B ACRYLIC STUCCO EXTERIOR SAND FINISH COLOR IMBEDDED
 SW 7020 **Black Fox**
 Interior / Exterior
 Location Number: 244-C7



C FIBER CEMENT PANEL EXTERIOR WALL 48"x 80" PANELS PAINTED WITH 1" REGLET
 SW 7017 **Dorian Gray**
 Interior / Exterior
 Location Number: 244-C3



D ACRYLIC STUCCO EXTERIOR SAND FINISH COLOR IMBEDDED
 SW 7004 **Snowbound**
 Interior / Exterior
 Location Number: 256-C2



E ACRYLIC STUCCO EXTERIOR SAND FINISH COLOR IMBEDDED
 SW 9177 **Salty Dog**
 Interior / Exterior
 Location Number: 253-C2



F ACRYLIC STUCCO EXTERIOR SAND FINISH COLOR IMBEDDED
 SW 2740 **Mineral Gray**
 Interior / Exterior
 Location Number: 253-C5



G ANGELUS BLOCK FIRST FLOOR CULTURAL STONE VENEER TEXTURED CAST-FIT 11.65"H x 23.625" L STANHOPE - COLOR TO MATCH BLOCK



H VINYL WINDOW SYSTEM



J EXTERIOR PATIO LIGHT SUNLITE 6" UP/DOWN LIGHT NICKEL FINISH



L DECK RAILING STN. STL. RAILING AND FRAME WITH 1/2" THK. CLEAR GLAZED PANELS.

K ALUM. STOREFRONT SYSTEM CLEAR ANODIZED FRAME WITH CLEAR GLAZING

MATERIALS / COLORS | 1



EAST EXTERIOR ELEVATION | 2



EXTERIOR SOUTH ELEVATION 1

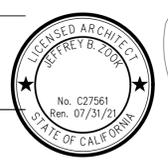


EXTERIOR EAST ELEVATION - VINELAND AVE. 2

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VINELAND APARTMENTS
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 LOS ANGELES CALIFORNIA



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 Planner: Mike Sanchez
 Email: Jeff@CoastalArch.com, Mike@CoastalArch.com
 Tel: 805.985.7654



EXTERIOR NORTH ELEVATION | 1



EXTERIOR WEST ELEVATION | 2

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VINELAND APARTMENTS
 WESTERN PACIFIC HOUSING, LLC
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 Principal: Jeff Zook, Email: Jeff@CoastalArch.com
 Architect: Jeff Zook

93030

Suite 200 Oxnard CA

SHEET 2021.08.11

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 LOS ANGELES, CALIFORNIA



A2.3
 Sheet No:

SHEET 2021.08.11 OF



PLAZA COURT SOUTH ELEVATION / BUILDING SECTION 1 1



PLAZA COURT NORTH ELEVATION / BUILDING SECTION 2 2

1" = 10'-0"



KIESEL-DESIGN

Kiesel Landscape Architecture, Inc.

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Jack@kiesel-design.com
CL# 5206

Vineland Apartment
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APN#

Revisions:
DATE NAME



Type: Preliminary

Submitted Date:

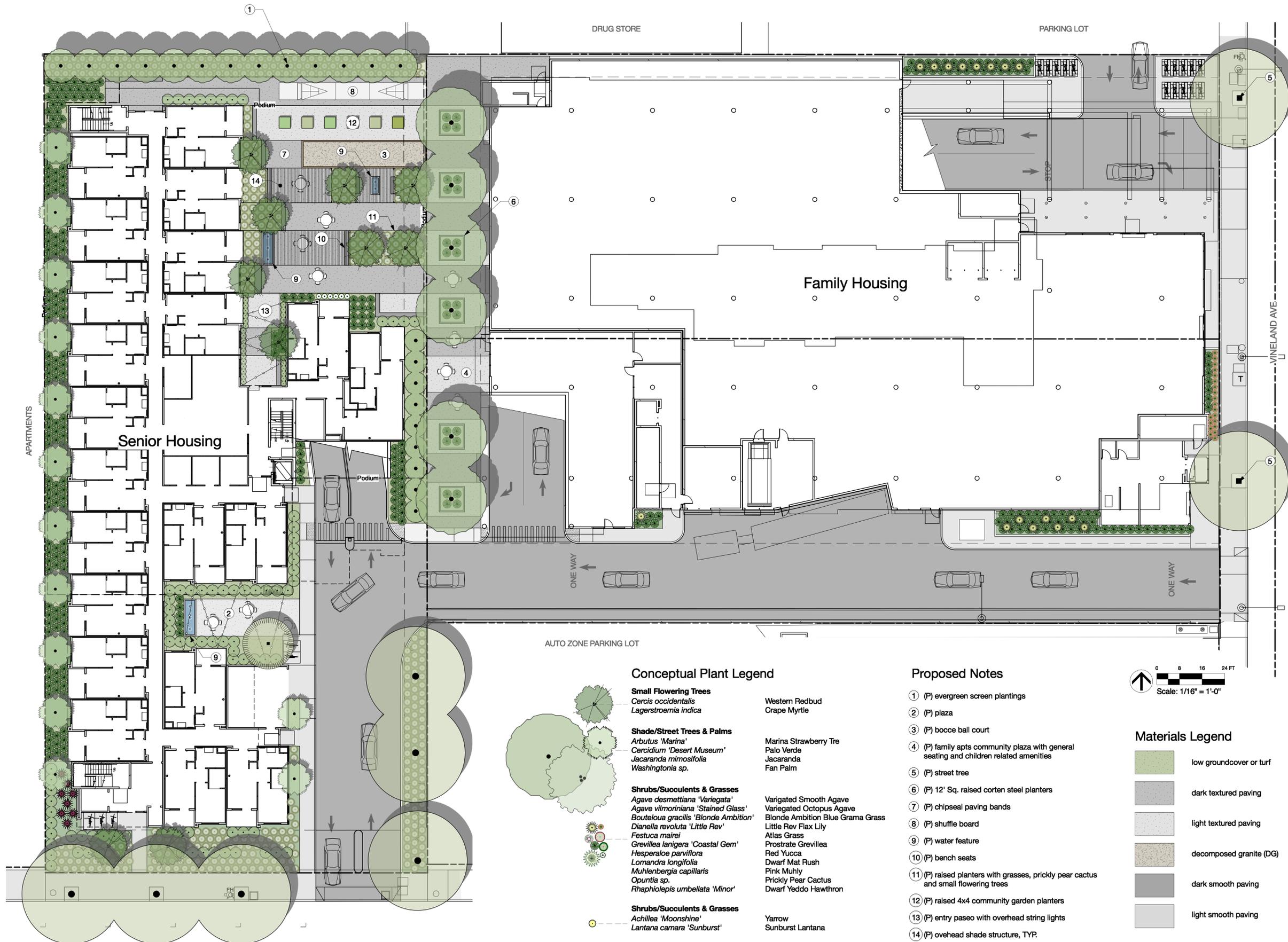
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T. Slinger 03/2021

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Title:

Overall Site Plan

Sheet Number:



Conceptual Plant Legend

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Small Flowering Trees
<i>Cercis occidentalis</i>
<i>Lagerstroemia indica</i></p> | <p>Western Redbud
Crape Myrtle</p> |
| <p>Shade/Street Trees & Palms
<i>Arbutus 'Marina'</i>
<i>Cercidium 'Desert Museum'</i>
<i>Jacaranda mimosifolia</i>
<i>Washingtonia sp.</i></p> | <p>Marina Strawberry Tre
Palo Verde
Jacaranda
Fan Palm</p> |
| <p>Shrubs/Succulents & Grasses
<i>Agave desmettiana 'Variegata'</i>
<i>Agave vilmoriniana 'Stained Glass'</i>
<i>Bouteloua gracilis 'Blonde Ambition'</i>
<i>Dianella revoluta 'Little Rev'</i>
<i>Festuca mairei</i>
<i>Grevillea lanigera 'Coastal Gem'</i>
<i>Hesperaloe parviflora</i>
<i>Lomandra longifolia</i>
<i>Muhlenbergia capillaris</i>
<i>Opuntia sp.</i>
<i>Rhaphiolepis umbellata 'Minor'</i></p> | <p>Variegated Smooth Agave
Variegated Octopus Agave
Blonde Ambition Blue Grama Grass
Little Rev Flax Lily
Atlas Grass
Prostrate Grevillea
Red Yucca
Dwarf Mat Rush
Pink Muhly
Prickly Pear Cactus
Dwarf Yeddo Hawthron</p> |
| <p>Shrubs/Succulents & Grasses
<i>Achillea 'Moonshine'</i>
<i>Lantana camara 'Sunburst'</i></p> | <p>Yarrow
Sunburst Lantana</p> |

Proposed Notes

- 1 (P) evergreen screen plantings
- 2 (P) plaza
- 3 (P) bocce ball court
- 4 (P) family apts community plaza with general seating and children related amenities
- 5 (P) street tree
- 6 (P) 12' Sq. raised corten steel planters
- 7 (P) chipseal paving bands
- 8 (P) shuffle board
- 9 (P) water feature
- 10 (P) bench seats
- 11 (P) raised planters with grasses, prickly pear cactus and small flowering trees
- 12 (P) raised 4x4 community garden planters
- 13 (P) entry paseo with overhead string lights
- 14 (P) overhead shade structure, TYP.



Materials Legend

- low groundcover or turf
- dark textured paving
- light textured paving
- decomposed granite (DG)
- dark smooth paving
- light smooth paving



KIESEL DESIGN

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Jack@kiesel-design.com
CL# 5206

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APN#

Revisions:
DATE NAME



Type: Preliminary

Submittal Date:

Drawn By:
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T. Slinger 01/2021

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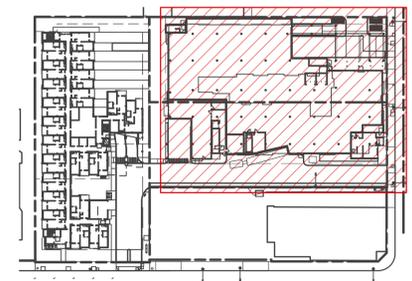
Title:

Family Ground Floor

Sheet Number:

L0.5

Key Map



Materials Legend

- low groundcover or turf
- dark textured concrete paving
- light textured concrete paving
- decomposed granite (DG)
- dark smooth concrete paving
- light smooth concrete paving

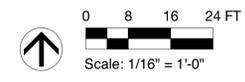
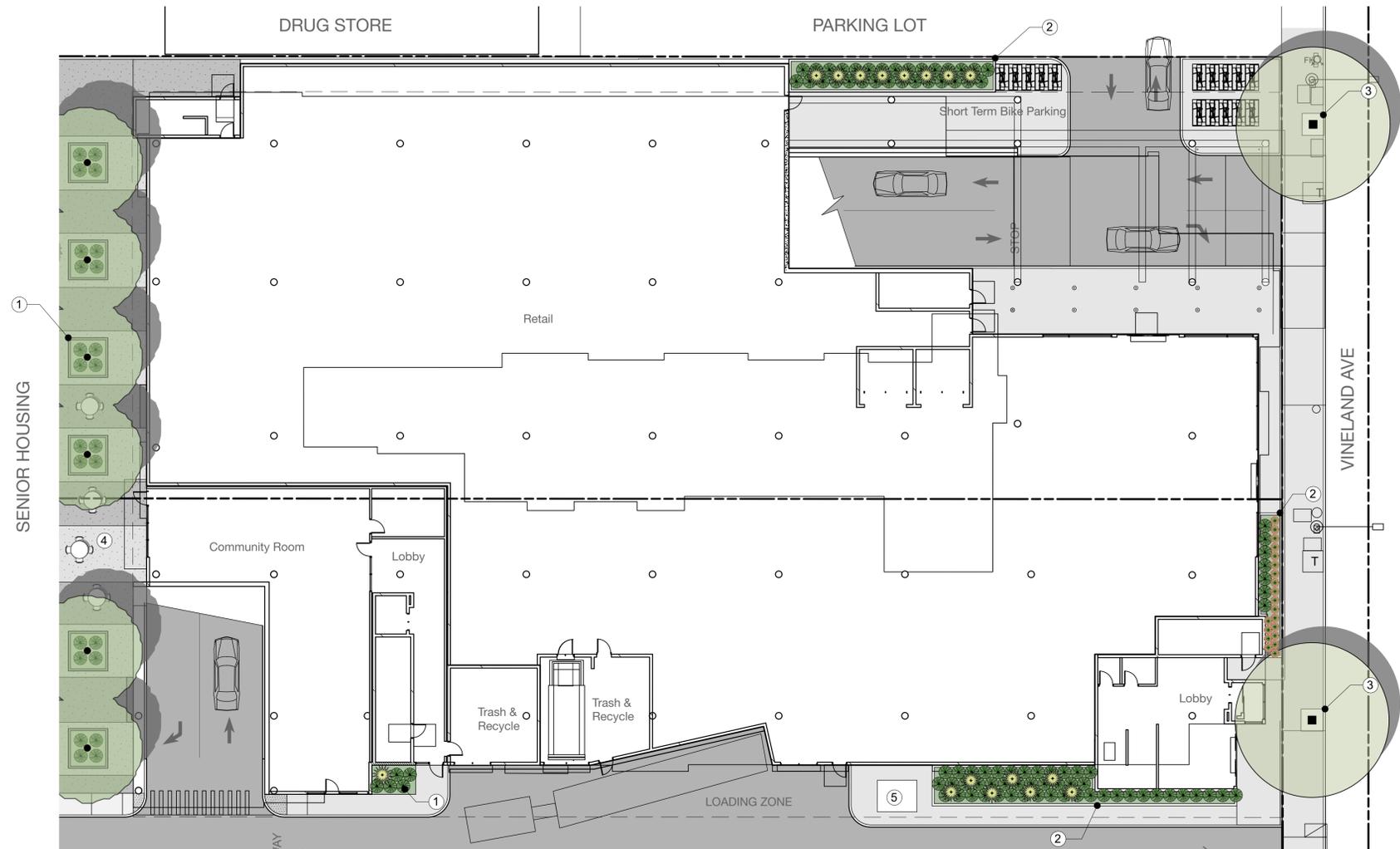
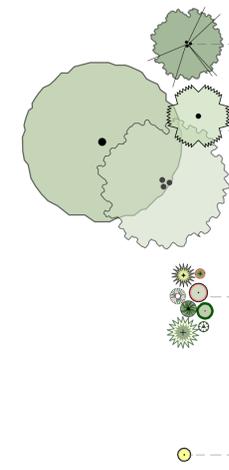
Conceptual Plant Legend

- Small Flowering Trees**
 - Cercis occidentalis*
 - Lagerstroemia indica*
- Shade/Street Trees & Palms**
 - Arbutus 'Marina'*
 - Cercidium 'Desert Museum'*
 - Jacaranda mimosifolia*
 - Washingtonia sp.*
- Shrubs/Succulents & Grasses**
 - Agave desmettiana 'Variegata'*
 - Agave vilmoriniana 'Stained Glass'*
 - Bouteloua gracilis 'Blonde Ambition'*
 - Dianella revoluta 'Little Rev'*
 - Festuca mairei*
 - Grevillea lanigera 'Coastal Gem'*
 - Hesperaloe parviflora*
 - Lomandra longifolia*
 - Muhlenbergia capillaris*
 - Opuntia sp.*
 - Rhaphiolepis umbellata 'Minor'*
- Shrubs/Succulents & Grasses**
 - Achillea 'Moonshine'*
 - Lantana camara 'Sunburst'*

- Western Redbud
- Crape Myrtle
- Marina Strawberry Tre
- Palo Verde
- Jacaranda
- Fan Palm
- Variegated Smooth Agave
- Variegated Octopus Agave
- Blonde Ambition Blue Grama Grass
- Little Rev Flax Lily
- Atlas Grass
- Prostrate Grevillea
- Red Yucca
- Dwarf Mat Rush
- Pink Muhly
- Prickly Pear Cactus
- Dwarf Yeddo Hawthorn
- Yarrow
- Sunburst Lantana

Proposed Notes

- ① (P) 12' Sq. raised corten planter
- ② (P) raised planter
- ③ (P) street tree per City recommendations
- ④ (P) family apt. community plaza with seating and children related amenities
- ⑤ (P) transformer





KIESEL DESIGN

Kiesel Landscape Architecture, Inc.

422 E Main Street
Ventura, CA 93001
(p) 805.947.0730
Jack@kiesel-design.com
CL# 5206

Vineland Apartment
8025 Vineland Ave.
Sun Valley, CA 90000
APN#

Revisions:
DATE NAME



Type: Preliminary

Submittal Date:

Drawn By:
NAME DATE
T. Slinger 01/2021

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Title:

**Family
Second Floor**

Sheet Number:

L0.6

Proposed Notes

- ① (P) corten steel oil platform inspired planters
- ② (P) raised navigation inspired compas water feature
- ③ (P) bench seating
- ④ (P) raised island planter with bench seating
- ⑤ (P) channel paving
- ⑥ (P) fly over plaza
- ⑦ (P) paved island outline
- ⑧ (P) living green wall

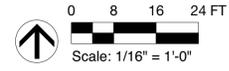
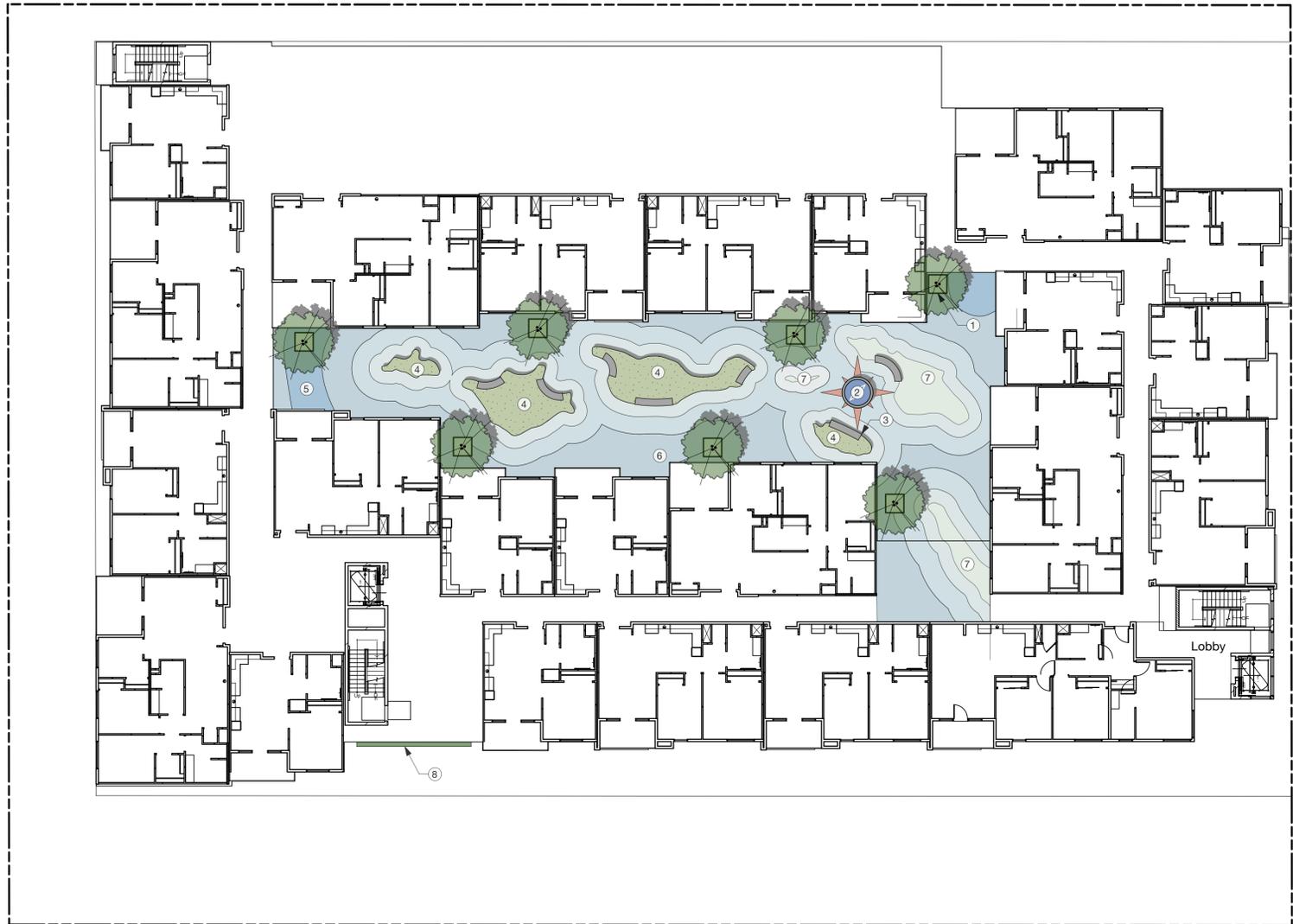
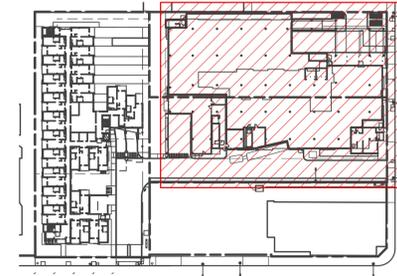
Conceptual Plant Legend

<p>Small Flowering Trees <i>Cercis occidentalis</i> <i>Lagerstroemia indica</i></p> <p>Shade/Street Trees & Palms <i>Arbutus 'Marina'</i> <i>Cercidium 'Desert Museum'</i> <i>Jacaranda mimosifolia</i> <i>Washingtonia sp.</i></p> <p>Shrubs/Succulents & Grasses <i>Agave desmettiana 'Variegata'</i> <i>Agave vilmoriniana 'Stained Glass'</i> <i>Bouteloua gracilis 'Blonde Ambition'</i> <i>Dianella revoluta 'Little Rev'</i> <i>Festuca mairei</i> <i>Grevillea lanigera 'Coastal Gem'</i> <i>Hesperaloe parviflora</i> <i>Lomandra longifolia</i> <i>Muhlenbergia capillaris</i> <i>Opuntia sp.</i> <i>Rhaphiolepis umbellata 'Minor'</i></p> <p>Shrubs/Succulents & Grasses <i>Achillea 'Moonshine'</i> <i>Lantana camara 'Sunburst'</i></p>	<p>Western Redbud Crape Myrtle</p> <p>Marina Strawberry Tre Palo Verde Jacaranda Fan Palm</p> <p>Variegated Smooth Agave Variegated Octopus Agave Blonde Ambition Blue Grama Grass Little Rev Flax Lily Atlas Grass Prostrate Grevillea Red Yucca Dwarf Mat Rush Pink Muhly Prickly Pear Cactus Dwarf Yeddo Hawthron</p> <p>Yarrow Sunburst Lantana</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Materials Legend

	low groundcover or turf
	dark textured concrete paving
	light textured concrete paving
	decomposed granite (DG)
	dark smooth concrete paving
	light smooth concrete paving
	integral color concrete paving

Key Map





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Type: Preliminary

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Drawn By:
NAME DATE
T. Slinger 01/2021

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Title:

**Family
Roof Top**

Sheet Number:

L0.7

Proposed Notes

- ① (P) sky lounge
- ② (P) city view lounge
- ③ (P) mountain view lounge
- ④ (P) bench seating
- ⑤ (P) fire feature
- ⑥ (P) outdoor grill
- ⑦ (P) outdoor dining tables
- ⑧ (P) stool/ side table combo
- ⑨ (P) corten steel planters
- ⑩ (P) work bench
- ⑪ (P) pergola
- ⑫ (P) potential location for a TV/movie wall
- ⑬ (P) raised planter
- ⑭ (P) mulch storage
- ⑮ (P) garden shed
- ⑯ (P) raised garden planter (TYP.)

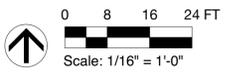
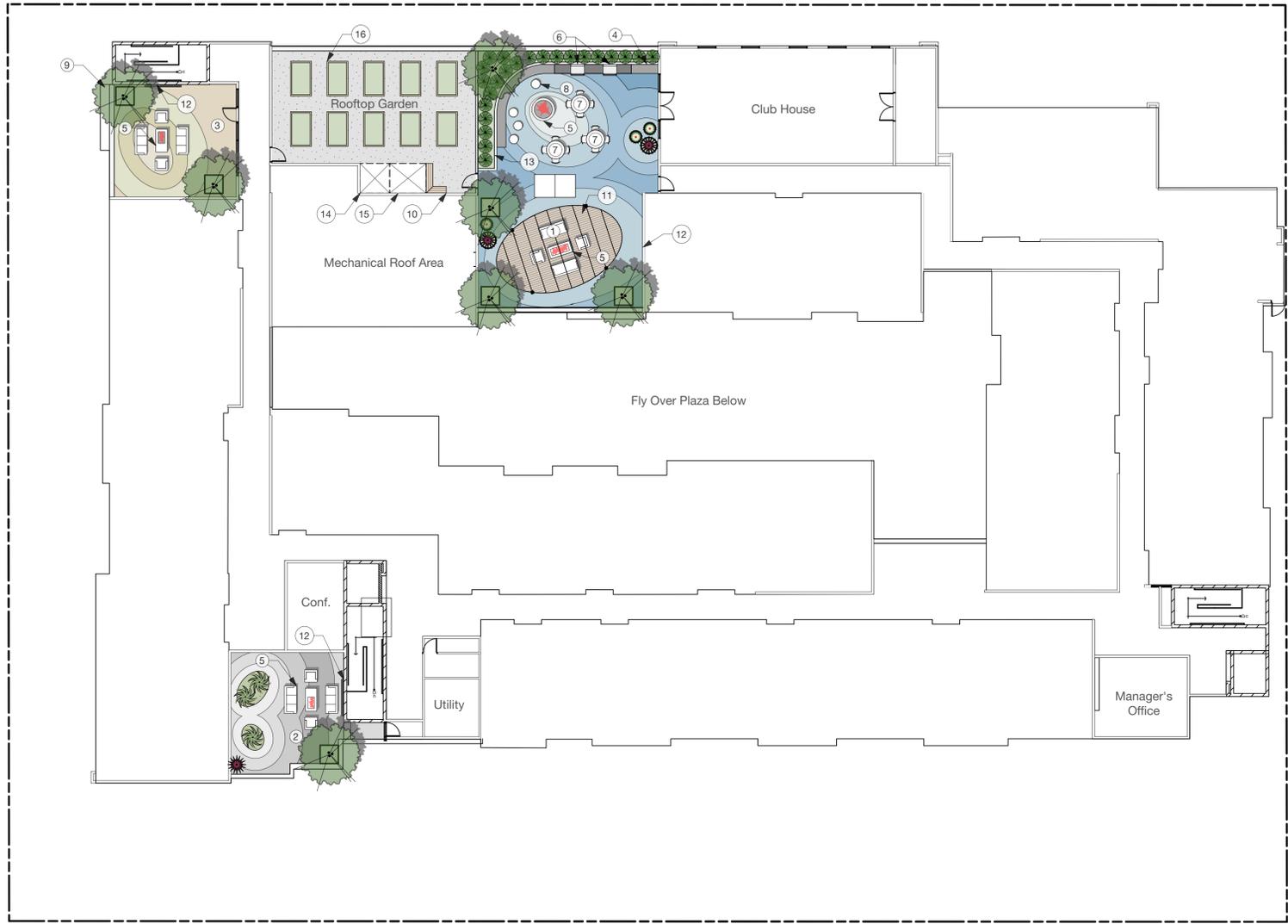
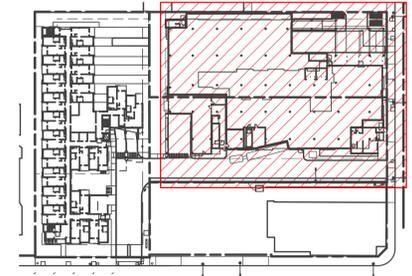
Conceptual Plant Legend

	Small Flowering Trees <i>Cercis occidentalis</i> <i>Lagerstroemia indica</i>	Western Redbud Crape Myrtle
	Shade/Street Trees & Palms <i>Arbutus 'Marina'</i> <i>Cercidium 'Desert Museum'</i> <i>Jacaranda mimosifolia</i> <i>Washingtonia sp.</i>	Marina Strawberry Tre Palo Verde Jacaranda Fan Palm
	Shrubs/Succulents & Grasses <i>Agave desmettiana 'Variegata'</i> <i>Agave vilmoriniana 'Stained Glass'</i> <i>Bouteloua gracilis 'Blonde Ambition'</i> <i>Dianella revoluta 'Little Rev'</i> <i>Festuca mairei</i> <i>Grevillea lanigera 'Coastal Gem'</i> <i>Hesperaloe parviflora</i> <i>Lomandra longifolia</i> <i>Muhlenbergia capillaris</i> <i>Opuntia sp.</i> <i>Rhaphiolepis umbellata 'Minor'</i>	Variegated Smooth Agave Variegated Octopus Agave Blonde Ambition Blue Grama Grass Little Rev Flax Lily Atlas Grass Prostrate Grevillea Red Yucca Dwarf Mat Rush Pink Muhly Prickly Pear Cactus Dwarf Yeddo Hawthron
	Shrubs/Succulents & Grasses <i>Achillea 'Moonshine'</i> <i>Lantana camara 'Sunburst'</i>	Yarrow Sunburst Lantana

Materials Legend

	low groundcover or turf
	dark textured concrete paving
	light textured concrete paving or gravel
	decomposed granite (DG)
	dark smooth concrete paving
	light smooth concrete paving
	integral color concrete paving

Key Map





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CL# 5206

Concept & Paving Inspiration



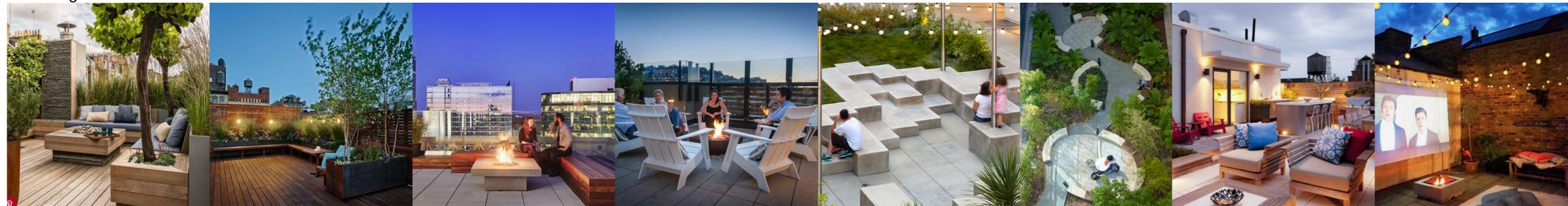
Planters



Vineland Apartment
8025 Vineland Ave.
Sun Valley, CA 90000
APN#

Revisions:
DATE NAME

Gathering Areas



Type: Preliminary

Submittal Date:

Living Wall



Amenities



Drawn By:
NAME DATE
T. Slinger 03/2018

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Title:

Conceptual Images

Sheet Number:

L0.8

DEPARTMENT OF
CITY PLANNINGCOMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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EXECUTIVE OFFICES

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LOS ANGELES, CA 90012-4801
(213) 978-1271VINCENT P. BERTONI, AICP
DIRECTORSHANA M.M. BONSTIN
DEPUTY DIRECTORARTHI L. VARMA, AICP
DEPUTY DIRECTORLISA M. WEBBER, AICP
DEPUTY DIRECTOR**Filing Notification and Distribution Form**

Tentative Tract Map No. TT-83123-CN
Tract Map Date: April 06, 2022
Property Address: 11039 W Strathern St
Community Plan: Sun Valley - La Tuna Canyon

Filing Date: May 13, 2021**Distribution Date:** April 06, 2022Hillside Yes No **COUNCIL DISTRICT NO. 6****Neighborhood Council District:** Sun Valley Area Bureau of Engineering Dept. of Building and Safety – *Grading* Dept. of Building and Safety – *Zoning* Dept. of Transportation, CWPC Section DWP Real Estate DWP Water Engineering & Distribution Dept. of Fire, Engineering and Hydrant Unit Bureau of Street Lighting Animal Regulation (hillside or grading) Housing Department (no P.S.) OHR Attention Shannon Ryan Department of Recreation and Parks Bureau of Sanitation Urban Forestry Division GIS Board of Education/Environmental Health & Safety
(No P.S.) Board of Education/Transportation (No P.S.) County Health Department (no P.S.)**DATE DUE: UPON RECEIPT**

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

Pursuant to 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.**

SARAH HOUNSELL
Deputy Advisory Agency
6262 Van Nuys Blvd., Room 430



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

City Limits

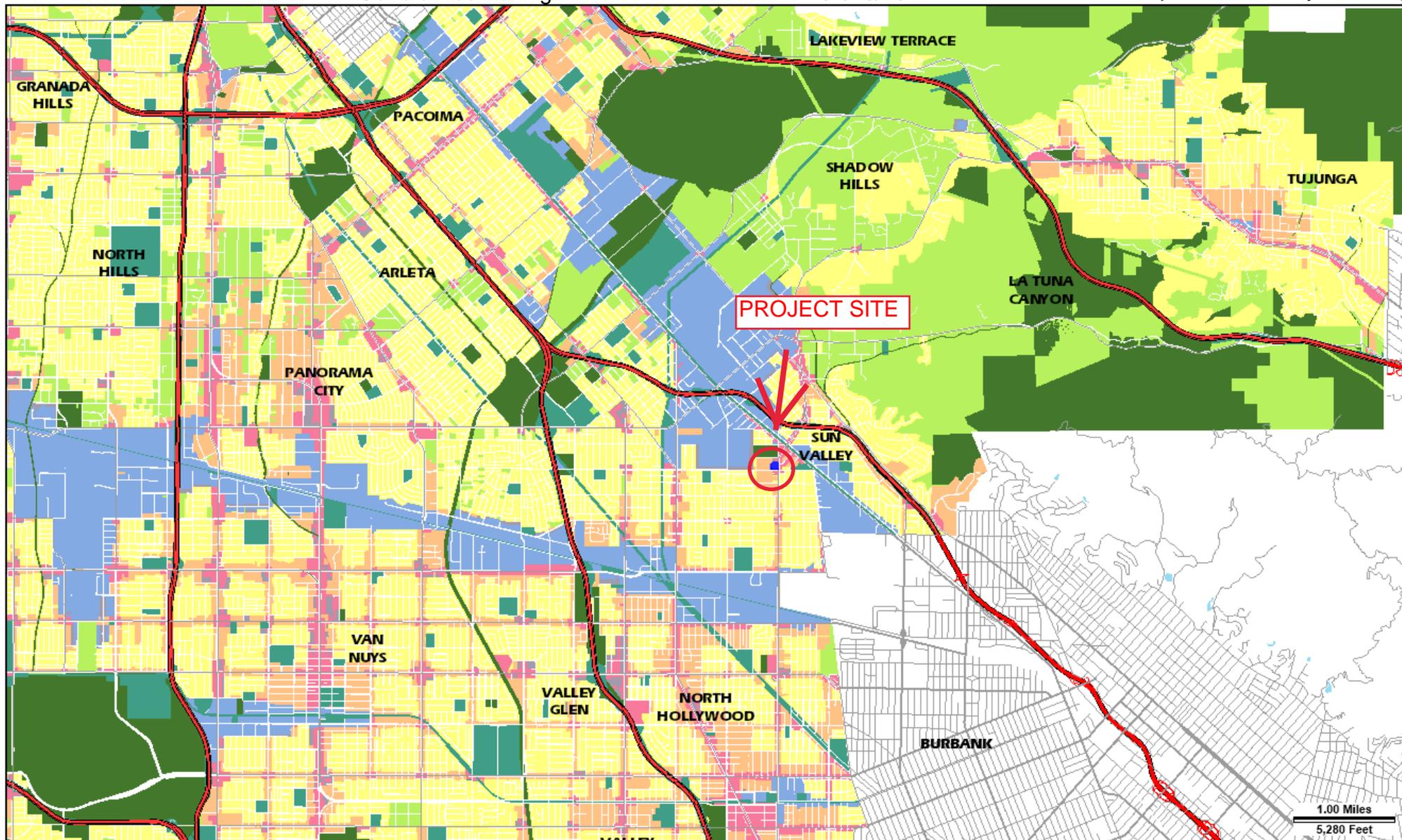
NOTES

0 0 Miles 0 0

SCALE 1: 2,257

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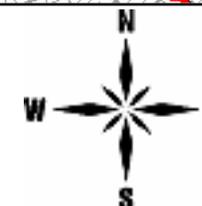
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Printed: 06/29/2021



Address: 8027 N VINELAND AVE
 APN: 2314006002
 PIN #: 189B173 182

Tract: TR 4226
 Block: None
 Lot: FR 4
 Arb: None

Zoning: [Q]C2-1L-CDO-CUGU
 General Plan: Community Commercial



LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

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

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET

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

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

FREEWAYS

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

MISC. LINES

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

POINTS OF INTEREST

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

SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE

 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in 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

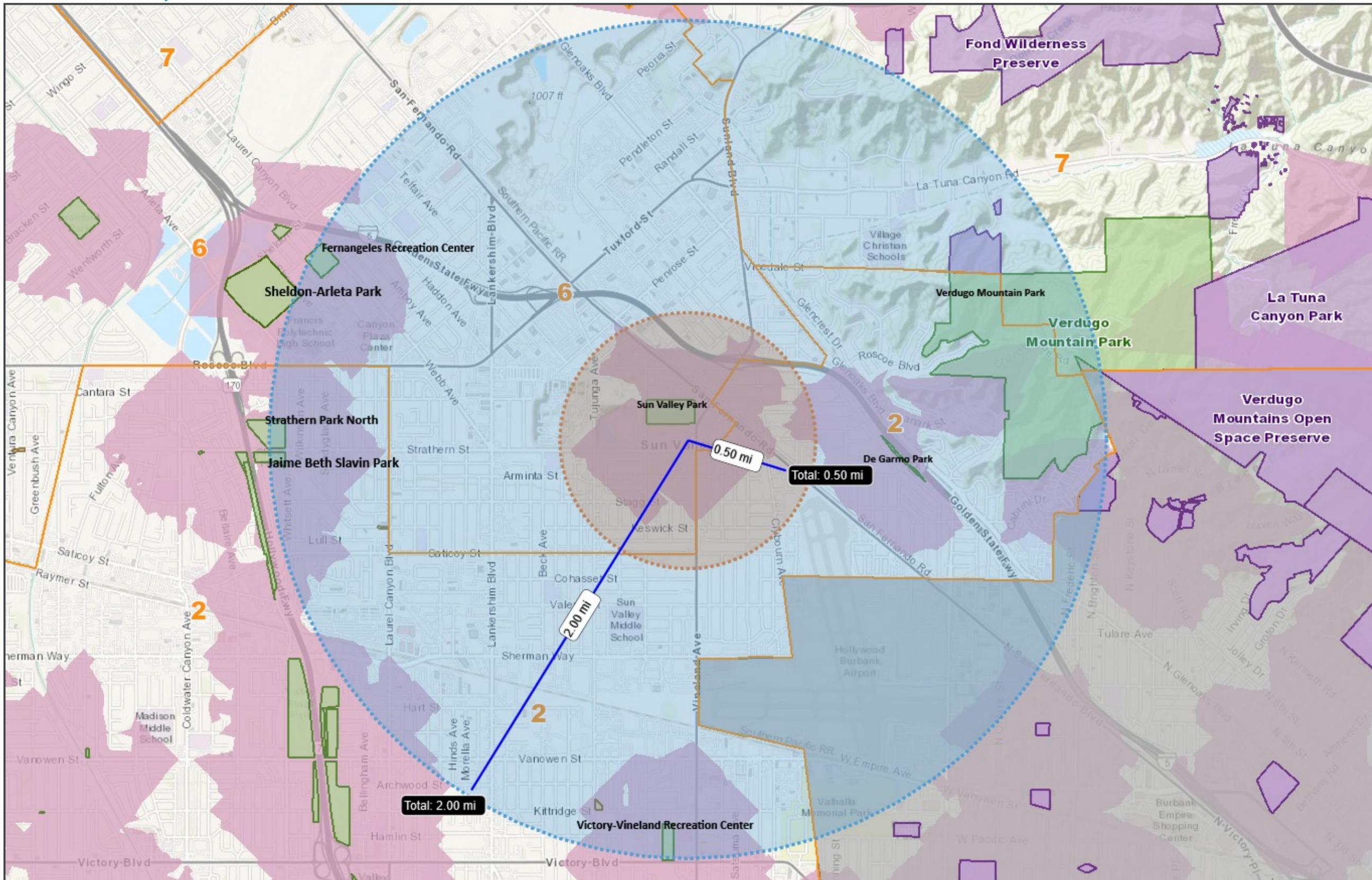
 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

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	



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

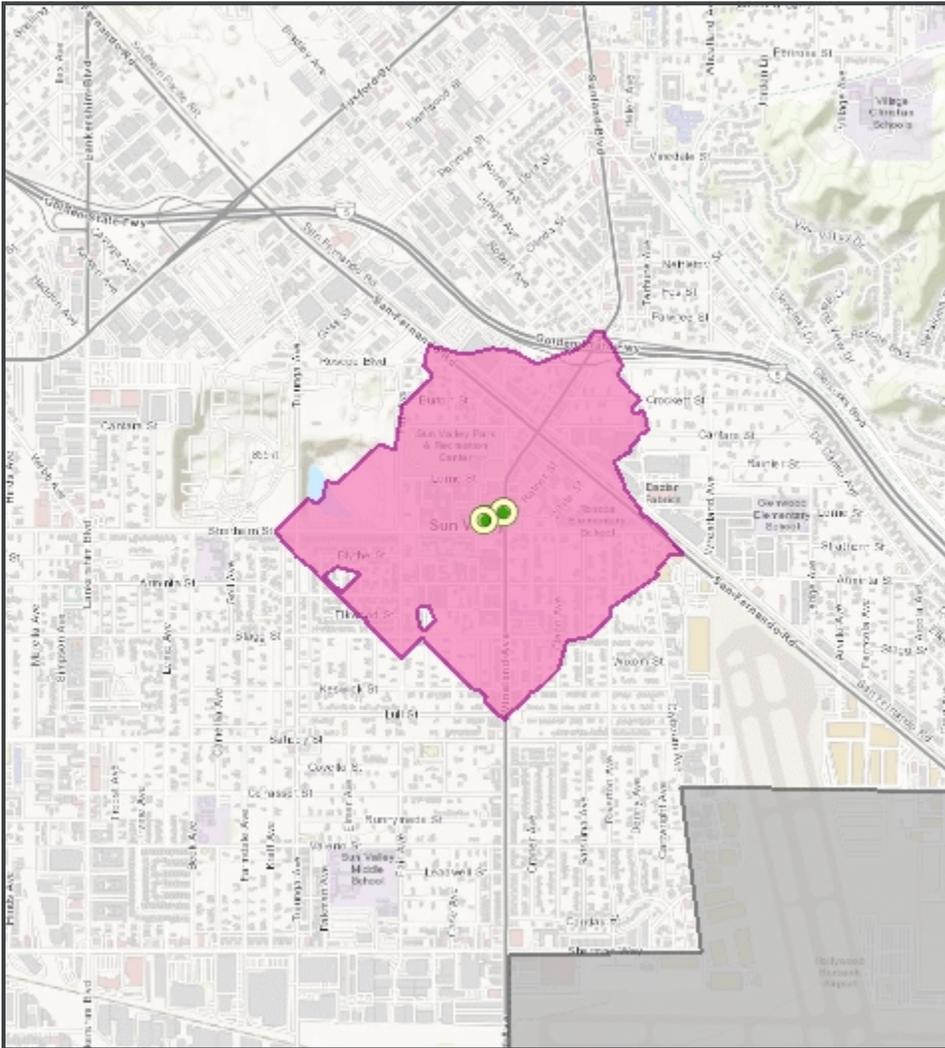
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Printed: 06/29/2021



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:
8011 N. Vineland Ave.

Description:
New construction of 6-story development with 135 apartment units (134 affordable units), commercial space, and subterranean 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:	6,972	680
Residents Served by Age		
Under Age 5:	534	52
Age 5 to 9:	554	53
Age 10 to 14:	595	46
Age 15 to 17:	383	36
Age 18 to 64:	4,396	434
Age 65 and Over:	510	59

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,722	149
Households Served by Annual Income		
Under \$25,000:	573	26
\$25,000 to \$34,999:	264	21
\$35,000 to \$49,999:	306	22
\$50,000 to \$74,999:	238	31
\$75,000 and Over:	341	49

Source: Census/ACS 2010