

APPROVED

OCT 06 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-257

DATE October 06, 2022

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83376 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz, M. Rudnick, H. Fujita, C. Santo Domingo, B. Jackson, N. Williams

[Signature] General Manager

Approved X With Corrections Disapproved Withdrawn

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83376 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

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

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

BOARD REPORT

PG. 2 NO. 22-257

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

PROJECT SUMMARY

The proposed Project is located at 5500 – 5510 West Hollywood Boulevard and 1675 – 1683 Western Avenue in the Hollywood community of the City. The Project, as currently proposed, includes the conversion of an existing commercial building into a 4-story, 79-unit mixed use building, in which 78 units will be restricted as affordable. A second building, which includes 16 existing apartment units, will remain on the lot.

The proposed Project also includes approximately 5,860 square feet of ground floor commercial space.

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 **August 1, 2022**. 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.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **August 17, 2022**. On August 31, 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).

BOARD REPORT

PG. 3 NO. 22-257

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 94 units would be:

$$0.00 \text{ Acres} = (1 \times 2.88) \times 0.00251$$

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

As currently proposed, the Project has 94 units that would likely be exempt because they are existing units or they will likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$0.00 \text{ Acres} = (1 \times 2.88) \times 0.00251$$

BOARD REPORT

PG. 4 NO. 22-257

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 of Recreation and Parks Commissioners' (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 an 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:

\$16,642.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 95 units would be:

\$1,580,990.00 = \$16,642.00 x 94 dwelling units

As currently proposed, the Project has 94 dwelling units that would likely be exempt because they are either existing units or will 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:

BOARD REPORT

PG. 5 NO. 22-257

1 Dwelling Unit x \$16,642.00 = \$16,642.00

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 2022 Park Score Index, approximately 63% 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 Hollywood community of the City and within the Hollywood Community Plan Area. Currently, the Project site is an office building and parking lot. It 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).

BOARD REPORT

PG. 6 NO. 22-257

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

- Half-mile walking distance of the Project site (EPADSS): 14,907 persons (29,229 persons per square mile).
- City of Los Angeles Population Density (2020 United States Census): 8,463 persons per square mile.
- Hollywood Community Plan Area (2016-2020 American Community Survey): 8,042 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, it does not appear that the proposed Project includes a significant amount of common open space.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

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

- Griffith Park is a 4,281-acre park located at 4730 North Crystal Springs Drive in the Hollywood community of the City. The park provides the Griffith Observatory, LA Zoo, Travel Town Museum, Autry Museum of the American West, Greek Theatre, a swimming pool, senior center, tennis courts, baseball diamonds, soccer fields, children's play areas, pony rides, equestrian center, golf courses, the Tregnan Golf Academy, and hiking trails 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 **4,503** 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

BOARD REPORT

PG. 7 NO. 22-257

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 three (3) 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:

- Griffith Park Boys Camp—Building Improvements (PRJ21196 PRJ21372) Project
- Griffith Park Girls Camp – Camp Refurbishment (PRJ21197) (PRJ21373) Project
- Griffith Park Fern Dell - Trails Cafe Renovations (PRJ21482) Project

There are nine (9) 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:

- Barnsdall Park – New Restroom (PRJ21125) Project
- Hollywood Recreation Center – Modern Gymnasium (PRJ21112) (PRJ21441) Project
- Las Palmas Senior Citizen Center – Facility Renovation (PRJ21175) (PRJ21176) Project
- Hollywood Recreation Center - New Synthetic Field Project
- Griffith Park Commonwealth Nursery Project-- Horticultural Learning Center (Phase 2) (PRJ21189) Project
- Griffith Park Bronson Canyon - Playground Replacement (PRJ21206) Project
- Griffith Park Bronson Canyon - New Restroom (PRJ21207) Project
- Griffith Park Crystal Springs - Crystal Springs Ballfield Project (PRJ20787) (PRJ21237)
- Griffith Park Plunge Pool and Bathhouse - Pool and Bathhouse Renovation (PRJ21236 PRJ20271) Project

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as the majority of the apartment units will likely qualify for an exemption from the Park Fee and there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

BOARD REPORT

PG. 8 NO. 22-257

FISCAL IMPACT

The potential Fiscal Impact to 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 Ajmal Noorzayee, Management Analyst, Planning, Maintenance and Construction Branch.

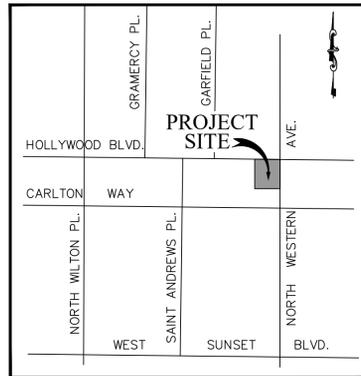
LIST OF ATTACHMENTS

- 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

VESTING TENTATIVE TRACT MAP No. 083376

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR MERGER AND RESUBDIVISION FOR TWO (2) MASTER LOTS (A AND B) AND FOUR (4) AIR SPACE LOTS (C THRU F)
FOR MIXED-USE CONVERSION PURPOSES



TB GUIDE PG 593, H-4
VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 5544-025-032, 5544-025-037)

PARCEL A OF PARCEL MAP L.A. NO. 2093, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 31, PAGE 73 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL A, SAID CORNER BEING AT THE INTERSECTION OF THE WESTERLY LINE OF WESTERN AVENUE, 92.00 FEET WIDE, WITH THE SOUTHERLY LINE OF HOLLYWOOD BOULEVARD, 90.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID WESTERLY LINE, S00°11'30"E 167.77 FEET; THENCE LEAVING SAID WESTERLY LINE, S89°39'17"W 114.00 FEET TO THE EASTERLY LINE OF PARCEL B, AS SHOWN ON SAID TRACT; THENCE ALONG SAID EASTERLY LINE N00°11'28"W 167.77 FEET TO SAID SOUTHERLY LINE OF HOLLYWOOD BOULEVARD; THENCE ALONG SAID SOUTHERLY LINE, N89°39'10"E 114.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL PURSUANT CERTIFICATE OF COMPLIANCE FOR A LOT-LINE ADJUSTMENT RECORDED FEBRUARY 28, 2019 AS INSTRUMENT NO. 20190179136 OF OFFICIAL RECORDS.

TOGETHER WITH ANY RIGHTS CONTAINED IN THAT CERTAIN PARKING LEASE AGREEMENT RECORDED AUGUST 29, 2016, AS INSTRUMENT NO. 20161025159 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

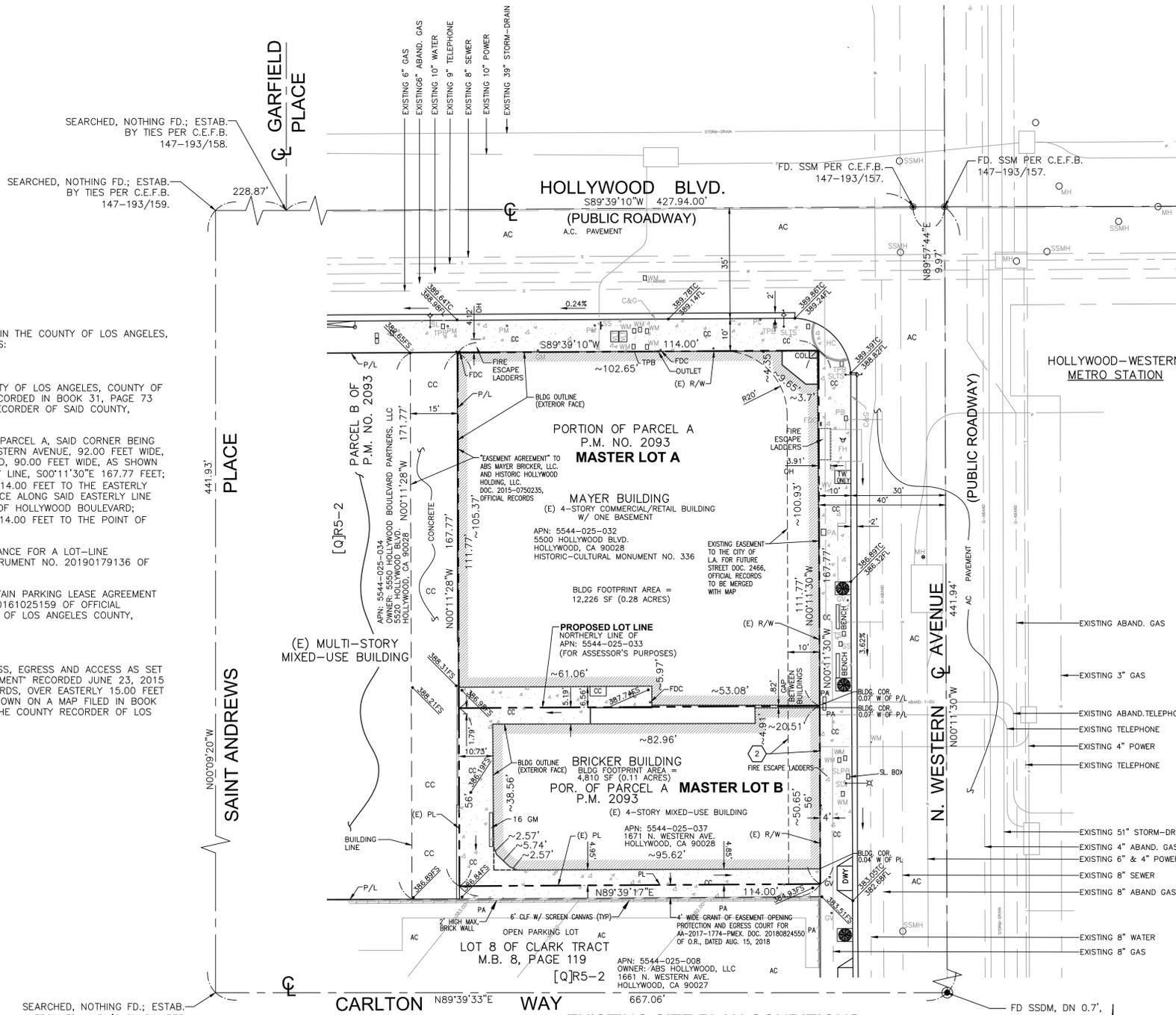
PARCEL 2: (APN: 5544-025-035(PTN))

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN INGRESS, EGRESS AND ACCESS AS SET FORTH IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED JUNE 23, 2015 AS INSTRUMENT NO. 20150750235 OF OFFICIAL RECORDS, OVER EASTERLY 15.00 FEET OF PARCEL B OF PARCEL MAP L.A. NO. 2093, AS SHOWN ON A MAP FILED IN BOOK 31, PAGE 73 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

APN: 5544-025-032 & 5544-025-037

LEGEND & SYMBOLS:

- ABD UNABANDONED
- AC ASPHALTIC CONCRETE
- BLDG BUILDING
- BW BACK OF WALK
- CC CONCRETE CONCRETE
- COR CORNER
- CR CURB RAMP
- C&G CURB & GUTTER
- DWY DRIVEWAY
- (E), EXIST EXISTING
- FL FLOW LINE
- G GAS LINE
- GM GAS METER
- HC HANDICAP RAMP
- MH MANHOLE
- PB PULL BOX
- PKMTR PARKING METER
- PL PROPERTY LINE
- PP POWER POLE
- P/W RIGHT-OF-WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- S&W SPIKE & WASHER
- T TELEPHONE LINE
- TC TOP OF CURB
- TS TRAFFIC SIGN
- TW TREE WELL
- W WATER LINE
- WM WATER METER
- SL STREET LIGHT
- SSMH SEWER MANHOLE
- FLOW LINE DIRECTION (SLOPE)
- 000.00 EXISTING SURFACE ELEVATION
- PROPERTY LINE
- - - LOT LINE
- ▨ EXISTING BUILDING
- STREET LIGHT



PROPOSED PROJECT DESCRIPTION:

THE PROPOSED VESTING TENTATIVE TRACT MAP (VTTM) SUBDIVISION IS TWO (2) MASTER LOTS AND FOUR (4) AIR-SPACE LOTS MIXED-USE AFFORDABLE HOUSING CONVERSION PROJECT LOCATED AT 5500-5510 W. HOLLYWOOD BOULEVARD AND 1675-1683 N. WESTERN AVENUE IN THE CITY OF LOS ANGELES, CALIFORNIA.

THE PROPOSED TWO (2) MASTER LOTS AND FOUR (4) AIR SPACE LOTS SUBDIVISION IS DESCRIBED AS FOLLOWS:

MASTER LOT A AND AIR-SPACE LOT C, D, AND F LOCATED AT 5500-5510 HOLLYWOOD BLVD. PROPOSES THE CONVERSION, UNDER THE ADAPTIVE REUSE ORDINANCE, OF THE EXISTING HISTORICAL BUILDING, LOUIS B. MAYER, NAMED "THE MAYER BUILDING", INTO A MIXED-USE DEVELOPMENT PROJECT CONSISTING OF 79 AFFORDABLE RESIDENTIAL UNITS AND APPROXIMATELY 10,052 SF OF COMMERCIAL USE. THE PROPOSED AIR SPACE MIXED USE CONVERSION SUBDIVISION IS PURSUANT TO AB 1763 AND SB 35 STREAMLINED MINISTERIAL APPROVAL. HAS BEEN APPROVED BY THE CITY OF LOS ANGELES.

MASTER LOT B AND AIR-SPACE LOT E LOCATED AT 1675-1683 WESTERN AVENUE PROPOSES, UNDER THE ADAPTIVE REUSE ORDINANCE FOR THE HOLLYWOOD COMMUNITY REDEVELOPMENT PROJECT AREAS, THE CONVERSION OF A HISTORIC PRESERVATION BUILDING, NAMED "THE BRICKER BUILDING" INTO A MIXED-USE PROJECT CONSISTING OF AIR-SPACE LOT E WITH A RETAIL/COMMERCIAL AREA OF APPROXIMATELY 4,810 SF (ROOM AREA) ON THE GROUND FLOOR. THE PROPOSED MIXED-USE AIR SPACE LOT E CONVERSION SUBDIVISION WILL MAINTAIN THE EXISTING THREE (3) UPPER FLOOR LEVELS OF CURRENTLY AFFORDABLE APARTMENTS (TOTAL 16 UNITS).

EXISTING SITES GENERAL NOTES:

- | | |
|--|--|
| <p>MAYER BUILDING</p> <ol style="list-style-type: none"> SITE ADDRESS: 5500 W. HOLLYWOOD BLVD. LOS ANGELES, CA 90028 APN: 5544-025-032 EXISTING ZONING: [Q] R5-2 EXISTING SETBACKS: NO FRONT, SIDE, AND PARTIAL REAR YARD (61.06'x6.56') EXISTING SITE LOT AREA: 12,742 SF/0.292 AC GROSS AREA (TO STREET CL): 27,732 SF/0.63 AC GENERAL PLAN USE: MIXED USE-RETAIL SPACE AND HIGH DENSITY RESIDENTIAL COMMUNITY PLAN AREA: HOLLYWOOD SPECIFIC PLAN AREA: VERMONT/WESTERN STATION N.A.P. NEIGHBORHOOD COUNCIL: HOLLYWOOD STUDIO DISTRICT COUNCIL DISTRICT CD-13 (MITCH O'FARRELL) ALL EXISTING PUBLIC UTILITIES AND PROPOSED UTILITY CONNECTIONS SERVING THE EXISTING BUILDING WILL BE ENTERING FROM N. WESTERN AVENUE AND HOLLYWOOD BOULEVARD. ADJACENT LAND USE: [Q] R5-2 (WEST AND SOUTH). SITE LOCATED ON ADAPTIVE REUSE INCENTIVE AREAS. BUILDING SITE DRAINS TOWARD HOLLYWOOD BLVD. AND WESTERN AVENUE. FLOOD ZONE: THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO. 06037C1610F BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. PUBLIC UTILITIES SHOWN ON THIS PLAN ARE PER CITY OF L.A. RECORDS. NOT IN A HILLSIDE GRADING AREA. NOT IN A GEOLOGIC/FLOOD/SPECIAL HAZARD AREA. THERE ARE NO WELLS ON THE SITE. THERE ARE NO TREE(S) AND/OR PROTECTIVE SPECIES ON THIS SITE. | <p>BRICKER BUILDING</p> <ol style="list-style-type: none"> SITE ADDRESS: 1671 N. WESTERN AVENUE LOS ANGELES, CA 90028 APN: 5544-025-037 EXISTING ZONING: [Q] R5-2 EXISTING SETBACKS: NO FRONT, SIDE (PARTIAL ON NORTH 5.19', AND 4.90' ON SOUTH), AND REAR YARD (10.73') EXISTING SITE LOT AREA: 6,384 SF/0.146 AC GROSS AREA (TO STREET CL): 8,624 SF (0.198 AC) GENERAL PLAN USE: MIXED USE-RETAIL SPACE AND HIGH DENSITY RESIDENTIAL COMMUNITY PLAN AREA: HOLLYWOOD SPECIFIC PLAN AREA: VERMONT/WESTERN STATION N.A.P. NEIGHBORHOOD COUNCIL: HOLLYWOOD STUDIO DISTRICT COUNCIL DISTRICT CD-13 (MITCH O'FARRELL) ALL EXISTING PUBLIC UTILITIES AND PROPOSED UTILITY CONNECTIONS SERVING THE EXISTING BUILDING ARE ENTERING FROM N. WESTERN AVENUE. ADJACENT LAND USE: [Q] R5-2 (WEST AND SOUTH). SITE LOCATED ON ADAPTIVE REUSE INCENTIVE AREAS. BUILDING SITE DRAINS TOWARD WESTERN AVENUE. FLOOD ZONE: THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO. 06037C1610F BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. PUBLIC UTILITIES SHOWN ON THIS PLAN ARE PER CITY OF L.A. RECORDS. NOT IN A HILLSIDE GRADING AREA. NOT IN A GEOLOGIC/FLOOD/SPECIAL HAZARD AREA. THERE ARE NO WELLS ON THE SITE. THERE ARE NO TREE(S) AND/OR PROTECTIVE SPECIES ON THIS SITE. CITY OF LA-DBS PERMIT NO. 16016-10000-19387 WILL BE IMPLEMENTED FOR THE INSTALLATION OF THE SIX (6) KITCHENS AND MARKET AREA WITHIN THE GROUND FLOOR LEVEL. |
|--|--|

CITY OF LOS ANGELES MAP/PLAN REFERENCES:

CLARK TRACT MB 8-119	PLANS & PROFILES:	12187	12402	26284	29354
DUNNING TRACT MB 9-100		12311	12320	13144	101012
IRVING TRACT MB 17-18/19		21703	12186		
PARCEL MAP L.A. NO. 2093, P.M. 31/73		12309	101238		
STREET DEDICATION#:		D-30784	D-12116	D-25249	
CE 19-44		B-884	B-11407	B-11035	
		P-7111	P-27539		
SEWER MAP INDEX: S-469					
SEWER WYE MAP: 4727-5					
SUBSTRUCTURE INDEX:					
SUB-365-07, 10, 15, 18					
DISTRICT MAP: 148-5A193					

BENCH MARK:

CUT SPIKE IN W CURB WESTERN AVE 11FT N OF CARLTON WAY N END CB
ELEVATION = 377.04 YEAR 1985
CITY OF LOS ANGELES BENCH MARK I.D. NO. 21650
DATUM: NVD 1929

RECORDED OWNER'S INFORMATION:

ABS MAYER BRICKER, LLC
5500 W. HOLLYWOOD BOULEVARD, 4TH FLOOR, WEST WING
LOS ANGELES, CA. 90028
ATT: SAMIR SRIVASTAVA

APPLICANT'S INFORMATION:

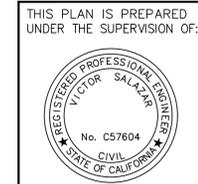
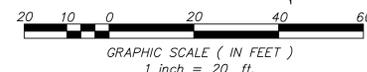
ABS PROPERTIES, LLC
5500 W. HOLLYWOOD BOULEVARD, 4TH FLOOR, WEST WING
LOS ANGELES, CA. 90028
ATT: SAMIR SRIVASTAVA

BASIS OF BEARINGS:

THE BEARING OF N 00°11'30" W ON WESTERN AVENUE CENTERLINE AS SHOWN IN CLARK TRACT, M.B. 8, PAGE 119, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EXISTING SITE PLAN CONDITIONS

FD SSDM, DN 0.7', PER C.E.F.B.147-193/127, FITS FD. TIES PER SAID FIELD BOOK



LAND DESIGN CONSULTANTS INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016
Ph: (626) 578-7000 Fax: (626) 578-7373

FOR MERGER AND RESUBDIVISION FOR TWO (2) MASTER LOTS AND FOUR (4) AIR SPACE LOTS FOR MIXED-USE PURPOSES
IN THE CITY OF LOS ANGELES OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

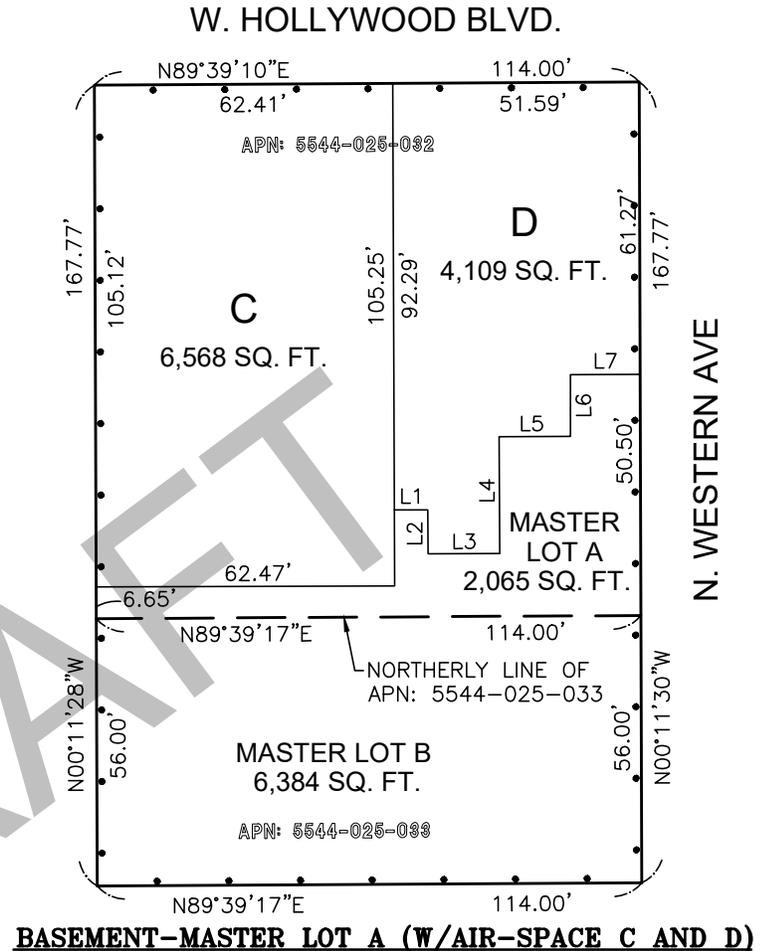
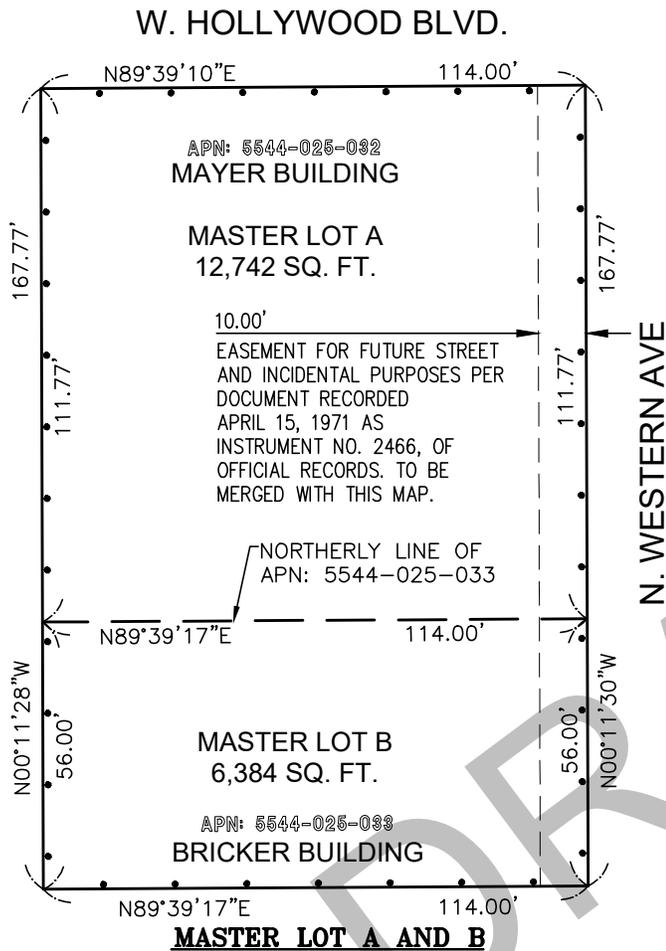
SUBDIVIDER
ABS PROPERTIES, LLC
5500 W. HOLLYWOOD BOULEVARD, 4TH FLOOR, WEST WING
LOS ANGELES, CA 90028, Phone: (323) 464-7853

DESIGNED BY:	DATE:	SCALE:	REVIEWED BY:	Proj. No. 05015-833
NB	AUGUST 11, 2022	AS SHOWN	VS	SHEET 1 OF 4

VICTOR SALAZAR
R.C.E. NO. C57604
DATE 08/11/2022

SCALE 1"=40'

EXHIBIT MASTER LOT A AND B - PLAN VIEW



LOT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.00'	N89°46'32"E
L2	9.20'	N00°13'27"W
L3	15.00'	N89°46'32"E
L4	24.42'	N00°13' 27"W
L5	14.95'	N89°46'32"E
L6	12.96'	N00°13'27"W
L7	14.60'	N89°46'32"E

AIR SPACE LOT SUMMARY

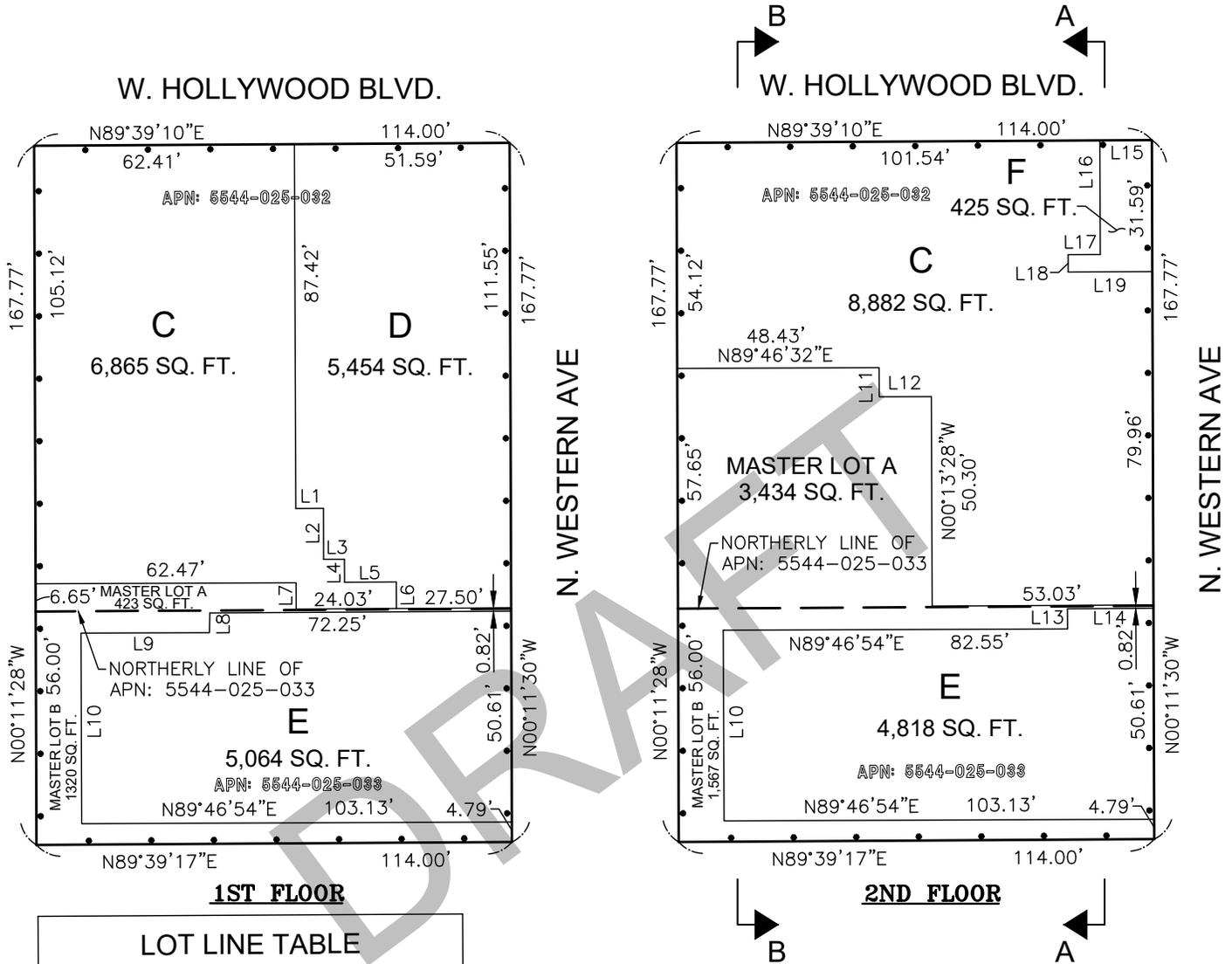
LOT A MASTER LOT A
 LOT B MASTER LOT B
 LOT C RESIDENTIAL
 LOT D COMMERCIAL



INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE 1"=40'

EXHIBIT AIR SPACE LOTS - PLAN VIEW



1ST FLOOR

2ND FLOOR

LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	6.61'	N89°46'54"E
L2	12.24'	N00°13'27"W
L3	5.00'	N89°46'54"E
L4	5.50'	N00°13' 27"W
L5	12.42'	N89°46'54"E
L6	6.34'	N00°13'27"W
L7	6.29'	N00°13'28"W
L8	4.72'	N00°53'31"E
L9	30.81'	N89°46'54"E
L10	45.74'	N00°13'06"W
L11	7.00'	N00°13'27"W
L12	12.51'	N89°46'32"E
L13	4.83'	N00°23'43"W

LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L14	20.61'	N89°39'17"E
L15	12.46'	N89°39'10"E
L16	27.41'	N00°13'28"E
L17	7.71'	N89°46'32"E
L18	4.16'	N00°11'30"W
L19	20.16'	N89°46'32"E

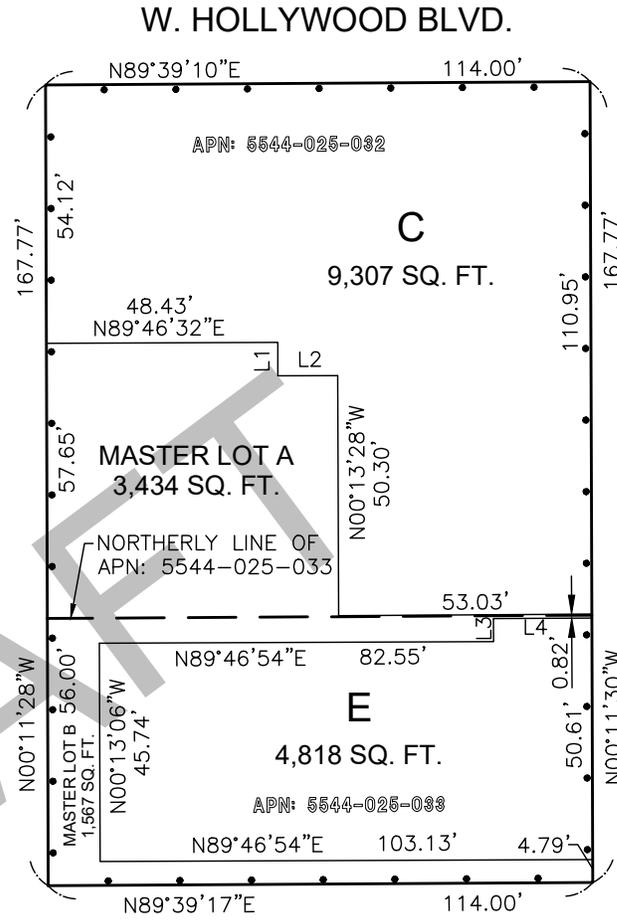
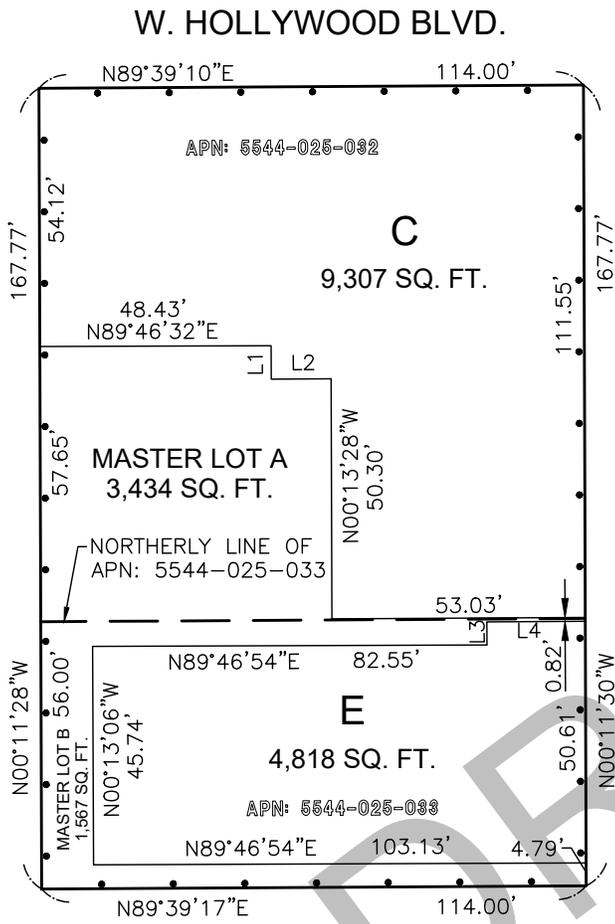
AIR SPACE LOT SUMMARY

- LOT A MASTER LOT A
- LOT B MASTER LOT B
- LOT C RESIDENTIAL
- LOT D COMMERCIAL
- LOT E MIXED USE
- LOT F COMMERCIAL

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE 1"=40'

EXHIBIT AIR SPACE LOTS - PLAN VIEW



LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	7.00'	N00°13'27"W
L2	12.51'	N89°46'32"E
L3	4.83'	N00°23'43"W
L4	20.61'	N89°39'17"E

AIR SPACE LOT SUMMARY

- LOT A MASTER LOT A
- LOT B MASTER LOT B
- LOT C RESIDENTIAL
- LOT E MIXED USE



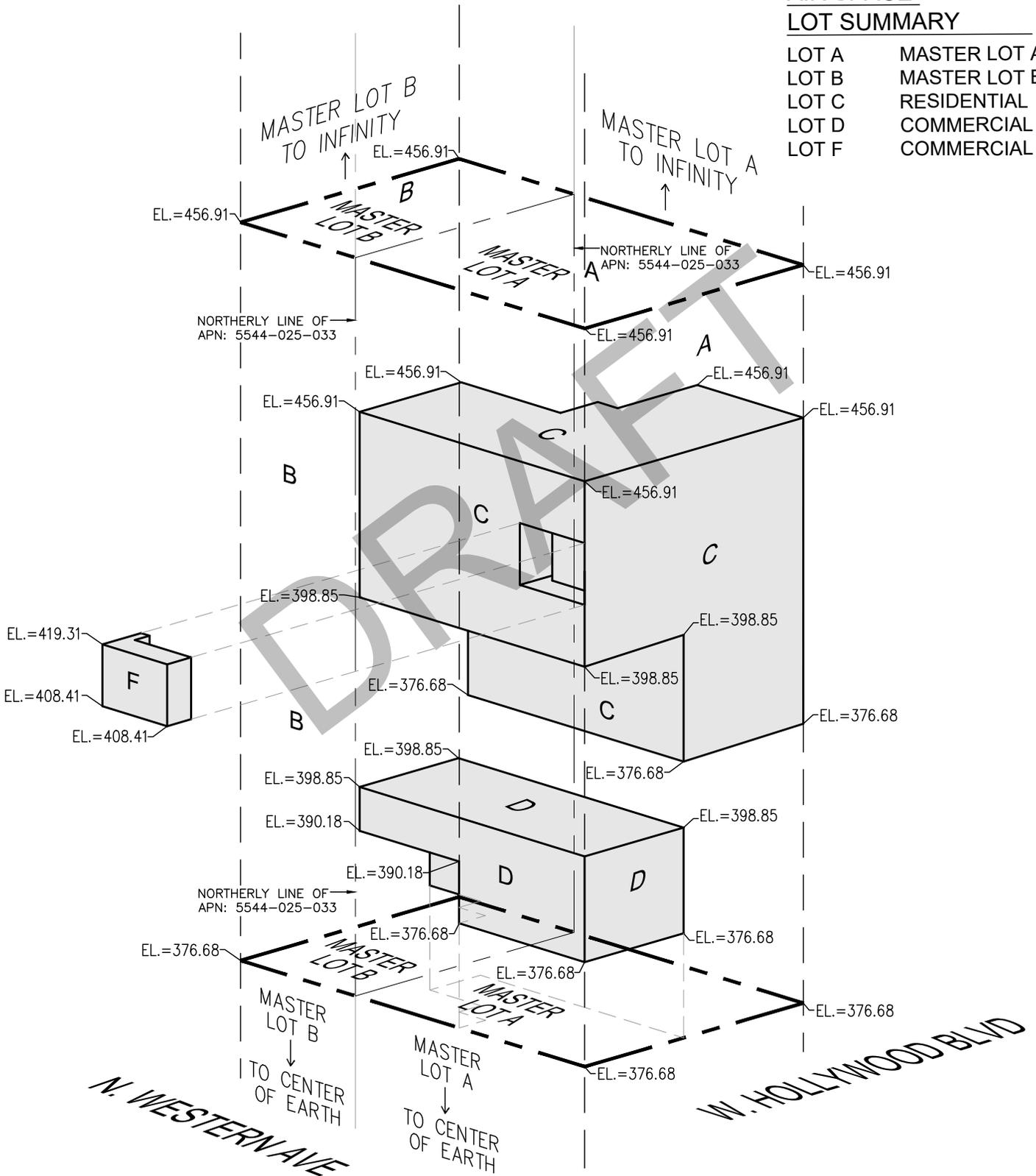
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE = N.T.S.

EXHIBIT AIR SPACE LOTS (MAYER BUILDING) - SOUTHWEST ISOMETRIC VIEW

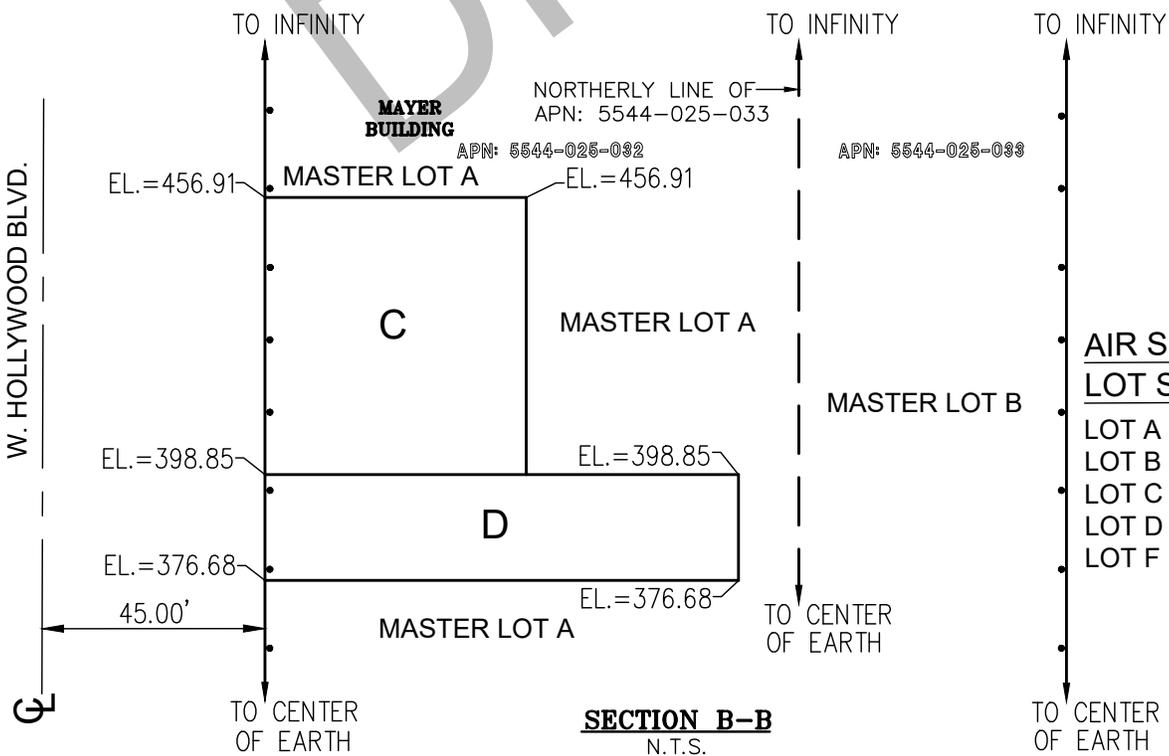
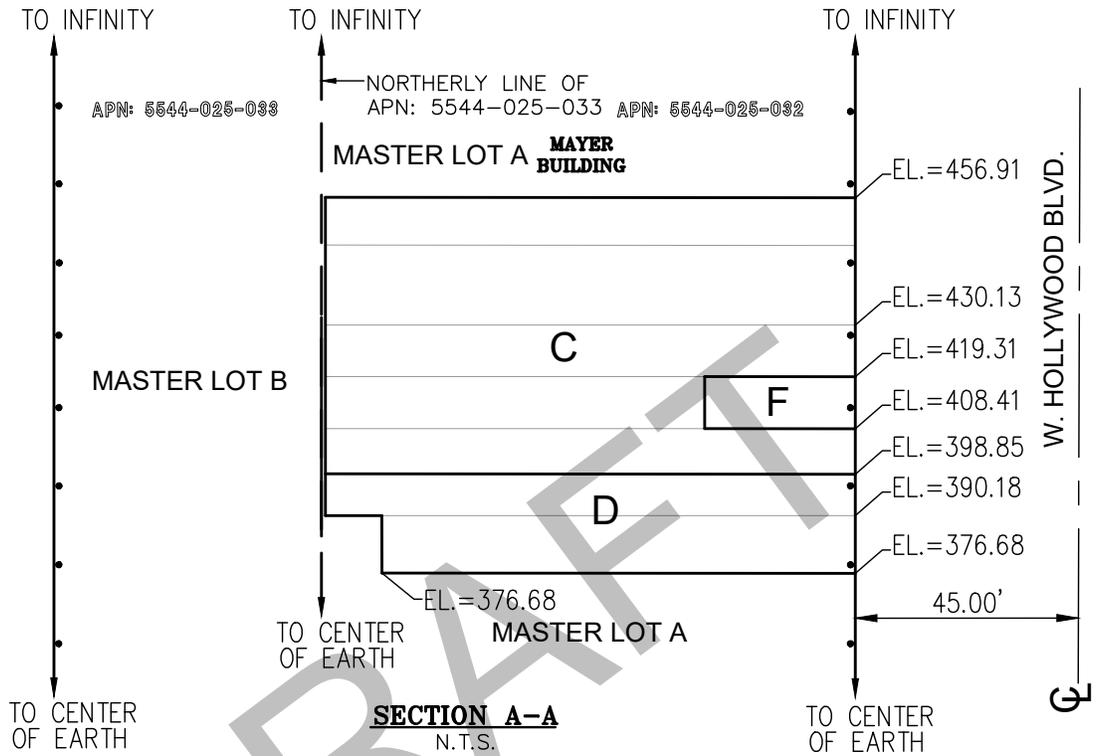
AIR SPACE LOT SUMMARY

LOT A	MASTER LOT A
LOT B	MASTER LOT B
LOT C	RESIDENTIAL
LOT D	COMMERCIAL
LOT F	COMMERCIAL



SCALE = N.T.S.

EXHIBIT AIR SPACE LOTS (MAYER BUILDING) - SECTION VIEW



AIR SPACE LOT SUMMARY

LOT A	MASTER LOT
LOT B	MASTER LOT
LOT C	RESIDENTIAL
LOT D	COMMERCIAL
LOT F	COMMERCIAL

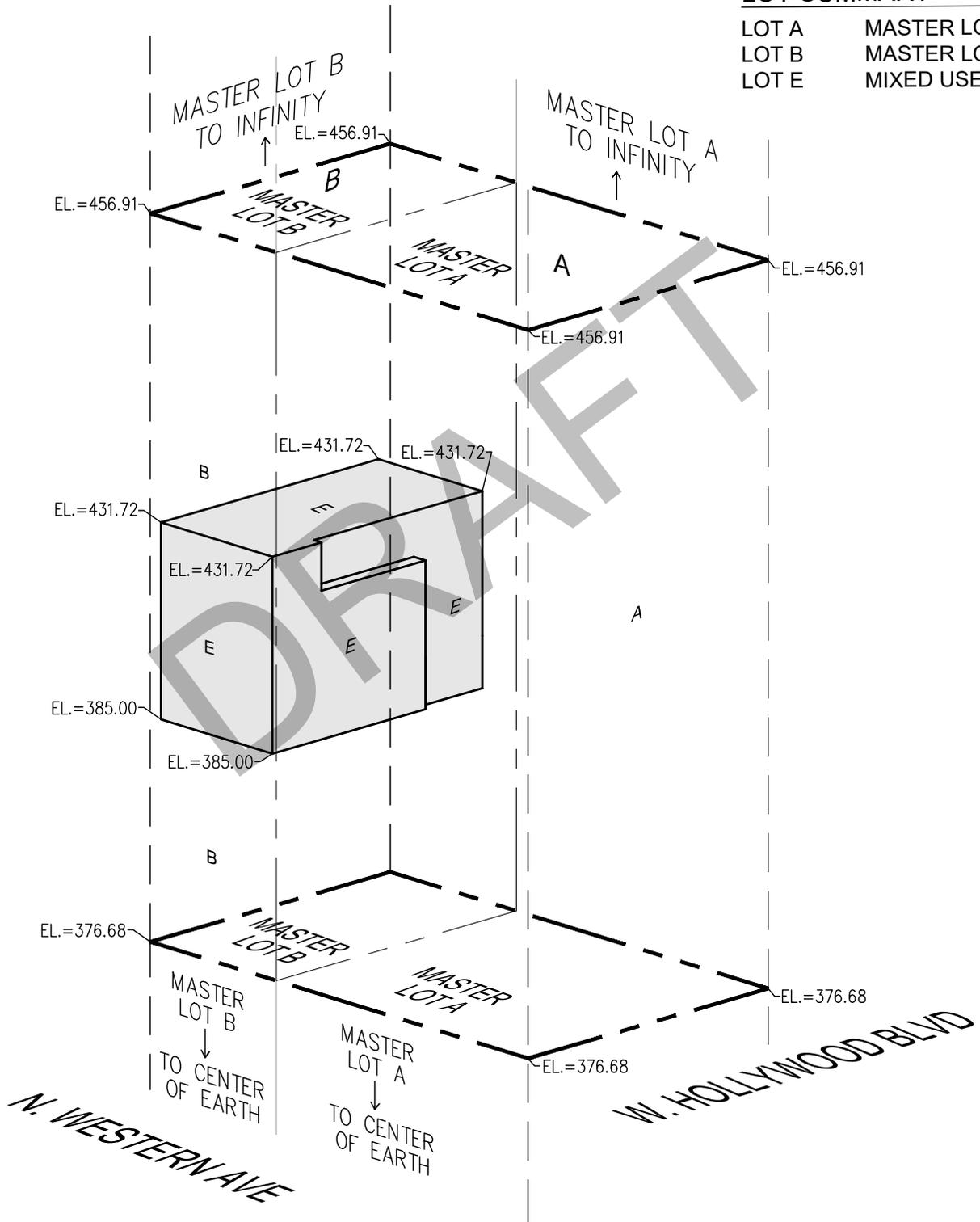
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE = N.T.S.

EXHIBIT AIR SPACE LOTS (BRICKER BUILDING) - SOUTHWEST ISOMETRIC VIEW

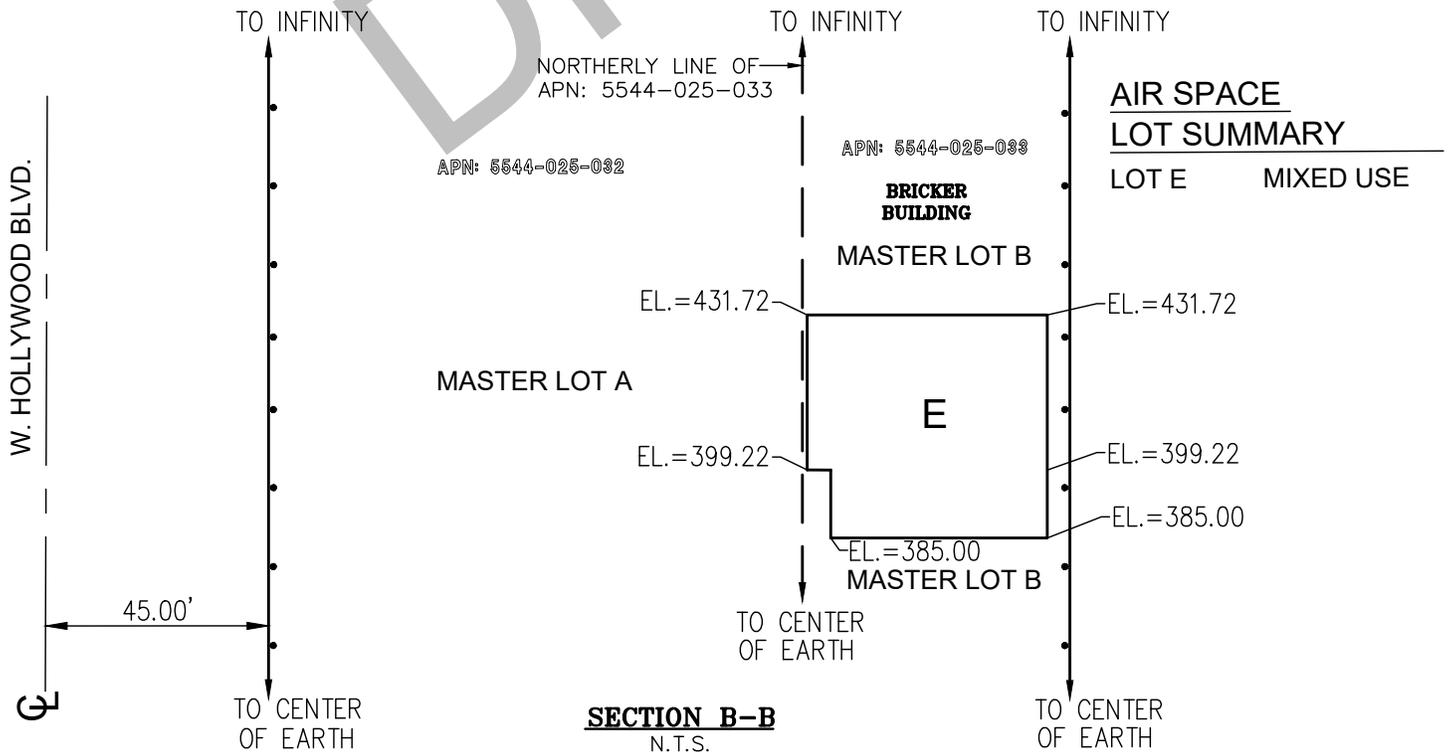
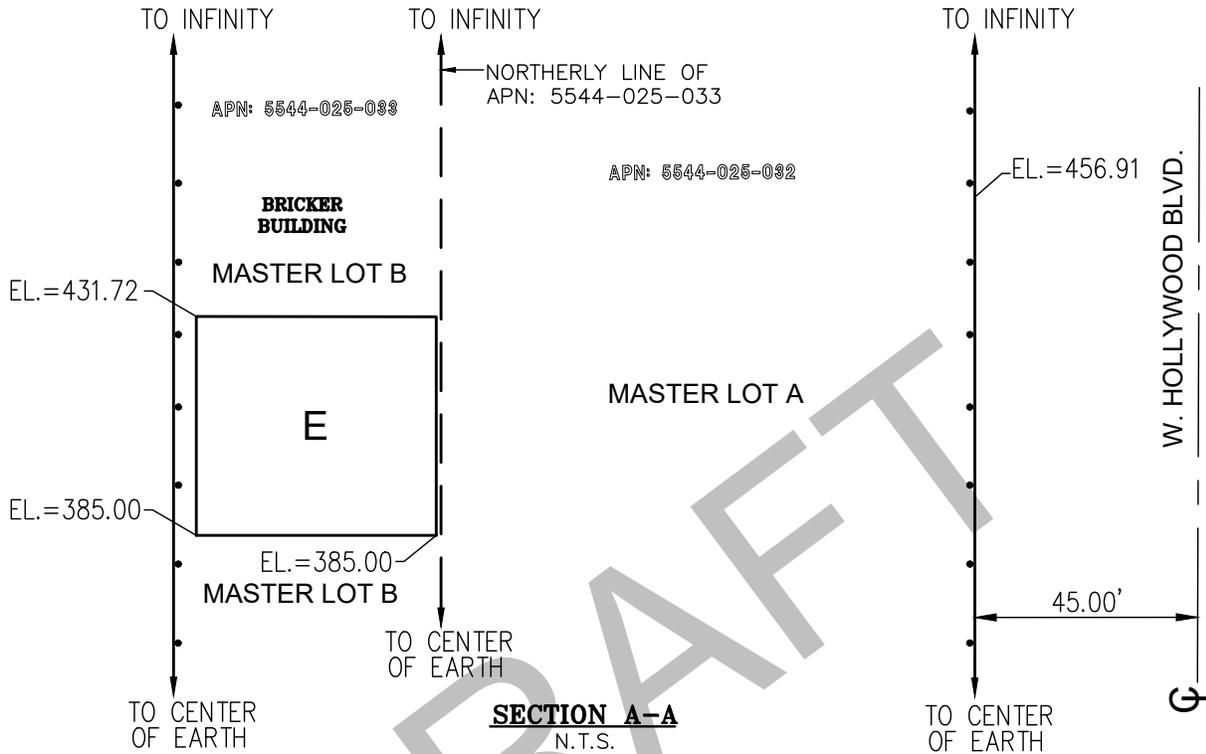
AIR SPACE LOT SUMMARY

LOT A	MASTER LOT A
LOT B	MASTER LOT B
LOT E	MIXED USE



SCALE = N.T.S.

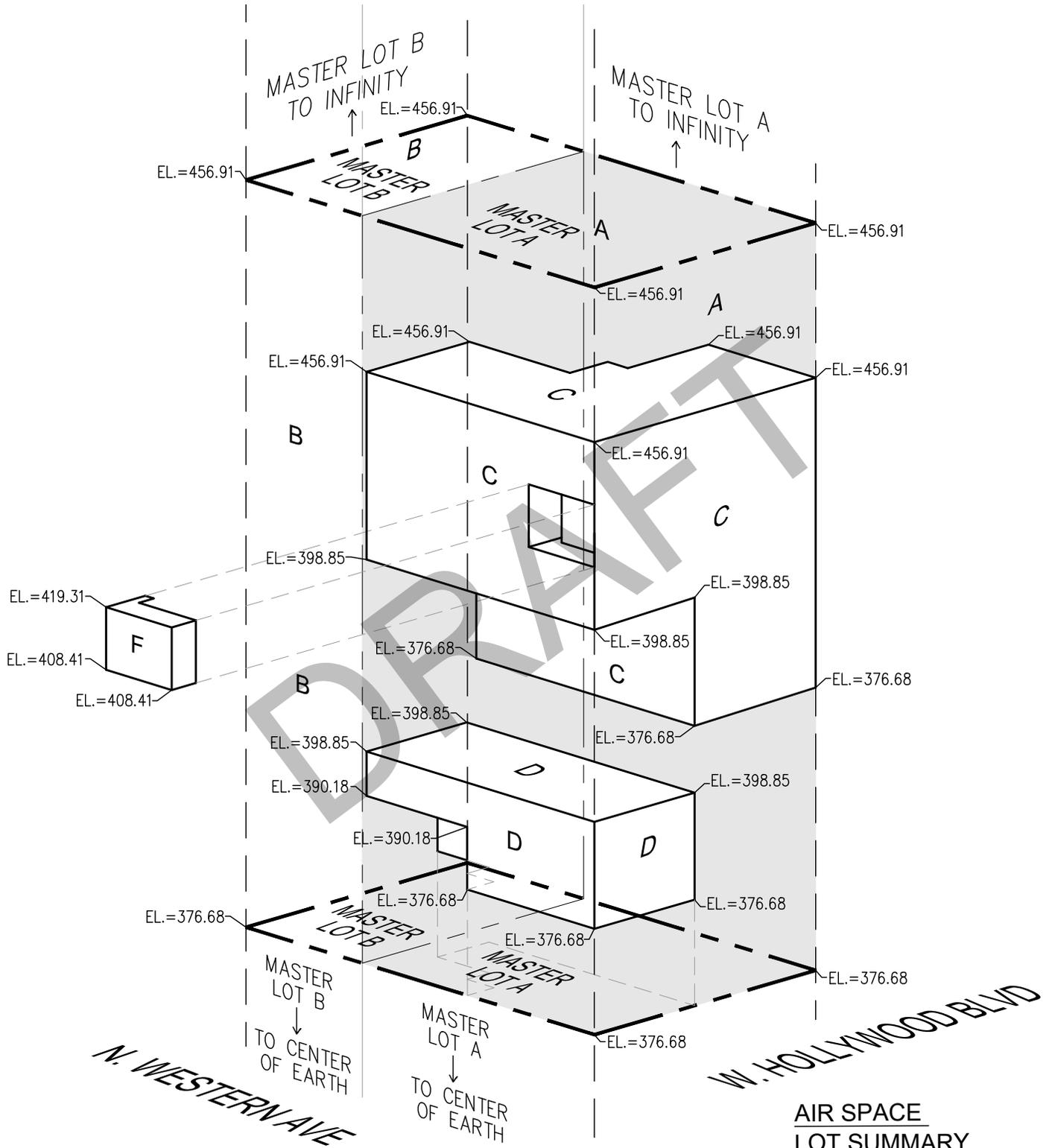
EXHIBIT AIR SPACE LOTS (BRICKER BUILDING) - SECTION VIEW



INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE = N.T.S.

EXHIBIT MASTER LOT A - SOUTHWEST ISOMETRIC VIEW



AIR SPACE LOT SUMMARY

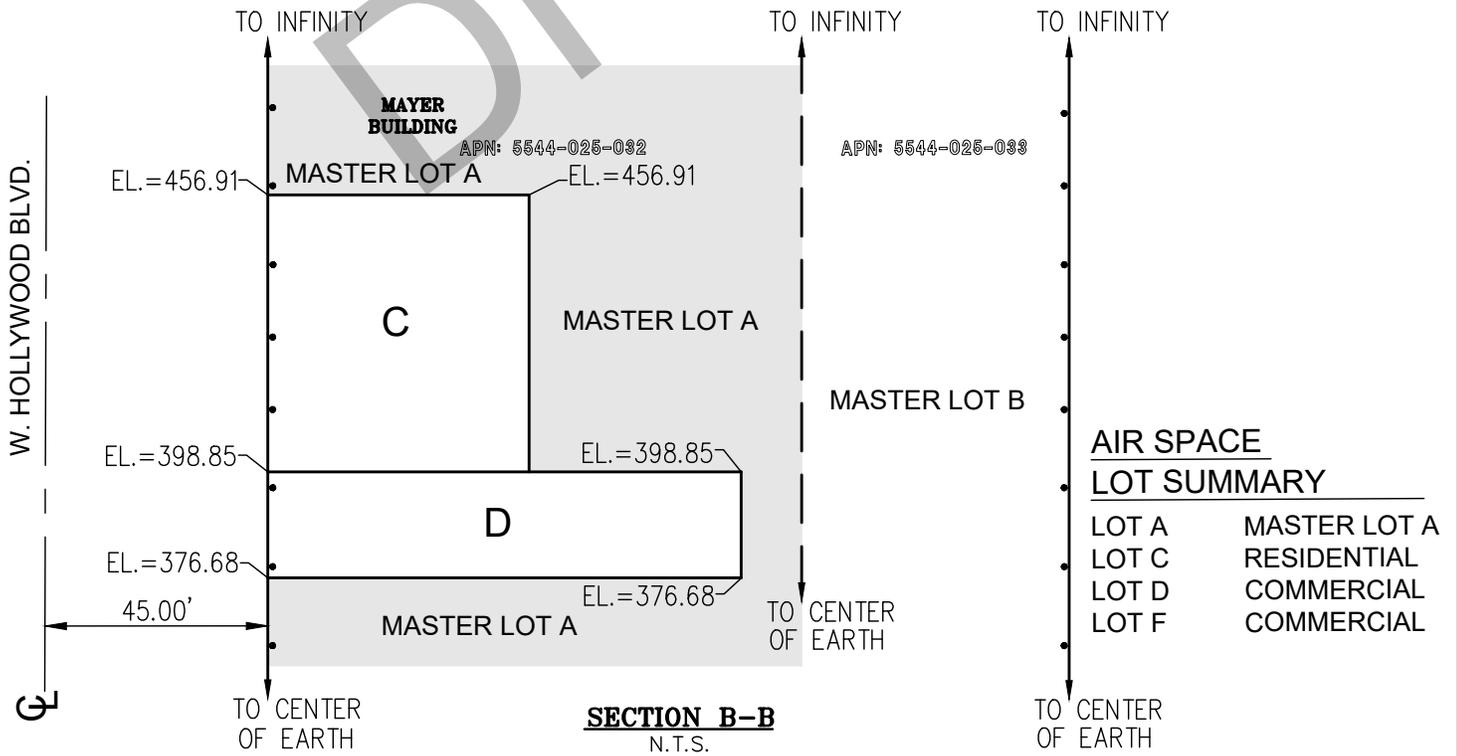
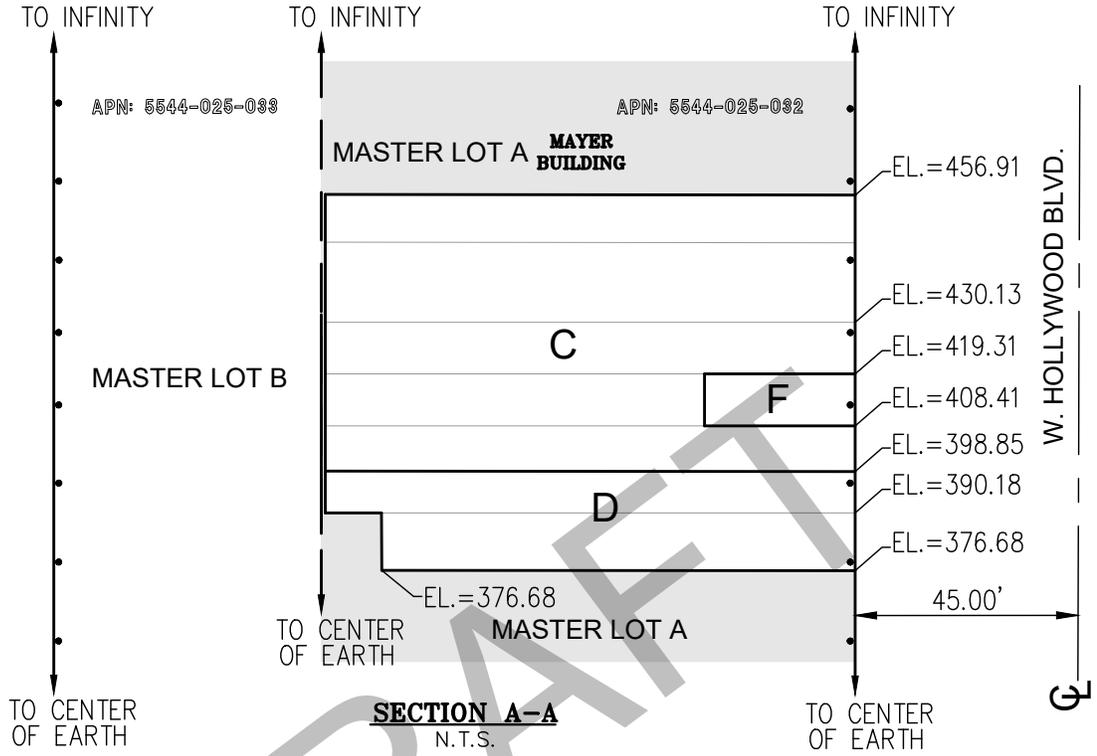
LOT A	MASTER LOT A
LOT B	MASTER LOT B
LOT C	RESIDENTIAL
LOT D	COMMERCIAL
LOT F	COMMERCIAL

BENCHMARK:

THE ELEVATIONS SHOWN ON THIS EXHIBIT ARE BASED ON THE CITY OF LOS ANGELES B.M. I.D. NO. 21650, WHICH IS A BENCHMARK DESCRIBED AS A "CUT SPIKE IN W CURB WESTERN AVE 11FT N OF CARLTON WAY N END CB" ELEVATION = 377.04 FEET, DATUM = NGVD 1929

SCALE = N.T.S.

EXHIBIT MASTER LOT A - SECTION VIEW



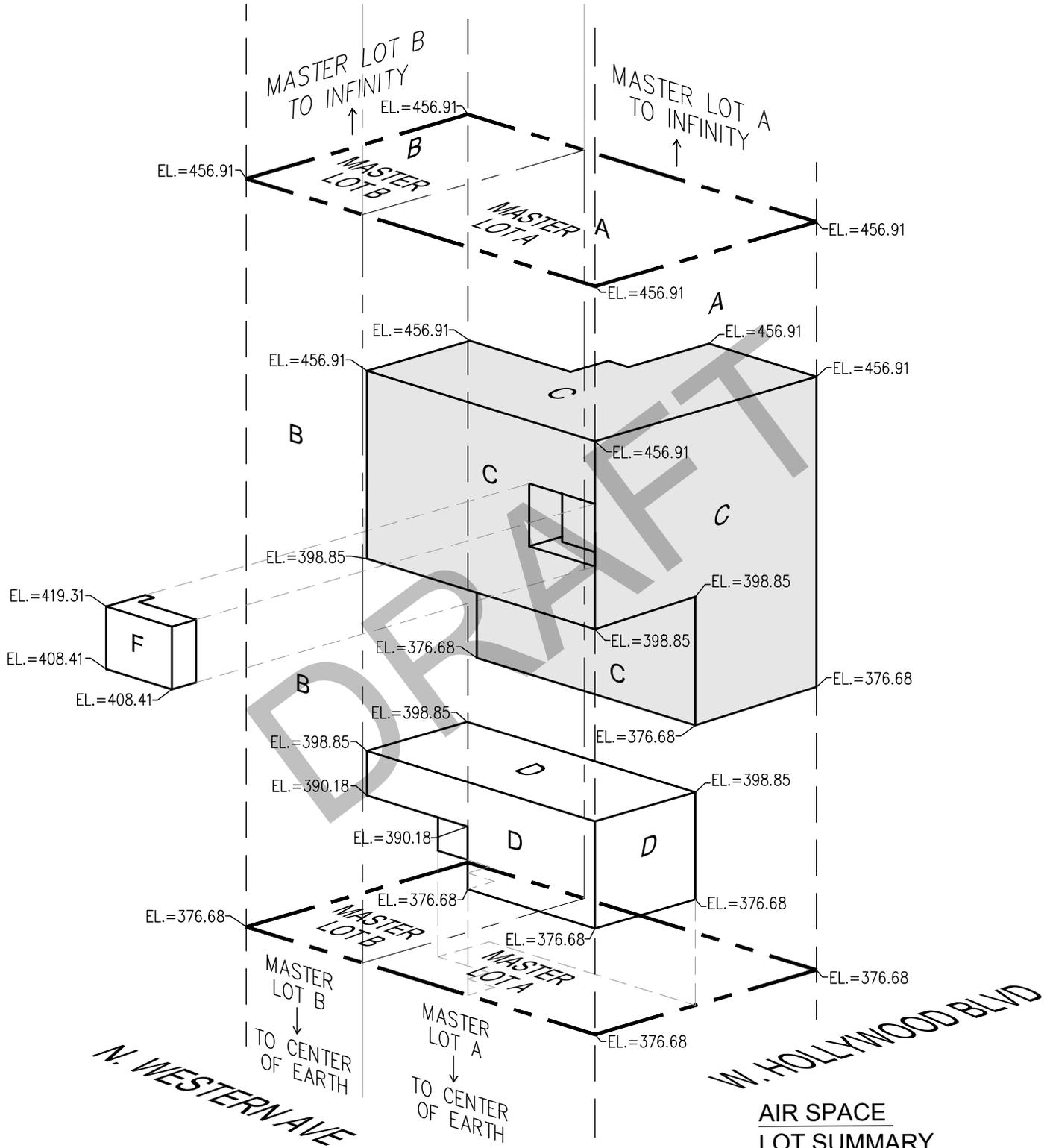
AIR SPACE
LOT SUMMARY

LOT A	MASTER LOT A
LOT C	RESIDENTIAL
LOT D	COMMERCIAL
LOT F	COMMERCIAL

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE = N.T.S.

EXHIBIT LOT "C" - SOUTHWEST ISOMETRIC VIEW



AIR SPACE LOT SUMMARY

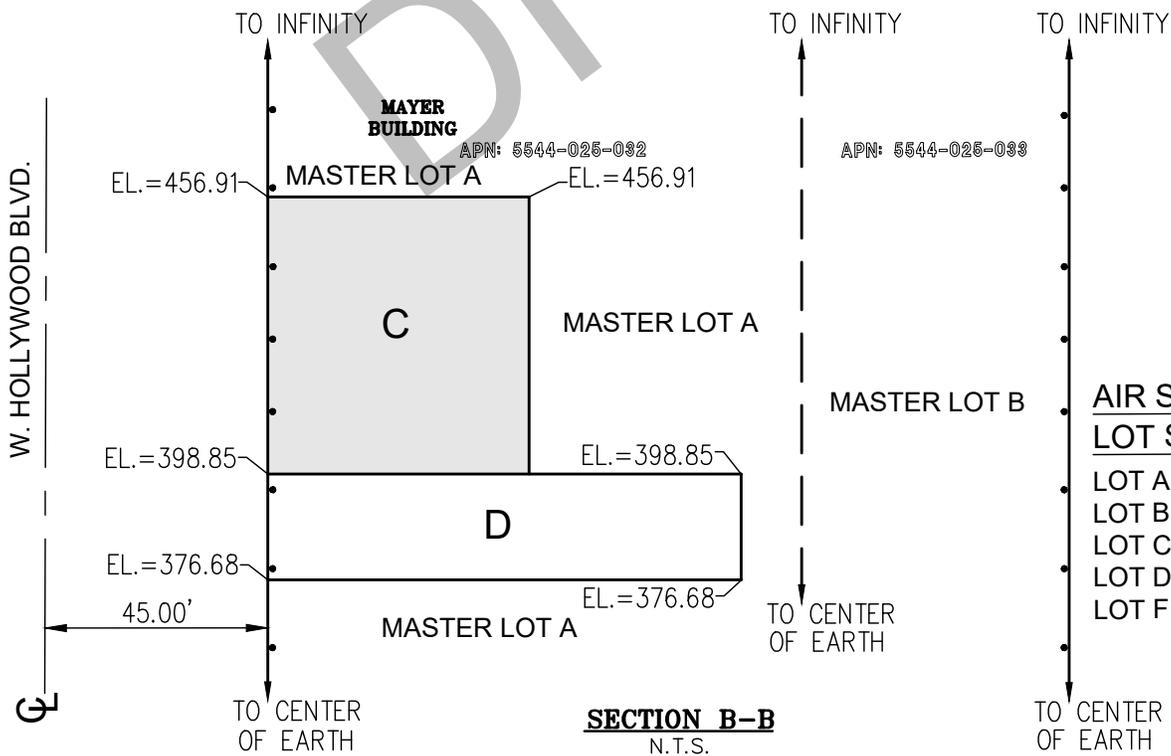
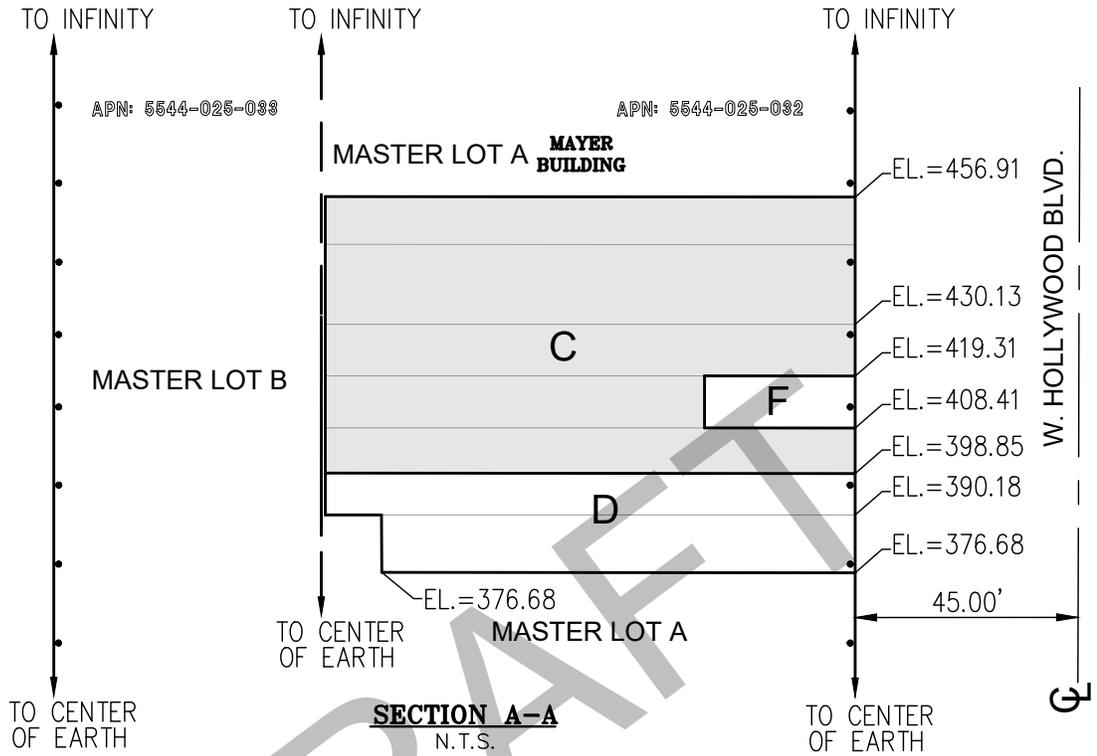
LOT A	MASTER LOT A
LOT B	MASTER LOT B
LOT C	RESIDENTIAL
LOT D	COMMERCIAL
LOT F	COMMERCIAL

BENCHMARK:

THE ELEVATIONS SHOWN ON THIS EXHIBIT ARE BASED ON THE CITY OF LOS ANGELES B.M. I.D. NO. 21650, WHICH IS A BENCHMARK DESCRIBED AS A "CUT SPIKE IN W CURB WESTERN AVE 11FT N OF CARLTON WAY N END CB" ELEVATION = 377.04 FEET, DATUM = NGVD 1929

SCALE = N.T.S.

EXHIBIT LOT "C" - SECTION VIEW



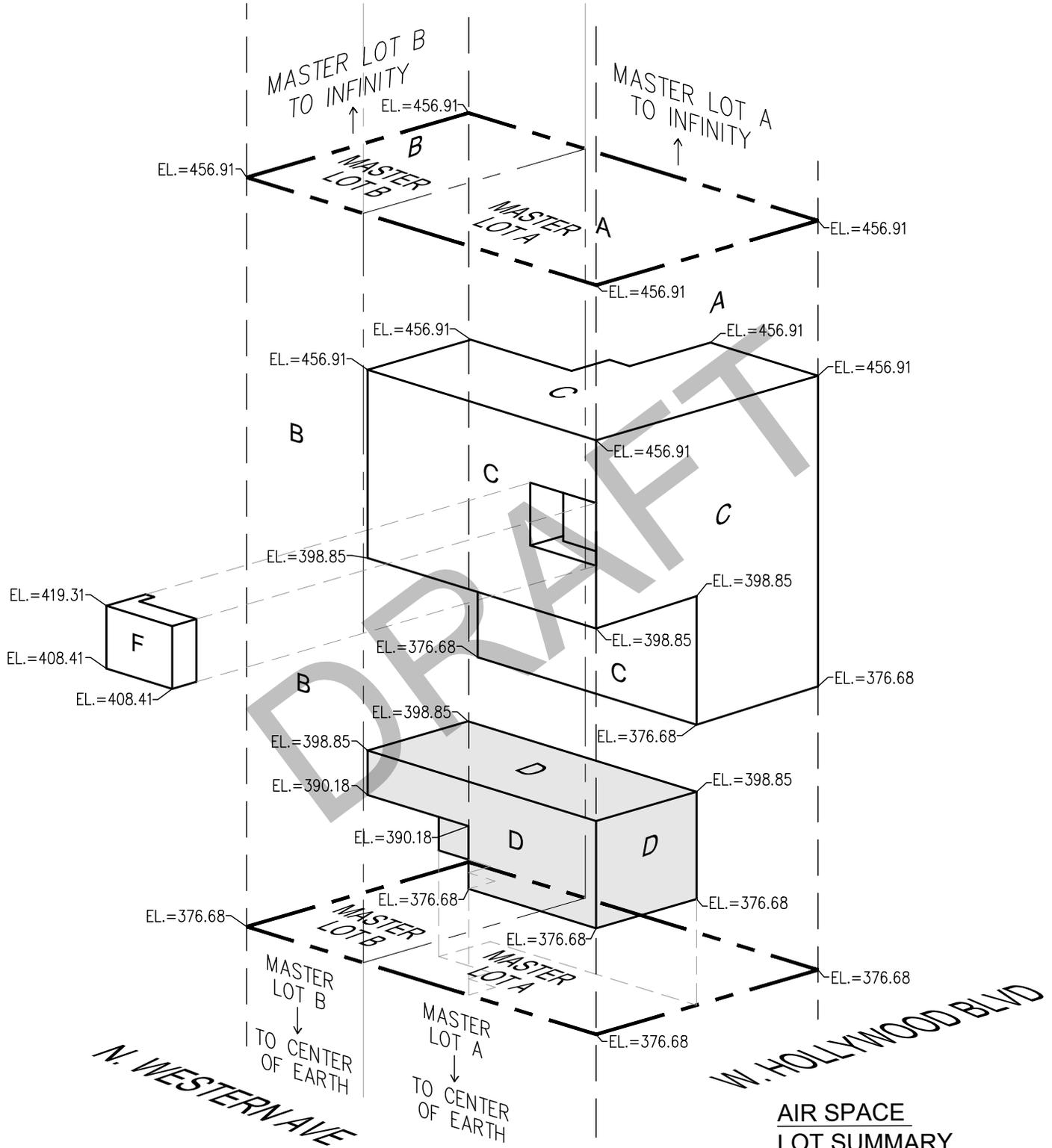
AIR SPACE LOT SUMMARY

LOT A	MASTER LOT A
LOT B	MASTER LOT B
LOT C	RESIDENTIAL
LOT D	COMMERCIAL
LOT F	COMMERCIAL

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE = N.T.S.

EXHIBIT LOT "D" - SOUTHWEST ISOMETRIC VIEW



AIR SPACE LOT SUMMARY

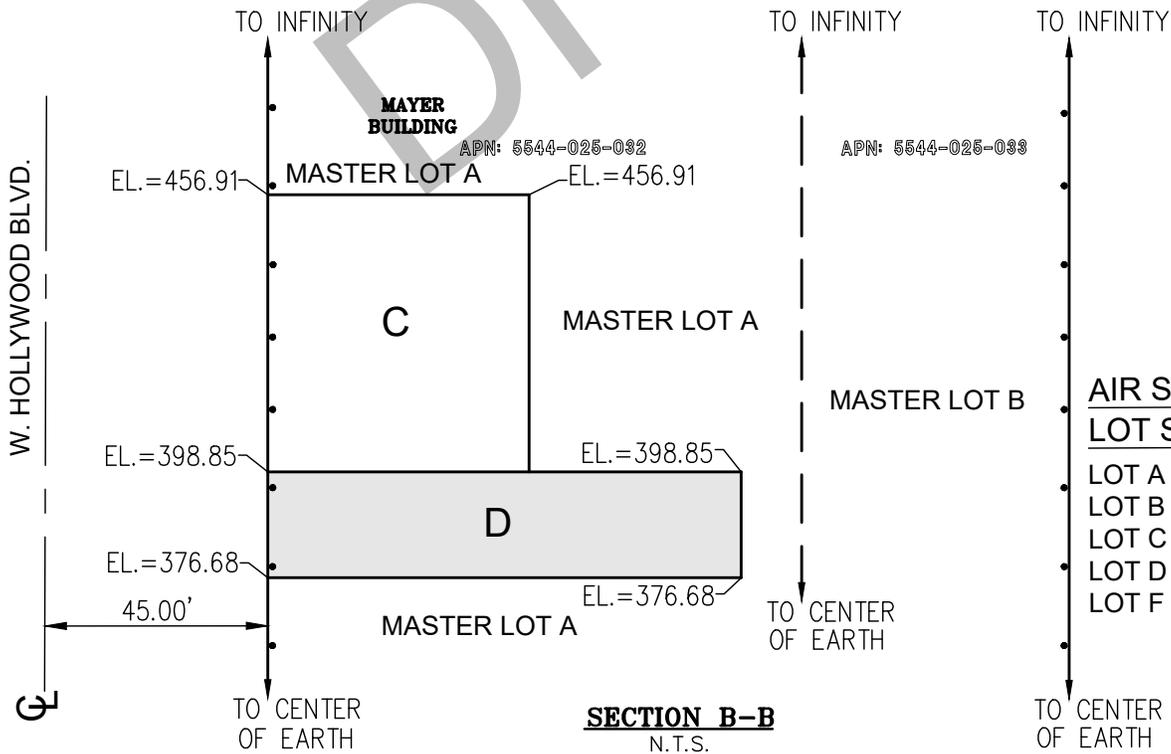
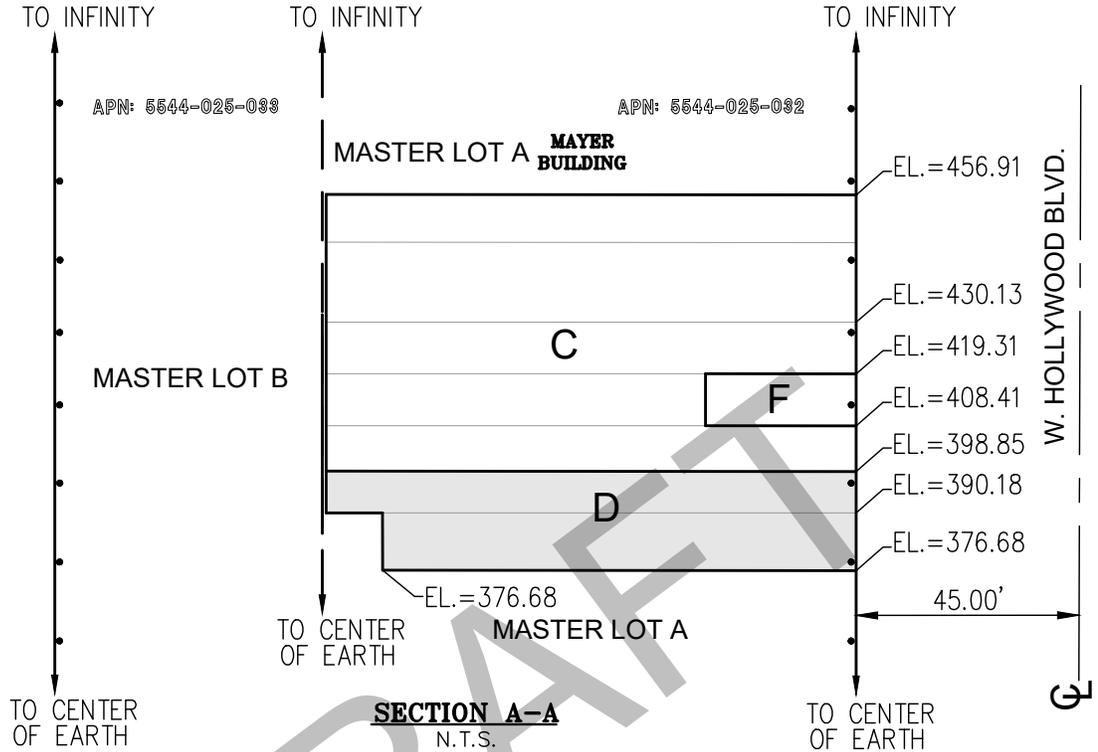
LOT A	MASTER LOT A
LOT B	MASTER LOT B
LOT C	RESIDENTIAL
LOT D	COMMERCIAL
LOT F	COMMERCIAL

BENCHMARK:

THE ELEVATIONS SHOWN ON THIS EXHIBIT ARE BASED ON THE CITY OF LOS ANGELES B.M. I.D. NO. 21650, WHICH IS A BENCHMARK DESCRIBED AS A "CUT SPIKE IN W CURB WESTERN AVE 11FT N OF CARLTON WAY N END CB" ELEVATION = 377.04 FEET, DATUM = NGVD 1929

SCALE = N.T.S.

EXHIBIT LOT "D" - SECTION VIEW



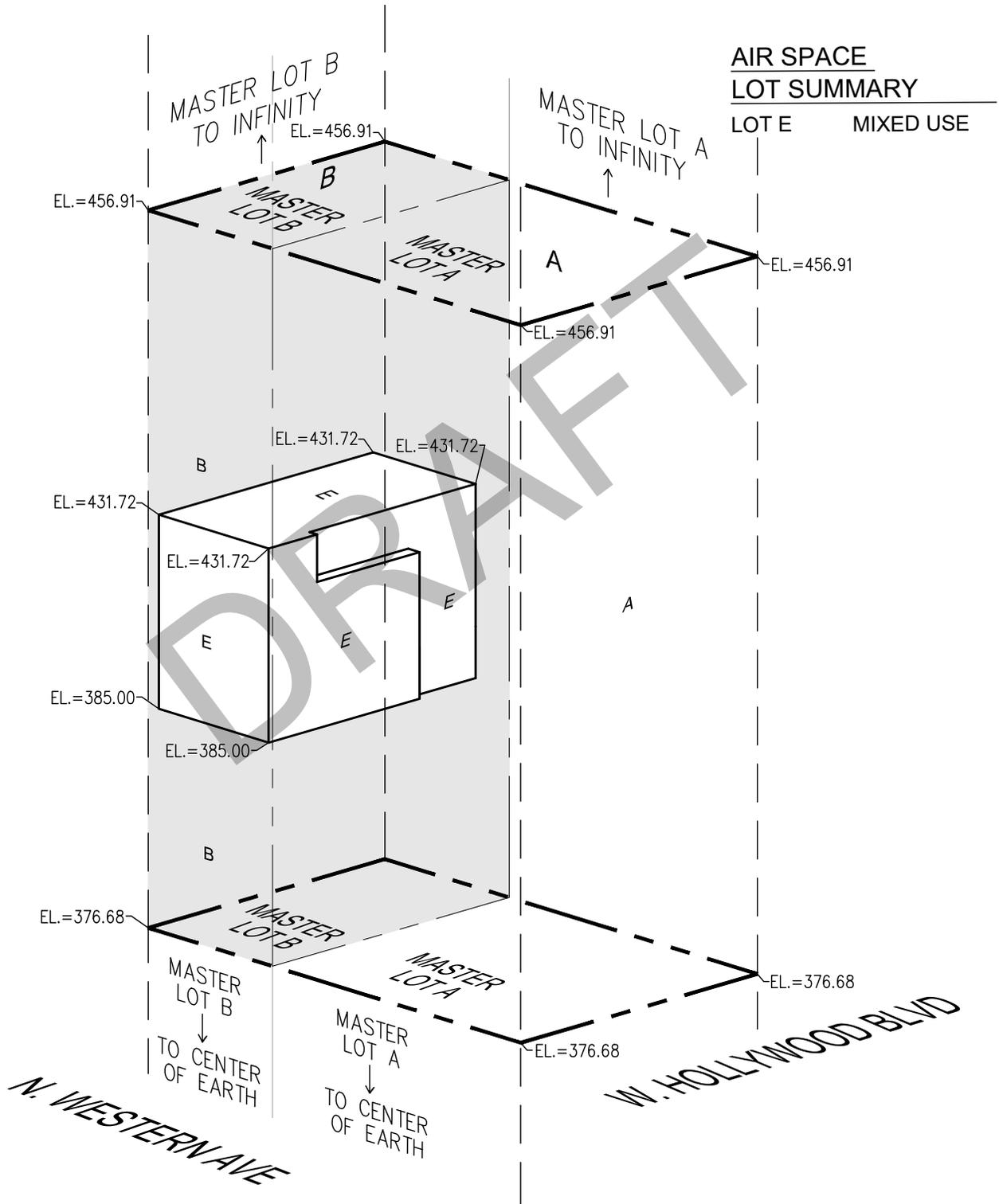
**AIR SPACE
LOT SUMMARY**

LOT A	MASTER LOT A
LOT B	MASTER LOT B
LOT C	RESIDENTIAL
LOT D	COMMERCIAL
LOT F	COMMERCIAL

● ● ● INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE = N.T.S.

EXHIBIT MASTER LOT B - SOUTHWEST ISOMETRIC VIEW

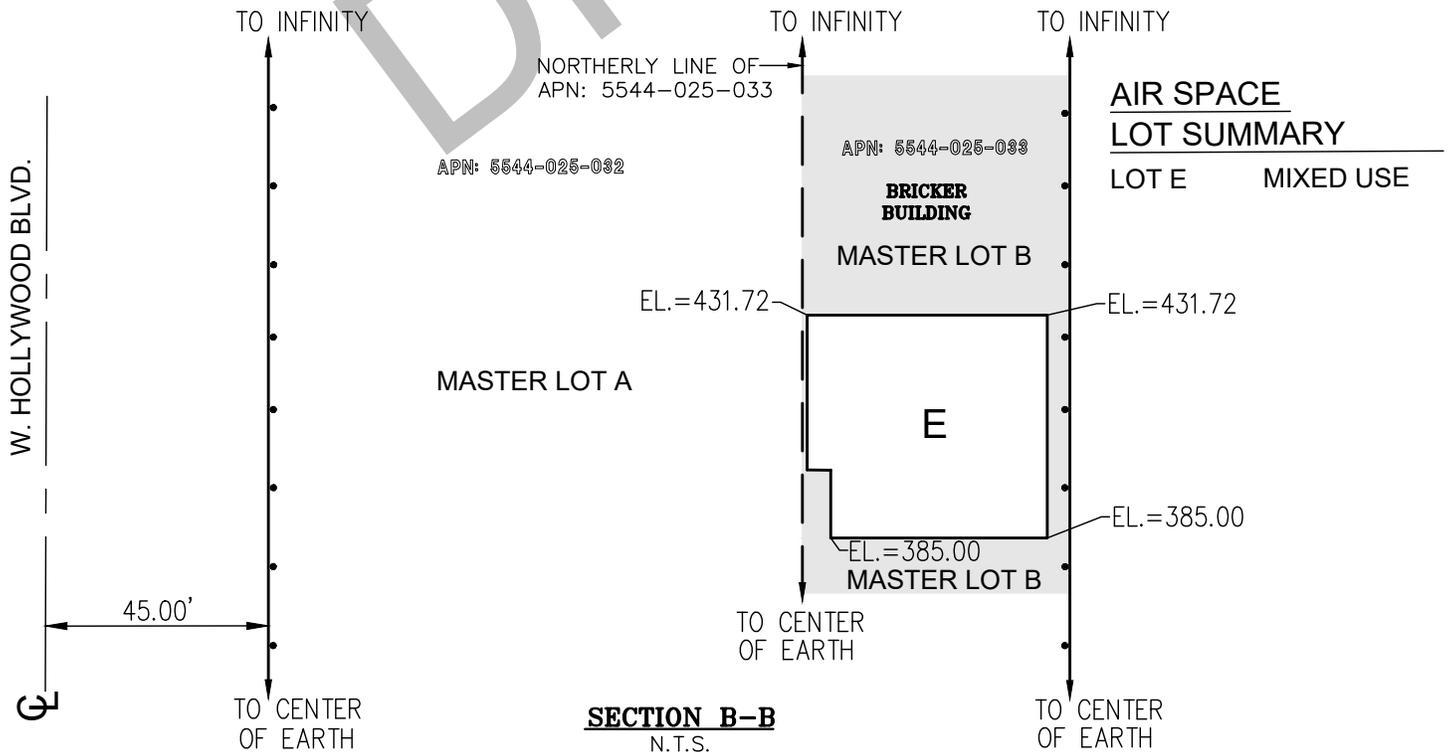
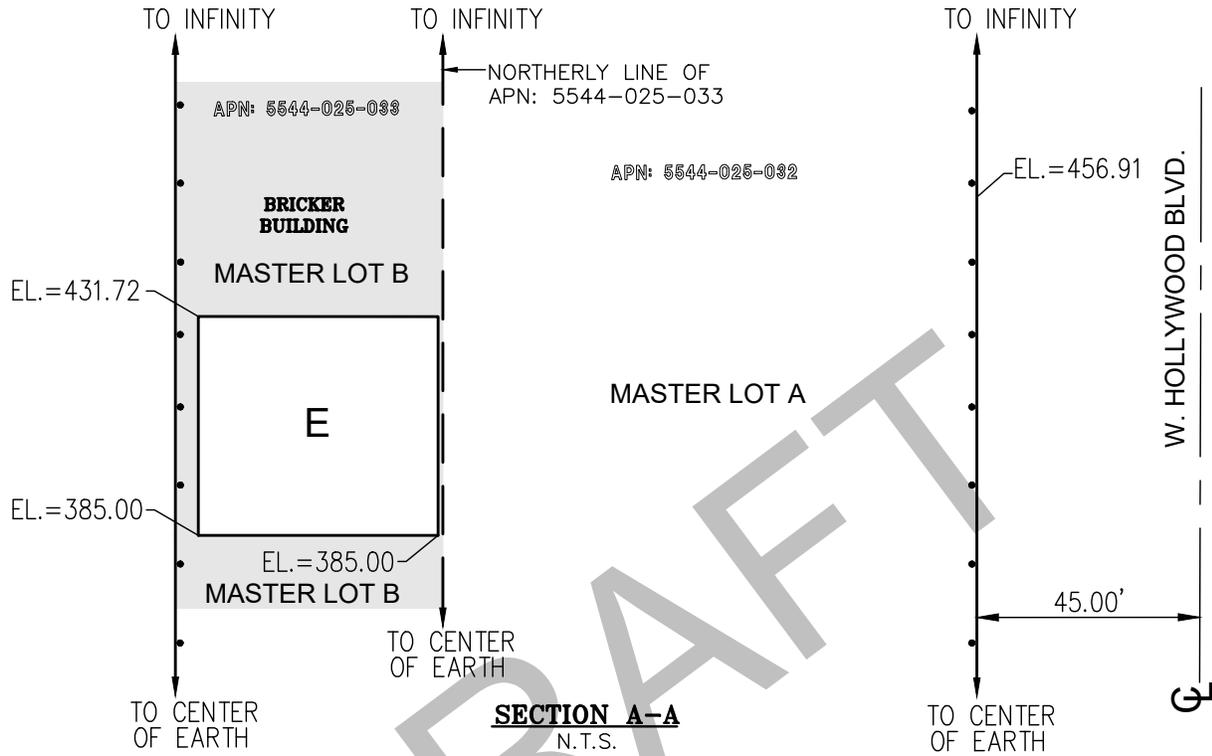


AIR SPACE LOT SUMMARY

LOT E	MIXED USE
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SCALE = N.T.S.

EXHIBIT MASTER LOT B - SECTION VIEW

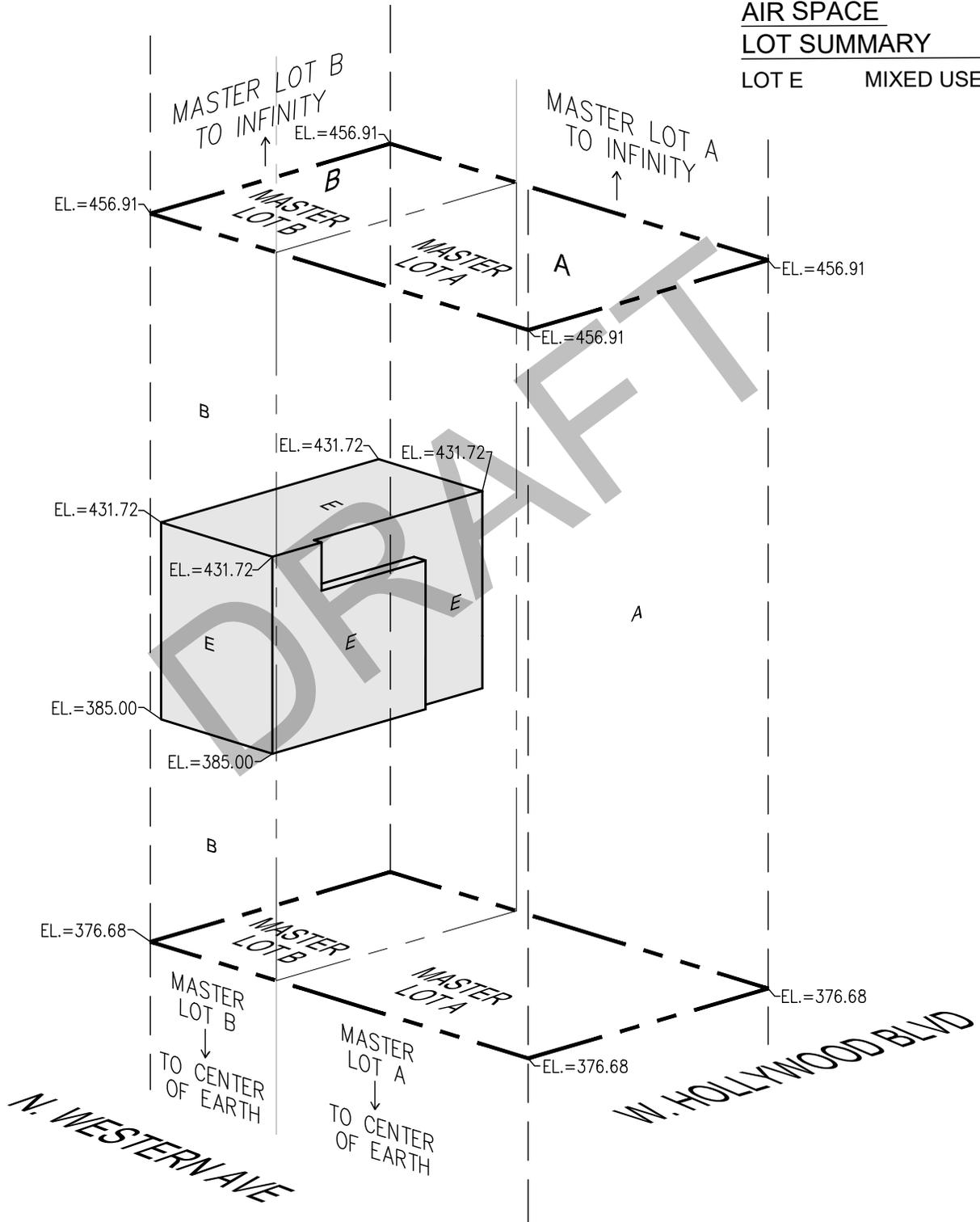


INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE = N.T.S.

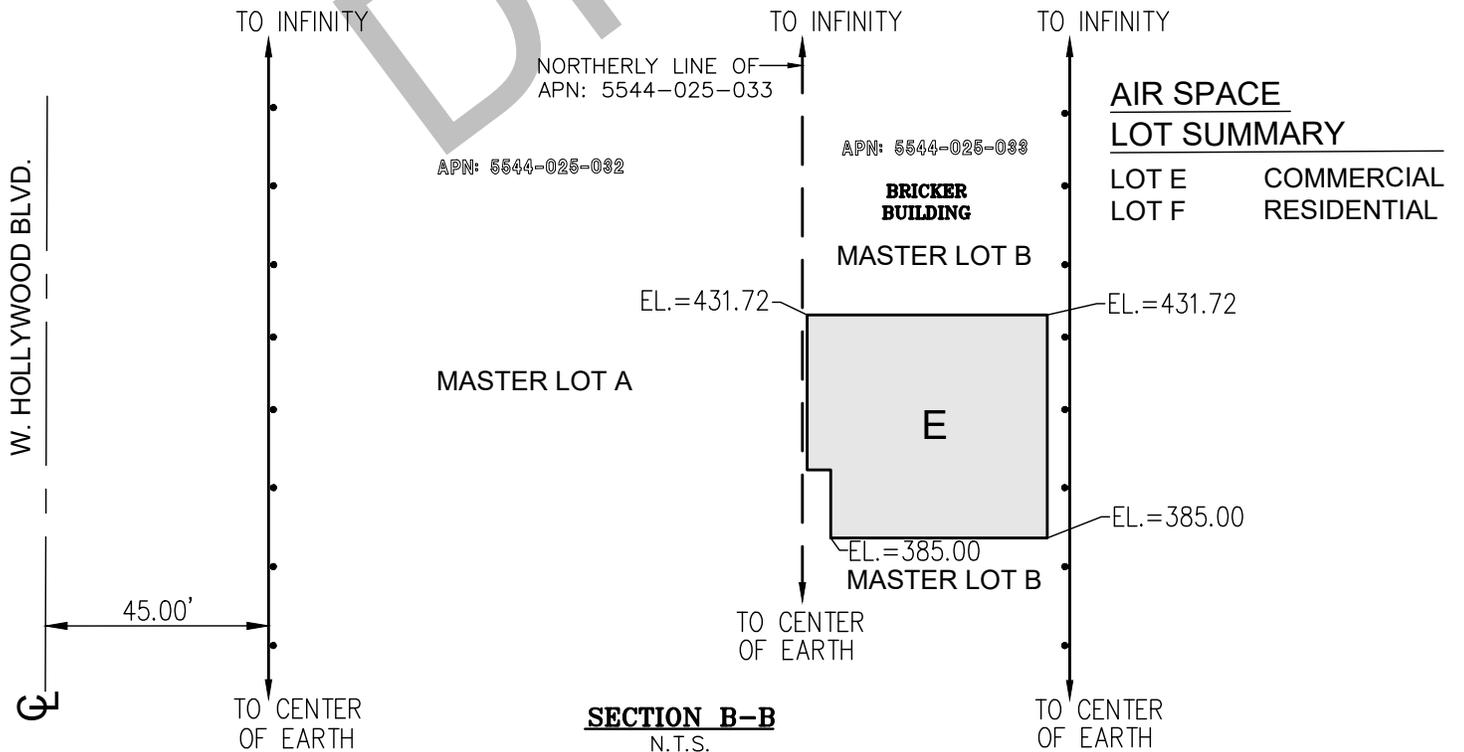
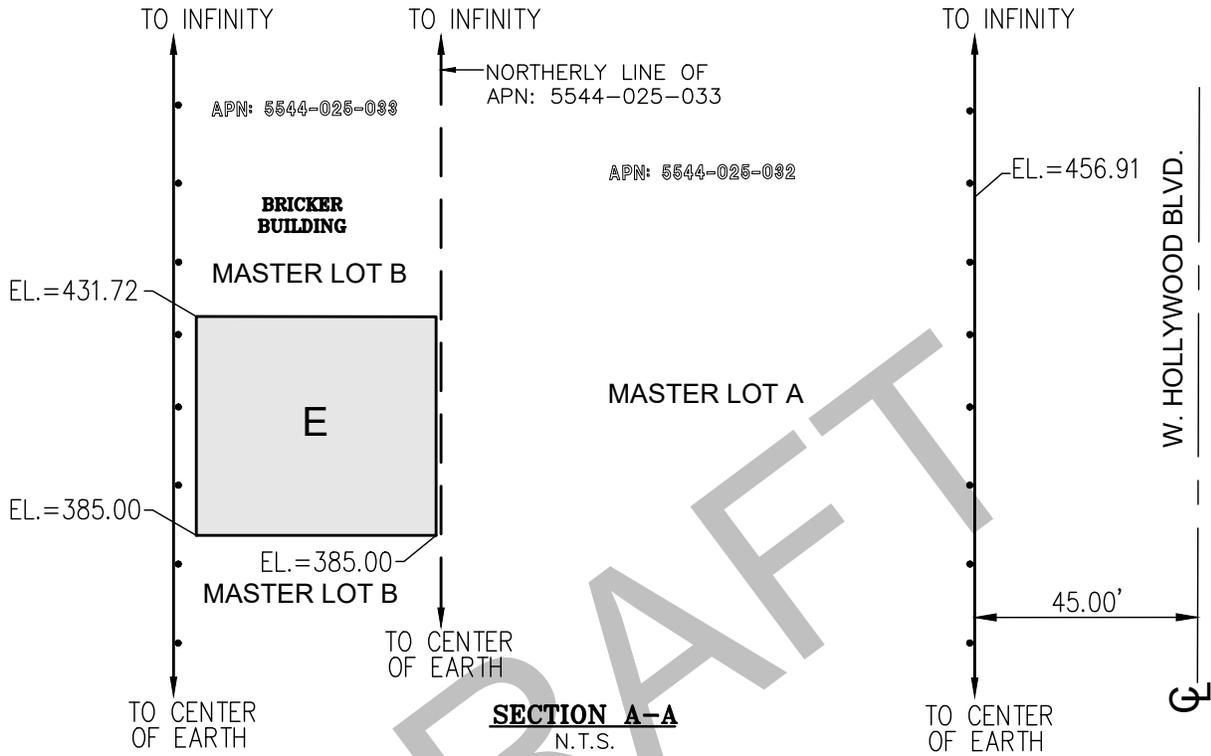
EXHIBIT LOT "E" - SOUTHWEST ISOMETRIC VIEW

AIR SPACE	
LOT SUMMARY	
LOT E	MIXED USE



SCALE = N.T.S.

EXHIBIT LOT "E" - SECTION VIEW



INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

DEPARTMENT OF

CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENTCAROLINE CHOE
VICE-PRESIDENTHELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG
YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSONCITY OF LOS ANGELES
CALIFORNIAERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
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 DIRECTORFiling Notification and DistributionTract Map No. VTT-83376Tract Map Date: August 23, 2022Property Address: 5500 W. Hollywood Blvd,
90028Community Plan: HollywoodDistribution Date: August 31, 2022Case Filing Date: August 17, 2022 COUNCIL DISTRICT NO. 13Hillside Yes No

Neighborhood Council District:

 : Hollywood Studio District Bureau of Sanitation Bureau of Engineering St. Services / Investigation & Enforcement-(haul routes - email ONLY: bss.haulroute@lacity.org) Dept. of Building and Safety - *Grading* Urban Forestry / Land Development Section Dept. of Building and Safety – *Zoning* Housing Department (No P.S.) Dept. of Transportation OHR (Attn: Shannan Ryan) DWP Real Estate Board of Education/Environmental Health & Safety (No P.S.) DWP Water Distribution Engineering Board of Education/Transportation (No P.S.) Dept. of Fire, Engineering and Hydrant Unit County Health Department (No P.S.) Bureau of Street Lighting GIS (Final Map & LOD) Animal Regulation (Hillside-ONLY) Department of Recreation and Parks**DATE DUE: UPON RECEIPT****Please send your reports to the following e-mail address: planning.central@lacity.org. Thank you.**

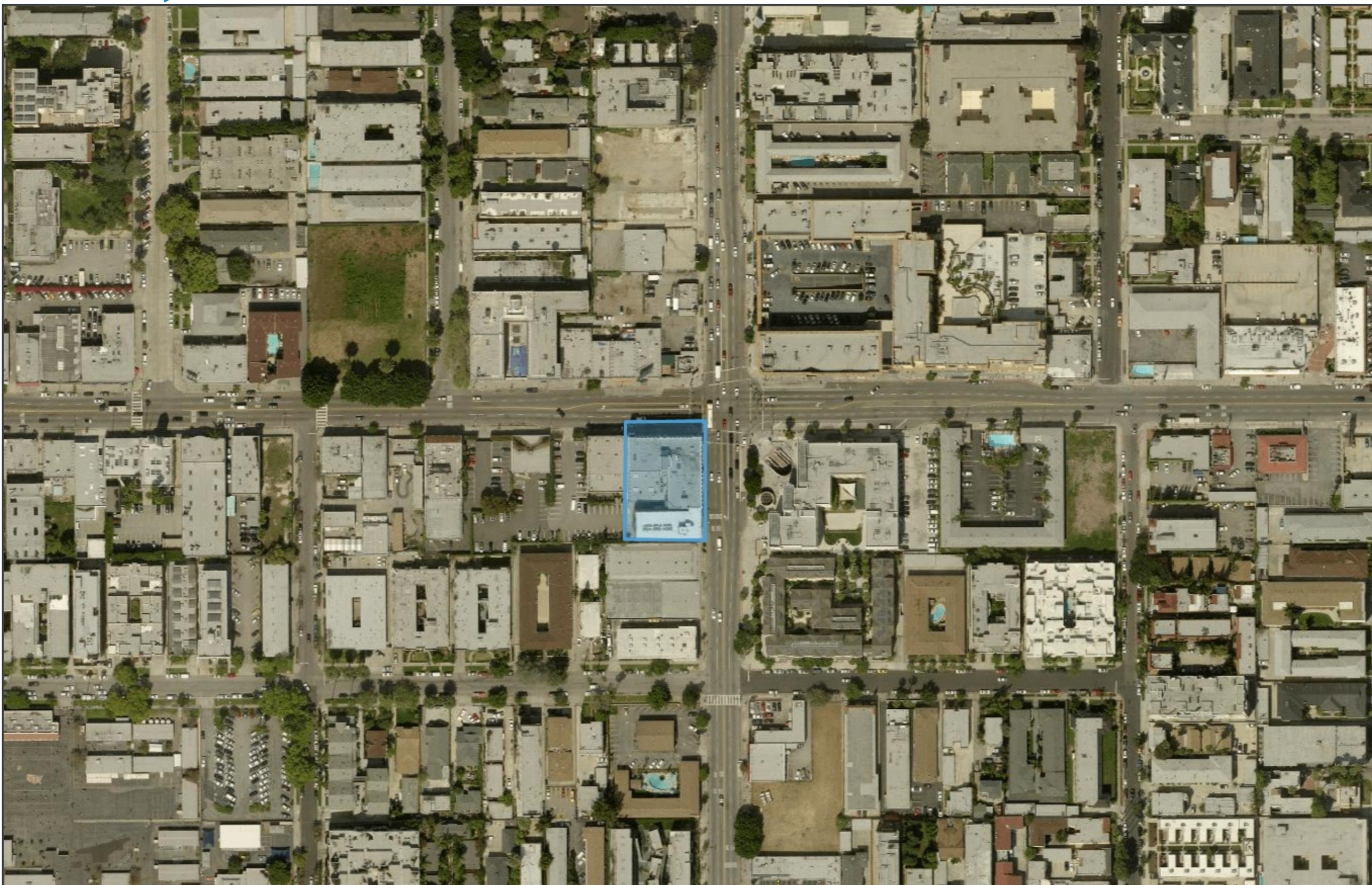
Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after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

VINCENT P. BERTONI, AICP
Advisory AgencyDEBORAH KAHEN
Deputy Advisory Agency
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

City Limits

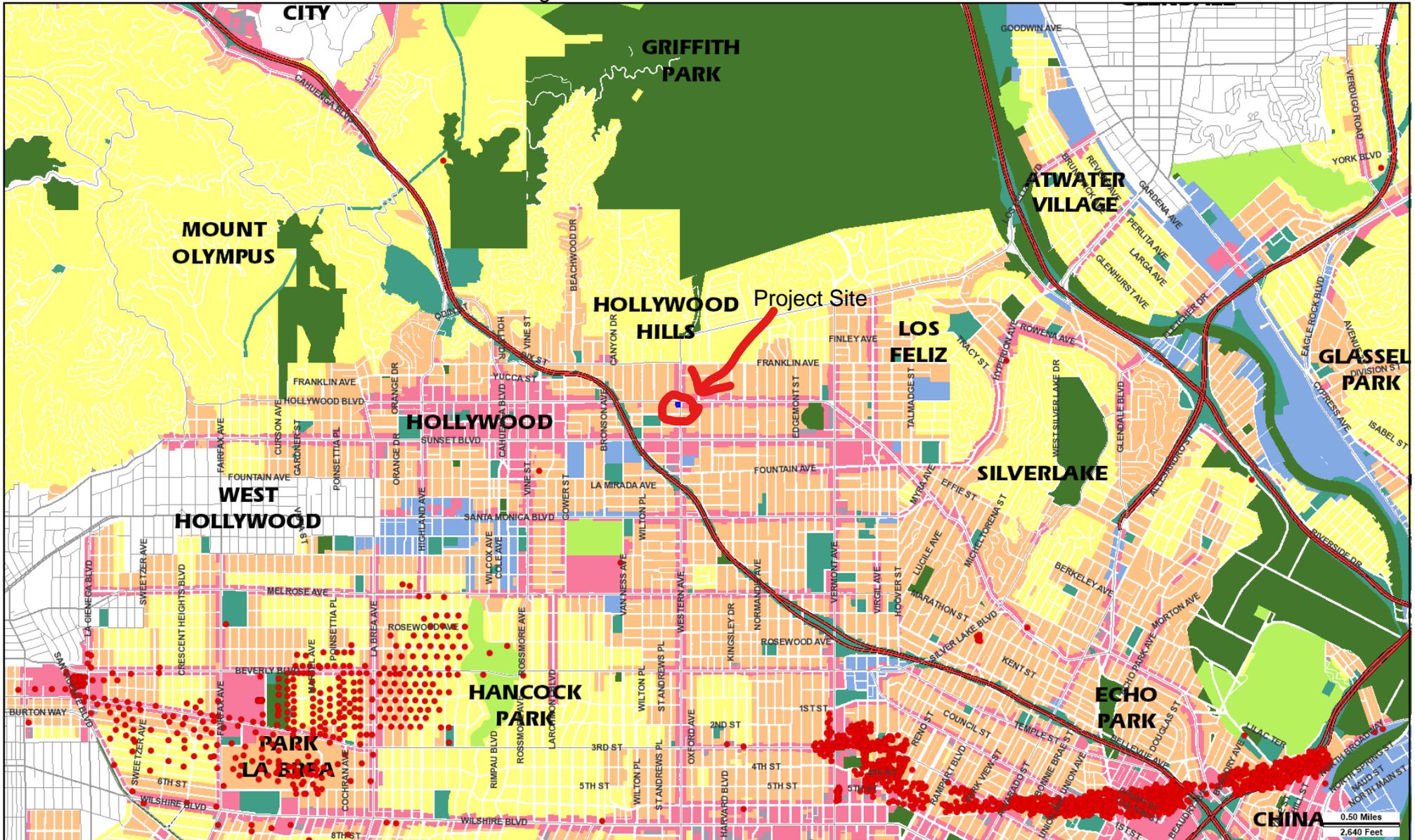
NOTES

0 0 Miles 0 0

SCALE 1: 2,257

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

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Printed: 07/18/2022



Address: 1683 N WESTERN AVE

APN: 5544025032

PIN #: 148-5A193 144

Tract: P M 2093

Block: None

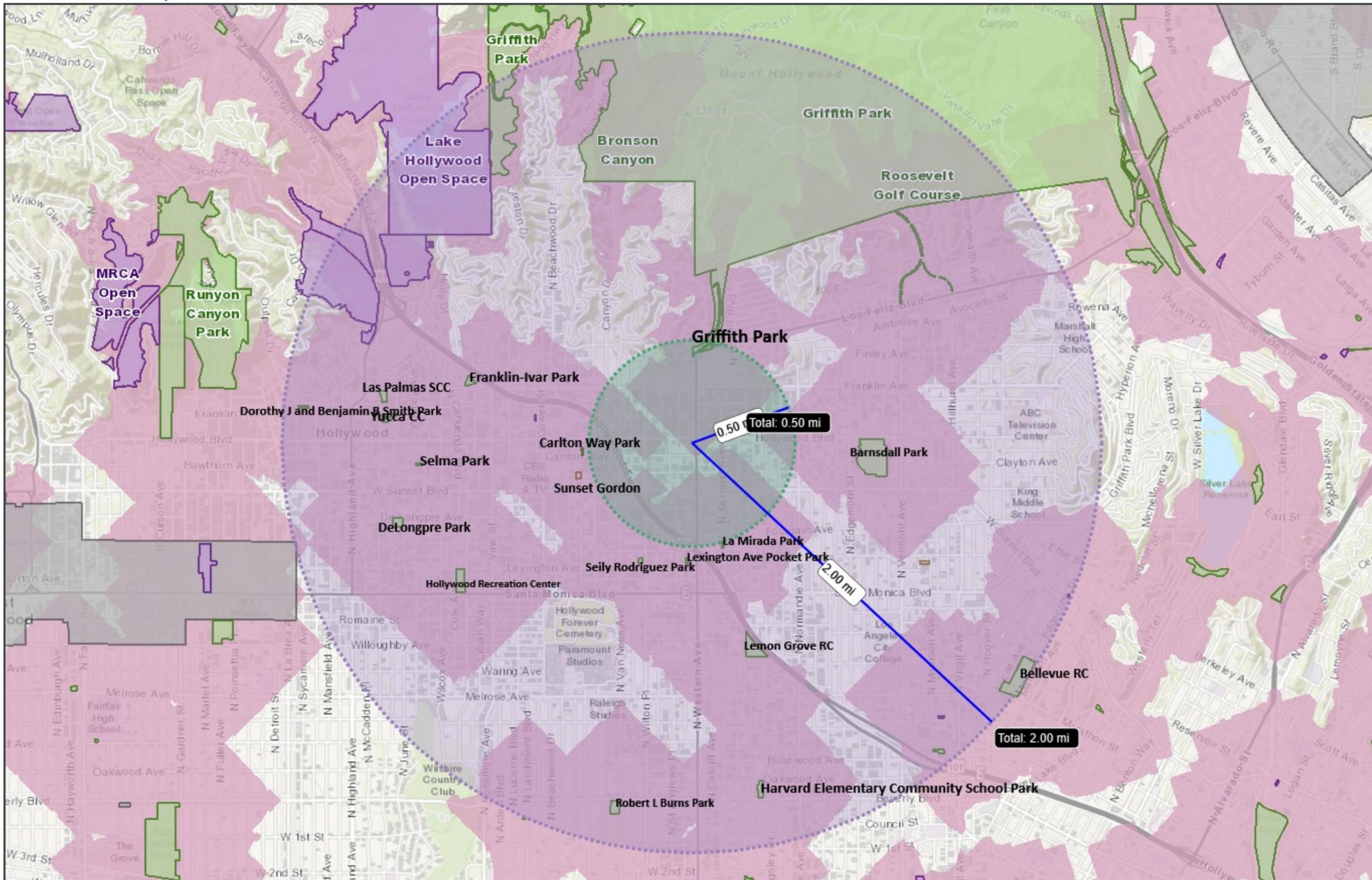
Lot: A

Arb: None

Zoning: [Q]R5-2

General Plan: High Density Residential





LEGEND

Existing Parks

- Non-RAP
- RAP
- Future Parks
- City Limits
- All Improved Service Areas

NOTES



SCALE 1: 36,112

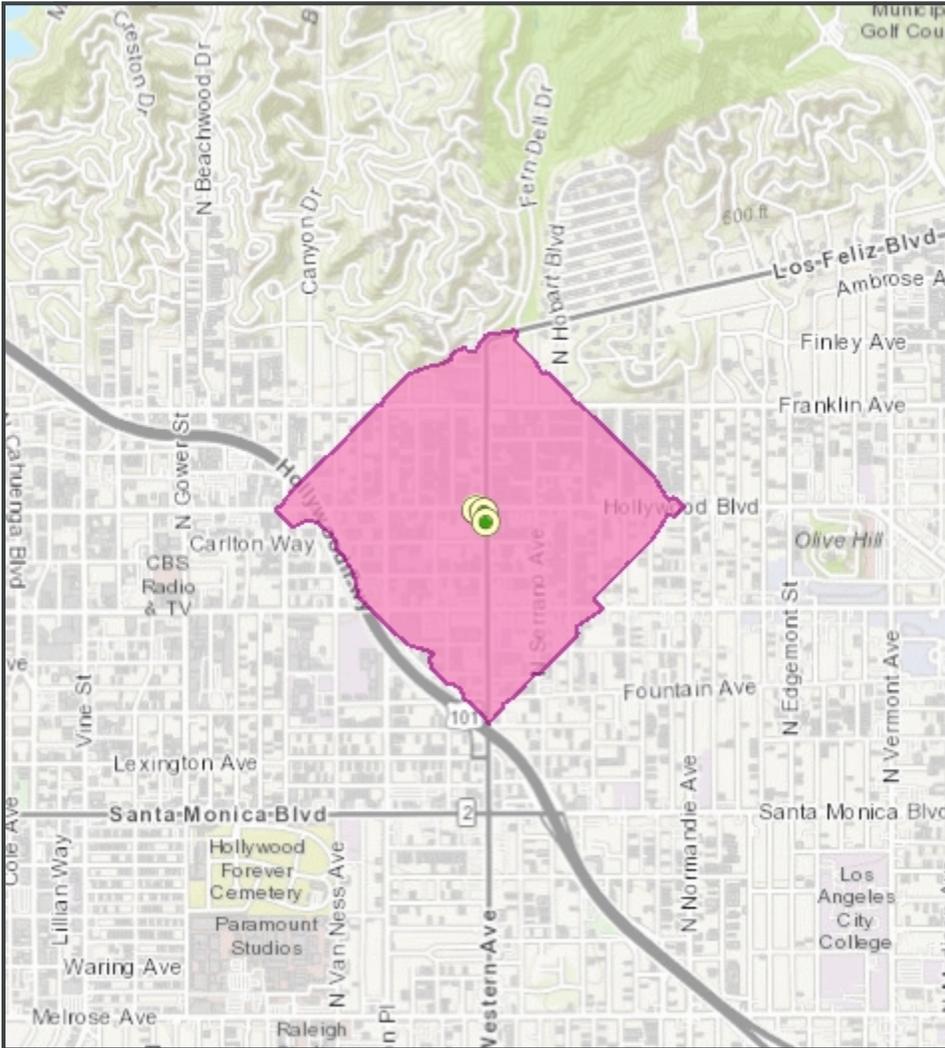
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Printed: 07/18/2022



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

83376

Description:

Construct a 79-unit apt building with an existing 16-unit building to remain.

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:	14,907	4,503

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	6,840	1,877

Residents Served by Age

Households Served by Annual Income

Under Age 5:	569	186
Age 5 to 9:	495	196
Age 10 to 14:	558	231
Age 15 to 17:	469	195
Age 18 to 64:	11,045	3,277
Age 65 and Over:	1,771	418

Under \$25,000:	3,080	850
\$25,000 to \$34,999:	946	261
\$35,000 to \$49,999:	825	229
\$50,000 to \$74,999:	1,036	267
\$75,000 and Over:	953	270

Source: Census/ACS 2010