

APPROVED

Sept 15 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-249

DATE September 15, 2022

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP NO. 2022-3767 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>Fu</i> C. Santo Domingo	<i>DF</i> _____
B. Jackson	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map 2022-3767 (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).

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

BOARD REPORT

PG. 2 NO. 22-249

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 2955 - 2969 West Wilshire Boulevard and 639 South Commonwealth Avenue in the MacArthur Park community of the City. The Project, as currently proposed, includes the construction of a new, seven (7) story, 142-unit apartment building, of which 141 units will be restricted as affordable with 1 manager's unit. The parcel map will create three (3) airspace lots for mixed-use.

The Project also includes common open space in the form of courtyards, a roof deck and interior community rooms.

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

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

EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **March 30, 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.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **May 27, 2022**. On June 10, 2022, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **July 20, 2022**. The Advisory Agency Filing Notification is attached (Attachment 2).

BOARD REPORT

PG. 3 NO. 22-249

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 142 units would be:

$$1.03 \text{ Acres} = (142 \times 2.88) \times 0.00251$$

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 141 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:

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

BOARD REPORT

PG. 4 NO. 22-249

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 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 142 units would be:

\$ 2,363,164.00 = \$16,642.00 x 142 dwelling units

As currently proposed, the Project has 141 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:

BOARD REPORT

PG. 5 NO. 22-249

\$16,642.00 = \$16,642.00 x 1 dwelling unit

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 MacArthur Park community of the City and within the Wilshire Community Plan Area. Currently, the Project site is an unused apartment building.

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. 22-249

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): 22,193 persons (39,930 persons per square mile).
- City of Los Angeles Population Density (2016-2020 American Community Survey): 8,463 persons per square mile.
- Wilshire Community Plan Area (2016-2020 American Community Survey): 19,975 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes common open space in the form of courtyards, a roof deck and interior community rooms

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per 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 are four (4) public parks within a half-mile walking distance of the Project site:

- Shatto Recreation Center is a 5.45-acre park, located at 3191 West 4th Street in the MacArthur Park Community of the City. The park provides a recreation center, baseball diamonds, basketball courts, children's play area, tennis courts, jogging path, multipurpose sports field, outdoor fitness equipment and stage for the surrounding community.
- Lafayette Park is a 9.72-acre park located at 625 South Lafayette Park Place in the MacArthur Park Community of the City. The park provides a recreation center, basketball courts, children's play area, community rooms, picnic tables, soccer field, tennis courts, jogging path, skate park and synthetic field for the surrounding community.
- General Douglas MacArthur Park is a 29.87 park located at 2230 West 6th Street in the MacArthur Park Community of the City. The park provides a recreation center,

BOARD REPORT

PG. 7 NO. 22-249

children's play area, picnic tables, the Levitt Pavilion, synthetic meadow and lake for the surrounding community.

- Francis Avenue Community Garden is a 0.15 park located at 2909 West Francis Avenue in the MacArthur Park community of the City. This park provides a community garden 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 **0** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Nearby Public Park Projects

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

- Pio Pico Library Park is a proposed new park located at 694 South Oxford Avenue in Council District 10. The Pio Pico Library Park (PRJ20934) Project is located on land owned by the Library Department (LAPL) and RAP staff is in discussions with LAPL staff re the development of a Memorandum of Agreement with LAPL to allow for the use of the site for the proposed pocket park. The Pio Pico Library Park (PRJ20934) Project is currently in design. The current scope of the Pio Pico Library Park (PRJ20934) Project is development of a pocket park and underground parking structure. The Pio Pico Library Park (PRJ20934) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in June 2023. The current total project budget for the Pio Pico Library Park (PRJ20934) Project is \$19,256,609. The Pio Pico Library Park (PRJ20934) Project is considered fully funded at this time.

There are seven (7) 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:

- Echo Park – Outdoor Fitness Equipment Installation (PRJ21596) Project
- Echo Park Youth Center – Child Care Center Renovation (PRJ21519) Project
- Echo Park – Ballfields Restroom Replacement (PRJ21250) Project

BOARD REPORT

PG. 8 NO. 22-249

- Lafayette Park - Outdoor Improvements and New Synthetic Field (PRJ21330, PRJ20495) Project
- MacArthur Park – Park Renovation (PRJ21514, PRJ21506) Project
- MacArthur Park – Restroom Replacement (PRJ21646) Project
- Parque Nativo Lopez – Playground Replacement (PRJ21218, PRJ21420) Project

There are six (6) 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:

- Hope and Peace Park – Outdoor Improvements Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- San Julian Park – New Restroom Installation (PRJ21211, PRJ21455) Project
- Toberman Recreation Center - Lighting and Cameras Installation (PRJ21548) Project
- Normandie Recreation Center - Outdoor Improvements (PRJ21060) Project
- Seoul International Park – New Recreation Center 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 affordable exemption and there are projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP's General Fund is unknown.

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.

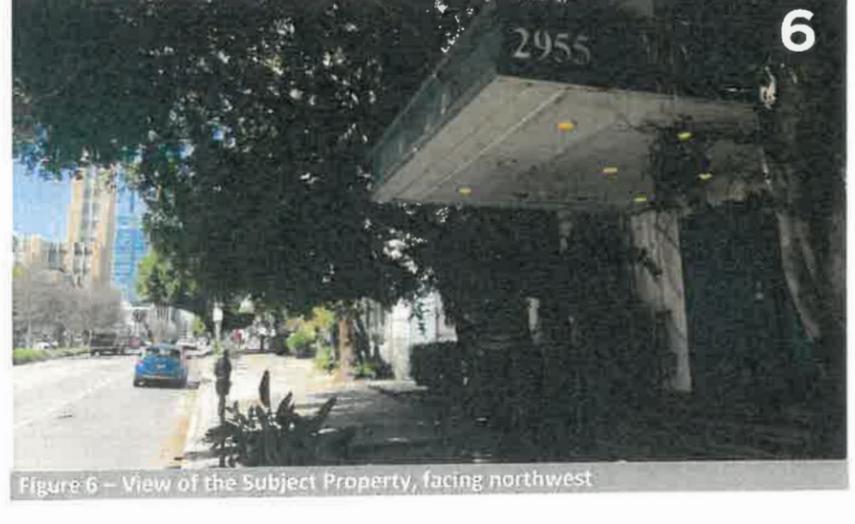
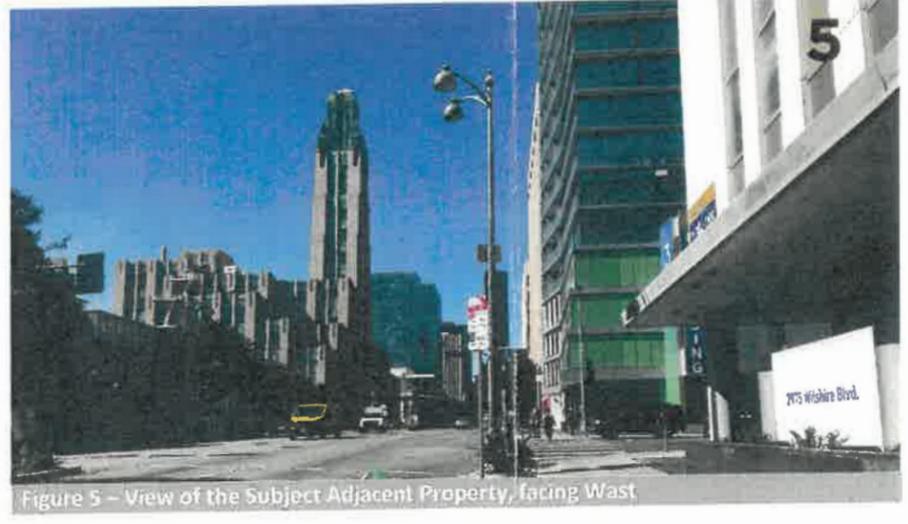
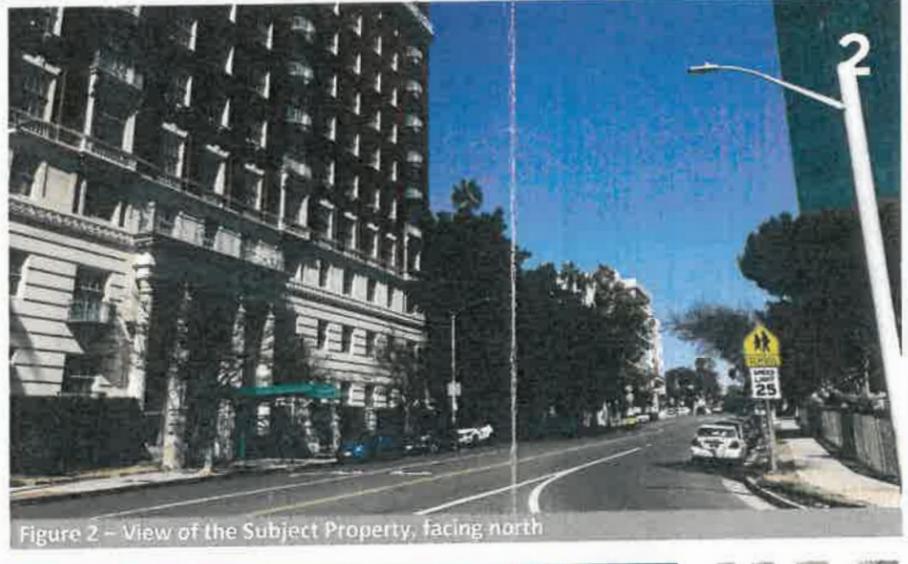
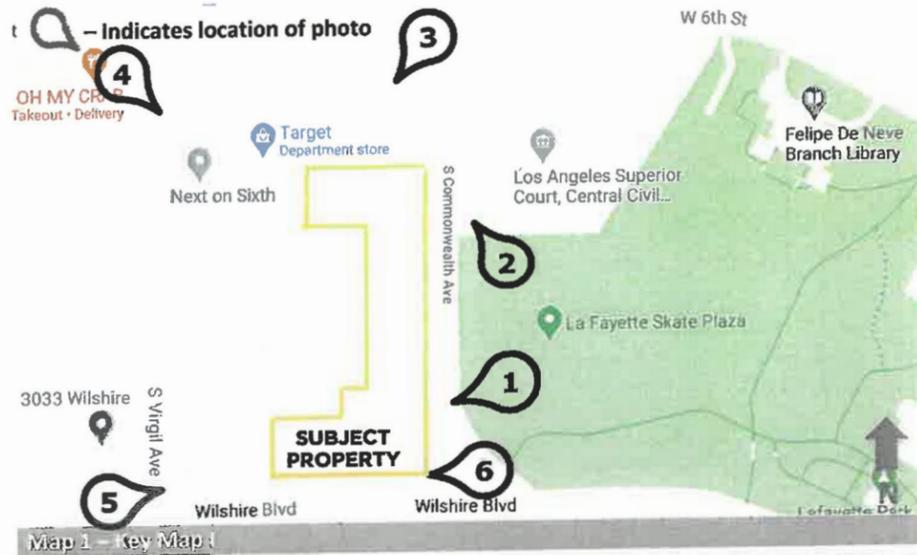
BOARD REPORT

PG. 9 NO. 22-249

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

AA-2020-0117



SITE PHOTOGRAPHIC SURVEY

639 S. Commonwealth Ave. & 2955-2969 Wilshire Blvd., Los Angeles, CA 90005
 March 11, 2021 | PAGE 1 OF 2

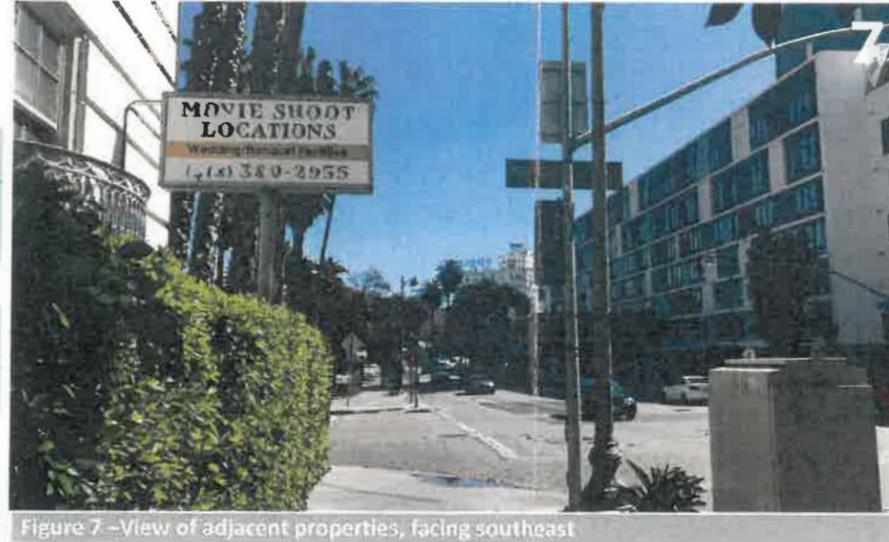


Figure 7 - View of adjacent properties, facing southeast



Figure 8 - View of adjacent property, facing east



Figure 9 - View of adjacent properties, facing north



Figure 10 - View of adjacent properties, facing east



Figure 11 - View of adjacent properties, facing northwest



Figure 12 - View of the adjacent properties, facing south



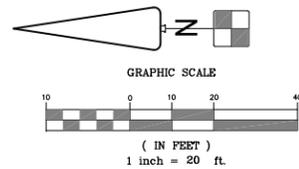
Figure 13 - View of the adjacent properties, facing west



Figure 14 - View of adjacent properties, facing south

PRELIMINARY PARCEL MAP LA NO.2021-_____

BEING A SUBDIVISION OF PARCELS A, 1 AND 4 OF PARCEL MAP NO. 7215, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 308 PAGES 21-30 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



DATE OF MAP: MAY 18, 2021
DATE OF FIELD SURVEY: AUGUST 21, 2020
SITE ADDRESS: 639 S. COMMONWEALTH AVENUE, LOS ANGELES, CA 90005
PROJECT DESCRIPTION: A PRELIMINARY PARCEL MAP FOR THE PURPOSE OF CREATING A 3 PARCEL MIXED USE AIRSPACE SUBDIVISION

A.P.N.: 5077-007-024, 025 & 028

EXISTING LEGAL DESCRIPTION: PARCEL 1 PARCEL MAP NO. 7215, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 308, PAGES 31-30 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: EXISTING PARCEL A = 84,137 SQ.FT. 1.93 ACRES

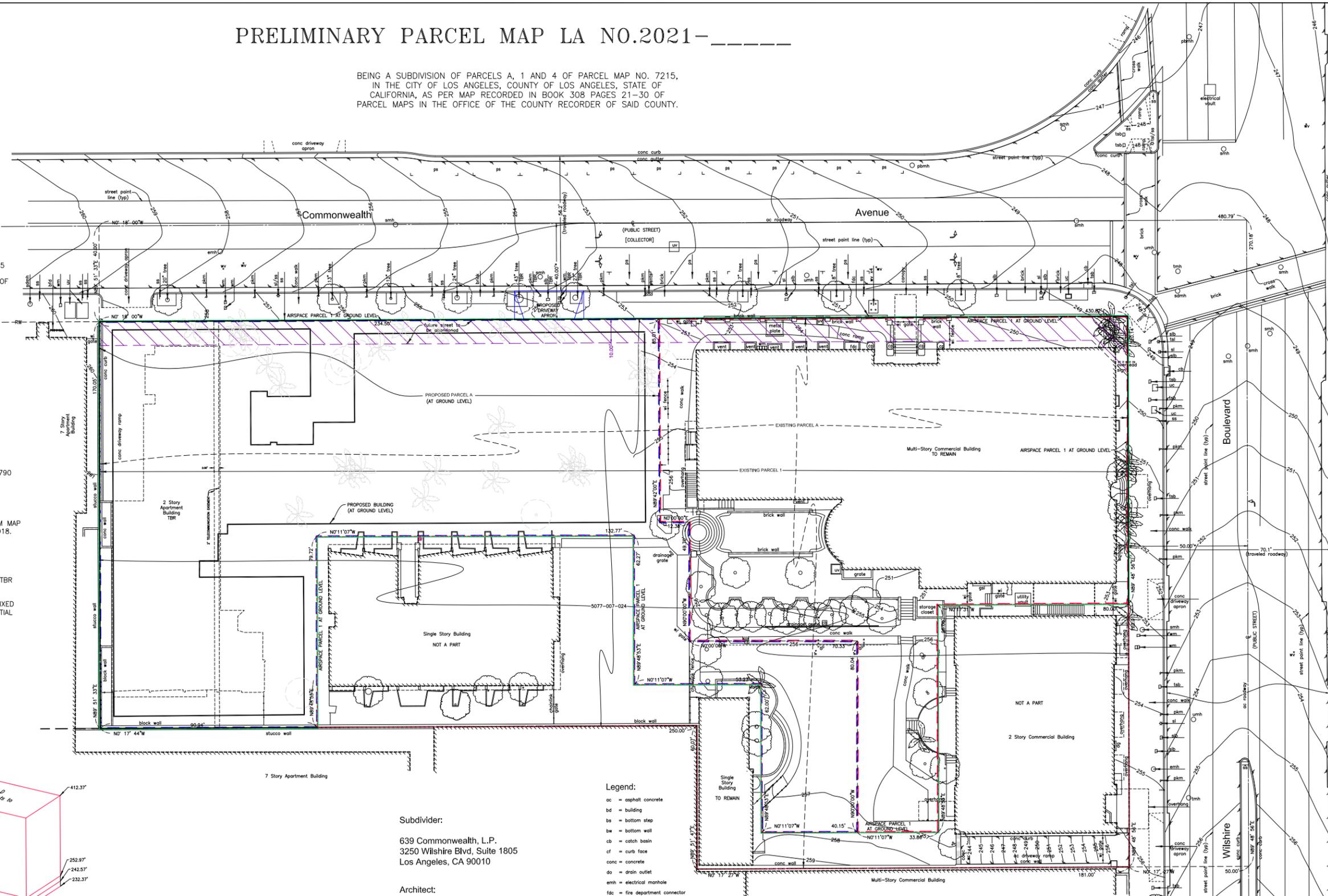
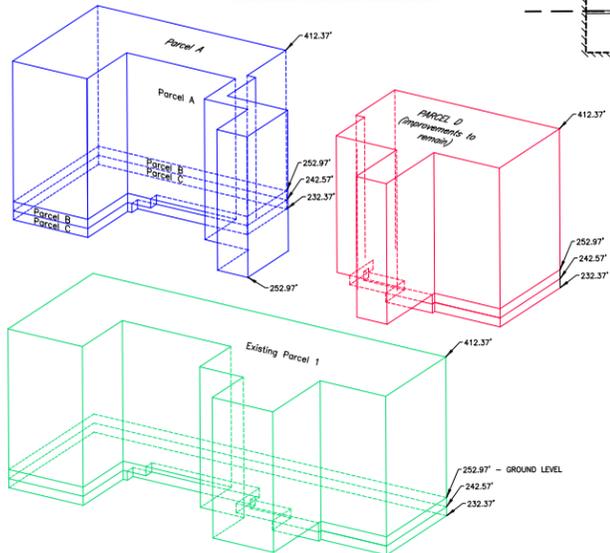
EXISTING ZONING: C4-2
PROPOSED ZONING: C4-2
COMMUNITY PLAN: WILSHIRE
AREA PLANNING COMMISSION: CENTRAL
NEIGHBORHOOD COUNCIL: WILSHIRE CENTER-KOREATOWN
MAP SHEET: 135A201

BENCHMARK: THE ELEVATION OF 262.001 ON BENCH MARK NO. 12-15790 (CUT SPK IN S CURB WILSHIRE BLVD. AT BC CURB RET 7.6FT E OF WESTMORELAND AVE. NGS BM EW1410) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN THE CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS DATUM FOR THIS SURVEY

FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1616G DATED SEPTEMBER 21, 2018. AREAS OF MINIMAL FLOOD HAZARD

- NOTE:
- MIXED USE SUBDIVISION IN THE C4-2
 - BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS
 - EXISTING SITE IMPROVEMENTS WITHIN PARCEL 'A' AT GROUND LEVEL TBR
 - PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE
 - THERE ARE NO PROTECTED TREES ON THE SITE
 - FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A 4 PARCEL MIXED USE AIRSPACE SUBDIVISION (ONE PARCEL CONTAINING THE RESIDENTIAL LEVELS OF THE PROPOSED 7 STORY BUILDING AND 2 ADDITIONAL PARCELS FOR THE 2 LEVELS OF SUBTERRANEAN PARKING.
 - SEWERS ARE IN AND AVAILABLE
 - CENTRAL ONSITE TRASH COLLECTION
 - NOT IN A HILLSIDE GRADING AREA
 - NOT LOCATED IN A FLOOD HAZARD ZONE
 - LOCATED IN URBAN AGRICULTURE INCENTIVE ZONE
 - LOCATED IN A METHANE ZONE

PROPOSED AIRSPACE SUBDIVISION



Legend:

- ac = asphalt concrete
- bd = building
- bs = bottom step
- bw = bottom wall
- cb = catch basin
- cf = curb face
- conc = concrete
- do = drain outlet
- emh = electrical manhole
- fac = fire department connector
- ff = finish floor
- fl = flowline
- fs = finish surface
- gb = grade break
- inv = invert
- mh = manhole
- mp = metal post
- pkm = parking meter
- pl = property line
- ps = parking space
- sdmh = storm drain manhole
- sl = street light
- slb = street light box
- uv = utility vault
- wi = wrought iron
- wm = water meter
- centerline
- RW = right of way
- = refers to driving lane and direction of traffic
- = right-of-way width per LA County Tax Assessor's Map
- = BOUNDARY OF EXISTING PARCEL 1 (AT GROUND LEVEL)
- = BOUNDARY OF PROPOSED PARCEL A (AT GROUND LEVEL)
- = BOUNDARY OF PROPOSED PARCEL B (AT GROUND LEVEL)
- = BOUNDARY OF PROPOSED PARCEL C (AT GROUND LEVEL)
- = BOUNDARY OF PROPOSED PARCEL D (AT GROUND LEVEL)
- = existing tree to remain
- = existing tree to be removed
- = existing palm to remain
- = existing palm to be removed

Subdivider:

639 Commonwealth, L.P.
3250 Wilshire Blvd, Suite 1805
Los Angeles, CA 90010

Architect:

Lahmon Architects
3834 Willet Avenue
Culver City, CA 90232
(424)299-4666

Consultant:

three6ixty
11287 W Washington Boulevard
Culver City, California 90230
(310) 204-3500

Prepared By:

Hahn and Associates, Inc.
28368 Constellation Road, Suite 300
Santa Clarita, CA 91355
(661) 775-9500



**OFFICE OF ZONING
ADMINISTRATION**
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING
ADMINISTRATORS**
JACK CHIANG
HENRY CHU
JONATHAN A. HERSHEY, AICP
THEODORE L. IRVING, AICP
CHARLES J. RAUSCH JR.
CHRISTINA TOY LEE

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

**LOS ANGELES DEPARTMENT
OF CITY PLANNING**
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR
KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
SHANA M.M. BONSTIN
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
planning.lacity.org

FILING NOTIFICATION AND DISTRIBUTION

Parcel Map LA Number: AA-2022-3767-PMLA-HCA
ENV Number: ENV-2022-3768-EAF

Distribution Date: 6/10/2022

Property Address: 2955 W WILSHIRE BLVD

Hillside Yes No
 Concurrent Zone Change
 MODIFICATION REQUEST



Thomas Guide: 634 Grid: B2

D.M.: 135A201

Plan Area: Wilshire

- COUNCIL DISTRICT NO. 10**
- Bureau of Engineering**
(8) 21 Days: hillside- 35 days
- Dept. of Building and Safety - Grading**
(2) 21 Days: Hillside – 35 days
- Dept. of Building and Safety - Zoning**
(1) 10 Days
- Dept. of City Planning – GIS**
- Dept. of Transportation, CWPC Section**
(3) 10 days
- Dept. of Fire, Engineering and Hydrant Unit**
(1) 7 days
- Bureau of Street Lighting**
(1) 10 days
- Bureau of Street Services, Urban Forestry**
(1) 10 days

- Department of Recreation and Parks**
(1) 10 days
- Valley DOT – T. Gharagozli**
(1) 10 days
- Valley Branch**
- County Health Department**
(1) 10 days
- Imaging**
- Housing Department**
- DWP Water Design**
- Wilshire Center Koreatown
Neighborhood Council**

**N.C. please respond with comments within 90 days
from "distribution date" (LISTED ABOVE).**

Pursuant to Sections 17.50 through 17.60 of the Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Deputy Advisory Agency requests that you submit a report within the time limits noted below so that your recommendations may be included in the final determination.

Vincent P. Bertoni,
Director of Planning

Heather Bleemers
Heather Bleemers, Senior City Planner
Expedited Processing Section

RECOMMENDATION REPORTS DUE

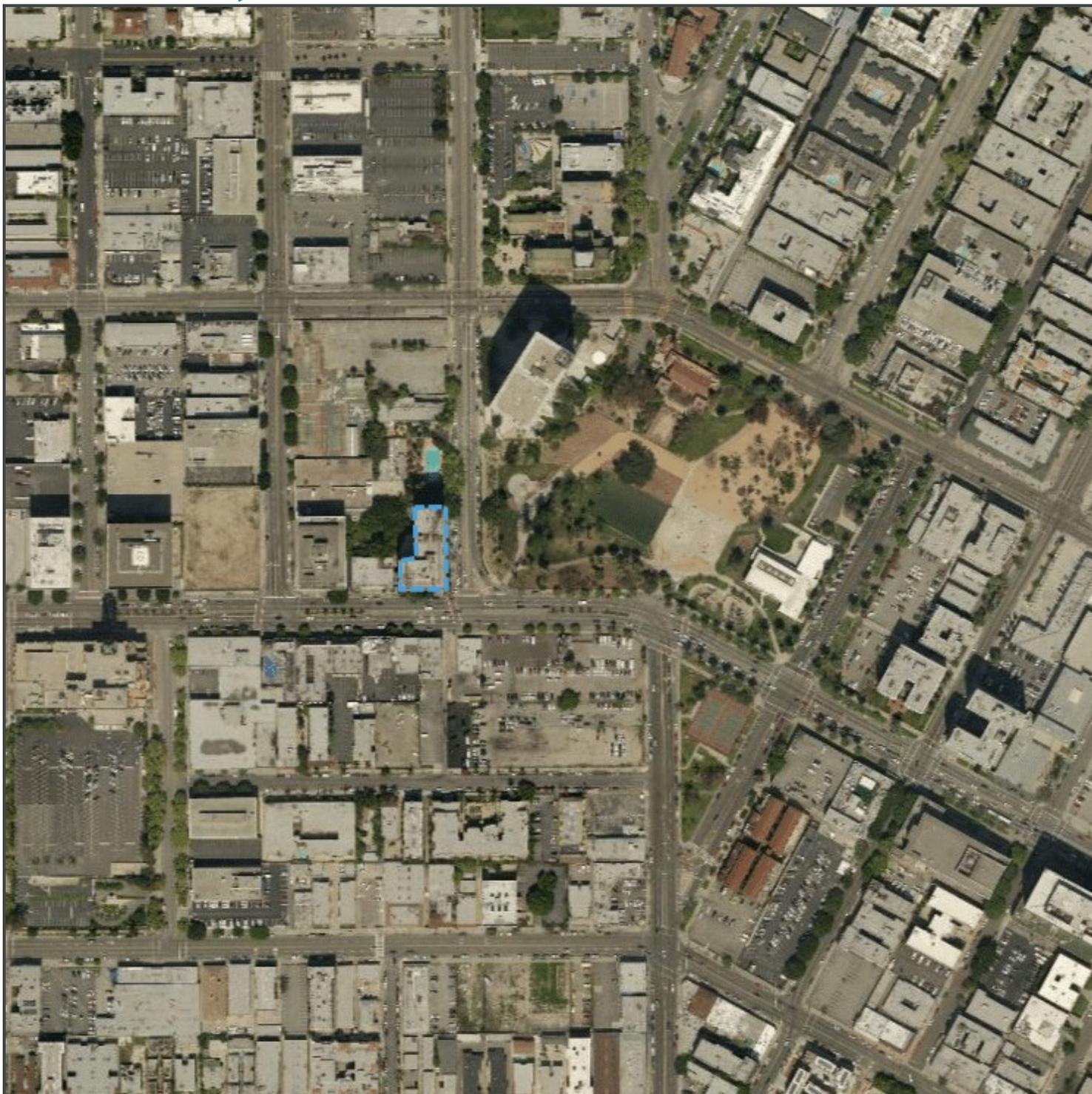
BY: 7/20/2022

Please forward reports to the following e-mail address:
planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



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

© City of Los Angeles, Department of Recreation and Parks



SCALE 1: 4,514



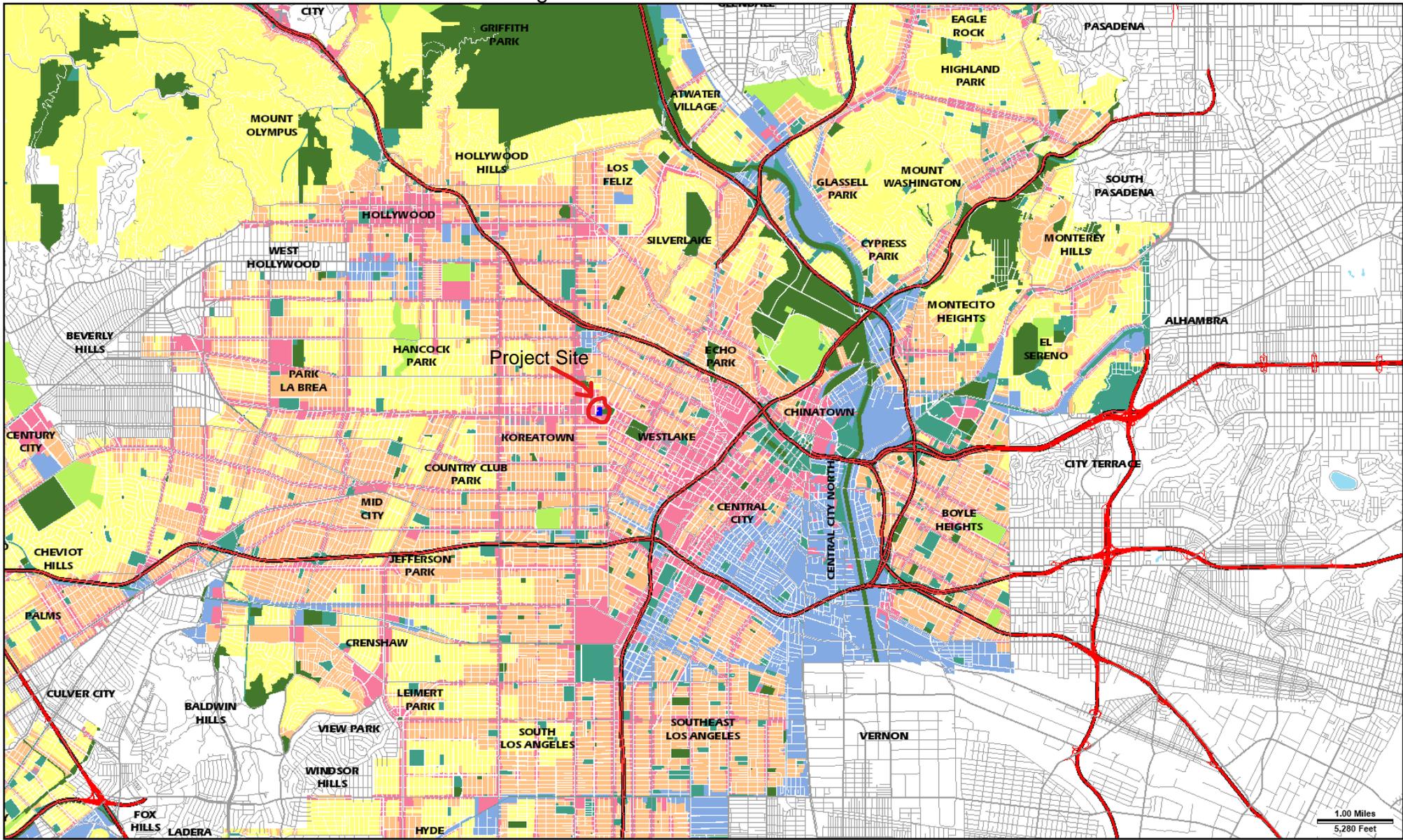
NOTES



ZIMAS INTRANET

Generalized Zoning

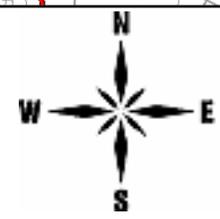
08/31/2022



Address: 639 S COMMONWEALTH AVE
 APN: 5077007BRK
 PIN #: 135A201 223

Tract: P M 7215
 Block: None
 Lot: A
 Arb: None

Zoning: C4-2
 General Plan: Regional Center Commercial

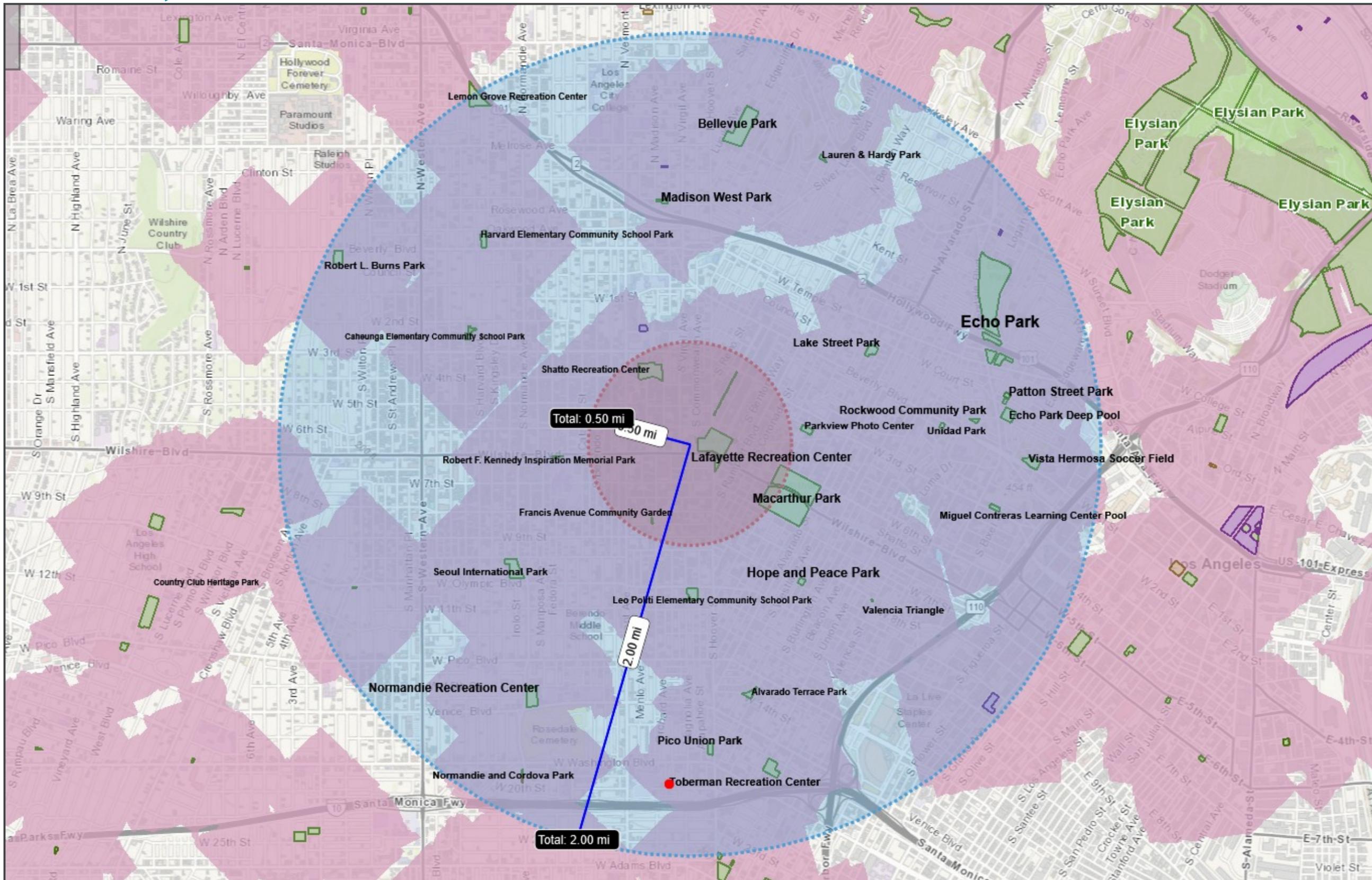


1.00 Miles
5,280 Feet



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

- Existing Parks
 - Non-RAP (Purple)
 - RAP (Green)
- Future Parks (Orange)
- City Limits (Grey)
- All Improved Service Areas (Pink)

NOTES



SCALE 1: 36,112

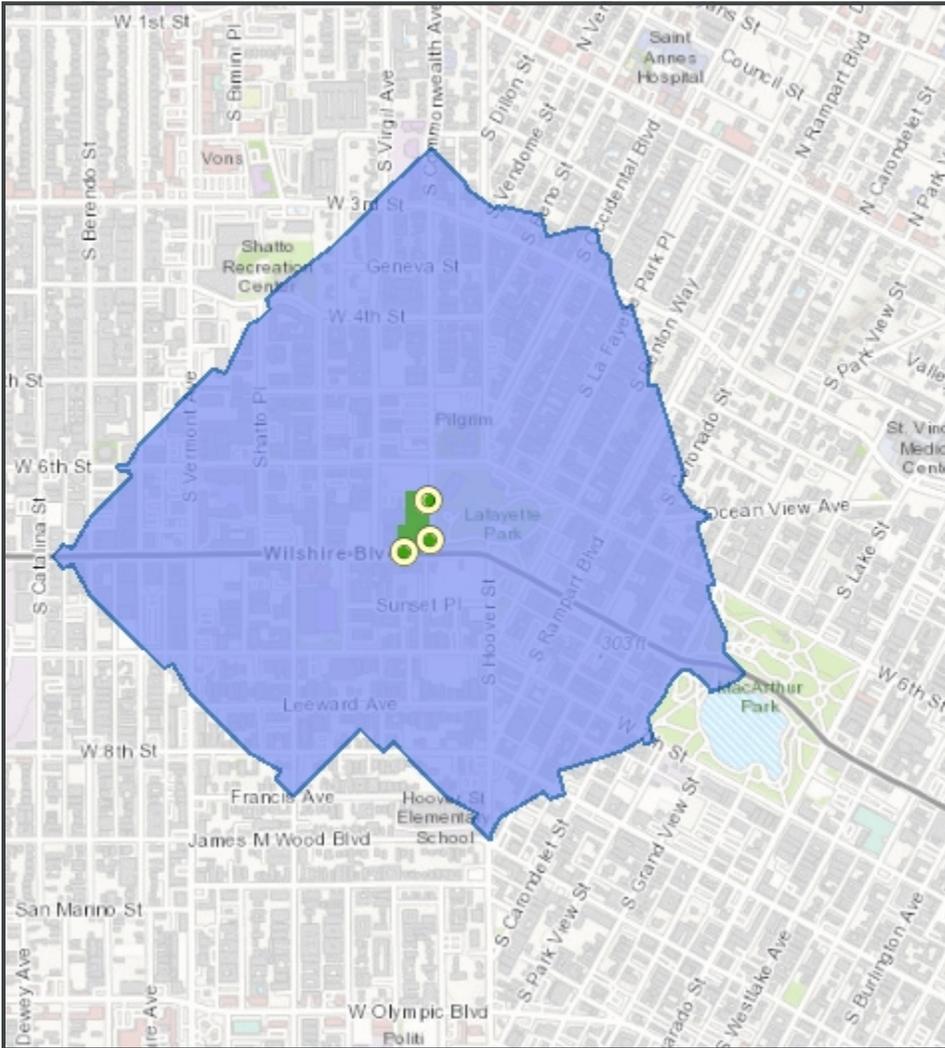
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

© City of Los Angeles, Department of Recreation and Parks
Printed: 03/15/2021



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:
639 South Commonwealth Ave.

Description:
Construction of a new 143-unit apartment building (142 affordable units and 1 market-rate managers unit)

Scenario Type:
New Park

Park Class:
Neighborhood

Baseline Dataset*:
RAP Parks Only

*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:	22,193	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	9,290	0

Residents Served by Age

Households Served by Annual Income

Under Age 5:	1,474	0
Age 5 to 9:	1,166	0
Age 10 to 14:	1,089	0
Age 15 to 17:	738	0
Age 18 to 64:	15,643	0
Age 65 and Over:	2,083	0

Under \$25,000:	3,988	0
\$25,000 to \$34,999:	1,356	0
\$35,000 to \$49,999:	1,309	0
\$50,000 to \$74,999:	1,414	0
\$75,000 and Over:	1,223	0

Source: Census/ACS 2010