

BOARD REPORT

NO. 24-222

DATE October 17, 2024

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-82974-CN-HCA –
RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION
OR IN-LIEU PARK FEE PAYMENT

B. Aguirre _____ M. Rudnick _____
B. Jones _____ *for* *C. Santo Domingo DF
C. Stoneham _____ N. Williams _____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82974-CN-HCA (Project) to provide a land dedication or a combination of land dedication and in-lieu fee payment to the City in order to fulfill the Project’s requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks’ (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and 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 Chapter 1ASEC. 13B.7.1.C.2.a (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

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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 Chapter 1A SEC. 13B.7.1.D.3.b (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, also known as Fourth and Central, is located at 400 South Central Avenue in the Skid Row community of the City. The Project, as currently proposed, includes the demolition of three existing warehouses to allow the construction of a residential, commercial, and office development across ten distinct buildings. The Project's residential component includes 1,589 residential units, within six buildings. The residential component will include for-sale condominiums (123 units) and rental apartments (1,466 units) at varying sizes and affordability levels to offer a range of housing types. Approximately 250 dwelling units are proposed to be affordable housing.

The proposed Project includes 170,275 square feet of open space, which is the minimum as required by LAMC 12.21. The Project's open space includes pools, fitness and recreation rooms, landscaped courtyards, pedestrian paseos, private balconies, pocket parks, and an outdoor event 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 **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.

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ADVISORY AGENCY

The Project filed a parcel map application with City Planning on May 13, 2021. On September 19, 2024, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by October 28, 2024. 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 = 2.7**
 - **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 1589 units would be:

$$10.8 \text{ Acres} = (1,589 \times 2.7) \times 0.00251$$

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

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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 250 affordable 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 land dedication for the Project would be:

$$9.07 \text{ Acres} = (1,339 \times 2.7) \times 0.00251$$

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(a)(7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project, as described in this Report, is a condominium and 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, 2024, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

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\$17,060.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 1,589 units would be:

$$\mathbf{\$27,108,340.00} = \$17,060.00 \times 1,589 \text{ dwelling units}$$

As currently proposed, the Project has 250 affordable 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:

$$\mathbf{\$22,843,340.00} = \$17,060.00 \times 1,339 \text{ dwelling units}$$

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 2024 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.

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Site Analysis

The Project is located within the Skid Row community of the City and within the Central City Plan Area. Currently, the Project site consists of three warehouses and one parking lot.

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

The Project is located in a high-density area of the City. Below is an analysis of the citywide density and local community density:

- City of Los Angeles Population Density (2018-2022 American Community Survey): 8,267 persons per square mile.
- Central City Community Plan Area (2018-2022 American Community Survey): 15,226 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, Project includes 170,275 square feet of open space, which is the minimum as required by LAMC 12.21. The Project's open space includes pools, fitness and recreation rooms, landscaped courtyards, pedestrian paseos, private balconies, pocket parks, and an outdoor event space.

The amount of common open space being provided by the Project does not appear to exceed the amount of open space the Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would not likely reduce the Project's impact on existing public recreational and park facilities. These amenities would not likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are three public parks within a half-mile walking distance of the Project site:

- Arts District Park is located at 501 South Hewitt Street in the Central City North Area of the City. The Park is approximately 0.8-acres and includes a fitness zone, playground, benches and picnic tables.

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- 6th & Gladys Street Park is located within Skid Row in the Central City Area of the City. The Park is approximately 0.3-acres and includes a basketball court, exercise equipment, picnic tables, restrooms, and a stage.
- San Julian Park is located at 312 East 5th Street within Skid Row in the Central City Area of the City. The Park is approximately 0.35-acres and includes picnic tables, portable restrooms, hand washing station, water fountain, stage, and open grass areas.

A map showing the project location and nearby public parks is attached (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 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.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the dedication of land or a combination of land dedication and in-lieu fee payment to the City as the Project is proposing the construction of apartment units and it is located in a high density area of the City. The proposed Project's common open space amenities will not reduce the impact on the park system.

FISCAL IMPACT

The potential Fiscal Impact to the RAP's General Fund is currently unknown.

This Report was prepared by Jeremy Silva, Planning 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 - Generalized Zoning
- 5) Attachment 5 - Project Location and Surrounding Parks

Attachment 1

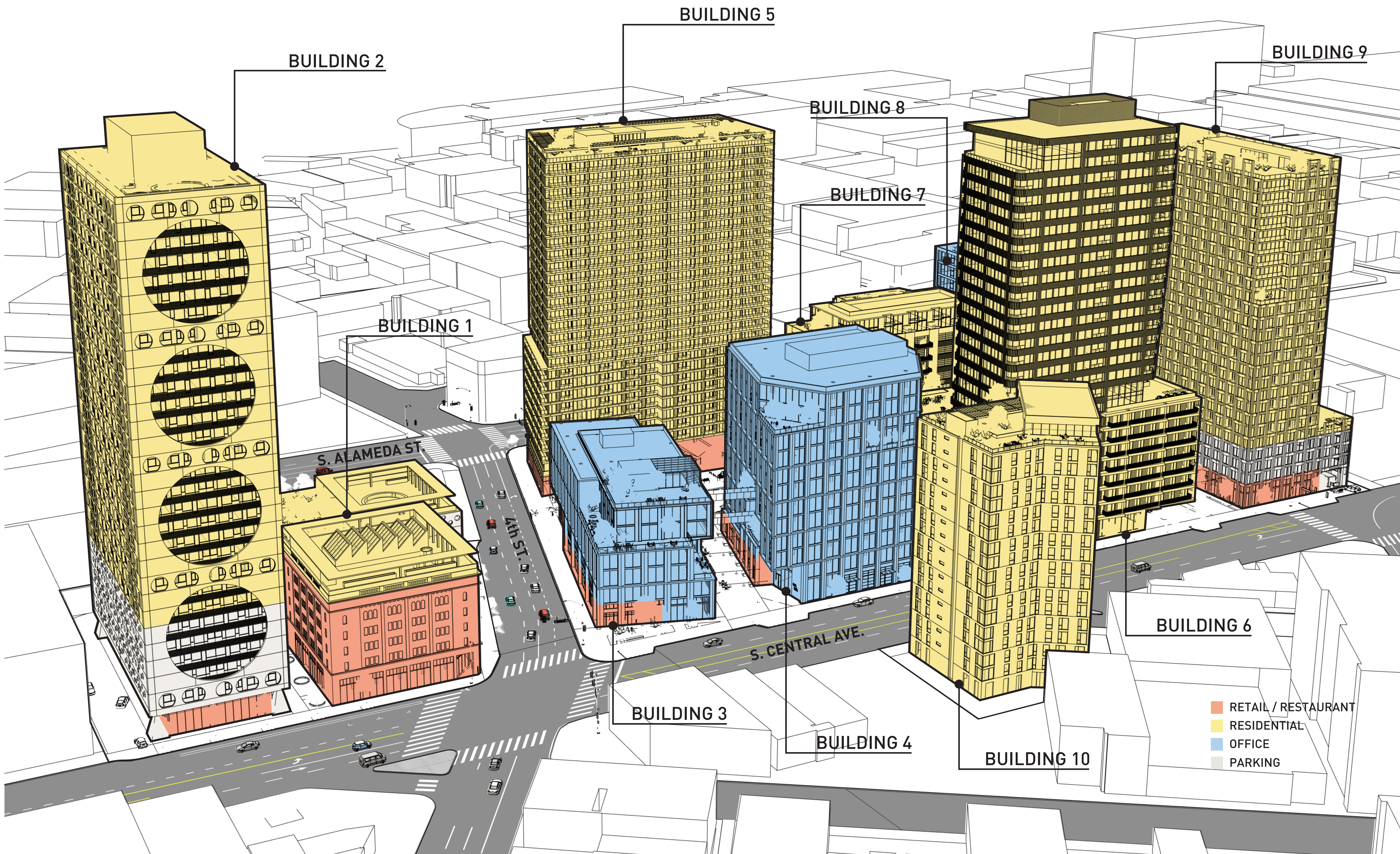


TMRW.INC

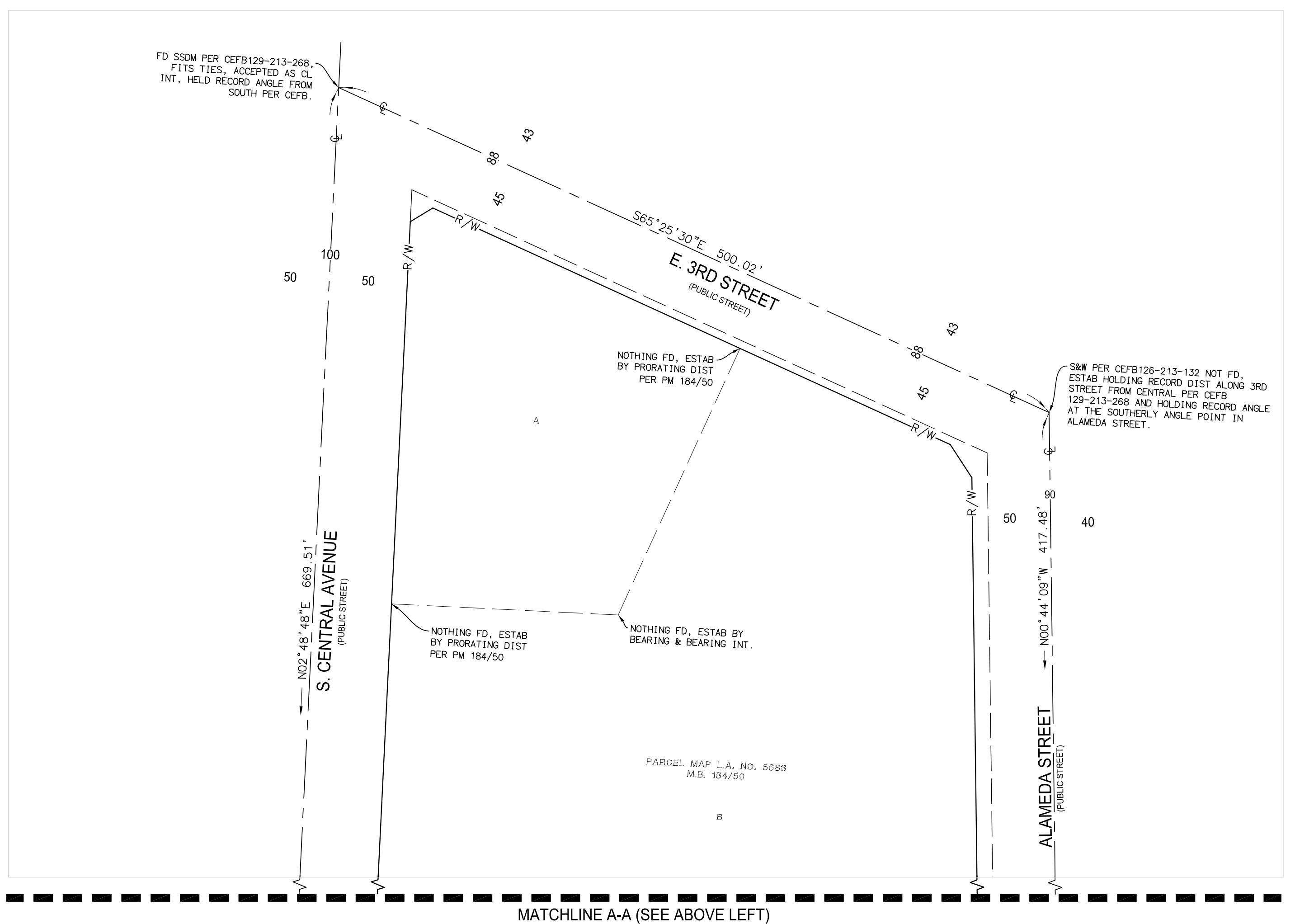
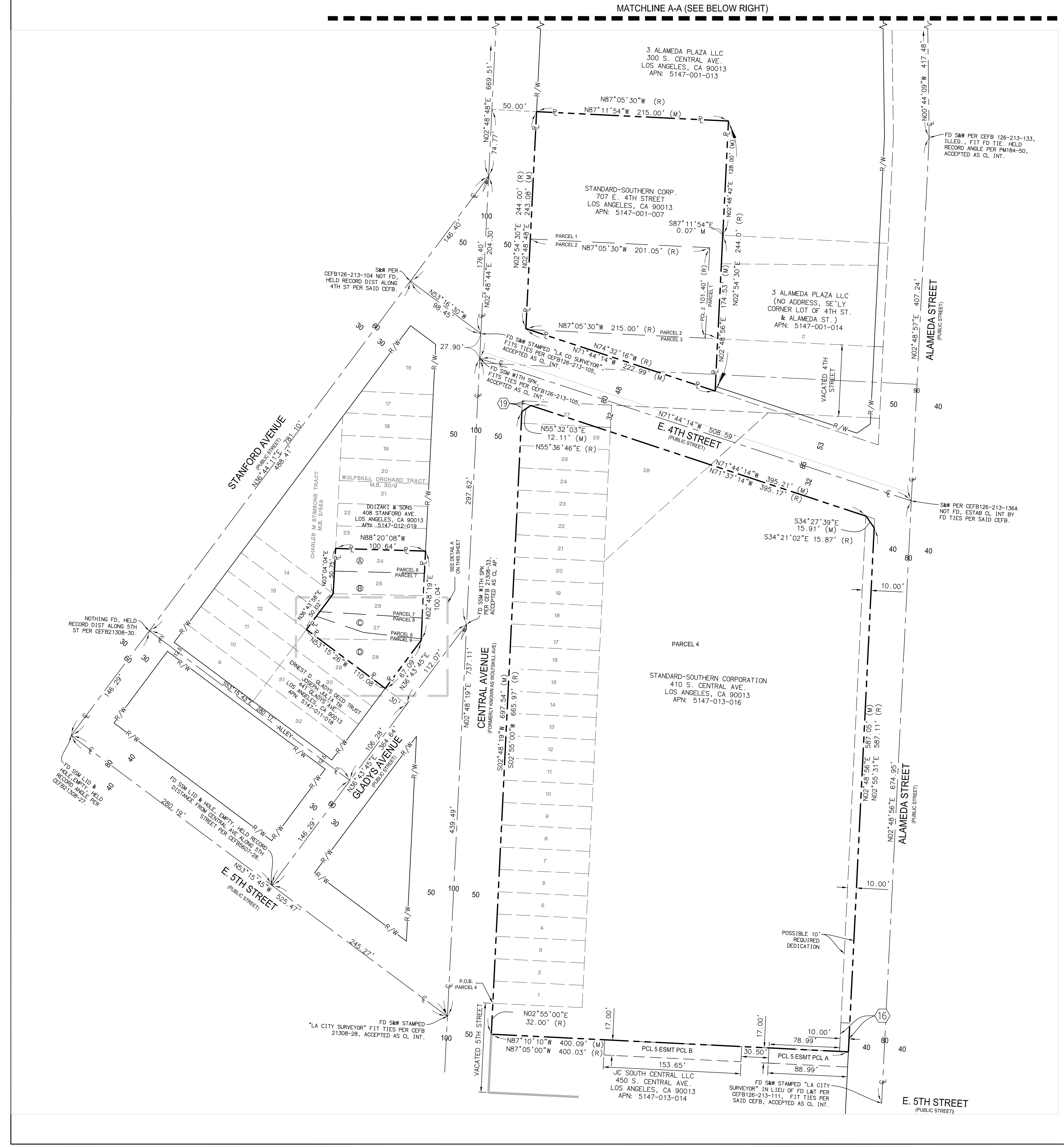


VIEW OF CENTRAL AVE.
AT FOURTH ST.
FOURTH & CENTRAL
2024





ALTA/NSPS LAND TITLE SURVEY (PROPERTY-OVERALL)



LINETYPES

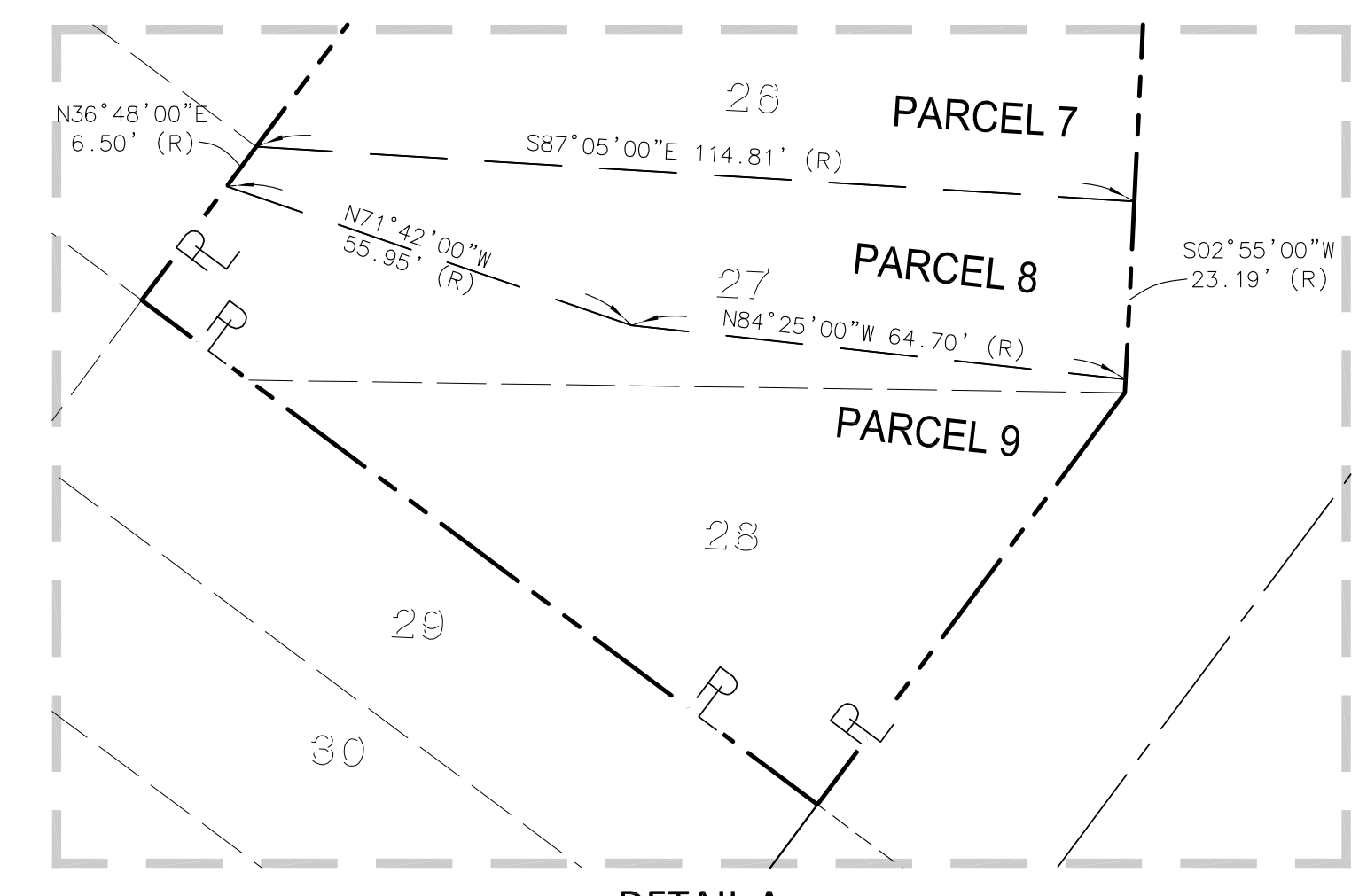
- PROPERTY LINE
- - - LOT LINE
- · - RIGHT OF WAY LINE
- · · CENTERLINE
- · · · EASEMENT LINE

LEGEND

- (M) MEASURED IN THE FIELD
- (R) PER HISTORICAL DOCUMENTS
- P.O.B. POINT OF BEGINNING

PROPERTY INFORMATION

- (A) STANDARD SOUTHERN CORP
431 S. CENTRAL AVE.
LOS ANGELES, CA 90013
APN: 5147-012-015
- (B) STANDARD SOUTHERN CORP
427 S. CENTRAL AVE.
LOS ANGELES, CA 90013
APN: 5147-011-015
- (C) STANDARD SOUTHERN CORP
431 S. CENTRAL AVE.
LOS ANGELES, CA 90013
APN: 5147-011-016
- (D) STANDARD SOUTHERN CORP
433 S. CENTRAL AVE.
LOS ANGELES, CA 90013
APN: 5147-011-017

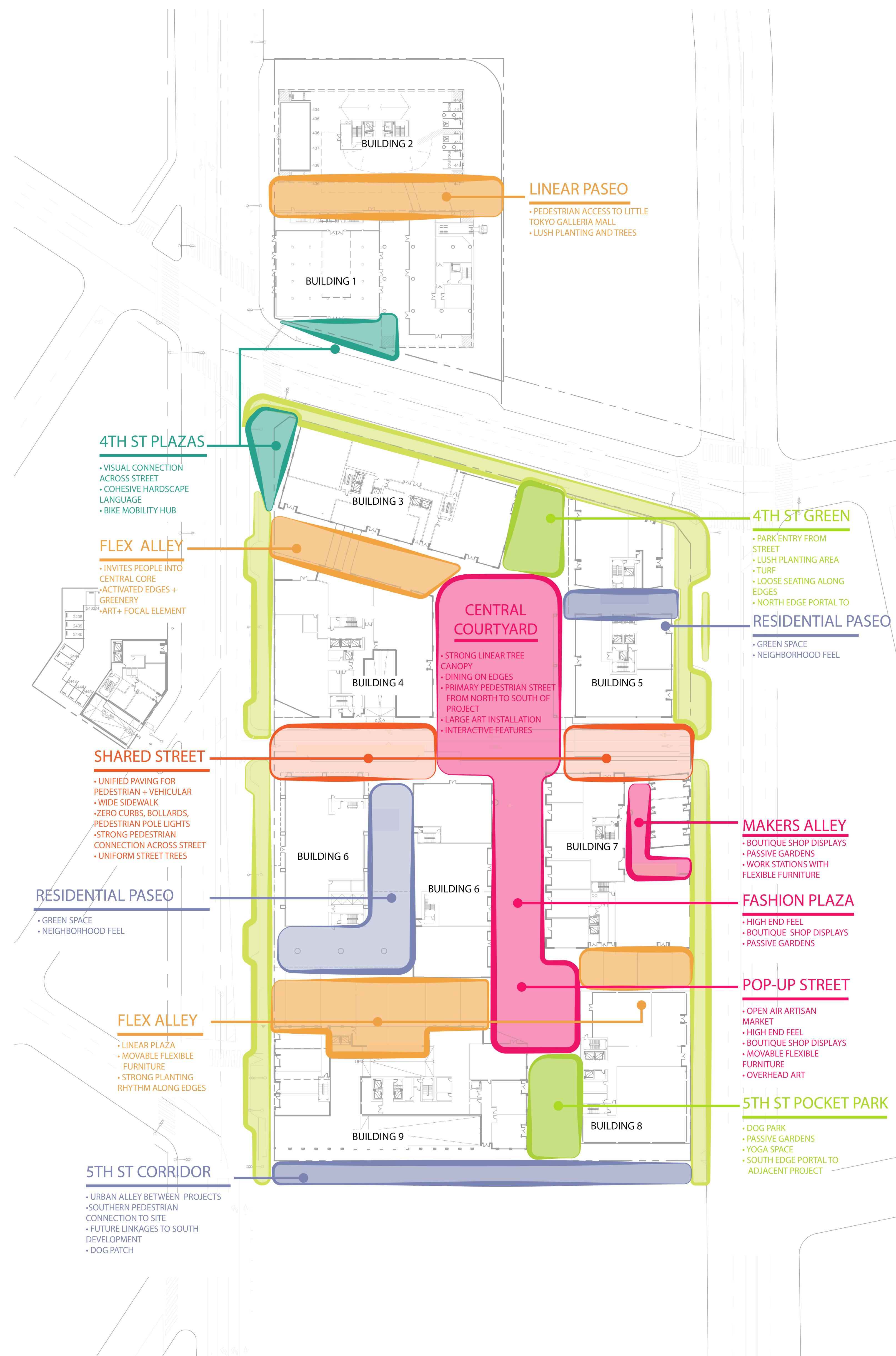


6		
5		
4		
3		
2		
1		
NO.	DATE	REVISIONS

PROJECT #	2005600
DATE PREPARED	04/14/2021
DRAWN BY	BN
CHECKED BY	CJ

400 S. CENTRAL AVENUE
PREPARED FOR:
MR. ROGER PECSOK
CONTINUUM PARTNERS
1881 16TH STREET
DENVER, CO 80202





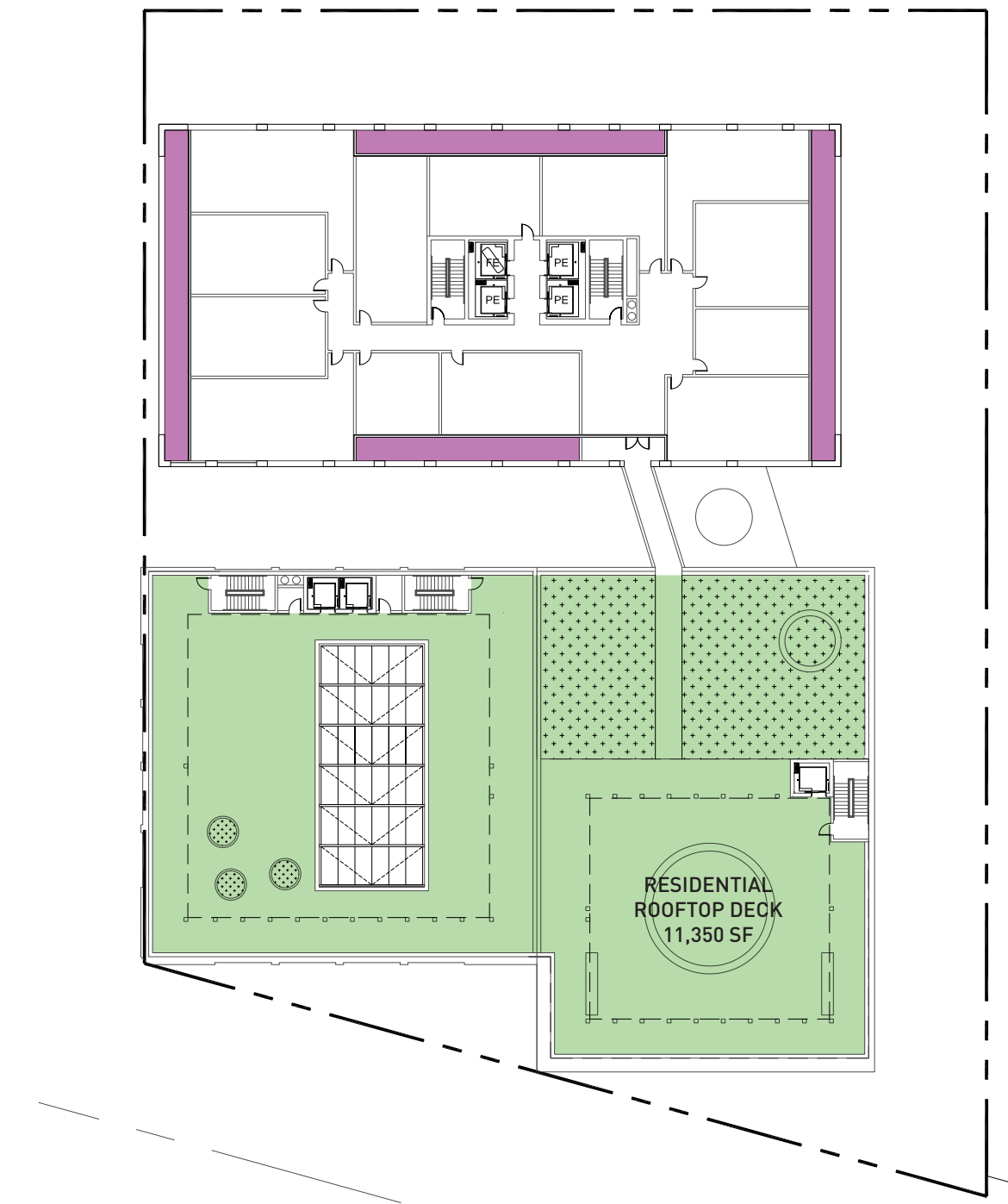
1. SITE PROGRAM DIAGRAM



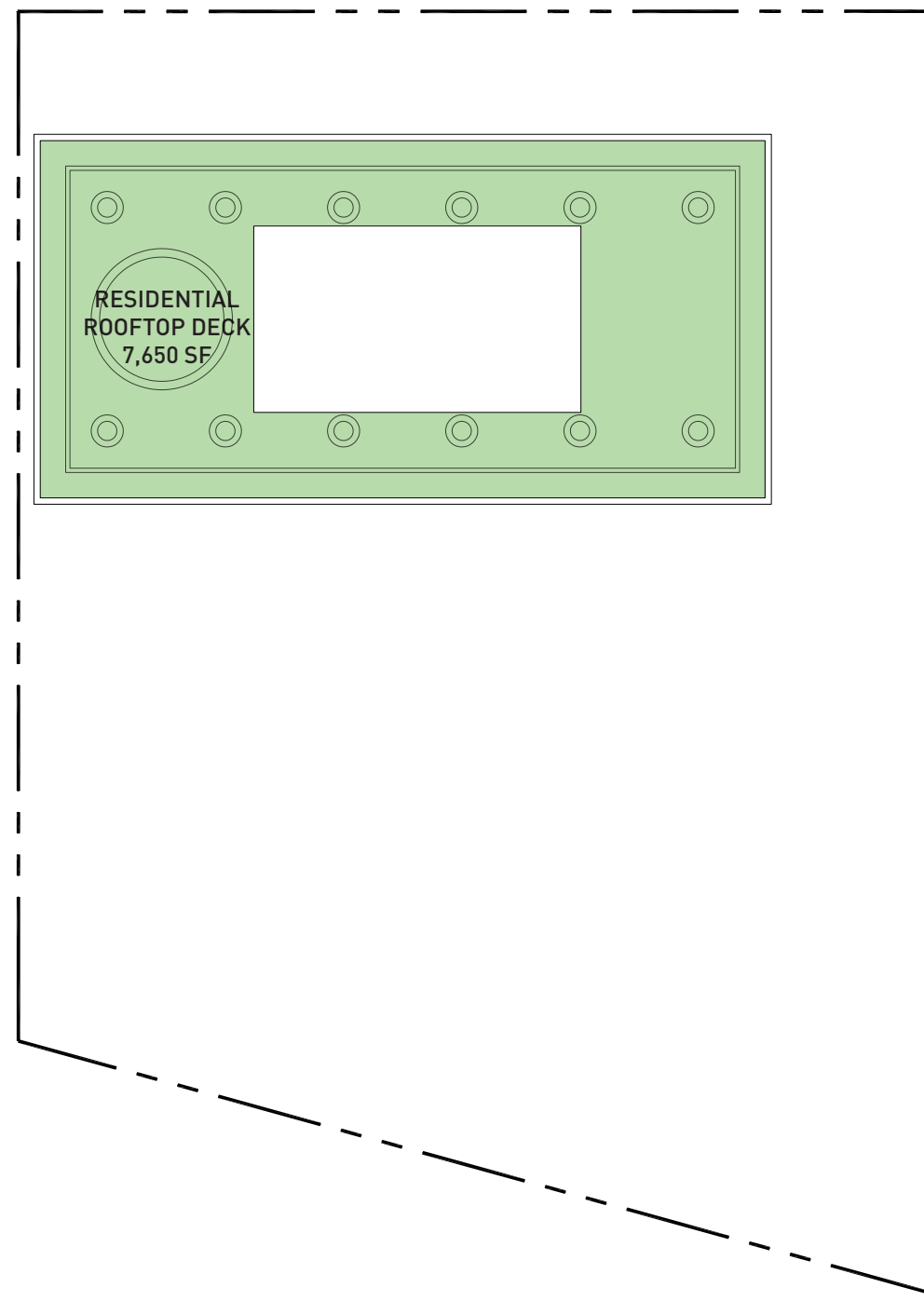
2. CIRCULATION DIAGRAM

LEGEND

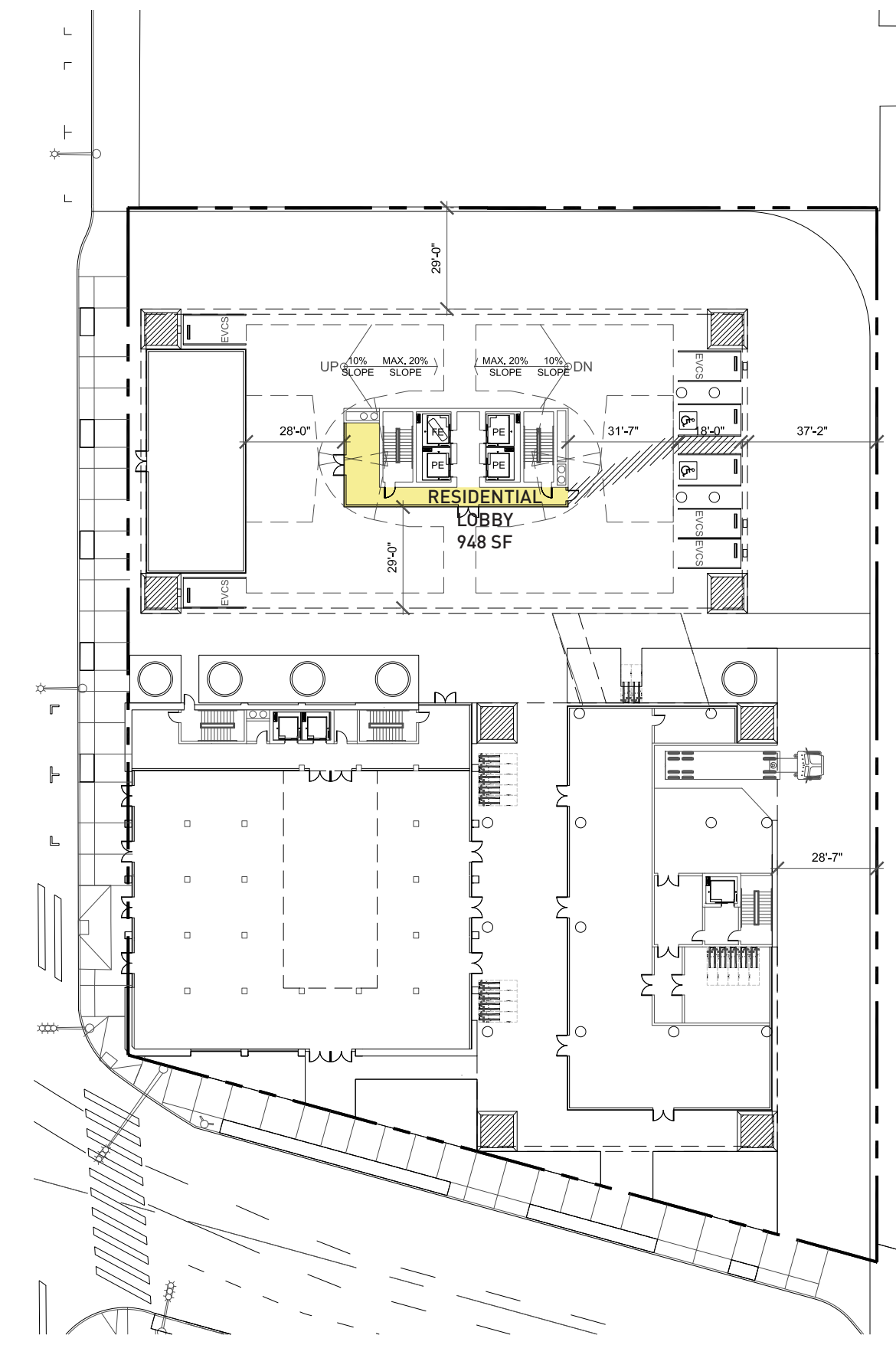
- PEDESTRIAN PLAZA / ALLEY
- 28' FIRE ACCESS REQUIREMENT
- ZERO CURB
- VEHICULAR ACCESS
- PEDESTRIAN PATH
- CAR DROP-OFF
- FOCAL FEATURE



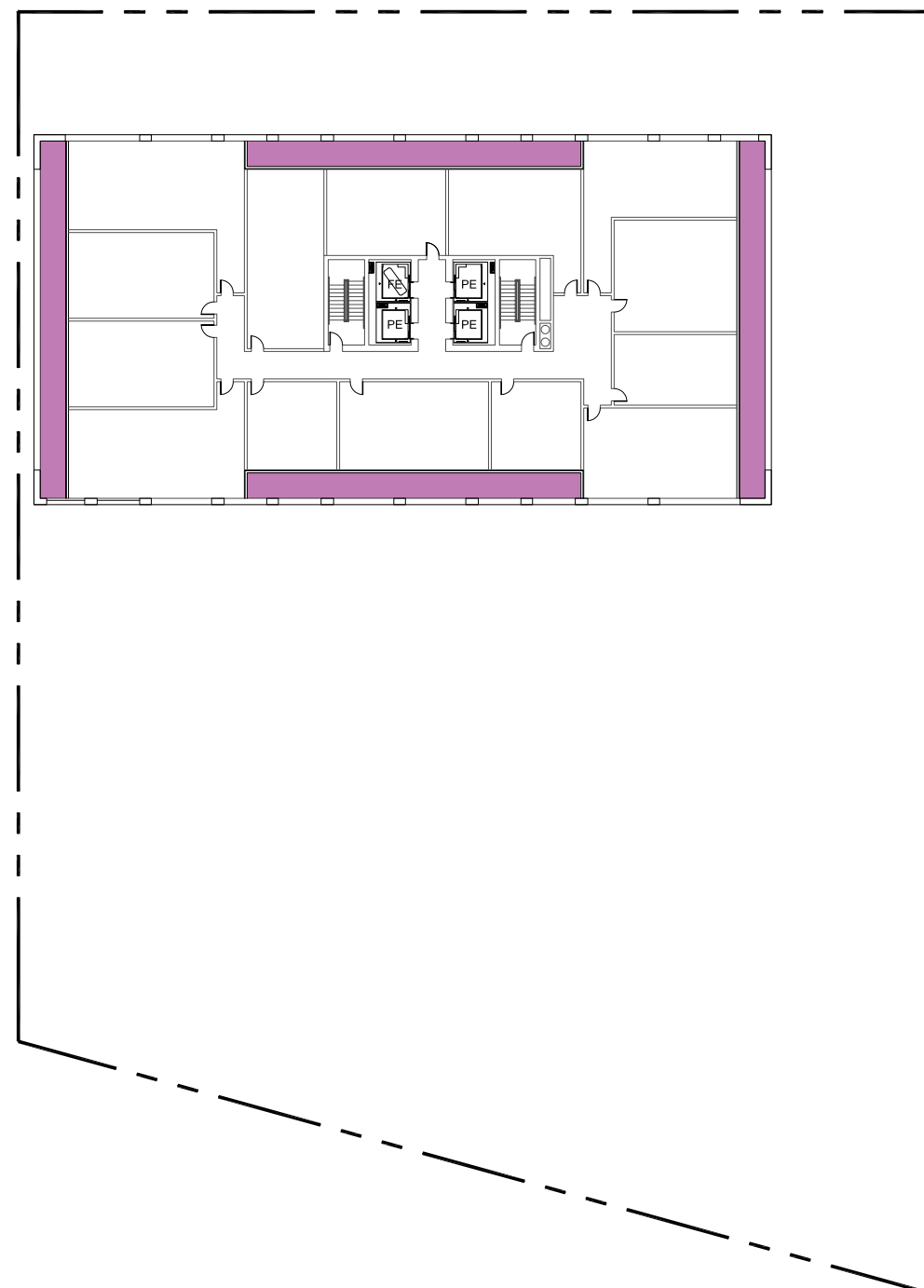
LEVEL 7



LEVEL 31 ROOF DECK



GROUND FLOOR



TYP. RESIDENTIAL FLOOR

CODE-REQUIRED OPEN SPACE REQUIREMENT			
UNIT TYPE	UNIT #	RQ'D SF / UNIT	RQ'D OPEN SPACE
STUDIO (<3 HABITABLE ROOMS)	95	100 SF	9,500 SF
1 BD (<3 HABITABLE ROOMS)	192	100 SF	19,200 SF
2 BD (=3 HABITABLE ROOMS)	48	125 SF	6,000 SF

TOTAL REQUIRED CODE-REQUIRED OPEN SPACE	34,700 SF
TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)	84

CODE-REQUIRED OPEN SPACE PROVIDED		
COMMON OPEN SPACE		19,000 SF
LEVEL 7	ROOFTOP DECK	11,350 SF
LEVEL 31	ROOFTOP DECK	7,650 SF
RECREATION ROOM		948 SF
LEVEL 1	RESIDENTIAL LOBBY	948 SF

PRIVATE OPEN SPACE (MAX. 50 SF/UNIT)	14,752 SF
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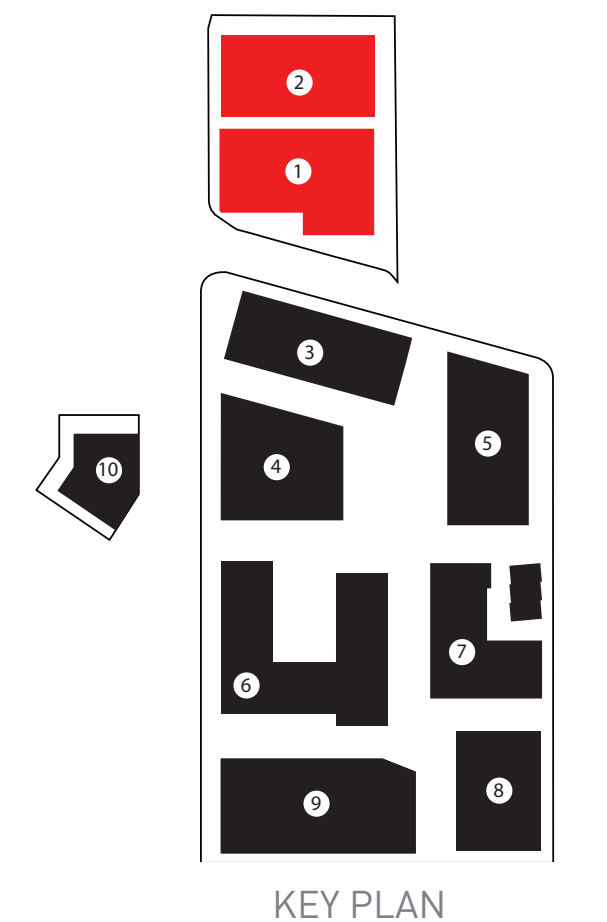
LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE)	4,975 SF
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TOTAL PROVIDED CODE-REQUIRED TREE COUNT	32
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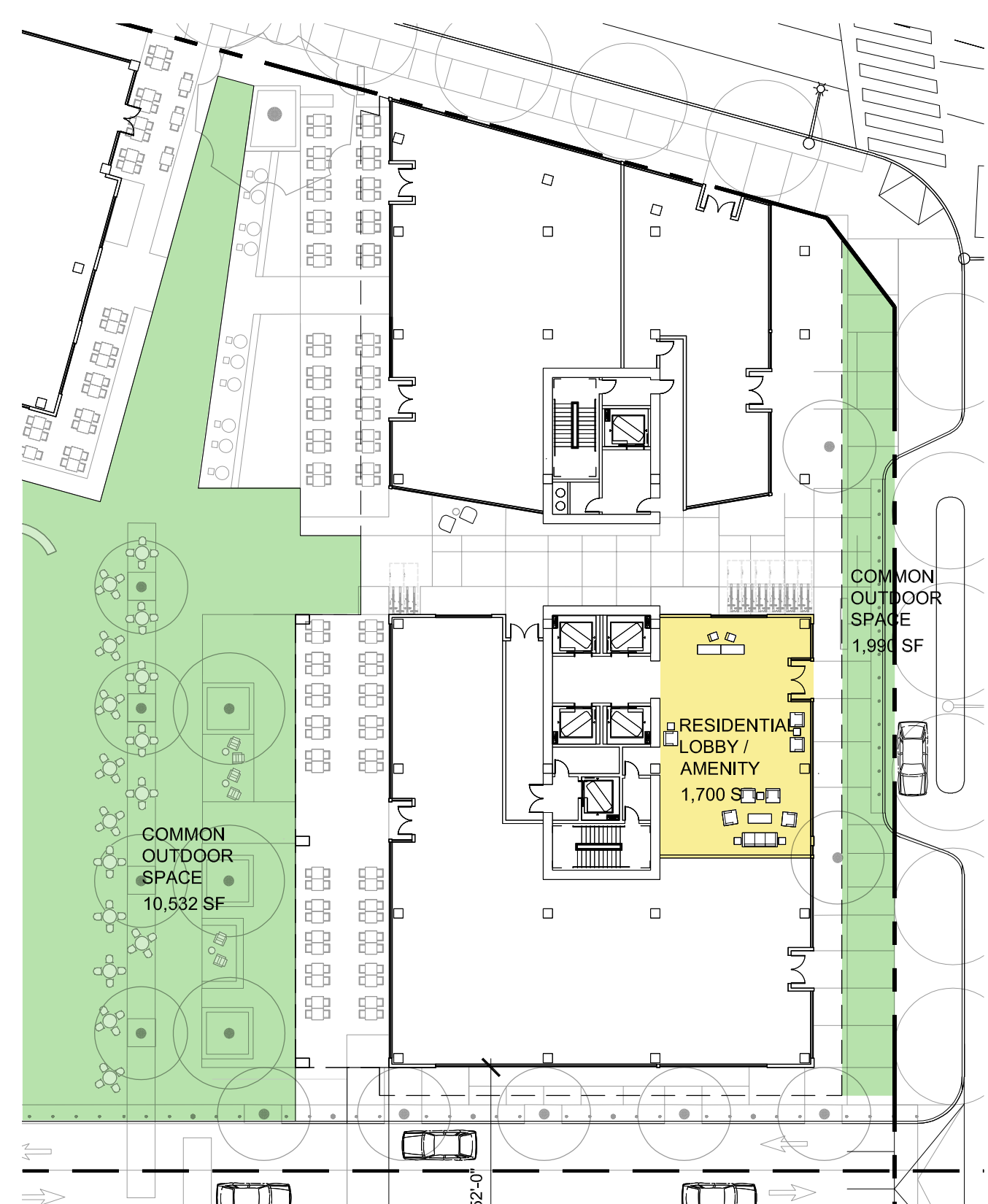
TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE	34,700 SF
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CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 2**

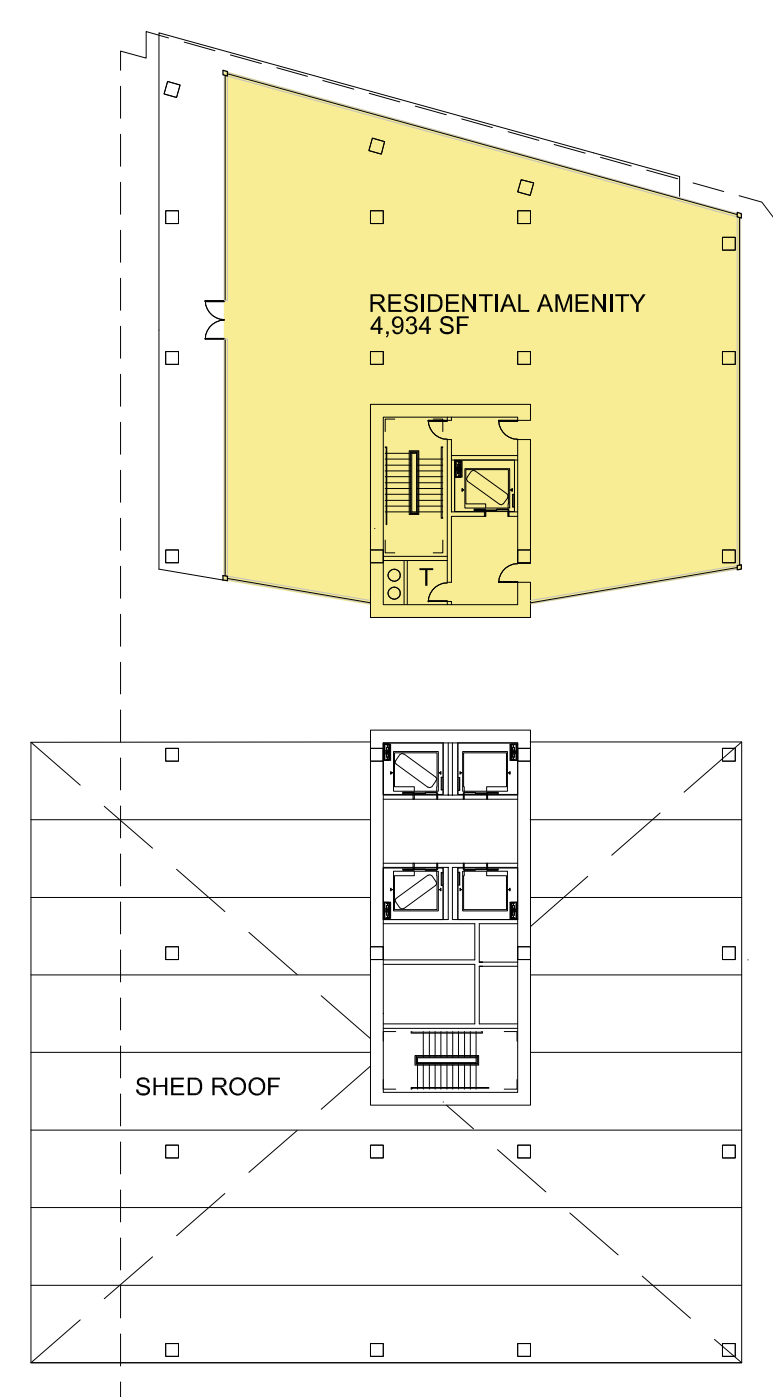
- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- PRIVATE BALCONIES



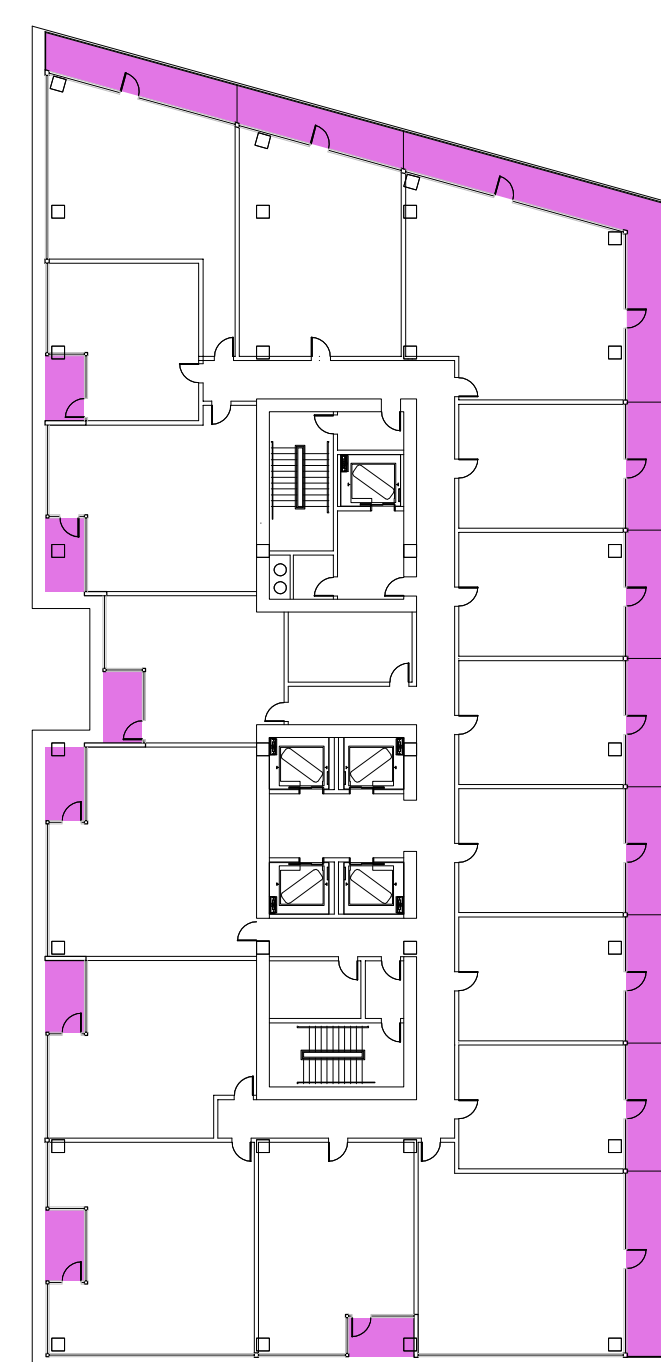
KEY PLAN



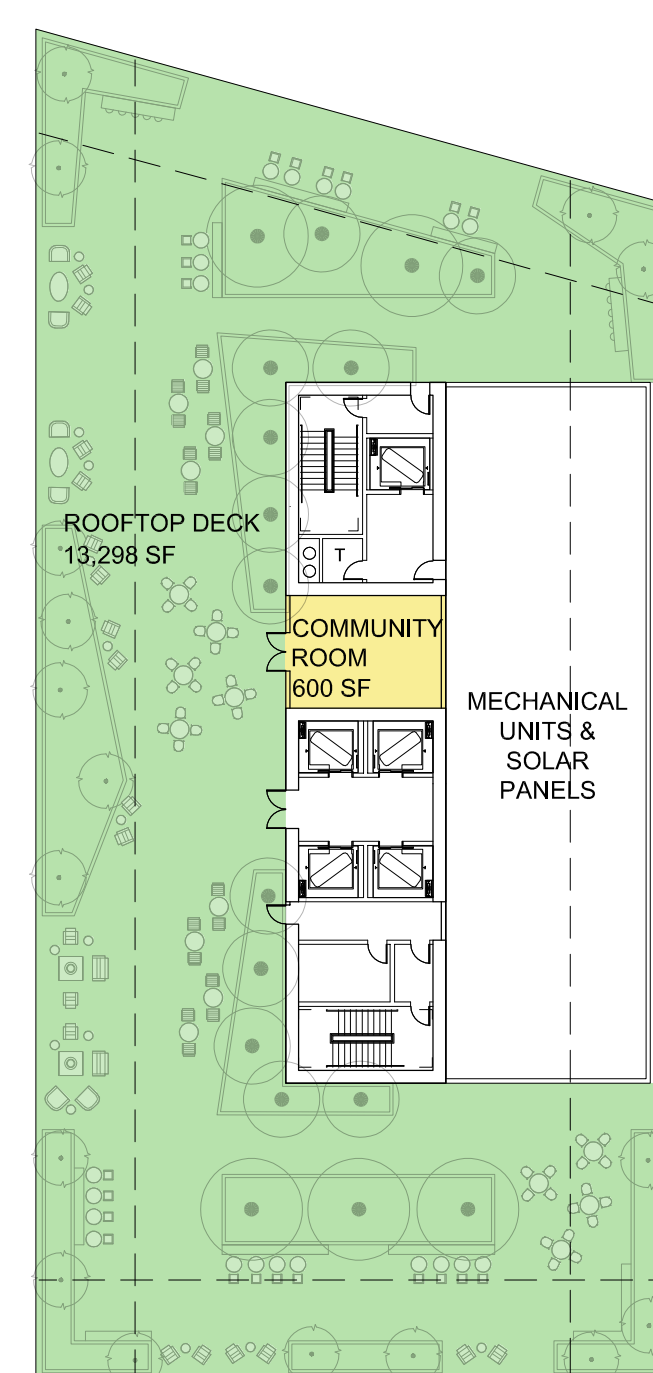
GROUND FLOOR



LEVEL 2



TYP. RESIDENTIAL FLOOR



LEVEL 28 ROOF DECK

CODE-REQUIRED OPEN SPACE REQUIREMENT			
UNIT TYPE	UNIT #	RQ'D SF / UNIT	RQ'D OPEN SPACE
STUDIO (<3 HABITABLE ROOMS)	183	100 SF	18,300 SF
1 BD (<3 HABITABLE ROOMS)	142	100 SF	14,200 SF
2 BD (=3 HABITABLE ROOMS)	100	125 SF	12,500 SF

TOTAL REQUIRED CODE-REQUIRED OPEN SPACE	45,000 SF
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TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)	107
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CODE-REQUIRED OPEN SPACE PROVIDED		
COMMON OPEN SPACE		25,820 SF
LEVEL 1	COMMON OUTDOOR SPACE	12,522 SF
LEVEL 28	ROOFTOP DECK	13,298 SF
RECREATION ROOM		7,234 SF
LEVEL 1	RESIDENTIAL LOBBY	1,700 SF
LEVEL 2	RECREATION ROOM	4,934 SF
LEVEL 28	COMMUNITY ROOM	600 SF

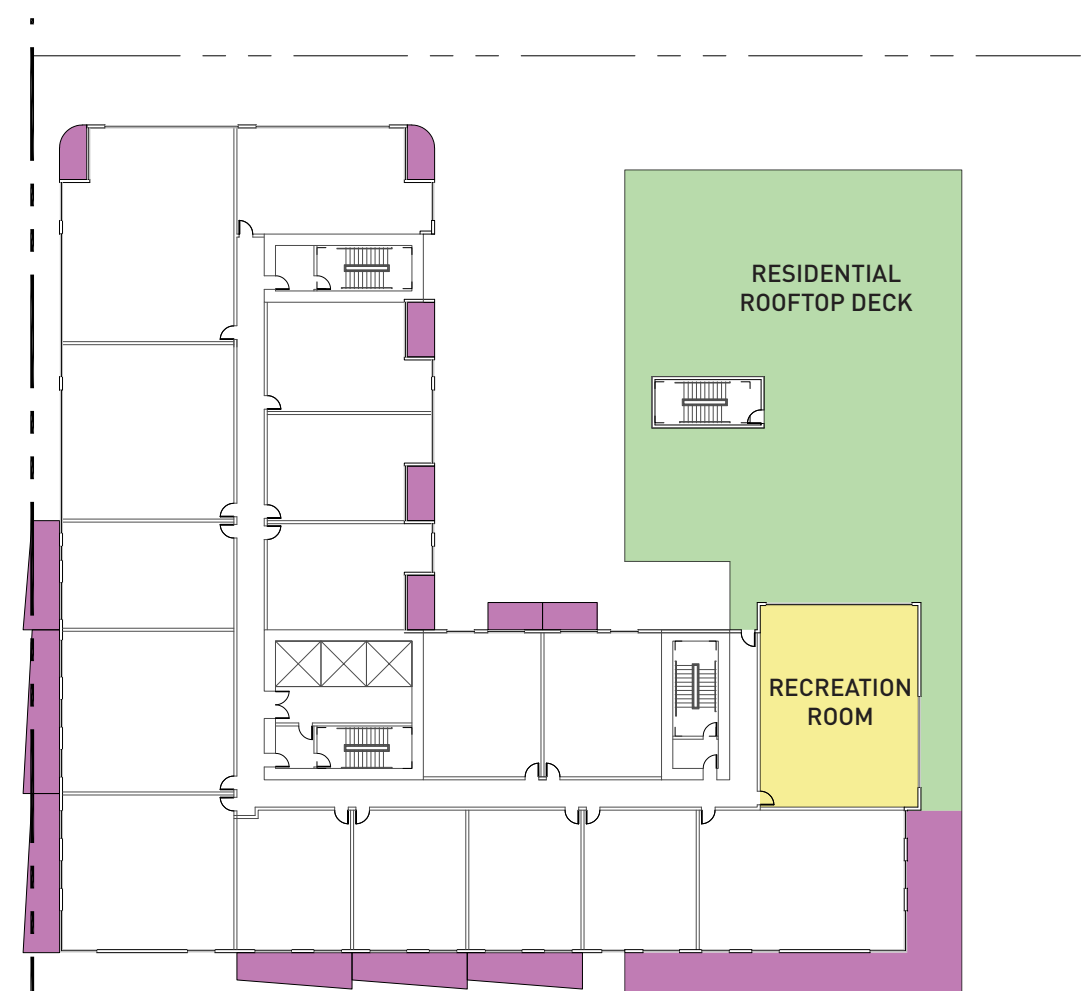
PRIVATE OPEN SPACE (MAX. 50 SF/UNIT)	18,700 SF
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LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE)	5,354 SF
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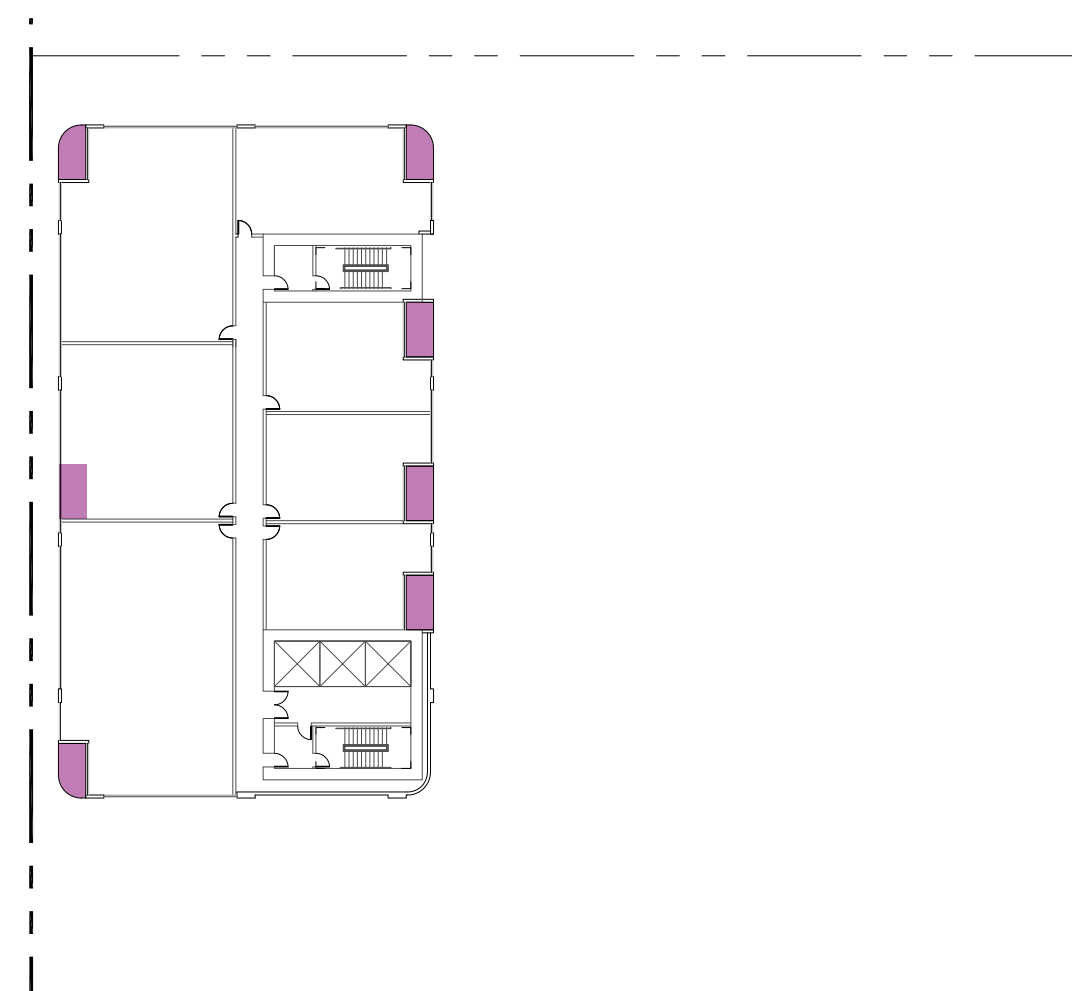
TOTAL PROVIDED CODE-REQUIRED TREE COUNT	74
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TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE	51,754 SF
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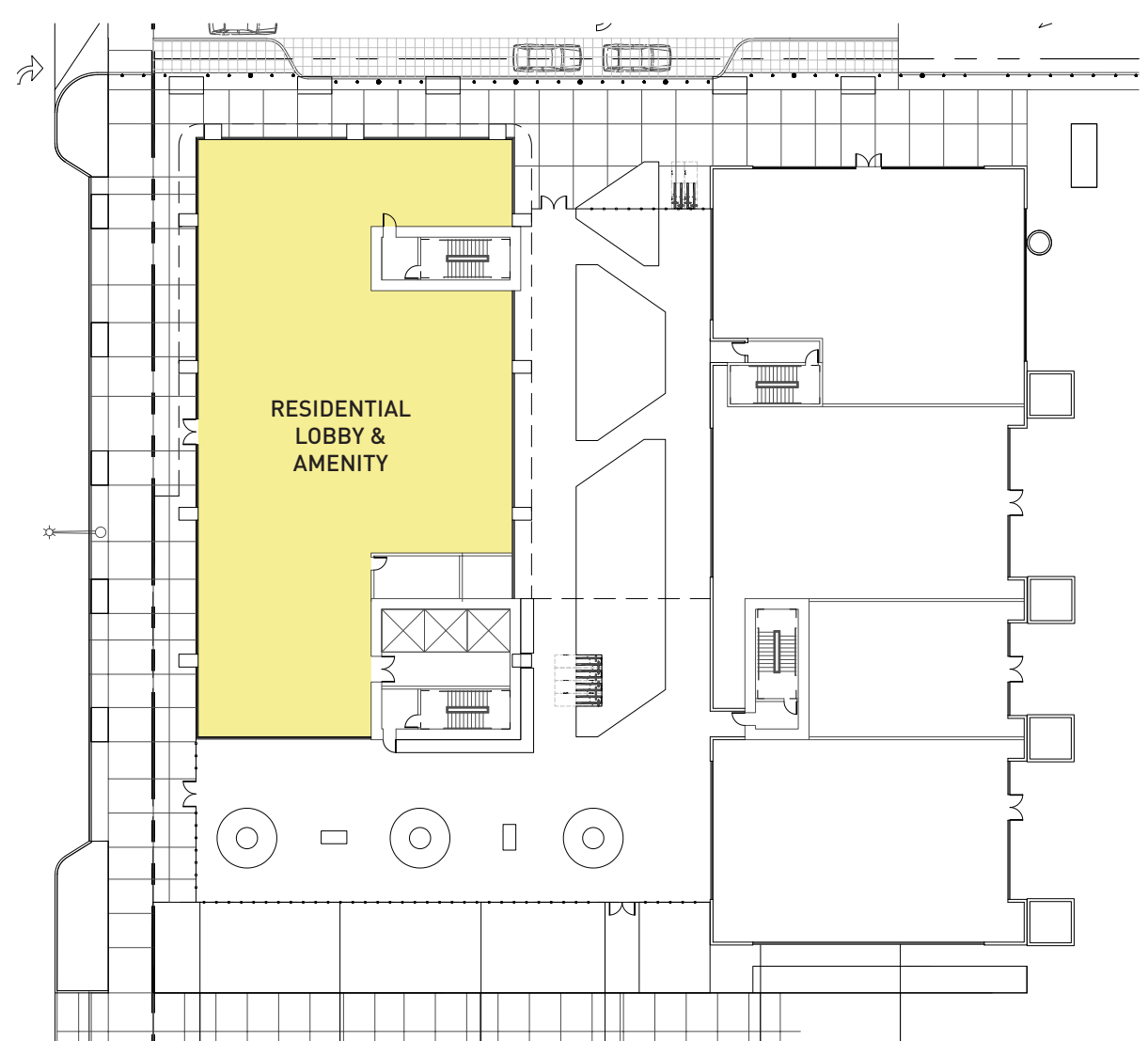
CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 5**



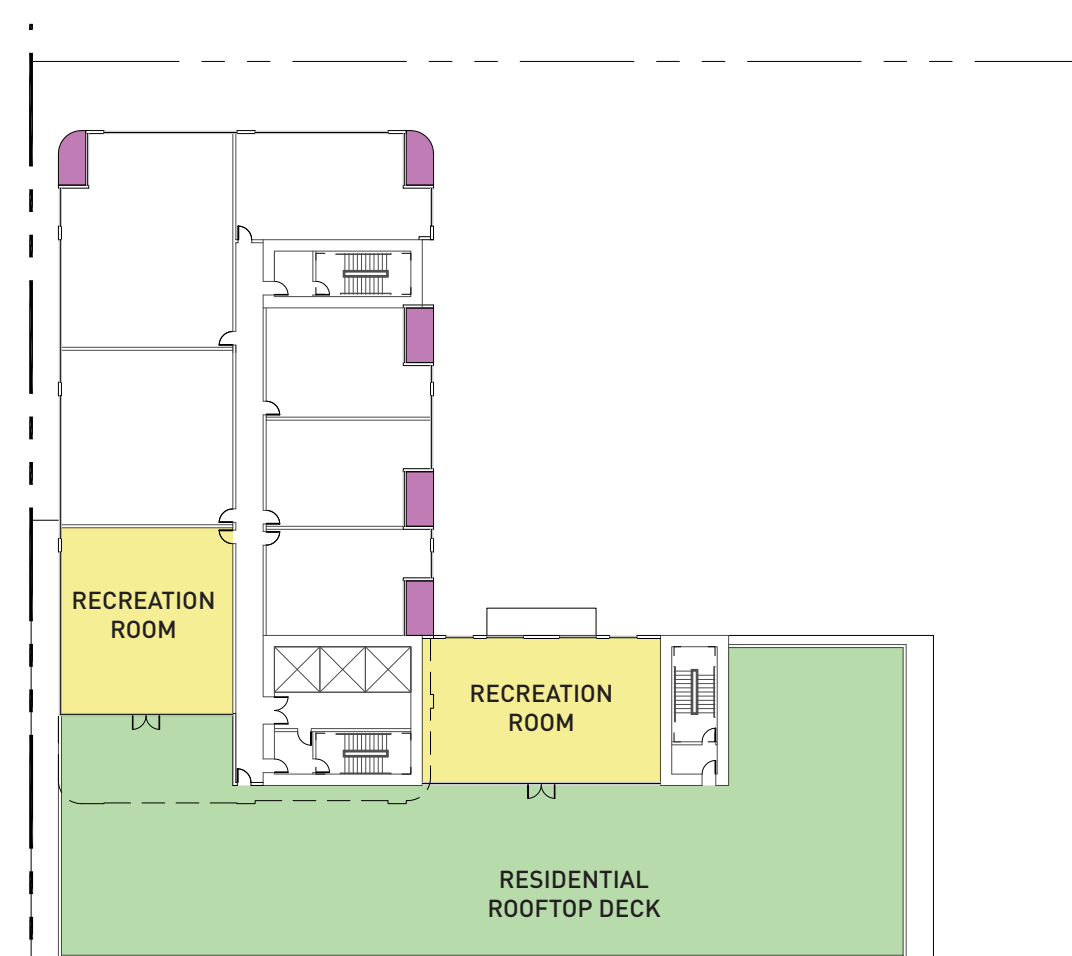
LEVEL 6



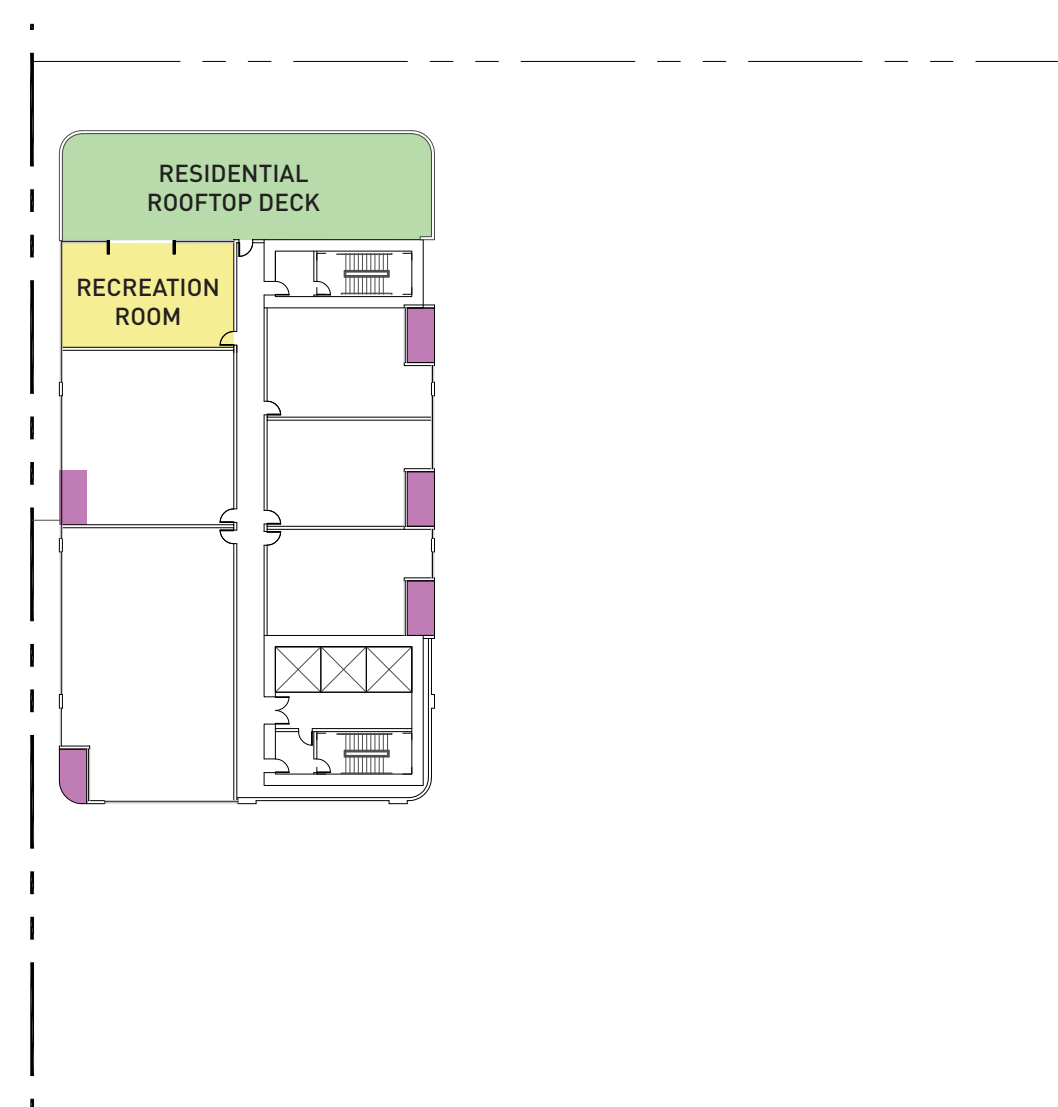
TYP. RESIDENTIAL FLOOR



GROUND FLOOR



LEVEL 9



LEVEL 25

CODE-REQUIRED OPEN SPACE REQUIREMENT			
UNIT TYPE	UNIT #	RQ'D SF / UNIT	RQ'D OPEN SPACE
1 BD (<3 HABITABLE ROOMS)	145	100 SF	14,500 SF
2 BD (=3 HABITABLE ROOMS)	48	125 SF	6,000 SF
3 BD (>3 HABITABLE ROOMS)	57	175 SF	9,975 SF

TOTAL REQUIRED CODE-REQUIRED OPEN SPACE	30,475 SF
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TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)	63
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CODE-REQUIRED OPEN SPACE PROVIDED		
COMMON OPEN SPACE		15,237 SF
LEVEL 6, 9 & 26	ROOFTOP DECK	15,237 SF
RECREATION ROOM		7,619 SF
LEVEL 1,6,9 & 25	LOBBY & AMENITY	7,619 SF

PRIVATE OPEN SPACE (MAX. 50 SF/UNIT)	7,619 SF
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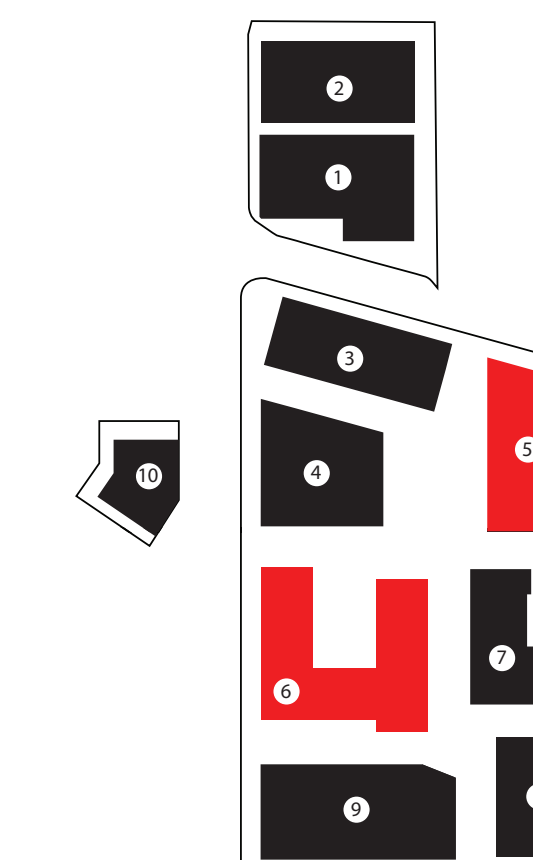
LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE)	5,430 SF
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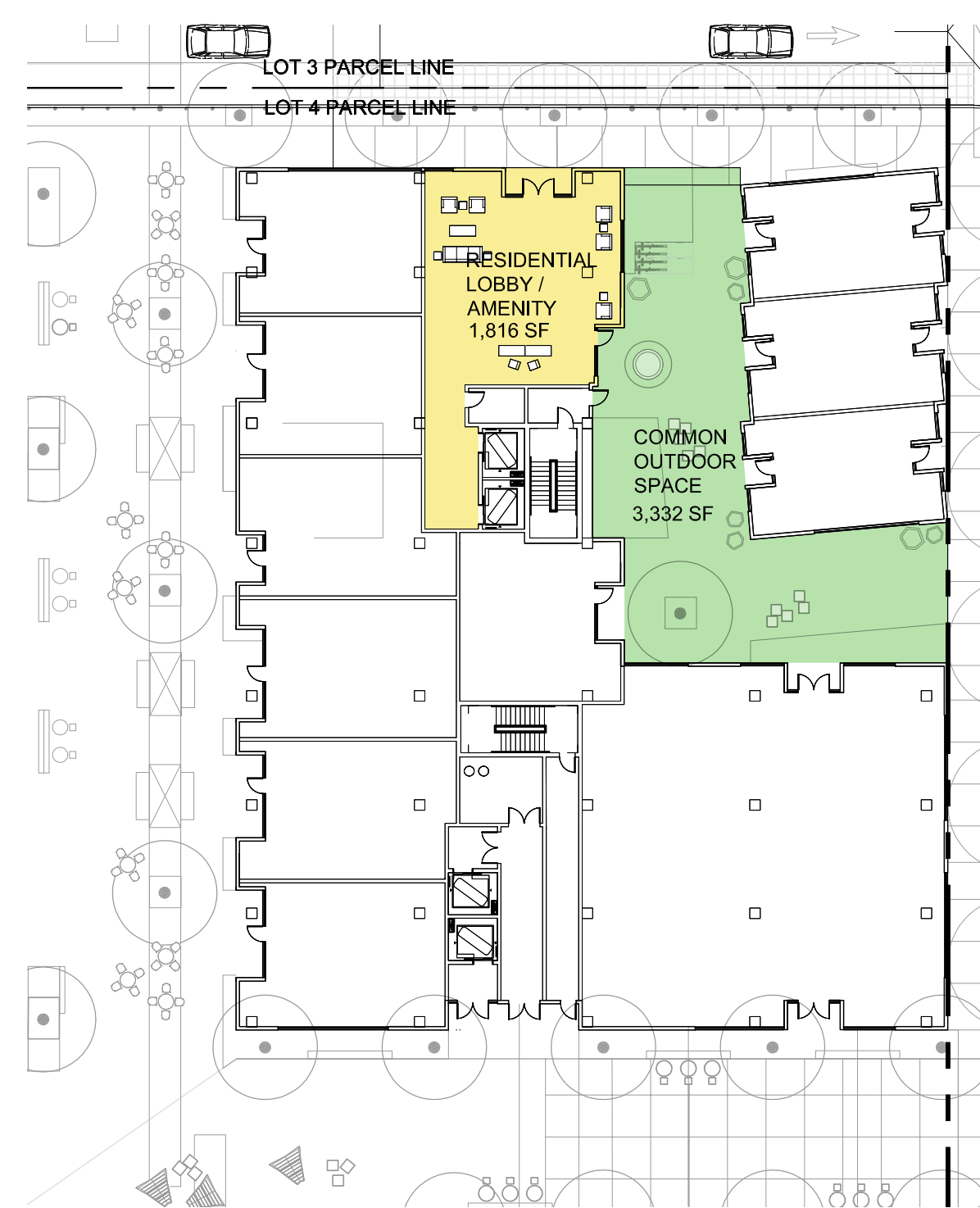
TOTAL PROVIDED CODE-REQUIRED TREE COUNT	64
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TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE	30,475 SF
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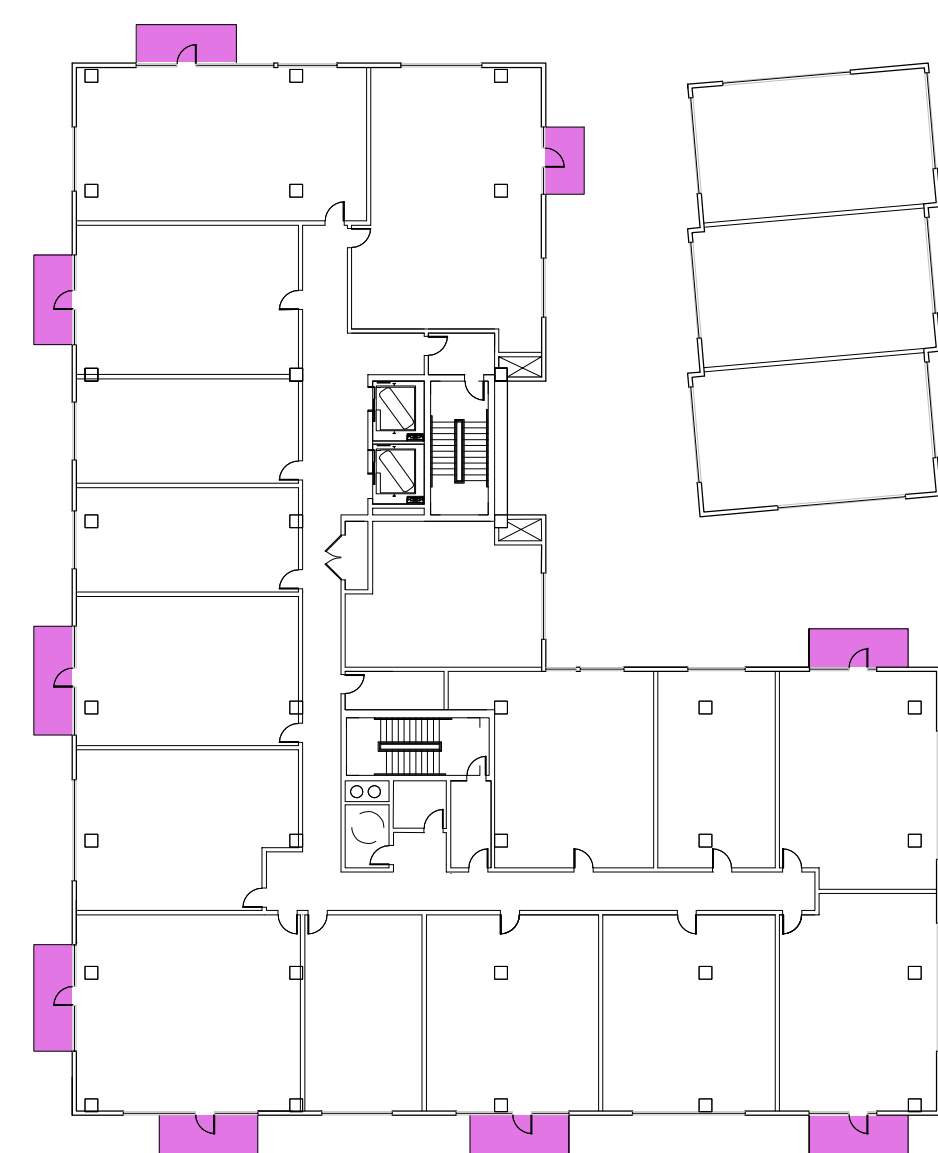
CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 6**

- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- PRIVATE BALCONIES

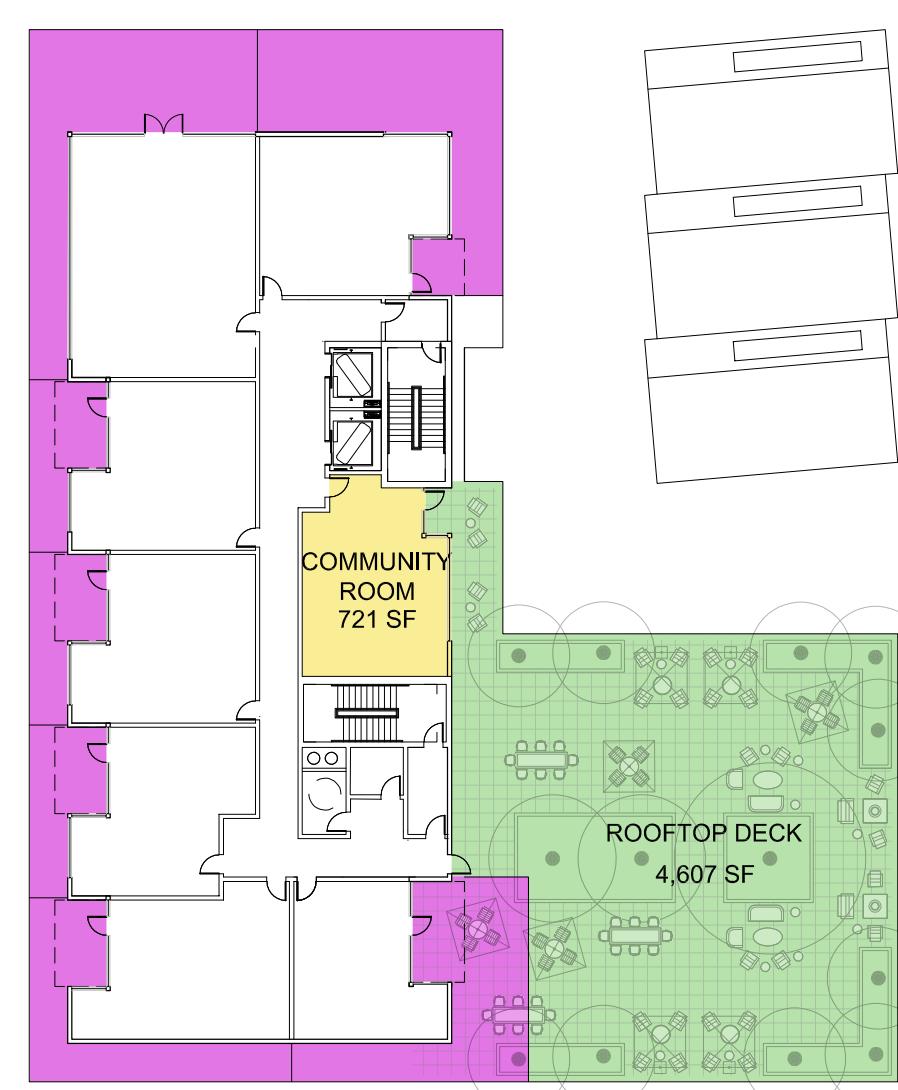




GROUND FLOOR



TYP. RESIDENTIAL FLOOR



LEVEL 9

CODE-REQUIRED OPEN SPACE REQUIREMENT			
UNIT TYPE	UNIT #	RQ'D SF/UNIT	RQ'D OPEN SPACE
L/W (<3 HABITABLE ROOMS)	4	100 SF	400 SF
STUDIO(<3 HABITABLE ROOMS)	35	100 SF	3,500 SF
1BD (<3 HABITABLE ROOMS)	62	100 SF	6,200 SF
2BD (=3 HABITABLE ROOMS)	22	125 SF	2,750 SF

TOTAL REQUIRED CODE-REQUIRED OPEN SPACE	12,850 SF
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TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)	31
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CODE-REQUIRED OPEN SPACE PROVIDED		
COMMON OPEN SPACE		7,939 SF
LEVEL 1	COMMON OUTDOOR SPACE	3,332 SF
LEVEL 9	ROOFTOP DECK	4,607 SF
RECREATION ROOM		2,537 SF
LEVEL 1	RESIDENTIAL LOBBY	1,816 SF
LEVEL 9	COMMUNITY ROOM	721 SF

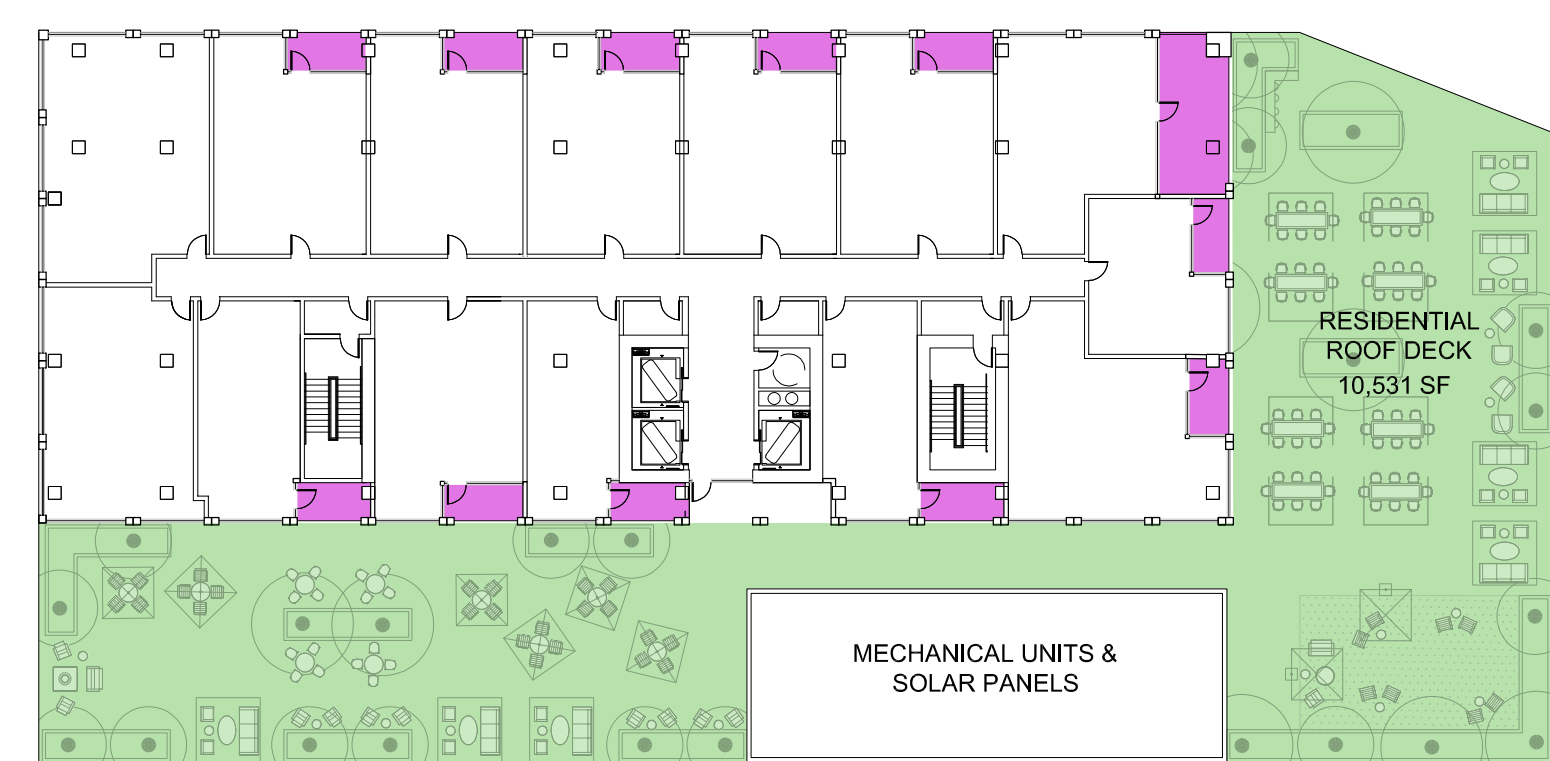
PRIVATE OPEN SPACE (MAX. 50 SF/UNIT)	2,374 SF
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LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE)	1,774 SF
--	-----------------

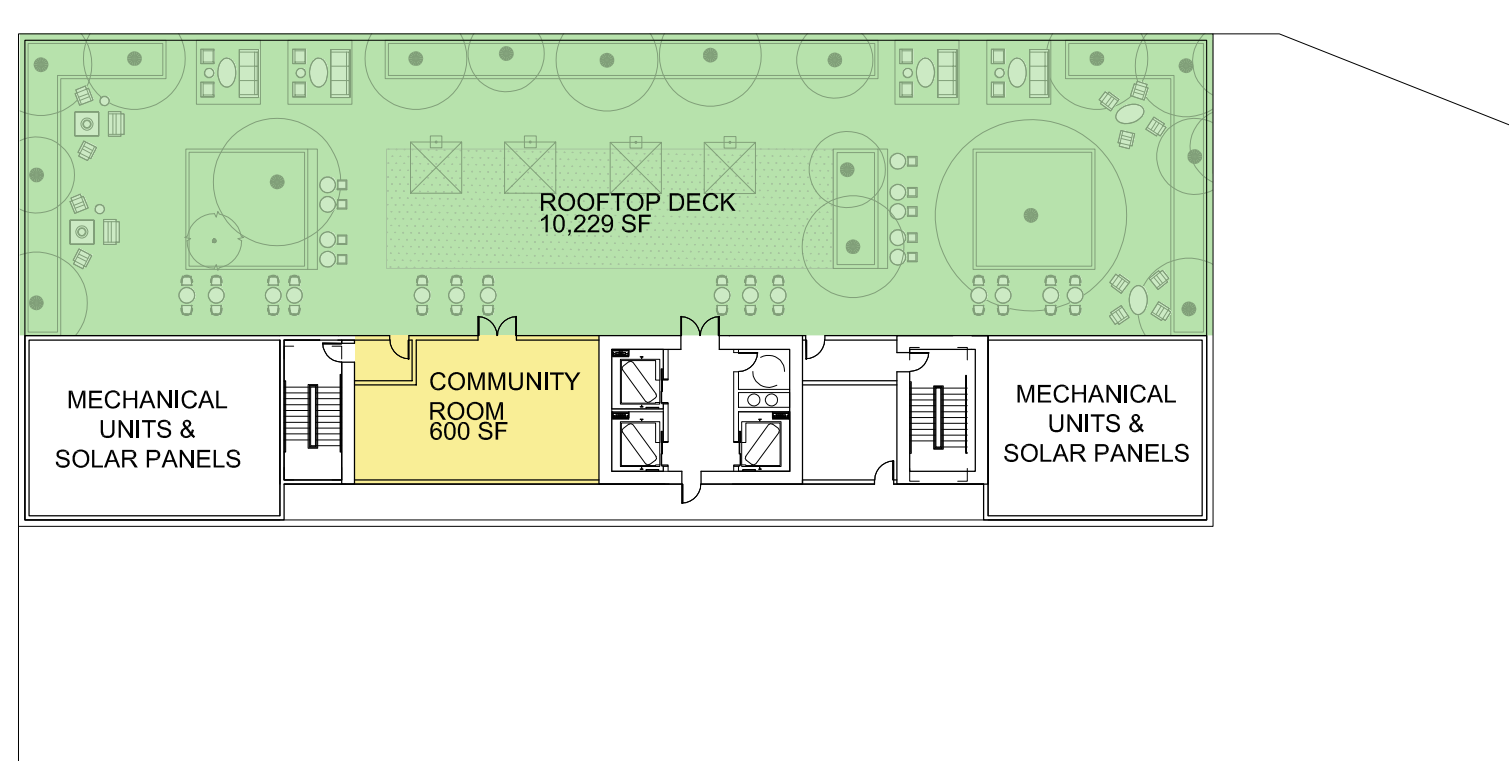
TOTAL PROVIDED CODE-REQUIRED TREE COUNT	32
--	-----------

TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE	12,850 SF
---	------------------

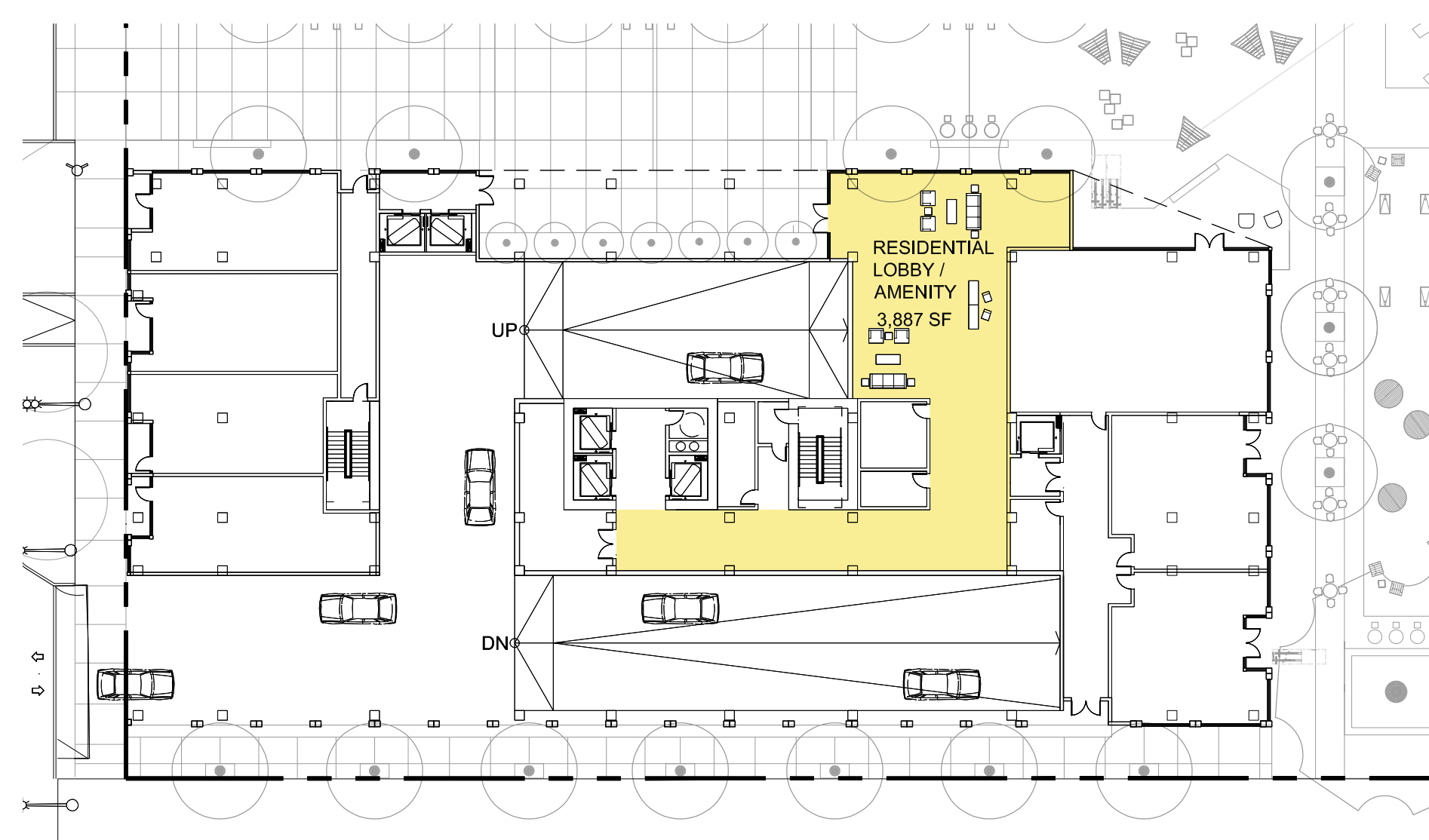
CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 7**



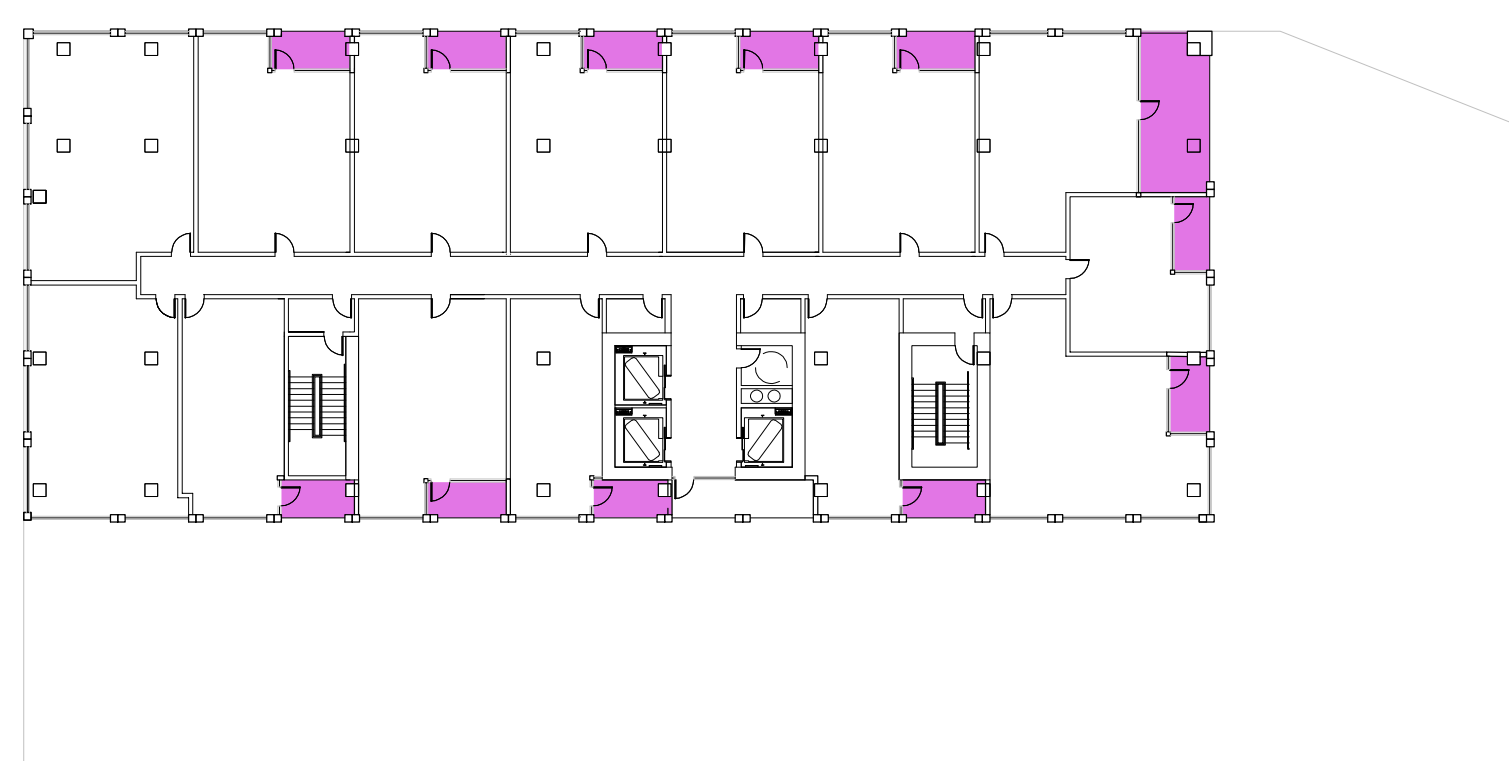
LEVEL 5



LEVEL 27 ROOF DECK



GROUND FLOOR



TYP. RESIDENTIAL FLOOR

CODE-REQUIRED OPEN SPACE REQUIREMENT			
UNIT TYPE	UNIT #	RQ'D SF/UNIT	RQ'D OPEN SPACE
L/W (<3 HABITABLE ROOMS)	4	100 SF	400 SF
STUDIO(<3 HABITABLE ROOMS)	88	100 SF	8,800 SF
1BD (<3 HABITABLE ROOMS)	186	100 SF	18,600 SF
2BD (=3 HABITABLE ROOMS)	34	125 SF	4,250 SF

TOTAL REQUIRED CODE-REQUIRED OPEN SPACE	32,050 SF
--	------------------

TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)	78
--	-----------

CODE-REQUIRED OPEN SPACE PROVIDED		
COMMON OPEN SPACE		21,043 SF
LEVEL 5	ROOFTOP DECK	10,814 SF
LEVEL 27	ROOFTOP DECK	10,229 SF
RECREATION ROOM		4,487 SF
LEVEL 1	RESIDENTIAL LOBBY	3,887 SF
LEVEL 27	COMMUNITY ROOM	600 SF

PRIVATE OPEN SPACE (MAX. 50 SF/UNIT)	6,520 SF
--------------------------------------	-----------------

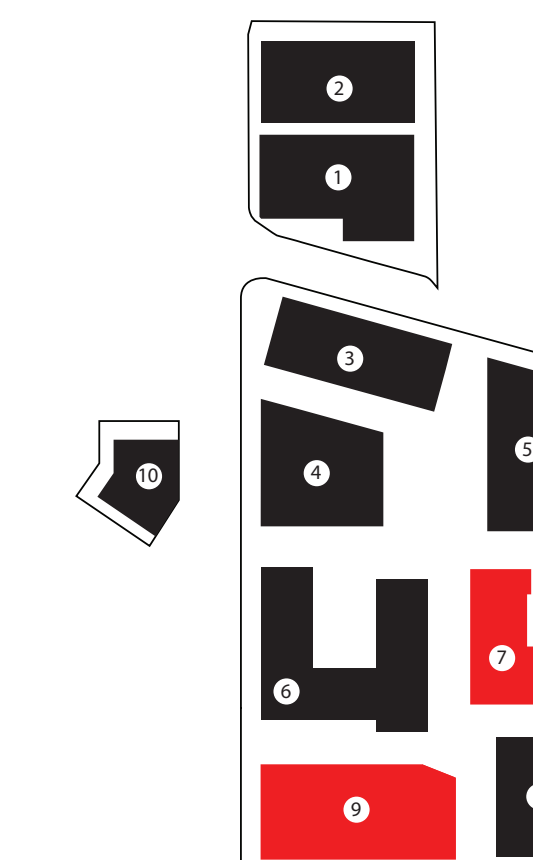
LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE)	2,818 SF
--	-----------------

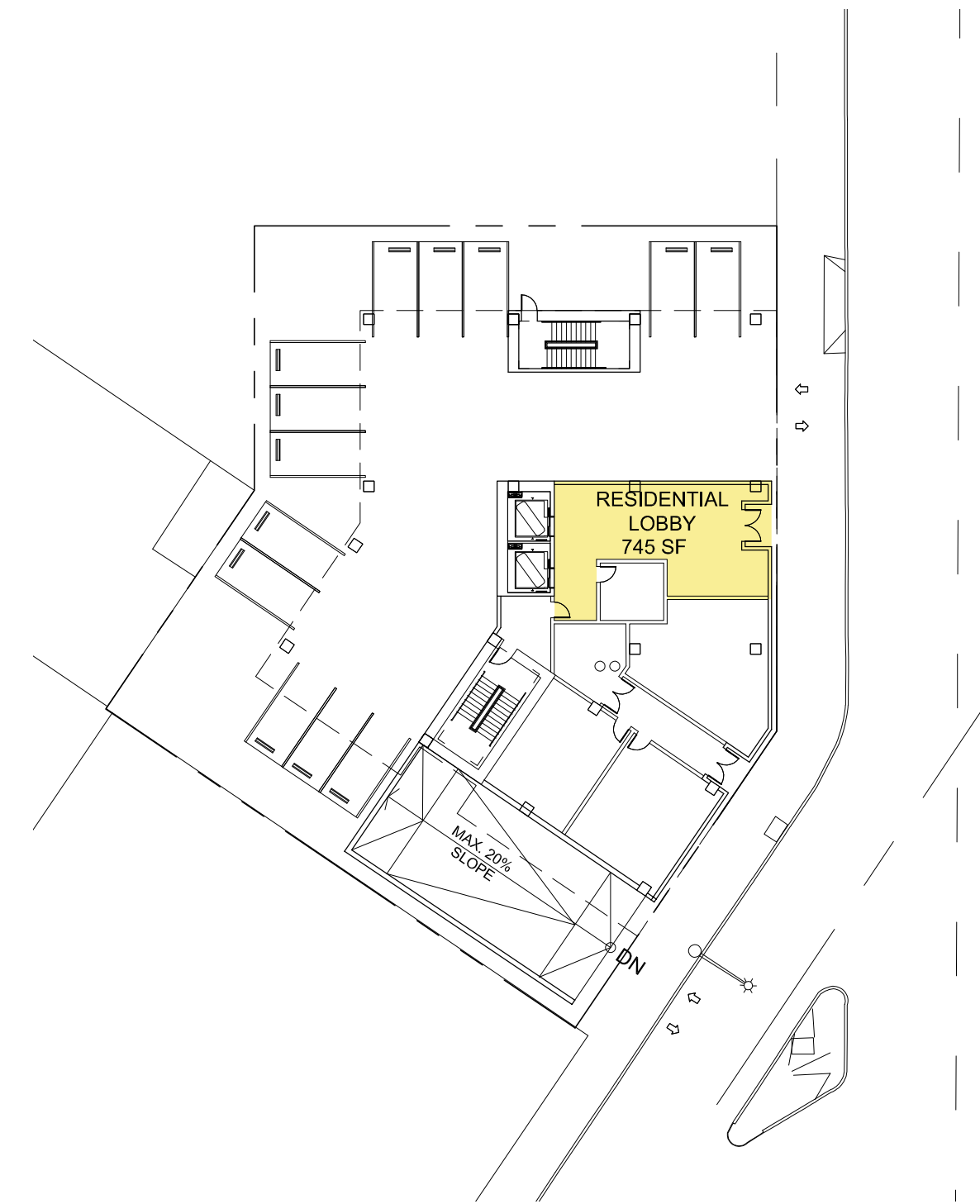
TOTAL PROVIDED CODE-REQUIRED TREE COUNT	64
--	-----------

TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE	32,050 SF
---	------------------

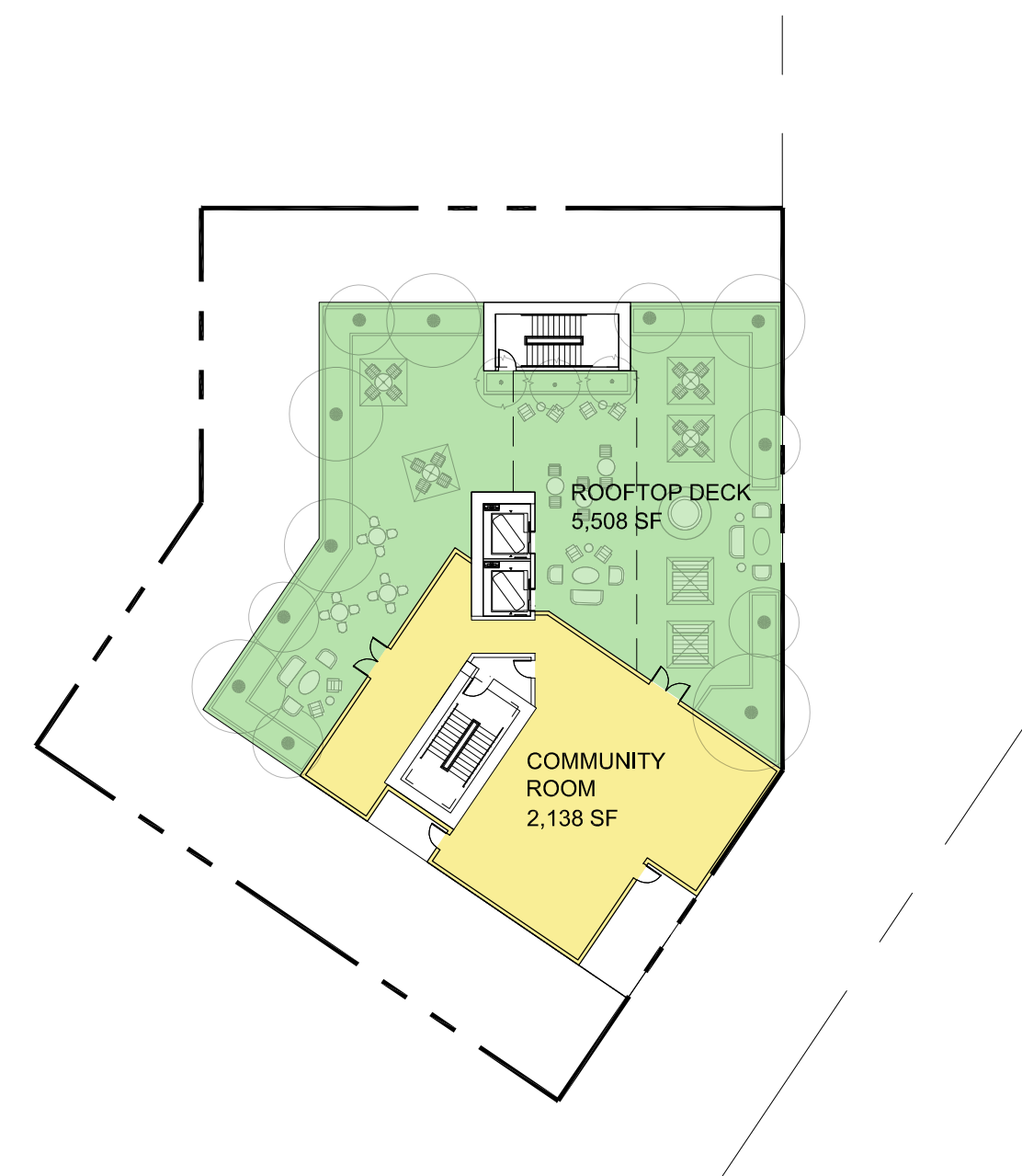
CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 9**

- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- PRIVATE BALCONIES





GROUND FLOOR



LEVEL 18 ROOF DECK

CODE-REQUIRED OPEN SPACE REQUIREMENT			
UNIT TYPE	UNIT #	RQ'D SF/UNIT	RQ'D OPEN SPACE
STUDIO(<3 HABITABLE ROOMS)	48	100 SF	4,800 SF
1BD (<3 HABITABLE ROOMS)	64	100 SF	6,400 SF
2BD (=3 HABITABLE ROOMS)	32	125 SF	4,000 SF

TOTAL REQUIRED CODE-REQUIRED OPEN SPACE	15,200 SF
--	------------------

TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)	36
--	-----------

CODE-REQUIRED OPEN SPACE PROVIDED		
COMMON OPEN SPACE		5,508 SF
LEVEL 18	ROOFTOP DECK	5,508 SF
RECREATION ROOM		2,938 SF
LEVEL 1	RESIDENTIAL LOBBY	800 SF
LEVEL 18	COMMUNITY ROOM	2,138 SF

PRIVATE OPEN SPACE (MAX. 50 SF/UNIT)	
--------------------------------------	--

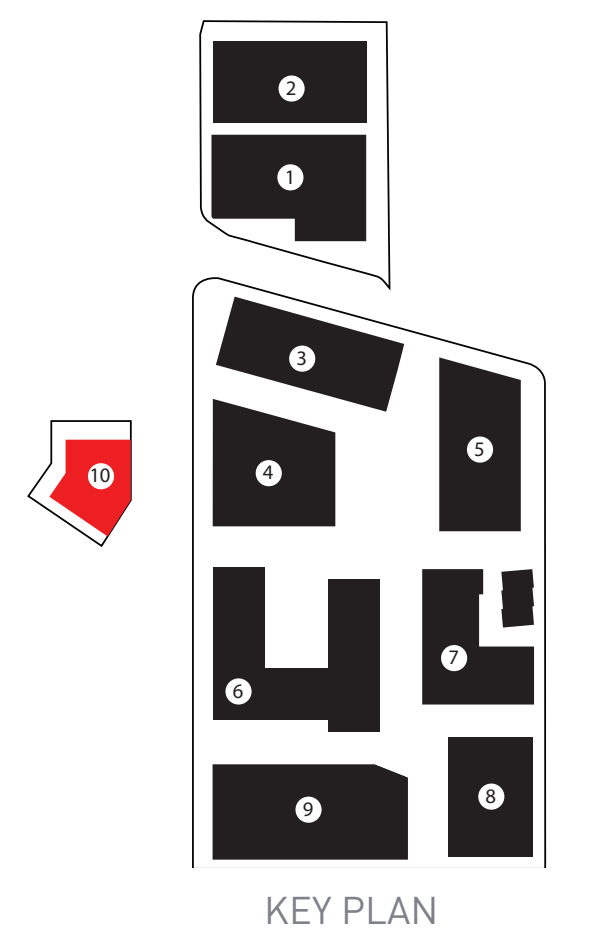
LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE)	3,286 SF
--	-----------------

TOTAL PROVIDED CODE-REQUIRED TREE COUNT	40
--	-----------

TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE	8,446 SF
---	-----------------

CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 10**

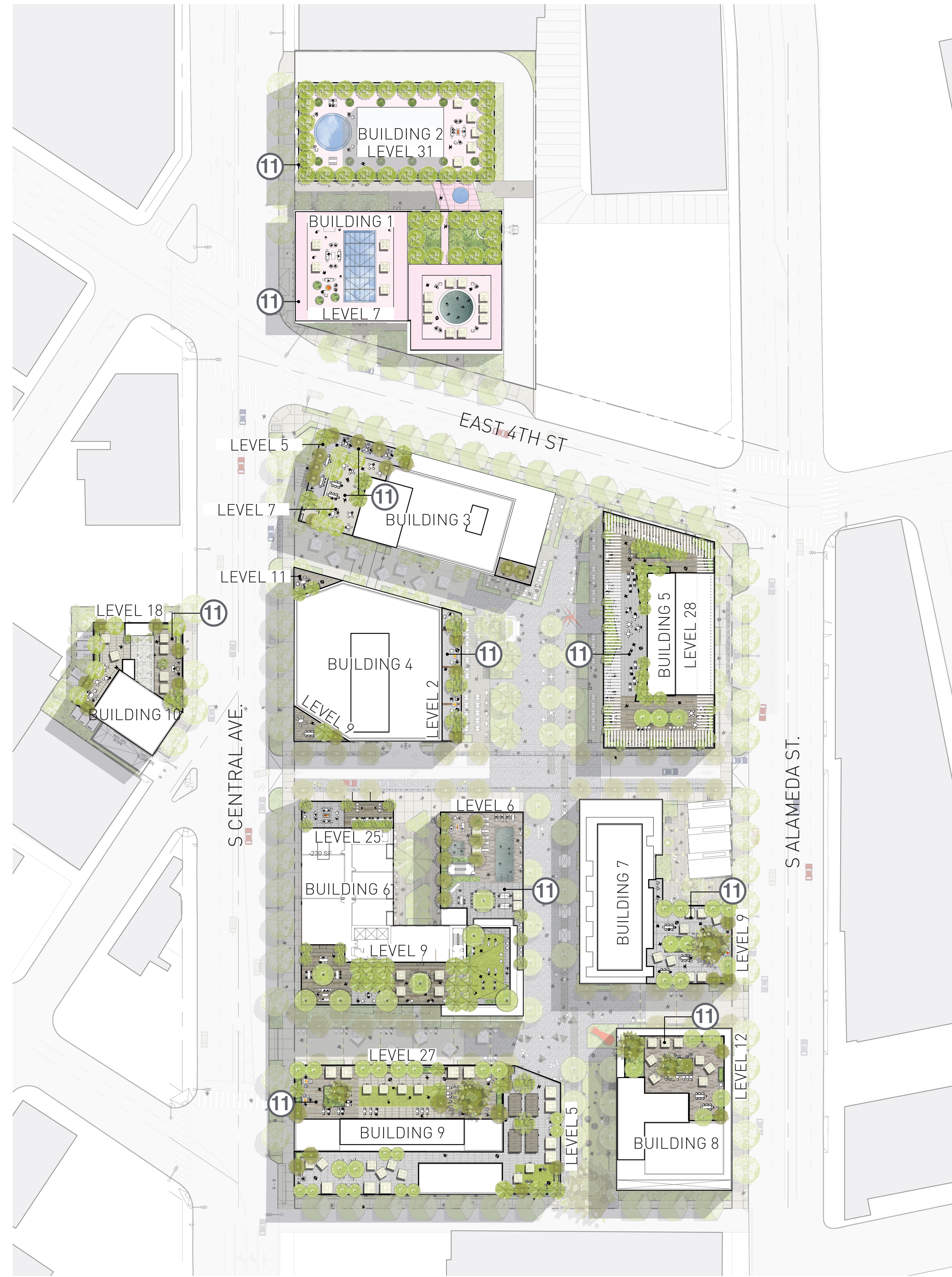
- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- PRIVATE BALCONIES



KEY PLAN



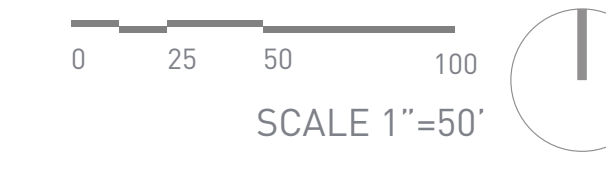
GROUND LEVEL OVERALL PLAN



COMPOSITE OVERALL PLAN

KEY NOTES:

1. CENTRAL COURTYARD
2. LINEAR PEDESTRIAN WALK AT FIRE LANE
3. SHARED STREET
4. ALLEY/ CORRIDOR BETWEEN BUILDINGS
5. FLEXIBLE POP-UP SPACE
6. BOUTIQUE RETAIL CORRIDOR
7. POCKET PARK
8. CORNER PLAZA SPACE
9. STREET TREES ALONG PERIMETER
10. MAKERS ALLEY
11. ROOF DECK AMENITY SPACE WITH TREES + PLANTING
12. RESIDENT COURTYARD
13. PUBLIC PASEO
14. PEDESTRIAN ACCESS TO LITTLE TOKYO GALLERIA MALL



PLAN LEGEND:

- PLANTING AREA - SHRUBS AND PERENNIALS
- NATURAL LAWN
- CANOPY TREES
SEE ENLARGED PLANS FOR SPECIES INFORMATION
(SYMBOLS VARY, FINAL TREE TYPE T.B.D.)



GROUND LEVEL OVERALL TREE + PLANTING PLAN



COMPOSITE ROOFS OVERALL TREE + PLANTING PLAN

CANOPY TREES (SITE WIDE)

CANOPY TREES REQUIRED (1 TREE PER 4 RESIDENTIAL UNITS)	399
CANOPY TREES REQUIRED TO REPLACE (E) TREES (2 TREES PER 1 TREE REMOVED, 13 (E) TREES)	40
TOTAL CANOPY TREES REQUIRED	439
CANOPY TREES PROVIDED	439

NOTE: THE TREE COUNT REQUIREMENT IS BASED ON TOTAL RESIDENTIAL UNITS OF PROJECT AS A WHOLE AND INCLUDES STREET TREES IN ROW

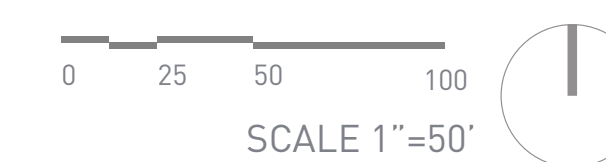
CODE-REQUIRED
OPEN SPACE CALCULATIONS (LANDSCAPE)
PER LAMC 12.21-6.2(A)

PLANTING AREA REQUIRED (25% MINIMUM OF COMMON OPEN SPACE)	23,637 SF
PLANTING AREA PROVIDED	23,637 SF

NOTE: THE 25% PLANTING REQUIREMENT IS BASED ON THE "COMMON OPEN SPACE" REQUIRED FOR THE PROJECT AS A WHOLE PER LAMC 12.21-6.2(A)

TREE + PLANTING NOTES:

- MINIMUM TREE WELL DEPTH FOR TREES IS 42 INCHES. MINIMUM DEPTH FOR SHRUBS IS 30 INCHES, AND MINIMUM DEPTH FOR HERBACEOUS PLANTING AND GROUND COVERS IS 18" INCHES.
- ALL TREE WELLS ALONG STREET SCOPE OVER GRADE TO BE 4'X10'X42" DEEP (MIN.)
- ALL SMALL TREES OVER PODIUM (LESS THAN 25' IN HEIGHT AT MATURITY) HAVE 600 CUBIC FEET MINIMUM OF SOIL PROVIDED.
- ALL MEDIUM SIZED TREES OVER PODIUM (25'-40' IN HEIGHT AT MATURITY) HAVE 900 CUBIC FEET MINIMUM OF SOIL PROVIDED.
- ALL LARGE SIZED TREES (GREATER THAN 40' IN HEIGHT AT MATURITY) HAVE 1,200 CUBIC FEET MINIMUM OF SOIL PROVIDED.
- ALL TREES ON PODIUM OR DECKS SHALL BE IN PLANTERS THAT ARE A MINIMUM OF 3' IN DEPTH
- NEW TREES PLANTED IN THE PUBLIC R.O.W. TO BE SPACED NOT MORE THAN AN AVERAGE SPACING OF 30' ON CENTER.
- ALL CANOPY TREES SHALL BE PLANTED AT A SIZE OF 24" BOX MINIMUM
- FOR TREES OVER PODIUM IN TREE GRATES SEE DIAGRAM ON NEXT PAGE
- PLANTING TO BE COMPRISED OF A MAJORITY OF DROUGHT TOLERANT VARIETIES



OVERALL PLANTING PLANS

Attachment 2

CITY OF LOS ANGELES INTER-DEPARTMENTAL CORRESPONDENCE

DATE of Distribution: 09/19/2024

TO: Subdivision Committee Members

FROM: Department of City Planning, **Major Projects**

SUBJECT: **Subdivision Filing Notification and Distribution**

Case Number: VTT-82974-CN-HCA
Map Type: Vesting Tentative Tract
Map Stamp Date: 04/21/2021
Community Plan: Central City

Application Filing Date: 5/13/2021
NC: Downtown Los Angeles

Hillside: No

-
- | | |
|--|--|
| <input checked="" type="checkbox"/> Council District: 14 | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit |
| <input checked="" type="checkbox"/> Neighborhood Council (NC) (No SB9) | <input checked="" type="checkbox"/> Bureau of Street Lighting (No SB9) |
| <input checked="" type="checkbox"/> Bureau of Engineering | <input checked="" type="checkbox"/> Department of Recreation and Parks |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Grading | <input checked="" type="checkbox"/> Bureau of Sanitation |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Zoning | <input checked="" type="checkbox"/> LAUSD CEQA (No P.S.) |
| <input checked="" type="checkbox"/> DWP Real Estate | <input checked="" type="checkbox"/> LAUSD Transportation (No P.S.) |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering | <input checked="" type="checkbox"/> County Health Department (No. P.S.) |
| <input checked="" type="checkbox"/> Urban Forestry Land Development | <input checked="" type="checkbox"/> GIS |
| <input checked="" type="checkbox"/> Office of Historic Resources | <input type="checkbox"/> LADOT Dev Review - Valley |
| <input checked="" type="checkbox"/> Los Angeles Housing Department (No P.S.) | <input type="checkbox"/> LADOT Dev Review - Citywide |

Hillside Projects/Haul Route Projects Only

Does case include a Haul Route?

Yes **No**

- BSS – Haul Route Investigation and Enforcement
- Animal Regulation (Hillside Only)

LADOT District Office

- Central (CD 1, 9, 14)
- Hollywood (CD 4, 10, 13)
- Western (CD 5, 11)
- East Valley (CD 3, 5, 6, 12)
- Southern (CD 8, 15)

RECOMMENDATION REPORTS DUE BY: 39 Days

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

Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached SB 9 Urban Lot Split/Parcel map/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 Agency

Brenda Kahinju
for

Milena Zasadzien
Deputy Advisory Agency

MAJOR PROJECTS
Planning.majorprojects@lacity.org



Address: 364 S CENTRAL AVE

Tract: JOSEPH W. WOLFSKILL
HOMESTEAD PROPERTY

Zoning: M2-2D-O

APN: 5147001007

Block: None

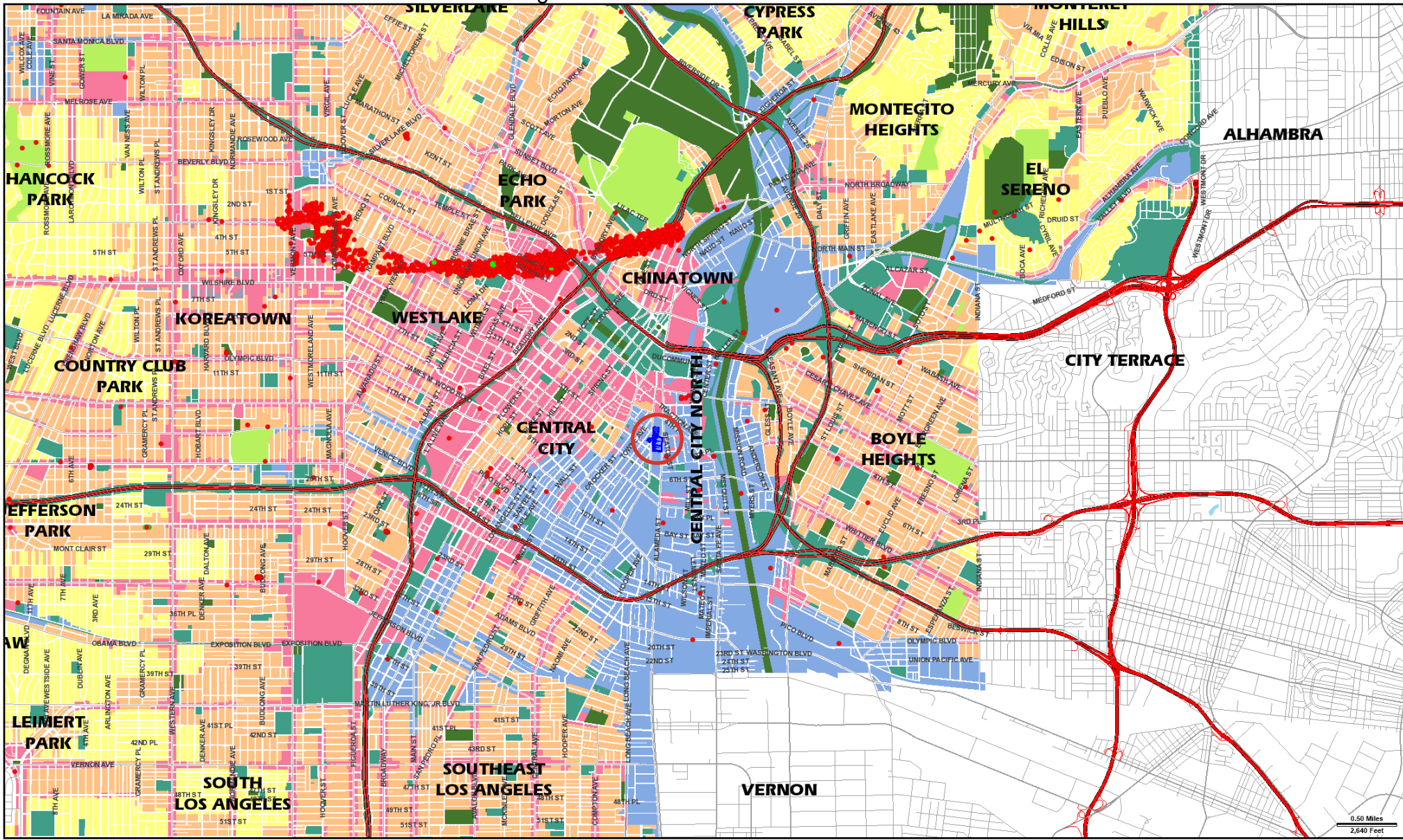
General Plan: Light Manufacturing

PIN #: 127-5A215 135

Lot: FR "UNNUMBERED LT"

Arb: 1





Address: 364 S CENTRAL AVE

Tract: JOSEPH W. WOLFSKILL
HOMESTEAD PROPERTY

Zoning: M2-2D-O

APN: 5147001007

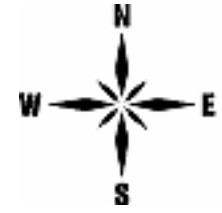
Block: None

General Plan: Light Manufacturing

PIN #: 127-5A215 135









Lot: FR "UNNUMBERED LT"

Arb: 1



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

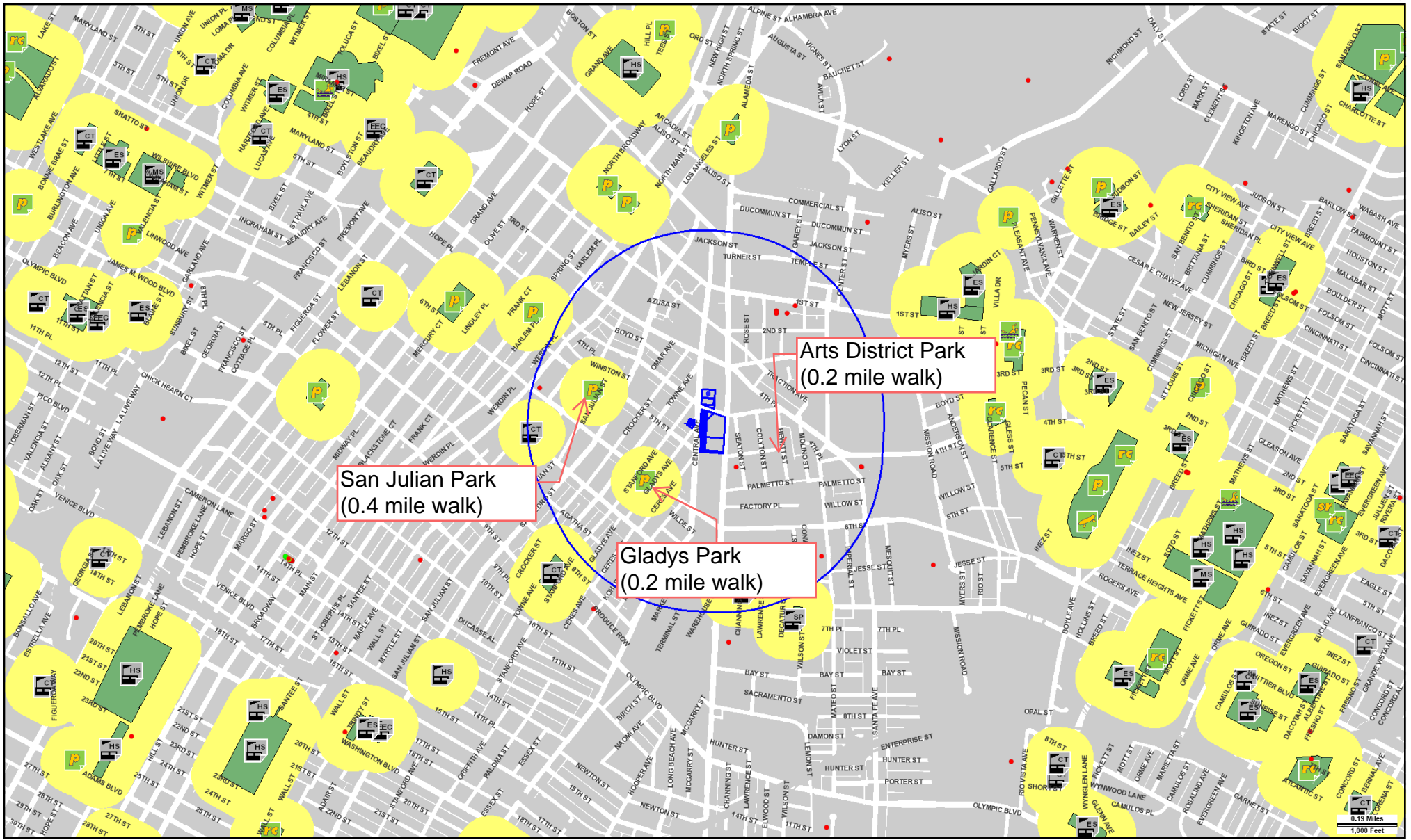
Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

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 - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	



Address: 364 S CENTRAL AVE

Tract: JOSEPH W. WOLFSKILL
HOMESTEAD PROPERTY

Zoning: M2-2D-O

APN: 5147001007

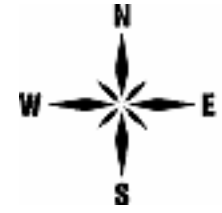
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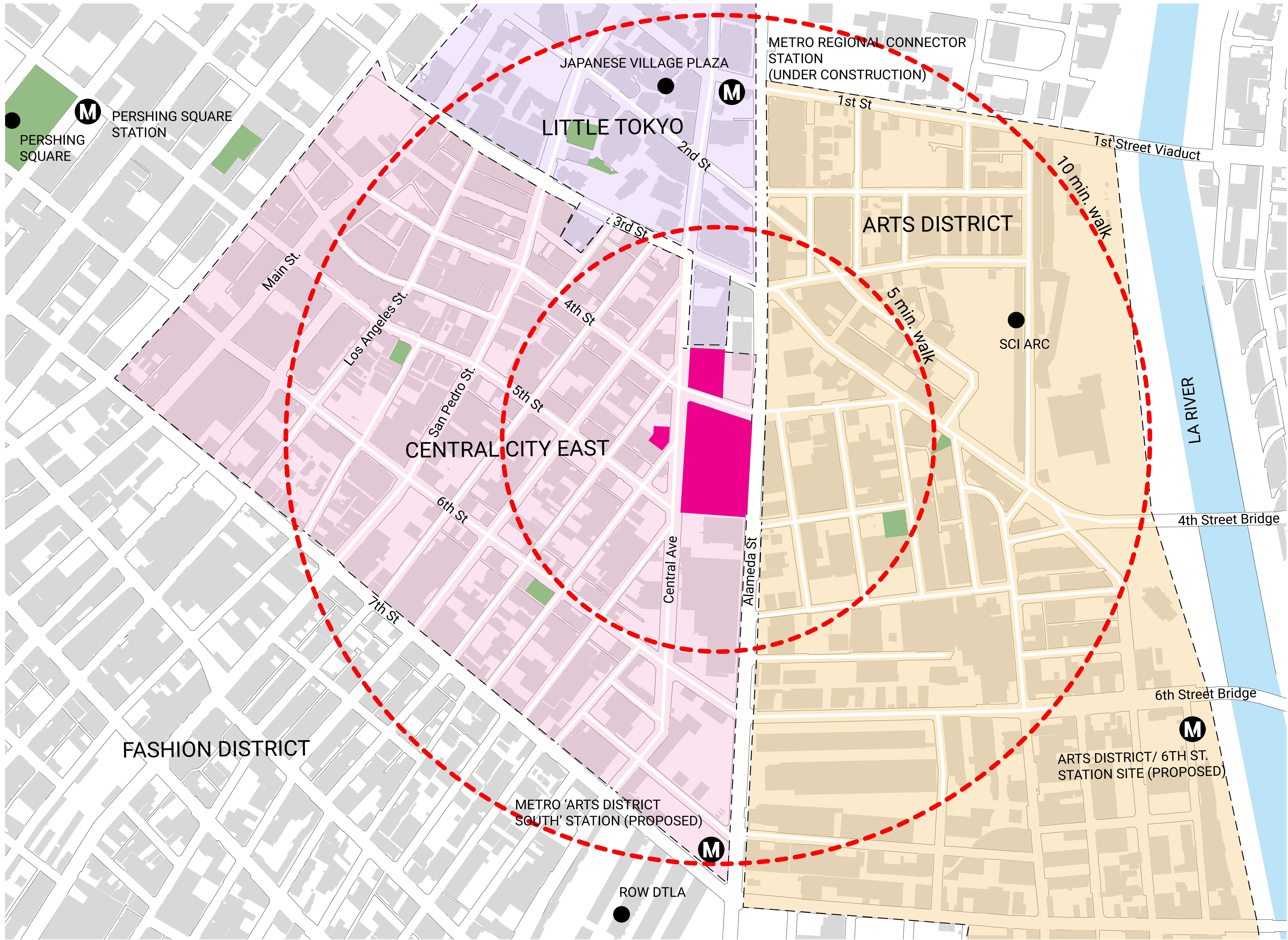
General Plan: Light Manufacturing

PIN #: 127-5A215 135

Lot: FR "UNNUMBERED LT"

Arb: 1





- PROJECT SITE
- EXISTING PARKS