

APPROVED

Feb 06 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-006

DATE February 06, 2025

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-84407 – RECOMMENDATION TO THE ADVISORY AGENCY FOR IN-LIEU PARK FEE PAYMENT

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

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 84407 (Project) to provide a 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 designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC 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, known as the 138 Culver Boulevard Project, is located at 138-174 East Culver Boulevard and 6911-6917 South Vista Del Mar in the Westchester-Playa Del Rey community of the City. The Project, as currently proposed, includes the combination of eight (8) lots to create a subdivision for the development of a 5-story, 56-foot tall mixed-use apartment building. The Project's residential component includes 108 residential units, with 17 affordable units

The proposed Project includes 12,074 square feet of open space, which exceeds the minimum as required by LAMC 12.21 by 374 square feet. The Project's common open space includes indoor fitness and recreation rooms, and landscaped courtyards.

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 **November 13, 2024**. 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 parcel map application with City Planning on **November 27, 2024**. On December 17, 2024, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **January 25, 2024**. The Advisory Agency Filing Notification is attached (Attachment 2).

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If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.7**
 - **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 108 units would be:

$$\mathbf{0.72\ Acres = (108 \times 2.7) \times 0.00251}$$

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 the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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As currently proposed, the Project has 17 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:

$$0.61 \text{ Acres} = (91 \times 2.7) \times 0.00251$$

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 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:

$$\mathbf{\$17,060.00 \times \text{number of new non-exempt dwelling units}}$$

The maximum Park Fees payment for the Project's proposed 108 units would be:

$$\mathbf{\$1,842,480.00} = \$17,060.00 \times 108 \text{ dwelling units}$$

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As currently proposed, the Project has 17 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:

$$\mathbf{\$1,552,460.00} = \$17,060.00 \times 91 \text{ dwelling units}$$

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.

Site Analysis

The Project is located within the Westchester – Playa del Rey community of the City and within the Wilshire Plan Area. Currently, the site is vacant.

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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.
- Westchester – Playa Del Rey Community Plan Area (2018-2022 American Community Survey): 7,046 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, Project includes 12,074 square feet of open space, which is 374 square feet more than the minimum as required by LAMC 12.21. The Project's common open space includes a pool, fitness and recreation rooms, and landscaped courtyards.

The amount of common open space being provided by the Project exceeds the amount of open space required per LAMC Section 12.21 by approximately 374 square feet. However, 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 two (2) public parks within a half-mile (0.5 mile) walking distance of the Project site:

- Titmouse Park is a small park is located at 415 Culver Boulevard, and includes benches for visitors to relax and enjoy views of the Ballona Wetlands bird sanctuary.
- Del Rey Lagoon Park, located at 6660 Esplanade Place, is a 14-acre park that includes baseball fields, basketball courts, and a playground. The lagoon is part of the Ballona Creek watershed and includes picnic areas and restrooms.

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

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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 payment of in-lieu fee payment to the City as the Project is proposing the construction of apartment units.

FISCAL IMPACT

The potential Fiscal Impact to 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

138 CULVER BLVD

PLAYA DEL REY, CA



Vicinity Map



Sheet Index

G000	Cover Sheet	A201	Elevations
G001	Project Data	A202	Elevations
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G006	Open Space Calculation	L-1	Composite Plan
A100	Plot Plan	L-2	Level 01 Plan
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A102	Level 02 Plan	L-4	Plant Images
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A106	Roof Level Plan		
A107	Level P1 Plan		

Property Owner & Applicant
Legado Del Mar, LLC

121 S. Beverly Drive
Beverly Hills, CA 90212

T: 310 432 0800

Design Architect
AC Martin, Inc.

900 Wilshire Blvd #2800
Los Angeles, CA 90017

T: 213 683 1900

Landscape Architect
TGP, Inc.

PO Box 704
Montrose, CA 91021

T: (818) 797-5914

Civil Engineer & Structure
Labib Funk + Associates

319 Main Street
El Segundo, CA 90245

T: 213 239 9700

Surveyor
Hahn and Associates, Inc.

28368 Constellation Road, Suite 300
Santa Clarita, CA 91355

T: 661 775 9500

THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION.

VESTING TENTATIVE TRACT NO. 84407

BEING A SUBDIVISION OF LOTS 1 THROUGH 8 AND THOSE PORTIONS OF ALLEY OF TRACT 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114 PAGE 79 OF MAPS, TOGETHER WITH THAT PORTION OF BLOCK "C" OF THE RESUBDIVISION OF CERTAIN BLOCKS OF PLAYA DEL REY TOWNSHIP, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 130 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR MIXED USE PURPOSES

DATE OF MAP: AUGUST 28, 2024
DATE OF FIELD SURVEY: NOVEMBER 29, 2023
SITE ADDRESS: 138 E CULVER BLVD, PLAYA DEL REY, CA 90293

PROJECT DESCRIPTION: A TENTATIVE TRACT MAP FOR THE PURPOSE OF CREATING 1 LOT SUBDIVISION WITH 108 RESIDENTIAL UNITS AND 3,910 SQUARE FEET OF COMMERCIAL / RETAIL SPACE and 12,074 SQUARE FEET OF OPEN SPACE, BUILDING TO CONTAIN 5 LEVELS ABOVE GROUND (1 LEVEL PARKING AND RETAIL WITH 4 LEVELS OF RESIDENTIAL) AND 1 LEVEL SUBTERRANEAN (PARKING).

PURSUANT TO LOS ANGELES MUNICIPAL CODE (LAMC) SECTIONS 17.10.1, 17.15 AND 13B.7.3(C)(14), A VESTING TENTATIVE TRACT MAP TO MERGE 15 EXISTING LOTS INCLUDING THE EXISTING ALLEY, AND EXISTING DEDICATIONS INTO A SINGLE GROUND LOT, INCLUDING:

- A. TO MERGE 1- FEET OF EXISTING DEDICATION ALONG CULVER BOULEVARD, RESULTING IN A HALF RIGHT OF WAY WIDTH OF 30 FEET.
- B. TO MERGE 5 FEET OF EXISTING DEDICATION ALONG TROLLEY PLACE, RESULTING IN A HALF RIGHT OF WAY WIDTH OF 30 FEET.
- C. TO MERGE A VARIABLE WIDTH (7.2 FEET TO 8.2 FEET) OF EXISTING DEDICATION ALONG VISTA DEL MAR, RESULTING IN A HALF RIGHT OF WAY WIDTH OF 55 FEET.
- D. TO MERGE THE EXISTING ALLEY BETWEEN TROLLEY PLACE AND VISTA DEL MAR.
- E. THAT THE ADVISORY AGENCY APPROVE A HAUL ROUTE.

A.P.N.: 4116-007-055, -066, -067, -068, -069, -070, -072, -073

EXISTING AREA: 34,769 SQUARE FEET, 0.80 ACRES

TOTAL GROSS AREA (MEASURED TO CENTERLINE): 78,351 SQ.FT. 1.80 ACRES

PROPOSED AREA: 42,489 SQUARE FEET, 0.98 ACRES (LESS PROPOSED DEDICATIONS PLUS PROPOSED VACATIONS)

EXISTING ZONING(LAND USE): [O]C4-TVL (GENERAL COMMERCIAL)

COMMUNITY PLAN AREA: WESTCHESTER - PLAYA DEL REY

AREA PLANNING COMMISSION: WEST LOS ANGELES

SPECIFIC PLAN AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

BUSINESS IMPROVEMENT DISTRICT: NONE

CENSUS TRACT NO: 2781.02

MAP SHEET: 096B149

BENCHMARK: THE ELEVATION OF 10.843 ON BENCH MARK NO. 17-01970 (CITY DISC "STMPD 26-M" IN 8IN MON; 5FT N OF N CURB LINE CULVER BL 20FT W OF W CURB LINE CULVER PLACE) NGVD 1929 DATUM, 1.85 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF D6037C1754G DATED APRIL 21, 2021. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- NOTE:
- BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS
 - THERE ARE NO PROTECTED TREES ON THE SITE.
 - SEWERS ARE IN AND AVAILABLE
 - UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
 - NOT LOCATED IN A HILLSIDE AREA
 - 500 FT PARK ZONE - DEL REY LAGOON
 - AIRPORT HAZARD - 200' HEIGHT LIMIT ABOVE ELEVATION 126
 - COASTAL ZONE
 - CALVO EXCLUSION AREA
 - COASTAL COMMISSION PERMIT AREA
 - DUAL PERMIT JURISDICTION AREA
 - URBAN AGRICULTURAL INCENTIVE ZONE
 - METHANE HAZARD SITE
 - SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372)
 - LIQUEFACTION
 - TSUNAMI INUNDATION ZONE

PROPOSED VACATION

PROPOSED RIGHT-OF-WAY DEDICATION(AT TROLLEY AND CULVER)

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1, TRACT NO. 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THE NORTHERLY 10 FEET OF THAT PORTION OF THAT CERTAIN ALLEY, 20 FEET WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 8301, VACATED BY RESOLUTION NO. 84-21417 OF THE CITY COUNCIL OF SAID CITY, ADOPTED JUNE 6, 1984, A COPY OF WHICH WAS RECORDED APRIL 11, 1985, AS INSTRUMENT NO. 85-404556, OFFICIAL RECORDS.

PARCEL 2:
THAT PORTION OF BLOCK "C" OF THE RESUBDIVISION OF CERTAIN BLOCKS OF PLAYA DEL REY TOWNSHIP, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 130, OF MAPS, RECITED AS CLAUSE 10, IN DEED RECORDED IN BOOK 3805, PAGE 107, OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER, AND DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK "C", THENCE, SOUTH 45 DEGREES 51' WEST, 52.87 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 255.26 FEET; THENCE, ALONG SAID CURVE TO THE LEFT, 47.13 FEET; THENCE, SOUTH 54 DEGREES 43' 44" EAST, 21.07 FEET; THENCE, SOUTH 86 DEGREES 33' EAST, 46.14 FEET, TO A POINT IN THE EAST LINE OF SAID BLOCK "C", THENCE, NORTH 3 DEGREES 27' EAST, 87.67 FEET, TO THE BEGINNING.

PARCEL 3:
THAT PORTION OF CULVER BOULEVARD, FORMERLY KNOWN AS "ESPLANADE," AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79, OF MAPS, AND THAT PORTION OF CULVER BOULEVARD, FORMERLY KNOWN AS MESMER AVENUE, AS SHOWN ON THE MAP OF A PORTION OF PLAYA DEL REY TOWNSHIP RECORDED IN BOOK 7, PAGE 130, OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH WOULD PASS WITH THE LEGAL CONVEYANCE OF THE ABOVE MENTIONED PARCELS 1 AND 2.

EXCEPT THEREFROM, THAT PORTION WITHIN THE LAND DESCRIBED IN THAT CERTAIN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN BOOK 6170, PAGE 181, OF DEEDS.

PARCEL 4:
THAT PORTION OF VISTA DEL MAR LANE, BEING THE NORTHERLY 10 FEET OF THAT CERTAIN ALLEY, 20 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION VACATED BY RESOLUTION NO. 84-21417 OF THE CITY COUNCIL OF SAID CITY, ADOPTED JUNE 6, 1984, A COPY OF WHICH WAS RECORDED APRIL 11, 1985, AS INSTRUMENT NO. 85-404556, OFFICIAL RECORDS.

PARCEL 5:
LOT 2 OF TRACT NO. 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY, 20 FEET WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 8301, VACATED BY RESOLUTION NO. 84-21417 OF THE CITY COUNCIL OF SAID CITY ADOPTED JUNE 6, 1984, A COPY OF WHICH WAS RECORDED APRIL 11, 1985, AS INSTRUMENT NO. 85-404556, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, THE NORTHERLY 10 FEET, MEASURED AT RIGHT ANGLES, OF SAID ALLEY.

PARCEL 6:
THAT PORTION OF CULVER BOULEVARD, FORMERLY KNOWN AS ESPLANADE (80 FEET WIDE), AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF THE ABOVE PARCEL 5.

PARCEL 7:
THAT PORTION OF VISTA DEL MAR LANE, FORMERLY KNOWN AS AN ALLEY, AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF THE ABOVE PARCEL 5.

PARCEL 8:
LOTS 4, 5 AND 6 OF TRACT NO. 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9:

LOT 3 OF TRACT NO. 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 10:

THAT PORTION OF VISTA DEL MAR LANE, FORMERLY AN ALLEY, AS SHOWN ON TRACT NO. 8301, AS PER MAP RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOTS 3, 4, 5 AND 6 OF SAID TRACT.

EXCEPT THEREFROM, THAT PORTION OF SAID LAND LYING EASTERLY OF THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY BOUNDARY LINE OF LOTS 7 AND 8 OF SAID TRACT.

ALSO EXCEPT THEREFROM, THE EASTERLY 10 FEET OF SAID LANE, ADJACENT TO THE NORTHWESTERLY BOUNDARY LINE OF LOTS 7 AND 8 OF SAID TRACT, BETWEEN THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 7 AND THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 8.

PARCEL 11:

THAT PORTION OF CULVER BOULEVARD FORMERLY KNOWN AS ESPLANADE, AS SHOWN ON RESUBDIVISION OF A PORTION OF PLAYA DEL REY TOWNSHIP, AS PER MAP RECORDED IN BOOK 7, PAGE 130, OF MAPS, AND ALSO SHOWN ON TRACT NO. 8301, AS PER MAP RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOTS 3, 4, 5 AND 6 OF LAST MENTIONED TRACT.

PARCEL 12:

THAT PORTION OF TROLLEY PLACE, FORMERLY AN ALLEY, AS SHOWN ON TRACT NO. 8301, AS PER MAP RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOT 8 OF SAID TRACT.

PARCEL 13:

LOTS 7 AND 8 OF TRACT NO. 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 14:

THAT PORTION OF TROLLEY PLACE, FORMERLY KNOWN AS AN ALLEY, AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOT 8 OF SAID TRACT.

PARCEL 15:

THAT PORTION OF VISTA DEL MAR LANE, FORMERLY KNOWN AS AN ALLEY, AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOTS 7 AND 8 OF SAID TRACT.

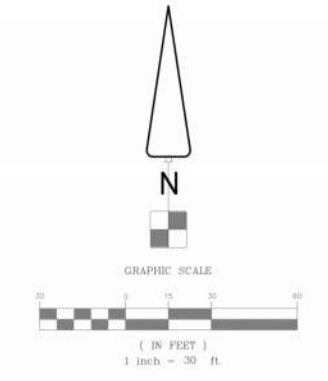
EXCEPT THEREFROM, THAT PORTION OF SAID LAND LYING WESTERLY OF THE NORTHEASTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 7 OF SAID TRACT.

EASEMENTS:

PER PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY ORDER NO. 00197231-994-LT2-TW DATED AUGUST 17, 2023.

- 2. AN EASEMENT FOR PUBLIC STREET RECORDING NO. IN BOOK 7, PAGE 130 OF MAPS
- 3. AN EASEMENT FOR SEWER RECORDING DATE: DECEMBER 28, 1923 RECORDING NO. IN BOOK 2861, PAGE 247, OFFICIAL RECORDS
- 4. AN EASEMENT FOR SEWER RECORDING DATE: JANUARY 2, 1924 RECORDING NO. IN BOOK 2844 PAGE 286, OFFICIAL RECORDS
- 5. AN EASEMENT AS OFFERED FOR DEDICATION, ON THE MAP OF TRACT NO. 8301 FOR ALLEY AND PUBLIC STREET
- 7. AN EASEMENT FOR HIGHWAY RECORDING DATE: OCTOBER 15, 1927 RECORDING NO. IN BOOK 1709 PAGE 148, OFFICIAL RECORDS
- 11. AN EASEMENT FOR PUBLIC STREET RECORDING DATE: MARCH 16, 1940 RECORDING NO. IN BOOK 17339 PAGE 178, OFFICIAL RECORDS
- 14. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET RECORDING DATE: APRIL 26, 1985 RECORDING NO. AS INSTRUMENT NO. 85-472792, OFFICIAL RECORDS

- LEGEND:
- AC = ASPHALT CONCRETE
 - CB = CATCH BASIN
 - CC = CONCRETE CURB
 - CG = CONCRETE GUTTER
 - CLF = CHAINLINK FENCE
 - CONC = CONCRETE
 - CW = CONCRETE WALK
 - DWS = DETECTABLE WARNING SURFACE
 - FH = FIRE HYDRANT
 - FTB = FEE TITLE BOUNDARY
 - GP = GUARD POST
 - GW = GUY WIRE
 - DHW = OVERHEAD WIRE
 - PP = POWER POLE
 - SMH = STORM DRAIN MANHOLE
 - SL = STREET LIGHT
 - SLB = STREET LIGHT BOX
 - SMH = SEWER MANHOLE
 - SPL = STREET PAINT LINE
 - SPS = STREET PARKING SPACE
 - SS = STREET SIGN
 - TSB = TRAFFIC SIGNAL BOX
 - TSL = TRAFFIC SIGNAL LIGHT
 - TYP = TYPICAL
 - UB = UTILITY BOX
 - UC = UTILITY CABINET
 - UL = UTILITY LID
 - WM = WATER METER
 - WV = WATER VALVE
 - X-ARM = CROSSARM
 - PL = PROPERTY LINE
 - CL = CENTERLINE
 - RW = RIGHT OF WAY
 - = REFERS TO DRIVING LANE AND DIRECTION OF TRAFFIC
 - = OVERHEAD WIRES
 - = BURIED SEWER LINE
 - = PROPOSED LOT LINE
 - = EXISTING FEE TITLE BOUNDARY

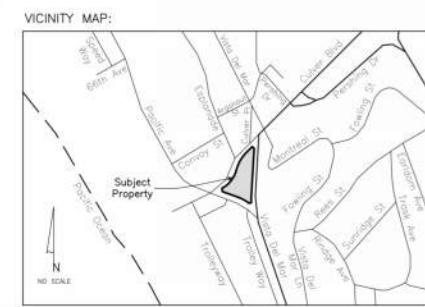


APPLICANT:
LEGADO DEL MAR LLC
121 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

ARCHITECT:
AC MARTIN, INC.
444 S. FLOWER ST. SUITE 1200
LOS ANGELES, CA 900713

ENGINEER:
LABIB FUNK + ASSOCIATES
319 MAIN STREET
EL SEGUINDO, CA 90245

PREPARED BY/SURVEYOR:
HAHN AND ASSOCIATES, INC.
28368 CONSTELLATION ROAD, SUITE 300
SANTA CLARITA, CA 91355
(661) 775-9500



THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION.



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CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE of Distribution: December 17, 2024

TO: Subdivision Committee Members

FROM: Department of City Planning, WestSouth Project Planning

SUBJECT: **Subdivision Filing Notification and Distribution –Rev**

Case Number: VTT-84407
Map Type: Vesting Tract Map
Map Stamp Date: December 17, 2024
Community Plan: Westchester - Playa Del Rey

Application Filing Date: November 27, 2024
Project Address: 138 E Culver Blvd
NC: Westchester - Playa Del Rey
Hillside: No

- | | |
|---|--|
| <input checked="" type="checkbox"/> Council District: 11 | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit |
| <input checked="" type="checkbox"/> Neighborhood Council (NC) (NO SB9, SB684) | <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.westsouth@lacity.org

Thank you.

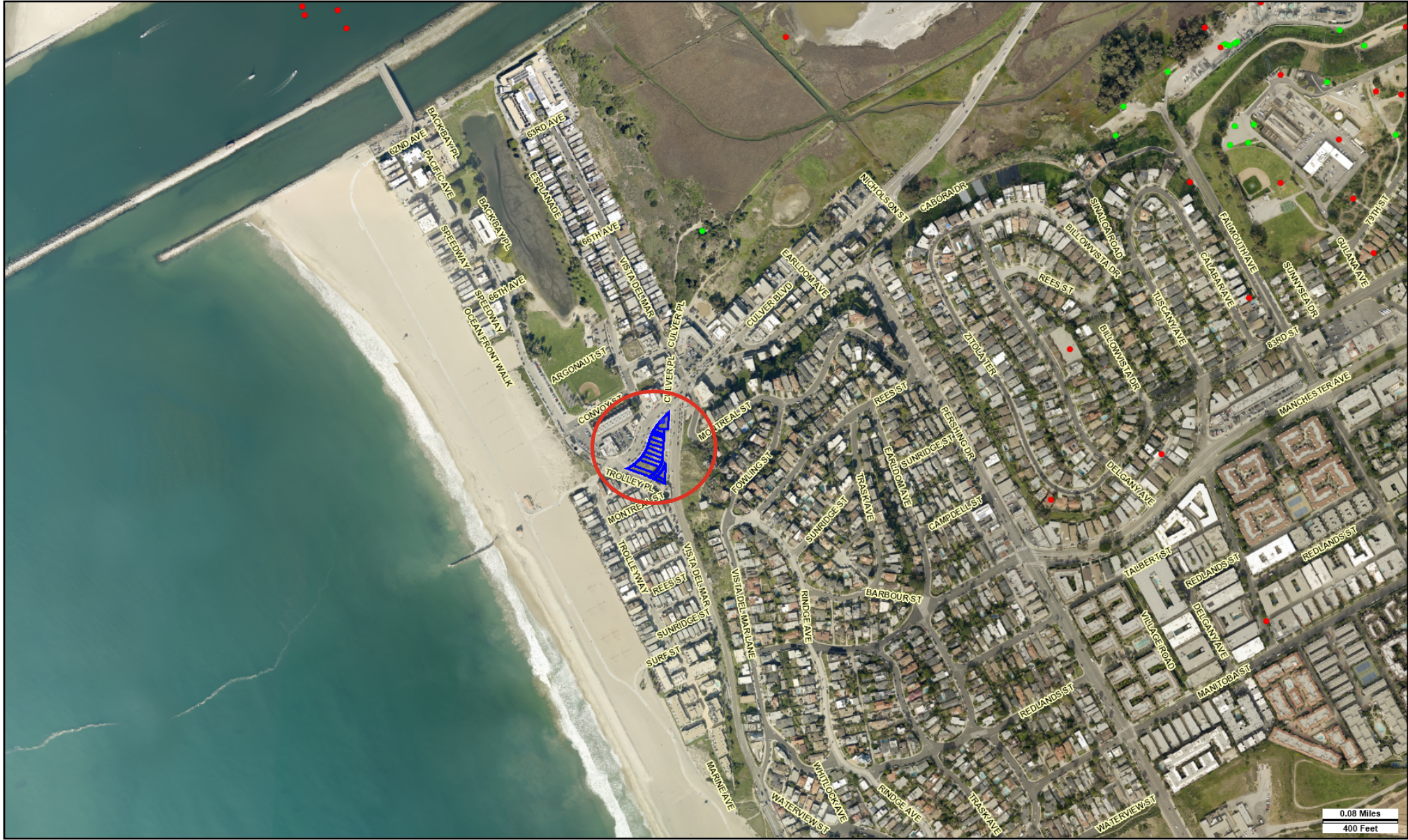
Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached SB 9 Urban Lot Split/Parcel map/Tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written 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

Kenton Trinh
Deputy Advisory Agency

**WestSouth PROJECT
PLANNING**

planning.westsouth@lacity.org



Address: 174 E CULVER BLVD

Tract: A PORTION OF PLAYA DEL REY TOWNSITE

Zoning: [Q]C4-1VL

APN: 4116007055

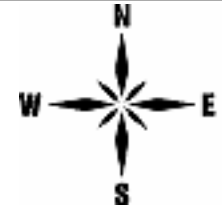
Block: C

General Plan: General Commercial

PIN #: 096B149 481

Lot: FR

Arb: None





Address: 174 E CULVER BLVD

APN: 4116007055

PIN #: 096B149 481

Tract: A PORTION OF PLAYA DEL REY TOWNSITE

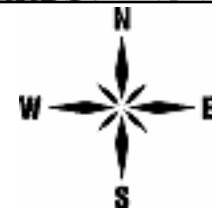
Block: C

Lot: FR

Arb: None









Zoning: [Q]C4-1VL

General Plan: General Commercial



LEGEND

GENERALIZED ZONING

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


GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





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

COMMERCIAL






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

FRAMEWORK

COMMERCIAL

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






INDUSTRIAL

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




PARKING

-  Parking Buffer

PORT OF LOS ANGELES

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



LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES
















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

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET





































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

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

FREEWAYS

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


























MISC. LINES

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





POINTS OF INTEREST

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


SCHOOLS/PARKS WITH 500 FT. BUFFER

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

COASTAL ZONE



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

TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

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

WAIVER OF DEDICATION OR IMPROVEMENT

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

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	



Address: 174 E CULVER BLVD

Tract: A PORTION OF PLAYA DEL REY TOWNSITE

Zoning: [Q]C4-1VL

APN: 4116007055

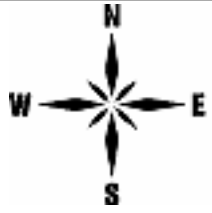
Block: C

General Plan: General Commercial

PIN #: 096B149 481

Lot: FR

Arb: None



0.19 Miles
1,000 Feet