

APPROVED

FEB 07 2017

BOARD REPORT

BOARD OF RECREATION AND PARK COMMISSIONERS

NO. 18-021

DATE February 7, 2018

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP (PMLA) NO. 2017-1505 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>CSD</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

Ramon Barajas

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map 2017-1505 (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 and/or his designee to provide a report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code 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).

Pursuant to LAMC Section 17.03 (Advisory Agency), "the 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 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 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

Parcel Map 2017-1505 (Project) is located at 6650 West Franklin Avenue in the Hollywood area of the City. The Project proposes a total of 186 dwelling units. The Project is a 68-unit, including 67 affordable units and 1 manager's unit, apartment building with 104 on-site parking spaces and the maintenance of 118 existing affordable senior units. The Project site is currently a parking lot and a 118-unit affordable senior apartment building. The Project site is approximately 0.78 acres.

The Project also includes various on-site common open space and recreational areas, including a podium level open space, a community room, and a roof deck on the 6th floor.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City 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 the Department of City Planning (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 Department of City Planning (City Planning) staff held an Early Consultation meeting with Project representatives on **May 3, 2017**. The meeting included a discussion of the requirements of LAMC 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 applicant filed a tract map application with City Planning on **April 13, 2017**. On April 19, 2017, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **May 30, 2017**. The Advisory Agency Filing Notification is attached (Attachment 2).

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It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting. After RAP staff received the above notification, staff contacted City Planning staff and requested that the Project application be placed on hold until the required Early Consultation Meeting was completed. City Planning staff agreed to place the application on hold. City Planning recently reached out to RAP staff requesting that RAP's comments for the proposed Project be received by February 2018. If no written report is provided to the Advisory Agency by that date, 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 186 units would be:

$$1.34 \text{ Acres} = (186 \times 2.88) \times 0.00251$$

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

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As currently proposed, the Project has one hundred eight five (185) dwelling units in the Project 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:

$$0.007 \text{ Acres} = (1 \times 2.88) \times 0.00251$$

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve (or disapprove) 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.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential 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 January 11, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$10,962.42 \times \text{number of new non-exempt dwelling units}}$$

The **maximum** Park Fees payment for the Project's proposed 186 units would be:

$$\mathbf{\$2,039,010.12 = \$10,962.42 \times 186 \text{ dwelling units}}$$

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

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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 one hundred eight five (185) dwelling units in the Project 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:

$$\mathbf{\$10,962.42} = \$10,962.42 \times 1 \text{ dwelling unit}$$

Per Los Angeles Municipal Code 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 development projects is existing park service radius gaps. Approximately fifty-four percent (54%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAn sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Hollywood area of the City. Currently, the Project site is improved with a parking lot and a 118-unit affordable senior apartment building (the Montecito Senior Apartments). Las Palmas Senior Citizen Center is immediately adjacent to the west of the Project site. To north, east and west of the Project site is a mix of residential and commercial buildings. An aerial view of the Project site is attached hereto (Attachment 3). There are a number of public parks with a two (2) mile radius of the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 4).

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There are four (4) public parks within a half (½) mile walking distance of the Project site:

- Las Palmas Senior Center is a 1.14 acre facility located at 1820 North Las Palmas Avenue. Las Palmas Senior Center provides a senior citizen center and a landscaped open space area for the use of the surrounding community.
- Yucca Community Center is a 0.97 acre park located at 6671 Yucca Street. Yucca Community Center provides a recreation center, outdoor basketball court, and synthetic turf field for the use of the surrounding community.
- Dorothy J. & Benjamin B. Smith Park is a 0.49 acre park located at 7020 Franklin Avenue. Dorothy J. & Benjamin B. Smith Park provides landscaped open space, fitness equipment, and seating areas for the use of the surrounding community.
- Selma Park is a 0.22 acre park located at 6567 Selma Avenue. Selma Park is currently improved with a children's play area, landscaping, and seating area.

There are no new public parks currently in development within a two (2) mile radius of the Project site.

There is one park renovation project currently in development within a two (2) mile radius of the Project site:

- Las Palmas Senior Center is a 1.14 acre facility located at 1820 North Las Palmas Avenue in Council District 13. The existing senior center building at Las Palmas Senior Center was originally constructed in 1963 and is need of significant renovation or replacement. RAP is currently investigating the feasibility of replacing the existing senior center building at Las Palmas Senior Center with a new senior center building. It unknown at this time when the project is expected to be completed. The current project budget for this project is not known at this time and no funding has been identified for the project at this time.

Park Access

As previously noted in the 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 as well as approximately zero (0) new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). 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 (1/2) walking distance. If the 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 (1/2) walking distance of a public park.

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A map showing the project location and nearby park service area gaps is attached hereto (Attachment 4).

Staff Recommendation

The Project site is not located in an existing park service radius gap. If a new public park was provided at the Project location, the park would likely not serve a significant number of new, previously unserved, residents within a half-mile (1/2) walking distance.

There is one (1) park renovation project currently in development within a two (2) mile radius of the Project site. The development of this project would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and that may provide sufficient recreation amenities to serve the needs of those residents. As noted earlier in this report, the Project is an affordable senior housing project and the proposed park renovation project at Las Palmas Senior Center would directly serve the future seniors residents of the Project. Additionally, the proposed park renovation project at Las Palmas Senior Center is not fully funded at this time and is in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this project is the payment of Park Fees to the City.

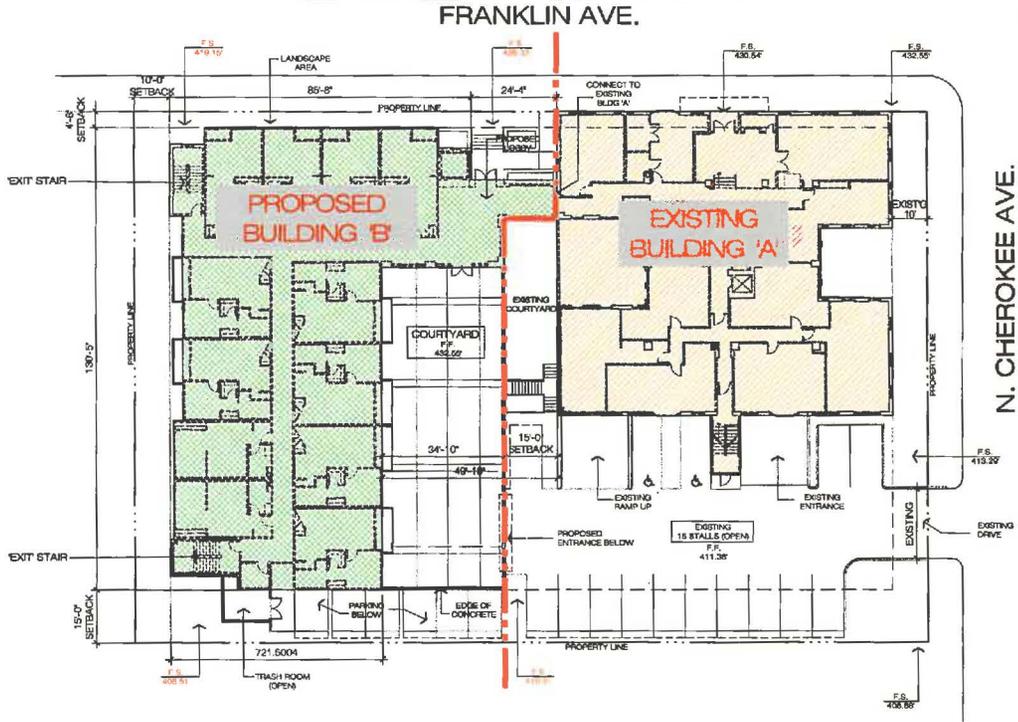
FISCAL IMPACT STATEMENT

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

This Report was prepared by Darryl Ford, Senior Management Analyst II, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

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 - Project Location and Surrounding Parks
- 5) Attachment 5 - EPADSS Report



SITE INFORMATION

PROJECT LOCATION: 6650-6668 W. FRANKLIN AVE
1850 N. CHEROKEE AVE
HOLLYWOOD, CA 90028
5547-003-023,-24

APNS: 5547-003-023,-24

LEGAL DESCRIPTION: PORTION OF LOT 11 & LOT 12, BLOCK 2,
HOLLYWOOD OCEAN VIEW TRACT

LOT AREA: 33,793 SF / 0.78 ACRES

JURISDICTIONAL INFORMATION

COMMUNITY PLANNING AREA: HOLLYWOOD
AREA PLANNING COMMISSION: CENTRAL
NEIGHBORHOOD COUNCIL: HOLLYWOOD HILLS WEST
COUNCIL DISTRICT: CD 13 - MITCH O'FARRELL

ZONING

ZONE: IQR4-2 (NO CHANGE)
GENERAL PLAN LAND USE: HIGH DENSITY RESIDENTIAL (NO CHANGE)

DENSITY

- ALLOWED: 1/600 SF - 57 UNITS
- EXISTING: 118 UNITS (117 SENIOR AFFORDABLE+1 MNGR)
- NEW BLDG: 69 UNITS (67 SENIOR AFFORDABLE+1 MNGR)
- TOTAL PROPOSED: 186 UNITS (184 SENIOR AFFORDABLE+2 MNGR)

FAR - PERMITTED: 6:1
FAR - PROPOSED: 4.57:1 (EXISTING + NEW)

BUILDING AREA: 27,300 SF

FLOOR AREA

- ALLOWED: 163,800 SF
- EXISTING: 71,450 SF
- NEW BLDG: 53,370 SF
- TOTAL PROPOSED: 124,820 SF

HEIGHT

- ALLOWED: 60 FT / UNLIMITED STORIES
- EXISTING: 10 FT / 10 STORIES
- NEW BLDG: 78'-8" FT / 8 STORIES

OCCUPANCY: R-2
CONSTRUCT, TYPE - NEW: TYPE IIA OVER TYPE I

SETBACKS

FRONT YARD - CHEROKEE AVE

- REQUIRED: 15 FT
- EXISTING: 10 FT (NON-CONFORMING)

SIDE YARD - FRANKLIN AVE

- REQUIRED: 9 FT
- PROPOSED: 4 FT, 6 IN (W DB INCENTIVE)

SIDE YARD - SOUTH PL

- REQUIRED: 9 FT
- PROPOSED: 15 FT

REAR YARD - WEST PL

- REQUIRED: 16 FT
- PROPOSED: 10 FT (W DB INCENTIVE)

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE (12.21 @):
68 UNITS x 100 SF = 6,800 SF*

*100 SF PER UNIT W. LESS THAN 3 HABITABLE ROOMS

PROVIDED OPEN SPACE:

- PRIVATE OPEN SPACE: 2,300 SF**
- COMMUNITY ROOM: 1,300 SF
- ROOF DECK @ 6TH FLOOR: 500 SF
- PODIUM OPEN SPACE: 2,900 SF
- TOTAL NEW OPEN SPACE: 7,000 SF
- EXISTING COURTYARD: 1,300 SF
- TOTAL PROJECT OPEN SPACE: 8,300 SF

PARKING

PARKING - EXISTING

- TOTAL: 70 FT
- TO REMAIN: 47 FT
- TO BE REMOVED: 23 FT*

PARKING - REQUIRED

- 67 SENIOR UNITS: 0.5A/UNIT: 33
- MANAGERS UNIT: 1/UNIT: 1
- *REPLACEMENT SPACES: 23

TOTAL PARKING SPACES: 57 SPACES

PARKING - PROPOSED

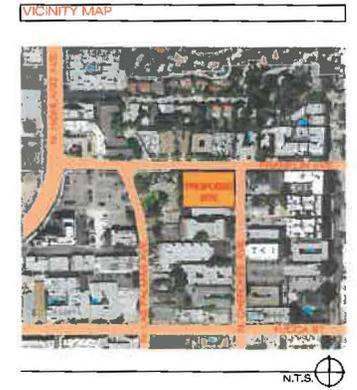
- PARKING LEVEL 1: 27
- PARKING LEVEL 2: 30
- NEW SPACES: 57 SPACES
- EXISTING SPACES TO REMAIN: 47
- TOTAL PARKING SPACES: 104 SPACES

BICYCLE PARKING - REQUIRED/PROVIDED

- EXISTING: 0 (NON-CONFORMING)
- LONG TERM: 1A/UNIT: 88
- SHORT TERM: 0.1A/UNIT: 7

UNIT SUMMARY

PLAN	DESCRIPTION	QNTY.	NET AREA	TOTAL AREA
A1	STUDIO + 1BA	20 (29%)	440 SF	8,800 SF
A3	STUDIO + 1BA	12 (18%)	420 SF	5,040 SF
B1	1BR + 1BA	36 (53%)	520 SF	18,720 SF
TOTAL		68	TOTAL	32,560 SF



PLOT PLAN

MONTECITO SENIOR HOUSING
Hollywood - California

THOMAS SAFRAN & ASSOCIATES



WITHEE MALCOLM ARCHITECTS

2251 west 100th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No: 180612 Date: 02.23.2017

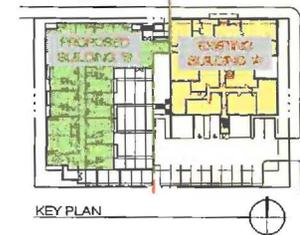
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1. VIEW ON FRANKLIN AVENUE LOOKING EAST



DETAILS AT FACADE



KEY PLAN

VIEW ON FRANKLIN AVENUE

MONTECITO SENIOR HOUSING
Hollywood - California

THOMAS SAFRAN & ASSOCIATES

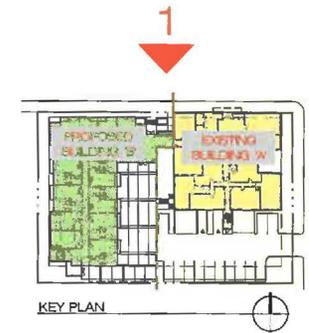




EXISTING BUILDING 'A'

PROPOSED BUILDING 'B'

1. OVERALL ELEVATION ON FRANKLIN AVENUE



KEY PLAN

ELEVATION ON FRANKLIN AVENUE

MONTECITO SENIOR HOUSING
Hollywood - California

THOMAS SAFRAN & ASSOCIATES



DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY OF LOS ANGELES
CALIFORNIA

EXECUTIVE OFFICES
200 N. SPRING STREET ROOM525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION



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VICE-PRESIDENT

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ERIC GARCETTI
MAYOR

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

FILING NOTIFICATION AND DISTRIBUTION

Parcel Map LA Number: AA-2017-1505-PMLA
ENV Number: ENV-2017-1504-EAF
CPC-2017-1503-DB-CU-SPR

Distribution Date: 4/19/2017

Property Address: 6650 West Franklin Avenue

Hillside Yes No
 Concurrent Zone Change
 MODIFICATION REQUEST

Thomas Guide: 593 Grid: E4

D.M.: 150A185

Plan Area: Hollywood

**EXPEDITED
PROCESSING SECTION**

- COUNCIL DISTRICT NO. 13
- 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
- Hollywood Hills West 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

Nicholas Hendricks
for Nicholas Hendricks, Senior City Planner
Expedited Processing Section

RECOMMENDATION REPORTS DUE BY:

05/30/2017

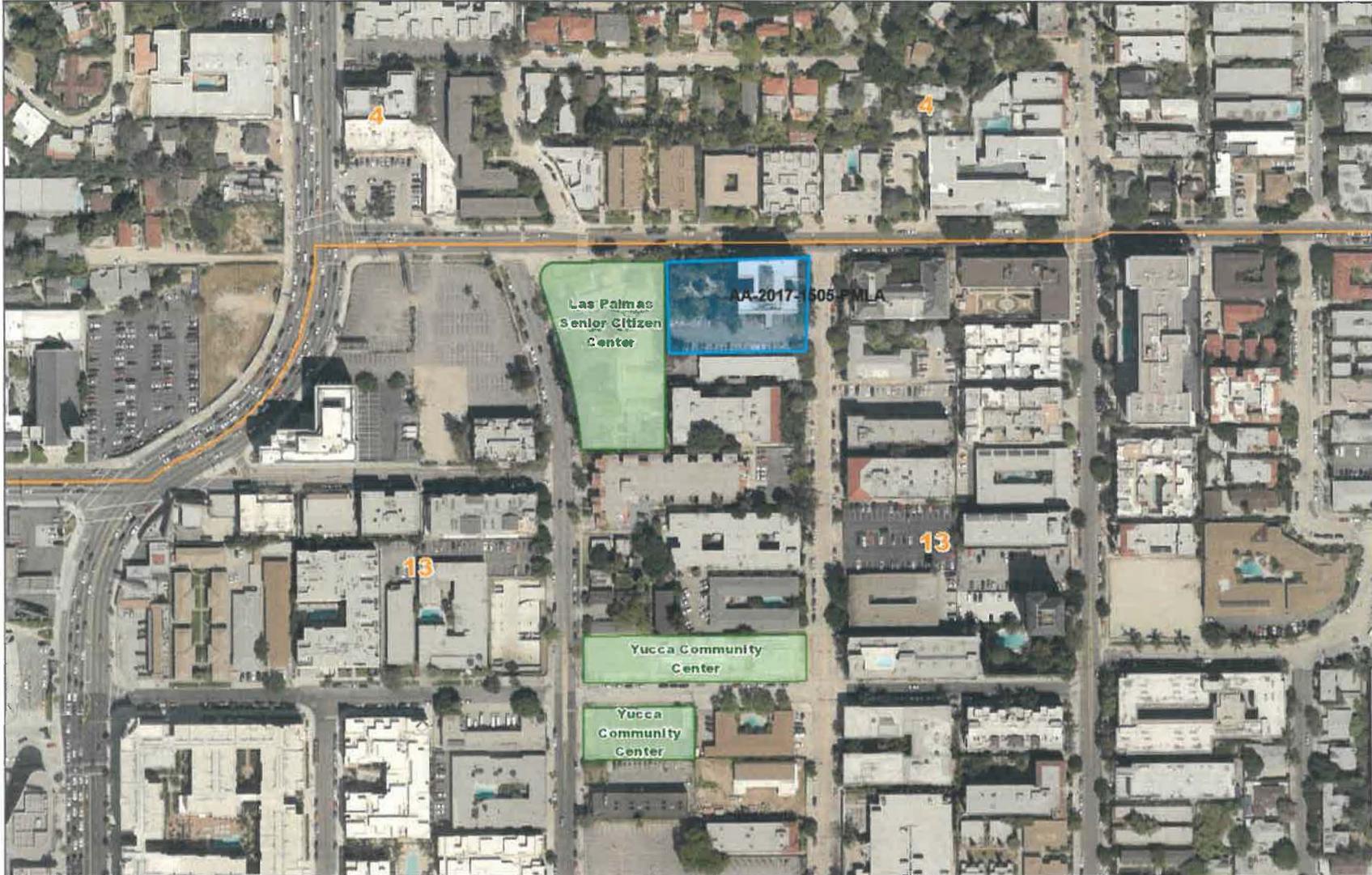
Please forward reports to the following e-mail address:

planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Site



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits

NOTES

0 0 Miles 0 0

SCALE 1: 2,257

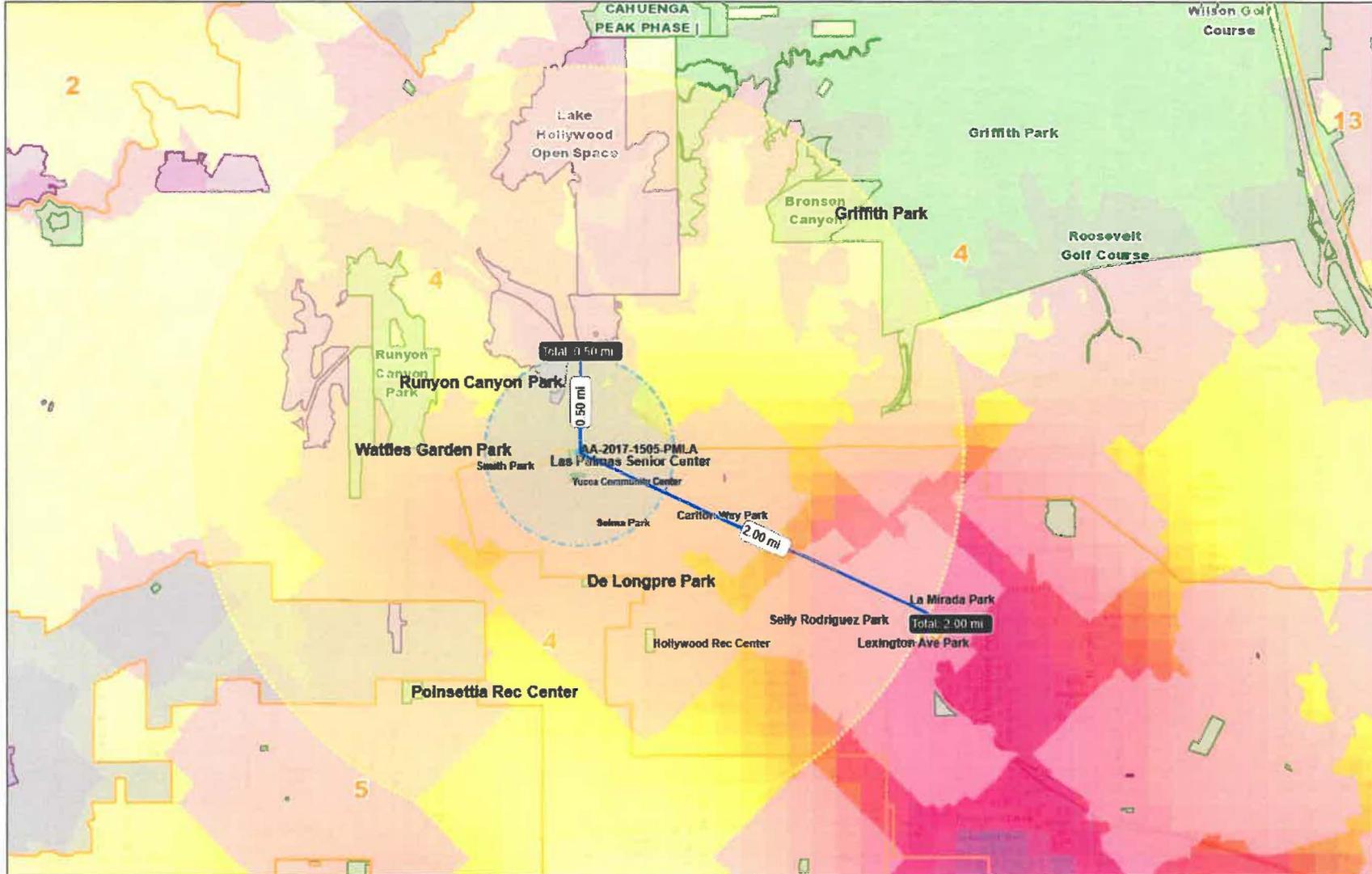
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

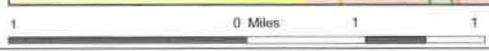
AA-2017-1505-PMLA & Surrounding Parks



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits
- All Improved Service Areas
- Total Population
- High : 48313.7
- Low : 0

NOTES



SCALE 1: 36,112

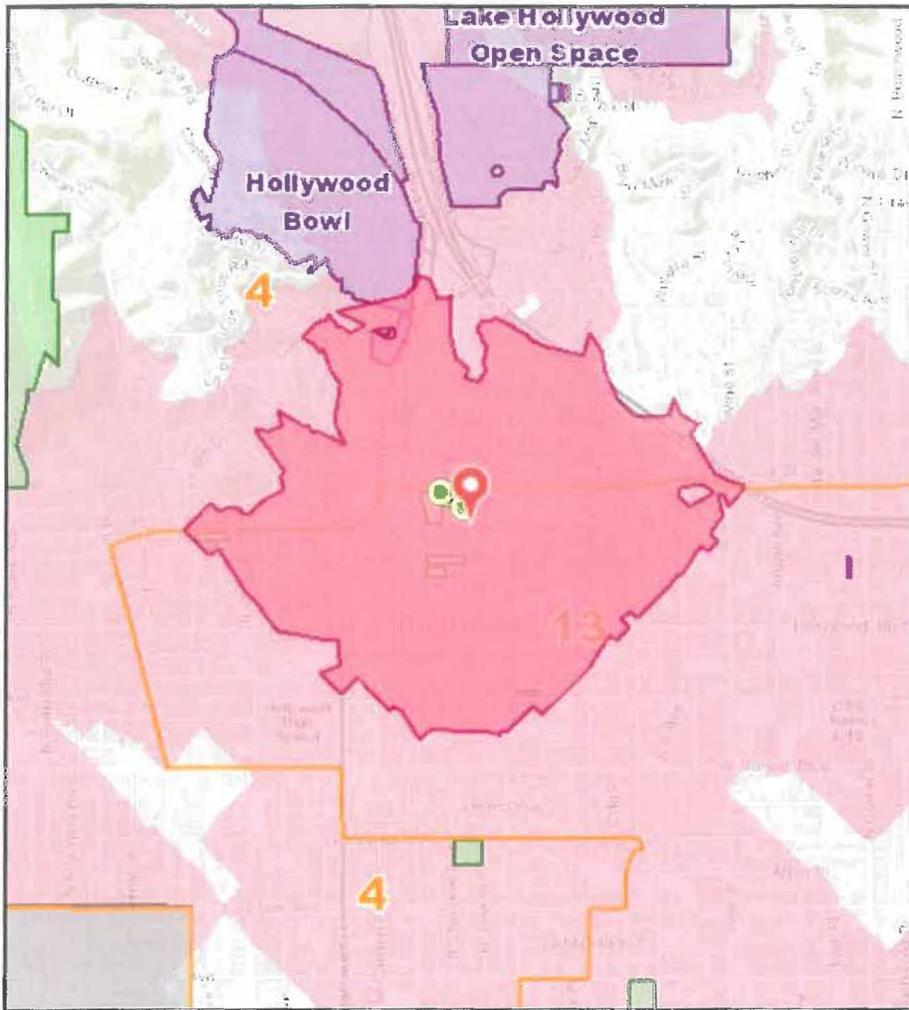
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Printed: 01/16/2018



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

6650 W. Franklin-Montecito II Apts

Description:

The Project is a 68-unit, including 67 affordable units and 1 manager's unit, apartment building with 104 on-site parking spaces and the maintenance of 118 existing affordable senior units.

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	8,868	0

Residents Served by Age

Under Age 5:	200	0
Age 5 to 9:	145	0
Age 10 to 14:	118	0
Age 15 to 17:	103	0
Age 18 to 64:	7,578	0
Age 65 and Over:	724	0

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	5,216	0

Households Served by Annual Income

Under \$25,000:	1,993	0
\$25,000 to \$34,999:	564	0
\$35,000 to \$49,999:	646	0
\$50,000 to \$74,999:	931	0
\$75,000 and Over:	1,082	0

Source: Census/ACS 2010