

APPROVED
DEC 18 2019

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 19-259

DATE December 18, 2019

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82829 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____ <i>fr</i>	* C. Santo Domingo	_____ <i>DP</i>
V. Israel	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82829 (Project) to pay in-lieu fees to the City in order fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

PARK FEE 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 (LAMC) Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states 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 Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The proposed Project, located at 1631-1641 North Wilcox Avenue in the Hollywood community of the City, consists of a 7-story mixed-use project with 152 residential units, 35 of which are affordable, and approximately 6,586 square feet (SF) of commercial retail space over two levels of subterranean parking.

The proposed Project also includes approximately 15,814 SF of common open space, including a courtyard with a pool and landscaping.

The Project, as submitted to City Planning, is not proposing to make a park 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 **October 10, 2019**. 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 proposed Project.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on **October 23, 2019**. On September 25, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "**Upon Receipt**." 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.

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REQUIRED LAND DEDICATION AND 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.”

LAMC 12.33 D.2.b states “Any land dedication for park and recreation purposes shall not be deducted from a site’s gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio.”

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** required land dedication for the Project’s proposed 152 units would be:

$$1.10 \text{ Acres} = (152 \times 2.88) \times 0.00251$$

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

As currently proposed, the Project has 35 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$0.85 \text{ Acres} = (117 \times 2.88) \times 0.00251$$

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Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of 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.

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, 2019, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$12,998.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 152 units would be:

\$1,975,696.00 = \$12,998.00 x 152 dwelling units

As currently proposed, the Project has 35 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:

\$1,520,766.00 = \$12,998.00 x 117 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.

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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 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. Approximately 54% of residents in the City of Los Angeles live within a one-half (½) mile, or 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 65% by 2025 and to 75% by 2035. 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 proposed Project is located within the Hollywood community of the City and within the Hollywood Community Plan Area. Currently, the Project site is a parking lot. The proposed Project is surrounded by commercial and retail uses on all sides.

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

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

- Half-mile (½) walking distance of the Project site (EPADSS): 10,403 persons (17,936 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Hollywood Community Plan Area (2017 American Community Survey): 8,006 persons per square mile

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Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 18,150 SF of common open space, including a courtyard with a pool and landscaping.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed 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 proposed recreational amenities would likely not significantly reduce the proposed Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the proposed Project's residents.

Public Park Access

There are four RAP-operated public parks within a half (½) mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

- Selma Park, located at 6567 West Selma Avenue, is a 0.22-acre park currently improved with a children's play area, landscaping, and seating area.
- Yucca Community Center, located at 6671 West Yucca Street, is a 0.97-acre park that provides a recreation center, outdoor basketball court, and synthetic turf field for the use of the surrounding community.
- DeLongpre Park, located at 1350 North Cherokee Avenue, is a 1.37-acre park that provides a children's play area and seating.
- Las Palmas Senior Citizen Center, located at 1820 North Las Palmas Avenue, is a 1.14-acre facility that provides a senior citizen center and a landscaped open space area for the use of the surrounding community.

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately 0 new, previously unserved, residents within a half-mile (½) walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (½) 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

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the extent feasible, the number of new residents who would be within a half-mile ($\frac{1}{2}$) walking distance of a public park.

Nearby Public Park Projects

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

There are two park renovation projects currently in development within a two (2) mile radius of the Project site:

- Hollywood Recreation Center is a 3.12-acre facility located at 1122 North Cole Avenue in Council District 13. There is an existing Proposition K project to demolish the existing recreation center and construct a new modern gymnasium. The project is being led by the Bureau of Engineering. It is unknown when the construction for the project is anticipated to begin. Currently, a total of Eight Million, Four Hundred Ninety-Seven Thousand, Four Hundred Ninety-Five Dollars and Fifty Cents (\$8,497,495.50), One Million Five Hundred Thousand Dollars (\$1,500,000.00) in Proposition K and Six Million Nine Hundred Ninety-Seven Thousand Four Hundred Ninety-Five Dollars and Fifty Cents (\$6,997,495.50) in Quimby Fees (Report No. 17-054), has been identified for the project.
- 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. A new senior center building is currently in design (PRJ21175, PRJ21176). It is unknown at this time when the project is expected to be completed. Currently, a total of Four Million, Seven Hundred Forty-Eight Thousand, One Hundred Seventy-Nine Dollars and Six Cents (\$4,748,179.06) in Quimby/Park Fees Fees (Report No. 18-234), has been identified for the project.

Staff Recommendation

The proposed Project is located in a high-density area of the City. The density of the surrounding area within walking distance of the Project site is higher than the average density of the City and is higher than the average density of the Community Plan Area in which the proposed Project is located.

The Project site is not located in an existing park service radius gap. There are four RAP-operated public parks within a half ($\frac{1}{2}$) mile walking distance from the Project.

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

There are two (2) park renovation project currently in development within a two (2) mile radius of the Project site. However, both projects are located on the outer boundary of the two-mile radius.

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If a new public park was provided at the Project location, the park would serve Project residents and 0 currently unserved residents within a half (½) mile walking distance.

Therefore, RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City.

FISCAL IMPACT

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

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3:	Create & Maintain World Class Parks and Facilities
Outcome No. 3:	Increased park maintenance, with a focus on cleanliness.
Result:	Collected fees could serve to fund capital improvements of existing parks in the Project area.

This Report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Conceptual Project Renderings
- 2) Advisory Agency Filing Notice
- 3) Aerial View of Project Site
- 4) Generalized Zoning
- 5) Project Location and Surrounding Parks
- 6) EPADSS Report



HOLLYWOOD ARTS COLLECTIVE

S C H E M A T I C S E T

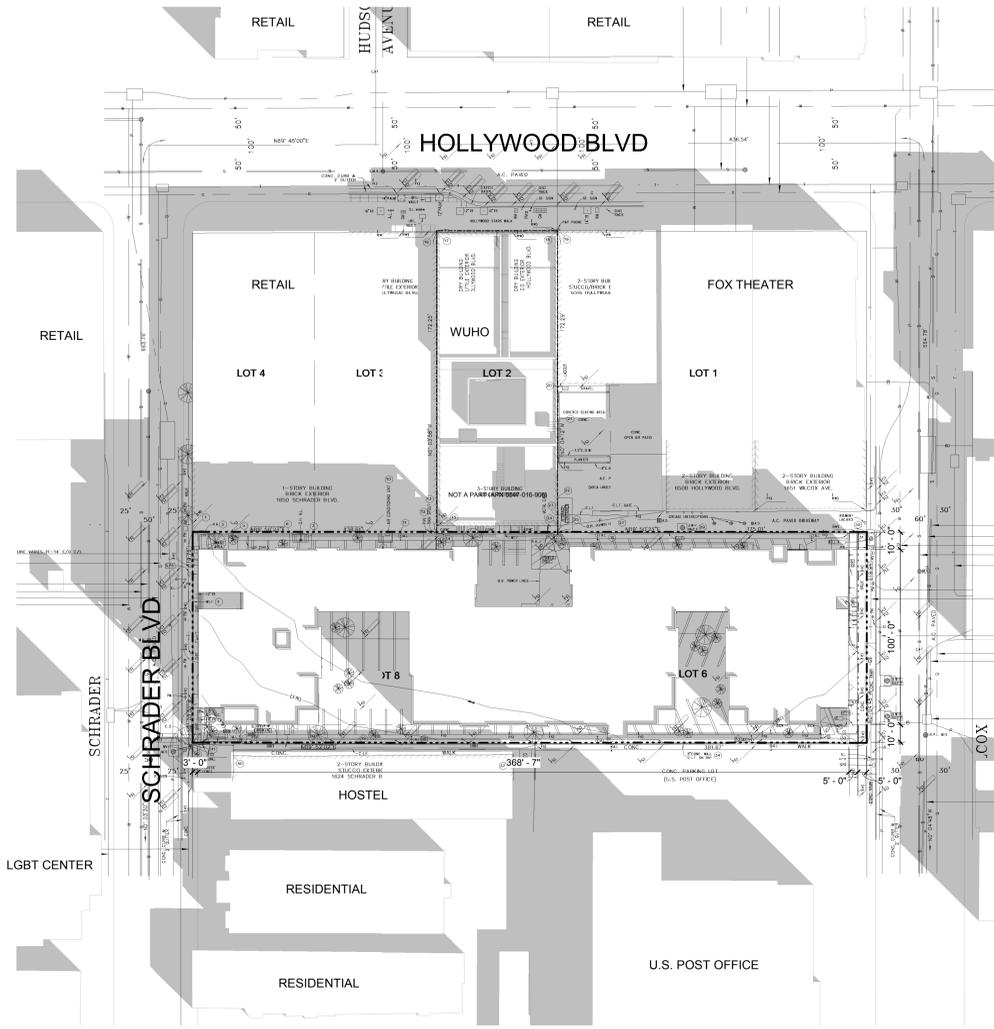
COVER

HOLLYWOOD ARTS COLLECTIVE
CITY OF LOS ANGELES, CALIFORNIA

WITHEE MALCOLM
ARCHITECTS
2251 West 190th Street Torrance, CA 90504 310. 217. 8885
witheemalcolm.com

SD00

Job No: B6047 Date: 10.31.18



PROJECT INFORMATION

ADDRESS	1637 - 1641 N. WILCOX AVE. & (6518-6552 HOLLYWOOD BLVD.) LOS ANGELES, CA 90028		
APN(S)	5547-016-907, -908, -909 (NOTE: 5547-016-906 IS UNDER CONTIGUOUS OWNERSHIP, BUT IS NOT INCLUDED IN THE SCOPE OF THIS ENTITLEMENT REGIONAL CENTER, COMMERCIAL)		
LAND USE	REGIONAL CENTER, COMMERCIAL		
ZONING	C4-2D		
LOT AREA	± 1.05	AC	45,769 SF
PROPOSED BUILDING AREA			171,634 SF
F.A.R.			3.75
PARKING AREA			92,530 SF
HEIGHT			77 FT
BASE DENSITY (R5)			228 DU
PROPOSED DENSITY			152 DU
AFFORDABLE SET ASIDE (PER TOC)		23% LI	35 DU
RETAIL AREA			8,561 SF
SETBACKS	SETBACK DEDICATION		
NORTH - SIDEYARD	10'-0"		
EAST - FRONT YARD	5'-0"	5'-0"	
SOUTH - SIDEYARD	10'-0"		
WEST - FRONT YARD	3'-0"		

RESIDENTIAL UNIT SUMMARY

PLAN	DESCRIPTION	QNTY.	UNIT MIX	GROSS UNIT AREA	PARKING RATIO	REQUIRED PARKING
S1	STUDIO + 1 BATH	5	3%	440	0.50	3
S2	STUDIO + 1 BATH	5	3%	505	0.50	3
A1	1 BEDROOM + 1 BATH	47	31%	580	0.50	24
A2	1 BEDROOM + 1 BATH	15	10%	690	0.50	8
A3	1 BEDROOM + 1 BATH	6	4%	745	0.50	3
B2	2 BEDROOM + 1 BATH	42	28%	620	0.50	21
B3	2 BEDROOM + 1 BATH	10	7%	930	0.50	5
C1	3 BEDROOM + 2 BATH	22	14%	1,050	0.50	11
		152				76
UNIT SUBTOTALS						
	STUDIO	10	7%			
	1 BEDROOM	68	45%			
	2 BEDROOM	52	34%			
	3 BEDROOM	22	14%			

PARKING SUMMARY

PARKING REQUIRED			
D.O.T.	149 SPACES (6 SPACES FOR ARTS BLDG.)		149
RETAIL	8,561 SF	1/500 SF	17
RESIDENTIAL			76
			242
PARKING PROVIDED			
	STANDARD	COMPACT	EV
GROUND LEVEL & SUB-T	143	106	2
			ACCESSIBLE
			8
			259
PARKING PROPOSED			
D.O.T.	149 SPACES (6 SPACES FOR ARTS BLDG.)		149
RETAIL			25
RESIDENTIAL			85
			259

BICYCLE PARKING SUMMARY

BICYCLE PARKING REQUIRED			
	SHORT-TERM*	LONG-TERM**	
RETAIL	3	3	6
RESIDENTIAL	10	102	112
			118
BICYCLE PARKING PROVIDED			
	SHORT-TERM	LONG-TERM	
GROUND LEVEL	14	106	120

OPEN SPACE

OPEN SPACE REQUIRED			
STUDIO (<3 HABITABLE ROOMS)	10	100	1,000
1 BEDROOM (<3 HABITABLE ROOMS)	68	100	6,800
2 BEDROOM (3 HABITABLE ROOMS)	52	125	6,500
3 BEDROOM (>3 HABITABLE ROOMS)	22	175	3,850
			18,150
COMMON OPEN SPACE PROVIDED			
LOBBY			1,483
REC SPACE			2,671
COURTYARD			11,660
			15,814
PRIVATE OPEN SPACE PROVIDED			
		(PROVIDED) (QUALIFYING)	
S1	STUDIO + 1 BATH	50	250
S2	STUDIO + 1 BATH	50	250
A1	1 BEDROOM + 1 BATH	46	0
A2	1 BEDROOM + 1 BATH	80	750
A3	1 BEDROOM + 1 BATH	50	300
B2	2 BEDROOM + 1 BATH	55	2,100
B3	2 BEDROOM + 1 BATH	50	500
C1-ALT	3 BEDROOM + 2 BATH	60	1,100
			5,250
TOTAL OPEN SPACE PROVIDED			
			21,064

PROJECT TEAM

DEVELOPER
THOMAS SAFRAN & ASSOCIATES

ADDRESS: 11812 SAN VICENTE LVD., SUITE 600
LOS ANGELES, CA 90049

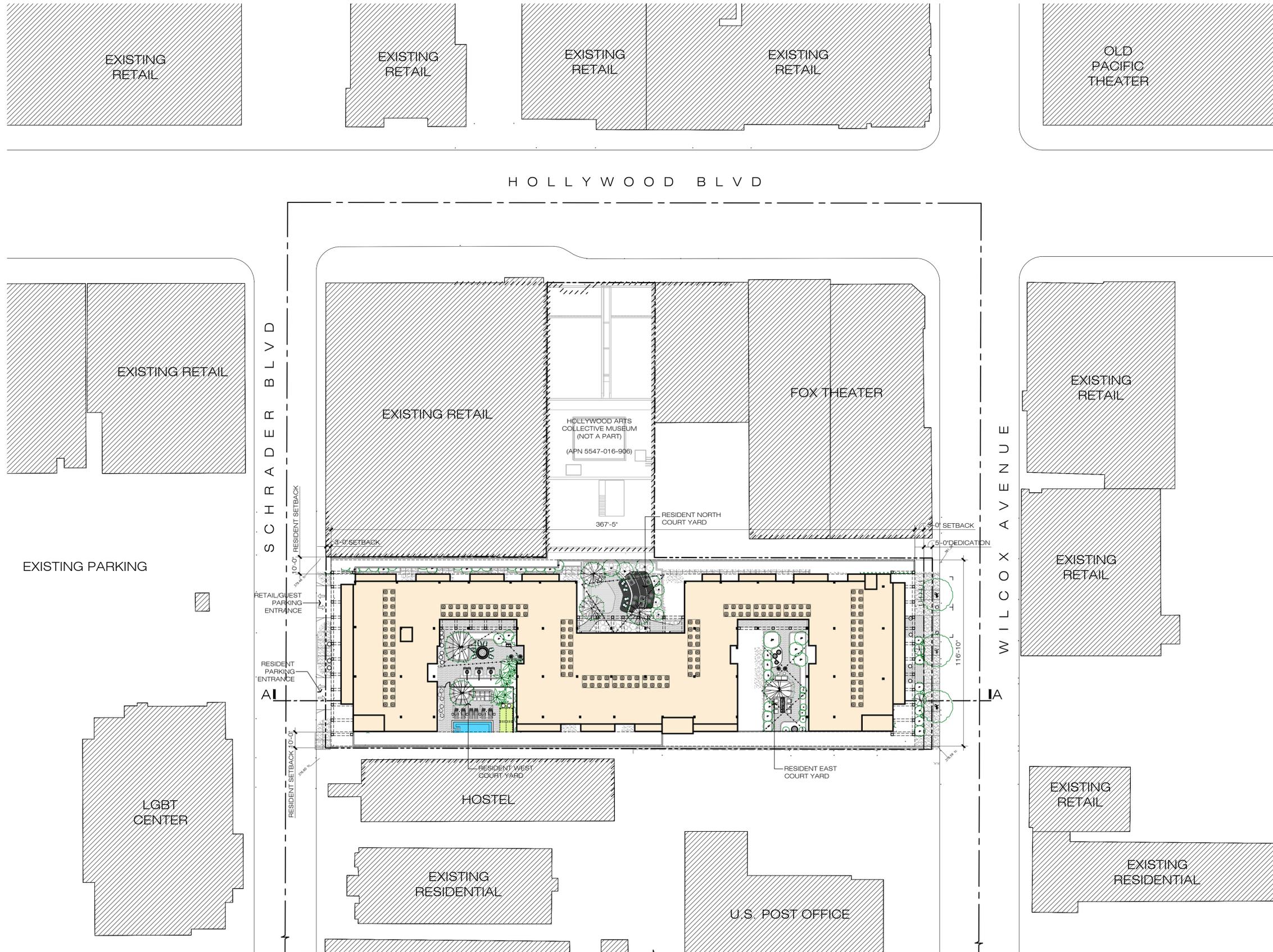
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PROJECT SUMMARY



- STAIR 1 LEVEL P-2 TO LEVEL L-7
- STAIR 2 LEVEL L-1 TO ROOF
- STAIR 3 LEVEL P-2 TO LEVEL L-7

SITE PLAN



VIEW FROM HOLLYWOOD AND SCHRADER

STREET VIEW



VIEW FROM HOLLYWOOD AND WILCOX

STREET VIEW



Image Landsat / Copernicus

AERIAL VIEW LOOKING NORTH WEST

STREET VIEW



AERIAL VIEW LOOKING SOUTH EAST

STREET VIEW



RENDER - EAST

HOLLYWOOD ARTS COLLECTIVE
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SD15

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DEPUTY DIRECTORARTHI L. VARMA, AICP
DEPUTY DIRECTORLISA M. WEBBER, AICP
DEPUTY DIRECTORFiling Notification and DistributionTract Map No. VTT-82829Tract Map Date: October 23, 2019Property Address: 1631-1641 N. Wilcox AvenueCommunity Plan: HollywoodDistribution Date: October 31, 2019Application Filing Date: October 23, 2019 COUNCIL DISTRICT NO. 13Hillside Yes No

Neighborhood Council District:

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

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

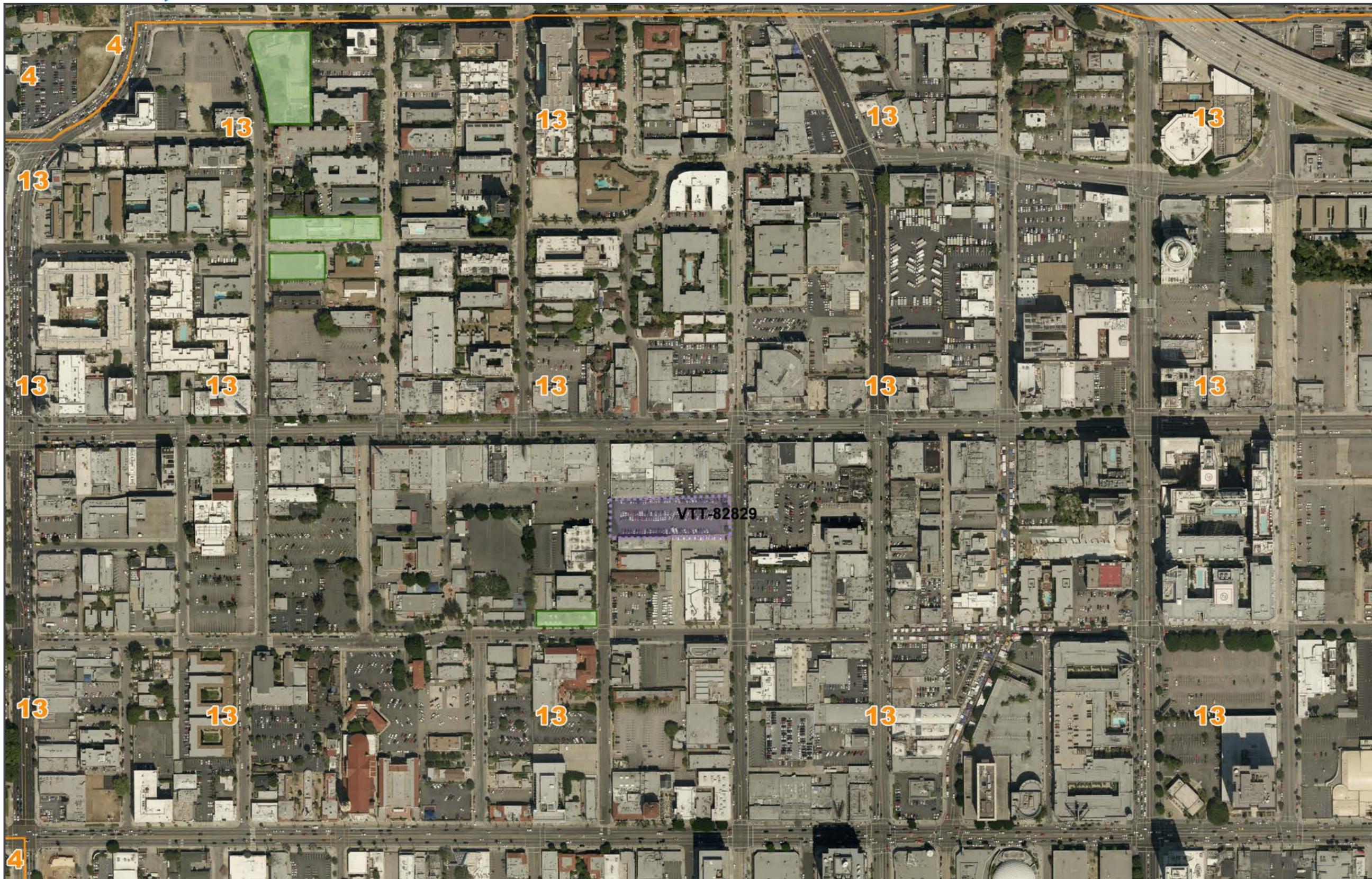
VINCENT P. BERTONI, AICP
Advisory AgencyKEVIN S. GOLDEN
Deputy Advisory Agency
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



Aerial View of Project Location



LEGEND

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

NOTES

0 0 Miles 0 0

SCALE 1: 4,514

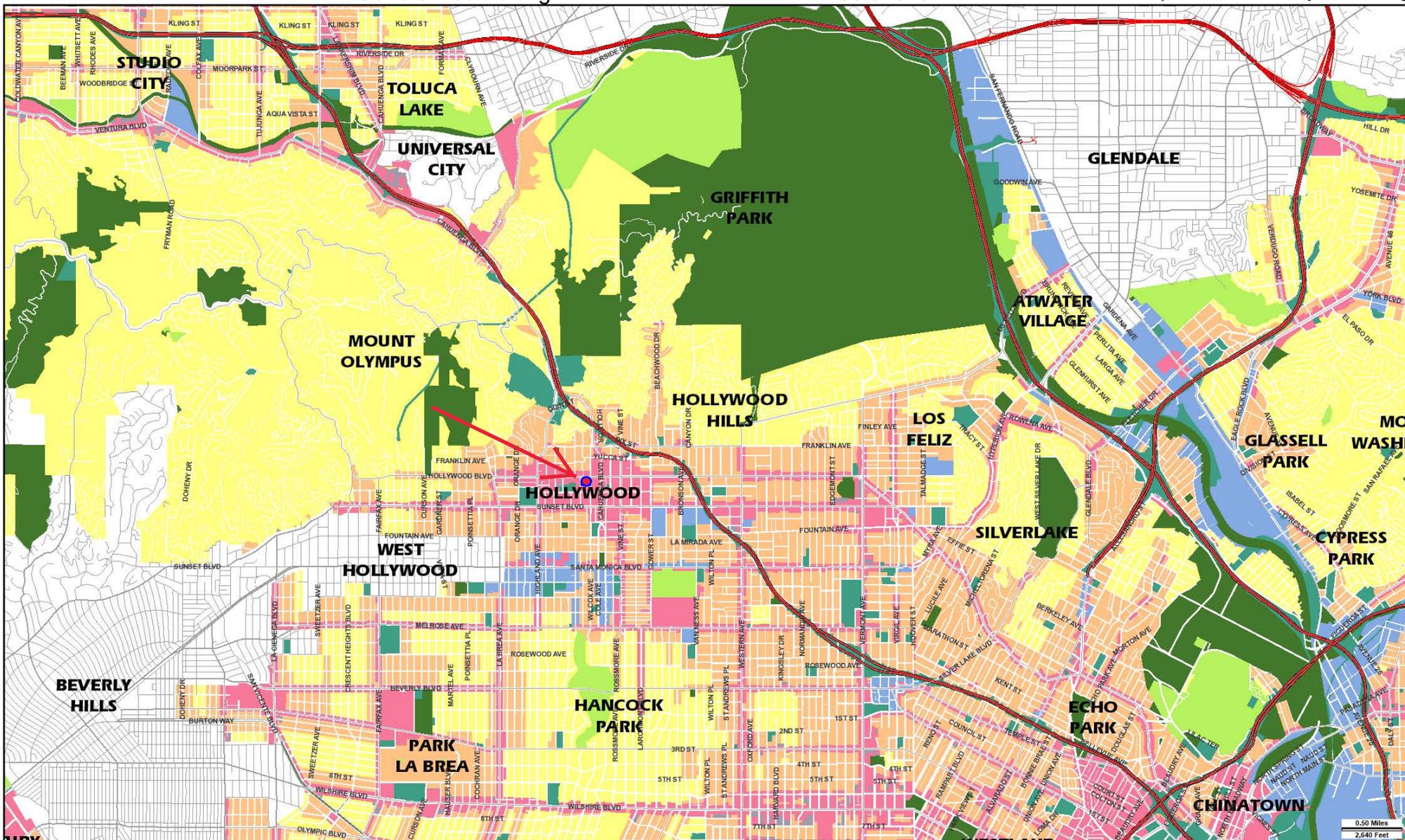
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ZIMAS INTRANET

Generalized Zoning

12/02/2019



Address: 1638 N SCHRADER BLVD

APN: 5547016909

PIN #: 148-5A187 210

Tract: A. J. PICKRELL TRACT

Block: None

Lot: 7

Arb: None

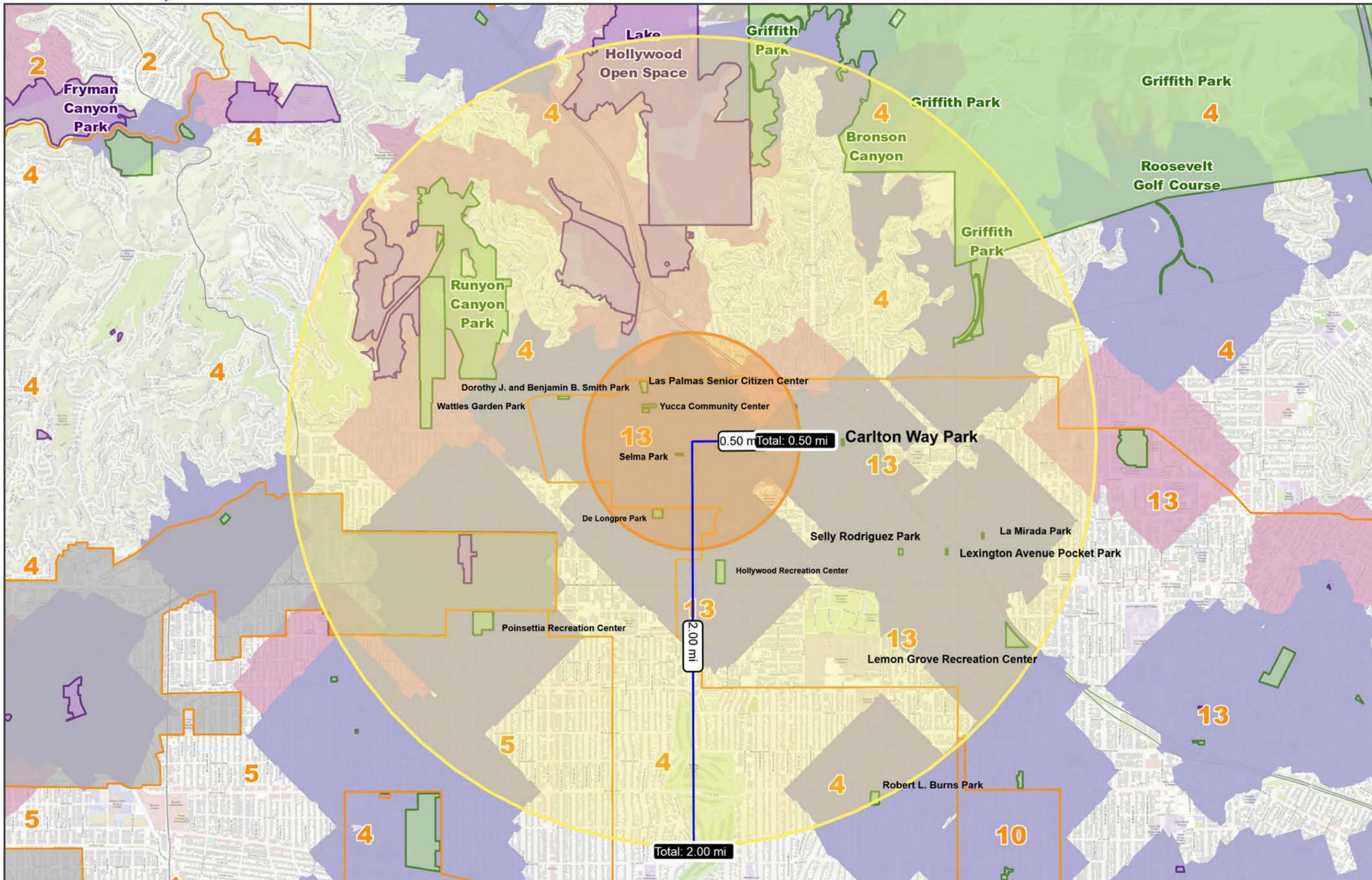
Zoning: C4-2D

General Plan: Regional Center Commercial





Project Location and Surrounding Parks



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits
- All Neighborhood Service Area
- All Improved Service Areas

NOTES



SCALE 1: 36,112

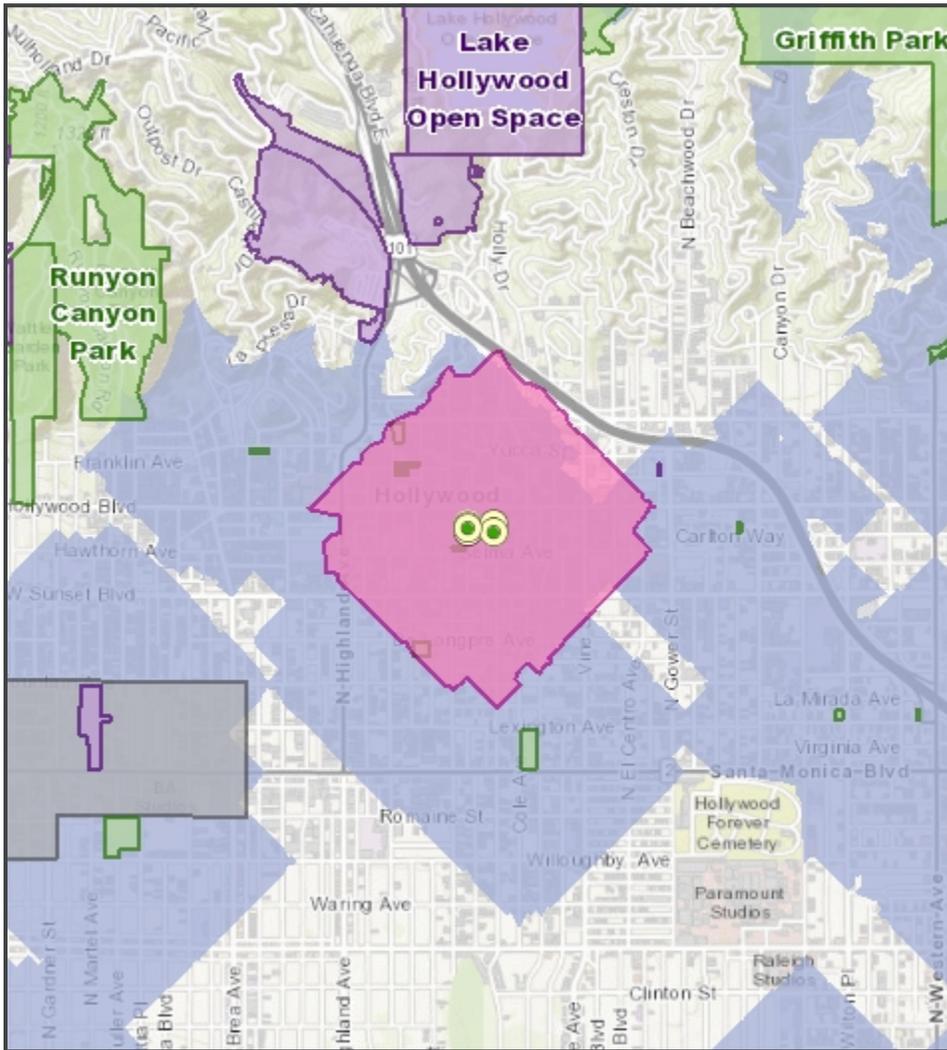
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:
82829 - 1631 wilcox

Description:

Scenario Type:
New Park

Park Class:
Improved

Baseline Dataset*:
All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	10,403	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	5,938	0

Residents Served by Age		
Under Age 5:	234	0
Age 5 to 9:	192	0
Age 10 to 14:	188	0
Age 15 to 17:	157	0
Age 18 to 64:	8,457	0
Age 65 and Over:	1,175	0

Households Served by Annual Income		
Under \$25,000:	2,774	0
\$25,000 to \$34,999:	578	0
\$35,000 to \$49,999:	753	0
\$50,000 to \$74,999:	907	0
\$75,000 and Over:	926	0

Source: Census/ACS 2010