

APPROVED
JUN 19 2019

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-134

DATE June 19, 2019

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82229 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

M. Shue

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82229 (Project) to dedicate land to the City, or provide a combination of land dedication and fee payment 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 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 LAMC 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), “[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 (Board), specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The Project is located at 331, 333 South San Vicente Blvd in the Beverly Grove community of the City. The Project site is approximately 1.59 acres and is currently improved with a one-story cathedral, ancillary buildings, and a parking lot.

The Project, as currently proposed, includes the demolition of the existing buildings with the exception of the one story cathedral building and the construction of a mixed use development consisting of a church, subterranean parking and a 19-story residential tower with 153 dwelling units.

The Project also includes approximately 16,800 Square Feet (SF) of exterior and interior private open space and common open space. These open space areas include a swimming pool and pool deck, landscaped open space, fitness and recreation rooms.

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 **February 19, 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 Project.

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ADVISORY AGENCY

The Project filed a tract map application with City Planning on **March 28, 2019**. On April 24, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **June 24, 2019**. The Advisory Agency Filing Notification is attached (Attachment 2).

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

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

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

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** land dedication for the Project's proposed 153 dwelling units would be:

$$1.11 \text{ Acres} = (153 \times 2.88) \times 0.00251$$

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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 17 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:

$$\mathbf{0.98 \text{ Acres}} = (136 \times 2.88) \times 0.00251$$

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 July 1, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$12,607.00 \times \text{number of new non-exempt dwelling units}}$$

The maximum Park Fees payment for the Project's proposed 153 units would be:

$$\mathbf{\$1,928,871.00} = \$12,607.00 \times 153 \text{ dwelling units}$$

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As currently proposed, the Project has 17 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:

$$\mathbf{\$1,714,552.00} = \$12,607.00 \times 136 \text{ dwelling units}$$

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 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-five percent (55%) 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 (1/2) 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.

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Site Analysis

The Project is located within the Beverly Grove community of the City and within the Wilshire Community Plan Area. Currently, the Project site is improved with a one-story cathedral, buildings and a parking lot.

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

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

- Half-mile (1/2) walking distance of the Project site (EPADSS): 5,210 persons (8,403 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Wilshire Community Plan Area (2014 American Community Survey): 20,477 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 16,800 SF of exterior and interior private open space and common open space. These open space areas include a swimming pool and pool deck, landscaped open space, and fitness and recreation rooms.

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

As currently proposed, these proposed recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the Project's residents.

Public Park Access

There are a number of public parks within a two (2) mile radius of the Project site. A map showing the project location and nearby park service area gaps is attached hereto (Attachment 5).

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There are no public parks within a half (1/2) mile walking distance of the Project site.

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 and would serve approximately **5,210** new, previously unserved, residents within a half-mile (1/2) 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 (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.

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 no park renovations currently in development within a two (2) mile radius of the Project site.

Staff Recommendation

The Project is located in a high density area of the City. The density of the 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 Project is located.

The Project site is located in an existing park service radius gap. There are no public parks within a one-half (1/2) mile walking distance from the Project.

If a new public park was provided at the Project location, the park would serve Project residents and would serve approximately 5,210 new, previously unserved, residents within a half-mile (1/2) walking distance.

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

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to dedicate land to the City, or provide a combination of land dedication and fee payment.

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FISCAL IMPACT

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's General Fund is unknown.

STRATEGIC PLAN INITIATIVES AND GOALS

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

- Goal No. 1:** Provide Safe and Accessible Parks
Outcome No. 1: Every Angeleno has walkable access to a park in their neighborhood
Key Metric: Percentage of Angelenos with park access within a ½ mile of their home
Target: 60% by 2022
Result: A land dedication at the Project site would serve not only the Project residents but also 5,210 new, unserved residents. At this time, a land dedication off-site would serve an unknown number of people.
- Goal No. 1:** Provide Safe and Accessible Parks
Outcome No. 2: All parks are safe and welcoming
Result: A land dedication on-site or off-site would increase park access to Angelenos.
- Goal No. 2:** Offer Affordable and Equitable Recreational Programming
Outcome No. 1: Improved health and social equity for young Angelenos
Result: A land dedication on-site or off-site would increase the opportunity to expand recreational programming opportunities.

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

LIST OF ATTACHMENTS

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

ALTA/NSPS LAND TITLE SURVEY

COMMENTS

BOUNDARY LINES . . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

(X) INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON

SITE ADDRESS 8560 BURTON WAY, LOS ANGELES, CA 90048

APN NO. 4334-009-161

DATE OF SURVEY MAY 17, 2017

BASIS OF BEARINGS THE BEARING OF N0°17'00"E ALONG THE CENTERLINE OF HOLT AVE. (FORMERLY STANLEY DR.) AS SHOWN ON THE MAP OF TRACT No. 7616, AS RECORDED IN MAP BOOK 88, PAGES 24 - 26, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LAND AREA

LOT 226:	6,924 SQ. FT. OR	0.159 ACRES, MORE OR LESS
LOT 227:	7,605 SQ. FT. OR	0.175 ACRES, MORE OR LESS
LOT 234:	8,429 SQ. FT. OR	0.194 ACRES, MORE OR LESS
LOT 235:	16,212 SQ. FT. OR	0.372 ACRES, MORE OR LESS
FCL 2:	3,115 SQ. FT. OR	0.072 ACRES, MORE OR LESS
TOTAL:	42,285 SQ. FT. OR	0.972 ACRES

BENCH MARK CITY OF LOS ANGELES BENCHMARK #13-04970
WIRE SPIKE IN NORTH CURB, 4TH ST. 10 FT. EAST OF LA CIENEGA BLVD. EAST END OF CATCH BASIN.
ELEV. 151.221 FEET NAVD 1988 2000 ADJUSTMENT

FLOOD INSURANCE RATE MAP ZONE "X" & "X (0.2%); AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1585F EFFECTIVE DATE SEPTEMBER 26, 2008.

UTILITIES ALL OBSERVED UTILITIES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. THEY ARE FOR INFORMATION ONLY. ALL RECORD SUBSURFACE UTILITIES SHOWN ON THIS MAP WERE OBTAINED FROM NAVIGATE LA ASBUILT UTILITY DRAWINGS No. 138-173-D, AND No. D30207-3. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

PUBLIC ACCESS PUBLIC ACCESS TO SITE FROM SAN VICENTE BLVD., BURTON WAY, HOLT AVE. AND ALLEY.

PARKING THERE ARE APPROXIMATELY 54 VEHICULAR PARKING SPACES, INCLUDING 52 REGULAR AND 2 HANDICAPPED SPACES.

ZONING [0]R4-1-0
ZONING INFORMATION WAS OBTAINED PER CITY OF LOS ANGELES NAVIGATE LA ZIMAS WEB SITE MAY 30, 2017
<http://zimas.lacity.org/reports/b95515178b744f11be011680875efbeb.pdf>

LEGAL DESCRIPTION:

(PER STEWART TITLE OF CALIFORNIA, INC. PRELIMINARY REPORT ORDER No. 01180-90536 DATED NOVEMBER 23, 2016)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF LOS ANGELES AND DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 226, 227, 234 AND 235 OF TRACT NO. 7616, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGE(S) 24 TO 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL RIGHT, TITLE AND INTEREST IN AND TO ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO ENTER AND PASS THROUGH SAID LANDS AT ANY TIME OR FROM TIME TO TIME, AT A DEPTH BELOW 500 FEET FROM THE SURFACE THEREOF FOR THE PURPOSE OF EXTRACTING, PRODUCING AND MARKETING SUCH OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS AS RESERVED BY THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE, BY DEED RECORDED FEBRUARY 23, 1968, IN BOOK D 3920, PAGE 701, OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF SAN VICENTE BOULEVARD AS VACATED BY RESOLUTION NO. 141,832, A CERTIFIED COPY RECORDED APRIL 29, 1971 AS INSTRUMENT NO. 3171 OF OFFICIAL RECORDS AND DEPICTED IN THE RECORD OF SURVEY IN BOOK 258, PAGE 450F RECORD OF SURVEY RECORDED OCTOBER 3, 2013 AS INSTRUMENT NO. 20131432711 OF OFFICIAL RECORDS.

EXCEPTIONS:

(PER STEWART TITLE OF CALIFORNIA, INC. PRELIMINARY REPORT ORDER No. 01180-90536 DATED NOVEMBER 23, 2016)

SEE PRELIMINARY REPORT FOR FULL LIST OF EXCEPTIONS

- 2 AN EASEMENT FOR POLE LINES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY TITLE INSURANCE AND TRUST COMPANY, RECORDED IN BOOK 5639, PAGE 333 OF OFFICIAL RECORDS, WHICH AFFECTS REAR 4 FEET OF LOTS 226 AND 227.
- 4 AN EASEMENT FOR POLE LINES AND TELEPHONE AND TELEGRAPH LINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHWESTERN DEVELOPMENT COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 6696, PAGE 259 OF OFFICIAL RECORDS, AFFECTS THE REAR 4 FEET OF LOT 235.
- 5 AN EASEMENT FOR POLE LINES, CONDUITS AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY TITLE INSURANCE AND TRUST COMPANY, RECORDED JULY 9, 1927 IN BOOK 6728 PAGE 225 OF OFFICIAL RECORDS, WHICH AFFECTS THE REAR 4 FEET.
- 7 AN EASEMENT FOR STRING WIRES ONLY AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY TITLE INSURANCE AND TRUST COMPANY, RECORDED ON BOOK 7163, PAGE 192 OF OFFICIAL RECORDS, WHICH AFFECTS THE REAR 4 FEET OF LOTS 226 AND 227.
- 9 AN EASEMENT FOR STRINGING WIRES ONLY AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY TITLE INSURANCE AND TRUST COMPANY, RECORDED ON BOOK 7880, PAGE 20 OF OFFICIAL RECORDS, WHICH AFFECTS THE REAR 4 FEET OF LOTS 234.
- 11 A COVENANT AND AGREEMENT WHICH PROVIDES, THAT THE LAND AFFECTED SHALL BE HELD AS ONE PARCEL AND THAT NO PORTION SHALL BE SOLD SEPARATELY, EXECUTED BY THE ROMAN CATHOLIC CHURCH, ST. PETERS PARISH, REV. TERENCE O'DONNELL, PASTOR, IN FAVOR OF CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, RECORDED JUNE 7, 1950 IN BOOK 33319 PAGE 246 OF OFFICIAL RECORDS.
- 14 AN EASEMENT FOR PUBLIC STREET PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, AS SET FORTH IN A DOCUMENT RECORDED APRIL 28, 1969 AS INSTRUMENT NO. 2938 OF OFFICIAL RECORDS.
- 16 SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. A WAIVER IN FAVOR OF THE CITY OF LOS ANGELES OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY THE REASONS OF ANY CHANGE OF GRADE MADE NECESSARY BY THE CONSTRUCTION OF A PUBLIC STREET SHOWN IN CONNECTION WITH A HIGHWAY CONTIGUOUS THERETO, CONTAINED IN THE DEED.
- 16 A COVENANT AND AGREEMENT WHICH PROVIDES, THAT THE LAND AFFECTED SHALL BE HELD AS ONE PARCEL AND THAT NO PORTION SHALL BE SOLD SEPARATELY, IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED FEBRUARY 8, 1971 AS INSTRUMENT NO. 1920 OF OFFICIAL RECORDS.

SAID COVENANT AND AGREEMENT PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR FUTURE STREET OR HIGHWAY PURPOSES, UPON THE TERMS AND CONDITIONS AS THEREIN CONTAINED:

DATED : OCTOBER 10, 1995
EXECUTED : THE EPARCHY OF OUR LADY OF LEBANON OF LOS ANGELES,
: A CALIFORNIA CORPORATION SOLE
IN FAVOR OF : THE CITY OF LOS ANGELES
RECORDED : JANUARY 24, 1996 AS INSTRUMENT NO. 96-132456
: OF OFFICIAL RECORDS

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY RESOLUTIONS RECORDED JUNE 27, 1996 AS INSTRUMENT NO. 96-1022953 OF OFFICIAL RECORDS.

OBSERVATION NOTES:

- 1 FENCE NORTHERLY OF PROPERTY LINE APPROXIMATELY 0.21'
- 2 FENCE SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 6.42'
- 3 FENCE WESTERLY OF PROPERTY LINE APPROXIMATELY 0.39'
- 4 FENCE WESTERLY OF PROPERTY LINE APPROXIMATELY 0.41'
- 5 FENCE SOUTHERLY OF PROPERTY LINE APPROXIMATELY 1.20'
- 6 LOW CONCRETE CURB NORTHERLY OF PROPERTY LINE APPROXIMATELY 0.07'
FENCE SOUTHERLY OF PROPERTY LINE APPROXIMATELY 0.79'
- 7 LOW CONCRETE CURB NORTHERLY OF PROPERTY LINE APPROXIMATELY 0.12'
FENCE SOUTHERLY OF PROPERTY LINE APPROXIMATELY 0.40'
- 8 LOW CONCRETE CURB NORTHERLY OF PROPERTY LINE APPROXIMATELY 0.26'
FENCE NORTHERLY OF PROPERTY LINE APPROXIMATELY 0.08'
- 9 LOW CONCRETE CURB NORTHERLY OF PROPERTY LINE APPROXIMATELY 0.25'
- 10 CONCRETE BLOCK WALL NORTHERLY OF PROPERTY LINE APPROXIMATELY 0.27'
- 11 CONCRETE BLOCK WALL NORTHERLY OF PROPERTY LINE APPROXIMATELY 0.30'
BUILDING CORNER SOUTHERLY OF PROPERTY LINE APPROXIMATELY 1.01'
- 12 LOW CONCRETE CURB NORTHERLY OF PROPERTY LINE APPROXIMATELY 0.25'
- 13 LOW CONCRETE CURB NORTHEASTERLY OF PROPERTY LINE APPROXIMATELY 0.30'
FENCE IS ON PROPERTY LINE
- 14 CONCRETE BLOCK WALL SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.12'
FENCE SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.42'
- 15 CONCRETE BLOCK WALL SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.12'
- 16 CONCRETE BLOCK WALL SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.09'
- 17 CONCRETE BLOCK WALL IS ON PROPERTY LINE
FENCE SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.53'
- 18 FENCE SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.44'
- 19 FENCE SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.35'
- 20 FENCE SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.29'
- 21 FENCE SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.16'
- 22 FENCE SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.04'
- 23 CONCRETE WALK ANGLE POINT SOUTHERLY OF PROPERTY LINE APPROXIMATELY 0.03'
CONCRETE WALK ANGLE POINT NORTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.90'
- 24 FENCE NORTHEASTERLY OF PROPERTY LINE APPROXIMATELY 0.18'
- 25 FENCE SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.15'
- 26 PLANTER WALL SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.07'
FENCE NORTHEASTERLY OF PROPERTY LINE APPROXIMATELY 0.21'
- 27 PLANTER WALL SOUTHWESTERLY OF PROPERTY LINE APPROXIMATELY 0.05'
- 28 WALL CORNER NORTHEASTERLY OF PROPERTY LINE APPROXIMATELY 0.51'
- 29 FENCE NORTHEASTERLY OF PROPERTY LINE APPROXIMATELY 0.39'
- 30 FENCE NORTHEASTERLY OF PROPERTY LINE APPROXIMATELY 0.39'
- 31 OVERHEAD ELECTRICAL LINES OUT OF EASEMENT AREA

ABBREVIATIONS

AC = ASPHALT CONCRETE
BLD = BUILDING
BW = BACK OF WALK
CB = CATCH BASIN
CONC = CONCRETE
CEFB = CITY ENGINEER FIELD BOOK
D = DELTA
D/W = DRIVEWAY
DW = DOORWAY
EP = EDGE OF PAVEMENT
E = ELECTRICAL
FH = FIRE HYDRANT
FL = FLOWLINE
FF = FINISH FLOOR
FG = FINISH GROUND
FS = FINISH SURFACE
GM = GAS METER
G = GAS
GV = GAS VALVE
INV = PIPE INVERT
LA CoDPW = LOS ANGELES COUNTY DEPT. OF PUBLIC WORKS
LIP = LIP OF GUTTER
MH = UTILITY MANHOLE
PWFB = PUBLIC WORKS FIELD BOOK
RP = RAMP
SL = STREET LIGHT
SD = STORM DRAIN
SS = SANITARY SEWER
SCO = SANITARY SEWER CLEAN OUT
SMH = SANITARY SEWER MANHOLE
ST = STAIRS
TC = TOP OF CURB
TG = TOP OF GRATE
TW = TOP OF WALL
T = TELEPHONE
VLT = UNKNOWN VAULT
W = WATER
WM = WATER METER
WMH = WATER MANHOLE
WR = WATER RISER
WV = WATER VALVE
W/C = WHEELCHAIR RAMP

LEGEND

NOTE

1. EXISTING BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN IN GRAYSCALE PER PRIOR ALTA SURVEY PROVIDED BY CLIENT. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OR ACCURACY OF SAID INFORMATION.
2. OTHER TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER KPFF FIELD SURVEY PERFORMED ON 5/17/2017.

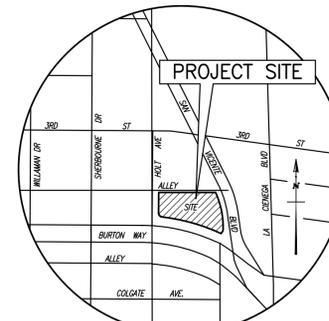
SURVEYOR'S CERTIFICATE

TO (i) Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP AND (ii) STEWART TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.3, 4.5, 7(a), 7(b), 7(c), 9, 11, 14 AND 17 (PER CONTRACT TERMS) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 17, 2017.

PREPARED UNDER THE DIRECTION OF:

ROBERT ROGERS, LS 8348
BUCK.ROGERS@KPFF.COM



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES

NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON SUBJECT PROPERTY.

NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NO OBSERVABLE EVIDENCE OF STREAMS OR TRAILS ON SUBJECT PROPERTY.

NO EVIDENCE OF RECENT AREA CONSTRUCTION AS NOTED HEREON

THERE WERE NOT ANY DEMARCATIONS OF WETLAND AREAS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

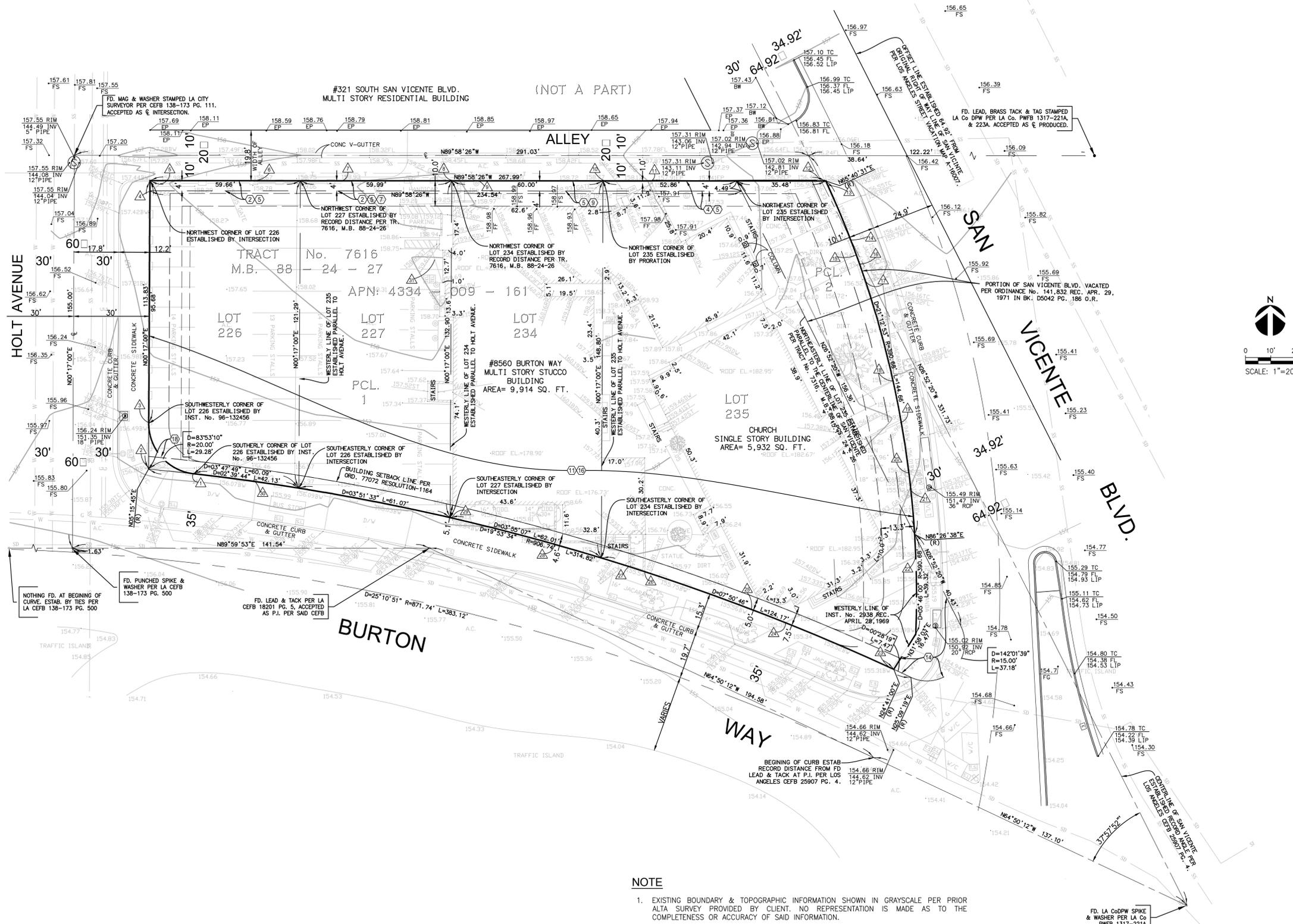
NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1	02/08/19	CHANGED SHEET SIZE TO 24"x36", EXPANDED TO TWO SHEETS

PROJECT	1600-34
DATE PREPARED	02/08/2019
DRAWN BY	DA
CHECKED BY	BR

OUR LADY OF MT. LEBANON	
PREPARED FOR:	
MINDY SHEPS, SENIOR PARTNER Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP 11400 W. OLYMPIC BLVD. 9TH FLOOR LOS ANGELES, CA 90064	

700 FLOWER ST., Suite 2100
 Los Angeles, CA 90017
 Q: 213.418.0201
 F: 213.266.5294
www.kpff.com

ALTA/NSPS LAND TITLE SURVEY



NOTE

- EXISTING BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN IN GRAYSCALE PER PRIOR ALTA SURVEY PROVIDED BY CLIENT. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OR ACCURACY OF SAID INFORMATION.
- OTHER TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER KPFF FIELD SURVEY PERFORMED ON 5/17/2017.

NO.	DATE	REVISIONS
6		
5		
4		
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2		
1	02/08/19	CHANGED SHEET SIZE TO 24"x36", EXPANDED TO TWO SHEETS

PROJECT	1600-34
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DRAWN BY	DA
CHECKED BY	BR

OUR LADY OF MT. LEBANON
PREPARED FOR:
 MINDY SHEPES, SENIOR PARTNER
 Wo [Symbol] R [Symbol] Sh [Symbol] p [Symbol] io, S [Symbol] h [Symbol] i [Symbol] n [Symbol] g & R [Symbol] e [Symbol] s [Symbol] e [Symbol] r [Symbol] s [Symbol] LLP
 11400 W. OLYMPIC BLVD, 9TH FLOOR
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DEPARTMENT OF
CITY PLANNINGCOMMISSION OFFICE
(213) 978-1300

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CALIFORNIAERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271VINCENT P. BERTONI, AICP
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DEPUTY DIRECTORARTHI L. VARMA, AICP
DEPUTY DIRECTORLISA M. WEBBER, AICP
DEPUTY DIRECTOR

Filing Notification and Distribution

Vesting Tentative Tract Map No.: 82229

Property Address: 331, 333 S. San Vicente Blvd; Includes
8531, 8539, 8545, 8549, 8555 W. Burton Way

Community Plan: Wilshire

Filing & Map Stamp Date: March 28, 2018

Distribution Date: May 22, 2019

Deemed Complete Date: May 21, 2019

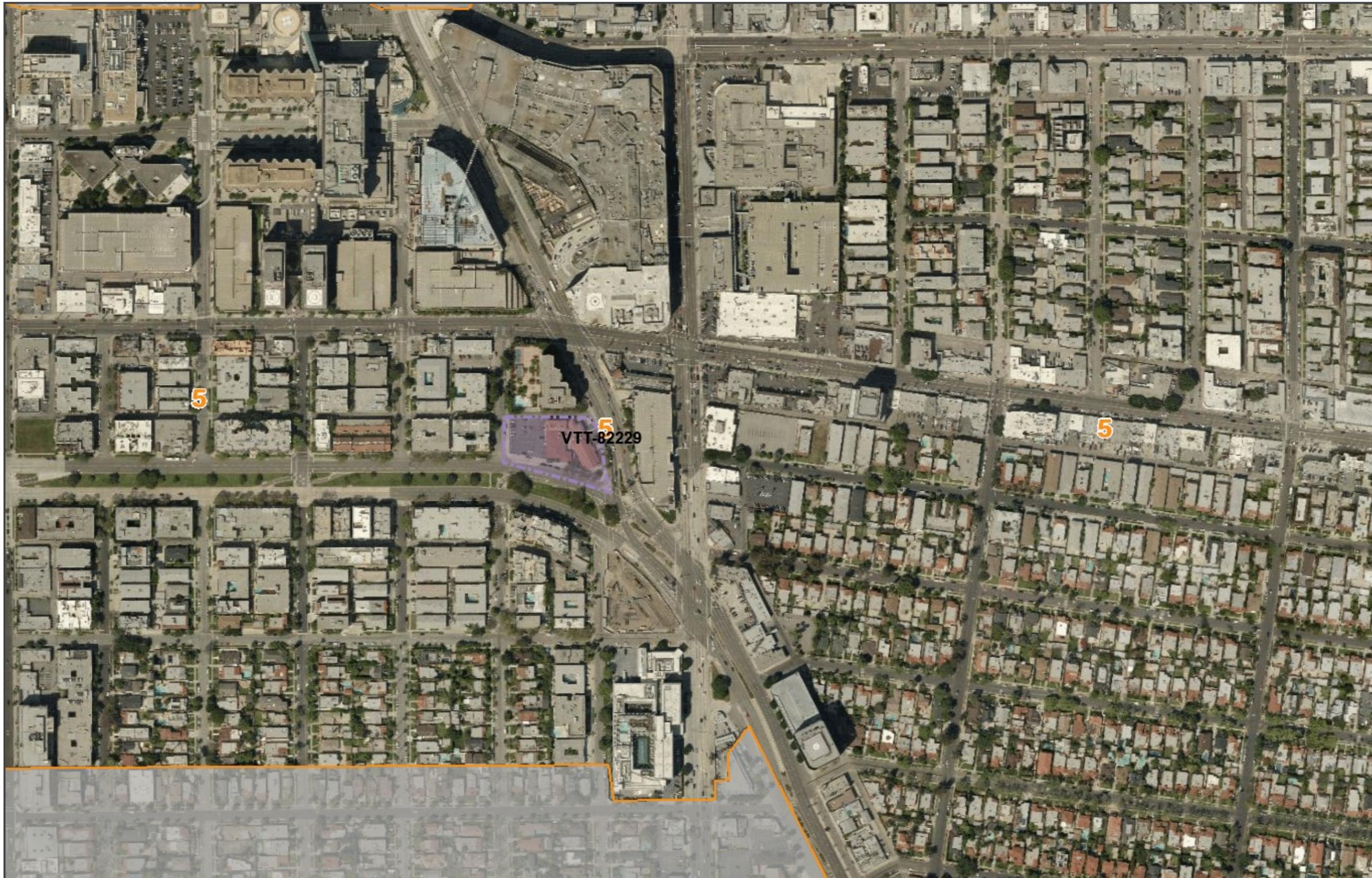
Hillside Yes No COUNCIL DISTRICT NO. 5 Neighborhood Council Bureau of Engineering Dept. of Building and Safety - Grading Dept. of Building and Safety - Zoning Dept. of Transportation, CWPC Section DWP Real Estate DWP Water Engineering & Distribution Dept. of Fire, Engineering and Hydrant Unit Bureau of Street Lighting Housing Department (no P.S.)Thomas Guide: - GRID J1
D.M.: 632 Animal Regulation (hillside only) Department of Recreation and Parks Bureau of Sanitation SSIED (haul route only) Board Of Education (no P.S.) County Health Department (no P.S.) GIS (Betty Dong) Imaging ServicesPlease send your reports to the following e-mail address: planning.majorprojects@lacity.org. Thank you.Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter. If we have not received a written report from you by **June 24, 2019** we will assume that you have no report to make.Heather Bleemers
Deputy Advisory Agency

Mindy Nguyen
City Planner



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Site



LEGEND

- City Council Districts
- City Limits

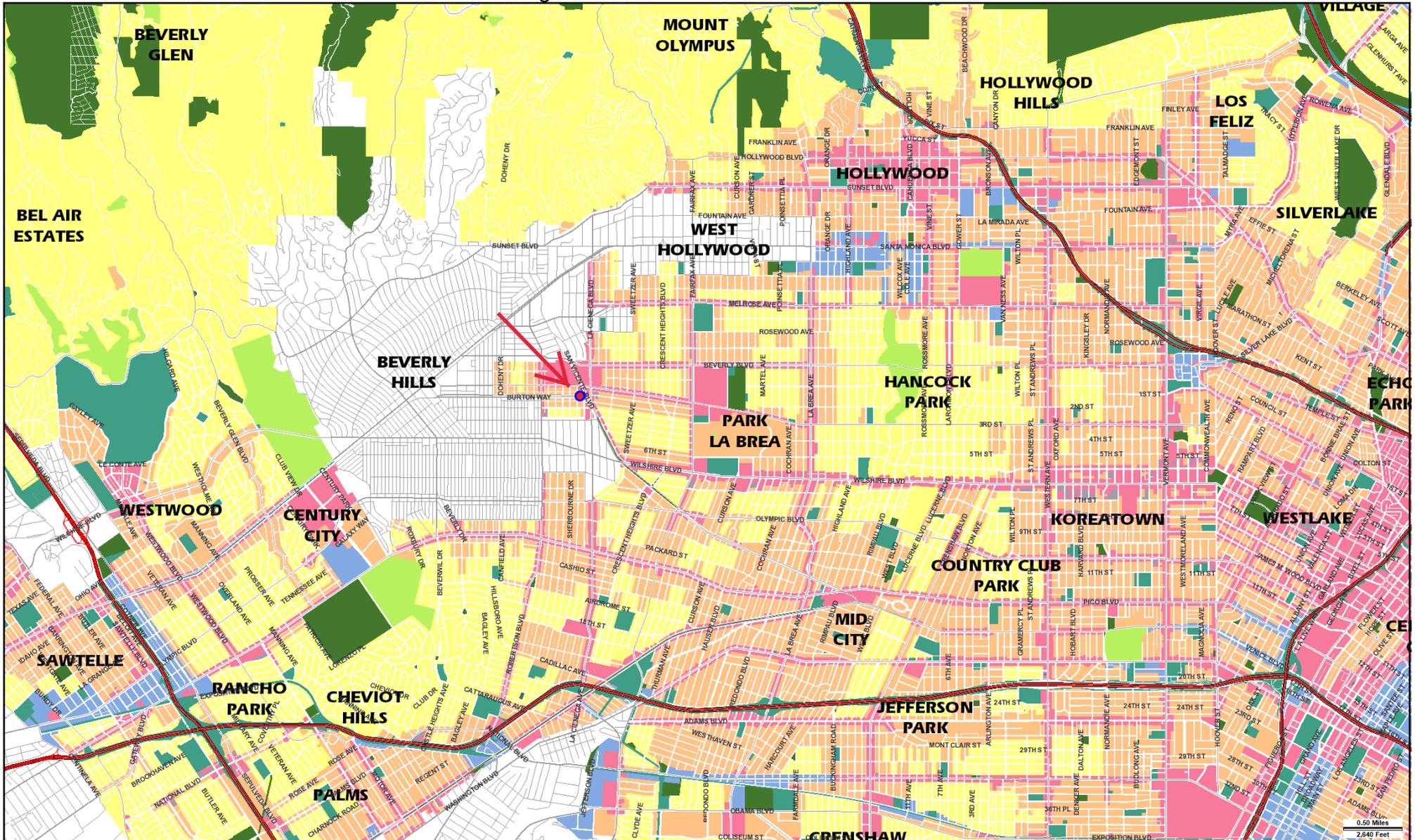
NOTES



SCALE 1: 4,514

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

© City of Los Angeles, Department of Recreation and Parks
Printed: 05/29/2019



Address: 8549 W BURTON WAY

APN: 4334009161

PIN #: 138B173 855

Tract: TR 7616

Block: None

Lot: 227

Arb: None

Zoning: [Q]R4-1-O

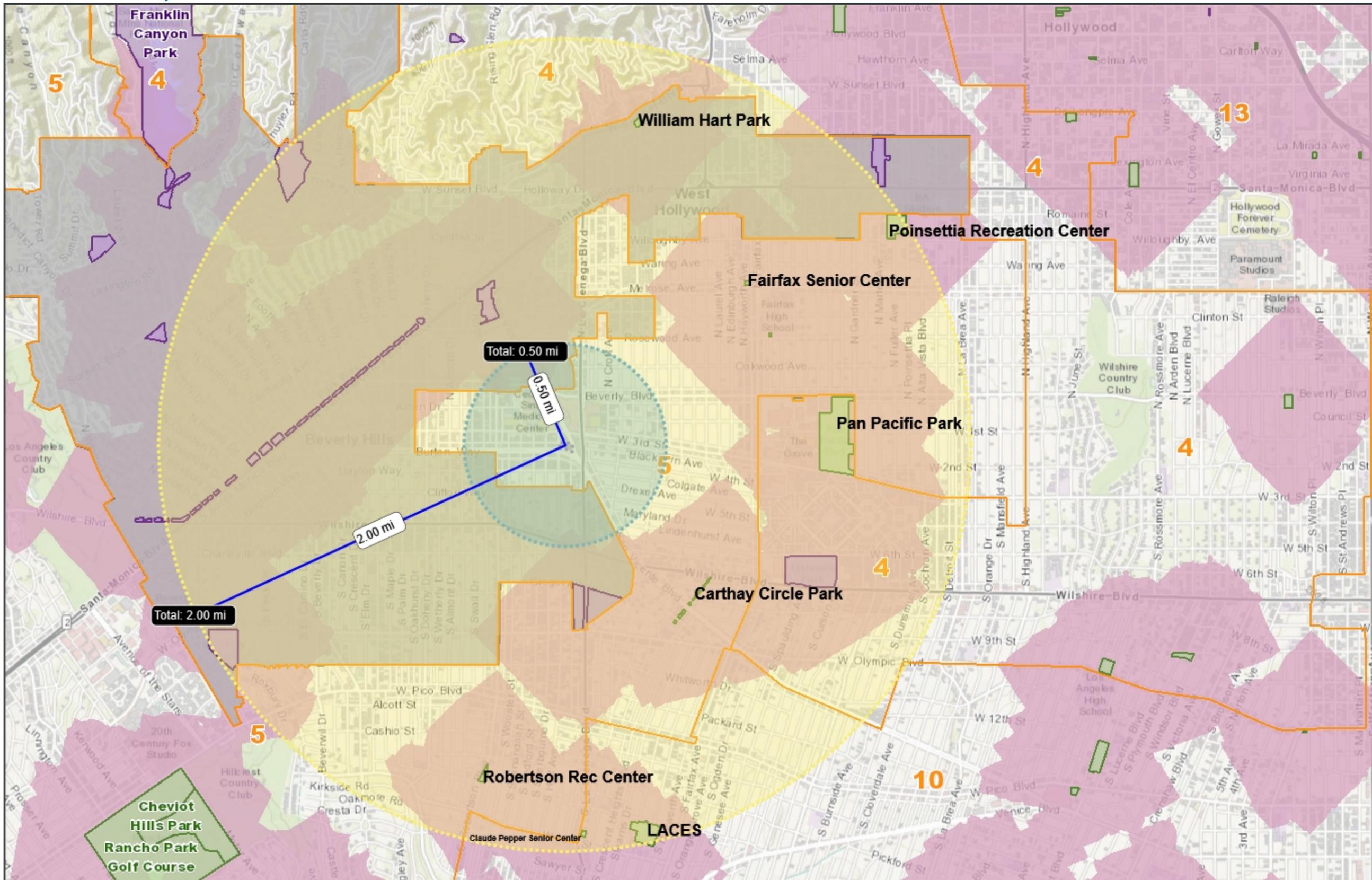
General Plan: High Medium Residential





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Site & Surrounding Location



LEGEND

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas
 - Neighborhood
 - Community
 - Regional
 - Improved
- City Council Districts
- Existing Parks
 - Non-RAP
 - RAP
- City Limits
- All Improved Service Areas

NOTES



SCALE 1: 36,112

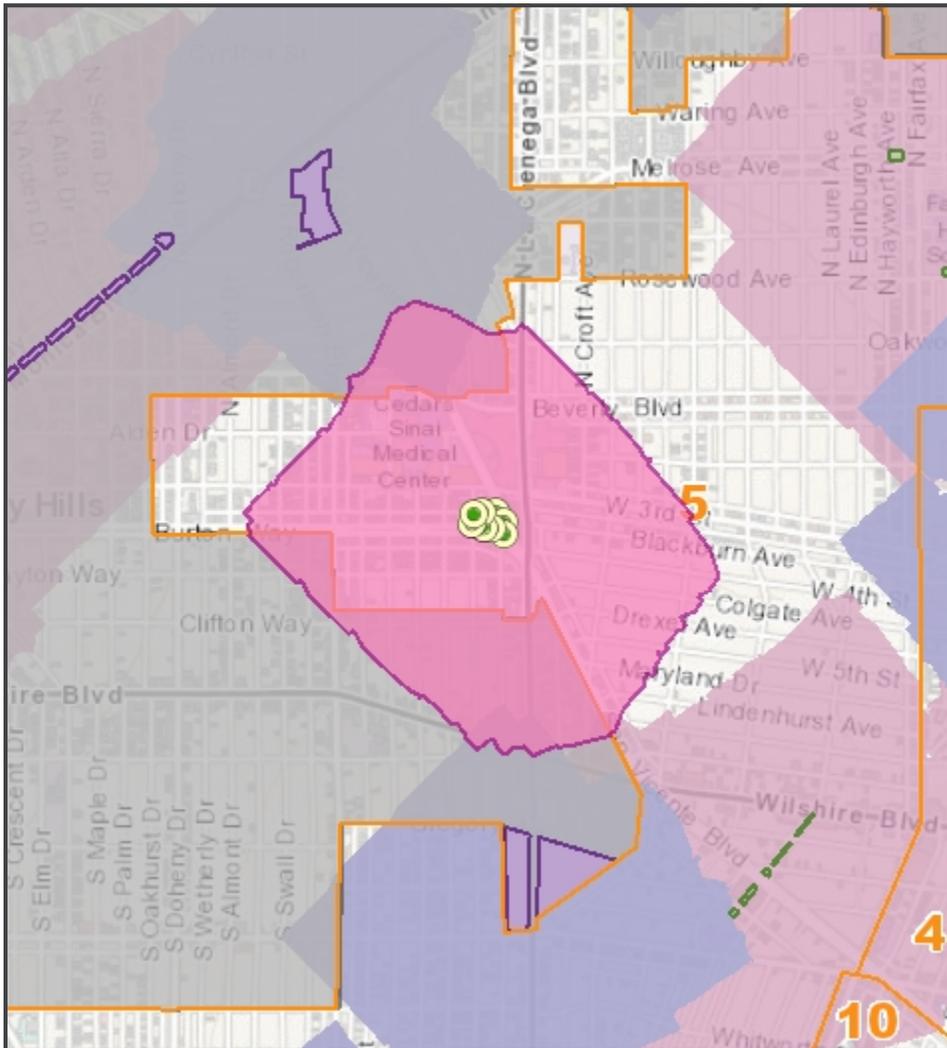
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Printed: 05/30/2018



**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

Park Analysis Report



Scenario Information

Scenario Name:
331-333 S. San Vicente Blvd

Description:
Demolition of existing buildings except the church building. Construction of mixed-use building with 153 dwelling units in a 17-story tower, with 5 levels of subterranean parking.

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:		Total Households Served:	Currently Non-Served Households Served:
Residents Served:	5,210	5,210	Households Served:	3,038	3,038
Residents Served by Age			Households Served by Annual Income		
Under Age 5:	231	231	Under \$25,000:	751	751
Age 5 to 9:	104	104	\$25,000 to \$34,999:	170	170
Age 10 to 14:	71	71	\$35,000 to \$49,999:	237	237
Age 15 to 17:	56	56	\$50,000 to \$74,999:	460	460
Age 18 to 64:	3,854	3,854	\$75,000 and Over:	1,420	1,420
Age 65 and Over:	894	894			

Source: Census/ACS 2010