

APPROVED

MAY 01 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-086

DATE May 1, 2019

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82618 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz, R. Barajas, H. Fujita, V. Israel, S. Piña-Cortez, N. Williams

[Signature] General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82618 (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 Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General 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 Los Angeles Municipal Code Section (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

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of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

LAMC Section 17.04 (Subdivision Committee) states that the Department of Recreation and Parks (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

VTT 82618 (Project) is located at 623-671 South La Brea Avenue in the Mid-Wilshire community of the City. The Project site is approximately 47,000 square feet and is currently improved with four commercial buildings. The Project site is immediately adjacent to the future Wilshire/La Brea Metro Purple Line Subway Station.

The Project, as currently proposed, includes the demolition of the existing commercial buildings and the construction of a new 8-story mixed use building with 121 dwelling units (including 14 affordable units) a 125 room hotel, and approximately 13,000 square feet of commercial space.

The Project also includes approximately 10,106 square feet of exterior and interior private open space and common open space. These open space areas include recreation rooms, a swimming pool and pool deck, and an outdoor lounge area.

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 **March 11, 2019**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

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### ADVISORY AGENCY

The Project filed a tract map application with City Planning on **March 22, 2019**. On April 3, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **May 13, 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 121 dwelling units would be:

$$\mathbf{0.87\ Acres = (121 \times 2.88) \times 0.00251}$$

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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 fourteen (14) 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:

$$\mathbf{0.77 \text{ Acres}} = (107 \times 2.88) \times 0.00251$$

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, 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 121 units would be:

$$\mathbf{\$1,525,447.00} = \$12,607.00 \times 121 \text{ dwelling units}$$

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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.

As currently proposed, the Project has fourteen (14) 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:

$$\mathbf{\$1,348,949.00} = \$12,607.00 \times 107 \text{ dwelling units}$$

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 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 Mid-Wilshire area of the City and within the Wilshire Community Plan Area. Currently, the Project site is improved with four commercial buildings. The Project site is located in a commercial area and is surrounded by retail, residential, office, and commercial uses. The Project site is immediately adjacent to the future Wilshire/La Brea Metro Purple Line Subway Station.

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

The Project is located in a high density area of the City. Below is an analysis of the 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): 10,213 persons (18,237 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 10,106 square feet of exterior and interior private open space and common open space. These open space areas include recreation room(s), a swimming pool and pool deck, and an outdoor lounge area.

The amount of common open space being provided by the Project does not appear to significantly 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 with 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).

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

There are two RAP-operated public parks that are about a one mile walking distance from the Project. Those parks are:

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- Pan Pacific Park, a 32.18 acre park located at 7600 Beverly Boulevard. Pan Pacific Park is currently improved with multipurpose fields, three children's play areas, outdoor fitness equipment, a swimming pool, a recreation center, and a senior center.
- LA High Memorial Park, a 2.51 acre park located at 4625 Olympic Boulevard. LA High Memorial Park is currently improved with a children's play area and an open lawn area.

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 **6,109** 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 renovation projects 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 but is lower 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. The two RAP-operated public parks that are closest to the project are both about a one 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 6,109 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 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'S General Fund is unknown.

This Report was prepared by Darryl Ford, Senior Management Analyst, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS

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



Designer:  
Morris Adjmi Architects  
www.ma.com



Architect:  
Togawa Smith Martin  
www.tsminc.com

Project:  
639 South La Brea  
Los Angeles, CA

View North on S. La Brea Ave.  
19 March 2019

**Project Name**

639 South La Brea

**Address**

623-671 S. La Brea Ave  
Los Angeles, CA 90036

**Owner and Applicant**

La Brea Bliss, LLC  
6300 Canoga Ave, STE 1100  
Woodland Hills, CA 91367

**Designer**

Morris Adjmi Architects  
60 Broad Street, 32nd Floor  
New York, NY 10004

**Architect**

Togawa Smith Martin, inc.  
444 S. Flower Street, suite 1220  
Los Angeles, CA 90071

**Legal Description**

The land referred to herein is situated in the City of Los Angeles, in the county of Los Angeles, State of California, and is described as follows:  
Lot 38,39,40,41,42,43,44,45,46,47, 48 of Tract NO. 5273 M B 55-52, in the City of Los Angeles, County of Los Angeles, State of California

**Zoning**

Existing Zone: C2-1  
Proposed Zone: C2-1

**Lot Area**

Total Lot Area to determine Density 51,866 SF  
includes 1/2 the width of the Alley

Lot Area to Determine FAR 47,323 SF

**Maximum Density Permitted**

Hotel Density per LAMC (200 SF/Dwelling Unit) 259  
Residential Density per LAMC (400 SF/Dwelling Unit) 130  
Residential Density with TOC Tier 4 80% Bonus 234

**Proposed Density**

Hotel Key Count 125  
Residential Unit Count 121

**Floor Area**

Allowable Residential FAR 4.25 : 1  
Allowable Non-Residential FAR 1.5 : 1

Proposed Project FAR 4.25 : 1  
Proposed Net Project Floor Area 201,123 SF

Proposed Residential FAR 2.75 : 1  
Proposed Net Residential Floor Area 130,138 SF

Proposed Non-Residential FAR 1.5 : 1  
Proposed Net Hotel Floor Area 57,948 SF  
Proposed Net Commercial Floor Area 13,037 SF

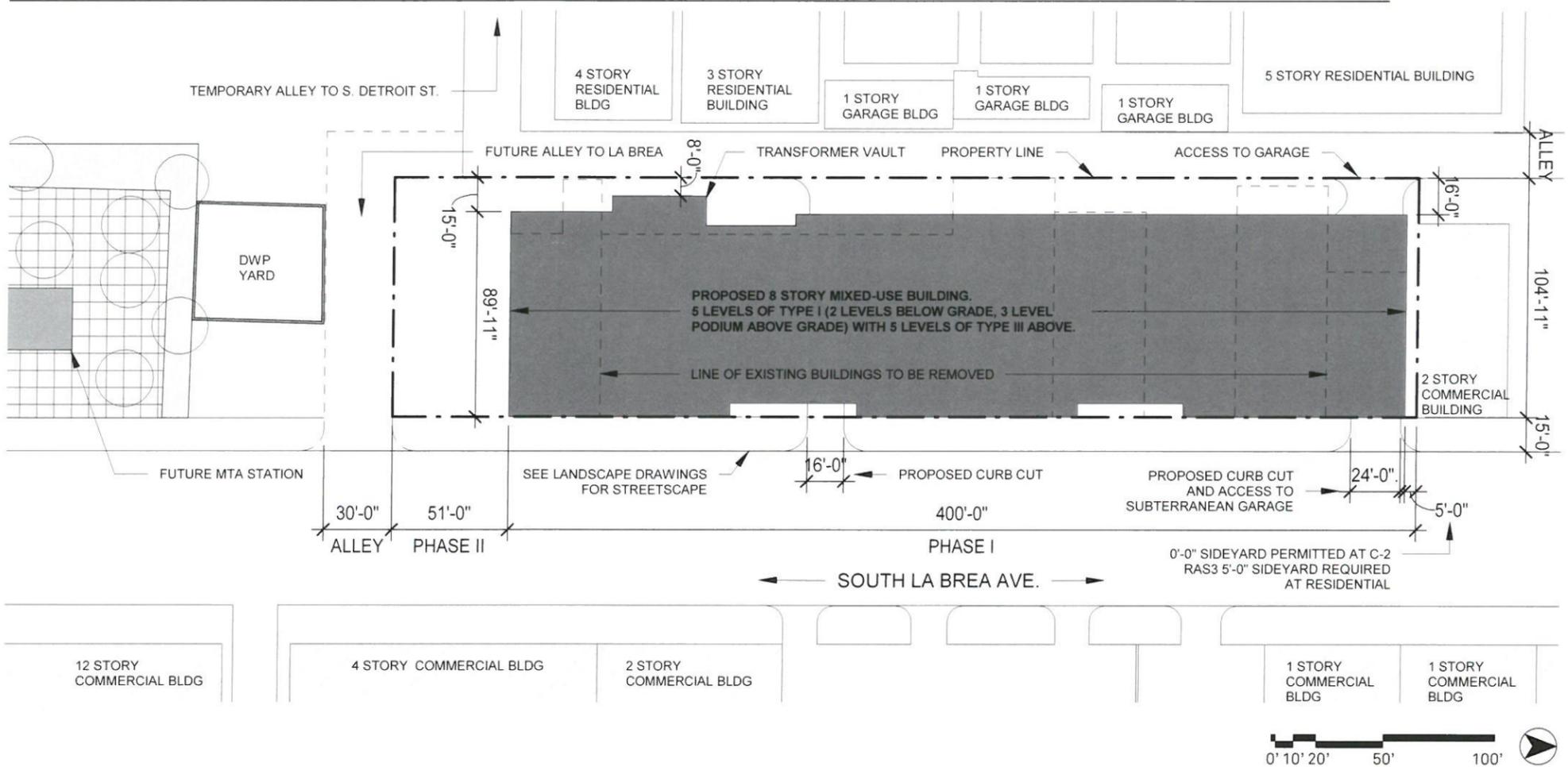
**Maximum Height Permitted**

Roof Elevation 85'-0"  
Top of Parapet 87'-0"  
Top of Bulkhead 102'-0"

**Number of Stories**

Above Grade 8  
Below Grade 2

**Plot Plan**



RAS3 Setbacks Required	Required	Proposed
Front	0'-0" at C-2	0'-0"
Sides	0'-0" at C-2, 5'-0" at Residential	5'-0"
Rear	4'-0" Utility Easement	15'-0"

Required Open Space	Required
1 Bed Small - 34 Units x 100 SF	3,400 SF
1 Bed Large - 32 Units x 100 SF	3,200 SF
2 Bed Small - 32 Units x 125 SF	4,000 SF
2 Bed Large - 23 Units x 125 SF	2,875 SF
<b>Total</b>	<b>13,475 SF</b>
25% Reduction at T.O.C. Tier 4	- 3,369 SF
<b>Open Space Required</b>	<b>10,106 SF</b>

Proposed Open Space	Proposed
Common Space	2,527 SF
Recreation Rooms (max 25% of Open Space Requirement)	2,526 SF
Private Balconies (103 x 50 SF = 5,150 SF) (Max of 1/2 Open Space Req.)	5,053 SF
<b>Total</b>	<b>10,106 SF</b>

<b>Landscape Requirement</b>	25% of Common to be Planted	642 SF
<b>Landscape Proposed</b>	Proposed Planted area	632 SF

<b>Tree Requirement</b>	One 24" Box Tree per Four Apts.	31 Trees
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Automobile Parking Requirements	Required	Proposed
Residential (TOC Tier 4)	0	54
Hotel (LAMC 12.21.A4b)		
1 space per guest room (1-30 guest rooms)	30	30
1 space per 2 guest rooms (31-60 guest rooms)	15	15
1 space per 3 guest rooms (60+ guest rooms)	22	22
Restaurant (1 Space per 100 SF - 13,037/100)	78	78
Restaurant (TOC Tier 4 40% Reduction)		
<b>Total</b>	<b>145</b>	<b>199</b>

Bike Parking per LAMC 12.21A.16(a)(2)	Required	Proposed
<b>Residential</b>		
Long Term	86	86
Short Term	9	9

<b>Hotel</b>		
Long Term (1 per 10 guest rooms)	13	13
Short Term (1 per 10 guest rooms)	13	13

<b>Retail</b>		
Long Term (1 per 2000 SF)	9	9
Short Term (1 per 2000 SF)	9	9
<b>Total</b>	<b>139</b>	<b>139</b>



**MATERIALS LEGEND**

- |                           |                                  |
|---------------------------|----------------------------------|
| 1 PRECAST CONCRETE        | 9 PLANTINGS AT MECHANICAL SCREEN |
| 2 SMOOTH PLASTER 1        | 10 LIGHTING AT SOFFIT/AWNING     |
| 3 SMOOTH PLASTER 2        | 11 WALL SIGN 1, TYP (47 SF x17)  |
| 4 ALUMINUM STOREFRONT     | 12 WALL SIGN 2 (228 SF x1)       |
| 5 ALUMINUM WINDOWS        | 13 WALL SIGN 3 (213 SF x1)       |
| 6 METAL CANOPY            | 14 WALL SIGN 4 (134 SF x1)       |
| 7 METAL GUARDRAILS        | 15 WALL SIGN 5 (299 SF x1)       |
| 8 METAL MECHANICAL SCREEN |                                  |

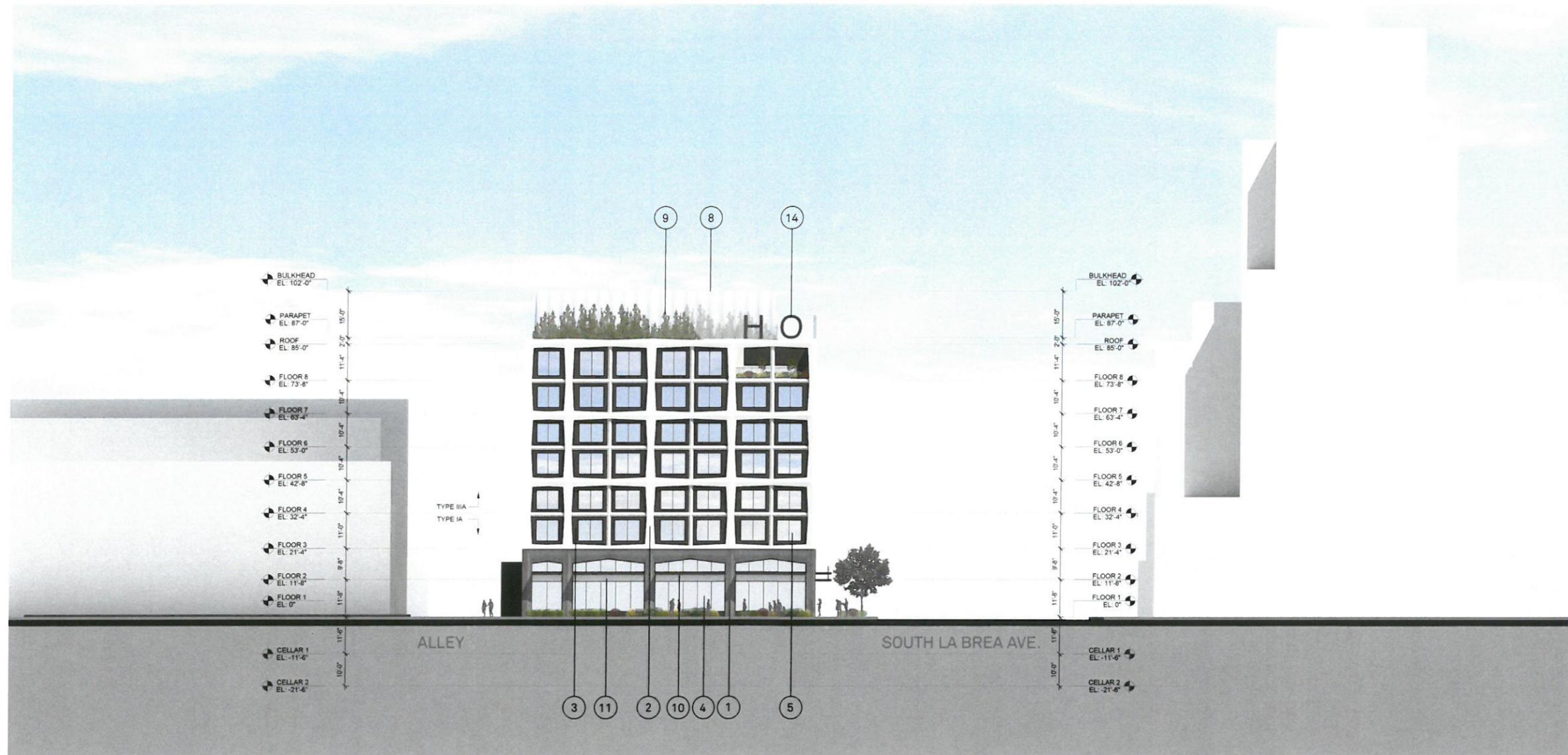


Designer:  
**MA** Morris Adjmi Architects  
 www.ma.com

Architect:  
**ARCHITECTS**  
**TSM** Togawa Smith Martin  
 www.tsminc.com

Project:  
 639 South La Brea  
 Los Angeles, CA

East Elevation (S. La Brea Ave.)  
 19 March 2019



**MATERIALS LEGEND**

- |                           |                                  |
|---------------------------|----------------------------------|
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| 8 METAL MECHANICAL SCREEN |                                  |



Designer:  
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www.ma.com

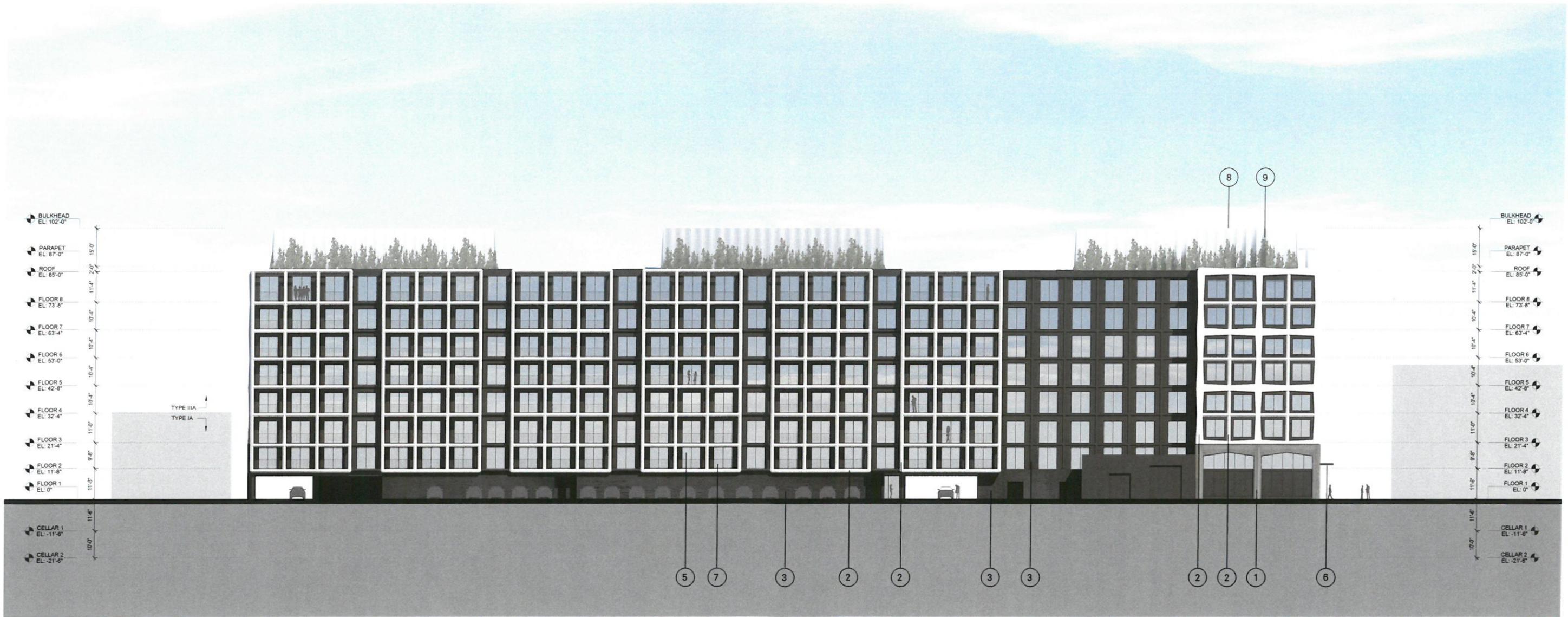


Architect:  
Togawa Smith Martin  
www.tsminc.com

Project:  
639 South La Brea  
Los Angeles, CA

**South Elevation (from Wilshire Blvd.)**

19 March 2019



**MATERIALS LEGEND**

- |                           |                                  |
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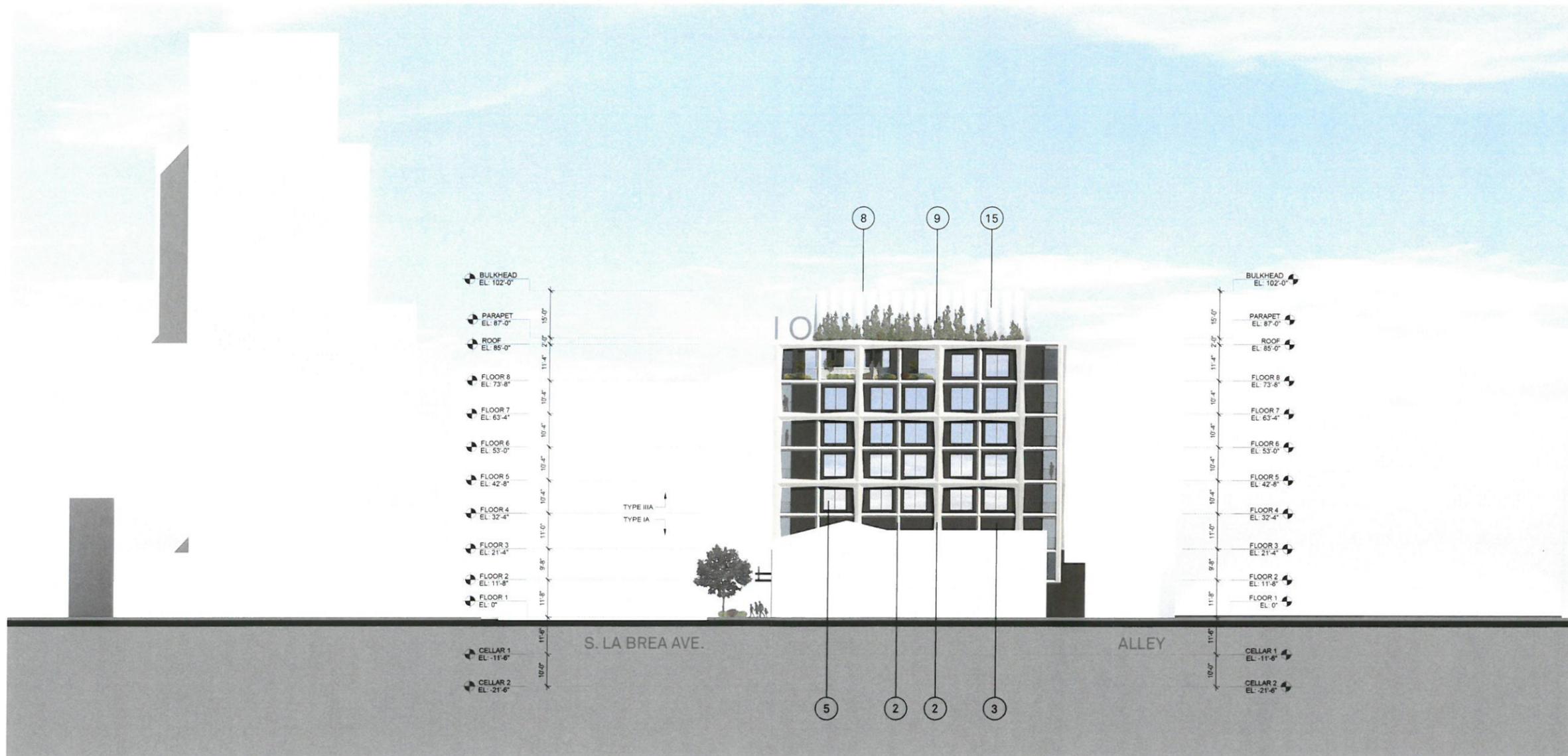
Designer:  
**MA** Morris Adjmi Architects  
 www.ma.com

Architect:  
**TSM** Architects  
 Togawa Smith Martin  
 www.tsminc.com

Project:  
 639 South La Brea  
 Los Angeles, CA

**West Elevation (Alley)**  
 19 March 2019





**MATERIALS LEGEND**

- |                           |                                  |
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| 8 METAL MECHANICAL SCREEN |                                  |


 Designer:  
 Morris Adjmi Architects  
 www.ma.com


 Architect:  
 Togawa Smith Martin  
 www.tsminc.com

Project:  
 639 South La Brea  
 Los Angeles, CA

North Elevation (from W. 6th St.)  
 19 March 2019





Designer:  
Morris Adjmi Architects  
[www.ma.com](http://www.ma.com)



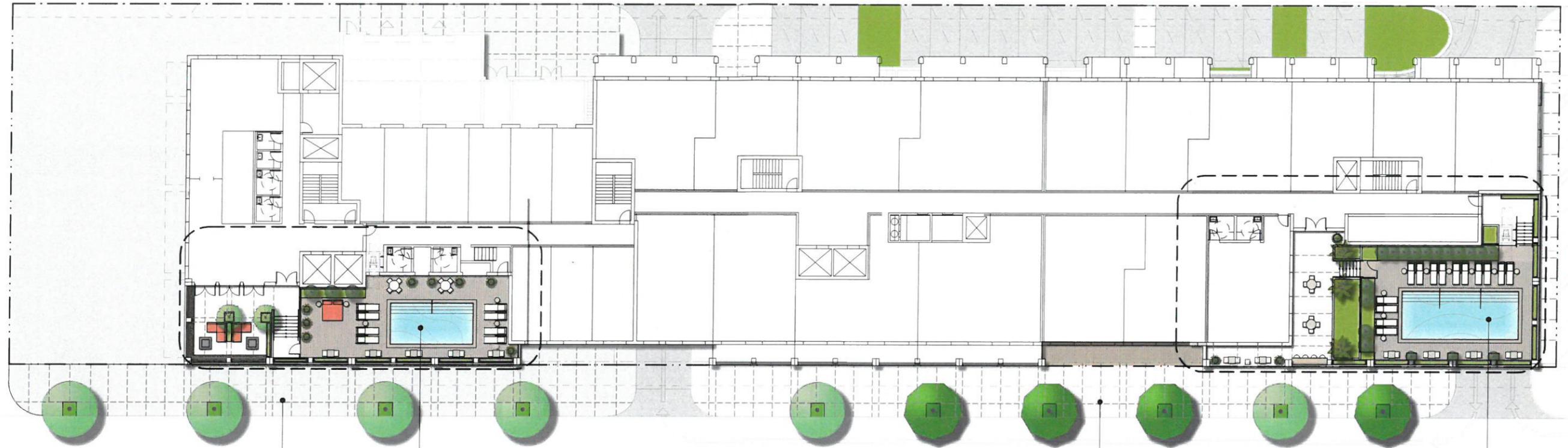
Architect:  
Togawa Smith Martin  
[www.tsminc.com](http://www.tsminc.com)

Project:  
639 South La Brea  
Los Angeles, CA

Perspective Elevation  
19 March 2019

FUTURE ALLEY

ALLEY



LEVEL 1 LANDSCAPE PLAN  
SEE ENLARGEMENT ON SHEET L-2.

HOTEL POOL COURTYARD: LEVEL 8  
SEE ENLARGEMENT ON SHEET L-4.

LEVEL 1 LANDSCAPE PLAN  
SEE ENLARGEMENT ON SHEET L-3.

RESIDENTIAL POOL COURTYARD: LEVEL 8  
SEE ENLARGEMENT ON SHEET L-5.

S. LA BREA AVE.

TREE COUNT SUMMARY	
TOTAL NO. OF UNITS PROPOSED	= 121
TOTAL NO. OF TREES REQUIRED (1-24" BOX TREE PER 4 UNITS)	= 31
NO. OF 24" BOX TREES PROPOSED ON LEVEL 1 (INCLUDING STREET TREES)	= 4
NO. OF 24" BOX TREES PROPOSED ON LEVEL 8	= 27
TOTAL NO. OF 24" BOX TREES PROPOSED	= 31

COMMON OPEN SPACE LANDSCAPING	
TOTAL COMMON OPEN SPACE REQUIRED:	= 2527 S.F.
PLANTING IN COMMON OPEN SPACE PROPOSED:	= 642 S.F.
25% OF COMMON OPEN SPACE TO BE PLANTED 25% OF 2,527 S.F.:	= 632 S.F.

**GENERAL NOTES:**

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
2. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
3. IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS.
4. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.
5. ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.
6. THERE ARE NO PROTECTED TREES ON THE SITE.

**WATER CONSERVATION STATEMENT:**

ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINCIPLES WHICH INCLUDE: THE PREDOMINANT USE OF DROUGHT TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER; MINIMIZING TURF AREAS AND THE EFFICIENT APPLICATION OF WATER BY USING MATCH PRECIPITATION HEADS, DRIP LINE, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND RAIN SHUT OFF DEVICES. THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE EFFECTIVE JANUARY 1, 2010.



Landscape Architect:  
TGP Inc. Landscape Architecture  
www.tgpinc.net

Project:  
639 South La Brea  
Los Angeles, CA

# Composite Landscape Plan

19 March 2019



1/32" = 1'-0"





**PLANT LEGEND - LEVEL 8**

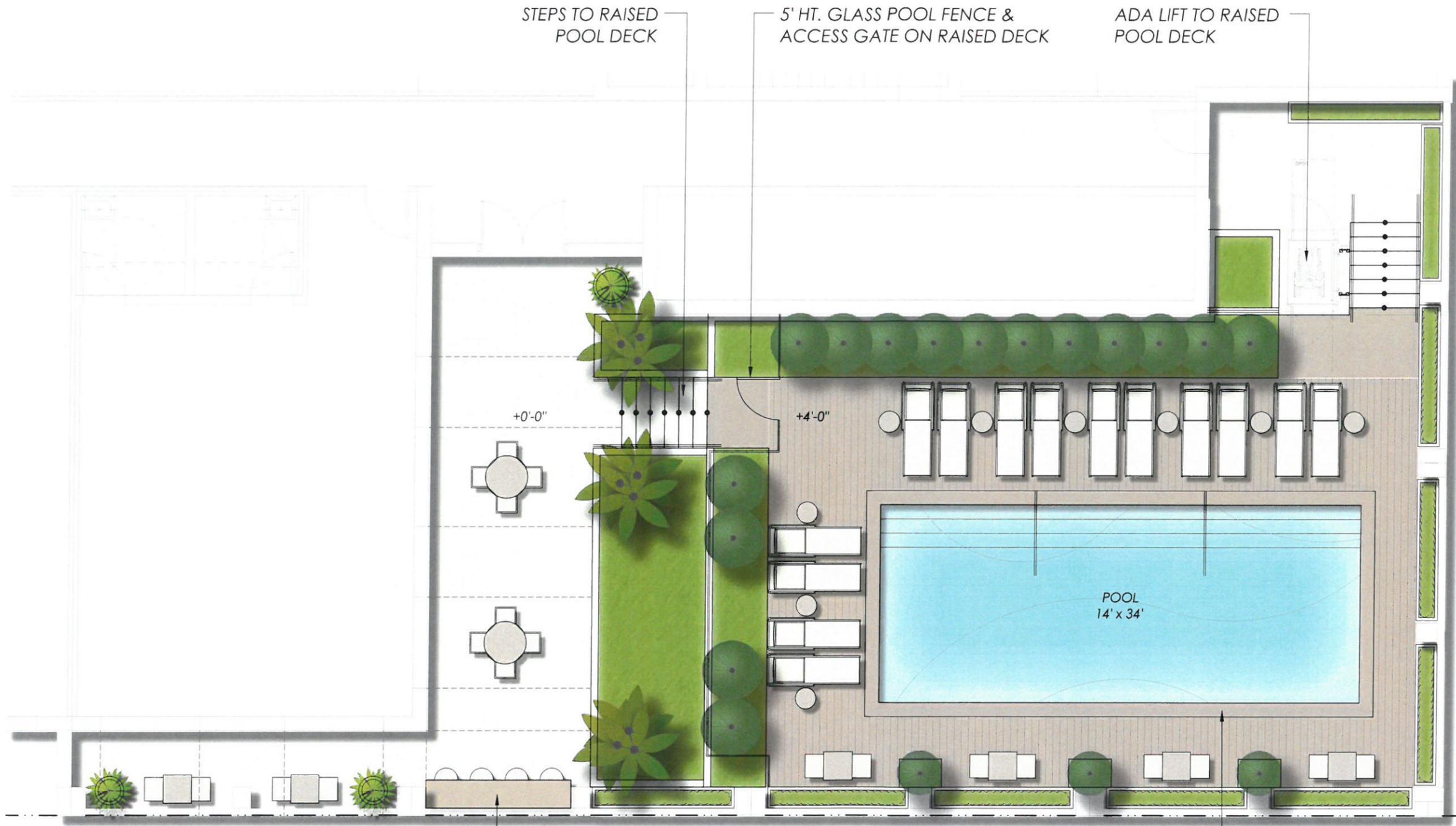
SYMBOL	BOTANICAL NAME "COMMON NAME"
<b>TREES - 24" BOX MIN.</b>	
	ARCHONTOPHOENIX CUNNINGHAMIANA "KING PALM" - TRIPLE TRUNK
	CITRUS SPECIES
	OLEA EUROPAEA "FRUITLESS OLIVE"
	CUPRESSUS SEMPERVIRENS "ITALIAN CYPRESS"
	PODOCARPUS HENKELII "LONG-LEAF YELLOWWOOD"
	PODOCARPUS LATIFOLIUS "YELLOWWOOD"
<b>SHRUBS &amp; SUCCULENTS</b>	
	AEONIUM SPECIES "AEONIUM"
	ALOE SPECIES "ALOE"
	ANIGOZANTHOS SPECIES "KANGAROO PAW"
	CISTUS SPECIES "ROCKROSE"
	ECHEVERIA SPECIES "ECHEVERIA"
	LAVANDULA SPECIES "LAVENDER"
	ROSMARINUS OFFICINALIS SPECIES "ROSEMARY"
	SALVIA SPECIES "SAGE"
	SEDUM SPECIES "STONECROP"

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

STEPS TO RAISED  
POOL DECK

5' HT. GLASS POOL FENCE &  
ACCESS GATE ON RAISED DECK

ADA LIFT TO RAISED  
POOL DECK



BAR COUNTER

STAINLESS STEEL  
POOL SHELL

### PLANT LEGEND - LEVEL 8

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	ARCHONTOPHOENIX CUNNINGHAMIANA "KING PALM" - TRIPLE TRUNK
	CITRUS SPECIES
	OLEA EUROPAEA "FRUITLESS OLIVE"
	CUPRESSUS SEMPERVIRENS "ITALIAN CYPRESS"
	PODOCARPUS HENKELII "LONG-LEAF YELLOWWOOD"
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	SEDUM SPECIES "STONECROP"

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

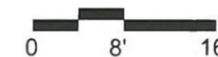


Landscape Architect:  
TGP Inc. Landscape Architecture  
www.tgpinc.net

Project:  
639 South La Brea  
Los Angeles, CA

## Level 8 Residential - Landscape Plan

19 March 2019



1/16" = 1'-0"



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

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(213) 978-1271  
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(213) 978-1272  
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DEPUTY DIRECTOR  
(213) 978-1274  
JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
www.planning.lacity.org

**Filing Notification and Distribution**

<p>ADDRESS: 629 South La Brea Avenue</p> <p>COMMUNITY PLAN: Wilshire</p> <p style="background-color: red; color: white; text-align: center; padding: 5px;"><b>EXPEDITED PROCESSING SECTION</b></p>	<p>DATE OF FILING AND MAP STAMP DATE: 3/22/2019</p> <p>VTT- MAP NO: VTT-82618-CN ZA-2019-1744-CU-MCUP-SPR-TOC ENV-2019-1736-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 4/3/2019</p> <p>Hillside: ( ) Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 4 ( ) Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> <li>( ) Valley</li> <li>( ) West Los Angeles</li> <li>( ) Harbor</li> <li>( ) Metro E/S</li> </ul> <p>Department of Public Works</p> <ul style="list-style-type: none"> <li>(X) Bureau of Engineering</li> <li>(X) Bureau of Sanitation</li> </ul> <p>Department of Building and Safety</p> <ul style="list-style-type: none"> <li>(X) Grading Engineer</li> <li>(X) Zoning Engineer</li> </ul> <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> <li>( ) Underground Design</li> <li>(X) Real Estate</li> <li>(X) Water System</li> <li>(X) Fire Department (mark "Fire")</li> </ul>	<p>( ) Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) ( ) Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) ( ) City of Beverly Hills (See Counter Map) (No P.S.) ( ) Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Mid City West Neighborhood Council</p> <p style="color: red;">N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</p>

3/22/19  
 4:10:31  
 EXPEDITED PROCESSING SECTION

The above tract has been filed with City Planning, Expedited Processing Section.

The assigned planner for this case 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,  
Director of Planning

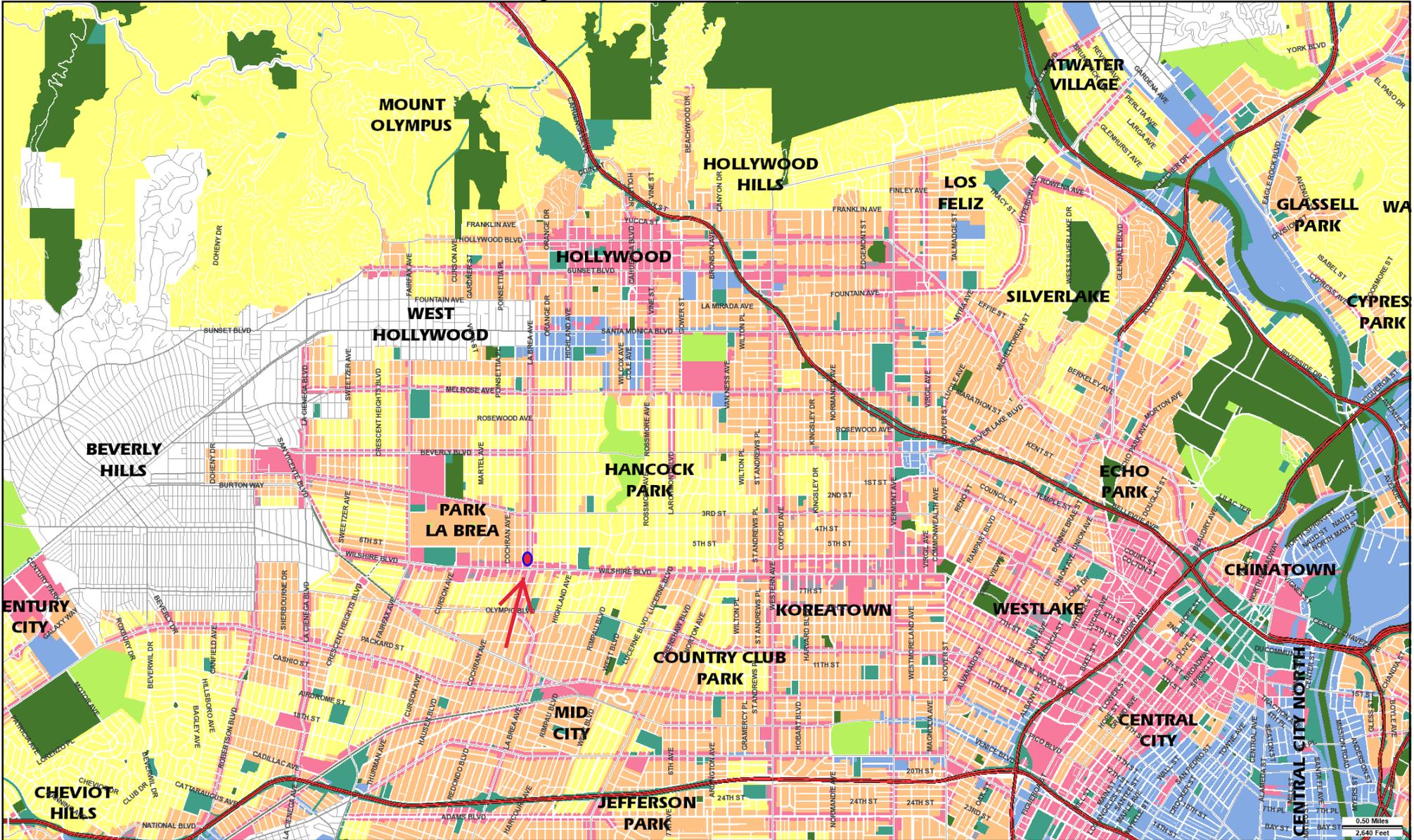
*for*  
*Nicholas Hendricks*  
Nicholas Hendricks, Senior City Planner  
Expedited Processing Section  
CP-6300 (1/21/09)

**RECOMMENDATION REPORTS**

**DUE BY: 5/13/2019**

Please forward reports to the following e-mail address:  
**planning.expedited@lacity.org**





Address: 627 S LA BREA AVE

APN: 5508007019

PIN #: 135B181 710

Tract: TR 5273

Block: None

Lot: 39

Arb: None

Zoning: C2-1

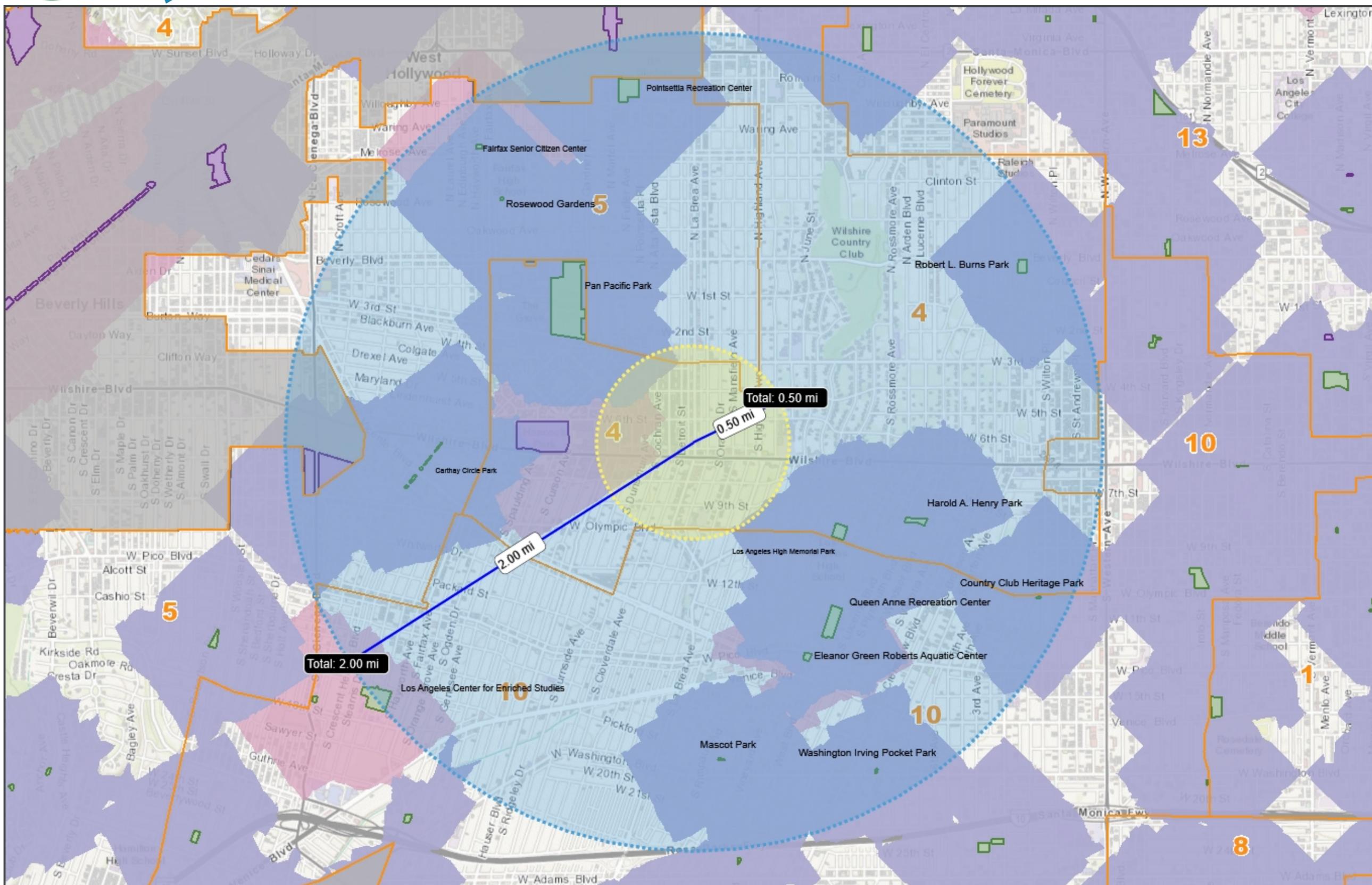
General Plan: General Commercial





EQUITABLE PARKS & AMENITIES DECISION SUPPORT SYSTEM

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

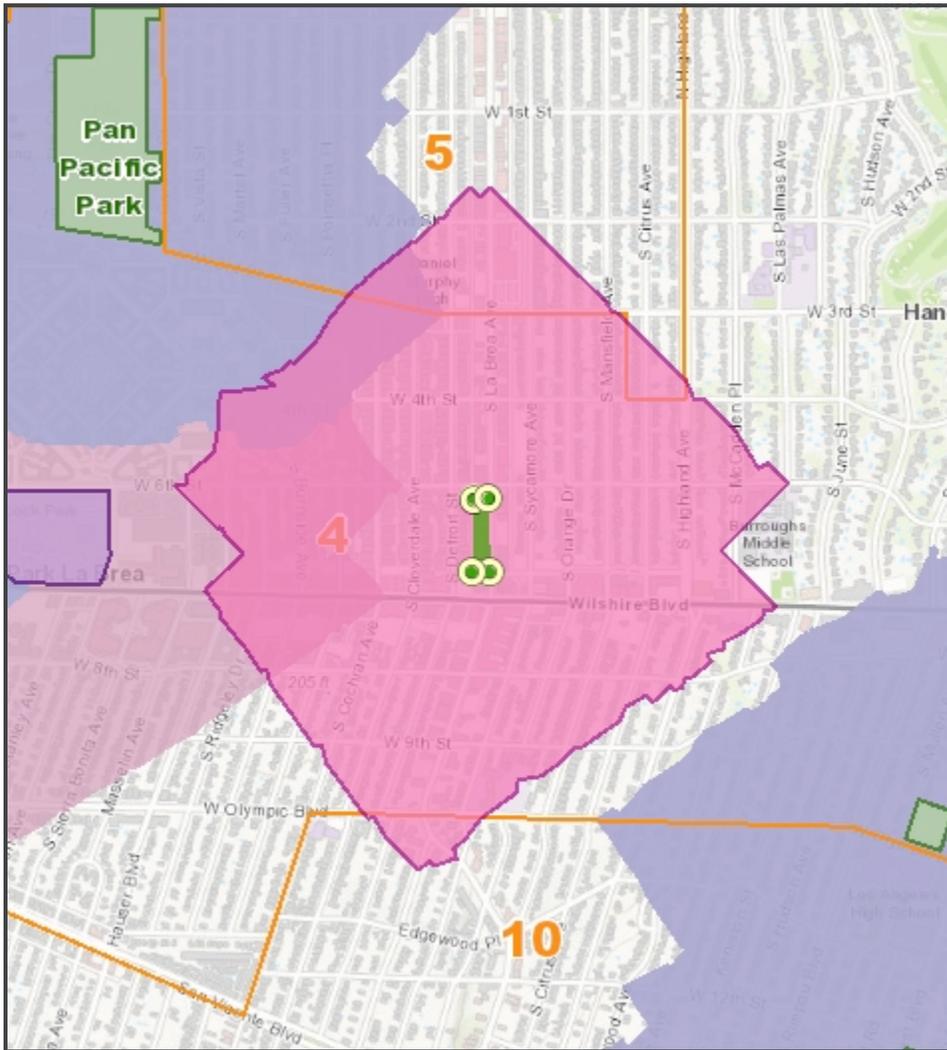
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 02/27/2019



**EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM**

# Park Analysis Report



## Scenario Information

Scenario Name:  
623 - 671 South La Brea Avenue

Description:  
construction of 121 residential units, 125 hotel guest rooms, 13,026 square feet of commercial space, 10,616 square feet of open space. 201,263 square feet total

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:	10,213	6,109
Residents Served by Age		
Under Age 5:	431	246
Age 5 to 9:	306	185
Age 10 to 14:	260	164
Age 15 to 17:	141	89
Age 18 to 64:	8,373	4,961
Age 65 and Over:	702	464

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	5,671	3,460
Households Served by Annual Income		
Under \$25,000:	1,054	542
\$25,000 to \$34,999:	391	243
\$35,000 to \$49,999:	793	491
\$50,000 to \$74,999:	1,210	803
\$75,000 and Over:	2,223	1,381

Source: Census/ACS 2010