

APPROVED

OCT 02 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-201

DATE October 2, 2019

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82336 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82336 (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 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

BOARD REPORT

PG. 2 NO. 19-201

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.

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, 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 is located at 9900 West Venice Boulevard in the Palms community of the City. The Project, as currently proposed, is a mixed-use project with approximately 54 residential units, 6 of which are affordable, and approximately 3,000 square feet (SF) of commercial floor area on the ground floor.

The Project also includes approximately 3,086 SF of common open space, including a courtyard and roof decks.

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 **August 10, 2018**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **April 8, 2019**. On August 29, 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.

BOARD REPORT

PG. 3 NO. 19-201

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 54 units would be:

$$\mathbf{0.39\ Acres = (54 \times 2.88) \times 0.00251}$$

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 6 affordable units and 1 existing dwelling unit 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:

BOARD REPORT

PG. 4 NO. 19-201

0.34 Acres = $(47 \times 2.88) \times 0.00251$

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 54 units would be:

\$701,892.00 = $\$12,998.00 \times 54$ dwelling units

As currently proposed, the Project has 7 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:

\$610,906.00 = $\$12,998.00 \times 47$ 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

BOARD REPORT

PG. 5 NO. 19-201

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

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project, including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities 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 fifty-four percent (54%) of residents in the City of Los Angeles live within a one-half (½) mile, or a ten (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 sixty-five percent (65%) by 2025 and to seventy-five percent (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 Project is located within the Palms community of the City and within the Palms – Mar Vista – Del Rey Community Plan Area. Currently, the Project site contains a single-family residence, a one-story commercial building, and a billboard. There are commercial retail buildings to the north and mixed-use multi-family residential buildings to the west and south. To the east lies a medical center and the City boundary.

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 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): 10,570 persons (18,875 persons per square mile)

BOARD REPORT

PG. 6 NO. 19-201

- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City Community Plan Area (2014 American Community Survey): 14,150 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 3,086 SF of common open space. These open space areas include a courtyard and roof decks.

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 is one public park that is within a half ($\frac{1}{2}$) mile walking distance from the Project site. Media Park, located at 9070 West Venice Boulevard, is northeast of the Project site.

There are no new public parks currently in development within 2 (two) miles of the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

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

- Robertson Recreation Center is a 1.24-acre park located at 1641 South Preuss Road in Council District 5. The scope of the Robertson Recreation Center – Modern Gymnasium Project includes construction of a modern gymnasium, a community center, a childcare center, and perimeter improvements. The development of the Robertson Recreation Center – Modern Gymnasium Project is being led by the Bureau of Engineering and is fully funded at this time. The Robertson Recreation Center – Modern Gymnasium Project is currently under construction.

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 **3,374** new, previously unserved, residents within a half-mile ($\frac{1}{2}$) walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the

BOARD REPORT

PG. 7 NO. 19-201

new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile ($\frac{1}{2}$) 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 ($\frac{1}{2}$) 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 is one park renovation project currently in development within a two (2) mile radius of the Project site:

- Robertson Recreation Center is a 1.24-acre park located at 1641 South Preuss Road in Council District 5

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 not located in an existing park service radius gap. There is one RAP-operated public park 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 is one (1) park renovation project currently under construction within a two (2) mile radius of the Project site. However, this project is located on the outer edge of the two-mile radius and is unlikely to be frequented by future Project residents.

If a new public park was provided at the Project location, the park would serve Project residents and 3,374 currently unserved residents within a half ($\frac{1}{2}$) mile walking distance.

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.

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.

BOARD REPORT

PG. 8 NO. 19-201

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.
Result: A land dedication would provide space for a new park in the Project area.

Goal No. 3: Create & Maintain World Class Parks and Facilities
Outcome No. 1: Newly developed park projects and redesign of signature City parks.
Result: A land dedication would provide an opportunity for the City to develop a new park project.

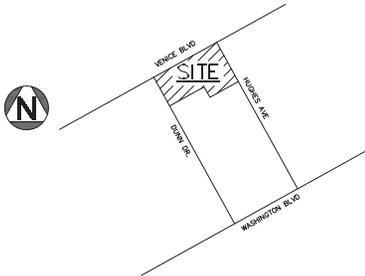
This Report was prepared by Dylan Lawrence, Management Assistant, Planning, Maintenance and Construction Branch.

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

VICINITY MAP

NOT TO SCALE



SCHEDULE "B" ITEMS

NO SURVEY RELATED ITEMS FOUND IN SCHEDULE B OF THE TITLE REPORT.

FLOOD INFORMATION

BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP NO. 06037C159F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS OUTSIDE OF THE 100 AND 500 YEAR FLOOD ZONES.

LEGEND OF SYMBOLS + ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
ASPH	ASPHALT
CONC	CONCRETE
FM	FOUND MONUMENT - AS NOTED
GV	GAS VALVE
GW	GUY WIRE
OH1E	OVERHEAD ELECTRIC
OH	OVERHANG
PA	PLANTER AREA
PL	PROPERTY LINE
PP	POWER POLE
PM	PARKING METER
SL	STREET LIGHT
SMH	SEWER MANHOLE
SH	SIGN
SQ. FT.	SQUARE FEET
TSL	TRAFFIC SIGNAL LIGHT
TSV	TRAFFIC SIGNAL VAULT
UR	UTILITY RISER
WM	WATER METER
WV	WATER VALVE
	BLOCK WALL - TYPICAL
	PARKING SPACE CONTOUR
○	CONTOURS
CLF	CHAIN LINK FENCE
WDF	WOOD FENCE
○	TREE
☼	PALM TREE

GENERAL NOTES

- POSTED ADDRESSES ARE: 3813 Hughes Ave, 9900, 9914 Venice Blvd,
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- ASSESSOR'S PARCEL NO.'S: 4207-004-001 and 4207-004-022 and 4207-004-023
- THERE ARE NO PROPOSED CHANGES IN ADJACENT STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED FOR A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A CEMETERY
- PROFESSIONAL LIABILITY INSURANCE POLICY TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

AREA OF PROPERTY

0.37 ACRES OR 16,088 SQ. FT.

ZONING INFORMATION

PER TABLE A, ITEM 6: ZONING INFORMATION NOT PROVIDED BY THE TITLE INSURER

STATEMENT OF ENCROACHMENTS

- ⊕ PLANTER WALL ENCLOSES INTO PUBLIC RIGHT-OF-WAY BY 0.1'
- ⊕ PLANTER WALL ENCLOSES INTO PUBLIC RIGHT-OF-WAY BY 0.1'
- ⊕ PLANTER WALL ENCLOSES INTO PUBLIC RIGHT-OF-WAY BY 0.1'
- ⊕ PLANTER WALL ENCLOSES INTO PUBLIC RIGHT-OF-WAY BY 0.2'
- ⊕ PLANTER WALL ENCLOSES INTO PUBLIC RIGHT-OF-WAY BY 0.2'
- ⊕ BUILDING ENCLOSES ONTO ADJACENT PROPERTY BY 0.1'

STATEMENT OF UTILITIES

THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY EXAMINATION ABOVE GROUND EVIDENCE ONLY. WHILE THE INFORMATION IS ASSUMED TO BE ACCURATE NO GUARANTEE IS MADE TO THE EXACT LOCATION OF THE UNDERGROUND UTILITIES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DUNN DRIVE AS SHOWN LOS ANGELES COUNTY CORNER RECORD DOCUMENT NO. PWF8 1216 FILED AUGUST 30, 2016.

BEARING BEING NORTH 32° 40' 30" WEST

PARKING INFORMATION

22 REGULAR SPACES

BENCHMARK

CITY OF LOS ANGELES BENCHMARK NUMBER: 13-02831

DATUM: NAVD 1988

ELEVATION (FEET): 100.65

DESCRIPTION: SPIKE AT NORTHWEST CURB RETURN OF VENICE BLVD. AND HUGHES AVENUE.

RECORD DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHWESTERLY 41 FEET OF LOT 1 OF DUNN'S BOULEVARD SQUARE, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, MINERALS, AND OTHER HYDROCARBON SUBSTANCES WITHOUT RIGHT TO ENTER UPON THE SURFACE THEREOF, AS RESERVED BY TOMMASO DOMINO AND MARIA DOMINO, HUSBAND AND WIFE, IN DEED RECORDED APRIL 23, 1959 AS INSTRUMENT NO. 615, IN BOOK D442 PAGE 550, OFFICIAL RECORDS.

PARCEL 2:

THE SOUTHWESTERLY 115 FEET OF LOT THE NORTHEASTERLY 120 FEET OF THAT PORTION OF BLOCK 35 OF THE PALMS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 43 TO 45 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF VENICE BOULEVARD, AS CONDEMNED IN CASE NO. 226184, S. C. OF SAID COUNTY, A CERTIFIED COPY OF THE DECREE IN SAID CASE BEING RECORDED IN BOOK 11417 PAGE 67 OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF BLOCK 35 OF "THE PALMS" AS PER MAP RECORDED IN BOOK 21 PAGE 43 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE LOS ANGELES PACIFIC RAILWAY, RECORDED IN BOOK 2042 PAGE 245 OF DEEDS, RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY LINE OF SAID BLOCK; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE 120 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE OF THE SOUTHEASTERLY ROADWAY OF VENICE BOULEVARD AS CONDEMNED BY THE CITY OF LOS ANGELES IN CASE NO. 226184, IN SUPERIOR COURT OF THE STATE OF CALIFORNIA, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 11417 PAGE 67 OF OFFICIAL RECORDS IN SAID COUNTY FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY PARALLEL WITH SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF DUNN DRIVE, 50 FEET WIDE, AS SHOWN ON THE MAP OF BUNN'S BOULEVARD SQUARE, AS PER MAP RECORDED IN BOOK 40

PAGE 93 OF MAPS, RECORDS OF SAID COUNTY, THENCE NORTHWESTERLY ALONG SAID PROLONGATION LINE TO SAID SOUTHEASTERLY LINE OF SAID SOUTHEAST ROADWAY; THENCE

NORTHEASTERLY ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, PETROLEUM, ASPHALTUM, HOME SAVINGS OF AMERICA, F.A., A CORPORATION AND OTHER MINERALS IN AND UNDER SAID LAND, AND THAT MAY BE PRODUCED OR RECOVERED THEREFROM, TOGETHER WITH AN EASEMENT FOR AND THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 200 FEET BELOW THE SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, PASSING THROUGH, DRILLING AND MINING THROUGH, DEVELOPING, REMOVING AND EXTRACTING OIL, GAS, PETROLEUM, ASPHALTUM, HYDROCARBON SUBSTANCES AND OTHER MINERALS FROM SAID LAND AND OTHER LAND BY MEANS OF DRILL OR OTHER SITES LOCATED ON OTHER LAND, WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE DESCRIBED LAND FOR SUCH USE, AS

EXCEPTED AND RESERVED BY LEO GOODMAN AND LEATRICE GOODMAN, HUSBAND AND WIFE, IN DEED RECORDED MARCH 15, 1963 IN BOOK D 1954 PAGE 462 OFFICIAL RECORDS.
APN: 4207-004-001 AND 4207-004-022 AND 4207-004-023

THE ABOVE DESCRIBED PARCEL OF LAND IS THE SAME LAND AS DESCRIBED IN THE NORTH AMERICAN TITLE COMPANY ORDER NO. 91402-1521757-17 DATED AS OF SEPTEMBER 12, 2017.

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR CERTIFICATION

3813 HUGHES AVENUE,
9900, 9914 VENICE BLVD,
LOS ANGELES, CALIFORNIA

To: KDeanna @ Venku Development, LLC; Serrano Development Group; North American TB# 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, 7a, 7b, 7c, 8, 9, 11, 12 and 21 of Table A. The field work was completed on May 7, 2018.
Date of Map: 05/07/18
Date of Revision: 06/27/18

B. Mayer
Bernhard R. Mayer
Registered Professional Land Surveyor
Registration No. 2335
Expires June 30, 2019

Survey performed by:

Sitatech Inc.
8061 Church Street
Malibu, CA 90265
Highland, CA 92346
Ph: (909) 464-3100



SITETECH INC.
 8061 CHURCH STREET - MALIBU, CA 90265
 SHEET 1 OF 2

VENICE BLVD MIXED USE

1900 VENICE BLVD
LOS ANGELES | CA | 90002

Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
01.14.2018	1ST SUBMITTAL
02.28.2019	SA UNFT SUBMITTAL

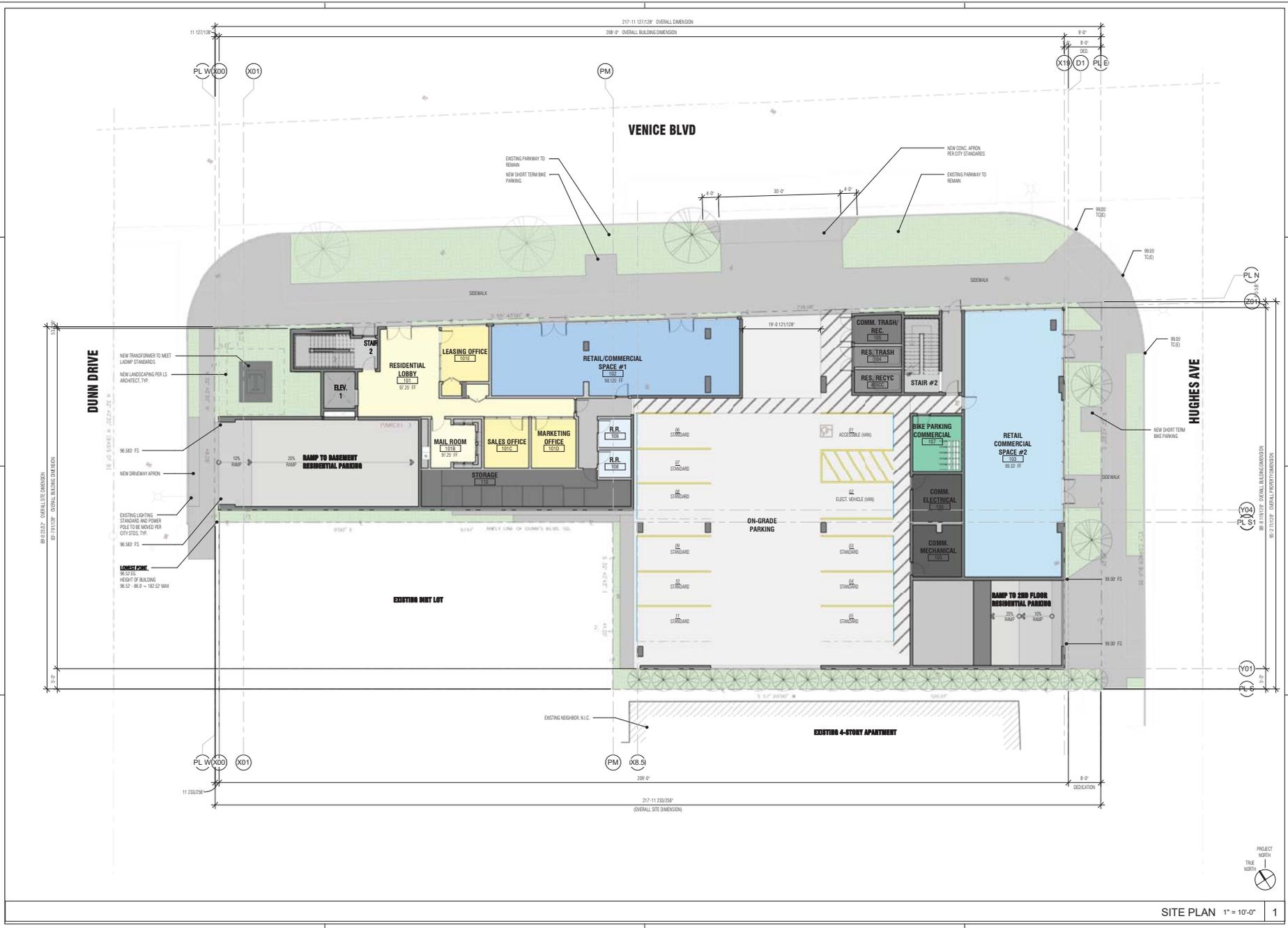
THIS DRAWING IS CONSIDERED MATERIAL UNDER THE SOLE OWNERSHIP OF HBA ARCHITECTS AND PROJECTS AND IS NOT TO BE REPRODUCED OR PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTS IS PROHIBITED.

SHEET CONTENTS
SITE PLAN

PROJECT NO. 9859

SHEET

A1.1



SITE PLAN 1" = 10'-0" 1

VENICE BLVD MIXED USE

9900 VENICE BLVD
LOS ANGELES | CA | 90002
Project Status

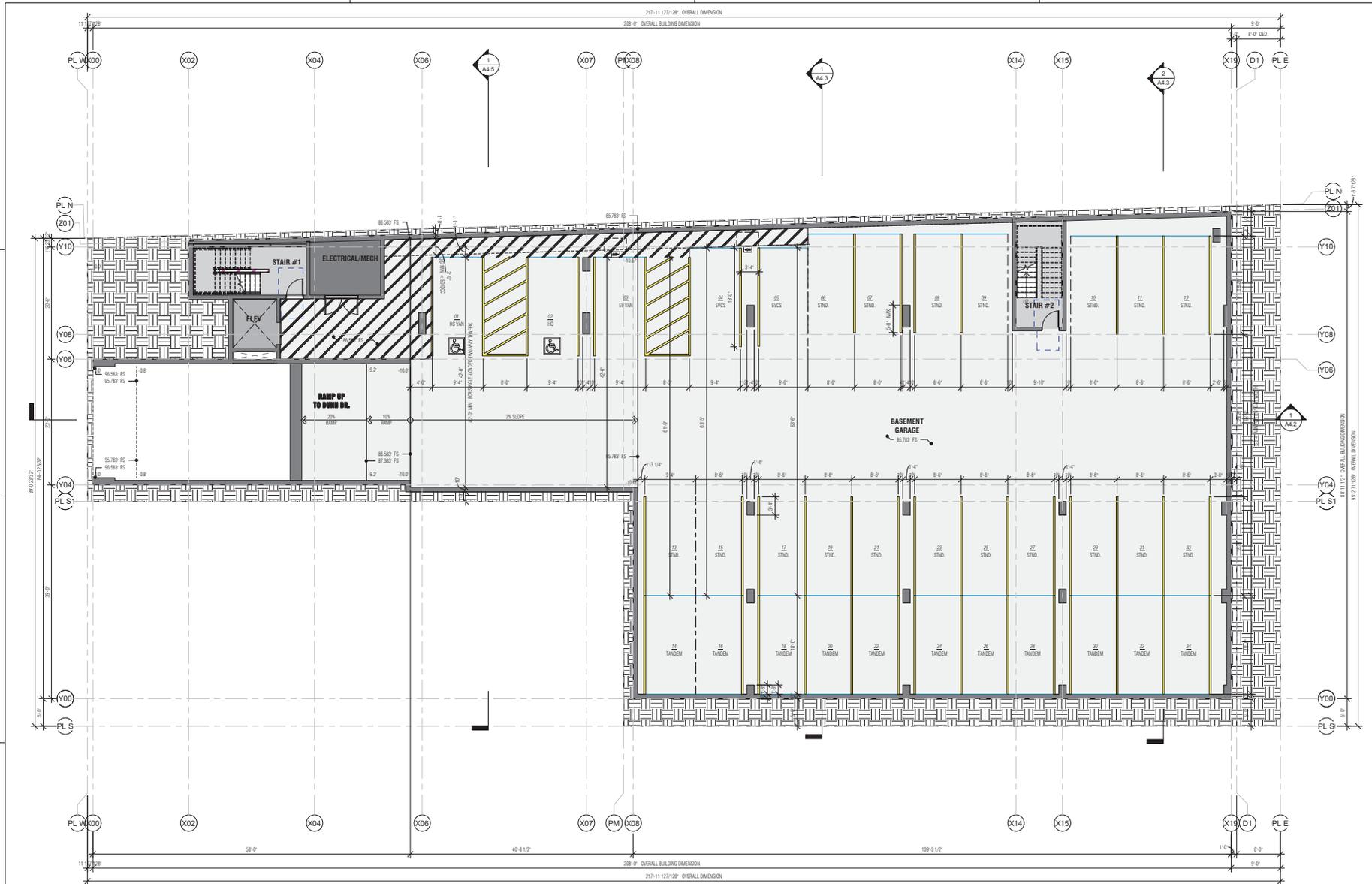
DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
01.16.2018	1ST SUBMITTAL
02.28.2019	SA UNIT SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HBA ARCHITECTURE + PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTURE + PLANNING IS PROHIBITED.

SHEET CONTENTS
BASEMENT FLOOR PLAN

PROJECT NO: 9859

SHEET
A2.0



BASEMENT 1/8" = 1'-0" 1



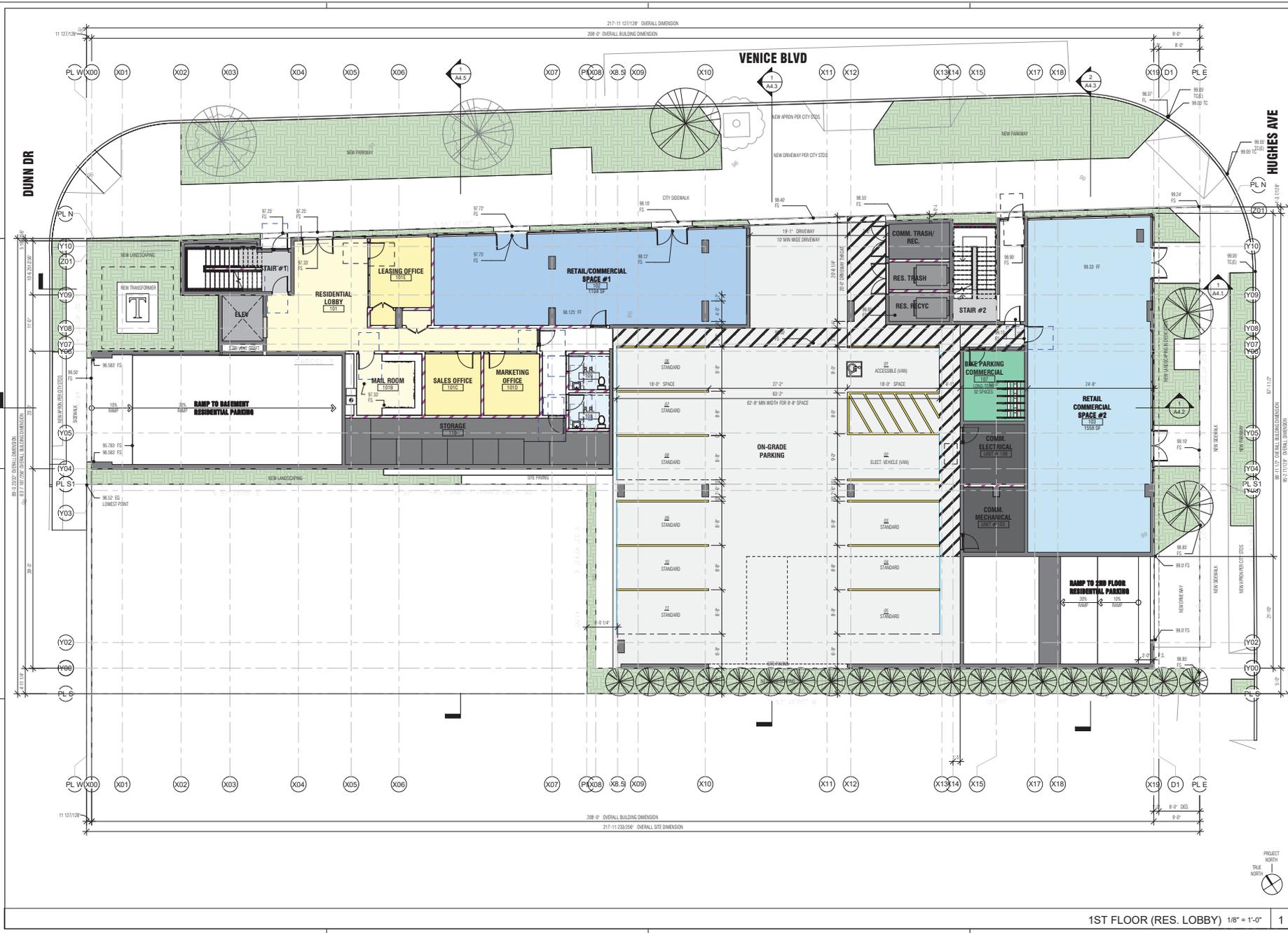
DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
07.16.2018	1ST SUBMITTAL
02.28.2019	SA UNIT SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HBA ARCHITECTURE + PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTURE + PLANNING IS PROHIBITED.

SHEET CONTENTS
1ST FLOOR PLAN

PROJECT NO: 9859

SHEET
A2.1



1ST FLOOR (RES. LOBBY) 1/8" = 1'-0" 1

VENICE BLVD MIXED USE

1800 VENICE BLVD
LOS ANGELES | CA | 90002
Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
07.16.2018	1ST SUBMITTAL
02.28.2019	SA UNIT SUBMITTAL

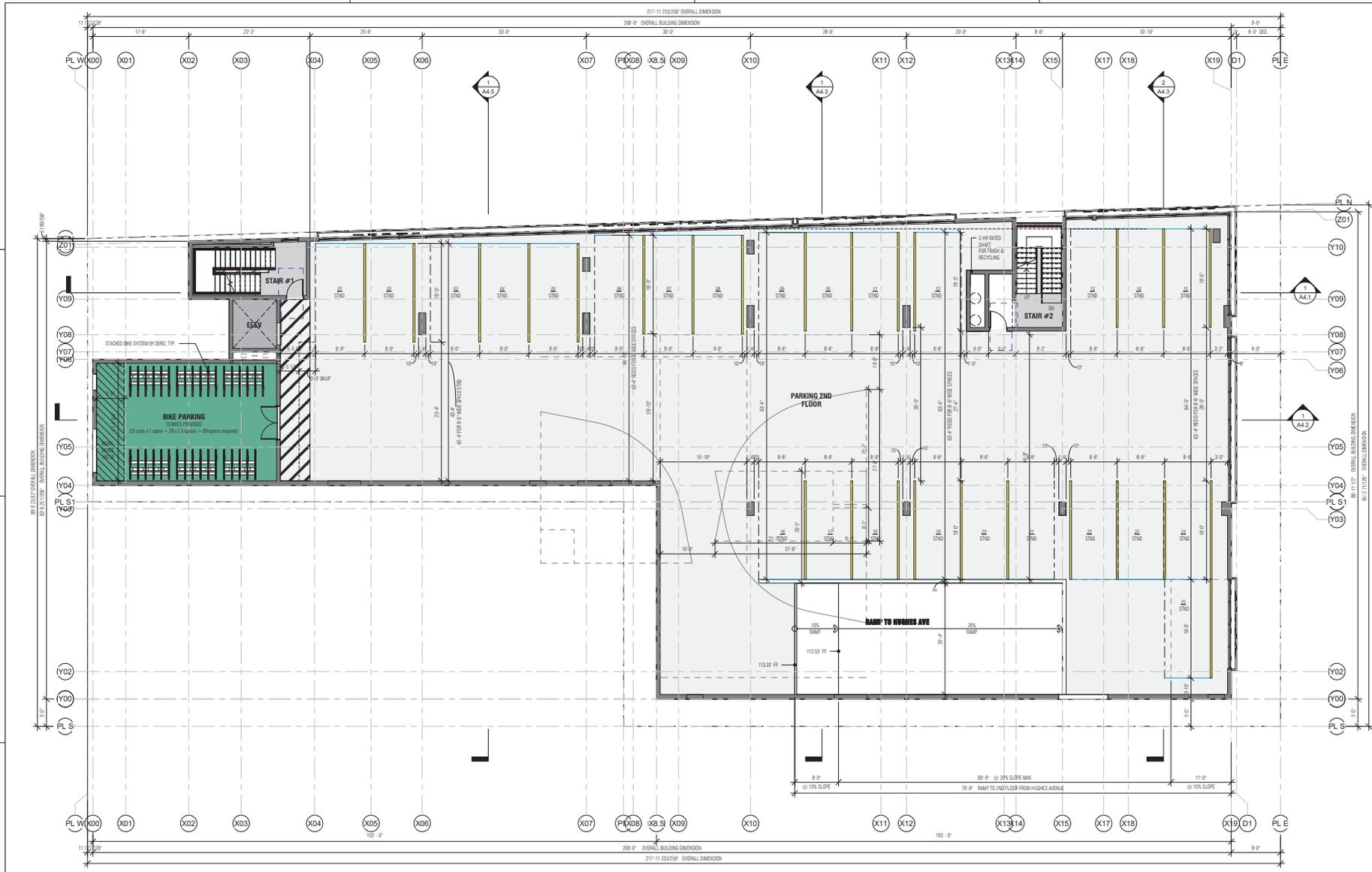
THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HBA ARCHITECTURE + PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTURE + PLANNING IS PROHIBITED.

SHEET CONTENTS
2ND FLOOR PLAN

PROJECT NO. 9859

SHEET

A2.2



2ND FLOOR 1/8" = 1'-0" 1

VENICE BLVD MIXED USE

1800 MARCELO BLVD
LOS ANGELES | CA | 90028

Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
01.16.2018	1ST SUBMITTAL
02.28.2019	SA UNIT SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HBA ARCHITECTS AND PROJECTS LLC. NO REPRODUCTION OR PLANNING, ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTS IS PROHIBITED.

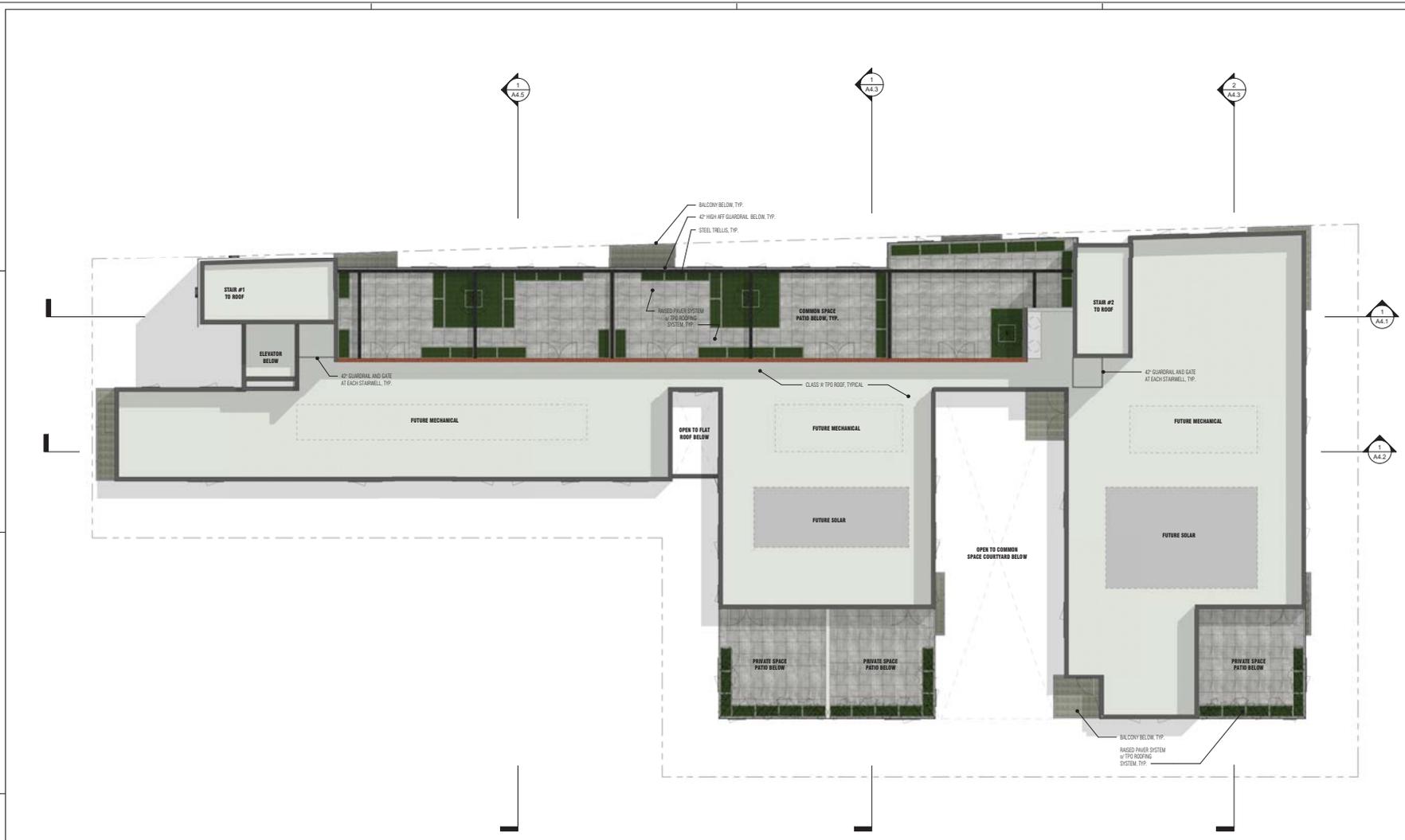
SHEET CONTENTS

ROOF PLAN

PROJECT NO. 9859

SHEET

A2.8



ROOF 1/8" = 1'-0" 1

VENICE BLVD MIXED USE

1800 VENICE BLVD
LOS ANGELES | CA | 90002

Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
01.16.2018	1ST SUBMITTAL
02.28.2019	SA UNIT SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HBA ARCHITECTURE + PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTURE + PLANNING IS PROHIBITED.

SHEET CONTENTS
NORTH ELEVATION

PROJECT NO: 9859

SHEET

A3.1



NORTH ELEVATION 1/8" = 1'-0" 1

VENICE BLVD MIXED USE

8900 VENICE BLVD
LOS ANGELES | CA | 90002
Project Status



DATE	ISSUANCE OR REVISION
05.02.2018	PARKING OPTION #1
07.16.2018	1ST SUBMITTAL
02.28.2019	5A UNIT SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE PROPRIETARY OF HBA ARCHITECTS AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF HBA ARCHITECTS AND IS PROVIDED AS IS.

SHEET CONTENTS
EAST ELEVATION

PROJECT NO. 9859

SHEET
A3.2

VENICE BLVD MIXED USE

1800 MARCELO BLVD
LOS ANGELES | CA | 90020

Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
01.16.2018	1ST SUBMITTAL
02.28.2019	SA UNIT SUBMITTAL

THIS DRAWING IS CONSIDERED
FINAL MATERIAL UNDER THE SOLE OWNERSHIP
OF HBARCHITECTS. NO PARTS OF THIS
DRAWING, INCLUDING ANY PHOTOGRAPHY,
OR PLANNING, ANY USE WITHOUT
WRITTEN PERMISSION OF HBARCHITECTS IS PROHIBITED.

SHEET CONTENTS
SOUTH ELEVATION

PROJECT NO. 9859

SHEET
A3.3



SOUTH ELEVATION 1/8" = 1'-0"

DATE	DESCRIPTION OR REVISION
01.02.2018	PARKING OPTION #1
01.16.2018	1ST SUBMITTAL
02.28.2019	5A UNIT SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLID COPYRIGHT OF ARCHITECTURE + PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF ARCHITECTURE + PLANNING IS PROHIBITED.

SHEET CONTENTS
COURTYARD ELEVATIONS

PROJECT NO. 9859

SHEET

A3.5



COURTYARD WEST ELEVATION 1/8" = 1'-0" 4



COURTYARD EAST ELEVATION 1/8" = 1'-0" 2



INDENT - NORTH ELEVATION 1/8" = 1'-0" 3



INDENT - WEST ELEVATION 1/8" = 1'-0" 1



VENICE BLVD MIXED USE

1900 VENICE BLVD
LOS ANGELES | CA | 90002

Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
07.16.2018	1ST SUBMITTAL
02.28.2019	SA LIFT SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HBA ARCHITECTURE + PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTURE + PLANNING IS PROHIBITED.

SHEET CONTENTS
3D VIEW FROM VENICE
LOOKING WEST

PROJECT NO. 9859

SHEET
A3.10

3D VIEW FROM VENICE LOOKING WEST



VENICE BLVD MIXED USE

1900 VENICE BLVD
LOS ANGELES | CA | 90002

Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
01.16.2018	1ST SUBMITTAL
02.28.2019	SA UNIT SUBMITTAL

THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HOBASCHER BLUMER ARCHITECTS AND PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HOBASCHER BLUMER IS PROHIBITED.

SHEET CONTENTS
3D VIEW FROM VENICE
LOOKING SOUTHEAST

PROJECT NO. 9859

SHEET
A3.11

VENICE BLVD MIXED USE

1800 MARCE BUILD
LOS ANGELES | CA | 90002

Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
07.14.2019	1ST SUBMITTAL
02.28.2019	5A UNIT SUBMITTAL

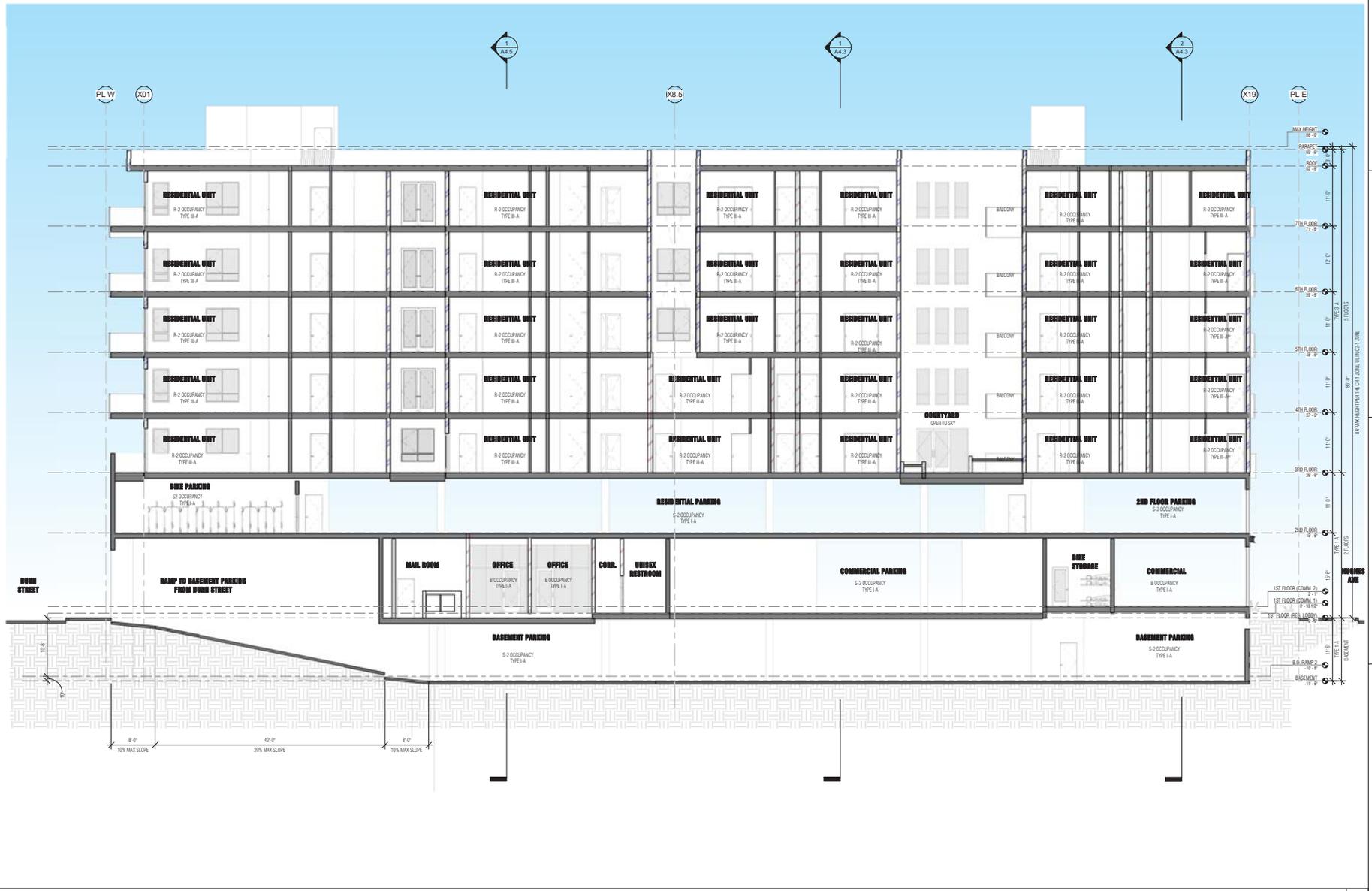
THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE PROPRIETARY OF HBA ARCHITECTURE + PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTURE + PLANNING IS PROHIBITED.

SHEET CONTENTS
SECTIONS

PROJECT NO: 9859

SHEET

A4.2



SECTION B 1/8" = 1'-0" 1

VENICE BLVD MIXED USE

1900 MAPLE BLVD
LOS ANGELES | CA | 90002

Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
01.16.2018	1ST SUBMITTAL
02.28.2019	SA UNIT SUBMITTAL

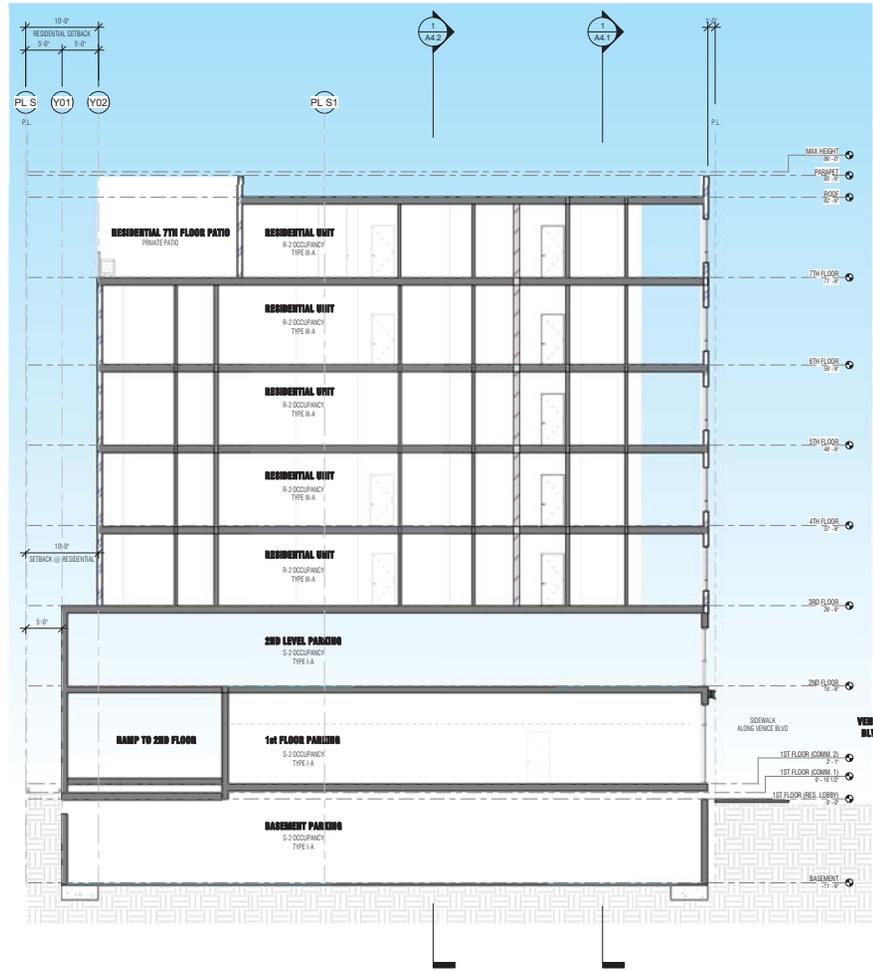
THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HBA ARCHITECTURE + PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTURE + PLANNING IS PROHIBITED.

SHEET CONTENTS
SECTION

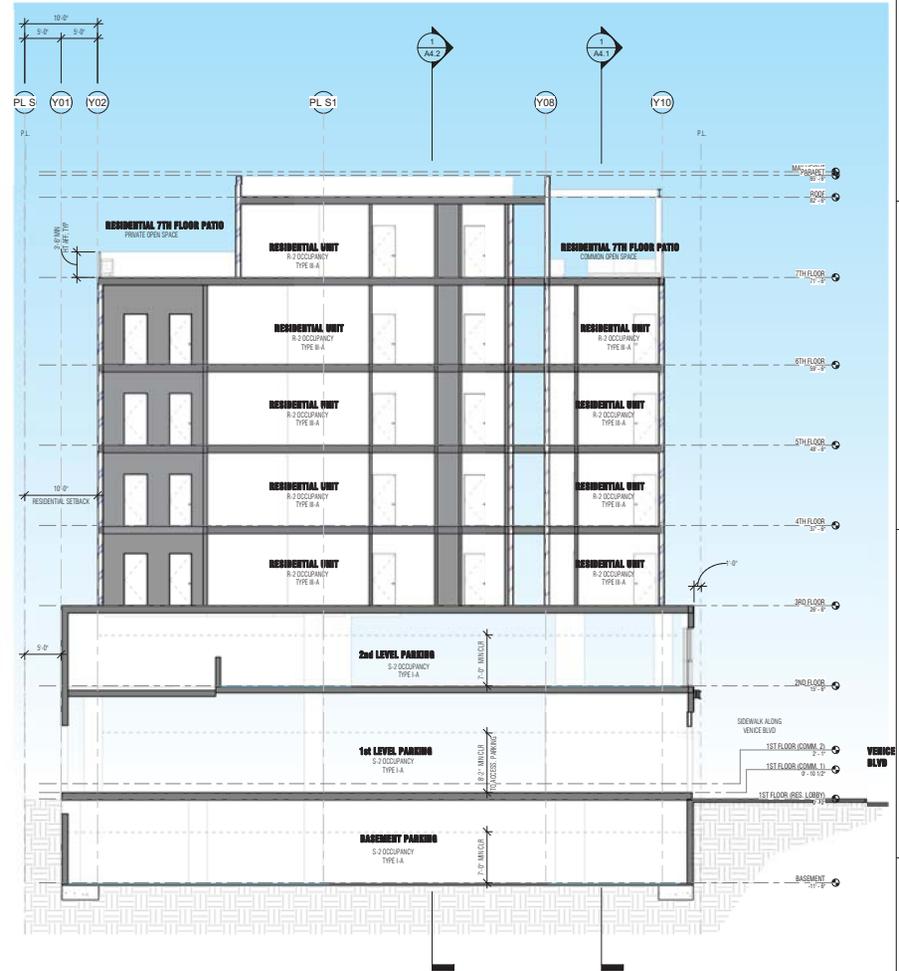
PROJECT NO: 9859

SHEET

A4.3



SECTION D 1/8" = 1'-0" 2



SECTION C 1/8" = 1'-0" 1

VENICE BLVD MIXED USE

1900 MARCE BUILD
LOS ANGELES | CA | 90022

Project Status

DATE	ISSUANCE OR REVISION
01.02.2018	PARKING OPTION #1
01.16.2018	1ST SUBMITTAL
02.28.2019	5A UNIT SUBMITTAL

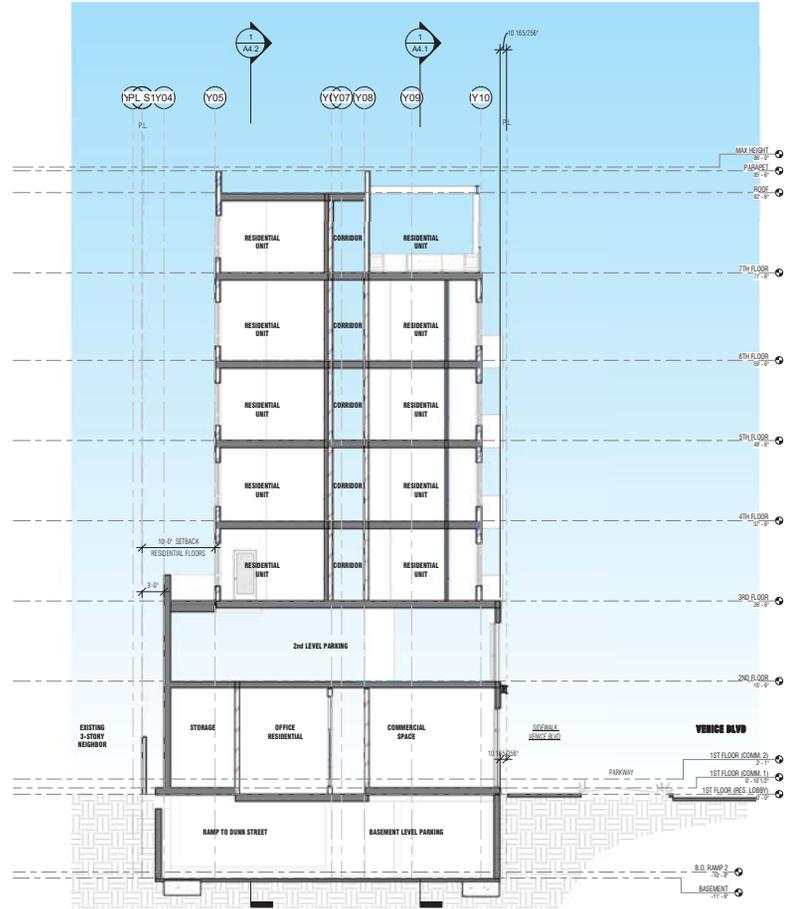
THIS DRAWING IS COPYRIGHTED MATERIAL UNDER THE SOLE OWNERSHIP OF HBA ARCHITECTURE + PLANNING. ANY USE WITHOUT EXPRESS WRITTEN CONSENT OF HBA ARCHITECTURE + PLANNING IS PROHIBITED.

SHEET CONTENTS
SECTION

PROJECT NO: 0859

SHEET

A4.5



KEYNOTES

- EXISTING STREET TREE TO REMAIN
- EXISTING PARKWAY W/ NEW LAWN OR GROUNDCOVER
- OM GRADE PLANTING AREA

PAVING LEGENDS

- PLANTING AREA
- LAWN AREA

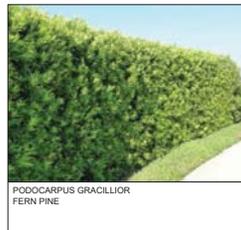
PLANTING LEGENDS

TREES

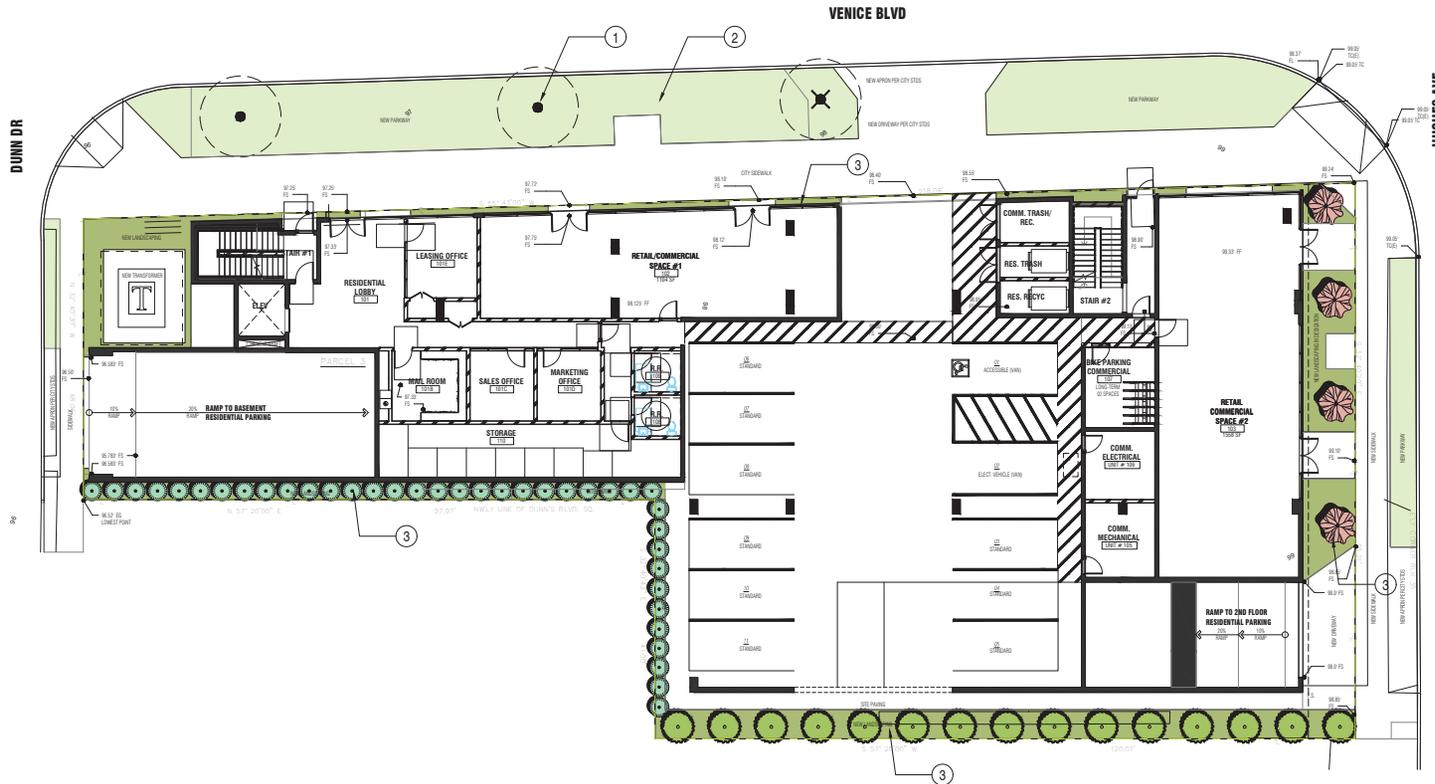
- PODOCARPUS GRACILLIOR
FERN PINE
- CERCIS OCCIDENTALIS
WESTERN REDBUD
- BAMBUSA OLDHAMII
GIANT TIMBER BAMBOO
- EXISTING STREET TREE
TO REMAIN
- EXISTING STREET TREE
TO BE REMOVED

SIZE

- 24" BOX / 15 EA
- 24" BOX / 4 EA
- 15" GAL. /



1 PRELIMINARY LANDSCAPE PLAN -GL
SCALE: 1" = 10'-0"



DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

HELEN LEUNG

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. VTT-82336-CN
Tract Map Date: April 08, 2019
Property Address: 9900 W. Venice Blvd
Community Plan: Palms - Mar Vista - Del Rey

Distribution Date: August 29, 2019

Deemed Complete Date: August 27, 2019

COUNCIL DISTRICT NO. 5

Hillside Yes No

Neighborhood Council District:

Palms

Bureau of Engineering

Bureau of Sanitation

Dept. of Building and Safety - Grading

St. Services / Urban Forestry / Land
Development Section

Dept. of Building and Safety – Zoning

Housing Department (No P.S.)

Dept. of Transportation

Board of Education (No P.S.)

DWP Real Estate

County Health Department (No P.S.)

DWP Water Design

GIS (Final Map & LOD)

Dept. of Fire, Engineering and Hydrant Unit

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: kenton.trinh@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 Agency

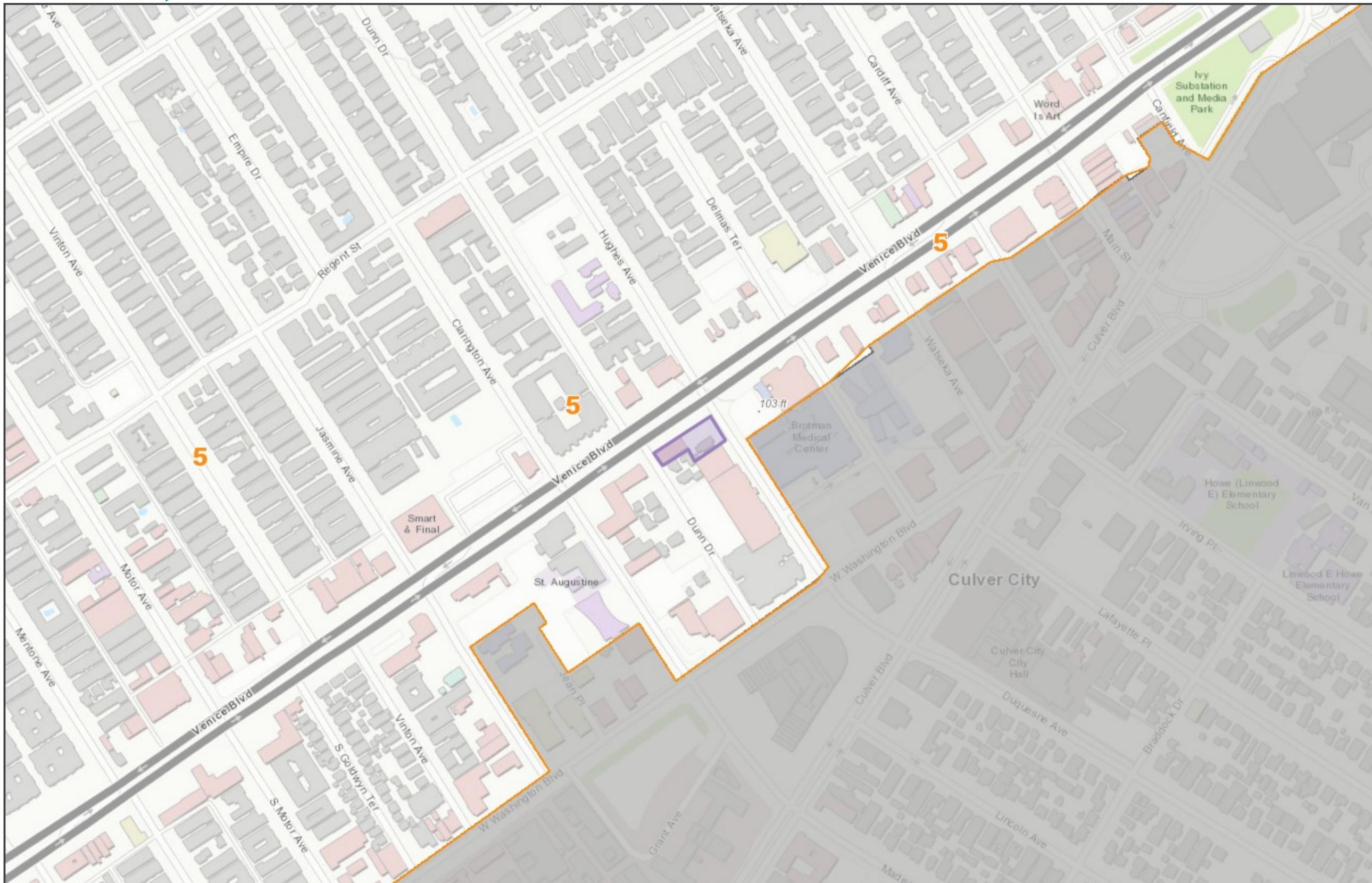
Jason Chan
Deputy Advisory Agency
200 N. Spring Street, Room 721



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

ATTACHMENT 3

E-PADSS Map Output



LEGEND

- City Council Districts
- City Limits

NOTES

0 0 Miles 0 0

SCALE 1: 4,514

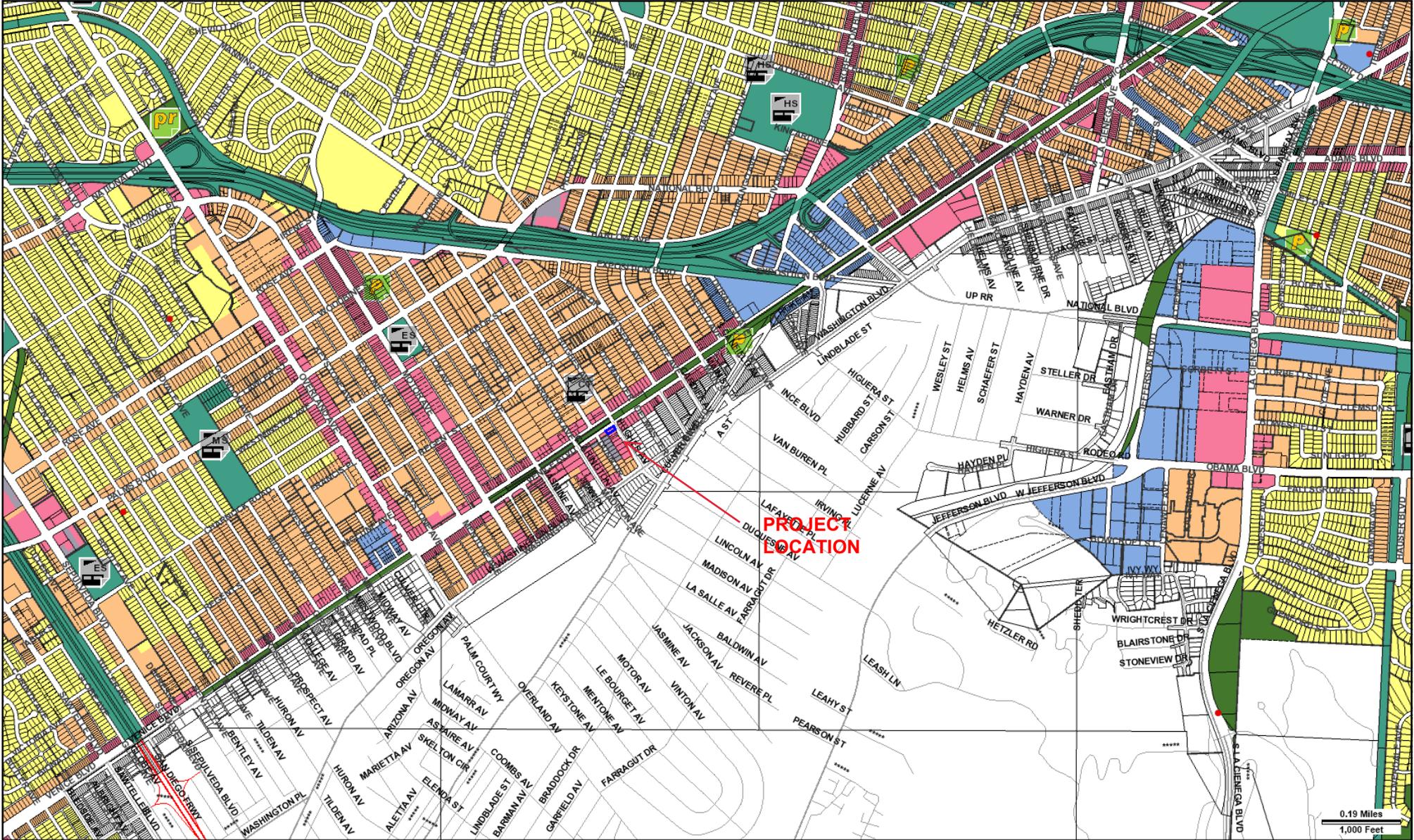
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

© City of Los Angeles, Department of Recreation and Parks
Printed: 09/10/2019

ZIMAS PUBLIC

Generalized Zoning

09/10/2019

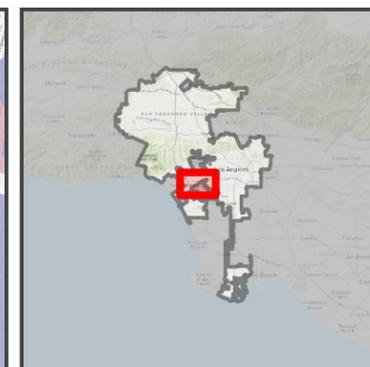
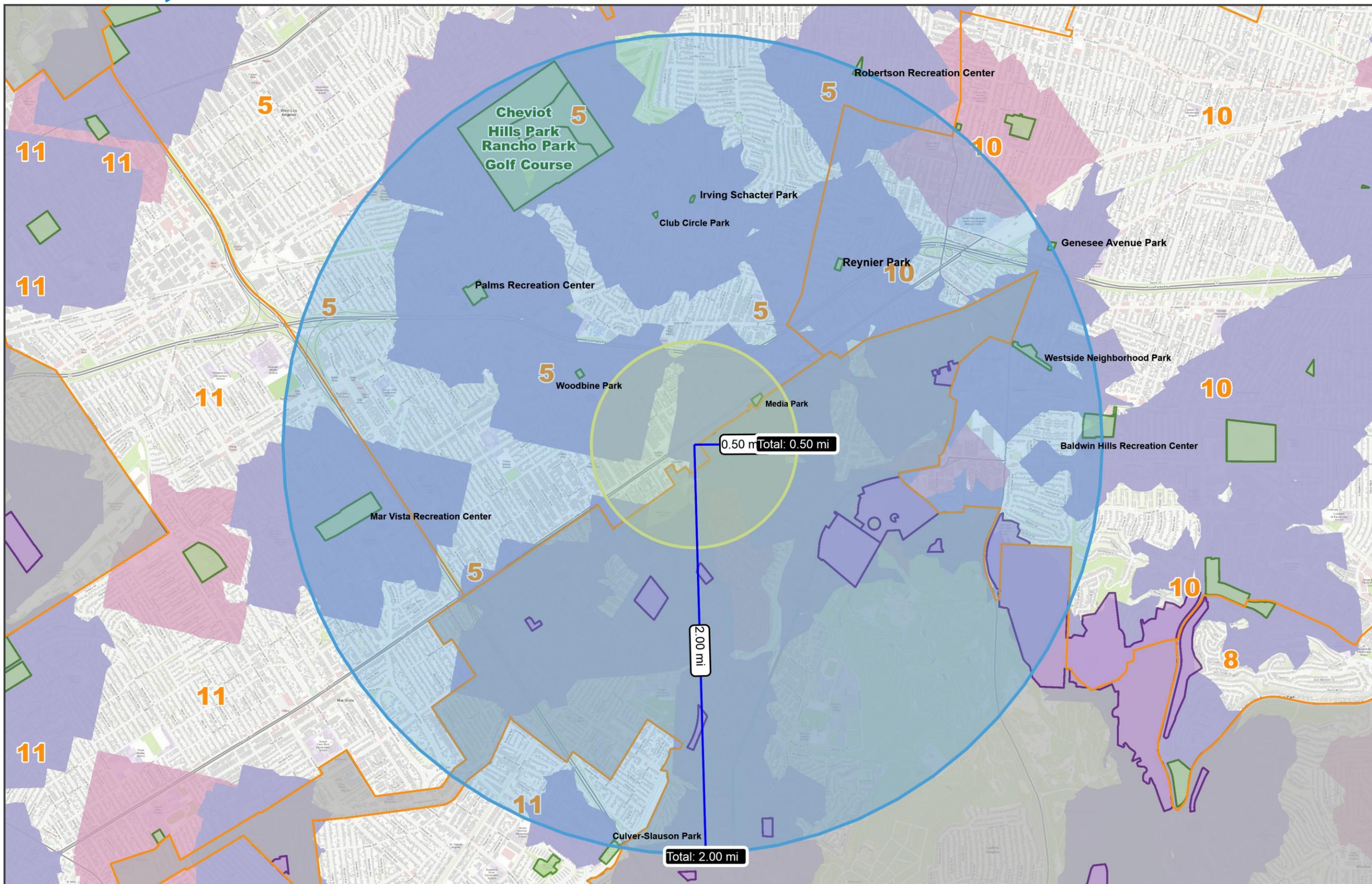


Address: 9900 W VENICE BLVD
 APN: 4207004023
 PIN #: 120B165 1161

Tract: THE PALMS
 Block: 35
 Lot: PT
 Arb: 4

Zoning: C2-1
 General Plan: General Commercial





LEGEND

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

NOTES



SCALE 1: 36,112

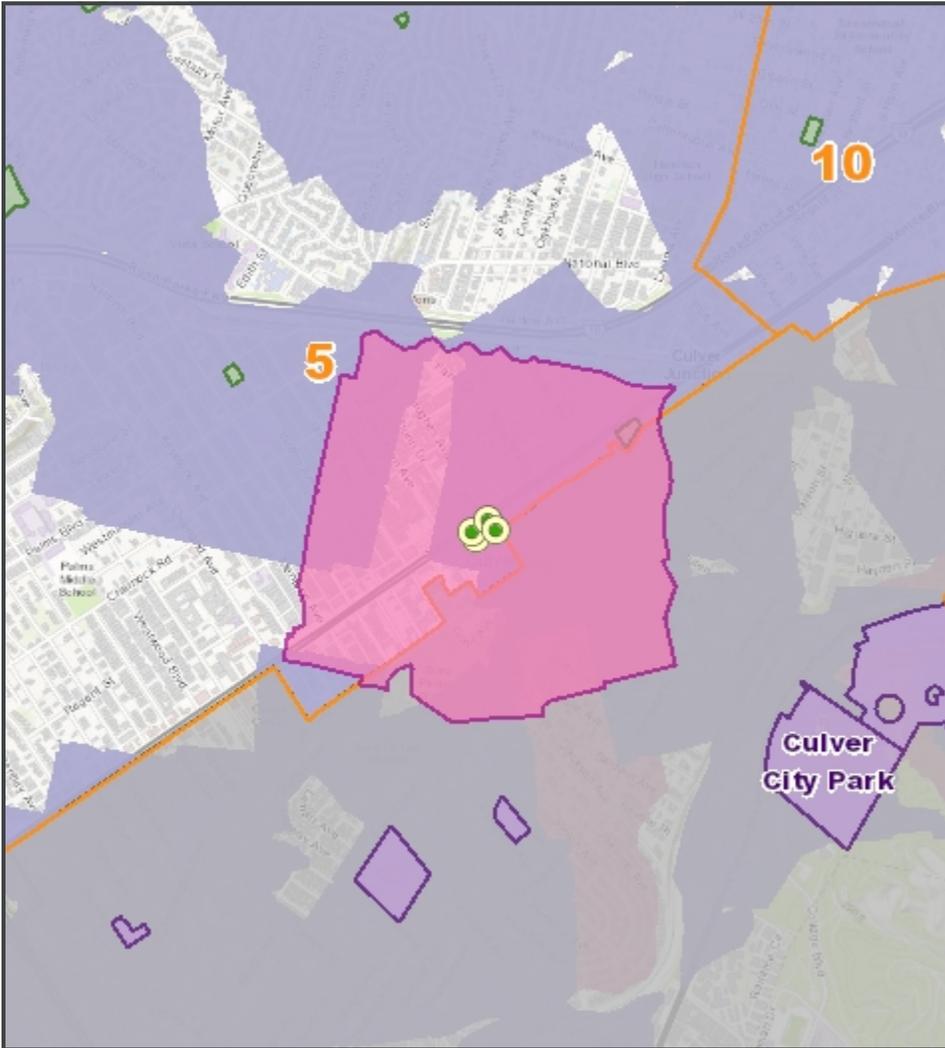
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

© City of Los Angeles, Department of Recreation and Parks
Printed: 09/03/2019



**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

Park Analysis Report



Scenario Information

Scenario Name:

VTT-82336

Description:

7-story mixed-use project with 52 dwelling units over 2 stories of parking and commercial uses.

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:	10,570	3,374

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	5,647	1,835

Residents Served by Age

Households Served by Annual Income

Under Age 5:	420	140
Age 5 to 9:	275	81
Age 10 to 14:	300	98
Age 15 to 17:	173	55
Age 18 to 64:	8,843	2,836
Age 65 and Over:	559	164

Under \$25,000:	1,036	325
\$25,000 to \$34,999:	653	232
\$35,000 to \$49,999:	791	309
\$50,000 to \$74,999:	1,466	421
\$75,000 and Over:	1,701	548

Source: Census/ACS 2010