

APPROVED

SEP 05 2018

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 18-194

DATE September 5, 2018

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82227 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82227 (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.

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), "[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 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, 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 82227 (Project) is located at 942 North Broadway in the Chinatown community of the City. The Project site is approximately 0.666 gross acres and is currently improved with small commercial buildings and parking lot. The Project, as currently proposed, includes the demolition of the existing commercial buildings and the construction of a 27-story new mixed use project consisting of 178 dwelling units, including nine (9) affordable units, and 36,805 square feet of commercial space.

The Project also includes exterior and interior private open space and common open space. These open space areas include a ground floor plaza with seating areas, private terraces, a dog run and a rooftop amenity deck with swimming pool. The Project applicant has indicated that the ground floor plaza located on the north side of the Project site has been designed with the intent of making it open and accessible for use by the general public. This ground floor plaza area could, with the approval of the adjacent property owner(s), ultimately provide a connection from the Project site down to Spring Street, which would provide the Project residents and the general public with enhanced access to the Los Angeles State Historic Park.

The Project, as submitted to City Planning, is not proposing to make a 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 **September 25, 2017**. 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 June 6, 2018 and submitted a revised tract map on **July 24, 2018**. On July 24, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **“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.

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 178 units would be:

$$1.29 \text{ Acres} = (178 \times 2.88) \times 0.00251$$

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

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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 9 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:

$$1.22 \text{ Acres} = (169 \times 2.88) \times 0.00251$$

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 178 units would be:

$$\mathbf{\$2,244,046.00} = \$12,607.00 \times 178 \text{ dwelling units}$$

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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 9 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:

$$\mathbf{\$2,130,583.00} = \$12,607.00 \times 169 \text{ dwelling units}$$

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

Site Analysis

The Project is located within the Chinatown community of the City and within the Central City North Community Plan Area. Currently, the Project site is improved with small commercial buildings and parking lots. The Project site is located in a commercial area and is surrounded by retail, residential, office, and commercial uses.

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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): 3,257 persons (8,143 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City North Community Plan Area (2014 American Community Survey): 6,810 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes exterior and interior private open space and common open space. These open space areas include a ground floor plaza with seating areas, private terraces, a dog run and a rooftop amenity deck with swimming pool.

The amount of common open space being provided by the Project does appear to exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). However, it also 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.

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 is one (1) RAP-operated public park within a half (½) mile walking distance of the Project site:

- Alpine Recreation Center is a 1.94 acre park, located 817 Yale Street Avenue. Alpine Recreation Center is currently improved with a recreation center, playground, basketball courts, covered picnic areas, and an open lawn area.

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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 but would not serve any new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (1/2) walking distance. If the Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (1/2) walking distance of a public park.

Nearby Public Park Projects

There are four new public parks currently in development within a two (2) mile radius of the Project site:

- 1st and Broadway Park is a 1.96 park located at 217 West 1st Street in Council District 14. The current scope of the 1st and Broadway Park Development (PRJ20781) Project is development of a new community park. The 1st and Broadway Park Development (PRJ20781) Project is currently in design. The 1st and Broadway Park Development (PRJ20781) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in August 2020. The current project budget for the 1st and Broadway Park Development (PRJ20781) Project is Thirty Million, Three Hundred Eighty-Nine Thousand Dollars (\$30,389,000.00) and the current available funding is Seventeen Million, Two Hundred Six Thousand, Eight Hundred Twelve Dollar and Three Cents (\$17,206,812.03). The 1st and Broadway Park Development (PRJ20781) Project is not fully funded at this time.
- Sixth Street Park, Arts, River and Connectivity Improvements Project (Sixth Street PARC) is a twelve (12) acre park located under and adjacent to the new Sixth Street Viaduct in Council District 14. The Sixth Street PARC Project is currently in design. The current scope of the Sixth Street PARC is general landscaping, pathways, irrigation, picnicking areas, fencing, a soccer field with sports field lighting, a restroom building, and an Arts Plaza for performances. The development of the Sixth Street PARC is being led by BOE and is expected to be completed at the end of 2020. The current project budget for the Sixth Street PARC project is \$29,267,548 and the current available funding is \$11,567,548. The Sixth Street PARC project is not fully funded at this time.
- Albion Riverside Park is a 6 acre park located at 1739 North Albion Street in Council District 1. The current scope of the Albion Riverside Park (PRJ20647) Project is the development of the new 6 acre site as well as improvement of portions of the existing Downey Recreational Center. The project will construct a new small size synthetic athletic field, new sports field lighting, walking and bike path, new fitness equipment area with resilient surfacing, new children's play area with resilient surfacing, new parking lot

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with permeable parking spaces, install landscaping, reconfigure the existing Downey Recreational Center baseball field, renovate the pedestrian pathway to the Downey Child Care Center, and reconfigure and improve the staff access road and parking lot to provide a buffer from the baseball field. The Albion Riverside Park (PRJ20647) Project is currently in construction. The development of the Albion Riverside Park (PRJ20647) Project is being led by BOE and is expected to be completed in February 2019. The Albion Riverside Park (PRJ20647) Project is fully funded at this time.

- Alpine Recreation Center Expansion (Ord and Yale Street Park (PRJ20591) is a 0.85 acre park located at 817 Yale Street in Council District 1. The current scope of the Ord and Yale Street Park Project is the construction of a children's playground with equipment and climbing wall, the construction of a fitness zone with eight pieces of equipment, construction an entry plaza/performance space with small cafe and restroom building, construction of an upper viewing terrace with public art water feature, and the construction of a fitness trail on the Native Restoration Garden slope and through the Bamboo Grove. The Ord and Yale Street Park Project has recently been awarded. The development of the Ord and Yale Street Park Project is being led by Department of Public Works, Bureau of Engineering (BOE) and is expected to be completed in November 2019. The Ord and Yale Street Park Project is fully funded at this time.

There is one (1) park renovation project currently in development within a two (2) mile radius of the Project site:

- Pershing Square Park is a 4.44 acre park located at 532 South Olive Street in Council District 14. The Pershing Square Park Renovation (PRJ21113) Project is currently in design. The current scope of the Pershing Square Park Renovation (PRJ21113) Project is to identify, investigate, and address: (1) deficiencies in the built conditions of the existing underground parking garage, to meet today's code compliance; and (2) challenges in executing major design elements as proposed in the competition scheme, and validate for feasibility/constructability. The Pershing Square Park Renovation (PRJ21113) Project is being led by BOE and is it unknown at this time when the project is expected to be completed. The current project budget for the Pershing Square Park Renovation (PRJ21113) Project is not known at this time and the current available funding is Two Million, Seven Hundred Ninety-Seven Thousand, Three Hundred Thirty-Eight Dollars (\$2,797,338.00). The Pershing Square Park Renovation (PRJ21113) Project is not fully funded at this time.

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 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, as there is one (1) RAP-operated public park within walking distance of the Project. Additionally, the Los Angeles State Historic Park, which is owned and operated by the State of California, is also within a one-half

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(1/2) mile walking distance of the Project. However, due to the topography of the area, and the steep slope of College Street, it would be somewhat difficult for Project residents to access the Los Angeles State Historic Park.

If a new public park was provided at the Project location, the park would serve Project residents but would not serve any new, previously unserved, residents within a half-mile (1/2) walking distance.

There are four (4) new public parks, and one (1) park renovation project, currently in development within a two (2) mile radius of the Project site. The development of these new parks and projects would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and that may provide sufficient recreation amenities to serve the needs of those residents. As previously discussed, three (3) of these projects are not fully funded at this time and are in need of additional funding. It should be noted that the three (3) projects that are not fully funded at this time are located in a different City Council District than the Project.

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.

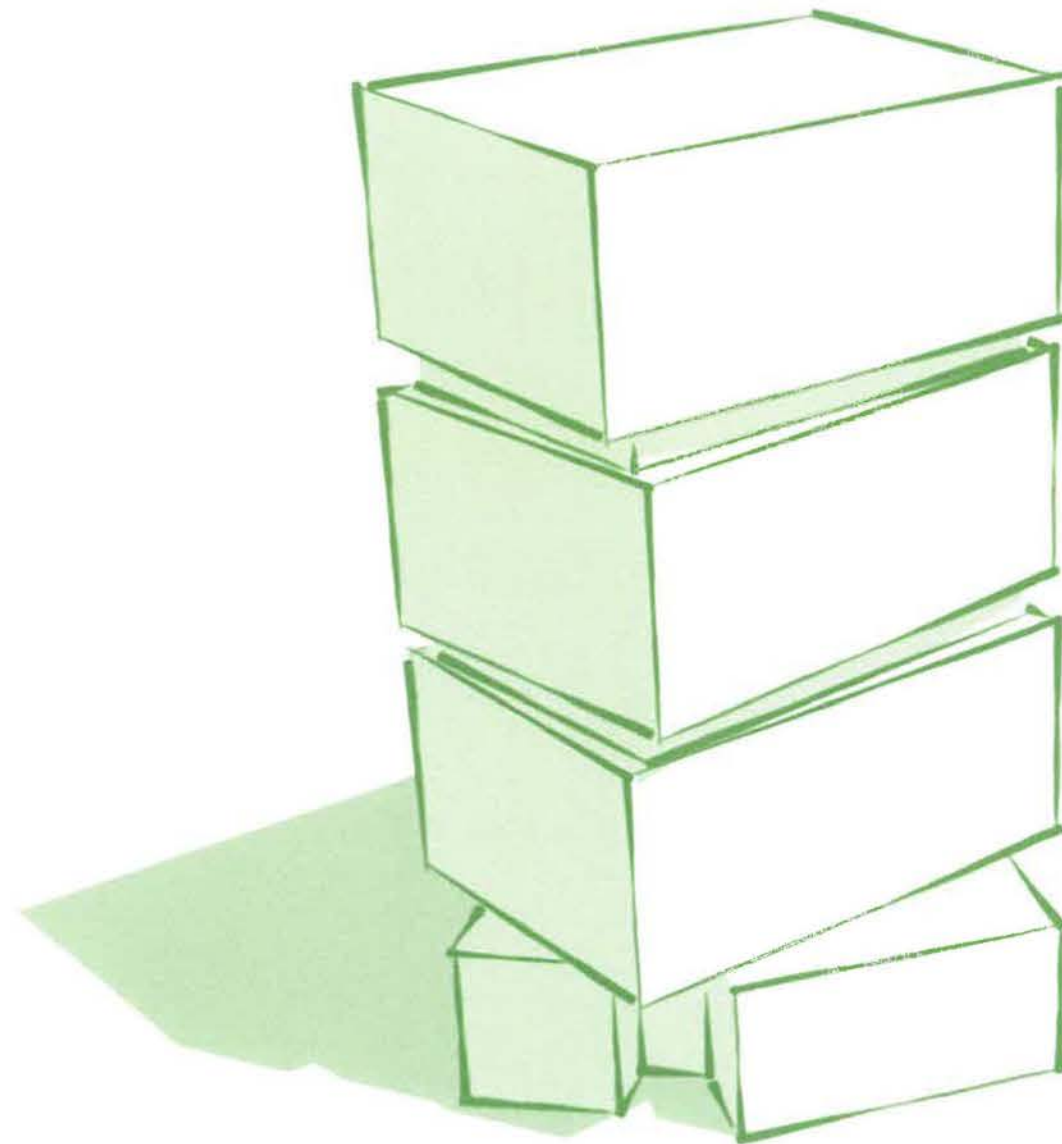
FISCAL IMPACT STATEMENT

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 Meghan Luera, 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



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harmony

942 North Broadway

Entitlement Application

2018 June 06

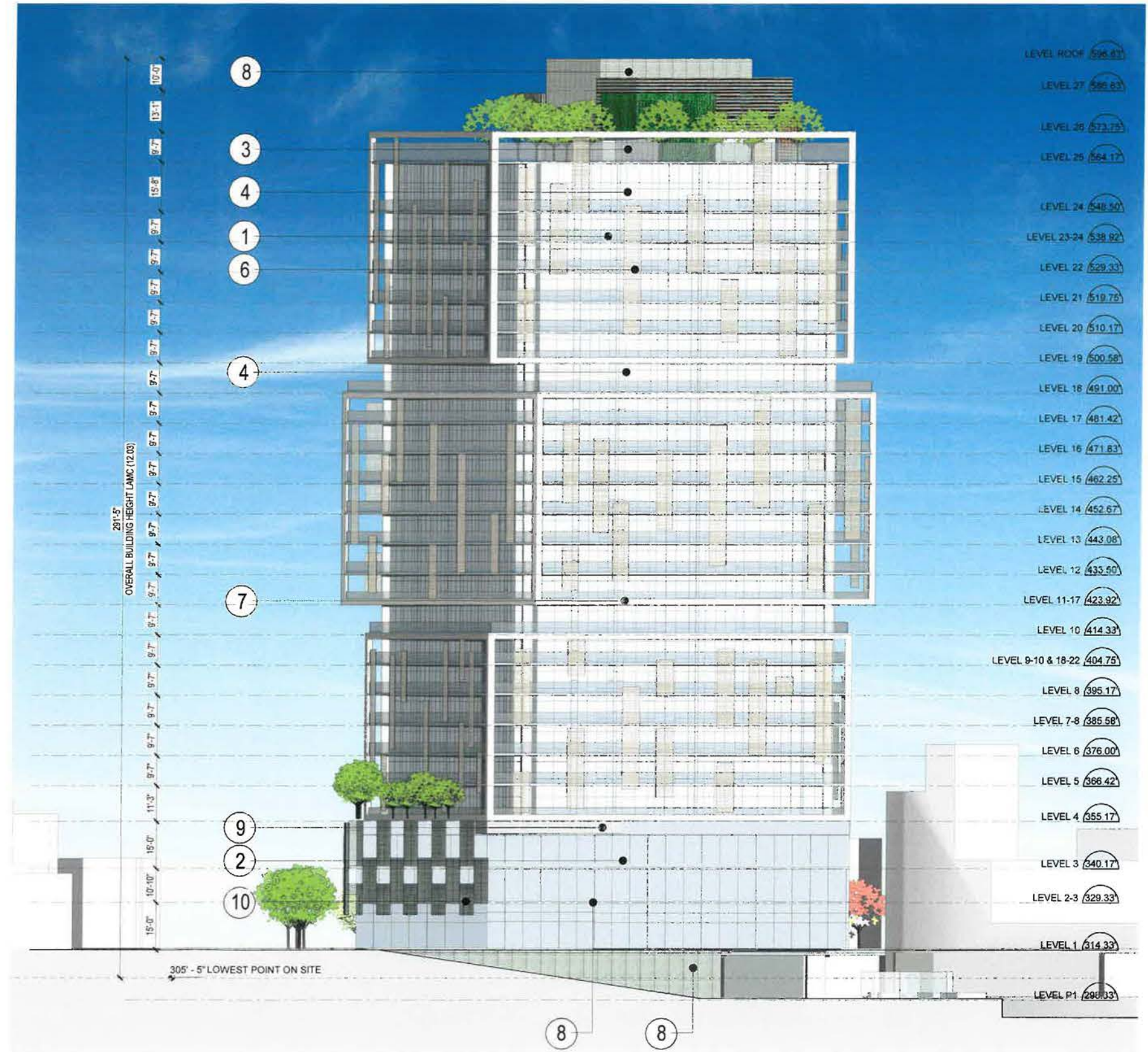
TF BROADWAY LP

CHRIS DIKEAKOS ARCHITECTURAL CORP

| SWA GROUP

Elevations

South Elevation



West Elevation

MATERIAL LEGEND

- 1 ALUMINUM FRAMED GUARDRAIL, GLAZED
- 2 ALUMINUM CURTAIN WALL SYSTEM
- 3 ALUMINUM FRAMED GLAZED WIND SCREEN
- 4 LOW-E COATED DOUBLE GLAZED VISION GLASS
- 5 SPANDREL GLASS UNIT
- 6 PREFINISHED METAL SCREEN - TYPE 1
- 7 PREFINISHED METAL FRAME
- 8 ARCHITECTURAL CONCRETE
- 9 PREFINISHED METAL PANEL
- 10 PREFINISHED METAL SCREEN - TYPE 2
- 11 GARAGE DOORS OVERHEAD GLAZED CANOPIES



East Elevation

MATERIAL LEGEND

- 1 ALUMINUM FRAMED GUARDRAIL, GLAZED
- 2 ALUMINUM CURTAIN WALL SYSTEM
- 3 ALUMINUM FRAMED GLAZED WIND SCREEN
- 4 LOW-E COATED DOUBLE GLAZED VISION GLASS
- 5 SPANDREL GLASS UNIT
- 6 PREFINISHED METAL SCREEN - TYPE 1
- 7 PREFINISHED METAL FRAME
- 8 ARCHITECTURAL CONCRETE
- 9 PREFINISHED METAL PANEL
- 10 PREFINISHED METAL SCREEN - TYPE 2
- 11 GARAGE DOORS OVERHEAD GLAZED CANOPIES



North Elevation

MATERIAL LEGEND

- 1 ALUMINUM FRAMED GUARDRAIL, GLAZED
- 2 ALUMINUM CURTAIN WALL SYSTEM
- 3 ALUMINUM FRAMED GLAZED WIND SCREEN
- 4 LOW-E COATED DOUBLE GLAZED VISION GLASS
- 5 SPANDREL GLASS UNIT
- 6 PREFINISHED METAL SCREEN - TYPE 1
- 7 PREFINISHED METAL FRAME
- 8 ARCHITECTURAL CONCRETE
- 9 PREFINISHED METAL PANEL
- 10 PREFINISHED METAL SCREEN - TYPE 2
- 11 GARAGE DOORS OVERHEAD GLAZED CANOPIES



Renderings



View of Proposed Tower looking from Central Plaza



View of Capitol Milling Building from Proposed Plaza



View of Proposed Plaza from N. Broadway Sidewalk

Conceptual Landscape Plan

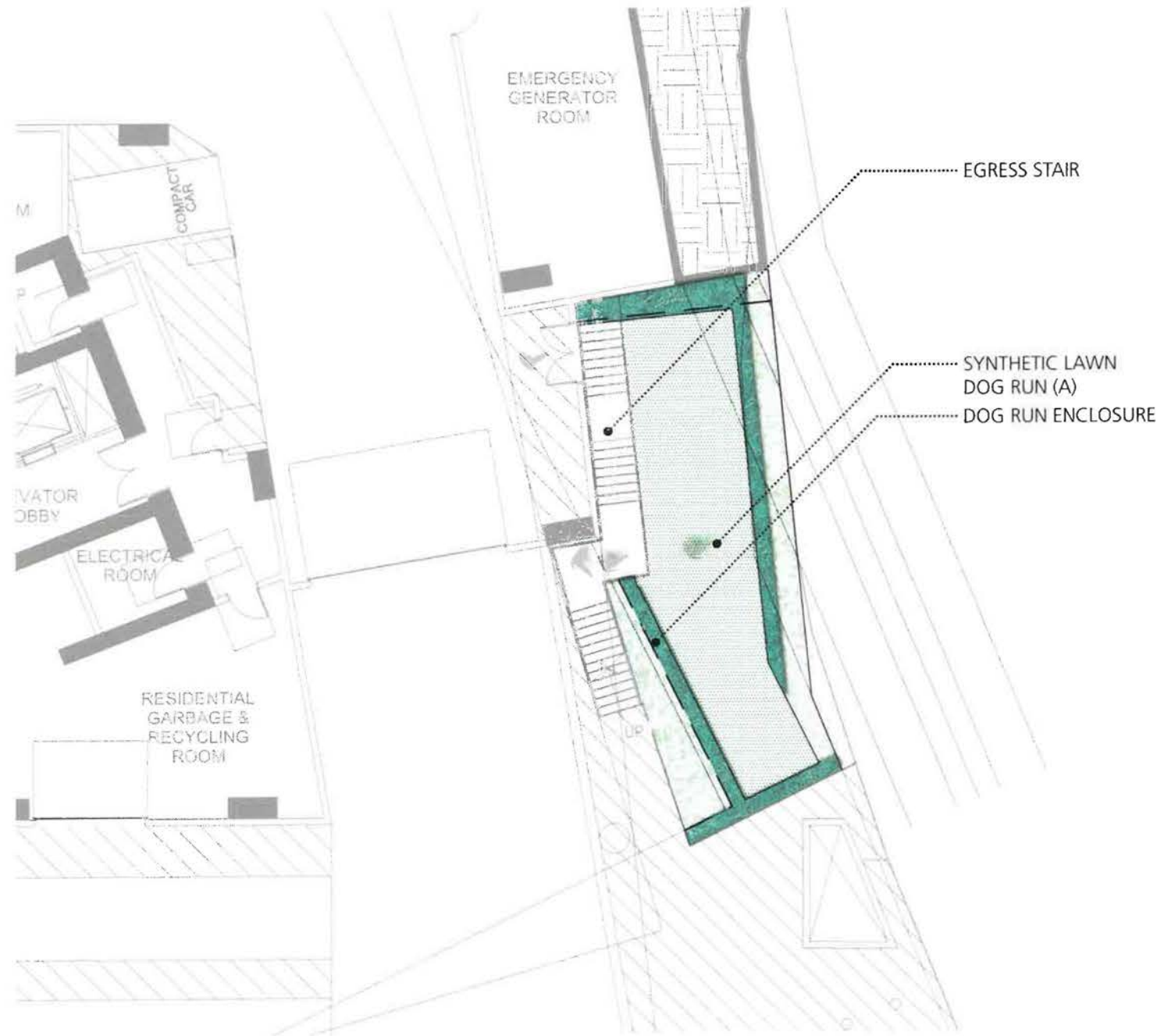


swa

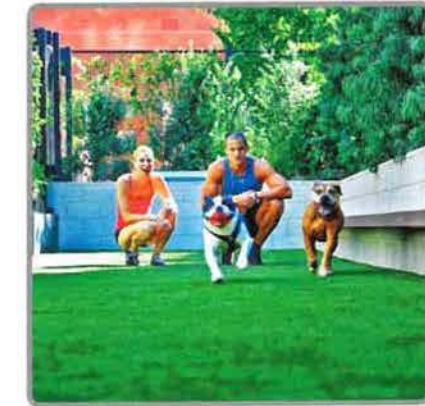
Planning
 100 South Broadway
 Los Angeles, CA 90012
 USA

Date:
 April 2018
 Street View:
 April 11, 2018

23'-0" DOG RUN WITH GARDEN



A



60'-0" DOG RUN WITH GARDEN

Ground Plan - The Plaza



A Tree Bosque



B Civic Water Element



C Street Tree in 4' x 8' tree well



D Mobile Kiosks



E Enhanced Plaza Paving



swa

4/20/2018
 Date: April 9, 2018
 Sheet Size: 48" x 36" (1219mm x 914mm)

Landscaping Drawings
 Ground Plan - The Plaza
 Scale: 1/8" = 1'-0"

Rooftop



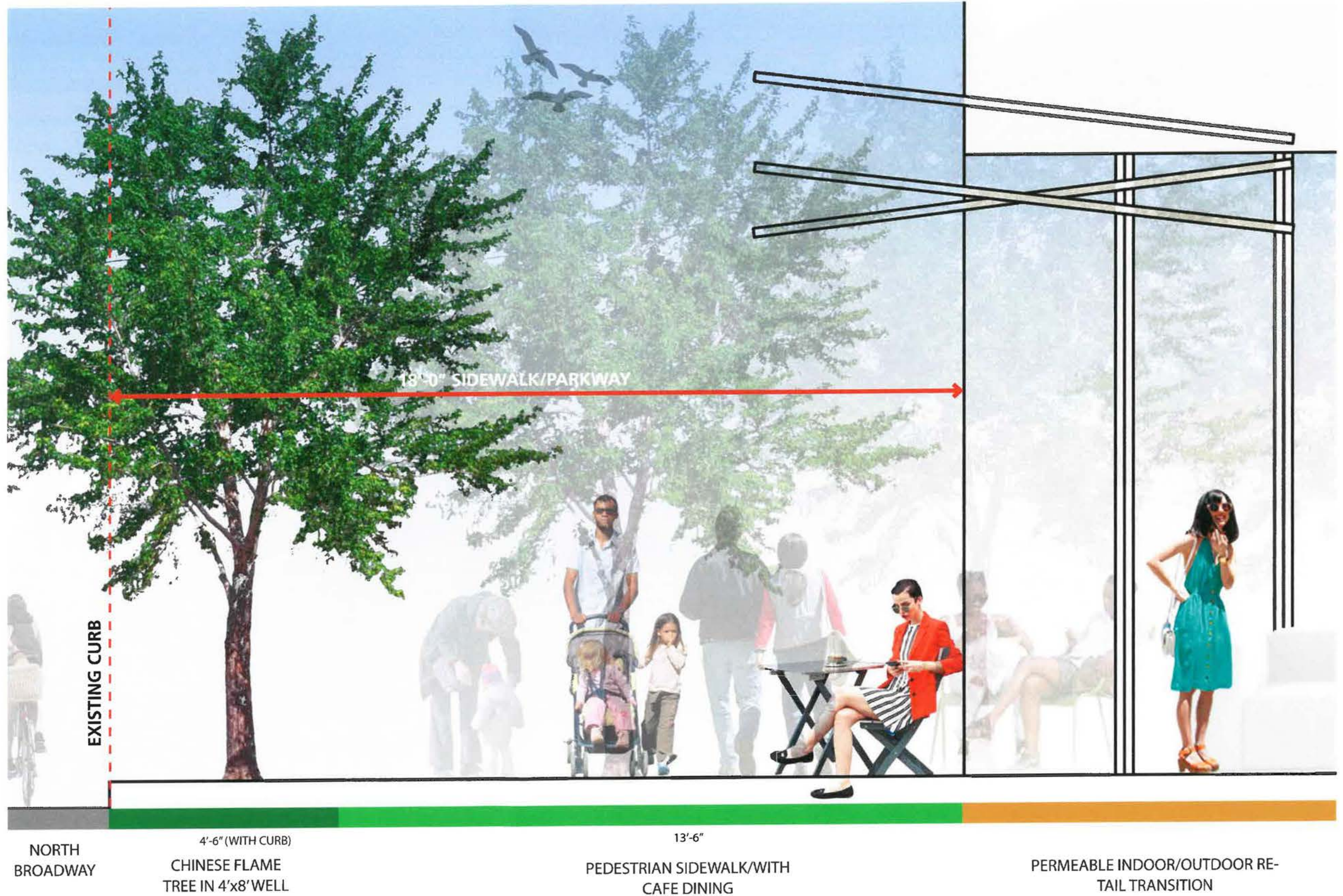
swa

Planning
 100 South Boulevard
 Los Angeles, CA 90015
 USA

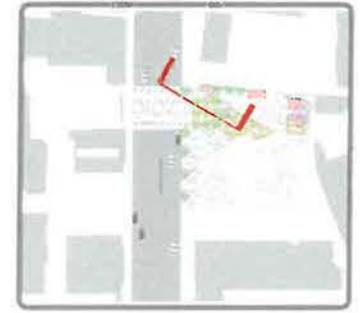
Site
 April 6, 2016
 Sheet No.
 R01.02.01

Landscaping Drawings
 Rooftop
 Scale: 1/8" = 1'-0"

Urban Sections–Street



Urban Sections-Plaza



NORTH BROADWAY

+/- 40'-0" (AT SECTION CUT)
PLAZA WITH TREE BOSQUE AND
RETAIL PAVILION

8'-0"
CIVIC
WATER
FEATURE

RETAIL
DINING



swa

1000 Lakeside Drive, Suite 2000

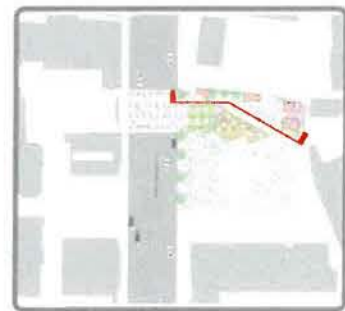
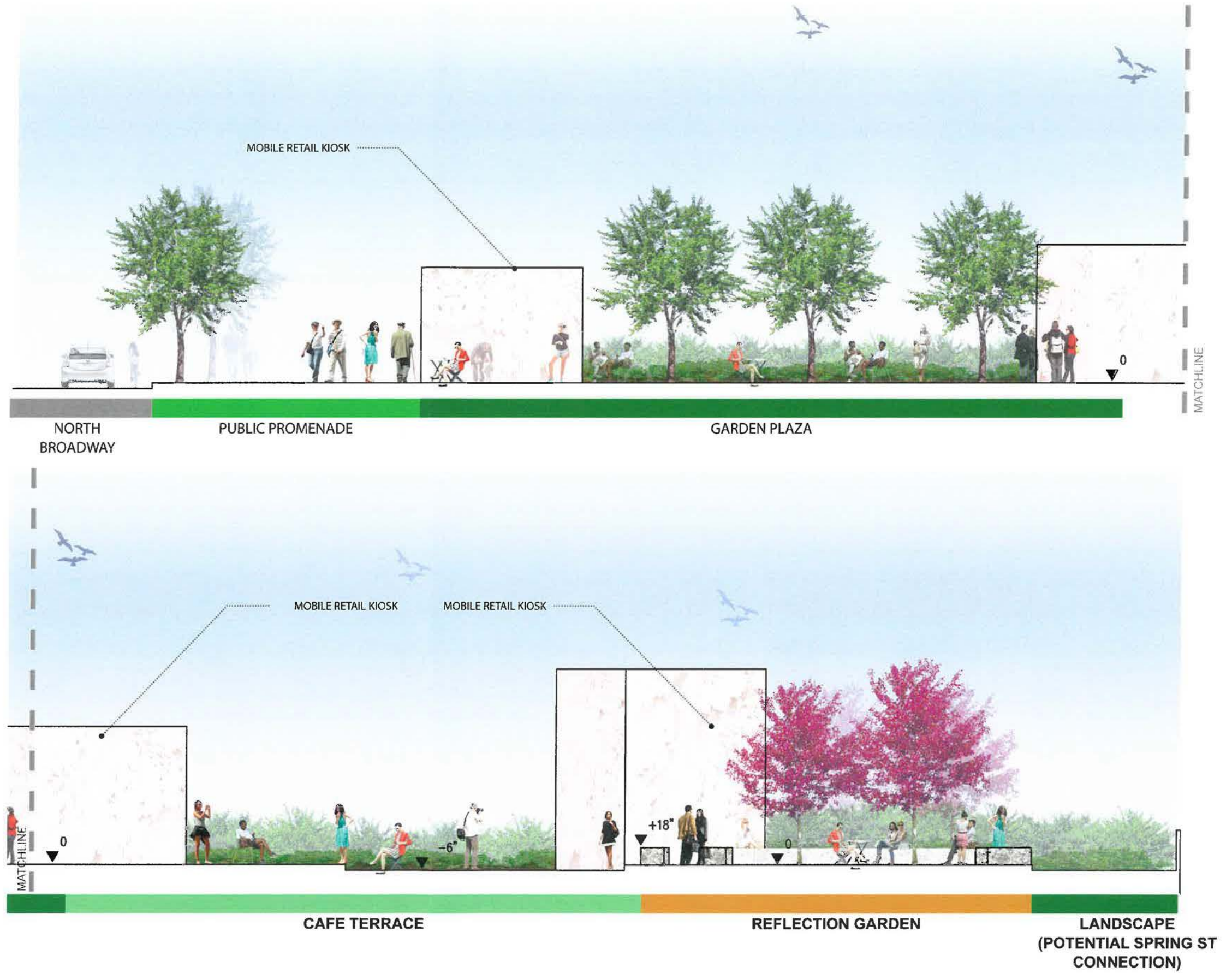
Alhambra
19470 North Broadway
Los Angeles, CA 90024
USA

Date:
June 20, 2018
Sheet Size:
A4 (11.7x8.3")

Landscape Drawings
1000 Lakeside Drive
Alhambra, CA 91801

L2.2

Urban Sections-Plaza



DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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Filing Notification and Distribution

REVISED TRACT MAP

ADDRESS: 942 N. Broadway	DATE OF REVISED MAP STAMP DATE: July 24, 2018
COMMUNITY: Central City North	VTT-MAP NO.: 82227 ENV-2018-3238-EAF DEEMED COMPLETE AND DISTRIBUTION DATE: July 25, 2018
EXPEDITED PROCESSING SECTION	Hillside: () Yes (X) No
(X) COUNCIL DISTRICT NO: 1 (X) Neighborhood Planning (Check Office below)	() Community Plan Revision (X) Department of Recreation and Parks (X) Street Tree Design (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 – Kevin Ecker (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Neighborhood Council
() Valley	
() West Los Angeles	
() Harbor	
(X) Metro E/S	
Department of Public Works	
(X) Bureau of Engineering	
(X) Bureau of Sanitation	
Department of Building and Safety	
(X) Grading Engineer	
(X) Zoning Engineer	
(X) Department of Transportation	
Department of Water and Power	
() Underground Design	
(X) Real Estate	
(X) Water System	
(X) Fire Department (mark "Fire")	

The above tract has been filed with the Advisory Agency.

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
Director of Planning


Nicholas Henriksen
Senior City Planner
RECOMMENDATION REPORTS DUE**UPON RECEIPT**

Please forward reports to the following e-mail address:

Planning.Expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Site



LEGEND

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

NOTES



SCALE 1: 4,514

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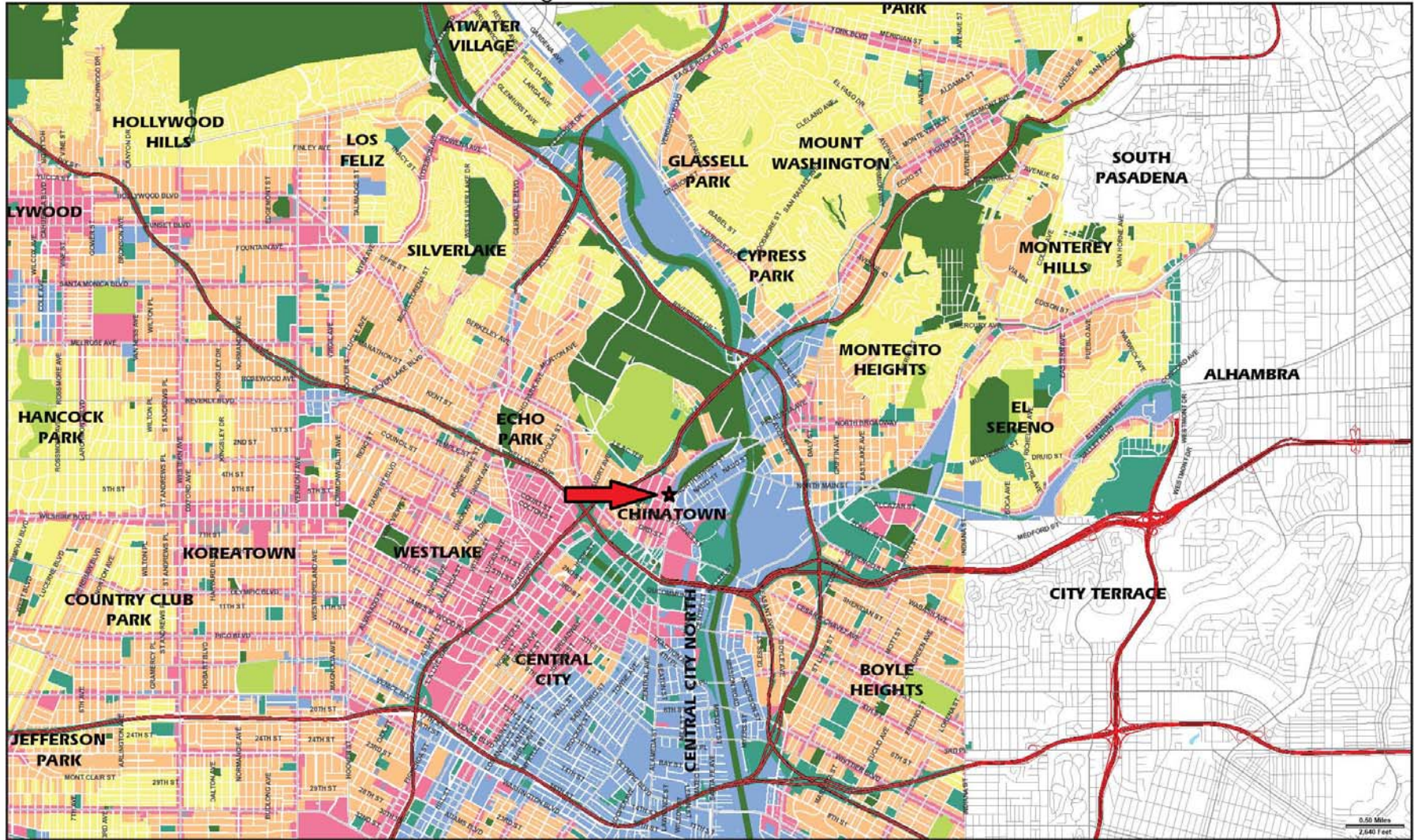
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ZIMAS INTRANET

Generalized Zoning

07/10/2018

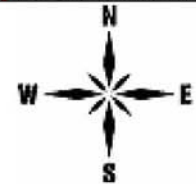
City of Los Angeles
Department of City Planning



Address: 942 N NORTH BROADWAY
 APN: 5414013014
 PIN #: 135A215 166

Tract: BROADWAY TRACT
 Block: None
 Lot: FR 8
 Arb: 2

Zoning: C2-2
 General Plan: Regional Commercial

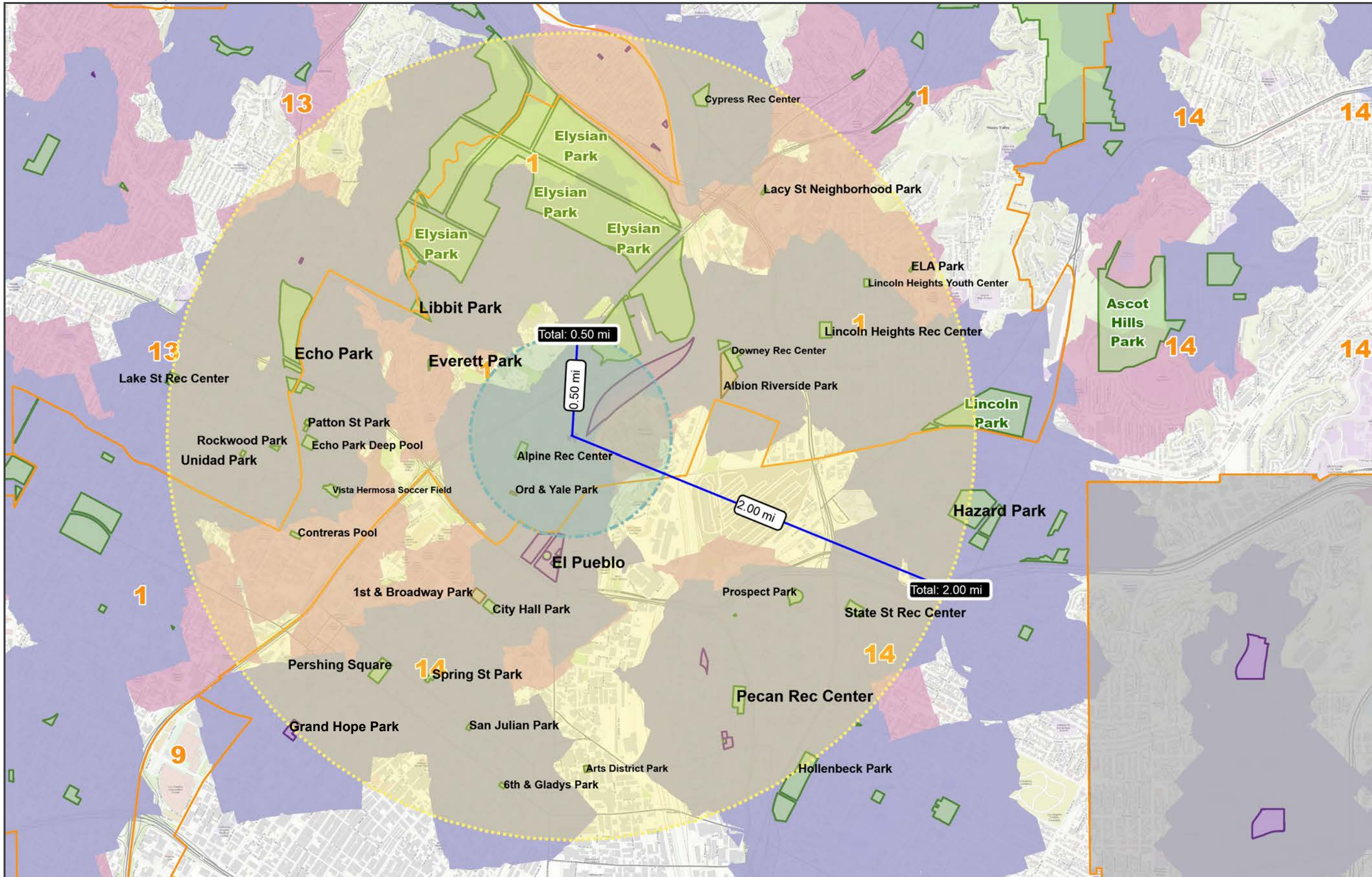


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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Location and Surrounding Parks



LEGEND

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

NOTES



SCALE 1: 36,112

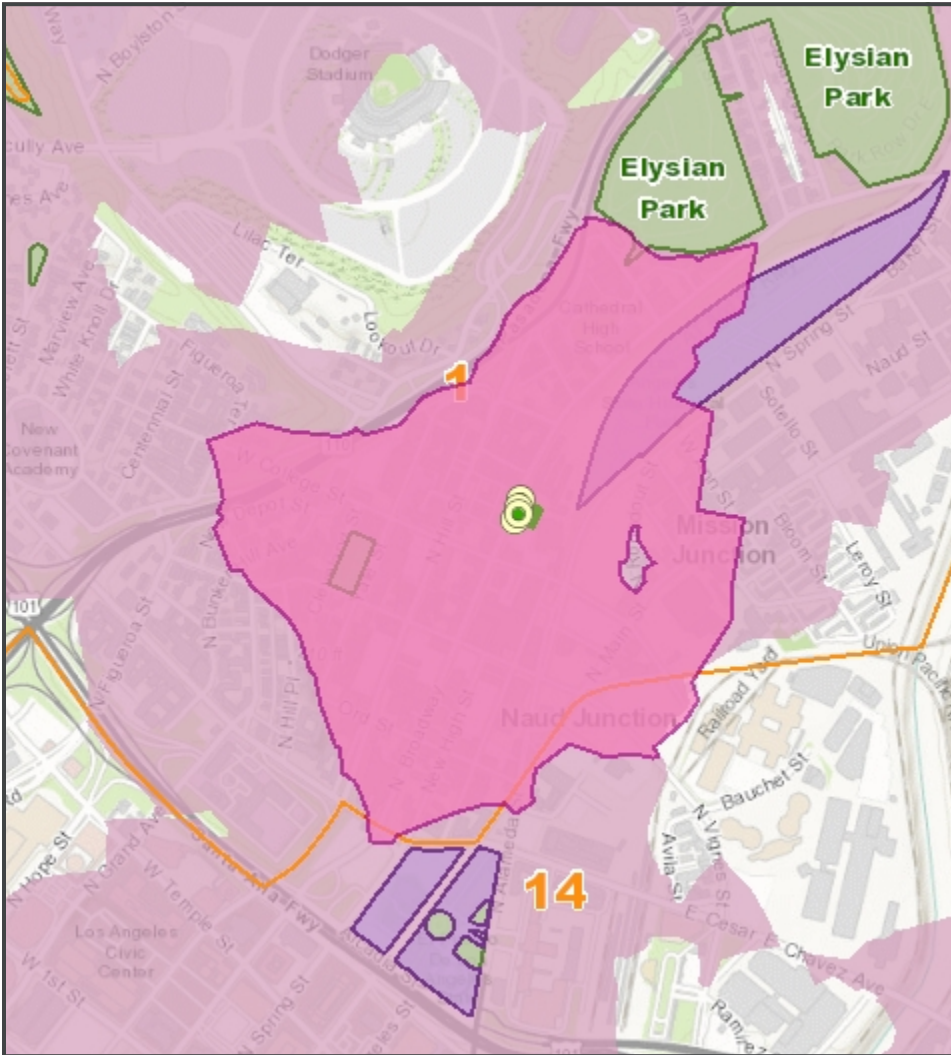
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:
942 N. North Broadway

Description:

Scenario Type:
New Park

Park Class:
Improved

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

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	3,257	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,378	0

Residents Served by Age

Households Served by Annual Income

Under Age 5:	117	0
Age 5 to 9:	149	0
Age 10 to 14:	140	0
Age 15 to 17:	86	0
Age 18 to 64:	1,796	0
Age 65 and Over:	969	0

Under \$25,000:	1,043	0
\$25,000 to \$34,999:	84	0
\$35,000 to \$49,999:	93	0
\$50,000 to \$74,999:	103	0
\$75,000 and Over:	55	0

Source: Census/ACS 2010