

APPROVED

APR 20 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-084

DATE April 20, 2023

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83866-HCA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

| | |
|------------------|--|
| B. Aguirre _____ | M. Rudnick _____ |
| | <i>for</i> *C. Santo Domingo <u>DF</u> |
| B. Jackson _____ | N. Williams _____ |



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83866-HCA (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2008. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in LAMC 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 8.03 (Advisory Agency) states in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 8.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The Project is located at 1640 Stadium Way in the Chinatown community of the City. The Project, as currently proposed, includes the construction of a new, six (6) story, 65-unit residential apartment building, of which 8 units will be restricted as affordable. The Project includes the construction of one (1) floor of subterranean parking.

The Project also includes 4,238 square feet of common open space in the form of a roof deck and landscaped plaza.

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 **February 6, 2023**. 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.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **February 1, 2023**. On March 21, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **May 1, 2023**. The Advisory Agency Filing Notification is attached (Attachment 2).

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

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REQUIRED LAND DEDICATION / 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.”

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 65 units would be:

$$0.47 \text{ Acres} = (65 \times 2.88) \times 0.00251$$

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

$$0.41 \text{ Acres} = (57 \times 2.88) \times 0.00251$$

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Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve 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.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project, as described in this Report, is an apartment project.

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 19.8 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2022, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$16,642.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 65 units would be:

\$1,081,730.00 = \$16,642.00 x 65 dwelling units

As currently proposed, the Project has 8 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:

\$948,594.00 = \$16,642.00 x 57 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.

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 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 developments is existing park service radius gaps. According to the Trust for Public Land 2022 Park Score Index, approximately 63% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. 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 Chinatown community of the City and within the Central City North Community Plan Area. Currently, the Project site is an unused, undeveloped patch of land.

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).

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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 walking distance of the Project site (EPADSS): 4,098 persons (14,131 persons per square mile).
- City of Los Angeles Population Density (2018-2021 American Community Survey): 8,312 persons per square mile.
Central City North Community Plan Area (2018-2021 American Community Survey): 8,721 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 4,238 square feet of common open space, including a roof deck and landscaped plaza.

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 (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 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 three (3) public parks within a half-mile walking distance of the Project site:

- Alpine Recreation Center is located at 88 Yale Street in the Chinatown community of the City. This 1.94-acre facility includes basketball courts, a children's play area, a small open space area, and a gymnasium for the surrounding community.
- Everett Park is located at 1010 North Everett Street in the Echo Park community of the City. This 0.53-acre park provides walking paths for the surrounding community.
- Ord and Yale Street Park is located at 524 West Ord Street in the Chinatown community of the City. This 0.24-acre park provides walking paths and benches for the surrounding community.

A map showing the project location and nearby public parks is attached (Attachment 5).

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As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **399** new, previously unserved, residents within a half-mile 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 walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as the Project is proposing the construction dwelling units and there are projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

FISCAL IMPACT

The potential Fiscal Impact to RAP's General Fund is unknown.

STRATEGIC PLAN INITIATIVES AND GOALS

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

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

Result: Collected fees will mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

This Report was prepared by Ajmal Noorzayee, 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 – Generalized Zoning
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report



SHEET INDEX

GENERAL

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- G001. PROJECT INFORMATION
- G020. FAR CALCULATIONS
- G022. OPEN SPACE CALCULATIONS
- G025. BUILDING HEIGHT
- G080. SURVEY
- G081. SURVEY
- G082. SITE PHOTOS

ARCHITECTURAL

- A001. SITE PLAN
- A100. LEVEL P1 PLAN
- A110. FIRST FLOOR PLAN
- A120. SECOND FLOOR PLAN
- A130. THIRD FLOOR PLAN
- A140. FOURTH FLOOR PLAN
- A150. FIFTH FLOOR PLAN
- A160. SIXTH FLOOR PLAN
- A170. ROOF PLAN
- A200. ELEVATIONS
- A201. STREET VIEWS
- A202. MATERIAL BOARD
- A301. BUILDING SECTION
- A600. ENLARGED UNIT PLANS

CIVIL

- C1.32. EXISTING SLOPE EXHIBIT
- C1.40. GRADING PLAN

LANDSCAPE

- L2.10. LANDSCAPE PLAN
- L2.11. LANDSCAPE PLAN



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

950 STADIUM WAY

950 STADIUM WAY
LOS ANGELES, CA 90012

950 STADIUM WAY BUYER, LLC

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ENTITLEMENT

DATE: 2022-014.00
DATE: 02.03.2023
REVISIONS:

COVER SHEET

DIR-2023-1713

SHEET INDEX

G000.

ARCHITECTURAL ABBREVIATIONS

| | | | | | |
|--------|---------------------------------|--------------------|--------------------------------------|------------|------------------------|
| @ Ø | AT DIAMETER | FG FINISH GRADE | FIN FINISH FLOOR | OH OPNG | OVERHEAD OPENING |
| AB | ANCHOR BOLT | FJ FLOOR JOIST | FLR | PL | PROPERTY LINE |
| A/C | AIR CONDITIONING | FMC | FLOOR MATERIAL CHANGE | PERF | PERFORATED |
| AC | ASPHALT CONCRETE | FO | FACE OF... | PIP | PROTECT IN PLACE |
| ACT | ACOUSTIC CEILING TILE | FOC | FACE OF CONCRETE | PLAM | PLASTIC LAMINATE |
| ADA | AMERICANS WITH DISABILITIES ACT | FOF | FACE OF FINISH | POC | POINT OF CONNECTION |
| ADJ | ADJACENT | FOM | FACE OF MASONRY | PRT | PRESSURE TREATED |
| AFF | ABOVE FINISH FLOOR | FOGS | FACE OF GYPSUM SHEATHING | PT | PAINT |
| ALT | ALTERNATE | FOSS | FACE OF STRUCTURAL SHEATHING | PTD | PAINTED |
| ALUM | ALUMINUM | FOS | FACE OF STUD | QTY | QUANTITY |
| APPROX | APPROXIMATELY | FR | FIRE RESISTANT | R | RADIUS or RISER |
| ARCH | ARCHITECT, ARCHITECTURAL | FS | FINISH SURFACE | RCP | REFLECTED CEILING PLAN |
| BD | BOARD | Ga | GAUGE | RD | ROOF DRAIN |
| BF | BRACE FRAME | GALV | GALVANIZED | REF | REFRIGERATOR |
| BLK | BLOCK | GB | GRAB BAR | REQ'D | REQUIRED |
| BM | BEAM | GC | GENERAL CONTRACTOR | REV | REVISION or REVISED |
| BTWN | BETWEEN | GYP BD | GYPSUM BOARD | RJ | ROOF JOIST |
| BUR | BUILT-UP ROOF | HB | HOSE BIBB | RM | ROOM |
| CAB | CABINET | HC | HOLLOW CORE | ROW | RIGHT OF WAY |
| CIP | CAST-IN-PLACE | HCW | HOLLOW CORE WOOD | SC | SOLID CORE |
| CJ | CEILING JOIST | HDR | HEADER | SCW | SOLID CORE WOOD |
| CL | CENTER LINE | HM | HOLLOW METAL | SEC | SECTION |
| CL | CLOSET | HR | HANDRAIL | SF | SQUARE FEET |
| CLF | CHAIN LINK FENCE | HSS | HIGH STRENGTH STEEL | SHT | SHEET |
| CLG | CEILING | HT | HEIGHT | SHTG | SHEATHING |
| CLR | CLEAR | INS | INSULATION | SIM | SIMILAR |
| CMU | CONCRETE MASONRY UNIT | INT | INTERIOR | SL | SLOPE |
| COL | COLUMN | JST | JOIST | SPEC | SPECIFICATION(S) |
| CONC | CONCRETE | LAM | LAMINATE | ST STL | STAINLESS STEEL |
| CONN | CONNECTION | LAV | LAVATORY | STD | STANDARD |
| CONSTR | CONSTRUCTION | LIN | LINOLEUM | STL | STEEL |
| CONT | CONTINUOUS | MAX | MAXIMUM | STRUCT | STRUCTURAL |
| CONTR | CONTRACTOR | MECH | MECHANICAL | TBD | TO BE DETERMINED |
| COORD | COORDINATE | MFR | MANUFACTURER | TH | THRESHOLD |
| CPT | CARPET | MIN | MINIMUM | THK | THICK |
| CRS | COURSES | MISC | MISCELLANEOUS | TJ | TRUSS JOIST |
| CT | CERAMIC TILE | MO | MASONRY OPENING | TO | TOP OF |
| (D) | DEMOLISH | MOD | MODIFY | TOC | TOP OF CONCRETE |
| DAS | DISABLED ACCESS | MR | MOISTURE RESISTANT | TOP | TOP OF PLATE |
| DBL | DOUBLE | MTD | MOUNTED | TOPO | TOPOGRAPHY |
| DET | DETAIL | MTL | METAL | TOS | TOP OF SLAB |
| DIA | DIAMETER | N | NOTE | TOSHTG | TOP OF SHEATHING |
| DIM | DIMENSION | (N) | NEW | TOW | TOP OF WALL |
| DN | DOWN | NIC | NOT IN CONTRACT | TR | TREAD |
| DS | DOWNSPOUT | NTS | NOT TO SCALE | TYP | TYPICAL |
| DWG | DRAWING | OC | ON CENTER | UNO | UNLESS NOTED OTHERWISE |
| (E) | EXISTING | OFCI | OWNER FURNISHED-CONTRACTOR INSTALLED | VCT | VINYL COMPOSITION TILE |
| ELECT | ELECTRICAL | OFI | OWNER FURNISHED-OWNER INSTALLED | VERT | VERTICAL |
| ELEV | ELEVATOR | OFV | OWNER FURNISHED-VENDOR INSTALLED | VIF | VERIFY IN FIELD |
| ENGR | ENGINEER, ENGINEERING | W/ | WITH | WC | WATER CLOSET |
| EOS | EDGE OF SLAB | WD | WOOD | WH | WATER HEATER |
| EQ | EQUAL | WP | WATERPROOF | WPT | WORK POINT |
| EXT | EXTERIOR | | | | |
| FAB | FABRICATE | | | | |
| FE | FIRE EXTINGUISHER | | | | |
| FF | FINISH FLOOR | | | | |

ARCHITECTURAL SYMBOLS

| | | | | | |
|--|--------------------|--|---------------------------|--|--|
| | DETAIL | | WINDOW MARK | | ALIGN FINISHES |
| | BUILDING SECTION | | DOOR MARK | | SMOKE DETECTOR |
| | WALL SECTION | | WALL TYPE | | COMBINATION SMOKE / CARBON MONOXIDE DETECTOR |
| | INTERIOR ELEVATION | | WORK POINT | | FIRE EXTINGUISHER |
| | EXTERIOR ELEVATION | | NOTE | | AREA DRAIN |
| | ELEVATION MARK | | ACCESSIBLE PATH OF TRAVEL | | FLOOR DRAIN |
| | | | FENCE | | FLOOR MATERIAL TRANSITION |
| | | | EXIT SIGN | | SECURITY OPENING |

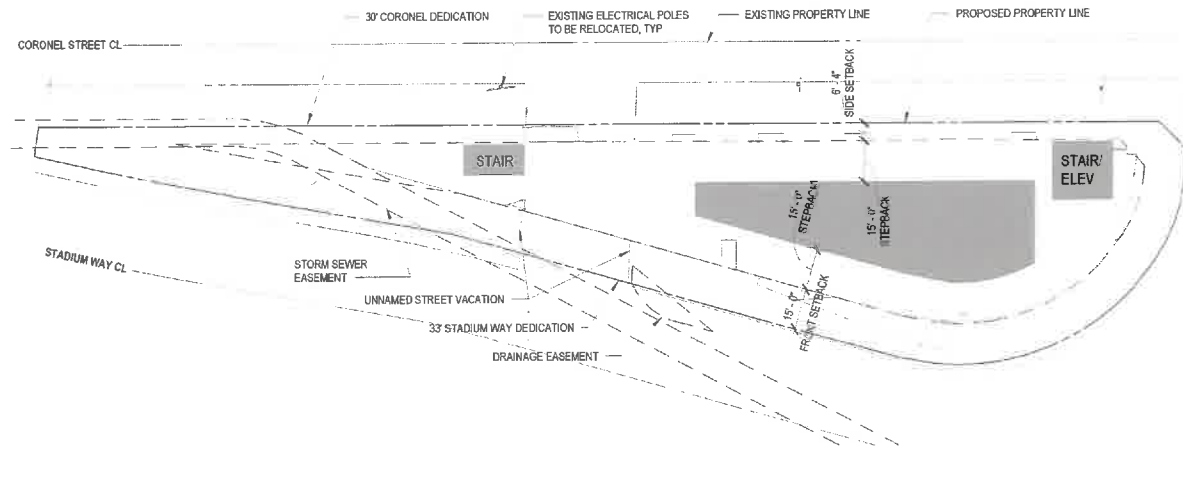
PROJECT TEAM

ARCHITECT
KFA, LLP
3573 HAYDEN AVENUE
CULVER CITY, CA 90232
TEL: 310.399.7975 x298
KATHY KURTAK, AIA

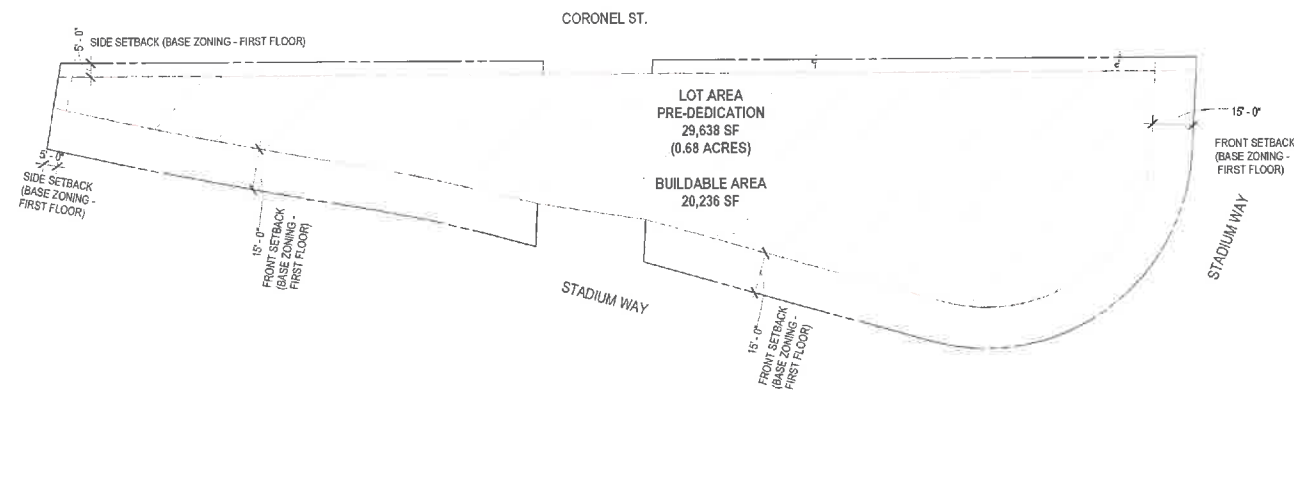
CIVIL ENGINEER
KPF
700 S FLOWER ST, SUITE 2100
LOS ANGELES, CA 90017
213.418.0201
BRIAN POWERS, PE

LANDSCAPE ARCHITECT
AGENCY ARTIFACT
5522 PICO BLVD
LOS ANGELES, CA 90019
310.908.1763
CHRISTOPHER ESTEBAN TORRES, RLA

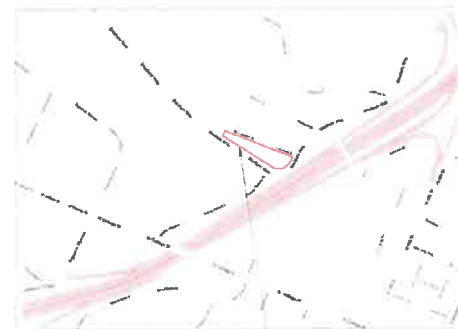
PLOT PLAN



LOT AREA



VICINITY MAP



SITE:
950 STADIUM WAY,
LOS ANGELES, CA 90012

LEGAL DESCRIPTION

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

LOT 11 OF ABILA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 476 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THAT PORTION OF SAID LOT 11, LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF FIGUEROA STREET, AS DESCRIBED IN FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 256,421, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED FEBRUARY 18, 1925 IN BOOK 13193, PAGE 390 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED BY GERTRUDE E. WART, LUCILE E. HOLT AND RUDOLPH C. EARLE, AND MARY P. EARLE, HIS WIFE, TO THE STATE OF CALIFORNIA, BY DEED DATED NOVEMBER 02, 1942 AND RECORDED DECEMBER 23, 1942 IN BOOK 19747, PAGE 182 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOT 11, INCLUDED WITHIN PARCELS 32 AND 33 AS CONDEMNED IN LOS ANGELES COUNTY CASE NO. 517309, SUPERIOR COURT, A CERTIFIED COPY OF THE DECREE OF FINAL CONDEMNATION BEING RECORDED FEBRUARY 05, 1947 AS INSTRUMENT NO. 1592, IN BOOK 24165, PAGE 417 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 11, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE NO. AA-2013-2345-COC RECORDED NOVEMBER 18, 2013 AS INSTRUMENT NO. 20131638036 OF OFFICIAL RECORDS.

BUILDING CODES USED

- 2023 LOS ANGELES AMENDMENT TO CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. AND AMENDMENTS
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. AND AMENDMENTS
- 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R. AND AMENDMENTS
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R. AND AMENDMENTS
- 2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R. AND AMENDMENTS
- 2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
- 2022 CALIFORNIA GREEN BUILDING CODE, TITLE 24, PART 6

PROJECT INFORMATION

PROJECT NAME: 950 STADIUM WAY
ADDRESS: 950 STADIUM WAY, LOS ANGELES, CA
PROJECT DESCRIPTION: NEW CONSTRUCTION OF RESIDENTIAL BUILDING INCLUDING 65 UNITS AND 33 PARKING SPACES WITHIN 6 STORY BUILDING (1 LEVEL SUBTERRANEAN, 6 STORIES ABOVE GRADE)
ZONING: R3-10 OIL DRILLING DISTRICT
TOC: TIER 3
LOT AREA PRE-DEDICATION: 29,638 SF (PER VTTM)
LOT AREA POST-DEDICATION: 21,969 SF (PER VTTM)
BUILDABLE AREA: 20,236 SF
CONSTRUCTION TYPE: 5 LEVELS OF TYPE IIIA OVER TYPE IA
OCCUPANCY TYPE: R-2 RESIDENTIAL AND S-2 PARKING

ZONING DATA

DENSITY: ALLOWED DENSITY:
LAMC BASE ZONING: 800 SF/UNIT = 38 UNITS (ROUND UP)
TOC TIER 3: 70% INCREASE = 65 UNITS (ROUND UP)
PROPOSED DENSITY: 65 UNITS

BUILDING HEIGHT: ALLOWED BUILDING HEIGHT:
PER LAMC: 45'-0"
TOC TIER 3: 2 ADDITIONAL STORIES UP TO 22 ADDITIONAL FEET = 67'
*PROJECTS LOCATED ON LOTS WITH A HEIGHT LIMIT OF 45 FEET OR LESS, OR LOCATED WITHIN A SPECIFIC PLAN OR OVERLAY DISTRICT THAT REGULATES HEIGHT, SHALL REQUIRE ANY HEIGHT INCREASES OVER 11 FEET TO BE STEPPED-BACK AT LEAST 15 FEET FROM THE EXTERIOR FACE OF THE GROUND FLOOR OF THE BUILDING LOCATED ALONG ANY STREET FRONTAGE

PROPOSED BUILDING HEIGHT: 67' PER LAMC

SETBACKS: FRONT YARD (STADIUM WAY)
- REQUIRED PER LAMC: 15'-0"
- PROPOSED: 15'-0"
SIDE YARD
- REQUIRED PER LAMC: 5' MIN
+ 1' FOR EACH STORY OVER 2ND, NOT TO EXCEED 16'
= 5' + (1' X 4 STORIES OVER SECOND) = 9' SIDE SETBACK
- TOC TIER 3 REDUCTION: UP TO A 30% DECREASE IN THE REQUIRED WIDTH OR DEPTH OF TWO INDIVIDUAL YARDS OR SETBACK = 6'-4" (6.3)
- PROPOSED SETBACK: 6'-4"
* TOC ADDITIONAL INCENTIVE

FAR *SEE SHEET G020 FOR MORE INFORMATION
ALLOWED FAR:
LAMC BASE ZONING: 3.0:1 = 60,708 SF
TOC TIER 3: 50% INCREASE = 4.5:1 = 91,062 SF
PROPOSED FAR: 46,544 SF (2.3:1)

OPEN SPACE *SEE SHEET G021 FOR MORE INFORMATION
REQUIRED OPEN SPACE:
LAMC BASE ZONING: 6,650 SF
TOC TIER 3: 25% REDUCTION = 4,987.5 SF
* TOC ADDITIONAL INCENTIVE

- MAX 25% OF REQUIRED OPEN SPACE TO BE PROVIDED AS INTERIOR COMMON OPEN SPACE
- MIN 50% OF REQUIRED OPEN SPACE TO BE PROVIDED AS COMMON OPEN SPACE

PROPOSED OPEN SPACE: 4,988 SF

- INTERIOR COMMON OPEN SPACE = 0 SF < 25% OF REQUIRED
- COMMON OPEN SPACE = 4,238 SF > 50% OF REQUIRED

PARKING *SEE TABLE TO RIGHT FOR MORE INFORMATION
REQUIRED PARKING:
0 STALLS PER AB2097
PROPOSED PARKING: 32 STALLS

BICYCLE PARKING
REQUIRED BICYCLE PARKING PER LAMC:
- LONG TERM:
25 UNITS * (1 SPACE/10 UNITS) = 25 SPACES
+ 40 UNITS * (1 SPACE/15 UNITS) = 26.7 SPACES
TOTAL = 52 SPACES
- SHORT TERM:
25 UNITS * (1 SPACE/10 UNITS) = 2.5 SPACES
+ 40 UNITS * (1 SPACE/15 UNITS) = 2.7 SPACES
TOTAL = 6 SPACES
PROPOSED PARKING:
- LONG TERM: 52 SPACES
- SHORT TERM: 6 SPACES

PROPOSED UNIT MIX

| UNIT TYPE | QTY |
|-----------|-----|
| 1 BR | 26 |
| 2 BD | 6 |
| STUDIO | 33 |
| TOTAL: 65 | 65 |

ON-SITE RESTRICTED AFFORDABLE UNITS PER TOC GUIDELINES:

REQUIRED - TIER 3: 11% ELI (EXTREMELY LOW INCOME)

PROVIDED: 8 AFFORDABLE UNITS (4 ST, 3 1-BR, 1 2-BR) = 11% ELI (57 MARKET RATE UNITS)

PROJECT AREAS

| FAR | AREA (SF) |
|-------------|-----------|
| RESIDENTIAL | 46544 |

| OPEN SPACE | AREA (SF) |
|--------------------|-----------|
| COMMON OPEN SPACE | 4238 |
| PRIVATE OPEN SPACE | 750 |
| TOTAL | 4988 |

PROPOSED PARKING

| RESIDENTIAL | |
|-----------------|----|
| DAS | |
| DAS VAN | 1 |
| EV | |
| EVCS | 2 |
| EVCS DAS | 1 |
| EVCS DAS VAN | 1 |
| EVSE | 6 |
| STANDARD | |
| STANDARD | 21 |
| RESIDENTIAL: 32 | 32 |

EVCS REQUIRED AND PROVIDED:
EVCS 10% X 32 = 4 EVCS STALLS
VAN ACCESSIBLE: 1
STANDARD ACCESSIBLE: 1
STANDARD STALL: 2
EV REQUIRED AND PROVIDED: EVCS COUNTS TOWARDS EV
EV 30% X 32 = 10 - 4 EVCS = 6 EVSE STALLS
STANDARD EVSE STALL: 6
32/25 = 2 ACCESSIBLE EV STALLS

ACCESSIBLE PARKING REQUIRED AND PROVIDED:
ACCESSIBLE 2% X 32 = 1 STALL
VAN ACCESSIBLE: 1

PROJECT IS WITHIN METHANE ZONE. SEPARATE METHANE MITIGATION PLANS WILL BE SUBMITTED AS PART OF PLAN CHECK.

950 STADIUM WAY

950 STADIUM WAY
LOS ANGELES, CA 90012

950 STADIUM WAY BUYER, LLC

ENTITLEMENT

VERSION: 2022-014.00
DATE: 02.03.2023
REVISIONS:

PROJECT INFORMATION

SHEET NUMBER: G001.



3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFA@LOSANGELES.COM

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3573 HAYDEN AVENUE
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310.399.7975
KFALOSANGELES.COM

950 STADIUM WAY

950 STADIUM WAY
LOS ANGELES, CA 90012

950 STADIUM WAY BUYER, LLC

NOTES

- 01 EXISTING ELECTRICAL POLES TO BE RELOCATED, TYP
- 02 TRANSFORMER
- 03 EXISTING TREE TO BE REMOVED, SEE TREE REPORT.
- 04 SETBACKS WITH TOC
- 05 STORM SEWER EASEMENT
- 06 UNNAMED STREET VACATION
- 07 3' STADIUM WAY DEDICATION
- 08 DRAINAGE EASEMENT
- 09 PROPOSED PROPERTY LINE
- 10 SHORT TERM BIKE PARKING
- 11 EXISTING PROPERTY LINE
- 12 PROTECTED SHRUBS TO BE PRESERVED, SEE TREE REPORT
- 13 30" MAX PROJECTION INTO SETBACK, TYP.

SHEET NOTES

- A. ALL DIMENSIONS ARE TO FOS OR FOM UNO.
- B. SEE SHEETS G040-G042 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.
- C. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- D. PROVIDE EXPANSION JOINTS AT ALL POINTS OF CONTACT BETWEEN SLAB AND VERTICAL SURFACES.
- E. CONTROL JOINTS OR CONSTRUCTION JOINTS SHALL DIVIDE THE SLAB ON GRADE INTO SECTIONS WITH AREAS NOT EXCEEDING 400SF (20' X 20') WITHOUT RE-ENTRANT CORNERS AND LENGTH TO WIDTH RATIO NOT EXCEEDING 1 1/2:1. ADDITIONAL CONTROL OR CONSTRUCTION JOINTS SHALL BE PLACED AT RE-ENTRANT CORNERS.

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- ABANDONED OIL WELLS*

*NOTE: ANY OIL WELLS ON THE SITE WILL BE MANAGED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.

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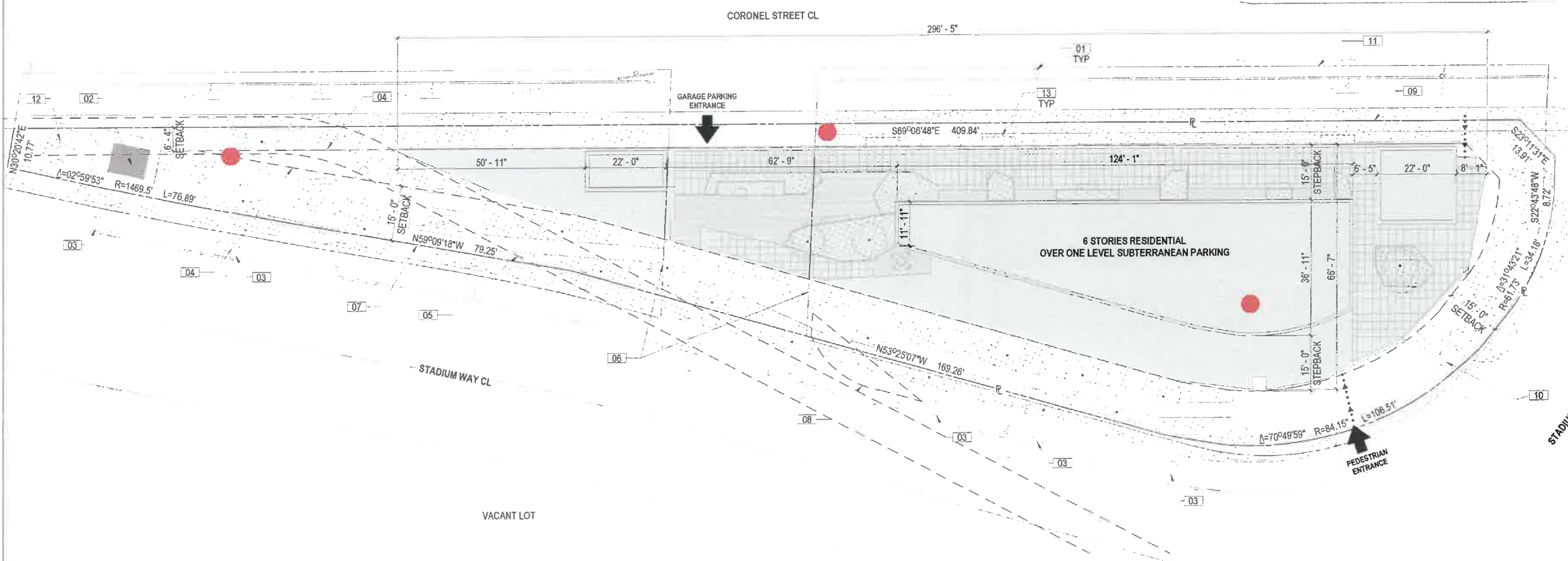
ENTITLEMENT

PERMITTED
2022-014.00
DATE:
02.03.2023
REVISIONS:

SHEET TITLE

SITE PLAN

SHEET NUMBER
A001



SITE PLAN
1/16" = 1'-0"

1

OFFICE OF ZONING ADMINISTRATION
 200 N. SPRING STREET, ROOM 763
 LOS ANGELES, CA 90012-4801
 (213) 978-1318

ESTINEH MAILIAN
 CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
 JACK CHIANG
 HENRY CHU
 TIM FARGO
 JONATHAN A. HERSHEY, AICP
 PHYLLIS NATHANSON
 CHARLES J. RAUSCH JR.
 CHRISTINE SAPONARA
 COURTNEY SHUM
 CHRISTINA TOY LEE
 JORDANN TURNER

CITY OF LOS ANGELES
 CALIFORNIA



KAREN BASS
 MAYOR

LOS ANGELES DEPARTMENT OF CITY PLANNING
 EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
 DIRECTOR
 SHANA M.M. BONSTIN
 DEPUTY DIRECTOR
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 DEPUTY DIRECTOR
 LISA M. WEBBER, AICP
 DEPUTY DIRECTOR
 planning.lacity.org

Filing Notification and Distribution

| | |
|---|---|
| <p>ADDRESS: 1640 E STADIUM WAY</p> <p>COMMUNITY PLAN: CENTRAL CITY NORTH</p> <p style="text-align: center;">EXPEDITED PROCESSING SECTION</p> | <p>DATE OF FILING AND MAP STAMP DATE: 2/1/2023</p> <p>VTT- MAP NO: VTT-83866-HCA ENV-2023-1714-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 3/21/2023</p> <p>Hillside: () Yes (X) No</p> |
| <p>(X) COUNCIL DISTRICT NO: 1 () Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> () Valley () West Los Angeles () Harbor (X) Metro E/S <p>Department of Public Works</p> <ul style="list-style-type: none"> (X) Bureau of Engineering (X) Bureau of Sanitation <p>Department of Building and Safety</p> <ul style="list-style-type: none"> (X) Grading Engineer (X) Zoning Engineer <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire") | <ul style="list-style-type: none"> () 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) Historic Cultural North Neighborhood Council <p>N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</p> |

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.

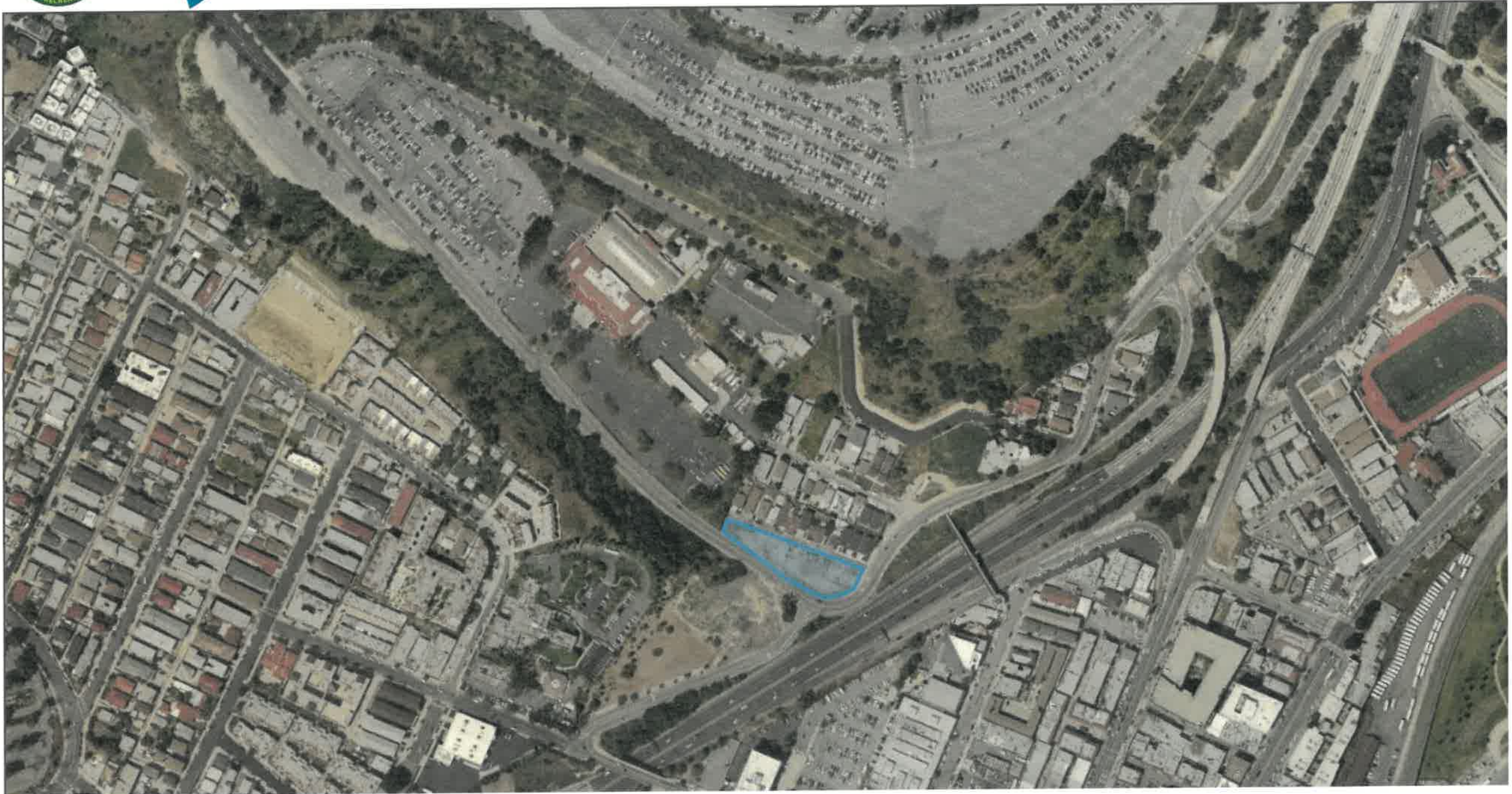
Vincent P. Bertoni,
 Director of Planning
Nora Morales
 For:
 Heather Bleemers, Senior City Planner
 Christina Toy Lee, Associate Zoning Administrator
 Expedited Processing Section
 CP-6300 (1/21/09)

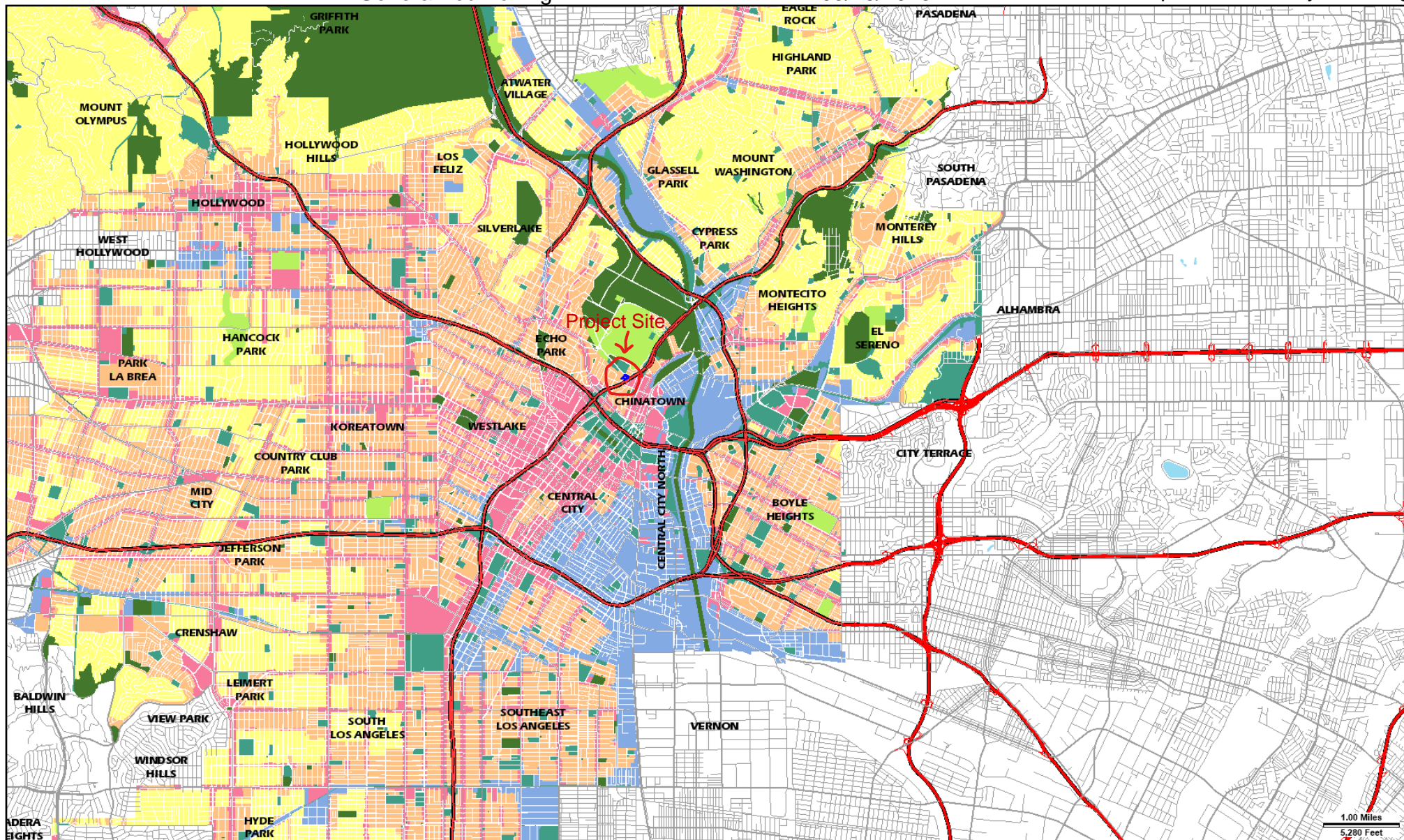
RECOMMENDATION REPORTS
DUE BY: 05/01/2023
 Please forward reports to the following e-mail address:
planning.expedited@lacity.org



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output





Address: 959 E STADIUM WAY

Tract: SUBDIVISION OF THE ABILA TRACT AND ADJOINING LANDS

Zoning: R4-1-O

APN: 5406023004

Block: None

General Plan: High Medium Residential

PIN #: 136-5A213 144

Lot: PT LT 11

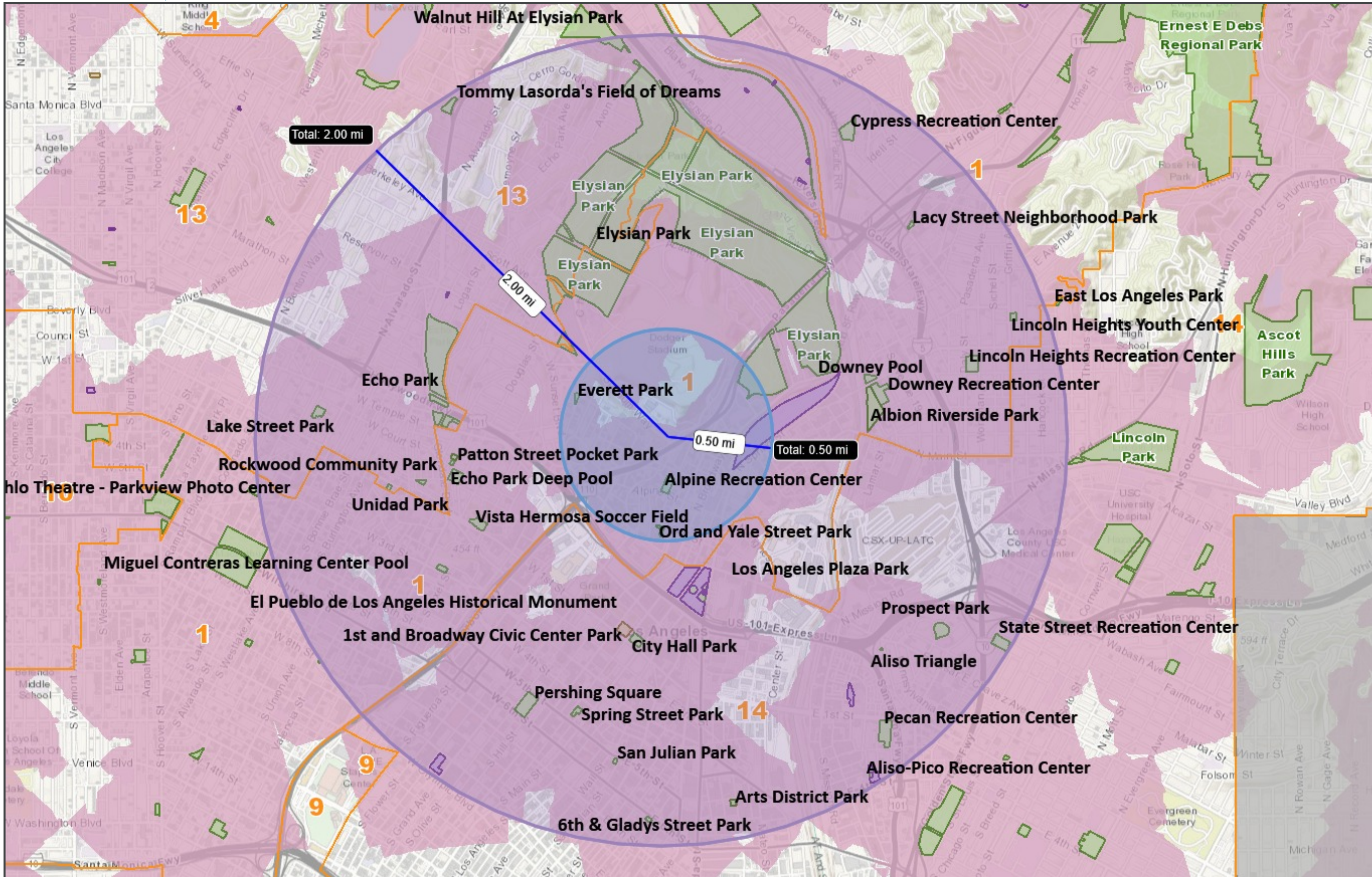
Arb: 2





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

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

NOTES

VTT-83866



SCALE 1: 36,112

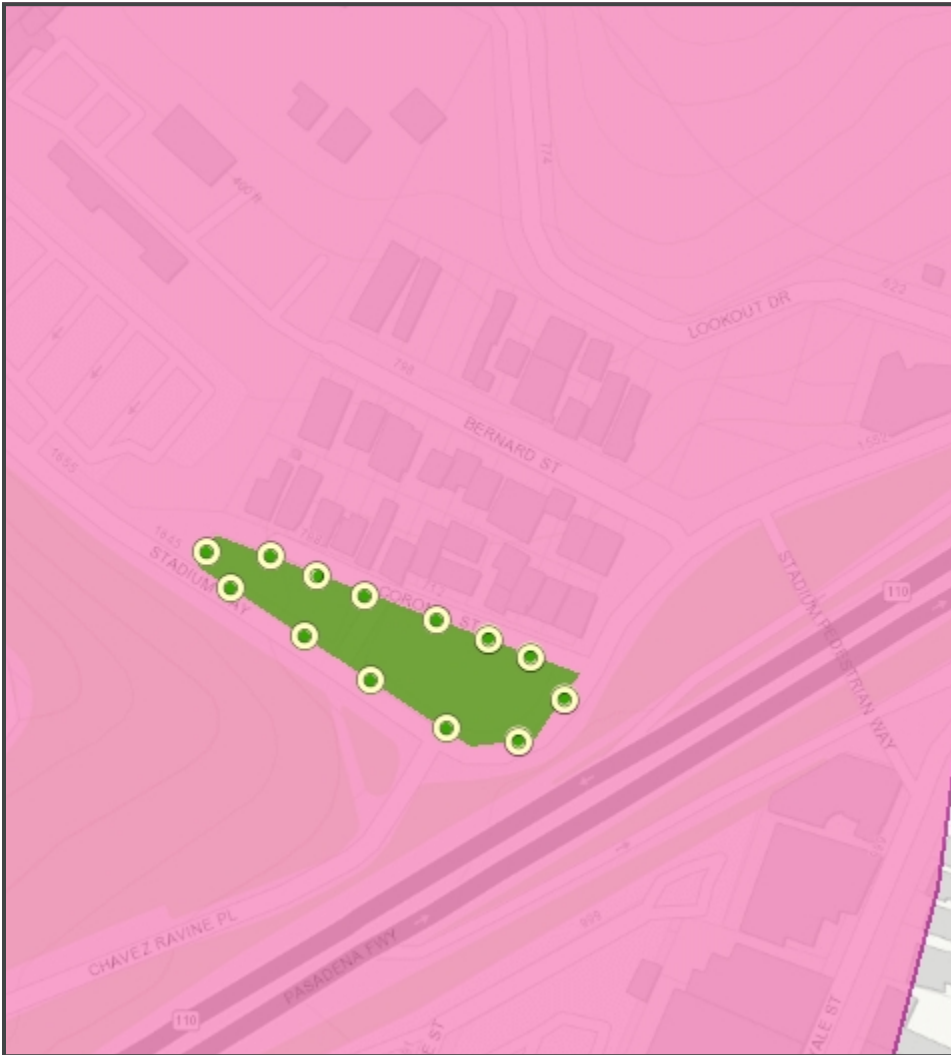
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 01/31/2023



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83866

Description:

950 Stadium way

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: | 4,098 | 399 |

| | Total Households Served: | Currently Non-Served Households Served: |
|--------------------|--------------------------|---|
| Households Served: | 1,428 | 140 |

Residents Served by Age

| | | |
|------------------|-------|-----|
| Under Age 5: | 183 | 23 |
| Age 5 to 9: | 188 | 25 |
| Age 10 to 14: | 233 | 19 |
| Age 15 to 17: | 165 | 12 |
| Age 18 to 64: | 2,795 | 287 |
| Age 65 and Over: | 534 | 33 |

Households Served by Annual Income

| | | |
|-----------------------|-----|----|
| Under \$25,000: | 748 | 43 |
| \$25,000 to \$34,999: | 115 | 16 |
| \$35,000 to \$49,999: | 186 | 29 |
| \$50,000 to \$74,999: | 252 | 30 |
| \$75,000 and Over: | 127 | 22 |

Source: Census/ACS 2010