BOARD REPORT

DATE February 6, 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP NO. AA-2019-7419-PMLA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map No. AA-2019-7419-PMLA (Project) to pay in-lieu fees to the City in order fulfill the Project’s requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,

2. Authorize the Department of Recreation and Parks’ (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners’ (Board) recommendation.

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 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 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, located at 1829 North Hancock Street in the Lincoln Heights community of the City, consists of a mixed-use project with 97 residential units, 96 of which are affordable, and approximately 71,764 square feet (SF) of non-residential uses, including medical office, medical clinic and grocery store with 124 parking spaces.

The proposed Project also includes approximately 9,800 SF of common open space, including a courtyard terrace and community room.

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 December 13, 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 proposed Project.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on December 12, 2019. On September 25, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as January 28, 2020. 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 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:

- \[ LD = (DU \times P) \times F \]
  - \( LD \) = 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 97 units would be:

- **0.70 Acres** = (97 x 2.88) x 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 96 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:

- **0.01 Acres** = (1 x 2.88) x 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 97 units would be:

$1,260,806.00 = $12,998.00 x 97 dwelling units

As currently proposed, the Project has 96 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:

$12,998.00 = $12,998.00 x 1 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.
Per 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 54% of residents in the City of Los Angeles live within a one-half mile, or a 10 minute walk, from a public park or open space. The Mayor’s Office of Sustainability LA Plan sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to 65% by 2025 and to 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 proposed Project is located within the Lincoln Heights community of the City and within the Northeast Los Angeles Community Plan Area. Currently, the Project site has industrial buildings. The proposed Project is surrounded by commercial, industrial and residential buildings on all sides.

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 proposed 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 walking distance of the Project site (EPADSS): 8,157 persons (15,687 persons per square mile)
- East Los Angeles Community Plan Area (2017 American Community Survey): 9,957 persons per square mile
Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 9,800 SF of common open space, including a courtyard terrace and community room.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed 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 proposed 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 proposed Project’s residents.

Public Park Access

There is one RAP-operated public park within a half-mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

- Lincoln Park, located at 3501 Valley Boulevard, is a 42.81-acre park that provides a lake, recreation center, picnic areas, play areas, tennis courts and a swimming pool.

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 205 new, previously unserved, residents within a half-mile (½) 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.

Nearby Public Park Projects

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

- 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 is currently under construction. The development of the Ord and Yale Street Park Project is being led by BOE and is expected to be completed in August 2020. The Ord and Yale Street Park Project is fully funded at this time.

There are no park renovation projects currently in development within a two-mile radius of the Project site.

**Staff Recommendation**

The proposed Project is located in a high-density area of the City. The density of the surrounding 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 proposed 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-mile walking distance from the Project.

There is one new public park currently in development within a two-mile radius of the Project site.

There are no park renovation projects currently in development within a two-mile radius of the Project site.

If a new public park was provided at the Project location, the park would serve Project residents and 205 currently unserved residents within a half-mile walking distance.

As noted earlier in the Report, 96 of the 97 proposed residential units will likely qualify for the affordable housing exemption. Thus, a potential land dedication would be just 0.01 acres.

Therefore, RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City.

**FISCAL IMPACT**

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential 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 could serve to fund capital improvements of existing parks in the Project area.

This Report was prepared by Meghan Luera, Management Analyst, 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
The Brine
1829 N. HANCOCK ST., LOS ANGELES, CA 90031
The Decro Group
## PROJECT DATA

### LOT AREA AND ZONING

#### Lot Summary

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Address</th>
<th>APN</th>
<th>Zoning</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>1829-1831 N Hancock</td>
<td>S210-024-001 CM-1VL</td>
<td>CM-1VL</td>
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<tr>
<td>2</td>
<td>3028-3030 N Main</td>
<td>S210-024-002</td>
<td>CM-1VL</td>
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<td>3</td>
<td>3024 N Main</td>
<td>S210-024-003 CM-1VL</td>
<td>CM-1VL</td>
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<td>4</td>
<td>3102-3104 N Main</td>
<td>S210-024-004</td>
<td>CM-1VL</td>
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<tr>
<td>5</td>
<td>3000 N Main</td>
<td>S210-024-006 CM-1VL</td>
<td>CM-1VL</td>
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<tr>
<td></td>
<td>Total Area**</td>
<td>49,425</td>
<td>** Per LA County Assessor's Records</td>
</tr>
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** Excludes 3 ft street dedication and 15-ft corner cut dedications on Main Street

### DENSITY

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<tr>
<th>Permitted</th>
<th>Zone</th>
<th>Lot Area</th>
<th>Floor Area</th>
<th>% Increase</th>
<th>Units</th>
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</thead>
<tbody>
<tr>
<td>CM-1VL</td>
<td>49,425</td>
<td>1 du/800 sf</td>
<td>57</td>
<td>97</td>
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<tr>
<td>M1-1VL</td>
<td>49,425</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>97</td>
<td>100%</td>
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</table>

### FLOOR AREA AND FAR

#### Proposed (Building)

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<th>% FAR</th>
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<tbody>
<tr>
<td>Studio</td>
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<td>50.0</td>
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<tr>
<td>One BM</td>
<td>1.2</td>
<td>57.5</td>
</tr>
<tr>
<td>Two BM</td>
<td>1.4</td>
<td>63.5</td>
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<tr>
<td>TOTAL</td>
<td>1.4</td>
<td>57.5</td>
</tr>
</tbody>
</table>

### LOT 7, in Block 3 of Moulton’s Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the office of the County Recorder of said County.

### LOT 7, in Block 3 of Moulton’s Addition, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 5 page 468 of Miscellaneous Records, in the office of the County Recorder of said County.

### LOT 9, in Block 3 of Moulton’s Addition, as per map recorded in book 5 page 468 of Miscellaneous Records of said County.

### LOT 9, in Block 3 of Moulton’s Addition, as per map recorded in book 5 page 468 of Miscellaneous Records, in the office of the County Recorder of said County and more commonly known as 1815 Hancock Ave., Los Angeles, California.
LOT COVERAGE
Building Footprint 83.05% = 77,810 / 93,690
Parking / Landscape 10.41% = 9,750 / 93,690
Landscape 6.54% = 6,130 SF / 93,690

HEIGHT & STORIES
Permitted
Zone CM-1VL M1-1VL
Height 45'-0" 45'-0"
Stories 3 3

Off-Menu Density Bonus Incentive
Increase (Build 1 only)
Zone CM-1VL
Height 23'-0"
Stories 2

Total 66'-0" 5

Proposed
Building 1
Height 66'-0"
Stories 3

Building 2
Height 38'-0"
Stories 2

Building 3
Height 45'-0"
Stories 1 & 2

Building 4
Height 27'-0"
Stories

YARDS & SETBACKS
CM-1VL - Required
Use Residential Commercial
Front 0 ft 0 ft
Side Yard 8 ft 0 ft
Rear Yard 0 ft 0 ft

CM-1VL - Proposed
Building 1
Front 0 ft
Side Yard 8 ft
Rear Yard 0 ft

Note: M1-1VL Zone does not require yard setbacks for commercial buildings

OPEN SPACE
No. Habitable Rooms Area/au Area
Required < 3 habitable rooms 100 9,300
> 3 habitable rooms 125 500
Total 9,800

Required Outdoor Min 50% 4,900
Permitted Indoor Up to 25% 2,450

Proposed Outdoor
Level 2 courtyard 7,390
Level 5 Terrace 1,070
Total 8,460 outdoor area

Indoor Community Space Level 2 Community Room 1,340
Total 9,800

Landscape Requirement 2,115 sf 25% of provided outdoor open space

PARKING
Residential Required
< 3 habitable rooms 1 60 60 0
> 3 habitable rooms 1.5 33 49.5 0
Total 97 117 0

Commercial Required
(Pursuant to the State Enterprise Zone)
Building 1 1/500 sf 28,418 30% 10
Building 2 1/500 sf 9,856 20
Building 3 1/500 sf 27,300 55
Building 4 1/500 sf 4,254 3
Total 124

Commercial Proposed
Parking Garage (Build 3) 68 4 38 110
Surface Parking 5 1 8 12
Total 124

BICYCLE PARKING
Required Short Term Bike Parking Residential
1 - 25 dia 1 per 10 25 2.5
26-100 dia 1 per 15 73 4.8
Total 76

Commercial
Retail / Grocery 1 per 2,000 28,418 14.2
Institutional / Clinic 1 per 10,000 9,856 2
Institutional / MDH 1 per 10,000 27,300 5.5
Institutional / Clinic 1 per 10,000 4,254 2
Total 29

Required Short Term Total 28

Required Long Term Bike Parking Residential
1-25 dia 1 per 1 25 25
26-100 dia 1 per 1.5 73 48
Total 73

Commercial
Retail / Grocery 1 per 2,000 28,418 14.2
Institutional / Clinic 1 per 5,000 9,856 2
Institutional / MDH 1 per 5,000 27,300 5.5
Institutional / Clinic 1 per 5,000 4,254 2
Total 24

Required Long Term Total 97

Proposed Short Term Bike Parking Total 28
Proposed Long Term Bike Parking Total 97

Replacement Bike Parking Total (4 bike to 1 car) 64
### Building 1
- **Type**: Mixed-use 5-story building
- **Levels**:
  - Level 1: Medical Office
  - Levels 2-5: Residential & Community Spaces
- **Area**: 7,390 SF
- **Open Space**:
  - Level 2: Courtyard (7,390 SF)
  - Level 5: Terrace (1,070 SF)

### Building 2
- **Type**: 2-story building
- **Levels**:
  - Level 1: Medical Clinic
  - Level 2: Office
- **Area**: 1,195 SF

### Building 3
- **Type**: 5-story building
- **Levels**:
  - Level 1: Parking Structure
  - Levels 2-5: Residential & Community Spaces
- **Area**: 10,950 SF

### Building 4
- **Type**: 4-story building
- **Levels**:
  - Level 1: Medical Office
  - Levels 2-4: Office
- **Area**: 8,460 SF

### Open Space Data
- **Required Open Space** for Building 1:
  - 9,000 SF
- **Required Outdoor Common Open Space (50% Min.)**:
  - 4,500 SF
- **Provided Outdoor Open Space** for Building 1:
  - Total: 8,460 SF
- **Provided Indoor Common Open Space** for Building 1:
  - Total: 1,340 SF

### Excess Open Space
- **On Grade**: 7,460 SF

**Legend**
- Red: Required Open Space
- Gray: Excess Open Space

**Notes**
- Private open space (balconies) and 5th level terrace not used to meet open space requirement.
- Interior common space not used to meet requirement.
VIEW ALONG N. HANCOCK ST.

1829 N. HANCOCK ST., LOS ANGELES, CA 90031

1804437 | November 12, 2019

RENDERINGS
5.A01
VIEW ALONG N. MAIN ST.

The Decro Group
1829 N. HANCOCK ST., LOS ANGELES, CA 90031
VIEW ALONG N. JOHNSTON ST.
No Invasive plants shall be installed.

LANDSCAPE PLANTING NOTES: Conduct soil testing for agricultural suitability and amend soil to achieve suitable growing conditions.

Bark Mulch: All planting areas to be completely covered in 3" layer of fir bark mulch.

Street Trees to be planted according to LA City Standard Planting Detail S-663-1, and approved by BSS Street Tree Division.

Applied Water Allowance as provided for in the LA Irrigation Guidelines (MWELO).

All hose bibs in public settings shall have locks.

All landscape plantings shall be irrigated by an automatically-controlled, underground, drip irrigation system with frost protection installed.

Shrubs, New
- 5 Gal. Species such as: Baja Spurge, Euphorbia Xantii
- 7 Gal. Species such as: Purple Mexican Sage, Salvia Leucantha 'Midnight'
- 10 Gal. Species such as: Happy Wanderer Lilac Vine, Calliandra Haematocephala
- 15 Gal. Species such as: Bougainvillea
- 24" box Species such as: Cuphea Hysopifolia, Flax Phorium 'Alison Blackman'
- 30 Gal. Species such as: Japanese Citrus Pompadour
- 35 Gal. Species such as: Japanese Cherry plum, Prunus cerasifera 'Atropurpurea'
- 50 Gal. Species such as: Japanese Maples Koelreuteria Bipenatta, Chinese Flame Tree

Trees, New
- 24" box Species such as: Japanese Citrus Pompadour, Prunus cerasifera 'Atropurpurea'
- 30 Gal. Species such as: Japanese Cherry plum, Prunus cerasifera 'Atropurpurea'
- 50 Gal. Species such as: Japanese Maples Koelreuteria Bipenatta, Chinese Flame Tree

Vines, New
- 1 Gal. Species such as: Bougainvillea
- 3 Gal. Species such as: Happy Wanderer Lilac Vine, Calliandra Haematocephala
- 5 Gal. Species such as: Bougainvillea

Existing Tree Protect In Place
- Koelreuteria Bipenatta, Chinese Flame Tree
- Euphorbia Xantii Baja Spurge
- Salvia Leucantha 'Midnight' Purple Mexican Sage
- Calliandra Haematocephala Happy Wanderer Lilac Vine
- Prunus cerasifera 'Atropurpurea' Purple-Leaf Cherry Plum
- Kumquat Japanese Citrus

Existing Ornamental Pear Protect In Place
- Korean Pear

Notes:
- All planting areas to be completely covered in 3" layer of bark mulch.
- All planting areas to be irrigated by an automatically-controlled, underground drip irrigation system with frost protection installed.
- All landscape plants shall have locks.
- The landscape plantings and irrigation shall be managed so that the maximum allowable water use is less than the maximum allowable water use as provided for in the City of Los Angeles Landmark Ordinance (MWELO).

Landscape Planting Notes: Conduct soil testing for agricultural suitability and amend soil to achieve suitable growing conditions.

I agree to comply with the City of Los Angeles Landmark Ordinance and Irrigation Guidelines (MWELO).

No invasive plants shall be installed.

Lighting: Site Lighting plan shall be submitted for review.
FILING NOTIFICATION AND DISTRIBUTION

Parcel Map LA Number: AA-2019-7419-PMLA
CPC-2019-7418-CU-DB-SPR
ENV Number: ENV-2019-7420-EAF

Property Address: 1829 North Hancock Street

**EXPEDITED PROCESSING SECTION**

- **COUNCIL DISTRICT NO. 1**
  - Bureau of Engineering
    - (8) 21 Days: hillside - 35 days
  - Dept. of Building and Safety - Grading
    - (2) 21 Days: Hillside - 35 days
  - Dept. of Building and Safety - Zoning
    - (1) 10 Days
  - Dept. of City Planning - GIS
  - Dept. of Transportation, CWPC Section
    - (3) 10 days
  - Dept. of Fire, Engineering and Hydrant Unit
    - (1) 7 days
  - Bureau of Street Lighting
    - (1) 10 days
  - Bureau of Street Services, Urban Forestry
    - (1) 10 days

- **Department of Recreation and Parks**
  - (1) 10 days
  - Valley DOT - T. Gharagozi
    - (1) 10 days
  - Valley Branch
  - County Health Department
    - (1) 10 days
  - Imaging
  - Housing Department
  - DWP Water Design
  - Lincoln Heights Neighborhood Council

N.C. please respond with comments within 90 days from "distribution date" (LISTED ABOVE).

Pursuant to Sections 17.50 through 17.50 of the Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Deputy Advisory Agency requests that you submit a report within the time limits noted below so that your recommendations may be included in the final determination.

Vincent P. Bertoni,
Director of Planning

Nicholas Hendricks, Senior City Planner
Expeditied Processing Section

RECOMMENDATION REPORTS DUE BY:

1/28/2020

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

**Scenario Name:**
3000 North Main Street

**Description:**
Affordable housing, mixed-use project with 97 dwelling units.

**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

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Residents Served</th>
<th>Currently Non-Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Age 5</td>
<td>546</td>
<td>25</td>
</tr>
<tr>
<td>Age 5 to 9</td>
<td>540</td>
<td>20</td>
</tr>
<tr>
<td>Age 10 to 14</td>
<td>668</td>
<td>11</td>
</tr>
<tr>
<td>Age 15 to 17</td>
<td>808</td>
<td>12</td>
</tr>
<tr>
<td>Age 18 to 64</td>
<td>4,569</td>
<td>126</td>
</tr>
<tr>
<td>Age 65 and Over</td>
<td>1,026</td>
<td>11</td>
</tr>
</tbody>
</table>

### Household and Income Breakdown

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Households Served</th>
<th>Currently Non-Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $25,000</td>
<td>765</td>
<td>25</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>231</td>
<td>7</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>301</td>
<td>2</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>348</td>
<td>3</td>
</tr>
<tr>
<td>$75,000 and Over</td>
<td>303</td>
<td>9</td>
</tr>
</tbody>
</table>

**Source:** Census/ACS 2010