BOARD REPORT

DATE June 18, 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82868 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz ~-~ S. Piña-Cortez ~
H. Fujita ~-~ C. Santo Domingo ~
V. Israel ~-~ N. Williams

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-82868 (Project) to pay in-lieu fees to the City in order fulfill the Project’s requirements under provisions of Los Angeles Municipal Code Section 12.33; and,

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

PARK FEE SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code (LAMC) Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states that "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the 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 5430 North Lankershim Boulevard in the North Hollywood community of the City, and more specifically within the NoHo Arts District. The Project consists of a mixed-use, transit-oriented development project with 1,527 residential units, 311 of which are affordable, along with retail, restaurant, and office uses integrated with bicycle, bus, rail, and parking facilities. The Project property is owned by the Los Angeles Metropolitan Transportation Authority (Metro) and is located at, and includes, the North Hollywood Station, which is the terminus of both Metro B (Red) and Metro G (Orange) Lines. The proposed Project is included in Metro’s Joint Use Development Program and has been in development since March 2015.

The proposed Project also includes approximately 210,700 square-feet (SF) of private open space for the residential, office and commercial portions of the Project. In addition to the 210,700 SF of private open space, the Project will provide an additional 2.1 acres of publicly accessible open space plazas, which currently are designated as the “The Promenade”, the “Transit Square” and the “NoHo” square.

RAP Staff was informed by the applicant and the Department of City Planning that a development agreement and specific plan for the proposed Project are currently in progress.

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 May 28, 2020. 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 5, 2019. On March 6, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as “Upon Receipt.” The Advisory Agency Filing Notification is attached (Attachment 2).

It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting. After RAP staff received the above notification, staff contacted City Planning staff and advised them that the project had not yet participated in the required Early Consultation meeting and that the Project application should be placed on hold until the required Early Consultation Meeting was completed. RAP staff advised City Planning staff that RAP’s comments for the proposed Project would be provided after the required Early Consultation meeting was held and the Board had an opportunity to consider the project and provide a report to the Advisory Agency.

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 1,527 units would be:

\[ 11.04 \text{ Acres} = (1,527 \times 2.88) \times 0.00251 \]

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 311 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:

\[ 8.79 \text{ Acres} = (1,216 \times 2.88) \times 0.00251 \]

Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of the project site, as specified below:

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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a
combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP’s Rate and Fee Schedule. As of July 1, 2019, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$12,998.00 \times \text{number of new non-exempt dwelling units}$$

The maximum Park Fees payment for the Project’s proposed 1,527 units would be:

$$19,847,946.00 = 12,998.00 \times 1,527 \text{ dwelling units}$$

As currently proposed, the Project has 311 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:

$$15,805,568.00 = 12,998.00 \times 1,216 \text{ dwelling units}$$

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. According to data provided by the Trust for Public Land, approximately 62% 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 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 North Hollywood community of the City and within the North Hollywood – Valley Village Community Plan Area. Currently, the Project site contains Metro transit facilities, as well as commercial and retail spaces. The proposed Project is surrounded by commercial, retail, and residential uses 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 (½) walking distance of the Project site (EPADSS): 12,228 persons (15,676 persons per square mile)
- North Hollywood – Valley Village Community Plan Area (2017 American Community Survey): 13,150 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 210,700 SF of private open space. In addition to the private space within each of the Blocks, the ground-floor open space in Blocks 1, 5, and 6, as detailed in Attachment 1, would offer a publicly accessible, civic-friendly destination that is safe, comfortable, and convenient. Like traditional squares and plazas, seating is aggregated along the development for shopping, dining, and socializing. The center of the Project Site adjacent to Blocks 1, 5, and 6 on the corner of Lankershim Boulevard and Chandler Boulevard would feature the “Promenade”, “Transit Square”, and “NoHo Square”. 
The proposed Project’s “Promenade” would provide 31,600 square feet (approximately 0.73 acres) of open space. An expansive urban canopy would provide shade and framing of such space along the edges of the Lankershim Boulevard and Chandler Boulevard intersection. Meanwhile, the “Transit Square” would consist of approximately 40,600 square feet (approximately 0.93 acres) of open space. It would feature a retail area along with a terrace and planting area that would facilitate safe and convenient access to the Metro east portal, socialization and pedestrian activity. The “NoHo Square” consists of approximately 19,100 square feet (approximately 0.44 acres) of open space that would continue the Promenade urban tree canopy, provide a generous open lawn, and include both fixed and moveable seating areas. The “NoHo Square” is enclosed architecturally and can be seen as a central lawn to the developments on Block 5 and Block 6 that would also foster interaction amongst residents, office workers, and pedestrians.

The amount of common open space being provided by the proposed Project exceeds 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.). However, 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 may not significantly reduce the Project’s impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the Project’s residents.

Public Park Access

There are two RAP-operated public parks 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).

- North Hollywood Recreation Center, located at 11430 West Chandler Boulevard, is a 55.60-acre facility that provides a variety of amenities including a recreation center, swimming pool, basketball courts, soccer fields, baseball diamonds, skate park, roller hockey rink, walking paths and fitness equipment.
- Valley Village Park, located at 5000 North Westpark Drive, is a 6.47-acre facility that provides open spaces, picnic areas, and a children’s play area.

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 3,525 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.

Nearby Public Park Projects

There are no new public parks currently in development within a two-mile radius of the Project site.

There are no major 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.

If a new public park was provided at the Project location, the park would serve Project residents and 3,525 currently unserved residents within a half-mile walking distance.

There are no public parks currently in development within a two-mile radius of the Project site.

There are no park renovation projects currently in development within a two (2) mile radius of the Project site.

The Project site is not located in an existing park service radius gap. There are two RAP-operated public parks within a half-mile walking distance from the Project. However, North Hollywood Recreation Center will be easily accessible to future Project residents, and may provide sufficient recreation amenities to serve the needs of those residents. Additionally, the Park Fees that the Project would be required to pay could be utilized to help fund the renovation or replacement of various park amenities at North Hollywood Park that are in need of improvement, such as the recreation center and the swimming pool.

The proposed Project plans to provide an additional 2.1 acres of publicly accessible open space in the form of the Promenade, Transit Square, and NoHo Square that are not currently required by the LAMC, specific plan or any other planning document. These additional open space areas will facilitate safe and easy access to public transit as well as provide opportunities for passive recreation for the surrounding community. Once the development agreement and specific plan are finalized, these publicly accessible areas will likely be protected for the life of the proposed Project.
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 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 fund capital improvements at existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

1) Conceptual Project Renderings
2) Advisory Agency Filing Notice
3) Aerial View of Project Site
4) Generalized Zoning
5) Project Location and Surrounding Parks
6) EPADSS Report
DISTRICT NOHO

CITY PLANNING SUBMITTAL

DISTRICT NOHO CITY PLANNING PROJECT SUMMARY

11/01/19 | MP-A04

HighStreet Architecture

NORTH HOLLYWOOD, CA

1 2 3 4 5 6 7 8

DISTRICT NOHO CITY PLANNING PROJECT SUMMARY

DISTRICT NOHO

PROJECT INFORMATION

PROPOSED TRANSIT CENTER MIXED USE DEVELOPMENT CONTAINING RESIDENTIAL, RETAIL, RESTAURANT, AND OFFICE PROGRAM WITH 31 INDIVIDUAL BLOCKS AS DETAILED BELOW:

BLOCK 1

PROJECT INFORMATION

PROPOSED PUBLIC TRANSIT CENTER WITH REALLOCATED EXISTING HISTORIC DEPOT, METRO RED LINE ENTRY PORTAL, LOCAL BUS SPACE STRUCTURE.

STORIES PROPOSED: 1 STORY

BUILDING HEIGHT (PER LAMC): 99

LOT AREA: PROPOSED: 156,702 SF

PROGRAM AREA (PER LAMC): RETAIL: 6,400 SF

OFFICE: 7,000 SF

VEHICLE PARKING PROVIDED: MAINTENANCE: 2

BICYCLE PARKING PROVIDED: METRO: 100

BLOCK 2

PROJECT INFORMATION

PROPOSED 28 STORY MIXED USE BUILDING COMPRISING OF: 330 APARTMENT UNITS GROUNDS LEVEL RETAIL / RESTAURANT SPACE 4 LEVELS SUBTERREAN PARKING 2 LEVELS PARKING

STORIES PROPOSED: 28 STORIES

BUILDING HEIGHT PROPOSED: 327’

LOT AREA: PROPOSED: 73,754 SF

PROGRAM AREA (PER LAMC): RESIDENTIAL: 308,000 SF

RETAIL: 18,450 SF

UNIT MIX: STUDIO: 414 UNITS 18%

1 BEDROOM: 126 UNITS 56%

2 BEDROOM: 66 UNITS 29%

3 BEDROOM: 35 UNITS 6%

TOTAL: 535 UNITS 100%

VEHICLE PARKING PROVIDED: RESIDENTIAL: 568

RETAIL: 140

TOTAL: 708

BICYCLE PARKING PROVIDED: RESIDENTIAL: 264

BLOCK 3

PROJECT INFORMATION

PROPOSED 28 STORY MIXED USE BUILDING COMPRISING OF: 468 APARTMENT UNITS GROUNDS LEVEL RETAIL / RESTAURANT SPACE 4 LEVELS SUBTERREAN PARKING 2 LEVELS PARKING

STORIES PROPOSED: 28 STORIES

BUILDING HEIGHT PROPOSED: 327’

LOT AREA: PROPOSED: 220,000 SF

PROGRAM AREA (PER LAMC): RESIDENTIAL: 703,700 SF

RETAIL: 20,750 SF

UNIT MIX: STUDIO: 414 UNITS 18%

1 BEDROOM: 126 UNITS 56%

2 BEDROOM: 66 UNITS 29%

3 BEDROOM: 35 UNITS 6%

TOTAL: 535 UNITS 100%

VEHICLE PARKING PROVIDED: RESIDENTIAL: 568

RETAIL: 140

TOTAL: 708

BICYCLE PARKING PROVIDED: RESIDENTIAL: 264

BLOCK 4

PROJECT INFORMATION

PROPOSED 20 STORY MIXED USE BUILDING COMPRISING OF: 300 APARTMENT UNITS GROUNDS LEVEL RETAIL / RESTAURANT SPACE 3 LEVELS SUBTERREAN PARKING 2 LEVELS PARKING

STORIES PROPOSED: 20 STORIES

BUILDING HEIGHT PROPOSED: 220’

LOT AREA: PROPOSED: 84,310 SF

PROGRAM AREA (PER LAMC): RESIDENTIAL: 258,720 SF

RETAIL: 5,570 SF

UNIT MIX: STUDIO: 38 UNITS 25%

1 BEDROOM: 154 UNITS 51%

2 BEDROOM: 71 UNITS 24%

TOTAL: 363 UNITS 100%

VEHICLE PARKING PROVIDED: RESIDENTIAL: 377

RETAIL: 12

TOTAL: 389

BICYCLE PARKING PROVIDED: RESIDENTIAL: 172

PROJECT SUMMARY

TOTAL UNITS: 1,764

MARKET: 1,266 UNITS

RESIDENTIAL: 1,236 UNITS 70%

RETAIL: 50 UNITS 3%

OFFICE: 60 UNITS 4%

CULTURAL: 23 UNITS 1%

STORAGE: 17 UNITS 1%

AFFORDABLE: 498 UNITS

RESIDENTIAL: 476 UNITS 36%

RETAIL: 12 UNITS 0%

OFFICE: 10 UNITS 0%

CULTURAL: 1 UNITS 0%

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District NoHo Specific Plan to establish tree replacement ratios tailored to the specifics of the Project's expansive, consolidated communal open spaces.
PLANT SCHEDULE

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<td>Euphorbia ingens</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PERENNIALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delosperma</td>
</tr>
<tr>
<td>Kalanchoe blossfeldiana</td>
</tr>
<tr>
<td>Kniphofia uvaria</td>
</tr>
<tr>
<td>Penstemon centranthifolius</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TURFGRASS &amp; SEED MIXES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bouteloua gracilis</td>
</tr>
<tr>
<td>Leymus 'Canyon Prince'</td>
</tr>
<tr>
<td>Muhlenbergia dubia</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsis radicans</td>
</tr>
<tr>
<td>Dombeya 'fasciculata'</td>
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</table>
## PLANT SCHEDULE

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>SPACING</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DECIDUOUS &amp; EVERGREEN TREES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chitalpa tashkentensis</td>
<td>Chitalpa</td>
<td>30&quot; box</td>
<td>per plan</td>
<td>Low-branching</td>
</tr>
<tr>
<td>Lagerstroemia indica</td>
<td>Crape Myrtle</td>
<td>30&quot; box</td>
<td>per plan</td>
<td>Low-branching</td>
</tr>
<tr>
<td>Parkinsonia 'Desert Museum'</td>
<td>Desert Museum Palo Verde</td>
<td>48&quot; box</td>
<td>per plan</td>
<td>Low-branching</td>
</tr>
<tr>
<td>Parkinsonia microcarpa</td>
<td>California Sycamore</td>
<td>48&quot; box</td>
<td>per plan</td>
<td>Low-branching</td>
</tr>
<tr>
<td>Prosopis 'Phoenix'</td>
<td>Thornless Mesquite</td>
<td>48&quot; box</td>
<td>per plan</td>
<td>Low-branching</td>
</tr>
<tr>
<td>Quercus engelmannii</td>
<td>Englemann Oak</td>
<td>80&quot; box</td>
<td>per plan</td>
<td>Standard</td>
</tr>
<tr>
<td>Ulmus parvifolia</td>
<td>Chinese Elm</td>
<td>48&quot; box</td>
<td>per plan</td>
<td>Standard</td>
</tr>
<tr>
<td><strong>PALMS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Washingtonia robusta</td>
<td>Mexican Fan Palm</td>
<td>-</td>
<td>per plan</td>
<td>22-25' bth</td>
</tr>
<tr>
<td>Washingtonia filifolia</td>
<td>Hybrid Fan Palm</td>
<td>-</td>
<td>per plan</td>
<td>22-25' bth</td>
</tr>
<tr>
<td>Phoenix dactylifera</td>
<td>Date Palm</td>
<td>-</td>
<td>per plan</td>
<td>14-16' bth</td>
</tr>
<tr>
<td><strong>DECIDUOUS &amp; EVERGREEN SHRUBS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Euphorbia xantii</td>
<td>Baja Spurge</td>
<td>5 gal</td>
<td>3'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Galvezia speciosa</td>
<td>Island Snapdragon</td>
<td>1 gal</td>
<td>3'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Myrica californica</td>
<td>Pacific Wax Myrtle</td>
<td>10 gal</td>
<td>4'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Pedilanthus gracilis</td>
<td>Fern Podocarpus</td>
<td>15 gal</td>
<td>4'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Rhamnus carolinus 'Blue Spire'</td>
<td>Rosemary</td>
<td>5 gal</td>
<td>3'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Salvia leucophylla</td>
<td>Purple Sage</td>
<td>1 gal</td>
<td>3'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Sambucus chinensis</td>
<td>Lavender Cotton</td>
<td>5 gal</td>
<td>2'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td><strong>GROUNDCOVERS &amp; SEDUMS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agave 'Blue Flame'</td>
<td>Blue Flame Agave</td>
<td>5 gal</td>
<td>3'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Agave 'Blue Glow'</td>
<td>Blue Glow Agave</td>
<td>5 gal</td>
<td>1'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Aloe 'Microglow'</td>
<td>Monstera Arborescens</td>
<td>5 gal</td>
<td>2'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Bahia bigelata</td>
<td>Bahia</td>
<td>1 gal</td>
<td>1'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Euphorbia ingens</td>
<td>California Tree</td>
<td>15 gal</td>
<td>3'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td><strong>PERENNIALS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Datisa glovera</td>
<td>Firecracker Lily</td>
<td>5 gal</td>
<td>2'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Nasturtium officinaleus</td>
<td>Fire Plant</td>
<td>10 gal</td>
<td>2'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Kaffirilla asclea</td>
<td>Red Hot Poker</td>
<td>1 gal</td>
<td>2'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Perennial centranthina</td>
<td>Scarlet Bugler</td>
<td>1 gal</td>
<td>2'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td><strong>TEMPORARY &amp; SEED MIXES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tithonia diversiflora</td>
<td>Bluepoint Grass</td>
<td>1 gal</td>
<td>1'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Lycium 'Campfire Prince'</td>
<td>Campfire Prince Wild Rose</td>
<td>1 gal</td>
<td>2'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Mahonia aquifolium</td>
<td>Firethistle</td>
<td>1 gal</td>
<td>2'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td><strong>VINES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Campsis radicans</td>
<td>Trumpet Creeper</td>
<td>5 gal</td>
<td>3'-0&quot;</td>
<td>a.c.</td>
</tr>
<tr>
<td>Distictus buccinatoris</td>
<td>Blood Red Trumpet Vine</td>
<td>5 gal</td>
<td>3'-0&quot;</td>
<td>a.c.</td>
</tr>
</tbody>
</table>
Updated Filing Notification and Distribution Form
NOTE: this is a duplexed document, please see reverse side.

Vesting Tract Map No. VTT-82868
Property Address: 5430 N. Lankershim Blvd.
Community Plan: North Hollywood - Valley Village

<table>
<thead>
<tr>
<th>CITY OF LOS ANGELES</th>
</tr>
</thead>
<tbody>
<tr>
<td>CALIFORNIA</td>
</tr>
<tr>
<td>ERIC GARCETTI</td>
</tr>
<tr>
<td>MAYOR</td>
</tr>
</tbody>
</table>

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHUR L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

INFORMATION
http://planning.lacity.org

Deemed Complete Date: 03/02/2020
Distribution Date: 03/06/2020

COUNCIL DISTRICT NO. 2
Bureau of Engineering
Dept. of Building and Safety – Grading
Dept. of Building and Safety – Zoning
Dept. of Transportation, CWPC Section
DWP Real Estate
DWP Water Engineering & Distribution
Dept. of Fire, Engineering and Hydrant Unit
Bureau of Street Lighting

Animal Regulation (hillside or grading)

MODIFICATION/REVISION REQUEST
Thomas Guide: 562 - GRID J2
D.M. 171-B-173, 171-B-169, 174-B-169, 174-B-173
Housing Department (no P.S.)
Department of Recreation and Parks
Bureau of Sanitation
Urban Forestry Division
Board Of Education (no P.S.)
County Health Department (no P.S.)
GIS

DATE DUE: UPON RECEIPT
Please send your reports to the following NEW e-mail address: Planning.MajorProjects@lacity.org and elva.nunodonnell@lacity.org

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP
Advisory Agency

Beverly Quezada
Major projects Unit
### Generalized Zoning

<table>
<thead>
<tr>
<th>Category</th>
<th>Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Minimum Residential, Very Low / Very Low I Residential, Very Low II Residential, Low / Low I Residential, Low II Residential, Low Medium / Low Medium I Residential, Low Medium II Residential, Medium Residential, High Medium Residential, High Density Residential, Very High Medium Residential</td>
</tr>
<tr>
<td>Industrial</td>
<td>Commercial Manufacturing, Limited Manufacturing, Light Manufacturing, Heavy Manufacturing, Hybrid Industrial</td>
</tr>
<tr>
<td>Parking</td>
<td>Parking Buffer</td>
</tr>
<tr>
<td>Port of Los Angeles</td>
<td>General / Bulk Cargo - Non Hazardous (Industrial / Commercial), General / Bulk Cargo - Hazard, Commercial Fishing, Recreation and Commercial, Intermodal Container Transfer Facility Site</td>
</tr>
<tr>
<td>Los Angeles International Airport</td>
<td>Airport Landside / Airport Landside Support, Airport Airside, LAX Airport Northside</td>
</tr>
</tbody>
</table>

### General Plan Land Use

**Legend**

- **Residential**
  - Minimum Residential
  - Very Low / Very Low I Residential
  - Very Low II Residential
  - Low / Low I Residential
  - Low II Residential
  - Low Medium / Low Medium I Residential
  - Low Medium II Residential
  - Medium Residential
  - High Medium Residential
  - High Density Residential
  - Very High Medium Residential

- **Commercial**
  - Limited Commercial
  - Limited Commercial - Mixed Medium Residential
  - Highway Oriented Commercial
  - Highway Oriented and Limited Commercial
  - Highway Oriented Commercial - Mixed Medium Residential
  - Neighborhood Office Commercial
  - Community Commercial
  - Community Commercial - Mixed High Residential
  - Regional Center Commercial

- **Industrial**
  - Commercial Manufacturing
  - Limited Manufacturing
  - Light Manufacturing
  - Heavy Manufacturing
  - Hybrid Industrial

- **Parking**
  - Parking Buffer

- **Port of Los Angeles**
  - General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
  - General / Bulk Cargo - Hazard
  - Commercial Fishing
  - Recreation and Commercial
  - Intermodal Container Transfer Facility Site

- **Los Angeles International Airport**
  - Airport Landside / Airport Landside Support
  - Airport Airside
  - LAX Airport Northside

- **Open Space / Public Facilities**
  - Open Space
  - Public / Open Space
  - Public / Quasi-Public Open Space
  - Other Public Open Space
  - Public Facilities

- **Industrial**
  - Limited Industrial
  - Light Industrial
POINTS OF INTEREST

Alternative Youth Hostel (Proposed)
Animal Shelter
Area Library
Area Library (Proposed)
Bridge
Campground
Campground (Proposed)
Cemetery
HW Church
City Hall
Community Center
Community Library
Community Library (Proposed Expansion)
Community Library (Proposed)
Community Park
Community Park (Proposed Expansion)
Community Park (Proposed)
Community Transit Center
Convalescent Hospital
Correctional Facility
Cultural / Historic Site (Proposed)
Cultural / Historical Site
Cultural Arts Center
DMV DMV Office
DWP DWP Pumping Station
Equestrian Center
Fire Department Headquarters
Fire Station
Fire Station (Proposed Expansion)
Fire Station (Proposed)
Fire Supply & Maintenance
Fire Training Site
Fireboat Station
Health Center / Medical Facility
Helipad
Historic Monument
Historical / Cultural Monument
Horsekeeping Area
Horsekeeping Area (Proposed)
Horticultural Center
Hospital
Hospital (Proposed)
HW House of Worship
Important Ecological Area
Important Ecological Area (Proposed)
Interpretive Center (Proposed)
Junior College
MTA / Metrolink Station
MTA Station
MTA Stop
MWD Headquarters
Maintenance Yard
Municipal Office Building
Municipal Parking lot
Neighborhood Park
Neighborhood Park (Proposed Expansion)
Neighborhood Park (Proposed)
Oil Collection Center
Parking Enforcement
Police Headquarters
Police Station
Police Station (Proposed Expansion)
Police Station (Proposed)
Police Training site
PO Post Office
Power Distribution Station
Power Distribution Station (Proposed)
Power Receiving Station
Power Receiving Station (Proposed)
Private College
Private Elementary School
Private Golf Course
Private Golf Course (Proposed)
Private Junior High School
Private Pre-School
Private Recreation & Cultural Facility
Private Senior High School
Private Special School
Public Elementary (Proposed Expansion)
Public Elementary School
Public Elementary School (Proposed)
Public Golf Course
Public Golf Course (Proposed)
Public Housing
Public Housing (Proposed Expansion)
Public Junior High School
Public Junior High School (Proposed)
Public Middle School
Public Senior High School
Public Senior High School (Proposed)
Pumping Station
Pumping Station (Proposed)
Refuse Collection Center
Regional Library
Regional Library (Proposed Expansion)
Regional Library (Proposed)
Regional Park
Regional Park (Proposed)
Residential Plan Development
Scenic View Site
Scenic View Site (Proposed)
School District Headquarters
School Unspecified Loc/Type (Proposed)
Skill Center
Social Services
Special Feature
Special Recreation (a)
Special School Facility
Special School Facility (Proposed)
Steam Plant
Surface Mining
Trail & Assembly Area
Trail & Assembly Area (Proposed)
Utility Yard
Water Tank Reservoir
Wildlife Migration Corridor
Wildlife Preserve Gate
**Scenario Information**

**Scenario Name:**
VTT-82868

**Description:**
Proposed mixed-use development with 1,527 residential units and 598,199 sq ft of commercial space

**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>Residents Served</th>
<th>Currently Non-Served</th>
<th>Residents Served: 12,228</th>
<th>3,525</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Age 5:</td>
<td>639</td>
<td>249</td>
<td></td>
</tr>
<tr>
<td>Age 5 to 9:</td>
<td>499</td>
<td>202</td>
<td></td>
</tr>
<tr>
<td>Age 10 to 14:</td>
<td>510</td>
<td>226</td>
<td></td>
</tr>
<tr>
<td>Age 15 to 17:</td>
<td>352</td>
<td>150</td>
<td></td>
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<tr>
<td>Age 18 to 64:</td>
<td>9,380</td>
<td>2,541</td>
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</tr>
<tr>
<td>Age 65 and Over:</td>
<td>848</td>
<td>157</td>
<td></td>
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</tbody>
</table>

**Household and Income Breakdown**

<table>
<thead>
<tr>
<th>Households Served</th>
<th>Currently Non-Served</th>
<th>Total Households Served: 5,558</th>
<th>1,189</th>
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</thead>
<tbody>
<tr>
<td>Under $25,000:</td>
<td>1,826</td>
<td>424</td>
<td></td>
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<tr>
<td>$25,000 to $34,999:</td>
<td>630</td>
<td>161</td>
<td></td>
</tr>
<tr>
<td>$35,000 to $49,999:</td>
<td>677</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>$50,000 to $74,999:</td>
<td>1,215</td>
<td>256</td>
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</tr>
<tr>
<td>$75,000 and Over:</td>
<td>1,210</td>
<td>257</td>
<td></td>
</tr>
</tbody>
</table>

Source: Census/ACS 2010

---

City of Los Angeles
Department of Recreation and Parks
Date Generated: 03/18/2020

Disclaimer: This report 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 report. The map and associated data are provided "as is" without warranty of any kind.