BOARD REPORT

DATE March 18, 2021

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83227 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz M. Rudnick
H. Fujita C. Santo Domingo
V. Israel N. Williams

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83227 (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 Park Commissioners’ (Board) recommendation.

SUMMARY

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

LAMC Section 17.03 (Advisory Agency) 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 is located at 905 – 923 South Beacon Street and 1720 James M. Wood Boulevard in the Westlake South community of the City of Los Angeles (City). The Project site is approximately 0.77 gross acres. The Project, as currently proposed, includes the construction of a new mixed-use development consisting of 145 apartment units, 15 of which are affordable units, along with approximately 2,000 square feet (SF) of retail space and two levels of subterranean parking.

The Project also includes approximately 9,851SF of common open space, which includes a fitness room, pool club, open patio space, sky club, dog run, pool, and courtyard.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City 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 October 29, 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 Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on December 18, 2020. On January 15, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project “Upon Receipt”. The Advisory Agency Filing Notification is attached (Attachment 2).
If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, “All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.”

LAMC 12.33 D.2.b states “Any land dedication for park and recreation purposes shall not be deducted from a site’s gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio.”

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD** = (**DU** x **P**) x **F**
  - **LD** = Land to be dedicated in acres.
  - **DU** = Total number of new market-rate dwelling units.
  - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
    - **P** = 2.88
  - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
    - **F** = 0.00251 (2.51 acres of park land per 1,000 residents)

The **maximum** required land dedication for the Project’s proposed 145 units would be:

1.04 Acres = (145 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 15 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:

\[
0.93 \text{ Acres} = (130 \times 2.88) \times 0.00251
\]

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

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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, 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 applicant states that the Project is not a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code.

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, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\[
$13,609.00 \times \text{number of new non-exempt dwelling units}
\]
The **maximum** Park Fees payment for the Project’s proposed 145 units would be:

\[\text{\$1,973,305.00} = \text{\$13,609 \times 145 dwelling units}\]

As currently proposed, the Project has 15 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:

\[\text{\$1,769,170.00} = \text{\$13,609.00 \times 130 dwelling units}\]

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

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

**STAFF ANALYSIS AND RECOMMENDATION**

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board’s consideration, 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 facilitates 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 2020 Park Score Index, approximately 62% 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 Westlake South community of the City and within the Westlake Community Plan Area. Currently, the Project site is a parking lot and is surrounded by parking, residential, and commercial uses.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high-density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile (1/2) walking distance of the Project site (EPADSS): 21,085 persons (40,548 persons per square mile).
- Westlake Community Plan Area (2014 American Community Survey): 39,674 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 9,851 SF of common open space, which includes a fitness room, pool club, open patio space, sky club, dog run, pool, and courtyard.

The amount of common open space being provided by the Project does not appear to significantly 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 (½) mile walking distance of the Project site:

- Hope and Peace Park is a 0.57-acre park located at 843 South Bonnie Brae Street in the Westlake community of the City that provides a half basketball court, children's play area, and a splash pad for the use of the surrounding community.
- MacArthur Park is a 29.87-acre facility located at 2230 West 6th Street in the Westlake community of the City that provides a play area, band shell, lake, synthetic meadow, and picnic areas for the surrounding community.
- Valencia Triangle is a 0.06-acre park, located at 8th Street and Valencia Street. Valencia Triangle is currently improved with benches, landscaping, and a bust of Francisco Morazan.

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

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

- The 1st and Broadway Park – Park Development (PRJ20781) (PRJ21252) Project, located at 217 West 1st Street, proposes the development of a new 1.96-acre community park in Council District 14. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is being led by the Bureau of Engineering (BOE) and is currently in the bid and award stage. It is unknown when the 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.
There are four (4) park renovation projects in development within a two (2) mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Alvarado Terrace Park – Playground Replacement (PRJ21312) Project
- Echo Park – Building Improvements (PRJ21424) (PRJ21440) Project
- Lafayette Park – Outdoor Improvements and New Synthetic Field (PRJ21330) (PRJ20495) Project
- Macarthur Park – Playground Replacement (PRJ21027) Project

There are nine (9) park renovation projects currently in various stages of planning and development within a two (2) mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Hope and Peace Park – Outdoor Improvements Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- Macarthur Park – Outdoor Improvements Project
- Macarthur Park – New Playground Project
- Macarthur Park – New Boathouse Project
- Normandie Recreation Center – Outdoor Improvements (PRJ21060) Project
- Pershing Square – Phase 1 (PRJ21113) Project
- Pico Union Park – Playground Replacement (PRJ21218) (PRJ21320) Project
- San Julian – New Restroom (PRJ21211) Project

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 there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

Additionally, the Project has less than 50 parcels and, per the Project applicant, the proposed Project is not a condominium project, stock cooperative or community apartment project, as defined in Sections 4105, 4125, and 4190 of the Civil Code. Therefore, as previously noted in this report, based on Section 66477 (7) of the California Government Code, only the payment of fees may be required.

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 the 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) Attachment 1 - Conceptual Project Renderings
2) Attachment 2 - Advisory Agency Filing Notice
3) Attachment 3 - Aerial View of Project Site
4) Attachment 4 - Zoning and Community Plan Map
5) Attachment 5 - Project Location and Surrounding Parks
6) Attachment 6 - EPADSS Report
The proposed Project is the construction of a 7-story mixed-use development consisting of 145 residential units, of which 15 units will be deed restricted to Extremely Low Income Households, and approximately 2,000 square feet of retail floor area. Two levels of subterranean parking and at-grade parking are provided with vehicular access located on Beacon Avenue.

The Applicant would request Transit Oriented Communities ("TOC") with additional incentives, and Site Plan Review.

1. TOC Incentives (for Tier 2) as follows:
   a. Base Incentives, Section VI of the TOC Guidelines:
      i. Section VI.7.A.2.d permitting an increase in the allowable density, to a total of 145 total units.
      ii. Section VI.7.A.2.e permitting an increase in the allowable FAR, from an allowable base FAR of 1.51 in the C2 Zone and 0.5 in the R4 Zone to an overall FAR of 4.51.
      iii. Section VI.7.A.2.f permitting the required parking for all residential units not to exceed 0.5 space per unit.
      iv. Section VI.7.A.2.g permitted.
      v. Section VI.7.A.2.h, c, and f.
   b. Additional Incentives, Section VI of the TOC Guidelines:
      i. Section VI.7.A.2.i, permitting a front yard reduction by averaging the front yards of adjoining buildings along the same street frontage.
      ii. Section VI.7.A.2.j permitting a 30% yard reduction of the western side yard and southern rear yard.
      iii. Section VI.7.A.2.k permitting the averaging of Floor Area Ratio, Density, Parking, or Open Space, and permitting Vehicular Access.

2. Site Plan Review for projects which create 50 or more dwelling units.

The proposed Project meets the TOC "Or-Else Restricted Affordable Units" requirements:
- 145 DV x 10% = 15 DV L.E.L., required & provided.

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**APPLICABLE CODES**
- City of Los Angeles TOC Guidelines (2019)
- California Plumbing Code (2019)
- California Mechanical Code (2019)
- California Electrical Code (2019)
- California Fire Code (2019)
- California Energy Codes (2019)
- California Green Building Standards Code (2019)
- Americans with Disabilities Act
- National Fire Protection Association Standards (NFPA 101, 141)
1 927 BEACON: 13'
2 931 BEACON: 13'
3 935 BEACON: 13'
4 941 BEACON: 5'
5 945 BEACON: 0'
6 953 BEACON: 30'

13+13+13+5+0+30 = 74'

74'/6 (PROPERTIES) = 12.3'

AVERAGE FRONT YARD SETBACK
### Building Area

Per LAMC 12.03:

**Area in Square Feet Confined within the Exterior Walls of a Building, but not Including the Area of the Following:**
- Exterior walls, stairways, shafts, rooms housing building equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.

**Areas of the Building not Provided with Surrounding Walls shall be Included in the Building Area if such Areas are Included within the Horizontal Projection of the Roof or Floor above.**

### Allowed Area

119,508 SF

### Proposed Area

119,508 SF

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### Legend

- **Red**: Commercial / Retail
- **Blue**: Residential
- **Gray**: Shafts (Not Included)
**MIXED-USE PROJECT**

**PER LAMC 13.09.B.3**

MIXED Use Project means a Project which combines one or more Commercial Uses and multiple dwelling units in a single building or in a Unified Development and which provides the following:

1. A separate, Ground Floor entrance to the residential component, or a lobby that serves both the residential and Commercial Uses components; and

2. A pedestrian entrance to the Commercial Uses component that is directly accessible from a public street, and that is open during the normal business hours posted by the business.

A minimum of 35 percent of the Ground Floor Building Frontage abutting a public commercially zoned street, excluding driveways or pedestrian entrances, must be designed to accommodate Commercial Uses to a minimum depth of 25 feet.

**COMMERCIAL CORNER REGULATIONS & EXCEPTIONS**

**PER LAMC 12.22.A.23(D)(1)**

Exemptions. The following Projects shall not be subject to this subdivision:

1. A Mixed Use Project as defined in Section 13.09.B.3, that consists of predominantly residential uses and does not contain commercial uses enumerated in Section 12.24.W.27.

**JAMES M. WOOD BLVD.**

***COMMERCIAL FRONTAGE***: 78’-0” / (150’-42”) = 72.2% > 55%

**BEACON AVENUE**

***COMMERCIAL FRONTAGE***: 34’-0” / (100’-14”) = 39.5% > 55%

**LEGEND**

- COMMERCIAL / RETAIL
city living

Located less than one mile from LA Live and the urban core of downtown LA, the project site is perfectly positioned for residents looking to live close to their work and the buzz of the city, while allowing for an island of respite away from the everyday hustle of urban life.

The project provides much needed housing and retail options for the neighborhood and its surrounding community.
SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS, AND/OF BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS. THIS PLAN WAS PREPARED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR ALL SITE IMPROVEMENTS.

2. SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.

3. ALL ACCESSIBLE RAMPS AND ROUTES ARE REQUIRED TO HAVE THE FOLLOWING:
- HANDRAIL SURFACE SHALLENGE NOT EXCEED 5% SLOPE
- RAMPS SHALL NOT EXCEED 2% SLOPE AND SHALL HAVE REQUIRED CURVES AND HANDRAILS.
- ALL CROSS BLOPS SHALL NOT EXCEED 2%
- THERE SHALL BE NO ABUTMENT CHANGES IN ELEVATION ALONG THE ACCESSIBLE ROUTE.
- REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS.
PRELIMINARY LANDSCAPE DESIGN: LEVEL 1

PLANTING LEGEND
TREES
	THISTLE CONIFERA
	WASHINGITON PALM
	PACHYMARGRA

SHRUBS & GROUND COVERS

VINES

HARDSCAPE LEGEND

CONCRETE PAVING
TURF BLOCK OVER PERMAWOOD
SYNTHETIC GRASS

TOTAL LANDSCAPE AREA CALCULATION

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COMMON OPEN SPACE CALCULATION

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LANSCAPE REQUIRED @ COMMON OPEN SPACE: 1,081 SF (25%)

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TOTAL AREA: 9,880 SF (25%)

BEACON ST

SOLA INC
Landscape Architects

PROJECT # 22018
04/01/2020
LP-1
Filing Notification and Distribution

Tract Map No. VTT-83227-CN-HCA
Tract Map Date: January 15, 2021
Property Address: 905 S BEACON AVE
Community Plan: Westlake

☒ Council District No. 1

☒ Bureau of Engineering
☒ Dept. of Building and Safety - Grading
☒ Dept. of Building and Safety – Zoning
☒ Dept. of Transportation
☒ DWP Real Estate
☒ DWP Water Distribution Engineering
☒ Dept. of Fire, Engineering and Hydrant Unit
☒ Bureau of Street Lighting
☒ Animal Regulation (Hillside-ONLY)
☒ Department of Recreation and Parks

Distribution Date: January 15, 2021
Case Filing Date: December 18, 2020

☐ Hillside ☐ Yes ☒ No

☒ Bureau of Sanitation
☐ St. Services / Investigation & Enforcement-(haul routes - email ONLY: bss.haulroute@lacity.org)
☒ Urban Forestry / Land Development Section
☒ Housing Department (No P.S.)
☒ Board of Education/Environmental Health & Safety (No P.S.)
☒ Board of Education/Transportation (No P.S.)
☒ County Health Department (No P.S.)
☒ GIS (Final Map & LOD)

DATE DUE: UPON RECEIPT
Please send your reports to the following e-mail address: nur.i.cho@lacity.org and maria.reves@lacity.org.
Thank you.

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

VINCENT P. BERTONI, AICP
Advisory Agency

DEBBIE LAWRENCE
Deputy Advisory Agency
200 N. Spring Street, Room 621
Address: 905 S BEACON AVE
APN: 5137001034
PIN #: 130-5A203 206

Tract: CURLETT TRACT
Block: None
Lot: 1
Arb: None

Zoning: C2-1
General Plan: Highway Oriented Commercial
Scenario Information

Scenario Name:
VTT-83227

Description:
Mixed use development with 145-unit apartment (15 affordable units) and ground floor 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>Age Group</th>
<th>Total Residents Served</th>
<th>Currently Non-Served Residents Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Age 5</td>
<td>1,646</td>
<td>34</td>
</tr>
<tr>
<td>Age 5 to 9</td>
<td>1,468</td>
<td>17</td>
</tr>
<tr>
<td>Age 10 to 14</td>
<td>1,462</td>
<td>21</td>
</tr>
<tr>
<td>Age 15 to 17</td>
<td>947</td>
<td>6</td>
</tr>
<tr>
<td>Age 18 to 64</td>
<td>13,512</td>
<td>137</td>
</tr>
<tr>
<td>Age 65 and Over</td>
<td>2,050</td>
<td>6</td>
</tr>
</tbody>
</table>

Household and Income Breakdown

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Total Households Served</th>
<th>Currently Non-Served Households Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $25,000</td>
<td>3,522</td>
<td>31</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>952</td>
<td>6</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>1,076</td>
<td>2</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>671</td>
<td>2</td>
</tr>
<tr>
<td>$75,000 and Over</td>
<td>389</td>
<td>6</td>
</tr>
</tbody>
</table>

Source: Census/ACS 2010

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.