

APPROVED

APR 20 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-079

DATE April 20, 2023

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83887-HCA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

B. Aguirre M. Rudnick
C. Santo Domingo DE
B. Jackson N. Williams

Handwritten signature of General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83887-HCA (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 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 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 in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 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 Project is located at 959 Stadium Way. The Project, as currently proposed, includes the construction of two (2) new residential buildings including 267-unit residential apartment building, of which 30 units will be restricted as affordable. The Project includes the construction of one (1) floor of subterranean parking.

The Project also includes 10,689 feet of common open space in the form of common a courtyard, fitness center and pool.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City of Los Angeles either on-site or off-site of the project location.

Conceptual renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **February 6, 2023**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **March 9, 2023**. On March 9, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **May 1, 2023**. The Advisory Agency Filing Notification is attached (Attachment 2).

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

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REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

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

Land Dedication

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

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

The **maximum** land dedication for the Project’s proposed 267 units would be:

$$1.93 \text{ Acres} = (267 \times 2.88) \times 0.00251$$

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 30 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:

$$1.71 \text{ Acres} = (237 \times 2.88) \times 0.00251$$

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

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

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

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

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2022, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

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

The **maximum** Park Fees payment for the Project's proposed 267 units would be:

\$4,443,414.00 = \$16,642.00 x 267 dwelling units

As currently proposed, the Project has 30 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:

\$3,944,154.00 = \$16,642.00 x 237 dwelling unit

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The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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

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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2022 Park Score Index, approximately 63% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Chinatown community of the City and within the Central City North Community Plan Area. Currently, the Project site is a vacant, undeveloped lot.

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

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

- Half-mile walking distance of the Project site (EPADSS): 5,676 persons (16,217 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,312 persons per square mile.
- Central City North Community Plan Area (2017-2021 American Community Survey): 8,721 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately includes 10,689 feet of common open space in the form of a courtyard, fitness center and pool.

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-mile walking distance of the Project site:

- Alpine Recreation Center is located at 817 Yale Street in the Chinatown community of the City. This 1.94-acre facility includes basketball courts, a children's play area, a small open space area, and a gymnasium for the surrounding community.
- Everett Park is located at 1010 North Everett Street in the Echo Park community of the City. This 0.53-acre park provides open space for the surrounding community.
- Ord and Yale Street Park is located at 524 West Ord Street in the Chinatown community of the City. This 0.24-acre park provides walking paths, benches and fitness equipment for the surrounding community.

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

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As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **399** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Staff Recommendation

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

FISCAL IMPACT

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

STRATEGIC PLAN INITIATIVES AND GOALS

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

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

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

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

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

VTT-33887



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 02/2023

ENTITLEMENT

PROJECT NUMBER
 2022-013.00
 DATE
 02.03.2023
 REVISIONS

COVER SHEET

SHEET NUMBER
G000.

ARCHITECTURAL ABBREVIATIONS

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

ARCHITECTURAL SYMBOLS

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

PROJECT TEAM

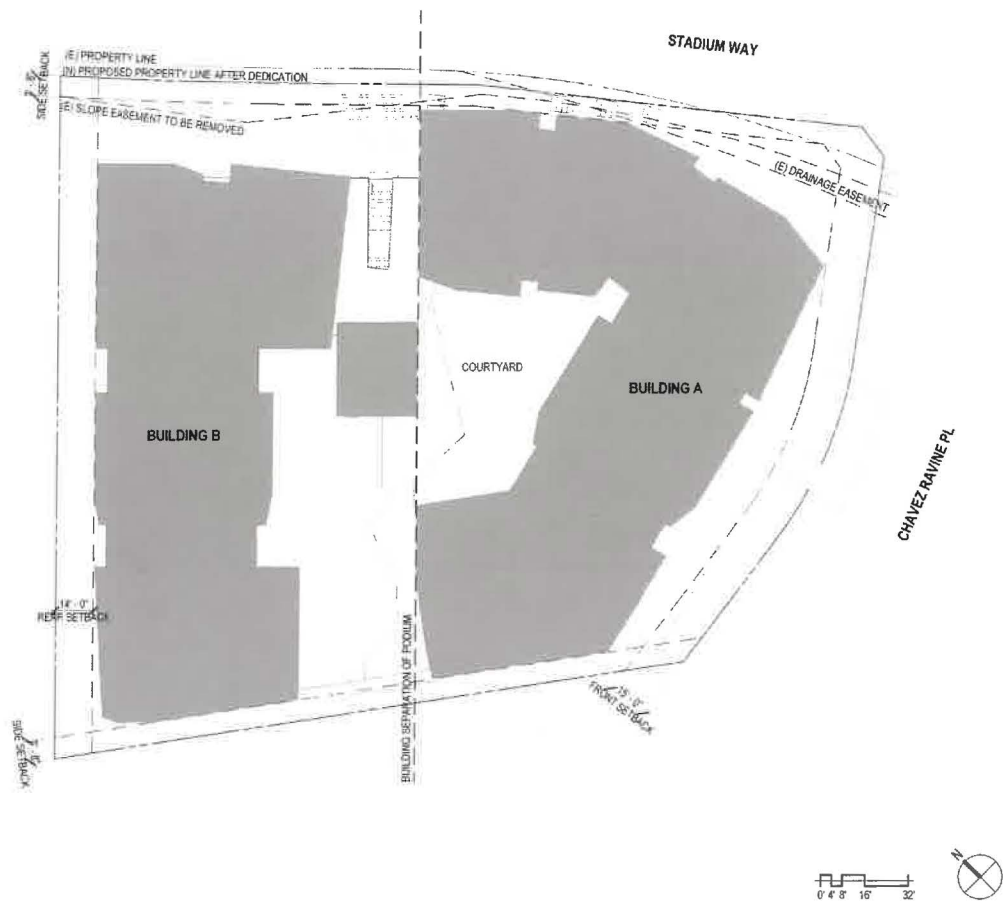
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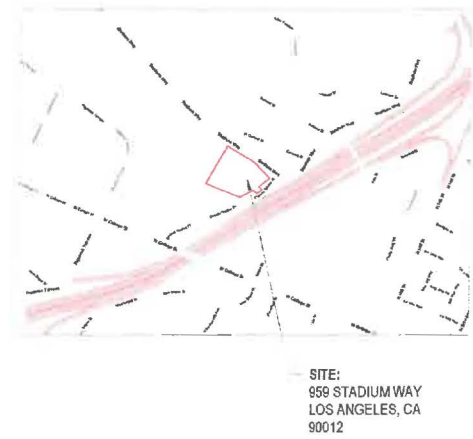
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 CHRISTOPHER ESTEBAN TORRES, RLA

ATTACHMENT 1

PLOT PLAN



VICINITY MAP



PROJECT INFORMATION

PROJECT NAME: 959 STADIUM WAY
ADDRESS: 959 STADIUM WAY, LOS ANGELES, CA 90012
PROJECT DESCRIPTION: NEW CONSTRUCTION OF 2 RESIDENTIAL BUILDINGS INCLUDING 267 RENTAL UNITS AND 137 PARKING SPACES.
ZONING: R4-14 OIL DRILLING DISTRICT HILLSIDE AREA
TOC: TIER 3
LOT AREA PRE-DEDICATION: 62,443 SF (PER VTTM)
LOT AREA POST-DEDICATION: 62,138 SF (PER VTTM)
BUILDABLE AREA: 52,433 SF
CONSTRUCTION TYPE: 5 LEVELS OF TYPE IIIA OVER TYPE IA
OCCUPANCY TYPE: R-2 RESIDENTIAL AND S-2 PARKING

PROPOSED UNIT MIX

UNIT TYPE	QTY
1 BR	142
1 BR LFT	3
2 BR	47
2 BR LFT	4
STUDIO	71
TOTAL	267

ON-SITE RESTRICTED AFFORDABLE UNITS PER TOC GUIDELINES:
REQUIRED - TIER 3: 11% ELI (EXTREMELY LOW INCOME)
PROVIDED: 30 AFFORDABLE UNITS (8 ST, 16 1-BR, 6 2-BR) = 11% ELI (237 MARKET RATE UNITS)

PROJECT AREAS

FAR	AREA (SF)
RESIDENTIAL	235909

OPEN SPACE	AREA (SF)
COMMON OPEN SPACE	10689
INTERIOR COMMON OPEN SPACE	5258
PRIVATE OPEN SPACE	5100
TOTAL	21047

PROPOSED PARKING

STANDARD	2
GUEST	2
DAS	
DAS STANDARD	2
DAS VAN	1
EV	
EVCS	12
EVCS DAS	1
EVCS DAS VAN	1
EVSE	24
STANDARD	
STANDARD	90
RESIDENTIAL	131
GRAND TOTAL	133

EVCS REQUIRED AND PROVIDED:
 EVCS 10% X 133 = 14 EVCS STALLS
 VAN ACCESSIBLE: 1
 STANDARD ACCESSIBLE: 1
 STANDARD STALL: 12

EV REQUIRED AND PROVIDED: EVCS COUNTS TOWARDS EV
 EV 30% X 133 = 40 - 14 EVCS = 26 EVSE STALLS
 STANDARD EVSE STALL: 26
 40/25 = 2 ACCESSIBLE EV STALLS

ACCESSIBLE PARKING REQUIRED AND PROVIDED:
 ACCESSIBLE 2% X 133 = 3 STALLS
 VAN ACCESSIBLE: 1
 STANDARDS ACCESSIBLE: 2

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

LEGAL DESCRIPTION

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

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

EXCEPT THAT PORTION OF SAID LOT 11, LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF FIGUEROA STREET, AS DESCRIBED IN FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 258421, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 13193, PAGE 390, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED BY GERTRUDE E. WART, LUCILE E. HOLT AND RUDOLPH C. EARLE AND MARY B. EARLE, HIS WIFE, TO STATE OF CALIFORNIA, BY DEED DATED NOVEMBER 2, 1942 AND RECORDED DECEMBER 23, 1942, IN BOOK 19747, PAGE 182 OFFICIAL RECORDS.

ALSO EXCEPT THOSE PORTIONS OF SAID LOT 11, INCLUDED WITHIN PARCELS 32 AND 33 AS CONDEMNED IN LOS ANGELES COUNTY CASE NO. 517309, SUPERIOR COURT, A CERTIFIED COPY OF THE DECREE OF FINAL CONDEMNATION BEING RECORDED FEBRUARY 5, 1947, AS INSTRUMENT NO. 1592, IN BOOK 24165, PAGE 417, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 11 LYING NORTHERLY AND NORTHEASTERLY OF THE NORTHERLY AND NORTHEASTERLY LINES OF PARCEL 1 AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA DATED NOVEMBER 2, 1942 AND RECORDED DECEMBER 23, 1942, IN BOOK 19747, PAGE 182, OFFICIAL RECORDS.

SAID LAND IS PURSUANT TO CERTIFICATE OF COMPLIANCE NO. AA-2013-23-45-COC RECORDED NOVEMBER 18, 2013 AS INSTRUMENT NO. 201316380336 OF OFFICIAL RECORDS.

BUILDING CODES USED

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

ZONING DATA

DENSITY: ALLOWED DENSITY:
 LAMC BASE ZONING: 400 SF/UNIT = 157 UNITS (ROUND UP)
 TOC TIER 3: 70% INCREASE = 267 UNITS (ROUND UP)
PROPOSED DENSITY: 267 UNITS

BUILDING HEIGHT: ALLOWED BUILDING HEIGHT PER LAMC:
 UNLIMITED
PROPOSED BUILDING HEIGHT:
 - BUILDING A: 104' 7" PER LAMC
 - BUILDING B: 100' 6" PER LAMC

SETBACKS:
 FRONT YARD (CHAVEZ RAVINE PL)
 - REQUIRED PER LAMC: 15'-0"
 - PROPOSED: 15'-0"

SIDE YARDS (STADIUM WAY & SOUTH)
 - REQUIRED PER LAMC: 5' MIN
 + 1' FOR EACH STORY OVER 2ND, NOT TO EXCEED 16'
 = 5' + (1' X 6 STORIES OVER SECOND) = 11' SIDE SETBACK
 - TOC TIER 3 REDUCTION: UP TO A 30% DECREASE IN THE REQUIRED WIDTH OR DEPTH OF TWO INDIVIDUAL YARDS OR SETBACKS = 7' - 8" (7.7)
PROPOSED SETBACK (STADIUM WAY AND SOUTH): 7' - 8"

REAR YARD
 - REQUIRED PER LAMC: 15' MIN
 + 1' FOR EACH STORY OVER 3RD, NOT TO EXCEED 20'
 = 15' + (1' X 5 STORIES OVER THIRD) = 20' REAR SETBACK
 - TOC TIER 3 REDUCTION: UP TO A 30% DECREASE IN THE REQUIRED WIDTH OR DEPTH OF TWO INDIVIDUAL YARDS OR SETBACK = 14'
PROPOSED SETBACK: 14'

FAR
 *SEE SHEET G020 FOR MORE INFORMATION
ALLOWED FAR:
 LAMC BASE ZONING: 3.0:1 = 157,299 SF
 TOC TIER 3: 50% INCREASE = 4.5:1 = 235,948 SF
PROPOSED FAR: 235,907 SF (4.5:1)

OPEN SPACE
 *SEE SHEET G021 FOR MORE INFORMATION
REQUIRED OPEN SPACE:
 LAMC BASE ZONING: 28,050 SF
 TOC TIER 3: 25% REDUCTION = 21,038 SF
 * TOC ADDITIONAL INCENTIVE

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

PROPOSED OPEN SPACE: 21,047 SF
 - INTERIOR COMMON OPEN SPACE = 5,258 SF < 25% OF REQUIRED
 - COMMON OPEN SPACE = 15,947 SF > 50% OF REQUIRED

PARKING
 *SEE TABLE RIGHT FOR MORE INFORMATION
REQUIRED PARKING:
 0 STALLS PER AB2097
PROPOSED PARKING: 133 STALLS

BICYCLE PARKING
 *SEE TABLE RIGHT FOR MORE INFORMATION
REQUIRED BICYCLE PARKING PER LAMC:
 - LONG TERM:
 25 UNITS * (1 SPACE/1 UNIT) = 25 SPACES
 + 75 UNITS * (1 SPACE/1.5 UNITS) = 50 SPACES
 + 100 UNITS * (1 SPACE/2 UNITS) = 50 SPACES
 + 67 UNITS * (1 SPACE / 4 UNITS) = 17 SPACES
 TOTAL = 142 SPACES
 - SHORT TERM:
 25 UNITS * (1 SPACE/10 UNITS) = 2.5 SPACES
 + 75 UNITS * (1 SPACE/15 UNITS) = 5 SPACES
 + 100 UNITS * (1 SPACE/20 UNITS) = 5 SPACES
 + 67 UNITS * (1 SPACE / 40 UNITS) = 1.7 SPACES
 TOTAL = 15 SPACES
PROPOSED PARKING:
 - LONG TERM: 142 SPACES
 - SHORT TERM: 15 SPACES

BUILDABLE AREA



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

959 STADIUM WAY

959 E STADIUM WAY
 LOS ANGELES, CA 90012

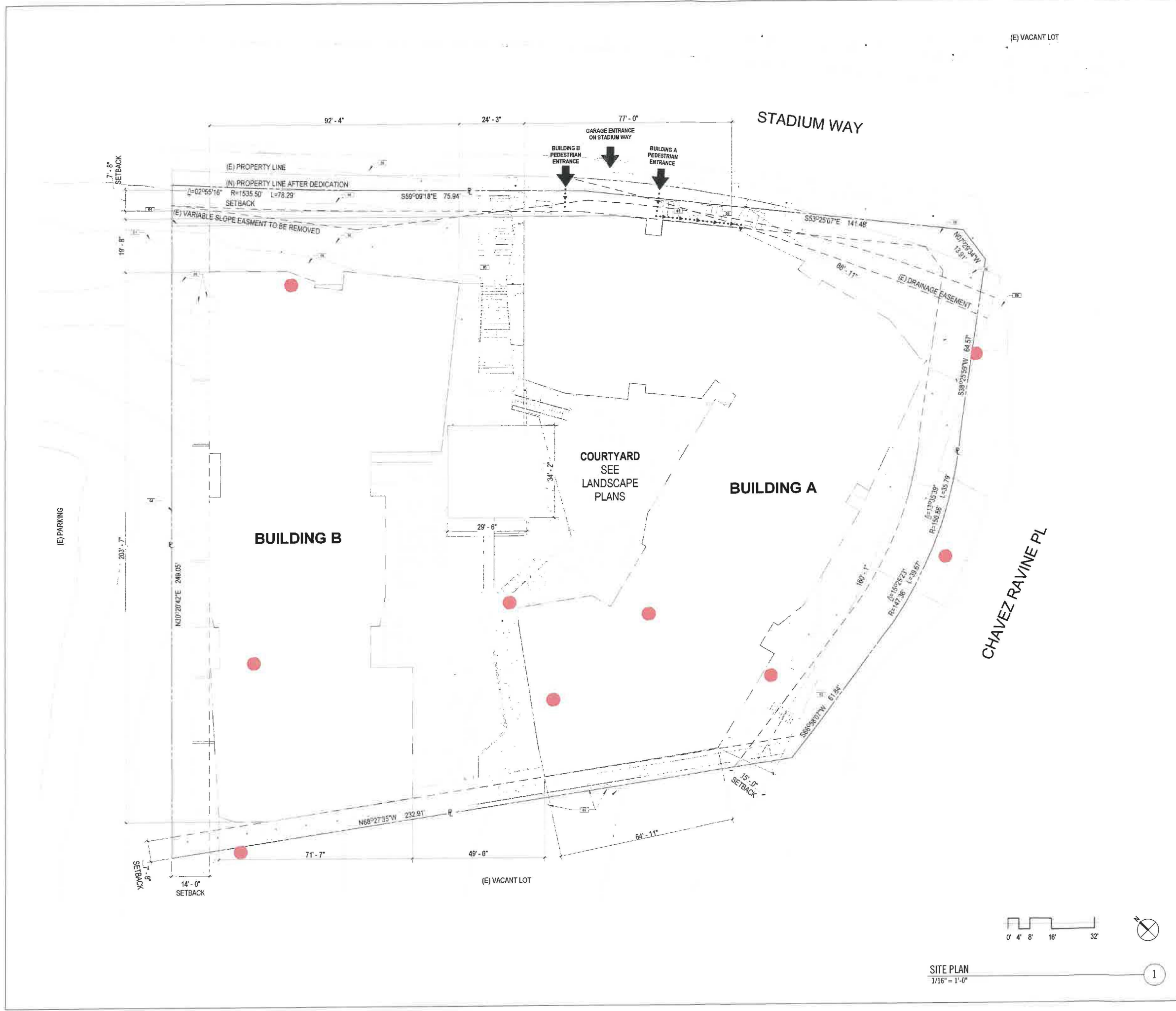
959 STADIUM WAY, LLC

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 WRITTEN PERMISSION
 02/03/2023

ENTITLEMENT
 SHEET NUMBER
 2022-013.00
 DATE
 02.03.2023
 REVISED:

PROJECT INFORMATION

SHEET NUMBER
G001.



NOTES

- 01 PROTECTED TREE OFF PROPERTY TO BE PROTECTED
- 02 TRANSFORMER
- 03 SHORT TERM BICYCLE PARKING
- 04 RETAINING WALL
- 05 GRAND STAIR TO COURTYARD
- 06 EXISTING TREE
- 07 SIGNIFICANT TREES TO BE REMOVED



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959 STADIUM WAY

959 E STADIUM WAY
LOS ANGELES, CA 90012

959 STADIUM WAY, LLC

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ENTITLEMENT

2/3 NUMBER:
2022-013.00
DATE:
02.03.2023
REVISIONS:

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- ABANDONED OIL WELL LOCATION*

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

SITE PLAN

1
A000.

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

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

ESTINEH MAILIAN
 CHIEF ZONING ADMINISTRATOR

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

CITY OF LOS ANGELES
 CALIFORNIA



KAREN BASS
 MAYOR

LOS ANGELES DEPARTMENT OF CITY PLANNING
 EXECUTIVE OFFICES

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

Filing Notification and Distribution

<p>ADDRESS: 959 E STADIUM WAY</p> <p>COMMUNITY PLAN: CENTRAL CITY NORTH</p> <p style="text-align: center;">EXPEDITED PROCESSING SECTION</p>	<p>DATE OF FILING AND MAP STAMP DATE: 3/9/2023</p> <p>VTT- MAP NO: VTT-83887-HCA ENV-2023-1693-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 3/22/2023</p> <p>Hillside: (X) Yes () No</p>
<p>(X) COUNCIL DISTRICT NO: 1 (X) Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> () Valley () West Los Angeles () Harbor (X) Metro E/S <p>Department of Public Works</p> <ul style="list-style-type: none"> (X) Bureau of Engineering (X) Bureau of Sanitation <p>Department of Building and Safety</p> <ul style="list-style-type: none"> (X) Grading Engineer (X) Zoning Engineer <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> () Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire") 	<ul style="list-style-type: none"> () Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) () Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Historic Cultural North Neighborhood Council <p>N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</p>

The above tract has been filed with City Planning, Expedited Processing Section.
 The assigned planner for this case will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

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

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



LEGEND

- City Limits

NOTES

VTT-83887

0 0 Miles 0 0

SCALE 1: 4,514

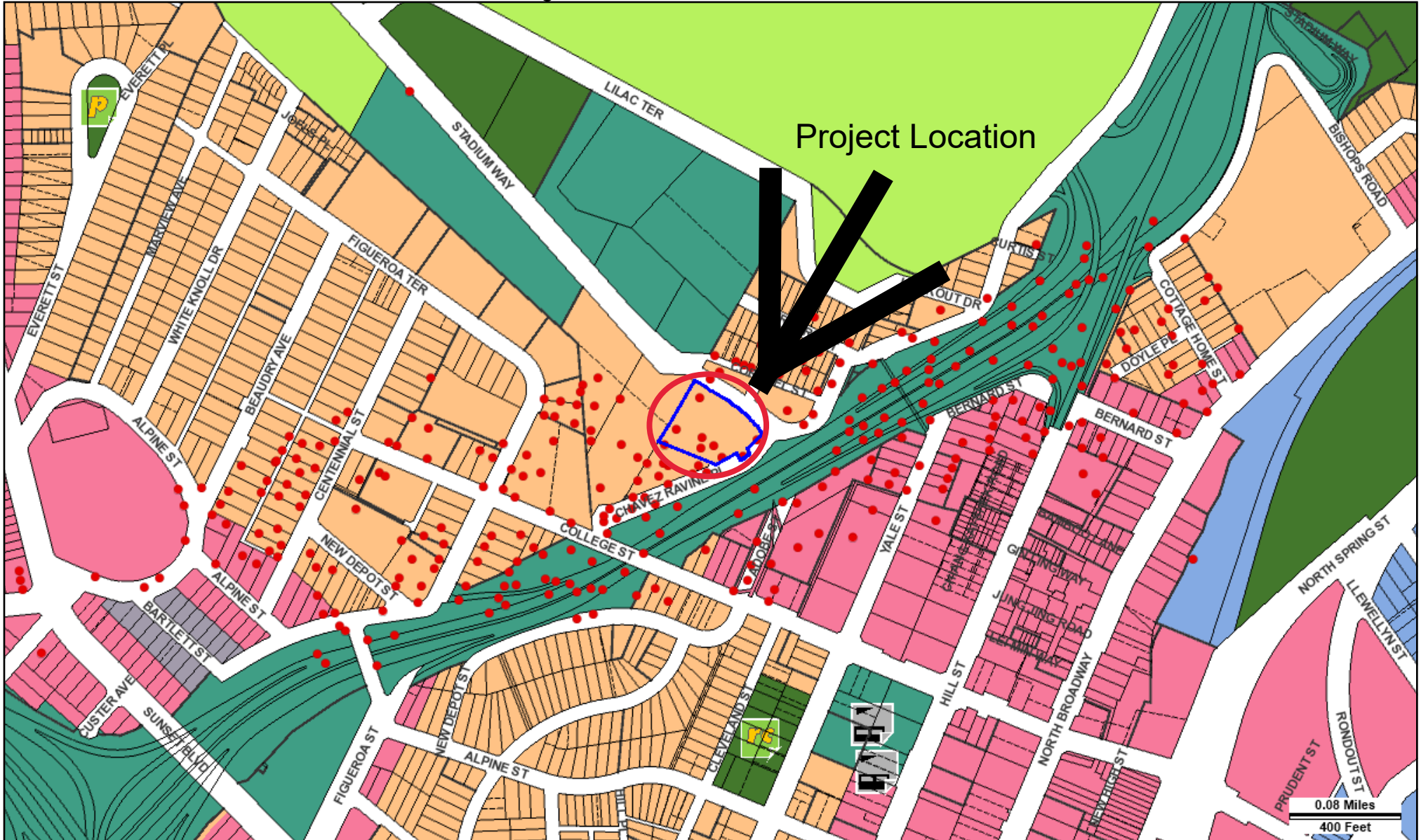
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 01/31/2023

ZIMAS PUBLIC

Generalized Zoning

03/28/2023



Project Location

Address: 959 E STADIUM WAY

Tract: SUBDIVISION OF THE ABILA
TRACT AND ADJOINING LANDS

Zoning: R4-1-O

APN: 5406023004

Block: None

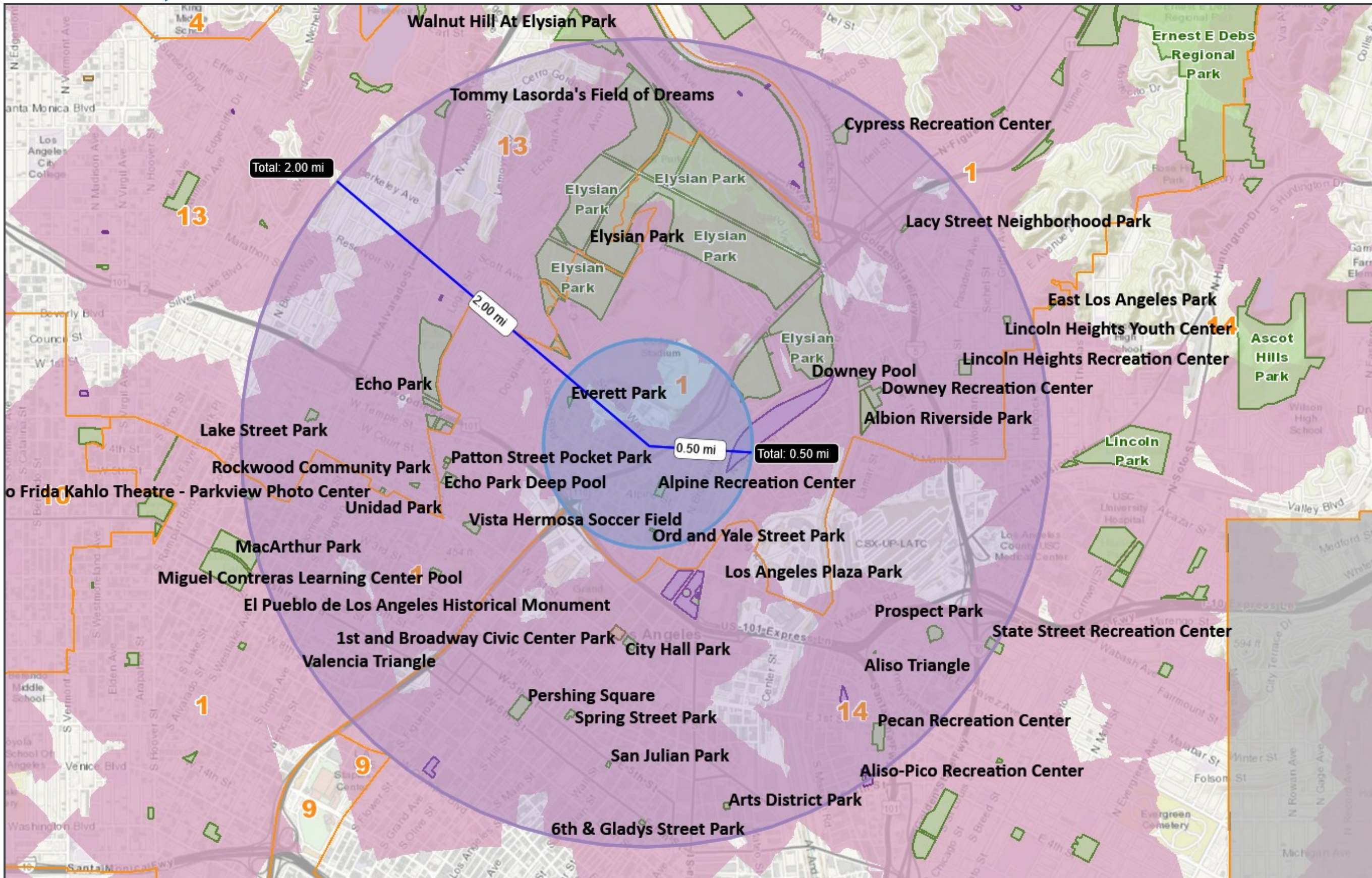
General Plan: High Medium Residential

PIN #: 136-5A213 144

Lot: PT LT 11

Arb: 2



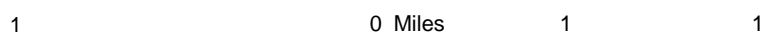


LEGEND

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

NOTES

VTT-83887



SCALE 1: 36,112

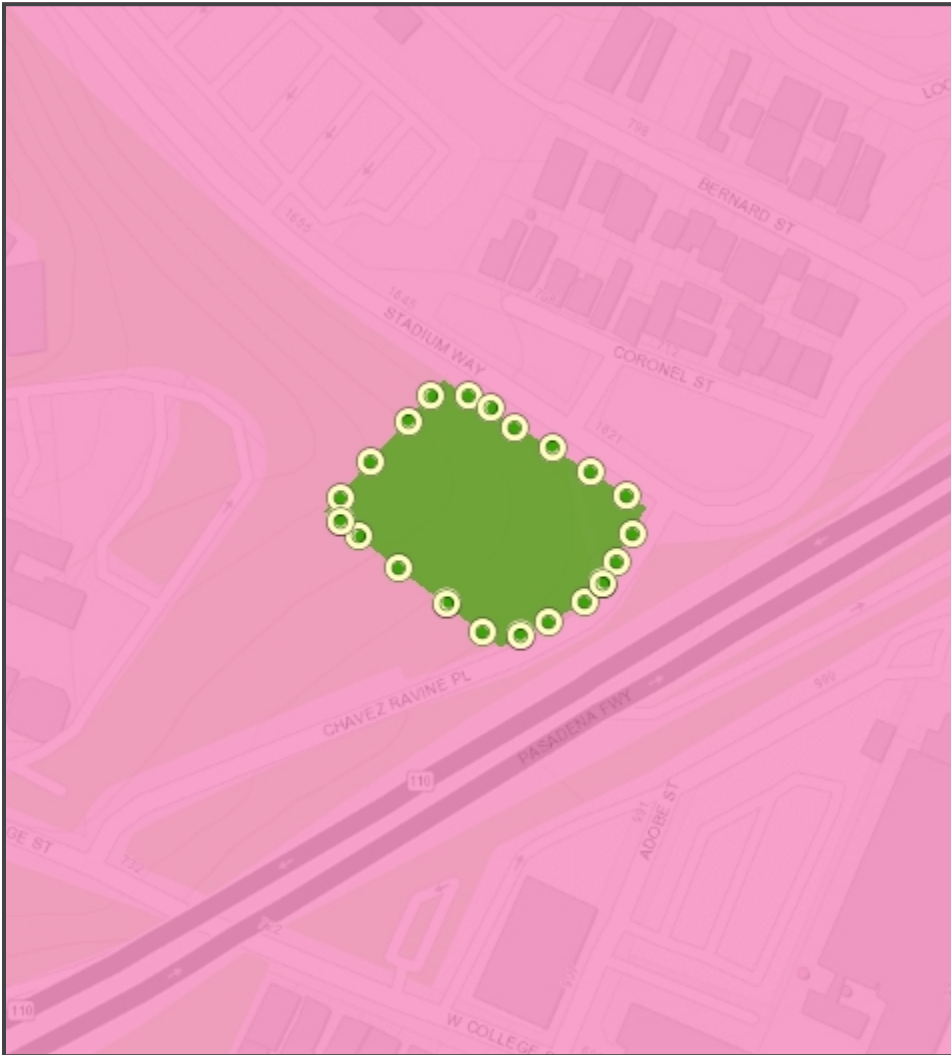
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Printed: 01/31/2023



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83887

Description:

959 Stadium Way

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

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

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	5,676	399
Residents Served by Age		
Under Age 5:	256	23
Age 5 to 9:	262	25
Age 10 to 14:	302	19
Age 15 to 17:	220	12
Age 18 to 64:	3,787	287
Age 65 and Over:	849	33

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,997	140
Households Served by Annual Income		
Under \$25,000:	1,122	43
\$25,000 to \$34,999:	146	16
\$35,000 to \$49,999:	243	29
\$50,000 to \$74,999:	300	30
\$75,000 and Over:	186	22

Source: Census/ACS 2010