


INFORMATIONAL BOARD REPORT

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

December 07, 2023

TO: BOARD OF RECREATION AND PARK COMMISSIONERS
FROM: JIMMY KIM, General Manager 
SUBJECT: VARIOUS COMMUNICATIONS

The following communications addressed to the Board have been received by the Board Office, and the action taken thereon is presented.

<u>From</u>		<u>Action Taken</u>
Griffith Park Pony Ride comments		Referred to General Manager
1) Bill Armistead comments regarding sign up system	#9504	Referred to General Manager
2) Shannon Kitover comments regarding demand for Pickleball courts	#9505	Referred to General Manager
3) Tony Tucci comments in support of Courtney McCammon for Urban Ecologist	#9506	Referred to General Manager
4) Shelley Billik comments/ letter in support of Courtney McCammon for Urban Ecologist McCammon	#9507	Referred to General Manager
5) Pico Union Neighborhood Council's Donation proposal for Dog Waste Station at Alvarado Terrace Park	#9508	Referred to General Manager
6) Sarah Bryce Tomlin comments regarding The Penmar, a venue at 1233 Rose Avenue, Venice, CA	#9509	Referred to General Manager
7) Jacob Burman comments regarding naming of the Venice Handball Courts	#9510	Referred to General Manager
8) Bruce A. Bailey comments regarding Montecito Heights Pickleball Center	#9511	Referred to General Manager

9) Henric Nieminen comments regarding Laurel and Hardy Pocket Park	#9512	Referred to General Manager
10) Lauren Glaser comments regarding 3100 Wilshire project	#9513	Referred to General Manager
11) Ron Bitzer comment regarding Public Access to RAP Commission Meetings	#9514	Referred to General Manager
12) Miriam Preissel comments regarding Sepulveda Basin Off-Leash Dog Park	#9515	Referred to General Manager
13) J.J. comments regarding Echo Park broken equipment	#9516	Referred to General Manager
14) Bill Lane comments regarding Tennis Reservation System	#9517	Referred to General Manager

Prepared by Carolyn Shannon-Joyner, RAP Commission Office



Rap Commissioners <rap.commissioners@lacity.org>

Re: Website for signups

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Mon, Nov 13, 2023 at 11:50 AM

To:

Good morning,

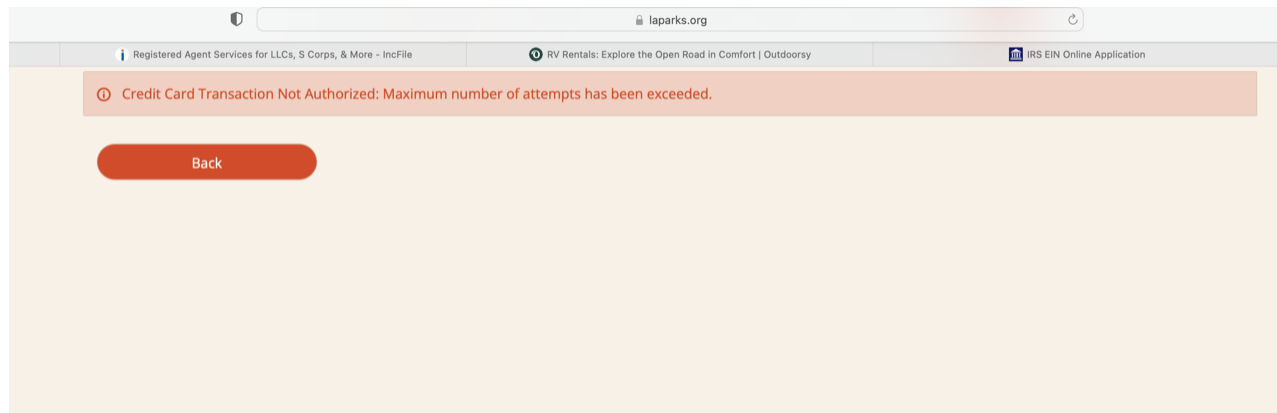
Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 8, 2023 at 3:04 PM LA Parks Public Information <RAP.PublicInfo@lacity.org> wrote:

----- Forwarded message -----

From: **Bill Armistead** < >
Date: Wed, Nov 8, 2023 at 10:28 AM
Subject: Website for signups
To: <RAP.PublicInfo@lacity.org>

Your website to apply for kids sports is a joke. Its impossible to sign up and I missed the window. This is an issue with your site - not my card. I called them to confirm.



--
Department of Recreation and Parks
Public Information Office
Email: rap.publicinfo@lacity.org
Phone: 213-202-2700
Website: www.laparks.org

Follow us on social media for everything under the sun at LA Parks!





Rap Commissioners <rap.commissioners@lacity.org>

Re: Website for signups

1 message

Bill Armistead < >
To: Rap Commissioners <rap.commissioners@lacity.org>

Mon, Nov 13, 2023 at 2:20 PM

Thank you. So you know, I walked over to the rec center to sort out the issue.and there around 10 other people in line who also has tech issues. The staff was able to help everyone in person.

Sent from my iPhone

On Nov 13, 2023, at 11:50 AM, Rap Commissioners <rap.commissioners@lacity.org> wrote:

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 8, 2023 at 3:04 PM LA Parks Public Information <RAP.PublicInfo@lacity.org> wrote:

----- Forwarded message -----

From: **Bill Armistead** < >
Date: Wed, Nov 8, 2023 at 10:28 AM
Subject: Website for signups
To: <RAP.PublicInfo@lacity.org>

Your website to apply for kids sports is a joke. Its impossible to sign up and I missed the window. This is an issue with your site - not my card. I called them to confirm.

<Screen Shot 2023-11-08 at 10.21.25 AM.png>

--

Department of Recreation and Parks
Public Information Office
Email: rap.publicinfo@lacity.org
Phone: 213-202-2700
Website: www.laparks.org

Follow us on social media for everything under the sun at LA Parks!



--

City of Los Angeles
Office of the Board of Recreation and Park Commissioners
Figueroa Plaza



Rap Commissioners <rap.commissioners@lacity.org>

Re: Parks & Rec public Park inquiry demand for Pickleball courts in LA: 90029/90026/90027/90004

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Mon, Nov 13, 2023 at 10:31 AM

To:

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Thu, Nov 9, 2023 at 4:00 PM LA Parks Public Information <RAP.PublicInfo@lacity.org> wrote:

----- Forwarded message -----

From: **Shannon Kitover** <

Date: Thu, Nov 9, 2023 at 3:48 PM

Subject: Parks & Rec public Park inquiry demand for Pickleball courts in LA: 90029/90026/90027/90004

To: RAP.PublicInfo@lacity.org <RAP.PublicInfo@lacity.org>

Hi Parks & Recreation,

I would like to send a public inquiry on the increased Public Park demand for public Pickleball courts in the East-Hollywood specific areas of Los Angeles, zip codes: 90029, 90026, 90027, 90004. Currently, there are a handful of public open play courts in the surrounding areas (**image below**), but there are no open play courts in the North-Eastern or Mid City specific areas of Los Angeles.

Open Play Courts:

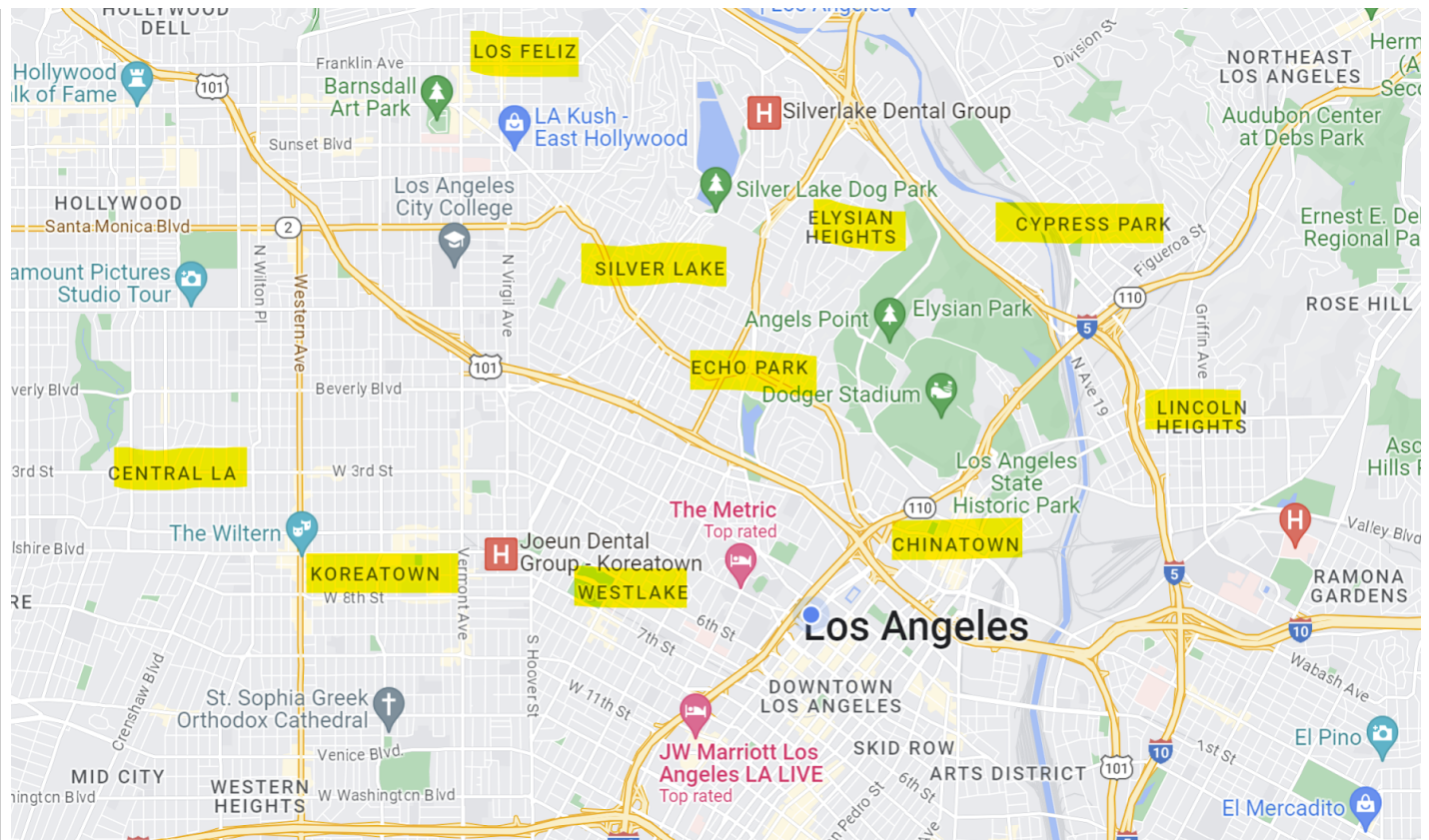
Outdoor Courts - Outdoor courts are available on a first-come, first served basis. Please review Pickleball rules and etiquette prior to playing.

- **Chatsworth Recreation Center** - 2 dedicated/2 hybrid (bring nets), lighted courts, 8am - 10pm
- **Encino Recreation Center** - 4 hybrid (bring nets), lighted courts, 8am - 10pm
- **Granada Hills Recreation Center** (Petit Park) - 4 dedicated courts, lighted Mon-Fri until 9pm, otherwise open 8am-Dusk
- **Montecito Heights Recreation Center** - 2 dedicated courts, Dawn - Dusk
- **Venice Beach Paddleball Courts** - courts 6, 7, 10 & 11 - bring tape to modify lines. Tuesdays & Thursdays, 8am - Dusk
- **Westchester Tennis Courts** - 8 hybrid courts (courts 7 & 8), Mon. - Fri. 8am - 5pm
- **Van Nuys Sherman Oaks Tennis Courts** - 2 hybrid courts (court 4). Mon. - Fri. 8am - 5pm
- **Woodland Hills Recreation Center** - 2 outdoor courts on the basketball court but patrons have to bring their own net.

Indoor Courts - Due to high demand, we recommend you call the facility to check availability.

- **Woodland Hills Recreation Center** - Indoor courts are not accessible for open play at this time.

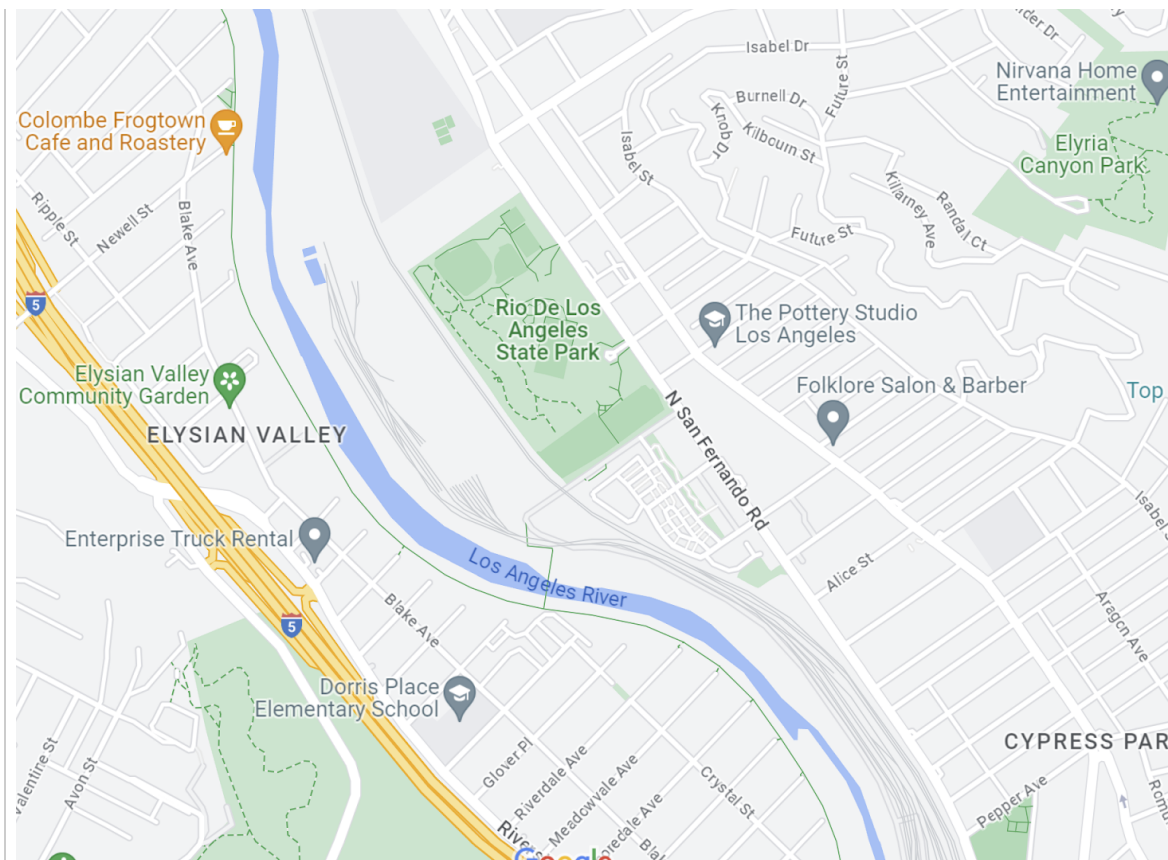
There are no known open play Public courts in the high demanded areas (**highlighted image below**). Instead, we are forced to travel across the City to play in different areas, where the courts are constantly fully packed with people who live in the neighboring areas.



Below, I would like to list a couple of Public parks that have great potential and feasibility for adding Public Pickleball courts to the Local Communities. There is a well-known and visited public park in the Silverlake area, "Bellevue Recreation Center" (image below), this park is highly pedestrian occupied and currently would host a great and local center for any Pickleball players in the Silverlake area.



Another example I would like to include is Rio De Los Angeles State Park, (image below). Rio De Los Angeles is a perfect example that could host pickleball courts, as there are already tennis courts built, that could easily share a space for pickleball courts to be made.



Please let me know if we may start an open discussion on the demand for public Pickleball courts in the specific areas I have mentioned and if there is a specific guideline or process to get started.

Additionally, if this is not the correct department to be contacting to Public Parks, can you please direct me to the correct point of contact?

Thank you!

Shannon Kitover

Kimberlina Whettam & Associates

Department of Recreation and Parks
 Public Information Office
 Email: rap.publicinfo@lacity.org
 Phone: 213-202-2700
 Website: www.laparks.org

Follow us on social media for everything under the sun at LA Parks!





Rap Commissioners <rap.commissioners@lacity.org>

Re: Courtney McCammon, Urban Ecologist

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Mon, Nov 13, 2023 at 11:32 AM

To: "
>
Cc: "stefanie.smith@lacity.org" <stefanie.smith@lacity.org>, "Matthew.rudnick@lacity.org" <Matthew.rudnick@lacity.org>

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Thu, Nov 9, 2023 at 2:10 PM tony < > wrote:

Dear RAP Commissioners and staff,

Please accept the attached letter from our organization supporting a full-time re-appointment of Urban Ecologist Courtney McCammon.

Sincerely,
Tony Tucci (he/him)
Chair & Co-founder
Citizens for Los Angeles Wildlife (CLAW)



CITIZENS FOR
LOS ANGELES
WILDLIFE

PO Box 50003 Studio City, CA 91614
805-225-5766 info@clawonline.org www.clawonline.org

November 9, 2023

Renata Simril, President
LA City's Recreation and Parks (RAP) Commissioners
221 N. Figueroa St, Suite 300
Los Angeles, CA 90012
Via email: rap.commissioners@lacity.org

RE: Support for Courtney McCammon's re-appointment as RAP's Urban Ecologist

President Simril and RAP Commissioners:

Citizens for Los Angeles Wildlife (CLAW) is a non-profit environmental organization concerned with the wellbeing of wildlife and wildlife habitat for the City of Los Angeles and beyond. A citizenry of more than 5,000 individuals support our organization's multiple calls for practices and policy to benefit biodiversity in LA City, County, California and the globe. The success of our campaigns often relies on the hard work of field researchers who can provide us with science-based support, and advise us on how we can protect LA's wildlife most effectively. With this in mind, CLAW strongly recommends a renewal of Courtney McCammon's position as RAP's Urban Ecologist, and we urge an expansion of this position to full-time status.

Courtney's passion and experience have been a boon to the biodiversity of LA's parks and open spaces. She has mapped environmentally sensitive areas and removed invasive plant species, leading to a healthier ecosystem that supports native plants and pollinators. This landscape care has the added benefit of increasing fire safety in LA's open spaces. Courtney has also led biodiversity surveys, including the LA Raptor Study, which provides data on how LA's ecological health is changing over time. This gives clarity and guidance to groups such as CLAW to take meaningful action to protect our wildlands. Courtney further protects sensitive habitat areas by advising the film permitting process on which sections of parks should be closed to film crews.

Recently, Courtney was a guest leader on a public nature hike with CLAW. We saw first hand how her friendly demeanor and excellent communication skills make her an extremely effective interpreter and educator. Her passion for LA's habitat was truly infectious as she led the group on this informative walk.

CLAW hopes to continue collaborating with Courtney for many years to come, and we recommend that her position as Urban Ecologist be renewed as well as expanded to full time. Courtney is a smart investment in the future of LA's wild spaces, and her work will improve the lives of LA's human and wild citizens alike.

Sincerely,

Tony Tucci, Chair

CLAW is a public benefit non-profit 501(c)(3) environmental organization that works to protect and restore the environments of wildlife of Los Angeles and California from dwindling open spaces. Our mission is to promote, educate and protect the fundamental importance of wildlife, wildlife habitats and wildlife corridors everywhere.



Rap Commissioners <rap.commissioners@lacity.org>

Re: CFAC Letter in Support of RAP Urban Ecologist Position

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Mon, Nov 13, 2023 at 11:43 AM

To: Lynnette Kampe <>

Cc: Mayor Helpdesk <mayor.helpdesk@lacity.org>, Councilmember Eunisses Hernandez <councilmember.Hernandez@lacity.org>, Councilmember Krekorian <councilmember.krekorian@lacity.org>, Councilmember Blumenfield <councilmember.blumenfield@lacity.org>, Councilmember Raman <councilmember.Raman@lacity.org>, Councilwoman Katy Yaroslavsky <councilmember.Yaroslavsky@lacity.org>, Councilmember Rodriguez <councilmember.rodriguez@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, Curren Price <councilmember.price@lacity.org>, CD10@lacity.org, councilmember.hutt@lacity.org, Councilmember Park <councilmember.park@lacity.org>, Councilmember Lee <councilmember.lee@lacity.org>, Councilmember Soto-Martinez <councilmember.soto-martinez@lacity.org>, Councilmember de Leon <councilmember.kevindeleon@lacity.org>, Tim McOsker <councilmember.mcosker@lacity.org>, "leon.boroditsky@lacity.org" <leon.boroditsky@lacity.org>, matt.rudnick@lacity.org, "brenda.aguirre@lacity.org" <brenda.aguirre@lacity.org>, "stefanie.smith@lacity.org" <stefanie.smith@lacity.org>, Helene Rotolo <Helene.rotolo@lacity.org>, Rachel Fox <Rachel.fox@lacity.org>, michael.shull@lacity.org, "elena.maggioni@lacity.org" <elena.maggioni@lacity.org>, rap-urban-ecologist@lacity.org

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Fri, Nov 10, 2023 at 8:49 AM Lynnette Kampe <> wrote:

Dear decision makers.

Attached please find a letter from the Community Forest Advisory Committee (CFAC) in strong support of the RAP Urban Ecologist position.

Thank you,

Lynnette Kampe, Secretary
for Shelley Billik, Chair
Community Forest Advisory Committee

--

City of Los Angeles
Office of the Board of Recreation and Park Commissioners
Figueroa Plaza
221 North Figueroa Street, Suite 300
Los Angeles, CA 90012

Telephone: (213) 202-2640
Fax: (213) 202-2610
Mail Stop: 625/15
Website: www.laparks.org



November 9, 2023

To: Los Angeles Recreation and Parks Commissioners, LA City Council

Re: RAP Urban Ecologist Position

The Community Forest Advisory Committee (CFAC) was formed many years ago to improve the state of our city's urban forest by convening community representatives from the 15 council districts and a Mayor's representative. Committee members are chosen by their council members and appointed by the mayor to advise the city on practices & policies, and advocate on behalf of our urban forest. We are dedicated to preserving and enhancing a healthy urban forest so that all Angelenos, including future generations, may enjoy the many benefits our urban forest provides. We recognize that our urban forest is made up of not only trees, but also the understory plants and the wildlife that depend upon the whole.

The City of Los Angeles has adopted the goal of no net biodiversity loss by 2025. The August 2021 adoption of the LASAN City Biodiversity Report recognizes that Los Angeles lies in a globally recognized biodiversity hotspot and elevates the need for the conservation of native plants and animals. It also directs every city department to follow its guidelines and utilize the recommendations of the Biodiversity Expert Council as it relates to any developments which threaten or violate our City's biodiversity goals.

In support of this goal, Recreation and Parks showed leadership in hiring Courtney McCammon as the RAP Urban Ecologist on a temporary basis in 2022. Courtney McCammon has proved exemplary in this position and we heartily recommend her for the position on a permanent basis. CFAC made and passed the following Motion on November 2, 2023: To recommend Courtney McCammon as RAP Urban Ecologist, and as a permanent appointment.

These are a few of her many accomplishments to date:

1. Providing education and interpretation of the value of conservation to the public through regularly scheduled nature hikes in Griffith Park and Elysian Park and the creation of ten interpretive educational signs.

2. Connecting youth and adults to nature and the outdoors through the creation of ten interpretive signs discussing the ecology and biology of Griffith Park. Ms. McCammon also re-created the Junior Ranger booklet to a modern version to educate children on general biology and ecology in Los Angeles.
3. Providing ecological training and developing best-practices for RAP Maintenance, Forestry and Park Ranger Divisions in relation to natural resources in parks and how to protect them while still performing their respective jobs.
4. Implementing CalFlora Weed Manager into the City of LA Parks such as Griffith Park. Mapping and tracking invasive species as a baseline for the park to show the need for maintenance of our natural spaces.
5. Communicating and coordinating with groups such as CFAC, FoGP, CLAW, Verdant Venice and two local chapters of the Audubon Society.
6. Bridging the gap between various interest groups (example: FoGP, Verdant Venice, Friends of Elysian) and the Department of Recreation and Parks by supporting important, beneficial projects and providing ecological input to guide best practices during project implementation.

LA is blessed with an amazing variety of native plant and animal species. To preserve this incredible biodiversity, it is critical that RAP have at least one full time ecologist, who can identify species and recommend management to preserve and enhance the habitat value of park lands. CFAC strongly supports Courtney McCammon for a permanent full-time appointment to the position of RAP Urban Ecologist.

Thank you,



Shelley Billik
Chair

Cc: City Council
Mayor's Office
Leon Boroditsky
Matt Rudnick
Brenda Aguirre
Stefanie Smith
Helene Rotolo
Rachel Fox
Michael A. Shull
Courtney McCammon



Rap Commissioners <rap.commissioners@lacity.org>

Re: CD1 Letter of Support - Alvarado Terrace Park - Donation of Dog Waste Station

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Tue, Nov 14, 2023 at 4:01 PM

To: Aurora Corona >

Cc: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "ivette.serna@lacity.org" <ivette.serna@lacity.org>, "jose.a.rodriguez@lacity.org" <jose.a.rodriguez@lacity.org>, Louie Leiva <louie.leiva@lacity.org>, Wendy Castro <wendy.castro@lacity.org>, " " < " >, Jovita Carrillo < " >, "T. J. Spaur" < " >, Darryl Ford <darryl.ford@lacity.org>, Tremell Parker <tremell.parker@lacity.org>, Kevin Reagan <kevin.reagan@lacity.org>, Bert Huerta <Bert.Huerta@lacity.org>, Raul Leon <raul.leon@lacity.org>, Juan Guzman <juan.l.guzman@lacity.org>, Marilu Guevara <marilu.guevara@lacity.org>, "alfonso.manzo@lacity.org" <alfonso.manzo@lacity.org>, "javier.solis@lacity.org" <javier.solis@lacity.org>

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Tue, Nov 14, 2023 at 1:01 PM Aurora Corona <

> wrote:

Honorable Board of Recreation and Parks Commissioners,

Attached please find the Letter of Support for the Dog Waste Station at Alvarado Terrace Park from our Councilmember Eunisses Hernandez. Thank you in advance for your time and consideration of this project.

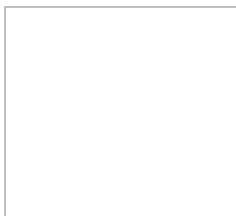
Best,

Aurora Corona

Secretary

Chair, Quality of Life & Safety Committee

Budget Representative



From: Rap Commissioners

Sent: Tuesday, October 3, 2023 9:39 AM

To: Aurora Corona

Cc: councilmember.hernandez@lacity.org; ivette.serna@lacity.org; jose.a.rodriguez@lacity.org; Louie Leiva; Wendy Castro; jaypark56@gmail.com; Jovita Carrillo; T. J. Spaur; Darryl Ford; Tremell Parker; kevin Reagan; Bert Huerta; Raul Leon; Juan Guzman; Marilu Guevara; alfonso.manzo@lacity.org; javier.solis@lacity.org

Subject: Re: Alvarado Terrace Park - Donation of Dog Waste Station

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Mon, Oct 2, 2023 at 5:37 PM Aurora Corona

> wrote:

Honorable Recreation and Park Commissioners,

Hope this email finds you well. Attached please find a letter from our President requesting authorization to donate and install a Dog Waste Station at Alvarado Terrace Park. Please let us know if you require more information or clarification about this community improvement project.

Thank you kindly,

Aurora Corona

Secretary

Chair, Quality of Life & Safety Committee

Budget Representative

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City of Los Angeles

Office of the Board of Recreation and Park Commissioners

Figueroa Plaza

221 North Figueroa Street, Suite 300

Los Angeles, CA 90012



October 19, 2023

Honorable Board of Recreation and Park Commissioners
221 N Figueroa Street, Suite 350
Los Angeles, CA 90012

Re: Donation proposal for Dog Waste Station at Alvarado Terrace Park

Esteemed Commissioners,

I am writing in support of the Pico Union Neighborhood Council's (PUNC) proposal to purchase, install and maintain a dog waste station at the Alvarado Terrace Pocket Park in Pico Union. The installation of this station will benefit the neighborhood and the many residents and community members who frequent this park. By providing park visitors with this resource, we can ensure that the Alvarado Terrace Pocket Park remains clean, accessible and vibrant for the countless Angelenos who enjoy this precious green space.

A small plaque will be placed on the dog waste station to notify the public that PUNC is responsible for the donation along with information on how to request bag replenishment and raise any questions or concerns. PUNC has been an invaluable partner and I know that they will continue their tireless efforts to bring more resources to the residents of Pico Union. I support this proposal and hope you will consider granting this request.

Thank you for your consideration,



Eunisses Hernandez
Los Angeles Councilmember, 1st District

Los Angeles City Hall
200 N. Spring Street, Room 460,
Los Angeles, CA 90012

(213) 473-7001
Councilmember.Hernandez@lacity.org



Rap Commissioners <rap.commissioners@lacity.org>

Re: Attention Commissioners - no CUP

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Tue, Nov 14, 2023 at 4:01 PM

To: Sarah Bryce Tomlin <

>

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Tue, Nov 14, 2023 at 12:01 PM Sarah Bryce Tomlin <

> wrote:

Dear Commissioners,

I am writing to notify you of a complaint against The Penmar, a venue at 1233 Rose Avenue, Venice, CA. The Penmar does not have a Conditional Use Permit (CUP) required under 12.24. See image from The Penmar's permit below.

ZONING, CONDITIONAL USE PERMITS, OPERATIONS

- Zoning & Use Clearance (Building & Safety)
 - Is there a CUP? Yes No
 - If yes, are there violations of CUP conditions related to this permit? Yes No
- About My Business Form
- Is there an alcohol license? No Yes, attached
 - If yes, are there conditions? No Yes, attached
- Does business have a temporary permit? No Yes, attached
 - Expiration: 10/31/2023

If application timeline delayed, explain:

Can you please let me know if you have questions about this and what you plan to do about it?

Best, Sarah

City of Los Angeles
Office of the Board of Recreation and Park Commissioners
Figueroa Plaza
221 North Figueroa Street, Suite 300
Los Angeles, CA 90012

Telephone: (213) 202-2640
Fax: (213) 202-2610
Mail Stop: 625/15
Website: www.laparks.org



Rap Commissioners <rap.commissioners@lacity.org>

Re: Council District 11 Naming Request

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Wed, Nov 15, 2023 at 7:06 AM

To: Jacob Burman <jacob.burman@lacity.org>

Cc: Sonya Young-Jimenez <sonya.young-jimenez@lacity.org>, William Ayala <william.ayala@lacity.org>, Star Parsamyan <star.parsamyan@lacity.org>, Gabriela Medina <gabriela.medina@lacity.org>, Sean Silva <sean.silva@lacity.org>

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Tue, Nov 14, 2023 at 6:26 PM Jacob Burman <jacob.burman@lacity.org> wrote:

Good afternoon,

Attached, please find a letter from Councilwoman Park to request your consideration in the naming of the Venice Handball Courts in the memory of Chris "Spanto" Printup. Please let me know what the next steps are and if you need any additional information.

Best,
Jacob

--



Jacob Burman | Senior Advisor

Office of Councilwoman Traci Park * 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5864 CELL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

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City of Los Angeles
Office of the Board of Recreation and Park Commissioners
Figuroa Plaza
221 North Figuroa Street, Suite 300
Los Angeles, CA 90012

Telephone: (213) 202-2640
Fax: (213) 202-2610
Mail Stop: 625/15
Website: www.laparks.org



TRACI PARK

LOS ANGELES COUNCILWOMAN ★ 11TH DISTRICT

November 14, 2023

Los Angeles City Department of Recreation and Parks
2459 Motor Avenue
Los Angeles, CA 90064

Subject: Dedication of the Venice Beach Handball Court

Dear RAP Commissioners:

I write to you today to request the renaming of the Venice Beach Handball Courts to be dedicated to honor the lasting memory and impactful legacy of Chris 'Spanto' Printup to the Westside and entire Los Angeles community.

Spanto created a cultural movement for Angelenos through his brand, Born x Raised, which he started in 2013. While the brand instilled pride in native Angelenos, it also highlighted Spanto's Indigenous culture. He created a space for Indigenous representation to flourish in fashion and the broader cultural paradigm, drawing from his White Mountain Apache Tribe and Seneca Nation ancestry. He frequently participated in Los Angeles Indigenous People's Day celebrations and was honored as the "Spirit of Creativity" during this year's Native American Heritage Month celebration.

Spanto was born in Venice in 1981 and was taken from us tragically too soon earlier this year. According to friends and loved ones, he cherished his time and community at the Venice Handball Courts and spent countless hours there. It was so meaningful to him that many members of the community chose this site to come together and honor his memory.

I can think of no one more deserving and fitting of a dedication for this site than Spanto. That is why I am writing to you today. Please reach out to me and my office if there is any additional information needed or support we can provide in order to move forward.

Very truly yours,

TRACI PARK
Councilwoman, 11th District
City of Los Angeles

CC: Sonya Young Jimenez, Superintendent of Venice Beach and West Region



Rap Commissioners <rap.commissioners@lacity.org>

Re: Montecito Heights Pickleball Center

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Wed, Nov 15, 2023 at 7:06 AM

To: "Bruce A. Bailey" <>

Cc: Councilmember Hernandez <councilmember.hernandez@lacity.org>, Caroline Lammers <caroline.lammers@lacity.org>, Anthony Gallo <anthony.gallo@lacity.org>, Darryl Ford <darryl.ford@lacity.org>

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Tue, Nov 14, 2023 at 7:13 PM Bruce A. Bailey

> wrote:

Dear Councilmember Hernandez and Park Commissioners,

I heard from Caroline Lammers, who was previously on the LA Parks Pickleball Committee, and she told me that they had reviewed Montecito Heights as a location for more pickleball courts. Their only concern was if there was enough parking for the additional players. She said they were also considering Hermon Park. I looked at Hermon Park and I feel that Montecito Heights is far better for the way pickleball is organized. You need to have a shaded waiting area, which already exists at MH at the pergolas and tables. Also, it is easy to see from the parking area how busy the courts are.

I reviewed the parking area and proposed a minor revision to the lot layout to create additional parking spaces. By enlarging into the unused dirt areas to the north and south you can create a loop that adds parking, eliminates the dead end turn around and provides better access to the Arroyo Seco Bike Lane. If all the existing spaces were reduced in width to 9' wide, that would add 10% more parking. I noticed that none of the existing ADA parking spaces meet current code requirements, so attached is also a plan to correct that issue.

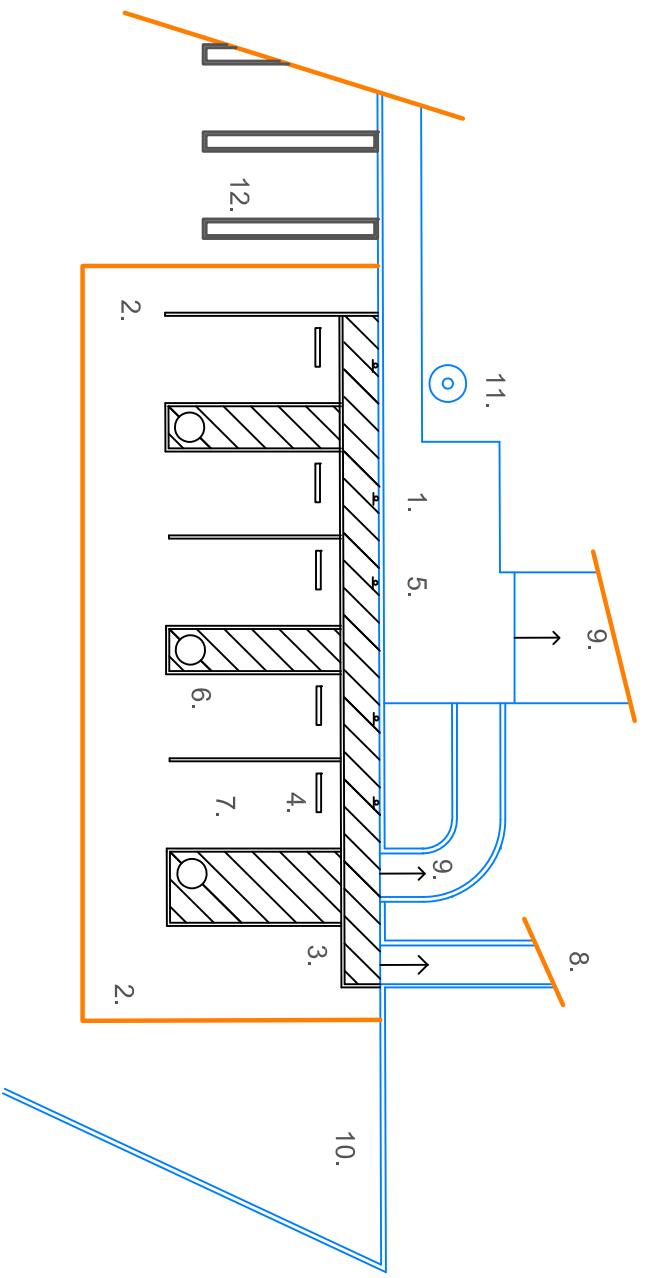
Of course, all this costs money and so corporate donors, like the ones that supported the baseball field might help. Lots of commercials are featuring pickleball in their ads, might also chip in. I have been on Pasadena's Pickleball Committee since it was formed in 2018, and they have added 9 courts since then and have plans for 12 more. But they have the same money issues. I am pleased to note that La Canada Flintridge is currently creating 3 new courts based on the plans I did for them.

I would be happy to meet or talk pickleball if you have any questions. Hope you all have a nice Thanksgiving and play some pickleball, Bruce

Best regards,

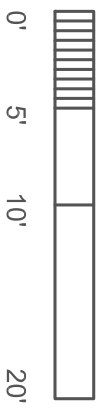
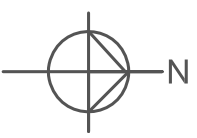
Bruce A. Bailey, A.I.A.

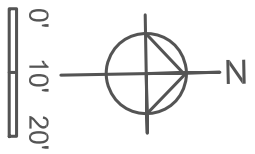
BAB Architects



PROPOSED SCOPE OF WORK:

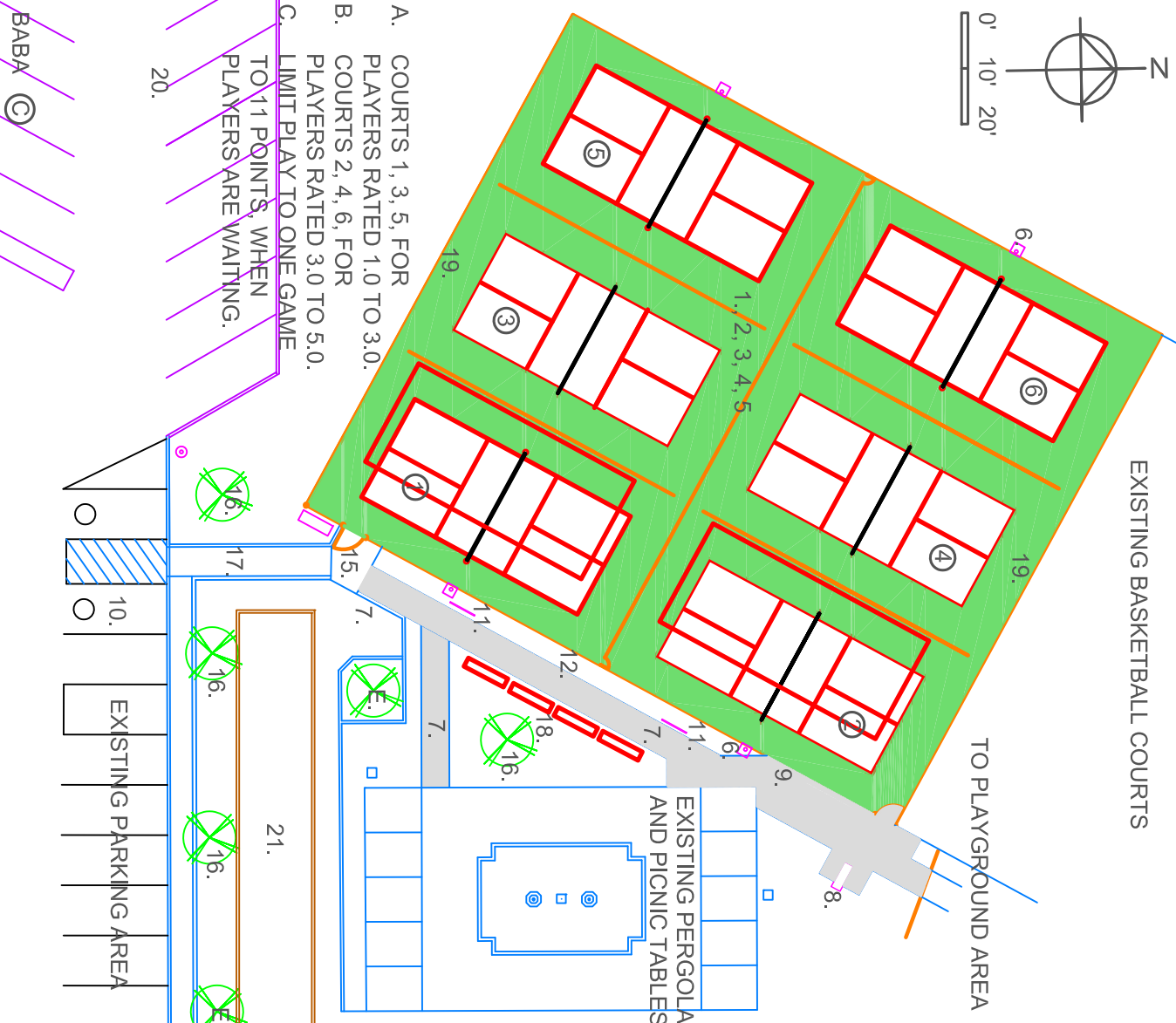
1. REMOVE EXISTING ADA SIGNAGE.
2. ADD NEW ASPHALT PAVING IN AREA TO RAISE GRADE TO 1/4" FOOT SLOPE. TAPER TO EXISTING GRADE. SIZE AS NEEDED.
3. PAINT 'ADA BLUE' LINES FOR PARKING SPACES, ACCESS AISLES AND GRAPHICS AS REQUIRED BY CODE..
4. PROVIDE 4' LONG CONCRETE WHEEL STOPS ANCHORED WITH REBAR DOWELS.
5. PROVIDE NEW GALVANIZED 2" DIA. POSTS AND 'ADA' SIGNAGE AT EACH STALL.
6. PROVIDE NEW PAINT AND "NO PARKING" GRAPHICS AT EXISTING RED CURBS.
7. VAN ACCESSIBLE SPACE.
8. RAMP UP TO SENIOR CENTER.
9. RAMP UP TO GYMNASIUM.
10. LOADING AREA.
11. EXISTING LIGHT POLE.
12. EXISTING PARKING SPACES TO REMAIN.





EXISTING BASKETBALL COURTS

TO PLAYGROUND AREA



PROPOSED SCOPE OF WORK:

1. CREATE NEW 6-COURT PICKLEBALL CENTER, ON EXISTING CONCRETE COURT SLAB.
2. REMOVE EXISTING TENNIS AND PICKLEBALL POSTS AND PATCH CONCRETE SLAB, AND FILL LOW SPOTS.
3. INSTALL NEW NET POSTS AND 4' HIGH C/L. SEPARATION FENCES BETWEEN COURTS.
4. PAINT COURT SURFACE, COURT LINES AND COURT COLORS.
5. INSTALL NETS WITH CENTER TIE DOWN STRAPS.
6. INSTALL NEW LSI INDUSTRIES ZNL-78L-CT-40 LED LIGHT FIXTURES, ON 4 EXISTING POLES. 2 LIGHTS PER POLE. INSTALL NEW ON/OFF SWITCHES. PROVIDE ADDITIONAL TWO LIGHTS FOR PERGOLA AREA.
7. INSTALL NEW 60" WIDE CONCRETE ADA SIDEWALK FROM EXISTING ENTRY TO BASKETBALL COURTS AND TO EXISTING PERGOLA AREA. SUGGEST ADDING ADA SIDEWALK ACCESS TO PLAYGROUND AREAS. 2% CROSS SLOPE AWAY FROM COURTS. REMOVE AND REPLACE LOW CMU WALL AS SHOWN.
8. REMOVE EXISTING DRINKING FOUNTAIN AND INSTALL CONCRETE SLAB AND NEW ADA DRINKING FOUNTAIN.
9. REMOVE EXISTING WINDSCREENS ON EAST ELEVATION AND REUSE ON OTHER ELEVATIONS AS NEEDED.
10. RE-STRIPE PARKING AREA FOR NEW ADA VAN ACCESSIBLE SPACES, WITH ADA CODE SIGNAGE.
11. INSTALL TWO, 24 PADDLE, PADDLE HOLDER RACKS AND BAG HOLDERS ON 2 1/2" STEEL PIPE FRAMES.
12. INSTALL NEW PLANTING, DRIP IRRIGATION AND BARK ALONG EAST SIDE OF COURT. LOWER PLANTER GRADE TO 3" BELOW COURT SLAB.
13. ALL COURT WORK PER USA PICKLEBALL CONSTRUCTION MANUAL STANDARDS.
14. INSTALL "COURT RULES" SIGNAGE ON EACH GATE.
15. REVERSE SWING ON EXISTING C.L. ENTRY GATE.
16. ADD NEW 24" BOX TREES, MATCH EXISTING SPECIES. PROVIDE IRRIGATION.
17. EXISTING WALK.
18. NEW WOOD BENCHES WITH BACKS.
19. INSTALL METAL COURT NUMBER SIGNS ON FENCE.
20. MOVE METAL STORAGE CONTAINER FROM PARKING AREA TO DIRT AREA. REPAINT LINES AS NEEDED. EXPAND PARKING AREA OPTION.
21. OPTIONAL DECOMPOSED GRANITE BOCCIE COURT, WITH RAILROAD TIE BOUNDARY CURB.

PROPOSED PICKLEBALL COURTS

MONTECITO HEIGHTS PICKLEBALL

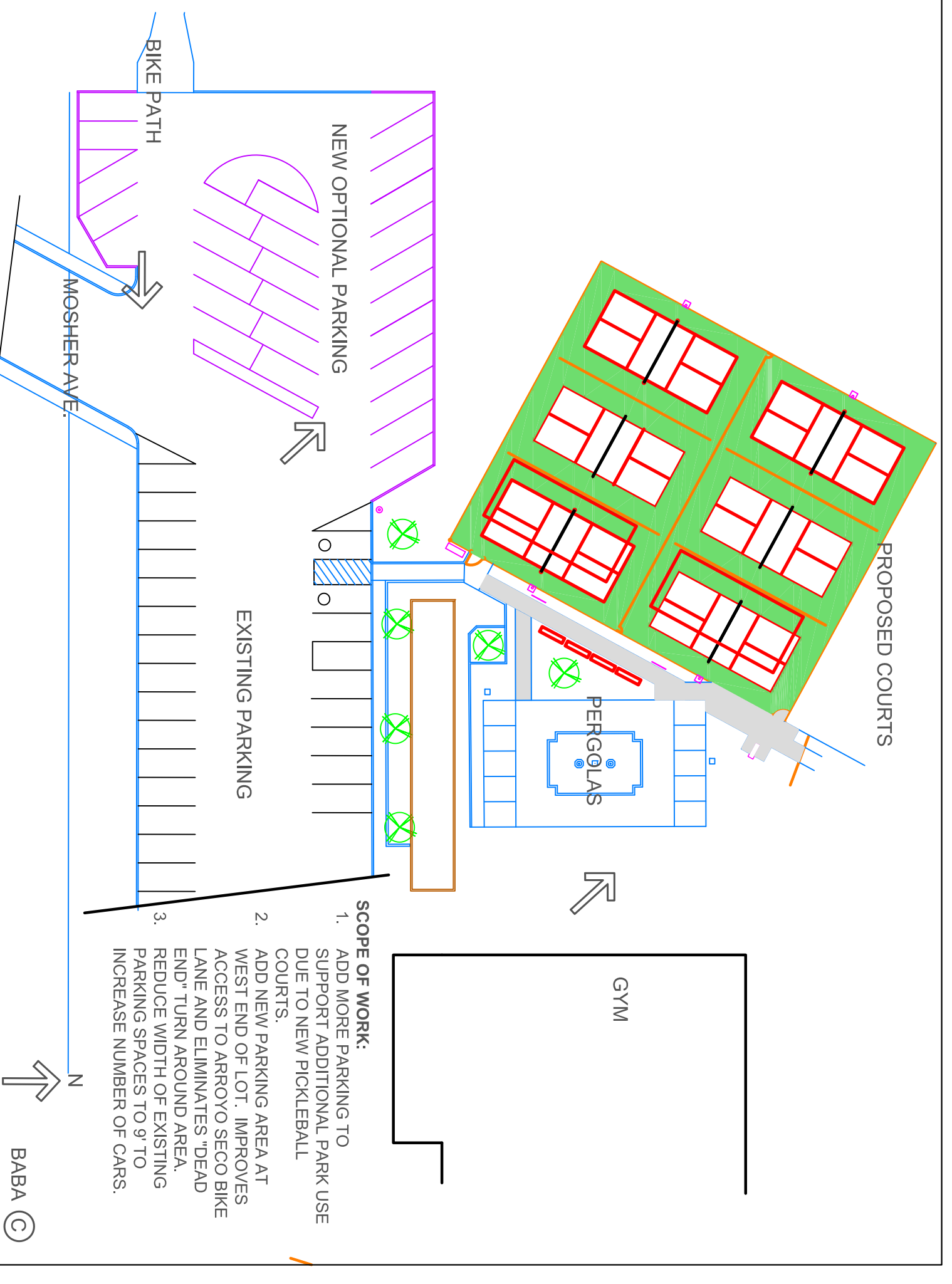
SITE PLAN- 4545 HOMER ST.

10-14-23

1:30

1 OF 1

BABA ©





Rap Commissioners <rap.commissioners@lacity.org>

Re: Laurel and Hardy Pocket Park - District 13, Region 4

1 message

Rap Commissioners <rap.commissioners@lacity.org> Wed, Nov 15, 2023 at 11:24 AM
 To: Henric Nieminen < >
 Cc: Regina Mallare <regina.mallare@lacity.org>, Kaisa Nieminen < >

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 15, 2023 at 10:27 AM Henric Nieminen < > wrote:
To whom it may concern,

Hugo Soto-Martinez’s office suggested I reach out to your office to inquire about increasing the amenities at Laurel and Hardy pocket park.

Laurel and Hardy park is pocket park located in District 13, Region 4. Google map link: <https://maps.app.goo.gl/zDoJUApMzg48qtA6>

This park has unrealized potential to unite the people in the community, especially for families with children. Currently the park is primarily used as “dog park” by neighborhood. With the lack of child friendly open spaces and facilities in the area, a playground would be a welcomed addition to this space. Maybe consider adding workout stations to promote good health or, an area for kids to learn to ride a bike? Picnic tables would also create a more welcoming atmosphere The possibilities are endless!



What are the first steps to implementing amenities to this pocket park?

Thank you for your time and look forward to your reply.

Best Regards,
Henric Nieminen
Resident District 13, Region 4

--

City of Los Angeles
Office of the Board of Recreation and Park Commissioners
Figueroa Plaza
221 North Figueroa Street, Suite 300
Los Angeles, CA 90012

Telephone: (213) 202-2640
Fax: (213) 202-2610
Mail Stop: 625/15
Website: www.laparks.org



Rap Commissioners <rap.commissioners@lacity.org>

Re: 3100 Wilshire - Follow-up Correspondence

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Thu, Nov 16, 2023 at 2:31 PM

To:

Cc:

, Hakeem Parke-Davis

<hakeem.parke-davis@lacity.org>, evette.kim@lacity.org

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 15, 2023 at 4:52 PM < > wrote:

Good afternoon,

Ahead of tomorrow's Commission meeting, we are providing the attached letter related to the 3100 Wilshire project.

Thank you,

Lauren

Lauren Glaser

She/Her/Hers

LATHAM & WATKINS LLP

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November 15, 2023

VIA EMAIL

Board of Recreation and Parks Commissioners
221 N. Figueroa Street Suite 350
Los Angeles, CA 90012

Re: 3100 Wilshire – VTT-83914 (Case No. 23-134)

Dear Honorable President Simril and Honorable Commissioners:

Thank you for your consideration of the policy issues surrounding housing projects and their contributions to Recreation and Parks Department needs at your November 2, 2023 hearing. I write to follow up on our request that the Commission reconsider the recommendation to the City's Deputy Advisory Agency as to the form of the contribution to be provided for the 3100 Wilshire project, an infill development that includes 33 restricted affordable units as part of its nearly 300 new homes. Staff's recommendation to require that the project dedicate land, though it is preserving a historic building on site and being designed for compatibility with an adjacent historic landmark, creates an impediment and delay for this housing, at the same time that the Mayor has mandated such delays should be reduced for housing projects.

At that meeting, you requested RAP staff report back on policies related to the implementation of Los Angeles Municipal Code Section 12.33, which establishes the procedures for conditioning projects to provide parks fees or dedication. Though payment of fees is clearly permitted, and the Department has many improvement projects that could be funded by fees, staff is insisting on land dedication, though they will not provide a list of pre-vetted off-site locations. We continue to be very concerned that the condition language RAP staff has recommended to this Commission requiring dedication of land poses a serious barrier to housing construction and the project.

We respectfully request you direct staff to advise the Deputy Advisory Agency that the Commission has no objection to a Condition of Approval that allows the payment of park fees and/or dedication.

All the precedent we have reviewed for similarly situated projects allows for the payment of fees. RAP staff advised the Commission that they have conditioned similarly situated projects on land dedication, but have often been overruled by the Deputy Advisory Agency. RAP staff also stated to our team that none of the infill projects conditioned on land dedication have cleared that condition. We believe that payment of fees is appropriate for the 3100 Wilshire project and

that the City can make good use of the estimated \$4.4 million in fees for improvements to existing or already programmed parks.

Prohibiting the fee payment option is contrary to the intent of the Mayor's direction that City departments reduce delays and barriers to housing projects, particularly those such as this that provide affordable units. As stated in Executive Directive No. 7, issued by the Mayor on November 8, 2023:

Los Angeles is grappling with one of the most severe housing crises among major U.S. cities. Decades of restrained housing production is reflected by high rents, overcrowded conditions, and increasing housing instability. The most dire consequences are displacement and homelessness as climbing rents lead to the threat of evictions, which escalate the city's homelessness crisis and plunge more Angelenos into economic hardship. The shortage of housing that is affordable and accessible spans every corner of our city and has highlighted the deepening disparities within our communities. The trajectory of our city's future, as well as the overall well-being and economic prosperity of Angelenos hinges upon our collective commitment to confront the housing crisis facing Los Angeles. The urgent imperative for increased housing stability, affordability, and equity has never been more evident. ... ***To address the challenges before us, we must employ a multi-faceted, coordinated, and effective approach to produce needed housing more quickly.***¹

As background, the Applicant's team first met with RAP staff in December 2022 for an early consultation meeting to discuss the project. In that meeting, the Applicant confirmed that there was no on-site land available for dedication, as the project site is under an acre in size and the existing building would be retained. In that meeting, RAP staff stated that they would be recommending a condition that requires land dedication, even though on-site dedication is infeasible, and that the Applicant could satisfy the condition by redesigning the project to accommodate on-site dedication or acquiring a suitable off-site property to dedicate for parks purposes.

We note that Commission President Simril asked staff, during a discussion of a fee recommendation for another project on the November 2, 2023, agenda, whether they had discussed feasibility with the developer, noting the importance of such a discussion. Staff's response was consistent with the experiences of our team, viewing the early consultation meeting as staff's communication to the project applicant of the requirements as determined by staff. However the staff reports for the revised Parks Fees ordinance, which was adopted some years ago, make clear that the intended purpose of the meeting is to "discern what opportunities are

¹ City of Los Angeles Mayor Karen Bass, Executive Directive No. 7: Streamlining and Accelerating Housing Production (Nov. 8, 2023) (emphasis added).

available.”² Yet no such opportunities have been identified by staff, despite repeated requests from the applicant. As staff stated on the record at the November 2, 2023, hearing, their position is that the “onus” is on the applicant to identify off-site dedication proposals. This is specifically contrary to the provisions spelled out in forms on the RAP website for Recreation Credit and Land Dedication. The “Recreation Credit” application requests attachment of the Recreation Credit – Land Dedication form, and contrary to staff’s repeated assertion that the onus is on the developer to identify land, their form states that “if the applicant...has not identified a land dedication site...RAP staff can provide the applicant with a list of possible land dedication sites....”³

We have communicated our concerns consistently to staff but no modification has resulted. Requiring this project to identify land suitable for dedication and the City’s acceptance of such land could delay the project’s new homes by years and ultimately make development infeasible. Recognizing that the Commission is newly appointed, prior communications are summarized below.

- Ahead of your consideration of the staff’s recommended condition language, we provided a letter outlining our concerns about the requirement to dedicate land and the potential impacts such a condition would have to the project’s feasibility.⁴
- Ahead of the joint Hearing Officer and Deputy Advisory Agency hearing related to the project, we provided a letter to City Planning further detailing our concerns about the condition language and that its imposition could jeopardize the project’s ability to develop new housing.⁵ This correspondence outlines our concerns about the draft condition language and requests that the condition allow the option of payment of in-lieu fees, similar to other similarly situated infill developments.
- Following your November 2, 2023, hearing, my colleagues and our clients met with RAP staff on November 9, to discuss the dedication requirement and how it would be satisfied. This meeting confirmed our concerns. Specifically, when we sought additional guidance related to identifying acceptable off-site property to dedicate, staff stated that it was the Applicant’s responsibility to identify an acceptable site and present that to RAP staff for review.

² Department of City Planning Recommendation Report, Case No. CPC-2015-2328-CA-GPA, (Mar. 24, 2016) at p. 8.

³ Department of Recreation and Parks, Recreation Credit – Land Dedication PF – 3004-I, available at https://www.laparks.org/sites/default/files/planning/PF-3004-I_Recreation%20Credit%20Instructions%20-%20Land%20Dedication.pdf.

⁴ Our July 19, 2023, letter to the RAP Commission is attached to this letter as Attachment 1.

⁵ Our October 20, 2023, letter to City Planning is attached to this letter as Attachment 2.

When discussing the complexities of acquiring land solely for the purposes of dedication, RAP staff noted that *some projects spend years going back-and-forth with the Department related to dedications*. When we asked what would occur if the project was unable to locate and acquire an acceptable off-site property, RAP staff stated that they did not know if the condition could be cleared to allow the project to move forward. This lack of certainty in both the process and feasibility of compliance infuses additional risk into the development process at a time when financing is already challenging in Los Angeles.

While the Department's list was provided of "Factors for Consideration re: Land Acquisition/Dedication for Recreation and Park (RAP) Purposes" to assist with identifying properties,⁶ these demonstrate the uncertainties created by a land dedication requirement for the 3100 Wilshire project. They highlight the substantial time and financial commitment required to vet potential properties, including performing the necessary environmental and title diligence. The park benefit and location factors demonstrate the difficulty of finding a suitable parcel within the necessary radius, particularly considering City-wide efforts to develop available parcels for housing, for which many sites within proximity of the project site are zoned. Factors requiring that a potential parcel be "suitable for recreational purposes" and free from "unique natural features or terrain ... that would limit its ability to be used for recreational purposes"⁷ are particularly subjective, providing little guidance to applicants charged with identifying suitable land. While these factors are helpful in understanding RAP's goals in acquiring land, they are insufficient to support a prospective purchase of property by a developer. Requiring an applicant to guess at the standards applied and devote substantial resources to the effort will delay affordable housing.

Finally, we note that staff advised the Commission that one reason they did not recommend fee payment for the 3100 Wilshire project is that there are extensive Quimby fees available for projects in that area. However, when we researched the issue further, we discovered there is an infill park proposed nearby that is awaiting funding. The Pio Pico Pocket Park and parking structure is proposed roughly one mile from the 3100 Wilshire project and is intended to increase park space for residents of the densely-populated Koreatown area.⁸ In March 2023, the Bureau of Engineering reported that the park had a funding shortfall of at least \$11.3 million.⁹ This is one example of the ways the Commission could utilize a funding contribution from the project, and doubtless there are many more projects for improvements to City parks that could benefit from park fees provided by the 3100 Wilshire project.

Crescent Heights fully supports the City's goals related to parks, including funding capital improvements and increased maintenance of existing parks and developing new parks to

⁶ The list of factors is attached to this letter as Attachment 3.

⁷ Attachment 3, at p. 1.

⁸ See the Bureau of Engineering Recommendation to Municipal Facilities Committee regarding Pio Pico Park/Parking Structure (Mar. 30, 2023) available at <https://cao.lacity.gov/capital/mfc20230330g.pdf>.

⁹ *Id.* p. 3-4.

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reduce park service radius gaps and increase the number of residents that live within a 10-minute walk to a public park or open space. We look forward to continuing to work collaboratively with RAP staff to identify ways to best support the City's park development goals while minimizing uncertainties that frustrate housing development in the City.

As noted above, *we respectfully request you direct staff to advise the Deputy Advisory Agency that the Commission has no objection to a Condition of Approval that allows the payment of park fees and/or dedication.*

Very truly yours,



Cindy Starrett
of LATHAM & WATKINS LLP

Enclosures

cc: Hakeem Parke-Davis, Council District 10
Evette Minsun Kim, Council District 10
Elliott Kahn, Crescent Heights
Adam Tartakovsky, Crescent Heights
Benjamin Hanelin, Esq.
Lauren Glaser, Esq.

ATTACHMENT 1

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Los Angeles, California 90071-1560
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www.lw.com

LATHAM & WATKINS LLP

July 19, 2023

VIA EMAIL

Board of Recreation and Park Commissioners
221 N. Figueroa Street Suite 350
Los Angeles, CA 90012

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Re: 3100 Wilshire – VTT-83914 (Agenda Item 6 – Case No. 23-134)

Dear President Simril and Honorable Commissioners:

On behalf of Crescent Heights and 3100 Wilshire, LLC (the “Applicant”), we look forward to your consideration of the staff recommendation related to Vesting Tentative Tract No. VTT-83914 for a new infill residential building at Wilshire and Westmoreland Avenue, across from the historic former Bullock’s Wilshire building, now Southwestern Law School. Our client’s Project located at 3100 West Wilshire Boulevard (the “Project Site”) also honors and incorporates an existing building on the corner of Wilshire and Westmoreland Avenue in order to create 297 new housing units, including 33 restricted affordable units, associated open space and residential amenities, and approximately 7,110 square feet of community-serving restaurant and retail space. The Project’s design goals include both preserving the existing building on the site and complementing the historic Bullocks Wilshire Building located across Westmoreland Avenue, while maximizing the site’s ability to provide housing units. (See attached rendering). Given these goals to preserve historic elements and Wilshire streetscape while producing housing, no land on the Project site is available for dedication.

The staff recommendation notes that, after exemptions for affordable housing units, the Project could generate over \$4.4 million in Quimby fees through in-lieu payments, and that there are at least four parks within a half-mile of the Project Site, including Robert F. Kennedy Inspiration Park, Shatto Park Recreation Center, Lafayette Park, and Francis Avenue Community Garden. (See attached map.) We respectfully propose that the Project’s in-lieu Quimby fees would be best used for the purpose of improving these or other parks in the vicinity, rather than requiring the Project to dedicate land, either on-site or off-site, for park purposes or provide a combination of dedication and in-lieu fees. Without in-lieu fees, based on the number of housing units proposed, the Project could be required to dedicate up to 2.15 acres of land – almost three times the area of the entire Project Site. Given the existing parks near the Project, the proposed condition requiring the dedication of land is not necessary to serve the community where the Project is being built, is inconsistent with the City’s Housing Element encouraging provision of additional housing units, and would make this needed housing project infeasible. We respectfully request that the Board modify this recommendation to allow the Project to meet its

obligations under Los Angeles Municipal Code (“LAMC”) Section 12.33 by paying only in-lieu fees.

Though we inquired of staff if there are specific parcels in the vicinity that the City is seeking to acquire for park purposes, no such properties were identified. Moreover, as noted above, there is no finding from staff that this area is park-poor or that there are no improvements to existing parks where the in-lieu fee payment could be utilized. Of course, the in-lieu fee payment can be utilized as needed. Given the Project’s location, the Applicant would likely be unable to acquire a property within the specified radius of the Project Site that meets RAP’s minimum requirements for dedication. As such, the ordinance’s goal of creating new park land is better fulfilled through the payment of fees, which can be aggregated with other such payments to make meaningful improvements for parks. Additionally, with the use of nearby transit options, the A Line is one block west of the Project, residents will have access to regional parks across the City and County. Dedication of park space should not be required.

A. Applicant Background, Project Design, and Requested Entitlements

Founded in the Los Angeles area over thirty-five years ago, Crescent Heights successfully develops and manages architecturally distinctive urban high-rises in major cities across the United States. Recent Los Angeles highlights include the recently-approved 1045 Olive Street project in the heart of Downtown Los Angeles and the Palladium Residences adjacent to the historic Hollywood Palladium, which Crescent Heights landmarked in cooperation with community leaders. Additionally, Crescent Heights developed Ten Thousand on Santa Monica Boulevard, adjacent to Century City. The 3100 Wilshire Project will similarly bring a thoughtfully designed, well-situated housing development to a prime transit-oriented location.

The Project will site nearly 300 new units, including 33 units reserved for Extremely Low Income households, on an approximately 0.75-acre site located in the heart of the transit-rich Koreatown neighborhood. In addition to the new residential uses, the Project includes 7,110 square feet of commercial uses (restaurant / retail) with two outdoor dining areas along the Wilshire Boulevard frontage and one outdoor dining area along the Westmoreland Avenue frontage. The proposed commercial uses include a 2,080 square foot ground floor space fronting Wilshire Boulevard and a two-level 5,030 square foot commercial space located at the corner of Wilshire Boulevard and Westmoreland Avenue (consisting of 3,030 square feet at ground level and 2,000 square feet at mezzanine level).

The Project will include a total of 24,244 square feet of Open Space including an outdoor pool and 6,888 square foot amenity deck on Level 33, another outdoor pool and 5,012 square foot amenity deck on Level 8, a 533 square foot outdoor amenity deck and 6,061 square feet of indoor recreation areas on Level 3 and 5,750 square feet of private open space (115 residential balconies). In addition to the LAMC compliant Open Space areas, the Applicant is proposing additional common open space areas on Levels 3, 8, 9 and 33 consisting of outdoor and indoor amenity decks.

The Project is designed to complement the existing, historic structures nearby, including the existing low-rise building on the corner of Wilshire Boulevard and Westmoreland Avenue as well as the Bullocks Wilshire building across Westmoreland. The Project will preserve the existing façade and historic portions of the existing building at the corner, repurposing those spaces for retail, restaurant, and resident amenities. The Project's tower has been set back from Wilshire and positioned to complement the historic Bullocks Wilshire tower, which is now owned and occupied by Southwestern Law School. The Applicant's architects have taken great care to ensure that the Project has a modern, streamlined design that will accent and complement the existing nearby historic resources, while maximizing development of new housing on the Project Site.

The Project utilizes the City's Transit Oriented Communities ("TOC") Program to provide much-needed housing near existing transit, consistent with the City's aggressive housing production goals. Specifically, the Project site is located within the TOC Affordable Housing Incentive Area Tier 4, the highest tier, because it is located within close proximity of a Metro Rail station that intersects with other public transit lines. (TOC Guidelines, p. 5.) As such, the Project site is provided a variety of incentives under the TOC Program, including increased residential density and floor area, to encourage the siting of new housing near high-quality public transit. (*Id.* at pp. 5-13.)

Because the Project is fully consistent with the TOC Program and other relevant zoning and land use requirements, no legislative actions or approvals are required to authorize the Project. The Applicant is requesting a Site Plan Review to authorize the development of more than 50 new residential units. Additionally, the Applicant is applying for a Vesting Tentative Tract Map to merge and resubdivide the existing parcels into one ground lot and seven airspace lots with 297 residential units and two commercial condominiums.

B. Recreation and Parks Recommendation

Members of the Applicant's team met with RAP staff on December 12, 2022, to discuss the Project and RAP staff's recommendation to this Board. In that meeting staff indicated that they would recommend that the Project be subject to a land dedication requirement or a combination of land dedication and payment of in-lieu fees. In that discussion, the Applicant team confirmed to staff that there is no available land on the Project Site for dedication and that the Applicant does not own any other land in the area for an off-site dedication. Nevertheless, RAP staff published their recommendation letter on December 16, 2022, noting that staff intended to recommend the dedication of land or a combination of land dedication and in-lieu fee payment as a condition of approval for the requested Vesting Tentative Tract Map.

The Applicant's team subsequently followed up with RAP staff to ask for assistance in identifying potential off-site locations for land dedication in the proximity of the Project site. RAP staff informed the Applicant that RAP has not identified any parcels suitable for parks in the area and instead provided a list of criteria used by RAP when evaluating land acquisitions and dedications.

LATHAM & WATKINS^{LLP}

While the Applicant fully supports RAP's goal of increasing park space available to residents across the City, requiring land dedication for an urban infill project with historic considerations and adjacent to transit represents an unnecessary barrier to this proposed development of much-needed housing. Requiring on-site dedication would make the Project economically infeasible, as there is insufficient area to dedicate land for parks purposes and still develop an efficient housing project. Similarly, the Applicant believes that the cost and time associated with that search and acquisition would jeopardize the financial viability of the Project. The uncertainty associated with requiring either on-site or off-site dedication, particularly in this development climate, would significantly impact the feasibility of this vitally needed housing Project.

In contrast, the payment of in-lieu fees would allow the Project to support the development of new park land while providing the Applicant with additional certainty associated with the costs to meet the Project's obligations. This would also allow the Applicant to focus resources on the development of new housing across the City, including the new units proposed at the Project Site.

We respectfully request that the Board recommend to the Advisory Agency that the Project pay in-lieu fees instead of requiring either on- or off-site land dedication to comply with the Applicant's obligations under LAMC 12.33.

We look forward to your consideration of the Project at your July 20, 2023 hearing.

Very truly yours,



Benjamin J. Hanelin
of LATHAM & WATKINS LLP

cc: Elliott Kahn, Crescent Heights
Adam Tartakovsky, Crescent Heights
Lucinda Starrett, Esq.
Lauren Glaser, Esq.

ATTACHMENT 2

LATHAM & WATKINS LLP

October 20, 2023

VIA EMAIL

Deputy Advisory Agency
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

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Re: 3100 Wilshire – VTT-83914

Dear Honorable Deputy Advisory Agency:

On behalf of Crescent Heights and 3100 Wilshire, LLC, we look forward to your consideration of Vesting Tentative Tract No. VTT-83914 for a new infill mixed-use project that preserves an existing cultural resource and adds 297 new residential units, 33 of which will be reserved for Extremely Low Income households, on an existing asphalt parking lot.¹

The Project is not feasible if the Deputy Advisory Agency accepts the Department of Recreation and Parks' ("RAP") recommendation to condition the map on providing land dedication for parks. Dedication of land is not feasible on-site or off-site. Dedication is infeasible on-site because of the site's small size (less than one acre) and site constraints (retention of the existing cultural resource). Dedication of land off-site is not feasible because the cost of acquiring nearly two acres of land would render the project economically infeasible and require a reduction in unit density to reduce the cost of off-site land acquisition.

For the foregoing reasons, we respectfully request that the Deputy Advisory Agency revise Condition 13 to read as follows.

That the Project pay in-lieu fees in order to fulfill the Project's requirements under provisions of LAMC 12.33.

The revised condition requiring payment of fees (i) is consistent with LAMC Section 12.33, (ii) would provide up to approximately four and a half million dollars in Parks Fees, (iii) avoids the arbitrary application of a condition for dedication of land for parks in an area of the City that is well-served by existing parks, and (iv) avoids inconsistencies with the Housing Accountability Act.

¹ See Attachment A for further Project description, summary of Planning entitlement requests, and background on Crescent Heights.

A. Background of Recreation and Parks Recommendation

Members of the Applicant's team met with RAP staff on December 12, 2022, to discuss the Project and RAP staff's Board recommendation. Staff stated that they would recommend that the Project be subject to a land dedication requirement or a combination of land dedication and payment of in-lieu fees. The Applicant team told RAP staff that there is no available land on the Project site for dedication and that the Applicant does not own any other land in the area for an off-site dedication. Nevertheless, RAP staff continued to recommend the dedication of land or a combination of land dedication and in-lieu fee payment as a condition of approval.

The Applicant's team followed up with RAP staff to ask for assistance in identifying potential off-site locations for land dedication in the proximity of the Project site to gauge the feasibility of complying with that requirement. RAP staff stated that they have not identified any parcels suitable for parks in the area and instead provided a list of criteria used by RAP when evaluating land acquisitions and dedications. RAP staff presented its recommendation to the RAP Board and while the Applicant objected to it at the hearing, the Board adopted staff's recommendation without discussion.

B. The Revised Condition is Consistent with LAMC Section 12.33 and Could Generate More than Four Million Dollars in Park Fees

The Project honors and incorporates an existing cultural resource on the corner of Wilshire and Westmoreland Avenue to create 297 new housing units, including 33 restricted affordable units, associated open space and residential amenities, and approximately 7,110 square feet of community-serving restaurant and retail space.

As a residential subdivision project with more than 50 dwelling units, the Project is subject to LAMC Section 12.33. To "enable the acquisition of land and the collection of fees to be used for the purpose of developing new or rehabilitating existing recreational facilities," LAMC Section 12.33 provides for *either* dedication of land or payment of fees. (LAMC § 12.33.A.) Subsection D.5 provides that residential subdivision projects containing more than 50 dwelling units may comply by paying a park fee, referred to as a Quimby fee, when the project will not be dedicating land. (LAMC § 12.33 D.5.) The revised condition is therefore fully compliant with LAMC Section 12.33.

The July 20, 2023, staff report to the RAP Board ("RAP Staff Report") confirms that, after exemptions for affordable housing units, the Project could generate over \$4.4 million in fees through in-lieu payments. (See RAP Staff Report, attached here as Attachment B.) The Project's in-lieu fees could be best used for the purpose of improving the parks closest to the Project site or other parks in the vicinity, rather than requiring the Project to dedicate land, either on-site or off-site, for park purposes or provide a combination of dedication and in-lieu fees.

C. The Area Surrounding the Project is Well-Served by Existing Parks

The July 20, 2023, RAP Staff Report confirms that there are at least four parks within a half-mile of the Project Site, including Robert F. Kennedy Inspiration Park, Shatto Park Recreation Center, Lafayette Park, and Francis Avenue Community Garden. (See map at RAP Staff Report, Attachment B, p. 16.)

In fact, the RAP Staff Report concludes that siting a new park on the Project site would *not* serve any currently non-served residents in the adjacent neighborhood. (See RAP Staff Report, Attachment B, p. 15; also see Parks Analysis Report attached to RAP Staff Report at Attachment B, p. 17.) In other words, all residents within one-half mile of the Project site already live within a 10 minute walk of a City park. In addition to nearby parks, with the use of nearby transit options such as the A Line, one block west of the Project, residents will have access to regional parks across the City and County.

There is no finding from RAP staff that this area is park-poor or that there are no improvements to existing parks where the in-lieu fee payment could be utilized. As such, the record does not support a requirement to dedicate land for park uses.

D. Requiring Land Dedication for Parks from this Project Would Be Inconsistent with Recent Precedent and Arbitrary and Capricious

A review of recent map approvals within a 1.5 mile radius of the Project confirms this is the only project for which RAP requested land dedication. (See Cases No. VTT-83086-CN-HCA, VTT-75032-CN, VTT-82514, VTT-82798, VTT-83698-CN-HCA, VTT-74230, and VTT-83213 [excerpts attached as Attachment C].)

It is unclear why the Project is being targeted for this burdensome requirement as RAP staff has not recommended the same for other nearby properties and RAP staff's own recommendation does not include any justification for deviating from the City's common practice for urban projects of allowing for the payment of in-lieu fees. Given the Project's location, the Applicant would likely be unable to acquire a property within the specified radius of the Project Site that meets RAP's minimum requirements for dedication. Dedication of park space should not be required in an area that is well-served by existing parks.

The payment of in-lieu fees would allow the Project to support the development of new and existing park land while providing the Applicant with additional certainty associated with the costs to meet the Project's obligations.

E. The Revised Condition Avoids Inconsistencies with the Housing Accountability Act

The Housing Accountability Act ("HAA") strictly limits a local agency's ability to condition a housing development project in a manner that renders the provision of affordable housing infeasible or requires the project be developed at a lower density. Specifically, the HAA states that "[w]hen a proposed housing development project complies with applicable, objective

general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project *or to impose a condition that the project be developed at a lower density,*” the local government must make written findings that the housing project would result in a specific, adverse impact on public health or safety and that there is no feasible method to mitigate or avoid that impact. (Gov. Code §65589.5(j)(1).)

Without in-lieu fees, based on the number of housing units proposed, the Project could be required to dedicate up to 1.91 acres of land – more than double the area of the entire Project site. The Project’s design goals include both preserving the existing building on the site and complementing the historic Bullocks Wilshire Building located across Westmoreland Avenue, while maximizing the site’s ability to provide housing units. Given these goals to preserve historic elements and the Wilshire streetscape while producing housing, no land on the Project site is available for dedication.

If the Project were to provide on-site dedication, the Project would be forced to reduce the number of new housing units, as residential density is calculated based on the post-dedication land area. (LAMC § 17.05.C.) Requiring off-site dedication significantly hinders the ability to complete the Project, as this speculative requirement cannot be adequately accounted for in terms of costs and it may not be economically feasible to purchase land in the Project’s vicinity based on the Project’s density that meets RAP’s off-site dedication requirements. Thus, RAP’s proposed condition would make this housing project infeasible.

Because the imposition of either an on-site or off-site dedication condition would render the Project, at its current density, infeasible, the City could only impose such a condition if the City finds that the Project would result in an unmitigable significant impact to public health or safety. City Planning’s staff report to the Deputy Advisory Agency confirms that these findings cannot be made. (See VTTM Staff Report pp. 22-24.) Imposing a condition that requires land dedication risks running afoul of the HAA. The revised condition will allow the Project to meet its obligations under LAMC Section 12.33 by paying only in-lieu fees, consistent with other projects recently approved in the area, and will avoid these inconsistencies with the HAA.

* * * * *

The Applicant fully supports RAP’s goal of increasing park space available to City residents. However, requiring land dedication for an urban infill project with historic considerations and adjacent to transit represents an unnecessary barrier to this proposed development of much-needed affordable and market rate housing. As the Project design does not currently allow for on-site dedication, the Applicant would either have to reduce the Project’s density and redesign the project or identify, purchase, and dedicate land almost twice the size of the Project site. The Project is consistent with the TOC Guidelines and all objective development standards. Redesigning the Project to accommodate on-site dedication would reduce the Project’s density. Off-site dedication would similarly result in reduced density or otherwise render the project financially infeasible. As such, we are concerned that a condition requiring land dedication is inconsistent the Housing Accountability Act and we respectfully

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request that the Deputy Advisory Agency modify the condition as proposed to allow the Project to pay in-lieu fees to comply with LAMC 12.33.

We look forward to your consideration of the Project at your October 25, 2023, hearing.

Very truly yours,



Benjamin J. Hanelin
of LATHAM & WATKINS LLP

cc: Honorable Heather Hutt, Council District 10
Hakeem Parke-Davis, Council District 10
Evette Minsun Kim, Council District 10
More Song, Department of City Planning
Elliott Kahn, Crescent Heights
Adam Tartakovsky, Crescent Heights
Lauren Glaser, Esq.

Attachment A: Applicant Background, Project Design, and Requested Entitlements

Founded in the Los Angeles area over thirty-five years ago, Crescent Heights successfully develops and manages architecturally distinctive urban high-rises in major cities across the United States. Recent Los Angeles highlights include the recently-approved 1045 Olive Street project in the heart of Downtown Los Angeles and the Palladium Residences adjacent to the historic Hollywood Palladium, which Crescent Heights landmarked in cooperation with community leaders. Additionally, Crescent Heights developed Ten Thousand on Santa Monica Boulevard, adjacent to Century City. The 3100 Wilshire Project will similarly bring a thoughtfully designed, well-situated housing development to a prime transit-oriented location.

The Project will site nearly 300 new units, including 33 units reserved for Extremely Low Income households, on an approximately 0.75-acre site located in the heart of the transit-rich Koreatown neighborhood. In addition to the new residential uses, the Project includes 7,110 square feet of commercial uses (restaurant / retail) with two outdoor dining areas along the Wilshire Boulevard frontage and one outdoor dining area along the Westmoreland Avenue frontage. The proposed commercial uses include a 2,080 square foot ground floor space fronting Wilshire Boulevard and a two-level 5,030 square foot commercial space located at the corner of Wilshire Boulevard and Westmoreland Avenue (consisting of 3,030 square feet at ground level and 2,000 square feet at mezzanine level).

The Project will include a total of 24,244 square feet of Open Space including an outdoor pool and 6,888 square foot amenity deck on Level 33, another outdoor pool and 5,012 square foot amenity deck on Level 8, a 533 square foot outdoor amenity deck and 6,061 square feet of indoor recreation areas on Level 3, and 5,750 square feet of private open space (115 residential balconies). In addition to the LAMC compliant Open Space areas, the Applicant is proposing additional common open space areas on Levels 3, 8, 9 and 33 consisting of outdoor and indoor amenity decks.

The Project is designed to complement the existing, historic structures nearby, including the existing low-rise building on the corner of Wilshire Boulevard and Westmoreland Avenue as well as the Bullocks Wilshire building across Westmoreland. The Project will preserve the existing façade and historic portions of the existing building at the corner, repurposing those spaces for retail, restaurant, and resident amenities. The Project's tower has been set back from Wilshire and positioned to complement the historic Bullocks Wilshire tower, which is now owned and occupied by Southwestern Law School. The Applicant's architects have taken great care to ensure that the Project has a modern, streamlined design that will accent and complement the existing nearby historic resources, while maximizing development of new housing on the Project Site.

The Project utilizes the City's Transit Oriented Communities ("TOC") Program to provide much-needed housing near existing transit, consistent with the City's aggressive housing production goals. Specifically, the Project site is located within the TOC Affordable Housing Incentive Area Tier 4, the highest tier, because it is located within close proximity of a Metro Rail station that intersects with other public transit lines. (TOC Guidelines, p. 5.) As such, the Project site is provided a variety of incentives under the TOC Program, including increased

residential density and floor area, to encourage the siting of new housing near high-quality public transit. (*Id.* at pp. 5-13.)

Because the Project is fully consistent with the TOC Program and other relevant zoning and land use requirements, no legislative actions or approvals are required to authorize the Project. The Applicant is requesting a Site Plan Review to authorize the development of more than 50 new residential units. Additionally, the Applicant is applying for a Vesting Tentative Tract Map to merge and resubdivide the existing parcels into one ground lot and seven airspace lots with 297 residential units and two commercial condominiums.

Attachment B: July 20, 2023 Recreation and Parks Staff Report to the Board

APPROVED

July 20 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-134

DATE July 20, 2023

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83914-CN-HCA –
RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION
OR IN-LIEU PARK FEE PAYMENT

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	For C. Santo Domingo	<u>DF</u>
B. Jackson	_____	* N. Williams	_____

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83914-CN-HCA (Project) to provide a land dedication or a combination of land dedication and in-lieu fee payment 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

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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 Parks Commissioners (Board), 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 3100 West Wilshire Boulevard in the Koreatown community of the City. The Project, as currently proposed, includes the construction of a 33-story tower with 297 residential condominium units, of which 33 will be restricted as affordable, as well as 7,110 feet of outdoor dining and commercial uses, and subterranean parking. The Project will integrate and maintain the existing commercial building.

The Project also includes 18,494 square feet of common open space in the form of a Level 7 pool and amenity deck, Level 32 pool and amenity deck, and a Level 3 indoor common space.

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 as Attachment 1.

EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **December 12, 2022**. 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 **June 5, 2023**. On June 22, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **August 1, 2023**. The Advisory Agency Filing Notification is attached (Attachment 2).

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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."

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 297 units would be:

$$2.15 \text{ Acres} = (297 \times 2.88) \times 0.00251$$

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 33 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:

$$1.91 \text{ Acres} = (264 \times 2.88) \times 0.00251$$

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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 a residential condominium 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, 2023, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$16,758.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 297 units would be:

\$ 4,977,126.00 = \$16,758.00 x 297 dwelling units

As currently proposed, the Project has 33 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:

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\$4,424,112.00 = \$16,758.00 x 264 dwelling unit

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 site is located within the Koreatown community of the City and within the Wilshire Community Plan Area. Currently, the Project site is made up of various commercial businesses and a parking 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): 18,860 persons (34,926 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,312 persons per square mile.
- Wilshire Community Plan Area (2017-2021 American Community Survey): 19,353 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes 18,494 square feet of common open space in the form of pools and amenity decks, an outdoor terrace, and other indoor amenities.

The amount of common open space being provided by the Project does not appear to exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are four (4) public parks within a half-mile walking distance of the Project site:

- Robert F. Kennedy Inspiration Park is located at 3384 Wilshire Boulevard in the Koreatown community of the City. This 0.15-acre facility provides a memorial dedicated to the life of Robert F. Kennedy, located very close to the site where he was assassinated in 1968, as well as benches and landscaping. This property is owned by LAUSD and operated by RAP.
- Shatto Park Recreation Center is located at 3191 4th Street in the Koreatown community of the City. This 5.45-acre facility provides tennis courts, pickleball courts, basketball courts, a baseball field, a gymnasium, and an auditorium for the surrounding community.
- Lafayette Park is located at 625 South La Fayette Park Place in the MacArthur Park community of the City. This 9.72-acre facility provides a skate park, a soccer field, a library, picnic tables, and a recreation center for the surrounding community.
- Francis Avenue Community Garden is located at 2909 West Francis Avenue in the MacArthur Park community of the City. This 0.15-acre facility provides a community garden.

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A map showing the project location and nearby public parks is attached (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 **zero (0)** new, previously unserved, residents within a half-mile walking distance (Attachment 5). 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 dedication of land or a combination of land dedication and in-lieu fee payment to the City as the Project is proposing the construction of condominium units and it is located in a high density area of the City. The proposed Project's common open space amenities will not reduce the impact on the park system.

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.

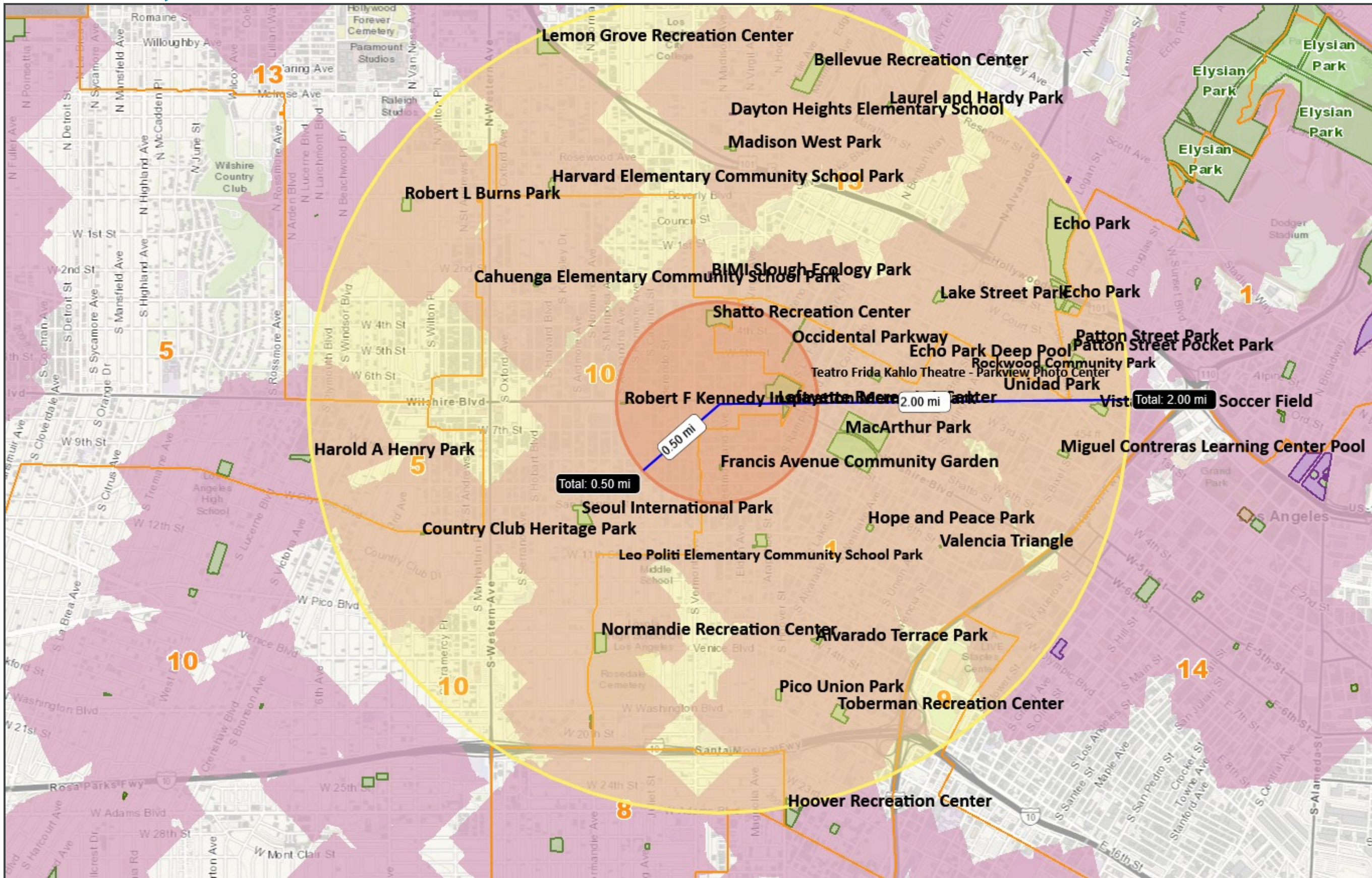
STRATEGIC PLAN INITIATIVES AND GOALS

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 mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.



LEGEND

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

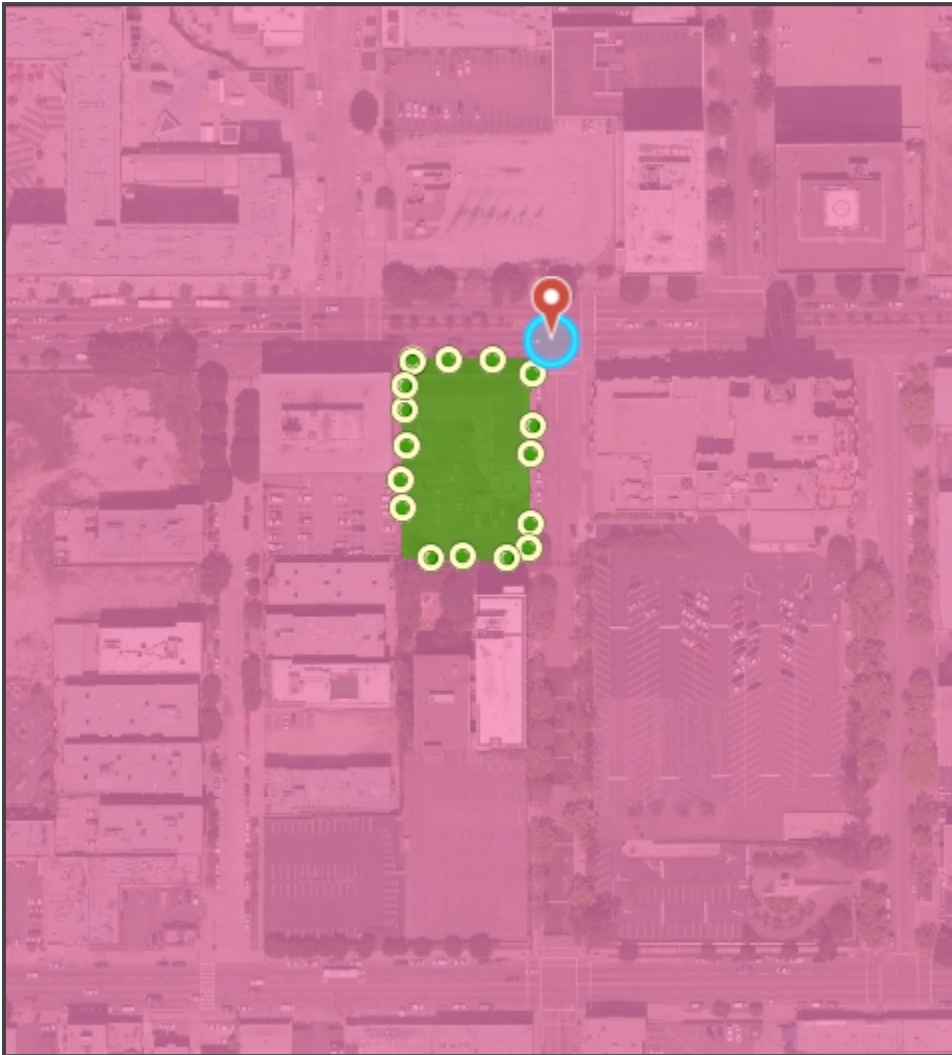
NOTES



SCALE 1: 36,112

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

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Printed: 11/28/2022



Scenario Information

Scenario Name:

VTT-83914

Description:

3100, 3102, 3104, 3108 West Wilshire
Boulevard & 659, 633 South
Westmoreland Avenue

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:	18,860	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	7,828	0

Residents Served by Age

Under Age 5:	1,308	0
Age 5 to 9:	954	0
Age 10 to 14:	887	0
Age 15 to 17:	599	0
Age 18 to 64:	13,483	0
Age 65 and Over:	1,629	0

Households Served by Annual Income

Under \$25,000:	3,375	0
\$25,000 to \$34,999:	1,316	0
\$35,000 to \$49,999:	1,036	0
\$50,000 to \$74,999:	1,150	0
\$75,000 and Over:	951	0

Source: Census/ACS 2010

Attachment C: Excerpts from Area Tentative Tract Map Approvals

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LISA M. WEBBER, AICP
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(213) 978-1274

<http://planning.lacity.org>

Decision Date: February 23, 2018

Appeal Period Ends: March 5, 2018

HK Property Management CO (O)
3240 Wilshire Boulevard, Suite 540
Los Angeles, CA 90010

OV, LLC (A)
3240 Wilshire Boulevard, Suite 570 Los
Angeles, CA 90010

Milan Garrison (R)
Maxsum Development, LLC
3016 East Colorado Boulevard, Suite
5626
Pasadena, CA 91117

Advanced Engineering and Consulting (E)
David Silverman
22837 Ventura Boulevard, Suite 100
Woodland Hills, CA 91364

RE: Vesting Tentative Tract Map No. 74230
Related Case(s): CPC-2016-3180-VZC-MCUP-
SPR
Address: 1000 South Vermont Avenue
Community Plan: Wilshire
Existing Zones: C2-1 and R4-1
Proposed Zone: RAS4-1
Council District: 1 - Cedillo
CEQA No.: ENV-2016-3181-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.06 and 17.15, the Advisory Agency approved Vesting Tentative Tract Map No. 74230, located at 1000 South Vermont Avenue (1025-1035 South Menlo Avenue, 1000-1058 South Vermont Avenue) for the merger of five parcels into a single ground lot and two airspace lots as shown on map stamped October 16, 2016 in the Wilshire Community Plan. This unit density is based on the RAS4-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (818) 374-5050, or (310) 231-2598. The Advisory Agency's approval is subject to the following conditions:

to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

15. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 2 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

16. That the Quimby fee be based on the RAS4 Zone.

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

17. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of 228 residential condominium units and 53,498 square-feet of commercial uses.
 - b. Parking shall be provided in compliance with 12.21-A,4 and 16.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Development Services Center (213) 482-7077.

All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

- c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas

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(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: November 9, 2017

Appeal Period Ends: November 20, 2017

Sang Hoon Chung (O)(A)
Fred & Jamison, LLC
2600 Michelson Drive, Suite 960
Irvine, CA 92612

Boaz Miodovsky (R)
Ketter Design
14541 Delano Street
Van Nuys, CA 91411

RE: Vesting Tentative Tract Map No. 75032-
CN
Related Case: DIR-2017-2442-SPR
Address: 500 South Oxford Avenue
Wilshire Planning Area
Zone : R4-2
D. M. : 135B193
C. D. : 10 - Wessen
CEQA: ENV-2017-2442-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03, the Advisory Agency approved Vesting Tentative Tract Map No. 75032-CN located at 500 South Oxford Avenue, for the **merger and resubdivision of the subject site, into four (4) lots, in conjunction with the construction, use, and maintenance of an 89-unit residential condominium building**, as shown on the map date-stamped June 19, 2017 in the Wilshire Community Plan. This unit density is based on the R4-2 Zone. (The subdivider is hereby advised that the LAMC may not permit his maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's consideration of the request is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

DEPARTMENT OF RECREATION AND PARKS

5. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee based on the R4-2 Zone.

DEPARTMENT OF TRANSPORTATION

6. Prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure the following:
 - a. Submit a construction work site traffic control plan to the Department of Transportation for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours.
 - b. On January 20, 2016, the City Council adopted the Mobility Plan 2035 which represents the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **5th Street** and **Oxford Avenue** have been designated as Collector Streets which would both require a 20-foot half-width roadway within a 33-foot half-width right-of-way. The applicant should check with Bureau of Engineering's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.
 - c. The traffic study indicated that the project would provide 232 vehicle parking spaces. The applicant should check with the Department of Building and Safety on the number of code-required parking spaces needed for the project.
 - d. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to the submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3)
 - e. New driveways shall be Case 2 – designed with a recommended width of 30 feet for two-way operations.
 - f. Delivery truck loading and unloading should take place on site with no vehicles having to back into the project via the proposed project driveway.

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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: SEPTEMBER 30, 2020

Appeal Period Ends: OCTOBER 12, 2020

Ron Gonen, Newshire, LLC (A)(O)
4000 Hidden Ridge Road
Hidden Hills, CA 91302

Aaron Belliston (R)
BMR Enterprises
5250 Lankershim Boulevard, Suite 500
Los Angeles, CA 91601

RE: Vesting Tentative Tract Map
No. 82514-CN

Related Cases: DIR-2020-1200-TOC

Address: 900-904 South New
Hampshire; 2926 West James M.
Wood Boulevard

Community Plan: Wilshire
Zone: R4-1

Council District: 10- Wesson, Jr.
CEQA No.: ENV-2019-1201-CE

In accordance with provisions of Section 17.03, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract Map No. 82514-CN composed of 63 condominium units, located at 900-904 South New Hampshire Avenue and 2926 West James M. Wood Boulevard, as shown on map stamp-dated September 28, 2020 in the Wilshire Community Plan. This unit density is based on the R4-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1347. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Notes:

The proposed project is within the Wilshire Center / Koreatown Redevelopment Project Area.

The proposed density exceeds the allowable density for the R4 Zone. Approval from the Advisory Agency for the increased in allowable density is required for the proposed 63 residential units.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF RECREATION AND PARKS

Please contact RAP, Melinda Gejer at (213) 202-2657 for any questions regarding the following:

16. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

DEPARTMENT OF TRANSPORTATION

Please contact DOT, Taimour Tanavoli, at (213) 482-7024 for any questions regarding the following:

17. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
18. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than

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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: March 3, 2020

Last Day to Appeal: March 13, 2020

John Molloy, CEO (A)
Flexible PSH Solutions, Inc
2102 Century Park Lane, Suite 413
Los Angeles, CA 90067

Juan Galino (O)
3812 Oakwood Avenue
Los Angeles, CA 90004

Steven Galanon,
Senior Transactions Manager (O)
AT&T Corporate Real Estate
2250 East Imperial Highway, 3rd Floor
El Segundo, CA 90245-3501

Jim Ries (R)
Craig Lawson & Co, LLC
3221 Hutchinson Avenue, Suite D
Los Angeles, CA 90034

RE: Vesting Tentative Tract Map No. 82798
Related Case: CPC-2019-5596-
GPAJ-ZCJ-SP-SPP-SPR

Address 317-345 North Madison Avenue,
312-328 North Juanita Avenue, 3812-
3838 Oakwood Avenue

Planning Area: Wilshire

~~Specific Plan: Vermont/Western Station~~

Neighborhood Area Plan (SNAP);
Subarea D (Light Industrial/Commercial)

Zone: M1-1

Council District: 13

CEQA: ENV-2019-5597-SE

Legal Description: Lots 1-6, 12-15, FR 19
(Arb 1), FR 19 (Arb 2), FR 19 (Arb 4), FR
19 (Arb 5), and FR 19 (Arb 6); Block V,
Dayton Heights Tract

In accordance with California Environmental Quality Act (CEQA), after consideration of the whole of the administrative record, Case No. ENV-2019-5597-SE, prepared for the Project and all comments received, the Advisory Agency determined that the Project is exempt from CEQA pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resource Code (PRC) Section 21080.27(b)(1). In accordance with Los Angeles Municipal Code (LAMC) Section 17.15, the Advisory Agency approved Vesting Tentative Tract Map No. VTT-82798 for the merger and resubvision of land to create **one (1) master ground lot and 5 airspace lots** for a maximum of 454 residential dwelling units, as shown on **map stamp-dated September 19, 2019** and pursuant to LAMC Section 17.13 a haul route. This unit density is based on the proposed CM Zone and the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan SNAP Subarea D.2 in Case No. CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR, which supersedes the existing standards under LAMC M1-1 zoning and SNAP Subarea D. The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

Branch at (213) 580-2950 or (213) 580-2900. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination.)

DEPARTMENT OF WATER AND POWER

7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

8. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

9. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the email dated October 21, 2019. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles. Contact Park Fees staff at (213) 202-2682 or rap.parkfees@lacity.org for any questions or comments.

11. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213)

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: February 19, 2021

Appeal Period Ends: March 1, 2021

Richard Schumacher (A)
Pathway to Homeownership, LLC
525 South Virgil Avenue
Los Angeles, CA 90020

California Association of Realtors, Inc (O)
Attn: Joel Singer
525 South Virgil Avenue
Los Angeles, CA 90020

Dana Sayles, AICP (R)
three6sixty
11287 West Washington Boulevard
Culver City, CA 90230

Vesting Tentative Tract Map No. 83086-CN
515-531 South Virgil Avenue and
518-526 South Westmoreland Avenue
Wilshire Community Plan

Related Case: DIR-2020-3627-TOC-SPR-HCA
Zone: CR-1; R4P-1

D. M.: 135B197

C. D.: 13 – Mitch O'Farrell

CEQA: ENV-2020-3628-SCPE

Legal Description: Lot 8; Block 22; South Half
of the West End University Addition Tract

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, the Advisory Agency approves Vesting Tentative Tract Map No. 83086-CN (map date-stamped July 7, 2020) located at 515-531 South Virgil Avenue and 518-526 South Westmoreland Avenue, for the **merger and subdivision of six (6) lots into five (5) lots with one (1) ground lot and four (4) airspace lots**, in the Wilshire Community Plan. This unit density is based on the CR-1 and R4P-1 Zones. (The subdivider is hereby advised that the LAMC may not permit his maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's consideration of the request is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

DEPARTMENT OF RECREATION AND PARKS

20. That the project pay in-lieu fees in order to fulfill the project's requirements under the provisions of LAMC 12.33.

DEPARTMENT OF TRANSPORTATION

21. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.

22. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.

23. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550.

FIRE DEPARTMENT

24. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

25. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction.

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JENNA HORNSTOCK

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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Decision Date: March 31, 2021

Appeal Period Ends: April 12, 2021

TF Shatto Limited Partnership (A)(O)
1140 West Olympic Boulevard, Suite 850
Los Angeles, CA 90064

Timothy Moran (R)
Irvine & Associates, Inc.
660 S Figueroa Street
Los Angeles, CA 90017

Vesting Tentative Tract Map No. 83213-CN
514-550 South Shatto Place &
3119 West 6th Street
Wilshire Community Plan

Related Case: CPC-2020-6192-GPAJ-VZCJ-
HD-CU-MCUP-SPR-HCA

Zone: CR-1 & C2-1

D. M.: 135B197

C. D.: 13 – Mitch O'Farrell

CEQA: ENV-2018-3986-SCEA-REC1

Legal Description: Lots 10-13; Block 3;
Shatto Place Tract

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, the Advisory Agency approves Vesting Tentative Tract Map No. 83213-CN (map date-stamped October 16, 2020) located at 514-550 South Shatto Place & 3119 West 6th Street, for the merger and subdivision of four (4) lots into one (1) master ground lot and to re-subdivide the site into four (4) airspace lots for a high-density urban mixed-use project containing a maximum of 367 residential dwelling units, including approximately 277 residential condominium units and approximately 90 Transient Occupancy Residential Structure ("TORS") units, and up to three (3) commercial condominiums, in the Wilshire Community Plan. This unit density is based on the C2-2 Zone. (The subdivider is hereby advised that the LAMC may not permit his maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598 or (818) 374-5050. The Advisory Agency's consideration of the request is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

DEPARTMENT OF RECREATION AND PARKS

If you have any questions or comments regarding this information please feel free to contact Park Fees Staff at, (213) 202-2682 or rap.parkfees@lacity.org, at your convenience.

24. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

DEPARTMENT OF TRANSPORTATION

25. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

26. The Fire Department has no objection to the Airspace Vacation.
27. The Fire Department has no objection to Merger and Re-subdivision.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

28. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction.

DEPARTMENT OF WATER AND POWER

29. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(c).)

BUREAU OF STREET LIGHTING

30. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

31. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(d).)

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK

HELEN LEUNG
YVETTE LOPEZ-LEDESMA

KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON



ERIC GARCETTI
MAYOR

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: July 29, 2022

Appeal End Date: August 9, 2022

Surco Holdings, LLC (A) (O)
9190 West Olympic Boulevard Suite 134
Beverly Hills, CA 90212
4700 Wilshire Boulevard
Los Angeles, CA 90010

Gary Benjamin (R)
Alchemy Planning + Land Use
4470 West Sunset Boulevard Suite 547
Los Angeles, CA 90027

Case No.: VTT-83698-CN-HCA
Related Case: DIR-2021-10430-TOC-HCA
Address: 544-550 South Wilton Place
Planning Area: Wilshire

Zone: RD3-2

D.M.: 135B189

C.D.: 13 – O'Farrell

CEQA: ENV-2021-10431-CE

Legal Description: Lots 128 and 129; Arb 1;
Henry J. Brown's Wilshire Terrace Tract

The Advisory Agency determined, based on the whole of the administrative record, Case No. ENV-2021-10431-CE, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15315, **Class 15 and Section 15332, Class 32 (Infill Development)** and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies. In accordance with provisions of Section 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **approved** Vesting Tentative Tract Map No. VTT-83698-CN-HCA, composed of one (1) new lot, located at 544 - 550 South Wilton Place for a maximum of **29 residential condominium units**, as shown on the **map stamp-dated December 20, 2021**, in the Wilshire Community Plan. This unit density is based on the R3 Zone within Tier 3 of the Transit Oriented Communities program. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Quyen Phan by calling (213) 808-8604.

1. That a 1-foot-wide strip of land be dedicated along Wilton Place adjoining the tract to complete a 36-foot wide half right-of-way in accordance with Avenue III Standards of LA Mobility Plan.

1.(c.)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3.(c).

8. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

9. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated March 4, 2022. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

10. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

11. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

Park fees are paid at 221 North Figueroa Street. Suite 400, Los Angeles. Please contact Park Fees staff at (213) 202-2657 for any questions or comments, at your convenience.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

12. Street Trees:
- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
 - b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at (213) 847- 3077 upon completion of construction for tree planting direction and instructions.

ATTACHMENT 3

Factors for Consideration re: Land Acquisition/Dedication for Recreation and Park (RAP)
Purposes

General Factors for All Acquisitions/Dedications

Site Conditions

- Site should be free of encumbrances (deed restrictions, covenants, easements, etc.) that would limit its ability to be used for recreational purposes.
- Site should be free of known contaminants and hazardous conditions that would limit its ability to be used for recreational purposes. (RAP will assess the potential need for site remediation based on Phase I & II Environmental Site Assessments)
- Location, topography, and geology of the site should be suitable for recreational purposes
- Existence of unique natural features or terrain (such as lakes or streams); sensitive or protected plants or wildlife; or historic resources that would limit its ability to be used for recreational purposes.
- Surrounding uses and zoning should be compatible with public parks.
- Site market price vs. appraisal price (If RAP is purchasing, RAP can only pay fair market value)
- Site should be unoccupied or vacant. Any need to pay relocation costs

Site Access

- Location and size of property and current condition of the property
- Site shall be accessible from, or adjacent to, publically owned property or an improved (and fully ADA compliant) public right-of-way
- Site should be readily accessible to the general public. Consideration shall be given to how would the public access this location (e.g. Walk? Bike? Drive? Public Transportation?)

Park Benefit

- Location, size and amenities of existing public parks nearby as well as any new public parks in the planning or development phase
- Consideration of City's 10 Minute Walk Goals – location of existing service gaps, how many new residents will be served within a 10-minute/0.5 mile walking distance
- Goals of the City's Open Space General Plan & Community Plan in which the property is located
- Park acreage per 1,000 residents in the surrounding area of the land acquisition
- Would the activation of the property potentially reduce crime or public nuisance activities?

Community Support

- Are local elective officials supportive?
- Is the surrounding community supportive?
- Opportunities to engage non-profit partners?

Park Fee Land Dedication Factors per LAMC 12.33

Neighborhood Park Criteria

- Must be located within 2 miles of the Development site
- Site should be at least 5,000 square feet OR be located adjacent to an existing RAP-owned Neighborhood park
- Site should be able to accommodate landscaping, benches, fitness equipment, a children's play area or any combination of these park amenities

Community Park Criteria

- Must be located within 5 miles of the Development site
- Site should be at least 30,000 square feet OR be located adjacent to an existing RAP-owned Community park
- Site should be able to accommodate basketball courts, ball fields, multipurpose fields or community building or any combination of programmable park amenities that would designate a site as a community park

Regional Park Criteria

- Must be located within 10 miles of the Development site
- Site should be large enough to accommodate hiking, horseback riding, and other similar activities at regional parks OR should be located adjacent to an existing RAP-owned regional park (ie. Griffith Park, Elysian Park, etc.) OR a regional park or open space owned by a government/public agency (ie. County, MRCA, etc).
- Site may include unique natural features or terrain, or historic resources



Rap Commissioners <rap.commissioners@lacity.org>

Re: Public Access to RAP Commission Meetings

1 message

Rap Commissioners <rap.commissioners@lacity.org>
To: Ron Bitzer <

Thu, Nov 16, 2023 at 2:36 PM

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners. Please see link to obtain recording of meetings:

<https://www.laparks.org/commissioners/agendas-minutes-reports/2023>

On Thu, Nov 16, 2023 at 10:11 AM Ron Bitzer <

> wrote:

Sir or Madam, Access by phone or ZOOM was denied to me (and others) at 10:01 AM today. This is the second time full access to RAP Commission meetings from offsite has been compromised (See recording of the General Manager's report on 11/2/23.)

Ron Bitzer
North Hollywood

--

City of Los Angeles
Office of the Board of Recreation and Park Commissioners
Figueroa Plaza
221 North Figueroa Street, Suite 300
Los Angeles, CA 90012

Telephone: (213) 202-2640
Fax: (213) 202-2610
Mail Stop: 625/15
Website: www.laparks.org



Rap Commissioners <rap.commissioners@lacity.org>

Re: Timid side agility course and general upkeep of the dog park

1 message

Rap Commissioners <rap.commissioners@lacity.org> Thu, Nov 16, 2023 at 3:21 PM
 To: Miriam Preissel < >
 Cc: Jill Haber < >, Dana Bartholomew < >, John Genga < >,
 Ter Lieberstein < >, Trudi Schoolhouse < >, "Katie (Mowgli) Serviss"
 < >, Donna Angeillo < >, "Deborah (Tommy) Davies"
 < >, "Donna (Mia) Soskin" < >, Kent Agious < >,
 Jim Stein < >, Linda Gravani < >, Rosie Avetisyan
 <rosie.avetisyan@lacity.org>, Andres Sandoval <Andres.x.sandoval@lacity.org>, Jeri Machanic < >,
 Tony Callas < >, Mike Root < >

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Thu, Nov 16, 2023 at 2:48 PM Miriam Preissel < > wrote:

Jimmy Kim and supervisors of the Sepulveda Basin Off-Leash Dog Park,

We have reached out many times, especially about forming a plan to get the park seeded as it has been literally years.

Please tell us why part of one of the agility course jumps is missing? It had two cement posts pulled out along with the actual jump.

We also lost another when maintenance backed into it with a vehicle and instead of repairing it, it was left with caution signs in a muddy mess for over a year and then removed.

We worked with two scouts in two Eagle Scout projects approved by Mike Shull on the three agility courses in each side of the dog park. Herman dog park had one installed for \$30,000 and we had three built, through helping the scouts raise the funds and we have had little invested into our park by recreation and parks. Now it is a dust bowl because seeding cannot be figured out. We have been donating out time with the Vision plan and people we have met have told us they stopped coming to our park because it is so dirty. This keeps being ignored while what we have worked hard for is disappearing overnight. We been see the Vision Plan is going to try to make Libbit into a dog park including rest rooms which we have asked for since it opened in 1996. They are better maintained and as our neighborhood council points out, if it is in Encino it gets taken care of immediately. We have an amazing park that is at the very bottom of the totem pole of any park in our area.

Please respond, the park is getting very uneasy about the attitude towards this park and its future. We are fighting a bike path that RAP should be helping us fight as it is against the guidelines that were established in 1999 regarding building against conflicting recreational activities. We would like this to be reviewed by the commissioners. This is planned with lights lighting the path as we have also begged for lights. With the amount of fires in this area and the homeless that is well known we think RAP should have our best interests at heart as they would as if they were building this from scratch.

Also the fountain is still leaking, I've sent this before and the spout is twisting when used. We are grateful that new fountains with drains were installed so professionally and timely to replace the ones Mike Shull requested that were installed without drains, but these are never maintained or cleaned since installation and are surrounded by gravel that was left when it was installed. We don't really need much for our park so I always stuns me when we actually regress and no one seems to care.

It's time we stopped kicking maintenance down the road on this park and oversee what is happening here.

Miriam

Miriam

Sent from my iPhone

--

City of Los Angeles
Office of the Board of Recreation and Park Commissioners
Figueroa Plaza
221 North Figueroa Street, Suite 300
Los Angeles, CA 90012

Telephone: (213) 202-2640
Fax: (213) 202-2610
Mail Stop: 625/15
Website: www.laparks.org



Rap Commissioners <rap.commissioners@lacity.org>

Re: Echo Park Equipment broken

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Tue, Nov 28, 2023 at 11:21 AM

To: George The Great >

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Tue, Nov 28, 2023 at 9:30 AM George The Great > wrote:

>
> To whom it may concern.
>
> I will go straight to the issue.
> Exercise equipment has been broken at Echo Park for several months now (approximately 6months now) I have reported the issue with the park keepers and nothing has been done. They tell me it has been reported
> During the set up of tents around the park for the Lotus festival, I reported the issue on two different occasions to two different supervisors who told me they will take care of it. Months later, nobody has done anything about it.
> The most important reason I feel this equipment should be fixed or removed is because kids climb on this equipment and it may fall on any of them.
> The equipment is loose from the bolts at the bottom. The whole thing wobbles and eventually, it will collapse on someone. A kid may get badly injured.
> It is so unfortunate that the city can't resolve this issue in a timely manner for something so easy to fix. Our tax dollars at work all right.
>
> Please reply at your earliest convenience and I hope the issue is resolved soon.
>
> Location of equipment
> 1020 Glendale Blvd.
> Corner of Glendale and Park.
> You can't miss it.
>
> The tax payers will appreciate for your prompt attention to this very serious matter.
> J.J.
> <https://photos.app.goo.gl/hDBvDNxc2SQZrATF6>

--
City of Los Angeles
Office of the Board of Recreation and Park Commissioners
Figueroa Plaza
221 North Figueroa Street, Suite 300
Los Angeles, CA 90012

Telephone: (213) 202-2640
Fax: (213) 202-2610
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Website: www.laparks.org





Rap Commissioners <rap.commissioners@lacity.org>

Re: Echo Park Equipment broken

George The Great >
To: Rap Commissioners <rap.commissioners@lacity.org>

Thu, Nov 30, 2023 at 12:17 PM

Good morning and thank you for taking part of the issue in such short time. It should have been done months ago.

I hope it doesn't take months to put it back so members of the community like myself make use of it.

We taxpayers appreciate it very much. We look forward to seeing the equipment back in good functioning order.

J.J.

On Thu, Nov 30, 2023, 11:23 AM Rap Commissioners <rap.commissioners@lacity.org> wrote:

Good morning J.J.,

Here is the update on the fitness equipment at Echo Park.

The Equipment/Machine was in danger of falling over so we removed it.

We are going to look into how this was originally installed. Looks like it was not done correctly.

We are in touch with the vendor as well as the installer.

This piece of equipment will be reinstalled once a proper footing has been put in place and allowed to set and cure.

Thank you

On Tue, Nov 28, 2023 at 4:59 PM

>

> 2 Job Orders were put in for this:

> JO#23-27321 July 10, 2023

> JO#23-45474 November 27, 2023

>> ----- Forwarded message -----

>> From: Rap Commissioners <rap.commissioners@lacity.org>

>> Date: Tue, Nov 28, 2023 at 11:21 AM

>> Subject: Re: Echo Park Equipment broken

>> To: George The Great < >

>>

>>

>> Good afternoon,

>>

>> Thank you for contacting the Board of Recreation and Park

>> Commissioners Office, your email will be forwarded to the

>> Commissioners and staff.

>>

>>

>> On Tue, Nov 28, 2023 at 9:30 AM George The Great

>> > wrote:

>> >

>> > To whom it may concern.

>> >

>> > I will go straight to the issue.

>> > Exercise equipment has been broken at Echo Park for several months now (approximately 6months now) I have reported the issue with the park keepers and nothing has been done. They tell me it has been reported

>> > During the set up of tents around the park for the Lotus festival, I reported the issue on two different occasions to two different supervisors who told me they will take care of it. Months later, nobody has done anything about it.

>> > The most important reason I feel this equipment should be fixed or removed is because kids climb on this equipment and it may fall on any of them.

>> > The equipment is loose from the bolts at the bottom. The whole thing wobbles and eventually, it will collapse on someone. A kid may get badly injured.

>> > It is so unfortunate that the city can't resolve this issue in a timely manner for something so easy to fix. Our tax



Rap Commissioners <rap.commissioners@lacity.org>

Re: HELP! - RAP Tennis Reservation System is faulty and non responsive

1 message

Brian Lane < >
To: Rap Commissioners <rap.commissioners@lacity.org>

Tue, Nov 28, 2023 at 9:24 PM

Hello,
Thanks for your response. Can you tell me what the next steps would be to address the issues I've identified?
Or which staff person I might be able to contact to discuss further?
Thanks for your help.
Brian

Brian Lane

On Wed, Nov 8, 2023 at 11:09 AM Rap Commissioners <rap.commissioners@lacity.org> wrote:

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

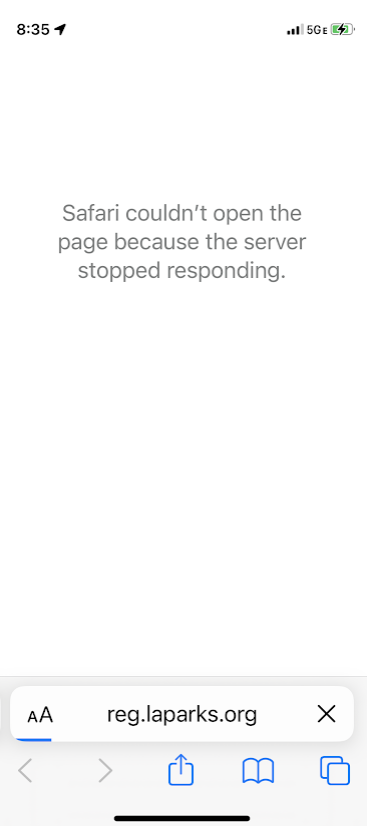
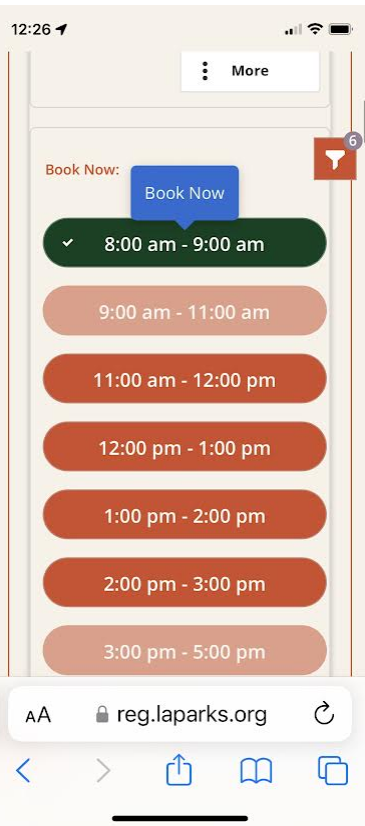
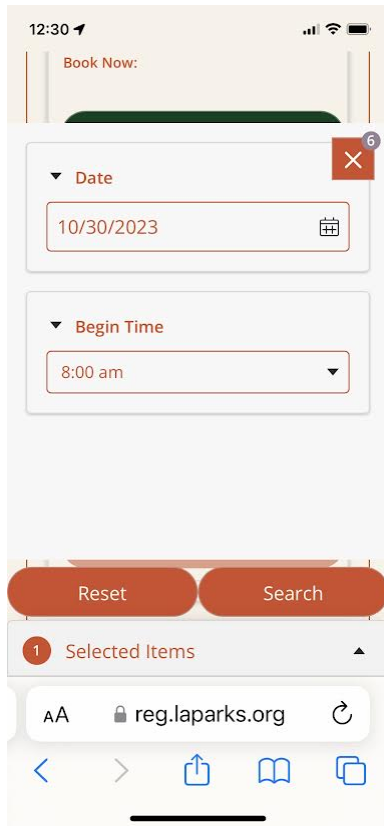
On Fri, Nov 3, 2023 at 2:30 PM LA Parks Public Information <RAP.PublicInfo@lacity.org> wrote:

----- Forwarded message -----

From: **Brian Lane** < >
Date: Fri, Oct 27, 2023 at 2:48 PM
Subject: Re: HELP! - RAP Tennis Reservation System is faulty and non responsive
To: <RAP.PublicInfo@lacity.org>

If the images in my previous email don't show up they can also be found here:
<https://www.dropbox.com/scl/fo/kvadop4r534gqg8bg3huu/h?rlkey=ff6abbbp182lwpm6qecjxhniiz&dl=0>

and attached:



Brian Lane

c

On Fri, Oct 27, 2023 at 2:43 PM Brian Lane <

> wrote:

10/27/2023

To Whom It May Concern, (RAP.PublicInfo@lacity.org) (213) 202-2700

I've been playing tennis at Vermont Canyon for over 10 years. Since the implementation of the web-based system, making reservations has become exceedingly difficult, sometimes it takes over an hour after many system crashes.

In the grand scheme of things, there are bigger problems in the world...like creating homes for those who don't have any. However, my interest is in clarifying the problem and finding a path to fixing/improving things while doing it efficiently and making it easier for City staff, paying customers, and residents/taxpayers to simply rent a tennis court on the weekend.

I log on every Friday morning at 8am to make a reservation for the following Saturday. I use an iPhone 12 and sometimes will log in from my desktop computer. Both interfaces become nonresponsive (very long wait times (page loading) followed by no response or a crash.

I come in through this site: <https://www.laparks.org/sports/tennis/facility/vermont-canyon>

When I hit "Reserve Now" It seems like the system cannot handle traffic due to many people logging on at the same time. But it doesn't make sense that a modern computer system would respond so slowly. And worse - crash forcing users to start the process over, while also losing a place in the cue, and the ability to even get a court ...if any retailer's site operated this way they'd surely be out of business.


At each step it will pause for 3-6 minutes, sometimes it times out/crashes and gives various errors like:

1) DESKTOP Computer: "WebSpeed error from Messenger process (6019)

 image.png

2) iPhone: "Server not responding" or "504 Gateway Time-out" note: I have good network connectivity when this comes up, so it seems like RAP/City servers are the issue/

3) Additionally, the iPhone interface is faulty. Once you are able to book a court, "select items" will not show unless you touch the filter again...even though you're done filtering!

 image.png

Then "Select items" sometimes shows a little, or you have to scroll it with your finger to make it appear, then be able to click.

Only at this point are you into the "payment system" which by the way works much better than the front end of this process.

 image.png

I've tried other locations like Riverside (on both the iPhone and Desktop) both had similar problems. Have the people who run or design this site ever tried to use it a peak hours in order to experience the (non) functionality?

Please review and let me know what the next steps to correct/improve these issues might be.

Call or email me if I can provide any further information or clarification of the issues.

I very much appreciate your help.

Brian

Brian Lane

c

ps: please forward this email (ideally copying me) to others if this is not the best route for inquiry.

HISTORY

RAP.PublicInfo@lacity.org

(213) 202-2700

DIRECTORY OF SERVICES

On 9/22/23 (at 8:40am called 213 202 2700 Per Juan Carlos (very helpful). Juan said they used to not get as many calls....which is telling

He took my phone number and said someone from "Web Track" would call within the hour.

At 11:30 am Bianca called. She was not able to address any of the issues (she only helps reset passwords etc). I asked if I could speak with whoever she reports to, just to get the issue moved up the chain. She said she didn't have a boss and had to go to the bathroom...then put me on hold. A gentleman named "Khri" picked up. He was a helpful listener but didn't ultimately have any ability to further my inquiry. Said I could also call "Pay Tennis" at 323 644 3536, but didn't feel they could help on this issue.

--
Department of Recreation and Parks

Public Information Office

Email: rap.publicinfo@lacity.org

Phone: 213-202-2700

Website: www.laparks.org

Follow us on social media for everything under the sun at LA Parks!





Rap Commissioners <rap.commissioners@lacity.org>

Re: Illegal vending at playgrounds

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Fri, Dec 1, 2023 at 9:03 AM

To: Nina H <

>

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

Park Rangers Dispatch (323) 644-6661. Rangers are deployed from 7:00 a.m. to 11:00 p.m, seven days a week.

Security Services Division (213) 978-4670. To contact LAPD (877) 275-5273. In an emergency dial 911.

On Thu, Nov 30, 2023 at 3:49 PM LA Parks Public Information <RAP.PublicInfo@lacity.org> wrote:

----- Forwarded message -----

From: **Nina H** < >
Date: Sat, Nov 25, 2023 at 3:19 PM
Subject: Illegal vending at playgrounds
To: <RAP.PublicInfo@lacity.org>

Hi there,

At one point I was okay with one or two vendors at a playground, but it's getting out of hand. I am particularly concerned with the amount of vendors at Shane's Inspiration playground, as not only are they all spilling into the play area, but they are blocking my view of my kids from one area of the playground to the other.

As I stand I count no less than 15 different "vendor" tents that are selling toys and 7-11 quality food. They take up all the seating and picnic tables next to the playground and clearly have no kids playing there.

Who do I complain to to start having rangers actually enforce the vendor laws at parks, particularly griffith's?

Thank you
Nina

Thank you

--

Department of Recreation and Parks
Public Information Office
Email: rap.publicinfo@lacity.org
Phone: 213-202-2700
Website: www.laparks.org

Follow us on social media for everything under the sun at LA Parks!





Rap Commissioners <rap.commissioners@lacity.org>

Re: Griffith Park Pony Rides

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Tue, Nov 28, 2023 at 11:31 AM

To: Sew The Seeds <

>

Cc: rap-reimaginingtheponyride@lacity.org, GPAB <rap-gpab@lacity.org>

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Fri, Nov 24, 2023 at 11:20 AM Sew The Seeds <

> wrote:

Hello,

At the RAP meeting held on November 2 at the Michelle and Barack Obama Sports Complex, a representative from In Defense of Animals, in her request to replace the pony rides with a 'non-animal model' cited "940 comments received and 83 additional letters and emails sent directly to RAP staff". She requested that "11,000 plus comments from In Defense of Animals members that were sent directly to RAP" be added to Figure 2 "Number of Comments Related to Each General Topic" on the Reimagining the Griffith Park Pony Rides site, under the heading 'Affiliation with an Organization or Group'. To be honest, when I heard her comment I thought the "940 comments" and "83 additional letters" were specifically from those who wanted to shut down the pony rides, but apparently those are all the comments that were sent in over that particular time period. It seems, from info on the RAP pony ride site, that 49% of respondents were in favor of bringing the pony rides back, while 48% wanted no pony rides, so one can't really accuse Placeworks of having a bias. According to Figure 2, 53 respondents self identified as members of the Equestrian Community and only 6 people claimed to have an affiliation with an organization or group.


11,000 plus comments is a pretty stunning number if In Defense of Animals is claiming that they were lost or misplaced. It is more likely that they are displeased that the 11,000 plus signers of the petition on their website, that is part of their International "pressure campaign" to shut down the pony rides, did not actually take part in the RAP outreach (their petition is linked below). I use the term "pressure campaign" because this is the language that they use. I have shared below the link to their pressure campaign training sessions which I pulled from their website. Again, bear in mind that this is an International organization, and the campaign to shut down the Griffith Park Pony Rides is featured in their presentation. My concern is that the Los Angeles Alliance for Animals, and In Defense of Animals are setting things up for an attack on the credibility of the firm hired by the city if things do not go their way. They have already questioned the legitimacy of Dr Sachar, the third party vet, and her findings. Are they also preparing to discredit any attempts that Placeworks might have at reaching a compromise solution for the people of the City of Los Angeles? The spokesperson for In Defense of Animals already claimed that "with stretched resources in our city an animal model is not feasible and would require monitoring." Monitoring is something that pony ride supporters insist on, likely because most people will be reassured by it as part of a compromise solution and want the pony rides back. So the position that monitoring isn't feasible is disingenuous at best, their stated claim regarding the welfare of the animals at the pony rides is that "animal entertainment perpetuates suffering." They offer no examples of what quality care for the ponies should be other than sending them to 'sanctuaries'. Clearly no amount of quality care will satisfy them. You would think that having a venue here at Griffith Park where it could be regularly monitored would be a plus, but they say that Los Angeles cannot afford the 'liability' of pony rides knowing full well that they themselves are creating the liability, and they are "not going away." The city, and the children of Los Angeles are essentially being held hostage to their demands.

They also say that Los Angeles cannot be the first city to reverse its commitment to banning pony rides, riding roughshod on the fact that Los Angeles never made a commitment to ban either the Griffith Park Pony Rides, or any other pony rides within the city. The motion written by Council Member Raman never received a vote from the full City Council, and it was specifically about not renewing Mr Weeks lease for reasons of bad bookkeeping and 'lack of transparency'. The City Council has never ruled on shutting down pony rides in the City of Los Angeles, so a newly reimagined Pony ride venue would not be a reversal.

We have lost the pony rides at the hands of an incredibly well run, tenacious opponent. That Zohra Fahim and her Los Angeles Alliance for Animals, and In Defense of Animals have been involved in both a nationwide and International campaign to shut down the Griffith Park Pony Rides can be seen in the links below. The screen shots from the FB pages of the Chicago Alliance for Animals, and the Dallas Fort Worth Animal Alliance are from Ms Fahim's initial

offensive to shut down the pony rides. I have also included links to In Defense of Animals, including the petition, a link to their 'pressure campaigns' training session which features the Griffith Park Pony Rides, and a link to their 40th Anniversary Gala where Ms Fahim was honored for her work shutting down the Griffith Park Pony Rides. Apparently while the children of Los Angeles have had a beloved chance to experience live ponies and farm animals at a reasonable cost taken away from them, Ms Fahim and In Defense of Animals have been celebrating in Malibu.

Thank you,
Sherrell Cuneo



Chicago Alliance for Animals

January 26, 2022 · 🌐

...

THIS IS A DAA (DAILY ACTION ALERT) THAT ANYONE CAN DO (REGARDLESS OF WHERE YOU LIVE) - PLEASE TAKE ACTION (only 1 form of contact is requested) AND COMMENT HOW (not 'Done') IN THE COMMENTS. PLEASE DON'T LIKE, REACT OR COMPLAIN AND PLEASE DON'T SHARE UNTIL YOU TAKE ACTION AND COMMENT HOW. CONTACTING OFFICIALS IS THE ONLY WAY TO MAKE A DIFFERENCE - THANK YOU!

Let's help Zohra Fahim ban pony and horse rides in Los Angeles!

Today's DAA is to urge Los Angeles Councilmember Mitch O'Farrell to work with his colleagues to ban inhumane and dangerous pony and horse rides as soon as possible.

Please consider letting him know that you won't be spending your tourism dollars in LA until animals are no longer exploited for entertainment.

Councilmember Mitch O'Farrell
 (213) 207-3015 and/or (818) 336-1293 (Phone)
 Councilmember.ofarrell@lacity.org
 mitch@mitchofarrell2017.com
 info@mitchofarrell2022.com
 Mayor.helpdesk@lacity.org


(Please put the first 3 to O'Farrell in the To field and cc the mayor)

<https://www.facebook.com/Mitch4LA> (You can send him a FB message or directly email him here)

<https://twitter.com/MitchOFarrell> (Twitter - Please also tag @MayorOfLA @LACityCouncil & @LATourism)

<https://www.instagram.com/mitchofarrell/?hl=en> (Instagram)

Thank you very much for speaking for these exploited ponies and horses!







Chicago Alliance for Animals

Chicago Alliance for Animals · February 21, 2022 · 🌐



THIS IS A DAA (DAILY ACTION ALERT) THAT ANYONE CAN DO (REGARDLESS OF WHERE YOU LIVE) - PLEASE TAKE ACTION (only 1 form of contact is requested) AND COMMENT HOW (not 'Done') IN THE COMMENTS. PLEASE DON'T LIKE, REACT OR COMPLAIN AND PLEASE DON'T SHARE UNTIL YOU TAKE ACTION AND COMMENT HOW. CONTACTING OFFICIALS IS THE ONLY WAY TO MAKE A DIFFERENCE - THANK YOU!

Let's help Zohra ban pony rides in LA, CA.

Today's DAA is to please email Los Angeles officials and urge them to cancel Griffith Park Pony Rides.

- ContactCD4@lacity.org
- Councilmember.Buscaino@lacity.org
- Councilmember.Bonin@lacity.org
- Councilmember.Blumenfield@lacity.org
- Councilmember.ofarrell@lacity.org
- Paul.koretz@lacity.org
- Councilmember.Lee@lacity.org

(Please put the first one in the To field and cc the rest - I'll put these in the first comment to make them easy to copy and paste)

Here are some additional talking points:

- *The third party equine expert report at Griffith Park and Pony Rides and Petting Zoo exposed that this park does not meet basic standards of care for equines. These elderly ponies have been found to work with saddle sores, lameness, hoof ailments, and teeth problems.
- *Ponies are often overworked at this park with no breaks.
- *Last July, a child was dragged at Griffith Park. We must ensure that children are protected by shutting down this park!
- *Children are not taught to be kind towards animals at this park, as animals are hit to go faster.
- *Please urge that the animals be sent to a sanctuary and replace this park with a non-animal



Dallas Fort Worth Animal Rights

Follow Group



Gloria Raquel Carbajal

September 22, 2021 · 🌐



Via [Zohra Fahim](#)

ACTION ALERT: ITS ALL HANDS ON DECK as the ongoing issue of neglect and abuse at Griffith Park and Ride Pony continues. We must politely let the Council know that this is an important issue, and animals welfare is top of mind for their Los Angeles constituents.

Today, please send the below email to Councilmember Nithya Raman's office at:

Email: contactCD4@lacity.org

Dear Council member Nithya Raman,

I am reaching out to strongly urge you to place a ban on pony rides, as the neglect and abuse at Griffith Park and Pony Rides have been occurring since 2016. On July 17th, 2021, a child was seriously dragged and trampled, as the child's saddle slipped off the pony. I know that you're a working mom of preschool-aged twins, and understand the importance of child safety. Moreover, the animals at Griffith Park and Ride Pony are treated unkind, inhumane, and are neglected. A recent undercover investigation revealed the horses and ponies on the turnstile did not receive water for almost seven hours. The workers were seen drinking water more often than these beautiful animals. When a pony stopped in the middle of the ride, the worker pushed the pony. District 4 is better than this, and I urge you to ban pony rides. Santa Monica City Council was able to see the light, and I believe the City of Los Angeles can too!

Thank you for all that you do for our community.

Sincerely,

<https://www.idausa.org/campaign/wild-animals-and-habitats/latest-news/replace-griffith-park-pony-rides/>. (This is a well designed webpage. My personal information pops into the form automatically. Additionally the phone numbers, Twitter and Instagram accounts of Mayor Karen Bass and all city council members are listed)

<https://www.idausa.org/news/ida-40th-anniversary-gala-malibu/> Zohra Fahim and her work at shutting down the pony rides are honored here)

<https://www.idausa.org/news/watch-campaign-specialist-leads-pressure-campaigns-training-at-the-animal-liberation-conference/> (This is information on their pressure campaign training sessions)

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City of Los Angeles
Office of the Board of Recreation and Park Commissioners
Figueroa Plaza
221 North Figueroa Street, Suite 300
Los Angeles, CA 90012

Telephone: (213) 202-2640
Fax: (213) 202-2610
Mail Stop: 625/15
Website: www.laparks.org



Rap Commissioners <rap.commissioners@lacity.org>

Re: Griffith Park

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Thu, Nov 16, 2023 at 2:31 PM

To: Amanda <

>

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 15, 2023 at 5:38 PM Amanda <

> wrote:

“I am demanding a non-animal model for the safety of our community”

- Councilmember Raman just release a statement mentioning that at the end of last year, following a motion her office introduced to inspect the safety of the Pony Ride site, and that the inspection determined the ponies were not being properly cared for.
- When will the Recreation and Parks disclose the whereabouts of the 6 missing ponies? Why hasn't Recreation and Parks looked into this? Is it because it would look really bad for the City of Los Angeles if we had ten dead ponies? So far, we have 4 elderly ponies that are dead, however we are unsure if this is an accurate count since we do not know the whereabouts of the 6 missing ponies.
- We must offer a park that is an example of a national model. Withheld by LA Cities standards of humane animal welfare policies, and consideration of child safety-this is only demonstrated with a non-animal model.
- We are unaware if the elderly ponies who died at the Griffith Park and Pony Rides were in fact retired, because Stephen Weeks is a liar, and has misled the City with ongoing lies.
- It a huge liability for the City of Los Angeles to have animals at their concession due to the transfer of illness, and children being injured at the park which happened on several occasion at the former Griffith Park and Pony Rides in 2018 and 2021 when both children's bodies were dragged.
- Recreation and Parks had 4 dead animals on their watch. We will not accept any animal model, and we will never go away until that happens.

Amanda Turner

--
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 Fax: (213) 202-2610



Rap Commissioners <rap.commissioners@lacity.org>

Re: I support bringing back the pony rides

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Thu, Nov 16, 2023 at 2:31 PM

To: Dee <

>

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 15, 2023 at 9:08 PM Dee <

> wrote:

I wanted to express my perspective on the decision to reinstate pony rides in Griffith Park, a decision that was made under the influence of a vocal group of parents without considering alternative options, such as partnering with a reputable company to replace the horses. I believe it's important to reconsider this decision in a more thoughtful manner.

There is evidence to suggest that the group advocating to cancel the pony rides engaged in harassment against peaceful protesters who supported keeping the ponies. It's crucial to distinguish between those who genuinely seek a solution and those who resort to aggressive tactics. The actions of this radical group should not define the entire conversation around the issue.

I urge you to revisit this matter with a more inclusive approach, taking into account all stakeholders and exploring alternatives that prioritize the welfare of the animals and the interests of the community.

Sincerely,

Dee Gornowicz

--

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Rap Commissioners <rap.commissioners@lacity.org>

Re: Non-Animal Model Transform Griffith Park Pony Rides Into The Future

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Thu, Nov 16, 2023 at 2:32 PM

To: Andrea Kaye <

>

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 15, 2023 at 10:50 PM Andrea Kaye <

> wrote:

Please take a stand for animals!!!

Dear Leaders:

As a constituent and long time resident of West Los Angeles, I demand that you replace the former Griffith Park Pony Rides and Petting Zoo with a non-animal model. There are many options to consider that do not involve harming and exploiting animals, including environmental education programs, recreational activities, and entertainment such as go-karts and obstacle courses.

Thank you for your compassion.

Respectfully,

Andrea Kaye

--
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Rap Commissioners <rap.commissioners@lacity.org>

Re: November 16, 2023, meeting of Recreation and Parks board

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Thu, Nov 16, 2023 at 2:30 PM

To: Carolyn Seeman < >

Cc: "rap-reimaginingtheponyride@lacity.org" <rap-reimaginingtheponyride@lacity.org>, Los Angeles Alliance for Animals < >

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 15, 2023 at 4:21 PM Carolyn Seeman < >

> wrote:

Dear members:

Please do not bring back animals to Griffith Park! I am a Los Angeles resident and taxpayer and I do not want more animals and children at risk at Griffith Park.

As well as an animal-safety issue, we also need to consider the liability to the city from animal and children interacting in this litigious time.

Carolyn Seeman

--
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Rap Commissioners <rap.commissioners@lacity.org>

Re: Please count my vote urging a NON-ANIMAL model in Griffith Park

1 message

Rap Commissioners <rap.commissioners@lacity.org>
To: Jeremiah Benjamin <1

Wed, Nov 15, 2023 at 1:14 PM

Good afternoon,
Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 15, 2023 at 12:27 PM Jeremiah Benjamin <

> wrote:

Hi, I'm writing to you as a concerned resident of Los Angeles. The elderly ponies at Griffith Park have suffered horrendous abuse, please do the right thing and replace their operations with a NON ANIMAL model, thank you.

--
Jeremy Benjamin

--
Jeremy Benjamin

--
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Rap Commissioners <rap.commissioners@lacity.org>

Re: Please include the live ponies as a viable concession for Griffith Park.

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Thu, Nov 16, 2023 at 2:31 PM

To: Dianne Domingo-Foraste <

>

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Wed, Nov 15, 2023 at 9:46 PM Dianne Domingo-Foraste <

> wrote:

Dear Staff:

Many children miss the live ponies at Griffith Park. And many equestrians started their riding career with the Griffith Park ponies.

Please include the live ponies as a viable concession for Griffith Park.

There was no evidence of abuse after the veterinarian examination. Live ponies belong back into Griffith Park.

Yours truly,

Dianne Lockhart
Long time Equestrian
Board member of ETI (Equestrian trails Inc.) Corral 2

Sent from my iPhone

--
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Rap Commissioners <rap.commissioners@lacity.org>

Re: Save the Griffith Park Ponies

1 message

Rap Commissioners <rap.commissioners@lacity.org>

Thu, Nov 16, 2023 at 2:32 PM

To: Paula Kidby <

>

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners.

On Thu, Nov 16, 2023 at 7:51 AM Paula Kidby <

> wrote:

This is a very important turning point in the future memories of children and families lives. There has been documentation that the ponies have been found to be cared for with golden glove care. Hundreds, and I am included, have fallen in love with them as a child to bond magically and with freedom on the back of a pony. I have been to these demonstrations by these paid hired "actors" to claim they are animal advocates. Please consider supporting the pony rides as a viable option ! PLEASE

Paula Kidby long time Burbank resident /business owner equestrian

--

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