

# APPROVED

July 20 2023

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 23-135

**DATE** July 20, 2023

**C.D.** 15

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** VESTING TENTATIVE TRACT MAP VTT-83500 – 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Approved     X     Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_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) 83500 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners' (Board) recommendation.

### SUMMARY

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

LAMC Section 17.03 (Advisory Agency) states in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

### PROJECT SUMMARY

The Project is located at 275 West 1st street in the San Pedro community of the City. The Project, as currently proposed, includes demolition of the existing Rancho San Pedro public community that is owned by the Housing Authority of the City of Los Angeles (HACLA) and the construction of up to 1553-unit residential dwelling units, of which 1041 units will be restricted as affordable, 85,000 square feet of community services and amenities and 45,000 square feet of local-serving commercial and retail uses. The Project will include up to 550 residential condominiums, with the rest being apartment units.

HACLA has also filed an application for a General Plan Amendment with the Department of City Planning to create a Specific Plan for the redevelopment of the Rancho San Pedro Community (CPC-2023-372-GPA-VZC-HD-SP-CPIO-HCA) (Specific Plan).

Although it is not noted in the Project's subdivision application, the draft Specific Plan calls out several public open space elements including a youth athletic field, park areas, a pedestrian paseo and public plaza that will be provided in addition to the required open space per the LAMC, such as those included in Section 12.21.

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.

The proposed subdivision map for the Project is shown as Attachment 1.

It should be noted that RAP owns property at 224 Palos Verdes Street (on the corner of Second Street and Palos Verdes Street) that is located within the boundaries of the proposed Specific Plan but not within the proposed subdivision map. RAP acquired this 0.41-acre property from the Los Angeles County in 1977. RAP previously had a lease agreement with HACLA for the development of a childcare center, which expired in 2012 (Report No. 00-62). RAP is currently in discussion with HACLA regarding the implementation of a new agreement to utilize RAP's property for park purposes. Any proposed agreement would be presented to the Board for future consideration.

### 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

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of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **May 23, 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 **May 24, 2023**. On June 13, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **July 24, 2023**. The Advisory Agency Filing Notification is attached (Attachment 2).

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

### 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)**

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The **maximum** land dedication for the Project's proposed 1553 units would be:

$$11.23 \text{ Acres} = (1553 \times 2.88) \times 0.00251$$

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 includes the demolition of 478 existing dwelling units and has 1041 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$0.25 \text{ Acres} = (34 \times 2.88) \times 0.00251$$

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

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

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

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project, as described in this Report, includes 1003 apartment units and 550 residential condominiums.

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### 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 1553 units would be:

**\$ 26,025,174.00 = \$16,758.00 x 1553 dwelling units**

As currently proposed, the Project includes the demolition of 478 existing dwelling units and has 1041 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:

**\$569,772.00 = \$16,758.00 x 34 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.

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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 2023 Park Score Index, approximately 64% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability Plan sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

### Site Analysis

The Project is located within the Central San Pedro community of the City and within the San Pedro Plan Area. Currently, the Project site is a residential community.

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

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

- Half-mile walking distance of the Project site (EPADSS): 10,176 persons (15,188 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,312 persons per square mile.
- San Pedro Community Plan Area (2017-2021 American Community Survey): 9,774 persons per square mile.

### Project Open Space and Recreational Areas

Per the draft Specific Plan filed by HACLA, which includes the Project, the following public open space areas are proposed to be provided in the area of the Project (as Shown in Attachment 5):

1. **Youth Sports Field.** A minimum of one Public Open Space shall be provided on the west side of the entire block of Centre Street between 1st and 2nd Streets, measuring a minimum of 70,000 square feet. It shall be open to the public right-of-way on three sides, except where barriers are necessary for safety and ball-protection for sports activities. Portions of the space can be located on the roof of a building if it remains within 20' of the adjacent grade and ADA accessibility is provided from at least two locations.
2. **Palos Verdes Linear Park North.** A Public Open Space shall be provided on the west side of the entire block of Palos Verdes Street between Santa Cruz and 1st Streets measuring a minimum of 30,000 square feet. It shall be open to the public right-of-way on three sides.

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3. **Palos Verdes Linear Park Central.** A Public Open Space shall be provided on the west side of the entire block of Palos Verdes Street between 1st and 2nd Streets measuring a minimum of 30,000 square feet. It shall be open to the public right-of-way on three sides.
4. **Palos Verdes Linear Park South.** A Public Open Space shall be provided on the west side of the entire block of Palos Verdes Street between 1st and 2nd Streets measuring a minimum of 30,000 square feet. It shall be open to the public right-of-way on three sides.
5. **Harbor Plaza.** A minimum 80-foot wide Public Plaza shall be provided within the pedestrianized 2nd Street right-of-way between Harbor Boulevard and Palos Verdes Street. The space shall measure a minimum of 40,000 square feet.
6. **Beacon Promenade North.** A minimum 40-foot wide publicly accessible pedestrian Paseo shall be provided along the vacated Beacon Street right-of-way between 1st and 2nd Streets. The space shall measure a minimum of 10,000 square feet.
7. **Beacon Promenade Central.** A minimum 40-foot wide publicly accessible pedestrian Paseo shall be provided along the vacated Beacon Street right-of-way between 2nd and 3rd Streets. The space shall measure a minimum of 10,000 square feet.
8. **Paseo Plaza – North.** A publicly accessible Plaza shall be provided at the Southwest corner of the intersection of Palos Verdes and Santa Cruz Streets measuring a minimum of 5,000 square feet. The space is to be along Santa Cruz, Street connecting the terminus of the Centre Paseo to the intersection with the north extension of Palos Verdes Street.
9. **Paseo Plaza – South.** A publicly accessible Plaza shall be provided at the Northeast corner of the intersection of Centre and 3rd Streets measuring a minimum of 5,000 square feet. The space is to be along 3rd Street, connecting the terminus of the Centre paseo to the intersection at Centre Street.

Per the draft Specific Plan, the required public open space need not be dedicated to the City as publicly owned property, however it shall be publicly accessible at least between dawn and dusk.

As currently proposed, these recreational amenities would likely reduce the Project's impact on existing public recreational and park facilities and may reduce the need for new or expanded public recreational and park facilities to serve the new residents of the development.

### Public Park Access

There are three (3) RAP-owned public parks within a half-mile walking distance of the Project site:

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- Anderson Memorial Senior Citizen Center is located at 828 South Mesa Street in the San Pedro community of the City. This 1.62-acre facility provides a children's play area, basketball court, and senior citizen center for the surrounding community.
- San Pedro Plaza Park is located at 7000 South Beacon Street in the San Pedro community of the City. This 3.50-acre park provides benches and walking paths for the surrounding community.
- 224 Palos Verdes Street Site is located on the corner of Second Street and Palos Verdes Street. RAP acquired this 0.41-acre property from Los Angeles County in 1977, and is located within the boundaries of the proposed Specific Plan but not within the proposed subdivision map. It is currently being used as a small garden and for storage. RAP is currently in discussion with HACLA regarding the implementation of an agreement to utilize RAP's property for park purposes.

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 **1,979** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

### Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as the Project includes the demolition of several dwelling units and affordable units that will likely qualify for an exemption. The draft Specific Plan for the redevelopment of the Rancho San Pedro Community, which includes the Project, also anticipates providing several publicly accessible open spaces which will serve the new residents of the Project and surrounding community.

### 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.



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### STRATEGIC PLAN INITIATIVES AND GOALS

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

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

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

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

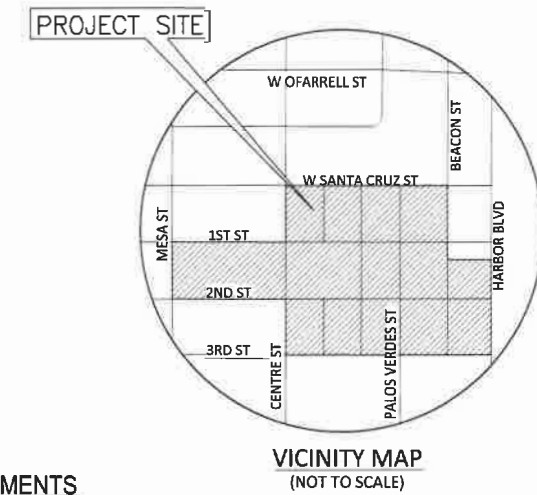
This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS

- 1) Attachment 1 - Proposed Subdivision Map
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Generalized Zoning
- 5) Attachment 5 - Public Open Space Map
- 6) Attachment 6 - Project Location and Surrounding Parks
- 7) Attachment 7 - EPADSS Report

# VESTING TENTATIVE TRACT MAP No. 83500

## FOR AIRSPACE, MERGER, SUBDIVISION, COMMERCIAL CONDOMINIUM AND RESIDENTIAL CONDOMINIUM PURPOSES (PHASED MAP)



### COMMENTS

- SITE ADDRESSES** : 103, 105, 107, 109, 111, 113, 115, 117, 201, 203, 205, 207, 209, 211, 213, 215, 231, 233, 235, 237, 239, 241, 243, 245, 261, 263, 265, 267, 269, 271, 273 & 275 W SANTA CRUZ STREET, LOS ANGELES, CA
- 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 260, 262, 264, 266, 268, 270, 272, 274, 276, 303, 306, 308, 310, 312, 314, 316, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 350, 352, 354, 356, 358, 360, 362, 364, 370, 372, 374, 376, 378, 380, 382 & 384 W 2ND STREET, LOS ANGELES, CA
- 102, 104, 105, 108, 110, 112, 114, 116, 201, 202, 203, 205, 207, 208, 209, 211, 213, 215, 231, 233, 234, 235, 237, 238, 239, 241, 242, 243, 245, 261, 263, 265, 267, 269, 271, 273, 275, 302, 304, 306, 308, 310, 312, 314, 316, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 350, 352, 354, 356, 358, 360, 362, 364, 370, 372, 374, 376, 378, 380, 382 & 384 W 2ND STREET, LOS ANGELES, CA
- 102, 104, 105, 108, 110, 112, 114, 116, 118, 120, 200, 202, 204, 206, 208, 210, 212, 214, 230, 232, 234, 236, 238, 240, 242, 244, 260, 262, 264, 266, 268, 270, 272 & 274 W 3RD STREET, LOS ANGELES, CA
- 101, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116, 117, 118, 119, 121, 123 & 129 N PALOS VERDES STREET, LOS ANGELES, CA
- 101, 107, 108, 109, 110, 111, 112, 114, 115, 116, 117, 118, 119, 120, 121, 123, 129, 201, 207, 209, 211, 215, 217, 219, 221 & 229 S PALOS VERDES STREET, LOS ANGELES, CA
- 107, 109, 111, 113, 115, 117 & 119 N BEACON STREET, LOS ANGELES, CA
- 107, 109, 111, 113, 115, 116, 117, 118, 119, 120, 122, 124, 126, 128, 202, 205, 207, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 222, 224 & 226 S BEACON STREET, LOS ANGELES, CA
- 100, 101, 106, 107, 108, 109, 110, 111, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 128 & 129 N ARBOLES CT, LOS ANGELES, CA
- 100, 101, 106, 107, 108, 109, 110, 111, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 128, 129, 200, 201, 206, 207, 208, 209, 210, 211, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 228 & 229 S ARBOLES CT, LOS ANGELES, CA
- 100, 101, 106, 107, 108, 109, 110, 111, 114, 115, 116, 117, 118, 119, 120, 121, 122 & 129 N ARMONA CT, LOS ANGELES, CA
- 100, 106, 108, 110, 114, 116, 118, 120, 122, 128, 200, 201, 206, 207, 208, 209, 210, 211, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 228 & 229 S ARMONA CT, LOS ANGELES, CA
- 100, 106, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119 & 120 CENTRE STREET, LOS ANGELES, CA
- 200, 206, 208, 210, 214, 216, 218, 220 & 228 S CENTRE STREET, LOS ANGELES, CA
- 108, 110, 112, 114, 116 & 118 S MESA STREET, LOS ANGELES, CA
- 117, 119, 121, 123, 125, 127, 129, 209, 213, 211, 215, 217, 219, 221, 223 & 225 S HARBOR BLVD, LOS ANGELES, CA
- APN NO'S** : 7449-018-900 to 902, 7449-017-900 to 902, 7455-027-929 & 930
- BOUNDARY LINES** : WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
- BASIS OF BEARINGS** : THE BEARING OF S00°03'40"E ALONG THE CENTERLINE OF HARBOR BOULEVARD AS SHOWN ON TRACT NO. 16317, AS FILED IN MAP BOOK 496, PAGES 5 THROUGH 6, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- BENCHMARK** : CITY OF LOS ANGELES BM NO.24-00752, USC&GS DISC # STMPD 6 970 1946 = 3.8FT E OF E CURB HARBOR BLVD, 66FT N OF APPARENT CTR LINE FIRST ST; NE COR. QRS. N55 P1#8 DY1047
- ELEVATION** : 20.541 FT; NAVD 1988 ADJ 2014
- UTILITIES** : INDICATES PRELIMINARY TITLE REPORT SCHEDULE B EXCEPTION NUMBER PLOTTED HEREON. ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF LA SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
- FLOOD INSURANCE RATE MAP** : ZONE "X" AREAS DETERMINED TO BE WITHIN THE AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C20316 & 06037C20326 EFFECTIVE DATE APRIL 21, 2021.
- EXISTING ZONING INFORMATION** : PROPOSED MASTER LOTS 1-5 & 7-8 ARE WITHIN RD1.5-1XL-CPIO ZONE. PROPOSED MASTER LOTS 6 & 9 ARE WITHIN C2-2D-CPIO ZONE. INFORMATION FROM ZIMAS.LACITY.ORG ON 05/19/2021

### LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE ORDER No. 00148544-997-855-MM7 DATED MARCH 18, 2021)

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

#### PARCEL 1: (7449-018-902)

LOT 1 OF TRACT NO. 16306, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 496, PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### PARCEL 2: (7449-017-900, 7449-017-901, 7449-017-902, 7455-027-929, 7455-027-930)

LOTS 1 TO 5 INCLUSIVE, OF TRACT NO. 16317, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 496, PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM THE WEST 6 FEET OF THAT PORTION OF LOT 5 LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THAT CERTAIN LINE SHOWN AS HAVING A BEARING OF NORTH 89° 50' 30" WEST AND A LENGTH OF 104.07 FEET, THE INTEREST IN ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION (B) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761) TO BE REGULARLY ESSENTIAL TO THE PRODUCTION OF FISSIBLE MATERIAL CONTAINED, IN WHATEVER CONCENTRATION, IN DEPOSITS IN THE LANDS COVERED BY THIS INSTRUMENT ARE HEREBY RESERVED FOR THE USE OF THE UNITED STATES, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR INJURY OCCASIONED THEREBY. HOWEVER, SUCH LAND MAY BE USED, AND ANY RIGHTS OTHERWISE ACQUIRED BY THIS DISPOSITION MAY BE EXERCISED, AS IF NO RESERVATION OF SUCH MATERIALS HAD BEEN MADE, EXCEPT THAT, WHEN SUCH USE RESULTS IN THE EXTRACTION OF ANY SUCH MATERIAL FROM THE LAND IN QUANTITIES WHICH MAY NOT BE TRANSFERRED OR DELIVERED WITHOUT A LICENSE UNDER THE ATOMIC ENERGY ACT OF 1946, AS IT NOW EXISTS OR MAY HEREAFTER BE AMENDED, SUCH MATERIAL SHALL BE THE PROPERTY OF THE UNITED STATES ATOMIC ENERGY COMMISSION, AND THE COMMISSION MAY REQUIRE DELIVERY OF SUCH MATERIAL TO IT BY ANY POSSESSOR THEREOF AFTER SUCH MATERIAL HAS BEEN SEPARATED AS SUCH FROM THE ORES IN WHICH IT WAS CONTAINED, IF THE COMMISSION REQUIRES THE DELIVERY OF SUCH MATERIAL TO IT, IT SHALL PAY TO THE PERSON MINING OR EXTRACTING THE SAME, OR TO SUCH OTHER PERSON AS THE COMMISSION DETERMINES TO BE ENTITLED THERETO, SUCH SUMS, INCLUDING PROFITS, AS THE COMMISSION DEEMS FAIR AND REASONABLE FOR THE DISCOVERY, MINING, DEVELOPMENT, PRODUCTION, EXTRACTION AND OTHER SERVICES PERFORMED WITH RESPECT TO SUCH MATERIAL PRIOR TO SUCH DELIVERY BUT SUCH PAYMENT SHALL NOT INCLUDE ANY AMOUNT ON ACCOUNT OF THE VALUE OF SUCH MATERIAL BEFORE REMOVAL FROM ITS PLACE OF DEPOSIT IN NATURE. IF THE COMMISSION DOES NOT REQUIRE DELIVERY OF SUCH MATERIAL TO IT, THE RESERVATION HEREBY MADE SHALL BE OF NO FURTHER FORCE OR EFFECT, AS RESERVED BY THE UNITED STATES OF AMERICA IN DECREE DATED NOVEMBER 3, 1948 IN BOOK 28675, PAGE 28, OF OFFICIAL RECORDS.

EXCEPTING FROM THE WEST 6 FEET OF THAT PORTION OF LOT 5 LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THAT CERTAIN LINE SHOWN AS HAVING A BEARING OF NORTH 89° 50' 30" WEST AND A LENGTH OF 104.07 FEET, THE INTEREST IN ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION (B) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761) TO BE REGULARLY ESSENTIAL TO THE PRODUCTION OF FISSIBLE MATERIAL CONTAINED, IN WHATEVER CONCENTRATION, IN DEPOSITS IN THE LANDS COVERED BY THIS INSTRUMENT ARE HEREBY RESERVED FOR THE USE OF THE UNITED STATES, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE OR INJURY OCCASIONED THEREBY. HOWEVER, SUCH LAND MAY BE USED, AND ANY RIGHTS OTHERWISE ACQUIRED BY THIS DISPOSITION MAY BE EXERCISED, AS IF NO RESERVATION OF SUCH MATERIALS HAD BEEN MADE, EXCEPT THAT, WHEN SUCH USE RESULTS IN THE EXTRACTION OF ANY SUCH MATERIAL FROM THE LAND IN QUANTITIES WHICH MAY NOT BE TRANSFERRED OR DELIVERED WITHOUT A LICENSE UNDER THE ATOMIC ENERGY ACT OF 1946, AS IT NOW EXISTS OR MAY HEREAFTER BE AMENDED, SUCH MATERIAL SHALL BE THE PROPERTY OF THE UNITED STATES ATOMIC ENERGY COMMISSION, AND THE COMMISSION MAY REQUIRE DELIVERY OF SUCH MATERIAL TO IT BY ANY POSSESSOR THEREOF AFTER SUCH MATERIAL HAS BEEN SEPARATED AS SUCH FROM THE ORES IN WHICH IT WAS CONTAINED, IF THE COMMISSION REQUIRES THE DELIVERY OF SUCH MATERIAL TO IT, IT SHALL PAY TO THE PERSON MINING OR EXTRACTING THE SAME, OR TO SUCH OTHER PERSON AS THE COMMISSION DETERMINES TO BE ENTITLED THERETO, SUCH SUMS, INCLUDING PROFITS, AS THE COMMISSION DEEMS FAIR AND REASONABLE FOR THE DISCOVERY, MINING, DEVELOPMENT, PRODUCTION, EXTRACTION AND OTHER SERVICES PERFORMED WITH RESPECT TO SUCH MATERIAL PRIOR TO SUCH DELIVERY BUT SUCH PAYMENT SHALL NOT INCLUDE ANY AMOUNT ON ACCOUNT OF THE VALUE OF SUCH MATERIAL BEFORE REMOVAL FROM ITS PLACE OF DEPOSIT IN NATURE. IF THE COMMISSION DOES NOT REQUIRE DELIVERY OF SUCH MATERIAL TO IT, THE RESERVATION HEREBY MADE SHALL BE OF NO FURTHER FORCE OR EFFECT, AS RESERVED BY THE UNITED STATES OF AMERICA IN DECREE DATED NOVEMBER 3, 1948 IN BOOK 28675, PAGE 28, OF OFFICIAL RECORDS.

#### PARCEL 3: (7455-017-900, 7449-018-900, 7449-018-901)

LOTS 1, 2, 3, 4, 5 AND 6 OF TRACT NO. 12482, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 289, PAGES 13 AND 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### APN: 7449-018-900 to 902, 7449-017-900 to 902, 7455-027-929 & 930

### EXCEPTIONS

(PER FIDELITY NATIONAL TITLE ORDER No. 00148544-997-855-MM7 DATED MARCH 18, 2021)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT NO. 16317:

**PURPOSE:** PUBLIC UTILITY AND INCIDENTAL PURPOSES  
**AFFECTS:** PARCEL NO. 2, A STRIP OF LAND 5 FEET IN WIDTH OVER THE EASTERLY PORTION OF LOT 1; A STRIP OF LAND 4 FEET IN WIDTH ALONG A PORTION OF THE NORTHERLY LINE OF LOT 2 AND OVER A 2 FOOT BY 7 FOOT PARCEL IN THE SOUTHWESTERLY PORTION OF SAID LOT 2; THE SOUTHWESTERLY CORNER OF LOT 3; A STRIP OF LAND 5 FEET IN WIDTH ALONG THE WESTERLY LINE OF LOT 4; A STRIP OF LAND OF VARIABLE WIDTH ALONG THE SOUTHERLY PORTION OF LOT 5.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

**GRANTED TO:** SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION  
**PURPOSE:** ANY RIGHT TO PLACE, OPERATE AND MAINTAIN SUCH CABLES, FIXTURES AND APPLIANCES AS MAY BE NECESSARY TO FURNISH TELEPHONE SERVICE  
**RECORDING NO.:** BOOK 19485, PAGE 289, OF OFFICIAL RECORDS  
**AFFECTS:** AS DESCRIBED THEREIN.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

**AFFECTS:** PARCEL 3.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT NO. 12482:

**PURPOSE:** SANITARY SEWER PURPOSES  
**AFFECTS:** 6 FEET WIDE RUNNING NORTH AND SOUTH THROUGH SAID LOT.

**AFFECTS:** PARCEL 3.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

**GRANTED TO:** THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION  
**PURPOSE:** A PERMANENT EASEMENT AND RIGHT-OF-WAY TO MAINTAIN, RECONSTRUCT, INSPECT, USE, OPERATE, REPAIR, ENLARGE, REMOVE AND REPLACE A LINE OR LINES OF POLES  
**RECORDING DATE:** FEBRUARY 13, 1958  
**RECORDING NO.:** 3235, OF OFFICIAL RECORDS  
**AFFECTS:** AS DESCRIBED THEREIN.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

**AFFECTS:** PARCEL 3.

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

**GRANTED TO:** THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION  
**PURPOSE:** A PERMANENT EASEMENT AND RIGHT-OF-WAY TO MAINTAIN, RECONSTRUCT, INSPECT, USE, OPERATE, REPAIR, ENLARGE, REMOVE AND REPLACE A LINE OR LINES OF POLES  
**RECORDING DATE:** FEBRUARY 13, 1958  
**RECORDING NO.:** 3461, OF OFFICIAL RECORDS  
**AFFECTS:** AS DESCRIBED THEREIN.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

**AFFECTS:** PARCEL 3.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

**GRANTED TO:** THE CITY OF LOS ANGELES, (A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA)  
**PURPOSE:** A PERMANENT EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET PURPOSES  
**RECORDING DATE:** NOVEMBER 18, 1975  
**RECORDING NO.:** 2917, OF OFFICIAL RECORDS  
**AFFECTS:** AS DESCRIBED THEREIN.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

**AFFECTS:** PARCEL 1.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

**GRANTED TO:** THE CITY OF LOS ANGELES, (A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA)  
**PURPOSE:** A PERMANENT EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET PURPOSES  
**RECORDING DATE:** NOVEMBER 26, 1975  
**RECORDING NO.:** 2957, OF OFFICIAL RECORDS  
**AFFECTS:** AS DESCRIBED THEREIN.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

**AFFECTS:** PARCEL 3.

REMAINING PRELIMINARY TITLE REPORT ITEMS NOT NOTED AS BEING "PLOTTED HEREON" ARE EITHER NOT PLOTTABLE, BLANKET IN NATURE OR NOT A SURVEY MATTER.

### SITE AREA

GROSS AREA (TO EXISTING STREET CENTERLINE)	
PROPOSED MASTER LOT 1	218,120 SQ. FT. OR 5.007 ACRES
PROPOSED MASTER LOT 2	217,886 SQ. FT. OR 5.002 ACRES
PROPOSED MASTER LOT 3	218,159 SQ. FT. OR 5.008 ACRES
PROPOSED MASTER LOT 4	89,709 SQ. FT. OR 2.058 ACRES
PROPOSED MASTER LOT 5	81,090 SQ. FT. OR 1.852 ACRES
PROPOSED MASTER LOT 6	51,506 SQ. FT. OR 1.182 ACRES
PROPOSED MASTER LOT 7	92,480 SQ. FT. OR 2.123 ACRES
PROPOSED MASTER LOT 8	92,516 SQ. FT. OR 2.124 ACRES
PROPOSED MASTER LOT 9	218,224 SQ. FT. OR 5.010 ACRES
TOTAL AREA	1,255,690 SQ. FT. OR 28.627 ACRES

GROSS AREA (EXISTING CONDITIONS, PRE-DEDICATIONS AND PRE-MERGERS)	
PROPOSED MASTER LOT 1	159,067 SQ. FT. OR 3.652 ACRES
PROPOSED MASTER LOT 2	157,690 SQ. FT. OR 3.620 ACRES
PROPOSED MASTER LOT 3	154,205 SQ. FT. OR 3.540 ACRES
PROPOSED MASTER LOT 4	39,384 SQ. FT. OR 0.904 ACRES
PROPOSED MASTER LOT 5	38,879 SQ. FT. OR 0.892 ACRES
PROPOSED MASTER LOT 6	26,949 SQ. FT. OR 0.619 ACRES
PROPOSED MASTER LOT 7	58,171 SQ. FT. OR 1.335 ACRES
PROPOSED MASTER LOT 8	58,199 SQ. FT. OR 1.336 ACRES
PROPOSED MASTER LOT 9	159,160 SQ. FT. OR 3.654 ACRES
TOTAL AREA	851,685 SQ. FT. OR 19.552 ACRES

NET AREA (PROPOSED CONDITIONS, POST-DEDICATIONS AND POST-MERGERS) (BLUE BORDER AREA)	
PROPOSED MASTER LOT 1	158,430 SQ. FT. OR 3.660 ACRES
PROPOSED MASTER LOT 2	158,010 SQ. FT. OR 3.627 ACRES
PROPOSED MASTER LOT 3	154,205 SQ. FT. OR 3.540 ACRES
PROPOSED MASTER LOT 4	68,824 SQ. FT. OR 1.580 ACRES
PROPOSED MASTER LOT 5	48,112 SQ. FT. OR 1.104 ACRES
PROPOSED MASTER LOT 6	27,045 SQ. FT. OR 0.621 ACRES
PROPOSED MASTER LOT 7	72,126 SQ. FT. OR 1.656 ACRES
PROPOSED MASTER LOT 8	58,565 SQ. FT. OR 1.344 ACRES
PROPOSED MASTER LOT 9	159,488 SQ. FT. OR 3.681 ACRES
TOTAL AREA	905,803 SQ. FT. OR 20.794 ACRES

USE TYPE*	MIN.
RESIDENTIAL PER DWELLING UNIT	
RSP REPLACEMENT MULTIFAMILY HOME	1.25
NON-REPLACEMENT MULTIFAMILY HOME	0.75
PERMANENT SUPPORTIVE HOME	0.25
HOMEOWNERSHIP	1.5
AGE-RESTRICTED SENIOR	0
SPECIAL NEEDS/ SUPPORTIVE	0
NON-RESIDENTIAL PER 1,000 SF OF FLOOR AREA	
NEIGHBORHOOD SERVING USES	1
COMMERCIAL RETAIL SERVICES/ INSTITUTIONAL	2
RETAIL/RESTAURANT/ENTERTAINMENT	2

SEE ONE SAN PEDRO SPECIFIC PLAN FOR FURTHER DETAIL.

Tentative Map **VTT 83500** and the accompanying geological and soils engineering reports dated **April 12, 2022** are acceptable for the initial filing **May 26, 2022** with the Department of City Planning.

*Stephen J. Wilson*  
Geologist, Building & Safety  
**May 26, 2022**

# VTT-83500

PREPARED UNDER THE DIRECTION OF:

*C.S.*  
CHRISTOPHER M. JONES  
CHRIS.JONES@KPF.COM

05/15/2023



**kpff**  
700 FLOWER ST., Suite 2100  
Los Angeles, CA 90017  
O: 213.418.0201  
F: 213.266.3294  
www.kpff.com

**GENERAL NOTES:**  
**OWNER:**  
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES, CALIFORNIA  
2500 WILSHIRE BLVD  
LOS ANGELES, CA 90057  
ATTN: JENNY SCANLIN, CHIEF DEVELOPMENT OFFICER  
(213) 252-2500

**SUBDIVIDER:**  
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES, CALIFORNIA  
2500 WILSHIRE BLVD  
LOS ANGELES, CA 90057  
ATTN: JENNY SCANLIN, CHIEF DEVELOPMENT OFFICER  
(213) 252-2500

**LAND SURVEYOR:**  
KPF CONSULTING ENGINEERS, INC.  
700 FLOWER ST., SUITE 2100  
LOS ANGELES, CA 90017  
ATTN: CHRISTOPHER JONES, PLS 8193  
(213) 418-0201

REVISIONS	DATE	ISSUED FOR
-----------	------	------------

DATE	04/20/2023
PROJECT NUMBER	2000771
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION  
**ONE SAN PEDRO**

SHEET NUMBER  
**SHEET 1 OF 4**

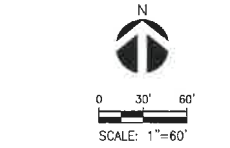
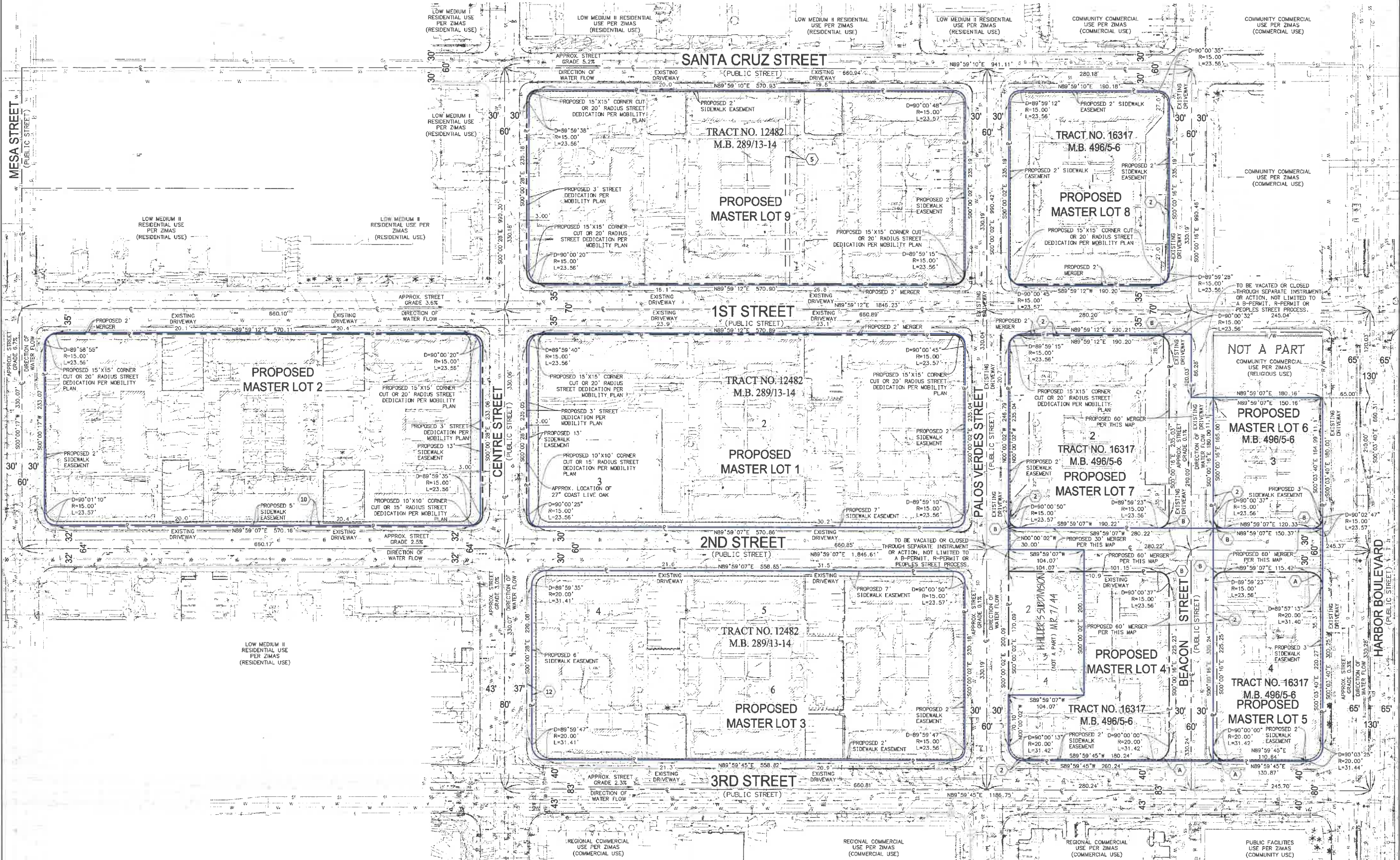


# VESTING TENTATIVE TRACT MAP No. 83500

- (A) PROPOSED MERGER OF EXISTING 20' RADIUS CORNER CUT
- (B) PROPOSED MERGER OF EXISTING 15' RADIUS CORNER CUT

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REVISIONS	DATE	ISSUED FOR

DATE	04/20/2023
PROJECT NUMBER	2000771
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	

ONE SAN PEDRO

SHEET NUMBER

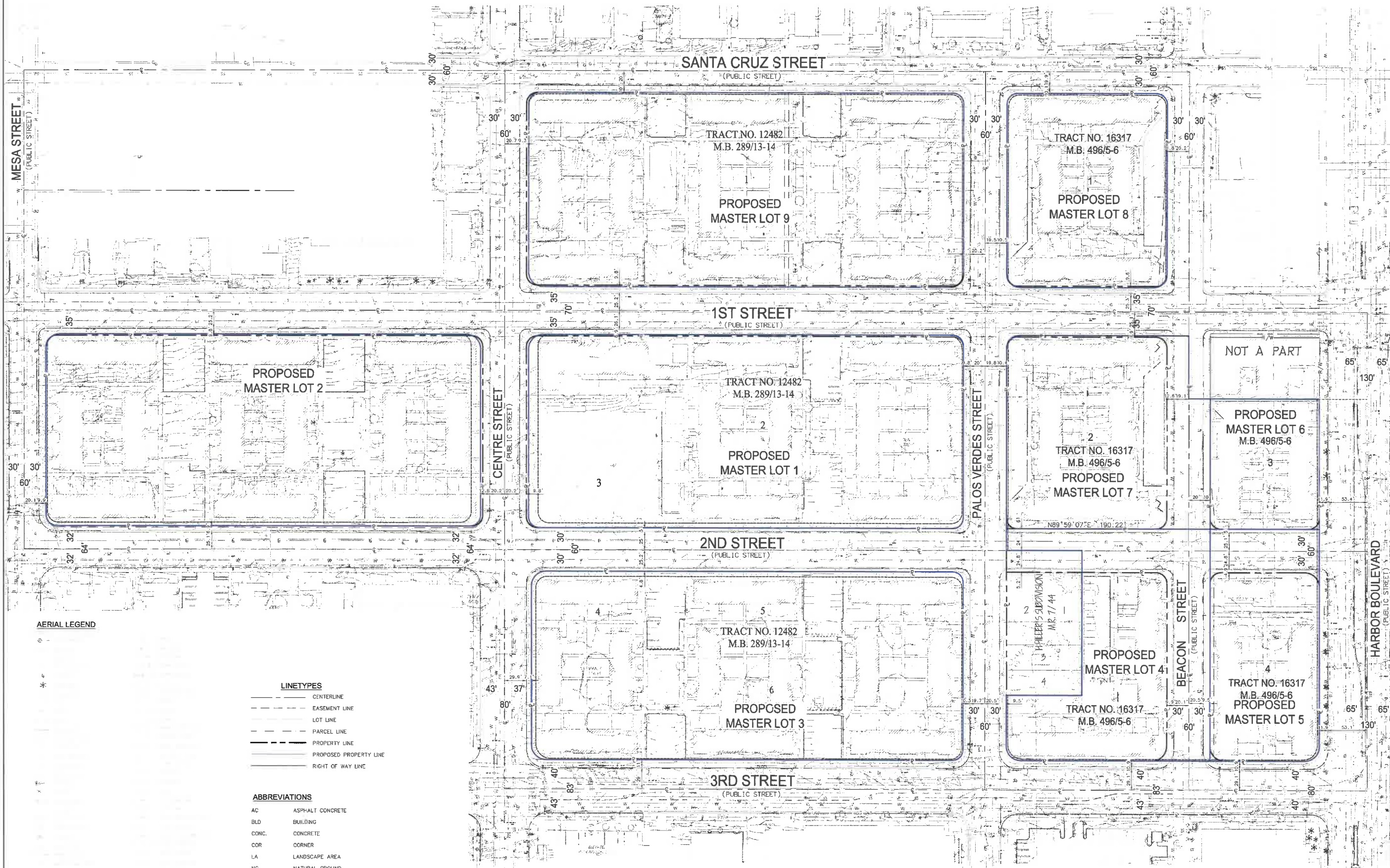


# VESTING TENTATIVE TRACT MAP No. 83500

## SIDEWALK WIDTHS

**kpff**

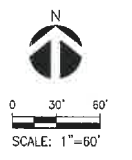
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 Los Angeles, CA 90017  
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**AERIAL LEGEND**

- LINETYPES**
- CENTERLINE
  - - - EASEMENT LINE
  - LOT LINE
  - - - PARCEL LINE
  - PROPERTY LINE
  - - - PROPOSED PROPERTY LINE
  - RIGHT OF WAY LINE

- ABBREVIATIONS**
- AC ASPHALT CONCRETE
  - BLD BUILDING
  - CONC. CONCRETE
  - COR CORNER
  - LA LANDSCAPE AREA
  - NG NATURAL GROUND
  - RET. WL RETAINING WALL
  - WL WALL



REVISIONS	
DATE	ISSUED FOR

DATE	04/20/2023
PROJECT NUMBER	2000771
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION

**ONE SAN PEDRO**

SHEET NUMBER

**SHEET 3 OF 4**



# VESTING TENTATIVE TRACT MAP No. 83500

## TREE MAP AND TREE REPORT

**kpff**

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Figure 1 Project Site and Location



Map data provided by Mapbox, Bing, and Esri (©2017) & 2022

Tree ID #	Species	Approximate trunk diameter (inches)	Tree Height (feet)	Overall Health Rating	Proposed Impact Status	Proposed Impact Percentage
1	Gold medallion	8	20	Good	Removal	100%
2	Gold medallion	7	20	Good	Removal	100%
3	Gold medallion	9	20	Good	Removal	100%
4	Gold medallion	9	25	Good	Removal	100%
5	Gold medallion	8	20	Fair	Removal	100%
6	Gold medallion	8	20	Good	Removal	100%
7	medallion	8	20	Good	Removal	100%
8	Mimosa	20.5	20	Good	Removal	100%
9	Mimosa	11	20	Fair	Removal	100%
10	Mimosa	8.5	15	Good	Removal	100%
11	Strawberry madroña	8	15	Poor	Removal	100%
12	Carob	27	25	Good	Removal	100%
13	Floss silk	9	15	Good	Removal	100%
14	Carob	25	35	Good	Removal	100%
15	Jacaranda	20	60	Fair	Removal	100%
16	Jacaranda	25	40	Good	Removal	100%
17	Jacaranda	25	60	Good	Removal	100%
18	Jacaranda	28	55	Fair	Removal	100%
19	Chinese elm	23	50	Fair	Removal	100%
20	Chinese elm	21.5	45	Fair	Removal	100%
21	Jacaranda	21	50	Good	Removal	100%
22	Brisbane box	25	40	Fair	Removal	100%
23	London plane	16	50	Good	Removal	100%
24	Brisbane box	22	60	Fair	Removal	100%
25	Jacaranda	21	55	Good	Removal	100%
26	Jacaranda	20.5	40	Good	Removal	100%
27	Chinese elm	26	50	Good	Removal	100%

Tree ID #	Species	Approximate trunk diameter (inches)	Tree Height (feet)	Overall Health Rating	Proposed Impact Status	Proposed Impact Percentage
124	Chinese elm	18	45	Good	Removal	100%
125	Jacaranda	11	15	Fair	Removal	100%
126	Chinese elm	17	45	Fair	Removal	100%
127	Chinese elm	13	20	Good	Removal	100%
128	Jacaranda	18.5	30	Fair	Removal	100%
129	Jacaranda	20	30	Good	Removal	100%
130	Jacaranda	21	50	Poor	Removal	100%
131	Siberian elm	17	17	Good	Removal	100%
132	Chinese elm	19	35	Fair	Removal	100%
133	Jacaranda	16	35	Fair	Removal	100%
134	Chinese elm	19	40	Good	Removal	100%
135	Brisbane box	18	35	Good	Removal	100%
136	Brisbane box	18.5	30	Good	Removal	100%
137	Chinese elm	22	40	Good	Removal	100%
138	Chinese elm	21	50	Good	Removal	100%
139	Chinese elm	20	35	Good	Removal	100%
140	Chinese elm	20	30	Poor	Removal	100%
141	Brisbane box	20	35	Good	Removal	100%
142	Brisbane box	29.5	55	Good	Removal	100%
143	Chinese elm	21	35	Good	Removal	100%
144	Carrotwood	21	30	Fair	Removal	100%
145	Carrotwood	16	20	Good	Removal	100%
146	Carrotwood	18.5	25	Poor	Removal	100%
147	Carrotwood	18	20	Poor	Removal	100%
148	Carrotwood	17	35	Good	Removal	100%
149	Carrotwood	19	20	Fair	Removal	100%
150	Monrell pine	12.5	30	Fair	Removal	100%
151	Brisbane box	20	35	Good	Removal	100%
152	Coast pine	14	45	Good	Removal	100%
153	Jacaranda	22	45	Fair	Removal	100%
154	Jacaranda	23.5	60	Good	Removal	100%
155	Jacaranda	20	40	Fair	Removal	100%
156	Jacaranda	23	60	Good	Removal	100%
157	Jacaranda	23	45	Good	Removal	100%
158	Monrell pine	10	25	Fair	Removal	100%

Tree ID #	Species	Approximate trunk diameter (inches)	Tree Height (feet)	Overall Health Rating	Proposed Impact Status	Proposed Impact Percentage
28	Brisbane box	25	45	Good	Removal	100%
29	Jacaranda	11	30	Fair	Removal	100%
30	Chinese elm	19	35	Dead	Removal	100%
31	Jacaranda	20	50	Fair	Removal	100%
32	Brisbane box	20.5	35	Fair	Removal	100%
33	Monrell pine	11	15	Good	Removal	100%
34	Chinese elm	23	45	Good	Removal	100%
35	Chinese elm	20	40	Good	Removal	100%
36	Chinese elm	22	45	Poor	Removal	100%
37	Brisbane box	26	50	Good	Removal	100%
38	Jacaranda	25	45	Fair	Removal	100%
39	Olive	28	20	Poor	Removal	100%
40	Jacaranda	29	60	Good	Removal	100%
41	Jacaranda	22	40	Good	Removal	100%
42	Jacaranda	25.5	55	Fair	Removal	100%
43	Olive	22	18	Fair	Removal	100%
44	Jacaranda	30.5	60	Good	Removal	100%
45	Jacaranda	27	50	Good	Removal	100%
46	Jacaranda	21.5	35	Fair	Removal	100%
47	Jacaranda	36	50	Good	Removal	100%
48	Jacaranda	48	55	Fair	Removal	100%
49	Jacaranda	26	45	Fair	Removal	100%
50	Arizona ash	11	25	Good	Removal	100%
51	Carob	17	20	Good	Removal	100%
52	Carob	20	25	Good	Removal	100%
53	Chinese elm	17	40	Good	Removal	100%
54	Carob	15	25	Fair	Removal	100%
55	Chinese elm	17	40	Good	Removal	100%
56	Carob	19.5	35	Good	Removal	100%
57	Mexican fan palm	17	25	Good	Removal	100%
58	Carob	12.5	30	Poor	Removal	100%
59	Mexican fan palm	17	25	Good	Removal	100%
60	Carob	19.5	35	Poor	Removal	100%
61	Mexican fan palm	17	25	Fair	Removal	100%
62	Carob	23	35	Good	Removal	100%

Tree ID #	Species	Approximate trunk diameter (inches)	Tree Height (feet)	Overall Health Rating	Proposed Impact Status	Proposed Impact Percentage
159	pine	10	15	Good	Removal	100%
160	Monrell pine	11.5	20	Fair	Removal	100%
161	Monrell pine	10	17	Good	Removal	100%
162	Monrell pine	10.5	20	Fair	Removal	100%
163	Monrell pine	10	15	Good	Removal	100%
164	Jacaranda	23	55	Good	Removal	100%
165	Jacaranda	23	40	Fair	Removal	100%
166	Jacaranda	17.5	55	Fair	Removal	100%
167	Jacaranda	24	40	Good	Removal	100%
168	Jacaranda	23.5	50	Good	Removal	100%
169	Jacaranda	24	60	Good	Removal	100%
170	Jacaranda	18	45	Poor	Removal	100%
171	Jacaranda	21	40	Fair	Removal	100%
172	Jacaranda	23.5	40	Fair	Removal	100%
173	Jacaranda	24	30	Good	Removal	100%
174	Jacaranda	26.5	60	Good	Removal	100%
175	Jacaranda	26	45	Good	Removal	100%
176	Jacaranda	18	40	Good	Removal	100%
177	Jacaranda	19	30	Fair	Removal	100%
178	Jacaranda	24.5	65	Good	Removal	100%
179	Jacaranda	24	40	Fair	Removal	100%
180	Jacaranda	25.5	50	Fair	Removal	100%
181	London plane	19	30	Fair	Removal	100%
182	London plane	22	55	Fair	Removal	100%
183	London plane	19	30	Fair	Removal	100%
184	London plane	12	35	Fair	Removal	100%
185	Gold medallion	8	20	Fair	Removal	100%
186	Brisbane box	16	30	Fair	Removal	100%
187	Carob	32	30	Fair	Removal	100%
188	Carob	38.5	25	Fair	Removal	100%
189	Carob	26	20	Poor	Removal	100%
190	Carrotwood	27.5	30	Good	Removal	100%

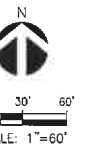
Tree ID #	Species	Approximate trunk diameter (inches)	Tree Height (feet)	Overall Health Rating	Proposed Impact Status	Proposed Impact Percentage
55	Jacaranda	17	35	Good	Removal	100%
64	Carob	24	25	Fair	Removal	100%
65	Jacaranda	12	30	Fair	Removal	100%
66	Carob	26.5	40	Fair	Removal	100%
67	Jacaranda	16	25	Good	Removal	100%
68	Carob	23	35	Good	Removal	100%
69	Shamel ash	25	45	Good	Removal	100%
70	Jacaranda	24.5	50	Good	Removal	100%
71	Jacaranda	25	40	Fair	Removal	100%
72	Weeping fig	28	40	Good	Removal	100%
73	Jacaranda	22	45	Fair	Removal	100%
74	Southern magnolia	9	25	Poor	Removal	100%
75	Siberian elm	24	40	Fair	Removal	100%
76	Jacaranda	23.5	50	Fair	Removal	100%
77	Shamel elm	27	40	Fair	Removal	100%
78	Brisbane box	26	60	Good	Removal	100%
79	Weeping fig	27	50	Good	Removal	100%
80	Brisbane box	18.5	45	Fair	Removal	100%
81	Carob	28	35	Good	Removal	100%
82	Carob	41.5	40	Fair	Removal	100%
83	Carob	29	35	Poor	Removal	100%
84	London plane	11	30	Fair	Removal	100%
85	London plane	18	40	Fair	Removal	100%
86	London plane	21	55	Good	Removal	100%
87	London plane	13	35	Fair	Removal	100%
88	London plane	16.5	55	Fair	Removal	100%
89	Coast live oak	27	35	Fair	Removal	100%
90	Indian coast Mexican fan palm	16	20	Good	Removal	100%
91	Pygmy date palm	41	15	Good	Removal	100%
92	Mexican fan palm	16	25	Good	Removal	100%
93	Mexican fan palm	16	25	Good	Removal	100%
94	Jacaranda	23	60	Fair	Removal	100%

Tree ID #	Species	Approximate trunk diameter (inches)	Tree Height (feet)	Overall Health Rating	Proposed Impact Status	Proposed Impact Percentage
191	Arizona ash	12	30	Poor	Removal	100%
192	Arizona ash	20	30	Fair	Removal	100%
193	Arizona ash	17	25	Poor	Removal	100%
194	Carob	20	30	Good	Removal	100%
195	Carob	19	35	Good	Removal	100%
196	Carob	25	30	Poor	Removal	100%
197	Carob	43	45	Good	Removal	100%
198	Carob	28	25	Fair	Removal	100%
199	Arizona ash	11.5	30	Fair	Removal	100%
200	Arizona ash	12	20	Fair	Removal	100%
201	Arizona ash	13	25	Fair	Removal	100%
202	Jacaranda	29	42	Fair	Removal	100%
203	Jacaranda	25	50	Fair	Removal	100%
204	Mexican fan palm	20	24	Fair	Removal	100%
205	Jacaranda	24	35	Poor	Removal	100%
206	Jacaranda	19	25	Poor	Removal	100%
207	Jacaranda	23	60	Fair	Removal	100%
208	Jacaranda	16	35	Good	Removal	100%
209	Jacaranda	27.5	60	Fair	Removal	100%
210	Jacaranda	23	35	Good	Removal	100%
211	Chinese elm	18.5	30	Fair	Removal	100%
212	Chinese elm	22	25	Good	Removal	100%
213	Chinese elm	20	45	Fair	Removal	100%
214	Jacaranda	27.5	50	Good	Removal	100%
215	Jacaranda	23	35	Poor	Removal	100%
216	Jacaranda	23	35	Fair	Removal	100%
217	Jacaranda	26.5	55	Good	Removal	100%
218	Jacaranda	20	40	Good	Removal	100%

\*For tree ID numbers that were duplicated due to tagging errors, the letter "A" was attached to duplicate tree ID numbers for differentiation.

### 3.5 Conclusion

The proposed project activities require the demolition of the 21-acre current public housing complex to construct a new mixed-use and mixed-income housing development that will support existing and incoming residents to the city. This project is anticipated to require the removal of all 220 trees present onsite and immediately adjacent (refer to Table 2). This includes 219 non-protected significant trees (14 of which are street trees) and one protected coast live oak tree. It could be highly difficult to maintain tree health during construction because the proposed project development could impact trees above and below ground within their root systems and canopies.



REVISIONS  
DATE ISSUED FOR

DATE 04/20/2023  
PROJECT NUMBER 2000771  
DRAWN BY DB  
CHECKED BY CJ  
SCALE AS SPECIFIED  
PROJECT DESCRIPTION

ONE SAN PEDRO

SHEET NUMBER

SHEET 4 OF 4

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 13, 2023

TO: Subdivision Committee Members

FROM: Department of City Planning, **MAJOR PROJECTS SECTION**

SUBJECT: **Subdivision Filing Notification and Distribution**

**Case Number: VTT-83500**  
**Map Type: Tract Map**  
**Map Stamp Date: 05/15/2023**  
**Community Plan: San Pedro**

**Distribution Date: 06/13/2023**  
**Application Filing Date: 5/24/2023**  
**NC: Central San Pedro**  
**Hillside: No**

- 
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Council District: 15                  | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit    |
| <input checked="" type="checkbox"/> Neighborhood Council (NC)             | <input checked="" type="checkbox"/> Bureau of Street Lighting          |
| <input checked="" type="checkbox"/> Bureau of Engineering                 | <input checked="" type="checkbox"/> Department of Recreation and Parks |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Grading | <input checked="" type="checkbox"/> Bureau of Sanitation               |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Zoning  | <input checked="" type="checkbox"/> LAUSD CEQA                         |
| <input checked="" type="checkbox"/> DWP Real Estate                       | <input checked="" type="checkbox"/> LAUSD Transportation               |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering    | <input checked="" type="checkbox"/> County Health Department           |
| <input checked="" type="checkbox"/> Urban Forestry Land Development       | <input checked="" type="checkbox"/> GIS                                |
| <input checked="" type="checkbox"/> Office of Historic Resources          | <input type="checkbox"/> LADOT Dev Review – Valley                     |
| <input checked="" type="checkbox"/> Los Angeles Housing Department        | <input type="checkbox"/> LADOT Dev Review - Citywide                   |

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**Hillside Projects/Haul Route Projects Only**

- BSS – Haul Route Investigation and Enforcement
- Animal Regulation

**LADOT District Office**

- Central (CD 1, 9, 14)
- Hollywood (CD 4, 10, 13)
- Western (CD 5, 11)
- East Valley (CD 3, 5, 6, 12)
- Southern (CD 8, 15)

**RECOMMENDATION REPORTS DUE BY: 07/24/2023**

Please send your reports to the following e-mail address: [planning.majorprojects@lacity.org](mailto:planning.majorprojects@lacity.org)

Thank you.

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

VINCENT P. BERTONI, AICP  
Advisory Agency

*Brenda Kahinju*

For:  
Milena Zasadzien  
Deputy Advisory Agency

**MAJOR PROJECTS**  
[planning.majorprojects@lacity.org](mailto:planning.majorprojects@lacity.org)





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

### E-PADSS Map Output



**LEGEND**

- City Council Districts
- City Limits

**NOTES**

0 0 Miles 0 0

SCALE 1: 4,514

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

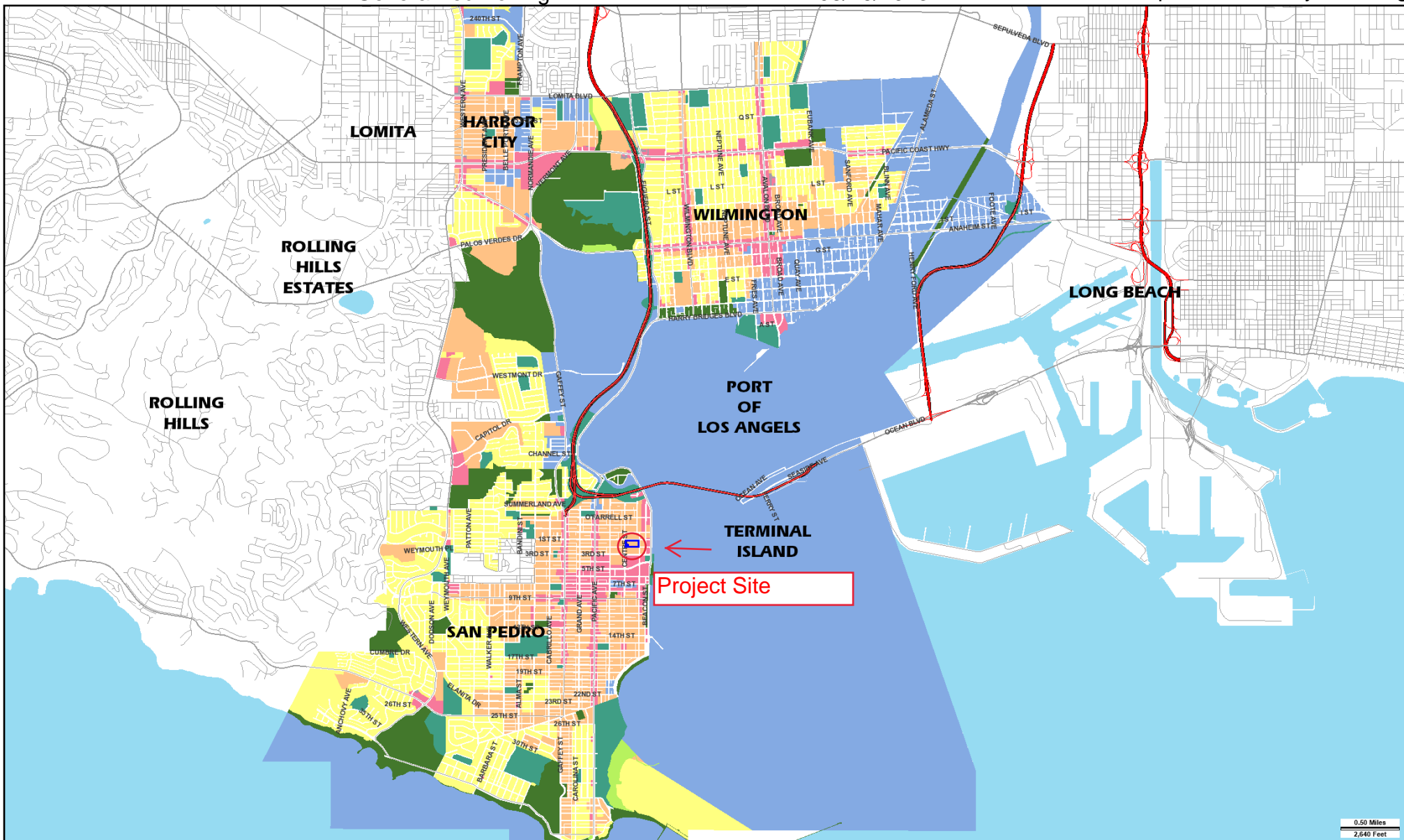
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Printed: 04/14/2022



# ZIMAS PUBLIC

Generalized Zoning

06/29/2023



0.50 Miles  
2,640 Feet

Address: 275 W 1ST ST  
APN: 7449018901  
PIN #: 018B201 728

Tract: TR 12482  
Block: None  
Lot: 2  
Arb: None

Zoning: RD1.5-1XL-CPIO  
General Plan: Low Medium II Residential





Attachment 5 - Public Open Space Map



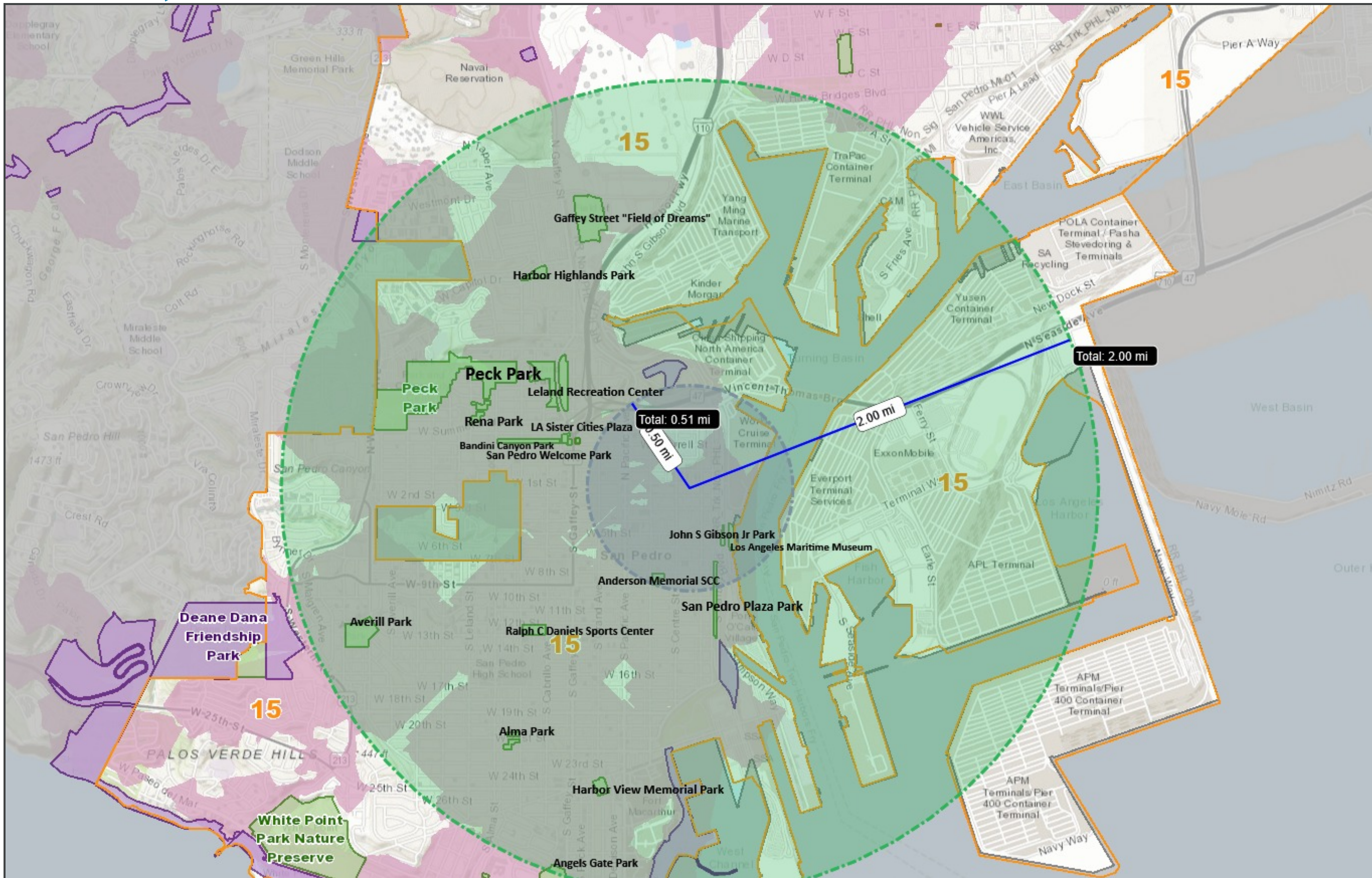
-  **Public Park**
-  **Plaza**
-  **Youth Sports Field**
-    **Palos Verdes Linear Park**
-  **Harbor Plaza**
-   **Beacon Paseo**
-   **Paseo Plazas**





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

E-PADSS Map Output



**LEGEND**

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

**NOTES**



SCALE 1: 36,112

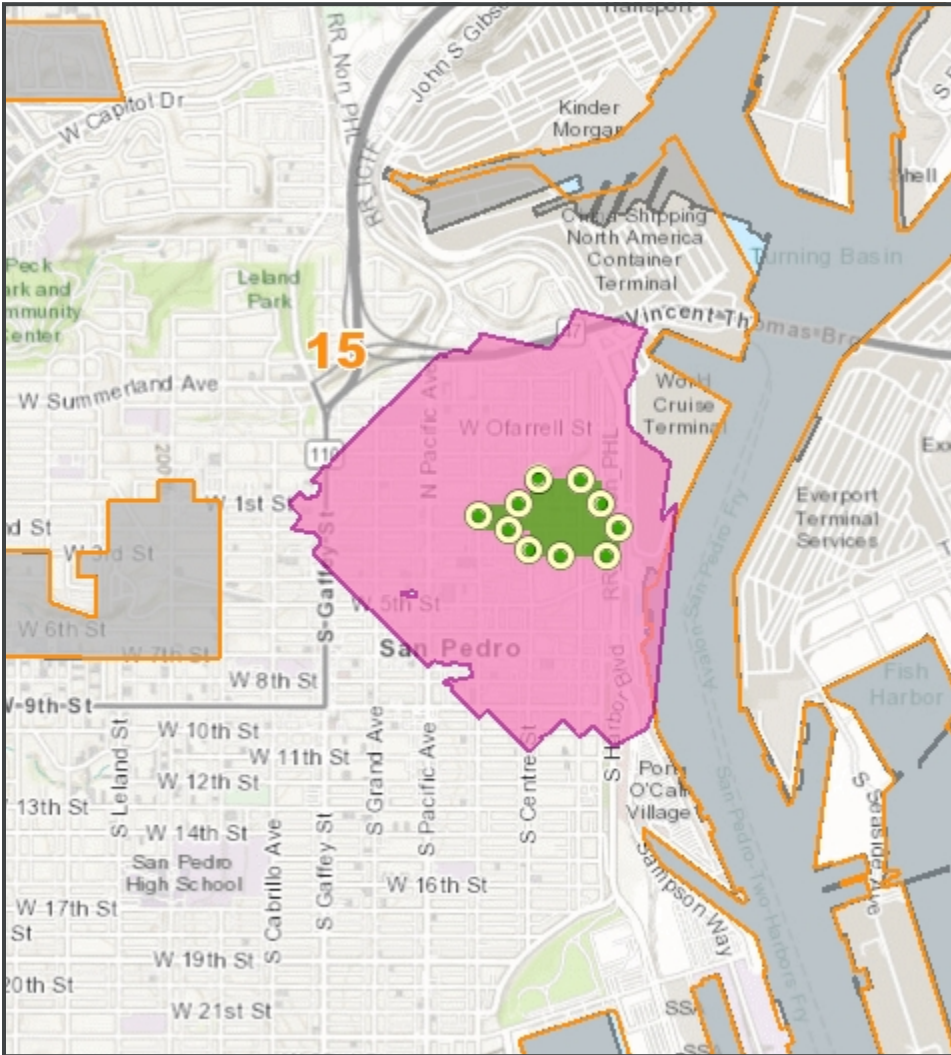
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Printed: 04/14/2022





# Park Analysis Report



## Scenario Information

Scenario Name:

VTT-83500

Description:

Creation of a new Specific Plan for the demolition of existing structures and the construction of up to 1,600 residential units, 85,000 sqft of community services, and 45,000 sqft of commercial/retail uses

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:	10,176	1,979

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	3,334	546

### Residents Served by Age

### Households Served by Annual Income

Under Age 5:	816	191
Age 5 to 9:	790	177
Age 10 to 14:	763	187
Age 15 to 17:	566	118
Age 18 to 64:	6,383	1,189
Age 65 and Over:	858	117

Under \$25,000:	1,738	278
\$25,000 to \$34,999:	436	104
\$35,000 to \$49,999:	317	57
\$50,000 to \$74,999:	404	60
\$75,000 and Over:	439	47

Source: Census/ACS 2010