

AGENDA

**CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
FACILITY REPAIR AND MAINTENANCE COMMISSION TASK FORCE**

Wednesday, October 17, 2018 at 8:30 a.m.

**Cheviot Hills Recreation Center
Club Room 1
2551 Motor Avenue
Los Angeles, CA 90064**

LYNN ALVAREZ, CHAIR
JOSEPH HALPER, COMMISSIONER

Staff:

Michael A. Shull, General Manager
Ramon Barajas, Assistant General Manager
Cathie Santo Domingo, Superintendent
City Attorney Representative

EVERY PERSON WISHING TO ADDRESS THE COMMISSION TASK FORCE MUST COMPLETE A SPEAKER REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE TASK FORCE REPRESENTATIVE PRIOR TO CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, PUBLIC COMMENTS ON AGENDA ITEMS MAY BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED. EACH SPEAKER WILL BE GRANTED TWO MINUTES FOR PUBLIC COMMENT, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION. THE TIME LIMIT FOR PUBLIC COMMENT ON EACH RESPECTIVE ITEM SHALL BE SET AT THE DISCRETION OF THE COMMISSION TASK FORCE CHAIR. PUBLIC COMMENTS ON ALL OTHER MATTERS WITHIN THE COMMISSION TASK FORCE'S SUBJECT MATTER JURISDICTION WILL BE HEARD DURING THE PUBLIC COMMENT PERIOD OF THE MEETING.

1. CALL TO ORDER

2. CURRENT BUSINESS
 - A. Elysian Park
Discussion of Tree and Irrigation Status

 - B. Hollenbeck Park
Restroom Facility Update

 - C. Jim Gilliam Recreation Center
Discussion of Playground Naming

 - D. Quimby Park Fee Ordinance
Implementation Update

3. FUTURE AGENDA ITEMS

4. PUBLIC COMMENT

October 17, 2018

5. NEXT MEETING

The next Facility Repair and Maintenance Commission Task Force Meeting is tentatively scheduled for Wednesday, November 7, 2018 at 8:30 a.m. at Lincoln Park Recreation Center, 3501 Valley Blvd., Los Angeles, CA 90031.

6. ADJOURNMENT

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Task Force Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213) 202-2640.

Information on Agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the Commission Task Force Agenda may be downloaded from the Department's website at www.laparks.org.

RAP Early Consultation Tracking Spreadsheet

Department of Recreation and Parks
Early Consultation
Project Status Report

AB

#	Applicant	Agent/Representative	Project Case Number	Council District	Community	Project Address	Project Site Size (Acres)	Calculation Assuming Exempt Units Qualify				Calculation Assuming Total Units			Project Description	Nearby Parks (within 1/2 mile)	Early Consultation Meeting						RAP Board Action(s)		Advisory Agency Action(s)		New Residents That Would Be Served by a Park at Project Location (at Improved Std)			
								Non-Exempt Residential Units	Exempt Units (Affordable Housing, Existing Units, etc)	Land Dedication based on Projected Non-exempt Units (Acres)	Max Potential Park Fee based on Projected Non-exempt Units (Calculated with the fee rate effective January 11, 2018)	Total Residential Units	Land Dedication (Acres)	Max Potential Park Fee (Calculated with the fee rate effective January 11, 2018)			Date EC Application Received by RAP	Did Applicant file case w/DCP prior to EC Meeting? Y/N	Pre-Early Consultation Meeting Date	Date RAP Replied to Applicant to Set Meeting	EC Meeting Date (scheduled /held)	Date Verification Letter Sent to Project Applicant	Board Meeting (scheduled /held)	Approved Board Recommendation	Board Report Number	Advisory Agency Meeting Date		Advisory Agency Recommendation	Date Fees Paid/Land Dedicated	
22	TF Broadway	Irvine & Associates, Inc.	VTT-82227		Chinatown	942 North Broadway Boulevard	0.286	160	7	1.16	\$2,017,120.00	167	1.21	\$2,105,369.00	Redevelopment of a 29,355 sf one-story multi-tenant commercial building, consisting of 10 parcels in the C2-2 and a small portion of Q[C]2-2 to a mixed-use residential commercial project.	Los Angeles State Historic Park	9/21/2018	No	N/A	9/21/2017	9/25/2017	9/25/2017	9/5/2018	Land or Combination of Land and Fees	18-194	TBD				0
23	Forest City Southpark Two, LLC	DLA Piper	VTT-78252	14	Downtown	949 South Hope Street	3.66	236				236			Urban infill mixed-use development that includes a 27-story residential tower with ground floor retail.	Grand Hope Park	10/16/2017	Yes	N/A	11/21/2017	11/21/2017	N/A	This project will no longer be filing a Tract Map with City Planning. Per LAMC 12.33, Projects that do not have Tract Maps cannot be required to make a land dedication and, therefore, do not require a report or recommendation from RAP.		N/A	N/A			N/A	
24	CGI Strategies	Jerome Buckmelter Associates, Inc.	VTT-78212	10	Koreatown	826 South Mariposa Avenue	0.701	86	12	0.62	\$1,084,202.00	98	0.71	\$1,235,486.00	7-story residential multifamily building	Seoul International Park, Robert F Kennedy Inspiration Park	11/28/2017	Yes	N/A	12/12/2017	12/19/2017	12/19/2017	2/7/2018	No recommendation approved	18-023	3/28/2018	Fees			0
25	CGI Strategies	Jerome Buckmelter Associates, Inc.	VTT-78211	10	Koreatown	837-851 1/2 Fedora Street	0.598	68	7	0.49	\$857,276.00	75	0.54	\$945,525.00	7-story residential multifamily building	Seoul International Park, Robert F. Kennedy Inspiration Park	11/28/2017	Yes	N/A	12/12/2017	12/19/2017	12/19/2017	2/7/2018	No recommendation approved	18-022	3/28/2018	Fees			0
26	K-1, LLC	Jeremy Chan		1	Koreatown	2938 West 7th Street	2.012	165	15	1.19	\$2,080,155.00	180	1.30	\$2,269,260.00	Demolition of existing retail space for construction of a new 7-story mixed-use project comprised of 180 condominium units	Lafayette Recreation Center, Shatto Recreation Center, MacArthur Park, Liberty Park, Normandie Recreation Center	12/6/2017	No	N/A	12/12/2017	12/19/2017	12/19/2017							0	
27	1111 Sunset Boulevard, LLC	Brian Falls	VTT-80315		Victor Heights (btw Chinatown and Echo Park)	1111 West Sunset Boulevard	6.27	702	76	5.07	\$8,850,114.00	778	5.62	\$9,808,246.00	Construction of a mixed-use project located within two residential towers surrounded by low-rise residential structures	Los Angeles State Historic Park, Everett Park, Marion Park, Grand Park	12/6/2017	No	N/A	12/15/2017	12/20/2017	12/20/2017	5/16/2018	Land or Combination of Land and Fees	18-095					324
28	Chris Jones	KPFF	VTT-77149	10	Koreatown	3800 West 6th Street	1.632	122	0	0.88	\$1,538,054.00	122	0.88	\$1,538,054.00	20 Story High Rise	Shatto Recreation Center, Lafayette Recreation Center	1/8/2018	Yes	2/15/2018	2/23/2018	3/7/2018	3/7/2018	4/4/2018	Land	18-063	TBD			16,669	
29	Joseph Lin	LA Gateway, LLC	VTT-74868	14	Downtown	911-955 South Georgia Street	3.26	1367	0	9.88	\$17,233,769.00	1367	9.88	\$17,233,769.00	3 Towers for a total of up to 1,367 units and 40,000 sf of commercial uses (Option 1). Option 2 would provide up to 879 units, 1,000 hotel rooms and 40,000 sf of commercial uses.		1/25/2018	Yes	2/15/2018	2/15/2018	2/28/2018	2/28/2018	4/4/2018	Fees	18-062				272	
30	Crown South Hill, LLC	Anne Williams, PSOMAS	1101-1111 South Hill Street, 206-210 West 11th Street	14	Downtown/South Park	1101-1111 South Hill Street	0.63	494	0	3.57	\$6,227,858.00	494	3.57	\$6,227,858.00	Mixed-use high rise development consisting of 494 residential units and 5,721 sf of ground floor commercial space	Grand Hope Park	1/31/2018	No	2/15/2018	2/15/2018	2/27/2018	2/27/2018						585		
31	three6ixty	Dana Sayles	VTT-78270	10	West Adams	3101 West Exposition Boulevard	2.2	68	0	0.49	\$857,276.00	68	0.49	\$857,276.00	Construction of 68 condo units with 147 on-site parking spaces	Leslie Shaw Park, Rancho Cienega	2/9/2018	Yes	2/15/2018	2/16/2018	2/20/2018	2/20/2018	4/4/2018	Fees	18-064				5,729	
32	Naini Associates	Harvey Goodman	VTT-74933	1	Montecito Heights	3800 North Pasadena Avenue	1.076	86	15	0.62	\$1,084,202.00	101	0.73	\$1,273,307.00	101 Residential Units in 5 levels over retail	Greayers Oak Mini Park	2/14/2018	No	3/7/18	3/14/2018	3/21/2018	3/21/2018	8/3/2018						0	
33	Lee Consulting Group, LLC	Mee Semcken	VTT-82048	1	Downtown	1150 Wilshire	1.444	140	0	1.01	\$1,764,980.00	140	1.01	\$1,764,980.00	Demolition of two (2) commercial buildings and retention of one commercial building; New Construction of a commercial building with 140 condominium units	Valencia Triangle	2/23/2018	Yes	4/11/2018	4/11/2018	4/19/2018	4/19/2018	7/11/2018	Land or Combination of Land and Fees	18-147					917
34	DTLA South Park Properties Propco I & II	Kevin Lindquist	VTT-82109	14	South Park	1100-1130 South Olive Street	1.9	536	0	3.87	\$6,757,352.00	536	3.87	\$6,757,352.00	mixed-use development with a 51-story high building with 536 units (Site 2) and a 60-story high-rise building with 713 units (Site 3) and 21,780 square feet of commercial uses	Pershing Square	3/20/2018	No	4/11/2018	4/11/2018	4/19/2018	4/20/2018								
35	DTLA South Park Properties Propco I & II	Kevin Lindquist	VTT-82141	14	South Park	1100-1130 South Olive Street	1.9	713		5.15	\$8,988,791.00	713	5.15	\$8,988,791.00	mixed-use development with a 51-story high building with 536 units (Site 2) and a 60-story high-rise building with 713 units (Site 3) and 21,780 square feet of commercial uses	Pershing Square	3/20/2018	No	4/11/2018	4/11/2018	4/19/2018	4/20/2018								
36	Belmont Village Senior Living	Mark Armbruster/Todd Nelson		5	Westwood	10822 Wilshire Boulevard	1.6	54	0	0.39	\$680,778.00	54	0.39	\$680,778.00	Construction of new eldercare facility with 54 independent living units, 76 assisted living guest rooms and 96 alzheimers/ memory care guest rooms, and replacement of existing church's preschool space with new 2-story preschool admin office building.	Westwood Recreation Center, Holmby Park	4/11/2018	No	5/23/2018	5/23/2018	5/24/2018	5/25/2018								
37	Berendo Apartments	Sean Mo		10	Koreatown	950 South Berendo Street	0.41	68	7	0.49	\$857,276.00	75	0.54	\$945,525.00	New proposed 4-story apartment (type V-A) over 2 levels of parking (Type 1-A two level podium), fully sprinkled. Total 75 dwelling units, of which 8 units (10% of total units) are affordable.	None	4/12/2018	No	5/10/2018	5/8/2018	5/15/2018	5/15/2018								
38	TF, LLC	Jim Ries	AA-2018-2768 DIR-2018-2770	4	La Brea	370 South Fairfax	7.66	381	0	2.75	\$4,803,267.00	381	2.75	\$4,803,267.00	Demolition of a portion of an existing retail strip mall to accommodate a new mixed use building with multi-family residential and ground-floor retail uses.	Carthay Circle Park, Pan Pacific Park	4/16/2018	Yes	5/10/2018	5/10/2018	5/22/2018	5/23/2018								
39	1237 7th Street Associates, LLC	Paul Garry		1	Downtown	1330 West Pico Boulevard, 1308-1346 South Albany Street	2.6	497	62	3.59	\$6,265,679.00	559	4.04	\$7,047,313.00	A mixed-use development with 559 residential units, 1,000 hotel rooms, 300,000 square feet of office, and 8,000 sf of commercial uses. The project will include a podium with two towers approximately 48-50 stories in height.	Toberman Recreation Center	4/20/2018	No	5/10/2018	5/9/2018	5/24/2018	5/29/2018								
40	New World/Age 1	Rose Fistrovic		14	Downtown	333 South Figueroa Street	3.84	257	0	1.86	\$3,239,999.00	257	1.86	\$3,239,999.00	The conversion of 273,601 square feet of existing hotel space into 176 new rental apartments and the addition of a 657,410 square foot hotel tower that will provide 640 new hotel guestrooms and 81 condotel units	Grand Park	4/19/2018	No	5/10/2018	5/9/2018	5/15/2018	5/15/2018								
41	Venice Hope Group, LLC	Alex Irvine	South Park Towers	14	Downtown	1601-1618 South Flower Street, 1601-1623 South Hope Street and 440-426 West Venice Boulevard	5.03	250	0	1.81	\$3,151,750.00	250	1.81	\$3,151,750.00	Two 23-story mixed use towers consisting of approximately 20,700 sf of retail, 198,400 sf of hotel and 224,780 sf of hotel and 224,780 sf of residential units. The project will be bisected by a proposed residential Paseo.	Venice Hope Park (Non-RAP)	4/24/2018	No	5/10/2018	5/10/2018	5/23/2018	5/23/2018								

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#	Applicant	Agent/Representative	Project Case Number	Council District	Community	Project Address	Project Site Size (Acres)	Non-Exempt Residential Units	Exempt Units (Affordable Housing, Existing Units, etc)	Land Dedication based on Projected Non-exempt Units (Acres)	Max Potential Park Fee based on Projected Non-exempt Units (Calculated with the fee rate effective January 11, 2018)	Total Residential Units	Land Dedication (Acres)	Max Potential Park Fee (Calculated with the fee rate effective January 11, 2018)	Project Description	Nearby Parks (within 1/2 mile)	Date EC Application Received by RAP	Did Applicant file case w/DCP prior to EC Meeting? Y/N	Pre-Early Consultation Meeting Date	Date RAP Replied to Applicant to Set Meeting	EC Meeting Date (scheduled/held)	Date Verification Letter Sent to Project Applicant	Board Meeting (scheduled/held)	Approved Board Recommendation	Board Report Number	Advisory Agency Meeting Date	Advisory Agency Recommendation	Date Fees Paid/Land Dedicated					
42	Our Lady of Mt. Lebanon - St. Peter Maronite Catholic Church - LA Real Estate Trust	Katherine Casey			5 West Hollywood	331-333 South San Vicente Boulevard; 8531-8555 West Burton way	0.71	136	17	0.98	\$1,714,552.00	153	1.11	\$1,928,871.00	Demolition of existing buildings with the exception of the main one-story cathedral building, which would be integrated within a new mixed-use development. The project contains approximately 31,000 SF of church and ancillary uses, approximately 132,000 SF of residential floor area and subterranean parking. Project includes 153 dwelling units in a 17-story tower.	Poinsetta Recreation Center	5/4/2018	No	6/5/2018	6/7/2018													
43	MOB Hotels & Compagnie, LLC c/o Compagnie de Phaisbourg	Kira Teshima	VTT-82191		1 Chinatown	641-675 1/2 North Spring Street	2.3	289	0	2.09	\$3,643,423.00	289	2.09	\$3,643,423.00	Demolition of (e) improvements and construction, use, and maintenance of mixed-use development comprising 26 stories and an amenity roof deck for a maximum height of 282 feet 4 inches to the top of the elevator overrun with 294 dwelling units, 149 guest rooms, 10,664 SF of shared amenities, and 15,878 square feet of commercial floor area.	Grand Park	5/2/2018	Yes	6/5/2018	6/7/2018	6/14/2018	6/15/2018	7/11/2018	Land or Combination of Land and Fees	18-145							15	
44	Morrison Hotel, LLC and Morrison Residential	Alfred Fraijo Jr.	VTT-82183		14 South Park/Downtown	1220 South Hope Street	1.29	100	0	0.72	\$1,260,700.00	100	0.72	\$1,260,700.00	Adaptive reuse and expansion of an existing SRO hotel into a 473 guest room hotel with 19,441 square feet of restaurant and retail space, 8,075 square feet of meeting space	Grand Hope Park	5/2/2018	No	6/5/2018	6/7/2018	6/13/2018	6/13/2018											
45	MCAF Vine LLC	Edgar Khalatian	VTT-82152		13 Hollywood	1720-1770 North Vine Street; 1746-1760 North Ivar Avenue ; 1733 and 1741 Argyle Avenue and 6236,6270 and 6334 Wesy Yucca Street	4.46	872	133	6.30	\$10,993,304.00	1005	7.26	\$12,670,035.00	Construct a mixed-use project consistent with measure JJJ to convert parking lots with 872 market-rate dwelling units and 133 senior affordable housing units.	Yucca Community Center, Griffith Park	5/4/2018	Yes	6/5/2018	6/15/2018	6/19/2018	6/26/2018	8/8/2018	Land or Combination of Land and Fees	18-181								1,120
47	Eco Tower, LLC	Francis Park/Park & Velayos LLP			14 South Park	1201, 1205, 1215 S. Grand Ave, 410 W. 12th Street	0.58	312	0	2.26	\$3,933,384.00	312	2.26	\$3,933,384.00	A 40-story building with 312 residential units, approximately 7,100 sf retail uses and related parking.	Grand Hope Park	5/22/2018	No	6/5/2018	6/7/2018	6/13/2018	6/13/2018											
46	Ecto Homes, Inc./Carl Steinberg	Rose Fistrovic	VTT-82168		14 Little Tokyo	118-124 S. Astronaut Ellison S Onizuka St	0.4	77	0	0.56	\$970,739.00	77	0.56	\$970,739.00	Construction of 8-story, 77 residential condominiums, 4 commercial condominiums and 3 levels of subterranean parking with 80 spaces.	City Hall Park, Spring Street Park, El Pueblo	5/10/2018	No	6/5/2018	6/6/2018	6/13/2018	6/13/2018	7/11/2018	Land or Combination of Land and Fees	18-146								847
48	Farid & Farahnaz Amid, Amid Family Trust 64%, et al	Andy Simhaee			1 Victor Heights	1251 and 1275 W. Sunset Blvd (separate but adjacent to each other)		68	7	0.49	\$857,276.00	77	0.56	\$970,739.00	77 unit apartment complex with 6 affordable units.	Everett Park, Echo Park, Elysian Park	5/23/2018	No	6/5/2018	6/7/2018	6/15/2018; No show. Left VM. No response.												
49	806 West Adams Property, LLC c/o Robert Champion	Andrew Brady/Kyndra Casper	VTT-82114		9 University Park	806 West Adams Boulevard	2.8	94	5	0.68	\$1,185,058.00	99	0.72	\$1,248,093.00	A residential community with up to 99 units with 495 bedrooms, including 5 very low income affordable units.	St. James Park, Hoover Recreation Center	5/24/2018	No	6/5/2018	6/5/2018	6/6/2018	6/11/2018	8/8/2018	Land or Combination of Land and Fees	18-182								0
50	Leon S. Kaplan Revocable Trust	Steve Nazemi	VTT-74395		2 North Hollywood	5314 North Cartwright Avenue	0.62	42	8	0.30	\$529,494.00	50	0.36	\$630,350.00	Three SFD and fourplex to be demolished for creation of 50 unit apartment. Requesting for TOC with three (3) incentives; 1- Reduction in open space by 20%, 2- increase in building height by 11' and decrease in side yard setback by 8.3%	Valley village Park, North Hollywood Recreation Center	5/24/2018	Yes	6/26/2018	6/24/2018	7/6/2018	7/10/2018	10/17/2018										
51	Charles Hung, WPDTLA	Michael Gonzales	VTT-82167		1 Downtown	804 Garland Avenue, 1150-1180 West 8th Place	1.74	118	0	0.85	\$1,487,626.00	118	0.85	\$1,487,626.00	Construction of a 14-story Mixed-use building with 118 Dwelling units, 69,925 sq. ft. of office floor area, and 6,225 sq. ft. of commercial.	Valencia Triangle	6/6/2018	No	6/28/2018	6/27/2018	7/9/2018	7/10/2018	10/17/2018										
52	Samuel S. Leung - Seacrest Apartments L.P. and Seacrest Homes L.P.	Amy Studarus	VTT-74520		15 Harbor Gateway/Torrance	1309-1311 West Sepulveda Boulevard	5.18	352	0	2.54	\$4,437,664.00	352	2.54	\$4,437,664.00	Vesting Tentative Tract Map for 352 Residential Condominium units with two parking spaces per unit and 1/4 guest parking space per unit. The project will be completed with two lots and each lot will contain 176 units.	Normandale Park	6/25/2018	Yes	7/23/2018	7/23/2018	8/1/2018	8/6/2018											
53	Thomas Safran & Associates	threeSixty			13 Koreatown	525-531 South Virgil Avenue	0.97	113	119	0.82	\$1,424,591.00	132	0.95	\$1,664,124.00	Construction of new mixed use building including 55 for-rent apartments, 77 for-sale condos, and approximately 31,000 SF of office/conference space.	Lafayette Recreation Center, Shatto Recreation Center	7/25/2018	No	8/7/2018	8/7/2018	8/10/2018	8/15/2018											
54	K. Geneva @ Venice Development, LLC	Dana Sayles	VTT-82336		5 Culver City	9900-9914 West Venice Boulevard	0.36	47	5	0.34	\$592,529.00	52	0.38	\$655,564.00	52 apartment units, 3,000 square feet of ground floor retail.	Media Park	7/27/2018	No	8/7/2018	8/7/2018	8/10/2018	8/15/2018											
55	968 Fedora, LLC	Dale Kim			10 Koreatown	968,970 & 974 South Fedora Street	not provided	47	6	0.34	\$592,529.00	53	not provided	\$668,171.00	new 53-unit, 5 story apartment- Sent e-mail 9/4/18 to formally withdraw application	Seoul International Park	8/6/2018	No															

Updates since the last RAP Task Force Meeting
Completed Projects
Projects that have cancelled Tract Map