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

Wednesday, December 12, 2018 at 8:30 a.m.

EXPO Center
Teen Workshop Room
3980 Bill Robertson Lane
Los Angeles, CA 90037

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. Griffith Park Visitor Access Improvement Projects
   Discussion of Lighting, Sidewalk, and Parking Improvement Project Approvals

B. Rancho Cienega Sports Complex
   Discussion of Mural Concept Approval

C. Robertson Recreation Center
   Discussion of Mural Concept Approval

D. Van Ness Recreation Center
   Discussion of Mural Concept Approval

E. Quimby Park Fee Ordinance
   Implementation Update

3. FUTURE AGENDA ITEMS
4. PUBLIC COMMENT

5. NEXT MEETING

The next Facility Repair and Maintenance Commission Task Force Meeting is tentatively scheduled for Wednesday, January 16, 2019 at 8:30 a.m. at El Sereno Recreation Center, 4721 Klamath St., Los Angeles, CA 90032.

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.
### Calculation Assuming Exempt Units Qualify

<table>
<thead>
<tr>
<th>Units</th>
<th>Year</th>
<th>Value</th>
<th>Rate</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>$2,521,400.00</td>
<td>1.96</td>
<td>6/22/2017</td>
<td></td>
</tr>
<tr>
<td>1.87</td>
<td>9/21/2017</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/26/2017</td>
<td>A 236-unit multi-residential community.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$712,557.30</td>
<td>11</td>
<td>7/15</td>
<td>2/3/2016</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>2/2/2017</td>
<td>6/9/2017</td>
<td>Encino Park</td>
<td></td>
</tr>
<tr>
<td>$63,035.00</td>
<td>11</td>
<td>7/21/2017</td>
<td>4/21/2017</td>
<td>0.72</td>
</tr>
<tr>
<td>$3,227,392.00</td>
<td>11</td>
<td>7/21/2017</td>
<td>4/21/2017</td>
<td>0.47</td>
</tr>
<tr>
<td>$1,033,774.00</td>
<td>82</td>
<td>5/24/2017</td>
<td>4/24/2017</td>
<td></td>
</tr>
</tbody>
</table>

### RAP Early Consultation Tracking Spreadsheet

<table>
<thead>
<tr>
<th>Project</th>
<th>Applicant</th>
<th>Location</th>
<th>Size (Acres)</th>
<th>Units</th>
<th>Dedication Date</th>
<th>Fee (Calculated)</th>
<th>Exempt Units</th>
<th>Land Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>VTT-74892</td>
<td>Rancho Cold Storage, Inc.</td>
<td>3119 West 6th Street</td>
<td>1.05</td>
<td>336</td>
<td>1/31/2017</td>
<td>$1,512,840.00</td>
<td>No</td>
<td>0.83</td>
</tr>
<tr>
<td>VTT-74864</td>
<td>Craig Lawson &amp; Co., LLC</td>
<td>520 W. Venice Boulevard, 1603-2581 S. Harcourt St.</td>
<td>1.45</td>
<td>409</td>
<td>1/26/2017</td>
<td>$3,819,921.00</td>
<td>No</td>
<td>0.63</td>
</tr>
<tr>
<td>VTT-82171</td>
<td>Latham &amp; Watkins LLP</td>
<td>5017 S. Hope Street, 600-628 S. San Pedro Street, 554 - 562 S. San Pedro Street, 520 W. Venice Boulevard, 1603-2581 S. Harcourt St.</td>
<td>2.19</td>
<td>609</td>
<td>4/24/2017</td>
<td>$5,131,049.00</td>
<td>No</td>
<td>1.05</td>
</tr>
</tbody>
</table>

### Nearby Parks

- Grand Hope Park
- Pershing Square
- 6th & Gladys Park
- San Julian Park
- Venice Hope Park (non-RAP)
- Highland Camrose Park (non-RAP)
- Las Palmas Senior Center
- Fountain Park at Playa Vista (non-RAP)
- 3119 West 6th Street

### Nearby Parks (within 1/2 mile)

- Grand Hope Park
- Pershing Square
- 6th & Gladys Park
- San Julian Park
- Venice Hope Park (non-RAP)
- Highland Camrose Park (non-RAP)
- Las Palmas Senior Center
- Fountain Park at Playa Vista (non-RAP)

### Nearby Parks (within 0.5 mile)

- Grand Hope Park
- Pershing Square
- 6th & Gladys Park
- San Julian Park
- Venice Hope Park (non-RAP)
- Highland Camrose Park (non-RAP)
- Las Palmas Senior Center
- Fountain Park at Playa Vista (non-RAP)
1. **Residential Construction**
   - **Address:** 333 South Figueroa Street
   - **Size (Acres):** 1.444
   - **Residential Units:** 101

2. **Commercial Construction**
   - **Address:** 778 South Fairfax Avenue
   - **Size (Acres):** 0.598
   - **Commercial Units:** 1367

3. **Mixed-Use Construction**
   - **Address:** 3101 West Exposition Boulevard
   - **Size (Acres):** 0.180
   - **Residential Units:** 778
   - **Commercial Units:** 2340

4. **High Rise Construction**
   - **Address:** 1111 West Sunset Boulevard
   - **Size (Acres):** 0.49
   - **Residential Units:** 307
   - **Commercial Units:** 1367

**Notes:**
- The project will consist of approximately 20,700 sf of condotel units existing hotel space into 176 new rental use. The project will be used 3 towers for a total of up to 1,367 units.
- The project will include a 27-story residential tower with retail, 101 Residential Units in 5 levels over level podium), fully sprinkled. Total 75 commercial uses and 40,000 sf of commercial uses.

**Advisory Agency Action: No recommendation and, therefore, do not require a decision.**

**RAP Board Action(s):**
- 5/29/2018
- 5/28/2018
- 5/15/2018

**Board Authorization:**
- 3/28/2018

**Date EC Meeting Held:**
- 8/3/2018
- 9/5/2018

**Notices:**
- 5/15/2018
- 5/29/2018
- 2/27/2018
- 2/28/2018

**Land and Fees:**
- 333 South Figueroa Street
- 778 South Fairfax Avenue
- 3101 West Exposition Boulevard
- 1111 West Sunset Boulevard

**Date of Land and Fees:**
- 1/17/2018
- 2/22/2018
- 9/5/2018
- 8/3/2018

**Fees:**
- 333 South Figueroa Street
- 778 South Fairfax Avenue
- 3101 West Exposition Boulevard
- 1111 West Sunset Boulevard

**Land:**
- 333 South Figueroa Street
- 778 South Fairfax Avenue
- 3101 West Exposition Boulevard
- 1111 West Sunset Boulevard

**Other:***
- The project will be located at 1111 West Sunset Boulevard in a mixed-use project includes a 27-story residential tower with retail, 101 Residential Units in 5 levels over level podium), fully sprinkled. Total 75 commercial uses and 40,000 sf of commercial uses.
- The project will include a 27-story residential tower with retail, 101 Residential Units in 5 levels over level podium), fully sprinkled. Total 75 commercial uses and 40,000 sf of commercial uses.
- The project will include a 27-story residential tower with retail, 101 Residential Units in 5 levels over level podium), fully sprinkled. Total 75 commercial uses and 40,000 sf of commercial uses.
- The project will include a 27-story residential tower with retail, 101 Residential Units in 5 levels over level podium), fully sprinkled. Total 75 commercial uses and 40,000 sf of commercial uses.
### Calculation Assuming Exempt Units Qualify

<table>
<thead>
<tr>
<th>Description</th>
<th>Price (USD)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>1,714,552</td>
<td>6/5/2018</td>
</tr>
<tr>
<td>68</td>
<td>592,529</td>
<td>2.62</td>
</tr>
<tr>
<td>103</td>
<td>857,276</td>
<td>14</td>
</tr>
<tr>
<td>104</td>
<td>10,993,304</td>
<td>94</td>
</tr>
<tr>
<td>94</td>
<td>1,11</td>
<td>0.82</td>
</tr>
<tr>
<td>91</td>
<td>529,494</td>
<td>0.38</td>
</tr>
<tr>
<td>97</td>
<td>289,425</td>
<td>0.85</td>
</tr>
<tr>
<td>97</td>
<td>331,480</td>
<td>0.70</td>
</tr>
<tr>
<td>97</td>
<td>4,137,915</td>
<td>6.30</td>
</tr>
<tr>
<td>97</td>
<td>4,437,664</td>
<td>0</td>
</tr>
<tr>
<td>97</td>
<td>5,59,634</td>
<td>2.09</td>
</tr>
<tr>
<td>97</td>
<td>6,59,634</td>
<td>1.17</td>
</tr>
<tr>
<td>97</td>
<td>7,59,634</td>
<td>4.46</td>
</tr>
</tbody>
</table>

### Daily Consultation Report

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/27/2018</td>
<td>Project Case 15:09:26</td>
</tr>
<tr>
<td>12/5/2018</td>
<td>Project Status Report</td>
</tr>
</tbody>
</table>

### Project Case Details

- **Parcel Map:** Preliminary Vesting
- **Project Site:** 77 unit apartment complex with 69 for-rent apartments, 77 for-rent apartments, 10,664 sq. ft. retail uses and related parking.
- **Max Potential Park Fee:** $1,664,124
- **Max Potential Park:** 53-unit, 5-story apartment, 52 apartment units, 3,000 square feet of office/conference space, including 55 for-rent apartments, 77 for-rent apartments, containing 7,100 sf retail uses, 2,432 sf of office floor area, and 6,225 sq. ft. of commercial.
- **Project Address:** 711-11/2 South Main Street, 1815-10328-10384 Bellwood Avenue
- **Project Site:** 77 unit apartment complex with 69 for-rent apartments, 77 for-rent apartments, 10,664 sq. ft. retail uses and related parking.
- **Max Potential Park Fee:** $1,664,124
- **Max Potential Park:** 53-unit, 5-story apartment, 52 apartment units, 3,000 square feet of office/conference space, including 55 for-rent apartments, 77 for-rent apartments, containing 7,100 sf retail uses, 2,432 sf of office floor area, and 6,225 sq. ft. of commercial.

### Project Address Details

- **Address:** 3030 North Main Street, 1815-10328-10384 Bellwood Avenue
- **Size (Acres):** 0.58
- **Type:** Residential
- **Existing Units:** 363
- **Non-Exempt:** 3030 North Main Street, 1815-10328-10384 Bellwood Avenue, including 55 for-rent apartments, 77 for-rent apartments, containing 7,100 sf retail uses, 2,432 sf of office floor area, and 6,225 sq. ft. of commercial.
- **Projected Dedication:** 0.85
- **Max Potential Park Fee:** $1,664,124
- **Max Potential Park:** 53-unit, 5-story apartment, 52 apartment units, 3,000 square feet of office/conference space, including 55 for-rent apartments, 77 for-rent apartments, containing 7,100 sf retail uses, 2,432 sf of office floor area, and 6,225 sq. ft. of commercial.

### Project Description

- **Project Description:** A 40-story building with 312 residential dwelling units, 149 guest rooms, 10,664 sq. ft. retail uses and related parking.
- **Adaptive reuse and expansion of an existing SRO hotel into a 473 guest room project.** 97 dwelling units above grocery store retail, with adjacent medical clinic project. 97 dwelling units above grocery store retail, with adjacent medical clinic project.
- **Project Design:** A 40-story building with 312 residential dwelling units, 149 guest rooms, 10,664 sq. ft. retail uses and related parking.
- **Project Site:** 77 unit apartment complex with 69 for-rent apartments, 77 for-rent apartments, containing 7,100 sf retail uses, 2,432 sf of office floor area, and 6,225 sq. ft. of commercial.
- **Max Potential Park Fee:** $1,664,124
- **Max Potential Park:** 53-unit, 5-story apartment, 52 apartment units, 3,000 square feet of office/conference space, including 55 for-rent apartments, 77 for-rent apartments, containing 7,100 sf retail uses, 2,432 sf of office floor area, and 6,225 sq. ft. of commercial.
- **Project Address:** 3030 North Main Street, 1815-10328-10384 Bellwood Avenue, including 55 for-rent apartments, 77 for-rent apartments, containing 7,100 sf retail uses, 2,432 sf of office floor area, and 6,225 sq. ft. of commercial.

### Project Site Review

- **Application:** 12/5/2018 13:09:26
- **Project Case:** 15:09:26
- **Meeting:** Yes
- **Notified:** 7/23/2018
- **Response:** Andy Simhaee
<table>
<thead>
<tr>
<th>Applicant</th>
<th>Agent/Representative</th>
<th>Project Case Number</th>
<th>Council District</th>
<th>Community</th>
<th>Project Address</th>
<th>Project Site</th>
<th>Size (Acres)</th>
<th>Non-Exempt Residential Units</th>
<th>Non-Exempt Units</th>
<th>Land Dedication Based on Non-Exempt Units</th>
<th>Max Potential Park Fee Based on Non-Exempt Units</th>
<th>RAP Board Action(s)</th>
<th>Advisory Agency Action(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Calculations Assuming Exempt Units Qualify</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Calculations Assuming Total Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Early Consultation Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Date RAP Replied to Applicant to Set EC Meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>EC Meeting Date (scheduled/held)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Date Verification Letter Sent to Project Applicant</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Board Meeting (held)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Approved Board Recommendation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Advisory Agency Recommendation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Date Fees Paid/Land Dedicated</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Completed Projects
- New Residents That Would Be Served by a Park at Project Location (at Improved Std)

12/5/2018