

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

Wednesday, December 18, 2019 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
Cathie Santo Domingo, Acting Assistant General Manager
Darryl Ford, Acting 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. Central Service Yard – Universal Play Division Headquarters
Discussion of Recreation Services Branch Capital Project Approval

 - B. Quimby Park Fee Ordinance
Implementation Update

3. PUBLIC COMMENT

Comments by the Public on Matters within Task Force Jurisdiction.

December 18, 2019

4. NEXT MEETING

The next Facility Repair and Maintenance Commission Task Force Meeting is tentatively scheduled for Thursday, January 16, 2019 at 8:30 a.m. at Friendship Auditorium, 3201 Riverside Drive, Los Angeles, CA 90027

5. ADJOURNMENT

NOTICE OF POSSIBLE FUTURE AGENDA ITEMS

THE MATTERS LISTED BELOW ARE REQUESTS BY COMMISSIONERS TO SCHEDULE SPECIFIC FUTURE AGENDA ITEMS. THE ITEMS ARE NOT FOR DISCUSSION AT THIS MEETING AND NO ACTION WILL BE TAKEN BY THE COMMISSIONERS AT THIS TIME. THE INTENT OF THIS NOTICE IS TO ADVISE THE COMMISSIONERS AND THE PUBLIC THAT THESE ITEMS ARE LIKELY TO APPEAR OF FUTURE AGENDAS OF THIS TASKFORCE. THE LIST IS NOT EXHAUSTIVE AND THE AGENDA ITEMS ARE SUBJECT TO CHANGE.

- A. GRIFFITH PARK – AERIAL TRANSIT SYSTEM
DISCUSSION OF FEASIBILITY STUDY UPDATE

Additional Information

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

8 Department of Recreation and Parks
Early Consultation Project Status Report

12/11/2019 13:42:15							Calculation Assuming Exempt Units Qualify				Calculation Assuming Total Units				Early Consultation Meeting						RAP Board Action(s)		Advisory Agency Action(s)											
#	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	New Residents That Would Be Served by a Park at Project Location (at Improved Std)					
57	Frontier Holdings West, LLC; Regal Group LLC; Main Fund Associates, LLC	Irvine & Associates, Inc.	VTT-82463	14	South Park	1123-1161 South Main Street	not provided	363	0	2.62	\$4,576,341.00	363	2.62	\$4,576,341.00	Proposed mixed use residential building with approximately 363 residential units over 12,247 SF of commercial space	Grand Hope Park	11/6/2018	No	12/5/2018	12/5/2018	12/12/2018	12/12/2018								690				
58	SBLP Century City, LLC	Rosenheim & Associates	VTT-82442	5	Century City	10328-10384 Bellwood Avenue and 10341-10381 Bellwood Avenue	2.16	0	71 (No Net New)	0.00	\$0.00	71	0.51	\$922,858.00	Construction, use, and maintenance of an eldercare facility comprised of 71 independent dwelling units, 75 assisted living guest rooms, and approx 46 memory care guest rooms on site that currently contains 112 multi-family units. The project will not result in a net increase in dwelling units.	Cheviot Hills	11/7/2018	No	11/27/2018	11/28/2018	11/30/2018	11/30/2018	10/23/2019	Fees	19-218									
59	The Brine, L.P.	Craig Lawson & Co., LLC		1	Lincoln Heights	3000 North Main Street, 3012-3030 North Main Street, 1815-1839 North Hancock Street	2.916	1	96	0.01	\$12,607.00	97	0.70	\$1,222,879.00	100% affordable housing, mixed use project. 97 dwelling units above grocery store retail, with adjacent medical clinic and surface parking	Lincoln Park, Hazard Park	11/7/2018	No	12/5/2018	12/5/2018	12/13/2018	12/13/2018								305				
60	Charles Park & Associates, LLC	Bill Robinson		10	Koreatown	3433-3435 West 8th Street, 744 South Hobart Avenue, 749 South Harvard Boulevard	0.418	241	12	1.74	\$3,038,287.00	253	1.83	\$3,189,571.00	New 7-story mixed-use project with approximately 50,000 sf commercial area and 253 residential units, which include 12 affordable units.	Seoul International Park	12/5/2018	No	12/13/2018	12/13/2018	12/20/2018	12/20/2018												
61	La Brea Bliss, LLC	Dana Sayles	VTT-82618	4	Mid-Wilshire	623-671 South La Brea Avenue	1.08	107	14	0.77	\$1,348,949.00	121	0.87	\$1,525,447.00	121 residential units, 125 hotel guest rooms, 13,026 square feet commercial space, 10,616 square feet open space, 201,263 total square feet.		2/26/2019	No	3/4/2019	3/4/2019	3/11/2019	3/11/2019	5/1/2019		Land or combination of Land and fees	19-086	10/23/2019				6,109			
62	Maubert LA VI, LLC	Rosenheim & Associates	VTT-82654	13	Los Feliz	4629 Maubert Avenue	0.76	136	17	0.98	\$1,714,552.00	153	1.11	\$1,928,871.00	Demolition of existing residential units and surface parking area, in order to develop, use, and maintain a +/- 143,785 sq. ft. residential development.	Barnsdall Park	4/16/2019	No	5/9/2019	5/13/2019	5/23/2019	5/23/2019	11/20/2019		Land or combination of Land and fees	19-239					3,873			
63	1149 Gower Street Hollywood, LLC	Craig Lawson & Co., LLC		13	Hollywood	1121-1149 North Gower Street	3.12	155	14	1.12	\$1,954,085.00	169	1.22	\$2,130,583.00	Construction of 169 Dwelling Units on land currently occupied by surface parking. The construction will be pursued in two (2) phases, a 6-story first phase building and a 5-story second-phase building. The project seeks a Density Bonus and will provide 11% of base density (14 units) as affordable units.	Hollywood Recreation Center	4/24/2019	No	5/9/2019	5/13/2019	5/30/2019	5/30/2019										2,884		
64	Flexible PSH Solutions, Inc.	Craig Lawson & Co., LLC	VTT-82798	13	East Hollywood	312-328 North Juanita Avenue, 3810-3836 West Oakwood Avenue; 317-345 North Madison Avenue	2.09	2	452	0.01	\$25,996.00	454	3.28	\$5,901,092.00	Four new buildings containing a total of 431 residential dwelling units (100% affordable except for managers units). This project will also include supportive social services on-site and common open space areas.	Madison West Park	4/27/2019	No	5/9/2019	5/13/2019	5/30/2019	5/30/2019	10/23/2019		Fees	19-219					6,915			
65	Walter N Marks III	Craig Lawson & Co., LLC	VTT-82716	4	La Brea/Mid-Wilshire	665 & 671 South Cloverdale Avenue	1.32	287	51	2.07	\$3,618,209.00	338	2.44	\$4,261,166.00	The proposed tower is described as featuring a "curvilinear shape," soaring above an Art Deco building at Wilshire and Cloverdale Avenue that will remain in place. Plans call for multiple outdoor amenity areas, including a podium-level deck featuring swimming pools and a rooftop garden. Additionally, the building would feature a gym, a yoga studio, a golf simulator, and a two-lane bowling alley.	None	5/23/2019	No	6/10/2019	6/10/2019	6/27/2019	6/27/2019	12/16/2019		Land or combination of Land and fees						5,602			
66	Mark Laderman/Collin Komae	Todd Nelson, Ambruster Goldsmith & Delvac LLP	VTT-82764	13	Hollywood	1520-1542 North Cahuenga; 6350 West Selma Avenue; 1523-1549 North Ivar Avenue	2.008	261	29	1.89	\$3,392,478.00	290	2.10	\$3,769,420.00	Plans call for a new mixed-use multifamily residential high-rise over ground-floor retail. The project will develop a new multi-family residential tower containing up to 292 units over approximately 7,000 square feet of new retail uses and parking in subterranean and above-ground levels. Existing retail uses on the project site will be retained. The project proposes 261 market rate units and 29 (revised from original estimate) affordable units.	Selma Park	6/21/2019	No	7/18/2019	7/18/2019	7/24/2019	7/24/2019	10/23/19		Fees	19-220					187			
67	WIP Expo Crenshaw, LLC c/o Jennifer McElyea	Edgar Khalatian, Mayer Brown LLP	VTT-82282	10	Baldwin Hills/Crenshaw	3606 West Exposition Boulevard; 3510 West Exposition Boulevard; 3630 & 3642 South Crenshaw Boulevard; and 3501 & 3505 West Obama Boulevard	4.18	321	80	2.32	\$4,172,358.00	401	2.90	\$5,212,198.00	The project would provide approximately 45,416 square feet of private and publicly accessible open space and recreational amenities, with 22,481 square feet for Site A and 22,935 square feet for Site B. Site A would include a publicly-accessible open space plaza on the ground level along Exposition Boulevard and adjacent to the Expo/Crenshaw Station Metro Line. The publicly accessible open space would also front the project's ground floor commercial uses, including but not limited to a proposed grocery store, retail and restaurant uses. Site A Levels 3 and 4 would include amenity decks (lower and upper) and recreational rooms for residents and guest. The publicly-accessible open space plaza would also extend to Site B and similarly front the Expo Line and project's ground floor commercial uses. Site B would also include amenity decks (lower and upper) and recreational rooms on Levels 3 and 4.	None	8/14/2019	No	8/21/2019	8/21/2019	8/29/2019	8/29/2019												4,824
68	Erich Nakano, SMV Housing L.P.	Donna Shen Tripp, Craig Lawson & Co., LLC	VTT-82866	13	East Hollywood	1013-1041 North Vermont Avenue; 4704-4722 West Santa Monica Boulevard; 1020-1034 North New Hampshire Avenue	1.58	0	187	0.00	\$0.00	187	1.35	\$2,430,628.00	The project would construct a new mixed-use development with 187 units (including 185 affordable units and 2 manager's units), supportive service uses, and ground floor commercial space.	None	8/27/2019	No	9/5/2019	9/5/2019	9/12/2019	9/12/2019	11/6/19		Fees	19-229	12/11/19					11,077		
69	Hollywood Arts Collective LP (c/o Andrew Gross)	Dana A. Sayles, AICP, three6ixty	VTT-82829	13	Hollywood	1631-1641 North Wilcox Avenue; 1630-1638 North Schrader Boulevard	1.03	117	35	0.85	\$1,520,766.00	152	1.10	\$1,975,696.00	Construction of 152 dwelling units, including 35 affordable units, and 7,000 sf of commercial space on 41,151-sf lot.	Yucca Community Center Las Palmas Senior Center De Longpre Park Selma Park	9/26/2019	No	10/7/2019	10/7/2019	10/10/2019	10/10/2019	12/18/19		Fees						0			

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40	Venice Community Housing Corp & Venice Community Housing Corp		VTT-82288	11	Venice	2102-2120 S. Pacific Avenue, 116-302 E North Venice Blvd, 2106-2116 S. Canal Street, E. S. Venice Blvd	2.65	4	136	0.03	\$51,992.00	140	1.01	\$1,819,720.00	Construction of mixed-use affordable housing development with 140 units (136 affordable units and 4 managers units) and retail, restaurant, office space and parking garage.	Venice Beach		Yes														

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