

REVISED

AGENDA

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

Wednesday, February 20, 2019 at 8:30 a.m.

**Harbor City Recreation Center
Senior Community Room
24901 Frampton Avenue
Harbor City, CA 90710**

**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 Updates
Information Discussion

 - B. Cabrillo Marine Aquarium Updates
Information Discussion

 - C. LAMC 12.33 – Land Dedication
Informational Discussion

 - D. Quimby Park Fee Ordinance
Implementation Update

February 20, 2019

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, March 6, 2019 at 8:30 a.m. at St. Andrews Recreation Center, 8701 St. Andrews Pl., Los Angeles, CA 90047.

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

2/13/2019 8:37:14																																
#	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)	Date EC Application Received by RAP	Did Applicant file case w/DCP prior to EC Meeting? Y/N	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					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		
1	Rancho Cold Storage, Inc./Frank Gallo	Latham & Watkins LLP	VTT-74765	14	Downtown Arts District	670 Mesquit Street, Los Angeles	5.10	258	50	1.87	\$3,252,606.00	308	2.23	\$3,882,956.00	The Project includes the construction of approximately 1.8 million square feet of mixed-use floor area potentially consisting of office, multi-family residential units, hotel, and commercial space.	6th Street Bridge Park (Future)	1/20/2017	No	N/A	1/20/2017	1/23/2017	1/23/2017	4/5/2017	Fees	17-086	4/17/2017	Fees			604		
2	LR 1600 Figueroa, LLC	PSOMAS	VTT-74752	14	Downtown South Park	520 W. Venice Boulevard, 1603-1617 S. Flower Street, 1600-1610 S. Figueroa Street	1.14	304	32	2.20	\$3,832,528.00	336	2.43	\$4,235,952.00	A 52-story mixed use development with a hotel, condominiums and retail space.	Venice Hope Park (non-RAP)	1/25/2017	No	N/A	1/26/2017	1/31/2017	1/31/2017									2,615	
3	Weingart Center Association, Inc	Craig Lawson & Co., LLC	VTT-74864	14	Downtown Skid Row	600-628 S. San Pedro Street, 611-615 S. Crocker Street, 518-522 E. 6th Street	1.05	5	298	0.04	\$63,035.00	303	2.19	\$3,819,921.00	A 19-story mixed-use building with residential units, commercial space and a 4-story parking structure.	San Julian Park 6th & Gladys Park	1/26/2017	No	N/A	2/2/2017	2/9/2017	2/9/2017									560	
4	Weingart Center Association, Inc	Craig Lawson & Co., LLC	VTT-74852	14	Downtown Skid Row	554 - 562 S. San Pedro Street, 555-561 S. Crocker St.	0.63	6	401	0.04	\$75,642.00	407	2.94	\$5,131,049.00	This project consists of 2 mixed-use buildings with residential units and commercial floor space.	San Julian Park 6th & Gladys Park	1/26/2017	No	N/A	2/2/2017	2/9/2017	2/9/2017	8/9/2017	Fees*								182
5	Kenji Yamamoto/Resource California, LLC	Craig Lawson & Co., LLC	VTT-74876	14	Downtown Financial District	754 South Hope Street, 609, 625 West 8th Street	0.83	409	0	2.96	\$5,156,263.00	409	2.96	\$5,156,263.00	A 40-story mixed-used development with residential units and commercial space.	Pershing Square Grand Hope Park	1/31/2017	No	N/A	2/2/2017	2/8/2017	2/8/2017	12/13/2017	Fees	17-250	TBD					1	
6	Ben Soroudi/Shoeham Capital LP	Craig Lawson & Co., LLC	VTT-74867	14	Downtown Arts District	940-944 E. 4th Street, 416 S. Hewitt Street	0.53	82	11	0.59	\$1,033,774.00	93	0.67	\$1,172,451.00	A 7-story mixed-use project with residential units and commercial space.	Arts District Park	1/27/2017	No	N/A	2/3/2017	2/8/2017	2/8/2017	4/4/2018	Fees	18-061						1,650	
7	Edward Hotel, LP c/o Skid Row Housing Trust	Craig Lawson & Co., LLC	VTT-74857	14	Downtown Skid Row	713 to 717-1/2 E. 5th St, Los Angeles	0.13	1	50			51			A 8-story building with residential units and residential support services and on-site parking.	San Julian Park 6th & Gladys Park	1/30/2017	No	N/A	2/3/2016	2/16/2017	2/16/2017								297		
8	St. Mark's Fifth Street Partners c/o Skid Row Housing Trust	Craig Lawson & Co., LLC		14	Downtown Skid Row	609 E 5th St, Los Angeles	0.25	1	150	0.01	\$12,607.00	151	1.09	\$1,903,657.00	A 14-story building with residential units and residential support services and on-site parking.	San Julian Park 6th & Gladys Park	1/31/2017	No	N/A	2/3/2016	2/16/2017	2/16/2017									286	
9	TriStar Realty Group	Armbuster, Goldsmith & Delvac LLP	VTT-74892	5	Encino	4929 N. Genesta Avenue, 5018 N. Amestoy Avenue, and 17017-17031 W. Ventura Boulevard, Encino	2.76	100	20	0.72	\$1,260,700.00	120	0.87	\$1,512,840.00	The Project is a mixed-use development consisting of residential units and retail space	Encino Park	2/7/2017	No	N/A	2/21/2017	3/7/2017	3/22/2017									209	
10	Ackerman Family Limited Partnership	QES INC	VTT-74855	7	Mission Hills	15418 Bermuda Street, and 10824-10841 Sepulveda Boulevard	0.07	45	7	0.33	\$567,315.00	52	0.38	\$655,564.00	The Project is a 52-unit, including 7 affordable units, 5-story apartment building with 4 levels of residential one grade level parking garage.	Andres Pico Adobe Brand Park	3/29/2017	No	N/A	3/29/2017	4/13/2017	4/13/2017	5/17/2017	Land	17-125	TBD					674	
11	Regalian, LLC	Armbuster, Goldsmith & Delvac LLP	VTT-74792	14	Downtown South Park	911-927 South Figueroa Street., 818-822 James M. Wood Boulevard	1.96	200	0	1.45	\$2,521,400.00	200	1.45	\$2,521,400.00	A 66-story mixed-used building with a hotel, condominiums, commercial space and parking lot.	Grand Hope Park	3/29/2017	Yes	N/A	3/31/2017	4/20/2017	4/20/2017	8/9/2017	Land	17-170	TBD					324	
12	Montecito Housing Apartments, LP	three6ty	AA-2017-1505-PMLA	13	Hollywood	6650-6668 W. Franklin Avenue, 1850 N. Cherokee Avenue	0.78	118	68	0.85	\$1,487,626.00	186	1.34	\$2,344,902.00	Construction of affordable senior units and parking lot.	Las Palmas Senior Center Yucca Park Dorothy & Benjamin Smith Park Selma Park Highland Camrose Park (non-RAP)	4/13/2017	Yes	N/A	4/14/2017	5/3/2017	5/3/2017	2/7/2018	Fees	18-021						0	
13	5000 Beethoven, LLC	AHN & Associates	VTT-74669	11	Del Rey	5000 Beethoven Street	2.87	201	35			236			A 236-unit multi-residential community.	Discovery Park (non-RAP) Fountain Park at Playa Vista (non-RAP)	4/21/2017	Yes	N/A	4/24/2017	5/11/2017	5/11/2017	N/A							N/A		
14	Ketter Design/Fred & Jamison, LLC	Heather Lee Consulting	VTT-75032	10	Koreatown	500 South Oxford Street	0.81	89	0	0.64	\$1,122,023.00	89	0.64	\$1,122,023.00	An 89-unit condominium building with 2 levels of subterranean parking.	None	5/9/2017	No	N/A	5/12/2017	5/18/2017	5/18/2017	8/9/2017	Land	17-172	10/4/2017	Fees			21,243		
15	Maquire Properties - 755 S. Figueroa, LLC	Craig Lawson & Co., LLC	VTT-75003	14	Financial District/Downtown	945 W. 8th Street	1.28	781	0	5.65	\$9,846,067.00	781	5.65	\$9,846,067.00	Construction of a new 64-story mixed use project with 781 residential condominium units and 5,500 sf of restaurant/ retail	Pershing Square Grand Hope Park	5/25/2017	No	N/A	5/31/2017	6/14/2017	6/14/2017	3/7/2018	Fees	18-043	6/19/2018	Fees			917		
16	Relevant Group, LLC	Liner LLP		14	Downtown	1220-1248 S. Hope Street	1.29	256	0	1.85	\$3,227,392.00	256	1.85	\$3,227,392.00	Adaptive reuse of existing four story hotel, thirteen story addition to existing hotel and 29 story residential tower with a four level subterranean parking structure	Grand Hope Park	6/7/2017	No	N/A	6/8/2017	6/20/2017	6/20/2017								2,232		
17	TDA Consultants, Inc.	TDA Consultants, Inc.	VTT-74603	5	Palms	10375 Washington Boulevard	0.83	97	11	0.70	\$1,222,879.00	108	0.78	\$1,361,556.00	Construction of a new 7-story, 108 unit mixed-use building with ground floor commercial space and 2 levels of subterranean parking garage.	Mar Vista Recreation Center , Veterans Memorial Park (non RAP) Dr. Paul Carlson Memorial Park (non RAP)	6/9/2017	No	N/A	6/22/2017	6/27/2017	6/27/2017									3,623	
18	YL Prospect Inc.	YL Prospect, Inc.	VTT-77105	7	Mission Hills	11211 N. Sepulveda Boulevard	3.5	65		0.47	\$712,557.30	65	0.47	\$527,962.50	Construction of 65 homes.	Brand Park, Andres Pico Adobe	6/20/2017	No	N/A	6/22/2017	6/29/2017	6/29/2017	9/6/2017	Land	17-191	11/8/2017	Fees			1/2/2018	242	
19	Encino Investors, Inc.	Rosenheim & Associates	VTT-77140	5	Encino	16161-16202 Ventura Boulevard	0.55	92	11	0.67	\$1,159,844.00	103	0.74	\$1,298,521.00	Demolition of 23,261 sq/ft commercial retail/professional building and the construction, use, and maintenance of a mixed-use/residential apartment building	Encino Park, Sepulveda Basin/Woodley Park	7/5/2017	No	N/A	7/21/2017	7/26/2017	7/26/2017	11/1/2017	Fees	17-234	TBD					715	
20	LLJ Adler WCCI, LLC & LLJ Adler WCCILL, LLC, c/o Adler Realty Investments, Inc.	Rosenheim & Associates	VTT-74891	3	Woodland Hills	20920-21051 Warner Center Lane & 20931-20971 Burbank Boulevard	23.92	1029	0	7.44	\$12,972,603.00	1029	7.44	\$12,972,603.00	Phased demolition of existing buildings for the construction of a multi-phase, master-planned mixed-use development containing residential, office, hotel, restaurant and retail uses.	Warner Park	7/6/2017	Yes	N/A	8/15/2017	8/1/2017	8/1/2017	9/6/2017	Land	17-192	TBD				422		
21	TF Shatto, Inc.	Irvine & Associates, Inc.	VTT-82171	13	Koreatown	522-550 South Shatto Place, 3119 West 6th Street	1.17	225	33	1.63	\$2,836,575.00	258	1.87	\$3,252,606.00	Retain the existing one-story commercial building at the corner of 6th & Shatto and redevelop the northern portion of the site into new mixed-use high rise building.	Shatto Recreation Center, Lafayette Recreation Center	9/21/2017	No	N/A	9/21/2017	9/25/2017	9/25/2017	8/8/2018	Land or Combination of Land and Fees	18-180	TBD					0	

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22	TF Broadway	Irvine & Associates, Inc.	VTT-82227		1 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]C2-2 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	1	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	12/19/2018	Fees		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	12/19/2018			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	Fees	18-237				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	331	0	2.39	\$4,172,917.00	331	2.39	\$4,172,917.00	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. Per e-mail 12/18/2018, unit count was changed from 381 to 331	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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Early Consultation Project Status Report

2/13/2019 8:37:14														Calculation Assuming Exempt Units Qualify				Calculation Assuming Total Units				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)		
#	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 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	VTT-82229		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 Comunity 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	DIR-2018-6634-TOC		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. Application withdrawn 12/19/2018	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	11/7/2018											
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	6/28/2016	6/27/2018	7/9/2018	7/10/2018	12/12/2018											
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	1/16/2019											
53	Thomas Safran & Associates	three6ty			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	0.38	\$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																
56	Akerman, LLP	Lisa Kolieb	Vesting Preliminary Parcel Map 82317		10 Arlington Heights (South Los Angeles Community Plan	2341-2345 18th Street;2300-2360 West Venice Boulevard; 1601-1717 South Western Avenue	7.14	162	18	1.17	\$2,042,334.00	180	1.30	\$2,269,260.00	Vesting Parcel Map to create 2 legal lots - Parcel A (shopping center) & Parcel B (multifamily) up to 180 units via site plan reviews	Normandie Recreation Center	10/23/2018	No	11/8/2018	11/8/2018	11/14/2018	11/14/2018												
57	Frontier Holdings West, LLC; Regal Group, LLC; Main Fund Associates, LLC	Irvine & Associates, Inc.			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												
58	SBLP Century City, LLC	Rosenheim & Associates			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	\$895,097.00	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												
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												
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												

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

RAP Early Consultation Tracking Spreadsheet

Department of
Recreation and Parks
Early Consultation
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