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

Wednesday, July 3, 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. Alpine Recreation Center Expansion
      Discussion of Change Order Approval
   B. RAP Work Order Process
      Informational Discussion
   C. Request for Qualifications (RFQ) - As Needed On-Call Park Facilities Construction Contractors
      Discussion of Proposed RFQ
   D. Quimby Park Fee Ordinance
      Implementation Update

3. FUTURE AGENDA ITEMS
   Requests by Commissioners to Schedule Specific Future Agenda Items.

4. PUBLIC COMMENT
Comments by the Public on Matters within Task Force Jurisdiction.

5. NEXT MEETING

The next Facility Repair and Maintenance Commission Task Force Meeting is tentatively scheduled for Wednesday, July 17, 2019 at 8:30 a.m. at Eagle Rock Recreation Center, 1100 Eagle Vista Dr., Los Angeles, CA 90041.

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.
<table>
<thead>
<tr>
<th>#</th>
<th>Applicant</th>
<th>Unit/Representative</th>
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<th>Received Date</th>
<th>Community</th>
<th>Project Address</th>
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<td>6/9/2017</td>
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**Notes:**
- Exempt Units: The number of exempt units is calculated based on the project's total development and commercial space and a breakdown for each land use category.
- HPD Early Consultation Tracking Spreadsheet: Represents the current status of the project's early consultation with the Department of Planning.
### RAP Early Consultation Tracking Spreadsheet

<table>
<thead>
<tr>
<th>ID</th>
<th>Applicant</th>
<th>Project Name/Address</th>
<th>Project Team/Consultant</th>
<th>Project Size (FTE)</th>
<th>Project Size (Acres)</th>
<th>Project Address</th>
<th>Project Description</th>
<th>Project Status</th>
<th>Project Size (Units)</th>
<th>Planning Level</th>
<th>Early Consultation (USGAP)</th>
<th>Early Consultation (Residential)</th>
<th>Early Consultation (Non-Residential)</th>
<th>Early Consultation (Transportation)</th>
<th>Early Consultation (Landowner)</th>
<th>Early Consultation (Other)</th>
<th>Early Consultation (Applicable)</th>
<th>Early Consultation (Report)</th>
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<tr>
<td>1</td>
<td>La Madeleine LLC &amp; Associates</td>
<td>314-1001</td>
<td>Woodland Hills</td>
<td>25000 25101</td>
<td>One Market Center North, Suite 300</td>
<td>Woodland Hills</td>
<td>Construction of a new hotel with 250 rooms, retail and a variety of restaurants.</td>
<td>Early Consultation (USGAP)</td>
<td>250</td>
<td>Early Consultation (Residential)</td>
<td>Early Consultation (Non-Residential)</td>
<td>Early Consultation (Transportation)</td>
<td>Early Consultation (Landowner)</td>
<td>Early Consultation (Other)</td>
<td>Early Consultation (Applicable)</td>
<td>Early Consultation (Report)</td>
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<td>2</td>
<td>PAM, Inc.</td>
<td>314-1002</td>
<td>Woodland Hills</td>
<td>50000 50101</td>
<td>3 Woodland Hills</td>
<td>Woodland Hills</td>
<td>Construction of a new hotel with 500 rooms, retail and a variety of restaurants.</td>
<td>Early Consultation (USGAP)</td>
<td>500</td>
<td>Early Consultation (Residential)</td>
<td>Early Consultation (Non-Residential)</td>
<td>Early Consultation (Transportation)</td>
<td>Early Consultation (Landowner)</td>
<td>Early Consultation (Other)</td>
<td>Early Consultation (Applicable)</td>
<td>Early Consultation (Report)</td>
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<td>10000 10101</td>
<td>8 Woodland Hills</td>
<td>Woodland Hills</td>
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<td>Early Consultation (Residential)</td>
<td>Early Consultation (Non-Residential)</td>
<td>Early Consultation (Transportation)</td>
<td>Early Consultation (Landowner)</td>
<td>Early Consultation (Other)</td>
<td>Early Consultation (Applicable)</td>
<td>Early Consultation (Report)</td>
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<td>4</td>
<td>New Millennium Development Partners, LLC</td>
<td>314-1004</td>
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<td>20000 20101</td>
<td>2 Woodland Hills</td>
<td>Woodland Hills</td>
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<td>Early Consultation (Residential)</td>
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<td>Early Consultation (Applicable)</td>
<td>Early Consultation (Report)</td>
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</table>

### Key Information
- **Project Code**: ID of the project
- **Project Name/Address**: Name and address of the project
- **Project Team/Consultant**: Team or consultant involved in the project
- **Project Size (FTE)**: Full-Time Equivalents
- **Project Size (Acres)**: Acres
- **Project Address**: Address of the project
- **Project Description**: Description of the project
- **Project Status**: Status of the project
- **Project Size (Units)**: Number of units
- **Planning Level**: Level of planning
- **Early Consultation (USGAP)**: Early consultation status with USGAP
- **Early Consultation (Residential)**: Early consultation status with residential
- **Early Consultation (Non-Residential)**: Early consultation status with non-residential
- **Early Consultation (Transportation)**: Early consultation status with transportation
- **Early Consultation (Landowner)**: Early consultation status with landowner
- **Early Consultation (Other)**: Early consultation status with other
- **Early Consultation (Applicable)**: Early consultation status with applicable
- **Early Consultation (Report)**: Early consultation status with report

### Additional Notes
- The table includes details on project locations, sizes, and various consultation statuses.
- Each project is associated with specific planning levels and early consultation statuses.

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2/6/2019
### Calculation Assuming Exempt Units Qualify

<table>
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<tr>
<th>Applicant</th>
<th>Project Name</th>
<th>Community</th>
<th>Project Address</th>
<th>Non-Exempt</th>
<th>Non-Exempt Land (Acres)</th>
<th>Land Dedicated to Land and Fees (scheduled)</th>
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<td>Lincoln</td>
<td>Lincoln Heights</td>
<td>1932 N. Hancock Street</td>
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<td>Cheviot Hills</td>
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<td>Cheviot Hills</td>
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<td>MCAF Vine LLC</td>
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<td>Leimert Park</td>
<td>1251 and 1275 W. Sunset Blvd, and 6236, 6270 and 6334 Wesy Boulevard</td>
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<td>West Adams</td>
<td>Cheviot Hills</td>
<td>806 West Adams Boulevard</td>
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<td>Grand Hope Park</td>
<td>1335-1343 11th Street, 1123-1161 South Main Street</td>
<td>0.62</td>
<td>389,093</td>
<td>200</td>
<td>Approved Board</td>
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<td>Lincoln Heights</td>
<td>1717 South Western Avenue</td>
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### Calculation Assuming Exempt Units Qualify

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### Calculation Assuming Total Units

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### Early Consultation Meetings

- **3/4/2019**
  - 0.03
  - 3,873
  - 2.09
  - 14
  - 13
  - 1.12

- **4/27/2019**
  - 427

- **5/9/2019**
  - 2.28
  - 1.32

- **6/10/2019**
  - 5,602

### RAP Early Consultation Tracking Spreadsheet

- **6/26/2019 14:06:09**
  - Project Status Report
  - Early Consultation
  - Department of Projects that have cancelled Tract Map
  - Completed Projects
  - Updates since the last RAP Task Force Meeting

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<th>Units Residential</th>
<th>Non-Exempt Existing Units, Housing, etc)</th>
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<td>P77-20712</td>
<td>4</td>
<td>East Valencia</td>
<td>623-671 South La Brea Avenue</td>
<td>3.12</td>
<td>3.12</td>
<td>3.12</td>
</tr>
</tbody>
</table>

### Fee Schedule

- **January 11, 2018**
  - For fee schedule, 10% for Palm Trees, 10% for open space
  - For fee schedule, 10% for open space
  - With the fee rate effective January 11, 2018

### Max Potential Park Simulator

- A gym, a yoga studio, a golf course, a rooftop garden. Additionally, the building would feature swimming pools and a rooftop area.

### Social Services

- Plans call for multiple outdoor amenity spaces, including a podium-level deck above an Art Deco building at Wilshire Avenue that will remain in place.

### Additional Information

- This project will also include supportive services on-site and common open space areas.
- The proposed tower is described as a "curvilinear shape," soaring above an Art Deco building at Wilshire Avenue.
- Four new buildings containing a total of 201,263 total square feet.
- The construction will be pursued in two phases, a 6-story first phase 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.

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

- Hollywood Recreation Center
- Barnsdall Park
- Hollywood Recreation Center
- Hollywood Recreation Center
- Hollywood Recreation Center

### Project Description

- Construction of 169 Dwelling Units on 2.68 acres
- 121 residential units, 125 hotel guest rooms, 13,026 square feet commercial space, 10,616 square feet open space, 13,026 square feet commercial space, 10,616 square feet open space
- Plan for multiple outdoor amenity spaces.

### Recommendation

- 431 residential dwelling units (100% affordable except for managers units). Orientation is to the north, with elevated views.

### RAP Board Action(s)

- 1.8 million
- 2.8 million
- 6/27/2019
- 5/30/2019
- 5/13/2019
- 3/11/2019
- 6/10/2019
- 5/13/2019
- 5/9/2019
- 6/27/2019
- 5/30/2019
- 5/23/2019
- 5/13/2019
- 5/9/2019
- 6/27/2019
- 5/30/2019
- 5/23/2019

### Additional Agency Action(s)

- 6/18/2019
- 5/30/2019
- 5/23/2019
- 5/9/2019
- 6/18/2019
- 5/9/2019
- 6/18/2019
- 5/9/2019
- 6/18/2019
- 5/9/2019
- 6/18/2019
- 5/9/2019
- 6/18/2019
- 5/9/2019
- 6/18/2019
- 5/9/2019

### Data Free Parks and Open Space

- RAP Board Action(s)