

BOARD REPORTNO. 26-025DATE February 05, 2026C.D. 13**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-84600 – RECOMMENDATION TO
THE ADVISORY AGENCY FOR IN-LIEU PARK FEE PAYMENT

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for* C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 84600 (Project) to provide an in-lieu fee payment to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33 to the satisfaction of RAP; and,
2. Authorize RAP's General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in LAMC Section 12.33.C.3 (e.g., certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Chapter 1ASEC. 13B.7.1.C.2.a (Advisory Agency) states in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Chapter 1A SEC. 13B.7.1.D.3.b (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The proposed Project is a 4.1-acre 251-unit building located at 1350 Western Avenue in the East Hollywood community. The vesting subdivision tract map would merge three ground lots and three airspace lots to create a subdivision for an 8-story mixed-use residential and retail development. The Project includes a common open space parklet on the first floor, two recreation rooms on the second floor, and private balconies for the building's residents. All amenities would only be privately accessible to residents. A 5-story parking structure (Ground Lot #1) and 3-story commercial office building (Ground Lot #2) will remain.

The Project, as submitted to City Planning, is not proposing to make an on-site or off-site land dedication to the City of Los Angeles.

Renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33.D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **April 24, 2025**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **October 16, 2025**. On December 4, 2025, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **January 12, 2026**. On January 16, the Advisory Agency sent a revised tract map. The Advisory Agency Filing Notification is attached (Attachment 2).

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If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33.D states that residential subdivision projects with more than fifty residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33.D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.7**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum land dedication for the Project would be:

$$1.70 \text{ Acres} = (251 \times 2.7) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 21 units that would likely qualify for an exemption per LAMC Section 12.33.C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$1.56 \text{ Acres} = (230 \times 2.7) \times 0.00251$$

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Per LAMC Section 12.33.D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2025, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$17,964.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project would be:

\$4,508,964.00 = \$17,964.00 x 251 dwelling units

As currently proposed, the Project has 21 that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

\$4,131,720.00 = \$17,964.00 x 230 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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Per LAMC Section 12.33.E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2025 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Hollywood community of the City and within the Hollywood Community Plan Area. Currently, the site is vacant. The Project is located at 1350-1362 Western Avenue, 5433-5499 Fernwood Avenue, and 1377 Serrano Avenue. An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the Project site and the Community Plan Area is also attached (Attachment 4).

Below is an analysis of the citywide density and local community density:

- City of Los Angeles Population Density (2019-2023 American Community Survey): 8,217 persons per square mile.
- Hollywood Community Plan Area (2019-2023 American Community Survey): 7,889 persons per square mile.

Parks Needs Assessment

As part of the Park Needs Assessment (PNA), the PerSquareMile tool was used to identify potential areas where RAP might invest in developing new parks. The PerSquareMile analysis identified the most populous, park-underserved 1-mile grid areas in Los Angeles. It then narrowed these areas by identifying the grids with the highest socially and environmentally

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vulnerable people. This analysis was designed to guide investments in creating new park spaces to maximize impact. Using this tool, the PNA identified a total of 36 New Park Priority Areas for addressing the top 25% of the City's need for new parks and additional park acreage.

The Project is located within one of the 36 New Park Priority Areas: the East Hollywood PerSquareMile Park Priority Area. East Hollywood is ranked #140 out of 519 sites assessed in the PNA and is ranked in Prioritization Tier #2 out of 5 prioritization tiers.

Per the PNA: "All people in PerSquareMile - East Hollywood reside in an area where parks are too small for the number of people who live nearby. This is one of the most vulnerable areas in the city. The area faces higher environmental risks than 75% of communities in California (CES75+), and most households earn less than 80% of what the median household earns in California. That is defined as a Disadvantaged Community (DAC). Creating new parks in PerSquareMile - East Hollywood can increase the amount of available park space per person and avoid overcrowding."

Based on these indicators, the City should consider opportunities for potential future parks in this area to close the growing service gaps in park access and supply.

Project Open Space and Recreational Areas

The Project includes a common open space parklet on the first floor, two recreation rooms on the second floor, and private residential balconies.

Although the amount of common open space being provided by the Project meets the minimum amount of open space required per LAMC Section 12.21, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would not likely reduce the Project's impact on existing public recreational and park facilities. These amenities would not likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are three public parks within a half-mile walking distance of the Project site:

- La Mirada Park is a Mini Park located at 5401 West La Mirada Avenue. The 0.17-acre park includes one playground.
- Lexington Park is a Mini Park located at 5523 West Lexington Avenue. The 0.17-acre park includes one playground.
- Seily Rodriguez Park is a Mini Park located at 5707 West Lexington Avenue. The 0.34-acre park includes one playground and one fitness zone.

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As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fee payment to the City as the Project is proposing the construction of apartment units.

FISCAL IMPACT

The potential Fiscal Impact to the RAP's General Fund is currently unknown.

This Report was prepared by Jeremy Silva, City Planning Associate, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings and Tract Map
- 2) Attachment 2 - Advisory Agency Filing Notice VTT-84600
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Generalized Zoning
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - East Hollywood PerSquareMile



3573 HAYDEN
AVENUE
CULVER CITY,
CA 90232
310-399.7975

1350 WESTERN

1350 N WESTERN AVE
LOS ANGELES, CA, 90027

GEORGETOWN 1350
WESTERN, LLC
500 PARK AVENUE, FLOOR
10
NEW YORK, NY, 10022

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ENTITLEMENT

JOB NUMBER:
2023-064.00
DATE:
03/25/2025
REVISIONS:

SHEET TITLE:
RENDERING

SHEET NUMBER:
A23

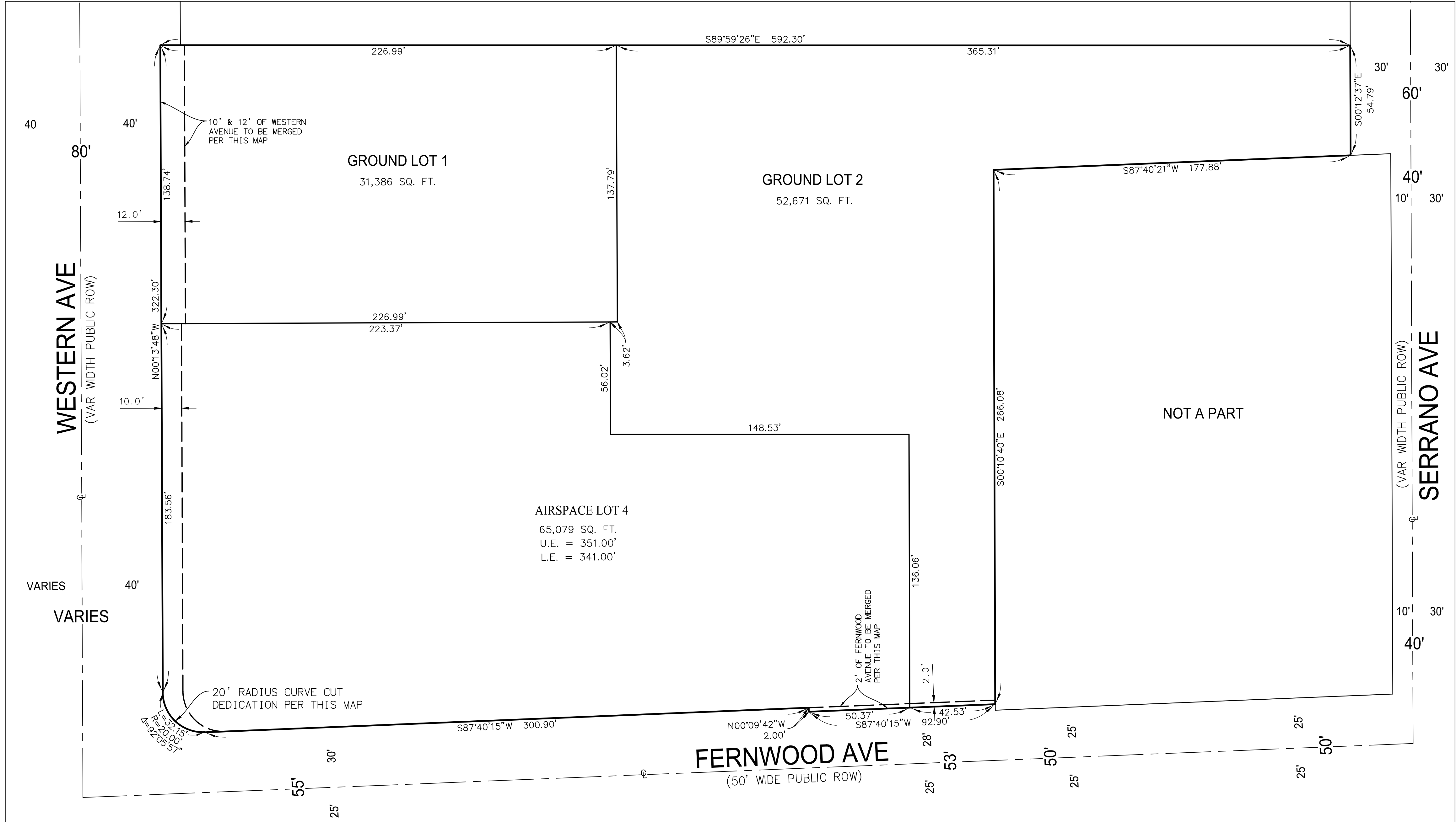
AHJ STAMP

SHEET 1 OF 4

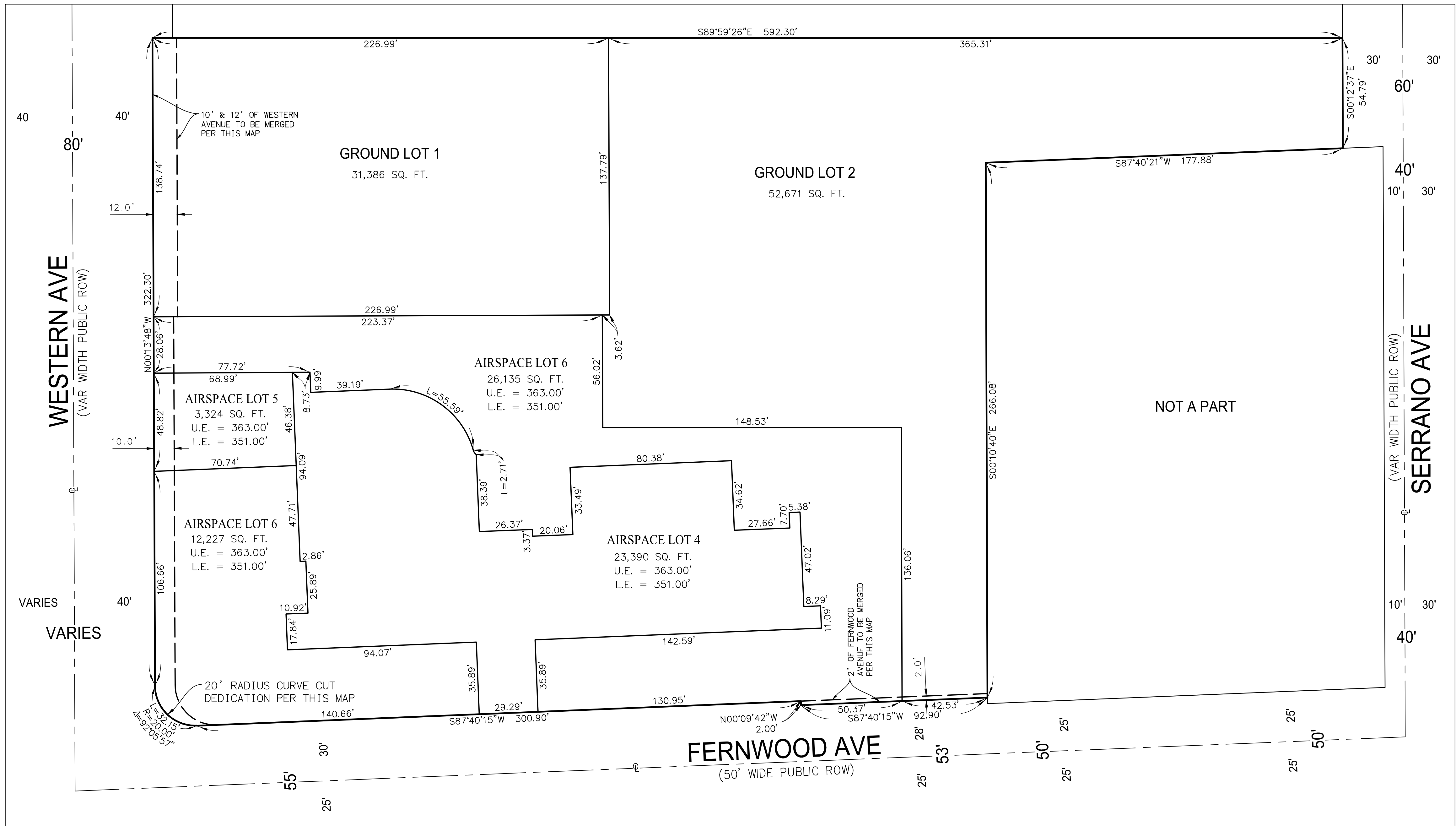
VESTING TENTATIVE TRACT MAP No. 84600

kpff

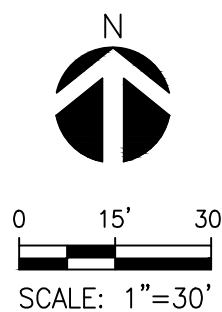
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com



LEVEL P1



LEVEL 1



ABBREVIATION LEGEND
L.E. = LOWER ELEVATION
U.E. = UPPER ELEVATION

REVISIONS	
DATE	ISSUED FOR

DATE	2025-04-07
PROJECT NUMBER	2400103
DRAWN BY	DG
CHECKED BY	CL
SCALE	AS SPECIFIED

PROJECT DESCRIPTION
1350 NORTH WESTERN
LOS ANGELES, CA 90027

SHEET NUMBER

SHEET 2 OF 4

kpff

WESTERN AVE
(VAR WIDTH PUBLIC ROW)

GROUND LOT 1
31,386 SQ. FT.

GROUND LOT 2
52,671 SQ. FT.

AIRSPACE LOT 5
2,625 SQ. FT.
U.E. = 373.33'
L.E. = 363.00'

AIRSPACE LOT 6
41,963 SQ. FT.
U.E. = 373.33'
L.E. = 363.00'

AIRSPACE LOT 4
20,488 SQ. FT.
U.E. = 373.33'
L.E. = 363.00'

NOT A PART

FERNWOOD AVE
(50' WIDE PUBLIC ROW)

SERRANO AVE
(VAR WIDTH PUBLIC ROW)

20' RADIUS CURVE CUT DEDICATION PER THIS MAP

2' OF FERNWOOD AVENUE TO BE MERGED PER THIS MAP

Measurements include bearings (e.g., S89°59'26"E, N00°13'48"W), distances (e.g., 592.30', 137.79', 138.74'), and areas (e.g., 31,386 SQ. FT., 52,671 SQ. FT.).

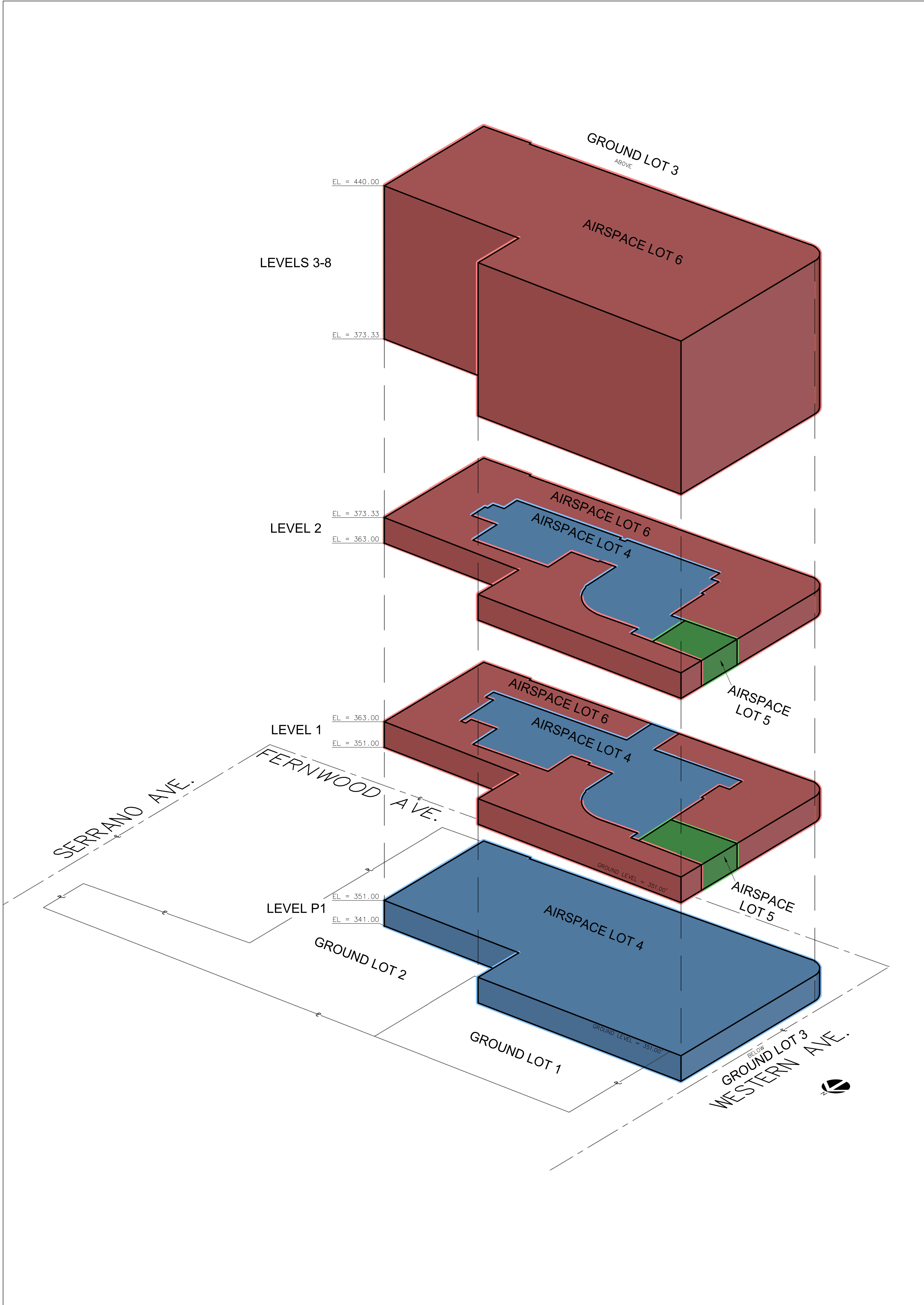
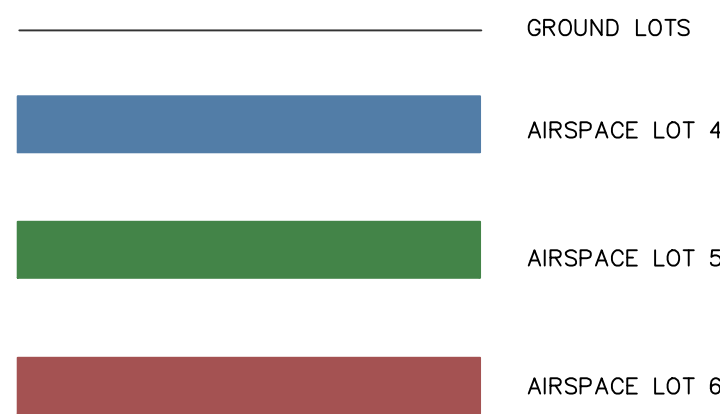
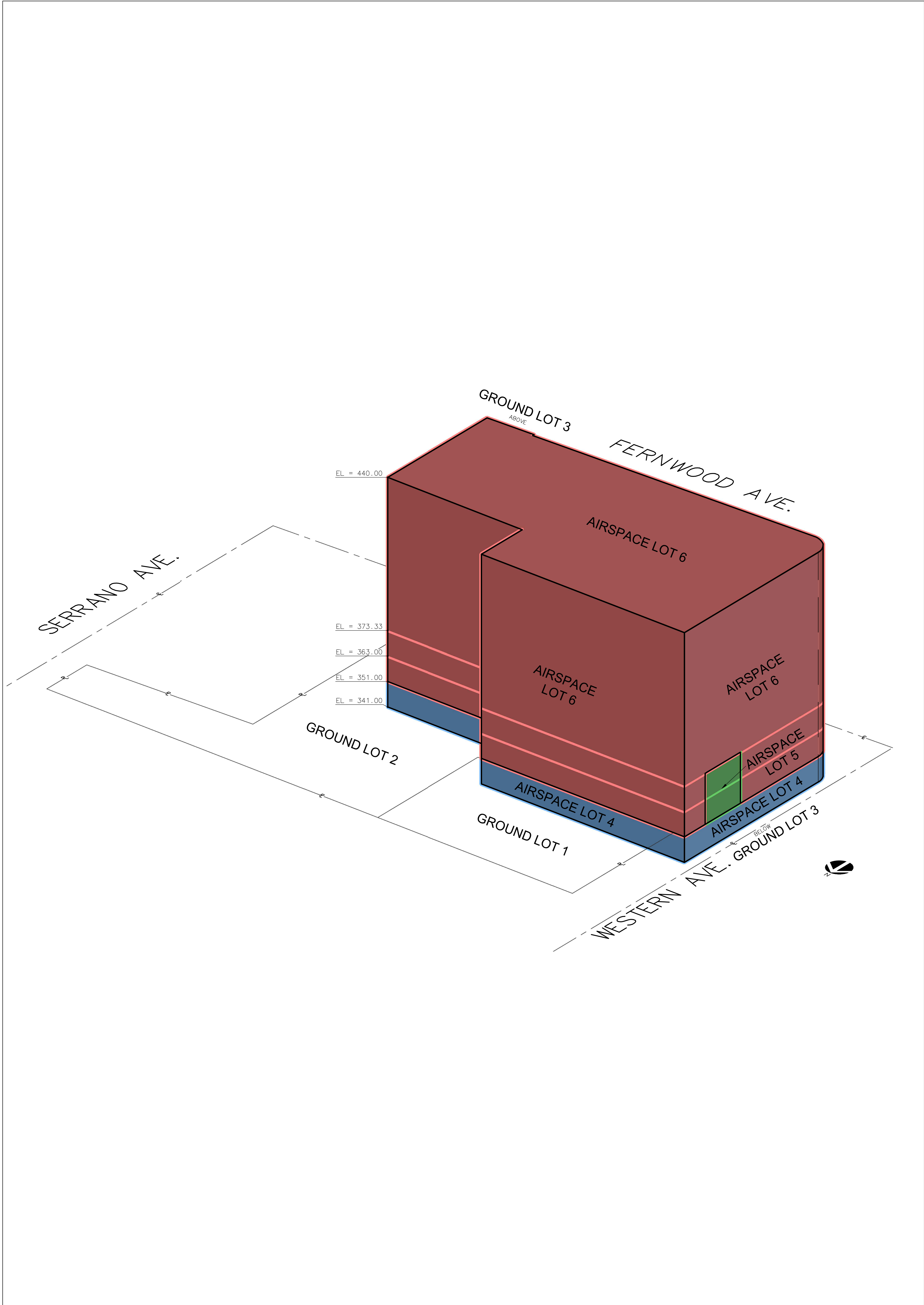
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DATE	2025-04-07
PROJECT NUMBER	2400103
DRAWN BY	DG
CHECKED BY	CL
SCALE	AS SPECIFIED

PROJECT DESCRIPTION
1350 NORTH WESTERN
LOS ANGELES, CA 90027

SHEET NUMBER

SHEET 3 OF 4



REVISIONS		
DATE		ISSUED FOR

DATE	2025-04-07
PROJECT NUMBER	2400103
DRAWN BY	DG
CHECKED BY	CL
SCALE	AS SPECIFIED

PROJECT DESCRIPTION
1350 NORTH WESTERN
LOS ANGELES, CA 90027

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE of Distribution: 12/4/2025

TO: Subdivision Committee Members

FROM: Department of City Planning, **EXPEDITED** Processing Section

SUBJECT: Subdivision Filing Notification and Distribution – **Tract Map**

Case Number: VTT-84600

Map Type: Map

Map Stamp Date: 4/11/2025

Community Plan: Hollywood

Application Filing Date: 10/16/2025

Project Address: 1350 N WESTERN AVE

NC: East Hollywood

Hillside: No

- | | |
|---|--|
| <input checked="" type="checkbox"/> Council District: 13 | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit |
| <input checked="" type="checkbox"/> Neighborhood Council (NC) (NO SB9, SB684) | <input checked="" type="checkbox"/> Bureau of Street Lighting (No SB9) |
| <input checked="" type="checkbox"/> Bureau of Engineering | <input checked="" type="checkbox"/> Department of Recreation and Parks |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Grading | <input checked="" type="checkbox"/> Bureau of Sanitation |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Zoning | <input checked="" type="checkbox"/> LAUSD CEQA (No P.S.) |
| <input type="checkbox"/> DWP Real Estate | <input checked="" type="checkbox"/> LAUSD Transportation (No P.S.) |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering | <input checked="" type="checkbox"/> County Health Department (No. P.S.) |
| <input checked="" type="checkbox"/> Urban Forestry Land Development | <input checked="" type="checkbox"/> GIS |
| <input checked="" type="checkbox"/> Office of Historic Resources | <input type="checkbox"/> LADOT Dev Review - Valley |
| <input checked="" type="checkbox"/> Los Angeles Housing Department (No P.S.) | <input checked="" type="checkbox"/> LADOT Dev Review - Citywide |

Hillside Projects/Haul Route Projects Only

Does case include a Haul Route?

☐ Yes ☒ No

- ☐ BSS – Haul Route Investigation and Enforcement
- ☐ Animal Regulation (Hillside Only)

LADOT District Office

- ☐ Central (CD 1, 9, 14)
- ☒ Hollywood (CD 4, 10, 13)
- ☐ Western (CD 5, 11)
- ☐ East Valley (CD 3, 5, 6, 12)
- ☐ Southern (CD 8, 15)

RECOMMENDATION REPORTS DUE BY: 39 Days (1/12/2026)

Please send your reports to the following e-mail address: planning.expedited@lacity.org

Thank you.

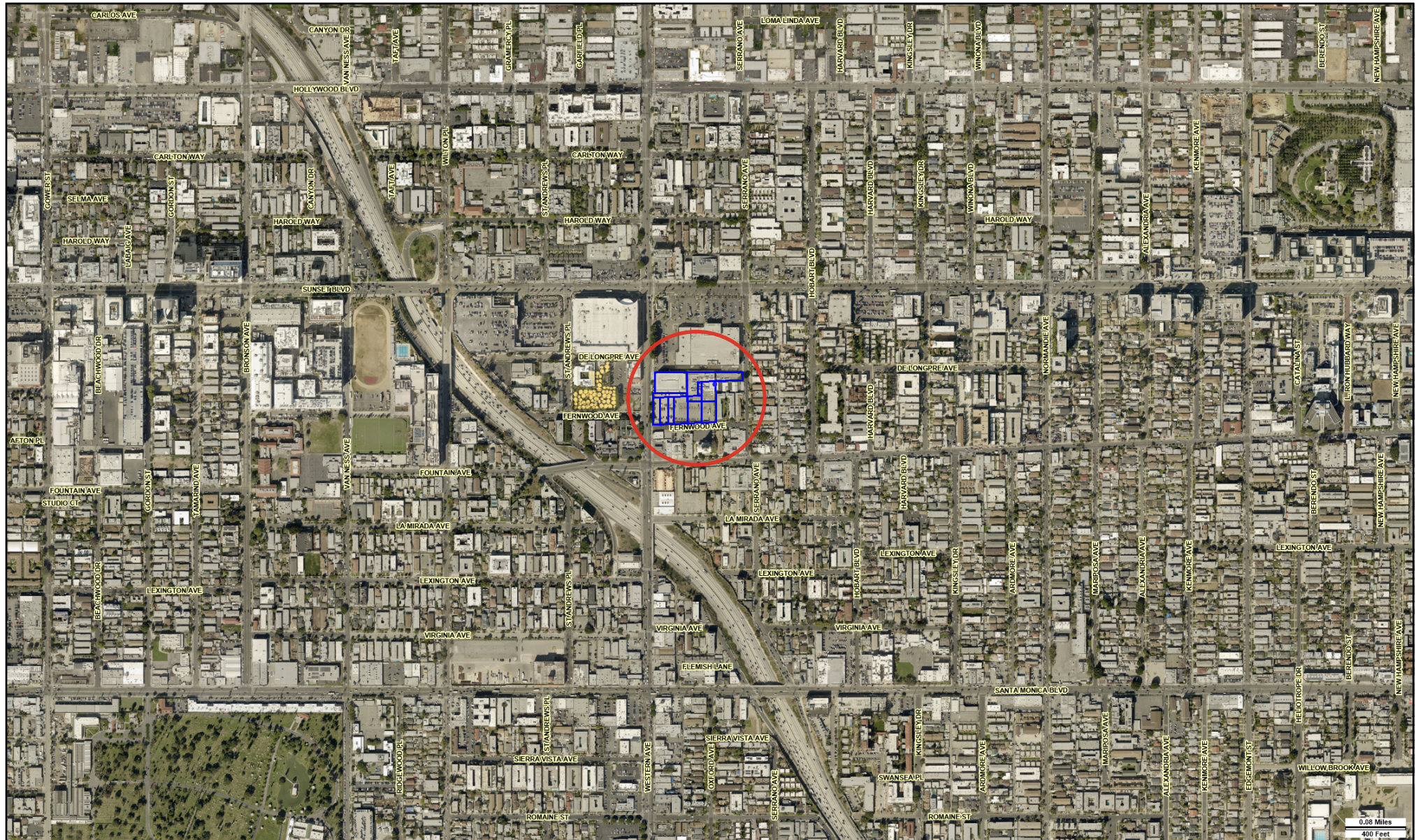
Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached SB 9 Urban Lot Split/Parcel map/Tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP
Advisory Agency

Auston Elledge
For: Heather Bleemers, Senior City Planner
Expedited Processing Section
Deputy Advisory Agency

**EXPEDITED PROJECT
PLANNING**

planning.expedited@lacity.org



Address: 1377 N SERRANO AVE

APN: 5544032020

PIN #: 147A193 171

Tract: P M 2225

Block: None

Lot: FR B

Arb: None

Zoning: [Q]CM-1

General Plan: Commercial Manufacturing



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF



GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL

	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial




PARKING

	Parking Buffer
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PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES




















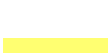




	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
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SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

- | | | |
|----------------------|----------------------------------|--------------------------|
| Aquatic Facilities | Other Facilities | Opportunity School |
| Beaches | Park / Recreation Centers | Charter School |
| Child Care Centers | Parks | Elementary School |
| Dog Parks | Performing / Visual Arts Centers | Span School |
| Golf Course | Recreation Centers | Special Education School |
| Historic Sites | Senior Citizen Centers | High School |
| Horticulture/Gardens | | Middle School |
| Skate Parks | | Early Education Center |

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

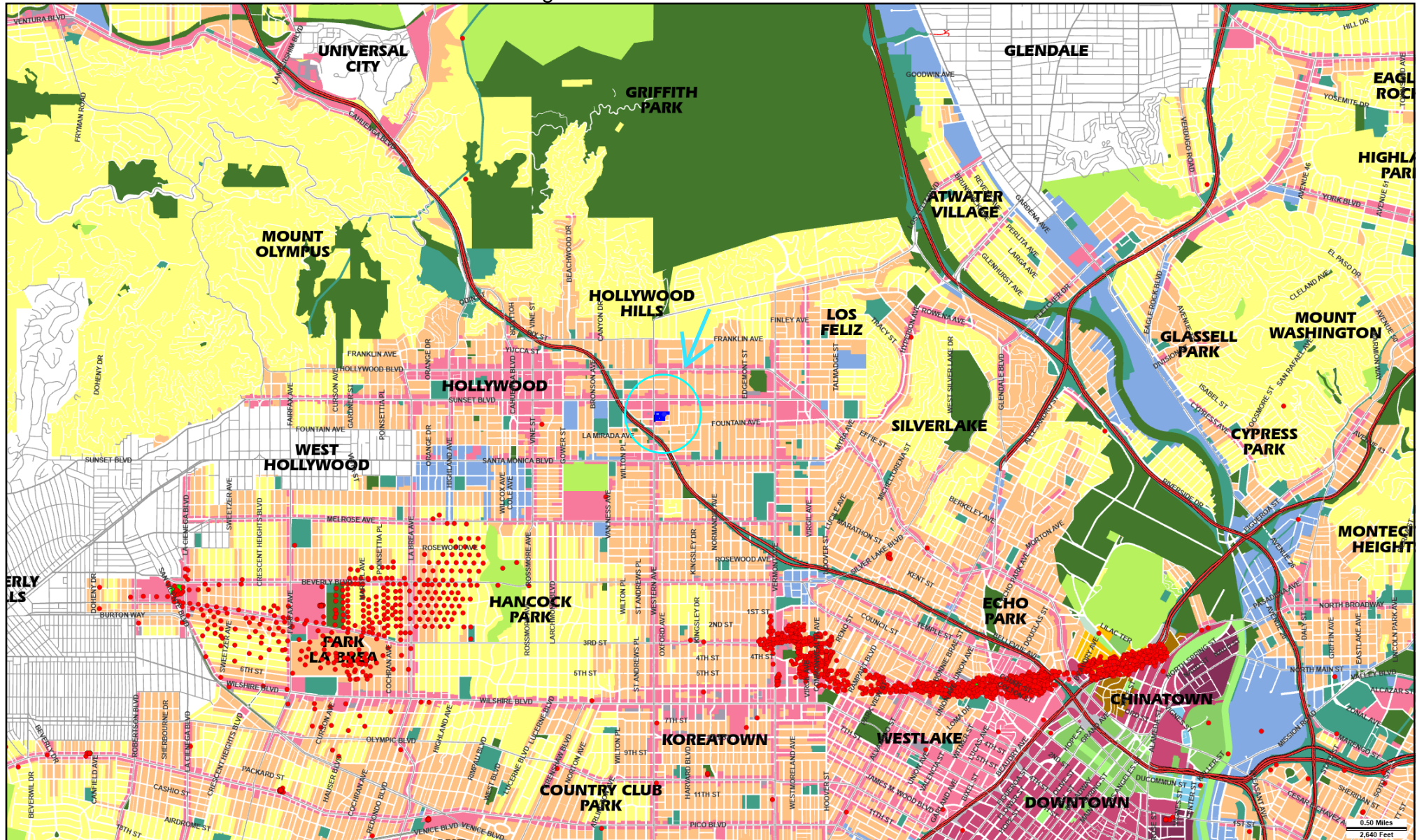
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WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- | | | |
|------------------------|-----------------------|-------------------------------------|
| Lot Line | Airport Hazard Zone | Flood Zone |
| Tract Line | Census Tract | Hazardous Waste |
| Lot Cut | Coastal Zone | High Wind Zone |
| Easement | Council District | Hillside Grading |
| Zone Boundary | LADBS District Office | Historic Preservation Overlay Zone |
| Building Line | Downtown Parking | Specific Plan Area |
| Lot Split | Fault Zone | Very High Fire Hazard Severity Zone |
| Community Driveway | Fire District No. 1 | Wells - Active |
| Building Outlines 2020 | Tract Map | Wells - Inactive |
| Building Outlines 2017 | Parcel Map | |



Address: 1377 N SERRANO AVE

APN: 5544032020

PIN #: 147A193 171

Tract: P M 2225

Block: None

Lot: FR B

Arb: None

Zoning: [Q]CM-1

General Plan: Commercial Manufacturing



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL

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	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

PARKING

	Parking Buffer
---	----------------

PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES




















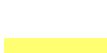




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	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

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Zone Use Districts

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	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
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- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
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- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES























- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
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POINTS OF INTEREST





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SCHOOLS/PARKS WITH 500 FT. BUFFER


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-  Child Care Centers
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-  Golf Course
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COASTAL ZONE



-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)


-  Tier 1
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-  Tier 3
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
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
-  Public Work Approval (PWA)
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OTHER SYMBOLS


-  Lot Line


 Tract Line


 Lot Cut


 Easement



 Zone Boundary


 Building Line


 Lot Split


 Community Driveway


 Building Outlines 2020


 Building Outlines 2017
-  Airport Hazard Zone


 Census Tract


 Coastal Zone


 Council District



 LADBS District Office


 Downtown Parking


 Fault Zone


 Fire District No. 1


 Tract Map


 Parcel Map
-  Flood Zone


 Hazardous Waste


 High Wind Zone


 Hillside Grading

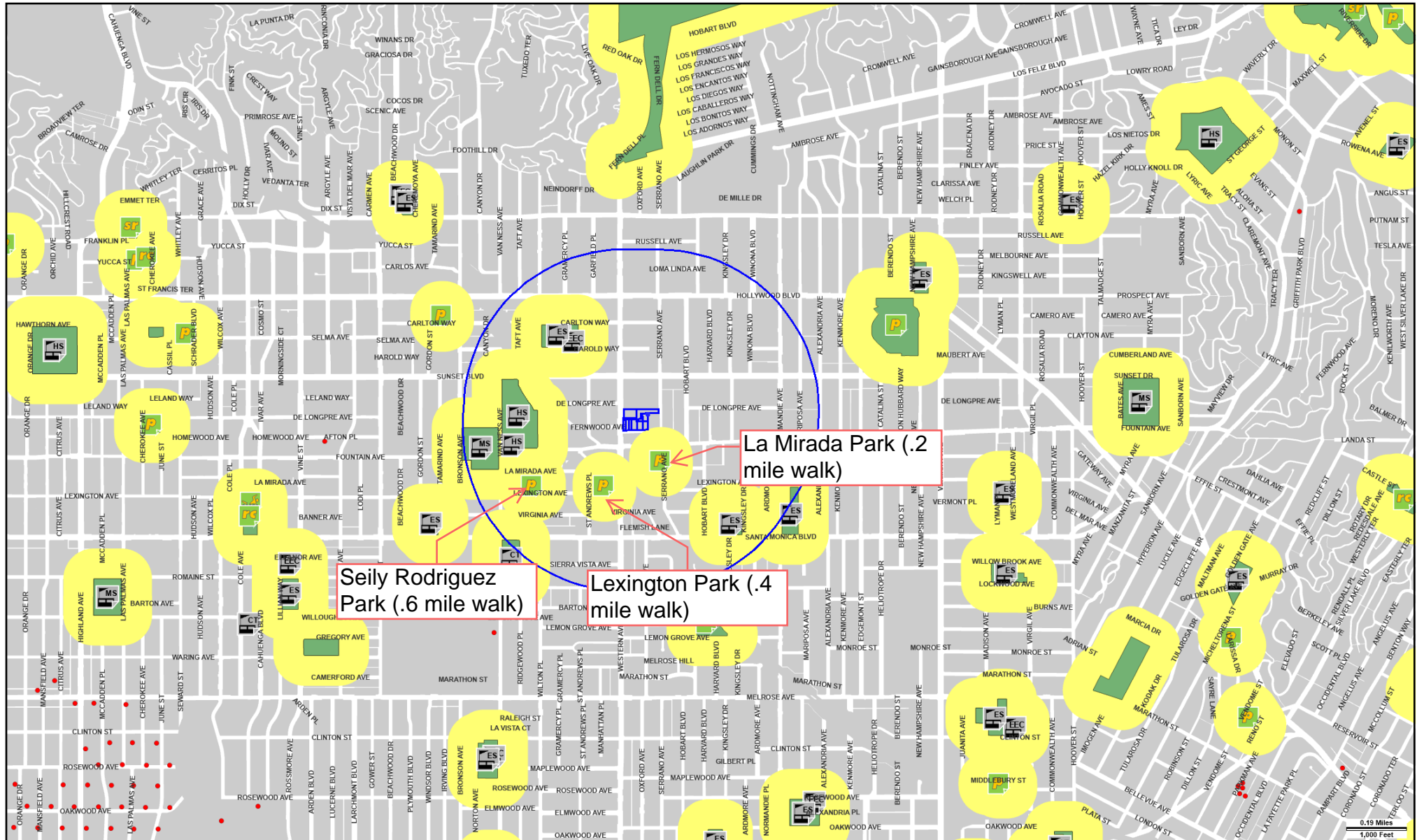
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 Specific Plan Area

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 Wells - Active

 Wells - Inactive



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APN: 5544032020

PIN #: 147A193 171

Tract: P M 2225

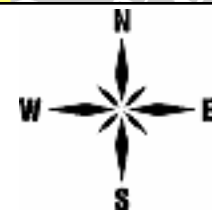
Block: None

Lot: FR B

Arb: None

Zoning: [Q]CM-1

General Plan: Commercial Manufacturing



LEGEND

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	OS, GW
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	RE, RS, R1, RU, RZ, RW1
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GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





	Minimum Residential
	Very Low / Very Low I Residential
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	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
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	Very High Medium Residential

COMMERCIAL






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	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
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	Community Commercial - Mixed High Residential
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FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial






INDUSTRIAL

	Commercial Manufacturing
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PARKING

	Parking Buffer
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PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
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LOS ANGELES INTERNATIONAL AIRPORT

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	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES




















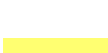





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SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

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-  Other Facilities
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-  Historic Sites
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COASTAL ZONE



-  Coastal Commission Permit Area
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TRANSIT ORIENTED COMMUNITIES (TOC)






























-  Tier 1
-  Tier 3
-  Tier 2
-  Tier 4

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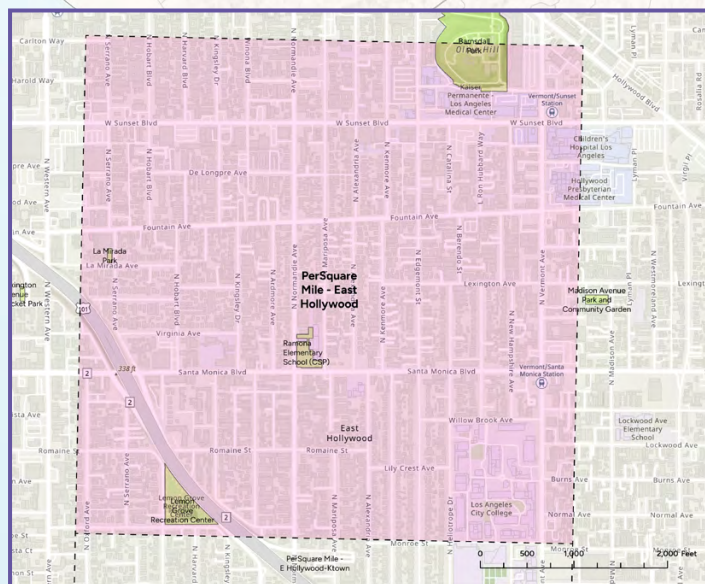
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-  Public Work Approval (PWA)
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OTHER SYMBOLS

-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2020
-  Building Outlines 2017
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
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-  Specific Plan Area
-  Very High Fire Hazard Severity Zone
-  Wells - Active
-  Wells - Inactive

EAST HOLLYWOOD



LEGEND

Existing Parks Proximity (10 Minute Walk) Supply (Less than 3 park acres per 1,000 residents) Both

Figure 53. Parks within and near the East Hollywood Grid, as a visual measure of park proximity within a 10-minute walk (half-mile) and park supply. Source: GreenInfo Network, OLIN, 2025.

LOCATION

Region: East/Central

Neighborhoods: East Hollywood, Los Feliz

Council Districts: 4, 13

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquareMile - East Hollywood for the amount of people who live there. People here may face higher environmental risks than 75% of communities in California (CES75+). Creating new parks in PerSquareMile - Florence can increase the amount of available park space per person and avoid overcrowding.

EAST HOLLYWOOD CHARACTERISTICS

Prioritization Tier: 2

Total Population Farther Than a 10 Minute Walk to a Park: 0.00% of population, 0 out of 28,209 people

Park Supply per 1,000 People: 0.41 acres

Suggested optimal is 3.0 acres

Population:

CalEnvironScreen 75+ (CES75+)

Existing Parks within the East Hollywood Grid:

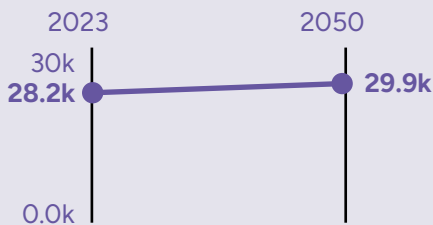
Barnsdall Park, La Mirada Park, Lemon Grove Recreation Center, Ramona Elementary School (CSP)

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the East Hollywood Grid if no actions are taken to increase park access and supply.

POPULATION OF GRID

The population for this grid is predicted to increase by 6.0% between 2023 and 2050, from 28,209 to 29,912.



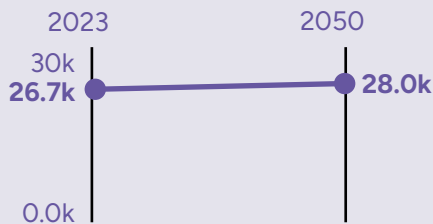
PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 6.0% between 2023 and 2050, with acres available per thousand people decreasing from 0.41 to 0.39.



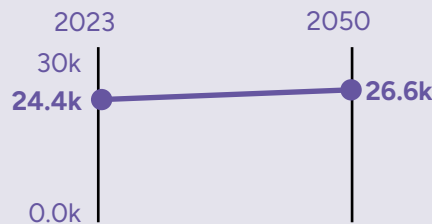
DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 4.7% between 2023 and 2050, from 26,743 to 28,004.



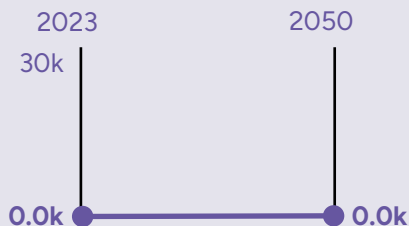
CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 9.0% between 2023 and 2050, from 24,387 to 26,573.



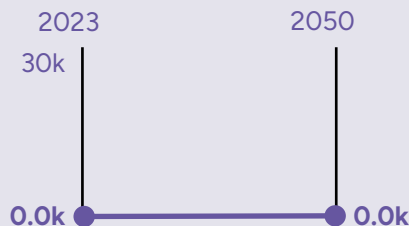
TOTAL POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

The population for this grid without park access is predicted to stay the same between 2023 and 2050, at 0.



DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

Households that earn less than 80% of what the median household earns in California (DAC) without park access are predicted to stay the same between 2023 and 2050, at 0.



CES75+ POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People that face higher environmental risks than 75% of communities in California (CES75+) without park access is predicted to stay the same between 2023 and 2050, at 0.



CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People considered CES75+ and DAC without park access are predicted to stay the same between 2023 and 2050, at 0.

