

APPROVED

Feb 19 2026

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-040

DATE February 19, 2026

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-84955-CN-HCA-
RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION
OR A COMBINATION OF LAND DEDICATION AND 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Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract VTT-84955-CN-HCA (Project) to provide a land dedication or a combination of land dedication and 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' 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 1A SEC. 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

BOARD REPORT

PG. 2 NO. 26-040

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.

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 (Board), 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 Project consists of the demolition of a surface parking lot and the construction of a 49-story, 631 feet in height mixed-use tower. The Project comprises 364 residential condominium dwelling units, 334 hotel rooms with support amenities including a restaurant/bar, meeting rooms, and ballroom, entertainment uses (inclusive of approximately 15,000 square feet of food and beverage uses), a shared residential and hotel podium amenity deck with restaurant, bar, pool, spa, clubroom, fitness area, and dining terrace, and approximately 666 parking spaces located within three above grade levels and three subterranean levels.

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 **October 21, 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.

BOARD REPORT

PG. 3 NO. 26-040

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **November 4, 2025**. On January 29, 2026, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **March 9, 2026**. The Advisory Agency Filing Notification is attached (Attachment 2).

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:

$$2.47 \text{ Acres} = (364 \times 2.7) \times 0.00251$$

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.

BOARD REPORT

PG. 4 NO. 26-040

As currently proposed, the Project has 0 units that would likely qualify for an exemption per LAMC Section 12.33.C.3.

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:

\$6,538,896.00 = \$17,964.00 x 364 dwelling units

As currently proposed, the Project has 0 units that would likely qualify for an exemption per LAMC Section 12.33.C.3.

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.

BOARD REPORT

PG. 5 NO. 26-040

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 South Park community of the City and within Downtown Plan Area. Currently, the site is vacant. 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).

The Project is located in a high-density area of the City. 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.
- Downtown Community Plan Area (2019-2023 American Community Survey): 11,984 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

BOARD REPORT

PG. 6 NO. 26-040

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 Thirty-six New Park Priority Areas for addressing the top 25% of the City's need for new parks and additional park acreage.

The Project is surrounded by five (5) of the Thirty-six New Park Priority Areas: Downtown (Tier 1), Westlake (Tier 1), Westlake-Koreatown (Tier 1), Pico-Union (Tier 1), and University Park North (Tier 1).

All people within these New Park Priority Areas reside in an area where parks are too small for the number of people who live nearby and face higher environmental risks than 75% of communities in California (CES75+). All households within the New Park Priority Areas, except Downtown, earn less than 80% of what the median household earns in California and are defined as a Disadvantaged Community (DAC).

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

Project Open Space and Recreational Areas

The Project includes a pool, spa, clubroom, and fitness area.

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 two public parks within a half-mile walking distance of the Project site:

Valencia Triangle Park, which is a Mini Park located at 1425 West 8th Street in the Downtown community. This 0.06-acre park includes benches and a memorial.

Grand Hope Park, which is a Neighborhood Park located at 900 South Hope Street in the Downtown community. This 2-acre park includes open spaces, benches, a playground, a fitness zone, and picnic shelters.

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

BOARD REPORT

PG. 7 NO. 26-040

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 dedication of land or a combination of land dedication and in-lieu fee payment to the City as the Project is proposing the construction of condominium units in a densely populated area of the City and the proposed Project's common open space amenities will not reduce the impact on the park system.

FISCAL IMPACT

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

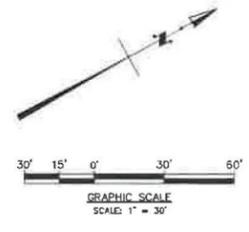
This Report was prepared by Jeremy Silva, City Planning Associate, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings and Entitlement Package
- 2) Attachment 2 - Advisory Agency Filing Notice VTT-84955-CN-HCA
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Generalized Zoning
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 – Surrounding New Park Priority Areas Summary

LEGEND

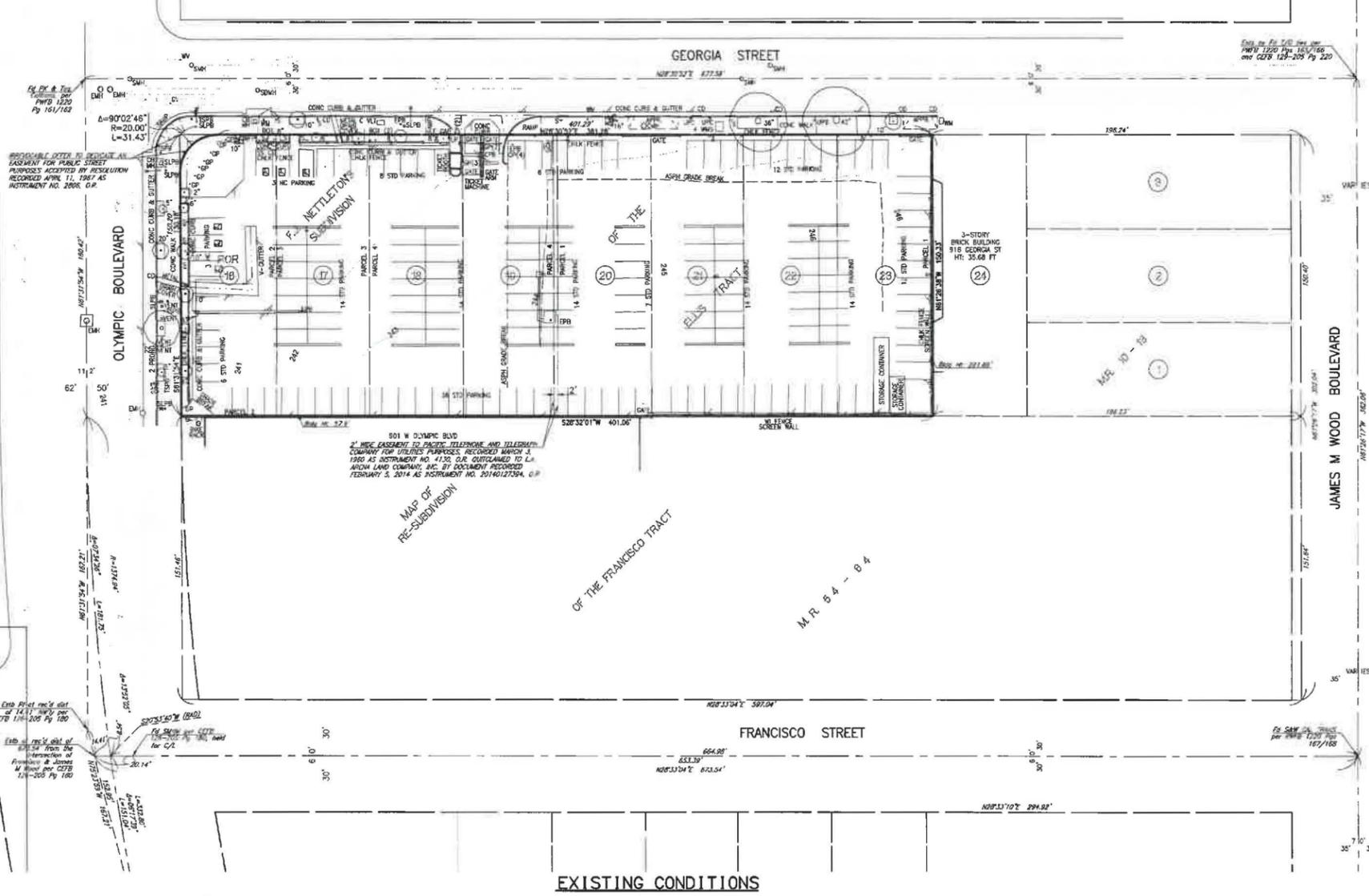
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.....	STREET R/W LINE	AV/GW/PV/UV/WV	AR/GAS/IRRIGATION/PETROLEUM/UNKNOWN/WATER VALVE	8" SD	STORM DRAIN (SIZE)
.....	CURB LINE (FROM 1"-20" ON TO 1"-200")	.....	C/A/U/W V.L.T.	.....	COMMUNICATION/ELECTRICAL/FIBER OPTIC VAULT	.....	8" W	.....	WATER LINE (SIZE)
.....	CURB LINE (1"-10", 1"-5", 1"-10")	.....	C/A/U/W V.L.T.	.....	GAS/IRRIGATION/UNKNOWN/WATER VALVE	.....	8" G	.....	GAS LINE (SIZE)
.....	CENTER LINE	.....	C/A/G RISE	.....	COMMUNICATION/ELECTRICAL/GAS RISER	.....	8" C	.....	OLYMPIC/TRAFFIC LINE (SIZE)
.....	FLOW LINE	.....	P/A/U W RISE	.....	PETROLEUM/UNKNOWN/WATER RISER	.....	E	.....	ELECTRICAL LINE
.....	EASEMENT LINE (#=WIDTH)	.....	C/A/U/W P.M.E.	.....	COMMUNICATION/ELECTRICAL/IRRIGATION/TRAFFIC SIGNAL PANEL	.....	(100.00')	.....	COMMUNICATION LINE
.....	CONTOUR LINE (APPROXIMATE)	.....	CPB/CPB/CPB	.....	COMMUNICATION/ELECTRICAL/UNKNOWN/TRAFFIC SIGNAL CABINET	.....	.....	.....	OVERHEAD UTILITY LINE(S)
.....	BUILDING FOOT PRINT LINE	.....	SD/SD/SD/SD	.....	STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX	.....	.....	.....	RECORD LOT / PARCEL NUMBER
.....	OVERHANG LINE	.....	DI	.....	GAS/IRRIGATION/UNKNOWN BOX	.....	.....	.....	RECORD DIMENSION OR BEARING
.....	CHAINLINK (CHLK) FENCE LINE (CLF)	.....	A/C/R/T STRU	.....	AR/COMMUNICATION/ELECTRICAL/FIRE STRUCTURE	.....	.....	.....	IF DIFFERENT THAN MEASURED
.....	BARB WIRE FENCE LINE	.....	C/A/P/SS STRU	.....	GAS/IRRIGATION/PETROLEUM/UNKNOWN RISER STRUCTURE	.....	.....	.....	IMPROVEMENT FACE
.....	WOODEN (HW) FENCE LINE	.....	SD/SL/UV/STRU	.....	STORM DRAIN/STREET LIGHT/UNKNOWN/WATER STRUCTURE	.....	.....	.....	IMPROVEMENT END
.....	WOODSHEED (W) FENCE LINE (WF)	.....	A/C/E PARK	.....	AR/COMMUNICATION/ELECTRICAL PAINT MARK	.....	.....	.....	TRASH CAN/BIN
.....	RETAINING (RET) / SCREED WALL (AS NOTED)	.....	C/P/SS PARK	.....	GAS/IRRIGATION/SANITARY SEWER PAINT MARK	.....	.....	.....	UNDERGROUND
.....	GUARD RAIL	.....	SD/U/W PARK	.....	STORM DRAIN/UNKNOWN/WATER PAINT MARK	.....	.....	.....	UTILITY PAD
.....	EDGE OF ASPHALT PAVK	.....	COMP/HC/STD	.....	COMPACT/ANDYCA/STANDARD PARKING STALL	.....	.....	.....	SEC/TRAFFIC CAM
.....	ASPHALT PAVING	.....	DI	.....	DRINK BUCKET	.....	.....	.....	SECURITY/TRAFFIC CAMERA
.....	CONCRETE PAVING	.....	DI	.....	EVERGREEN TREE W/TRUNK DIAMETER	.....	.....	.....	FIRE DEPARTMENT CONNECTION
.....	AREA DRAIN	.....	DI	.....	PALM TREE W/TRUNK DIAMETER	.....	.....	.....	STREET CENTERLINE/CONTROL LINE
.....	CATCH BASIN W/ACCESS HOLE	.....	DI	.....	DECIDUOUS TREE IN WELL W/TRUNK DIAMETER	.....	.....	.....	PROPERTY LINE
.....	COMMUNICATION/ELECTRICAL/FIBER OPTIC/GAS MANHOLE	.....	DI	.....	PLASTER (TYPICAL)	.....	.....	.....	CURB DRAIN
.....	SEWER/STORMDRAIN/UNKNOWN/WATER MANHOLE	.....	DI	.....	GUARD POST	.....	.....	.....	HOSEBIN
.....	COMMUNICATION/POWER/UTILITY POLE	.....	DI	.....	APPROACH	.....	.....	.....
.....	COMMUNICATION/POWER/UTILITY POLE AND CONDUIT	.....	DI	.....	DRIVEWAY	.....	.....	.....
.....	SIGN (ALL KINDS)	.....	DI	.....	TRACTION PAD	.....	.....	.....
.....	QUY ANCHOR	.....	DI	.....	BACKFLOW PREVENTER	.....	.....	.....
.....	QUY POLE	.....	DI	.....	CLEAR OUT	.....	.....	.....
.....	STREET LIGHT	.....	DI	.....		.....	.....	.....
.....	STREET LIGHT W/ARM	.....	DI	.....		.....	.....	.....
.....	STREET LIGHT W/ARM ON POWER POLE	.....	DI	.....		.....	.....	.....
.....	TRAFFIC SIGNAL W/ARM	.....	DI	.....		.....	.....	.....
.....	TRAFFIC SIGNAL W/STREET LIGHT	.....	DI	.....		.....	.....	.....
.....	TRAFFIC SIGNAL	.....	DI	.....		.....	.....	.....
.....	PARKING LIGHT	.....	DI	.....		.....	.....	.....
.....	FIRE HYDRANT	.....	DI	.....		.....	.....	.....
.....	DOWNPOUT	.....	DI	.....		.....	.....	.....
.....	FIRE DEPARTMENT CONNECTION	.....	DI	.....		.....	.....	.....
.....	POST INDICATOR VALVE	.....	DI	.....		.....	.....	.....
.....	PARKING METER	.....	DI	.....		.....	.....	.....



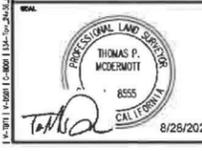
TENTATIVE APPROVAL

NO: 177-84955
 Approved without conditions
 BY: [Signature] 1/27/25
 Department of Building & Safety
 Grading Division

LOS ANGELES DEPT. OF CITY PLANNING
 SUBMITTED FOR FILING
 TENTATIVE MAP
 NOV 04 2025
 REVISED MAP
 FINAL MAP UNIT
 EXTENSION OF TIME
 MODIFIED
 DEPUTY ADVISORY AGENCY



EXISTING CONDITIONS

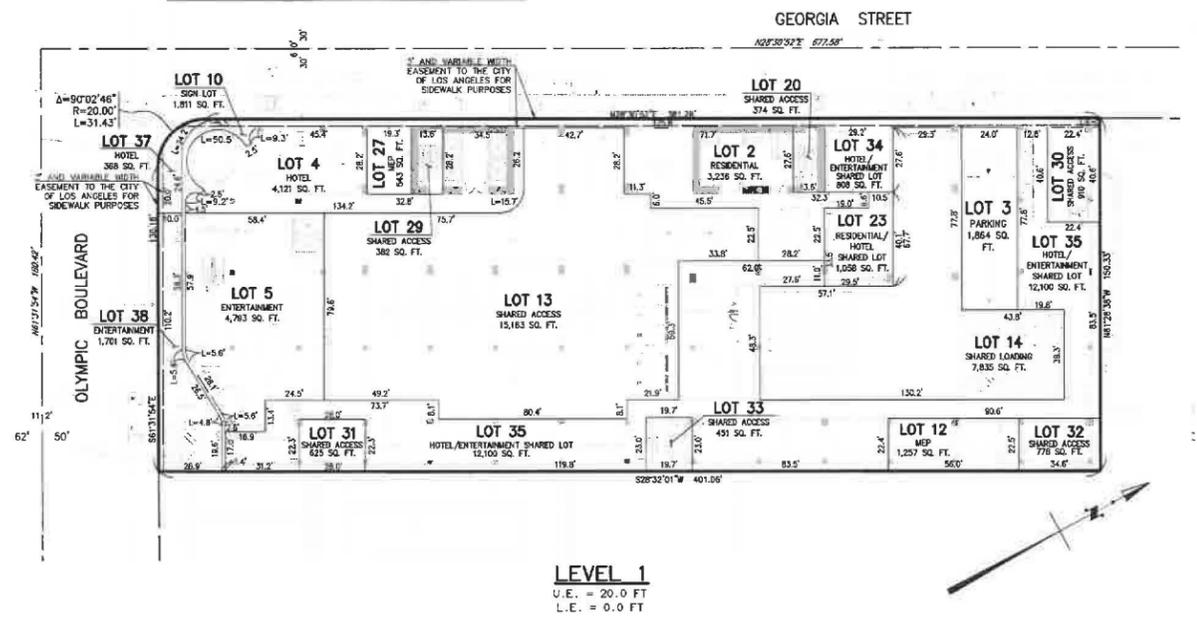
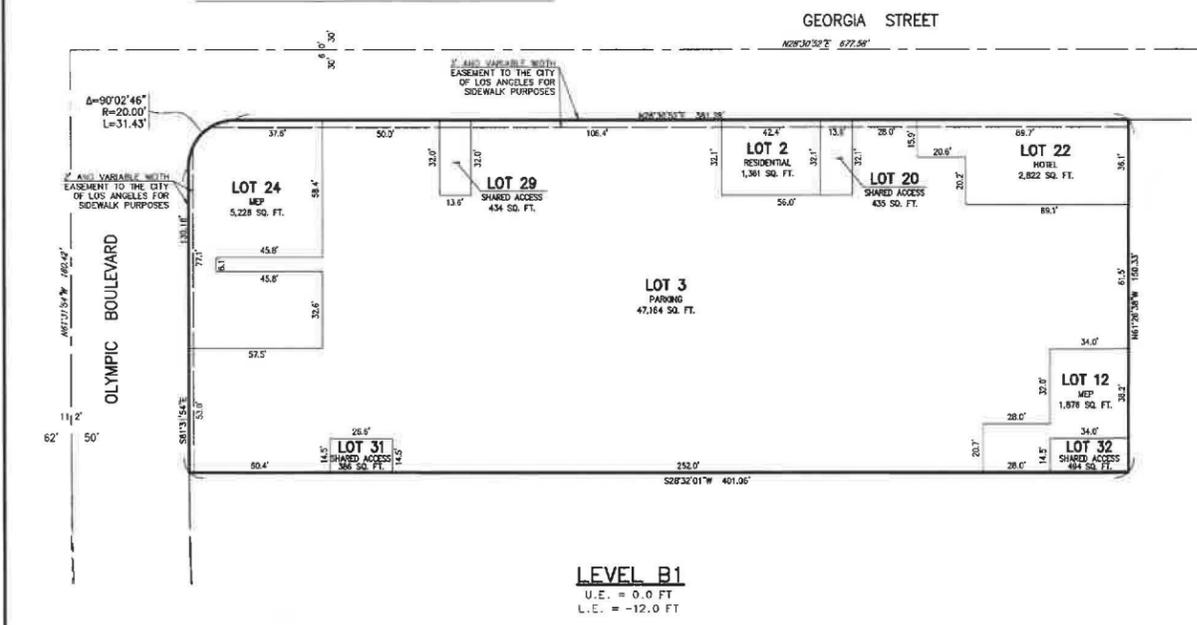
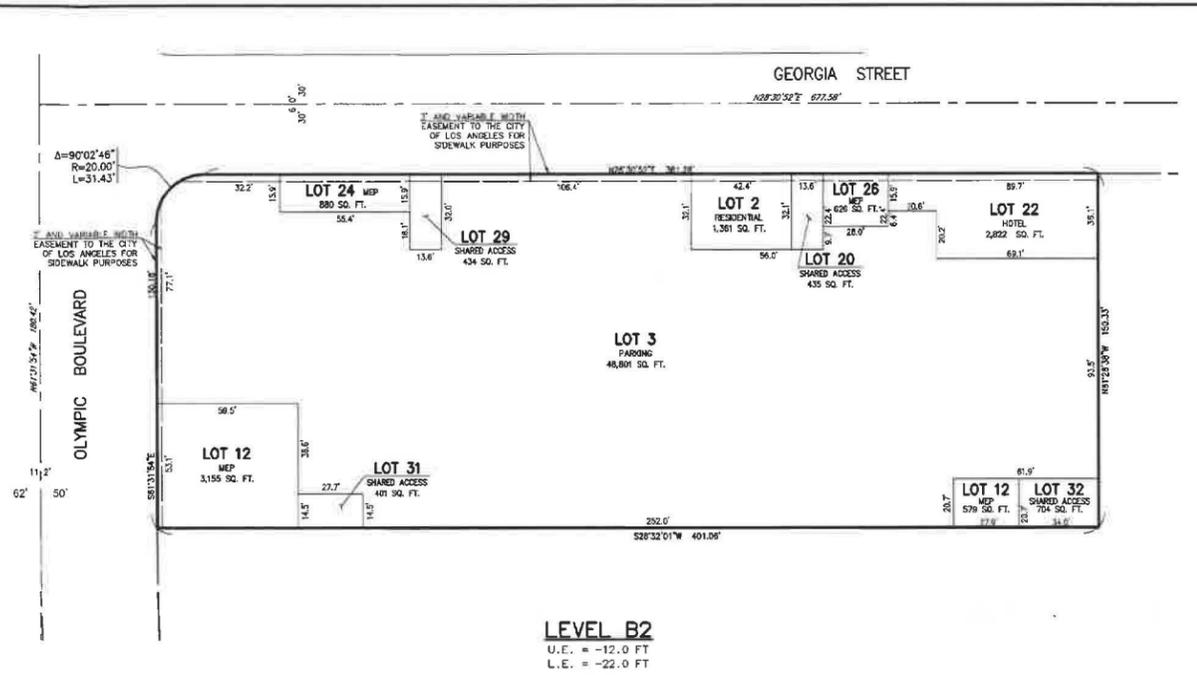
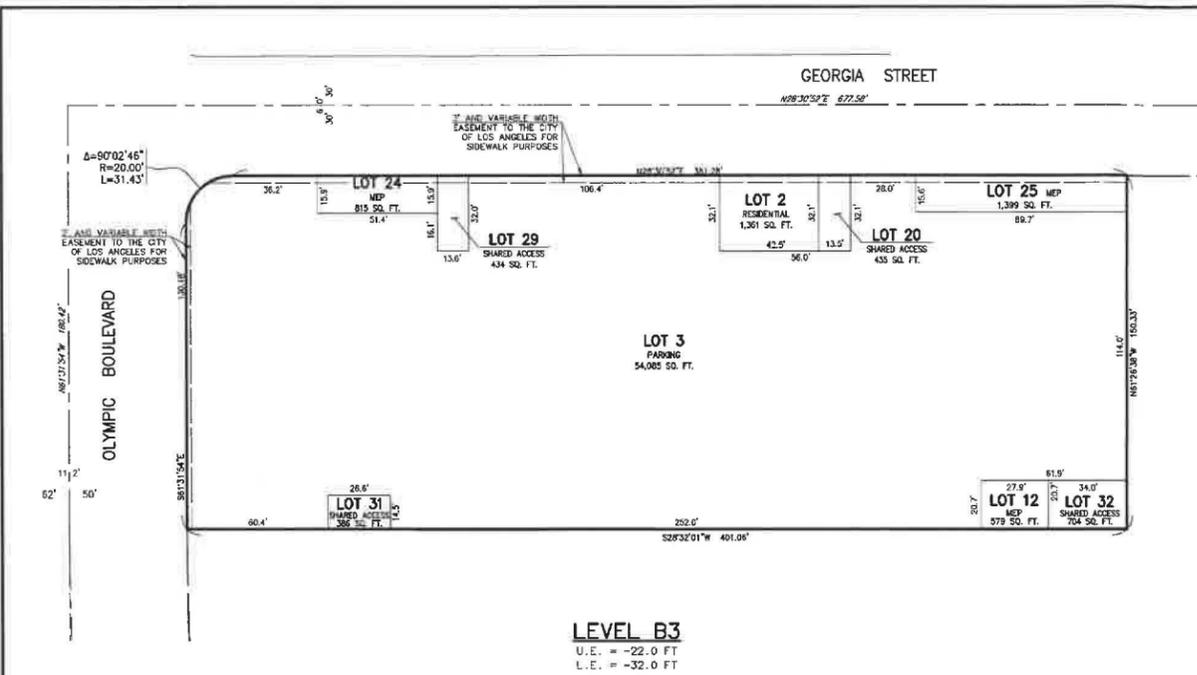


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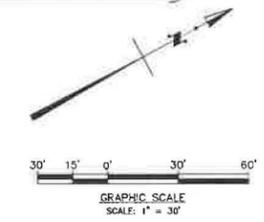
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VESTING TENTATIVE TRACT MAP:
VESTING TENTATIVE TRACT NO. 84955
 OLYMPIC NORTHWEST
 917-931 W. OLYMPIC BLVD., 920-948 S. GEORGIA STREET
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

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PROPOSED CONDITIONS



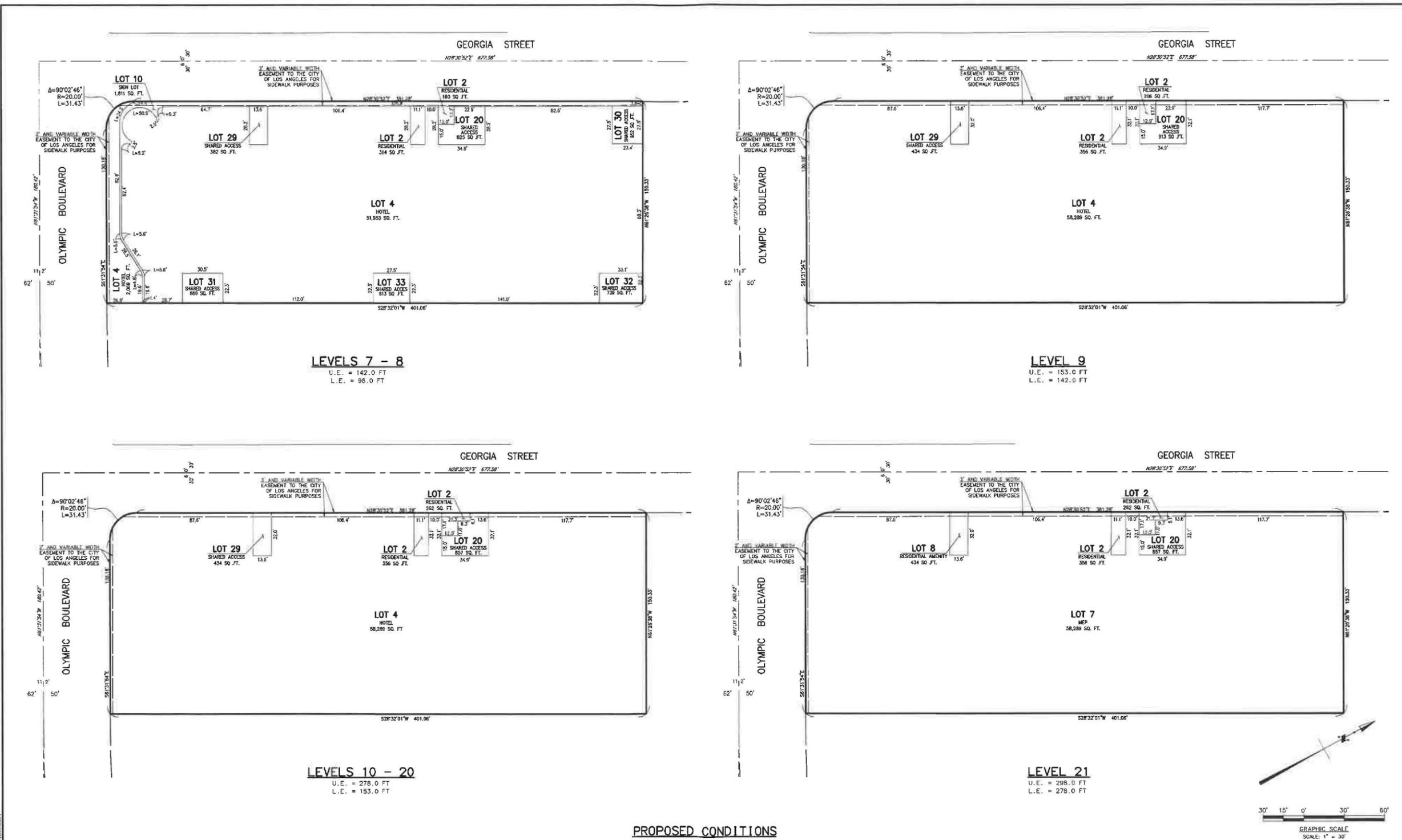
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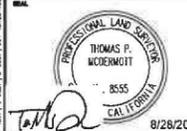
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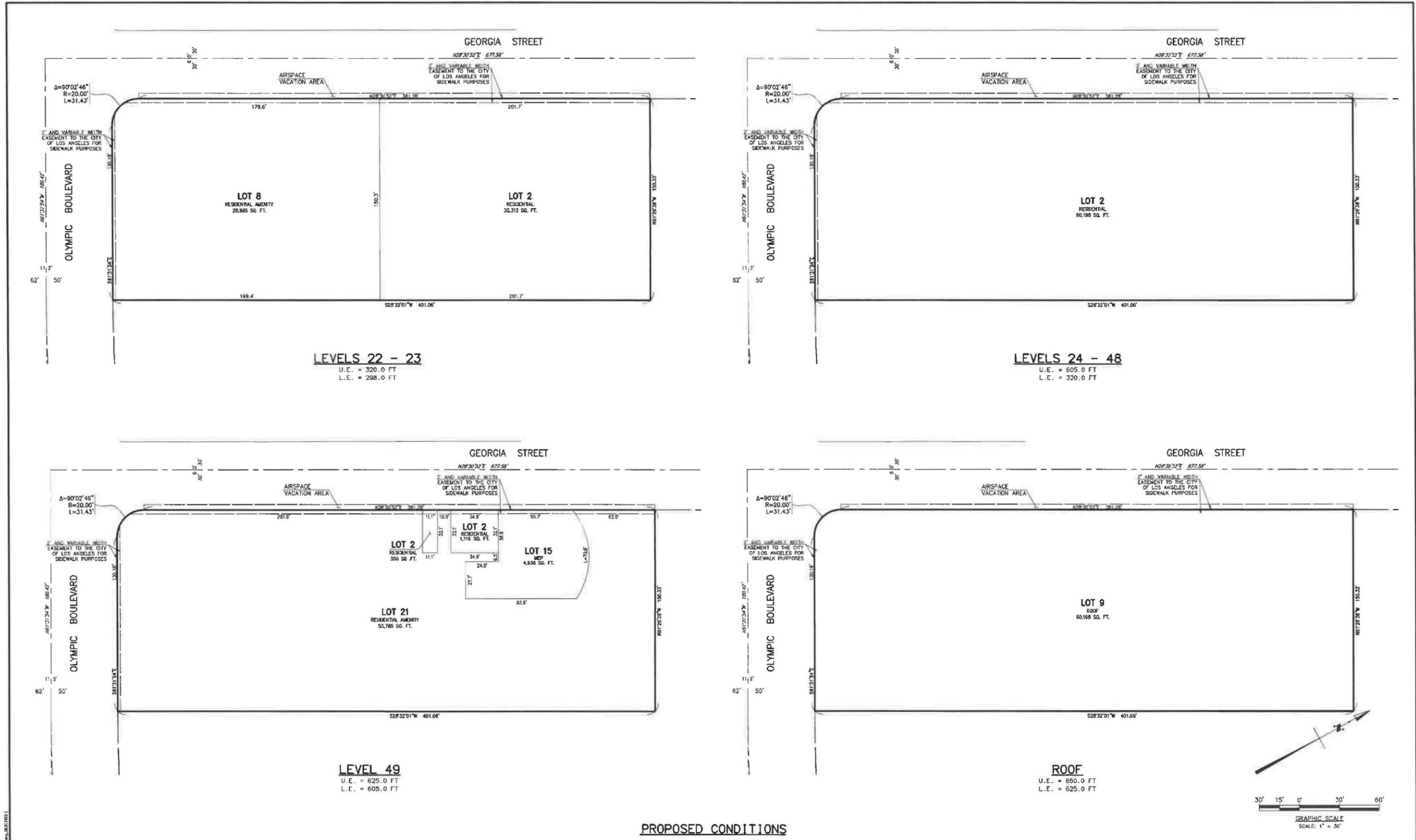
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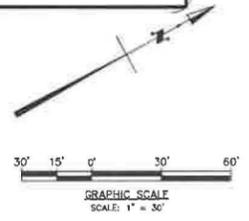
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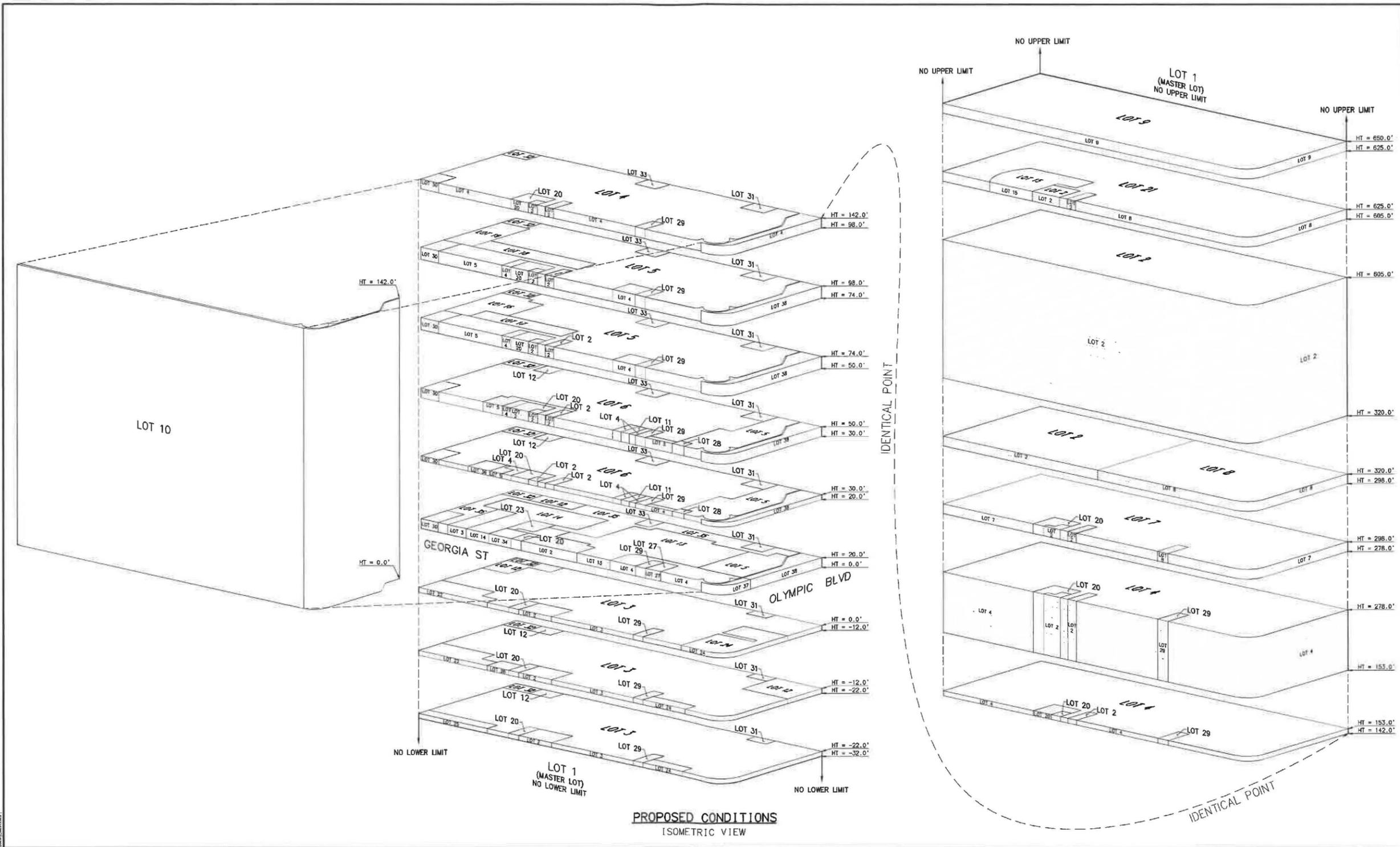
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PROPOSED CONDITIONS



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PROPOSED CONDITIONS
ISOMETRIC VIEW



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VESTING TENTATIVE TRACT NO. 84955
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 917-931 W. OLYMPIC BLVD., 920-948 S. GEORGIA STREET
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE:	JULY 2, 2025	SHEET:	
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PROJECT NUMBER:	1AEC011100		7



ANSCHUTZ ENTERTAINMENT GROUP, INC.
800 W. OLYMPIC BLVD., SUITE 305,
LOS ANGELES, CA 90015

Client

Consultant

Stamp | Approval

Key Plan

2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC NORTH WEST

Project Title

PLOT PLAN

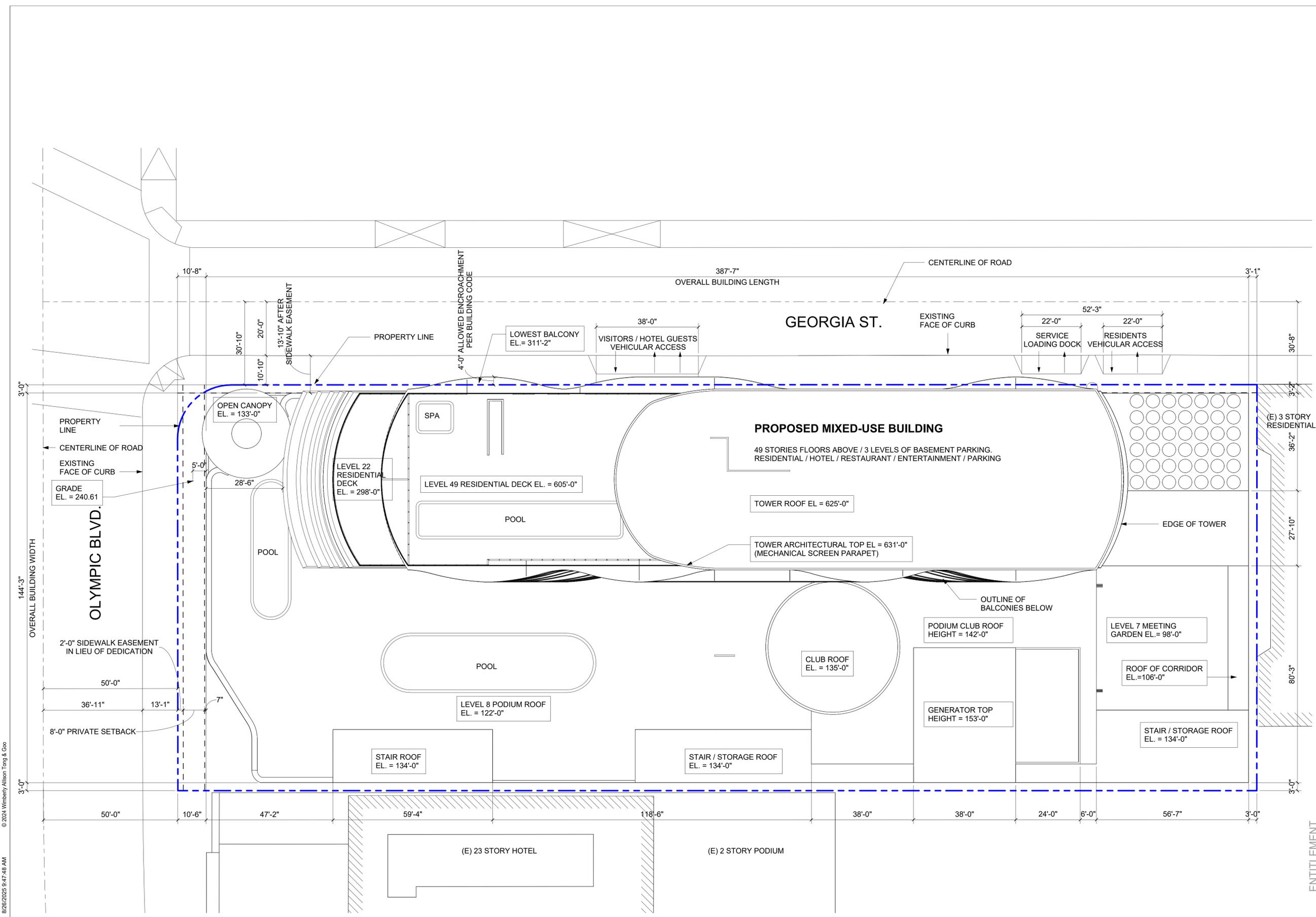
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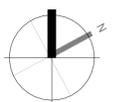
Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

Sheet No.



1 PLOT PLAN
1/16" = 1'-0"



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8/26/2025 9:47:46 AM
ARCH.D (24" x 36")



ANSCHUTZ ENTERTAINMENT GROUP, INC.
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LOS ANGELES, CA 90015

Client

Consultant

Stamp | Approval

1 2025-08-27 ENTITLEMENT
RESUBMITTAL

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

3D RENDERINGS

Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

G-021

Sheet No.



OLYMPIC AND GEORGIA CORNER VIEW

ENTITLEMENT



ANSCHUTZ ENTERTAINMENT GROUP, INC.
800 W. OLYMPIC BLVD., SUITE 305,
LOS ANGELES, CA 90015

Client

Consultant

Stamp | Approval

1 2025-08-27 ENTITLEMENT
RESUBMITTAL

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

3D RENDERINGS

Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

G-022

Sheet No.



SOUTHEAST VIEW

ENTITLEMENT



ANSCHUTZ ENTERTAINMENT GROUP, INC.
800 W. OLYMPIC BLVD., SUITE 305,
LOS ANGELES, CA 90015

Client

Consultant

Stamp | Approval

1 2025-08-27 ENTITLEMENT
RESUBMITTAL

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

3D RENDERINGS

Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

G-023

Sheet No.

ENTITLEMENT



POCKET PARK AT OLYMPIC BLVD



ANSCHUTZ ENTERTAINMENT GROUP, INC.
800 W. OLYMPIC BLVD., SUITE 305,
LOS ANGELES, CA 90015

Client

Consultant

Stamp | Approval

1 2025-08-27 ENTITLEMENT
RESUBMITTAL

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

3D RENDERINGS

Sheet Name

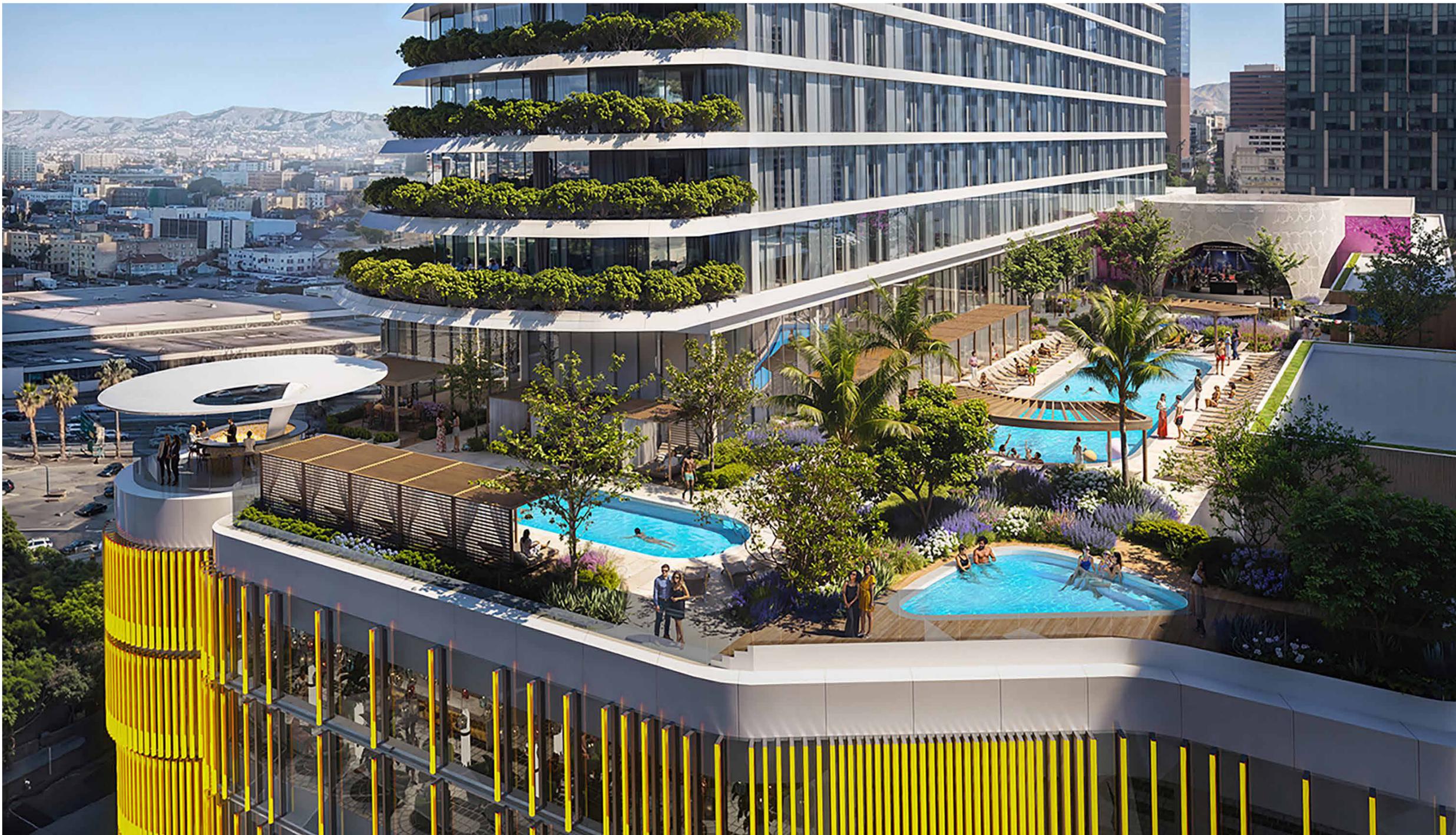
Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

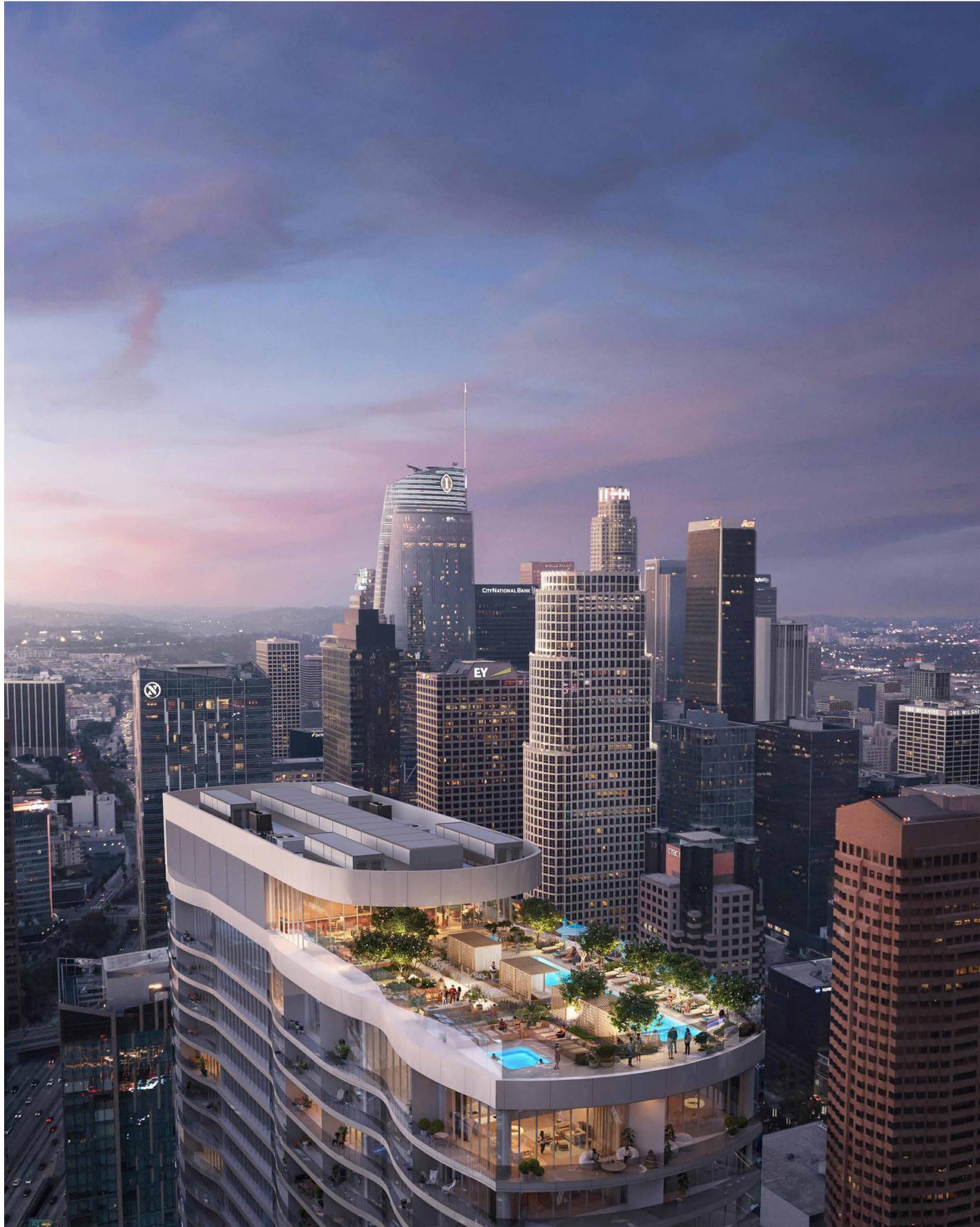
G-024

Sheet No.



LEVEL 8 POOL DECK

ENTITLEMENT



WATG

Advisory Planning Architecture Landscape Interiors
 LOS ANGELES | CA | +1 (310) 282-0626 watg.com



ANSCHUTZ ENTERTAINMENT GROUP, INC.
 800 W. OLYMPIC BLVD., SUITE 305,
 LOS ANGELES, CA 90015

Client

Consultant

Stamp | Approval

1 2025-08-27 ENTITLEMENT
 RESUBMITTAL

Issues | Revisions

OLYMPIC
 NORTH WEST

Project Title

3D RENDERINGS

Sheet Name

Project No. 242040

Designed Designer
 Drawn Author
 Checked Checker
 Approved Approver

Component

G-025

Sheet No.

ENTITLEMENT

LEVEL 49 RESIDENTIAL POOL DECK

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE of Distribution: Jan 29, 2026

TO: Subdivision Committee Members

FROM: Department of City Planning, MAJOR PROJECTS SECTION

SUBJECT: Subdivision Filing Notification and Distribution

Case Number: VTT-84955-CN-HCA
Map Type: Tract Map
Map Stamp Date: 11/04/2025
Community Plan: Downtown

Application Filing Date: 11/4/2025
Project Address: 917 W OLYMPIC BLVD
NC: Downtown Los Angeles NC
Hillside: Yes

- Council District: 14
Neighborhood Council (NC) (NO SB9, SB684)
Bureau of Engineering
Dept of Building and Safety - Grading
Dept of Building and Safety - Zoning
DWP Real Estate
DWP Water Distribution Engineering
Urban Forestry Land Development
Office of Historic Resources
Los Angeles Housing Department (No P.S.)
LAFD - Engineering/Hydrant Unit
Bureau of Street Lighting (No SB9)
Department of Recreation and Parks
Bureau of Sanitation
LAUSD CEQA (No P.S)
LAUSD Transportation (No P.S.)
County Health Department (No. P.S)
GIS
LADOT Dev Review - Valley
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: March 09, 2026

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

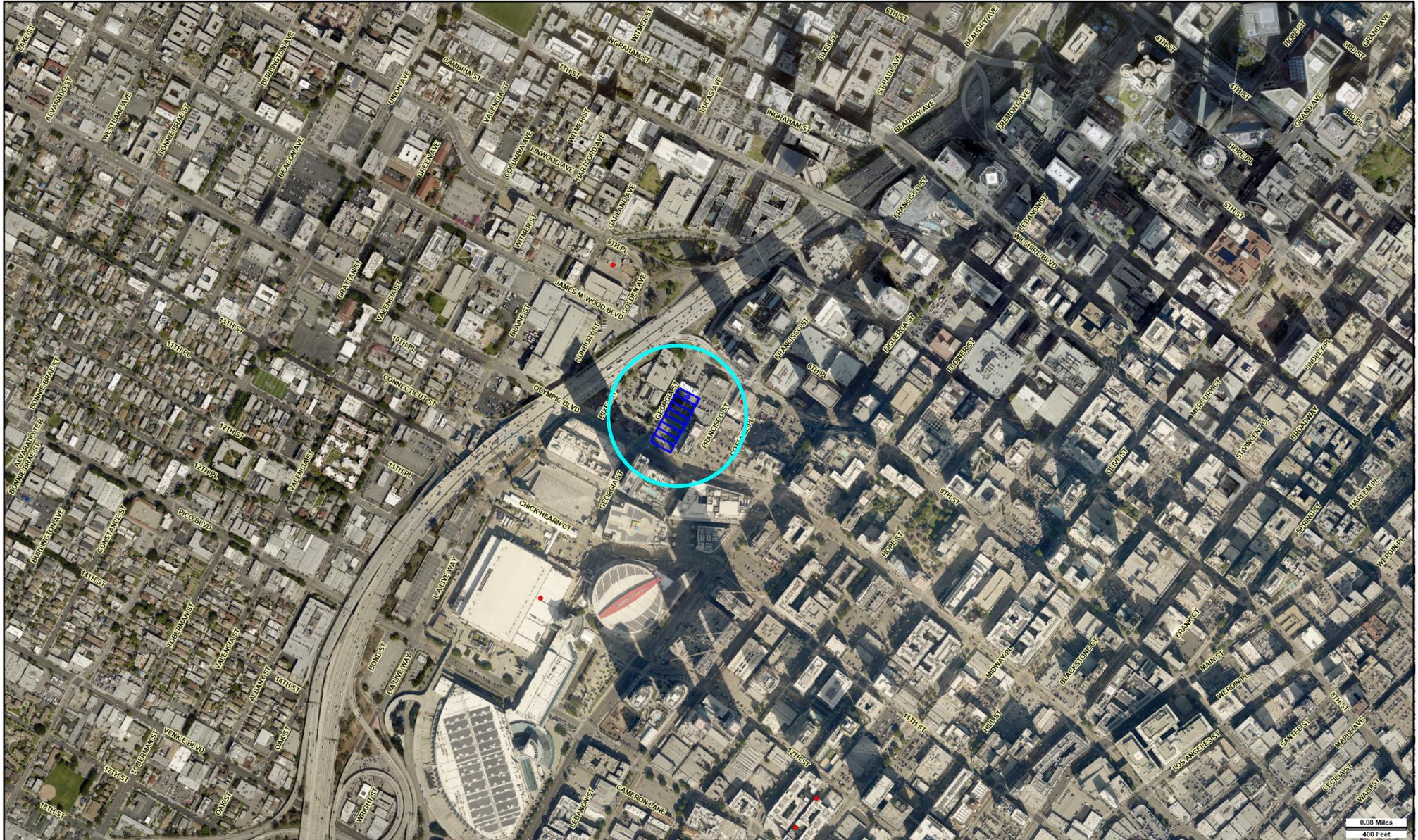
Thank you.

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

Milena Zasadzien
Deputy Advisory Agency





Address: 920 S GEORGIA ST

APN: 5138005032

PIN #: 129A207 223

Tract: F. J. NETTLETON'S
SUBDIVISION OF THE ELLIS TRACT

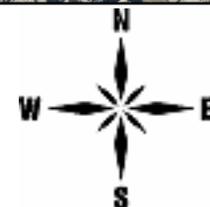
Block: None

Lot: 23

Arb: None

Zoning: LASED

General Plan: Transit Core



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
---	----------------

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

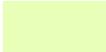
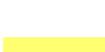
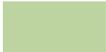
	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

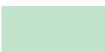
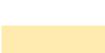
	Limited Industrial
	Light Industrial

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)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

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 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

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

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1	 T-2	 T-3	 Outside of TOIA
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OPPORTUNITY CORRIDORS (OC)

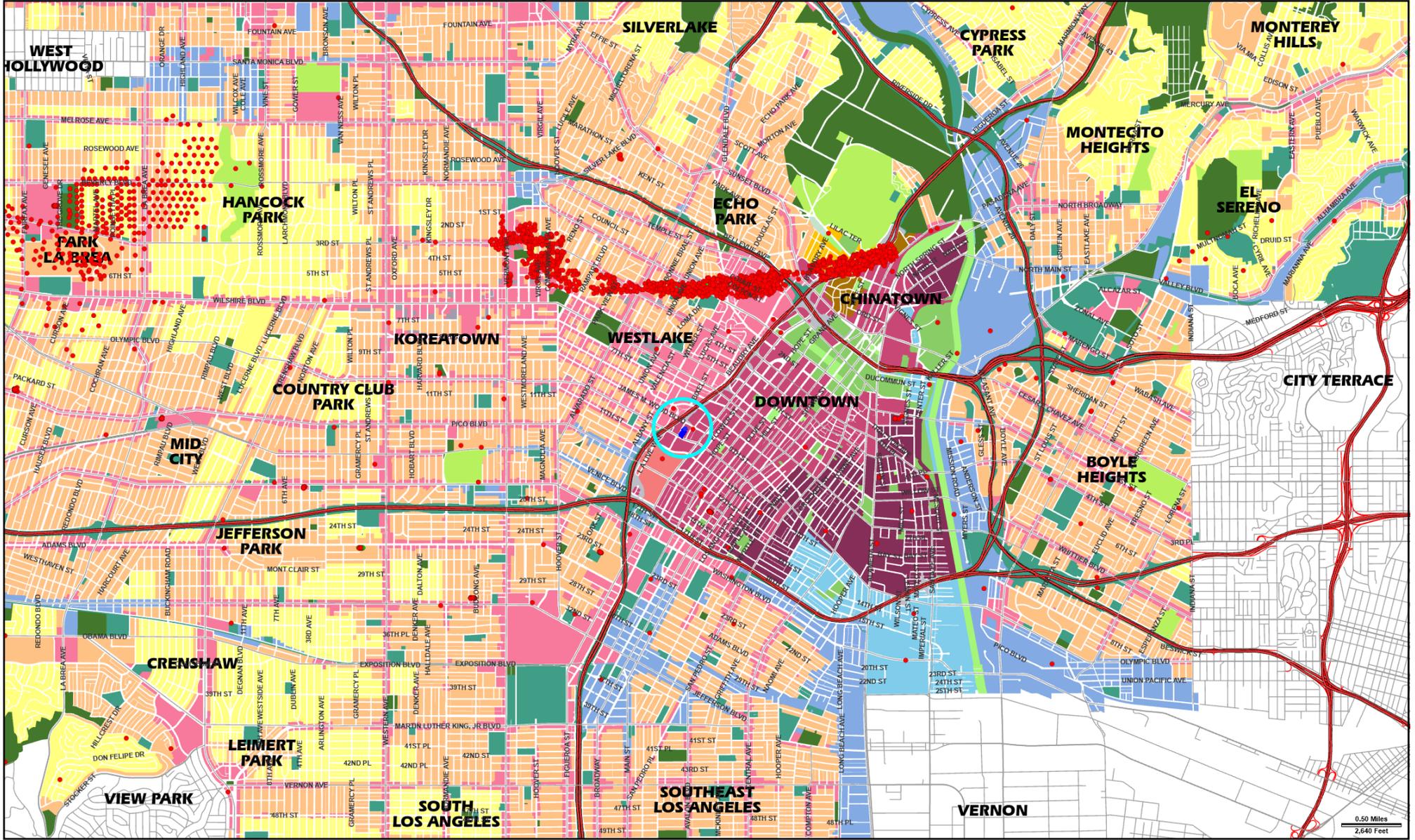
 OC-1	 OC-2	 OC-3
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CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1	 CT-2	 CT-3
--	---	--

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: 920 S GEORGIA ST

Tract: F. J. NETTLETON'S
SUBDIVISION OF THE ELLIS TRACT

Zoning: LASED

APN: 5138005032

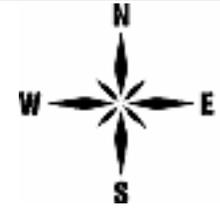
Block: None

General Plan: Transit Core

PIN #: 129A207 223

Lot: 23

Arb: None



LEGEND

GENERALIZED ZONING

-  OS, GW
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-  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
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COMMERCIAL

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

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
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-  Regional Mixed Commercial

INDUSTRIAL

-  Commercial Manufacturing
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-  Hybrid Industrial

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-  Parking Buffer

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

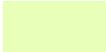
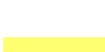
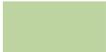
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-  Public / Open Space
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-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

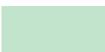
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 Single Permit Jurisdiction Area
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 Tier 2	 Tier 4

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TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1	 T-2	 T-3	 Outside of TOIA
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OPPORTUNITY CORRIDORS (OC)

 OC-1	 OC-2	 OC-3
--	---	--

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1	 CT-2	 CT-3
--	---	--

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	



Valencia Triangle
(12 min. walk)

Grand Hope Park
(9 min. walk)

Address: 920 S GEORGIA ST

Tract: F. J. NETTLETON'S
SUBDIVISION OF THE ELLIS TRACT

Zoning: LASED

APN: 5138005032

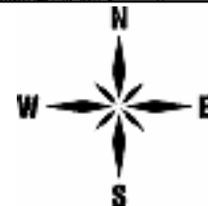
Block: None

General Plan: Transit Core

PIN #: 129A207 223

Lot: 23

Arb: None



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

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

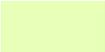
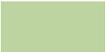
-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

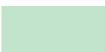
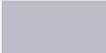
-  Limited Industrial
-  Light Industrial

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)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

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 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

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

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1	 T-2	 T-3	 Outside of TOIA
---	--	---	---

OPPORTUNITY CORRIDORS (OC)

 OC-1	 OC-2	 OC-3
--	---	--

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1	 CT-2	 CT-3
--	---	--

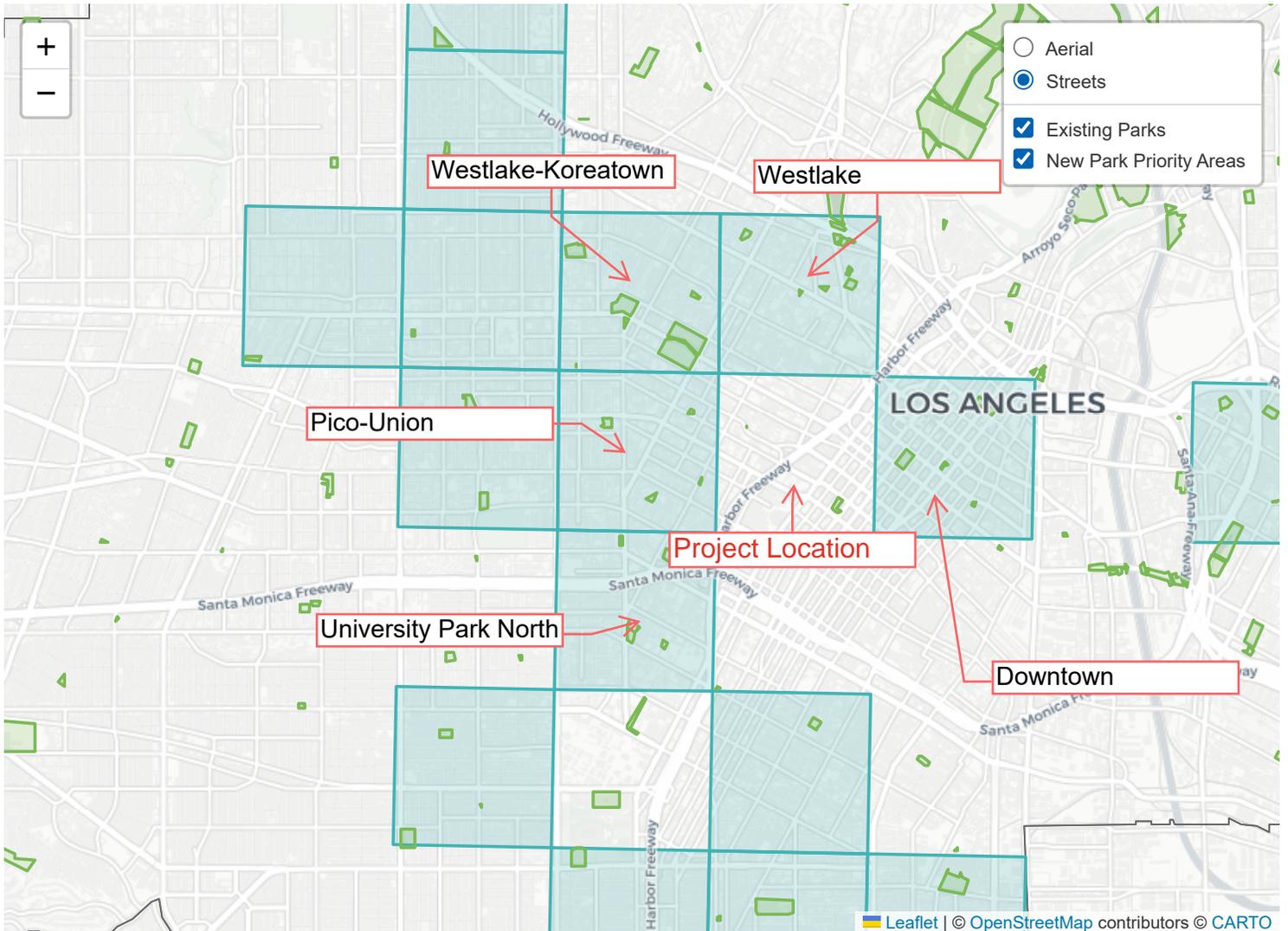
OTHER SYMBOLS

 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	

FIND A PARK

Find a park on the map, use the search box, or scroll down to filter by region, classification, and amenity.

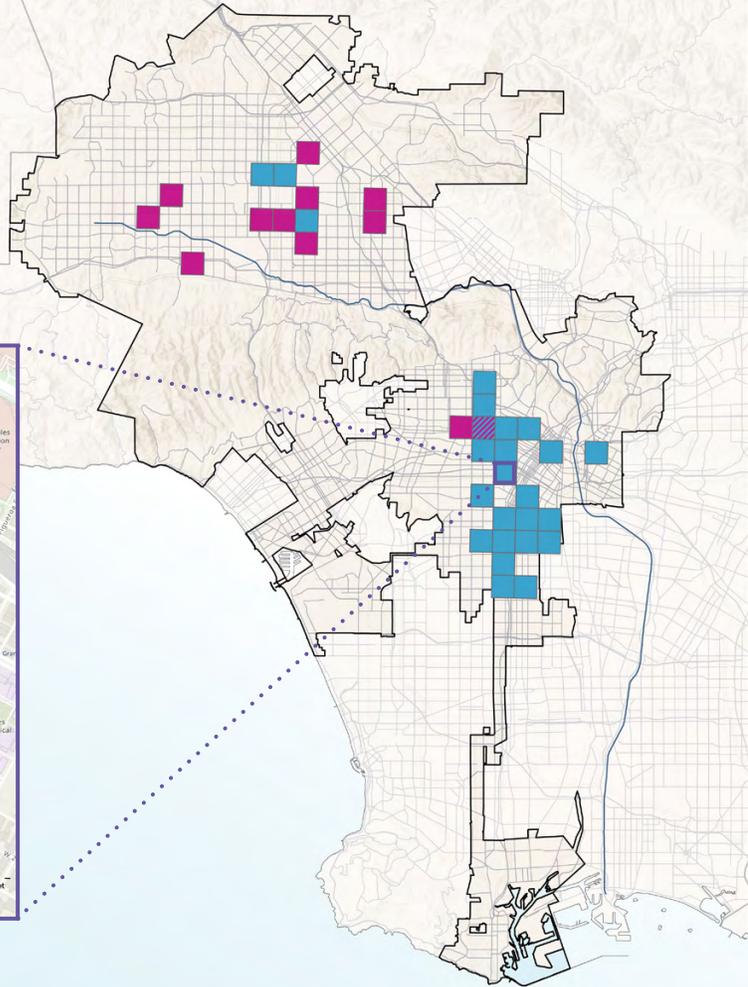
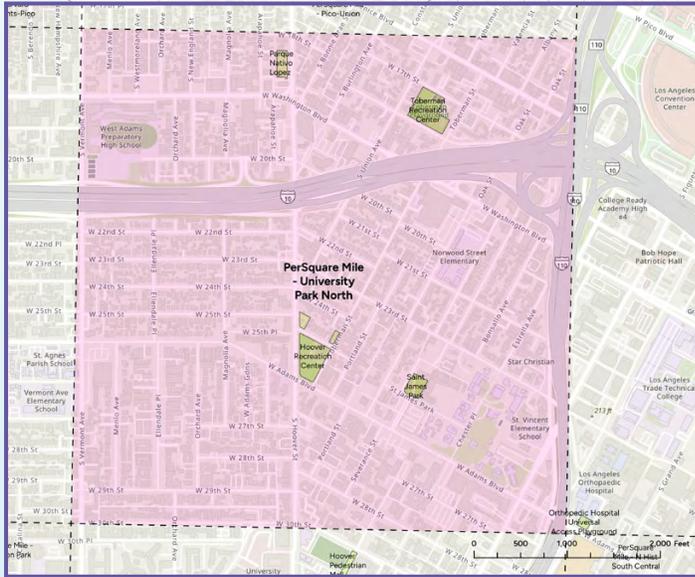
Search



Filter by park classification

- | | | | | | |
|----------------------|-----------------------|-------------------|-------------------------|--------------------------|----------------|
| All | Mini Park | Neighborhood Park | Large Neighborhood Park | Neighborhood Nature Park | Community Park |
| Large Community Park | Community Nature Park | Regional Park | Regional Nature Park | Historic Landmark Site | |

UNIVERSITY PARK NORTH



LEGEND

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

Figure 43. Parks within and near the University Park North, 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: Adams-Normandie, Historic South-Central, Pico-Union, University Park

Council Districts: 1, 8, 9

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquare Mile - University Park North for the amount of people who live there. 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 PerSquare Mile - University Park North can increase the amount of available park space per person and avoid overcrowding.

UNIVERSITY PARK NORTH CHARACTERISTICS

Prioritization Tier: 1

Total Population Farther Than a 10 Minute Walk to a Park: 0.00% of population, 0 out of 21,770 people

Park Supply per 1,000 People: 0.35 acres

Suggested optimal is 3.0 acres

Population:

Disadvantaged Community (DAC)

CalEnvironScreen 75+ (CES75+)

Existing Parks within the University Park North Grid:

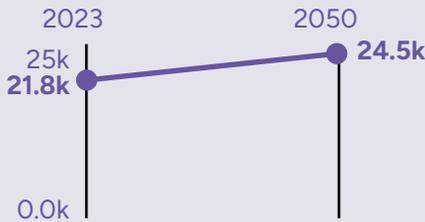
Hoover Recreation Center, Parque Nativo Lopez, Saint James Park, Toberman Recreation Center

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the University Park North 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 13% between 2023 and 2050, from 21,770 to 24,545.



PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 13% between 2023 and 2050, with acres available per thousand people decreasing from 0.35 to 0.31.



DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 15% between 2023 and 2050, from 20,460 to 23,508.



CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 13% between 2023 and 2050, from 21,756 to 24,528.



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.

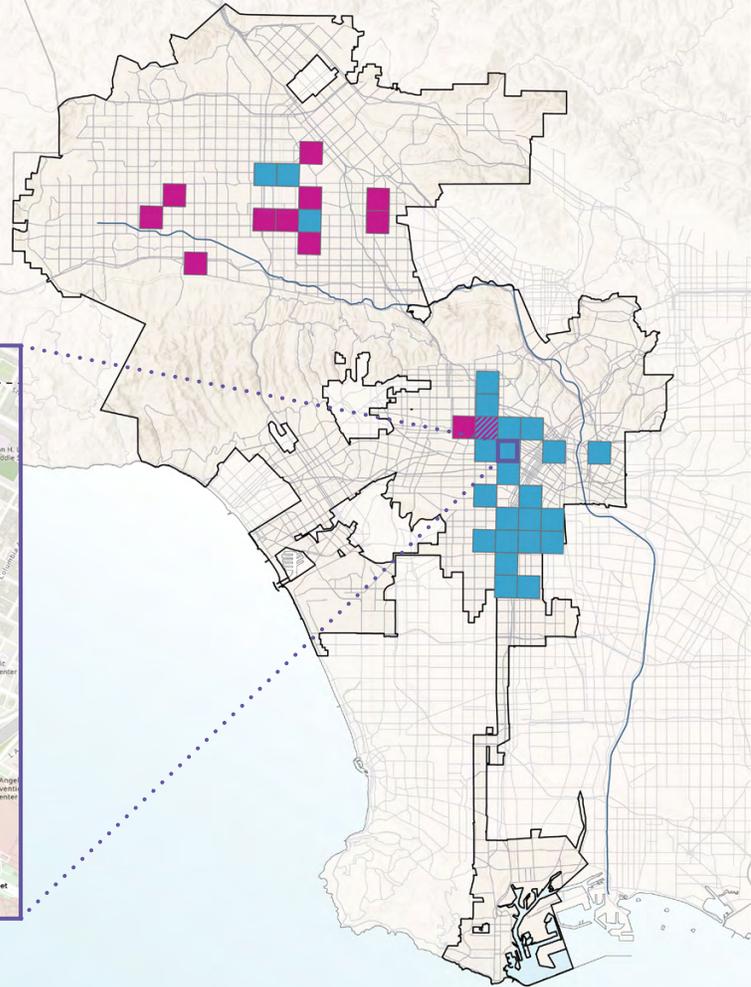
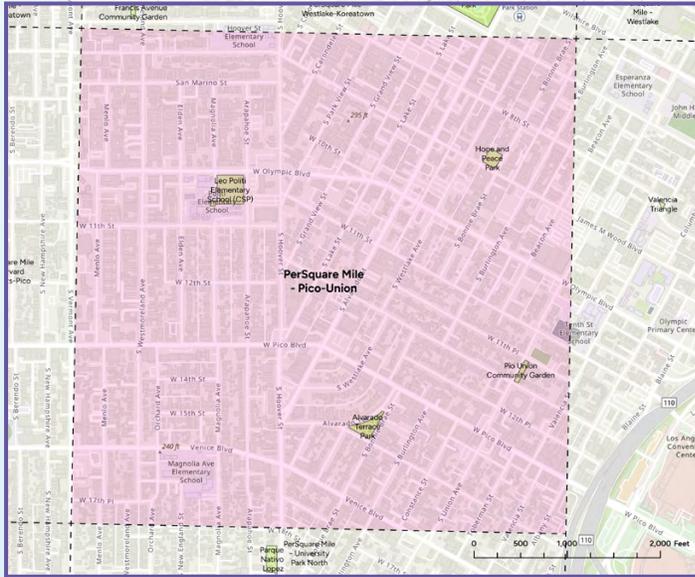


CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

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



PICO-UNION



LEGEND

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

Figure 45. Parks within and near the Pico-Union, 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: Westlake Pico-Union, Koreatown

Council Districts: 1, 10

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquareMile - Pico-Union for the amount of people who live there. 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 PerSquare Mile - Pico-Union can increase the amount of available park space per person and avoid overcrowding.

PICO-UNION CHARACTERISTICS

Prioritization Tier: 1

Total Population Farther Than a 10 Minute Walk to a Park: 1.53% of population, 616 out of 40,301 people

Park Supply per 1,000 People: 0.04 acres

Suggested optimal is 3.0 acres

Population:

Disadvantaged Community (DAC)

CalEnvironScreen 75+ (CES75+)

Existing Parks within the Pico-Union Grid:

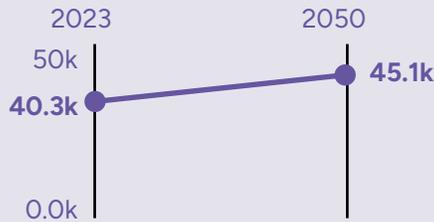
Alvarado Terrace Park, Hope and Peace Park, Leo Politi Elementary School (CSP)

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the Pico-Union 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 12% between 2023 and 2050, from 40,301 to 45,071.



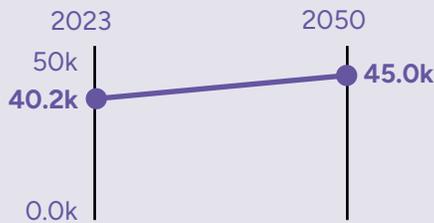
PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 12% between 2023 and 2050, with acres available per thousand people decreasing from 0.04 to 0.03.



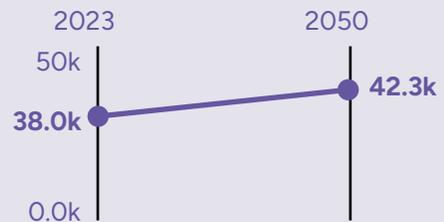
DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 12% between 2023 and 2050, from 40,152 to 44,954.



CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 11% between 2023 and 2050, from 37,979 to 42,295.



TOTAL POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

The population for this grid without park access is predicted to increase by 35% between 2023 and 2050, from 616 to 829.



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 increase by 35% between 2023 and 2050, from 616 to 829.



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 are predicted to increase by 35% between 2023 and 2050, from 616 to 829.

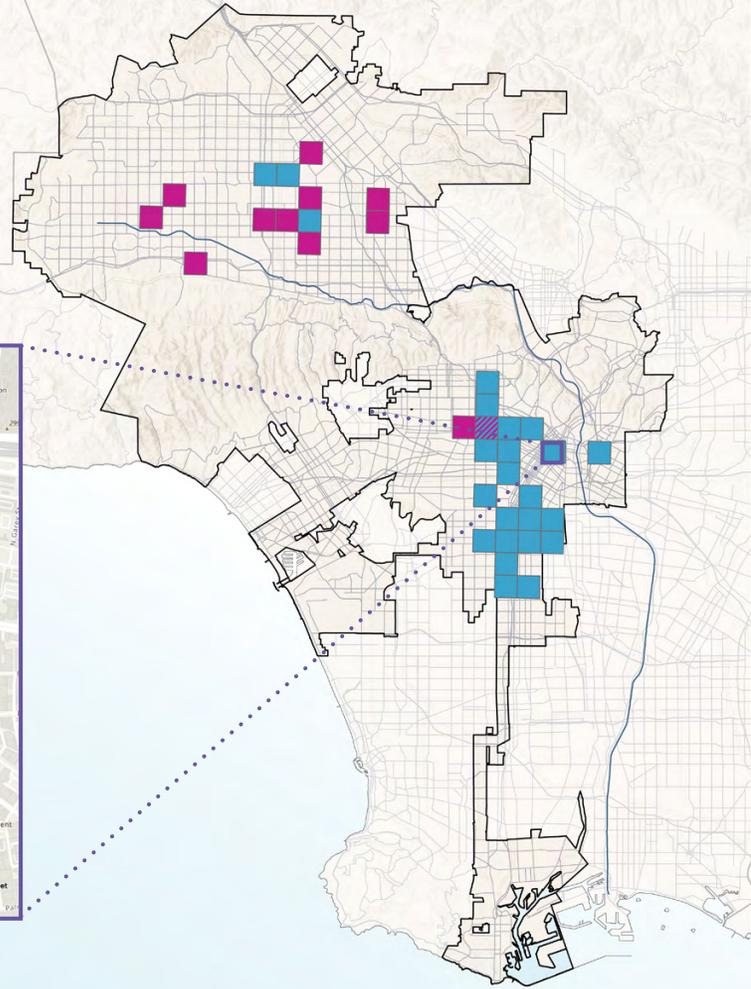
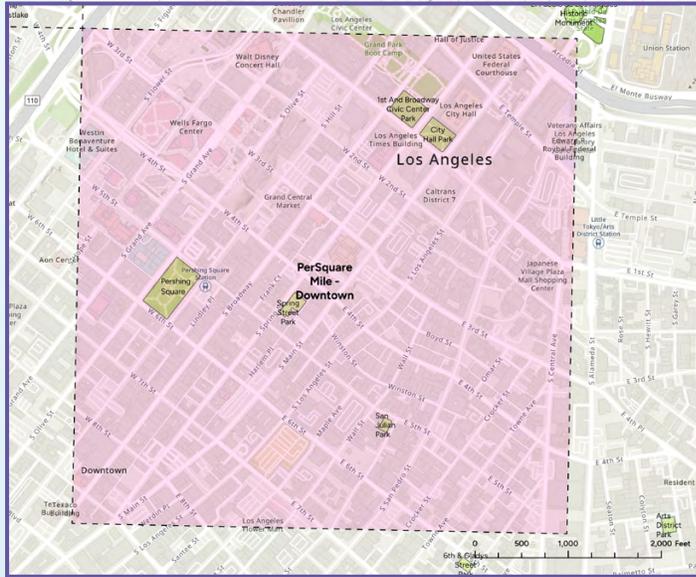


CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People considered CES75+ and DAC without park access are predicted to increase by 35% between 2023 and 2050, from 616 to 829.



DOWNTOWN



LEGEND

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

Figure 46. Parks within and near the Downtown, as a visual measure of park proximity within a 10-minute walk (half-mile) and park supply. Source: GreenInfo Network, OLIN, 2025.

LOCATION

Region: South
Neighborhoods: Downtown
Council Districts: 1, 14

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquareMile - Downtown 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 PerSquare Mile - Downtown can increase the amount of available park space per person and avoid overcrowding.

DOWNTOWN CHARACTERISTICS

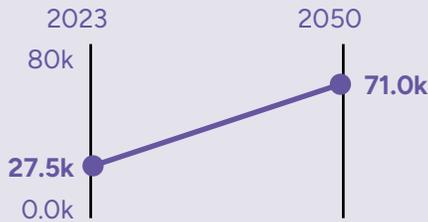
Prioritization Tier: 1
Total Population Farther Than a 10 Minute Walk to a Park: 0.00% of population, 0 out of 27,533 people
Park Supply per 1,000 People: 0.61 acres
Suggested optimal is 3.0 acres
Population:
 CalEnvironScreen 75+ (CES75+)
Existing Parks within the Downtown Grid:
 1st and Broadway Civic Center, City Hall Park, Pershing Square, San Julian Park, Spring Street Park

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the Downtown 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 158% between 2023 and 2050, from 27,533 to 70,978.



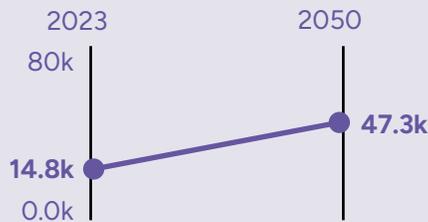
PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 158% between 2023 and 2050, with acres available per thousand people decreasing from 0.61 to 0.24.



DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 220% between 2023 and 2050, from 14,752 to 47,255.



CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 170% between 2023 and 2050, from 24,751 to 66,743.



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.

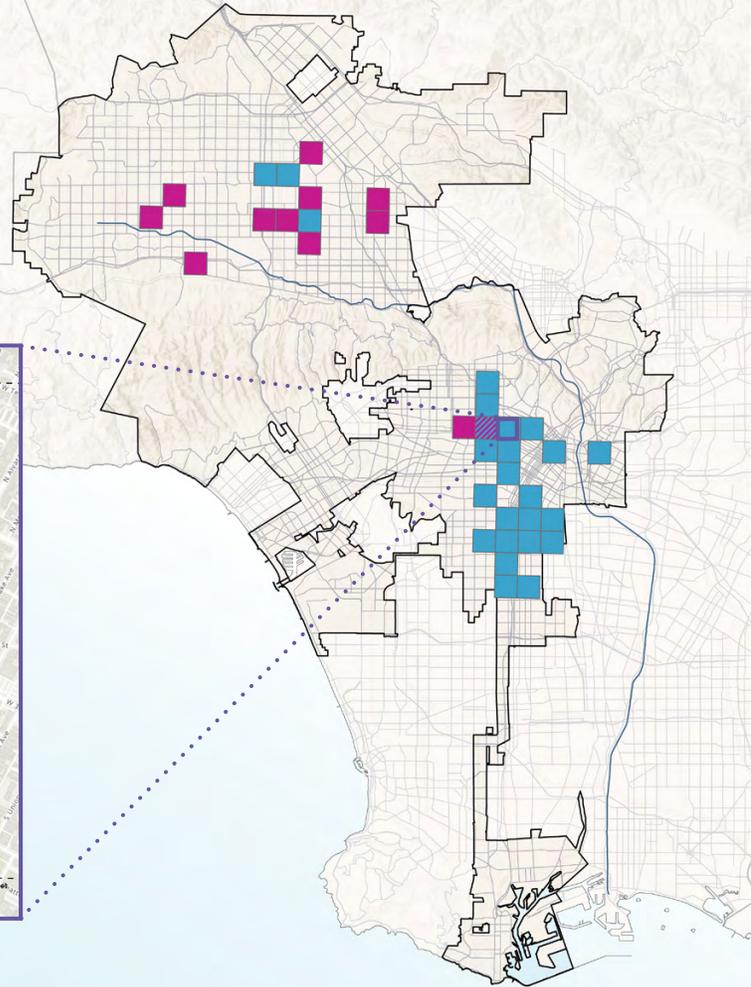
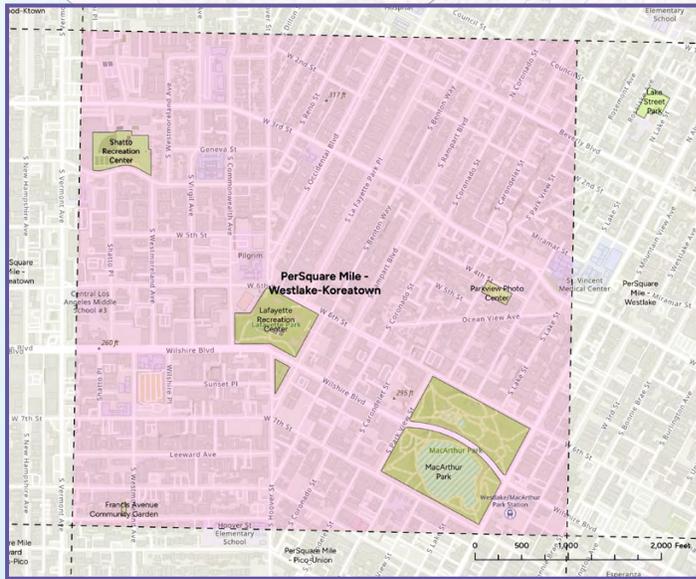


CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

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



WESTLAKE-KOREATOWN



LEGEND

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

Figure 50. Parks within and near the Westlake-Koreatown 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: Koreatown, Westlake

Council Districts: 1, 10

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquare Mile - Westlake-Koreatown for the amount of people who live there. 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 PerSquare Mile - Westlake-Koreatown can increase the amount of available park space per person and avoid overcrowding.

WESTLAKE-KOREATOWN CHARACTERISTICS

Prioritization Tier: 1

Total Population Farther Than a 10 Minute Walk to a Park: 0.00% of population, 0 out of 92,950 people

Park Supply per 1,000 People: 0.43 acres

Suggested optimal is 3.0 acres

Population:

Disadvantaged Community (DAC)

CalEnvironScreen 75+ (CES75+)

Existing Parks within the Westlake-Koreatown Grid:

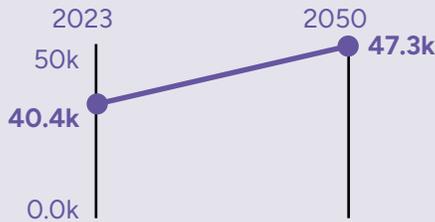
Golden Age Park, Lafayette Recreation Center, MacArthur Park, Shatto Park Recreation Center

FUTURE PARK NEED PROJECTIONS

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

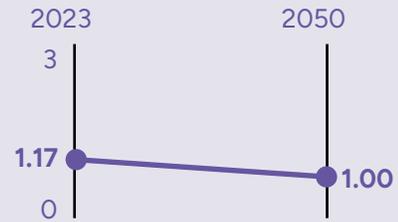
POPULATION OF GRID

The population for this grid is predicted to increase by 17% between 2023 and 2050, from 40,384 to 47,259.



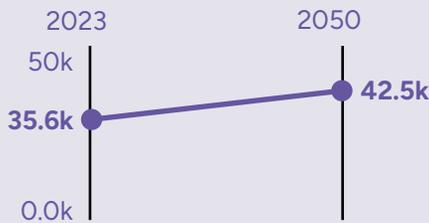
PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 17% between 2023 and 2050, with acres available per thousand people decreasing from 1.17 to 1.00.



DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 19% between 2023 and 2050, from 35,633 to 42,532.



CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 19% between 2023 and 2050, from 33,281 to 39,589.



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.

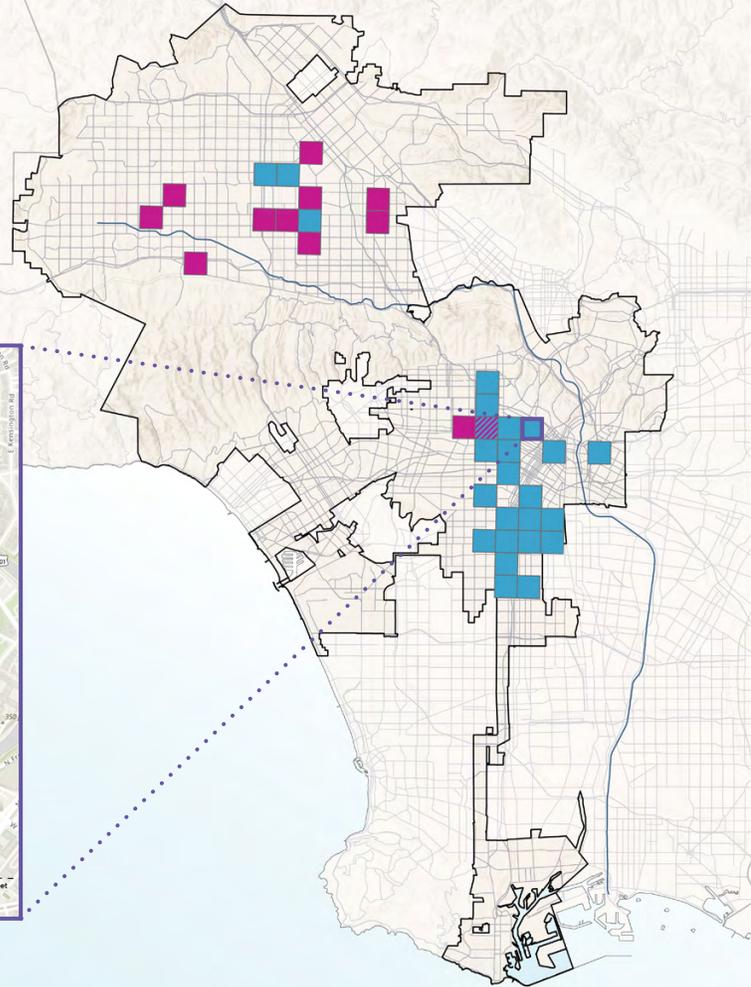
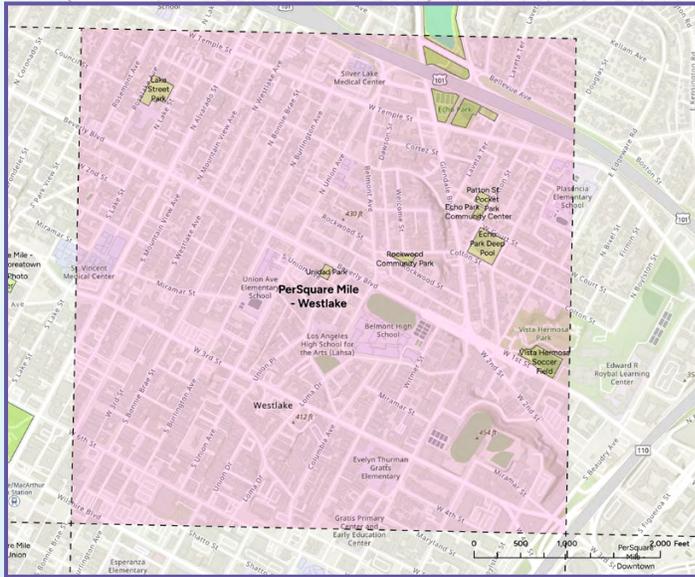


CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

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



WESTLAKE



LEGEND

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

Figure 51. Parks within and near the Westlake 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: Westlake, Downtown, Echo Park

Council Districts: 1, 13

WHY WAS THIS AREA SELECTED?

There are not enough parks in PerSquareMile - Westlake for the amount of people who live there. 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 PerSquare Mile - Westlake can increase the amount of available park space per person and avoid overcrowding.

WESTLAKE CHARACTERISTICS

Prioritization Tier: 1

Total Population Farther Than a 10 Minute Walk to a Park: 0.00% of population, 0 out of 38,451 people

Park Supply per 1,000 People: 0.46 acres

Suggested optimal is 3.0 acres

Population:

Disadvantaged Community (DAC)

CalEnvironScreen 75+ (CES75+)

Existing Parks within the Westlake Grid:

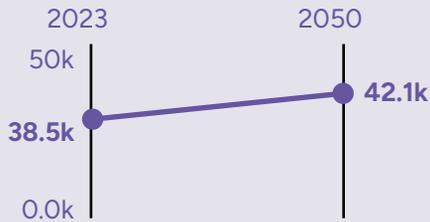
Echo Park, Lake Street Park, Rockwood Community Park, Unidad Park, Vista Hermosa Park

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the Westlake 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 9.5% between 2023 and 2050, from 38,451 to 42,111.



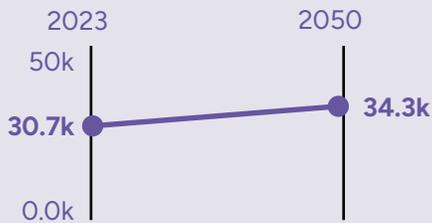
PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 9.5% between 2023 and 2050, with acres available per thousand people decreasing from 0.46 to 0.42.



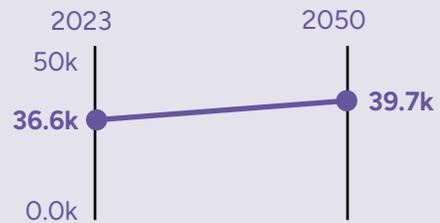
DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 12% between 2023 and 2050, from 30,679 to 34,320.



CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 8.6% between 2023 and 2050, from 36,605 to 39,737.



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.

