

MEETING AGENDA

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

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

Pan Pacific Park Recreation Center
Multi-Purpose Room
7600 Beverly Boulevard
Los Angeles, CA 90036

LYNN ALVAREZ, CHAIR
JOSEPH HALPER, COMMISSIONER

Staff:

Michael A. Shull, General Manager
Cathie Santo Domingo, Acting Assistant General Manager
Darryl Ford, Acting Superintendent
City Attorney Representative

EVERY PERSON WISHING TO ADDRESS THE COMMISSION TASK FORCE MUST COMPLETE A SPEAKER REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE TASK FORCE REPRESENTATIVE PRIOR TO CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, PUBLIC COMMENTS ON AGENDA ITEMS MAY BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED. EACH SPEAKER WILL BE GRANTED TWO MINUTES FOR PUBLIC COMMENT, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION. THE TIME LIMIT FOR PUBLIC COMMENT ON EACH RESPECTIVE ITEM SHALL BE SET AT THE DISCRETION OF THE COMMISSION TASK FORCE CHAIR. PUBLIC COMMENTS ON ALL OTHER MATTERS WITHIN THE COMMISSION TASK FORCE'S SUBJECT MATTER JURISDICTION WILL BE HEARD DURING THE PUBLIC COMMENT PERIOD OF THE MEETING.

1. CALL TO ORDER
2. CURRENT BUSINESS
 - A. Lafayette Park – Outdoor Improvement Project
Discussion of Outdoor Park Improvement Plan Approval
 - B. Potrero Canyon Park – Landscaping Project
Discussion of Final Design Approval
 - C. Quimby Park Fee Ordinance
Implementation Update
3. PUBLIC COMMENT
Comments by the Public on Matters within Task Force Jurisdiction.

November 20, 2019

4. NEXT MEETING

The next Facility Repair and Maintenance Commission Task Force Meeting is tentatively scheduled for Wednesday, December 18, 2019 at 8:30 a.m. at EXPO Center, 3980 Bill Robertson Lane, Los Angeles, CA 90037

5. ADJOURNMENT

NOTICE OF POSSIBLE FUTURE AGENDA ITEMS

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

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

Additional Information

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Task Force Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213) 202-2640.

Information on Agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the Commission Task Force Agenda may be downloaded from the Department's website at www.laparks.org.

RAP Early Consultation Tracking Spreadsheet

8
Department of
Recreation and Parks
Early Consultation
Project Status Report

| 11/14/2019 15:10:00 | | | | | | | | | | Calculation Assuming Exempt Units Qualify | | Calculation Assuming Total Units | | | | Early Consultation Meeting | | | | RAP Board Action(s) | | Advisory Agency Action(s) | | | | | | | |
|---------------------|---|-----------------------------------|---------------------|------------------|-----------------------------|--|---------------------------|------------------------------|--|---|--|----------------------------------|-------------------------|--|--|--|-------------------------------------|--|-------------------------------------|--|-----------------------------------|--|---------------------------------|---|---------------------|------------------------------|--------------------------------|-------------------------------|--|
| # | Applicant | Agent/Representative | Project Case Number | Council District | Community | Project Address | Project Site Size (Acres) | Non-Exempt Residential Units | Exempt Units (Affordable Housing, Existing Units, etc) | Land Dedication based on Projected Non-exempt Units (Acres) | Max Potential Park Fee based on Projected Non-exempt Units (Calculated with the fee rate effective January 11, 2018) | Total Residential Units | Land Dedication (Acres) | Max Potential Park Fee (Calculated with the fee rate effective January 11, 2018) | Project Description | Nearby Parks (within 1/2 mile) | Date EC Application Received by RAP | Did Applicant file case w/DCP prior to EC Meeting? Y/N | Pre-Early Consultation Meeting Date | Date RAP Replied to Applicant to Set Meeting | EC Meeting Date (scheduled /held) | Date Verification Letter Sent to Project Applicant | Board Meeting (scheduled /held) | Approved Board Recommendation | Board Report Number | Advisory Agency Meeting Date | Advisory Agency Recommendation | Date Fees Paid/Land Dedicated | New Residents That Would Be Served by a Park at Project Location (at Improved Std) |
| 1 | Rancho Cold Storage, Inc./Frank Gallo | Latham & Watkins LLP | VTT-74765 | 14 | Downtown Arts District | 670 Mesqui Street, Los Angeles | 5.10 | 258 | 50 | 1.87 | \$3,252,606.00 | 308 | 2.23 | \$3,882,956.00 | The Project includes the construction of approximately 1.8 million square feet of mixed-use floor area potentially consisting of office, multi-family residential units, hotel, and commercial space. | 6th Street Bridge Park (Future) | 1/20/2017 | No | N/A | 1/20/2017 | 1/23/2017 | 1/23/2017 | 4/5/2017 | Fees | 17-086 | 4/17/2017 | Fees | 604 | |
| 2 | LR 1600 Figueroa, LLC | PSOMAS | VTT-74752 | 14 | Downtown South Park | 520 W. Venice Boulevard, 1603-1617 S. Flower Street, 1600-1610 S. Figueroa Street | 1.14 | 304 | 32 | 2.20 | \$3,832,528.00 | 336 | 2.43 | \$4,235,952.00 | A 52-story mixed use development with a hotel, condominiums and retail space. | Venice Hope Park (non-RAP) | 1/25/2017 | No | N/A | 1/26/2017 | 1/31/2017 | 1/31/2017 | | Terminated by Planning on July 1, 2019. | | | | 2,615 | |
| 3 | Weingart Center Association, Inc | Craig Lawson & Co., LLC | VTT-74864 | 14 | Downtown Skid Row | 600-628 S. San Pedro Street, 611-615 S. Crocker Street, 518-522 E. 6th Street | 1.05 | 5 | 298 | 0.04 | \$63,035.00 | 303 | 2.19 | \$3,819,921.00 | A 9-story mixed-use building with residential units, commercial space and a 4-story parking structure. | San Julian Park 6th & Gladys Park | 1/26/2017 | No | N/A | 2/2/2017 | 2/9/2017 | 2/9/2017 | 8/7/2019 | Fees | 19-164 | 11/6/2019 | | 560 | |
| 4 | Weingart Center Association, Inc | Craig Lawson & Co., LLC | VTT-74852 | 14 | Downtown Skid Row | 554 - 562 S. San Pedro Street, 555-561 S. Crocker St. | 0.63 | 6 | 401 | 0.04 | \$75,642.00 | 407 | 2.94 | \$5,131,049.00 | This project consists of 2 mixed-use buildings with residential units and commercial floor space. | San Julian Park 6th & Gladys Park | 1/26/2017 | No | N/A | 2/2/2017 | 2/9/2017 | 2/9/2017 | 8/9/2017 | Fees* | | | | 182 | |
| 5 | Kenji Yamamoto/Resource California, LLC | Craig Lawson & Co., LLC | VTT-74876 | 14 | Downtown Financial District | 754 South Hope Street, 609, 625 West 8th Street | 0.83 | 409 | 0 | 2.96 | \$5,156,263.00 | 409 | 2.96 | \$5,156,263.00 | A 40-story mixed-used development with residential units and commercial space. | Pershing Square Grand Hope Park | 1/31/2017 | No | N/A | 2/2/2017 | 2/8/2017 | 2/8/2017 | 12/13/2017 | Fees | 17-250 | | | 1 | |
| 6 | Ben Soroudi/Shoeham Capital LP | Craig Lawson & Co., LLC | VTT-74867 | 14 | Downtown Arts District | 940-944 E. 4th Street, 416 S. Hewitt Street | 0.53 | 82 | 11 | 0.59 | \$1,033,774.00 | 93 | 0.67 | \$1,172,451.00 | A 7-story mixed-use project with residential units and commercial space. | Arts District Park | 1/27/2017 | No | N/A | 2/3/2017 | 2/8/2017 | 2/8/2017 | 4/4/2018 | Fees. Terminated by Planning on June 26, 2019. | 18-061 | | | 1,650 | |
| 7 | Edward Hotel, LP c/o Skid Row Housing Trust | Craig Lawson & Co., LLC | VTT-74857 | 14 | Downtown Skid Row | 713 to 717-1/2 E. 5th St, Los Angeles | 0.13 | 1 | 50 | | | 51 | | | A 8-story building with residential units and residential support services and on-site parking. | San Julian Park 6th & Gladys Park | 1/30/2017 | No | N/A | 2/3/2016 | 2/16/2017 | 2/16/2017 | N/A | This project will no longer be filing a Tract Map with City Planning. Per LAMC 12.33, Projects that do not have Tract Maps cannot be required to make a land dedication and, therefore, do not require a report or recommendation from RAP. | N/A | N/A | N/A | 297 | |
| 8 | St. Mark's Fifth Street Partners c/o Skid Row Housing Trust | Craig Lawson & Co., LLC | VTT-74856 | 14 | Downtown Skid Row | 609 E 5th St, Los Angeles | 0.25 | 1 | 150 | 0.01 | \$12,607.00 | 151 | 1.09 | \$1,903,657.00 | A 14-story building with residential units and residential support services and on-site parking. | San Julian Park 6th & Gladys Park | 1/31/2017 | No | N/A | 2/3/2016 | 2/16/2017 | 2/16/2017 | N/A | This project will no longer be filing a Tract Map with City Planning. Per LAMC 12.33, Projects that do not have Tract Maps cannot be required to make a land dedication and, therefore, do not require a report or recommendation from RAP. | N/A | N/A | N/A | 286 | |
| 9 | TriStar Realty Group | Armbuster, Goldsmith & Delvac LLP | VTT-74892 | 5 | Encino | 4929 N. Genesta Avenue, 5018 N. Amesley Avenue, and 17017-17031 W. Ventura Boulevard, Encino | 2.76 | 100 | 20 | 0.72 | \$1,260,700.00 | 120 | 0.87 | \$1,512,840.00 | The Project is a mixed-use development consisting of 97 Guest Rooms of Assisted Living and Alzheimer's/Demential Care. This project does not require a recommendation from RAP as there are no new Dwelling Units being constructed. | Encino Park | 2/7/2017 | No | N/A | 2/21/2017 | 3/7/2017 | 3/22/2017 | | This project does not require a recommendation from RAP as there are no new Dwelling Units being constructed. | | | | 209 | |
| 10 | Ackerman Family Limited Partnership | QES INC | VTT-74855 | 7 | Mission Hills | 15418 Bermuda Street, and 10824-10841 Sepulveda Boulevard | 0.07 | 45 | 7 | 0.33 | \$567,315.00 | 52 | 0.38 | \$655,564.00 | The Project is a 52-unit, including 7 affordable units, 5-story apartment building with 4 levels of residential one grade level parking garage. | Andres Pico Adobe Brand Park | 3/29/2017 | No | N/A | 3/29/2017 | 4/13/2017 | 4/13/2017 | 5/17/2017 | This project will no longer be filing a Tract Map with City Planning. Per LAMC 12.33, Projects that do not have Tract Maps cannot be required to make a land dedication and, therefore, do not require a report or recommendation from RAP. | 17-125 | 3/26/2019 | Land | N/A | 674 |
| 11 | Regalian, LLC | Armbuster, Goldsmith & Delvac LLP | VTT-74792 | 14 | Downtown South Park | 911-927 South Figueroa Street, 818-822 James M. Wood Boulevard | 1.96 | 200 | 0 | 1.45 | \$2,521,400.00 | 200 | 1.45 | \$2,521,400.00 | A 66-story mixed-used building with a hotel, condominiums, commercial space and parking lot. | Grand Hope Park | 3/29/2017 | Yes | N/A | 3/31/2017 | 4/20/2017 | 4/20/2017 | 8/9/2017 | Land | 17-170 | | | | 324 |
| 12 | Montecito Housing Apartments, LP | three6ixty | AA-2017-1505-PMLA | 13 | Hollywood | 6650-6668 W. Franklin Avenue, 1850 N. Cherokee Avenue | 0.78 | 118 | 68 | 0.85 | \$1,487,626.00 | 186 | 1.34 | \$2,344,902.00 | Construction of affordable senior units and parking lot. | Las Palmas Senior Center Yucca Park Dorothy & Benjamin Smith Park Selma Park Highland Camrose Park (non-RAP) | 4/13/2017 | Yes | N/A | 4/14/2017 | 5/3/2017 | 5/3/2017 | 2/7/2018 | Fees | 18-021 | 5/16/2018 | Fees | 0 | |
| 13 | 5000 Beethoven, LLC | AHN & Associates | VTT-74669 | 11 | Del Rey | 5000 Beethoven Street | 2.87 | 201 | 35 | | | 236 | | | A 236-unit multi-residential community. | Discovery Park (non-RAP) Fountain Park at Playa Vista (non-RAP) | 4/21/2017 | Yes | N/A | 4/24/2017 | 5/11/2017 | 5/11/2017 | N/A | This project will no longer be filing a Tract Map with City Planning. Per LAMC 12.33, Projects that do not have Tract Maps cannot be required to make a land dedication and, therefore, do not require a report or recommendation from RAP. | N/A | N/A | N/A | N/A | N/A |
| 14 | Ketter Design/Fred & Jamison, LLC | Heather Lee Consulting | VTT-75032 | 10 | Koreatown | 500 South Oxford Street | 0.81 | 89 | 0 | 0.64 | \$1,122,023.00 | 89 | 0.64 | \$1,122,023.00 | An 89-unit condominium building with 2 levels of subterranean parking. | None | 5/9/2017 | No | N/A | 5/12/2017 | 5/18/2017 | 5/18/2017 | 8/9/2017 | Land | 17-172 | 10/4/2017 | Fees | | 21,243 |
| 15 | Maguire Properties - 755 S. Figueroa, LLC | Craig Lawson & Co., LLC | VTT-75003 | 14 | Financial District/Downtown | 945 W. 8th Street | 1.28 | 781 | 0 | 5.65 | \$9,846,067.00 | 781 | 5.65 | \$9,846,067.00 | Construction of a new 64-story mixed use project with 781 residential condominium units and 5,500 of restaurant/ retail | Pershing Square Grand Hope Park | 5/25/2017 | No | N/A | 5/31/2017 | 6/14/2017 | 6/14/2017 | 3/7/2018 | Fees | 18-043 | 6/19/2018 | Fees | 917 | |
| 16 | Relevant Group, LLC | Liner LLP | N/A | 14 | Downtown | 1220-1248 S. Hope Street | 1.29 | 256 | 0 | 1.85 | \$3,227,392.00 | 256 | 1.85 | \$3,227,392.00 | Adaptive reuse of existing four story hotel, thirteen story addition to existing hotel and 29 story residential tower with a four level subterranean parking structure | Grand Hope Park | 6/7/2017 | No | N/A | 6/8/2017 | 6/20/2017 | 6/20/2017 | N/A | This Project has been revised and refined. See Morrison Hotel Project | N/A | N/A | N/A | N/A | 2,232 |

RAP Early Consultation Tracking Spreadsheet

8 Department of
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Project Status Report

| | 11/14/2019 15:10:00 | | | | | | | Calculation Assuming Exempt Units Qualify | | | | Calculation Assuming Total Units | | | | | | | | Early Consultation Meeting | | | | RAP Board Action(s) | | | Advisory Agency Action(s) | | | |
|----|--|------------------------------------|-----------------------|--|--|-----------------|---------------------------|---|--|---|--|----------------------------------|-------------------------|---|--|--------------------------------|-------------------------------------|--|-------------------------------------|--|-----------------------------------|--|---|--------------------------------------|---------------------|------------------------------|--------------------------------------|-------------------------------|--|--------|
| # | Applicant | Agent/Representative | Project Case Number | Council District | Community | Project Address | Project Site Size (Acres) | Non-Exempt Residential Units | Exempt Units (Affordable Housing, Existing Units, etc) | Land Dedication based on Projected Non-exempt Units (Acres) | Max Potential Park Fee based on Projected Non-exempt Units (Calculated with the fee rate effective January 11, 2018) | Total Residential Units | Land Dedication (Acres) | Max Potential Park Fee (Calculated with the fee rate effective January 11, 2018) | Project Description | Nearby Parks (within 1/2 mile) | Date EC Application Received by RAP | Did Applicant file case w/DCP prior to EC Meeting? Y/N | Pre-Early Consultation Meeting Date | Date RAP Replied to Applicant to Set Meeting | EC Meeting Date (scheduled /held) | Date Verification Letter Sent to Project Applicant | Board Meeting (scheduled /held) | Approved Board Recommendation | Board Report Number | Advisory Agency Meeting Date | Advisory Agency Recommendation | Date Fees Paid/Land Dedicated | New Residents That Would Be Served by a Park at Project Location (at Improved Std) | |
| 17 | TDA Consultants, Inc. | TDA Consultants, Inc. | DIR-2018-6322-TOC-SPR | 5 Palms | 10375 Washington Boulevard | 0.83 | 97 | 11 | 0.70 | \$1,222,879.00 | 108 | 0.78 | \$1,361,556.00 | Construction of a new 7-story, 108 unit mixed-use building with ground floor commercial space and 2 levels of subterranean parking garage. | Mar Vista Recreation Center, Veterans Memorial Park (non RAP) Dr. Paul Carlson Memorial Park (non RAP) | 6/9/2017 | No | N/A | 6/22/2017 | 6/27/2017 | 6/27/2017 | N/A | Project has been revised and resubmitted as DIR-2018-6322-TOC-SPR | N/A | N/A | N/A | 3,624 | | | |
| 18 | YL Prospect Inc. | YL Prospect, Inc. | VTT-77105 | 7 Mission Hills | 11211 N. Sepulveda Boulevard | 3.5 | 65 | 0.47 | 0.47 | \$712,557.30 | 65 | 0.47 | \$527,962.50 | Construction of 65 homes. | Brand Park, Andres Pico Adobe | 6/20/2017 | No | N/A | 6/22/2017 | 6/29/2017 | 6/29/2017 | 9/6/2017 | Land | 17-191 | 11/8/2017 | Fees | 1/2/2018 | 24 | | |
| 19 | Encino Investors, Inc. | Rosenheim & Associates | VTT-77140 | 5 Encino | 16161-16202 Ventura Boulevard | 0.55 | 92 | 11 | 0.67 | \$1,159,844.00 | 103 | 0.74 | \$1,298,521.00 | Demolition of 23,261 sq/ft commercial retail/professional building and the construction, use, and maintenance of a mixed-use/residential apartment building | Encino Park, Sepulveda Basin/Woodley Park | 7/5/2017 | No | N/A | 7/21/2017 | 7/26/2017 | 7/26/2017 | 11/1/2017 | 17-234 | | | | | 71-234 | | |
| 20 | LLJ Adler WCCI, LLC & LLJ Adler WCCII, LLC, c/o Adler Realty Investments, Inc. | Rosenheim & Associates | VTT-74891 | 3 Woodland Hills | 20920-21051 Warner Center Lane & 20931-20971 Burbank Boulevard | 23.92 | 1029 | 0 | 7.44 | \$12,972,603.00 | 1029 | 7.44 | \$12,972,603.00 | Phased demolition of existing buildings for the construction of a multi-phase, master-planned mixed-use development containing residential, office, hotel, restaurant and retail uses. | Warner Park | 7/6/2017 | Yes | N/A | 8/15/2017 | 8/1/2017 | 8/1/2017 | 9/6/2017 | Land | 17-192 | | | | 42 | | |
| 21 | TF Shatto, Inc. | Irvine & Associates, Inc. | VTT-82171 | 13 Koreatown | 522-550 South Shatto Place, 3119 West 6th Street | 1.17 | 225 | 33 | 1.63 | \$2,836,575.00 | 258 | 1.87 | \$3,252,606.00 | Retain the existing one-story commercial building at the corner of 6th & Shatto and redevelop the northern portion of the site into new mixed-use high rise building. | Shatto Recreation Center, Lafayette Recreation Center | 9/21/2017 | No | N/A | 9/21/2017 | 9/25/2017 | 9/25/2017 | 8/8/2018 | Land or Combination of Land and Fees | 18-180 | | | | 18-180 | | |
| 22 | TF Broadway | Irvine & Associates, Inc. | VTT-82227 | 1 Chinatown | 942 North Broadway Boulevard | 0.286 | 160 | 7 | 1.16 | \$2,017,120.00 | 167 | 1.21 | \$2,105,369.00 | Redevelopment of a 29,355 sf one-story multi-tenant commercial building, consisting of 10 parcels in the C2-2 and a small portion of [Q]C2-2 to a mixed-use residential commercial project. | Los Angeles State Historic Park | 9/21/2018 | No | N/A | 9/21/2017 | 9/25/2017 | 9/25/2017 | 9/5/2018 | Original: Land or Combination of Land and Fees Revised: Fees & Voluntary Easement | 18-194 | 18-071 | 1/16/2019 | Fees | 18-194 | | |
| 23 | Forest City Southpark Two, LLC | DLA Piper | VTT-78252 | 14 Downtown | 949 South Hope Street | 3.66 | 236 | | | | 236 | | | Urban infill mixed-use development that includes a 27-story residential tower with ground floor retail. | Grand Hope Park | 10/16/2017 | Yes | N/A | 11/14/2017 | 11/21/2017 | 11/21/2017 | N/A | This project will no longer be filing a Tract Map with City Planning. Per LAMC 12.33, Projects that do not have Tract Maps cannot be required to make a land dedication and, therefore, do not require a report or recommendation from RAP. | N/A | N/A | N/A | N/A | N/A | | |
| 24 | CGI Strategies | Jerome Buckmelter Associates, Inc. | VTT-78212 | 10 Koreatown | 826 South Mariposa Avenue | 0.701 | 86 | 12 | 0.62 | \$1,084,202.00 | 98 | 0.71 | \$1,235,486.00 | 7-story residential multifamily building | Seoul International Park, Robert F. Kennedy Inspiration Park | 11/28/2017 | Yes | N/A | 12/12/2017 | 12/19/2017 | 12/19/2017 | 2/7/2018 | No recommendation approved | 18-023 | 2/20/2018 | Fees | | 18-023 | | |
| 25 | CGI Strategies | Jerome Buckmelter Associates, Inc. | VTT-78211 | 10 Koreatown | 837-851 1/2 Fedora Street | 0.598 | 68 | 7 | 0.49 | \$857,276.00 | 75 | 0.54 | \$945,525.00 | 7-story residential multifamily building | Seoul International Park, Robert F. Kennedy Inspiration Park | 11/28/2017 | Yes | N/A | 12/12/2017 | 12/19/2017 | 12/19/2017 | 2/7/2018 | No recommendation approved | 18-022 | 3/28/2018 | Fees | | 18-022 | | |
| 26 | K-1, LLC | Jeremy Chan | | 1 Koreatown | 2938 West 7th Street | 2.012 | 165 | 15 | 1.19 | \$2,080,155.00 | 180 | 1.30 | \$2,269,260.00 | Demolition of existing retail space for construction of a new 7-story mixed-use project comprised of 180 condominium units | Lafayette Recreation Center, Shatto Recreation Center, MacArthur Park, Liberty Park, Normandie Recreation Center | 12/6/2017 | No | N/A | 12/12/2017 | 12/19/2017 | 12/19/2017 | | | | | | | | | |
| 27 | 1111 Sunset Boulevard, LLC | Brian Falls | VTT-80315 | Victor Heights (btw Chinatown and Echo Park) | 1111 West Sunset Boulevard | 6.27 | 702 | 76 | 5.07 | \$8,850,114.00 | 778 | 5.62 | \$9,808,246.00 | Construction of a mixed-use project located within two residential towers surrounded by low-rise residential structures | Los Angeles State Historic Park, Everett Park, Marion Park, Grand Park | 12/6/2017 | No | N/A | 12/15/2017 | 12/20/2017 | 12/20/2017 | 5/16/2018 | Land or Combination of Land and Fees | 18-095 | | | | 32-095 | | |
| 28 | Chris Jones | KPFF | VTT-77149 | 10 Koreatown | 3800 West 6th Street | 1.632 | 122 | 0 | 0.88 | \$1,538,054.00 | 122 | 0.88 | \$1,538,054.00 | 20 Story High Rise | Shatto Recreation Center, Lafayette Recreation Center | 1/8/2018 | Yes | | 2/15/2018 | 2/23/2018 | 3/7/2018 | 3/7/2018 | 4/4/2018 | Land | 18-063 | 12/19/2018 | Fees | | 16,666 | |
| 29 | Joseph Lin | LA Gateway, LLC | VTT-74868 | 14 Downtown | 911-955 South Georgia Street | 3.26 | 1367 | 0 | 9.88 | \$17,233,769.00 | 1367 | 9.88 | \$17,233,769.00 | 3 Towers for a total of up to 1,367 units and 40,000 sf of commercial uses (Option 1). Option 2 would provide up to 879 units, 1,000 hotel rooms and 40,000 sf of commercial uses. | | 1/25/2018 | Yes | | 2/15/2018 | 2/15/2018 | 2/28/2018 | 2/28/2018 | 4/4/2018 | Fees | 18-062 | 12/19/2018 | Fees | | 27-062 | |
| 30 | Crown South Hill, LLC | Anne Williams, PSOMAS | VTT-82178 | 14 Downtown/South Park | 1101-1111 South Hill Street | 0.63 | 494 | 0 | 3.57 | \$6,227,858.00 | 494 | 3.57 | \$6,227,858.00 | Mixed-use high rise development consisting of 494 residential units and 5,721 sf of ground floor commercial space | Grand Hope Park | 1/31/2018 | No | | 2/15/2018 | 2/15/2018 | 2/27/2018 | 2/27/2018 | | | | | | | | 58-062 |
| 31 | three60ty | Dana Sayles | VTT-78270 | 10 West Adams | 3101 West Exposition Boulevard | 2.2 | 68 | 0 | 0.49 | \$857,276.00 | 68 | 0.49 | \$857,276.00 | Construction of 68 condo units with 147 on-site parking spaces | Leslie Shaw Park, Rancho Cienega | 2/9/2018 | Yes | | 2/15/2018 | 2/16/2018 | 2/20/2018 | 2/20/2018 | 4/4/2018 | Fees | 18-064 | 7/26/2018 | Fees | | 5,720 | |
| 32 | Naini Associates | Harvey Goodman | VTT-74933 | 1 Montecito Heights | 3800 North Pasadena Avenue | 1.076 | 86 | 15 | 0.62 | \$1,084,202.00 | 101 | 0.73 | \$1,273,307.00 | 101 Residential Units in 5 levels over retail | Greayers Oak Mini Park | 2/14/2018 | No | | 3/7/18 | 3/14/2018 | 3/21/2018 | 3/21/2018 | 11/7/2018 | Fees | 18-237 | | | | | |
| 33 | Lee Consulting Group, LLC | Mee Semcken | VTT-82048 | 1 Downtown | 1150 Wilshire | 1.444 | 140 | 0 | 1.01 | \$1,819,720.00 | 140 | 1.01 | \$1,819,720.00 | Demolition of two (2) commercial buildings and retention of one commercial building; New Construction of a commercial building with 140 condominium units | Valencia Triangle | 2/23/2018 | Yes | | 4/11/2018 | 4/11/2018 | 4/19/2018 | 4/19/2018 | 7/11/2018 | Land or Combination of Land and Fees | 18-147 | 11/14/2018 | Land or combination of land and fees | | 91-147 | |
| 34 | DTLA South Park Properties Propco I & II | Kevin Lindquist | VTT-82109 | 14 South Park | 1100-1130 South Olive Street | 1.9 | 536 | 0 | 3.87 | \$6,757,352.00 | 536 | 3.87 | \$6,757,352.00 | Mixed-use development with a 51-story high building with 536 units (Site 2) and a 60-story high-rise building with 713 units (Site 3) and 21,780 square feet of commercial uses | Pershing Square | 3/20/2018 | No | | 4/11/2018 | 4/11/2018 | 4/19/2018 | 4/20/2018 | | | | | | | | |
| 35 | DTLA South Park Properties Propco I & II | Kevin Lindquist | VTT-82141 | 14 South Park | 1100-1130 South Olive Street | 1.9 | 713 | | 5.15 | \$8,988,791.00 | 713 | 5.15 | \$8,988,791.00 | Mixed-use development with a 51-story high building with 536 units (Site 2) and a 60-story high-rise building with 713 units (Site 3) and 21,780 square feet of commercial uses | Pershing Square | 3/20/2018 | No | | 4/11/2018 | 4/11/2018 | 4/19/2018 | 4/20/2018 | | | | | | | | |
| 36 | Belmont Village Senior Living | Mark Armbruster/Todd Nelson | VTT-82107 | 5 Westwood | 10822 Wilshire Boulevard | 1.6 | 54 | 0 | 0.39 | \$680,778.00 | 54 | 0.39 | \$680,778.00 | Construction of new eldercare facility with 54 independent living units, 76 assisted living guest rooms and 96 alzheimers/memory care guest rooms, and replacement of existing church's preschool space with new 2-story preschool admin office building. | Westwood Recreation Center, Holmby Park | 4/11/2018 | No | | 5/23/2018 | 5/23/2018 | 5/24/2018 | 5/25/2018 | | | | | | | | |
| 37 | Berendo Apartments | Sean Mo | | 10 Koreatown | 950 South Berendo Street | 0.41 | 68 | 7 | 0.49 | \$857,276.00 | 75 | 0.54 | \$945,525.00 | New proposed 4-story apartment (type V-A) over 2 levels of parking (Type 1-A two level podium), fully sprinkled. Total 75 dwelling units, of which 8 units (10% of total units) are affordable. | None | 4/12/2018 | No | | 5/10/2018 | 5/8/2018 | 5/15/2018 | 5/15/2018 | | | | | | | | |

RAP Early Consultation Tracking Spreadsheet

8
Department of
Recreation and Parks
Early Consultation
Project Status Report

| 11/14/2019 15:10:00 | | | | | | | | | | | | Calculation Assuming Exempt Units Qualify | Calculation Assuming Total Units | | | Early Consultation Meeting | RAP Board Action(s) | Advisory Agency Action(s) | | | | | | | | | | | | |
|---------------------|---|---------------------------------|-------------------------------|--|---|-----------------|---------------------------|------------------------------|--|---|--|---|----------------------------------|---|---|--|-------------------------------------|--|-------------------------------------|--|-----------------------------------|--|---|--|---------------------|------------------------------|--------------------------------|-------------------------------|--|--|
| # | Applicant | Agent/Representative | Project Case Number | Council District | Community | Project Address | Project Site Size (Acres) | Non-Exempt Residential Units | Exempt Units (Affordable Housing, Existing Units, etc) | Land Dedication based on Projected Non-exempt Units (Acres) | Max Potential Park Fee based on Projected Non-exempt Units (Calculated with the fee rate effective January 11, 2018) | Total Residential Units | Land Dedication (Acres) | Max Potential Park Fee (Calculated with the fee rate effective January 11, 2018) | Project Description | Nearby Parks (within 1/2 mile) | Date EC Application Received by RAP | Did Applicant file case w/DCP prior to EC Meeting? Y/N | Pre-Early Consultation Meeting Date | Date RAP Replied to Applicant to Set Meeting | EC Meeting Date (scheduled /held) | Date Verification Letter Sent to Project Applicant | Board Meeting (scheduled /held) | Approved Board Recommendation | Board Report Number | Advisory Agency Meeting Date | Advisory Agency Recommendation | Date Fees Paid/Land Dedicated | New Residents That Would Be Served by a Park at Project Location (at Improved Std) | |
| 38 | TF, LLC | Jim Ries | AA-2018-2768 DIR-2018-2770 | 4 La Brea | 6300 West 3rd Street | | 7.66 | 331 | 0 | 2.39 | \$4,172,917.00 | 331 | 2.39 | \$4,172,917.00 | Demolition of a portion of an existing retail strip mall to accomodate a new mixed use building with multi-family residential and ground-floor retail uses. Per e-mail 12/18/2018, unit count was changed from 381 to 331 | Carthay Circle Park, Pan Pacific Park | 4/16/2018 | Yes | 5/10/2018 | 5/10/2018 | 5/22/2018 | 5/23/2018 | | | | | | | | |
| 39 | 1237 7th Street Associates, LLC | Paul Garry | | 1 Downtown | 1330 West Pico Boulevard, 1308-1346 South Albany Street | | 2.6 | 497 | 62 | 3.59 | \$6,265,679.00 | 559 | 4.04 | \$7,047,313.00 | A mixed-use development with 559 residential units, 1,000 hotel rooms, 300,000 square feet of office and 8,000 sf of commercial uses. The project will include a podium with two towers approximately 48-50 stories in height. | Toberman Recreation Center | 4/20/2018 | No | 5/10/2018 | 5/9/2018 | 5/24/2018 | 5/29/2018 | | | | | | | | |
| 40 | New World/Age 1 | Rose Fistovic | VTT-82170 | 14 Downtown | 333 South Figueroa Street | | 3.84 | 257 | 0 | 1.86 | \$3,239,999.00 | 257 | 1.86 | \$3,239,999.00 | The conversion of 273,601 square feet of existing hotel space into 176 new rental apartments and the addition of a 657,410 square foot hotel tower that will provide 640 new hotel guestrooms and 81 condotel units | Grand Park | 4/19/2018 | No | 5/10/2018 | 5/9/2018 | 5/15/2018 | 5/15/2018 | | | | | | | | |
| 41 | Venice Hope Group, LLC | Alex Irvine | VTT-82213 | 14 South Park | 1601-1618 South Flower Street, 1601-1623 South Hope Street and 440-426 West Venice Boulevard | | 5.03 | 250 | 0 | 1.81 | \$3,151,750.00 | 250 | 1.81 | \$3,151,750.00 | Two 23-story mixed use towers consisting of approximately 20,700 sf of retail, 198,400 sf of hotel and 224,780 sf of hotel and 224,780 sf of residential units. The project will be bisected by a proposed residential Paseo. | Venice Hope Park (Non-RAP) | 4/24/2018 | No | 5/10/2018 | 5/10/2018 | 5/23/2018 | 5/23/2018 | 6/5/2019 | Fees | 19-120 | | | | 2,863 | |
| 42 | Our Lady of Mt. Lebanon - St. Peter Maronite Catholic Church - LA Real Estate Trust | Katherine Casey | VTT-82229 | 5 Mid City | 331-333 South San Vicente Boulevard; 8531-8555 West Burton way | | 0.71 | 136 | 17 | 0.98 | \$1,714,552.00 | 153 | 1.11 | \$1,928,871.00 | Demolition of existing buildings with the exception of the main one-story cathedral building, which would be integrated within a new mixed-use development. The project contains approximately 31,000 SF of church and ancillary uses, approximately 132,000 SF of residential floor areas and subterranean parking. Project includes 153 dwelling units in a 17-story tower. | Poinsettia Recreation Center | 5/4/2018 | No | 6/5/2018 | 6/7/2018 | 2/19/2019 | 2/19/2019 | 6/19/2019 | Land or Combination of Land and Fees | 19-134 | | | | | |
| 43 | MOB Hotels & Compagnie, LLC c/o Compagnie de Phalsbourg | Kira Teshima | VTT-82191 | 1 Chinatown | 641-675 1/2 North Spring Street | | 2.3 | 289 | 0 | 2.09 | \$3,643,423.00 | 289 | 2.09 | \$3,643,423.00 | Demolition of (e) improvements and construction, use, and maintenance of mixed-use development comprising 26 stories and an amenity roof deck for a maximum height of 282 feet 4 inches to the top of the elevator overrun with 294 dwelling units, 149 guest rooms, 10,664 SF of shared amenities, and 15,878 square feet of commercial floor area. | Grand Park | 5/2/2018 | Yes | 6/5/2018 | 6/7/2018 | 6/14/2018 | 6/15/2018 | 7/11/2018 | Land or Combination of Land and Fees | 18-145 | | | | 15 | |
| 44 | Morrison Hotel, LLC and Morrison Residential | Alfred Fraijo Jr. | VTT-82183 | 14 South Park/Downtown | 1220 South Hope Street | | 1.29 | 100 | 0 | 0.72 | \$1,260,700.00 | 100 | 0.72 | \$1,260,700.00 | Adaptive reuse and expansion of an existing SRO hotel into a 473 guest room hotel with 19,441 square feet of restaurant and retail space, 8,075 square feet of meeting space | Grand Hope Park | 5/2/2018 | No | 6/5/2018 | 6/7/2018 | 6/13/2018 | 6/13/2018 | | | | | | | | |
| 45 | MCAF Vine LLC | Edgar Khalatian | VTT-82152 | 13 Hollywood | 1720-1770 North Vine Street; 1746-1760 North Ivor Avenue ; 1733 and 1741 Argyle Avenue and 6236,6270 and 6334 Wesy Yucca Street | | 4.46 | 872 | 133 | 6.30 | \$10,993,304.00 | 1005 | 7.26 | \$12,670,035.00 | Construct a mixed-use project consistent with measure JJJ to convert parking lots with 872 market-rate dwelling units and 133 senior affordable housing units. | Yucca Community Center, Griffith Park | 5/4/2018 | Yes | 6/5/2018 | 6/15/2018 | 6/19/2018 | 6/26/2018 | 8/8/2018 | Land or Combination of Land and Fees | 18-181 | | | | 1,120 | |
| 47 | Eco Tower, LLC | Francis Park/Park & Velayos LLP | VTT-82158 | 14 South Park | 1201, 1205, 1215 S. Grand Ave, 410 W. 12th Street | | 0.58 | 312 | 0 | 2.26 | \$3,933,384.00 | 312 | 2.26 | \$3,933,384.00 | A 40-story building with 312 residential units, approximately 7,100 sf of retail uses and related parking. | Grand Hope Park | 5/22/2018 | No | 6/5/2018 | 6/7/2018 | 6/13/2018 | 6/13/2018 | | | | | | | | |
| 46 | Ecto Homes, Inc./Carl Steinberg | Rose Fistovic | VTT-82168 | 14 Little Tokyo | 118-124 S. Astronaut Ellison S Onizuka St | | 0.4 | 77 | 0 | 0.56 | \$970,739.00 | 77 | 0.56 | \$970,739.00 | Construction of 8-story, 77 residential condominiums, 4 commercial condominiums and 3 levels of subterranean parking with 80 spaces. | City Hall Park, Spring Street Park, El Pueblo | 5/10/2018 | No | 6/5/2018 | 6/6/2018 | 6/13/2018 | 6/13/2018 | 7/11/2018 | Fees | 18-146 | 10/17/2018 | Fees | 2/28/2019 | 847 | |
| 48 | Farid & Farahnaz Amid, Amid Family Trust 64%, et al | Andy Simhaee | DIR-2018-6634-TOC | 1 Victor Heights | 1251 and 1275 W. Sunset Blvd (separate but adjacent to each other) | | | 68 | 7 | 0.49 | \$857,276.00 | 77 | 0.56 | \$970,739.00 | 77 unit apartment complex with 6 affordable units. | Everett Park, Echo Park, Elysian Park | 5/23/2018 | No | 6/5/2018 | 6/7/2018 | 6/13/2018 | 6/13/2018 | 6/15/2018; No show. Left VM. No response. | | | | | | | |
| 49 | 806 West Adams Property, LLC c/o Robert Champion | Andrew Brady/Kyndra Casper | VTT-82114 | 9 University Park | 806 West Adams Boulevard | | 2.8 | 94 | 5 | 0.68 | \$1,185,058.00 | 99 | 0.72 | \$1,248,093.00 | A residential community with up to 99 units with 495 bedrooms, including 5 very low income affordable units. | St. James Park, Hoover Recreation Center | 5/24/2018 | No | 6/5/2018 | 6/5/2018 | 6/6/2018 | 6/11/2018 | 8/8/2018 | Land or Combination of Land and Fees Application withdrawn | 18-182 | N/A | N/A | N/A | 0 | |
| 50 | Leon S. Kaplan Revocable Trust | Steve Nazemi | TT-74395 | 2 North Hollywood | 5314 North Cartwright Avenue | | 0.62 | 42 | 8 | 0.30 | \$529,494.00 | 50 | 0.36 | \$630,350.00 | Three SFD and fourplex to be demolished for creation of 50 unit apartment. Requesting TOC with three (3) incentives; 1- Reduction in open space by 20%; 2- increase in building height by 11' and decrease in side yard setback by 8.3%. | Valley Village Park, North Hollywood Recreation Center | 5/24/2018 | Yes | 6/26/2018 | 6/24/2018 | 7/6/2018 | 7/10/2018 | Not > 50 units | | | | | | | |
| 51 | Charles Hung, WPDTLA | Michael Gonzales | VTT-82167 | 1 Westlake South | 804 Garland Avenue, 1150-1180 West 8th Place | | 1.74 | 118 | 0 | 0.85 | \$1,487,626.00 | 118 | 0.85 | \$1,487,626.00 | Construction of a 14-story mixed-use building with 118 Dwelling units, 69,925 sf. of office floor area, and 6,225 sq. ft. of commercial. | Valencia Triangle | 6/6/2018 | No | 6/28/2016 | 6/27/2018 | 7/9/2018 | 7/10/2018 | 12/12/2018 | Fees | 18-255 | | | | | |
| 52 | Samuel S. Leung - Seacrest Apartments L.P. and Seacrest Homes L.P. | Amy Studarus | VTT-74520 | 15 Harbor Gateway/Torrance | 1309-1311 West Sepulveda Boulevard | | 5.18 | 352 | 0 | 2.54 | \$4,437,664.00 | 352 | 2.54 | \$4,437,664.00 | Vesting Tentative Tract Map for 352 Residential Condominium units with two parking spaces per unit and 1/4 guest parking space per unit. The project will be completed with two lots and each lot will contain 176 units. | Normandale Park | 6/25/2018 | Yes | 7/23/2018 | 7/23/2018 | 8/1/2018 | 8/6/2018 | 1/16/2019 | Fees | 19-021 | | | | | |
| 53 | Thomas Safran & Associates | three6ixty | | 13 Koreatown | 525-531 South Virgil Avenue | | 0.97 | 113 | 119 | 0.82 | \$1,424,591.00 | 132 | 0.95 | \$1,664,124.00 | Construction of new mixed use building including 55 for-rent apartments, 77 for-sale condos, and approximately 31,000 SF of office/conference space. | Lafayette Recreation Center, Shatto Recreation Center | 7/25/2018 | No | 8/7/2018 | 8/7/2018 | 8/10/2018 | 8/15/2018 | | | | | | | | |
| 54 | K. Geneva @ Venice Development, LLC | Dana Sayles | VTT-82336 | 5 Palms | 9900-9914 West Venice Boulevard | | 0.36 | 47 | 5 | 0.34 | \$592,529.00 | 52 | 0.38 | \$655,564.00 | 52 apartment units, 3,000 square feet of ground floor retail. | Media Park | 7/27/2018 | No | 8/7/2018 | 8/7/2018 | 8/10/2018 | 8/15/2018 | 10/2/2019 | | | | | | | |
| 55 | 968 Fedora, LLC | Dale Kim | | 10 Koreatown | 968,970 & 974 South Fedora Street | not provided | 47 | 6 | 0.34 | \$592,529.00 | 53 | 0.38 | \$668,171.00 | new 53-unit, 5 story apartment- Sent e-mail 9/4/18 to formally withdraw application | Seoul International Park | 8/6/2018 | No | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| 56 | Akerman, LLP | Lisa Kolieb | AA-2018-7264 | 10 Arlington Heights (South Los Angeles Community Plan | 2341-2345 18th Street/2300-2360 West Venice Boulevard; 1601-1717 South Western Avenue | | | | | | | | | | | | | | | | | | | | | | | | | |

RAP Early Consultation Tracking Spreadsheet

8 Department of
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Updates since the last RAP Task Force Meeting

