

MEETING AGENDA

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

Thursday, March 5, 2020 at 8:30 a.m.

Friendship Auditorium
Ranger Room
3201 Riverside Drive
Los Angeles, CA 90027

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. Trinity Recreation Center – Skate Park and Site Improvements
Discussion of Final Plan Approval
- B. Hydration Station Installation at Recreation & Parks Facilities
Discussion of Memorandum of Understanding between the Department of Recreation & Parks and the Department of Water & Power
- C. Quimby Park Fee Ordinance
Implementation Update

3. PUBLIC COMMENT

Comments by the Public on Matters within Task Force Jurisdiction.

March 5, 2020

4. NEXT MEETING

The next Facility Repair and Maintenance Commission Task Force Meeting is tentatively scheduled for Thursday, March 19, 2020 at 8:30 a.m. at Van Nuys Sherman Oaks Recreation Center, 14201 Huston St., Sherman Oaks, CA 91423.

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
- B. GRIFFITH PARK – PERFORMING ARTS CENTER
DISCUSSION OF PROJECT 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 Early Consultation

	2/28/2020 7:32:10						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 Mesquit Street, Los Angeles	5.10	258	50	1.87	\$3,252,606.00	308	2.23	\$3,882,956.00	The Project includes the construction of approximately 1.8 million square feet of mixed-use floor area potentially consisting of office, multi-family residential units, hotel, and commercial space.	6th Street Bridge Park (Future)	1/20/2017	No	N/A	1/20/2017	1/23/2017	1/23/2017	4/5/2017	Fees	17-086	4/17/2017	Fees	604	
2	LR 1600 Figueroa, LLC	PSOMAS	VTT-74752	14	Downtown South Park	520 W. Venice Boulevard, 1603-1617 S. Flower Street, 1600-1610 S. Figueroa Street	1.14	304	32	2.20	\$3,832,528.00	336	2.43	\$4,235,952.00	A 52-story mixed use development with a hotel, condominiums and retail space.	Venice Hope Park (non-RAP)	1/25/2017	No	N/A	1/26/2017	1/31/2017	1/31/2017		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 19-story mixed-use building with residential units, commercial space and a 4-story parking structure.	San Julian Park 6th & Gladys Park	1/26/2017	No	N/A	2/2/2017	2/9/2017	2/9/2017	8/7/2019	Fees	19-164	11/6/2019	Fees	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	*Project removes the affordable housing units. The Board wants staff to change its recommendation to Land Dedication	17-171	8/21/2017	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, 2017.	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. Amestoy Avenue, and 17017-17031 W. Ventura Boulevard, Encino	2.76	100	20	0.72	\$1,260,700.00	120	0.87	\$1,512,840.00	The Project description changed when the map was filed with DCP. The new description is: The Project is a mixed-use development consisting of 97 Guest Rooms of Assisted Living and Alzheimer's/Dementia 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	Land. 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	three60ty	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	
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 5,600 sf of restaurant/ retail	Pershing Square Grand Hope Park	5/25/2017	No	N/A	5/31/2017	6/14/2017	6/14/2017	3/7/2018	Fees	18-043	6/19/2018	Fees	917	
16	Relevant Group, LLC	Liner LLP	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	See Morrison Hotel Project	N/A	N/A	N/A	N/A	2,232
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 refined as DIR-2018-6322-TOC-SPR	N/A	N/A	N/A	N/A	3,623

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								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)	Did Applicant file case w/DCP prior to EC Meeting? Y/N	Date EC Application Received by RAP	Pre-Early Consultation Meeting Date	Date RAP Replied to Applicant to Set Meeting	EC Meeting Date (scheduled/held)	Date Verification Letter Sent to Project Applicant	Board Meeting (scheduled/held)	Approved Board Recommendation	Board Report Number	Advisory Agency Meeting Date	Advisory Agency Recommendation	Date Fees Paid/Land Dedicated				
18	YL Prospect Inc.	YL Prospect, Inc.	VTT-77105	7	Mission Hills	11211 N. Sepulveda Boulevard	3.5	65	0.47	\$712,557.30	65	0.47	\$527,962.50	Construction of 65 homes.	Brand Park, Andres Pico Adobe	6/20/2017	No	N/A	6/22/2017	6/29/2017	6/29/2017	9/6/2017	Land	17-191	11/8/2017	Fees	1/2/2018	242		
19	Encino Investors, Inc.	Rosenheim & Associates	VTT-77140	5	Encino	16161-16202 Ventura Boulevard	0.55	92	11	0.67	\$1,159,844.00	103	0.74	\$1,298,521.00	Demolition of 23,261 sq/ft commercial retail/professional building and the construction, use, and maintenance of a mixed-use/residential apartment building	Encino Park, Sepulveda Basin/Woodley Park	7/5/2017	No	N/A	7/21/2017	7/26/2017	7/26/2017	11/1/2017	RAP.	17-234				715	
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	2/11/2020			422	
21	TF Shatto, Inc.	Irvine & Associates, Inc.	VTT-82171	13	Koreatown	522-550 South Shatto Place, 3119 West 6th Street	1.17	225	33	1.63	\$2,836,575.00	258	1.87	\$3,252,606.00	Retain the existing one-story commercial building at the corner of 6th & Shatto and redevelop the northern portion of the site into new mixed-use high rise building.	Shatto Recreation Center, Lafayette Recreation Center	9/21/2017	No	N/A	9/21/2017	9/25/2017	9/25/2017	8/8/2018	Land or Combination of Land and Fees	18-180	6/26/2019	Fees		0	
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	19-071	1/16/2019	Fees	0	
23	Forest City Southpark Two, LLC	DLA Piper	VTT-78252	14	Downtown	949 South Hope Street	3.66	236				236			Urban infill mixed-use development that includes a 27-story residential tower with ground floor retail.	Grand Hope Park	10/16/2017	Yes	N/A	11/14/2017	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		0	
25	CGI Strategies	Jerome Buckmelter Associates, Inc.	VTT-78211	10	Koreatown	837-851 1/2 Fedra Street	0.598	68	7	0.49	\$857,276.00	75	0.54	\$945,525.00	7-story residential multifamily building	Seoul International Park, Robert F. Kennedy Inspiration Park	11/28/2017	Yes	N/A	12/12/2017	12/19/2017	12/19/2017	2/7/2018	No recommendation approved	18-022	3/28/2018	Fees		0	
26	K-1, LLC	Jeremy Chan		1	Koreatown	2938 West 7th Street	2.012	165	15	1.19	\$2,080,155.00	180	1.30	\$2,269,260.00	Demolition of existing retail space for construction of a new 7-story mixed-use project comprised of 180 condominium units	Lafayette Recreation Center, Shatto Recreation Center, MacArthur Park, Liberty Park, Normandie Recreation Center	12/6/2017	No	N/A	12/12/2017	12/19/2017	12/19/2017								0
27	1111 Sunset Boulevard, LLC	Brian Falls	VTT-80315	1	Victor Heights (btw Chinatown and Echo Park)	1111 West Sunset Boulevard	6.27	702	76	5.07	\$8,850,114.00	778	5.62	\$9,808,246.00	Construction of two residential towers surrounded by low-rise residential structures	Los Angeles State Historic Park, Everett Park, Marion Park, Grand Park	12/6/2017	No	N/A	12/15/2017	12/20/2017	12/20/2017	5/16/2018	Land or Combination of Land and Fees	18-095				324	
28	Chris Jones	KPFF	VTT-77149	10	Koreatown	3800 West 6th Street	1.632	122	0	0.88	\$1,538,054.00	122	0.88	\$1,538,054.00	20 Story High Rise	Shatto Recreation Center, Lafayette Recreation Center	1/8/2018	Yes	2/15/2018	2/23/2018	3/7/2018	3/7/2018	4/4/2018	Land	18-063	12/19/2018	Fees		16,669	
29	Joseph Lin	LA Gateway, LLC	VTT-74868	14	Downtown	911-955 South Georgia Street	3.26	1367	0	9.88	\$17,233,769.00	1367	9.88	\$17,233,769.00	3 Towers for a total of up to 1,367 units and 40,000 sf of commercial uses (Option 1). Option 2 would provide up to 879 units, 1,000 hotel rooms and 40,000 sf of commercial uses.		1/25/2018	Yes	2/15/2018	2/15/2018	2/28/2018	2/28/2018	4/4/2018	Fees	18-062	12/19/2018	Fees		272	
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							585	
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		5,729	
32	Naini Associates	Harvey Goodman	VTT-74933	1	Montecito Heights	3800 North Pasadena Avenue	1.076	86	15	0.62	\$1,084,202.00	101	0.73	\$1,273,307.00	101 Residential Units in 5 levels over retail	Greycliffs 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				0	
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		917	
34	DTLA South Park Properties Propco I & II	Kevin Lindquist	VTT-82109	14	South Park	1100-1130 South Olive Street	1.9	536	0	3.87	\$6,757,352.00	536	3.87	\$6,757,352.00	Mixed-use development with a 51-story high building with 536 units (Site 2) and a 60-story high-rise building with 713 units (Site 3) and 21,780 square feet of commercial uses	Pershing Square	3/20/2018	No	4/11/2018	4/11/2018	4/19/2018	4/20/2018								
35	DTLA South Park Properties Propco I & II	Kevin Lindquist	VTT-82141	14	South Park	1100-1130 South Olive Street	1.9	713		5.15	\$8,988,791.00	713	5.15	\$8,988,791.00	Mixed-use development with a 51-story high building with 536 units (Site 2) and a 60-story high-rise building with 713 units (Site 3) and 21,780 square feet of commercial uses	Pershing Square	3/20/2018	No	4/11/2018	4/11/2018	4/19/2018	4/20/2018								
36	Belmont Village Senior Living	Mark Armbruster/Todd Nelson	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								

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8 Department of Early Consultation

#	Applicant	Agent/Representative	Project Case Number	Council District	Community	Project Address	Project Site Size (Acres)	Calculation Assuming Exempt Units Qualify				Calculation Assuming Total Units				Project Description	Nearby Parks (within 1/2 mile)	Early Consultation Meeting					RAP Board Action(s)			Advisory Agency Action(s)		New Residents That Would Be Served by a Park at Project Location (at Improved Std)		
								Non-Exempt Residential Units	Exempt Units (Affordable Housing, Existing Units, etc)	Land Dedication based on Projected Non-exempt Units (Acres)	Max Potential Park Fee based on Projected Non-exempt Units (Calculated with the fee rate effective January 11, 2018)	Total Residential Units	Land Dedication (Acres)	Max Potential Park Fee (Calculated with the fee rate effective January 11, 2018)	Did Applicant file case w/DCP prior to EC Meeting? Y/N	Date EC Application Received by RAP	Pre-Early Consultation Meeting Date	Date RAP Replied to Applicant to Set Meeting	EC Meeting Date (scheduled /held)	Date Verification Letter Sent to Project Applicant	Board Meeting (scheduled /held)	Approved Board Recommendation	Board Report Number	Advisory Agency Meeting Date	Advisory Agency Recommendation	Date Fees Paid/Land Dedicated				
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		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								
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 (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.	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	MCAC 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 West 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 Simhae	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	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	6/6/2018	8/8/2018	Application withdrawn	18-182	N/A	N/A	0	
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 sq. ft. of office floor area, and 6,225 sq. ft. of commercial.	Valencia Triangle	6/6/2018	No	6/28/2016	6/27/2018	7/9/2018	7/10/2018	12/12/2018	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	threeSixty		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 co-ops, 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 email 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		
56	Akerman, LLP	Lisa Kolieb	AA-2018-7264	10	Arlington Heights Community Plan	2341-2345 18th Street;2300-2360 West Venice Boulevard; 1601-1717 South Western Avenue	7.14	162	18	1.17	\$2,042,334.00	180	1.30	\$2,269,260.00		Vesting Parcel Map to create 2 legal lots - Parcel A (shopping center) & Parcel B (multifamily) up to 180 units via site plan reviews	Normandie Recreation Center	10/23/2018	No	11/8/2018	11/8/2018	11/14/2018	11/14/2018	3/6/2019	Land or Combination of Land and Fees	19-049	7/17/2019	Land and fees		
57	Frontier Holdings West, LLC;Regal Group LLC; Main Fund Associates, LLC	Irvine & Associates, Inc.	VTT-82463	14	South Park	1123-1161 South Main Street	not provided	363	0	2.62	\$4,576,341.00	363	2.62	\$4,576,341.00		Proposed mixed use residential building with approximately 363 residential units over 12,247 SF of commercial space	Grand Hope Park	11/6/2018	No	12/5/2018	12/5/2018	12/12/2018	12/12/2018						690	
58	SBLP Century City, LLC	Rosenheim & Associates	VTT-82442	5	Century City	10328-10384 Bellwood Avenue and 10341-10381 Bellwood Avenue	2.16	0</td																						

RAP Early Consultation Tracking Spreadsheet

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60	Charles Park & Associates, LLC	Bill Robinson		10	Koreatown	3433-3435 West 8th Street, 744 South Hobart Avenue, 749 South Harvard Boulevard	0.418	241	12	1.74	\$3,038,287.00	253	1.83	\$3,189,571.00	New 7-story mixed-use project with approximately 50,000 sf commercial area and 253 residential units, which include 12 affordable units.	Seoul International Park	12/5/2018	No	12/13/2018	12/13/2018	12/20/2018	12/20/2018							
61	La Brea Bliss, LLC	Dana Sayles	VTT-82618	4	Mid-Wilshire	623-671 South La Brea Avenue	1.08	107	14	0.77	\$1,348,949.00	121	0.87	\$1,525,447.00	121 residential units, 125 hotel guest rooms, 13,026 square feet commercial space, 10,616 square feet open space, 201,263 total square feet.		2/26/2019	No	3/4/2019	3/4/2019	3/11/2019	5/1/2019	Land or combination of Land and fees	19-086	10/23/2019			6,109	
62	Maubert LA VI, LLC	Rosenheim & Associates	VTT-82654	13	Los Feliz	4629 Maubert Avenue	0.76	136	17	0.98	\$1,714,552.00	153	1.11	\$1,928,871.00	Demolition of existing residential units and surface parking area, in order to develop, use, and maintain a +/- 143,785 sf, 153 unit residential development.	Barnsdall Park	4/16/2019	No	5/9/2019	5/13/2019	5/23/2019	11/20/2019	Land or combination of Land and fees	19-239				3,873	
63	1149 Gower Street Hollywood, LLC	Craig Lawson & Co., LLC		13	Hollywood	1121-1149 North Gower Street	3.12	155	14	1.12	\$1,954,085.00	169	1.22	\$2,130,583.00	Construction of 169 Dwelling Units on land currently occupied by surface parking. The construction will be pursued in two (2) phases, a 6-story first phase building and a 5-story second-phase building. The project seeks a Density Bonus and will provide 11% of base density (14 units) as affordable units.	Hollywood Recreation Center	4/24/2019	No	5/9/2019	5/13/2019	5/30/2019	5/30/2019							2,884
64	Flexible PSH Solutions, Inc.	Craig Lawson & Co., LLC	VTT-82798	13	East Hollywood	312-328 North Juanita Avenue, 3810-3838 West Oakwood Avenue; 317-345 North Madison Avenue	2.09	2	452	0.01	\$25,996.00	454	3.28	\$5,901,092.00	Four new buildings containing a total of 431 residential dwelling units (100% affordable except for managers units). This project will also include supportive social services on-site and common open space areas.	Madison West Park	4/27/2019	No	5/9/2019	5/13/2019	5/30/2019	5/30/2019	Fees	19-219	1/23/2020			6,915	
65	Walter N Marks III	Craig Lawson & Co., LLC	VTT-82716	4	La Brea/Mid-Wilshire	665 & 671 South Cloverdale Avenue	1.32	287	51	2.07	\$3,618,209.00	338	2.44	\$4,261,166.00	The proposed tower is described as featuring a "curvilinear shape," soaring above an Art Deco building at Wilshire and Cloverdale Avenue that will remain in place.												5,602		
66	Mark Laderman/Collin Koma	Todd Nelson, Ambruster Goldsmith & Delvac LLP	VTT-82764	13	Hollywood	1520-1542 North Cahuenga; 6350 West Selma Avenue; 1523-1549 North Ivar Avenue	2.008	261	29	1.89	\$3,392,478.00	290	2.10	\$3,769,420.00	Plans call for a new mixed-use multifamily residential high-rise over ground-floor retail. The project will develop a new multi-family residential tower containing up to 292 units over approximately 7,000 square feet of new retail uses and parking in subterranean and above-ground levels. Existing retail uses on the project site will be retained. The project proposes 261 market rate units and 29 (revised from original estimate) affordable units.	Selma Park	6/21/2019	No	7/18/2019	7/18/2019	7/24/2019	7/24/2019	Fees	19-220				187	
67	WIP Expo Crenshaw, LLC c/o Jennifer McElyea	Edgar Khalatian, Mayer Brown LLP	VTT-82282	10	Baldwin Hills/Crenshaw	3606 West Exposition Boulevard; 3510 West Exposition Boulevard; 3630 & 3642 South Crenshaw Boulevard; and 3501 & 3505 West Obama Boulevard	4.18	321	80	2.32	\$4,172,358.00	401	2.90	\$5,212,198.00	The project would provide approximately 45,416 square feet of private and publicly accessible open space and recreational amenities, with 22,481 square feet for Site A and 22,935 square feet for Site B. Site A would include a publicly-accessible open space plaza on the ground level along Exposition Boulevard and adjacent to the Expo/Crenshaw Station Metro Line. The publicly accessible open space would also front the project's ground floor commercial uses, including but not limited to a proposed grocery store, retail and restaurant uses. Site A Levels 3 and 4 would include amenity decks (lower and upper) and recreational rooms for residents and guest. The publicly-accessible open space plaza would also extend to Site B and similarly front the Expo Line and project's ground floor commercial uses. Site B would also include amenity decks (lower and upper) and recreation rooms on Levels 3 and 4.		8/14/2019	No	8/21/2019	8/21/2019	8/29/2019	8/29/2019							4,824
68	Erich Nakano, SMV Housing L.P.	Donna Shen Tripp, Craig Lawson & Co., LLC	VTT-82866	13	East Hollywood	1013-1041 North Vermont Avenue; 4704-4722 West Santa Monica Boulevard; 1020-1034 North New Hampshire Avenue	1.58	0	187	0.00	\$0.00	187	1.35	\$2,430,626.00	The project would construct a new mixed-use development with 187 units (including 185 affordable units and 2 manager's units), supportive service uses, and ground floor commercial space.		8/27/2019	No	9/5/2019	9/5/2019	9/12/2019	9/12/2019	Fees	19-229	12/11/19	Fees		11,077	
69	Hollywood Arts Collective LP (c/o Andrew Gross)	Dana A. Sayles, AICP, three6ty	VTT-82829	13	Hollywood	1631-1641 North Wilcox Avenue; 1630-1638 North Schrader Boulevard	1.03	117	35	0.85	\$1,520,766.00	152	1.10	\$1,975,696.00	Construction of 152 dwelling units, including 35 affordable units, and 7,000 sf of commercial space on 41,151-sf lot.	Yucca Community Center Las Palmas Senior Center De Longpre Park Selma Park	9/26/2019	No	10/7/2019	10/7/2019	10/10/2019	10/10/2019	Fees	19-259				0	
70	Venice Community Housing Corp & Venice Community Housing Corp	Christopher Murray (Rosenheim & Associates, Inc.)	VTT-82288	11	Venice	2102-2120 S. Pacific Avenue, 116-302 E North Venice Blvd, 2106-2116 S. Canal Street, E. S. Venice Blvd	2.65	4	136	0.03	\$51,992.00	140	1.01	\$1,819,720.00	Construction of mixed-use affordable housing development with 140 units (136 affordable units and 4 managers units) and retail, restaurant, office space and parking garage.	Venice Beach	2/11/2020	Yes											
71	AMCAL Washington Fund, LP	J. Ross	TBD	9	South LA	200-206, 214-216 East Washington Street, 1910 South Los Angeles Street	1.42	2	103	0.01	\$25,996.00	105	0.76	\$1,364,790.00	Construction of mixed-use affordable apartments with 105 units and commercial space. Includes the demolition of the existing 31-unit apartment and car repair shop.	Trinity Park	1/2/2020	No	1/15/2020	1/15/2020	2/19/2020	2/19/2020							
72	Van Nuys Investment Partners, LLC	Shlomi Asiss	TBD	2	Van Nuys	7644-7658 North Van Nuys Boulevard		110	14		\$1,429,780.00	124		\$1,611,752	Construction of 124-unit, 5 story apartment over 1 story basement parking garage		2/6/2020	No											
73	Crocker Apartments, LP (c/o Erich Nakano)	Eric Lieberman (QES, Inc.)	VTT-82988	14	Skid Row	412-426 Crocker Street; 411-426 Towne Avenue	1.121	2	173	0.01	\$25,996.00	175	1.27	\$2,274,650	Mixed-use 100% affordable complex with 175 units (2 manager's units), commercial space, 19 parking stalls, and 125 bicycle stalls	6th and Gladys Park, San Julian Park, Arts District Park	2/2/2020	No											

Updates since the last RAP Task Force Meeting

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