

**From:** RAP ParkFees <rap.parkfees@lacity.org>  
**Sent time:** 06/26/2018 09:10:31 AM  
**To:** Khalatian, Edgar <ekhalatian@mayerbrown.com>  
**BCc:** darryl.ford@lacity.org  
**Subject:** SUBJECT: Early Consultation Verification Letter VTT-82152 1720 North Vine  
**Attachments:** Early Consultation Verification Letter 82152.pdf

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Good Morning,

See attached Early Consultation Verification for last week's meeting. We will send you the had copy to the address listed on the application.

Sincerely,

Park Fee Staff

Department of Recreation and Parks  
4th Floor, Suite 400  
221 N. Figueroa Street  
Los Angeles, CA 90012  
(213) 202-2682

For more information about Park Fees, visit <http://laparks.org/planning/quimby-park-fees>

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AND PARKS

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(213) 202-2633, FAX (213) 202-2614

June 26, 2018

Edgar Khalatian  
Mayer Brown LLP  
350 South Grand Avenue, 25<sup>th</sup> Floor  
Los Angeles, CA 90071

**EARLY CONSULTATION MEETING VERIFICATION (VTT-82152 - 1720-1770 North Vine Street; 1746-1760 North Ivar Avenue; 1733 and 1741 Argyle Avenue and 6236,6270 and 6334 West Yucca Street)**

Dear Applicant:

Los Angeles Municipal Code Section 12.33 C.1 requires that applicants participate in an early consultation with the Department of Recreation and Parks staff, and Department of City Planning staff, in advance of submitting a tract map application for a project of more than 50 residential dwelling units. The purpose of this early consultation is to discuss whether the City may require a land dedication for the project and/or to discuss credits available to the applicant, if any.

Los Angeles Municipal Code Section 12.33 D.1 requires the Department of Recreation and Parks provide written verification of this early consultation to the project applicant within ten (10) business days of the meeting. Written verification of the early consultation is required before the Department of City Planning may accept an application for a tentative tract map that is subject to the requirements of Los Angeles Municipal Code Section 12.33 D.1.

This letter serves as verification that, on **June 19, 2018**, the applicant/representative of a proposed residential project located at **1720-1770 North Vine Street; 1746-1760 North Ivar Avenue; 1733 and 1741 Argyle Avenue and 6236,6270 and 6334 West Yucca Street** participated in an early consultation meeting with the Department of Recreation and Parks.

As currently conceptualized, the project at **1720-1770 North Vine Street; 1746-1760 North Ivar Avenue; 1733 and 1741 Argyle Avenue and 6236,6270 and 6334 West Yucca Street** proposes the construction of a mixed-use project consistent with measure JJJ to convert parking lots with 872 market-rate dwelling units and 133 senior affordable housing units. This project is located in



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the Hollywood area of Los Angeles.

Pursuant to Los Angeles Municipal Code Section 12.33 D, residential subdivision projects with more than 50 residential dwelling units may be required by the City to dedicate land, or pay a fee in-lieu, or provide a combination of land dedication and in-lieu fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.

The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 D.2. Based on the project description above, and the formula detailed in Los Angeles Municipal Code Section 12.33 D.2, the project at **1720-1770 North Vine Street; 1746-1760 North Ivar Avenue; 1733 and 1741 Argyle Avenue and 6236,6270 and 6334 West Yucca Street** may be required by the City to dedicate a maximum of **7.26** acres of land to the City for park and recreational purposes. Per Los Angeles Municipal Code 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 of the project site.

Following the submission of Tract Map Application for this project to the City, the Advisory Agency will distribute a notification to the Department requesting the Department provide its report and recommendations on the project. Once the Department receives said notification, the Department will prepare a report, with its recommendations for how the project should be required to meet its obligations under Los Angeles Municipal Code Section 12.33 (either through a dedication of park land or the payment of fees in lieu). That report will then be submitted to the Board of Recreation and Park Commissioners for their review and approval. Meetings of the Board of Recreation and Park Commissioners are regularly scheduled and are open to the public (<http://www.laparks.org/commission>). Once the Board of Recreation and Park Commissioners has approved a recommendation for the project, the Department will prepare and submit its report and recommendations on the project to the Advisory Agency.

If you have any questions or comments regarding this information, please feel free to contact Darryl Ford, of my staff, at (213) 202-2682, at your convenience.

Sincerely,

MICHAEL A. SHULL  
General Manager

  
Ramon Barajas  
Assistant General Manager

MAS/RB:wc

cc: Reading File