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Sent time: 08/01/2019 07:48:53 AM
To: Bryan Miller <bryan.miller@lacity.org>
Cc: Darryl Ford <darryl.ford@lacity.org>; Dylan Lawrence <dylan.lawrence@lacity.org>
Subject: EC Tracking 8.1.2019
Attachments: RAP Early Consultation Tracking Spreadsheet 8.1.2019.pdf

Hi Bryan,,

See attached EC Tracking.

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Wendy Cervantes
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Planning, Construction, and Maintenance
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RAP Early Consultation Tracking Spreadsheet

Department of Recreation and Parks
Early Consultation Project Status Report

8/1/2019 7:43:16																													
#	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)	Date EC Application Received by RAP	Did Applicant file case w/DCP prior to EC Meeting? Y/N	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)					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
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*					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	*If 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, 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	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	N/A	286
9	TriStar Realty Group	Armbruster, 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 is a mixed-use development consisting of residential units and retail space	Encino Park	2/7/2017	No	N/A	2/21/2017	3/7/2017	3/22/2017						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	N/A	N/A	N/A	674
11	Regalian, LLC	Armbruster, 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	three6ty	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	Constructon 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 84-story mixed use project with 781 residential condominium units and 5,500 sf of reseraurant/ 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 refiled. See Morrison Hotel Project	N/A	N/A	N/A	N/A	2,232

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								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 with DP 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)
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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	71 (No Net New)	0.00	\$0.00	71	0.51	\$895,097.00	Construction, use, and maintenance of an eldercare facility comprised of 71 independent dwelling units, 75 assisted living guest rooms, and approx 46 memory care guest rooms on site that currently contains 112 multi-family units. The project will not result in a net increase in dwelling units.	Cheviot Hills	11/7/2018	No	11/27/2018	11/28/2018	11/30/2018	11/30/2018							
59	The Brine, L.P.	Craig Lawson & Co., LLC		1	Lincoln Heights	3000 North Main Street, 3012-3030 North Main Street, 1815-1839 North Hancock Street	2.916	1	96	0.01	\$12,607.00	97	0.70	\$1,222,879.00	100% affordable housing, mixed use project. 97 dwelling units above grocery store retail, with adjacent medical clinic and surface parking	Lincoln Park, Hazard Park	11/7/2018	No	12/5/2018	12/5/2018	12/13/2018	12/13/2018							305
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	3/11/2019	5/1/2019	Land or combination of Land and fees	19-086				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	5/23/2019							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		13	Hollywood	312-328 North Juanita Avenue, 3810-3838 West Oakwood Avenue	2.09	4	427	0.03	\$50,428.00	431	3.12	\$5,433,617.00	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.		4/27/2019	No	5/9/2019	5/13/2019	5/30/2019	5/30/2019							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	315	56	2.28	\$3,971,205.00	371	2.68	\$4,677,197.00	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. Plans call for multiple outdoor amenity areas, including a podium-level deck featuring swimming pools and a rooftop garden. Additionally, the building would feature a gym, a yoga studio, a golf simulator, and a two-lane bowling alley.		5/23/2019	No	6/10/2019	6/10/2019	6/27/2019	6/27/2019							5,602
66	Mark Lademan/Collin Komae	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							187

- Updates since the last RAP Task Force Meeting
- Completed Projects
- Projects that have cancelled Tract Map