

**From:** Lisa Nosal <Lisa.Nosal@lacity.org>  
**Sent time:** 02/18/2020 09:52:49 AM  
**To:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Subject:** Hollywood Ctr Request - VTT-82152 RAP Report and Recommendations  
**Attachments:** 18-181.pdf 82152 RAP Report and Recommendations.pdf

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Attached is the only email I have relative to the request

----- Forwarded message -----

**From:** Lisa Nosal <[lisa.nosal@lacity.org](mailto:lisa.nosal@lacity.org)>

**Date:** Wed, Aug 15, 2018 at 9:50 AM

**Subject:** VTT-82152 RAP Report and Recommendations

**To:** Mary Crowell <[Mary.Crowell@lacity.org](mailto:Mary.Crowell@lacity.org)>, Elva Nuno-O'Donnell <[Elva.nuno-odonnell@lacity.org](mailto:Elva.nuno-odonnell@lacity.org)>

**Cc:** Melinda Gejer <[melinda.gejer@lacity.org](mailto:melinda.gejer@lacity.org)>

Please see attached Recreation and Parks Report and Recommendations relative to VTT-82152

18-181.pdf

**APPROVED**

AUG 08 2018

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 18-181

DATE August 8, 2018

C.D. 13

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82152 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz \_\_\_\_\_ V. Israel \_\_\_\_\_  
\*R. Barajas DF \_\_\_\_\_ S. Piña-Cortez \_\_\_\_\_  
H. Fujita \_\_\_\_\_ N. Williams \_\_\_\_\_

*M. Shue*

General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82152 (Project) to dedicate land to the City, or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code Section (LAMC) 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

Per LAMC Section 17.03 (Advisory Agency), "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City

## BOARD REPORT

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of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

LAMC Section 17.04 (Subdivision Committee) states that the Department of Recreation and Parks (RAP) is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

### PROJECT SUMMARY

VTT 82152 (Project) is located at 1750 North Vine Street in the Hollywood area of the City. The Project site is approximately 6.656 gross acres and is bisected by Vine Street, which creates two development subareas referred to as the "West Site" and the "East Site". The Project site is currently improved with the Capitol Records Building, Gogerty buildings, commercial space and surface parking lots. On the East Site, the Project, as currently proposed, includes the preservation of the Capitol Records and Grogerty Buildings, the construction of a 46-story 423 unit mixed use building with ground floor commercial space, an 11-story building with 65 senior affordable housing units and a 5-story subterranean parking garage. On the West Site, the proposed Project includes the demolition of the existing commercial space on the West Site, the construction of a new 35-story mixed use building consisting of 449 market rate dwelling units with ground floor commercial space, an 11-story senior affordable housing building with 68 units, and a 5-story subterranean parking garage. In total, the Project proposes 872 market rate dwelling units and 133 senior affordable dwelling units.

The Project also includes approximately 120,175 square feet of exterior and interior private open space and common open space. These open space areas include a ground floor plaza and open space, private terraces, and amenity decks with pools on both sites.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City of Los Angeles either on-site or off-site of the project location.

Conceptual renderings of the Project are attached (Attachment 1).

### EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **June 19, 2018**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required

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to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on April 12, 2018. On June 28, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by “Upon Receipt”. The Advisory Agency Filing Notification is attached (Attachment 2).

It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting.

If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, “All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.”

LAMC 12.33 D.2.b states “Any land dedication for park and recreation purposes shall not be deducted from a site’s gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio.”

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
  - **LD** = Land to be dedicated in acres.
  - **DU** = Total number of new market-rate dwelling units.
  - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
    - **P = 2.88**
  - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
    - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

BOARD REPORT

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The **maximum** land dedication for the Project's proposed 1005 units would be:

$$7.26 \text{ Acres} = (1005 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 133 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required land dedication for the Project would be:

$$6.30 \text{ Acres} = (872 \times 2.88) \times 0.00251$$

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board of Recreation and Park Commissioners' (Board) would need to approve (or disapprove) any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$12,607.00 \times \text{number of new non-exempt dwelling units}}$$

BOARD REPORT

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The **maximum** Park Fees payment for the Project's proposed 1005 units would be:

**\$12,670,035.00** = \$12,607.00 x 1005 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 133 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required Park Fee payment for the Project would be:

**\$10,993,304.00** = \$12,607.00 x 872 dwelling units

Per Los Angeles Municipal Code Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

**STAFF ANALYSIS AND RECOMMENDATION**

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed development projects is existing park service radius gaps. Approximately fifty-four percent (54%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAN sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

## BOARD REPORT

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### Site Analysis

The Project is located within the Hollywood area of the City and within the Hollywood Community Plan Area. Currently, the Project site is improved with the Capitol Records Building, Gogerty buildings, commercial space and surface parking lots. The Project site is located in a commercial area and is surrounded by retail, residential, office, and commercial uses.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile (1/2) walking distance of the Project site (EPADSS): 11,794 persons (17,603 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Hollywood Community Plan Area (2014 American Community Survey): 8,063 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 120,175 square feet of exterior and interior private open space and common open space. These open space areas include a ground floor plaza and open space, private terraces, and amenity decks with pools on both sites.

The amount of common open space being provided by the Project does not appear to exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). It does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these proposed recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

### Public Park Access

There are a number of public parks with a two (2) mile radius of the Project site. A map showing the project location and nearby park service area gaps is attached hereto (Attachment 5).

## BOARD REPORT

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There are three (3) RAP-operated public parks within a half (½) mile walking distance of the Project site:

- Yucca Community Center is a 0.97 acre park located at 6671 Yucca Street. Yucca Community Center provides a recreation center, outdoor basketball court, and synthetic turf field for the use of the surrounding community.
- Selma Park is a 0.22 acre park located at 6567 Selma Avenue. Selma Park is currently improved with a children's play area, landscaping, and seating area.
- Carlton Way Park is a 0.19 acre park located at 5927 West Carlton Way. Carlton Way Park provides a children's play area, fitness equipment, seating areas and landscaping.

As previously noted in the Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project as well as 1,120 new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (1/2) walking distance. If the Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (1/2) walking distance of a public park.

### Nearby Public Park Projects

There are no new public parks currently in development within a two (2) mile radius of the Project site.

There is one park renovation projects currently in development within a two (2) mile radius of the Project site:

- Hollywood Recreation Center is a 3.12 acre facility located at 1122 North Cole Avenue in Council District 13. There is an existing Proposition K project to demolish the existing recreation center and construct a new modern gymnasium. The project is being led by the Department of Public Works, Bureau of Engineering. It is unknown when the construction for the Project is anticipated to begin. The current Project budget for this Project is not known at this time. Currently, a total of Eight Million Four Hundred Ninety-Seven Thousand Four Hundred Ninety-Five Dollars and Fifty Cents (\$8,497,495.50), comprised of One Million Five Hundred Thousand Dollars (\$1,500,000.00) in Proposition K and Six Million Nine Hundred Ninety-Seven Thousand Four Hundred Ninety-Five Dollars and Fifty Cents (\$6,997,495.50) in Quimby Fees (Report No. 17-054), has been identified for the project.



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### Staff Recommendation

The Project is located in a high density area of the City. The density of the area within walking distance of the Project site is higher than the average density of the City and higher than the average density of the Community Plan Area in which the Project is located.

The Project site is not located in an existing park service radius gap, as there are three (3) parks within walking distance of the Project. However, it should be noted, that it may be difficult for a Project resident to access all three parks because of the topography of the surrounding area and the parks are at the edge of the one-half mile walkshed from the Project location. The walk to Yucca Community Center has several slopes and inclines and requires Project residents to cross several busy streets with minimal pedestrian crossings. The walks to Selma Park and Carlton Way Park requires the Project residents to cross the heavily used Hollywood Boulevard which can at times prove difficult due to heavy traffic and large number of pedestrians in the area.

If a new public park was provided at the Project location, the park would serve Project residents and 1,120 new, previously unserved, residents within a half-mile (1/2) walking distance.

There are no new public parks, and one park renovation project, currently in development within a two (2) mile radius of the Project site. As previously noted, the one renovation project is not fully funded at this time and is in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to dedicate land to the City, or provide a combination of land dedication and fee payment.

### FISCAL IMPACT STATEMENT

As it is not known at this time if the Advisory Agency will recommend the Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP'S General Fund is unknown.

This Report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.

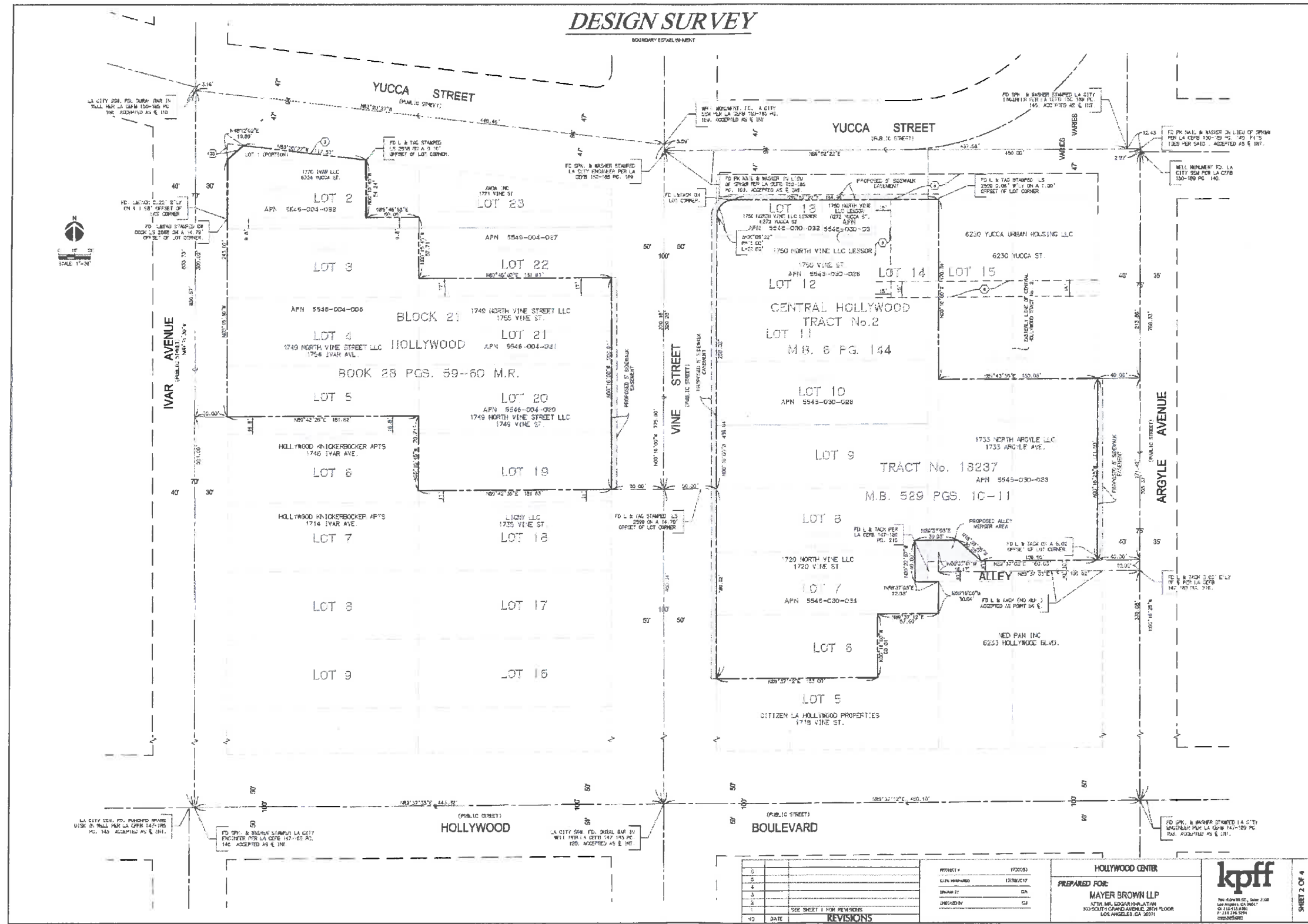
### LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Zoning and Community Plan Map
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report



# SURVEY OVERALL SITE

SCALE: NTS



<b>REVISIONS</b>		<b>PROJECT #</b> 172000	<b>HOLLYWOOD CENTER</b>	<b>kpff</b> <small>PREPARED FOR: MAYER BROWN LLP ATTN: MR. EDGAR HERRERA 353 NORTH GRAND AVENUE, 20TH FLOOR LOS ANGELES, CA 90017</small>	<b>SHEET 2 OF 4</b>
1	DATE	<b>DATE PREPARED</b> 12/26/17	<b>PREPARED FOR:</b>		
2		<b>DRAWN BY</b> DA			
3		<b>CHECKED BY</b> CJ			
4					

# HOLLYWOOD CENTER

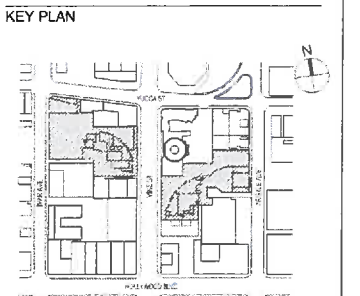
**APPLICANT**  
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**SURVEY**  
KPF  
700 S. Flower Street, Suite 2100  
Los Angeles, CA 90017  
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NO.	DATE	ISSUANCE
1	APRIL 2018	ENTITLEMENT SUBMISSION



SCALE: AS INDICATED  
PROJECT NO: 1350  
SEAL & SIGNATURE

DRAWING TITLE:  
**SURVEY OVERALL SITE**

DRAWING NO:  
**G-004**

# HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
1	APRIL 2018	ENTITLEMENT SUBMISSION

**KEY PLAN**



SCALE: AS INDICATED  
 PROJECT NO: 1350  
 SEAL & SIGNATURE

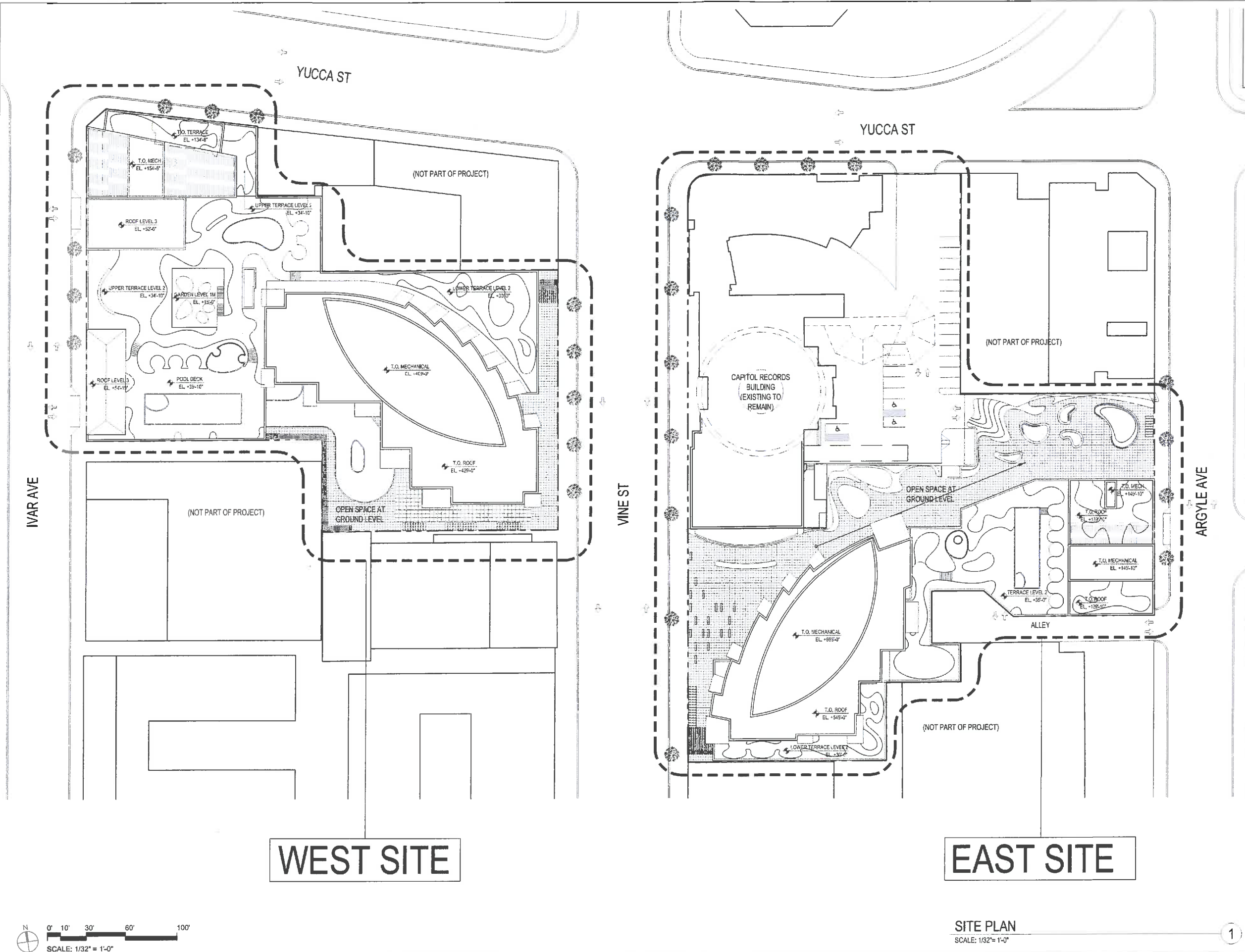
DRAWING TITLE:

SITE PLAN

DRAWING NO:

**A-100**

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**WEST SITE**

**EAST SITE**

**SITE PLAN**  
 SCALE: 1/32" = 1'-0"

# HOLLYWOOD CENTER

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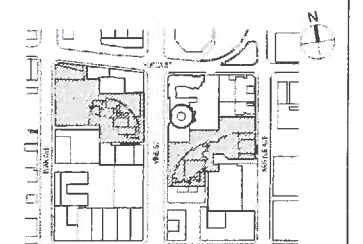
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NO.	DATE	ISSUANCE
1	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED  
 PROJECT NO: 1350  
 SEAL & SIGNATURE

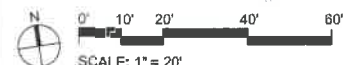
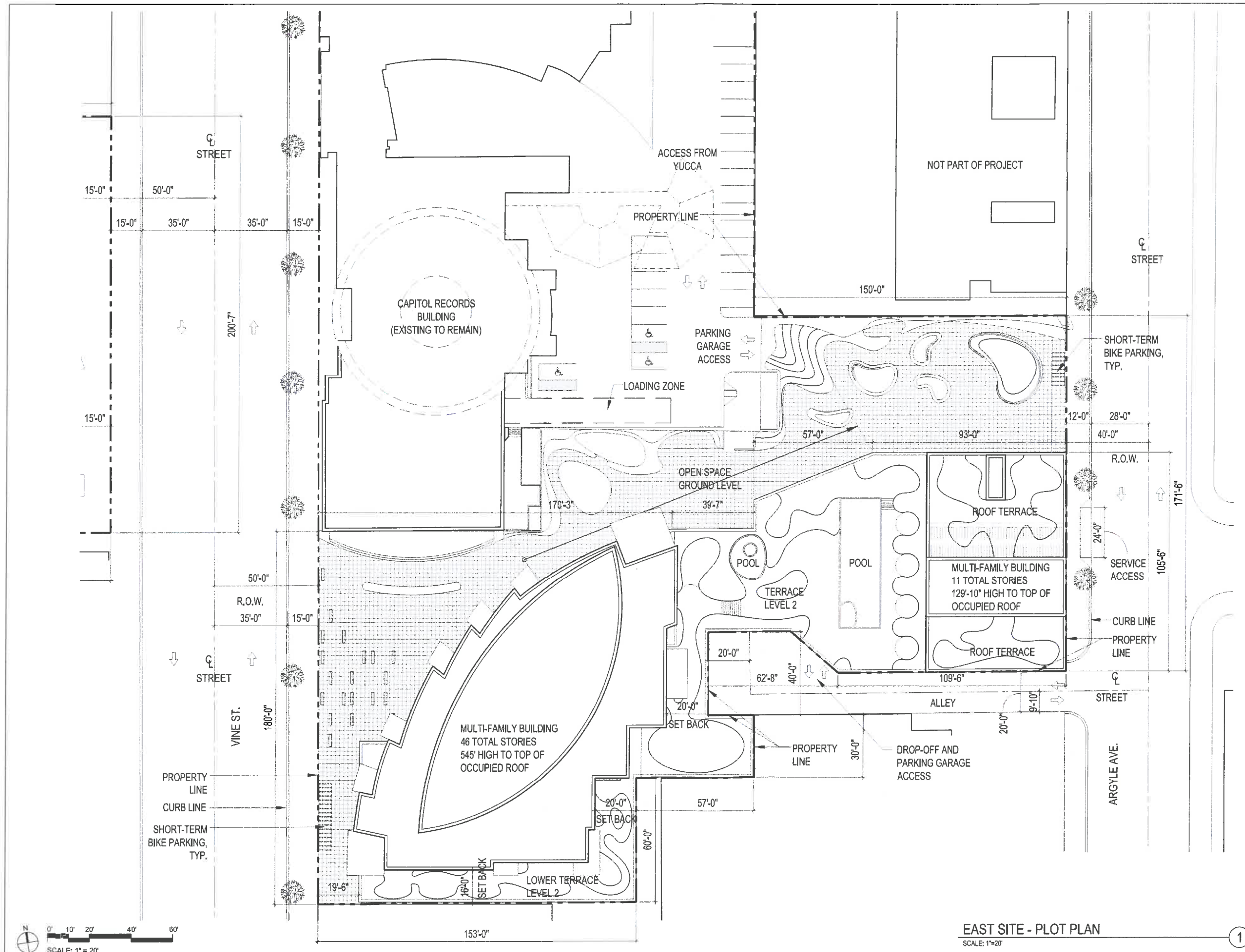
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EAST SITE - PLOT PLAN

DRAWING NO:

G-013

Handel Architects LLP 2018



EAST SITE - PLOT PLAN  
 SCALE: 1"=20'

# HOLLYWOOD CENTER

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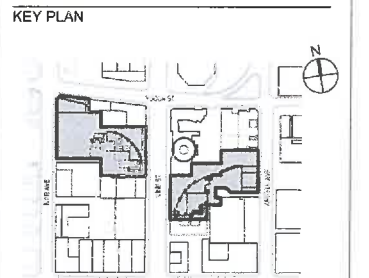
**G/F TOTAL PLANTED AREA:** 2,100 SF  
 0 (WEST) + 2,100 (EAST)

**G/F TOTAL TREES PROVIDED:** 27 (+ 25 STREET TREES)

- LEGEND**
- |   |                        |
|---|------------------------|
| 1. STREET TREES (TBD)                                 | 8. NAT KING COLE STAGE |
| 2. INTERACTIVE FLOOR                                  | 9. PALM GROVE          |
| 3. BICYCLE PARKING<br>(62 SHORT TERM<br>BIKE PARKING) | 10. BIKE SHOP          |
| 4. TRELIS SEATING                                     | 11. BEATLES GARDEN     |
| 5. BENCH  | 12. SINATRA LOUNGE     |
| 6. ARCADE WALL W/ PLANTING                            | 13. OUTDOOR LIBRARY    |
| 7. MODULAR PAVER                                      | 14. OUTDOOR FIREPLACE  |
|   | 15. GREEN ROOF         |



NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT ISSUE



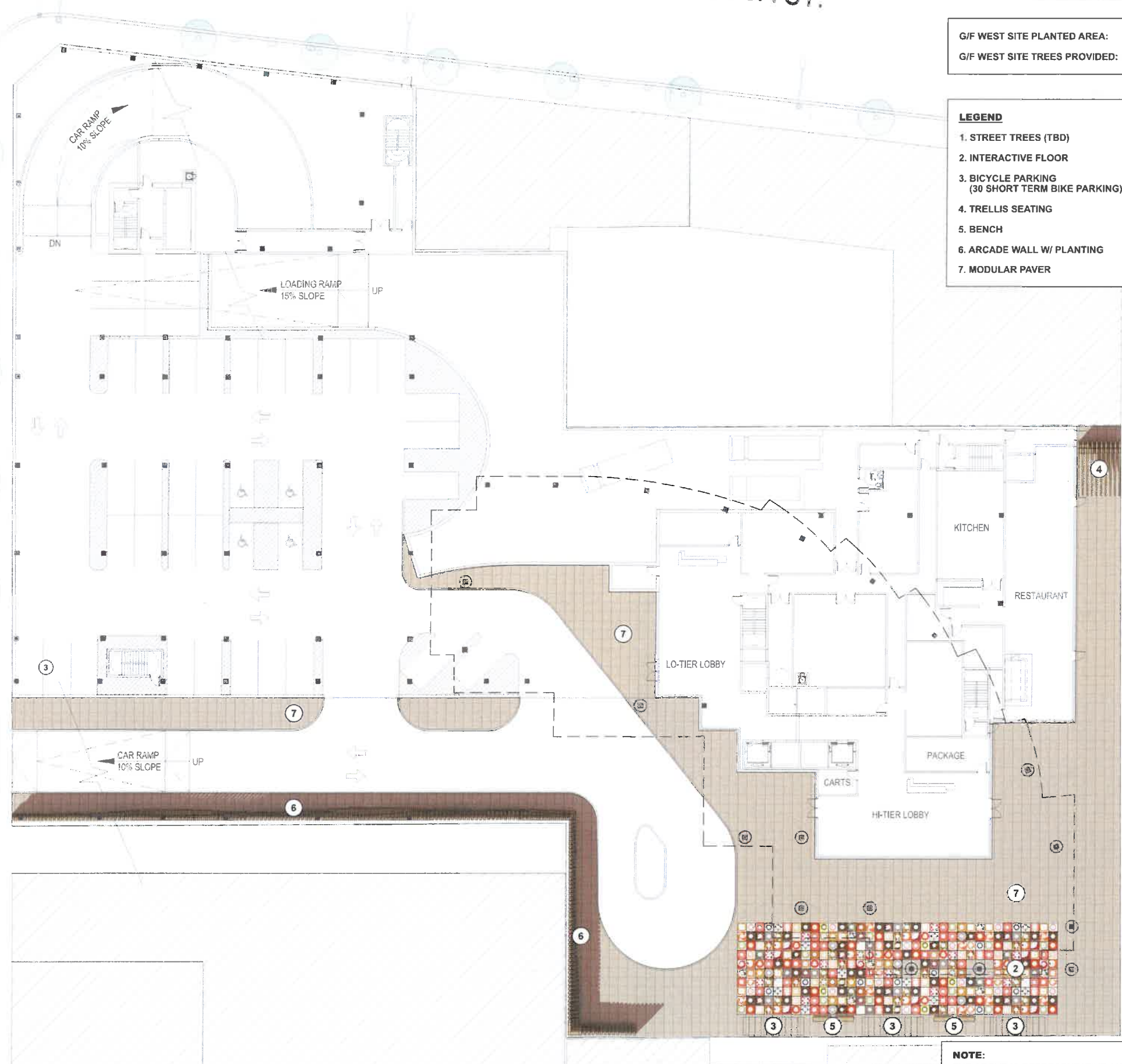
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**PROJECT NO:** 1350  
**SEAL & SIGNATURE**

**DRAWING TITLE:**  
 OVERALL  
 GROUND FLOOR  
 SITE PLAN

**DRAWING NO:**  
**L-101**

**NOTE:**  
 THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED  
 THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

IVAR AVE.



G/F WEST SITE PLANTED AREA: 0 SF  
 G/F WEST SITE TREES PROVIDED: 0 (+ 11 STREET TREES)

- LEGEND**
- 1. STREET TREES (TBD)
  - 2. INTERACTIVE FLOOR
  - 3. BICYCLE PARKING (30 SHORT TERM BIKE PARKING)
  - 4. TRELIS SEATING
  - 5. BENCH
  - 6. ARCADE WALL W/ PLANTING
  - 7. MODULAR PAVER

# HOLLYWOOD CENTER

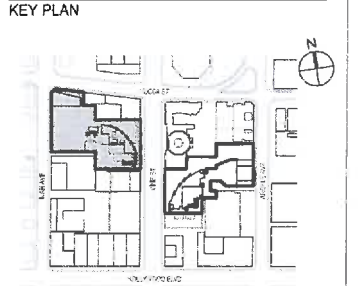
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 KPFF  
 700 S. Flower Street, Suite 2100  
 Los Angeles, CA 90017  
 T: 213.418.0201

NO.	DATE	ISSUANCE
1	APRIL 2018	ENTITLEMENT ISSUE



SCALE: 1/16" = 1'-0"  
 PROJECT NO: 1350  
 SEAL & SIGNATURE

DRAWING TITLE:  
 WEST SITE  
 GROUND FLOOR  
 PLAN

DRAWING NO:  
**L-102**

**NOTE:**  
 THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED  
 THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS



VINE ST.

VINE AVE.

G/F EAST SITE PLANTED AREA: 2,100 SF  
G/F EAST SITE TREES PROVIDED: 27 (+ 14 STREET TREES)



- LEGEND**
- 1. STREET TREES (TBD)
  - 2. NAT KING COLE STAGE
  - 3. PALM GROVE
  - 4. BICYCLE PARKING (32 SHORT TERM BIKE PARKING)
  - 5. BIKE SHOP
  - 6. BEATLES GARDEN
  - 7. SINATRA LOUNGE
  - 8. OUTDOOR LIBRARY
  - 9. OUTDOOR FIREPLACE
  - 10. GREEN ROOF

**NOTE:**  
THE ABOVE IS REPRESENTATIVE AND WILL BE FINALIZED THROUGH THE ENTITLEMENT AND BUILDING PERMIT PROCESS

# HOLLYWOOD CENTER

**APPLICANT**  
MCAF VINE LLC  
1995 Broadway, 3rd Floor  
New York, NY 10023  
T: 212.875.4900  
F: 212.595.1831

**ARCHITECT**  
HANDEL ARCHITECTS, LLP  
120 Broadway, 6th Floor  
New York, NY 10021  
T: 212.595.4112  
F: 212.595.9032

**LANDSCAPE ARCHITECT**  
JAMES CORNER FIELD OPERATIONS  
475 Tenth Avenue, 9TH FL  
New York, NY 10018  
T: 212.433.1450  
F: 212.433.1451

**SURVEY**  
KPFF  
700 S. Flower Street, Suite 2100  
Los Angeles, CA 90017  
T: 213.418.0201

NO.	DATE	ISSUANCE
1	APRIL 2018	ENTITLEMENT ISSUE

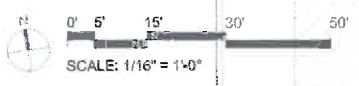
**KEY PLAN**



SCALE: 1/16" = 1'-0"  
PROJECT NO: 1350  
SEAL & SIGNATURE

DRAWING TITLE:  
EAST SITE  
GROUND FLOOR  
PLAN

DRAWING NO:  
**L-103**





CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE  
VAHID KHORSAND  
KAREN MACK  
SAMANTHA MILLMAN  
MARC MITCHELL  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

**Filing Notification and Distribution**

**NOTE: this is a duplexed document, please see reverse side.**

**Vesting Tract Map No.** VTT-82152  
**Property Address:** 1750 N. Vine Street  
**Community Plan:** Hollywood

**Filing Date:** 04/12/2018  
**Deemed Complete Date:** 06/26/2018  
**Distribution Date:** 06/28/2018

- COUNCIL DISTRICT NO. 13
- Bureau of Engineering
- Dept. of Building and Safety - Grading
- Dept. of Building and Safety - Zoning
- Dept. of Transportation, CWPC Section
- DWP Real Estate
- DWP Water Engineering & Distribution
- Dept. of Fire, Engineering and Hydrant Unit
- Bureau of Street Lighting
- Animal Regulation (grading only)

Hillside  Yes  No

MODIFICATION/REVISION REQUEST

**Thomas Guide:** 593 - GRID F4  
**D.M.:** 148-5A-187

- Housing Department (no P.S.)
- Community Plan Revision Division
- Department of Recreation and Parks
- Bureau of Sanitation
- Urban Forestry Division (haul route only)
- Board Of Education (no P.S.)
- County Health Department (no P.S.)
- GIS

**DATE DUE: UPON RECEIPT**

Please send your reports to the following e-mail addresses: [Mary.Crowell@lacity.org](mailto:Mary.Crowell@lacity.org) & [elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org). Thank you.

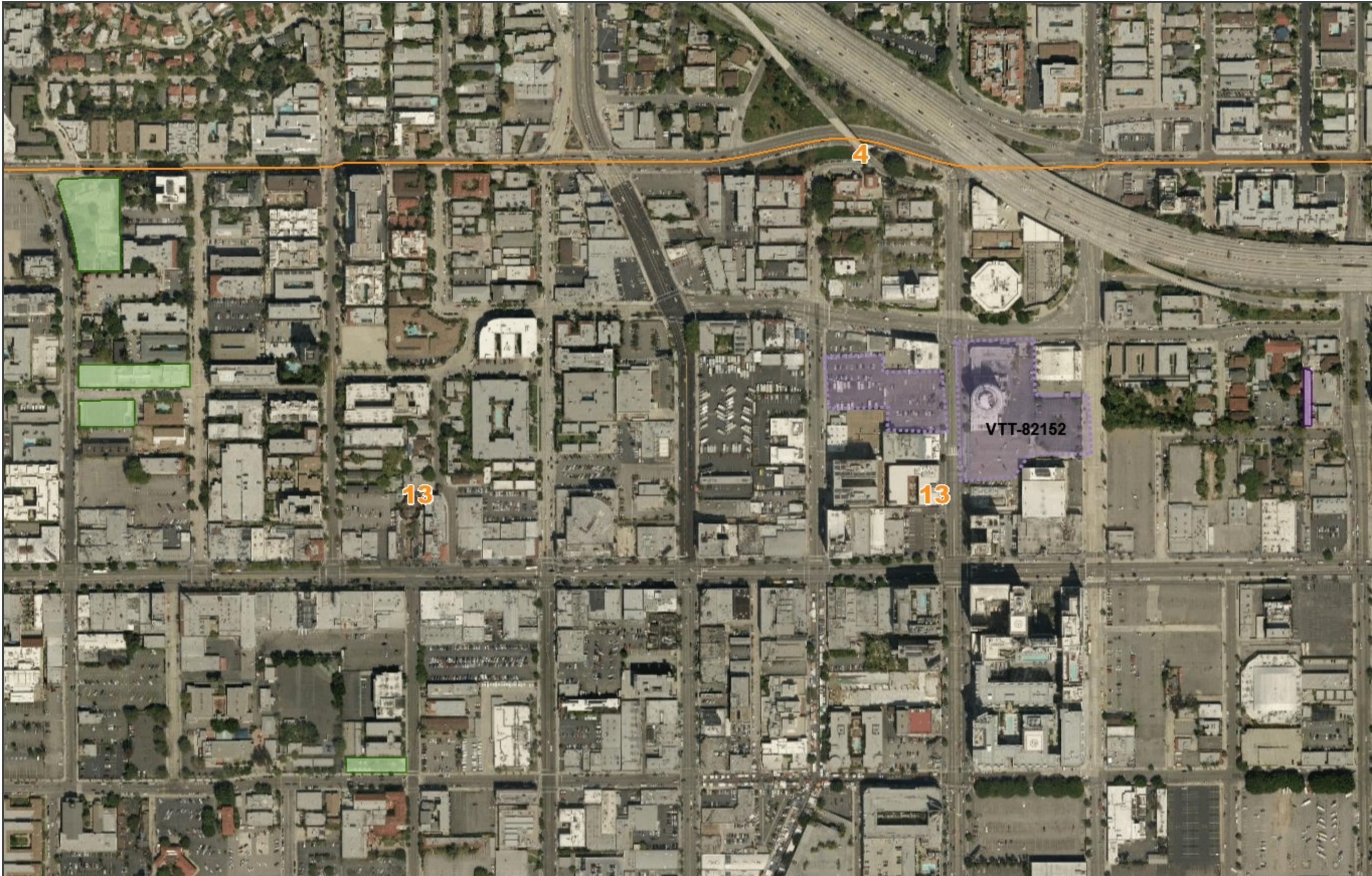
Pursuant to the Los Angeles Municipal Code, the attached preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Mary K. Crowell  
Senior Administrative Clerk



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

### Aerial View of Project Location



**LEGEND**

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits

**NOTES**

0 0 Miles 0 0

SCALE 1: 4,514

Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

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Printed: 07/06/2018

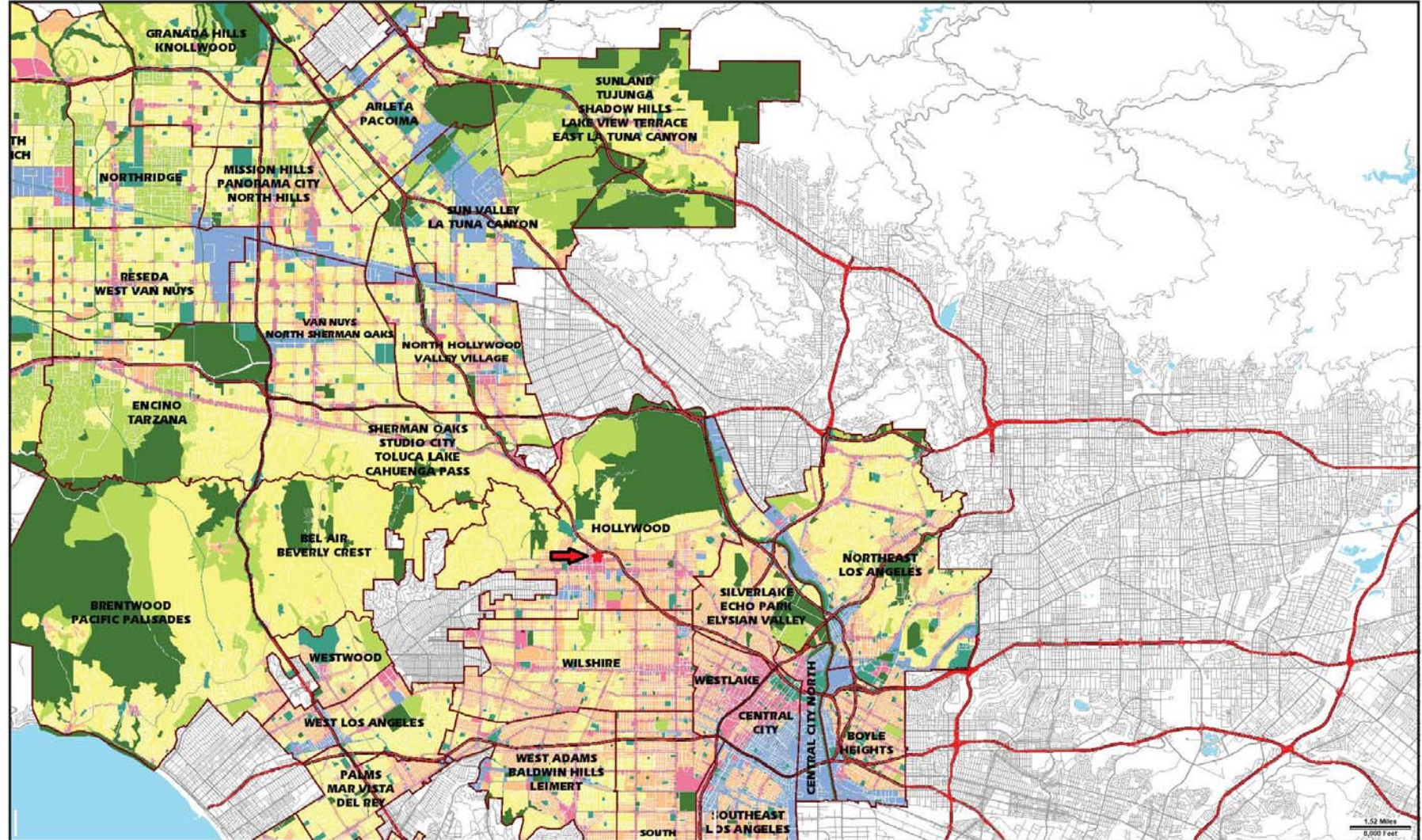
18-181.pdf

ZIMAS INTRANET

Generalized Zoning

07/10/2018

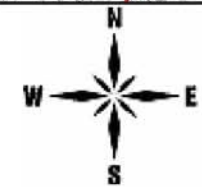
City of Los Angeles  
Department of City Planning



Address: 1750 N VINE ST  
 APN: 5546030028  
 PIN #: 148-5A189 4

Tract: TR 18237  
 Block: None  
 Lot: LT 1  
 Arb: 2

Zoning: (T)(Q)C2-2-SN  
 General Plan: Regional Center Commercial

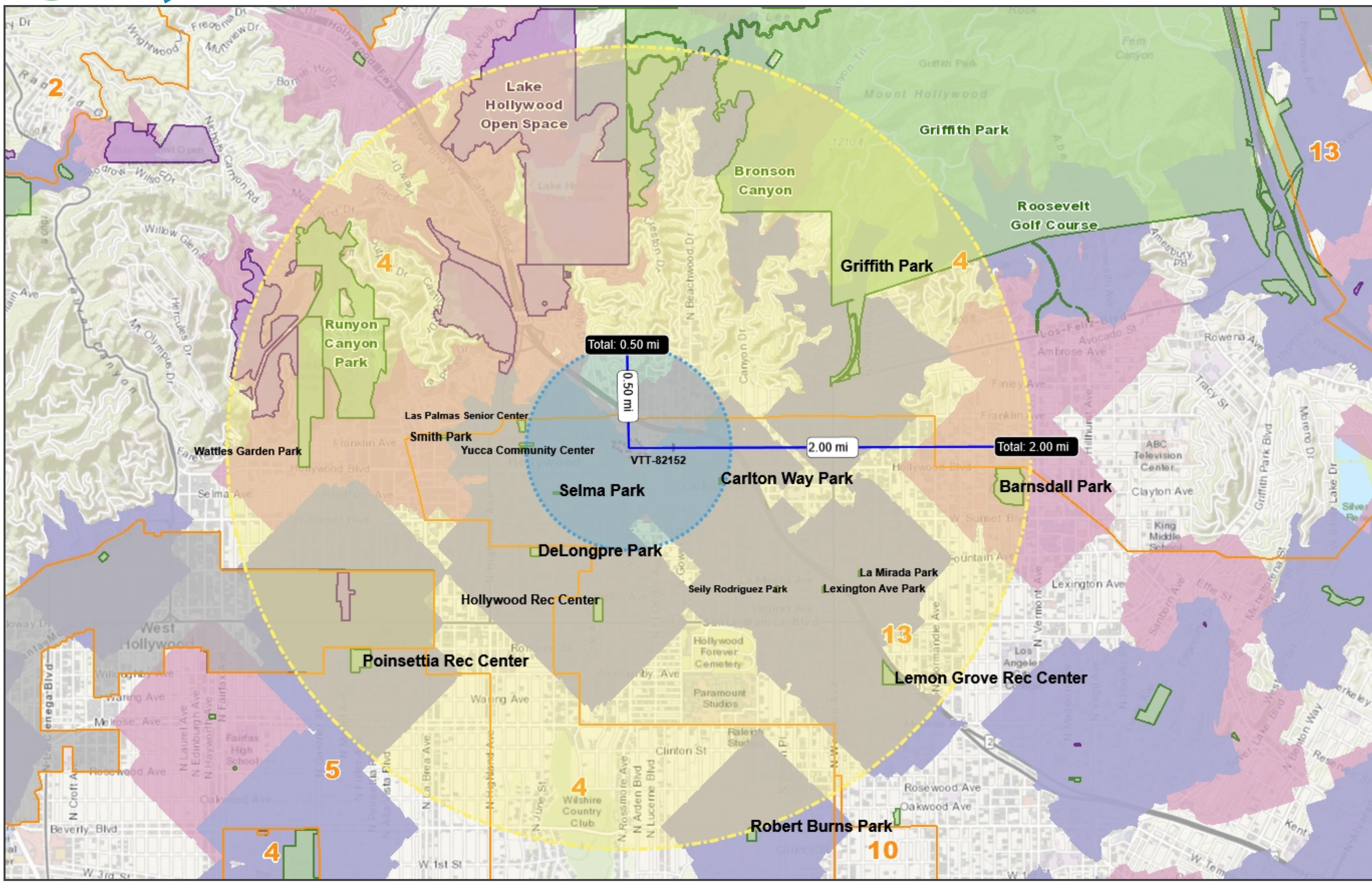


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EQUITABLE PARKS & AMENITIES DECISION SUPPORT SYSTEM

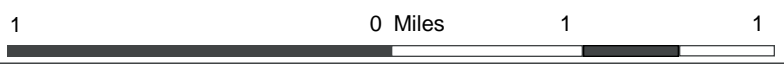
Project Location and Surrounding Parks



**LEGEND**

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits
- All Neighborhood Service Area
- All Improved Service Areas

**NOTES**



SCALE 1: 36,112

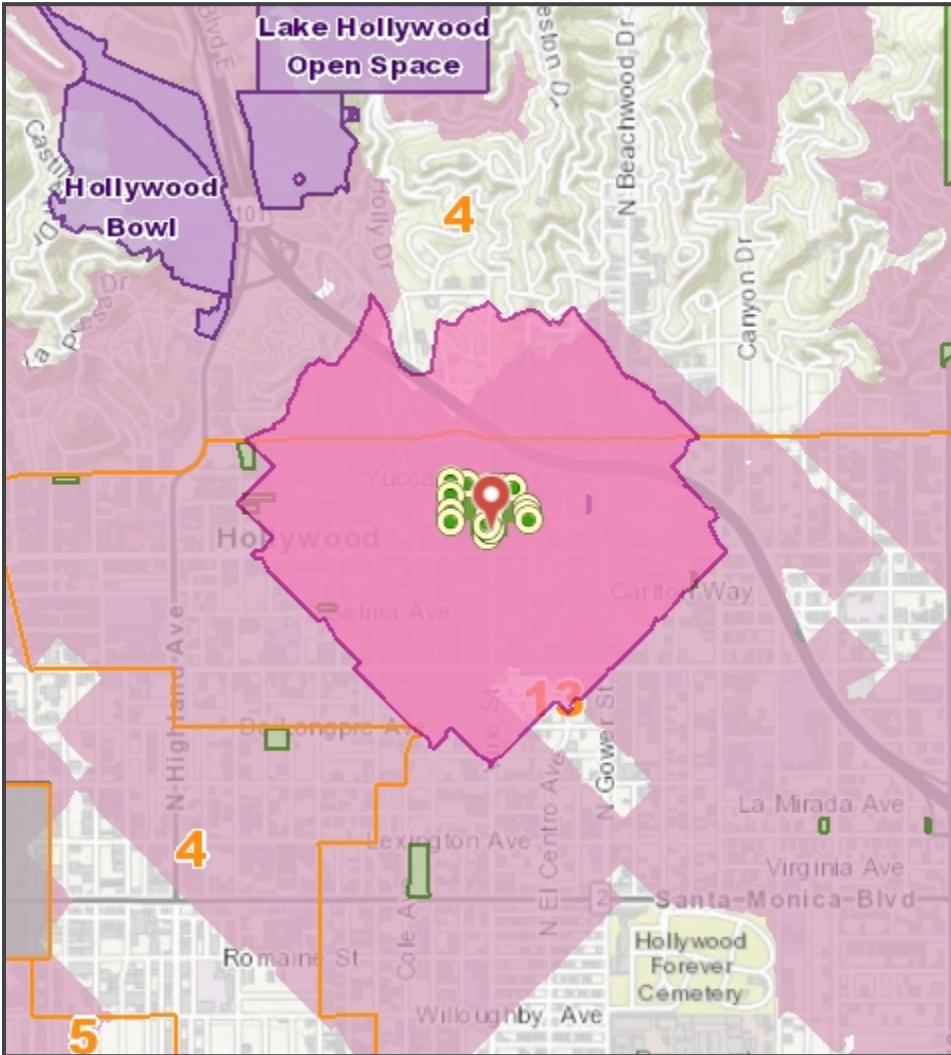
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City of Los Angeles, Department of Recreation and Parks  
Printed: 07/06/2018



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:  
Hollywood Center - VTT-82152

Description:  
Conversion of surface level parking lots to allow for 872 market rate units, 133 affordable senior units, 30,176 sqft of commercial areas, 1,521 vehicle parking spaces, 551 bicycle parking spaces in four building.

Scenario Type:  
New Park

Park Class:  
Improved

Baseline Dataset\*:  
All Parks (RAP and Non-RAP)

\*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

## Population and Age Breakdown

## Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	11,794	1,120

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	6,736	709

### Residents Served by Age

Age Group	Total Residents Served	Currently Non-Served Residents Served
Under Age 5:	260	21
Age 5 to 9:	197	20
Age 10 to 14:	195	20
Age 15 to 17:	180	14
Age 18 to 64:	9,497	815
Age 65 and Over:	1,465	230

### Households Served by Annual Income

Income Group	Total Households Served	Currently Non-Served Households Served
Under \$25,000:	3,120	223
\$25,000 to \$34,999:	631	67
\$35,000 to \$49,999:	749	114
\$50,000 to \$74,999:	966	112
\$75,000 and Over:	1,270	193

Source: Census/ACS 2010

DEPARTMENT OF RECREATION  
AND PARKS

BOARD OF COMMISSIONERS

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VICE PRESIDENT

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BOARD SECRETARY (213) 202-2640

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

MICHAEL A. SHULL  
GENERAL MANAGER

ANTHONY-PAUL (AP) DIAZ, ESQ.  
EXECUTIVE OFFICER &  
CHIEF OF STAFF

RAMON BARAJAS  
ASSISTANT GENERAL MANAGER

VICKI ISRAEL  
ASSISTANT GENERAL MANAGER

SOPHIA PINA-CORTEZ  
ASSISTANT GENERAL MANAGER

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

Letter sent via email to:  
Mary.Crowell@lacity.org  
elva.nuno-odonnell@lacity.org

August 15, 2018

Mary K. Crowell  
6262 Van Nuys Boulevard, 3rd Floor  
Van Nuys, CA 91401

## DEPARTMENT OF RECREATION AND PARKS REPORT AND RECOMMENDATIONS RELATIVE TO VTT-82152

Dear Ms. Crowell:

The City of Los Angeles Department of Recreation and Parks (RAP) has prepared the following report and recommendations in response to your request for comments relative to VTT-82152, a proposed subdivision containing 1,005 dwelling units, located at 1750 N. Vine Street.

RAP's report and recommendation(s) regarding VTT-82152 are as follows:

### General Comments:

The applicant is requesting approval of VTT-82152, a subdivision containing dwelling units. Los Angeles Municipal Code (LAMC) 12.33 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or pay a fee for the purpose of developing park and recreational facilities and LAMC 19.17 specifies how those fees are to be calculated.



Pursuant to LAMC 17.04, the Department of Recreation and Parks (RAP) is to submit a Report to the Advisory Agency for each application for subdivision map approval and that Report "shall contain recommendations, approved by the Board of Recreation and Parks Commissioners (Board), specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both..."

On August 8, 2018, the RAP Board approved Board Report 18-181 which recommends that the Advisory Agency require VTT-82152 to dedicate land to the City, or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under provisions of LAMC 12.33.

**RAP Recommendation:**

The applicant is requesting approval of a subdivision. Therefore, pursuant to Los Angeles Municipal Code sections 12.33.E and 19.17, RAP recommends the following be added as a condition of the approval of VTT-82152:

**That the Project dedicate land to the City, or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under provisions of LAMC 12.33.**

Thank you for the opportunity to provide information relative to recreation and park issues related to this proposed project. Please provide the RAP contact listed below with any and all agendas, notices, and staff reports for the Advisory Agency actions and/or hearings related to this application.

If you have any questions or comments regarding this information please feel free to contact Melinda Gejer, of my staff, at (213) 202-2657, at your convenience.

Sincerely,

MICHAEL A. SHULL

General Manager



RAMON BARAJAS

Assistant General Manager

MAS/RB:ln

Attachment: BR 18-181

Cc: MCAF Vine LLC; Attn: Edgar Khalatian; 350 S. Grand Avenue, 25<sup>th</sup> Floor; Los Angeles, CA 90013  
Reading File