

Date : 12/7/2018 11:15:29 AM
From : "Lisa Nosal"
To : "planning.majorprojects@lacity.org"
Subject : VTT-74371 RAP Report and Recommendations
Attachment : 74371 RAP Report and Recommendations.pdf;

Please see attached Report and Recommendations relative to VTT-74371

DEPARTMENT OF RECREATION
AND PARKS

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Letter sent via email to:
planning.majorprojects@lacity.org

December 7, 2018

Charles J. Rausch, Deputy Advisory Agency
Major Projects
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

DEPARTMENT OF RECREATION AND PARKS REPORT AND RECOMMENDATIONS RELATIVE TO VTT-74371

Dear Mr. Rausch:

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-74371, a proposed mixed-use development containing 260 residential dwelling units and 17,800 square feet of non-residential floor area located at 6430-6440 Hollywood Boulevard and 1624-1648 Wilcox Avenue.

RAP's report and recommendation(s) regarding VTT-74371 are as follows:

General Comments:

The applicant is requesting approval of VTT-74371, a described as a mixed-use development containing residential 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.



Effective January 11, 2017, RAP is responsible for calculating the required park fees owed by each residential development project, including subdivision projects, pursuant to LAMC 12.33, and issuing the fee calculation letters to applicants. RAP will also be responsible for calculating the required fees for vested projects that are not subject to a park fee pursuant to LAMC 12.33 but were subject to the Recreation and Park Fee provisions that were effective prior to January 11, 2017 (Quimby Fee). The Quimby Fee is calculated on a per dwelling unit basis with the per unit fee determined by the zone in which the dwelling unit is located.

RAP Recommendation:

The applicant is requesting a subdivision in connection with a proposed mixed-use project that will contain residential dwelling units. The application for this vested tentative tract map was deemed complete on September 12, 2016. Pursuant to Los Angeles Municipal Code Section 17.15 C.1, "approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards in effect on the date the application is deemed complete, and with the conditions of approval imposed and specifically enumerated by the Advisory Agency, including the submittal of a detailed grading plan under an approved grading permit prior to recordation of the final map." Therefore, pursuant to Los Angeles Municipal Code Sections 17.15 C.1 and 12.33 RAP recommends the following be added as a condition of the approval of VTT-74371:

That the Quimby Fee be based on the C4 Zone.

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,

RAMON BARAJAS
Assistant General Manager



CATHIE SANTO DOMINGO
Superintendent

MAS/RB:ln

cc: 6436 Hollywood Blvd., LLC; 1624 Wilcox Ave., LP; 40 West 57th Street, 23rd Floor; New York NY 10019
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