

APPROVED

MAR 07 2024

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-060

DATE March 07, 2024

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-84053-HCA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

B. Aguirre M. Rudnick
B. Jones for C. Santo Domingo DF
B. Jackson N. Williams

[Handwritten signature]

General Manager

Approved X With Corrections Disapproved Withdrawn

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Vesting Tentative Tract Map VTT-84053-HCA (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) 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 LAMC Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states in part that, "[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 of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

## BOARD REPORT

PG. 2 NO. 24-060

LAMC Section 17.04 (Subdivision Committee) states that 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

The Project is located at 650-686 South Alvarado Street, 657-693 Westlake Avenue, 2001-2015 West 7th Street, and 2000-2032 Wilshire Boulevard in the Westlake community of the City. The Centro Westlake Project, as currently proposed, involves a new transit-oriented approximately 1,283,066 square foot development at the Westlake/MacArthur Park Metro station and three (3) adjacent properties. The proposed Project would retain the existing metro station and would construct a development that includes retail, office, a 300-unit hotel and up to 668-unit residential apartment building, of which 234 units will be restricted as affordable.

The Project also includes 74,975 square feet of common open space in the form of open space amenities.

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.

### 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 **November 15, 2023**. 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 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 **December 18, 2023**. On February 2, 2024, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **March 13, 2024**. The Advisory Agency Filing Notification is attached (Attachment 2).

## BOARD REPORT

PG. 3 NO. 24-060

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." California Government Code Section 66477(a)(7) provides that "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project, as described in this Report, involves the subdivision of less than 50 parcels, and does not constitute a "condominium project," "stock cooperative" or "community apartment project" under the Civil Code. Therefore, the City can only require the payment of the in-lieu fee.

#### Land Dedication

Pursuant to LAMC Section 12.33 D, residential subdivision projects with more than fifty (50) residential dwelling units can – with certain exceptions – 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 = 2.70**
  - **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)**

The **maximum** land dedication for the Project's proposed 668 units would be:

$$4.53 \text{ Acres} = (668 \times 2.70) \times 0.00251$$

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 a 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 a project; and, any credits granted by RAP to a project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

BOARD REPORT

PG. 4 NO. 24-060

As currently proposed, the Project has 234 affordable units 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:

$$2.94 \text{ Acres} = (434 \times 2.70) \times 0.00251$$

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

Where the Advisory Agency has the authority to require a project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires a 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 a 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.

Per Section 66477(a)(7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." Here, the City can only require the payment of the in-lieu fee, as the Project involves the subdivision of less than 50 parcels, and does not constitute a "condominium project," "stock cooperative" or "community apartment project" under the Civil Code.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development 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, 2023, residential subdivision projects that are subject to the subdivision fee shall pay:

$$\mathbf{\$16,758.00 \times \text{number of new non-exempt dwelling units}}$$

The maximum Park Fees payment for the Project's proposed 668 units would be:

$$\mathbf{\$11,194,344.00 = \$16,758.00 \times 668 \text{ dwelling units}}$$

## BOARD REPORT

PG. 5 NO. 24-060

As currently proposed, the Project has 234 dwelling units 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:

**\$7,272,972.00** = \$16,758.00 x 434 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.

Per LAMC 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 developments is existing park service radius gaps. According to the Trust for Public Land 2023 Park Score Index, approximately 63% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability plan sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

### Site Analysis

The Project is located within the Westlake community of the City and within the Westlake Community Plan Area. Currently, the Project site is a Metro Station and Commercial Development.

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).

## BOARD REPORT

PG. 6 NO. 24-060

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 walking distance of the Project site (EPADSS): 28,204 persons (44,069 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,267 persons per square mile.
- Westlake Community Plan Area (2017-2021 American Community Survey): 37,932 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately includes 74,975 square feet of common open space in the form of various amenities.

It is unknown if the amount of open space being provided exceeds the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). Thus, it is unknown if the recreational amenities would significantly reduce the Project's impact on existing public recreational and park facilities or if they would reduce the need for new or expanded public recreational and park facilities.

### Public Park Access

There are two (2) public parks within a half-mile walking distance of the Project site:

- MacArthur Park is located at 2230 West 6<sup>th</sup> Street in the Westlake community of the City. This 29.87-acre property includes a play area, band shell, lake, synthetic meadow, and picnic areas.
- Hope and Peace Park is located at 843 South Bonnie Brae Street in the Westlake community of the City. This 0.57-acre park provides a half basketball court, children's play area, and a splash pad for the use of the surrounding community.

A map showing the project location and nearby public parks is attached (Attachment 5).

As previously noted in this 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 and would serve approximately ~~28,204~~ new, Replace With 0 previously unserved, residents within a half-mile walking distance (Attachment 6). 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 walking distance. If the proposed Project elected to make an off-site land dedication, 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 walking distance of a public park.

## BOARD REPORT

PG. 7 NO. 24-060

### Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of the in-lieu fee. As previously noted in this Report, pursuant to Government Code Section 66477(a)(7), "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." Because the proposed Project involves the subdivision of less than 50 parcels, and does not constitute a condominium project, stock cooperative or community apartment project under the Civil Code, the City can only require the payment of the in-lieu fee.

### FISCAL IMPACT

There is no anticipated impact to RAP's General Fund.

This Report was prepared by Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS

- 1) Attachment 1 – Vesting Tentative Tract Map No. 84053
- 2) Attachment 2 – Advisory Agency Filing Notice
- 3) Attachment 3 – Aerial View of Project Site
- 4) Attachment 4 – Generalized Zoning
- 5) Attachment 5 – Project Location and Surrounding Parks
- 6) Attachment 6 – EPADSS Report



VESTING TENTATIVE TRACT MAP No. 84053

FOR MERGER AND SUBDIVISION PURPOSES

LEGAL DESCRIPTION

(CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 001504383-LT2-11W DATED NOVEMBER 29, 2022 AT 7:30 A.M.) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES...

LEGAL DESCRIPTION (CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 001504383-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M.) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES...

LEGAL DESCRIPTION (CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 001504383-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M.) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES...

LEGAL DESCRIPTION (CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 001504383-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M.) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES...

LEGAL DESCRIPTION (CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 001504383-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M.) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES...

LEGAL DESCRIPTION (CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 001504383-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M.) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES...

LEGAL DESCRIPTION (CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 001504383-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M.) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES...

LEGAL DESCRIPTION (CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 001504383-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M.) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES...

EXCEPTIONS

(CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 001504383-LT2-JC DATED AUGUST 4, 2020 AT 7:30 A.M.) EXCEPTIONS TO THE TENTATIVE TRACT MAP...

ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes AC ASPHALT CONCRETE, APR ASPHALT, ARV AIR VENT, etc.

LEGEND

- AERIAL TARGET, AIR RELEASE VALVE, AREA DRAIN (SQUARE), AREA DRAIN (CIRCLE), BACKFLOW PREVENTER, BOLLARD, BENCHMARK, BLOW-OFF VALVE, CURB DRAIN, CONTROL POINT, CABLE TV PULLBOX, COMMUNICATIONS PULLBOX, ELECTRONIC TEST STATION, FIRE DEPARTMENT CONNECTION, FIRE HYDRANT, FLAG POLE, FIBER OPTIC PULLBOX, GROUND LIGHT, GAS MANHOLE, GAS VALVE, GAS METER, GUY WIRE, GREASE INTERCEPTOR, HOSE BIB, IRRIGATION CONTROL BOX, IRRIGATION CONTROL VALVE, AREA LIGHT, MAILBOX, MONITORING WELL, PALM, PARKING METER, POST INDICATOR VALVE, ELECTRIC CABINET, ELECTRIC MANHOLE, ELECTRIC METER, UTILITY POLE, ELECTRIC PULLBOX, ROOF DRAIN, SEWER CLEAN OUT, SEWER MANHOLE, HANDICAP PARKING SIGN, SPRINKLER, STORM DRAIN MANHOLE, STREET LIGHT, STREET LIGHT PULLBOX, TELEPHONE BOX, TELEPHONE CABINET, TELEPHONE MANHOLE, TRAFFIC PULLBOX, TRAFFIC SIGNAL CABINET, TRAFFIC SIGNAL, TREE, UNIDENTIFIED PULLBOX, UNIDENTIFIED CABINET, UNIDENTIFIED CLEAN OUT, UNIDENTIFIED MANHOLE, UNIDENTIFIED CONTROL VALVE, VENT, WATER MANHOLE, WATER METER, WATER VALVE, RISER, DETECTOR CHECK VALVE, DRINKING FOUNTAIN, BUILDING LINE/NOTATION, UNDERGROUND TUNNEL, CONIC LINE, CHAINLINK FENCE, CURB FACE WITH BACK OF CURB (0.5' 0/3'), FLOORLINE, GRADEBREAK, WALL, ELECTRICAL LINE, STORM DRAIN LINE, SANITARY SEWER LINE, WATER LINE, GAS LINE, COMMUNICATION LINE, UNKNOWN UTILITY

LINETYPES

- THICK SOLID LINE: BOUNDARY LINE, THIN SOLID LINE: PROPOSED NEW CONSTRUCTION, DASHED LINE: EXISTING CONSTRUCTION, DOTTED LINE: PROPERTY LINE, etc.

TENTATIVE APPROVAL

NO. VTT 19437, BY: Christopher Jones, Grading Division, 11/2/2023

PROJECT NOTES

PROJECT CONSISTS OF 3 MASTER LOTS AND 18 AIRSPACE LOTS. PROPOSED MIXED-USE DEVELOPMENT WITH UP TO 888 RESIDENTIAL UNITS ACROSS THE SITE. STREET DESIGNATIONS: S ALVARADO STREET - AVENUE B (60' DESIGNATED)...



700 FLOWER ST. SUITE 2100, LOS ANGELES, CA 90017, P: 213 414 0201, F: 213 414 0207

GENERAL NOTES

OWNERS: LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY... WALTER JAYASINIGHE, M.D. AND AESHEA JAYASINIGHE, TRUSTEES... LAND SURVEYOR: KPFF CONSULTING ENGINEERS, INC.

LOT DESIGNATIONS

LOTS 1-3 MASTER LOTS, LOTS 4 AND 8 PARKING LOTS, LOT 6 METRO PLAZA, LOTS 7, 10, 14 AND 18-17, SEVENWATER/PARKING LOTS 5, 15 AND 20-21 RESIDENTIAL LOTS 9 AND 16 HOTEL

REVISIONS

Table with 2 columns: DATE, ISSUED FOR. Includes 07/11/2023, 2100644, and AS SPECIFIED.

LOS ANGELES DEPT. OF PUBLIC WORKS SUBMITTED FOR FILING

TRACT MAP

FEB 02 2024

REVISD MAP, EXTENSION OF TIME, FINAL MAP UNIT, MODIFIED, DEPUTY ADVISORY AGENCY

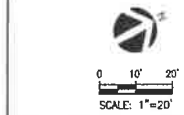
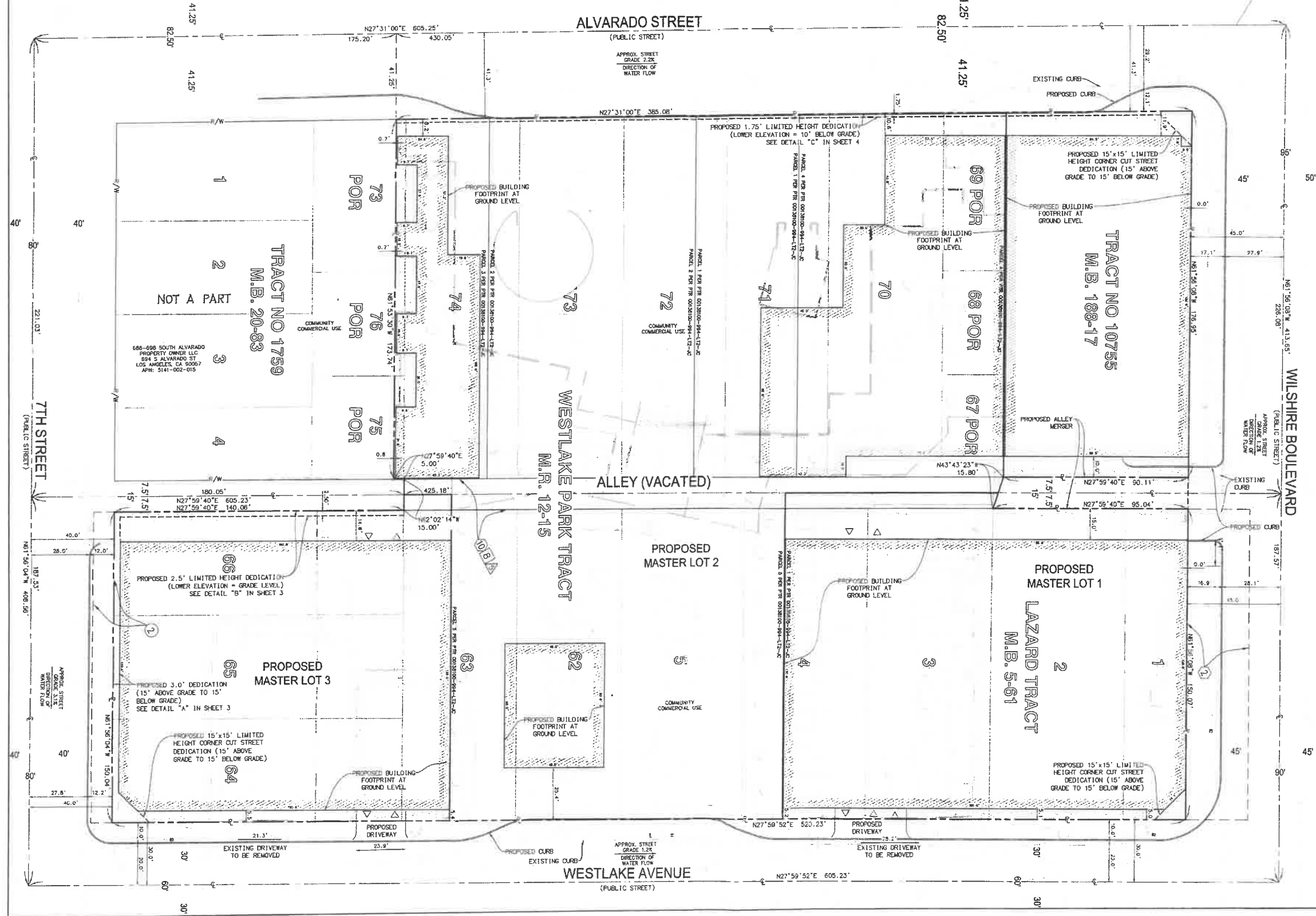
Signature of Christopher Jones, dated 10/24/2023. Includes official seal of the State of California, License No. 8193.



\*\*\*NOTE: EXISTING CONDITIONS ARE SHOWN IN GRAYSCALE

# VESTING TENTATIVE TRACT MAP No. 84053

**kpff**  
 PROJECT NUMBER: 2100844  
 DATE: 07/11/2023  
 DRAWN BY: DB  
 CHECKED BY: CJ  
 SCALE: AS SPECIFIED  
 PROJECT DESCRIPTION: WESTLAKE MACARTHUR



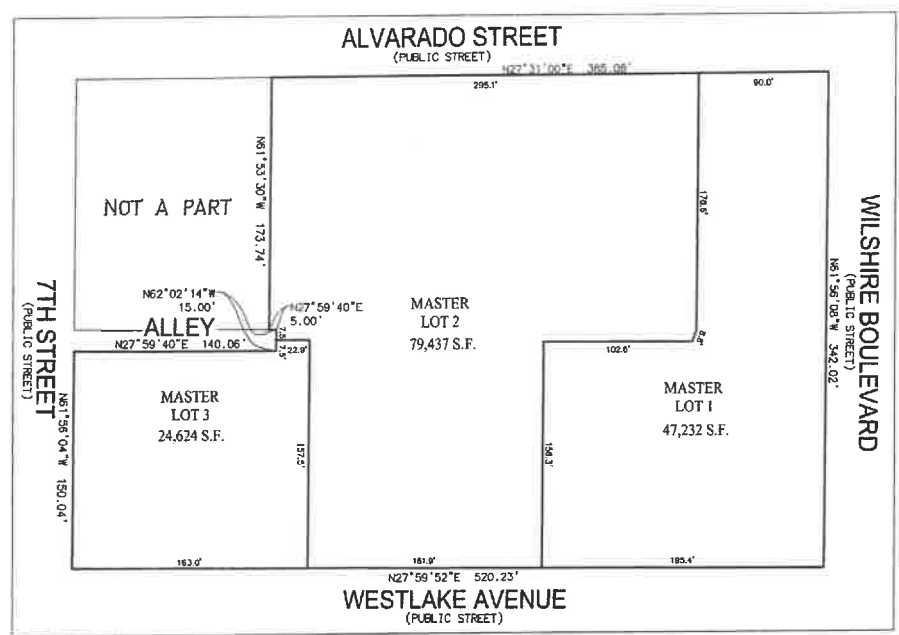
REVISIONS	DATE	ISSUED FOR

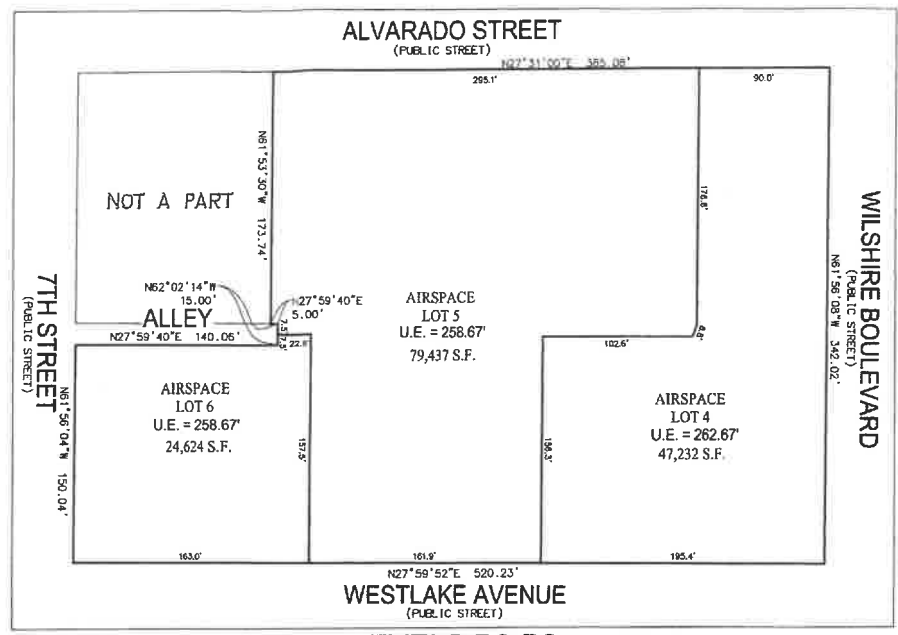
DATE	07/11/2023
PROJECT NUMBER	2100844
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	WESTLAKE MACARTHUR
SHEET NUMBER	

**SHEET 2 OF 6**

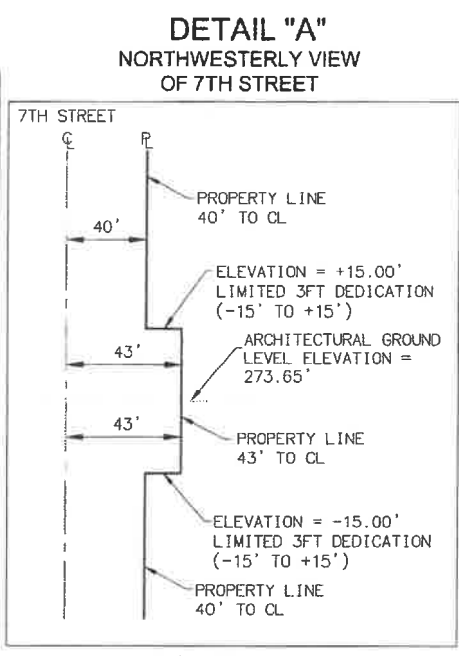
# VESTING TENTATIVE TRACT MAP No. 84053



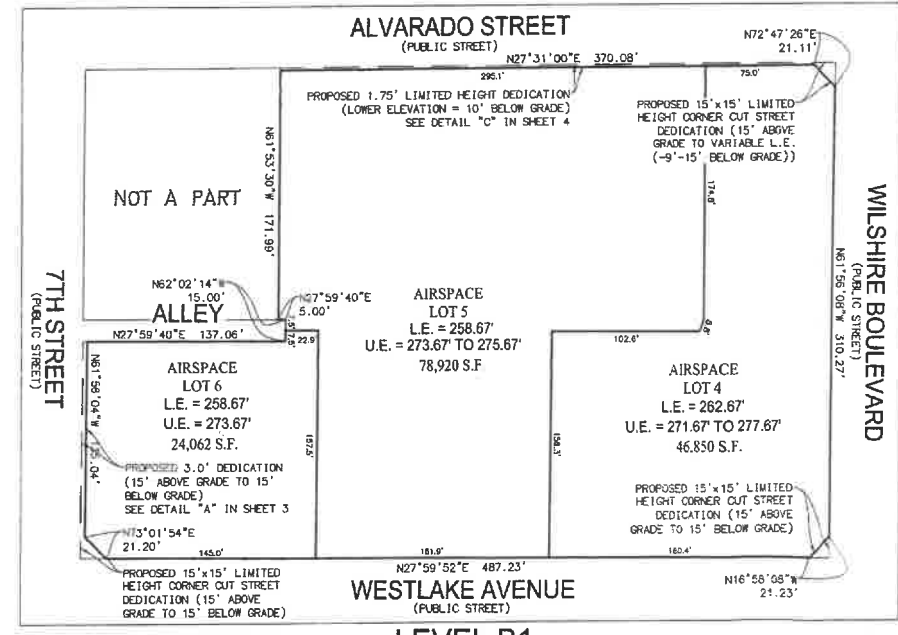
**BELOW LEVEL B6**  
L.E. = CENTER OF THE EARTH, U.E. = 183.67'



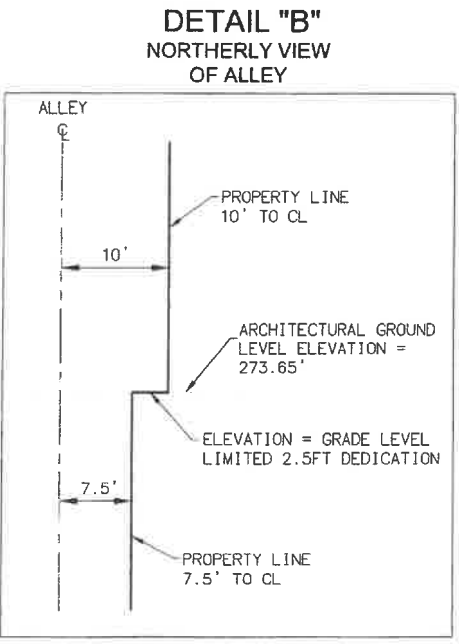
**LEVELS B6-B2**  
L.E. = 183.67', U.E. = VARIES



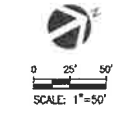
NOT TO SCALE



**LEVEL B1**  
L.E. = VARIES, U.E. = VARIES



NOT TO SCALE



**ABBREVIATION LEGEND**  
L.E. = LOWER ELEVATION  
U.E. = UPPER ELEVATION

REVISIONS	DATE	ISSUED FOR

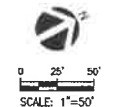
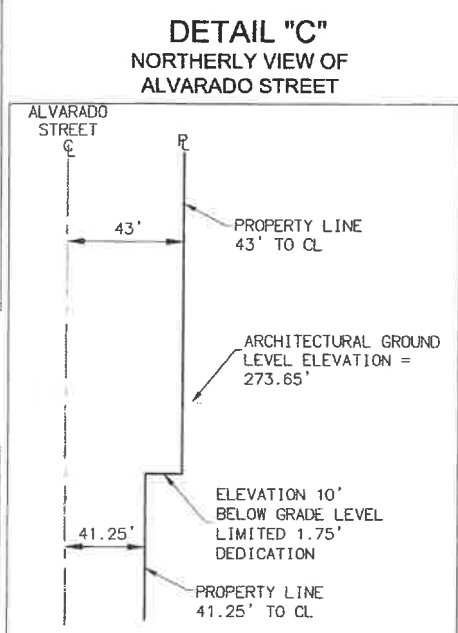
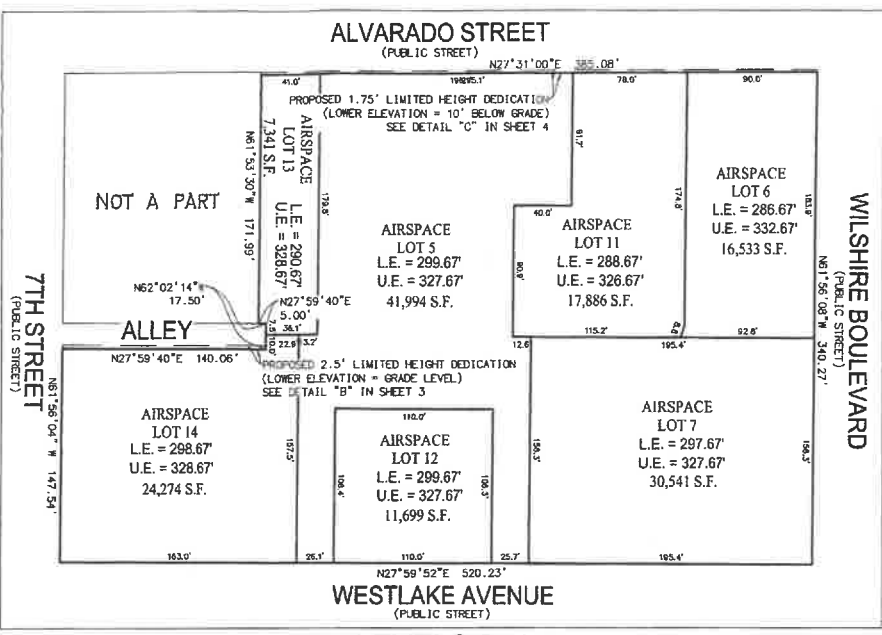
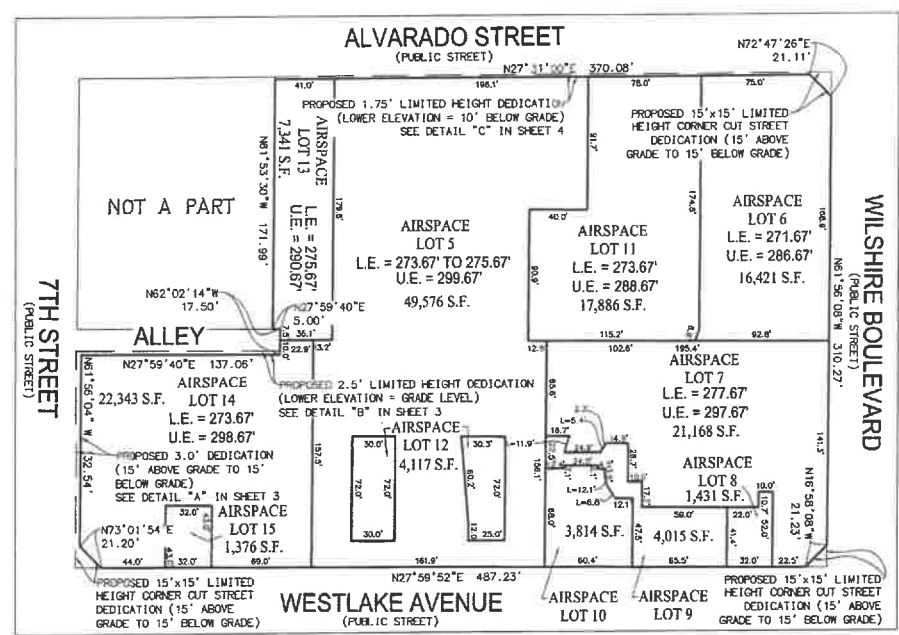
DATE	07/11/2023
PROJECT NUMBER	2100844
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	WESTLAKE MACARTHUR

SHEET NUMBER

# VESTING TENTATIVE TRACT MAP No. 84053

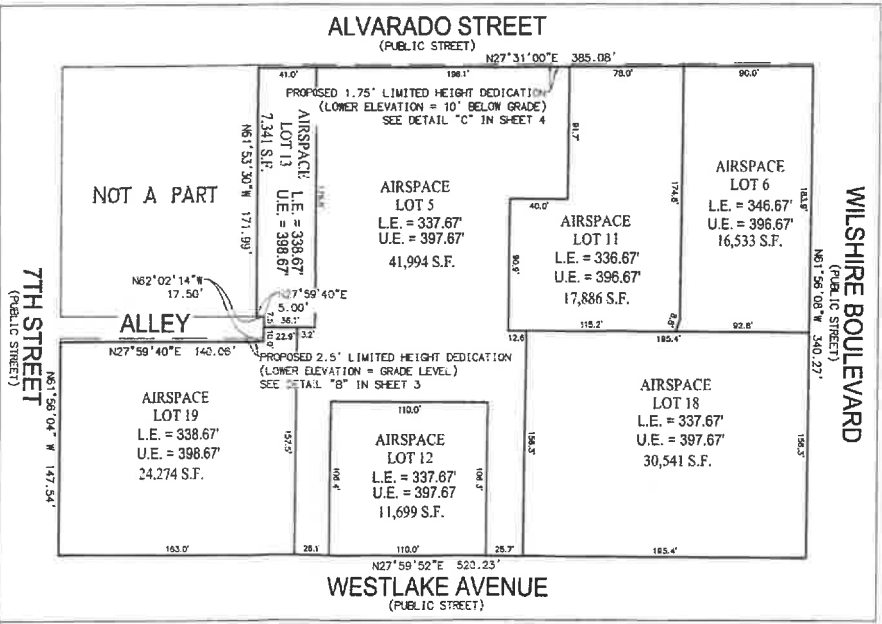
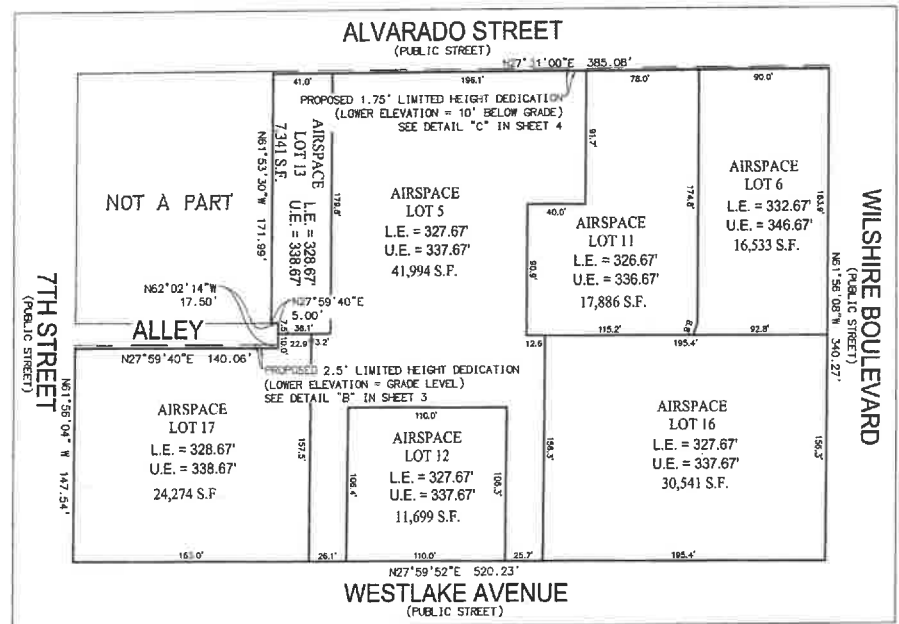


700 ALHAMBRA ST., Suite 2100  
LOS ANGELES, CA 90017  
P: 213.444.8200  
F: 213.444.8204  
WWW.KPFF.COM



**ABBREVIATION LEGEND**  
L.E. = LOWER ELEVATION  
U.E. = UPPER ELEVATION

REVISIONS	ISSUED FOR
DATE	

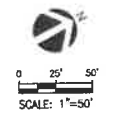
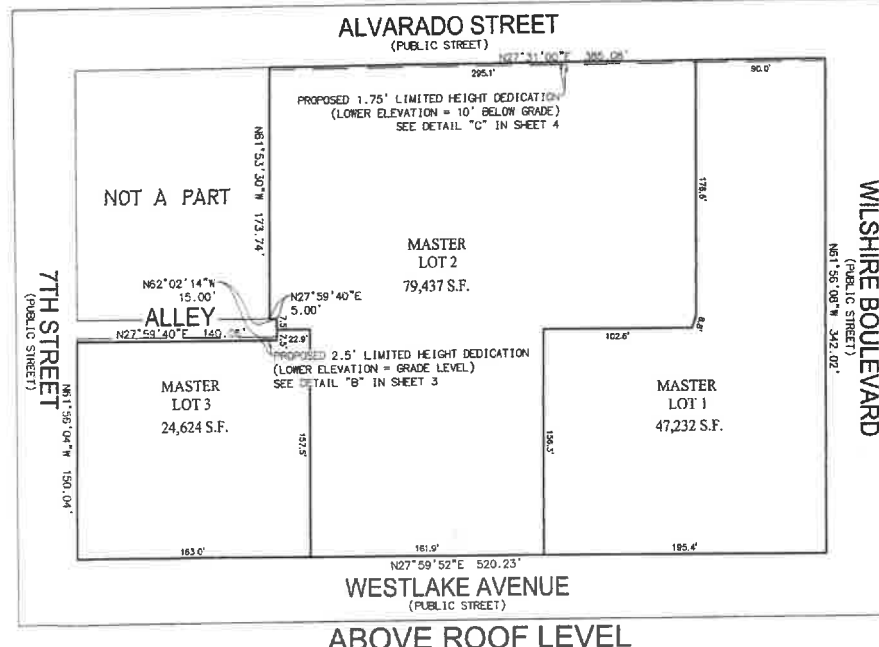
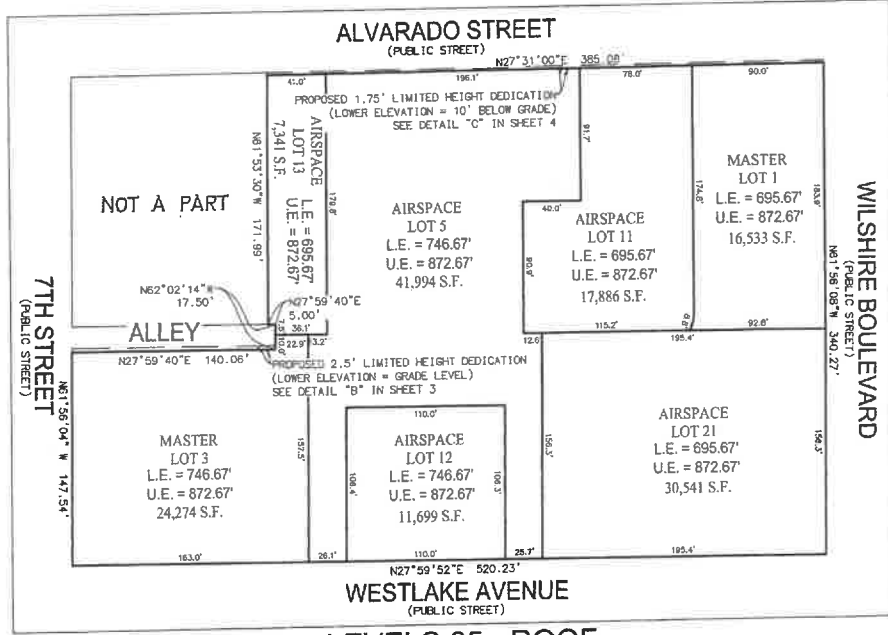
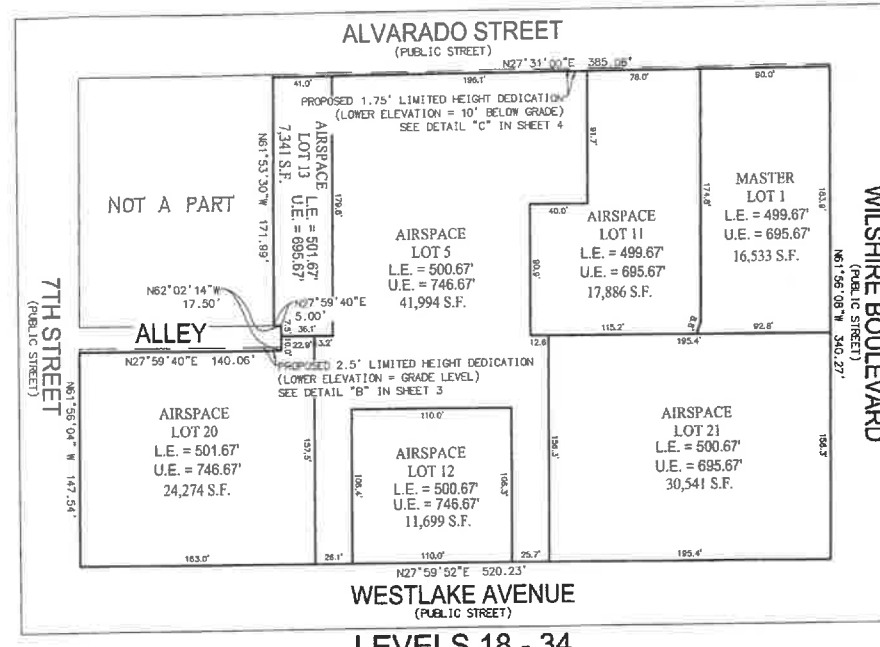
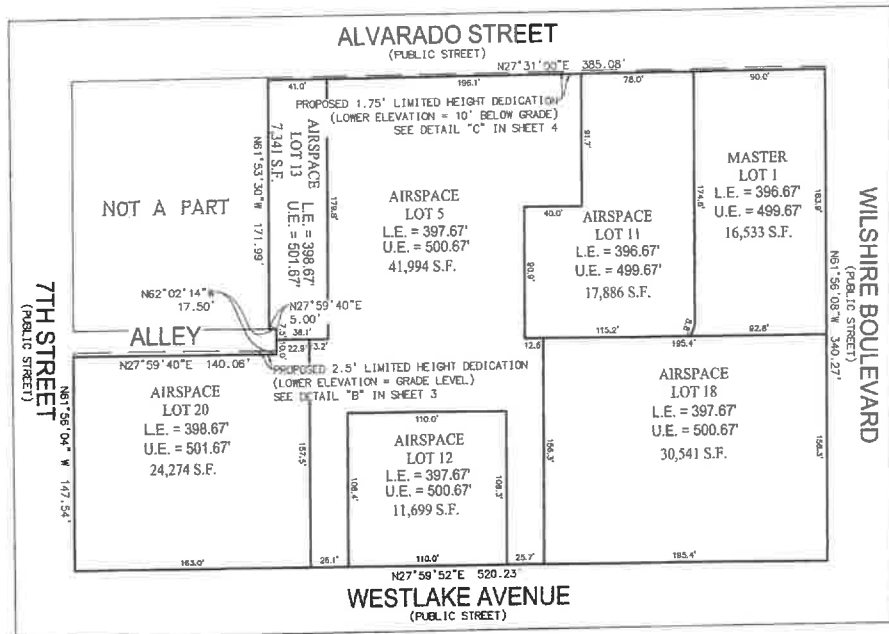


DATE	07/11/2023
PROJECT NUMBER	2100844
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	WESTLAKE MACARTHUR

SHEET NUMBER

# VESTING TENTATIVE TRACT MAP No. 84053

**kpff**  
THE FLOWERS GROUP, INC.  
 1800 S. WILSHIRE, SUITE 1100  
 LOS ANGELES, CA 90017  
 P: 310.448.0200  
 F: 310.284.5704  
 EMAIL: KPF@GMAIL.COM



**ABBREVIATION LEGEND**  
 L.E. = LOWER ELEVATION  
 U.E. = UPPER ELEVATION

**REVISIONS**

DATE	ISSUED FOR

---

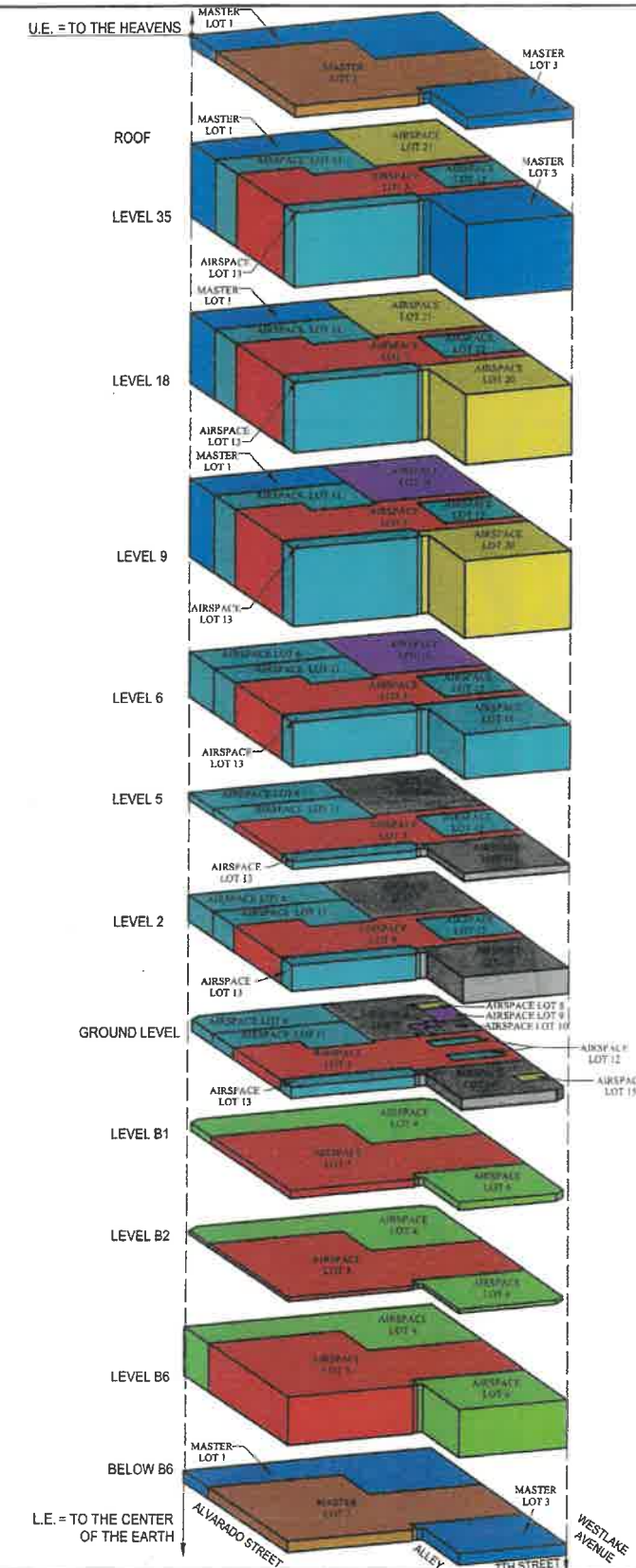
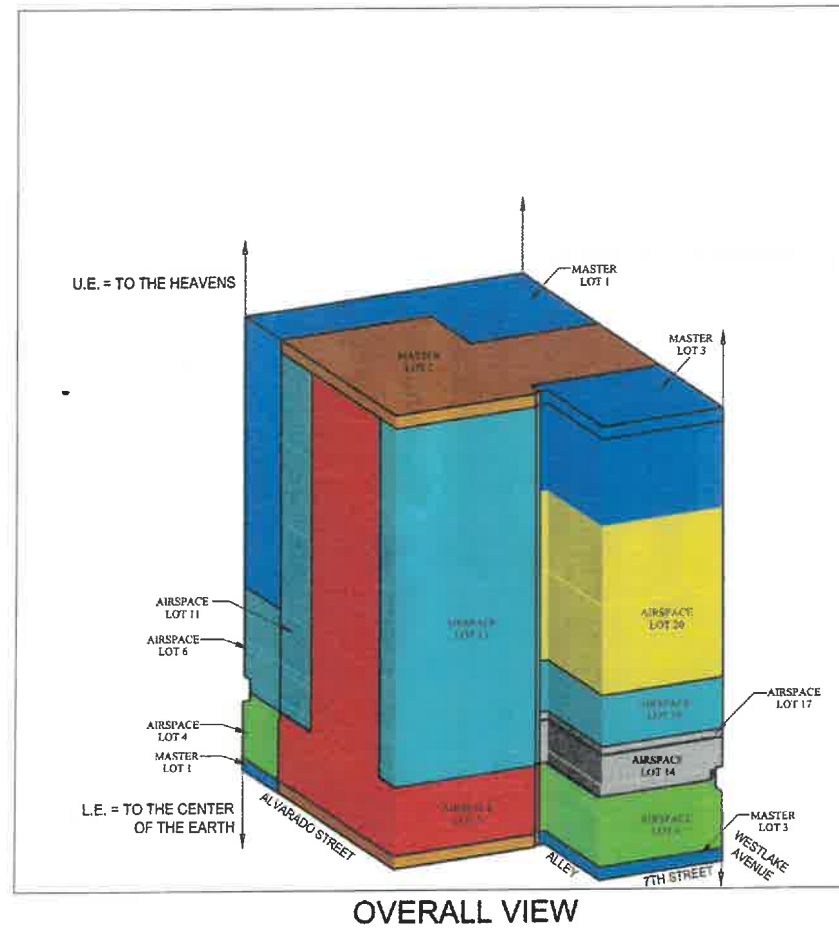
DATE	07/11/2023
PROJECT NUMBER	2100644
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	WESTLAKE MACARTHUR

SHEET NUMBER

# VESTING TENTATIVE TRACT MAP No. 84053

## ISOMETRIC VIEWS (LOOKING NORTHEASTERLY)

NOTE: SEE SHEETS 3-5 FOR VARIOUS UPPER AND LOWER ELEVATIONS.



### FLOOR VIEWS

**kpff**  
190 FLOWER ST., SUITE 2100  
 SAN JOSE, CA 95113  
 415.435.8200  
 P. 213.966.0294  
 WWW.KPFF.COM

**LEGEND**

- MASTER LOT (OWNER)
- MASTER LOT (METRO)
- OFFICES
- PARKING
- RESIDENTIAL
- METRO PLAZA
- HOTEL
- SERVICES/RETAIL/PARKING

NOT TO SCALE

**ABBREVIATION LEGEND**

L.E. - LOWER ELEVATION  
 U.E. - UPPER ELEVATION

REVISIONS	
DATE	ISSUED FOR

DATE: 07/11/2023  
 PROJECT NUMBER: 2100844  
 DRAWN BY: DB  
 CHECKED BY: CJ  
 SCALE: AS SPECIFIED  
 PROJECT DESCRIPTION: WESTLAKE MACARTHUR

SHEET NUMBER: **SHEET 6 OF 6**



OFFICE OF ZONING ADMINISTRATION  
 200 N. SPRING STREET, ROOM 763  
 LOS ANGELES, CA 90012-4801  
 (213) 978-1318

**ESTINEH MAILIAN**  
 CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING ADMINISTRATORS**

- JACK CHIANG
- HENRY CHU
- TIM FARGO
- JONATHAN A. HERSHEY, AICP
- PHYLLIS NATHANSON
- CHARLES J. RAUSCH JR.
- CHRISTINE SAPONARA
- COURTNEY SHUM
- CHRISTINA TOY LEE
- JORDANN TURNER

**CITY OF LOS ANGELES**  
 CALIFORNIA



**KAREN BASS**  
 MAYOR

LOS ANGELES DEPARTMENT  
 OF CITY PLANNING  
 EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP  
 DIRECTOR

SHANA M.M. BONSTIN  
 DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
 DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
 DEPUTY DIRECTOR

planning.lacity.org

**Filing Notification and Distribution**

<p><b>ADDRESS: 657 S WESTLAKE AVE</b></p> <p><b>COMMUNITY PLAN: Westlake</b></p> <div style="background-color: red; color: white; text-align: center; padding: 5px; font-weight: bold; font-size: 1.2em;">EXPEDITED PROCESSING SECTION</div>	<p><b>DATE OF FILING AND MAP STAMP</b>                  DATE: 12/18/2023</p> <p><b>VTT- MAP NO: VTT-84053-HCA</b>                  ENV-2023-8280-SCEA</p> <p><b>DEEMED COMPLETE AND DISTRIBUTION</b>                  DATE: 02/02/2024</p> <p>Hillside: ( ) Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 1                  (X) Neighborhood Planning (Check Office below)</p> <ul style="list-style-type: none"> <li>( ) Valley</li> <li>( ) West Los Angeles</li> <li>(X) Central</li> <li>( ) Metro E/S</li> </ul> <p>Department of Public Works</p> <ul style="list-style-type: none"> <li>(X) Bureau of Engineering</li> <li>(X) Bureau of Sanitation</li> </ul> <p>Department of Building and Safety</p> <ul style="list-style-type: none"> <li>(X) Grading Engineer</li> <li>(X) Zoning Engineer</li> </ul> <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <ul style="list-style-type: none"> <li>( ) Underground Design</li> <li>(X) Real Estate</li> <li>(X) Water System</li> <li>(X) Fire Department (mark "Fire")</li> </ul>	<ul style="list-style-type: none"> <li>( ) Community Plan Revision</li> <li>(X) Department of Recreation and Parks</li> <li>(X) Bureau of Street Services- Urban Forestry</li> <li>(X) Bureau of Street Lighting (No. P.S.)</li> <li>( ) Animal Regulation (Hillside)</li> <li>(X) Housing Department</li> <li>(X) Board of Education (No P.S.)</li> <li>(X) Los Angeles County Health Department (No P.S.)</li> <li>( ) City of Beverly Hills (See Counter Map) (No P.S.)</li> <li>( ) Valley DOT – Taghi Gharagozli</li> <li>(X) Imaging Services</li> <li>(X) GIS - c/o Fae Tsukamoto</li> <li>(X) South Robertson Neighborhood Council</li> </ul> <p><b>Neighborhood councils can submit comments at any time leading up to and during the public hearing.</b></p>

The above tract has been filed with City Planning, Expedited Processing Section.  
 The assigned planner for this case 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.

Vincent P. Bertoni,  
 Director of Planning  
*Stella Sargsyan*

For:  
 Heather Bleemers, Senior City Planner  
 Expedited Processing Section  
 CP-6300 (1/21/09)

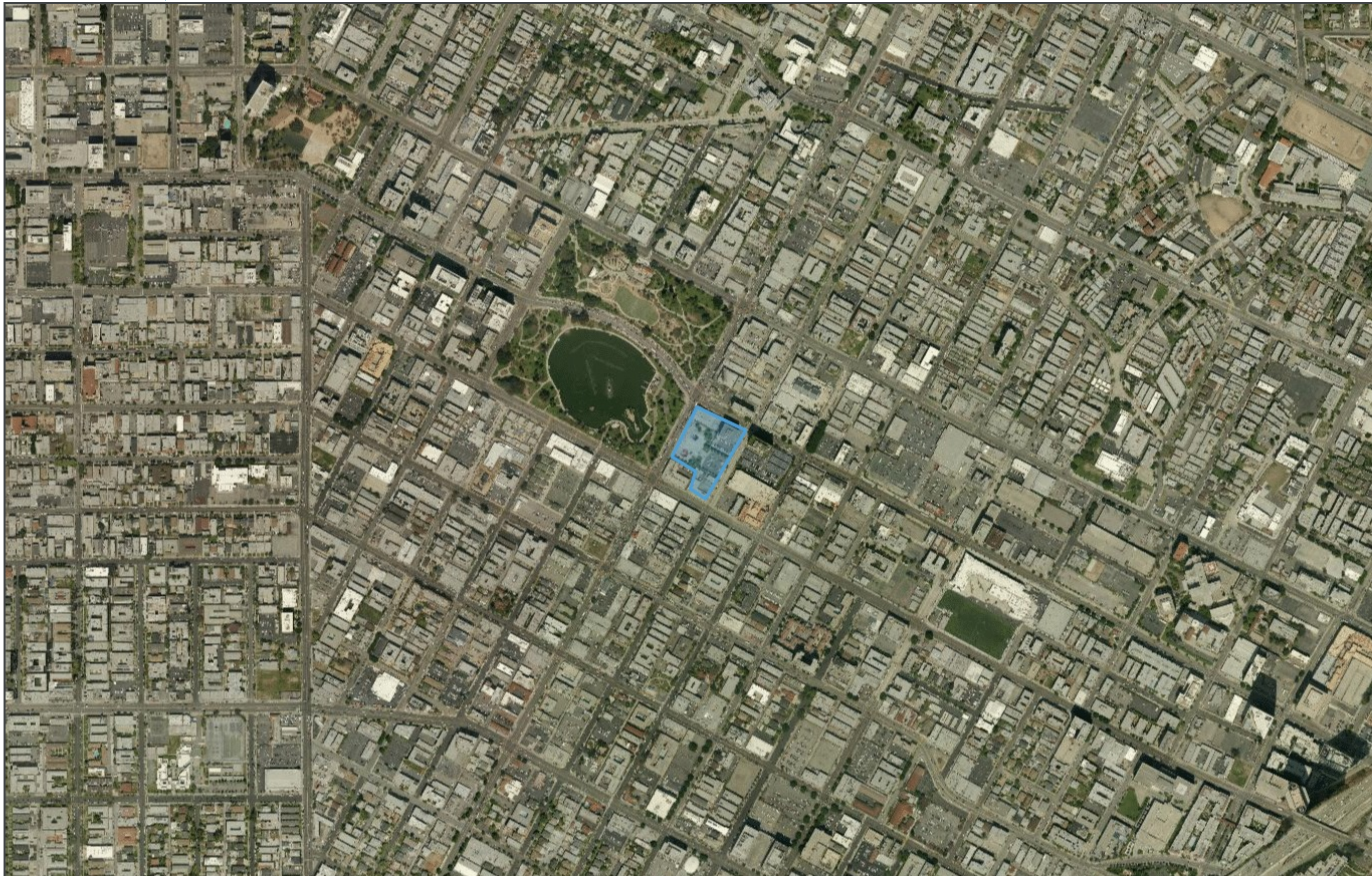
RECOMMENDATION REPORTS

**DUE BY: 03/13/2024**

**Please forward reports to the following e-mail address:**

planning.expedited@lacity.org





**LEGEND**

- City Limits

**NOTES**



SCALE 1: 9,028

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.

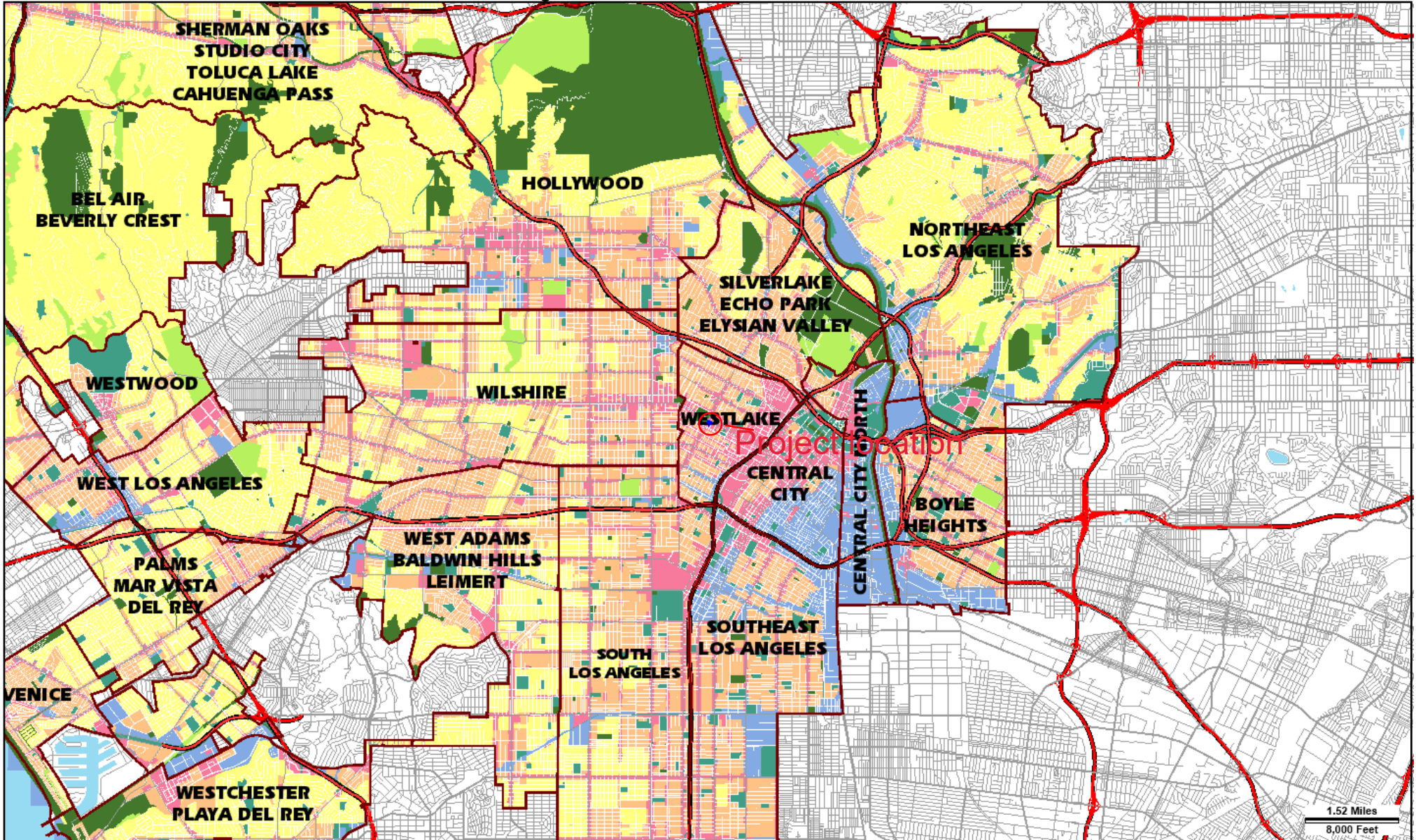
© City of Los Angeles, Department of Recreation and Parks  
Printed: 11/07/2023



# ZIMAS PUBLIC

Generalized Zoning

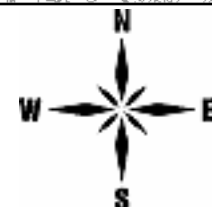
02/26/2024



Address: 650 S ALVARADO ST  
APN: 5141002001  
PIN #: 132A203 22









Tract: TR 10755  
Block: None  
Lot: "UNNUMBERED LT"  
Arb: 1

Zoning: C4-2  
General Plan: Regional Center Commercial



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF


## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL




-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




#### PARKING

-  Parking Buffer



#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial






# CIRCULATION

## STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway

## MISC. LINES


























-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

## POINTS OF INTEREST





 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	



## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

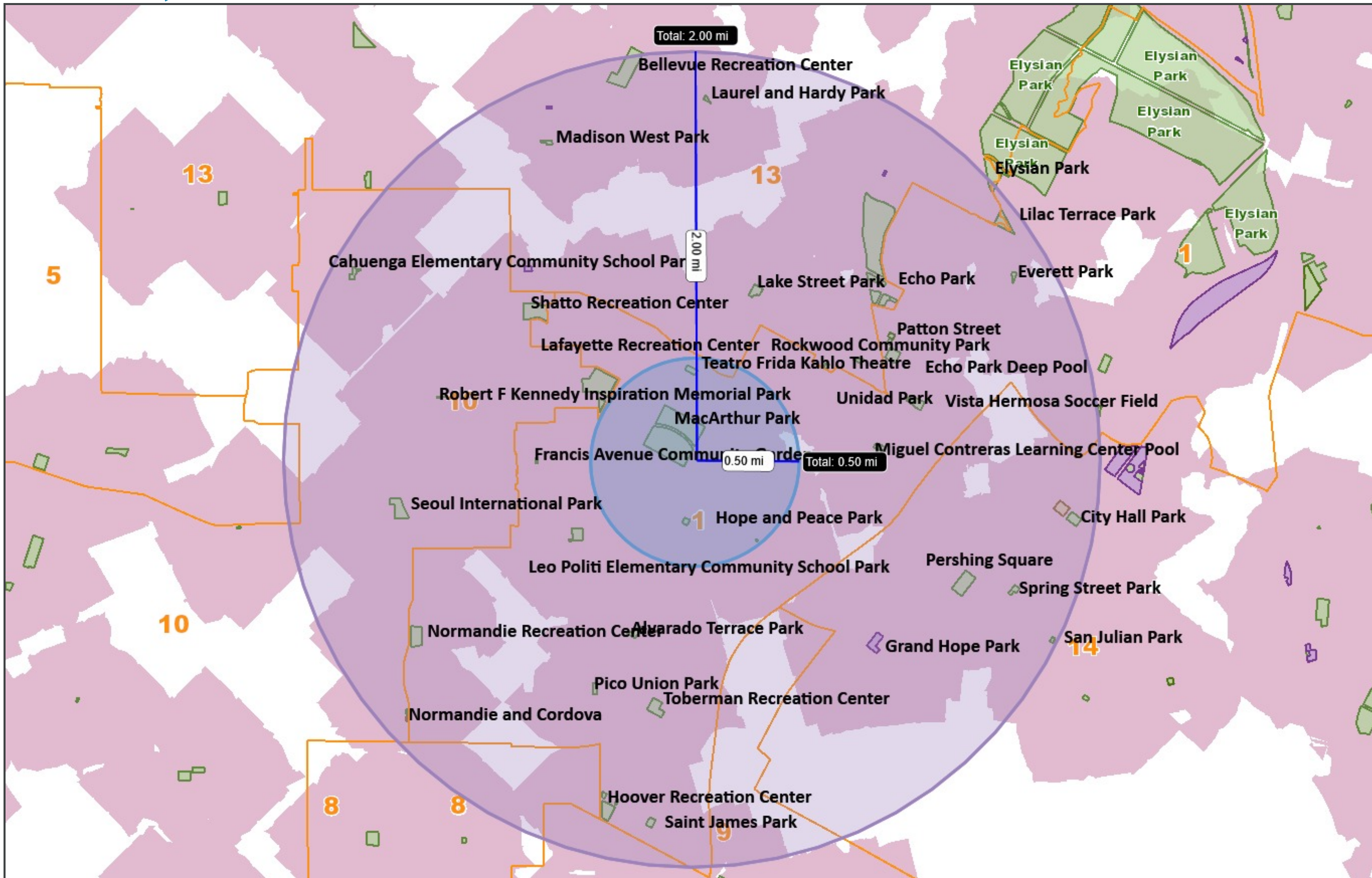
## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	





**LEGEND**

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

NOTES



SCALE 1: 36,112

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.

© City of Los Angeles, Department of Recreation and Parks  
Printed: 11/07/2023





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

650-686 South Alvarado Street

Description:

650-686 South Alvarado Street, 657-693 Westlake Avenue, 2001-2015 West 7th Street, 2000-2032 Wilshire Boulevard

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:	28,204	0
<i>Residents Served by Age</i>		
Under Age 5:	2,206	0
Age 5 to 9:	1,678	0
Age 10 to 14:	1,533	0
Age 15 to 17:	1,021	0
Age 18 to 64:	18,775	0
Age 65 and Over:	2,991	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	9,626	0
<i>Households Served by Annual Income</i>		
Under \$25,000:	5,100	0
\$25,000 to \$34,999:	1,573	0
\$35,000 to \$49,999:	1,417	0
\$50,000 to \$74,999:	1,123	0
\$75,000 and Over:	413	0

Source: Census/ACS 2010