

APPROVED

August 15 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-180

DATE August 15, 2024

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP AA-2024-2704-PM-HCA – RECOMMENDATION TO THE ADVISORY AGENCY FOR IN-LIEU PARK FEE PAYMENT

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for *C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map AA-2024-2704-PM-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 Parks 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 Chapter 1ASEC. 13B.7.1.C.2.a (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.

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LAMC Chapter 1A SEC. 13B.7.1.D.3.b (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 1250 West Jefferson Boulevard in the South Los Angeles community of the City. The subdivision of an existing 5.74 net acre site into two parcels: Lot 1 with 0.67 acres (29,191 sf) and Lot 2 with 5.045 acres (219,781 sf) for a property located at 1250 W. Jefferson Boulevard. The proposed subdivision would facilitate the bond financing for an approved 100%, 122-unit affordable housing project on proposed Lot 1 (ADM-2024-422-DB-HCA-ED1). Proposed Lot 2 will continue to be improved with an existing 100%, 113-unit affordable housing community known as University Gardens. The proposed Project's open space requirement per LAMC 12.21.G. has been reduced by 100 percent, and is now allowed a minimum of zero square feet of open space in lieu of 15,950 square feet of open space per ADM-2024-422-DB-HCA-ED1. The proposed Project is providing 5,709 square feet of common open space in the common rear yard area, and 8,209 square feet of private open space on the rooftop level of the building.

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 **July 30, 2024**. 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.

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ADVISORY AGENCY

The Project filed a parcel map application with City Planning on **April 26, 2024**. On June 10, 2024, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **July 22, 2024**. 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. After RAP staff received the above notification, staff contacted City Planning staff and requested that the Project application be placed on hold until the required Early Consultation Meeting was completed. City Planning staff held the Advisory Agency hearing on July 24, 2024 despite the lack of resolution regarding the Early Consultation meeting and RAP's inability to provide a condition for the staff report without following the requirements of the LAMC. The staff report from City Planning stated that no comments were received from RAP and no condition language was included as part of the report. At the hearing, the case was taken under advisement to allow time for the applicant to participate in the Early Consultation meeting and for RAP to prepare this Report for the Board's consideration.

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."

Land Dedication

LAMC Section 12.33 D states that residential subdivision projects with more than fifty 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 = 2.7**
 - **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 235 units would be:

$$1.59 \text{ Acres} = (235 \times 2.7) \times 0.00251$$

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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 113 existing units that will remain and 121 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:

$$\mathbf{0.01\ Acres} = (1 \times 2.7) \times 0.00251$$

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 the 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 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.

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." The Project, as described in this Report, is an apartment project.

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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, 2024, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$17,060.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 122 units would be:

\$4,009,100.00 = \$17,060.00 x 235 dwelling units

As currently proposed, the Project has 113 existing units that will remain and 121 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:

\$17,060.00 = \$17,060.00 x 1 dwelling unit

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 of Recreation and Park Commissioners (Board) 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.

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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 2024 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 South Los Angeles community of the City and within the South Los Angeles Plan Area. Currently, the Project site is level and improved with a gated apartment complex consisting of 13 low-rise residential multi-family buildings containing 113 units, with associated surface parking, extensive landscaping, and amenities.

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 citywide density and local community density:

- City of Los Angeles Population Density (2018-2022 American Community Survey): 8,267 persons per square mile.
- South Los Angeles Community Plan Area (2018-2022 American Community Survey): 18,282 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 5,709 square feet of common open space in the common rear yard area, and 8,209 square feet of common open space on the rooftop level of the building.

The proposed Project's open space requirement per LAMC 12.21.G. has been reduced by 100 percent, and is now allowed a minimum of zero square feet of open space in lieu of 15,950 square feet of open space per ADM-2024-422-DB-HCA-ED1.

As currently proposed, these recreational amenities would not likely reduce the Project's impact on existing public recreational and park facilities. These amenities would not likely significantly reduce the need for new or expanded public recreational and park facilities.

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Public Park Access

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

- Richardson Family Park is located at 2700 South Budlong Avenue in the South Los Angeles Area of the City. This 0.32-acre park includes a basketball court, playground, benches and picnic tables.
- EXPO Center is located at 3980 Bill Robertson Lane in the Exposition Park area of the City. This 6.65-acre facility provides a swimming pool, gymnasium, soccer fields, a child care center, a senior citizens center, and the Exposition Rose Garden.

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 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 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 walking distance of a public park.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as the Project is proposing to retain the existing units on site and to construct apartment units, of which nearly all will qualify for an affordable housing exemption.

FISCAL IMPACT

The potential fiscal impact to the RAP's General Fund is currently unknown.

This Report was prepared by Jeremy Silva, Planning Assistant, 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 - Generalized Zoning
- 5) Attachment 5 - Project Location and Surrounding Parks



RENDER - VIEW OF SOUTHEAST CORNER OF JEFFERSON & CATALINA 1

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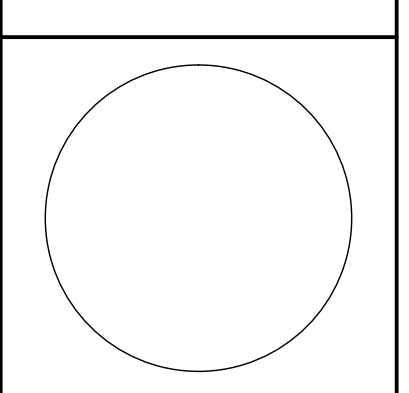
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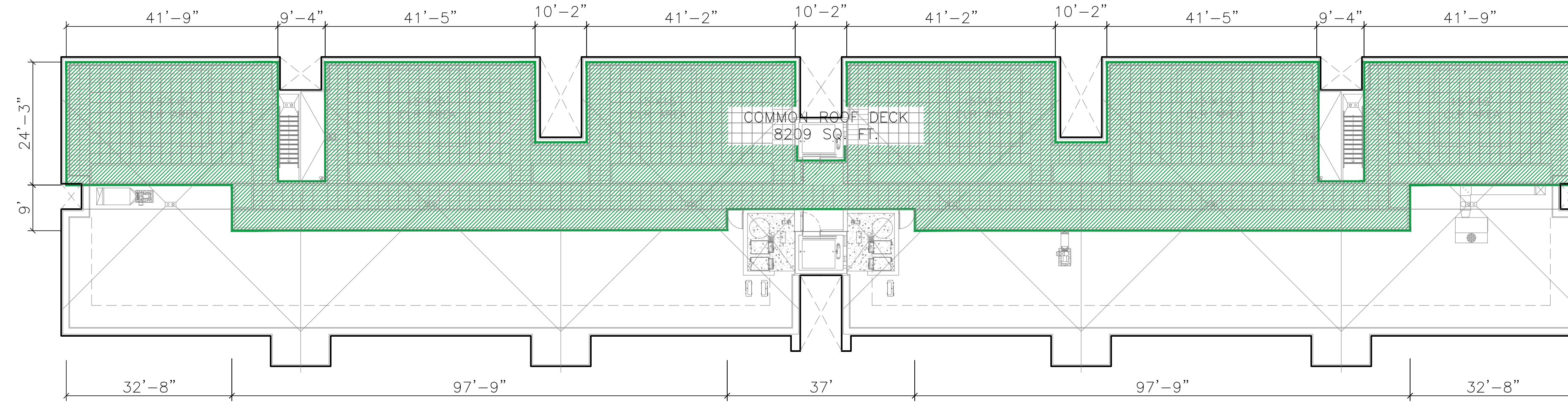


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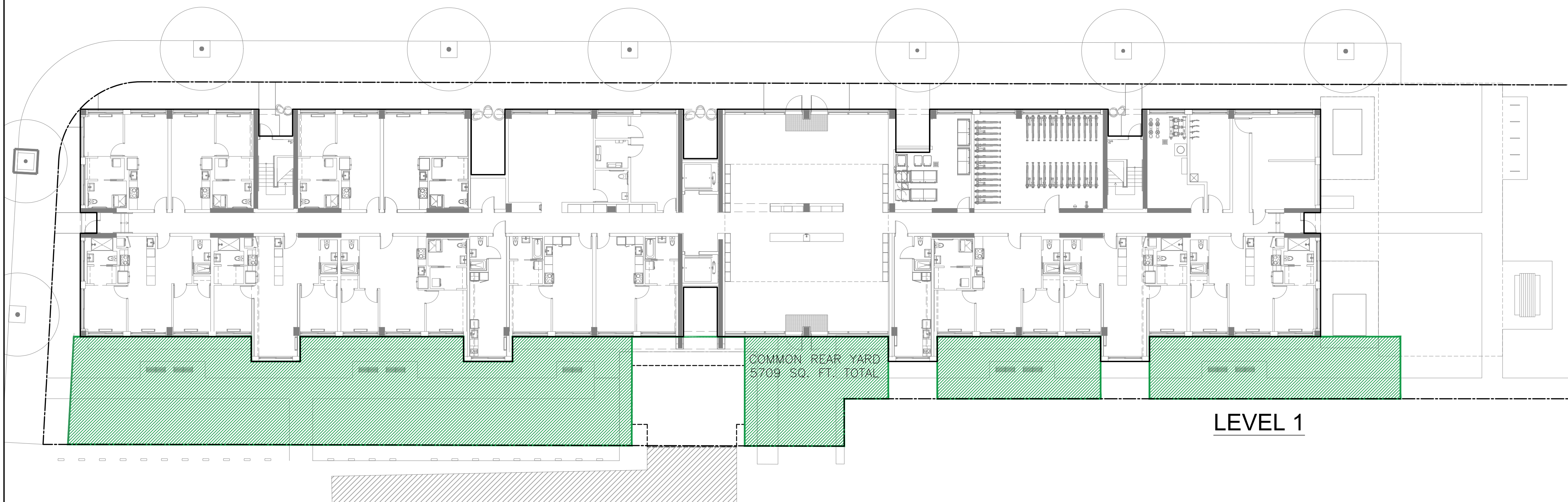
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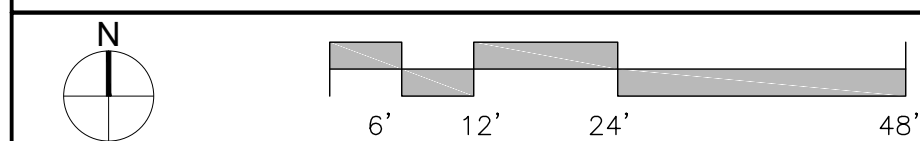


ROOF LEVEL

OPEN SPACE - REQUIRED					
	STUDIO (<3 HABITABLE ROOMS)	1BD (<3 HABITABLE ROOMS)	2BD (3 HABITABLE ROOMS)	3BD (>3 HABITABLE ROOMS)	TOTAL
RATIO (SF)	100	100	125	175	
UNIT COUNT	15	29	42	36	122
REQ OPEN SPACE	1500	2900	5,250	6,300	15,950
INCENTIVE REQUESTED TO PERMIT A REDUCED 0 SF RESIDENTIAL OPEN SPACE REQUIREMENT					
OPEN SPACE - PROPOSED					
OUTDOOR SPACE TYPE	QUANTITY	SIZE (SF)	TOTAL		
COMMON ROOF DECK	1	8,209	8,209		
COMMON REAR YARD	1	5,709	5,709		
TOTAL			13,918		



LEVEL 1



REVISIONS	DATE

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OPEN SPACE

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SCALE: **1/16"= 1'-0"**

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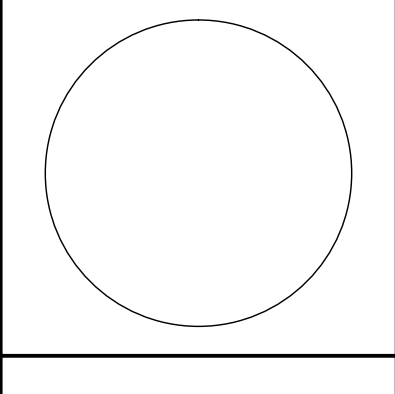
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SECTION

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	NON RATED WALL ASSEMBLY			1 HR RATED WALL ASSEMBLY			2 HR RATED WALL ASSEMBLY			3 HR RATED WALL ASSEMBLY	
	II-A & I-A NON BEARING INTERIOR PARTITION	TBL 601		II-A PRIMARY STRUCTURAL FRAME	TBL 601		II-A EXTERIOR BEARING WALLS, FRM WOOD OR METAL FRAMING	602.3, 2303.2, TBL 601		I-A PRIMARY STRUCTURAL FRAME= CONCRETE COLS & WALLS, CONCRETE DECK WITHOUT DROPPED BEAMS IS NOT CONSIDERED PRIMARY STRUCTURAL FRAME PER DEFINITION 202. INSTEAD IT IS A FLOOR.	TBL 601, 202
	I-A NON BEARING EXTERIOR PARTITION > 20' FSD	TBL 601, TBL 705.5, TBL 705.8		III-A INTERIOR BEARING WALLS	TBL 601		I-A CONCRETE FLOOR, CONCRETE DECK WITHOUT DROPPED BEAMS IS NOT CONSIDERED PRIMARY STRUCTURAL FRAME PER DEFINITION 202	TBL 601, 202		I-A INTERIOR & EXTERIOR CONCRETE BEARING WALL	TBL 601
	NON-BEARING FACING EXTERIOR: COURT, YARD, PUBLIC WAY	601(E), 707.4, TBL 705.5, 705.8, 1205		III-A EXTERIOR NON BEARING WALLS < 20' FSD, FRM WOOD OR METAL FRAMING	707.4, TBL 601, 705.5, 705.8		SHAFTS & EXIT STAIR ENCLOSURES 4+ STORIES	713.4, 1023.2		I-A TO III-A HORIZONTAL BUILDING SEPARATION=CONCRETE DECK	510.2
	PENTHOUSES > 20' FSD	1511.2.4 EX.3		III-A FLOOR & ROOF	TBL 601		EXIT DISCHARGE FROM 2 HR SHAFT	1028.1		III-A FIRE WALL LVLS 3-7 TO DOUBLE ALLOWABLE AREA PER TBL 506.2	TBL 506.2, TBL 706.4
				CORRIDOR WALLS	708.1, 1020.1		HORIZONTAL EXIT WALL FOR ACCESSIBLE MEANS OF EGRESS, SUPERSEDED BY 3 HR FIREWALL	1009.2(7), 1026.2, 707.3.5			
				DWELLING SEPARATION	420.2, 708.1		FUEL STORAGE > 50KW, GARBAGE RMS UNDER 2 HR CHUTE	CFC 1206.6.2 EX, 713.13.4			
				OCCUPANCY SEPARATION: R2;R; R2;S2; A3;R2	TBL 508.4						
				SHAFTS & EXIT STAIR ENCLOSURES 2-3 STORIES	713.4, 1023.2						
				MACHINE RMS, FUEL STORAGE <50KW, REFRIGERANT, GARBAGE RMS UNDER 1 HR CHUTE	TBL 509.7.13.1.4, 3005.4 EX, CFC 1206.6.2 EX						
				PENTHOUSES < 20' FSD	1511.2.4 EX.3						

FIRE RATING LEGEND 2

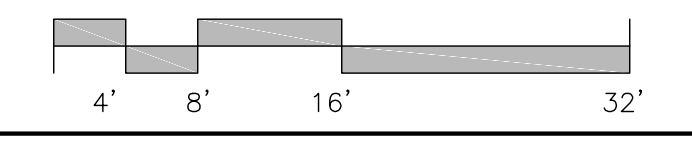
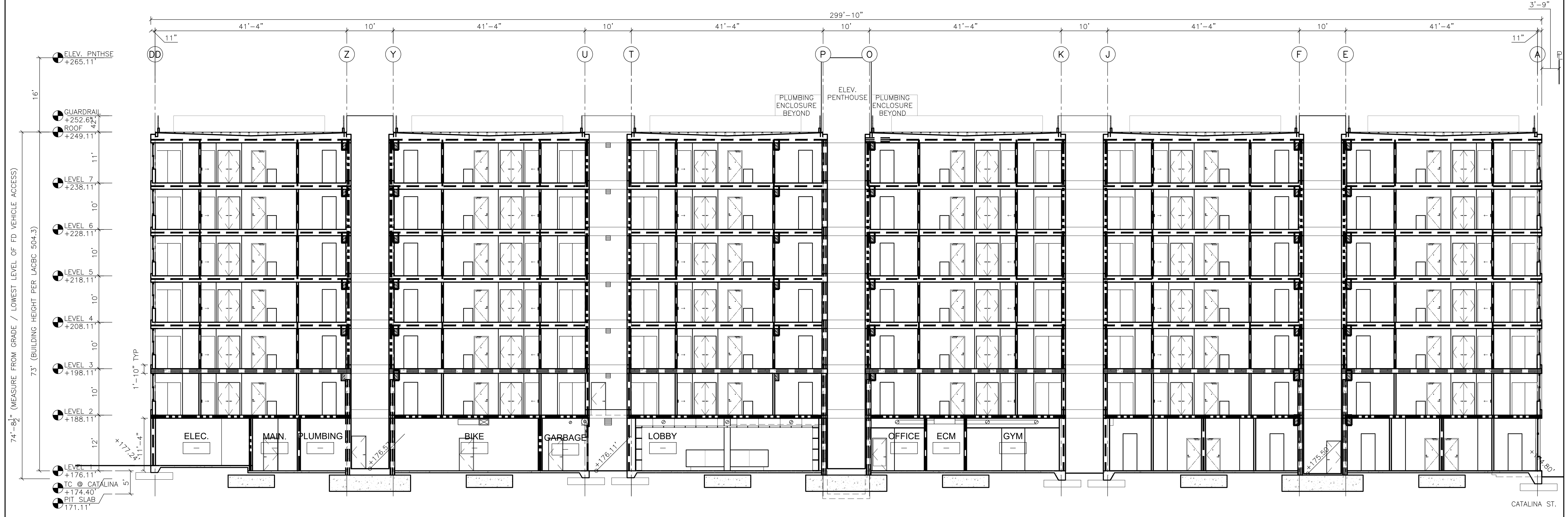


EXHIBIT "A"
Page No. 27 of 37
Case No. ADM-2024-422-08-HCA-ED1

SECTION 1

REVISIONS	DATE

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 Los Angeles, CA 90017
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CIVIL:
KPFF
 700 S Flower St, Ste 2100
 Los Angeles, CA 90017
 213.418.0201

STRUCTURAL:
DCI ENGINEERS
 523 W 4th St, Ste 618
 Los Angeles, CA 90014
 213.298.3720

MEP, ENERGY, LIGHTING:
GREEN MEP
 523 W 4th St, Ste 616
 Los Angeles, CA 90014
 213.298.3720

PHOTOVOLTAICS:
CALSOLAR INC.
 200 So San Pedro St, Ste 500
 Los Angeles, CA 90012
 909.451.3303

FIRE PROTECTION:
SIMPSON GUMPERTZ & HEGER
 523 W 4th St, Ste 618
 Los Angeles, CA 90014
 949.232.1919

GREEN & HERS:
VCA GREEN
 1845 W Orangewood Ave, Ste 220
 Orange, CA 92668
 714.363.4700

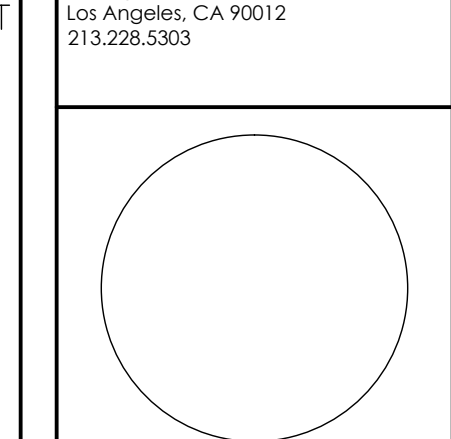
AS-PE:
IDOR & ASSOC., INC.
 1845 W Orangewood Ave
 Orange, CA 92629
 760.489.5892

EBM:
LYNN SAFETY
 110 Mason Circle, Ste A
 Concord, CA 94520
 925.609.7646

DRY UTILITIES:
DUEX
 125 N Olive St
 Orange, CA 92666
 714.227.9280

LAND USE ENTITLEMENT:
MAYER BROWN
 333 S Grand Ave.
 47th Floor
 Los Angeles, CA 90071
 213.229.9500

PERMIT EXPEDITING:
KW&A
 241 Figueroa St, Ste 250
 Los Angeles, CA 90012
 213.228.5303



1250 W JEFFERSON BLVD
 LOS ANGELES, CA 90007

SHEET TITLE:
ELEVATION

SET: **PLANNING**

DATE: **01-19-2024**

SCALE: **3/32" = 1'-0"**

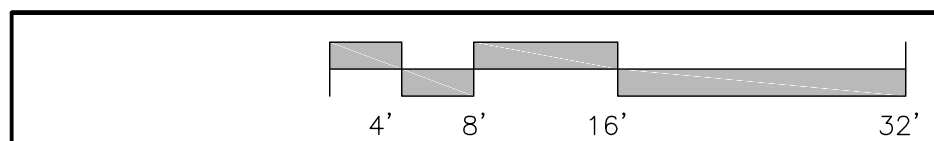
DRAWN: **SSJ/NI**

SHEET NO:
A3.1



MATERIAL LEGEND	
A	WHITE SMOOTH CEMENT STUCCO FINISH
B	BLACK SMOOTH CEMENT STUCCO FINISH
C	BLACK FRAMED DOUBLE HUNG WINDOWS
D	BLACK FRAMED STOREFRONT GLAZING
E	METAL PICKET GUARDRAIL, 42"H, WHITE POWDER COAT FINISH
F	METAL PICKET GUARDRAIL, 42"H, WHITE POWDER COAT FINISH
G	CAST METAL SIGNAGE LETTERS

EXHIBIT "A"
 Page No. 29 of 37
 Case No. ADM-2024-422-08-HCA-ED1



BUILDING ELEVATION - NORTH **1**

REVISIONS	DATE

OWNER:
CSG UNIVERSITY GARDENS, LP.
 424 N Lake Ave, Suite 200
 Pasadena, CA 91101
 626.797.3888

ARCHITECT:
NATOMA ARCHITECTS INC.
 1622 Natoma Street, No. 3
 San Francisco, CA 94103
 415.626.8977

LANDSCAPE ARCHITECT:
SWA GROUP
 811 W 7th Street
 8th Floor
 Los Angeles, CA 90017
 213.236.9090

CIVIL:
KPFF
 700 S Flower St, Ste 2100
 Los Angeles, CA 90017
 213.418.0201

STRUCTURAL:
DCI ENGINEERS
 523 W 4th St, Ste 616
 Los Angeles, CA 90014
 213.298.3720

MEP, ENERGY, LIGHTING:
GREEN MEP
 523 W 4th St, Ste 616
 Los Angeles, CA 90014
 213.298.3720

PHOTOGRAPHERS:
CALSOLAR INC.
 200 So San Pedro St, Ste 500
 Los Angeles, CA 90012
 909.451.3303

FIRE PROTECTION:
SIMPSON GUMPERTZ & HEGER
 523 W 4th St, Ste 616
 Los Angeles, CA 90014
 949.232.1919

GREEN & HERS:
VCA GREEN
 1845 W Orangewood Ave, Ste 220
 Orange, CA 92668
 714.363.4700

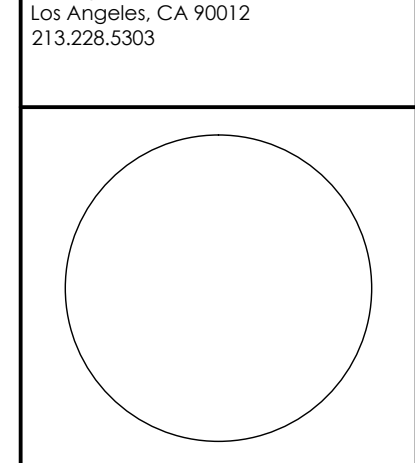
CA-SP:
IZOR & ASSOC., INC.
 1845 W Orangewood Ave
 Orange, CA 92629
 760.489.5892

EBM:
LYNN SAFETY
 110 Mason Circle, Ste A
 Concord, CA 94520
 925.609.7646

DRY UTILITIES:
DUEX
 125 N Olive St
 Orange, CA 92666
 714.227.9280

LAND USE ENTITLEMENT:
MAYER BROWN
 333 S Grand Ave.
 47th Floor
 Los Angeles, CA 90071
 213.229.9500

PERMIT EXPEDITING:
KW&A
 241 Figueroa St, Ste 250
 Los Angeles, CA 90012
 213.228.5303



1250 W JEFFERSON BLVD
 LOS ANGELES, CA 90007

SHEET TITLE:
ELEVATION

SET: **PLANNING**

DATE: **01-19-2024**

SCALE: **3/32" = 1'-0"**

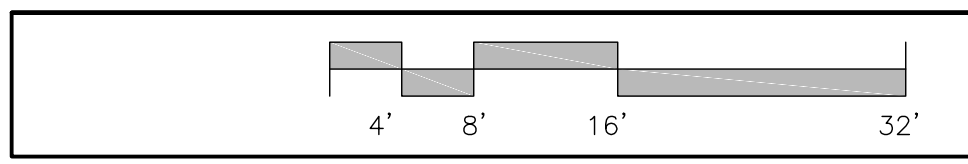
DRAWN: **SSJNAI**

SHEET NO:
A3.2



MATERIAL LEGEND	
A	WHITE SMOOTH CEMENT STUCCO FINISH
B	BLACK SMOOTH CEMENT STUCCO FINISH
C	BLACK FRAMED DOUBLE HUNG WINDOWS
D	BLACK FRAMED STOREFRONT GLAZING
E	METAL PICKET GUARDRAIL, 42"H, WHITE POWDER COAT FINISH
F	METAL PICKET GUARDRAIL, 42"H, WHITE POWDER COAT FINISH
G	CAST METAL SIGNAGE LETTERS

EXHIBIT "A"
 Page No. 30 of 37
 Case No. ADM-2024-422-08-HCA-ED1



BUILDING ELEVATION - SOUTH 1

REVISIONS	DATE

OWNER:
CSG UNIVERSITY GARDENS, LP.
 424 N Lake Ave, Suite 200
 Pasadena, CA 91101
 626.797.3888

ARCHITECT:
STANLEY SAIOWITZ / NATOMA ARCHITECTS INC.
 1622 Natoma Street, No. 3
 San Francisco, CA 94103
 415.626.8977

LANDSCAPE ARCHITECT:
SWA GROUP
 811 W 7th Street
 8th Floor
 Los Angeles, CA 90017
 213.236.9090

CIVIL:
KPFF
 700 S Flower St, Ste 2100
 Los Angeles, CA 90017
 213.418.0201

STRUCTURAL:
DCI ENGINEERS
 523 W 4th St, Ste 616
 Los Angeles, CA 90014
 213.298.3720

MEP, ENERGY, LIGHTING:
GREEN MEP
 523 W 4th St, Ste 616
 Los Angeles, CA 90014
 213.298.3720

PHOTOGRAPHER:
CALSOLAR INC.
 200 So San Pedro St, Ste 500
 Los Angeles, CA 90012
 909.451.3303

FIRE PROTECTION:
SIMPSON GUMPERTZ & HEGER
 523 W 4th St, Ste 616
 Los Angeles, CA 90014
 949.232.1919

GREEN & HERS:
VCA GREEN
 1845 W Orangewood Ave, Ste 220
 Orange, CA 92668
 714.363.4700

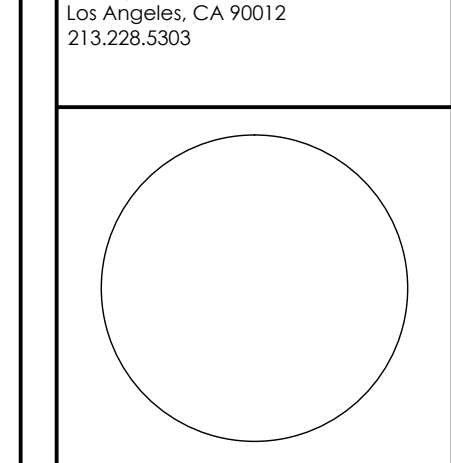
CA&P:
IZOR & ASSOC., INC.
 1845 W Orangewood Ave
 Orange, CA 92629
 760.489.5892

EBM:
LYNN SAFETY
 110 Mason Circle, Ste A
 Concord, CA 94520
 925.609.7646

DRY UTILITIES:
DUEX
 125 N Olive St
 Orange, CA 92666
 714.227.9280

LAND USE ENTITLEMENT:
MAYER BROWN
 333 S Grand Ave,
 47th Floor
 Los Angeles, CA 90071
 213.229.2500

PERMIT EXPEDITING:
KW&A
 241 Figueroa St, Ste 250
 Los Angeles, CA 90012
 213.228.5303



1250 W JEFFERSON BLVD
 LOS ANGELES, CA 90007

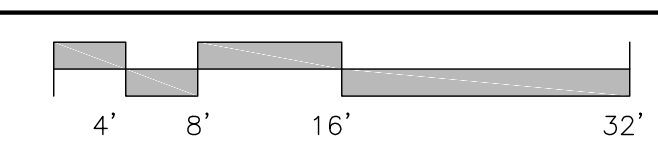
SHEET TITLE:
ELEVATION

SET:	PLANNING
DATE:	01-19-2024
SCALE:	3/32" = 1'-0"
DRAWN:	SSJ/NI <small>© 2024 STANLEY SAIOWITZ / NATOMA ARCHITECTS INC.</small>

SHEET NO:
A3.3



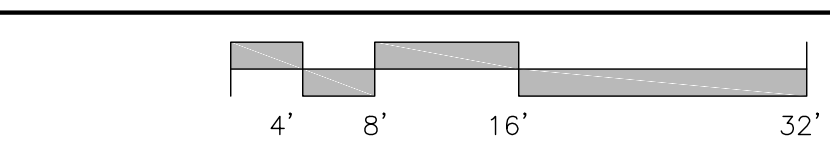
JEFFERSON BLVD



BUILDING ELEVATION - EAST 2



JEFFERSON BLVD

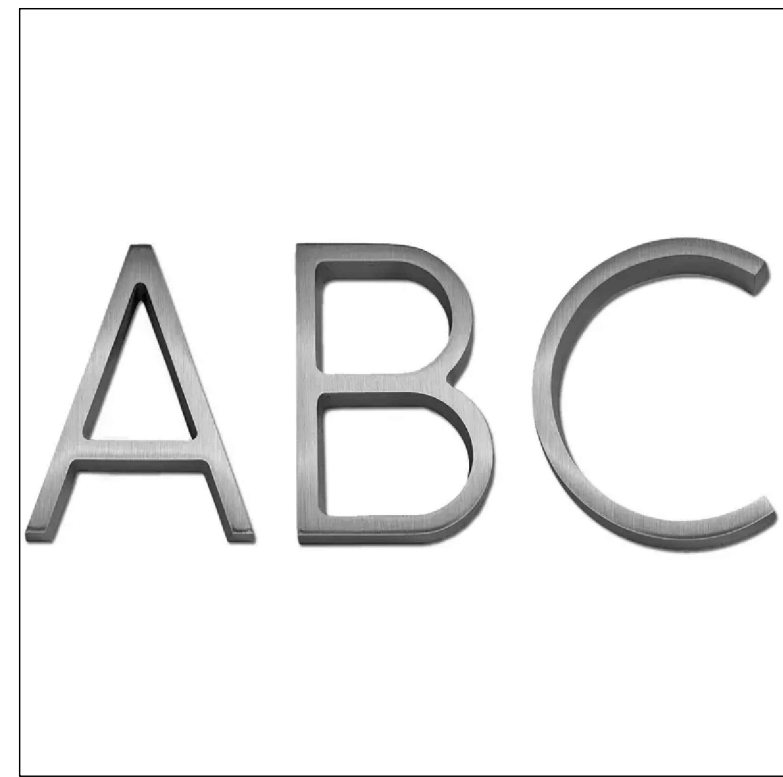


BUILDING ELEVATION - WEST 1

MATERIAL LEGEND	
A	WHITE SMOOTH CEMENT STUCCO FINISH
B	BLACK SMOOTH CEMENT STUCCO FINISH
C	BLACK FRAMED DOUBLE HUNG WINDOWS
D	BLACK FRAMED STOREFRONT GLAZING
E	METAL PICKET GUARDRAIL, 42"H, WHITE POWDER COAT FINISH
F	METAL PICKET GUARDRAIL, 42"H, WHITE POWDER COAT FINISH
G	CAST METAL SIGNAGE LETTERS

EXHIBIT "A"
 Page No. 31 of 37
 Case No. ADM-2024-422-08-HCA-ED1

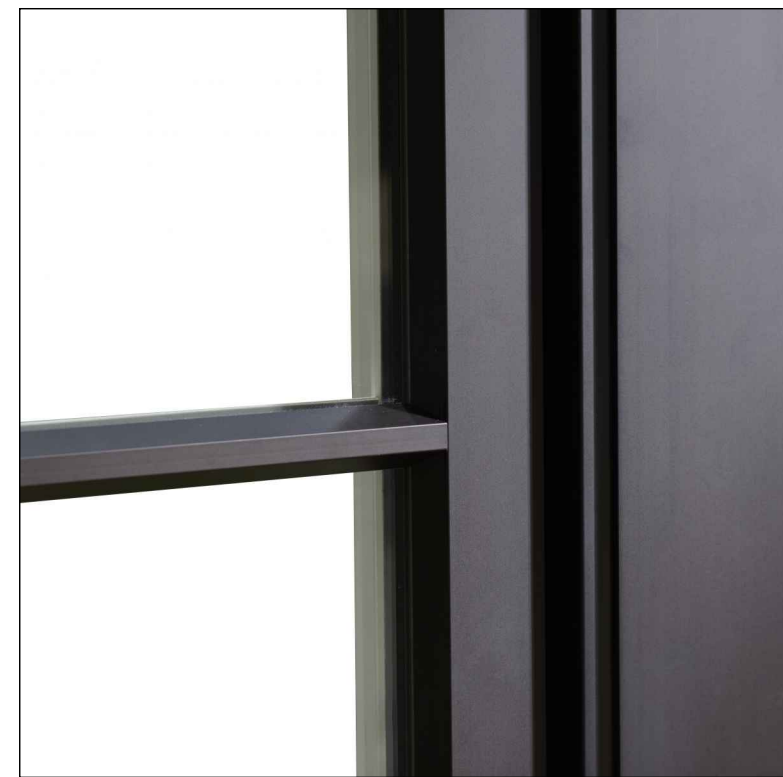
CAST METAL SIGNAGE LETTERS



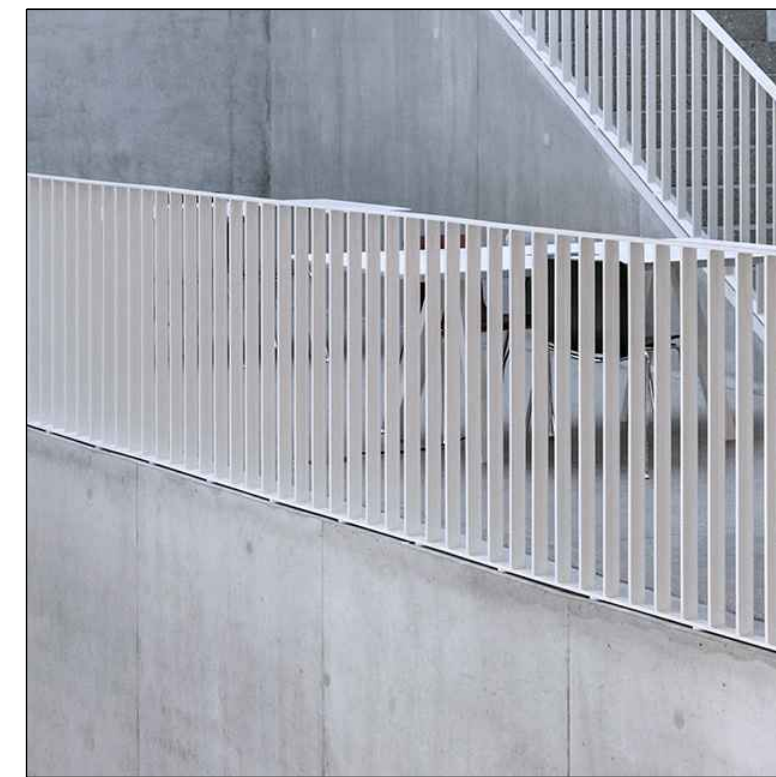
BLACK STOREFRONT GLAZING



BLACK FRAMED DOUBLE HUNG WINDOW



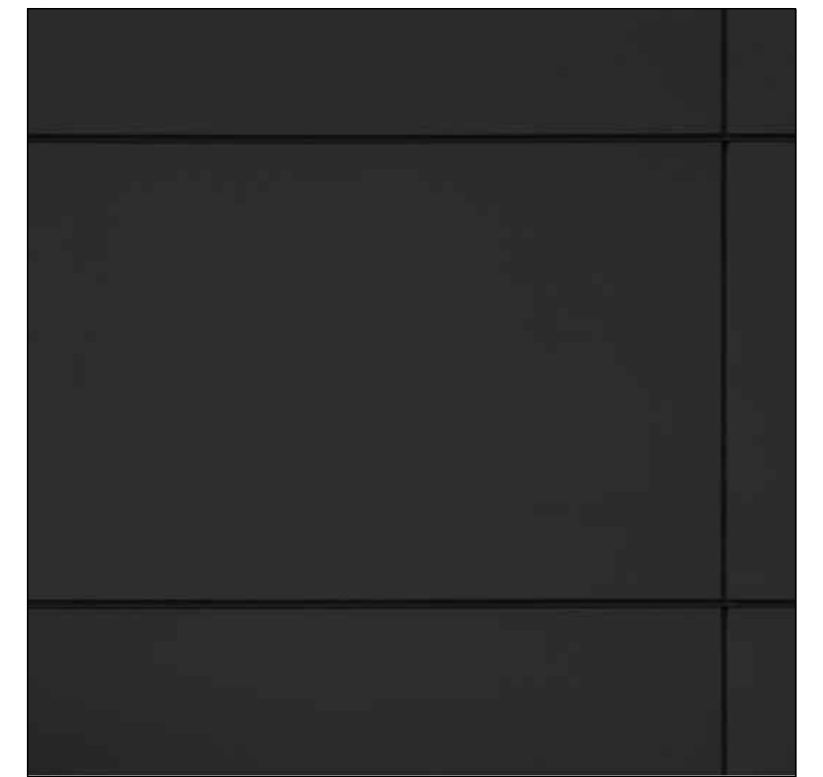
POWDER COATED MTL PICKET RAILING



WHITE SMOOTH CEMENT STUCCO FINISH



BLACK SMOOTH CEMENT STUCCO FINISH



REVISIONS	DATE

OWNER:
CSG UNIVERSITY GARDENS, LP.
 424 N Lake Ave, Suite 200
 Pasadena, CA 91101
 626.797.3888

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 San Francisco, CA 94103
 415.626.8977

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 8th Floor
 Los Angeles, CA 90017
 213.236.9090

CIVIL:
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STRUCTURAL:
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 Los Angeles, CA 90014
 213.298.3720

MEP, ENERGY, LIGHTING:
GREEN MEP
 523 W 4th St, Ste 618
 Los Angeles, CA 90014
 213.298.3720

PHOTOGRAPHS:
CALSOLAR INC.
 200 So San Pedro St, Ste 500
 Los Angeles, CA 90012
 909.451.3303

FIRE PROTECTION:
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 Los Angeles, CA 90014
 949.232.1919

GREEN & HERS:
VCA GREEN
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 Orange, CA 92668
 714.363.4700

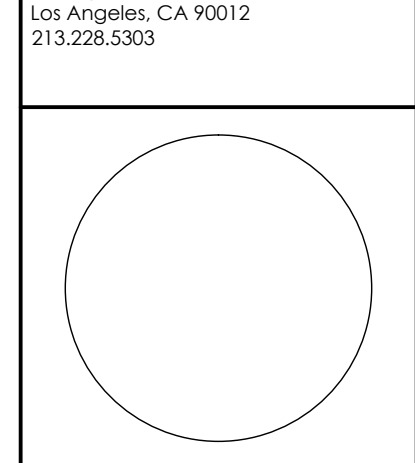
CA-SP:
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EBM:
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LAND USE ENTITLEMENT:
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PERMIT EXPEDITING:
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 241 Figueroa St, Ste 250
 Los Angeles, CA 90012
 213.228.5303



1250 W JEFFERSON BLVD
 LOS ANGELES, CA 90007

SHEET TITLE:
MATERIAL ELEVATION

SET:	PLANNING
DATE:	01-19-2024
SCALE:	NTS
DRAWN:	SSJINAI <small>© COPYRIGHT DANIEL SHAPIRO & ASSOCIATES ARCHITECTS INC.</small>

SHEET NO:

EXHIBIT "A"
 Page No. 32 of 37
 Case No. ADM-2024-422-08-HCA-ED1

Attachment 2

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
JONATHAN A. HERSHEY, AICP
THEODORE L. IRVING, AICP
CHARLES J. RAUSCH JR.
CHRISTINA TOY LEE

CITY OF LOS ANGELES CALIFORNIA



KAREN BASS
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

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

Parcel Map LA Number: AA-2024-2704-PM-HCA
ENV Number: ENV-2024-2706-CE
Property Address:
1250 W Jefferson Blvd, Los Angeles, CA 90007

Distribution Date: 06/10/2024

Hillside Yes No
 Concurrent Zone Change
 MODIFICATION REQUEST

Thomas Guide: 634-GRID A7 / 674-GRID A1

D.M.: 120B197 676

Plan Area: South Los Angeles



- COUNCIL DISTRICT NO. 8
- Bureau of Engineering
(8) 21 Days: hillside- 35 days
- Dept. of Building and Safety - Grading
(2) 21 Days: Hillside – 35 days
- Dept. of Building and Safety - Zoning
(1) 10 Days
- Dept. of City Planning – GIS
- Dept. of Transportation, CWPC Section
(3) 10 days
- Dept. of Fire, Engineering and Hydrant Unit
(1) 7 days
- Bureau of Street Lighting
(1) 10 days
- Bureau of Street Services, Urban Forestry
(1) 10 days

- Department of Recreation and Parks
(1) 10 days
- Valley DOT – T. Gharagozli
(1) 10 days
- DOT - Central Branch
- County Health Department
(1) 10 days
- Imaging
- Housing Department
- DWP Water Design
- Empowerment Congress North Area
Neighborhood Council

Neighborhood councils can submit comments at any time leading up to and during the public hearing.

Pursuant to Sections 17.50 through 17.60 of the Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Deputy Advisory Agency requests that you submit a report within the time limits noted below so that your recommendations may be included in the final determination.

Vincent P. Bertoni,
Director of Planning

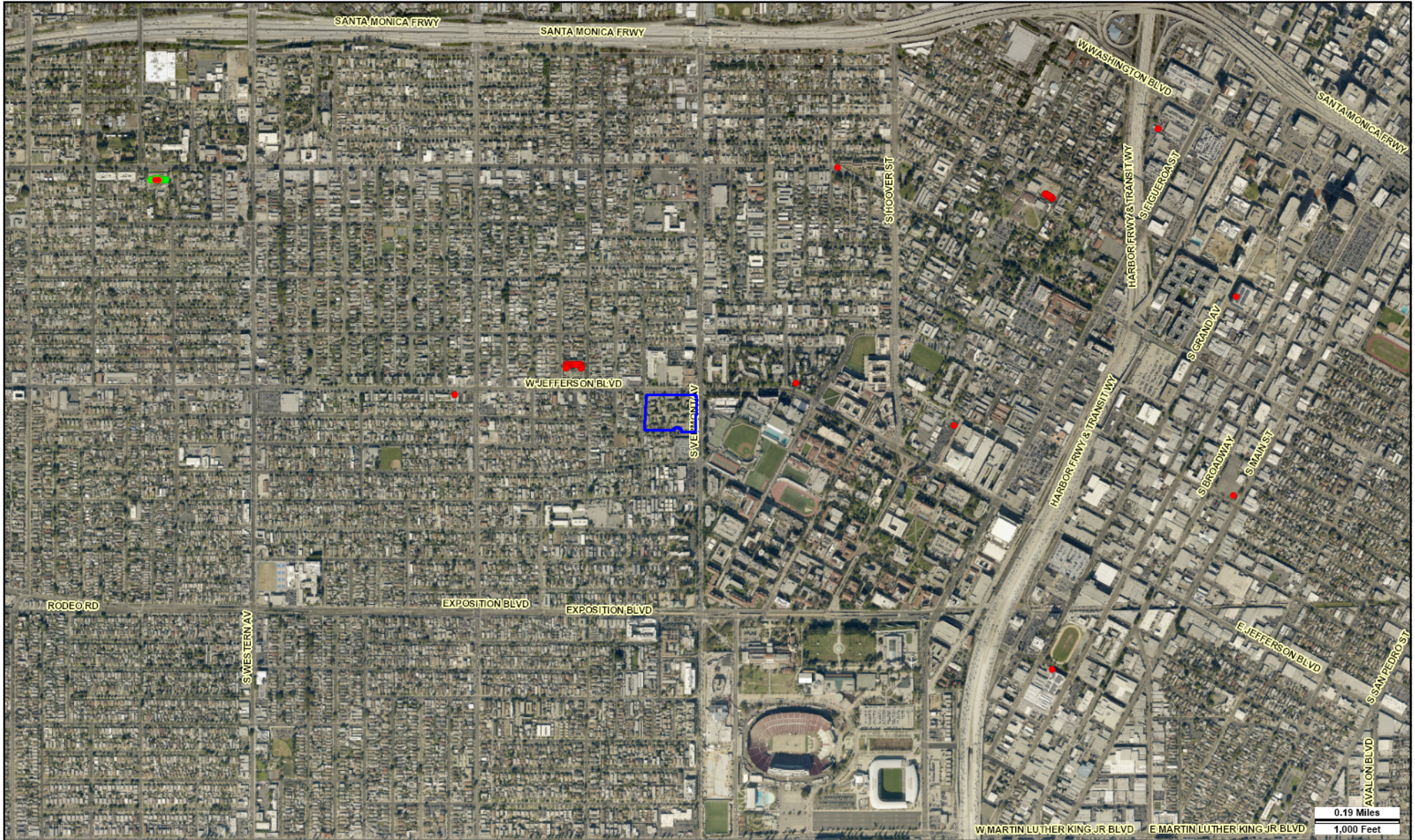
Nora Morales

For:
Heather Bleemers, Senior City Planner
Expedited Processing Section

RECOMMENDATION REPORTS DUE

BY: 07/22/2024

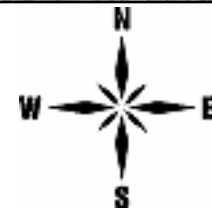
Please forward reports to the following e-mail address:
planning.expedited@lacity.org

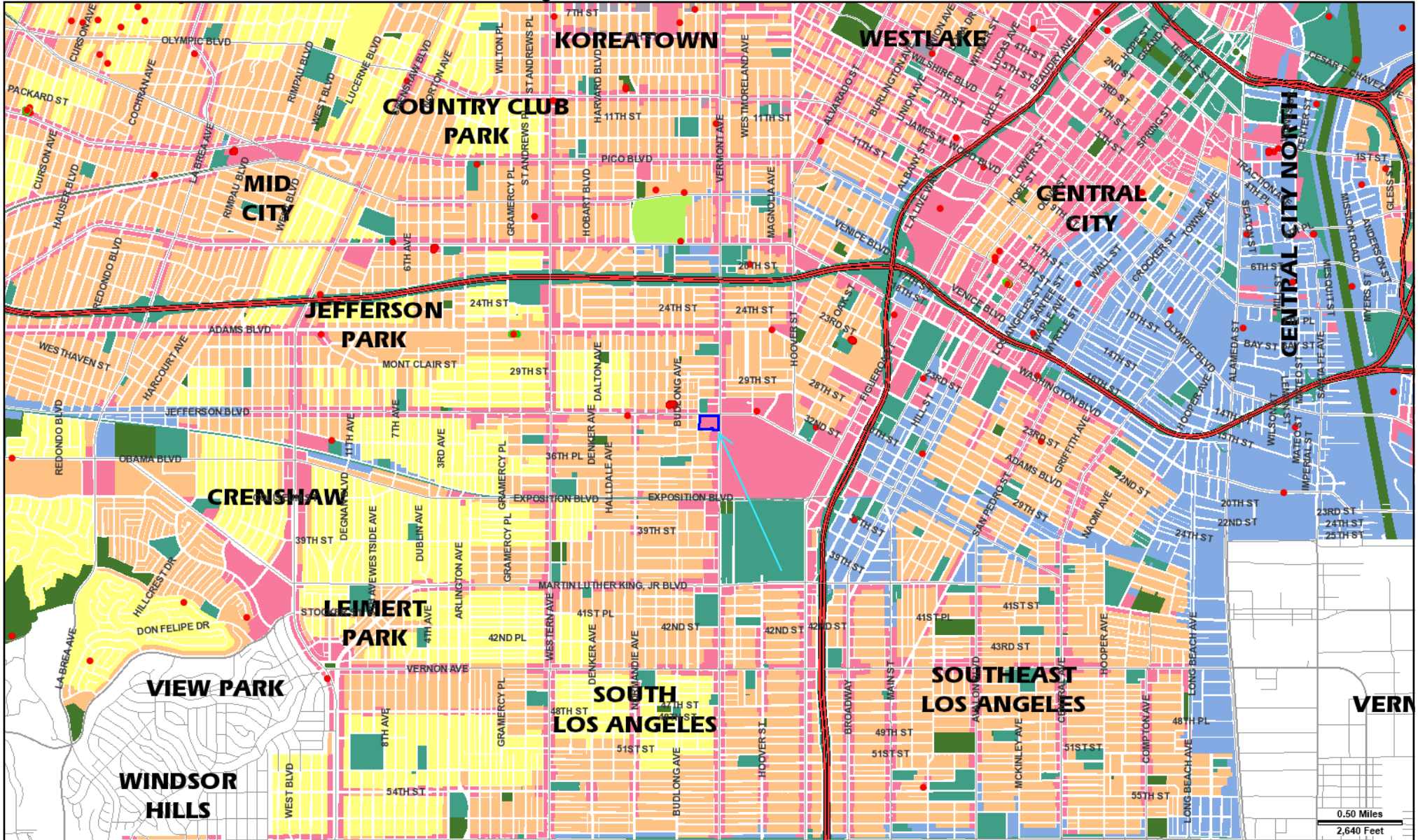


Address: 3449 S VERMONT AVE
 APN: 5040028027
 PIN #: 120B197 676

Tract: TR 30753
 Block: None
 Lot: 1
 Arb: None

Zoning: C2-2D-CPIO
 General Plan: Community Commercial





Address: 1250 W JEFFERSON BLVD

APN: 5040028027

PIN #: 120B197 676

Tract: TR 30753

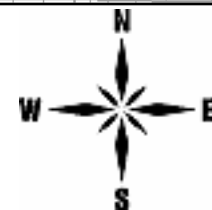
Block: None

Lot: 1

Arb: None









Zoning: C2-2D-CPIO

General Plan: Community 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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e 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)
HW 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	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P 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)
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 Fire Station	 Power Receiving Station	 Special School Facility
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 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

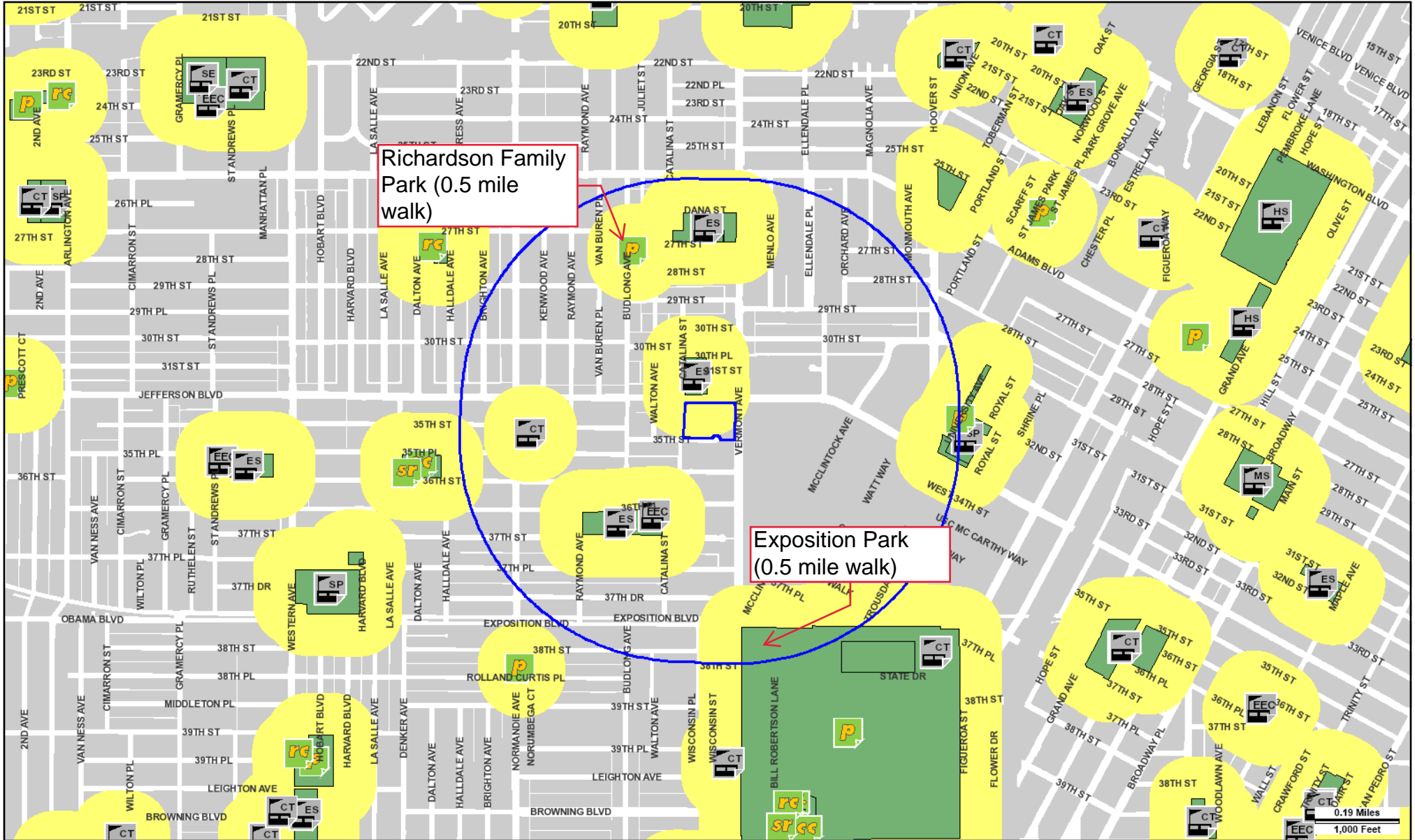
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WAIVER OF DEDICATION OR IMPROVEMENT

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 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
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 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
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 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	



Address: 1137 W 35TH ST

APN: 5040028027

PIN #: 120B197 676

Tract: TR 30753

Block: None

Lot: 1

Arb: None









Zoning: C2-2D-CPIO

General Plan: Community 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)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e 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)
HW 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	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
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






















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