

BOARD OF RECREATION AND PARK COMMISSIONERS

	BOARD REPORT			AND PARK C	NO. $17-0$)86	
	DATE_A	pril 05,	2017			C.D	14
	BOARD O	F RECREA	TION AND	PARK COMMIS	SIONERS		
	SUBJECT:		OVISORY /		TT) NO. 74765 - RE AND DEDICATION O		
for	AP Diaz * * R. Barajas H. Fujita	CBD	V. Israel N. Williams				
					m. M. Gener	al Manager	
	Approved			Disapproved		Withdrawn	İ

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT)-74765 (Project) to pay the in-lieu park fee to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33;
- 2. Direct the General Manager or his designee to provide a report to the Advisory Agency informing it of the Board's recommendation.

<u>SUMMARY</u>

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

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

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VTT-74765 (Project) is located at 670 Mesquit Street in Downtown Los Angeles in the Arts District community. The Project is a mixed-use development consisting of three hundrend eight (308) dwelling units, fifty (50) of which will be affordable dwelling units. The Project, as currently proposed, includes the construction of approximately 1.8 million square feet of mixed-use floor area potentially consisting of office, multi-family residential units, hotel, and commercial space.

The Project proposes to provide open space for residents and visitors in the community by providing integrated landscaping throughout the site, terraced walkways, rooftop gardens that include landscaping, and trees and relaxation areas. The northern portion of the Project Site is adjacent to the Sixth Street Bridge. The Project proposes making approximately 12,000 square feet of the northern portion of the Project Site open to the public and plans to design that area in a manner consistent with the public open space improvements proposed to be developed as a part of the 6th Street Viaduct Replacement Project. Additionally, the Project may include a large publicly-accessible and landscaped riverfront pedestrian deck that would span the length of the Project site. This proposed deck would project over adjacent railyard/railway property and provide a connection to the Los Angeles River. In order to develop the proposed deck the Project would need to acquire air rights from Amtrak, Metro, and BNSF Railway, which all control various portions of the railyard/railway to the east of the Project Site.

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

On January 23, 2017, RAP staff held an Early Consultation meeting with the Project representatives. At that meeting, staff discussed the requirements of Los Angeles Municipal Code Section 12.33, including options for parkland dedications, satisfaction of Park Fees, and recreational credits.

On March 8, 2017, the Advisory Agency distributed a notification to RAP requesting RAP provide its report and recommendations on the Project. The requested report is due to the Advisory Agency by April 17, 2017. The notification from the Advisory Agency indicated that if no written report is provided to the Advisory Agency by that date, the Advisory Agency would assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Land Dedication

Pursuant to Los Angeles Municipal Code Section 12.33 D, residential subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The amount of land to be dedicated is calculated based on the formula detailed in Los Angeles Municipal Code Section 12.33 D.2:

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- LD = (DU x P) x F
 - LD = Land to be dedicated in acres.
 - o **DU =** Total number of new market-rate dwelling units.
 - P = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - P = 2.88
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - F = 0.00186 (1.86 acres of park land per 1,000 residents)

The maximum required land dedication for the Project would be:

*The maximum required land dedication is subject to change based on the number of exempt dwelling units included as part of the Project.

Per Los Angeles Municipal Code Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any land dedication shall be located within a certain radius of 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

Should the Advisory Agency require the Project to dedicate land to the City, RAP staff will prepare a subsequent report to the Board relative to the proposed land dedication. The Board may accept or decline the proposed land dedication.

Park Fee Payment

Pursuant to Los Angeles Municipal Code Section 12.33, the Park Fee amount is determined by the type of residential development project (either Subdivision or Non-Subdivision). RAP collects these fees pursuant to Los Angeles Municipal Code Section 19.17 and according to the schedule specified in the Park Fees Section of the Department of Recreation and Parks' Rate and Fee Schedule. Residential subdivision projects are subject to the Quimby in-lieu fee and, as of January 11, 2017, shall pay:

• \$8,122.50 per each new non-exempt dwelling unit

The maximum required Park Fees payment for the Project would be:

 $$2,501,730.00* = $8,122.50 \times 308$ dwelling units

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*The maximum required Park Fees payment is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units 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 eligible privately owned recreational facilities and amenities.

STAFF RECOMMENDATION

For each proposed residential development project RAP staff analyzes the project location, anticipated new population, nearby existing parks, planned or proposed future parks, service radius gaps, planning and policy documents, etc., in order for staff to determine which mechanism, land dedication or Park Fee payment, to recommend for the Board's review and approval. RAP staff also takes into consideration the goals and objectives of various planning and policy documents. The Mayor's Sustainability pLAn, for example, sets a goal of increasing the percentage of Angelinos living within a one-half (1/2) mile from a park from its current level of fifty-four percent (54%) to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035.

The Project is located in Downtown Los Angeles in the Arts District community. Currently, industrial buildings are located at the Project site. The Los Angeles River and railway tracks are immediately adjacent to the east side of the Project. To the north, west, and south of the Project site are a mix of industrial and apartment buildings. The Project is immediately adjacent to the 6th Street Viaduct, a bridge over the Los Angeles River, connecting the Arts District to Boyle Heights. The 6th Street Bridge which was recently demolished and is presently in the process of being replaced.

There are no public parks within a one-half (½) mile walking distance from the project site. The nearest public park to the project site is the Arts District Park, a 0.5 acre park located at 501 S. Hewitt Street. In order for Project residents to access Arts District Park, residents would need to traverse a semi-industrial area in which several streets lack sidewalks. Hollenbeck Park, a 18.30 acre park located at 415 South Saint Louis Street in Boyle Heights, is another nearby park. Hollenbeck Park is separated from the Project by the Los Angeles River and railyard / railway property. A map showing the Project location and nearby public parks is attached hereto (Attachment 2).

There is one public park proposed to be developed within a one-half (½) mile walking distance from the project site. The 6th Street Viaduct Replacement Project, which is currently in design, conceptually includes the development of a twelve (12) acres of park space underneath the new 6th Street Viaduct on both the Boyle Heights and Arts District sides of the Los Angeles River. Construction of the park is planned to be coordinated with the construction of the new bridge, which is expected to be completed at the end of 2020. If a new public park were provided at the Project location, approximately six hundred eight (608) new residents within a one-half (½) mile would be served by that new park (Attachment 3).

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Given the above, RAP's staff recommends that the appropriate mitigation measure for this project is the payment of Park Fees rather than requiring Project to dedicate park land to the City. The twelve (12) acres of park space proposed to be created as a part of 6th Street Viaduct Replacement Project will be immediately adjacent to the Project and the recreational amenities proposed to be created there will be easily accessible to future Project residents and should provide sufficient recreation amenities to serve the needs of those residents.

FISCAL IMPACT STATEMENT

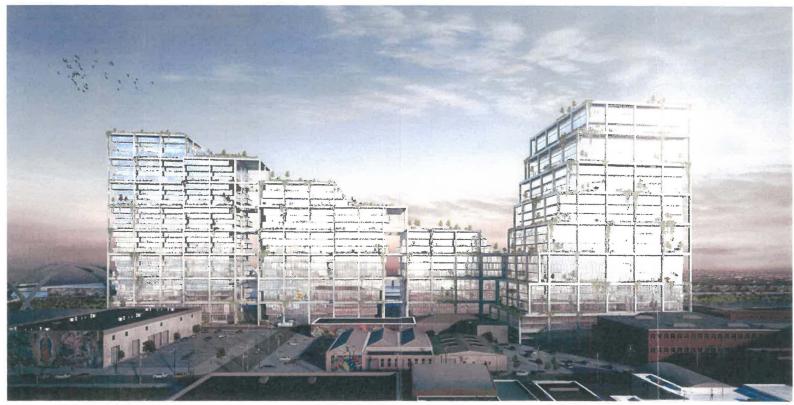
The acceptance of the Park Fee will have no impact on the RAP's General Fund.

This Report was prepared by Meghan Luera, Management Assistant, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

LIST OF ATTACHMENTS

- 1) Conceptual Project Renderings
- 2) Project Location and Surrounding Parks
- 3) EPADSS Report

670 MESQUIT 670 MESQUIT STREET LOS ANGELES, CA 90021



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CODE CONSULTANT ARUP

12777 W JEFFERSON BLVD, BLDG. D LDS ANGELES, CA 90066 T i 1 310 578 4400

JANUARY 23, 2017

GENERAL INFORMATION	ADDRESS / LEGAL DESCRIPTION	SETBACKS	OPEN SPACE		PARKI	NG			670 Mesquit
ROJECT ADDRESS: 670 MESQUIT STREET,	APN	NO SETBACKS REQUIRED FOR COMMERCIAL USES IN C2 ZIDNE (PER LAMC SECT. 12.14C)	TOTAL OPEN SPACE REQUIRED (PER SECTION	LAND USE	SIZE	VEHICLE PARIONG RATIO(a)	REQ'D VEHICLE SPACES	E RED'D VEHICLE SPACES W/ BICYCLE REDUCTIONS (1, g)	- Indogan
LOS ANGELES, CA 90021	5164-017-002	REQUIRED SETBACKS FOR RESIDENTIAL USES IN C2	12.2162): 54,825 S0FT 75% HARDSCAPE: 41,119 S0FT	APARTMENTS[1]	73 STUDIOS	.5 SPACE PER UNIT [b]	37	MI DICTOLE NEUTOIRINS (I, S)	
eneral plan land use: Heavy Houstral Proposed general plan land use:	5164-017-003	ZONE:	25% SOFTSCAPE: 13,706 SQFT		169 1-BEDROOM	5 SPACE PER UNIT (b)	85		670 MESQUIT STREET LOS ANGELES, CA 80021
REGIONAL CENTER COMMERCIAL	5164-017-005 SEE SHEET G-102 FOR	FRONT YARD: D'	TOTAL OPEN SPACE PROPOSED: 97,447 SQFT		49 2-REDROOM	1 SPACE PER UNIT [b]	49	-	
PECIFIC PLAN: NOVE	5164-017-008 DETAILED LEGAL 5164-018-009 DESCRIPTION	REAR YARD: 16'	HARDSCAPE AREA TOTAL: 68,943 SQFT (71%) LANDSCAPE AREA TOTAL: 26,504 SQFT (29%)		308 TOTAL UNITS	123 SPACE PER UNIT [192	192	CLENT FRANK SMLLOWANCHO COLO STORAGE, BIG. INT MESCHET ST. LOS ANTESES CA VIET:
SURRENT ZONE: M3-1 RIG	5164-016-009 5164-016-010	SIDE YARD: 20'	TREE CALCULATIONS		20 1-20 ROOMS	5 SPACE PER UNIT 25 SPACE PER UNIT	10		T+12/3/6H MMH
ROPOSED ZONE: [0] C2-3-RIO OR SPECIFIC PLAN	5164-016-803	MOXED USE EXEMPTION: NO REQUIRED SETBACKS PER LAWC SECT.	EXISTING TREES: D TOTAL	HOTEL	196 40+ ROOMS	17 SPACE PER UNIT	33	-	APPLICANT VELLANCES VELLC SIGNATO VELLANCES VELLC SIGN BROWNEY, JABO FLOOR NOW YOURS, KY 19012 T - 1 211 AND ZEMS
	(A PORTION)	12.22 A 18(c)(3)	TREES REQUIRED: 136 TOTAL (544 UNITS / 4 = 136)		236 TOTAL UNITS		48	42	T + 1 212 mm 2008 CLERET REPRESENTATIVE PAUR DEVELOPMENT ORIGIN
BUILDING HEIGHT	FLOOR AREA	RESIDENTIAL DENSITY	PROPOSED TREES: 151 TOTAL	OFFICE	OFFICE 944.1 KSF GYM 62.1 KSF	2 SPACE PER KSF 2 SPACE PER KSF	1,888	1,817	MED SQUARET BLVD KERNA WEST MOLLYWOOD, CA HEIGH T = 1 454 ZPI SEE!
DOSTING HEIGHT: 61'	DOSTING FAR (PER HEIGHT DISTRICT NO.1): 1.5.1	DWELLING UNITS ALLOWED:			1,006.2 TOTAL KSF		2,012		DEBIGA ARCHERIT
LLOWABLE BLDG. HEIGHT:	PROPOSED FAIR	673 UNITS	COMMON OPEN SPACE PROPOSED: 97,447 SQFT	RETAIL [e] RESTAURANT [e]	136.2 KSF 89.6 KSF	2 SPACE PER KSF 2 SPACE PER KSF	179	238	31 BRICHDINGY, SUITE 8880 MEN VOICE, NY SEEDS T = 1.367 549 4141
PER EXISTING HEIGHT DISTRICT NO.1 DESIGNATION).	(PER HEIGHT DISTRICT NO.3): 10:1 ALLOWABLE FLOOR AREA	DWELLING UNITS PROPOSED IN CURRENT PLAN: (SUBJECT TO CHANGE):	LOT ADDA B DIW DADLE ADDA	STUDIO / EVENTIGALLERY (E)	93.8 KSF	2 SPACE PER KSF	167	178	ARCHTSCT OF RECORD ON FOR AMOUNT IT
ROPOSED RUDG. HEIGHTS:	(PER HEIGHT DISTRICT NO.3): 2,242,050 SF	SOR TOTAL LINETS	LOT AREA & BUILDABLE AREA	TOTAL	2.000		2,890	2,740	ARCHTSCT OF RECORD ORLOW ARROCKATES GROSSW WCONTE RLY SIED LOG ANRELDE, CA SIGNE T + 1221 ERF 4379
PER EXISTING HEIGHT DISTRICT NO.3 DESIGNATION) NO LINE	PROJECT F.A.R.: 7.9:1 PROJECT FLOOR AREA:	16% RESERVED FOR AFFORDABLE HOUSING IN COMPLIANCE WITH MEASURE JUI	GROSS LOT AREA BEFORE PROPOSED VACATIONS OR DEDICATIONS: 201,151 SF (4.5 AC)	# OF PARKING SPACES PROVIDED # OF BICYCLE SPACES REQUIRED	2,000 276 SHCRT TE	RM 654 LONG	TERW [q]	-	1 ANDROAPE ARRESTECT BOALERPER + ARROCKATEZ
BUILDING 1 : 360" BUILDING 2 : 270"	BUILDING 1: 466,554 SF BUILDING 2: 331,517 SF			# OF BICYCLE SPACES PROVIDED	276 SHORT TE	RW 854 LONG	TERN		445 BOLTOHOTUS STREET LOS ANGEUS, CA BRICS T + 1 (25 504 500)
BUILDING 3 : 180' BUILDING 4 : 90'	BUILDING 3 · 235,936 SF BUILDING 4 · 70,954 SF BUILDING 5 · 944,055 SF		MET LOT AREA AFTER PROPOSED VACATIONS OR DEDICATIONS: 224,205 SF (5.14 AC)	Self-state of the party of the property results of the self-state	The state of the s	1136P 628R 2			STEWOOD WAS TO SEE
BUILDING 5 : 360"	BUILDING 5 : 944,055 SF TOTAL : 1,792,103 SF			GE NAL CORRO CA, CRESCAR SECURE 1519-1478), SC CER CORROS IRROS DESCRIPTOR STATION 1517-1615C, PC CER CORRECTOR OF DESCRIPTOR TO SCHOOL STATION SECURE SECURITY OF DESCRIPTION AND SECURITY OF SCHOOL SECURITY OF SECURITY OF SCHOOL SECURITY OF SCHOOL SECURITY OF SECURITY OF SCHOOL	" per arminer expectionates are the ter-	- SPAI			THOUSE TO MARKET IS AND MARKET IS AND MARKET IS AND CONTROL, NOT INCLUDE THE BLAD MARKET IS AND TO THE FOR ANY EXPERIENCE OF MODIFY THE FEET AND THE PROPERTY OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF T
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APN: 5164-016-009, -010, -803 (PORTION)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES. STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 76 THROUGH 87, INCLUSIVE, OF THE GOODWIN TRACT IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 42, OF MISCELLANEOUS RECORDS, ALSO BEING A PORTION OF PARCEL 3-A, AS PER DEED RECORDED JANUARY 13, 1977, AS INSTRUMENT NO. 77-45686, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

REGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED WITHIN PARCEL 3-A OF SAID DEED RECORDED ON JANUARY 13, 1977 AS INSTRUMENT NO. 77-45686, STATED THEREIN AS NORTH 84" 47' 12" FAST 152.81 FEET", SAID POINT ALSO BEING THE INTERSECTION OF THE WESTERLY LINE OF THAT CERTAIN DEED RECORDED SEPTEMBER 20, 1924, IN BOOK 4052, PAGE 242, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE SOUTHERLY LINE OF THAT CERTAIN DEED BEING THE FINAL ORDER OF CONDEMNATION DOCUMENT, RECORDED OCTOBER 28 1931 AS CASE NO 296924 SUPERIOR COURT CASE

THENCE, LEAVING SAID INTERSECTION, ALONG SAID SOUTHERLY LINE, NORTH 84° 50' 00"

THENCE, LEAVING SAID SOUTHERLY LINE, SOUTH 11° 02' 32" EAST 110.58 FEET;

THENCE, SOUTH 11° 34' 24' EAST 345.91 FEET: THENCE, SOUTH 79° 26' 45" WEST 46.52 FEET, TO A POINT ON THE WESTERLY LINE OF PARCEL 3-A OF SAID DEED RECORDED JANUARY 13, 1977 AS INSTRUMENT NO. 77-45686:

THENCE, ALONG LAST SAID WESTERLY LINE, NORTH 10° 40' 43" WEST 309 55 FEFT, TO THE SOUTHERLY LINE OF THE LAND DESCRIBED WITHIN SAID DEED RECORDED SEPTEMBER 20, 1924 IN BOOK 4052. PAGE 242, OF OFFICIAL RECORDS;

THENCE, ALONG LAST SAID SOUTHERLY LINE, SAID LINE ALSO DESCRIBED WITHIN PARCEL 3-A OF SAID DEED RECORDED JANUARY 13, 1977 AS INSTRUMENT NO. 77-45686. SOUTH 84* 50' 00' WEST 62.43 FEET, TO THE WESTERLY LINE OF THE LAND DESCRIBED WITHIN SAID DEED RECORDED SEPTEMBER 20, 1924 IN BOOK 4052, PAGE 242, OF OFFICIAL RECORDS:

THENCE, ALONG LAST SAID WESTERLY LINE, SAID LINE ALSO DESCRIBED WITHIN PARCEL 3-A OF SAID DEED RECORDED JANUARY 13, 1977 AS NO. 77-45686, NORTH 5" 20' 00" WEST 150.00 FEET, TO THE POINT OF BEGINNING.

SAID LAND IS DESCRIBED AND DELINEATED ON CERTIFICATE OF COMPILANCE LOT LINE ADJUSTMENT, PARCEL MAP EXEMPTION NO. 2009-4029, RECORDED JUNE 9, 2010 AS INSTRUMENT NO. 10-785275 OFFICIAL RECORDS.

EXCEPT THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBONS, AS WELL AS METALLIC OR OTHER SOLID MINERALS, WITHOUT THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF ORILLING FOR MINING OR OTHERWISE REMOVING ANY OF SAID MINERALS BUT WITH THE RIGHT HOWEVER, TO REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT EXERCISE OF SUCH RIGHTS SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF SAID LAND OR OF ANY IMPROVEMENTS THEREON, AS RESERVED BY ATCHISON. TOPEKA AND SANTA FE RAILWAY COMPANY, IN DEED RECORDED JANUARY 13, 1977 AS INSTRUMENT NO. 77-45686 OF OFFICIAL RECORDS

APN: 5164-017-002, 003 and 008

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 269 TO 279 INCLUSIVE OF THE WINGESTER TRACT IN THE CITY OF LOS ANGELES. COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 52 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 269 LYING NORTHERLY OF THE

BEGINNING AT A POINT IN THE EAST LINE OF MESQUIT STREET, 50 FEET WIDE, AS SHOWN ON SAID MAP, DISTANT NORTH 5° 17' WEST, ALONG SAID EAST LINE, 403.57 FEET FROM THE SOUTHWEST CORNER OF LOT 276 OF SAID WINGERTER TRACT, THENCE NORTH 84* 40' 20" EAST 138.32 FEET, MORE OR LESS TO THE EASTERLY LINE OF SAID LOT 269.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 276, 277, 278 AND 279. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 276, WHICH POINT IS THE NORTHEASTERLY CORNER OF MESQUIT STREET 50 FEET, AND SEVENTH STREET, AS SHOWN ON MAP OF SAID TRACT, THENCE ALONG THE WESTERLY LINE OF SAID LOT 276 AND THE EASTERLY LINE OF SAID MESCUIT STREET NORTH 5" 17' 00" WEST 132.90 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID WESTERLY LINE OF SAID MESCUIT STREET AT RIGHT ANGLES NORTH 84° 43' DO' EAST 163.58 FEET, MORE OR LESS. TO A POINT IN THE EASTERLY LINE OF SAID LOT 279 WHICH IS DISTANT THEREON NORTH 10" 36' 50" WEST 151.89 FEET FROM THE SOUTHEASTERLY CORNER THEREOF.

ALL OF LOTS 265, 266, 267 AND 268 AND THOSE PORTIONS OF LOTS 264 AND 269 OF THE WINGERTER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 15. PAGE 52 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLF AS FOLLOWS

BEGINNING AT A POINT IN THE EAST LINE OF MESQUIT STREET, DISTANT NORTH 5* 17' WEST THEREON 403,57 FEET FROM THE SOUTHWEST CORNER OF LOT 276 OF SAID TRACT, THENCE NORTH 84" 40' 20" EAST 138.32 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 269, THENCE NORTH 10° 36' 50" WEST, ALONG THE EASTERLY LINES OF SAID LOTS 269 TO 264 INCLUSIVE, TO A LINE THAT BEARS NORTH 84° 45' 14" EAST FROM A POINT IN THE WESTERLY LINE OF SAID LOT 264 DISTANT NORTH 5° 17' WEST THEREON 23.75 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 264, THENCE SOUTH 84° 45' 14" WEST TO SAID WESTERLY LINE OF LOT 264, THENCE SOUTH 5" 17' EAST, ALONG THE WESTERLY LINES OF SAID LOTS, TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOTS 276, 277, 278 AND 279 OF THE WINGERTER TRACT, IN THE CITY DELOS ANGELES, COUNTY DE LOS ANGELES, STATE DE CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 52 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING SOUTHERLY OF THE FOIL OWING

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 276, WHICH POINT IS THE NORTHEASTERLY CORNER OF MESQUIT STREET, 50 FEET WIDE, AND 7TH STREET, AS SHOWN ON MAP OF SAID TRACT, THENCE ALONG THE WESTERLY LINE OF SAID LOT 276 AND THE EASTERLY LINE OF SAID MESQUIT STREET, NORTH 5" 17' 00" WEST 132.90 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID WESTERLY LINE AND SAID MESQUIT STREET AT RIGHT ANGLES, NORTH 84° 43' 00' EAST 163,58 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID LOT 279, 151,89 FEET FROM THE SOUTHEASTERLY CORNER THEREOF

PARCEL 4

A PORTION OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WITHIN THAT CERTAIN TRACT, CITY LANDS OF LOS ANGELES AS PER MAP FILED IN BOOK 2, PAGES 504 AND 505 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 279, WINGERTER TRACT, AS PER MAP FILED IN BOOK 15, PAGE 52 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SEVENTH STREET, 80.00 FEET WIDE, AS SHOWN ON SAID WINGERTER TRACT: THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89° 24' 00° EAST 19.60 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE NORTH 12" 55' 45' WEST 154 69 FEET TO A POINT ON THE FASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 279: THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION NORTH 84" 43" 00" WEST, 13,00 FEET TO THE NORTHEAST CORNER OF SAID LOT 279: THENCE ALONG THE EASTERLY LINE OF SAID LOT 279. SOUTH 10" 36" 60" EAST 151.86 FEET TO THE POINT OF BEGINNING.

APN: 5164-017-006
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS

PARCEL 1

THOSE PORTIONS OF LOTS 85 TO 90 INCLUSIVE OF THE GOODWIN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED OCTOBER 6, 1886, IN BOOK 11, PAGE 42 OF MISCELLANEOUS RECORDS. IN THE OFFICE OF THE COUNTY RECORDER LYING WESTERLY OF THE WESTERLY LINE OF THE LANDS NOW OR FORMERLY OWNED BY SOUTHERLY CALIFORNIA RAILWAY, TOGETHER WITH THAT PORTION OF LOT 91 OF SAID GOODWIN

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 91; THENCE EASTERLY ALONG THE NORTH LINE OF SAIDLOT, 103.74 FEET, MORE OR LESS. TO THE MOST WESTERLY LINE OF LAND OF SOUTHERN CALIFORNIA RAILWAY COMPANY: THENCE ALONG SAID WEST LINE SOUTH 10" 36' EAST 30.08 FEET TO THE NORTH LINE OF THE LAND DESCRIBED IN THE EXCEPTION FROM PARCEL 1, IN THE DEED TO CALIFORNIA CONSUMERS CORPORATION, RECORDED IN BOOK 7129 PAGE 63 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, THENCE ALONG SAID NORTH LINE 84' 43' 38" WEST 106.53 FEET, MORE OR LESS, TO THE EAST LINE OF MESQUIT STREET, THENCE ALONG THE EASTERLY LINE NORTH 5' 17' WEST 30.04 FEET TO THE POINT OF BEGINNING

ALL OF LOTS 262 AND 263, TOGETHER WITH THAT PORTION OF LOT 264 OF THE WINGERTER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED MARCH 29, 1687 IN BOOK 15, PAGE 52 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER. DESCRIBED AS FOLLOWS:

REGINNING AT THE NORTHWEST CORNER OF SAID LOT 264 THENCE SOUTH 5" 17' EAST 16.25 FEET; THENCE NORTH 84' 45' 14" EAST 119.21 FEET TO THE EAST OF SAID LOT 264: THENCE NORTH 10" 36" WEST TO THE NORTH LINE OF SAID LOT 264; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 264, 117.64 FEET TO THE POINT OF BEGINNING

THAT PORTION OF LOTS 91 AND 92 OF THE GOODWIN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED OCTOBER 6, 1886 IN BOOK 11, PAGE 42 OF MISCELLANEOUS RECORDS. IN THE OFFICE OF THE COUNTY RECORDER, TOGETHER WITH A TIRIANGULAIR PIECE ADJOINING LOT 92 ON THE SOUTH BEING DESCRIBED AS AWHOLE AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 91; THENCE SOUTHERLY ALONG THE EAST LINE OF MESOUIT STREET TO THE NORTH LINE OF LOT 282 OF THE WINGERTER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED MARCH 29, 1887 IN BOOK 15. PAGE 52 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 262, 110.16 FEET, MORE OR LESS TO THE WEST LINE DELAND DE OR EORMERLY DE SOUTHERLY CALIFORNIA RAILWAY COMPANY; THENCE ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 91; THENCE WESTERLY ALONG NORTH LINE OF SAID LOT 91 TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PORTION OF SAID LOT 91 THAT PORTION LYING NORTHERLY OF THE NORTH LINE OF THE LAND DESCRIBED IN THE EXCEPTION FROM PARCEL 1 IN THE DEED TO CALIFORNIA CONSUMER CORPORATION, RECORDED IN BOOK 7129 PAGE 63 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES. IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS.

LOTS 246 TO 252 INCLUSIVE OF WINGERTER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 52 OF MISCELLANEOUS RECORDS. IN THE OFFICE OF THE COUNTY RECORDER OF

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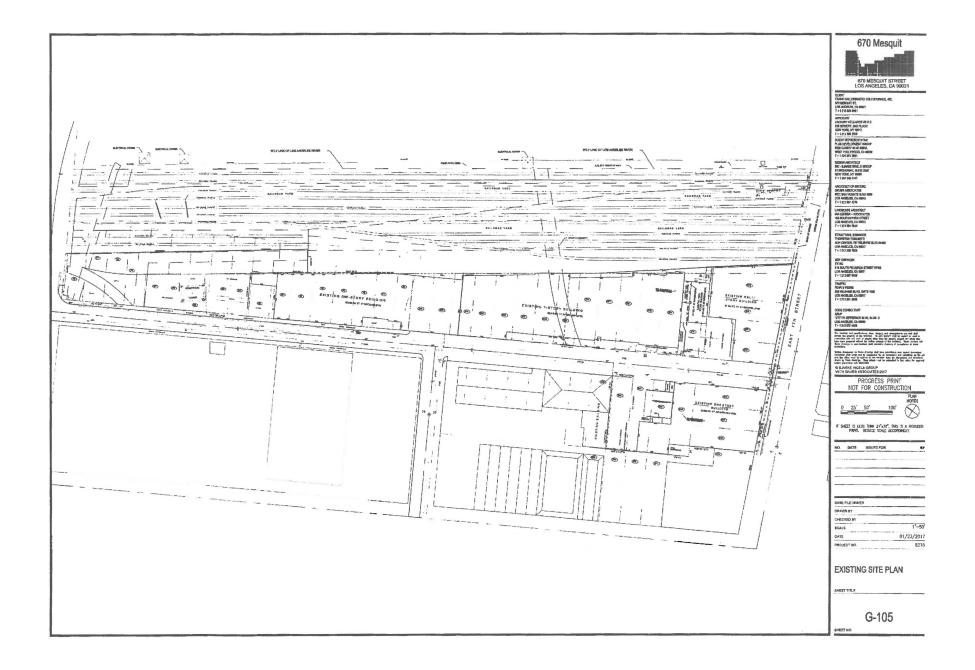
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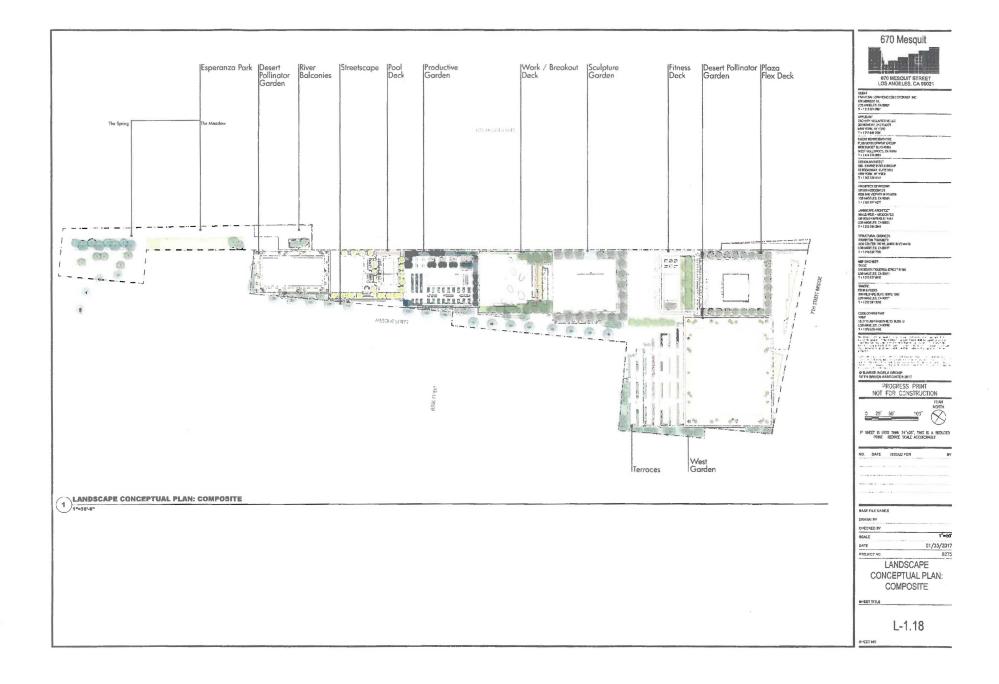
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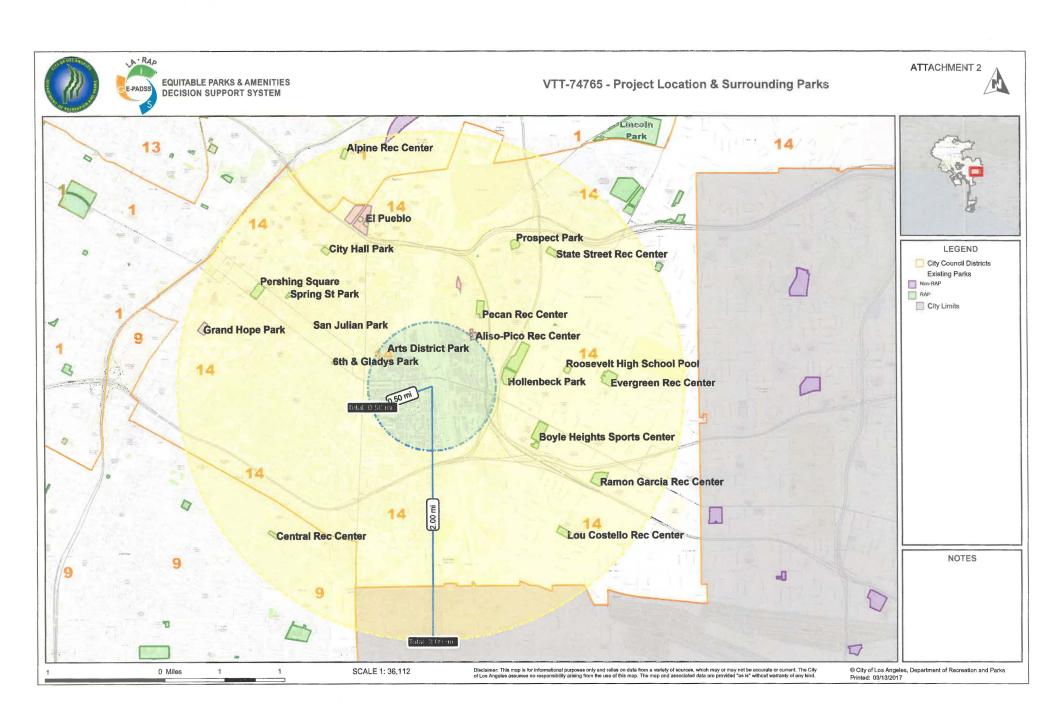
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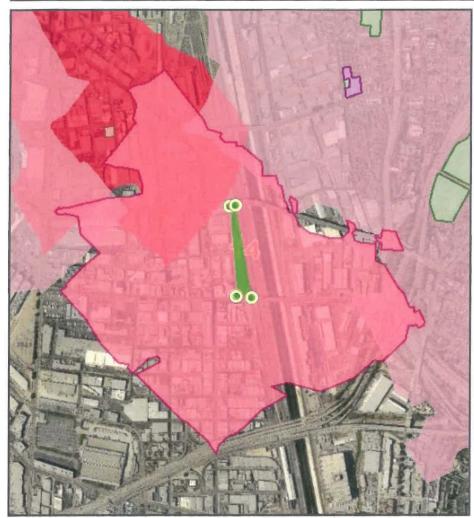








Park Analysis Report



Scenario Information

Scenario Name:

VTT-74765 - 670 Mesquit Street

Description:

mixed-use project consisting of 308 dwelling units, 50 of which are affordable dwelling units

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.

Source: Census/ACS 2010

Population and Age Breakdown

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Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:	Т	Total Households Served:	Currently Non-Served Households Served:			
Residents Served:	608	604	Households Served:	365	365			
Resi	dents Served b	y Age	Households	Households Served by Annual Income				
Under Age 5:	14	14	Under \$25,000:	176	176			
Age 5 to 9:	11	10	\$25,000 to \$34,999:	23	23			
Age 10 to 14:	11	9	\$35,000 to \$49,999:	34	34			
Age 15 to 17:	7	7	\$50,000 to \$74,999:	28	28			
Age 18 to 64:	539	539	\$75,000 and Over:	104	104			

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City of Los Angeles Department of Recreation and Parks Date Generated: 02/16/2017

Age 65 and Over:

Disclaimer: This report 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 report. The map and associated data are provided "as is" without warranty of any kind.