

APPENDIX L
Public Service Provider
Correspondence

**L-1 Los Angeles Fire
Department
Correspondence**

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

December 3, 2018

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Heather Bleemers, William Lamborn & Jonathan Chang

From: Fire Department

Subject: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

CASE NO.: ENV-2017-249-EIR
PROJECT NAME: 670 Mesquit
PROJECT APPLICANT: RCS VE LLC

PROJECT LOCATION: 606-694 S. Mesquit Street, 1494-1498 E. 6th Street and 2119-2135 E. 7th Street, Los Angeles, CA 90021

PROJECT DESCRIPTION:

RCS VE LLC (the Applicant) proposes to demolish existing cold storage warehouse facilities and construct a mixed-use development totaling approximately 1,792,103 sf of floor area. The Project would include creative office space (approx. 944,055 sf); 308 multi-family residential units, 16 percent of which would be affordable; a hotel (236 rooms); retail (including grocery and farmer's markets); restaurants; studio, event, gallery and potential museum space; and a gym. The Project would include at- and above-grade landscaped open space including amenities totaling 83,789 sf. Four (4) levels of below-grade parking spanning the Project Site and at- and above-grade structured parking within Buildings 3, 4, and 5 would also be provided. The Project would provide approximately 2,000 parking spaces and 930 bicycle parking spaces. A rooftop heliport is also proposed for emergency and occasional use incidental to residential and office uses, providing an amenity for the Project's residents, hotel guests, office workers, and visitors. The resulting floor: area ratio (FAR) would be approximately 7.5:1.

The proposed uses would be accommodated in five new buildings ranging in height from 90 feet to 360 feet. Buildings 1 through 4, which would contain residential, hotel, office, and commercial uses, would be oriented in a linear fashion along the east side of Mesquit Street, extending from the LADWP Property on the north to the 7th Street Bridge on the south. The Project would provide three east-west pedestrian passageways and view corridors between Buildings 1 through 4. Building 5, which would contain office uses, would be constructed on the west side of Mesquit Street just north of the 7th Street Bridge. A proposed landscaped area at the northern end of the Project site (Northern Area) is intended as publicly accessible open space and would connect the Project Site with the Ribbon of Light Bridge and the 12-acre Sixth Street Park, Arts, River and Connectivity Improvements (PARC) to be located under and adjacent to the Ribbon of Light Bridge. The Project would include two landscaped balconies (River Balconies) along the Project's eastern edge; the balcony at the northeastern end of the Project Site would provide stairway access to the Northern Area, Ribbon of Light Bridge, and the Sixth Street PARC.

The Project would include an Equivalency Program to allow the core composition of proposed on-site development to be modified to respond to future needs in a manner that does not increase the Project's impacts on the environment.

As a public benefit contribution, the Applicant proposes significant public benefit commitments related to new transportation and pedestrian improvements and the livability of the neighborhood. The Project would include, pending approval by the railroad/transit operating entities, construction of a pedestrian deck (Deck) over a portion of the Railway Property to the east of the Project Site. The Deck would span the length of the Project Site and directly connect the 7th Street Bridge and northern edge of the Project Site, providing a pedestrian connection to the Ribbon of Light Bridge and the Sixth Street PARC. Construction of the Deck would require approval by the Railway Property directly adjacent to the Project Site.

The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **9,000 G.P.M. from four to six fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

RESPONSE DISTANCE:

Based on a required fire-flow of 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 ½ mile(s).

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **670 MESQUIT and 700' TO SOUTH END OF PROPERTY LINE (PL).**

DISTANCE	Fire Station No.	SERVICES AND EQUIPMENT	STAFF
1.032 (Engine)	Fire Station No. 17 1601 S. Santa Fe Avenue Los Angeles, CA 90021	Assessment Engine, Paramedic Rescue Ambulance, Foam Tender, Haz-Mat Tender and Arson Investigation Unit	7
1.4	Fire Station No. 4 800 N. Main Street Los Angeles, CA 90012	Assessment Engine, Paramedic Rescue Ambulance, EMS Battalion Captain and BLS Rescue Ambulance	9
1.4	Fire Station No. 14 3401 S. Central Avenue Los Angeles, CA 90011	Assessment Engine, Paramedic Rescue Ambulance And BLS Rescue Ambulance	8
1.632 (Truck)	Fire Station No. 9 430 E. 7th Street Los Angeles, CA 90014	BLS Truck, 2, Assessment Engines, 2 Paramedic Rescue Ambulances, BLS Rescue Ambulance and Fast Response Unit	22
2.1	Fire Station No. 2 1962 César Chavez Avenue Los Angeles, CA 90033	Light Force Truck, Assessment Engine Paramedic Rescue Ambulance	12

Based on these criteria (response distance from existing fire stations), fire protection would be considered **inadequate**.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

Current design does not meet Fire Code requirements for Fire Department access. (Section 503.1.1 through Section 503.6).

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to project location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- c. This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstruction block aerial ladder access.

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.

Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

During demolition, the Fire Department access will remain clear and unobstructed.

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543**.

RALPH M. TERRAZAS,
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RED:yw

L-2 Los Angeles Police Department Correspondence

LOS ANGELES POLICE DEPARTMENT



CHARLIE BECK
Chief of Police

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 486-6000
TDD: (877) 275-5273
Ref #:14.7

ERIC GARCETTI
Mayor

December 29, 2017

Ms. Jessie Fan
ESA
80 South Lake Avenue
Pasadena, California 91101

Dear Ms. Fan:

The proposed 670 Mesquit Street Project falls within the geographical boundaries of the Los Angeles Police Department's Central Area. A project of this size could have a minor impact on police services in the Central Area. The Department is available to advise you on crime prevention features appropriate for the design of the property in this project. The Department strongly recommends that the developers contact Community Relationship Division, Crime Prevention Through Environmental Design, Officer Christopher Gibson, at (213) 486-6000.

Upon completion of the project, you are encouraged to provide the Central Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions regarding this response, please contact Sergeant David Tango, Community Relationship Division, at (213) 486-6000.

Very truly yours,

CHARLIE BECK
Chief of Police

A handwritten signature in blue ink, appearing to read "A. Neal".

AL NEAL, Captain
Commanding Officer
Community Relationship Division

Enclosure

The proposed 670 Mesquit Street Project will be under the jurisdiction of Central Community Police Station, located at 251 East 6th Street, Los Angeles, CA 90014. Telephone Number (213) 833-3707.

The project site is approximately 1.3 miles and 5 minutes without traffic from the Police Station in Reporting District (RD) 0157.

Central Geographic Area is approximately 4.5 square miles and consists of 52 Reporting Districts. The service boundaries for Central Area are as follows: Stadium Way, Pasadena Freeway to the North, Washington Boulevard, 7th Street to the South, Los Angeles River to the East, and the Harbor Freeway to the West.

It has approximately 370 sworn personnel and 30 civilian support staff assigned. It is a culturally diverse community with a population of approximately 40,000 people. The officer to resident ratio is; 1 officer to 108 residents in Central Area. Additionally, there are special service teams available within the LAPD to service Central Area.

Central Station's emergency response system is directly linked to the Los Angeles Police Department Communications Division's Dispatch Centers. Communications Division has the responsibility to staff and answer, on a 24-hour basis, the telephones upon which calls for service are received. This includes 911 emergency calls (police, fire, and paramedic). Communication Division handles only police related calls for the City.

The average response time to emergency calls for service in Central Area during 2016 was 2.7 minutes. The average response time for non-emergency calls for service in Central Area during 2016 was 13.7 minutes.

Crime Statistics for all Central Area through December 29, 2017:

CRIMES	YTD 2017	YTD 2016	YTD 2015
HOMICIDE	18	11	11
RAPE	102	88	95
ROBBERY	709	668	671
AGGRAVATED ASSAULT	1155	884	943
BURGLARY	362	311	342
MOTOR VEHICLE TEFT	385	391	411
BURGLARTY FROM MOTOR VEHICLE	1322	1082	892
PERSONAL/OTHER THEFT	2616	2569	2516

Prepared by:

Officer Christopher Gibson
Community Relationship Division
213 486-6000

Jessie Fan

From: Christopher L Gibson <40318@lapd.online>
Sent: Wednesday, March 7, 2018 11:10 AM
To: Jessie Fan
Subject: Re: LAPD Information Request - 670 Mesquit Project

Hello,

Currently there are no plans to expand the Central Area Division or build a new facility.

Thank you,
Officer Christopher Gibson

From: Jessie Fan <JFan@esassoc.com>
Sent: Tuesday, March 6, 2018 3:14:12 PM
To: Christopher L Gibson
Subject: RE: LAPD Information Request - 670 Mesquit Project

Hi Officer Gibson,

Thank you for the information that you provided earlier this year.

Can you please tell us if there are plans to expand the Central Area division or to build a new facility to service the Central Area? Thanks!

Jessie Fan
Senior Associate
ESA
626.714.4611 direct

From: Jessie Fan
Sent: Friday, December 15, 2017 2:01 PM
To: '40318@lapd.online' <40318@lapd.online>
Subject: LAPD Information Request - 670 Mesquit Project

Dear Officer Gibson:

In coordination with the City of Los Angeles Department of City Planning, ESA is preparing an Environmental Impact Report (EIR) for the proposed 670 Mesquit Project (project) located generally at 670 Mesquit Street in the Arts District and Central City North Community Plan Area of the City of Los Angeles, pursuant to the California Environmental Quality Act (CEQA). Since the project is located within the jurisdiction of the Los Angeles Police Department (LAPD), we are requesting information from your agency with regards to police services and facilities. In order to maintain the schedule for the EIR, we respectfully request your input by **January 2, 2018**. Attached is an information request letter, and a hard copy will follow in the mail. Please let me know if you have any further questions. Your assistance is much appreciated. Thanks!

Jessie Fan
Senior Associate

ESA | Environmental Science Associates

80 South Lake Avenue, Suite 570

Pasadena, CA 91101

626.204.6170 main | 626.204.6171 fax

626.714.4611 direct

JFan@esassoc.com | www.esassoc.com

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Jessie Fan

From: Christopher L Gibson <40318@lapd.online>
Sent: Monday, April 9, 2018 8:57 AM
To: Jessie Fan
Subject: Re: LAPD - Average Response Times

Per my sergeant, LAPD uses divisional response times rather than city wide response times when measuring police services.

**L-3 Los Angeles Unified
School District
Correspondence**



LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

DATE: December 19, 2017

TO: Jessie Fan
ESA | Environmental Science Associates
80 South Lake Avenue, Suite 570
Pasadena, CA 91101

FROM: Rena Perez, Director
Master Planning & Demographics

SUBJECT: Environmental Impact Report Information Requested for: **670 MESQUIT PROJECT**, 670 Mesquit Street, Los Angeles, CA 90021, in the Arts District and Central City North Community Plan Area of the City of Los Angeles. The project would include 308 multi-family residential units and commercial and retail uses.

Included please find a **LAUSD Schools Enrollments and Capacities Report** for the schools that may be impacted by the development project(s) in question. This report contains data on each school's current and projected capacities, enrollments, and school calendars, and is designed to address any questions pertaining to overcrowding and factors related to school capacity.

Please note that *no new school construction is planned* and the data in this report already take into account portable classrooms on site, additions being built onto existing schools, student permits and transfers, specific educational programs running at the schools, and any other operational activities or educational programming that affects the capacities and enrollments of LAUSD's schools.

Additional information on LAUSD's Capital Improvement programs can be found on LAUSD's Facilities Services Division main webpage at www.laschools.org.

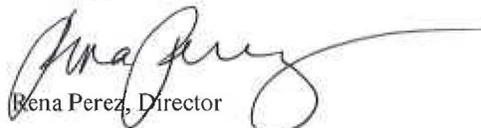
MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

- Questions: 1, 3, 4-6** The project is located in a **HIGH SCHOOL** attendance choice/option area. Please see LAUSD Schools Enrollments and Capacities Report details;
- Questions: 2** Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 for more information regarding fees and student generation rates.

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT
Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,


Rena Perez, Director

LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES

PROJECT SERVED: 670 MESQUIT PROJECT, 670 Mesquit Street, Los Angeles, CA 90021, in the Arts District and Central City North Community Plan Area of the City of Los Angeles. The project would include 308 multi-family residential units and commercial and retail uses.

SCHOOL YEAR: 2016-2017

(Current and projected enrollments/capacities reflect data from School Year (SY) 2016-17.)

1	2	3	4	5	6	7	8	9	10	11	12
Cost Center Code	School Name	Current Calendar	Current Capacity	Resident Enrollment	Actual Enrollment	Current seating overage/(shortage)	Overcrowded Now?	Projected Capacity	Projected Enrollment	Projected seating overage/(shortage)	Overcrowding Projected in Future?
1550501	9th St El	1 TRK	360	287	342	73	No	324	381	(57)	Yes
1817901	Hollenbeck MS	1 TRK	1453	1370	1073	83	No	1351	1270	81	No
a	SCHOOL CHOICE AREA TOTALS (schools listed below)	-	3300	3688	2682	(388)	Yes	3102	3498	(396)	Yes
	BOYLE HEIGHTS ZONE OF CHOICE										
1761501	Boyle Heights STEM	1 TRK	344	-	200	-	-	323	-	-	-
1774901	Roosevelt SH	1 TRK	1817	-	1485	-	-	1708	-	-	-
1861101	Mendez SH	1 TRK	1139	-	997	-	-	1071	-	-	-

^a Schools & programs that are part of a "school choice area" pull enrollments from the school(s) that have resident areas, as defined by attendance boundaries.

The individual school and calculated total capacities and enrollments for school choice areas are reported to show current and projected seating overage/shortage and overcrowding (shaded green color).

If any of the school choice area schools is multi-track, then the service area is considered overcrowded.

Schools Planned to Relieve Known Overcrowding

NONE

see next page

NOTES:

- ¹ School's ID code.
 - ² School's name
 - ³ The reported school year school calendar. Schools operate on a 'multi-track' calendar (listed as 4 TRK), because of overcrowded conditions.
 - ⁴ School's operating capacity for the reported school year. The maximum number of students the school can serve during the reported school year, with the school's classroom utilization, and while operating on its reported calendar. Excludes capacity allocated to charter co-locations. Includes capacity for magnet programs.
 - ⁵ The total number of students living in the school's attendance area and who are eligible to attend the school at the start of the reported school year, plus students enrolled at any on-site magnet centers.
 - Multi-track calendars are utilized as one method of providing relief to overcrowded schools by increasing enrollment capacities.
 - A key goal of the Superintendent and Board of Education is to return all schools to a traditional 2-semester calendar (1 TRK) (SY 17-18).
 - ⁶ The number of students actually attending the school at the start of the reported school year, including magnet students.
 - ⁷ Reported school year seating overage or (**shortage**): equal to (capacity) - (resident enrollment).
 - ⁸ Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
 - School is on a multi-track calendar.
 - There is a seating shortage.
 - There is a seating overage of LESS THAN or EQUAL TO a 'safety margin' of 20 seats.
 - ⁹ School planning capacity. Formulated from a baseline calculation of the number of eligible classrooms and classroom utilization after implementing LAUSD operational goals, which include operating on a 2-semester (1 TRK) calendar and assumed budget resources which allow for reductions in class size. Includes capacity allocated to charter co-locations. Includes capacity for magnet programs.
 - ¹⁰ Projected 5-year total number of students living in the school's attendance area and who are eligible to attend the school as of the start of the school year. Includes magnet students.
 - ¹¹ Projected seating overage or (**shortage**): equal to (projected capacity) - (projected enrollment).
 - ¹² Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
 - School remains on a multi-track calendar.
 - There is a seating shortage in the future.
 - There is a seating overage of LESS THAN or EQUAL TO a 'safety margin' of 20 seats in the future.
- ‡ Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected capacities and enrollments not reported.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 5505

COST CENTER: 1550501

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR NINTH STREET SCHOOL
EFFECTIVE JULY 1, 2013.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 1984 (updated 7-1-1994, 7-1-2009).

This is an official copy for your file.

(GRADES K - 5)

FIRST STREET * ALAMEDA STREET * FOURTH STREET * LOS ANGELES RIVER *
15TH STREET AND EXTENSION * CENTRAL AVENUE * 14TH PLACE * SAN PEDRO
STREET * 14TH STREET AND EXTENSION * MAIN STREET * 14TH STREET * HILL
STREET * VENICE BOULEVARD * HOPE STREET AND EXTENSION * FOURTH
STREET * OLIVE STREET.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8179

COST CENTER: 1817901

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR HOLLENBECK MIDDLE SCHOOL
EFFECTIVE JULY 1, 2011 (UPDATED 7-1-2013).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2011. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

AREA I

FIRST STREET * ALAMEDA STREET * FOURTH STREET * LOS ANGELES RIVER * SANTA MONICA FREEWAY * ALAMEDA STREET * SEVENTH STREET * MAIN STREET.

AREA II

CESAR E. CHAVEZ AVENUE * MISSION ROAD * MARENGO STREET * STATE STREET (BOTH SIDES EXCLUDED) * SAN BERNARDINO FREEWAY * BRITANIA STREET AND EXTENSIONS * CESAR E. CHAVEZ AVENUE * GOLDEN STATE FREEWAY * MICHIGAN AVENUE AND EXTENSION * ECHANDIA STREET * SANTA ANA FREEWAY * LOS ANGELES RIVER.

AREA III

FOURTH STREET * EUCLID AVENUE * WHITTIER BOULEVARD * FICKETT STREET * SIXTH STREET * MOTT STREET * LANFRANCO STREET (BOTH SIDES) * SAVANNAH STREET (BOTH SIDES EXCLUDED).

(GRADES 7 - 8)

MARENGO STREET * SOTO STREET * FAIRMOUNT STREET * FICKETT STREET * MALABAR STREET * MOTT STREET * CESAR E. CHAVEZ AVENUE * EVERGREEN AVENUE * FOURTH STREET * SAVANNAH STREET (BOTH SIDES) * LANFRANCO STREET (BOTH SIDES EXCLUDED) * MOTT STREET * SIXTH STREET * FICKETT STREET * WHITTIER BOULEVARD * EUCLID AVENUE * EIGHTH STREET AND EXTENSION * POMONA FREEWAY * SANTA MONICA FREEWAY * LOS ANGELES RIVER * THIRD STREET AND EXTENSION * PECAN STREET * FIRST STREET * SANTA ANA FREEWAY * ECHANDIA STREET AND EXTENSION * MICHIGAN AVENUE AND EXTENSION * GOLDEN STATE FREEWAY * CESAR E. CHAVEZ AVENUE * BRITANIA STREET AND EXTENSIONS * SAN BERNARDINO FREEWAY * STATE STREET (BOTH SIDES EXCLUDED).

OPTIONAL: STEVENSON AND HOLLENBECK MIDDLE SCHOOLS

(GRADES 7 - 8)

SANTA MONICA FREEWAY * POMONA FREEWAY * EIGHTH STREET AND EXTENSION * GRANDE VISTA AVENUE * LOS ANGELES CITY BOUNDARY * LOS ANGELES RIVER.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8611

COST CENTER: 1861101

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR FELICITAS and GONZALO MENDEZ HIGH SCHOOL EFFECTIVE JULY 1, 2014 (CLARIFIED 7-1-2015) (UPDATE 7-1-2016).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2014 (clarified 7-1-2015). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

BOYLE HEIGHTS ACADEMIC ZONE of CHOICE

(GRADES 9 - 12)

CESAR E. CHAVEZ AVENUE * MISSION ROAD * MARENGO STREET * SAN BERNARDINO FREEWAY * FICKETT STREET AND EXTENSION * MALABAR STREET * MOTT STREET * BOULDER STREET * EVERGREEN AVENUE * MALABAR STREET * INDIANA STREET * UNION PACIFIC RAILROAD * LOS ANGELES CITY BOUNDARY * ALAMEDA STREET.

Boyle Heights Academic Zone of Choice: three schools or educational programs that students will be able to make application to when resident to this attendance boundary area. For the current school year students in grades 9 - 12 have three choices: Theodore Roosevelt High School, Felicitas & Gonzalo Mendez High School, and Science Technology Engineering Math (STEM) Academy of Boyle Heights. Additionally, Roosevelt High School hosts a by-application magnet center, Theodore Roosevelt Senior High Math, Science and Technology Magnet Academy.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 7749

COST CENTER: 1774901

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR THEODORE ROOSEVELT HIGH SCHOOL
EFFECTIVE JULY 1, 2014 (CLARIFIED 7-1-2015) (UPDATE 7-1-2016).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2014 (clarified 7-1-2015). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

BOYLE HEIGHTS ACADEMIC ZONE of CHOICE

(GRADES 9 - 12)

CESAR E. CHAVEZ AVENUE * MISSION ROAD * MARENGO STREET * SAN BERNARDINO FREEWAY * FICKETT STREET AND EXTENSION * MALABAR STREET * MOTT STREET * BOULDER STREET * EVERGREEN AVENUE * MALABAR STREET * INDIANA STREET * UNION PACIFIC RAILROAD * LOS ANGELES CITY BOUNDARY * ALAMEDA STREET.

Boyle Heights Academic Zone of Choice: three schools or educational programs that students will be able to make application to when resident to this attendance boundary area. For the current school year students in grades 9 - 12 have three choices: Theodore Roosevelt High School, Felicitas & Gonzalo Mendez High School, and Science Technology Engineering Math (STEM) Academy of Boyle Heights. Additionally, Roosevelt High School hosts a by-application magnet center, Theodore Roosevelt Senior High Math, Science and Technology Magnet Academy.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

Jessie Fan

From: GODEK, GWENN <gwenn.godek@lausd.net>
Sent: Tuesday, March 13, 2018 6:04 PM
To: Jessie Fan
Subject: RE: 670 Mesquit

Hi Jessie-

From our MP&D team:

Hi Gwenn,

At this point, MPD reports only with a 5-year enrollment projection. So, a change to a build-out date would not change the report details. In addition, the same data is in play as when the report was issued last December.

Please tell the consultant that there would be no update to the December report.

Does that help?

Regards,

Gwenn Godek

CEQA Advisor | CP

LAUSD | OEHS

(d) 213.241.4707

(c) 310.936.4303

<http://achieve.lausd.net/ceqa>

**L-4 Los Angeles
Department of
Recreation and Parks
Correspondence**

APPROVED

4 - 05 - 2017

BOARD OF RECREATION AND PARK COMMISSIONERS NO. 17-086

BOARD REPORT

DATE April 05, 2017

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 74765 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz *	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	N. Williams	_____
H. Fujita	_____		



 General Manager

Approved Disapproved _____ Withdrawn _____

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.

SUMMARY

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

BOARD REPORT

PG. 2 NO. 17-086

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 hundred 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:

BOARD REPORT

PG. 3 NO. 17-086

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

The maximum required land dedication for the Project would be:

$$1.65 \text{ Acres}^* = (308 \times 2.88) \times 0.00186$$

*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:

$$\mathbf{\$2,501,730.00^*} = \$8,122.50 \times 308 \text{ dwelling units}$$

BOARD REPORT

PG. 4 NO. 17-086

*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 (1/2) 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 (1/2) 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 (1/2) mile would be served by that new park (Attachment 3).

BOARD REPORT

PG. 5 NO. 17-086

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

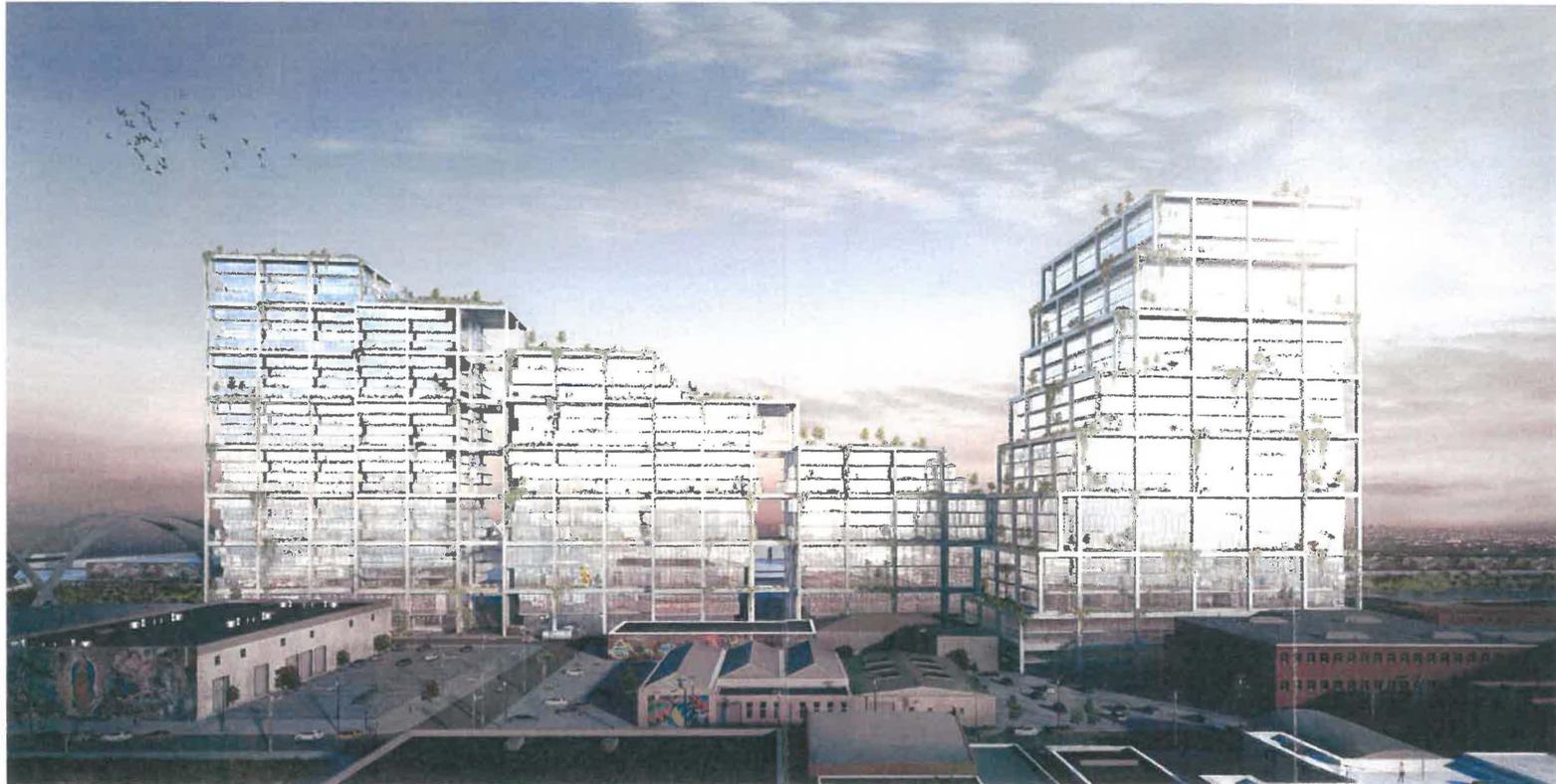
The acceptance of the Park Fee will have no impact on the RAP's General Fund.

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



JANUARY 23, 2017

OWNER
FRANK GALLO/RANCHO COLD STORAGE, INC.

670 MESQUIT ST.
LOS ANGELES, CA 90021
T + 1 213 624 8861

APPLICANT
ZACHARY VELLA/RCS VE LLC

250 BOWERY, 2ND FLOOR
NEW YORK, NY 10012
T + 1 212 686 2580

DESIGN ARCHITECT
BIG - BJARKE INGEL'S GROUP

61 BROADWAY, SUITE 3300
NEW YORK, NY 10008
T +1 347 549 4141

CLIENT REPRESENTATIVE
PLUS DEVELOPMENT GROUP

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ARCHITECT OF RECORD
GRUEN ASSOCIATES

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T +1 323 937 4270

LANDSCAPE ARCHITECT
MIA LEHRER + ASSOCIATE

185 SOUTH MYERS STREET
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STRUCTURAL ENGINEER
THORNTON TOMASETTI

ADM CENTER, 707 WILSHIRE BLVD #4450
LOS ANGELES, CA 90017
T +1 213 550 7000

MEP ENGINEER
TK15C

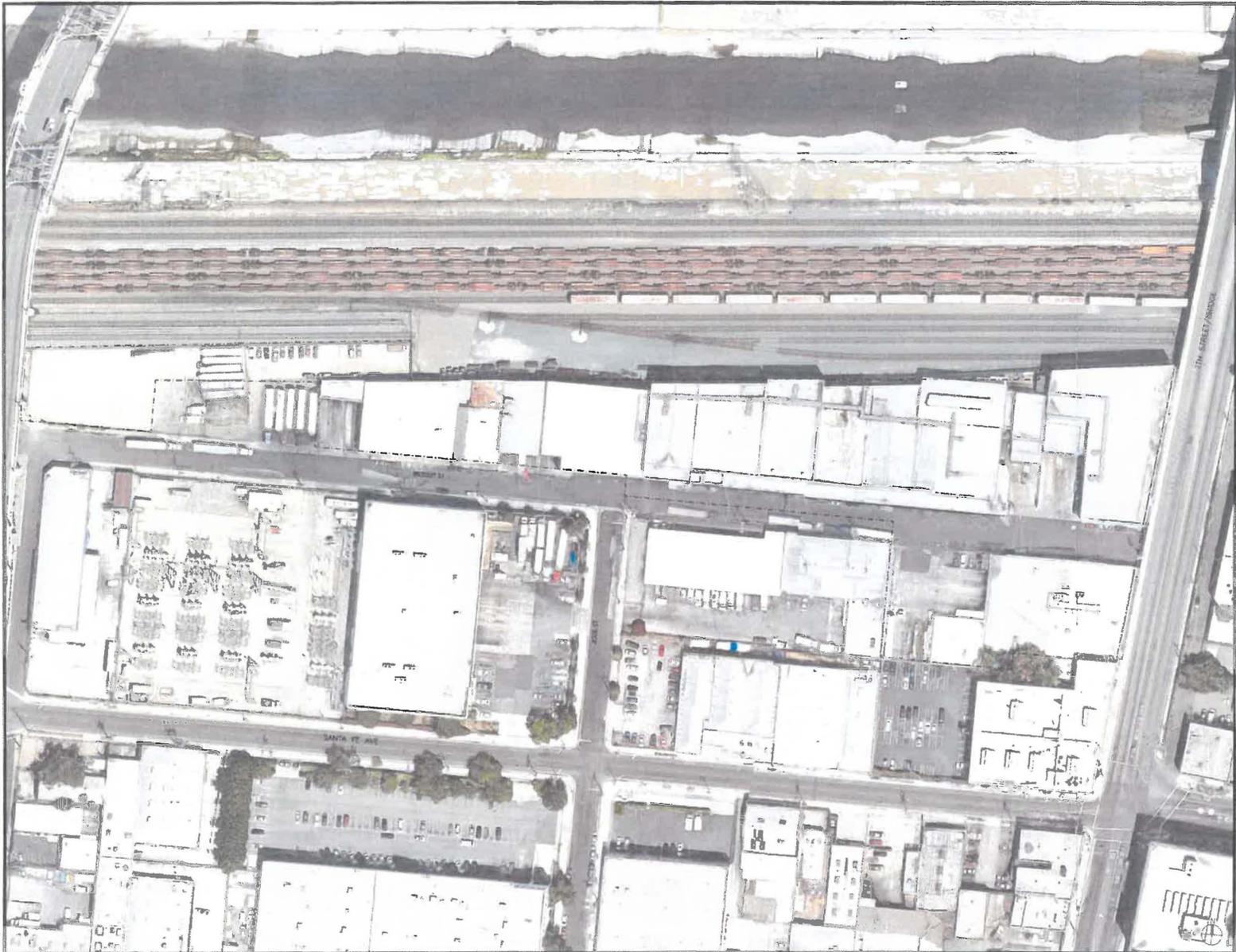
515 SOUTH FIGUEROA STREET, #1105
LOS ANGELES, CA 90071
T +1 213 607 8400

TRAFFIC
FEHR & PEERS

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T +1 213 291 9600

CODE CONSULTANT
ARUP

12777 W JEFFERSON BLVD, BLDG. D
LOS ANGELES, CA 90066
T +1 310 576 4400



670 Mesquit

670 MESQUIT STREET
LOS ANGELES, CA 90021

CLIENT
PRIME SELLER/ARCHITECT/STORAGE, INC.
670 MESQUIT ST.
LOS ANGELES, CA 90021
1 + 1 210 621 8881

ARCHITECT
JACOBUS WILLIAMS VE LLC
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PLANNING DEVELOPMENT GROUP
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WEST FORT WORTH, CA 8000
1 + 1 714 251 2000

GENERAL ARCHITECT
THE SHAWNEE DESIGN GROUP
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HOUSTON, TX 77002
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ARCHITECT OF RECORD
GENERAL ARCHITECTS
600 SAN VICENTE BLVD SUITE 1000
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LANDSCAPE ARCHITECT
WILLIAMS + ASSOCIATES
100 SOUTH WILSON BLVD SUITE 1000
LOS ANGELES, CA 90007
1 + 1 213 381 2000

STRUCTURAL ENGINEER
INGENIUM CONSULTANTS
1000 WILSON BLVD SUITE 1000
LOS ANGELES, CA 90007
1 + 1 213 381 2000

MEP ENGINEER
TERRACON
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LOS ANGELES, CA 90007
1 + 1 213 381 2000

TRAFFIC
PERKINS + PERKINS
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LOS ANGELES, CA 90007
1 + 1 213 381 2000

CONSTRUCTION
KIMLEY-HORN
100 WILSON BLVD SUITE 1000
LOS ANGELES, CA 90007
1 + 1 213 381 2000

These drawings are based on information provided by the client and are not to be used for any other purpose. The client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

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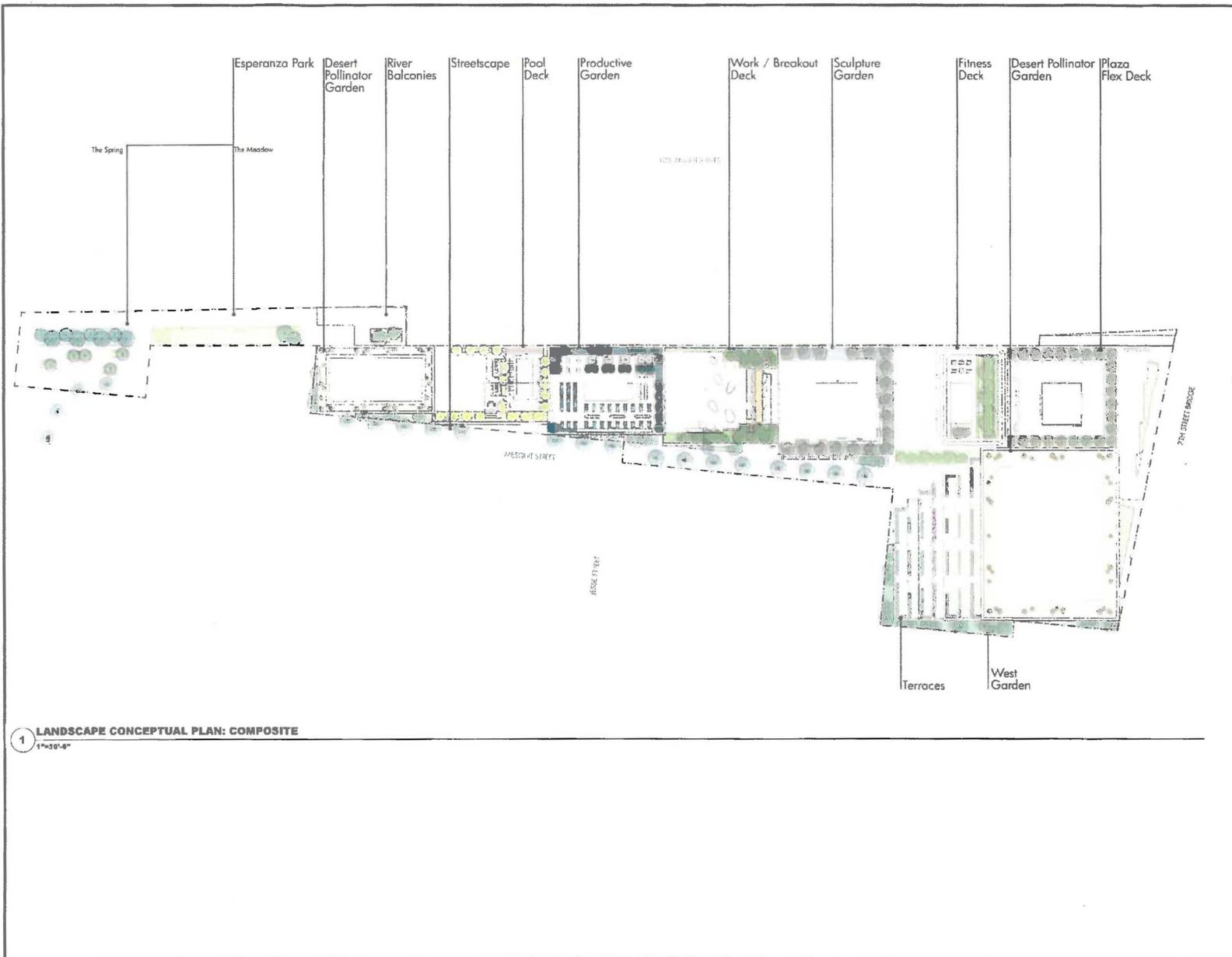
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DRAWN BY
CHECKED BY
SCALE 1"=40'
DATE 01/23/2017
PROJECT NO. 8275

EXISTING SITE

SHEET TITLE

G-104

SHEET NO.



670 Mesquit
 670 MESQUIT STREET
 LOS ANGELES, CA 90021

CLIENT
 PROJECT: 01741000000000000000
 670 MESQUIT ST.
 LOS ANGELES, CA 90021
 T + 1 213 241 2800

ARCHITECT
 FACILITY: VILLAVIEJA INC
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DESIGN ARCHITECT
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DESIGN ARCHITECT
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LANDSCAPE ARCHITECT
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 WEST HOLLYWOOD, CA 90240
 T + 1 424 312 3800

STRUCTURAL ENGINEER
 HOK CONSULTANTS
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 WEST HOLLYWOOD, CA 90240
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ENGINEER
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 T + 1 424 312 3800

CONSTRUCTION PHASE
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 WEST HOLLYWOOD, CA 90240
 T + 1 424 312 3800

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15 M NORTH

0 25' 50' 100'

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DATE: 01/23/2017
PROJECT NO: 8275

LANDSCAPE CONCEPTUAL PLAN: COMPOSITE

SHEET TITLE

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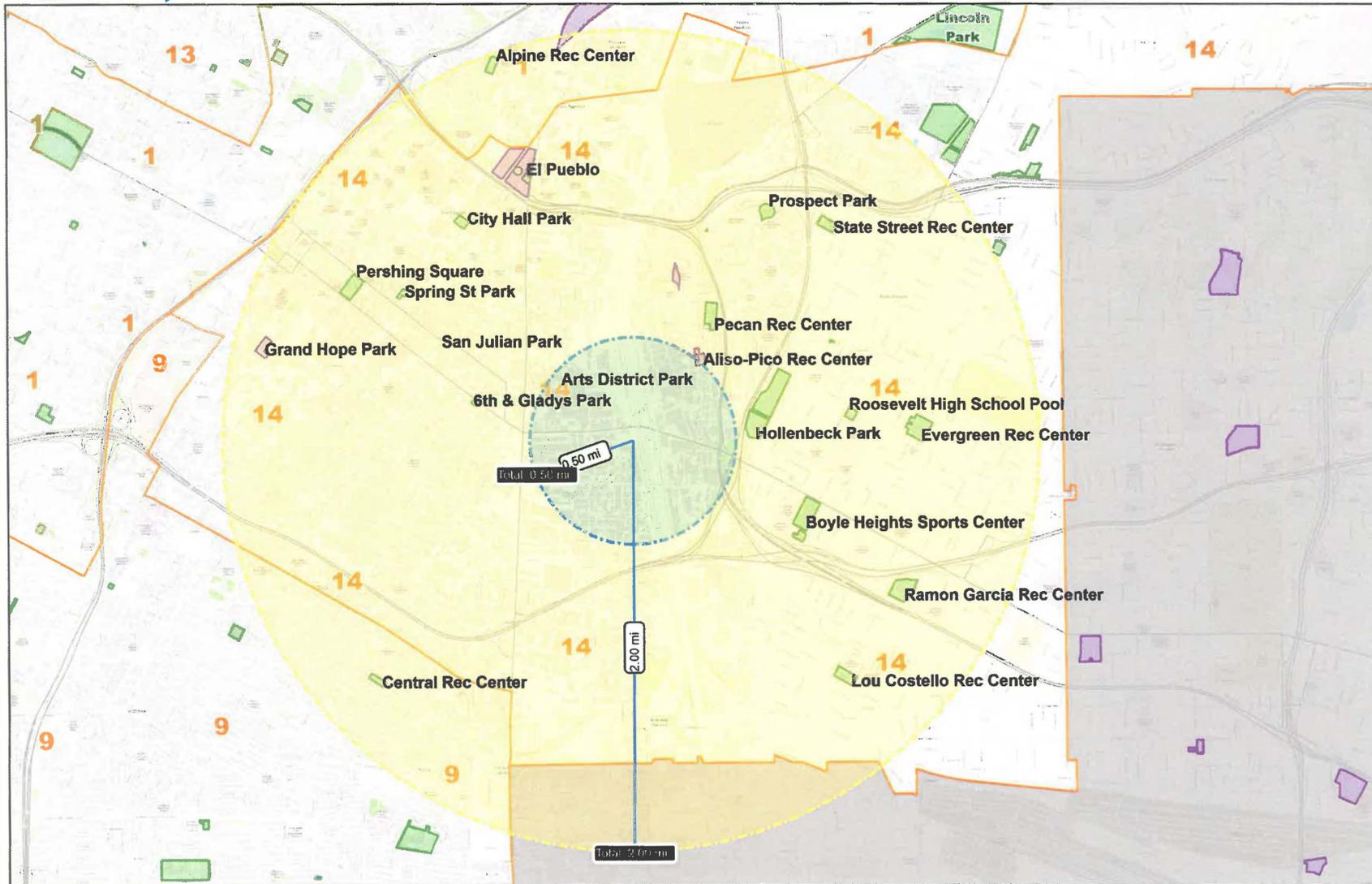
1 LANDSCAPE CONCEPTUAL PLAN: COMPOSITE
 1"=30'-0"



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

VTT-74765 - Project Location & Surrounding Parks

ATTACHMENT 2



LEGEND

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

NOTES

0 Miles 1 1

SCALE 1: 36,112

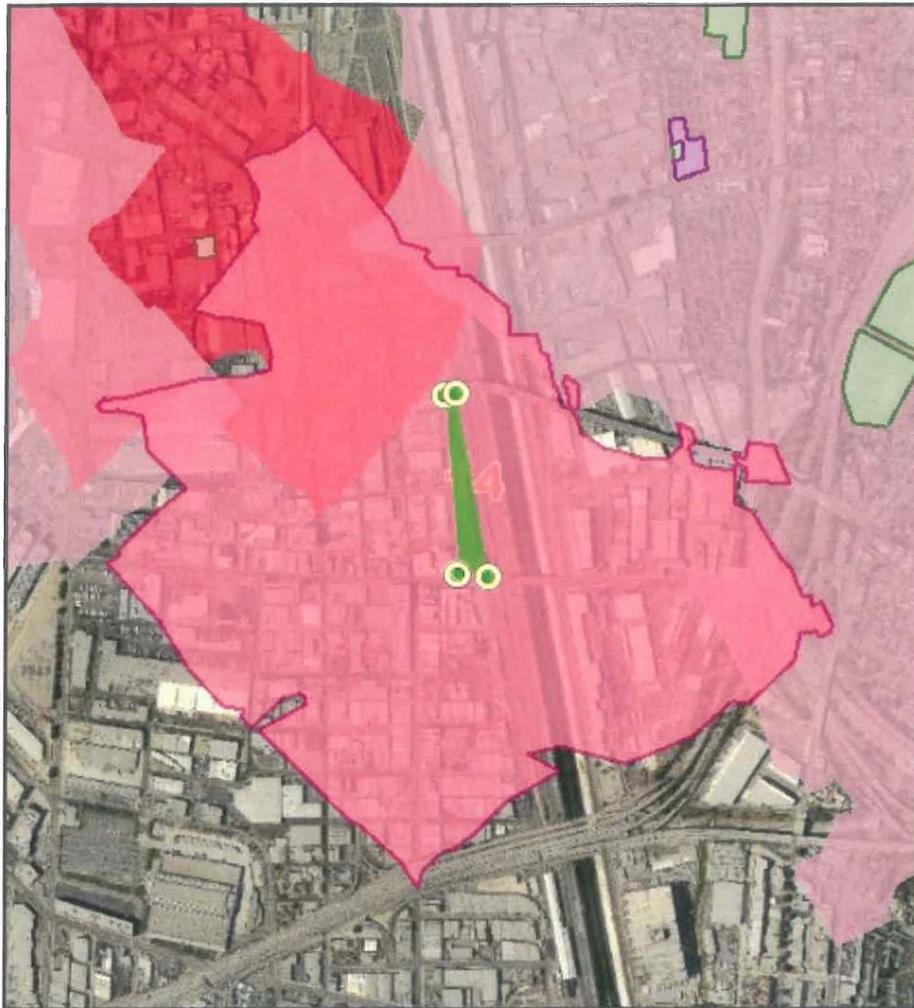
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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Printed: 03/13/2017



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

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.

Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	608	604

Residents Served by Age

Under Age 5:	14	14
Age 5 to 9:	11	10
Age 10 to 14:	11	9
Age 15 to 17:	7	7
Age 18 to 64:	539	539
Age 65 and Over:	26	25

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	365	365

Households Served by Annual Income

Under \$25,000:	176	176
\$25,000 to \$34,999:	23	23
\$35,000 to \$49,999:	34	34
\$50,000 to \$74,999:	28	28
\$75,000 and Over:	104	104

Source: Census/ACS 2010

SYLVIA PATSAOURAS
PRESIDENT

LYNN ALVAREZ
VICE PRESIDENT

MELBA CULPEPPER
PILAR DIAZ

IRIS L. DAVIS
BOARD SECRETARY (213) 202-2640



ERIC GARCETTI
MAYOR

MICHAEL A. SHULL
GENERAL MANAGER

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

RAMON BARAJAS
ASSISTANT GENERAL MANAGER

VICKI ISRAEL
ASSISTANT GENERAL MANAGER

SOPHIA PIÑA-CORTEZ
ASSISTANT GENERAL MANAGER

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

December 27, 2017

ESA

Jessie Fan, Senior Associate
80 South Lake Avenue
Pasadena, CA 91101

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK SERVICES FOR
THE 670 MESQUIT PROJECT IN THE CITY OF LOS ANGELES**

Dear Ms. Fan:

The following has been prepared in response to your request for Recreation and Parks information relative to the proposed 670 Mesquit Project. This project proposes the development of 1,792,103 square feet of floor area to include office space, 308 residential units, 236 hotel rooms, and various retail spaces on an approximately 5.45 acre project site located along Mesquit Street between the 6th and 7th Street Bridges in the Central City North Community Plan Area of the City of Los Angeles.

1. The name, location, size, park classification (regional, community, neighborhood, or special use), and available facilities within the parks that would serve the Project site

The following Department of Recreation and Parks facilities are classified as neighborhood parks and are located within a two mile radius of the project site:

- 6th and Gladys Street Park, located at 824 E. 6th Street.
- Arts District Park, located at 501 S Hewitt Street.
- Grand Hope Park, located at 900 S. Hope Street.
- Prospect Park, located at 612 N. Echandia Street.
- San Julian Park, located at 312 E. 5th Street.
- Spring Street Park, located at 428 S. Spring Street.

The following Department of Recreation and Parks facilities are classified as community parks and are located within a five mile radius of the project site:

- Aliso-Pico Recreation Center, located at 370 S. Clarence Street.
- Alpine Recreation Center, located at 817 Yale Street.
- Augustus F. Hawkins Natural Park, located at 5790 Compton Avenue.
- Bellevue Recreation Center, located at 826 Lucille Avenue.
- Boyle Heights Sports Center, located at 933 S. Mott Street.
- Carlin G. Smith Recreation Center, located at 511 W. Avenue 46.
- Central Recreation Center, located at 1357 E. 22nd Street.
- Cypress Recreation Center, located at 2630 Pepper Avenue.
- Denker Recreation Center, located at 1550 W. 35th Place.



- Downey Pool, located at 1775 N. Spring Street.
- Downey Recreation Center, located at 1772 N. Spring Street.
- Echo Park, located at 751 Echo Park Boulevard.
- Echo Park Deep Pool, located at 1419 Colton Street.
- El Sereno North Park, located at 4410 Garden Homes Avenue.
- El Sereno Recreation Center, located at 4721 Klamath Street.
- El Sereno Senior Citizens Center, located at 4818 Klamath Place.
- Elysian Valley Recreation Center, located at 1811 Ripple Street.
- Evergreen Recreation Center, located at 2839 E. 4th Street.
- EXPO Center, located at 3980 S. Menlo Avenue.
- Fred Roberts Recreation Center, located at 4700 Honduras Street.
- Fremont High School Pool, located at 7630 Towne Avenue.
- Gilbert W. Lindsay Community Center, located at 429 E. 42nd Place.
- Hazard Park, located at 2230 Norfolk Street.
- Hollenbeck Park, located at 415 S. St. Louis Street.
- Hoover Recreation Center, located at 1010 W. 25th Street.
- Hostetter Park, located at 3141 E. Olympic Boulevard.
- James Slauson Recreation Center, located at 5306 S. Compton Avenue.
- Lafayette Park, located at 2830 W. 6th Street.
- Lake Street Park, located at 227 N. Lake Street.
- Lincoln Heights Recreation Center, located at 2303 Workman Avenue.
- Lincoln Heights Youth Center, located at 2500 Griffin Avenue.
- Lincoln Park, located at 3501 Valley Boulevard.
- Loren Miller Recreation Center, located at 2717 Halldale Avenue.
- MacArthur Park, located at 2230 W. 6th Street.
- Martin Luther King Jr. Park, located at 3934 S. Western Avenue.
- Miguel Contreras Learning Center Pool, located at 322 S. Lucas Avenue.
- Montecito Heights Recreation Center, located at 4545 Homer Street.
- Msgr. Ramon D. Garcia Recreation Center, located at 1016 S. Fresno Avenue.
- Normandie Recreation Center, located at 1550 S. Normandie Avenue.
- Parkview Photo Center, located at 2332 W. 4th Street.
- Pecan Recreation Center, located at 127 S. Pecan Street.
- Pershing Square, located at 525 S. Olive Street.
- Pueblo del Rio Recreation Center, located at 5350 Alba Street.
- Ramona Gardens Park, located at 2830 Lancaster Avenue.
- Ramona Gardens Recreation Center, located at 2830 Lancaster Avenue.
- Ramona Hall Community Center, located at 4580 N. Figueroa Street.
- Rio de Los Angeles State Park, located at 1900 N. San Fernando Road.
- Roosevelt High School Pool, located at 456 S. Mathews Street.
- Rose Hill Park, located at 3606 Boundary Avenue.
- Rose Hill Recreation Center, located at 4530 Mercury Avenue.
- Ross Snyder Recreation Center, located at 1501 W. 41st Street.
- Seoul International Park, located at 3250 San Marino Street.
- Shatto Recreation Center, located at 3191 W. 4th Street.

- Silverlake Recreation Center and Dog Park, located at 1850 W. Silverlake Boulevard.
- South Park Recreation Center, located at 345 E. 51st Street.
- State Street Recreation Center, located at 716 N. State Street.
- Sycamore Grove Park, located at 4702 N. Figueroa Street.
- Toberman Recreation Center, located at 1725 Toberman Street.
- Tommy Lasorda's Field of Dreams, located at 1901 Waterloo Street.
- Trinity Recreation Center, located at 2415 Trinity Street.
- Vista Hermosa Soccer Field, located at 1301 W. 1st Street.
- Wabash Recreation Center, located at 2765 Wabash Avenue.

The following Department of Recreation and Parks facilities are classified as regional parks and are located within a ten mile radius of the project site:

- Arroyo Seco Park, located at 5568 Via Marisol.
- Ascot Hills Park, located at 4371 Multnomah Street.
- Barnsdall Park, located at 4800 Hollywood Boulevard.
- Cahuenga Peak Phase I, located at 3698 W. Wonderview Road (in Griffith Park).
- Cahuenga Peak Phase II, located at 3698 W. Wonderview Road (in Griffith Park).
- Charles F. Lummis Home, located at 200 E. Avenue 43.
- Elysian Park, located at 929 Academy Road.
- Ernest E. Debs Regional Park, located at 4235 Monterey Road.
- Exposition Park Rose Garden, located at 701 State Drive.
- Griffith Park, located at 4730 Crystal Springs Drive.
- Griffith Park Boys Camp, located at 4730 Crystal Springs Drive (in Griffith Park).
- Harding Golf Course, located at 4730 Crystal Springs Drive (in Griffith Park).
- Heritage Square, located at 3800 Homer Street.
- Hollywoodland Girl's Camp, located at 3200 Canyon Drive (in Griffith Park).
- L.A. Equestrian Center, located at 500 Riverside Drive (in Griffith Park).
- L.A. Live Steamers, located at 5202 Zoo Drive (in Griffith Park).
- Los Feliz Golf Course, located at 3207 Los Feliz Boulevard.
- Roosevelt Golf Course, located at 2650 N. Vermont Avenue (in Griffith Park).
- Runyon Canyon Park, located at 2000 N. Fuller Avenue.
- South L.A. Wetlands Park, located at 5413 S. Avalon Boulevard.
- Travel Town Museum, located Griffith Park Drive near Zoo Drive (in Griffith Park).
- Wattles Garden Park, located at 1824 N. Curson Avenue.
- Wilson Golf Course, located at 4730 Crystal Springs Drive (in Griffith Park).

For additional information regarding facilities and features available in these parks visit our website: www.laparks.org.

2. Existing ratios of developed parkland per resident on a Citywide basis, and within the Central City North Community Plan Area

The City of Los Angeles overall has a ratio of 0.76 acres of neighborhood and community parkland per 1,000 residents. The Central City North Community Plan Area, within which the project is located, has a parkland acres-to-population ratio of neighborhood and community parks of 0.84 acres per 1,000 residents.

3. Current capacity and level of use of parks and recreational facilities near the Project site

While data regarding the level of use for the recreational facilities that serve the project site is not available, parks within the surrounding community are heavily utilized and often overburdened.

4. Any planned improvements to the parks and recreational facilities in the service area of the Project site (i.e., construction or expansion, new facilities, etc.)? If so, please describe.

The City is currently in the process of developing a park at 1st and Broadway and at the 6th Street Viaduct Project.

5. Would Project implementation require the physical expansion of an existing park(s) or a new park serving the Project site? If so, please describe.

Yes. The City's standard ratio of neighborhood and community parks to population is four (4) acres per 1,000 people, per the Public Recreation Plan. The project proposes the development of 308 residential units which the existing facilities would not have the capacity to serve.

6. City-adopted parks and recreation standards and acreage goals to be used in analyzing the Project.

The Public Recreation Plan, a portion of the Service Element of the City's General Plan, sets a goal of a parkland acres-to-population ratio of neighborhood and community parks of 4.0 acres per 1,000 residents and of regional parks of 6.0 acres per 1,000 residents.

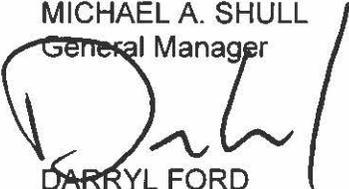
7. Any other design features or special parks and recreation requirements due to the specific attributes of the Project?

If the proposed project requires the approval of a subdivision map, the project may be required by the Advisory Agency to dedicate land within the subdivision for park or recreational purposes, or pay a fee in-lieu, in accordance with the requirements of Los Angeles Municipal Code Section 17.12.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. If you have any questions or comments regarding this information please contact Melinda Gejer, of my staff, at (213) 202-2657 or melinda.gejer@lacity.org.

Sincerely,

MICHAEL A. SHULL
General Manager



DARRYL FORD
Senior Management Analyst I
Planning, Maintenance, and Construction Branch

DF/MG:ar

cc: Reading File

Jessie Fan

From: Melinda Gejer <melinda.gejer@lacity.org>
Sent: Wednesday, August 8, 2018 2:11 PM
To: Jessie Fan
Subject: Re: DRP - OurLA2040

The Public Recreation Plan remains a part of the City's General Plan until it is replaced/removed. It is used accordingly.

Best,
- Melinda

On Wed, Aug 8, 2018 at 10:24 AM, Jessie Fan <JFan@esassoc.com> wrote:

Good to know, thanks! Will DRP continue to use the Public Recreation Plan until the updates are approved? Thanks for the quick response!

Jessie Fan

Senior Associate

ESA

626.714.4611 direct

From: Melinda Gejer <melinda.gejer@lacity.org>
Sent: Wednesday, August 8, 2018 6:45 AM
To: Jessie Fan <JFan@esassoc.com>
Subject: Re: DRP - OurLA2040

Hi Jessie,

The Department of City Planning is the Department who is working on the update of the Open Space Element. Your question should go to them.

Best,
- Melinda

On Tue, Aug 7, 2018 at 11:03 PM, Jessie Fan <JFan@esassoc.com> wrote:

Hi Melinda,

Hope that all is well! Have there been any updates since the last workshop for OurLA2040 since February 2018? Any updates on when the updates to the Open Space Element will be approved? Lastly, will DRP continue to use the Public Recreation Plan until the updates are approved? Please let me know when you have the chance, and thanks in advance!

Jessie Fan

Senior Associate

ESA | Environmental Science Associates

[80 South Lake Avenue, Suite 570](#)

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Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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Melinda M. Gejer
City Planning Associate

Department of Recreation and Parks
Planning, Construction and Maintenance Branch

213-202-2657
213-202-2612 Fax

melinda.gejer@lacity.org

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Melinda M. Gejer
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melinda.gejer@lacity.org

**L-5 Los Angeles
Public Library
Correspondence**

Jessie Fan

From: Granger, Aerial <agranger@lapl.org>
Sent: Tuesday, March 13, 2018 1:00 PM
To: Jessie Fan
Cc: Sarao, Eloisa; Thomas Jung
Subject: Response to LAPL Information Request - 670 Mesquit Project
Attachments: 670 Mesquit Project Response.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Please see attached response to your request.

Best,

Aerial Granger
Business Office
Los Angeles Public Library
630 W. 5th St.
Los Angeles, CA 90071
P: 213-228-7415
C: 213-359-1406
F: 213-228-7449

Re: 670 Mesquit Project

The following is our response to your questions:

I. The following libraries would serve the proposed project area:

- Benjamin Franklin Branch Library
- Central Library
- Little Tokyo Branch Library

Benjamin Franklin Branch Library

- **Location:**
2200 E. 1st Street
Los Angeles, CA 90033
- **Size (Square Feet):**
9,656 square feet
- **Personnel:**
11 Full-time employees
79 Volunteers
- **Collection size and amenities:**
35,545 volumes/ 98,218 annual circulation

Free Public Wi-Fi
Wireless Printing
Reserve a Computer
Meeting Room Rental
Zoom Text Computer for the Visually Impaired

The branch is a Virtual Library with multiple computer workstations providing public access to LAPL's on-line library catalog, extensive information databases, and the Internet. This branch also provides WIFI connectivity for mobile electronic devices.

STAR – Story Telling and Reading. Star volunteers read aloud with kids of all ages at the library. Reading aloud is fun – and can improve reading skills and encourage a life-long love of books.

- **Programmed or target service populations:**
LAPL does not make programmed or targeted service populations.
- **Actual population served:**
40,319 estimated from LA Times Mapping L.A. database and branch library community boundaries.
- **Census tracts that compromise each of the library's service area:**

LAPL no longer uses census tracts to estimate branch library service, population served is estimated from LA Times Mapping L.A. database and branch library community boundaries.

- **Planned, funded, and/or scheduled service improvements, construction or expansions to the City library facilities that would serve the project site.**
LAPL currently does not have any planned, funded, or scheduled improvements, construction, or expansion to any of its facilities.

- **Would the project implementation require the physical expansion of an existing library(s) or a new library service the project site? If so, please describe.**

As it currently stands, the Benjamin Franklin Branch does not meet the standard of 12,500 square feet for a service population of less than 45,000 and is in need of a physical expansion. Any increase in the residential/project population that is in close proximity to this branch would further the need for physical expansion and has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore, mitigation measures may be necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid for by the developer.

- **Please confirm LAPL's standards and goals used to assess the adequacy of the library facilities and potential impacts from project development.**

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

Central Library

- **Location:**
630 W. 5th Street
Los Angeles, CA 90071
- **Size (Square Feet):**
538,000 square feet
- **Personnel:**

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390 Full-time employees
250 Volunteers

- **Collection size and amenities:**
2.6 million volumes /circulation – 1.2 million

Free Public Wi-Fi
Wireless Printing
Reserve a Computer
Meeting Room Rental
Zoom Text Computer for the Visually Impaired

The branch is a Virtual Library with multiple computer workstations providing public access to LAPL's on-line library catalog, extensive information databases, and the Internet. This branch also provides WIFI connectivity for mobile electronic devices.

STAR – Story Telling and Reading. Star volunteers read aloud with kids of all ages at the library. Reading aloud is fun – and can improve reading skills and encourage a life-long love of books.

- **Programmed or target service populations:**
LAPL does not make programmed or targeted service populations.
- **Actual population served:**
3,792,662 per Census 2010 est. City of Los Angeles
9,818,605 per Census 2010 est. County of Los Angeles
- **Census tracts that compromise each of the library's service area:**
See above
- **Planned, funded, and/or scheduled service improvements, construction or expansions to the City library facilities that would serve the project site.**
LAPL currently does not have any planned, funded, or scheduled improvements, construction, or expansion to any of its facilities.
- **Would the project implementation require the physical expansion of an existing library(s) or a new library service the project site? If so, please describe.**

The Central Library attracts over 2 million visitors every year who check out over 1.2 million of its books and other items. In addition, Library staff answer over 2 million reference questions and present 2,100 programs that attract nearly 46,000 people each year. Furthermore, nearly 600,000 hours of computer access are provided to Central Library users annually. Therefore, any increase in the residential/business/commercial population that is in close proximity to the Central Library has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore,

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mitigation measures are necessary in order to lessen the impact to these services. These numbers place a stress on library services with increased demands for library staffing, materials, computers and information services.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid for by the developer.

- **Please confirm LAPL's standards and goals used to assess the adequacy of the library facilities and potential impacts from project development.**

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

Little Tokyo Branch Library

- **Location:**
203 S. Los Angeles Street
Los Angeles, CA 90012
- **Size (Square Feet):**
12,500 square feet
- **Personnel:**
10 Full-time employees
44 Volunteers
- **Collection size and amenities:**
66,634 volumes /annual circulation – 142,247

Free Public Wi-Fi
Wireless Printing
Reserve a Computer
Meeting Room Rental
Zoom Text Computer for the Visually Impaired

The branch is a Virtual Library with multiple computer workstations providing public access to LAPL's on-line library catalog, extensive information databases, and the Internet. This branch also provides WIFI connectivity for mobile electronic devices.

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STAR – Story Telling and Reading. Star volunteers read aloud with kids of all ages at the library. Reading aloud is fun – and can improve reading skills and encourage a life-long love of books.

- **Programmed or target service populations:**
LAPL does not make programmed or targeted service populations.
- **Actual population served:**
45,796 estimated from LA Times Mapping L.A. database and branch library community boundaries.
- **Census tracts that compromise each of the library's service area:**
LAPL no longer uses census tracts to estimate branch library service, population served is estimated from LA Times Mapping L.A. database and branch library community boundaries.
- **Planned, funded, and/or scheduled service improvements, construction or expansions to the City library facilities that would serve the project site.**
LAPL currently does not have any planned, funded, or scheduled improvements, construction, or expansion to any of its facilities.
- **Would the project implementation require the physical expansion of an existing library(s) or a new library service the project site? If so, please describe.**

As it currently stands, the Little Tokyo Branch does not meet the standard of 14,500 square feet for a service population of over 45,000 and is in need of physical expansion. Any increase in the residential/project population that is in close proximity to this branch would further the need for physical expansion and has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore, mitigation measures may be necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid for by the developer.

- **Please confirm LAPL's standards and goals used to assess the adequacy of the library facilities and potential impacts from project development.**
On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It

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also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.