

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



September 16, 2015

Melinda Gejer, City Planning Associate
City of Los Angeles
DEPARTMENT OF RECREATION AND PARKS
Planning and Construction
221 North Figueroa Street, Suite 100
Los Angeles, CA 90012

Re: Request for Information Regarding Recreational Services and Facilities for the 6220 West Yucca Street Mixed-Use Project in the City of Los Angeles

Dear Ms. Gejer,

In coordination with the City of Los Angeles Department of City Planning, PCR Services Corporation is preparing an Environmental Impact Report (EIR) for the proposed 6220 West Yucca Street Mixed-Use project (project) in the Hollywood area pursuant to the California Environmental Quality Act (CEQA).

The EIR will include an assessment of the project's potential impacts on recreational services and facilities. Since the project is located within the jurisdiction of the Los Angeles Department of Recreation and Parks (LADRP), we are requesting information from your agency with regards to recreational services and facilities. In order to maintain the schedule for the EIR, we respectfully request your input by **September 28, 2015**.

The following is a brief description of the project and a list of information requested to support the evaluation of impacts to recreational services and facilities in the EIR. The regional location map, aerial photograph with surrounding uses, and the project site plan are attached to this letter.

Project Description

Project Location and Surrounding Area. The project site is located on the south side of West Yucca Street between Argyle Avenue and North Vista Del Mar Avenue (addresses: 1756, 1760 North Argyle Avenue; 6210-6220 West Yucca Street; and 1765, 1771, 1771, and 1779 North Vista Del Mar Avenue) in the Hollywood community of the City of Los Angeles, approximately five miles northwest of Downtown Los Angeles as shown on **Figure A-1, Regional and Project Vicinity Locations**. The project site is bounded by Yucca Street, a vacant 5-story commercial building, and 3-story residential lofts to the north; North Vista Del Mar Avenue and 1- and 2-story single-family residences and duplexes to the east; vacant land (former Little Country Church of Hollywood) and 1- and 2-story single-family residences and duplexes followed by a 5-story mixed-use residential



and commercial development to the south; and Argyle Avenue and commercial uses to the west. **Figure A-2, Aerial Photograph with Surrounding Land Uses**, illustrates the surrounding uses.

Recreational and park facilities located within two miles of the project site and operated by LADRP include the Selma Park; Yucca Park; De Longpre Park; Dorothy and Benjamin Smith Park; Seily Rodriguez Park; Runyon Canyon Park; Wattles Gardens Park; Barnsdall Art Park; Lake Hollywood Park; Bronson Canyon; Burns Park; Yucca Community Center; Hollywood Pool; Hollywood Recreation Center; Lemon Grove Recreation Center; Wattles Mansion; Barnsdall Art Park Recreation Center; Poinsettia Recreation Center; Bird Sanctuary; and Griffith Observatory.

Proposed Project. The project would consist of two buildings, Buildings 1 and 2. Building 1 (up to 32-stories) would occupy the majority of the project site atop a six-level podium structure with one semi-subterranean level (P1 Level), and would include a mix of residential, hotel, and commercial/restaurant uses. Building 2 would be 6-stories with only residential uses. Overall, the project would include 191 multi-family residential units (including 39 affordable units), 260 hotel rooms, approximately 6,980 square feet of commercial/restaurant uses (P1 and Ground Levels), and a total of 372,450 square feet of floor area. Parking for all proposed uses would be provided within a six-level (one semi-subterranean level) parking structure housed within the podium structure of Building 1. The proposed development is summarized below in **Table A-1, Proposed Project Summary**. The site plan is illustrated in **Figure A-3, Site Plan**. Figure A-3 illustrates the project's proposed ground level spaces, pool deck on the 6th level, and roof deck on the 13th level.

Open Space, Landscaping and Amenities. The project would include various outdoor open spaces and landscape treatments. The exterior boundaries of the project site along Yucca Street, Argyle Avenue, and Vista Del Mar Avenue include a streetscape design that would allow pedestrians, café tables, parkway planters, and bike parking as well as access to the port-o-cochere. All of the open spaces areas would have extensive landscaping and well-detailed hardscape. Figure A-3 provides an illustration of the project's proposed outdoor spaces and amenity features.

Resident Only Features. The Ground Level would include a resident-only 3,880 square feet of outdoor courtyard space along Vista Del Mar Avenue with short term bicycle parking, outdoor tables, and lounge seats (see Figure A-3). The project would also include a resident-only 9,620 square foot roof garden space on Level 13 (above the 12-story lower "L" wing of Building 1) equipped with lounge seating, outdoor bar tops and bar stools, bistro tables, barbeque grills, game tables, a recreational lawn, and bocce ball court (see Figure A-3). The project further includes 1,430 square feet of rear yards and 6,250 square feet of private residential balconies.

Shared Features (Hotel and Residential). The project would include a 2,000 square foot fitness center, 6,200 square feet of restaurant space with outdoor dining, and a pool deck located on Level 6 to be shared by both hotel guests and residents (see Figure A-3). The pool deck would be equipped



with a pool, spa, gas fire pit, lounge seats, built-in wood seat benches, cabanas, dining tables and chairs, and patios.

Table A-1

Proposed Project Summary

Residential Units (Buildings 1 and 2)

Market Rate	Affordable	Total
One Bedroom		
57	15	72
<u>Two Bedroom</u>		
83	24	107
<u>Suite</u>		
12	0	12
152	39	191 units
Residential Unit Floor Area (Building 1)		203,815 s.f.
Residential Unit Floor Area (Building 2)		14,385 s.f.
Residential Unit Floor Area		218,200 s.f.

Hotel Units (Building 1)

Rooms

258 390 s.f. each

Suites

2 780 s.f. each

260

Total Hotel Floor Area 147,270 s.f.

Commercial/Restaurant Uses (Building 1)

Total Commercial/Restaurant Floor Area 6,980 s.f.

Project Floor Area

Building 1 Floor Area 358,065 s.f.

Building 2 Floor Area 14,385 s.f.

Total Project Floor Area 372,450 s.f.

Total Buildable Area 45,982 s.f.

FAR 8.1:1

s.f. = square feet

avg. = average FAR = floor-area ratio

Source: 6220 West Yucca Design Plans, prepared by Togawa Smith Martin, dated July 7, 2015.



Requested Information

For the analysis, please provide the following information regarding the LADRP and issues relating to the provision of recreational services and facilities for the project area, as appropriate.

- The name, location, size, park classification (regional, community, neighborhood, or special use), and available facilities within the parks that would serve the project site;
- Existing ratios of developed parkland per resident on a citywide basis, within the Hollywood Community Plan area;
- Current capacity and level of use of parks and recreational facilities near the project site;
- Future plans for construction or expansion of parks and recreational facilities that could serve the project site; and
- City-adopted parks and recreation standards and acreage goals to be used in analyzing the project.

Please feel free to contact me at (949) 753-7001 to discuss our information needs and/or any questions regarding the project. If you would prefer to e-mail your response to this information request, please send to me at b.allee@pcrnet.com. I really appreciate your time and assistance with this effort.

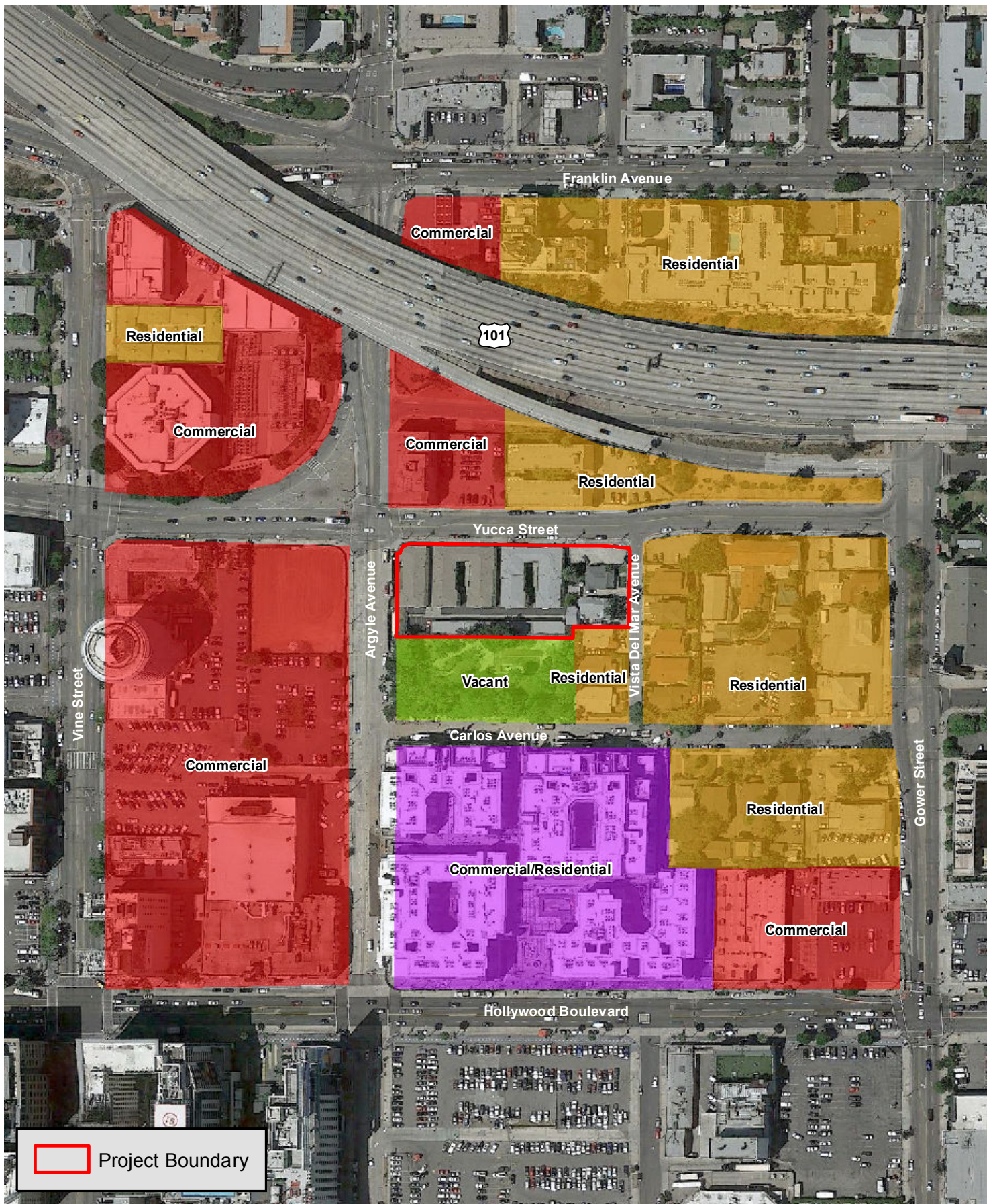
Sincerely,
PCR SERVICES CORPORATION

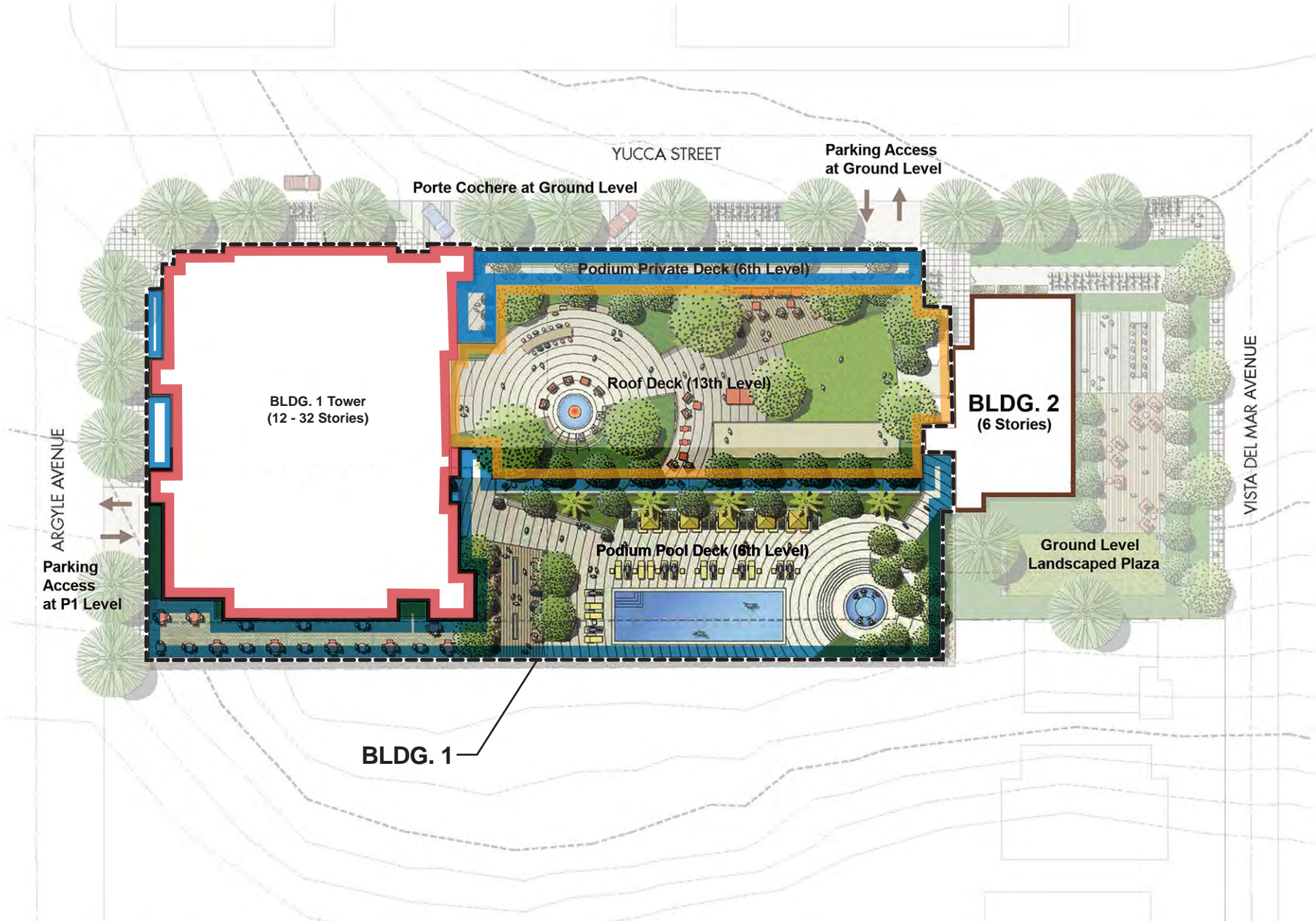
A handwritten signature in black ink, appearing to read 'Brian Allee', is positioned above the printed name.

Brian Allee
Senior Planner

Attachments:
Figure A-1, Regional Location Map
Figure A-2, Aerial Photograph with Surrounding Land Uses
Figure A-3, Site Plan







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PARK COMMISSIONERS**

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**DEPARTMENT OF
RECREATION AND PARKS**

EXECUTIVE OFFICE
P.O. BOX 86328
LOS ANGELES, CA 90086-0328

TEL: (213) 202-2633

MICHAEL A. SHULL
GENERAL MANAGER

November 25, 2015

PCR Services Corporation
Brian Allee, Senior Planner
2121 Alton Parkway, Suite 100
Irvine, CA 92606

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK SERVICES
FOR THE 6220 WEST YUCCA STREET MIXED-USE PROJECT IN THE CITY OF LOS
ANGELES**

Dear Mr. Allee:

The following information has been prepared in response to your request for Recreation and Parks information relative to the proposed 6220 West Yucca Street Mixed-Use Project Environmental Impact Report. This proposed mixed-use project proposes the development of 191 residential units, 260 hotel rooms and 6,980 square feet of commercial/restaurant uses on a site located on the south side of West Yucca Street between Argyle Avenue and North Vista Del Mar Avenue in the Hollywood Community Plan area of the City of Los Angeles.

1. The name, location, size and 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 facility is less than one acre and so is classified as a pocket park and is located within a one-half mile radius of the project site:

- Selma Park, a 0.22 acre park located at 6567 W. Selma Avenue.

The following Department of Recreation and Parks facilities are between 1 and 10 acres and so are classified as neighborhood parks and are located within a one mile radius of the project site:

- De Longpre Park, a 1.37 acre park located at 1350 N. Cherokee Avenue.
- Hollywood Recreation Center, a 3.12 acre park located at 1122 N. Cole Avenue.
- Las Palmas Senior Citizen Center, a 1.14 acre park located at 1820 N. Las Palmas Avenue.
- Yucca Community Center, a 1.0 acre park located at 6671 W. Yucca Street.

The following Department of Recreation and Parks facilities are between 10 and 50 acres and so are classified as community parks and are located within a two mile radius of the project site:

- Barnsdall Park, a 14.59 acre park located at 4800 W. Hollywood Boulevard.
- Wattles Gardens, a 47.58 acre park located at 1824 N. Curson Avenue.

The following Department of Recreation and Parks facilities are over 50 acres and so are classified as regional parks and are located within a two mile radius of the project site:

- Runyon Canyon, a 136.76 acre park located at 2000 N. Fuller Avenue.



- Griffith Park, a 4281.73 acre park located at Los Feliz Boulevard/134 Fwy./5 Fwy.

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, within the Hollywood 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. However, this figure is not a meaningful measure for individual project impact analysis given the service radius of neighborhood and community parks. The Hollywood Community Plan area has a ratio of 0.41 acres of neighborhood and community parkland per 1,000 residents.

3. Current capacity and level of use of recreational facilities and parks 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. Future plans for construction or expansion of parks and recreational facilities in the area.

While the Department is currently in the process of implementing the 50 Parks Initiative, these are small pocket parks typically less than half an acre, often only one tenth of an acre, and have a service radius of one half mile. None of these parks will be sited within half mile from the project site. The Department does not have current plans for construction or expansion of parks and recreational facilities that have a two mile service radius within a two mile radius of the project site.

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

The Public Recreation Plan, a section of the Service Systems Element of the Los Angeles General Plan, has a standard of four acres per 1,000 residents of neighborhood and community parks (two acres of neighborhood parks and two acres of community parks per 1,000 residents). The existing ratio of neighborhood and community parks within the Hollywood Community Plan area is well below the standards prescribed by the City adopted General Plan.

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) 202-2602 or melinda.gejer@lacity.org.

Sincerely,

MICHAEL A. SHULL
General Manager



RAMON BARAJAS
Assistant General Manager
Planning, Construction, and Maintenance Branch

RB/MG:ar

cc: Reading File