

# **Appendix K**

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DRP Response Letter

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MISTY M. SANFORD

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TEL: (213) 202-2681

MICHAEL A. SHULL  
GENERAL MANAGER

April 11, 2017

Eyestone Environmental  
Stephanie Eyestone-Jones, President  
6701 Center Drive West, Suite 900  
Los Angeles, CA 90045

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK  
SERVICES FOR THE 222 WEST 2<sup>ND</sup> PROJECT IN THE CITY OF LOS ANGELES**

Dear Ms. Eyestone-Jones:

The following information has been prepared in response to your request for Recreation and Parks information relative to the proposed 222 West 2nd Project. This proposed mixed-use project describes the development of 107 residential units, 7,200 square feet of retail uses and 534,044 square feet of office uses on an approximately 2.71-acre site generally located at 222 W. 2<sup>nd</sup> Street in the Central City Community Plan area of the City of Los Angeles.

*1. A list of the parks and recreational facilities located within a two-mile radius of the Project Site, including the name of the park, the distance of the park from the Project Site, the park type, and amenities provided.*

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

- 6<sup>th</sup> and Gladys Street Park, located at 624 E. 6<sup>th</sup> Street.
- Grand Hope Park, located at 900 S. Hope Street.
- Hope and Peace Park, located at 843 S. Bonnie Brae Street.
- Ord and Yale Street Park, located at 524 W. Ord Street.
- Patton Street Pocket Park, located at 317-327 Patton Street.
- Prospect Park, located at 612 N. Echandia Street.
- Rockwood Community Park, located at 1571 Rockwood Street.
- Spring Street Park, located at 428 S. Spring Street.
- Unidad Park, located at 1644-48 Beverly Boulevard.

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

- Aliso-Pico Recreation Center, located at 370 S. Clarence Street.
- Alpine Recreation Center, located at 817 Yale Street.
- 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 Boys and Girls, located at 303 Patton Street.
- Echo Park Deep Pool, located at 1419 Colton Street.
- El Sereno Recreation Center, located at 4721 Klamath Street.
- El Sereno Senior Citizens Center, located at 4818 Klamath Place.
- Hollenbeck Park, located at 415 S. St. Louis Street.
- MacArthur Park, located at 2230 W. 6<sup>th</sup> Street.
- Miguel Contreras Learning Center Pool, located at 322 S. Lucas Avenue.
- Parkview Photo Center, located at 2332 W. 4<sup>th</sup> Street.
- Pecan Recreation Center, located at 127 S. Pecan Street.
- Pershing Square, located at 525 S. Olive Street.
- State Street Recreation Center, located at 716 N. State Street.
- Vista Hermosa Soccer Field, located at 1301 W. 1<sup>st</sup> Street.

The following Department of Recreation and Parks facility is classified as a regional park and is located within a two-mile radius of the project site:

- Elysian Park, located at 929 Academy Road.

For additional information regarding facilities and features available in these parks visit our website: [www.laparks.org](http://www.laparks.org).

*2. Existing ratios of developed parkland per resident on a citywide basis and within the Central City 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 Community Plan area has a ratio of 0.10 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.

Eyestone Environmental  
April 11, 2017  
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*4. Please indicate if there are future plans for construction or expansion of parks and recreational facilities within a two-mile radius of the Project Site.*

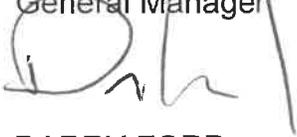
The Department is currently developing a park at 1<sup>st</sup> and Broadway.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. This project is likely to trigger the requirement for an early consultation with the Department prior to the filing. Options for land dedication, recreation credits and fees will be discussed at that time.

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](mailto:melinda.gejer@lacity.org).

Sincerely,

MICHAEL A. SHULL  
General Manager



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

DF/MG:ar

cc: Reading File

**BOARD OF RECREATION AND  
PARK COMMISSIONERS**

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**CITY OF LOS ANGELES**  
CALIFORNIA



**ERIC GARCETTI**  
MAYOR

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EXECUTIVE OFFICE  
221 N. FIGUEROA STREET  
SUITE 350  
LOS ANGELES, CA 90012

MICHAEL A. SHULL  
GENERAL MANAGER

Letter sent via email to:  
[planning.majorprojects@lacity.org](mailto:planning.majorprojects@lacity.org)

May 8, 2017

Charles J. Rausch, Jr., Deputy Advisory Agency  
Major Projects  
200 N. Spring Street, 7th Floor  
Los Angeles, CA 90012

**DEPARTMENT OF RECREATION AND PARKS REPORT AND  
RECOMMENDATIONS RELATIVE TO VTT-74320**

Dear Mr. Rausch:

The City of Los Angeles Department of Recreation and Parks (RAP) has prepared the following report and recommendations in response to your request for comments relative to VTT-74320, a proposed development to include 107 dwelling units, 541,244 square feet of commercial space, and associated parking. This project is located at 213 S. Spring Street, 200-210 S. Broadway, 232-238 W. 2nd Street.

RAP's report and recommendation(s) regarding VTT-74320 are as follows:

**General Comments:**

The applicant is requesting approval of VTT-74320, a development containing 107 dwelling units, 541,244 square feet of commercial space, and associated parking. Los Angeles Municipal Code (LAMC) 12.33 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or pay a fee for the purpose of developing park and recreational facilities.

Effective January 11, 2017, RAP is responsible for calculating the required park fees owed by each residential development project, including subdivision projects, pursuant to LAMC 12.33, and issuing the fee calculation letters to applicants. RAP will also be responsible for calculating the required fees for vested projects that are not subject to a park fee pursuant to LAMC 12.33 but were subject to the Recreation and Park Fee provisions that were effective prior to January 11, 2017 (Quimby Fee). The Quimby Fee is calculated on a per-dwelling unit basis with the per unit fee determined by the zone in which the dwelling unit is located.



**RAP Recommendation:**

The applicant is requesting a subdivision in connection with a proposed subdivision project that will contain residential dwelling units. The application for this vested tentative tract map was deemed complete on December 12, 2016. Pursuant to Los Angeles Municipal Code Section 17.15 C.1, "approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards in effect on the date the application is deemed complete, and with the conditions of approval imposed and specifically enumerated by the Advisory Agency, including the submittal of a detailed grading plan under an approved grading permit prior to recordation of the final map." Therefore, pursuant to Los Angeles Municipal Code Sections 17.15 C.1 and 12.33 RAP recommends the following be added as a condition of the approval of VTT-74320:

**That the QuimbyFee be based on the C2 zone.**

Thank you for the opportunity to provide information relative to recreation and park issues related to this proposed project. Please provide the RAP contact listed below with any and all agendas, notices, and staff reports for the Advisory Agency actions and/or hearings related to this application.

If you have any questions or comments regarding this information please feel free to contact Melinda Gejer, of my staff, at (213) 202-2657, at your convenience.  
Sincerely,

RAMON BARAJAS  
Assistant General Manager

A handwritten signature in black ink, appearing to read 'Ramon Barajas', is written over a faint, large watermark of the word 'INGO'.

Superintendent

MAS/RB:ln

cc: Reading File

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**From:** Jack Tsao [<mailto:jack.tsao@lacity.org>]  
**Sent:** Wednesday, March 29, 2017 2:10 PM  
**To:** Matthew Glesne  
**Cc:** Frankie Tong; Bowin, Claire; Angela Chang; Lin Bai  
**Subject:** Re: City of LA rates for persons per household

DCP historically applies ACS 5-year average estimates for planning related analyses. The 2015 ACS 5-year average estimate (2011-2015) shows the following calculation results.

Persons per household in single-family units (Citywide): 3.33  
Persons per household in multiple-family units (Citywide): 2.44

On Wed, Mar 29, 2017 at 12:11 PM, Matthew Glesne <[matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org)> wrote:

Frankie - I am CCing Jack Tsao, the Department's demographics lead. He can hopefully assist with this.

Matt

----- Forwarded message -----

**From:** Frankie Tong <[f.tong@eyestoneeir.com](mailto:f.tong@eyestoneeir.com)>  
**Date:** Wed, Mar 29, 2017 at 12:06 PM  
**Subject:** City of LA rates for persons per household  
**To:** "[matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org)" <[matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org)>  
Hello Matthew,

Eyestone Environmental has previously received persons-per-household rates from you for use in our CEQA analyses. In January 2016 via e-mail, you confirmed that the following rates were accurate based on ACS 2014 1-Year Estimates:

Persons per household in single-family units (Citywide): 3.35  
Persons per household in multi-family units (Citywide): 2.44

We would like to find out if these are still the most accurate and updated rates.

Thanks for your help!

Frankie

**Frankie Tong**

Assistant Planner



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Email [f.tong@eyestoneEIR.com](mailto:f.tong@eyestoneEIR.com)

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--  
Matthew Glesne, Housing Planner  
City of Los Angeles Department of City Planning  
Policy Planning and Historic Resources Division: Citywide Unit  
200 North Spring Street, Room 667, Los Angeles, 90012  
[matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org) | 213.978.2666

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Thank you very much.

Sincerely Yours,



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**Jack Tsao, Research Analyst**  
**Department of City Planning**  
**T:** (213) 978-1367 | **M:** (213) 978-1367  
200 N. Spring St., Room 278  
Los Angeles, CA. 90012

## Frankie Tong

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**From:** Melinda Gejer [melinda.gejer@lacity.org]  
**Sent:** Tuesday, October 24, 2017 3:22 PM  
**To:** Frankie Tong  
**Subject:** Re: DRP Public Recreation Plan questions

Hello Frankie,

Yes, RAP refers to the Public Recreation Plan.

Old Echo Park Boys and Girls Club is a community park.

Parkview Photo Center is a community park.

Best,  
- Melinda

On Thu, Oct 19, 2017 at 4:24 PM, Frankie Tong <[f.tong@eyestoneeir.com](mailto:f.tong@eyestoneeir.com)> wrote:

Hi Melinda,

Thank you for taking the time to answer my questions today. Per our conversation, I've included additional questions below.

Can you confirm that the Department of Recreation and Parks is adhering to the 1980 Public Recreation Plan's recommended standards (in acres per 1,000 residents) for recreational sites and facilities? The 1980 Public Recreation Plan has provided the following recommended standards:

- 2 acres per 1,000 residents for Neighborhood sites and facilities
- 2 acres per 1,000 residents for Community sites and facilities
- 6 acres per 1,000 residents for Regional sites and facilities. (i.e., 10 acres minus 2 acres of Neighborhood minus 2 acres of Community, in accordance with page 3 of the Public Recreation Plan, which states: "Facilities should be provided at the neighborhood, community, and regional levels. An overall provision of 10 acres of land per 1,000 persons for total recreational facilities is recommended.")

The reason we are asking is that we have received several questions during our preparation of Draft Environmental Impact Report sections related to parks and recreation. Some raise the question of whether or not another standard than the above is now applicable. Specifically, regarding the City's adopted 2015 Health and Wellness Element of the General Plan (also known as Plan for a Healthy Los Angeles as linked [here](#)), pages 53-54 of that plan propose that "an accepted standard of park space is 3 acres per 1,000 residents."

In addition, more recently, the City has been working to update the 1973 Open Space Element. Until approval of the pending updates to the Open Space Element, can you confirm that the DRP is operating under the guidance of the Public Recreation Plan?

Thanks again, Melinda. We appreciate your help!

Frankie

## Frankie Tong

Associate Planner



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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](mailto:melinda.gejer@lacity.org)

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From: **Angie Ruiz** <[angie.ruiz@lacity.org](mailto:angie.ruiz@lacity.org)>  
Date: Wed, Oct 24, 2018 at 1:25 PM  
Subject: Re: Question regarding 1st and Broadway Park  
To: Kathleen King <[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)>

Hello Kathleen,

Sorry I've been swamped with a lot of work and forgot about your information.

As for 1st & Broadway they already have plans/drafts for the park. They haven't started construction, they awarded the design but haven't gone to bid yet. So no opening day scheduled.

-Angie-

On Wed, Oct 24, 2018 at 6:59 AM, Kathleen King <[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)> wrote:  
Hi Angie-

Hope your week is going well. Just wanted to follow-up regarding whether an opening date has been set for the park at 1st and Broadway?

Thanks-Kathleen

On Thu, Oct 18, 2018 at 5:03 PM Kathleen King <[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)> wrote:  
Hi Angie,

I am working on a Draft EIR for a project located at the corner of 2nd and Broadway. Has an opening date been set for the park at 1st and Broadway?

Thank you,

Kathleen King  
Department of City Planning  
T: (213) 847-3746  
[221 N. Figueroa Street Suite 1350](#)  
[Los Angeles, CA. 90012](#)