

Appendix H

DRP Response Letter

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April 26, 2018

City of Los Angeles
Department of City Planning
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

kathleen.king@lacity.org

Attention: Kathleen King, City Planning Associate

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

Dear Ms. King:

The following has been prepared in response to your request for Recreation and Parks information relative to the proposed Modera Argyle Project. This project proposes the development of 276 residential units and 24,000-27,000 square feet of commercial space, on a site located at 1546 Argyle Avenue in the Hollywood Community Plan Area of the City of Los Angeles.

1. Please provide a list of the parks and recreational facilities that are 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, and the park type and amenities provided.

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:

- Robert L. Burns Park, located at 4900 Beverly Boulevard.
- Carlton Way Park, located at 5927 W. Carlton Way.
- De Lonpre Park, located at 1350 Cherokee Avenue.
- La Mirada Park, located at 5401 La Mirada.
- Lake Hollywood Park, located at 3160 Canyon Drive.
- Lexington Avenue Pocket Park, located at 5523 Lexington Avenue.
- Seily Rodriguez Park, located at 5707 Lexington Avenue.
- Selma Park, located at 6567 Selma Avenue.
- Smith (Dorothy J. and Benjamin B.) Park, located at 7020 Franklin Avenue.



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:

- Hollywood Recreation Center, located at 1122 Cole Avenue.
- Las Palmas Senior Citizen Center, located at 1820 N. Las Palmas Avenue.
- Lemon Grove Recreation Center, located at 4959 Lemon Grove Avenue.
- Poinsettia Recreation Center, located at 7341 Willoughby Avenue.
- Yucca Community Center, located at 6671 W. Yucca Street.

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

- Barnsdall Park, located at 4800 Hollywood Boulevard.
- Bronson Canyon, located at 3200 Canyon Road.
- Griffith Park, located at 4730 Crystal Springs Drive.
- Hollywoodland Girl's Camp, located at 3200 Canyon Drive (in Griffith Park).
- Runyon Canyon Park, located at 2000 N. Fuller Avenue.
- Wattles Garden Park, located at 1824 N. Curson Avenue.

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

2. Please provide existing ratios of developed parkland per resident on a citywide basis and within the Hollywood Community Plan area.

The Hollywood Community Plan Area, within which the project is located, has a parkland acres-to-population ratio of neighborhood and community parks of 0.41 acres per 1,000 residents. The City of Los Angeles has a parkland acres-to-population ratio of neighborhood and community parks of 0.76 acres per 1,000 residents. 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.

3. Please provide the current capacity and level of use of parks and recreational facilities within two miles of 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. 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.

While the Department is currently in the process of implementing the 50 Parks Initiative, these are typically neighborhood parks which have a service radius of two miles. None of these planned parks will be sited within two miles of the project site.

5. Would the Project, either individually or combined with other past, present or anticipated future projects, result in the need for new or altered parks and recreational facilities? If so, please describe the nature, approximate location and approximate size of the new or altered facility. (Please see related projects list provided with this Request for Information.)

Kathleen King, City Planning Associate

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Each project is required to mitigate the impacts of the development through the dedication of land, the payment of in-lieu fees, or a combination thereof. Most projects that contain more than fifty residential dwelling units are required to meet with the Department of Recreation and Parks prior to filing in order to discuss the dedication requirement.

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 II
Planning, Maintenance and Construction Branch

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cc: Reading File