

APPROVED
APR 04 2018

BOARD REPORT BOARD OF RECREATION AND PARK COMMISSIONERS NO. 18-064

DATE April 04, 2018 C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 78270 - RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz _____ V. Israel _____
*R. Barajas CSD S. Pina-Cortez _____
H. Fujita _____ N. Williams _____

M. Stueck
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract 78270 (Project) to pay park fees to the City, in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks (RAP) General Manager or his designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) 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 (LAMC) Section 17.03 (Advisory Agency), "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that 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 for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The Project is located at 3101 West Exposition Boulevard in the Jefferson Park area of the City. The Project site is approximately 2.20 net acres and is currently improved with industrial and commercial buildings. The Project, as currently proposed, includes the demolition of the existing buildings and the construction of a sixty-eight (68) townhome style residential units.

The Project also includes various on-site common open space areas. At this time it is unknown what type(s) of recreational amenities are proposed to be included in these open spaces.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City either on-site or off-site of the Project location.

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

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and the Department of City Planning (City Planning) prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the Project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **February 20, 2018**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **November 28, 2017**. On February 21, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **April 2, 2018**. The Advisory Agency Filing Notification is attached (Attachment 2).

It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting. After RAP staff was made aware that the Project had

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not yet participated in the required Early Consultation meeting, RAP staff contacted City Planning and requested that the Project application should be placed on hold until the required Early Consultation Meeting was completed. RAP staff advised City Planning staff that RAP's comments for the proposed Project would be provided after the required Early Consultation meeting was held and the Board had an opportunity to consider the Project and provide a report to the Advisory Agency.

If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no Report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33 D states that 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 maximum amount of land that the Advisory Agency could require a Project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **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 = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum land dedication for the Project's proposed 68 units would be:

$$0.49 \text{ Acres} = (68 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) 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 improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from 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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve (or disapprove) any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of January 11, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$10,962.42 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 68 units would be:

\$745,444.56 = \$10,962.42 x 68 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) 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 improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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As currently proposed, the Project has no dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3.

Per Los Angeles Municipal Code Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from 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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development Project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development Project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed development projects is existing park service radius gaps. Approximately fifty-four percent (54%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAN sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Jefferson Park area of the City. Currently, the Project site is improved with industrial and commercial buildings. The Project site is surrounded by light industrial and commercial uses to the east and west, the Expo Line light-rail to the south, and single family homes to the north. An aerial view of the Project site is attached hereto (Attachment 3). There are a number of public parks with a two (2) mile radius of the Project site. A map showing the Project location and nearby public parks is attached hereto (Attachment 4).

There are no public parks within a half (1/2) mile walking distance of the Project site.

There are no new public parks currently in development within a two (2) mile radius of the Project site.

There is one (1) park renovation Project currently in development within a two (2) mile radius of the Project site:

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- Rancho Cienega Sports Complex is a 28.97 acre park located at 5001 Rodeo Road in Council District 10. The current scope of the Rancho Cienega Sports Complex - Phase I Project is the demolition of the existing gymnasium, outdoor restroom/staff office/storage building on the southern portion of the property, and landscape, hardscape, and infrastructure, and the construction of a new 25,000 square foot indoor pool and bathhouse facility and fitness annex, 24,000 square-foot gymnasium, two new restrooms, tenant improvements within the existing Tennis Pro Shop, and new site and infrastructure improvements and rough grading of parking lot. The development of the Rancho Cienega Sports Complex - Phase I Project is being led by the Bureau of Engineering. The current construction cost estimate for the Project is THhirty-Three Million Dollars (\$33,000,000.00). The Rancho Cienega Sports Complex - Phase I Project is currently in bid and award. At this time it is unknown if there is sufficient funding available for the Rancho Cienega Sports Complex - Phase I Project.

Park Access

As previously noted in the Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project as well as approximately 5,615 new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (1/2) walking distance. If the Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (1/2) walking distance of a public park.

A map showing the Project location and nearby park service area gaps is attached hereto (Attachment 4).

Staff Recommendation

The Project site is located in an existing park service radius gap. If a new public park was provided at the Project location, the park would likely serve a significant number of new, previously unserved, residents within a half-mile (1/2) walking distance.

There is one (1) park renovation Project currently in development within a two (2) mile radius of the Project site. The development of that new Project would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and that may provide sufficient recreation amenities to serve the needs of those residents. However, as previously noted, the Rancho Cienega Sports Complex - Phase I Project is in Bid and Award and unknown at this time if there is sufficient funding available.

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Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to pay park fees to the City

Council District 10 is in support of this recommendation.

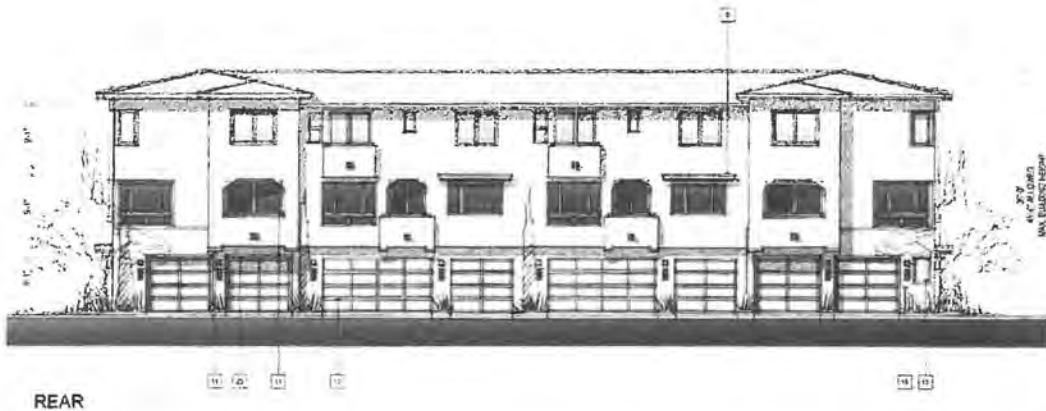
FISCAL IMPACT STATEMENT

As it is not known at this time if the Advisory Agency will recommend the Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP General Fund is unknown.

This Report was prepared by Darryl Ford, Senior Management Analyst II, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

LIST OF ATTACHMENTS

- Attachment 1 - Conceptual Project Renderings
- Attachment 2 - Advisory Agency Filing Notice
- Attachment 3 - Aerial View of Project Site
- Attachment 4 - Project Location and Surrounding Parks
- Attachment 5 - EPADSS Report



STUCCO SURFACE	
FRONT	40%
RIGHT	45%
REAR	40%
LEFT	45%

MATERIAL LEGEND	
1	STRONG LIGHT SAND FINISH
2	WOOD SHAKES
3	FRAM COASTAL PASCALINE
4	4.0 METAL LADDER
5	W/TH BRICKS
6	FLYING WARRIOR
7	1/2" X 1/2" METAL PILING
8	DECORATIVE FURGLASS ENTRY DOOR
9	METAL BRICKS WITH LOGGED SIDA
10	STUCCO WITH EXTERIOR VERTICAL
11	STUCCO O. FINE CORNER
12	PAINT W/ALUMINUM O.
13	SECTIONAL GARAGE DOOR
14	ENTRY VERTICAL SLATS
15	PAINT W/ALUMINUM METAL PIPE
16	WOOD Siding
17	STONE VENEER
18	WICK VENEER
19	EXTERNAL GARAGED ROOFING
20	METAL BRICKS
21	STUCCO SQUARE COLUMN
22	TURF ON 1/2" X 1/2" PILING
23	HEADER AND TAIL SLAT 2000TH PLUSSO



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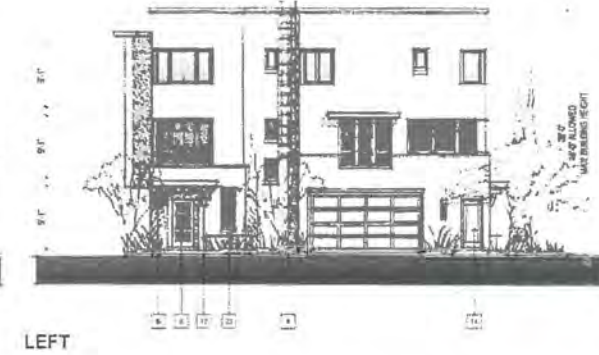
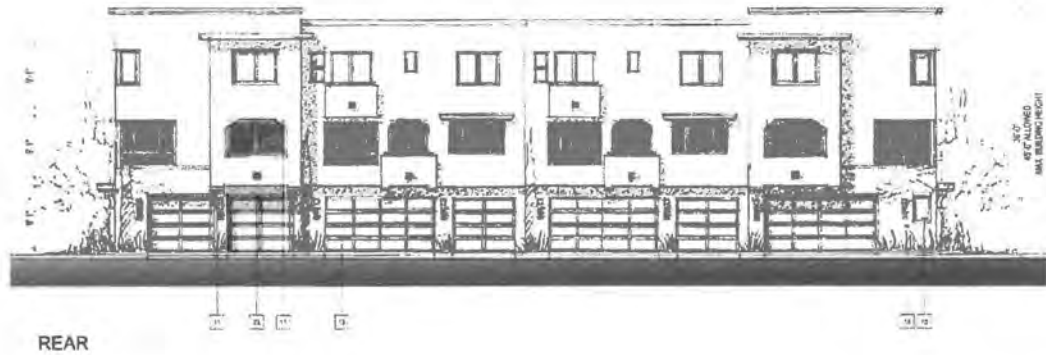
LA 10TH & 11TH AVENUE
LOS ANGELES CA # 170264

SCHEMATIC DESIGN
November 20, 2017



BUILDING 500-1 ELEVATIONS
SHEET INFORMATION

A2.0



STUCCO SURFACE	
FRONT	51%
RIGHT	51%
REAR	51%
LEFT	51%

MATERIAL LEGEND	
1	STUCCO - LIGHT SAND FINISH
2	WOOD TRUSS
3	PAPER COVERED FASOR BOARD
4	PTD METAL LADDER
5	WHL WINDOWS
6	EYELEAF MARKING
7	FLAT BAR METAL RAILING
8	DECOMPOSITIVE FIRE/FLAME ENTRY DOOR
9	METAL DECORATIVE ADDRESS SIGN
10	DECOMPOSITIVE EXTERIOR LIGHTING
11	4" X 4" WOOD POST/DOOR
12	PAVED WOOD BRACKET
13	SECTIONAL GARAGE DOOR
14	UTILITY METAL DOOR
15	FRONT REAR WHEEL METAL RIM
16	WOOD BRICK
17	1" X 1" WOOD
18	BRICK VENEER
19	ASPHALT SINGLE SLOPING
20	METAL SCUPPER
21	STUCCO SQUARE COLUMN
22	EXPLODED TRUSS RAIL
23	HEAD AND BAL TRUSS BRACKET 1" X 1" WOOD



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LA 10TH & 11TH AVENUE
LOS ANGELES, CA # 170254

SCHEMATIC DESIGN
November 20 2017



BUILDING 500-2 ELEVATIONS
SHEET INFORMATION

A2.0.1

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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CALIFORNIA



ERIC GARCETTI
MAYOR

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<http://planning.lacity.org>

Filing Notification and Distribution

Tract Map No. VTT-78270-CN
Tract Map Date: February 09, 2018
Property Address: 3101 W. Exposition Blvd
Community Plan: West Adams-Baldwin Hill -Leimert

Distribution Date: February 21, 2018

Deemed Complete Date: February 20, 2018

COUNCIL DISTRICT NO. 10

Hillside Yes No

Neighborhood Council District:

United Neighborhoods of the Historic Arligton Heights,
West Adams and Jef

Bureau of Engineering

Bureau of Sanitation

Dept. of Building and Safety - *Grading*

Urban Forestry (Haul Route Only)

Dept. of Building and Safety - *Zoning*

Housing Department (No P.S.)

Dept. of Transportation

Board of Education (No P.S.)

DWP Real Estate

County Health Department (No P.S.)

DWP Water Design

GIS (Final Map & LOD)

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Street Lighting

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

DATE DUE: UPON RECEIPT

Please send your reports to the following e-mail address: steve.m.garcia@lacity.org. Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP
Advisory Agency

ALAN COMO
Deputy Advisory Agency
200 N. Spring Street, Room 721



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

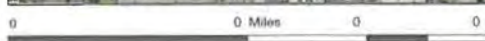
Aerial View of Project Site



LEGEND

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

NOTES



SCALE 1: 4,514

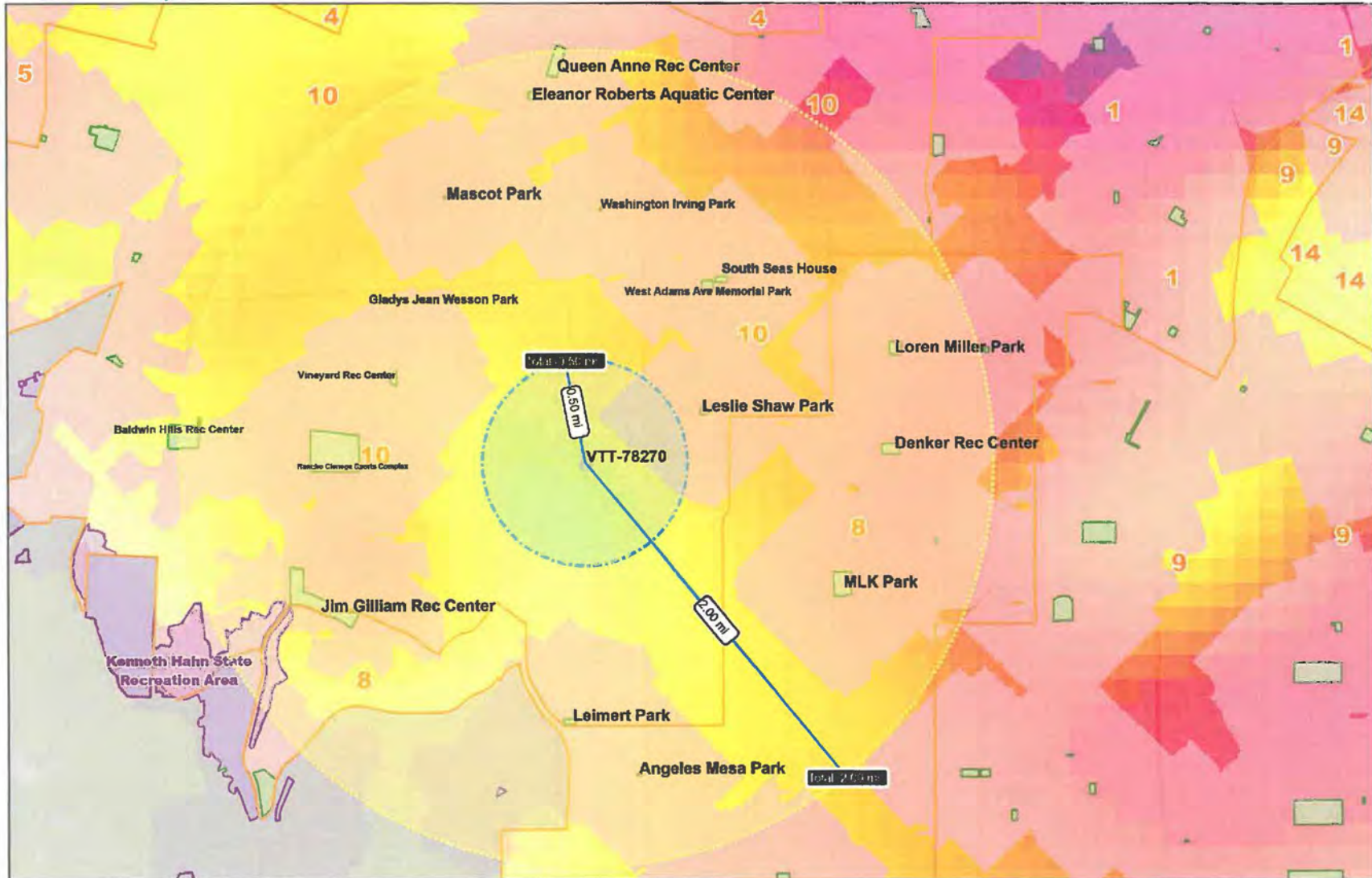
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

VTT-78270 Project Site & Surrounding Parks



LEGEND

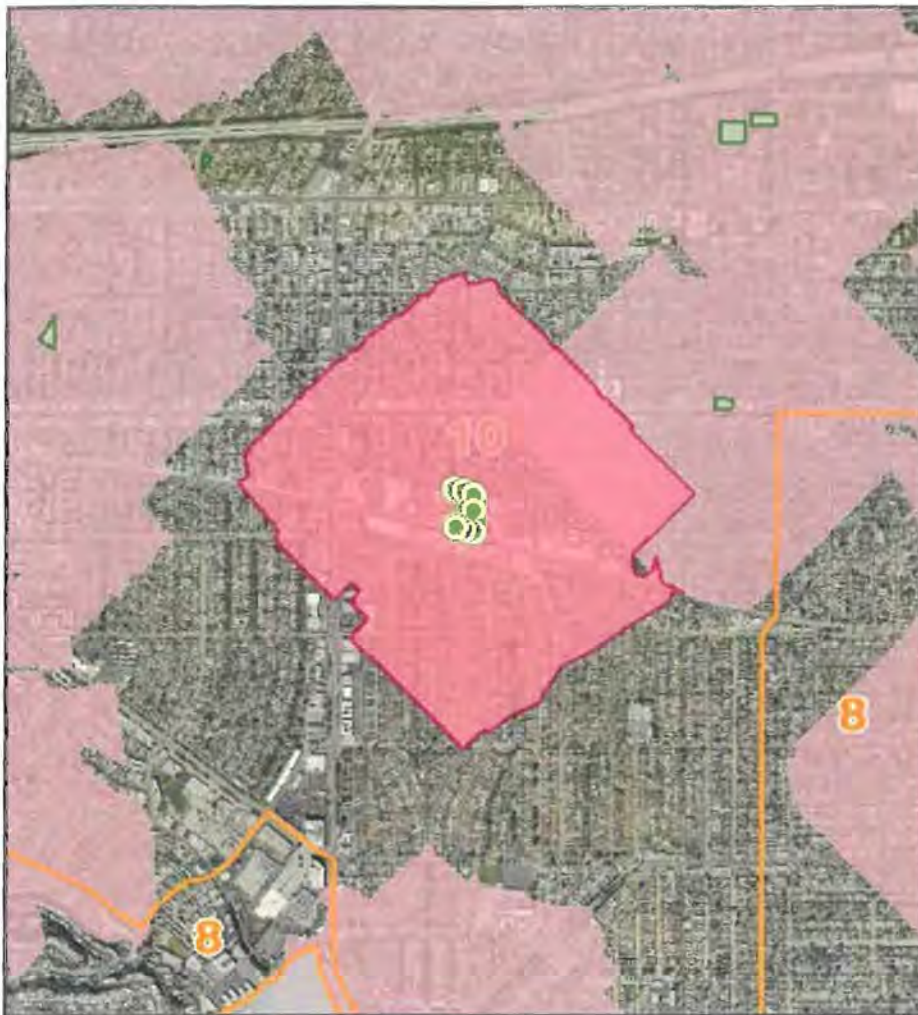
- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits
- All Improved Service Areas
- Total Population
- High : 46313.7
- Low : 0

NOTES



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-78270

Description:

The construction of 68 condominium units with 147 on-site parking spaces.

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:	7,225	5,615

Residents Served by Age

Under Age 5:	478	374
Age 5 to 9:	534	415
Age 10 to 14:	508	381
Age 15 to 17:	352	257
Age 18 to 64:	4,515	3,481
Age 65 and Over:	838	707

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,412	1,974

Households Served by Annual Income

Under \$25,000:	782	658
\$25,000 to \$34,999:	370	282
\$35,000 to \$49,999:	365	263
\$50,000 to \$74,999:	454	379
\$75,000 and Over:	441	392

Source: Census/ACS 2010