

APPROVED
FEB 07 2018

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 18-023

DATE February 7, 2018

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 78212 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

for

Ramon Barajas
General Manager

Approved _____ Disapproved X _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract 78212 (Project) to pay in-lieu 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 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 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.

BOARD REPORT

PG. 2 NO. 18-023

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

Vesting Tentative Tract 78212 (Project) is located at 826 South Mariposa Avenue in the Koreatown area of the City. The Project site is approximately 0.57 net acres and is currently improved with 3 apartment buildings containing a total of 16 residential units. The Project, as currently proposed, includes the demolition of the existing buildings and the construction of a 7-story residential building over 2 levels of subterranean parking. The Project includes a total of 98 dwelling units, including 12 affordable housing units.

The Project also includes various on-site common open space and recreational areas, including ground level courtyard(s), a fitness center, and a roof top deck.

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 Department of City Planning (City Planning) staff held an Early Consultation meeting with Project representatives on **December 19, 2017**. 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's applicant filed a tract map application with City Planning on **October 30, 2017**. On November 8, 2017, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **December 18, 2017**. The Advisory Agency Filing Notification is attached (Attachment 2).

BOARD REPORT

PG. 3 NO. 18-023

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 received the above notification, staff contacted City Planning staff and requested that the Project application be placed on hold until the required Early Consultation Meeting was completed. City Planning staff agreed to place the application on hold and afterwards advised RAP staff that RAP's comments for the proposed Project could be received by February 2018. If no written report is provided to the Advisory Agency by that date, 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 98 units would be:

$$0.71 \text{ Acres} = (98 \times 2.88) \times 0.00251$$

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.

BOARD REPORT

PG. 4 NO. 18-023

As currently proposed, the Project has twenty eight (28) dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required land dedication for the Project would be:

$$0.50 \text{ Acres} = (70 \times 2.88) \times 0.00251$$

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:

$$\mathbf{\$10,962.42 \times \text{number of new non-exempt dwelling units}}$$

The **maximum** Park Fees payment for the Project's proposed 98 units would be:

$$\mathbf{\$1,074,317.16 = \$10,962.42 \times 98 \text{ dwelling units}}$$

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

BOARD REPORT

PG. 5 NO. 18-023

granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has twenty eight (28) dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

$$\text{\$767,369.40} = \$10,962.42 \times 70 \text{ dwelling units}$$

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 facilitates 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 Koreatown area of the City. Currently, the Project site is improved with 3 apartment buildings containing a total of 16 residential units. The Project site is located in a high density residential area and is surrounded by residential buildings. 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).~~ *OK*

There are two (2) public parks within a half (1/2) mile walking distance of the Project site:

BOARD REPORT

PG. 6 NO. 18-023

- Seoul International Park is 3.47 acre park, located at 3250 West San Marino Street. Seoul International Park provides a ball diamond, play area, outdoor fitness equipment, and gymnasium for the use of the surrounding community.
- Robert F Kennedy Inspiration Park is a 0.43 acre park, located at 3400 West Wilshire Boulevard. Robert F Kennedy Inspiration Park is located on land owned by the Los Angeles Unified School District, but is operated by RAP. Robert F Kennedy Inspiration Park is currently improved with landscaping, trees, and benches.

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

- Pio Pico Library Park is a proposed new park located at 694 South Oxford Avenue in Council District 10. The Pio Pico Library Park (PRJ20934) Project is located on land owned by the Library Department (LAPL) and RAP staff is in discussions with LAPL staff re the development of a Memorandum of Agreement with LAPL to allow for the use of the site for the proposed pocket park. The Pio Pico Library Park (PRJ20934) Project is currently in design. The current scope of the Pio Pico Library Park (PRJ20934) Project is development of a pocket park and underground parking structure. The Pio Pico Library Park (PRJ20934) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in August 2021. The current project budget for the Pio Pico Library Park (PRJ20934) Project is Thirteen Million Dollars (\$13,000,00.00) and the current available funding is Thirteen Million Dollars (\$13,000,00.00). The Pio Pico Library Park (PRJ20934) Project is fully funded at this time.

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

- Seoul International Park is 3.47 acre park, located at 3250 West San Marino Street in Council District 10. The Ardmere/Seoul International Phase III - Gym Expansion Project (Work Order No. E170495A) is a Proposition K Specified project that proposes the expansion of existing recreation center at Seoul International Park. The Ardmere/Seoul International Phase III - Gym Expansion Project is a future project. The Ardmere/Seoul International Phase III - Gym Expansion Project is being led by BOE and is it unknown at this time when the project is expected to be completed. The current project budget for the Ardmere/Seoul International Phase III - Gym Expansion Project is not known at this time and the current available funding is Five Hundred Thirty-Nine Thousand, Eight Hundred Seventy-Five Dollars (\$539,875.00). The Ardmere/Seoul International Phase III - Gym Expansion Project is not fully funded at this time.

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 zero (0)

BOARD REPORT

PG. 7 NO. 18-023

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 not located in an existing park service radius gap. If a new public park was provided at the Project location, the park would likely not serve a significant number of new, previously unserved, residents within a half-mile (1/2) walking distance.

There is one (1) new public park, and one (1) park renovation project, currently in development within a two (2) mile radius of the Project site. The development of these new parks and projects 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, these one (1) projects is not fully funded at this time and is in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this project is the payment of Park Fees to the City.

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

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

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT
RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERONICA PADILLA
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Filing Notification and Distribution

<p>ADDRESS: 826 South Mariposa Avenue</p> <p>COMMUNITY PLAN: Wilshire</p> <p style="text-align: center;">EXPEDITED PROCESSING SECTION</p>	<p>DATE OF FILING AND MAP STAMP DATE: 10/30/2017</p> <p>VTT- MAP NO: VTT-78212-^{CN} CPC-2017-4369-CU-DB ENV-2017-4370-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 11/8/2017</p> <p>Hillside: () Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 10 () Neighborhood Planning (Check Office below)</p> <p style="padding-left: 20px;">() Valley () West Los Angeles () Harbor () Metro E/S</p> <p>Department of Public Works</p> <p style="padding-left: 20px;">(X) Bureau of Engineering (X) Bureau of Sanitation</p> <p>Department of Building and Safety</p> <p style="padding-left: 20px;">(X) Grading Engineer (X) Zoning Engineer</p> <p>(X) Department of Transportation</p> <p>Department of Water and Power</p> <p style="padding-left: 20px;">() Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire")</p>	<p>() Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) () Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) () City of Beverly Hills (See Counter Map) (No P.S.) () Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Wilshire Center-Koreatown Neighborhood Council</p> <p style="color: red;">N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</p>

The above tract has been filed with City Planning, Expedited Processing Section.

The assigned planner for this case 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.

RECOMMENDATION REPORTS

DUE BY: 12/18/2017

Please forward reports to the following e-mail address:

planning.expedited@lacity.org

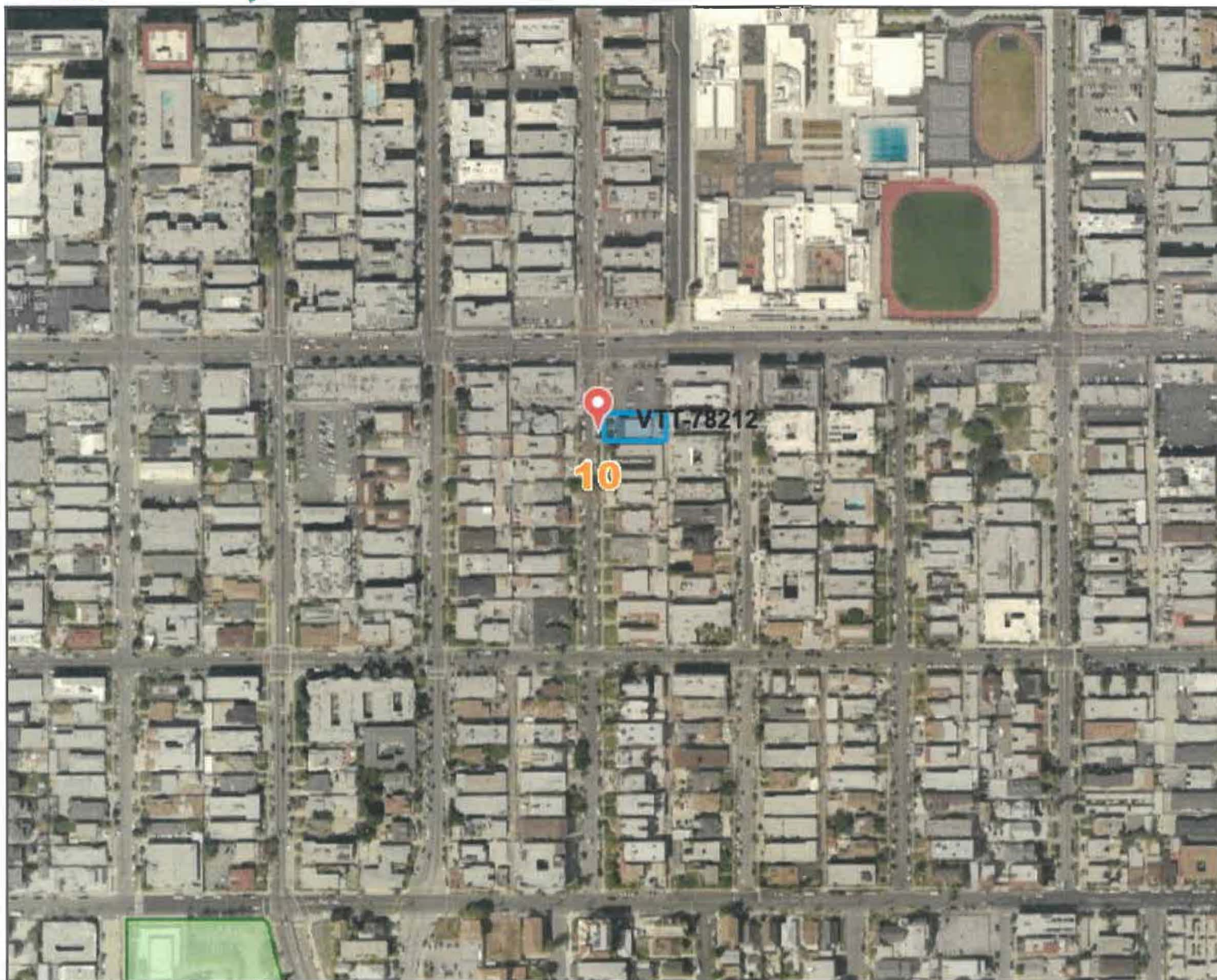
Vincent P. Bertoni,
Director of Planning

for 
Nicholas Hendricks, Senior City Planner
Expedited Processing Section
CP-6300 (1/21/09)



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Site

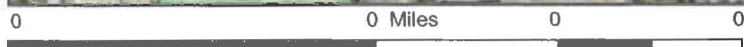


LEGEND

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

NOTES

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.

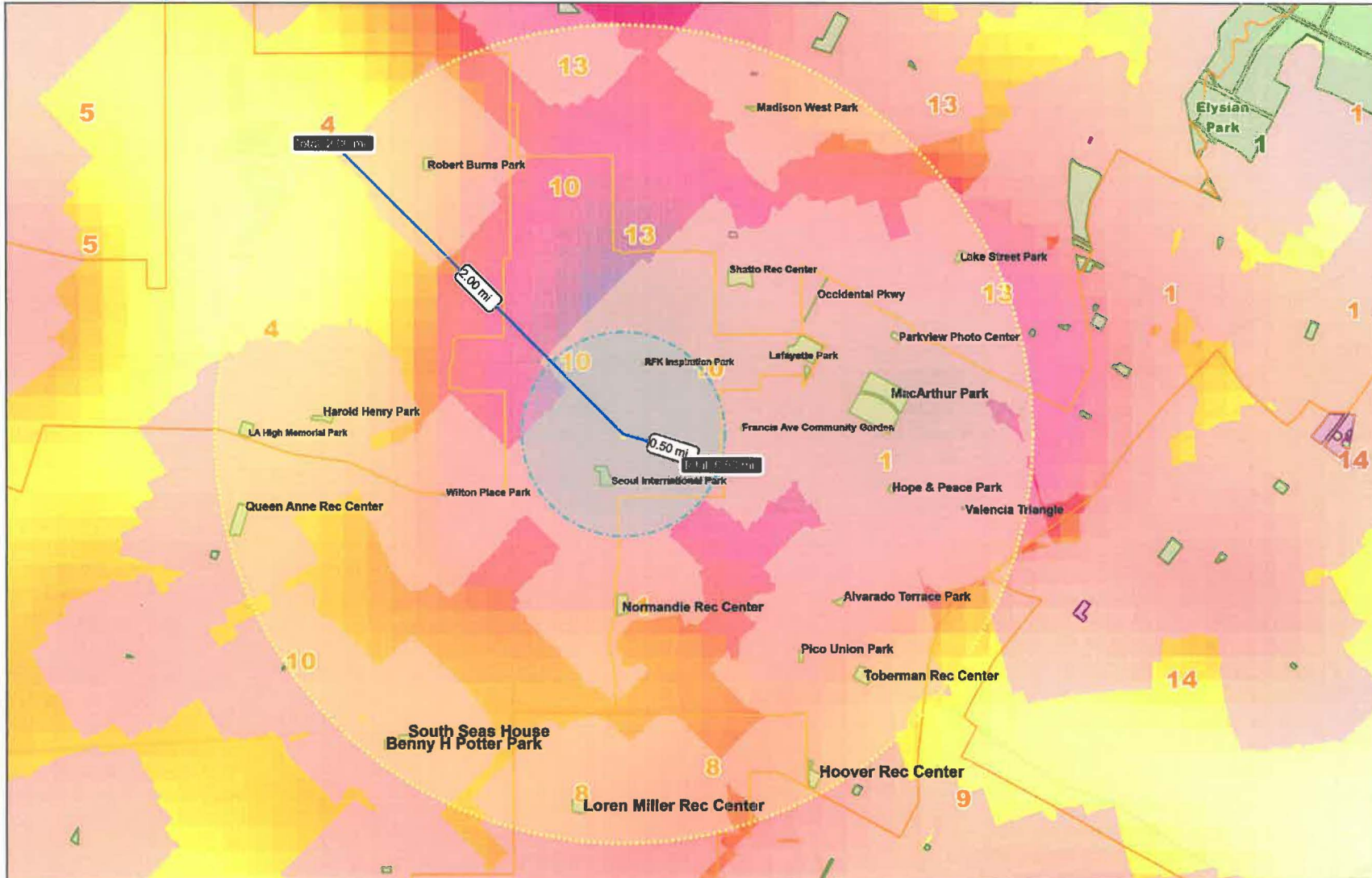


SCALE 1: 4,514



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

VTT-78212 & 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



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.

© City of Los Angeles, Department of Recreation and Parks
Printed: 12/05/2017

