


CITY OF LOS ANGELES
Department of Recreation and Parks

October 5, 2023

TO: Board of Recreation and Parks Commissioners
FROM: Jimmy Kim, General Manager 
SUBJECT: QUIMBY & PARK FEE PROGRAM REPORT

SUMMARY

History

Former State legislator, John P. Quimby, developed the basic Quimby concept during the 1960s. Along with others, Mr. Quimby knew that recreation and park facilities and programs reduce crime, enhance property values and improve the quality of life in our neighborhood and communities. They provide positive alternatives for youth, families and senior citizens urgently needed in a large, urban metropolis. With these benefits in mind, Mr. Quimby initiated State legislation (California Government Code Section 66477), which permitted cities and counties to require the dedication of land, or the payment of a fee, as a condition of local residential tract map approval. Projects of less than fifty-one residential units are exempt from the dedication of land, but the owners of such projects are required to pay an in-lieu fee.

OLD QUIMBY & ZONE CHANGE FEES (1971 TO JANUARY 11, 2017)

The program involved two separate, but related, trust funds: the Subdivision Fees Trust Account (Quimby) and the Zone Change Park Fees Trust Account (Zone Change). Guidelines for Quimby and Zone Change collection and expenditures are identical.

The City of Los Angeles implemented the Subdivision (Quimby) Fees Trust in 1971 (Ordinance 141,422). This ordinance was codified in Los Angeles Municipal Code (LAMC) Section 17.12. Ten years later, the City's complex fee schedule, which related property valuation to a density formula, was replaced with a simplified, City-wide, per-unit-per-zone fee (Ordinance 155,458). The City Planning Department calculated fees for affected subdivisions and zone changes, revising the schedule each March 1st. The Fee adjustments based on the percent change in the value of existing single-family dwellings as determined by the Real Estate Research Council of Southern California. The Quimby Fee was collected prior to the recordation of the tract or parcel map.

The Zone Change Park Fee (a.k.a. the Finn Fee) was originated by the late City Councilmember Howard Finn. The Zone Change Ordinance was approved by the City Council and signed into law by the Mayor in 1985. Ordinance 159,691 was codified in LAMC Section 12.33. This law applied only to the finalization of Zone Changes for multiple residential projects

(two units or more). The fee schedule for Zone Change is the same for Quimby. However, the Zone Change Fee was paid prior issuance of building permit as a “T” (a.k.a. Tentative) condition.

For projects where both Quimby and Zone Change applied, there was an option of paying under one or the other program. Under these previous code provisions, some residential development did not pay either Quimby or Zone Change fees but paid only a small fee called the Dwelling Unit Construction Tax (\$200 per unit) which goes into the Sites and Facilities Fund.

See below the current fee rates for residential development projects that have acquired vesting rights prior to January 11, 2017.

Zone	Fee Per Dwelling Unit (Effective March 1, 2022)
A, RA, RE, RS, R1 RU, RZ, RW1, R2	\$4,342
RW2, RD, R3, RAS3	\$6,520
R4, RAS4	\$8,890
R5	\$12,525
ALL OTHER ZONES	\$8,890

The Third Quarter Report, which is traditionally published by the Real Estate Research Council (RERC) of Southern California in December of each year, has yet to be published for 2022. Given that the escalation clause in the previous version of LAMC Section 17.12 H requires the Advisory Agency to peg the fee increase (or decrease) to the RERC Third Quarter Report, the current fee chart (updated on March 1, 2022) will remain in effect until such time as the RERC releases sufficient data to allow the required fee adjustment to be made. The park fee schedule that took effect on March 1, 2022 remains in effect. Park Fees that are not paid prior to the anticipated release of the RERC Third Quarter Report shall be subject to recalculation at the yet to be determined March 1, 2023 fee rate.

Park Dedication and Fee Program Update

In 2015, the Department of City Planning (DCP) led an initiative (Park Dedication and Fee Program Update) to review and update the General Plan policies and City ordinances that regulate the City’s park fee programs. The scope of this Program Update included the creation of a Park Advisory Committee, stakeholder outreach, and the completion of various technical analyses (e.g. existing conditions analysis, impact fee nexus study, financial analysis, etc.).

The key objective of the Park Dedication and Fee Program Update was to increase park acreage and park access citywide, with a focus on expanding resources available in underserved communities, by achieving the following goals: (1) facilitate appropriate expenditure, (2) modernize fees in accordance with citywide housing priorities, and (3) encourage land dedication. Below is a brief summary of the key items and issues that were addressed in the Park Dedication and Fee Program Update:

Subject Projects

- Previous: Only subdivisions and multifamily projects requiring a zone change were assessed a land dedication requirement or in-lieu fee.
- Current: Assess a fee to all new dwelling units so that park needs of all new residents are addressed. Certain affordable housing units and secondary dwelling units would be exempt from the fee.

Modernize Fees

- Previous: The fee was outdated and did not keep up with the cost of land acquisition and park development.
- Current: The updated fee uses a weighted average of land and construction costs to calculate the annual adjustment in order to better match the cost of land acquisition and park development.

Park Definitions

- Previous: Existing definitions and standards in the Public Recreation Plan were inflexible and outdated and limit how and where fees can be used.
- Current: Revise outdated definitions of parks and recreational facilities and expand definitions in order to explicitly include regional parks.

Encourage Land Dedication

- Previous: Per the State Quimby Act, the City can require residential subdivisions with more than 50 units to dedicate park land to the City. However, developers were notified of land dedication requirements at the end of project development process, which often makes land dedications infeasible.
- Current: Require that developers of large projects (those over 50 dwelling units) attend a predevelopment meeting with RAP and DCP staff to review land dedication options at the early stages of project approval.

Encourage Private Parks and Private Recreational Amenities

- Previous: Credits available to developers who develop public or private recreational amenities were limited and did not reflect the actual costs to provide those amenities.
- Current: Expand credits for private or public parks or recreational areas, expand the types of amenities eligible for credit, and increase the amount of credit allowed to better reflect the actual cost to provide those amenities.

Modernize Park Dedication and Fee Expenditure Radius

- Previous: Parks service radii did not accurately reflect how far people travel to use parks and overly restrict where the fees can be used. The previous park service radii were 1 mile for Neighborhood Parks and 2 miles for Community Parks (as defined in the City's Public Recreation Plan).
- Current: Change the park service radii to better reflect how far people travel to reach parks. Proposed new parks service radius would be 2 miles for Neighborhood Parks, 5 miles for Community Parks, and 10 miles for Regional Parks.

The Park Dedication and Fee Program Update also approved significant changes to how the program is administered and monitored.

Fee Calculation

- Previous: DCP Staff calculated the required Quimby Fees and sent the fee calculation letters to the developers. Developers would then pay RAP the fee.

- Current: RAP Staff is now responsible for calculating and collecting the required fees.

Land Dedication Meetings

- Previous: RAP staff did not attend pre-development meetings.
- Current: RAP staff now attends mandatory Early Consultation meetings with DCP staff and developers who plan to apply for a subdivision map with over 50 dwelling units to discuss land dedication, in-lieu fee payment or a combination of land and in-lieu fee payment requirements.

Fee Account Administration

- Previous: Fees were all deposited into one Account (either 89460K-00 for Quimby or 89440K-00 for Zone Change) and all interest income is currently deposited into one account (either 89460K-01 for Quimby Interest or 89440K-01 for Zone Change Interest).
- Current: Fees are deposited into either the Subdivision Park Fee (89716H) or the Non-Subdivision Park Fee (89718H) accounts. Each fee is assigned a unique Work Order Number and all interest generated by each individual collection is also tied to that Work Order Number to ensure our fee tracking and interest tracking system is compliant with State Quimby Act and Mitigation Fee Act requirements. RAP also takes 5% for an administrative fee to cover the cost of running the program, which is deposited into the Admin Account (89720H).

Fee Account Reporting (Required Per State Mitigation Fee Act)

- Previous: RAP was not required to report on the collection and use of fees.
- Current: RAP is required to prepare an annual report to the Board, within 180 days following the end of the fiscal year that includes the amount of the fee income (including interest income), expenditures, status of the trust fund account, and interfund transfers, each of the park and recreational facilities on which fees were committed in the last fiscal year and the appropriate date by which construction of the park and recreational facilities will commence.

CURRENT PARK FEE ORDINANCE (EFFECTIVE FROM JANUARY 11, 2017 TO PRESENT)

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017, updating LAMC Sections 12.33, 17.03, 17.12, and 17.58, and adding LAMC Section 19.17. 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 LAMC 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).

The Park Fee Ordinance implemented a new development impact fee that requires all new residential dwelling units to dedicate land, pay a fee in-lieu, 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. The ordinance update also eliminated the Zone Change Fee.

The purpose of the Park Fee is to mitigate the impact of new residents from a development on the existing park system and its amenities. The Park Fee was not designed to solve larger issues regarding equity because it is strictly a mitigation fee.

Land Dedication

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 DCP prior to submitting a tract map application to DCP. 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."

Pursuant to LAMC Section 12.33 D, Residential Subdivision projects with more than 50 residential dwelling units may be required by the City to dedicate land to the City for park and recreation purposes. The amount of land to be dedicated is calculated pursuant to 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)**

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

LAMC Section 17.03 (Advisory Agency) states in part that, "[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 DCP 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. LAMC Section 17.04 (Subdivision Committee) states that 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... "

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 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.

As of the date of this Report, RAP has participated in 118 Early Consultation meetings and has not received any land dedications since the adoption of the current Park Fee Ordinance.

In-lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development 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. See below the current fee rates:

Project Types	Fee Per Each Non-Exempt Dwelling Unit (Effective July 1, 2023)
Residential Subdivision Projects	\$16,758
Non-Subdivision Residential Projects	\$8,214

The park fee schedule above will be effective from July 1, 2023 to June 30, 2024. Park Fees that are not paid by June 30, 2024 shall be subject to recalculation at the new fee rate effective on July 1, 2024. The Park Fee is adjusted annually on July 1st per LAMC 12.33.E.5.

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.

The Subdivision Park Fee is collected prior to the recordation of the subdivision map. The Non-Subdivision Park Fee is collected prior to the issuance of Certificate of Occupancy.

Credits

LAMC Section 12.33.H permits applicants to seek recreational credit that will be applied towards the required park fees. There are four (4) types of recreation credit that an applicant can apply for:

1. Public Land Dedication (LAMC 12.33.H.1.a): Land may be dedicated to RAP for park and recreational purposes per the land dedication formula described in the LAMC in-lieu of paying the required fees.
2. Improvement to Dedicated Land (LAMC 12.33.H.1.b): The City may permit applicants to make improvements to dedicated parkland in-lieu of paying the required fee. The total amount of credit shall not exceed 100 percent of the calculated requirement for the park

fee and/or land dedication. Credit is granted, dollar for dollar, as determined by RAP, using estimates provided by RSMeans Building Construction Cost Data.

3. Privately Owned, Privately Accessible Park and Recreational Facilities (LAMC 12.33.H.2.a): Developers may opt to provide privately owned recreational amenities that reduce impact on the existing recreation and parks systems and must be accessible to all the residents of the development. The total amount of credit shall not exceed 35 percent of the calculated requirement for the park fee and/or land dedication. Credits may be awarded for on-site or off-site recreational facilities. Credit is granted, dollar for dollar, as determined by RAP, using estimates provided by RSMeans Building Construction Cost Data.
4. Publicly Accessible, Privately Maintained Park and Recreational Facilities (LAMC 12.33.H.2.b): Developers may opt to provide privately owned recreational amenities that reduce impact on the existing recreation and parks systems and must be accessible to the public without discrimination between residents and non-residents during hours that are comparable to RAP facilities. The amount of credit shall not exceed 100 percent of the calculated requirement for the park fee/land dedication. Credits may be awarded for on-site or off-site recreational facilities. Credit is granted, dollar for dollar, as determined by the Department of Recreation and Parks, using estimates provided by RSMeans Building Construction Cost Data.

Per LAMC 12.33.H.2.f, “(1) The private ownership and maintenance of the facilities shall be adequately provided for by written agreements; and (2) The use of the private facilities, whether publicly or non-publicly accessible, is restricted for park and recreational purposes by recorded covenants acceptable to the Department of Recreation and Parks which run with the land and which cannot be defeated or eliminated without the consent of the City Council.” Thus, applicants are required to secure these recreational areas with a covenant and agreement as well as an operation and maintenance agreement.

RAP staff is recommending the adoption of a Recreation Credit Policy in order to establish guidelines and requirements for areas applying for Recreation Credits under LAMC 12.33.H.2 against the required Park Fees as well as make clear what open space areas are insufficient for Recreation Credit. The draft Recreation Credit Policy was presented to the RAP Facility Repair and Maintenance Task Force on September 7, 2023. The Recreation Credit Policy will be presented to the Board for future consideration and adoption.

As of September 26, 2023, RAP staff has processed 2 requests for recreation credits since January 11, 2017. The previously processed recreation credits applications were for privately owned recreational amenities.

Park Fee Expenditure

RAP may only use Quimby, Zone Change, and Park Fees for park capital improvements including the acquisition of land, design/construction of park and recreational improvements, and park rehabilitation projects. Quimby, Zone Change, and Park Fees may not fund expenses for park operations, materials and supplies, or equipment.

Per LAMC 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

In addition to the restrictions on expenditure radius noted above, it is important to note that the current practice of RAP is limit the use of Park Fees to parks located in the same City Council District as the project site that paid the fees. This practice is not a requirement of LAMC Section 12.33 nor required for any legal reason.

Quimby, Zone Change, and Park Fees are all deposited into RAP controlled funds, and thus, controlled by the RAP Board. The Board must approve all allocation and commitments of Quimby, Zone Change and Park Fees, which are presented by staff regularly via board reports.

The development and construction of Quimby, Zone Change, and Park Fees funded park projects is managed by RAP's Planning Construction and Maintenance Branch or the Department of Public Works, Bureau of Engineering. Park improvements projects are typically constructed with RAP in-house construction forces, City contract vendors, or through the City's competitive bid process.

Additionally, Quimby, Zone Change, and Park Fees are often used as matching funds and leveraged with grant or bond funds and various City and private funding sources to enhance scope features for specific projects or to meet identified project funding shortfalls. Examples of these grant and bond fund programs include Proposition K, Measure A, and Community Development Block Grants (CDBG).

To identify potential projects RAP staff typically identifies and prioritizes improvements that are in response to health and safety concerns; code compliance related; or for facilities or amenities that have are nearly the end of their lifespan. RAP may review strategic plans and initiatives, solicit input from neighborhood stakeholders and community organizations, coordinate with other City Departments and Agencies, and consult with the local Councilmember. The amount of community input and outreach varies based on the type and nature of each project.

Park Fee Annual Report

Pursuant to LAMC Section 12.33 I.2, within 180 days after the last day of each fiscal year, RAP shall report on each of the park and recreational facilities on which fees were committed in the last fiscal year and the appropriate date by which construction of the park and recreational facilities will commence. LAMC Section 12.33 1.2 also requires RAP to maintain accounts and prepare reports in accordance with the Mitigation Fee Act (California Government Code Section 66000 et seq.) or successor section.

Section 66006 of the Mitigation Fee Act requires that each local agency that imposes developmental impact fees prepare an annual report providing specific information on those fees. Section 66001 of the Mitigation Fee Act also requires that the local agency makes findings every five years with respect to the purpose and nexus of the imposed fee, the sources and amounts of all of funding anticipated to complete financing in incomplete improvements and the approximate dates on which the previously identified funding is expected to be deposited into the appropriate account or fund. These requirements provide the community with information as to the status of impact fees collected.

All previous annual reports can be found at RAP's [Park Fees webpage](#).

PARK FEES AND EXECUTIVE DIRECTIVE NO. 1

On December 16, 2022, Executive Directive No. 1 (ED1) was issued to facilitate the expeditious processing of shelters and 100 percent affordable housing projects to address the homelessness crisis in the City of Los Angeles.

Per ED1, the City shall expedite the processing of certain 100% affordable housing projects. For the purposes of implementing ED1, "100 Percent Affordable Housing Project" is defined as:

A housing project with five or more units, and with all units affordable either at 80% of Area Median Income or lower (U.S. Department of Housing and Urban Development (HUD) rent levels), or at mixed income with up to 20% of units at 120% AMI (California Department of Housing and Community Development (HCD) rent levels) and the balance at 80% AMI or lower (HUD rent levels), as technically described here: A Housing Development Project, as defined in California Government Code Section (§) 65589.5, that includes 100% covenant-restricted affordable units (excluding any manager's units) for which rental or mortgage amounts are limited so as to be affordable to and occupied by Lower Income households, as defined in California Health and Safety Code §50079.5, or that meets the definition of a 100% affordable housing development in CA Government Code §65915(b)(1)G)2, as determined by the Los Angeles Housing Department (LAHD).

As stated in ED1, projects requiring a legislative action (e.g., General Plan Amendment, Zone Change, Height District Change) or projects seeking a deviation from development standards (e.g., adjustment, variance, specific plan exception, waiver of dedication/Improvement) are ineligible for the ED1 Ministerial Approval Process. Projects that require consideration of a Coastal Development Permit or are subject to the Subdivision Map Act are also ineligible.

ED1 only applies to RAP's Non-Subdivision cases. RAP has implemented an internal system to flag ED1 projects for staff's attention and adopted a procedure to prioritize and expedite the processing of ED1 projects. ED1 has had an impact on staffing and workflow given the high volume of cases and expectation to expedite and proactively reach out to applicants to initiate the clearance process.

PARK FEE ADMINISTRATION AND STAFF

The Park Fee Program is overseen by the "Quimby and Special Projects" section within RAP's Planning Division. This section currently consists of the following staff: one (1) Senior Management Analyst, two (2) Management Assistants, and between two (2) and four (4) part-time administrative interns at any given time. Two (2) full time positions (one Management Analyst and one City Planning Associate) are currently vacant. It should be noted that the Park Fee Program also relies on assistance from Finance and IT staff for critical functions related to the tracking and reconciliation of funds.

The primary task of the "Quimby and Special Projects" section is the administration of the Quimby and Park Fee Program but it also oversees park naming requests, public art requests, cell tower applications, and other miscellaneous assignments.

See below the tasks associated with the administration of the Park Fee Program:

Quimby/Park Fees - General Items

- Application Processing

- Processing Park Fee Calculation Applications (including recreation credit requests)
- Issuance of Park Fee invoices
- On-line and in-person appointments via BuildLA
- Customer interactions via email, phone and in-person
- Daily Review/Clearing Permits in PCIS and Clearance of Tract map conditions
- Reconciliation and deposit of payments
- Processing covenants
- Fund Approval and Tracking
 - Prepare Park Fee, Quimby, and Zone Change allocation board reports
 - Approve encumbrances for Park Fee, Quimby, and Zone Change
 - Track encumbrances and expenditures
- Project Closeouts
 - Reconciliation of Completed Projects
 - Final Acceptance Board Reports
 - Project Closeout Board Reports
 - Dis-encumbrance of unexpended funds
- Labor Reimbursements
 - Reimburse the General Fund for staff costs related to the Park Fee program
- Collection Mapping
 - Send GIS Mapping Requests to IT staff
- Quimby/Park Fee Refunds
 - Processing Refund Requests
- Old File Scanning
 - Need to complete scanning of all old files
- Management of Online Systems
 - Troubleshooting UCS, QTS and GIS mapping

Quimby/Park Fees - Subdivisions over 50 Units

- Early Consultation Meetings
 - Schedule Site Visits and Meetings
 - Prepare Meeting Letters
 - Update Early Consultation Tracking List
- Land Dedication / Fee Payment Recommendation Board Report
 - Discuss recommendation with Management
 - Prepare Exhibits
 - Draft Board Report
 - Review/Discuss Recommendation with Council Office
 - Submit Report
 - Send Recommendation to Advisory Agency

Advisory Agency

- Advisory Agency Tract, Parcel and SB9 Notifications
 - Prepare Response Letters to Advisory Agency Notifications
 - Projects Over 50 Units = Letter approved AFTER Board approves a recommendation Board Report
- Advisory Agency Meetings
 - Represent RAP as a Committee Member at Standing Advisory Agency Meetings

Quimby/Park Fees Annual Items

- Quimby/Park Fee -- Annual Fee Adjustment(s)

- Old Quimby/Zone Change Fees are adjusted on March 1st
- Park Fees are adjusted on July 1st. Prepare board report to update Rates and Fees.
- Pending Invoices in UCS need to be “Voided”
- Quimby/Park Fee -- Annual Report
 - Annual Report needs to be completed within 180 days of the End of the Fiscal Year
- Quimby/Park Fee -- Annual Materials and Renewals
 - Annual renewal and payments of memberships and data needed for fee adjustments

Quimby/Park Fee PT Hiring

- Hiring and Training of PT staff

It should be noted that the list of tasks above does not account for tasks completed by Finance or IT staff.

Park Fee Application Processing

As of September 26, 2023, RAP staff has processed 7,528 Park Fee Calculation Applications and/or Early Consultation Applications since January 11, 2017, not including cases that have been recalculated over one or more fiscal years.

RAP staff requires developers who need to clear a Park Fee condition to submit a Park Fee Calculation Application, Affordable Housing Checklist (if applicable) and other supporting documentation for review. Once staff has reviewed the submission and ensured that it is correct, then RAP will issue an invoice for the owed Park Fee via the City’s Universal Cashiering System (UCS). UCS is an online payment portal used by the various City Department that provide development services. RAP joined the UCS in April 2022.

RAP accepts E-checks and credit card payments up to \$8,000,000 via the UCS. Payments that exceed \$8,000,000 or if a customer is unable to pay via UCS, a cashier’s check is required. RAP does not accept American Express. Prior to use of the UCS, RAP only accepted cashier’s check.

RAP staff utilizes the City’s BuildLA Appointment System to schedule virtual and in-person appointments for various services associated with the Park Fee Program.

Applicants can contact RAP staff at rap.parkfees@lacity.org or (213) 202-2682.

Information about Park Fees, the required applications, and how to contact staff can be found at the [Park Fees webpage](#).

Park Fee Tracking

RAP staff utilizes the Quimby Tracking System (QTS) to track Quimby, Zone Change and Park Fee checks, refunds, and money that is available for future allocation and commitment. QTS uses geographic information system based information mapping system, to provide improved mapping and land-based analysis of Quimby, Zone Change and Park Fee collections.

The Quimby Tracking System was developed in 2008 by in-house RAP Systems Staff. It was developed in response to the City Controller's "Audit of Quimby Fee Collection and Uses" that was released February 2008. Prior to 2008, RAP staff would map collections by hand to see which parks were within the prescribed radii and perform accounting tasks in physical ledgers.

Quimby, Zone Change, and Park Fee Account Balances

See below the account balances as of June 30, 2023:

Quimby – 302/89/89460K – \$78,553,716.66
Zone Change – 302/89/89440K - \$6,927,787.01
Subdivision Park Fee – 302/89/89716H - \$89,431,046.16
Non-subdivision Park Fee – 302/89/89718H - \$96,680,324.00
Park Fee Admin Account – 302/89/89720H - \$8,335,333.04

Please note that the amounts listed above do not denote the total amount of funding available for future projects. Some funds already have been allocated or committed to specific projects.

Attachments

- Attachment 1 - LAMC 12.33
- Attachment 2 - Current Rates and Fees
- Attachment 3 - Public Recreation Plan
- Attachment 4 - Park Fee Informational Charts
- Attachment 5 - Park Fee Flow Charts

SEC. 12.33. PARK FEES AND LAND DEDICATION.**(Title and Section Amended by Ord. No. 184,505, Eff. 1/11/17.)**

A. Purpose. New residential dwelling units increase demand on existing park and recreational facilities and create the need for additional facilities. The purpose of this Section is to enable the acquisition of land and the collection of fees to be used for the purpose of developing new or rehabilitating existing recreational facilities in order to create a healthy and sustainable city.

B. Types of Fees. The type and amount of park and recreation impact fee associated with a project depends on the type of project being developed. Subdivision projects consisting of more than 50 residential units are subject to a Quimby in-lieu fee. All other residential projects are subject to a park mitigation fee. Collectively, these fees are referred to in this Code as park fees.

C. Subject Properties. 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. For the purposes of this subsection, dwelling units, Accessory Dwelling Units, Junior Accessory Dwelling Units, and joint living and work quarters shall be referred to as "dwelling units" or "residential dwelling units". **(Amended by Ord. No. 186,481, Eff. 12/19/19.)**

1. **Residential Subdivision Projects That Contain More Than 50 Dwelling Units.** A subdivision containing more than 50 dwelling units shall be required to participate in an early consultation with the Department of Recreation and Parks and Department of City Planning pursuant to Subsection D. and may be required to dedicate land, make park improvements, pay a park fee or provide a combination of land dedication and park fee payment.

2. **All Other Residential Projects.** For residential subdivision projects containing 50 or fewer dwelling units or for non-subdivision residential projects that are seeking a building permit for a project application that contains any number of net new dwelling units, the project shall pay a park fee pursuant to Subsection E. Applicants may choose to dedicate land or new park and recreational facilities, and/or improve existing park and recreational facilities in lieu of payment of a park fee.

3. **Exemptions.** The following types of development shall not be required to pay a park fee:

(a) Alterations, renovations or expansion of an existing residential building or structure where no additional dwelling units are created.

(b) Replacement of existing dwelling units on the same lot resulting in no net increase of residential dwelling units.

(c) The replacement of a destroyed or partially destroyed or damaged building or structure where no additional dwelling units are created.

(d) Affordable housing pursuant to Subsection G. of this Section.

(e) Accessory Dwelling Units and Junior Accessory Dwelling Units. **(Amended by Ord. No. 186,481, Eff. 12/19/19.)**

(f) Non-residential development.

D. Residential Subdivision Projects That Contain More Than 50 Dwelling Units.

1. **Early Consultation.** Applicants shall meet with the Department of Recreation and Parks and Department of City Planning staff in advance of submitting a tract map application for a project of more

than 50 units. The 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. The Department of Recreation and Parks shall provide written verification of the consultation to the project applicant within ten (10) business days of the meeting. Written verification of this consultation shall be required before the Department of City Planning accepts an application for a tentative tract map.

2. **Formula for Park Land Dedication.**

(a) The Department of Recreation and Parks shall calculate the amount of land to be dedicated by determining the number of non-exempt (per Section 12.33 C.3.) net new dwelling units in the proposed project and multiply that number by the average number of people per occupied dwelling unit and multiplying that by the park service factor:

$$LD = (DU \times P) \times F$$

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.

F: Park service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.

(b) Any land dedication for park and recreation purposes shall not be deducted from a site's gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio.

(c) If after recording the final map there is an increase in the number of dwelling units to be built or a change in the number and/or type of dwelling units designated which increases the number of persons served by the subdivision, the project applicant shall be required to dedicate additional land and/or pay additional fees, as determined by the Department of Recreation and Parks and the City Planning Department.

3. **Park Land Dedication Radius.** Any land dedication for park and recreation purposes shall be located within a certain radius from the project site, as specified below:

(a) Neighborhood Park: within a 2-mile distance

(b) Community Park: within a 5-mile distance

(c) Regional Park: within a 10-mile distance

4. **Review of Land Dedication.**

(a) Upon receiving the project application for the tentative tract map, the Department of City Planning shall transmit the project application with land dedication to the Department of Recreation and Parks.

(b) After receipt of the project application, the Department of Recreation and Parks shall determine whether the land dedication proposal complies with the Department of Recreation and Park's existing park and recreation standards and requirements.

(c) If the Department of Recreation and Parks determines that the land dedication proposal meets the standards and requirements of the department, the General Manager of the Department of Recreation and Parks shall prepare a report to the Board of Recreation and Parks Commissioners regarding the proposed dedication. The Board of Recreation and Parks Commissioners may accept or decline the land dedication.

5. **Payment of Park Fee.** If the project will not be dedicating land for park and recreational purposes, the project applicant shall pay a park fee pursuant to Subsection E. of this section.

E. Park Fees for Non-Subdivision Residential Projects, Residential Subdivisions With 50 Units or Fewer, or Residential Subdivisions With More Than 50 Units That Are Not Dedicating Land.

1. **Fees and Fee Schedule.** The park fee amount depends on the type of project. The Department of Recreation and Parks shall collect these fees pursuant to Section 19.17 and the Department of Recreation and Parks rate and fee schedule.

2. **Fee Calculation.** The Department of Recreation and Parks shall calculate the amount of the park fee due for each residential development project by determining the number of new non-exempt (pursuant to Section 12.33 C.3.) dwelling units in the proposed project and multiplying the number of units by the park fee amount per dwelling unit according to the following formula:

$$\text{Project Park Fee} = \text{DU} \times \text{PRF}$$

DU: Total number of new, non-exempt (per Section 12.33 C.3.) dwelling units.

PRF: Park Fee per unit.

3. **Fee Expenditure Radius.** Recreational sites and facilities shall be located within a certain radius from the project site, as specified below:

- (a) Neighborhood park: within a 2-mile distance.
- (b) Community park: within a 5-mile distance.
- (c) Regional park: within a 10-mile distance.

4. **Phase-in Period.** The park fee shall be phased in as described in Section 19.17 of this Code.

5. **Indexing.** Any fee imposed by this Section shall be adjusted on July 1st of each year by a percentage equal to a weighted average of the annual percentage change in: (1) the Construction Cost Index for Los Angeles, as published by Engineering News Record, or its successor publication, for the 12 month period between March in the year in which the adjustment is made and the month of March in the immediately preceding year; and (2) the annual percentage change in the Median Home Sales Price for the City of Los Angeles, as published by Dataquick News, or its successor publication, for the 12-month period between March in the year in which the adjustment is made and the month of March in the immediately preceding year.

6. **Fee Payment Timing.**

(a) **Residential Subdivision Projects.** The park fee for residential subdivisions shall be calculated and collected prior to final subdivision map approval.

(b) **Residential Non-Subdivision Projects.** For other residential development projects, the park fee shall be calculated and collected prior to the issuance of the Certificate of Occupancy.

F. Park Fee as Additional Requirement. The park fee enacted by this Section is a fee imposed on residential development projects reflecting each project's proportionate share of the cost of providing park land and improvements necessary to meet the needs created by each respective development. As such, the park fee is additional and supplemental to, and not in substitution of, on-site open space requirements required by the City's Municipal Code, specific plan(s), or any other planning document, such as those included in Section 12.21.

G. Affordable Housing Exemption.

1. Notwithstanding any other provision contained in this section, new residential dwelling units which are rented or sold to persons or households of very-low, low or moderate income shall receive an affordable housing exemption from the park fee and land dedication requirement.

(a) An affordable housing unit shall receive an exemption from the requirement for dedication of land for park and recreational purposes and/or payment of the park fee if the affordable housing unit is affordable to a household at or below 120% of AMI.

(b) In projects with a mix of market-rate and affordable housing units, only the affordable housing units shall receive this exemption.

2. For any affordable housing unit qualifying for an exemption, a covenant acceptable to the Los Angeles Housing Department shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program. **(Amended by Ord. No. 187,122, Eff. 8/8/21.)**

3. The Los Angeles Housing Department shall evaluate the project application to ensure it meets the above requirements and shall advise the Department of Recreation and Parks and the Department of City Planning about whether the project meets those requirements. **(Amended by Ord. No. 187,122, Eff. 8/8/21.)**

4. Should any qualifying affordable housing unit cease to operate as a qualifying affordable housing unit before the 55-year period has expired, then the parks fee for each said unit shall be paid to the City at the then current rate.

H. Credits.

1. Public Land Dedication or Improvement to Dedicated Land.

(a) **Public Land Dedication.** In lieu of paying the park fee, land may be dedicated to the City of Los Angeles for public park and recreational purposes, at the City's option. This may be with or without recreational facility improvements. The amount of land to be dedicated shall be determined pursuant to one of the following formulas, and credit shall be granted, square foot for square foot, for any land dedicated to the City:

Subdivision Projects:

$$LD = (DU \times P) \times F1$$

LD: Land to be dedicated in acres.

DU: Total number of net new, non-exempt (per Section 12.33 C.3.) 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.

F1: Park service factor for subdivision projects, as indicated by the Department of Recreation and Parks rate and fee schedule.

Non-Subdivision Projects:

$$LD = (DU \times P) \times F2$$

LD: Land to be dedicated in acres.

DU: Total number of net new, non-exempt (per Section 12.33 C.3.) 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.

F2: Park service factor for non-subdivision projects, as indicated by the Department of Recreation and Parks rate and fee schedule.

(b) **Improvement to Dedicated Land.** In lieu of paying the park fee or dedicating land, the City may permit improvements to be made to land being dedicated as a City park or recreational facility.

(c) The total amount of credits shall not exceed 100 percent of the calculated requirement for the park fee or land dedication.

(d) Credit shall be granted for the property dedicated pursuant to this Section, dollar for dollar, in satisfaction of any park fee required to be paid. The cost and subsequent credit should bear a reasonable relationship to an independent assessment of the construction cost for the facility, such as the estimates provided by RSMMeans Building Construction Cost Data or similar measure. Credits may be awarded for on-site or off-site land dedication and/or park improvements.

(e) The Department of Recreation and Parks shall determine whether the proposal complies with the department's park and recreational standards and requirements. If the department determines the proposal meets the department's standards and requirements, the General Manager of the Department of Recreation and Parks shall prepare a report to the Board of Recreation and Parks Commissioners regarding the proposed dedication or improvement. The Board of Recreation and Parks Commissioners may accept or decline the land dedication, new park and recreational facility, or improvement to existing park and facilities.

(f) If the dedication and/or improvement is accepted by the Board of Recreation and Parks Commissioners in lieu of the park fee or land dedication, or any portion thereof, the City shall reduce or waive the fee, or land dedication, or any portion thereof, upon dedication of the property and/or guarantee of the improvement. The guarantee of the improvement shall be to the satisfaction of the Department of Recreation and Parks and shall be by a deposit with the Department of Recreation and Parks of an irrevocable deposit instrument issued by a bank, savings and loan association or other depository whose deposits are insured by an instrumentality of the federal government. The deposit must be fully insured by such instrumentality. The deposit instrument must be in a form that permits collection by the City of Los Angeles at maturity without further consent of any other party.

2. **Privately Owned Park and Recreational Facilities.** Where facilities for park and recreational purposes are provided in a proposed residential development and such facilities will be privately owned

and maintained by the future owners of the development, the areas occupied by such facilities shall be partially credited against the requirement of dedication of land for park and recreational purposes of the payment of a park fee thereof, provided that the following standards are met to the satisfaction of the Department of Recreation and Parks: (1) that each facility is available for use by all the residents of the residential development; and (2) that the area and the facilities satisfy the recreation and park needs of the residential development so as to reduce the need for public recreation and park facilities to serve the project residents.

(a) The amount of credits for non-publicly accessible park and recreational facilities shall not exceed 35 percent of the calculated requirement for the park and recreation impact fee or land dedication. Credits may be awarded for on-site or off-site private facilities.

(b) The amount of credits for publicly accessible, privately maintained park and recreational facilities shall not exceed 100 percent of the calculated requirement for the park and recreation impact fee or land dedication. Credits may be awarded for on-site or off-site private facilities.

(c) Private park and recreational facilities shall include a variety of active and passive amenities, as determined by the Department of Recreation and Parks.

(d) Credit shall be granted, dollar for dollar, for any recreational and park impact fees required to be paid for the property pursuant to this Section, as determined by the Department of Recreation and Parks. The cost and subsequent credit should bear a reasonable relationship to an independent assessment of the construction cost for the facility, such as the estimates provided by RSMeans Building Construction Cost Data or similar.

(e) Credits shall not be given for the following:

(1) Yards, court areas, setbacks and other open space areas required to be maintained by the City's Municipal Code, specific plan or any other planning document.

(2) Common open space and/or private open space required by the City's Municipal Code, specific plan(s), or any other planning document, such as those included in Section 12.21.

(f) The granting of credits shall also be subject to the following:

(1) The private ownership and maintenance of the facilities shall be adequately provided for by written agreements; and

(2) The use of the private facilities, whether publicly or non-publicly accessible, is restricted for park and recreational purposes by recorded covenants acceptable to the Department of Recreation and Parks which run with the land and which cannot be defeated or eliminated without the consent of the City Council; and

(3) The proposed facilities are reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land; and

(4) The proposed non-public facilities are available for use by all the residents of the proposed residential development; and

(5) Any proposed publicly-accessible, privately-maintained park and recreational facilities are accessible for use by the general public with no discrimination between

residents and non-residents, are open at hours comparable to those of City parks and facilities, and have appropriate signage indicating that the space is public; and

(6) The facilities are in substantial accordance with, and meet the policies and standards for, the development of park and recreational facilities.

3. **Dwelling Unit Construction Tax Credit.** A credit shall be allowed whenever a dwelling unit construction tax previously has been paid pursuant to Section 21.10.3 of the Municipal Code for dwelling units constructed on land for which a fee is required to be paid in accordance with the provisions of this Section. Said credit shall be equal to the amount of the tax previously paid, but shall not exceed the amount of any fee required to be paid under the provisions of this Section.

4. **Credit Request Timing.** The project applicant shall submit any requests for credit, and the Department of Recreation and Parks may only approve such requests, prior to the approval of the Final Map or prior to the date of final inspection, or the date of the Certificate of Occupancy, whichever is earliest and applicable, and prior to the dedication of any land or payment of any park fee.

I. Park Fee Account and Accounting.

1. **Park Fee Account.** The City of Los Angeles establishes a separate park and recreation fee trust fund account (hereinafter "account") to which any park fee collected by the City shall be posted. The funds of the account shall not be commingled with any other funds or revenues of the City. Any interest accrued by the account shall be used solely for the purposes of park and recreational facility acquisition, expansion and improvement.

2. **Park Fee Accounting.** Within 180 days after the last day of each fiscal year, the Department of Recreation and Parks shall report to the Board of Commissioners of Recreation and Parks on the amount of the fee income (including interest income), expenditures, status of the trust fund account, and intrafund transfers. The Department of Recreation and Parks shall also report on each of the park and recreational facilities on which fees were committed in the last fiscal year and the approximate date by which the construction of the park and recreational facilities will commence. The City shall maintain accounts and prepare reports in accordance with California Government Code Section 66001 or successor section.

3. Refund of Fees Under the Government Code.

(a) Park fees collected pursuant to this section shall be committed by the City within five years of receipt of payment for a residential development project to serve or benefit residents of the project for which the fees were collected.

(b) If the fees are not committed as specified in this section, Quimby fees shall be refunded in accordance with California Government Code Section 66477 or successor section. All other park fees shall be refunded in accordance with California Government Code Section 66001 or successor section.

4. **Other Refunds.** In the event that an applicant requests a refund for reasons not set forth in Government Code Sections 66001 or 66477, or their successor sections, if any, the applicant shall submit a claim for a refund with the Department of Recreation and Parks. Upon the department's determination, the fee payer may receive a refund, without interest, of the fees paid pursuant to this section; however, the portion of any fee revenue received by the City as reimbursement of its costs in administering the provisions of this section shall not be refunded. The fee payer shall submit an application for a refund to the City within one year of payment. Failure to timely submit the required application for refund shall constitute an absolute waiver of any right to the refund.

J. Use of Park Fees or Lands Dedicated Pursuant to this Section.

1. The dedicated lands or park fees collected pursuant to this section shall be used for the acquisition, improvement and expansion of public parks and recreational facilities. The fees shall be committed and expended in accordance with the provisions and procedures established in this section. The park fee may be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by, or on behalf of, the City to finance such park and recreational facility improvements; and any administrative costs incurred by the City in accordance with this section.

2. Interest accrued on Quimby in-lieu fees collected pursuant to this section may be applied outside the project development for which the original fees were collected, provided that the Department of Recreation and Parks holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing neighborhood or community parks or recreational facilities within the City. All such public parks and recreational facilities shall comply with the principles and standards set forth in the General Plan.

3. All such public parks and recreational facilities shall comply with the principles and standards set forth in the General Plan.

4. The park or recreational facilities acquired, improved or expanded shall be publicly accessible and serve or benefit the project that dedicated the land or paid the fees.

K. Effective Date.

1. This ordinance shall take effect on the 60th day following its adoption.

2. Any park fee paid prior to the effective date of this ordinance shall not be recalculated pursuant to the provisions of this ordinance.

3. Any project that would otherwise be subject to a park fee pursuant to this section but has acquired vested rights under Section 12.26 A.3. of this Code prior to the effective date of this ordinance, and/or has an approved vesting tentative map pursuant to Section 17.15, the application for which has been deemed complete prior to the effective date of this ordinance, shall not be subject to a park fee.

4. Any Accessory Dwelling Unit or Junior Accessory Dwelling Unit project where the park fee has not yet been paid and a Certificate of Occupancy has not been issued by the Department of Building and Safety prior to the effective date of this ordinance shall not be subject to a park fee. **(Added by Ord. No. 186,481, Eff. 12/19/19.)**

L. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would subsequently be declared invalid or unconstitutional.

ATTACHMENT 2

PARK FEES (Revised 5/23)

PARK FEES

Pursuant to Los Angeles Municipal Code Section 12.33, all new, non-exempt, residential dwelling units 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. The fee amount depends on the type of residential development project (Subdivision or Non-Subdivision).

The Department of Recreation and Parks (RAP) shall collect these fees pursuant to Los Angeles Municipal Code Section 19.17 and the RAP's schedule of rates and fees. The park fee shall be phased in as described in Los Angeles Municipal Code Section 19.17.

Residential Subdivision projects are subject to the Quimby in-lieu fee and shall pay:

\$16,758.00 (per each new non-exempt dwelling unit)

Non-subdivision Residential projects are subject to the Park Mitigation fee and shall pay:

\$8,214.00 (per each new non-exempt dwelling unit)

The park fee schedule above shall be effective from **July 1, 2023 to June 30, 2024**.

PARK FEE ANNUAL ADJUSTMENT

Pursuant to Los Angeles Municipal Code Section 12.33.E.5, any fee imposed by Los Angeles Municipal Code Section 12.33 shall be adjusted on July 1st of each year by a percentage equal to a weighted average of the annual percentage change in:

- (1) the Construction Cost Index for Los Angeles, as published by Engineering News Record, or its successor publication, for the 12-month period between March in the year in which the adjustment is made and the month of March in the immediately preceding year; and
- (2) the annual percentage change in the Median Home Sales Price for the City of Los Angeles, as published by Dataquick News, or its successor publication, for the 12-month period between March in the year in which the adjustment is made and the month of March in the immediately preceding year.

The park fee adjustment factor that shall be effective on **July 1, 2023** is **0.7%**.

PARK SERVICE FACTOR

Pursuant to Los Angeles Municipal Code Section 12.33 D, Residential Subdivision projects with more than 50 residential dwelling units may be required by the City to dedicate land to the City for park and recreation purposes. The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 D.2.

Park Service Factor for Residential Subdivision projects:

$$F = 0.00251 \text{ (2.51 acres of park land per 1,000 residents)}$$

Pursuant to Los Angeles Municipal Code Section 12.33 H.1, Residential Subdivision projects with less than 50 residential dwelling units may offer to dedicate land to the City for park and recreation purposes in lieu of paying Park Fees. The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 H.1 (a).

Park Service Factor for Residential Subdivision projects:

$$F = 0.00251 \text{ (2.51 acres of park land per 1,000 residents)}$$

Pursuant to Los Angeles Municipal Code Section 12.33 H.1, Non-subdivision Residential projects may offer to dedicate land to the City for park and recreation purposes in lieu of paying Park Fees. The amount of land to be dedicated is calculated pursuant to the formula detailed in Los Angeles Municipal Code Section 12.33 H.1 (a).

Park Service Factor for Non-subdivision Residential projects:

$$F = 0.00123 \text{ (1.23 acres of park land per 1,000 residents)}$$

PAYMENT OF PARK FEES

All Park Fees shall be paid to the City of Los Angeles, Department of Recreation and Parks.

Accepted methods of payments: Credit Card or Automatic Clearing House payments for eligible applicants ONLY. Credit Card payments will be assessed an additional non-refundable service fee.

Cashier's Checks, Certified Checks, and Official Checks are accepted for payments exceeding Eight Million Dollars (\$8,000,000.00).

No CASH or MONEY ORDERS or personal/business checks.

Checks should be made payable to the City of Los Angeles, Department of Recreation and Parks.

Park Fee payments may be made at, or be mailed to, the following address:

Attention: Park Fees Program
City of Los Angeles Department of Recreation and
Parks 221 North Figueroa Street, Suite 400 (Fourth
Floor)
Los Angeles, California 90012

Park Fees that are not paid by **June 30, 2024** shall be subject to recalculation.

PARK FEE PROGRAM ADMINISTRATION

Pursuant to Los Angeles Municipal Code Section 12.33.J.1, the collected park fees can be used for any administrative costs incurred by the City in accordance with that section.

5% of all Quimby in-lieu Fees and Park Mitigation Fees to be deposited into the Park Fee Administration Account.

95% of all Quimby in-lieu fees to be deposited into the Quimby In-Lieu Fee Account.

95% of all Park Mitigation fees to be deposited into the Park Mitigation Fee Account.

ATTACHMENT 3

RESOLUTION

This resolution amends the definitions of park sites and recreational amenities and facilities within the Public Recreation Plan of the Service Systems Element of the City of Los Angeles General Plan

WHEREAS, the City of Los Angeles provides public recreation, parks, beaches, multiuse trails, and open space facilities and sites within the City of Los Angeles;

WHEREAS, abundant and accessible parks and open space are essential components of healthy and sustainable neighborhoods and park and recreational facilities offer opportunities for physical activity, safe places for families and children, spaces for social interaction, access to nature, and places for mental respite;

WHEREAS, people who live within walking distance of a park or recreational facility are more likely to engage in physical activity;

WHEREAS, parks and open space provide people with access to nature which can improve psychological, social, and medical health;

WHEREAS, parks and open space provide aesthetic and environmental benefits such as urban cooling, stormwater management, and carbon and pollution sequestration, which can mitigate the impacts of pollution;

WHEREAS, parks and open space enhance property values, increase municipal revenues, and attract home buyers, workers, and tourists;

WHEREAS, the Southern California Association of Governments (SCAG) Regional Growth Forecast estimates that the City will add significantly more people during the coming decades. New residential construction in Los Angeles is necessary to accommodate the additional population;

WHEREAS, new residential construction should not diminish the City's park and recreational facilities or reduce the service level currently provided by the City;

WHEREAS, it is necessary to acquire and develop new park and recreational facilities to serve the new residential population and to maintain the existing service level;

WHEREAS, residential development projects that do not subdivide the land upon which units are constructed add population to the City and increase the demand for park and recreational facilities to the same extent as residential development projects which require land subdivision;

WHEREAS, the City's General Plan includes a number of policies to maintain and increase both the number and type of park and recreational facilities in the City, including identifying potential funding opportunities for new recreation and park facilities;

WHEREAS, the City's Health and Wellness Element of the General Plan strives for the equitable distribution of park and space in every Los Angeles neighborhood;

WHEREAS, three City Council motions called for a reexamination of the Park Fee policies, including adjusting park fee credits to reflect current costs of construction (Council File 07-3619), developing a proposed fee charged to developers of new market rate apartments to be used to purchase open space (Council File 07-3387-S2), and reviewing the requirements regarding the service radius for park acquisition and to recommend how the General Plan and the Municipal Code should be amended to the City's goals (Council File 05-1562);

WHEREAS, a combined Recreation and Parks Department and Department of City Planning working group and a Park Advisory Committee researched and discussed the primary issues associated with the City's park and recreation and regulations, including service radius, park level of service, qualifying parks, credits for on-site recreational amenities, deferrals for low-income housing, land dedication, residential fee schedule, and expanding park fees to other residential uses;

WHEREAS, the City has completed a nexus study of recreation and park impact fees and a review of reference city policies and impact fees;

WHEREAS, establishing a park and recreational impact fee for all residential development will require all project applicants to pay a fair share of the cost of acquiring, developing, and improving park and recreational facilities in the City;

WHEREAS, the fees established by this ordinance are based upon and do not exceed the cost of providing capital recreation and park facilities and sites necessitated by new residential development for which the fees are imposed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES AS FOLLOWS:

The Public Recreation Plan of the Service Systems Element of the Los Angeles City General Plan is amended to read as follows:

The Public Recreation Plan consists of this text and the map on the other side of this sheet.

The Public Recreation Plan-is a portion of the Service Systems Element of the Los Angeles City General Plan. This section of the Plan addresses neighborhood, community, and regional recreation sites and facilities. Subsequent sections will address other facilities.

PURPOSES

Use of the Plan

The Public Recreation Plan consists of this text and the map on the other side of this sheet. The plan map shows, in an illustrative manner, the general location of recreational sites on a citywide basis. More specific locations are shown on the adopted community plan maps.

The Public Recreation Plan (Plan) sets forth recreation guidelines intended to provide a basis for satisfying the needs for city recreational sites. The guidelines are not intended to set an upper limit for the areas of parks, recreational sites or other types of open space. Instead, they are intended to provide the City with a flexible and broad range of options on how park expenditures can be spent across the city.

The Plan emphasizes neighborhood, community, and regional recreational sites and parks because of their importance to the daily lives of the City's people, especially its children. In addition, this Plan elevates the importance of regional parks as community resources for active and passive recreational activity. It includes policies and programs to meet the needs for a broad range of recreational facilities. This Plan is to be continually revised to meet expanding needs for recreational sites.

In view of the limited availability of funds for acquisition and development of recreational sites, the Plan suggests that priority be given to those presently underserved areas of the City which have the greatest need for recreational sites and facilities.

Programs are intended to carry out the policies and accomplish the objectives of the Public Recreation Plan. This Plan does not mandate the City to commence any new programs which may require the expenditure of work-hours or funds.

Objectives of the Plan

The objectives for the Public Recreation Plan are based on recognized planning principles and the extent and nature of deficiencies in the City's recreational sites and facilities and are as follows:

- To provide a guide for the orderly development of publicly-accessible recreational sites and facilities in the City.
- To provide long-range guidelines for use in connection with new subdivisions, intensification of existing residential development, or redevelopment of blighted residential areas as described under general local recreation standards.
- To develop and locate publicly-accessible recreational sites and facilities to provide the greatest benefit to the greatest number of people at the least cost and with the least environmental impact.
- To provide a guide of priorities for the acquisition and development of public recreational facilities.
- To further refine and carry out the goals and objectives set forth in the Concept and Citywide Plan for recreation.

DEFINITIONS

Neighborhood Recreational Sites and Facilities- should provide space and amenities for outdoor and indoor recreational activities. It is intended to serve residents of all ages and abilities in their immediate neighborhood. Neighborhood recreation sites and facilities should be based on local community preferences, allow for both active and passive recreation for users of all ages and abilities, and be site-appropriate and suitable for the intended recreational activity.

When available, they should be transit accessible and available with facilities for meetings, dances, dramatic productions, arts and crafts, and other community-desired activities. Off-street parking should be provided whenever possible.

Community Recreational Sites and Facilities - should be designed to serve residents of all ages and abilities in several surrounding neighborhoods. Its amenities serve a much wider interest range than do those of a neighborhood site. The typical community recreational site or facility may offer recreational facilities for organized activities in addition to the amenities provided for neighborhood sites and facilities and specialized facilities as may be needed to meet the needs of the community.

Regional Recreational Sites and Facilities— provides specialized recreational facilities that have a regional draw, which normally serve persons living throughout the Los Angeles basin. A regional recreational site or facility may include, or emphasize, exceptional scenic attractions. A regional recreational site or facility may also contain the types of amenities provided in neighborhood and community recreational sites.

School Playgrounds of the Los Angeles Unified School District may supplement local recreational sites. They are open for a limited number of after school hours each day during the school year and on a full day schedule during the summer.

GUIDELINES

A satisfactory recreation system must measure up to accepted guidelines in several respects: there must be sufficient land area set aside for recreation; the recreation area must be equitably distributed throughout the City; there must be facilities to meet different recreational needs- including both active and passive recreation- and provision for residents of all ages and abilities; and the Department of Recreation and Parks should have the ability to develop and use flexible criteria to adapt and respond to the urgent need for parks, open spaces, and recreational facilities and the allocation of resources. Recreational sites and facilities should be provided at a broad range of levels that collectively help communities reach the recommended park acreage. An overall provision of 10 acres of land per 1,000 persons for total recreational sites and facilities is recommended. A minimum of 10% of the total land area should be in public recreation or open space.

The location and allocation of acreage for neighborhood, community, and regional recreational sites and facilities should be determined by the Department of Recreation and Parks on the basis of the service radius within residential areas throughout the City. No park site should be diminished in size or removed from any service area unless the required acreage is replaced within that district or unless the need is diminished due to population changes.

- **Neighborhood Recreational Sites and Facilities.** The following guidelines may apply to neighborhood recreational sites: If coordinated and used with a school playground, up to one-half the acreage of the playground may be counted toward the total acreage required, but a school playground alone is not likely to suffice to properly serve a neighborhood.
 - The service radius of a neighborhood recreational site or facility should generally be within walking distance of the site.
 - The site or facility space should be located within a neighborhood so that users are not required to cross a major arterial street or highway when walking to the site.
 - The type of activities and programs conducted at each neighborhood site or facility should be determined by measuring the desires of the clientele in the area served. Care must be taken to provide activities for residents' of all ages and abilities groups within the neighborhood.
 - The population characteristics of each area served should be used in determining the general facilities required.
 - The recommended service levels for neighborhood sites and facilities is 2 acres per 1,000 residents.
-
- **Community Recreational Sites and Facilities.** The following guidelines may apply to community recreational sites: Community recreational sites and facilities can be of any size, but are generally larger than neighborhood parks. Community-serving recreational amenities may be included on smaller sites that have a larger geographic draw, e.g. a swimming pool on a smaller parcel.
 - If coordinated with high school or junior high school site, up to one-half the required acreage may be fulfilled by the school play area.
 - The service radius of a community site should generally be accessible within a relatively short bike, bus, or car trip.
 - The community site or facility should be easily accessible to the area served.
 - The community site or facility may serve several neighborhoods.
 - The types of activities available at the community site or facility should be determined by measuring the desires of the population served.
 - The recommended service levels for community sites and facilities are 2 acres per 1,000 residents.

Regional Recreational Sites and Facilities. The following guidelines may apply to regional recreational sites:

- Regional recreational sites and facilities can be large urban recreational sites or can be smaller sites or facilities that draw visitors from across the City.
- The service radius of a regional recreational site should generally be within a reasonable drive.
- Regional sites or facilities should serve the entire City
- Regional sites or facilities typically include a broad range of facilities that are appropriate for large parks of that size and have a large regional draw.
- The population characteristics of each area served should be used in determining the general facilities required.
- The recommended service levels for regional recreational sites and facilities are 6 acres per 1,000 residents.

POLICIES

Recreational facilities and services should be provided for all segments of the population on the basis of present and future projected needs, the local recreational standards, and the City's ability to finance.

- Park and recreation sites shall be acquired and developed first in those areas of the City found to be most deficient in terms of the recreation standards.
- Recreational use should be considered for available open space and unused or underused land, particularly publicly owned lands having potential for multiple uses.
- High priority will be given to areas of the City which have the fewest recreational services and the greatest numbers of potential users.

PROGRAMS

- Continue to include land acquisition for park and recreational purposes as a regular item in the City's Five Year Capital Improvement Program.
- Prepare a priority schedule based on greatest need for acquiring and developing park and recreational sites.
- Seek federal, state and private funds to implement acquisition and development of parks and recreational facilities.
- Establish policies to facilitate donation of parks to the City.
- Lease or acquire unused or abandoned properties suitable for recreational activities.
- Encourage multiple use of public properties such as power line or flood control rights of way, debris basins, reservoir sites, etc., for recreation.

POLICIES - Community Buildings/Gymnasiums

- Park community buildings should be designated as large and flexible structures to permit a wide variety of recreation activities, meeting the needs of all groups and special interests, to adequately serve the current and future community.
- The availability of community buildings/gymnasiums will be based on the needs of the local population between the ages of 7 to 34. It is this age range which most uses gymnasiums.

PROGRAMS - Community Buildings/ Gymnasiums

- Use the areas of Public Community Building Deficiency identified in the Public Recreation Plan -Section 1, Background Report as guides for locating new community buildings as funds become available. A program for updating the Table and Public Community Building

Maps by the Department of Recreation and Parks and the Planning Department should be initiated as important changes in population, land use and facilities occur.

- Encourage the Los Angeles City School District to remove the emergency energy curtailment program which results in the closure of two-thirds of its public gymnasium facilities one night a week on rotation, and to reactivate the closing only in times of demonstrated emergency.
- The Department of Recreation and Parks should develop standard sets of criteria and designs for local recreation center buildings.
- Design of new community buildings should, include a gymnasium with a minimum size which would permit basketball play. It is desirable that the gymnasium be large enough to permit a regulation size high school basketball court.

POLICIES - Swimming Pools

- Swimming pool service levels will be based on the needs of the local population between the ages of 6 to 20. It is this age range which most use public pools.
- New pools should be located to maximize use in various swimming programs. Where possible, new pools should be located on or near junior high school or high school sites.

PROGRAMS - Swimming Pools

- Use the areas of Public Swimming Pool Deficiency identified in the Public Recreation Plan - Section 1 Background Report as guides for locating new swimming pools as funds become available. A program for updating the Table and Public Swimming Pool Maps by the Department of Recreation and Parks and the Planning Department should be initiated as important changes in population, land use and facilities occur.
- The Department of Recreation and Parks and the Los Angeles City School District should continue and expand the cooperative efforts regarding joint use of swimming pools.
- The City of Los Angeles should continue to locate new swimming pools at junior high school and high school sites where appropriate.

POLICIES - Tennis Courts

- Tennis service levels will be based on the needs of the local population between the ages of 10 to 61. It is this age range which most use tennis courts.
- Use of existing and future tennis courts should be maximized through design, lighting and operation.

PROGRAMS - Tennis Courts

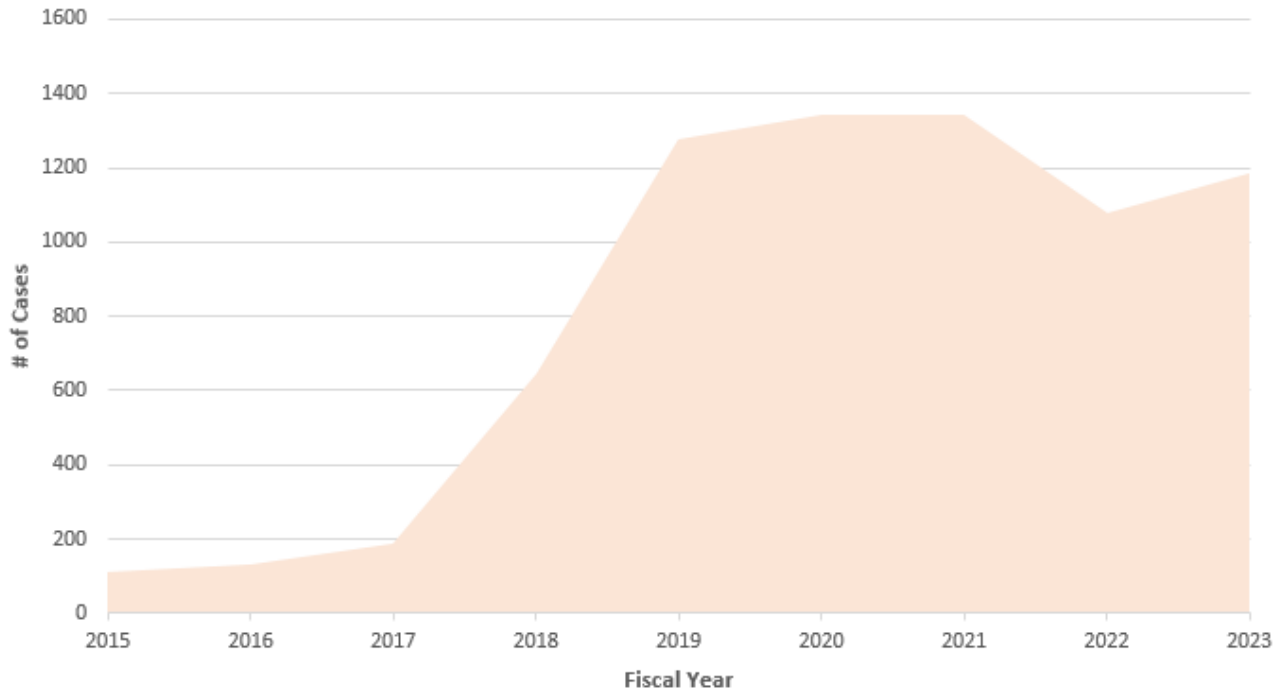
- Use the areas of Public Tennis Court Deficiency Identified in the Public Recreation Plan - Section 1 Background Report as guides for locating new tennis facilities as funds become

available. A program for updating the Table and the Public Tennis Court Maps by the Department of Recreation and Parks and the Planning Department should be initiated as important changes in population, land use and facilities occur.

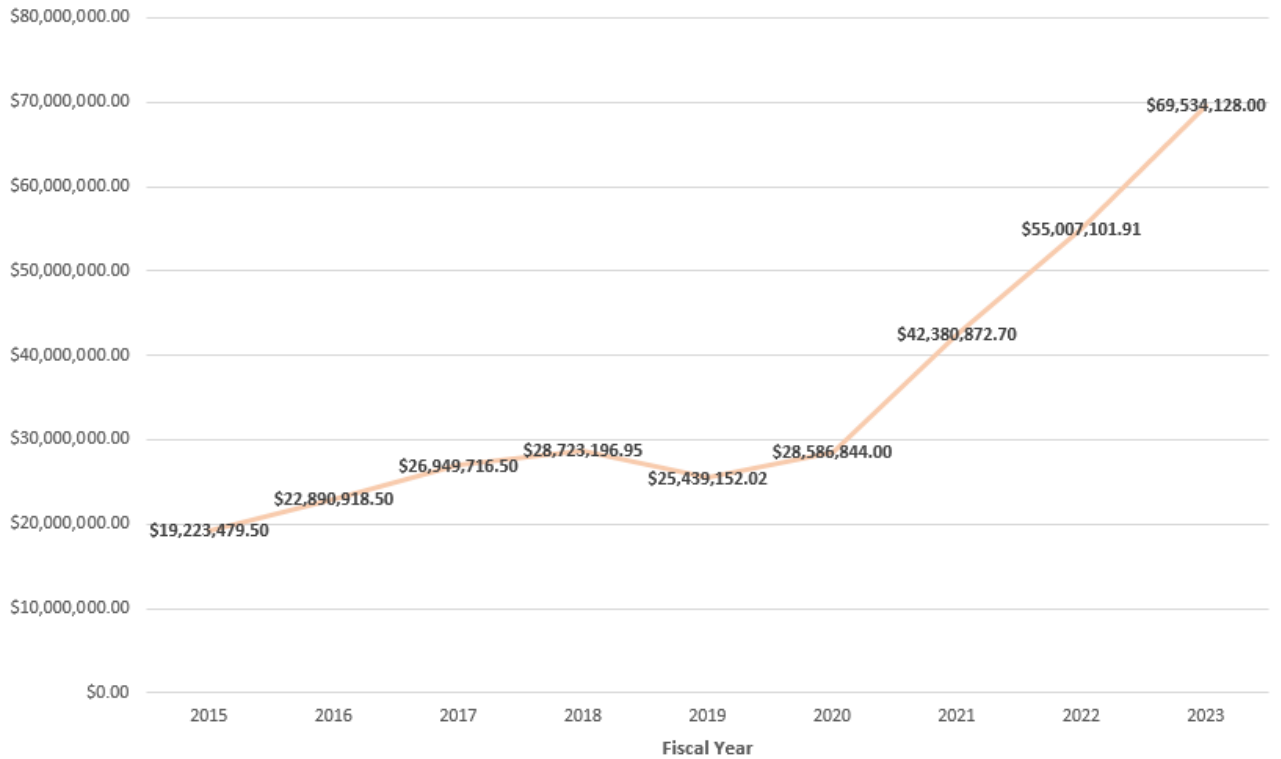
- Continue the program of designing new facilities with night lighting adequately shielded to assure the privacy of adjacent residential uses.
- Continue the program of illuminating unlighted public park tennis courts and encourage lighting of school tennis facilities in tennis court deficient areas when funds become available.
- Continue the program of building tennis courts in groups rather than one at a time.

ATTACHMENT 4

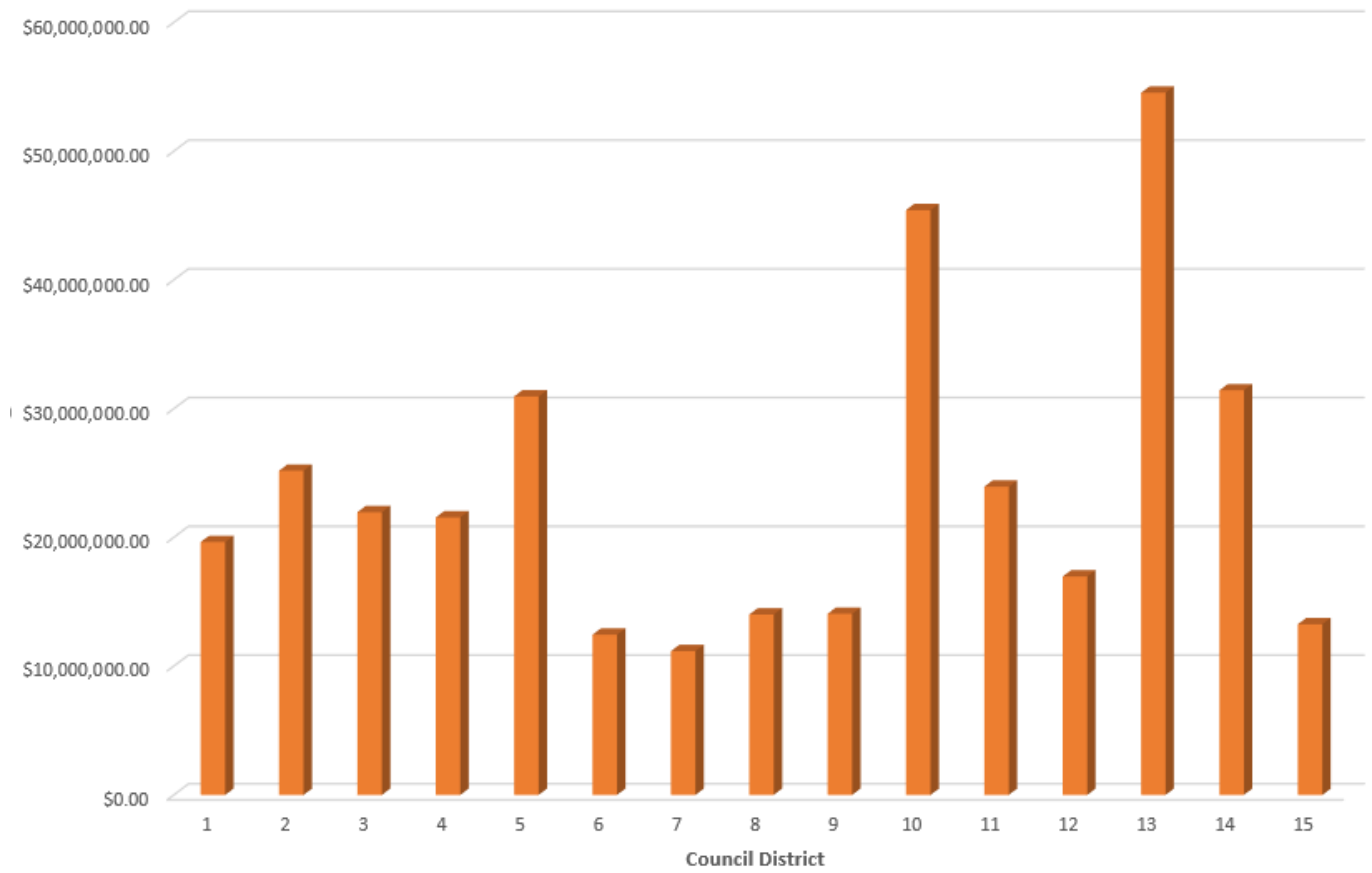
Park Fee Case Volume



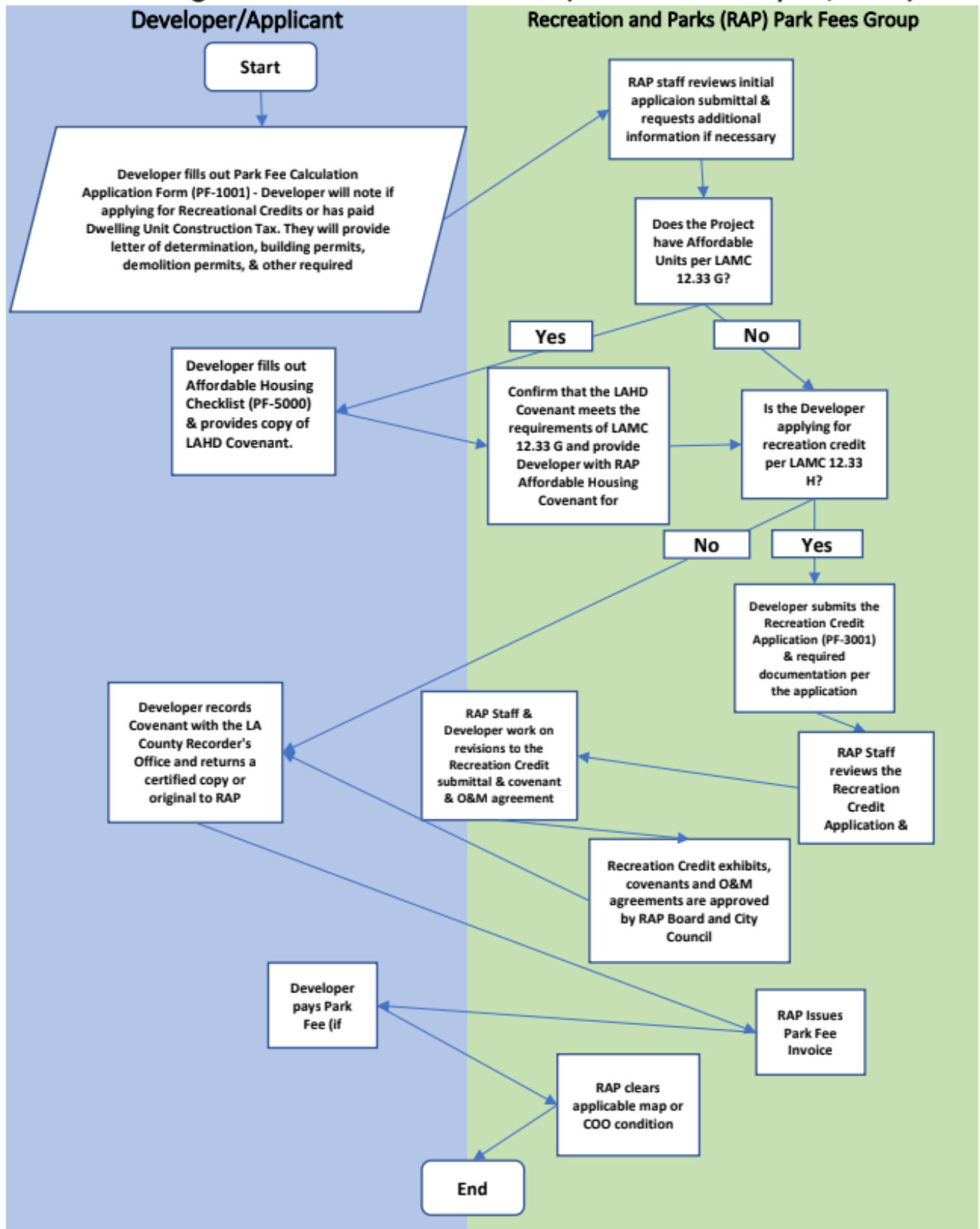
Park Fees Collected by Fiscal Year



Total Fees Collected by Council District Since 1/11/2017



Calculating the Park Fee – LAMC 12.33 (effective January 11, 2017)



Calculating the old Quimby or Zone Change Fee – LAMC 17.12 and 12.33 (Effective prior to January 11, 2017)

