

APPROVED

AUG 09 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-172

DATE August 9, 2017

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 75032 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz

V. Israel

for R. Barajas

CSD

N. Williams

H. Fujita


General Manager

Approved

Disapproved

Withdrawn

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT)-75032 (Project) to dedicate land to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks (RAP) 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 Section 17.04 (Subdivision Committee), RAP shall submit a report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both ... "

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PROJECT SUMMARY

The Project is located at 500 South Oxford Avenue in the Koreatown community of the City. The Project is an 89-unit residential condominium building with two levels of subterranean parking. The Project site is currently vacant and is approximately 1.18 acres.

Images of the vacant Project site are attached (Attachment 1)

RAP staff held an Early Consultation meeting with the applicant on May 18, 2017 to discuss the requirements of Los Angeles Municipal Code Section 12.33, including options for park land dedications, satisfaction of Park Fees, and recreational credits.

The Advisory Agency has sent RAP a notification requesting RAP provide its report and recommendations on the Project by August 1, 2017. Due to the fact that the Board did not have a meeting during July 2017, RAP staff submitted a letter to the Advisory Agency stating that RAP's official recommendations would be provided at the Advisory Agency meeting pending the approval of this Report.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Land Dedication

Pursuant to Los Angeles Municipal Code Section 12.33 D, residential Subdivision projects with more than fifty (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 based on the formula detailed in Los Angeles Municipal Code 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 = 1.92**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00192 (1.92 acres of park land per 1,000 residents)**

The maximum required land dedication for the Project's proposed 89 units would be:

$$0.49 \text{ Acres} = (89 \times 2.88) \times 0.00192$$

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The land dedication estimate is subject to change based on the number of exempt Affordable Housing Units included as part of the Project. Since the Project has zero proposed affordable units in the Project qualify for an exemption per Los Angeles Municipal Code Section 12.33 G, the maximum required land dedication for the Project would be:

$$0.49 \text{ Acres} = (89 \times 2.88) \times 0.00192$$

Per Los Angeles Municipal Code Section 12.33 D.3, land dedications may be made on-site or off-site of the Project location. Any off-site land dedication shall be located within a certain radius of 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

Should the Advisory Agency require the Project to dedicate land to the City, RAP staff will prepare a subsequent report for the proposed land dedication. The Board may accept or decline the proposed land dedication.

In-Lieu Fee Payment

Pursuant to Los Angeles Municipal Code Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision). RAP shall collect these fees pursuant to Los Angeles Municipal Code Section 19.17 and the Park Fees Section of the Department of Recreation and Parks' Rate and Fee Schedule. As of July 1, 2017, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

- **\$8,382.42 x number of new non-exempt dwelling units**

The maximum required Park Fees payment for the Project for the total proposed 89 would be:

$$\mathbf{\$746,035.38} = \$8,382.42 \times 89 \text{ dwelling units}$$

The in-lieu fee estimate is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt Affordable Housing Units 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 eligible privately owned recreational facilities and amenities.

Since the Project has zero proposed affordable units in the Project that would qualify for an exemption per Los Angeles Municipal Code Section 12.33 G, the maximum required Park Fee payment for the Project would be:

$$\mathbf{\$746,035.38} = \$8,382.42 \times 89 \text{ dwelling units}$$

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STAFF ANALYSIS AND RECOMMENDATION

Approximately fifty-four percent (54%) of residents in the City of Los Angeles live within a one-half mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half (1/2) mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP has employed strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Requiring a land dedication for a public park as a condition of approval of a subdivision pursuant to LAMC 12.33 is one mechanism by which RAP acquires land. The payment of in-lieu fees also facilitates land acquisition, and those fees may also be used to improve the RAP controlled properties via capital improvement projects. RAP staff analyzes each proposed development project including its location, new population, surrounding parks, service radius gaps, etc., in order for RAP staff to determine which mechanism, land dedication or in-lieu fees, to recommend for the Board's review and approval.

The Project is located within the Koreatown neighborhood of the City. Currently, the Project site is vacant. The Project site is in a very densely populated area of the City and surrounded by residential and commercial buildings.

There are no public parks within one-half (1/2) mile walking distance from the Project site. The nearest public parks to the project site are Robert Burns Park and Shatto Recreation Center, which are both approximately one (1) mile away. A map showing the Project location and nearby public parks is attached hereto (Attachment 2).

There is one park proposed to be developed within a one-half mile walking distance from the Project Site. The proposed park development is located at 694 South Oxford Avenue (Assessor's Parcel No. 5093-006-900), the site of the Library Department's Pio Pico Koreatown Library. On March 1, 2017, the Board approved preliminary authorization for RAP staff to negotiate a Memorandum of Agreement with the Library Department for the use of a portion of the Pio Pico Koreatown Library parking lot for the development of a park, as well as the allocation of Quimby fees for the park development (Report No. 17-042). An estimated ten thousand sixty nine (10,069) City residents live within a one-half mile walking distance of the proposed Pio Pico Library Park.

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 twenty-one thousand, two hundred forty-three (21,243) new residents within a one-half (1/2) mile (Attachment 3).

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is the dedication of land to the City.

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FISCAL IMPACT STATEMENT

The Fiscal Impact is unknown at this time.

This Report was prepared by Meghan Luera, Management Assistant, Planning, Maintenance and Construction Branch.

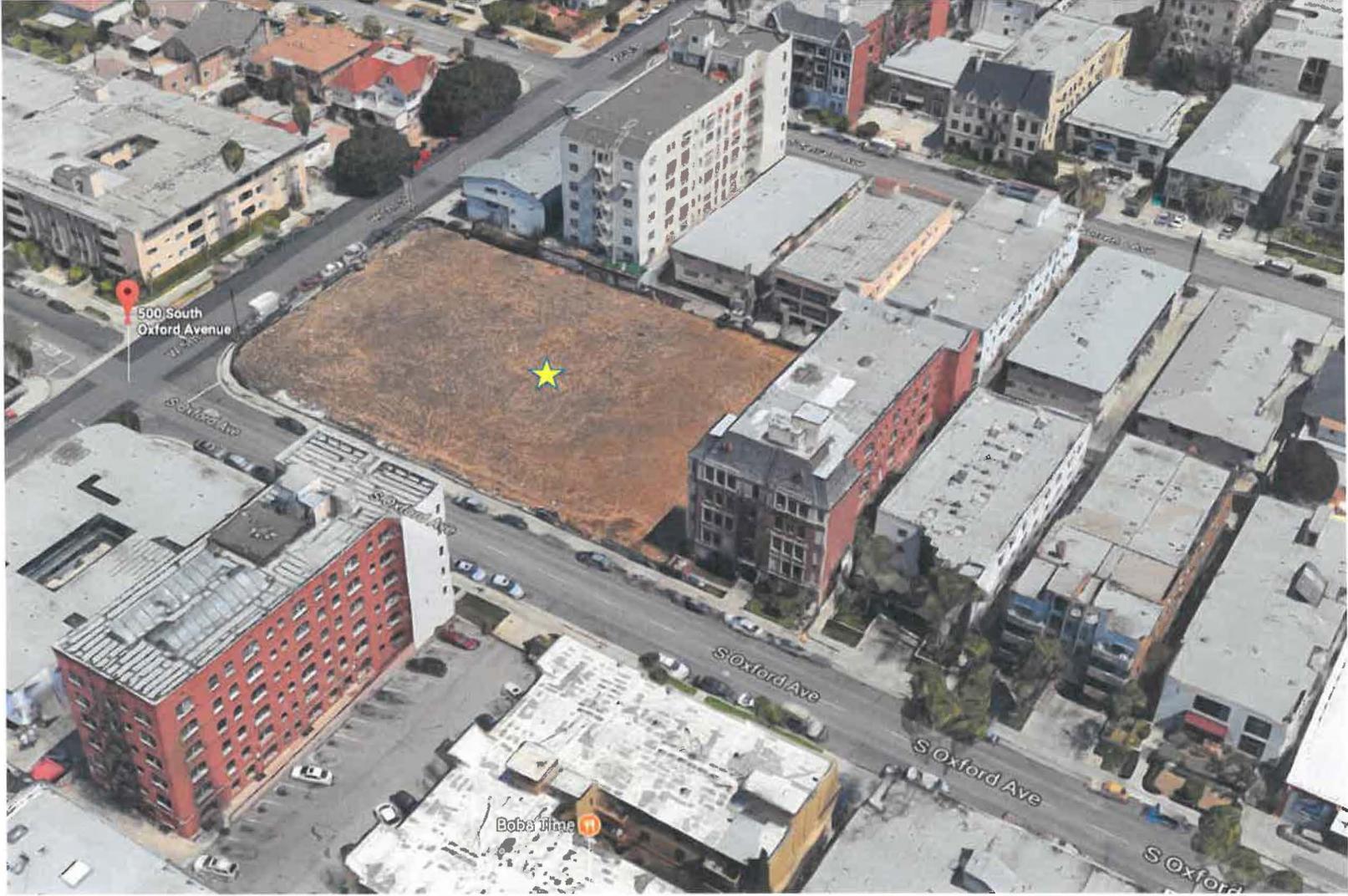
LIST OF ATTACHMENTS

- 1) Conceptual Project Renderings
- 2) Project Location and Surrounding Parks
- 3) EPADSS Report

Aerial View of Project Site facing East



Aerial View of Project Site facing Northeast



Street View of Project Site along Oxford Ave

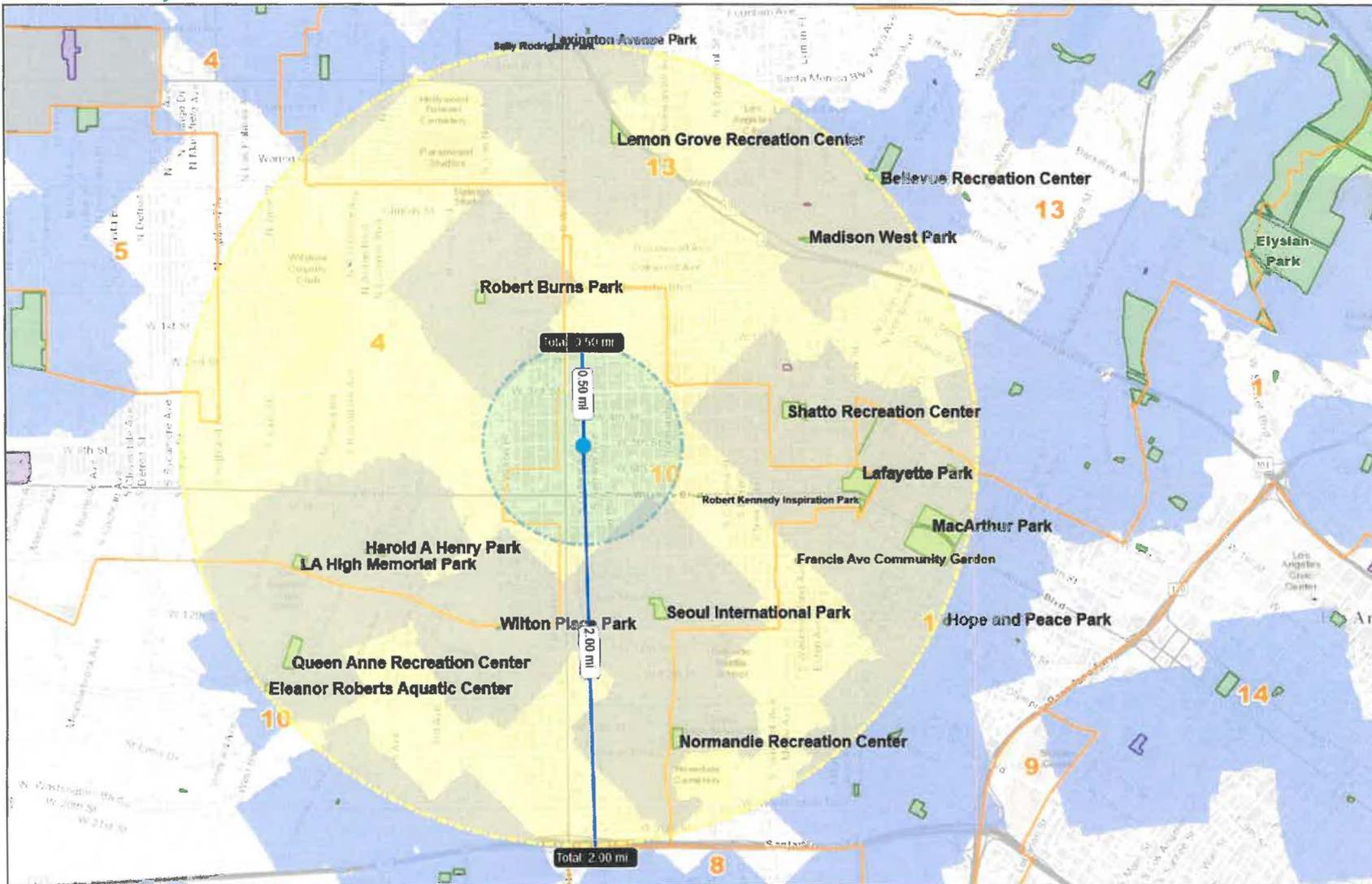




EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

VTT-75032 - Project Site & Surrounding Parks

Attachment 2



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits
- All Neighborhood Service Area

NOTES



SCALE 1: 36,112

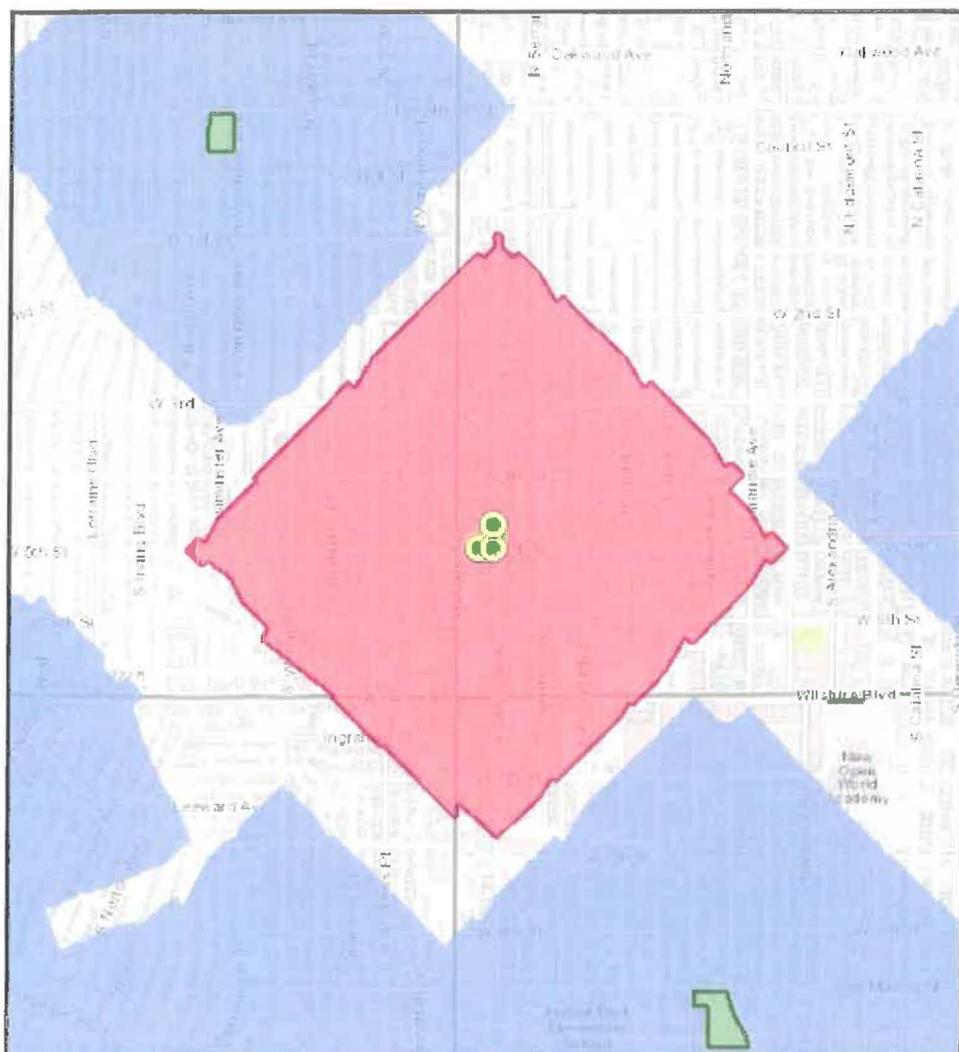
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

Park Analysis Report



Scenario Information

Scenario Name:
VTT-75032 - 500 S. Oxford St

Description:
An 89-unit condominium building with 2 levels of subterranean parking.

Scenario Type:
New Park

Park Class:
Improved

Baseline Dataset*:
All Parks (RAP and Non-RAP)

*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	22,678	21,243

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	10,038	9,383

Residents Served by Age		
Under Age 5:	1,166	1,086
Age 5 to 9:	1,123	1,058
Age 10 to 14:	1,093	1,038
Age 15 to 17:	694	659
Age 18 to 64:	16,593	15,504
Age 65 and Over:	2,009	1,898

Households Served by Annual Income		
Under \$25,000:	3,257	3,033
\$25,000 to \$34,999:	1,322	1,245
\$35,000 to \$49,999:	2,107	1,935
\$50,000 to \$74,999:	1,590	1,469
\$75,000 and Over:	1,762	1,701

Source: Census/ACS 2010