

BOARD REPORT

NO. 17-213

DATE October 4, 2017

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 74876 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u><i>CSB</i></u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

Nail D Williams
General Manager

Approved _____ Disapproved _____ Withdrawn _____
Report to be continued

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT)-74876 (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 General Manager or his designee to provide a report to the Advisory Agency informing them of the Board's 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), the Department of Recreation and Parks (RAP) is to submit a report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both ...".

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PROJECT SUMMARY

The proposed Project is located at 754 South Hope Street in the Financial District in Downtown Los Angeles. The Project, as currently proposed, is the construction of a 40-story mixed-use project, which consists of approximately 409 dwelling units and 7,329 square feet of commercial space. The proposed Project also includes a swimming pool, fitness center, yoga room, outdoor lounges, creative hub, dog wash and dog park. The Project site is approximately 0.83 acres and is currently improved with a parking structure and a surface level parking lot.

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

RAP staff held an Early Consultation meeting with the applicant on February 8, 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.

ADVISORY AGENCY

The Advisory Agency has sent RAP a notification requesting RAP provide its report and recommendations on the Project by **October 17, 2017**. If no written report is provided to the Advisory Agency by that date, the Advisory Agency will assume that RAP has no report to make. The Advisory Agency Filing Notification is attached (Attachment 2).

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

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

Land Dedication

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 = 2.88**
 - **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)**

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The maximum required land dedication for the Project's proposed 409 units would be:

$$2.26 \text{ Acres} = (409 \times 2.88) \times 0.00192$$

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 that would qualify for an exemption per Los Angeles Municipal Code Section 12.33 G, the maximum required land dedication for the Project would be:

$$2.26 \text{ Acres} = (409 \times 2.88) \times 0.00192$$

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 409 would be:

$$\mathbf{\$3,428,409.78} = \$8,382.42 \times 409 \text{ dwelling units}$$

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.

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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:

$$\mathbf{\$3,428,409.78} = \$8,382.42 \times 409 \text{ dwelling units}$$

STAFF ANALYSIS AND RECOMMENDATION

Approximately fifty-four percent (54%) of residents in the City of Los Angeles live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAn sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP has employed a variety of 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. In order for RAP staff to determine which mechanism, land dedication or in-lieu fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

The Project is located within the Financial District of the larger Downtown community. Currently, the Project site is improved with a parking structure and a surface level lot. A combination of residential, commercial and retail buildings surround the Project site. See Attachment 3 for an aerial view of the Project site.

There are two (2) public parks within a half (1/2) mile walking distance radius of the project site. Grand Hope Park is a 2.31 acre park, located at 919 South Grand Avenue, and is owned but not operated by RAP. Grand Hope Park is open to the public and currently improved with a playground, walking paths and benches. The second park, Pershing Square, is a 4.44 acre park located at 532 South Olive Street. Pershing Square, which is located atop an underground public parking facility, is currently improved with a large plaza, landscaped areas, a children's play area, and community rooms, for the use of the general public and the surrounding community. There are 2 future/proposed parks within two (2) miles of the Project site, 1st and Broadway Park and the 6th Street Bridge Park. A map showing the project location and nearby public parks is attached hereto (Attachment 4).

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 One (1) new resident within a half-mile (1/2) walking distance (Attachment 5).

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

FISCAL IMPACT STATEMENT

The Fiscal Impact is unknown at this time.

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

LIST OF ATTACHMENTS

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

8TH & HOPE

03/30/2017

ATTACHMENT 1







DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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Filing Notification and Distribution

Vesting Tentative Tract Map No.: VTT-74876
Property Address: 754 S. HOPE
Community Plan: CNETRAL CITY

Filing & Map Stamp Date: 9/6/2017

Distribution Date: 9/7/2017

- COUNCIL DISTRICT NO. 14
- Neighborhood Council
- Bureau of Engineering
- Dept. of Building and Safety - Grading
- Dept. of Building and Safety – Zoning
- Dept. of Transportation, CWPC Section
- DWP Real Estate
- DWP Water Engineering & Distribution
- Dept. of Fire, Engineering and Hydrant Unit
- Bureau of Street Lighting
- Housing Department (no P.S.)

Hillside Yes NoThomas Guide: - GRID E4
D.M.: 634

- Animal Regulation (hillside only)
- Department of Recreation and Parks
- Bureau of Sanitation
- SSIED (haul route only)
- Board Of Education (no P.S.)
- County Health Department (no P.S.)
- GIS (Fae Tsukamoto)
- Imaging Services

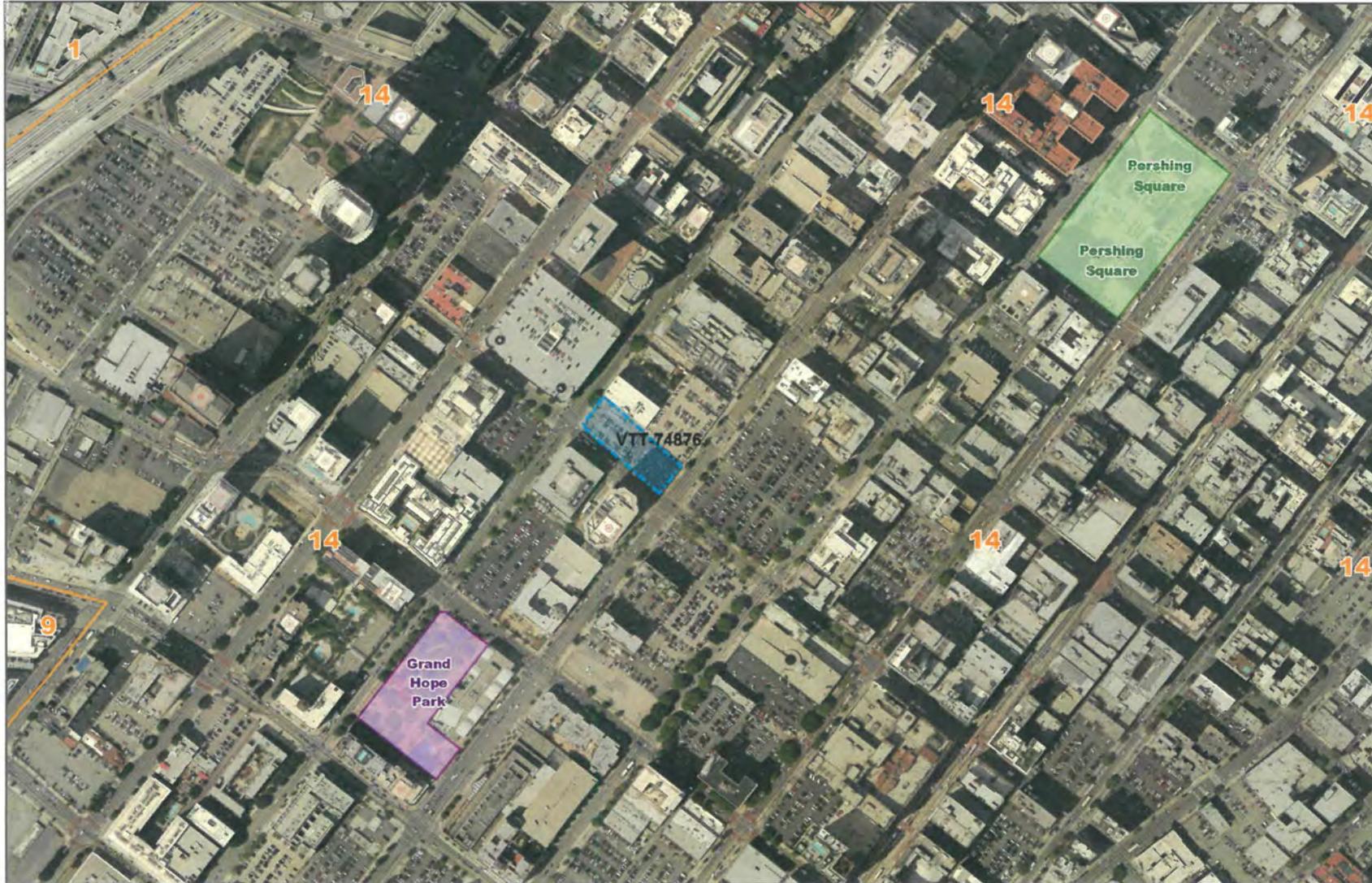
Please send your reports to the following e-mail address: planning.majorprojects@lacity.org. Thank you.Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter. If we have not received a written report from you by **OCTOBER 17, 2017** we will assume that you have no report to make.Charles J. Rausch, Jr.
Deputy Advisory Agency

Susan Jimenez
Administrative Clerk



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

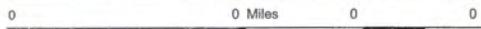
VTT-74876 - Aerial View of Project Site



LEGEND

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

NOTES



SCALE 1:4,514

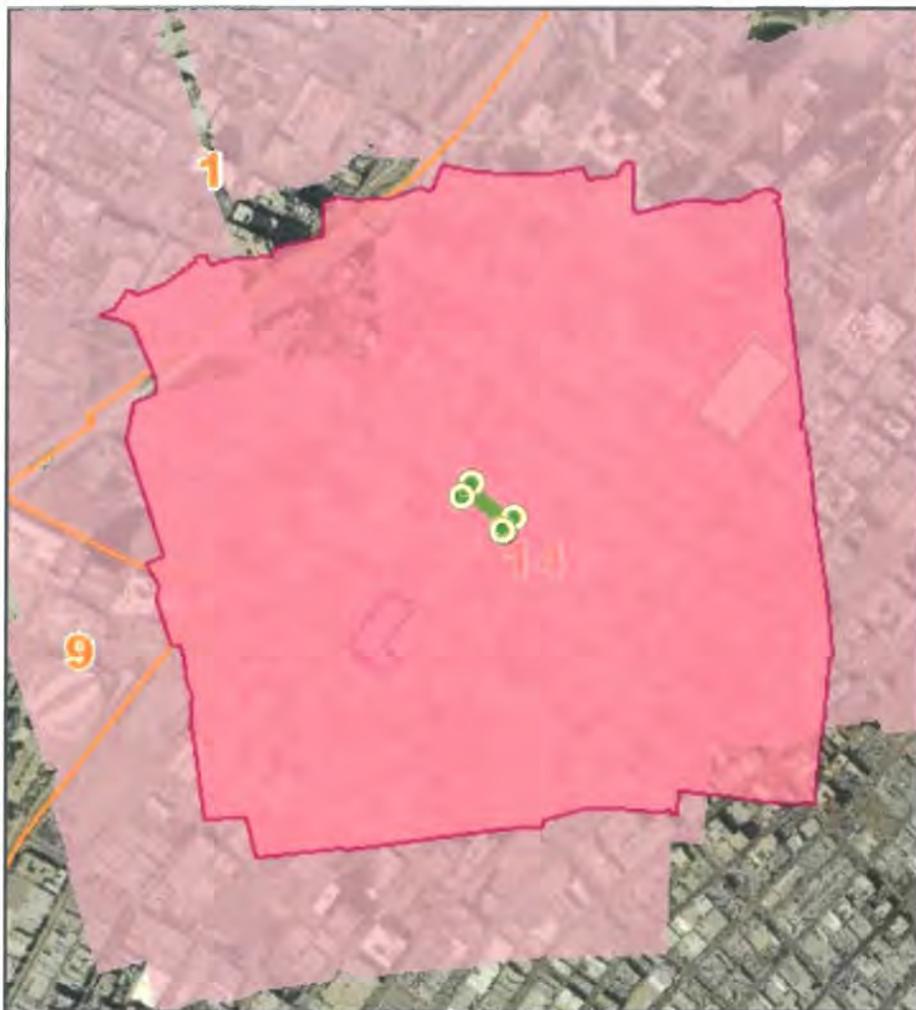
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

754 South Hope Street

Description:

40-story mixed-use project, which consists of approximately 409 dwelling units and 11,432 square feet of commercial space

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:	9,382	1

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	6,128	0

Residents Served by Age		
Under Age 5:	197	0
Age 5 to 9:	88	0
Age 10 to 14:	107	0
Age 15 to 17:	72	0
Age 18 to 64:	7,625	1
Age 65 and Over:	1,293	0

Households Served by Annual Income		
Under \$25,000:	3,146	0
\$25,000 to \$34,999:	276	0
\$35,000 to \$49,999:	508	0
\$50,000 to \$74,999:	643	0
\$75,000 and Over:	1,555	0

Source: Census/ACS 2010