

APPROVED

MAY 01 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-085

DATE May 1, 2019

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 70452-M3 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz, R. Barajas, H. Fujita, V. Israel, S. Piña-Cortez, N. Williams

for

CPD

[Signature] General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 70452-M3 (Project) to pay in-lieu fees...
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency...

PARK FEE SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update ordinance) became effective on January 11, 2017. The ordinance requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee for the purpose of developing park and recreational facilities.

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..."

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Pursuant to LAMC Section 17.04 (Subdivision Committee), 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 ..."

PROJECT SUMMARY

The proposed Project is located at 1545 North San Fernando Road in the Northeast Los Angeles Community Plan Area. The Project, as currently proposed, contains a 108-unit affordable senior housing project which includes 107 affordable dwelling units and 1 managers' unit, and a 42 unit affordable residential housing project of which 41 are affordable and 1 is a managers' unit. The Project also contains approximately 8,100 square feet of non-residential floor area.

The Project is the final phase of a larger overall mixed use development being constructed at this location. (Attachment 1)

EARLY CONSULTATION MEETING

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

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **February 21, 2019**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **March 4, 2019**. On March 15, 2019, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **April 24, 2019**. The Advisory Agency Filing Notification is attached (Attachment 2).

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

REQUIRED LAND DEDICATION AND IN-LIEU FEE PAYMENT

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

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LAMC 12.33 D.2.b states “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.”

Land Dedication

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 based on the number of non-exempt net new dwelling units in the proposed project 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 RAP rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum required land dedication for the Project’s proposed 150 units would be:

$$1.08 \text{ Acres} = (150 \times 2.88) \times 0.00251$$

It should be noted that per LAMC Section 12.33 G, the land dedication estimate is subject to change based on the number of exempt Affordable Housing Units included as part of the Project.

If the project is built with the 148 affordable housing units proposed the land dedication for the Project would be:

$$0.01 \text{ Acres} = (2 \times 2.88) \times 0.00251$$

Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any 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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board of Recreation and Park Commissioners’ (Board) would need to approve (or disapprove) any proposed park land dedication before that land can be acquired and accepted

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by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That Report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the in-lieu fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision). RAP shall collect these fees pursuant to LAMC Section 19.17. As of July 1, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$12,607.00 x number of new non-exempt dwelling units

Based on the current Park Fees payment schedule, the in-lieu fee for the Project is estimated to be:

\$1,891,050 = \$12,607 x 150 dwelling units

Again, it should be noted that the in-lieu fee estimate is subject to change depending on the Park Fee schedule in effect in the year of payment. Additionally, the in-lieu fee may also be reduced due to exempt Affordable Housing Units, previously paid Dwelling Unit Construction Tax, or credits granted for privately owned recreational facilities.

If the Project is built with the 148 affordable housing units currently proposed, the in-lieu fee for the Project would be:

\$25,214 = \$12,607 x 2 dwelling units.

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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active

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or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed development projects is existing park service radius gaps. Approximately fifty-five percent (55%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAN sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Northeast Los Angeles area of the City and within the Northeast Los Angeles Community Plan Area. Currently, the proposed Project site is developed with previous phases of this Tract Map which have already been recorded. This affordable housing project consist of Lots 2B and 5 is the final phase of this Tract Map. This project is located immediately adjacent to the Rio de Los Angeles State Park. An aerial view of the Project site is attached hereto (Attachment 3).

The Project is located in a high density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile (1/2) walking distance of the Project site (EPADSS): 6,125 persons (9,555 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Northeast Los Angeles Community Plan Area (2014 American Community Survey): 9,683 persons per square mile.

Project Open Space and Recreational Areas

The development site includes approximately 15,000 square feet of common open space identified as Lot 6 on Attachment 1. This open space will be developed as passive outdoor space with landscaping and seating areas. This common space will be available to all the residents of the Project.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, it does not appear that this open space will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

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As currently proposed, these proposed recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the Project's residents.

Public Park Access

There are a number of public parks with a two (2) mile radius of the Project site. A map showing the project location and nearby park service area gaps is attached hereto (Attachment 4).

There are two RAP-operated public parks within a half-mile walking distance from the Project. Those parks are:

- Rio de Los Angeles State Park, a 39.39-acre park located at 1900 North San Fernando Road. Rio de Los Angeles State Park is currently improved with playgrounds, multipurpose fields, and a multipurpose center.
- Cypress Recreation Center, a 3.49-acre park located at 3630. Cypress Recreation Center is currently improved with a children's play area, multipurpose fields and a recreation center.

There is one RAP-operated public park that is about a one mile walking distance from the Project. That parks is:

- Elysian Park, a 544.17-acre park located at 929 W. Academy Road. Elysian Park is currently improved with a number of amenities including ball fields, children's play areas, picnic areas, an arboretum and Grace E. Simons Lodge.

As previously noted in the Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately 1,089 new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 1). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (1/2) walking distance. If the Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (1/2) walking distance of a public park.

Nearby Public Park Projects

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

There are no park renovation projects currently in development within a two (2) mile radius of the Project site.

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Staff Recommendation

The Project is located in a high density area of the City. The density of the area within walking distance of the Project site is higher than the average density of the City but is lower than the average density of the Community Plan Area in which the Project is located.

The Project site is not located in an existing park service radius gap as the Project is adjacent to Rio de Los Angeles State Park.

If a new public park was provided at the Project location, the park would serve Project residents and would serve approximately 1,089 new, previously unserved, residents within a half-mile (1/2) walking distance.

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

As the proposed number of exempt affordable units in the Project could ultimately drastically decrease the required land dedication from the 0.80 acres to 0.01 acres for the 2 market-rate manager's units, staff has determined that the likely final land dedication amount is too small to develop a usable and functional public park space.

Therefore, staff recommends that the appropriate mitigation measure for this Project is the payment of in-lieu fees.

FISCAL IMPACT STATEMENT

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

This Report was prepared by Melinda Gejer, City Planning Associate, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

LIST OF ATTACHMENTS

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

SAN FERNANDO RD.

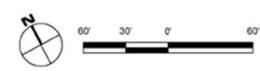
Rio de Los Angeles State Park



URBAN CONTEXT PLAN

Note: This exhibit is for planning purposes only and depicts general layouts. Parcel boundaries as shown are general and not based on accurate survey information.

MCCORMACK
BARON
SALAZAR



180 E. Main St.
Suite 208
Tustin, CA 92780
714.426.0248



landscape architecture
9.29.2014

TAYLOR YARD VILLAGE

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

Modification of Condition #21

Filing Notification and Distribution

Tract Map No. VTT-70452-CN- M3

Tract Map Date: N/A

Property Address: 1545 N. San Fernando Road

Community Plan: Northeast Los Angeles

Distribution Date: March 15, 2019

Deemed Complete Date: N/A

COUNCIL DISTRICT NO. 1

Hillside Yes No

Neighborhood Council District:

Greater Cypress Park

Bureau of Sanitation

Bureau of Engineering

St. Services / Investigation & Enforcement-(haul routes)

Dept. of Building and Safety - Grading

Urban Forestry / Land Development Section

Dept. of Building and Safety – Zoning

Housing Department (No P.S.)

Dept. of Transportation

Board of Education/Environmental Health & Safety (No P.S.)

DWP Real Estate

Board of Education/Transportation (No P.S.)

DWP Water Design

Dept. of Fire, Engineering and Hydrant Unit

County Health Department (No P.S.)

Bureau of Street Lighting

GIS (Final Map & LOD)

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

DATE DUE: UPON RECEIPT

Please send your reports to the following e-mail address: jane.choi@lacity.org and maria.reyes@lacity.org. Thank you.

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

VINCENT P. BERTONI, AICP
Advisory Agency

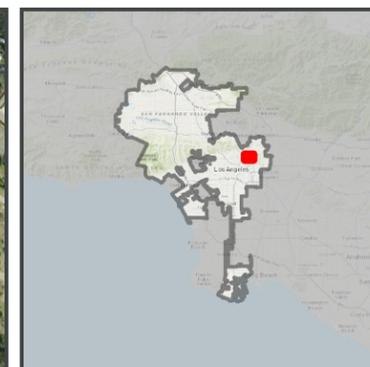
KEVIN S.GOLDEN
Deputy Advisory Agency
200 N. Spring Street, Room 621



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Site

Attachment 3



LEGEND

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

NOTES

0 0 Miles 0 0

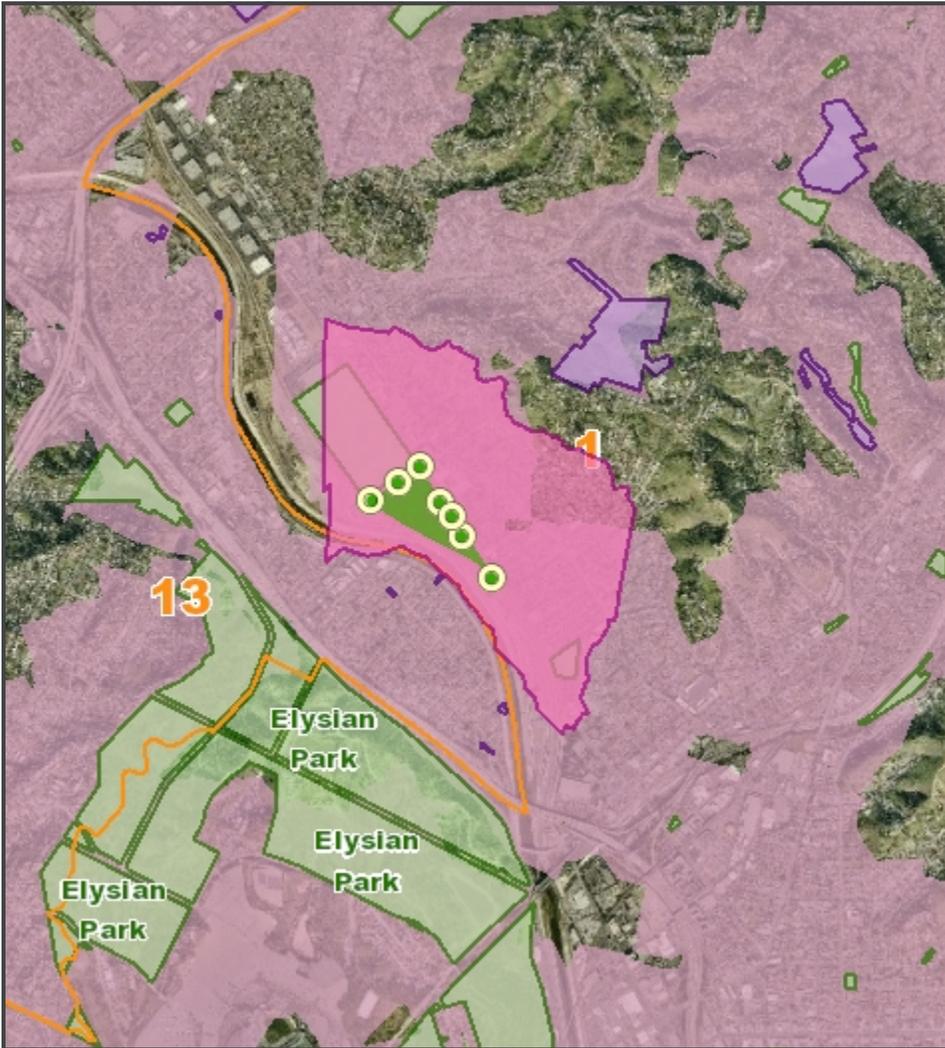
SCALE 1: 9,028

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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Printed: 03/28/2019



Park Analysis Report



Scenario Information

Scenario Name:

VTT-70452

Description:

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:	6,125	1,089

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,657	306

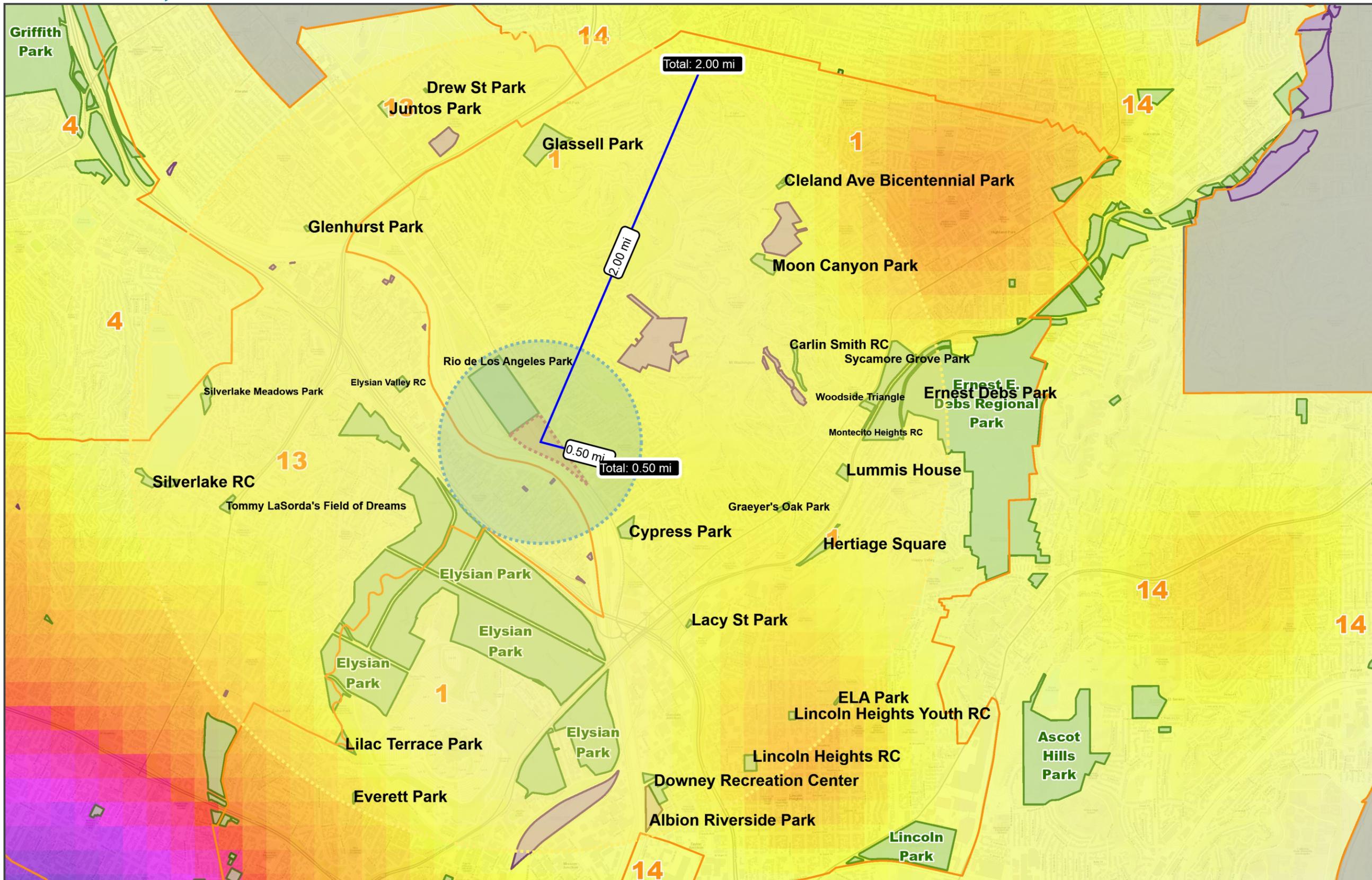
Residents Served by Age

Under Age 5:	453	77
Age 5 to 9:	420	74
Age 10 to 14:	460	84
Age 15 to 17:	319	65
Age 18 to 64:	3,848	663
Age 65 and Over:	625	126

Households Served by Annual Income

Under \$25,000:	408	82
\$25,000 to \$34,999:	206	49
\$35,000 to \$49,999:	258	39
\$50,000 to \$74,999:	414	78
\$75,000 and Over:	371	58

Source: Census/ACS 2010



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- Future Parks
- City Limits
- Total Population
- High : 46313.7
- Low : 0

NOTES



SCALE 1: 36,112

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