

APPROVED

MAY 17, 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-125

DATE May 17, 2017

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 74855 – 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>RB</i></u>	N. Williams _____
H. Fujita _____	



 General Manager

Approved ✓ Disapproved _____ Withdrawn _____
 As Amended _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT)-74855 (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;
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 (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 15418 Bermuda Street and 10824-10841 Sepulveda Boulevard in the Mission Hills community of the City. The Project is a fifty-two (52) unit, including seven (7) affordable units, five (5) story apartment building with four (4) levels of residential one (1) grade level parking garage. The Project, as currently proposed, includes two (2) restaurants, parking lot and vacant lot. The Project site is approximately .071 acres.

Conceptual renderings of Project are attached (Attachment 1)

RAP staff held an Early Consultation meeting with the applicant on April 13, 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 May 23, 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.

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 = 2.88**
 - **F =** Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00186 (1.86 acres of park land per 1,000 residents)**

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The maximum required land dedication for the Project would be:

$$0.28 \text{ Acres}^* = (52 \times 2.88) \times 0.00186$$

*The land dedication estimate is subject to change based on the number of exempt Affordable Housing Units included as part of the Project.

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 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 January 11, 2017, Residential Subdivision projects that are subject to the Quimby in-lieu fee shall pay

- **\$8,122.50 x number of new non-exempt dwelling units**

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

$$\mathbf{\$422,370.00}^* = \$8,122.50 \times 52 \text{ dwelling units}$$

*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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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 Office of Sustainability 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 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 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 Mission Hills neighborhood of the City. Currently, industrial two restaurants, a parking lot and a vacant lot are located at the Project site. The 118 freeway is immediately to the south of the Project site. To north, east and west of the Project site is a mix of residential and commercial buildings.

There are two (2) parks within a half-mile (1/2) mile walking distance from the project site. The nearest public park to the project site is the Andres Pico Adobe Park, located at 10940 Sepulveda Boulevard. The Andres Pico Adobe, the second oldest Adobe home in the City of Los Angeles, is a "living" museum with a lawn. The second park is Brand Park, which is located at 15174 San Fernando Mission Road. In order for Project residents to access either facility it would require residents to traverse cross Sepulveda Boulevard or Brand Boulevard, both of which are very busy streets with sidewalks but have limited pedestrian crossing points. A map showing the project location and nearby public parks is attached hereto (Attachment 2). If a new public park was provided at the Project location the park would serve approximately Six Hundred Seventy Four (674) new residents within a 1/2 mile (Attachment 3).

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

FISCAL IMPACT STATEMENT

~~The acceptance of the Park Fee will have no impact on the RAP's General Fund.~~

The fiscal impact is unknown at this time.

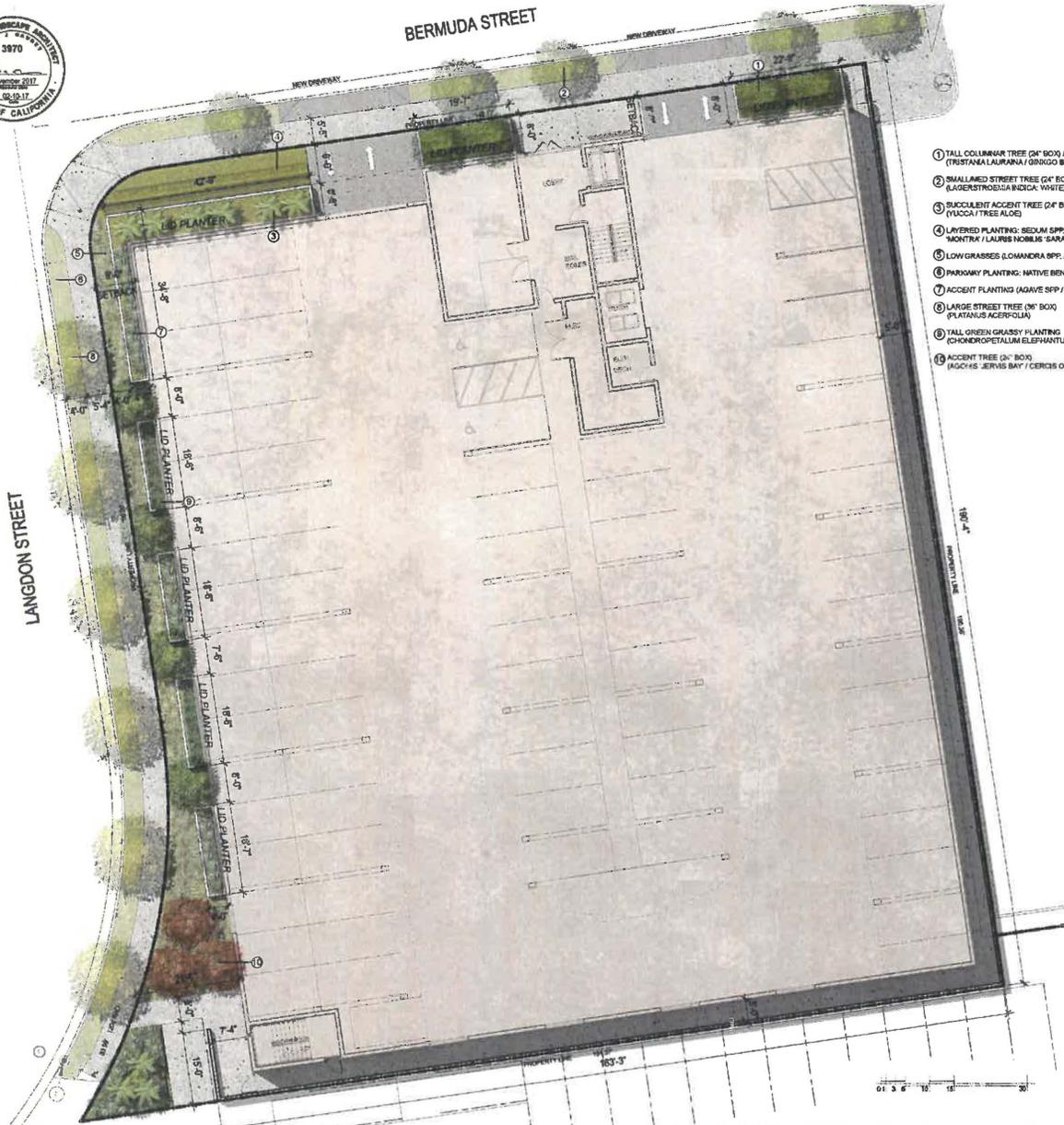
This Report was prepared by Meghan Luera, Management Assistant, Planning, Maintenance and Construction Branch.

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LIST OF ATTACHMENTS

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



- ① TALL COLUMNAR TREE (24" BOX) / RAISED LID PLANTER (TRISTANIA LAURINA / GINKGO BILOBA)
- ② SMALLER STREET TREE (24" BOX) (LAGERSTROEMIA INDICA - WHITE)
- ③ SUCCULENT ACCENT TREE (24" BOX) / LID PLANTER (YUCCA / TREE ALOE)
- ④ LAYERED PLANTING: SEDUM SPP. / OLEA EUROPEA / MONTRICHENIA / LAURUS NOBILIS / SAMOLUS
- ⑤ LOW GRASSES (LOMANDRA SPP. / MUEHLENBERGIA SPP.)
- ⑥ PRODRY PLANTING: NATIVE BENT GRASS
- ⑦ ACCENT PLANTING (AGAVE SPP. / ALOE SPP.)
- ⑧ LARGE STREET TREE (36" BOX) (PLATANUS ACERFOLIA)
- ⑨ TALL GREEN GRASSY PLANTING (CHONDRPETALUM ELEPHANTUM)
- ⑩ ACCENT TREE (24" BOX) (AGONIS JERVIS BAY / CERCIS OCCIDENTALIS)

SUGGESTED PLANT PALETTE: GROUND

BOTANICAL NAME	COMMON NAME
STREET TREES (24"/36" BOX): OR AS APPROVED BY STREET TREE DIVISION	
LAGERSTROEMIA INDICA	CREPE MYRTLE
PLATANUS ACERFOLIA	LONDON PLANE TREE
TALL COLUMNAR TREE (24" BOX):	
GINKGO BILOBA	MAIDENHAIR TREE
TRISTANIA LAURINA	WATER GUM
SUCCULENT ACCENT TREE (24" BOX):	
ALOE 'HERCULES'	TREE ALOE
YUCCA ALOPFLIA 'MARGINATA'	GOLDEN SPANISH DAGGER
SMALL ACCENT TREE (24" BOX):	
AGONIS FLEX. 'JERVIS BAY'	AFTERDARK PEPPERMINT TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
ACCENT PLANTING (5 GALLON):	
AGAVE SPECIES	AGAVE
ALOE SPECIES	ALOE
GRASSES (5 GALLON):	
CHONDRPETALUM ELEPHANT.	LARGE CAPE RUSH
DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED TURF LILY
LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH
MUEHLENBERGIA CAP-REGAL MIST	PINK MUHLY
MUEHLENBERGIA RIGENS	DEER GRASS
GRASSES (SOD):	
AGROSTIS PALLENS	NATIVE BENT GRASS

OPEN SPACE

COMMON OPEN SPACE PROVIDED: 6722 SF
 25% OF OPEN SPACE REQUIRED LANDSCAPE: 1680 SF
 LANDSCAPE PROVIDED: 1789 SF
 2ND / COURTYARD LEVEL: 1445 SF
 5TH / ROOF LEVEL: 344 SF

NOTE:
 SEE ARCHITECTURAL SHEETS FOR:
 -PROJECT SUMMARY FOR OPEN SPACE CALCULATIONS.
 -COLORED BUILDING RENDERINGS
 -NO PROTECTED TREES ON SITE.



TREES REQUIRED: 13

TREES PROVIDED: 40
 24" BOX: 32
 36" BOX: 8



VICINITY MAP

OWNER:
 E.D.D.G. INC.
 EL BAYAR DESIGN &
 DEVELOPMENT GROUP INC.
 22834 BRENFORD STREET
 WOODLAND HILLS, CA 91364
 319.503.1295

ARCHITECTURAL CONSULTANTS:
 MALEKIAN + ASSOCIATES
 2288 HONOLULU AVE 1A
 MONTEROSE, CA 91020

LANDSCAPE CONSULTANTS:
 DRK GAUDET
 GAUDET DESIGN GROUP
 2109 STONER AVENUE
 WEST LOS ANGELES, CA 90025
 319.828.4988

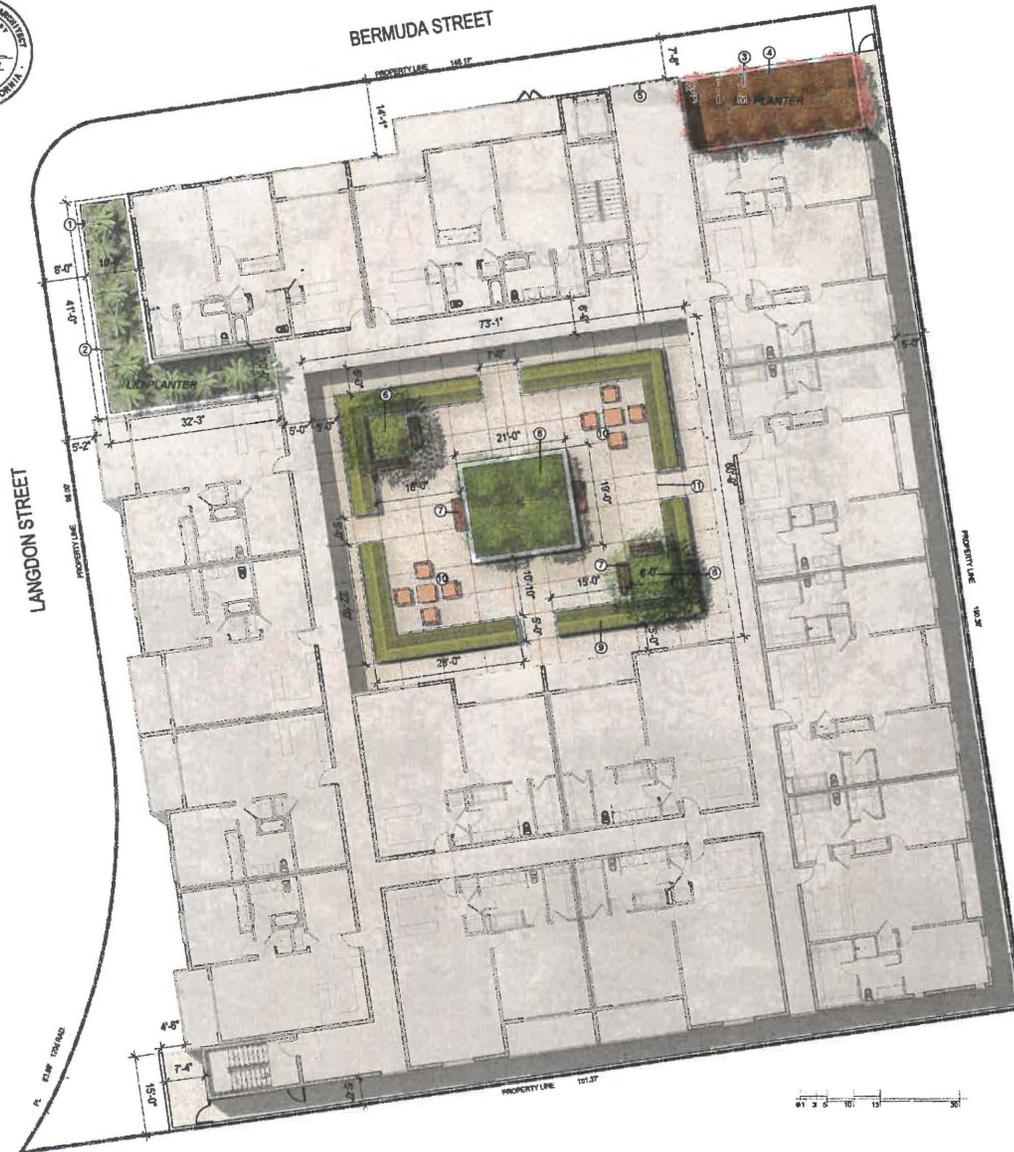


FEBRUARY 7TH, 2017

15490 BERMUDA STREET
 LOS ANGELES, CA (APN: 2664-013-036)
 Entitlement: Ground Level Landscape Plan

SCALE : 3/32" = 1'-0"





- ① SMALL SUCCULENT ACCENT TREE (ALOE 'HERCULES' - TREE ALOE)
- ② MEDIUM GRASS PLANTING (LOMANDRA SPP. / CHONDROPETALUM SPP.)
- ③ SMALL COLOR ACCENT TREE - (AGONIS 'JERVIS BAY')
- ④ SUCCULENTS UNDERPLANTING (AEONUM SPP. / SENECIO SPP.)
- ⑤ 42" HIGH GUARDRAIL
- ⑥ SPECIMEN TREE (24" BOX) / RAISED PLANTER (OLEA EUROPAEA 'SWAN HILL')
- ⑦ BENCH SEATING
- ⑧ SMALL TREE GROUPING (24" BOX) / RAISED PLANTER (LAGERSTROEMIA INDICA)
- ⑨ LAYERED HEDGE PLANTING / RAISED PLANTER
- ⑩ LOUNGE SEATING
- ⑪ ARCHITECTURAL PAVING



SUGGESTED PLANT PALETTE: 2ND / 3RD LEVEL

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>SPECIMEN TREE (30" BOX):</u>	
MELALEUCA NESOPHILA	PINK MELALEUCA
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
<u>SUCCULENT ACCENT TREE: (24" BOX)</u>	
ALOE 'HERCULES'	TREE ALOE
<u>SMALL ACCENT TREE (24" BOX):</u>	
AGONIS FLEX. 'JERVIS BAY'	AFTERDARK PEPPERMINT TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
LAGERSTROEMIA INDICA	CRAPE MYRTLE
<u>SMALL HEDGE PLANTING (15 GALLON):</u>	
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE
<u>GRASSES (5 GALLON):</u>	
CHONDROPETALUM ELEPHANT.	LARGE CAPE RUSH
DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED TURF LILY
LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH
<u>SUCCULENT PLANTING (5 GALLON):</u>	
AEONUM 'MINT SAUCER'	GREEN AEONUM
AEONUM ARBOREUM 'ZWARTKOP'	BLACK ROSE AEONUM
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE
ECHEVERIA 'AFTERGLOW'	ECHEVERIA
SEDUM NUESBAUMERIANUM	COPPERTONE STONECROP
SENECIO CYLINDRICUS	NARROW-LEAF CHALKSTICKS
SENECIO ROWLEYANUS	STRING-OF-PEARLS SENECEO



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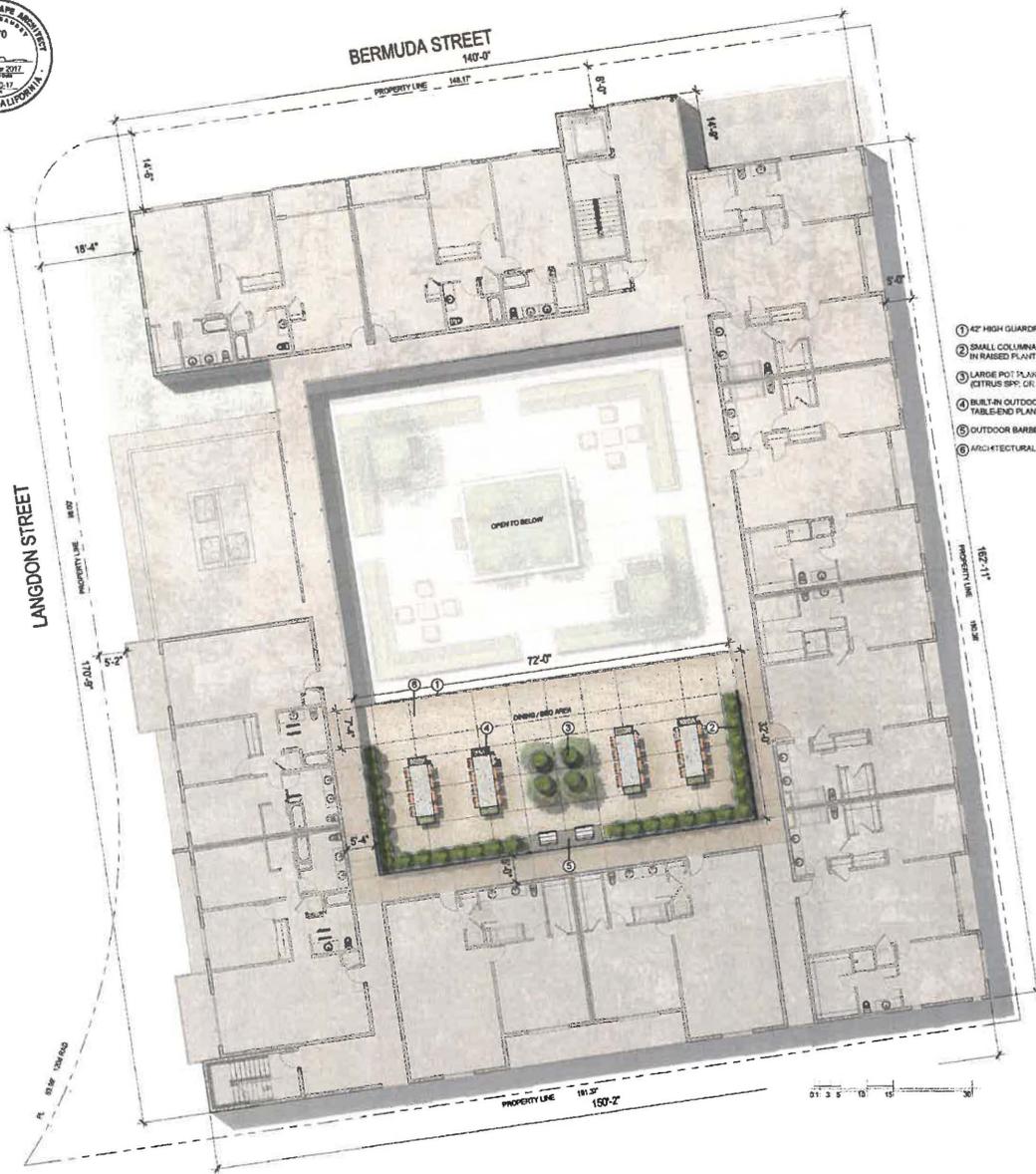


FEBRUARY 7TH, 2017

15490 BERMUDA STREET
LOS ANGELES, CA (APN: 2664-013-036)
Entitlement: 2nd Level Landscape Plan

SCALE : 3/32" = 1'-0"





- ① 42" HIGH GUARDRAIL
- ② SMALL COLUMNAR TREE/SCREEN PLANTING (24" BOX) IN RAISED PLANTER (LAURUS NOBILIS / ELAEOCARPUS)
- ③ LARGE POT PLANTING WITH MEDIUM TREE (24" BOX) (CITRUS SPECIES OR OLEA EUROPAEA)
- ④ BUILT-IN OUTDOOR SEATING WITH GRASS PLANTING AT TABLE-END PLANTERS (LOMANDRA SPECIES)
- ⑤ OUTDOOR BARBEQUE AND COUNTER AREA
- ⑥ ARCHITECTURAL FINISH



SUGGESTED PLANT PALETTE: 5TH LEVEL

	BOTANICAL NAME	COMMON NAME
COLUMNAR TREE/SCREEN (24" BOX):	ELAEOCARPUS DECIPENS LAURUS NOBILIS	JAPANESE BLUEBERRY TREE SWEET BAY
MEDIUM TREE (24" BOX):	CITRUS SPECIES OLEA EUROPAEA 'SWAN HILL'	CITRUS TREE FRUITLESS OLIVE
GRASSES (5 GALLON):	DIANELLA TASMANICA 'VARIEGATA' LOMANDRA LONGIFOLIA BREEZE	VARIEGATED TURF LILY DWARF MAT RUSH



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FEBRUARY 7TH, 2017

15490 BERMUDA STREET
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Entitlement: 5th Level Landscape Plan

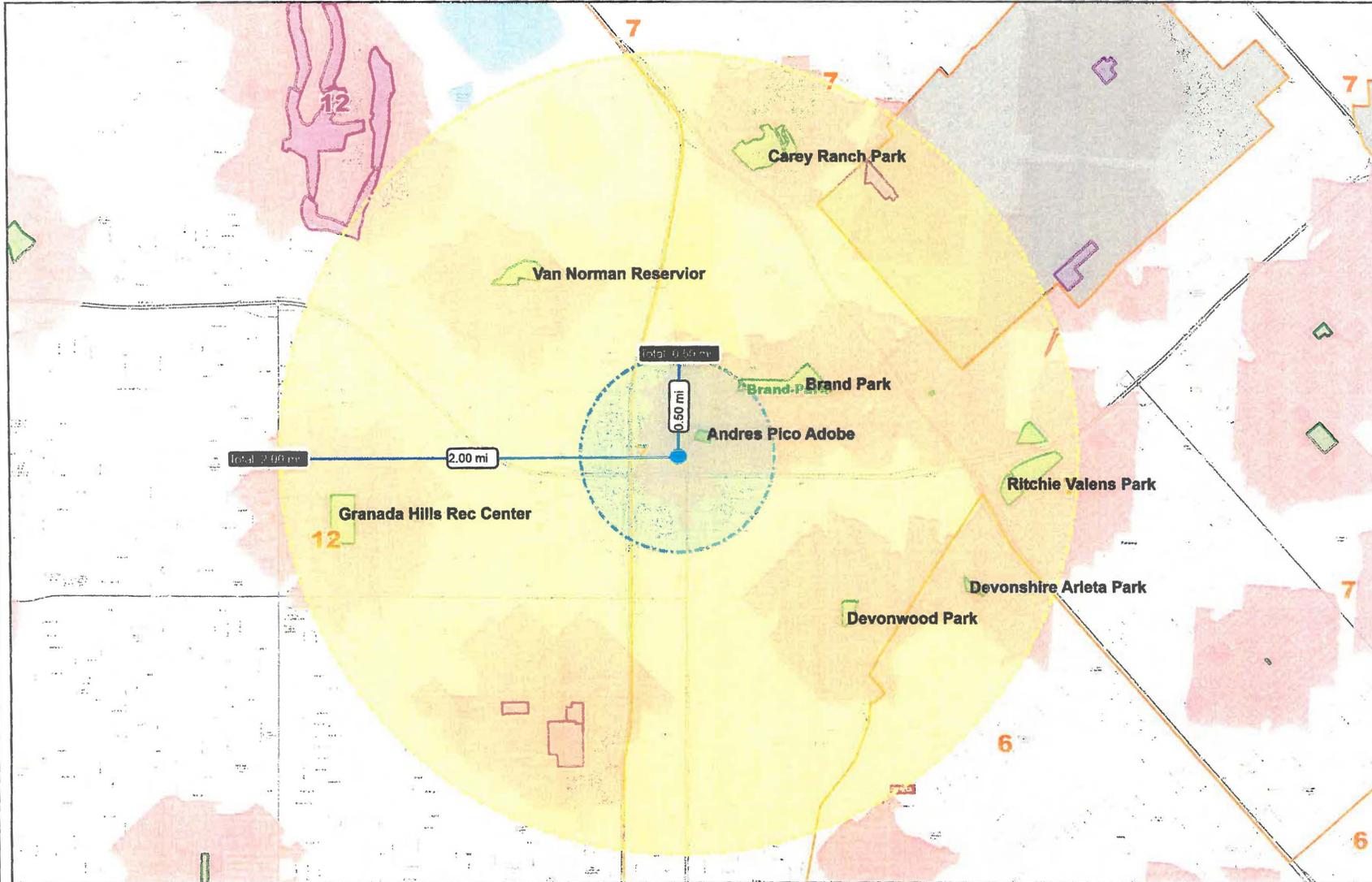
SCALE : 3/32" = 1'-0"





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

VTT-74855 - Project Site & Surrounding Parks



LEGEND

- City Council Districts
- Unimproved Parks
- Existing Parks
 - Non-RAP
 - RAP
- City Limits
- All Improved Service Areas

NOTES



SCALE 1: 36,112

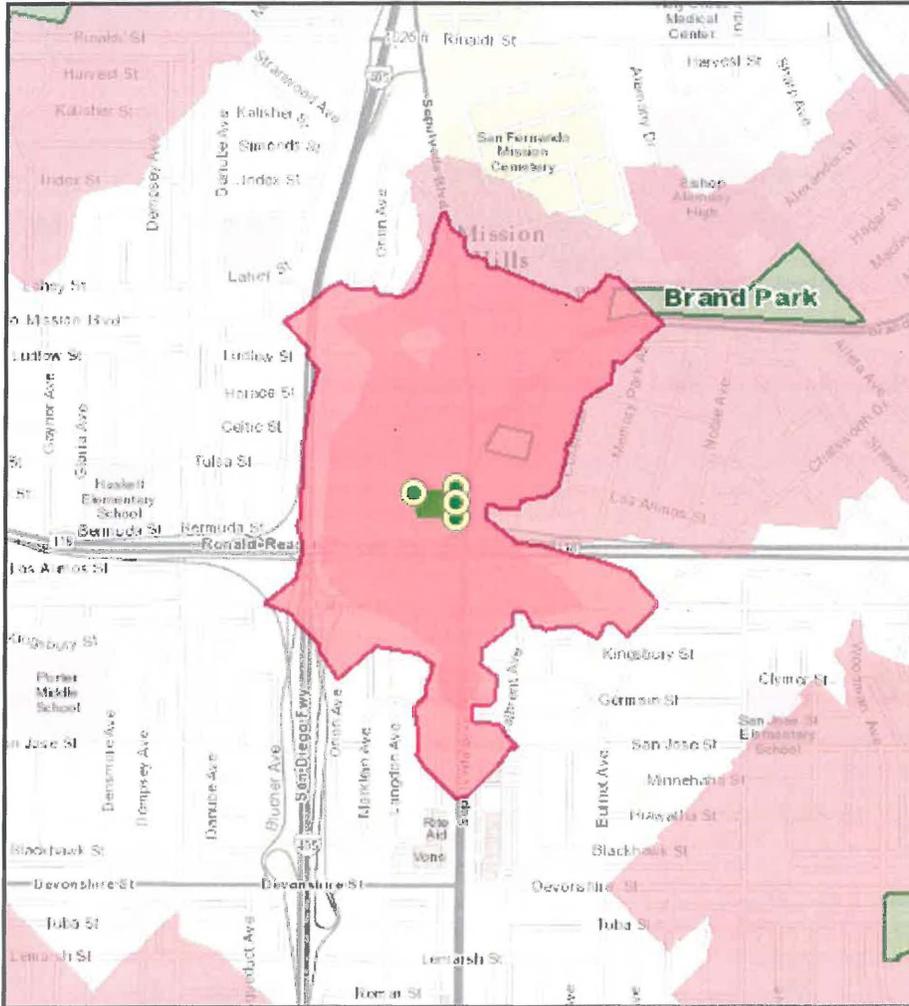
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

Park Analysis Report



Scenario Information

Scenario Name:

VTT-74855

Description:

The Project is a 52-unit, including 7 affordable units, 5-story apartment building with 4 levels of residential one grade level parking garage.

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:	1,212	674

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	481	190

Residents Served by Age

Age Group	Total Residents Served	Currently Non-Served Residents Served
Under Age 5:	65	50
Age 5 to 9:	50	39
Age 10 to 14:	71	59
Age 15 to 17:	43	38
Age 18 to 64:	644	404
Age 65 and Over:	339	84

Households Served by Annual Income

Income Bracket	Total Households Served	Currently Non-Served Households Served
Under \$25,000:	143	38
\$25,000 to \$34,999:	17	6
\$35,000 to \$49,999:	59	14
\$50,000 to \$74,999:	122	52
\$75,000 and Over:	140	80

Source: Census/ACS 2010