

# APPROVED

SEP 06 2017

BOARD REPORT

BOARD OF RECREATION  
AND PARK COMMISSIONERS

NO. 17-191

DATE September 6, 2017

C.D. 7

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 77105 – 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Withdrawn \_\_\_\_\_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)-77105 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 ...".

Project Summary

The Project is located at 11211 North Sepulveda Boulevard in the Mission Hills community of the City. The Project is a residential development of Sixty-Five (65) for-sale homes. The Project also includes an approximately 7,000 square foot (0.161 acres) common open space area (park) for project residents that will be improved with six (6) guest parking spots, a synthetic turf

## BOARD REPORT

PG. 2 NO. 17-191

area, decomposed granite pathway, outdoor barbeques, outdoor eating areas, bike rack and meandering pathway. The Project site is approximately 3.50 acres and is currently improved with a parking lot.

Conceptual Renderings of the Project site are attached (Attachment 1).

RAP staff held an Early Consultation meeting with the applicant on June 29, 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 September 11, 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 = 0.00192 (1.92 acres of park land per 1,000 residents)**

The maximum required land dedication for the Project's proposed 65 units would be:

$$0.36 \text{ Acres} = (65 \times 2.88) \times 0.00192$$

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

$$0.36 \text{ Acres} = (65 \times 2.88) \times 0.00192$$

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:

## BOARD REPORT

PG. 3 NO. 17-191

- 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 65 would be:

$$\mathbf{\$544,857.30} = \$8,382.42 \times 65 \text{ dwelling units}$$

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:

$$\mathbf{\$544,857.30} = \$8,382.42 \times 65 \text{ dwelling units}$$

### 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,

## BOARD REPORT

PG. 4 NO. 17-191

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 Mission Hills neighborhood of the City. Currently, the Project site is a parking lot. A cemetery and high school are to the east of the Project site. Residential buildings surround the Project site on the north, west and south sides.

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 Brand Park, which is located at 15174 San Fernando Mission Road. Brand Park features a small community building, a rose garden (Brand Park Memory Garden), and two baseball diamonds. The second nearest park is Andres Pico Adobe Park, which is 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. A map showing the project location and nearby public parks is attached (Attachment 2).

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 Two Hundred Forty Two (242) new residents within a half-mile (1/2) walking distance (Attachment 3).

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

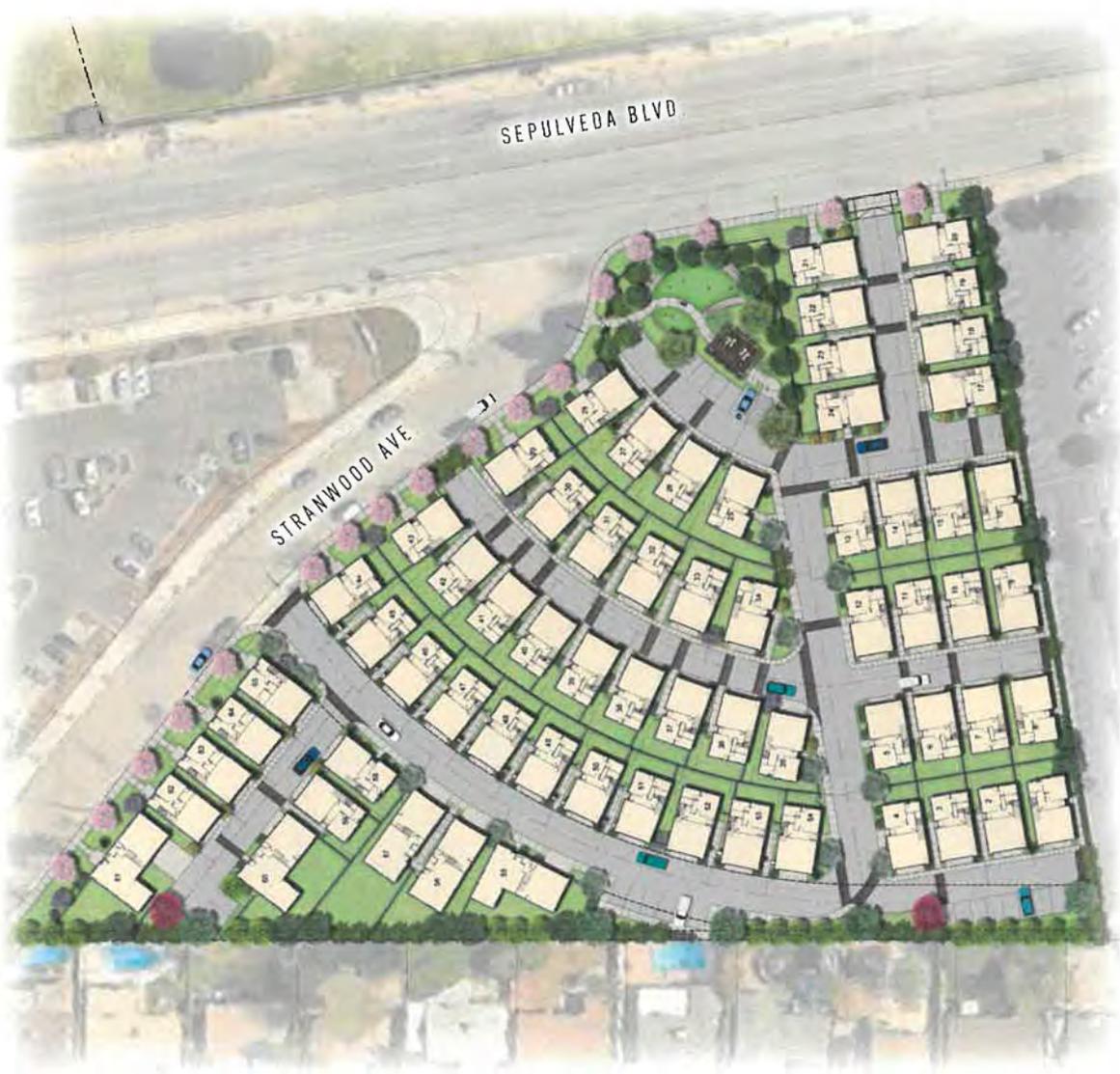
### FISCAL IMPACT STATEMENT

The fiscal impact is unknown at this time.

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

### LIST OF ATTACHMENTS

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



CONCEPTUAL LANDSCAPE PLAN - L.1

TRACT #77105 - MISSION HILLS, CA

YL PROSPECT, LLC

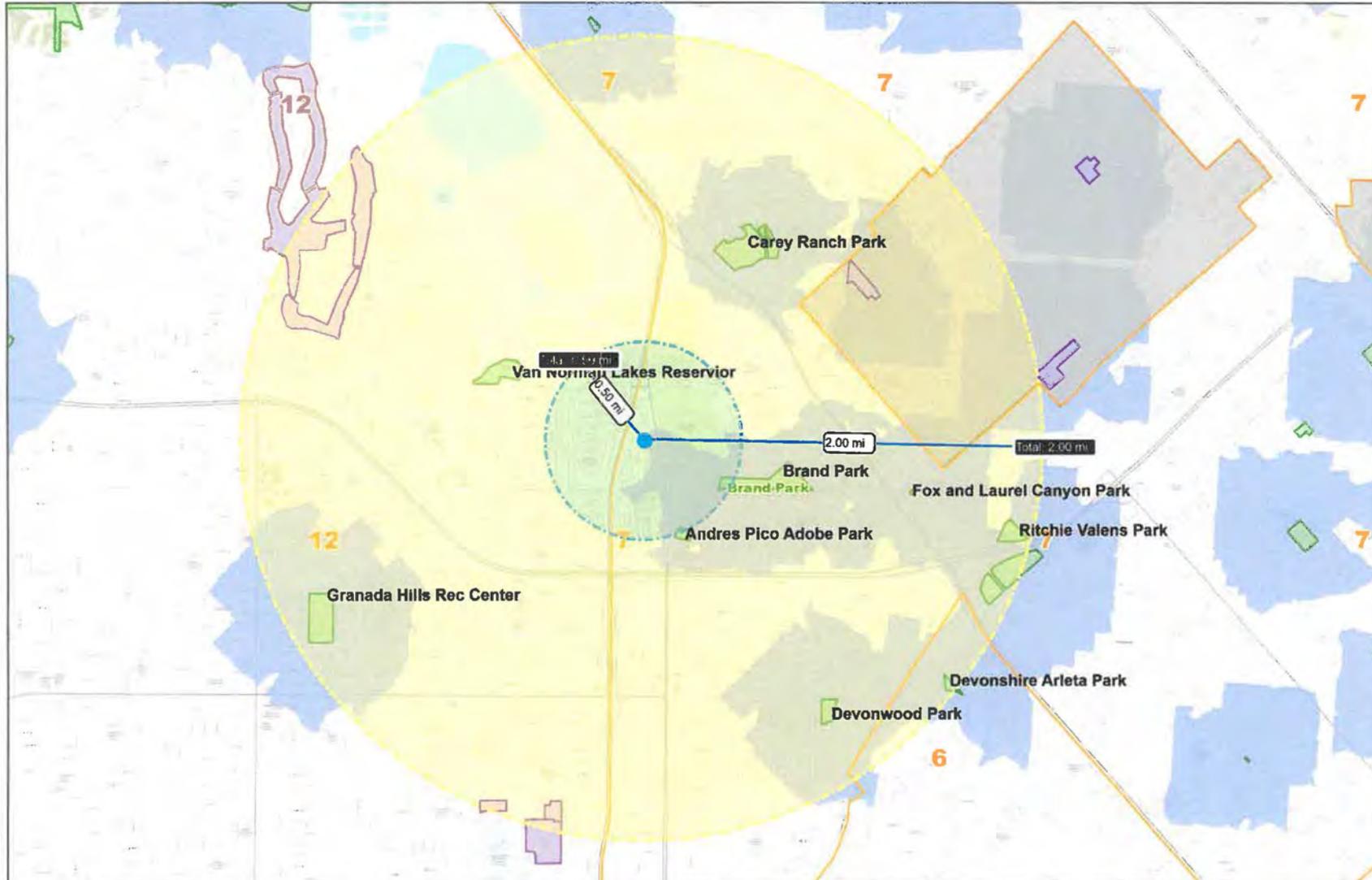
AUGUST 3, 2017





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

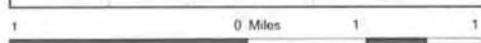
VTT-77105 - Project Site & Surrounding Parks



**LEGEND**

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

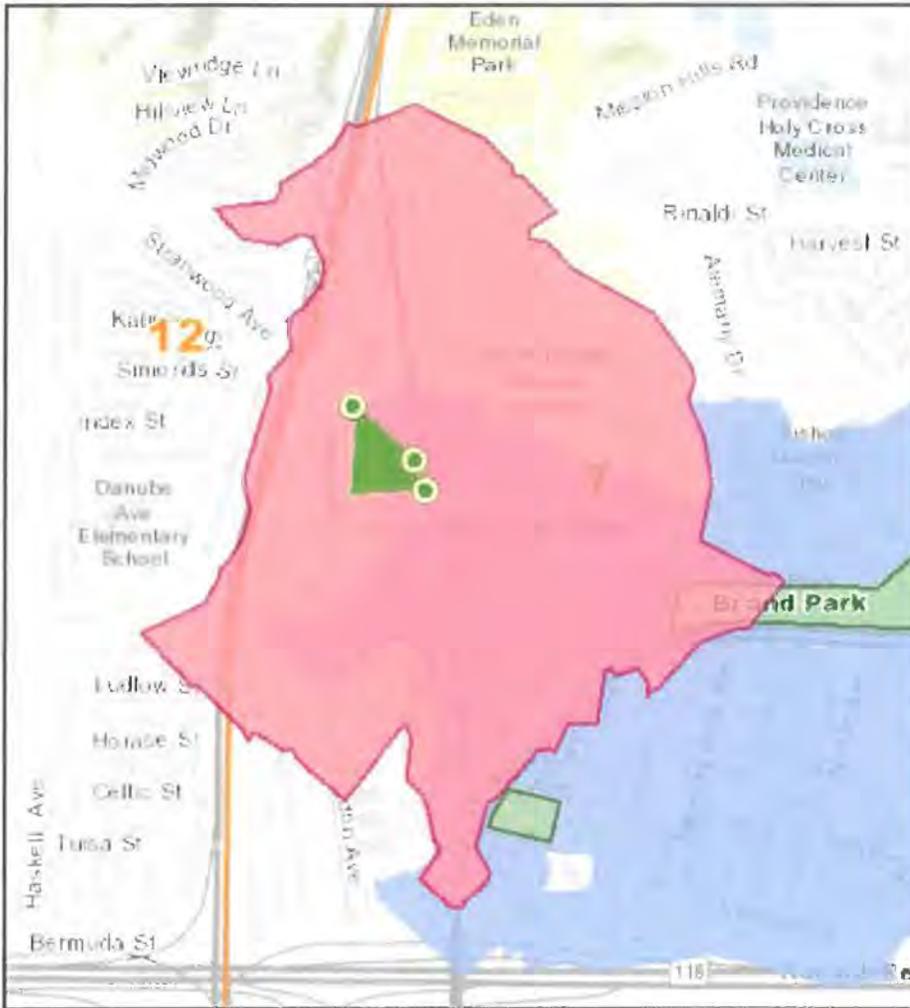
**NOTES**



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.

© City of Los Angeles, Department of Recreation and Parks  
Printed: 07/19/2017



## Scenario Information

Scenario Name:

VTT-77105 - 11211 N. Sepulveda Blvd

Description:

Construction of 65 for-sale homes

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

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	429	242
Residents Served by Age		
Under Age 5:	15	15
Age 5 to 9:	17	17
Age 10 to 14:	24	23
Age 15 to 17:	5	5
Age 18 to 64:	196	139
Age 65 and Over:	172	43

## Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	199	75
Households Served by Annual Income		
Under \$25,000:	80	30
\$25,000 to \$34,999:	8	3
\$35,000 to \$49,999:	24	9
\$50,000 to \$74,999:	48	18
\$75,000 and Over:	39	15

Source: Census/ACS 2010