

From: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>
Sent time: 07/11/2019 07:34:42 PM
To: Kevin Keller <kevin.keller@lacity.org>
Cc: Bob Duenas <bob.duenas@lacity.org>; Heather Bleemers <Heather.Bleemers@lacity.org>; Justin Bilow <justin.bilow@lacity.org>; Lisa Webber <lisa.webber@lacity.org>; Ralph Avila <ralph.avila@lacity.org>
Subject: Re: Quimby and DCP and Rec and Parks
Attachments: DCP_RAP Coordination Status Update.pdf

Hi Kevin,

Please see the attached document outlining current DCP/RAP coordination, including a list of approved and pending projects.

Let me know if you have any questions or need any additional information.

Thank you,



Sarah Molina Pearson
Senior City Planner
Department of City Planning
Case Management and Nuisance
Abatement/Revocations
T: (213) 482-0376
201 N. Figueroa, Room 1030
Los Angeles, CA. 90012

On Fri, Jul 5, 2019 at 10:19 AM Kevin Keller <kevin.keller@lacity.org> wrote:

Many thanks Sarah.

On Wed, Jul 3, 2019 at 11:05 AM Sarah Molina-Pearson <sarah.molina-pearson@lacity.org> wrote:

Hi Kevin,

I have been attending all the early consultation meetings with RAP. I can put together a list of a few cases for you to include a status update.

Thanks,
Sarah

On Tue, Jul 2, 2019 at 5:09 PM Kevin Keller <kevin.keller@lacity.org> wrote:

Hello Sarah and Justin:

An inquiry arose today regarding the number of projects that are being impacted by requirements for onsite land dedication for park space - especially situations where the onsite dedication (versus an inlieu fee) results in a large percentage that makes housing infeasible.

Is it possible to get a list of a few current projects or addresses? Is Case Management attending the pre-consultations with Rec and Parks?

Thanks for pulling together a brief status update on our collaboration by the end of next week? If any of our project planning managers have specific case examples to share with Sarah and team please do so.

Many thanks,

Kevin

--

Kevin J. Keller, AICP
Executive Officer

LOS ANGELES DEPARTMENT OF CITY PLANNING
[213.978.1272](tel:213.978.1272)
kevin.keller@lacity.org
[200 N. Spring St., Suite 525](#)
[Los Angeles, CA 90012](#)

--

Sarah Molina Pearson

--

Kevin J. Keller, AICP
Executive Officer

LOS ANGELES DEPARTMENT OF CITY PLANNING
[213.978.1272](tel:213.978.1272)
kevin.keller@lacity.org
200 N. Spring St., Suite 525
Los Angeles, CA 90012

July 11, 2019

TO: Kevin Keller, Executive Officer

CC: Lisa Webber, Deputy Director
Bob Duenas, Principal City Planner
Ralph Avila, Senior City Planner
Heather Bleemers, Senior City Planner
Justin Bilow, City Planning Associate

FROM: Sarah Molina-Pearson, Senior City Planner

SUBJECT: DCP/RAP Land Dedication/Park Fees Coordination

Ordinance

- Ordinance No. 184,505 took effect in January of 2017. The Ordinance amended LAMC Section 12.33, establishing the procedure for early consultation with Recreation and Parks (RAP) and City Planning (DCP) staff prior to the filing of a tentative map with 50 or more dwelling units, outlining the formulas for calculating Park Fees and Park Land Dedications, establishing exemptions for affordable units and providing options for achieving credits. In addition, LAMC Section 19.17, establishing a Park Fees schedule, was added.

DCP/RAP Coordination

- Coordination between DCP and RAP began in late 2017 due to DCP accepting several tract and parcel map applications prior to the applicant attending the Code required early consultation meeting.
- It was agreed by both departments that for each request for early consultation received by RAP, a DCP representative would attend site visits and pre-early consultation meetings with RAP staff and a Code required early consultation meeting with RAP staff and the applicant.
- Christina Leel started attending site visits, pre-early consultation meetings and early consultation meetings in late 2017 and I took over responsibilities in February of 2018.
- Since that time, I have attended site visits, pre-early consultation meetings and early consultation meetings for approximately 33 projects.

Sampling of DCP Approved Projects Citywide

Below is a list of projects that have been approved by the DAA. In all but one case, the DAA approved the tentative map with the requirement to pay fees.

- VTT-77105: Located at 11211 N. Sepulveda Blvd. within CD7 for the construction of 65 small lot units on a 3.5 acre parcel. The RAP Board recommended that the project provide a land dedication of 0.47 acres. On December 4, 2017 the DAA approved the map with the requirement to pay Park fees.
- VTT-77149: Located at 3800 W. 6th Street within CD10 for the construction of 122 residential units and hotel guest rooms on a 1.632 acre parcel. The RAP Board recommended that the project provide a land dedication of 0.88 acres. On April 1, 2019 the DAA approved the map with the requirement to pay Park fees.
- VTT-75032: Located at 500 S. Oxford Ave. within CD10 for the construction of 89 residential units and hotel guest rooms on a 0.81 acre parcel. The RAP Board recommended that the project provide a land dedication of 0.64 acres. On November 9, 2017 the DAA approved the map with the requirement to pay Park fees.
- VTT-82168: Located at 118 S. Astronaut Ellison Onizuka St. within CD 14 for the construction of 77 residential units on a 0.4 acre parcel. The RAP Board recommended that the project provide a land dedication of 0.56 acres or a combination of land and fees. On December 19, 2018 the DAA approved the map with the requirement to pay Park fees.
- VTT-74868: Located at 1015 W. Olympic Blvd. within CD 14 for the construction of 1,367 residential units on a 3.26 acre parcel. The RAP Board recommended that the project provide a payment of Park fees. On January 2, 2019 the DAA approved the map with the requirement to pay Park fees.
- TT-82048: Located at 1150 W. Wilshire Blvd. within CD 1 for the construction of 140 residential units on a 1.444 acre parcel. The RAP Board recommended that the project provide a land dedication of 1.01 acres or a combination of land and fees. On December 17, 2018 the DAA approved the map with the requirement to provide a land dedication or a combination of land and fees.

Sampling of Projects with RAP Board Recommendations Citywide (DAA Hearing TBD)

Below is a list of projects that have been filed with DCP, distributed to RAP, have been issued a RAP Board recommendation but have not yet had a DAA hearing.

- VTT-82191: Located at 641 N. Spring St. within CD1 for the construction of 289 residential units on a 2.3 acre parcel. The RAP Board recommended that the project provide a land dedication of 2.09 acres or a combination of land and fees.
- VTT-80315: Located at 1111 W. Sunset Blvd. within CD1 for the construction of 778 residential units, including 76 affordable, on a 6.27 acre parcel. The RAP Board

recommended that the project provide a land dedication of 5.07 acres or a combination of land and fees.

- VTT-82618: Located at 623 La Brea within CD4 for the construction of 121 residential units, including 14 affordable, on a 1.08 acre parcel. The RAP Board recommended that the project provide a land dedication of 0.77 acres.
- AA-2018-7264-PMLA: Located at 2340 W. Venice Blvd. within CD10 for the construction of 180 residential units, including 18 affordable, on a 7.14 acre parcel. The RAP Board recommended that the project provide a land dedication of 1.17 acres or a combination of land and fees.
- VTT-82152: Located at 1750 N. Vine St. within CD13 for the construction of 1,005 residential units, including 133 affordable, on a 4.46 acre parcel. The RAP Board recommended that the project provide a land dedication of 6.3 acres or a combination of land and fees.

Coordination Status/Outcomes

- Accomplishments/Process Improvements:
 - Public awareness - The majority of development community is now aware that the early consultation with RAP is a Code requirement prior to filing a tentative map and is more knowledgeable of Ordinance requirements and available options. Applicants are also advised at Case Management meetings of the early consultation requirement.
 - DCP staff training - DSC planners have been trained to not allow an applicant to file a tract or parcel map with 50+ units without providing an authorization form from RAP staff.
 - More Transparency - RAP staff are now more willing to let applicants know at the early consultation meetings the most likely outcome by the RAP Board. Applicants are also provided with more information regarding criteria for land dedication recommendations (i.e. whether or not the project site is within ½ mile of an existing facility and the number of residents served).
 - Early Consultation Authorization letters - Letters are now provided to the applicant at the close of the early consultation meeting rather than mailed at a later date.
- Shortfalls:
 - RAP staff continue to make recommendations for all tentative maps to the RAP Board (for Park fees and Land Dedications), although the Ordinance only seems to require this process for projects that are proposing a land dedication.
 - Specific areas of the City are most affected by land dedication recommendations by the RAP Board (i.e. Koreatown and Wilshire).
 - Applicant concerns include the inability to provide an on-site land dedication (especially when the land dedication exceeds the size of the parcel) and the inability to purchase off-site land due to the high cost of real-estate in the City.

- Several applicants decided to either not file or withdraw their maps due to the possibility of a land dedication requirement (approximately 11).
- Over the last couple months, due to my increased responsibilities and limited availability, I have had to stop attending site visits with RAP staff but continue to attend all pre-early and early consultation meetings.
- Based on tentative maps approved by the DAA since the Ordinance took effect, only one project has been approved with the requirement to provide “a land dedication or a combination of land and fees.”
- The Ordinance requirements do not seem to be providing the outcomes envisioned by RAP (acquiring land rather than fees).