

APPROVED
02-03-2016
BOARD OF RECREATION
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 16-018

DATE February 3, 2016

C.D. 1, 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CENTRAL CITY WEST SPECIFIC PLAN – TREE PLANTING IN-LIEU FEE -
ESTABLISHMENT OF ACCOUNT

<i>for</i> *R. Barajas <u>CSD</u>	K. Regan _____
H. Fujita _____	N. Williams _____
V. Israel _____	

Ramon Barajas *for*
General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to establish a new Special Funds Account in Department 89, Fund 302, with Central City West Specific Plan Tree Landscaping Fee as the Account Name;
2. Authorize the RAP's Chief Accounting Employee to transfer One Hundred Thirty-Four Thousand, One Hundred Dollars (\$134,100.00) from the Quimby Fees Account No. 89460K-00 to the Central City West Specific Plan Tree Landscaping Fee Account;
3. Authorize the RAP's Chief Accounting Employee to transfer One Hundred Two Thousand, One Hundred Fifty Dollars (\$102,150.00) from Zone Change Fee Account No. 89440K-00 to the Central City West Specific Plan Tree Landscaping Fee Account; and,
4. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY:

On April 3, 1991, Ordinance No. 166,703 became effective, establishing the Central City West Specific Plan. The Central City West Specific Plan is a general plan implementation document and, as such, establishes a link between implementing policies of the City's general plan and the individual development proposals in a defined area. The Central City West Specific Plan established a comprehensive set of development regulations, policies, and design guidelines for projects being developed in the area. A map identifying the boundaries of the Central City West Specific Plan is attached as Exhibit A.

Section C.2 of Appendix D ("Urban Design Guidelines") of the Central City West Specific Plan requires that "one tree be provided on-site for every dwelling unit" and allows, as an alternate compliance and upon approval by the Director of Planning, applicants to "place up to 50% of the required trees off-site, first, at locations within the Specific Plan Area, or second, at locations within the Westlake Community Plan Area"

Pursuant to this requirement, several residential development projects located in the Central City West Specific Plan area have been required by the City Planning Department, as a part of their Conditions of Approval, to work with RAP to place any trees that would not be placed on-site in a park or open space within the Central City West Specific Plan area or within the Westlake Community Plan Area. In order to comply with this requirement, these residential development projects were required to pay RAP an in-lieu fee for each tree they would not be able to accommodate on their project site.

Since 2006, a total of Two Hundred Thirty-Six Thousand, Two Hundred Fifty Dollars (\$236,250.00) of these in-lieu fees have been paid to RAP. At the time these fees were paid to RAP, the funds were deposited into either the Quimby Fees Account No. 89460K-00 or Zone Change Fee Account No. 89440K-00. However, as these fees are not Quimby or Zone Change Fees, RAP staff is recommending the establishment of a new account that would be used specifically for these in-lieu fees. The objective of this adjustment is to ensure, for administrative purposes, that the only funds deposited or transferred in the Quimby Fee and the Zone Change Fee Trust Accounts are funds that were collected, and that are required to be spent, pursuant to the City's Quimby and Zone Change Fee Ordinances.

Upon approval of this Report, the RAP's Chief Accounting Employee shall establish the appropriate fund and account to receive the Central City West Specific Plan Tree Landscaping Fee and transfer into that account One Hundred Thirty-Four Thousand, One Hundred Dollars (\$134,100.00) from the Quimby Fees Account No. 89460K-00 and One Hundred Two Thousand, One Hundred Fifty Dollars (\$102,150.00) from Zone Change Fee Account No. 89440K-00.

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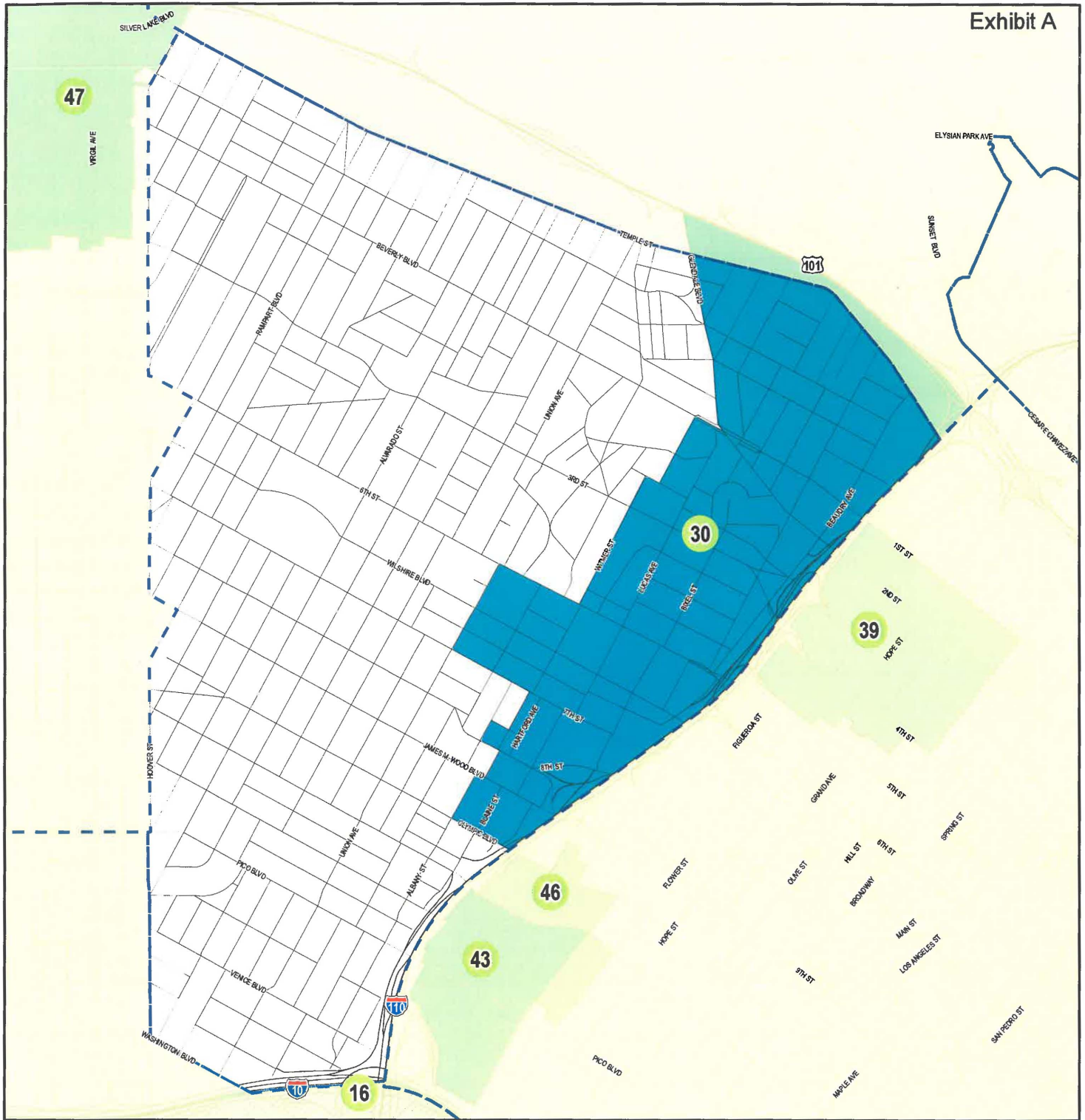
ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that this action is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c) as it is an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is not a project under CEQA Guidelines Section 15378. Therefore, no CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The establishment of this account will have no fiscal impact on RAP.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.



Specific Plan Areas

Westlake Community Plan Area

- 16, South Los Angeles Alcohol Sales
- 30, Central City West
- 43, Vermont / Western Station Neighborhood Area Plan
- 46, Vermont / Western Station Neighborhood Area Plan
- City Boundary
- Community Plan Boundary

