

APPROVED
02-03-2016

BOARD OF RECREATION
& PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 16-019

DATE February 3, 2016

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GREATER DOWNTOWN HOUSING INCENTIVE AREA OPEN SPACE FEE –
ESTABLISHMENT OF ACCOUNT

for

*R. Barajas CSD 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Withdrawn _____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 Park's (RAP) Chief Accounting Employee to establish new Special Funds Account in Department 89, Fund 302, with Greater Downtown Housing Incentive Area Open Space Fee as the Account Name;
2. Authorize the RAP's Chief Accounting Employee to transfer Four Hundred Thirty-Five Thousand Seven Hundred Sixty-Six Dollars (\$435,766.00) from Balance Sheet Account No. 2202 to the Greater Downtown Housing Incentive Area Open Space Fee Account; and,
3. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

On September 23, 2007, Ordinance No. 179,076 became effective, establishing the Greater Downtown Housing Incentive Area. The Ordinance modified several Los Angeles Municipal Code (LAMC) sections for residential development projects within portions of Downtown Los Angeles, added a requirement for compliance with Design Guidelines, and established a floor area bonus for projects that voluntarily provide a prescribed percentage of units for affordable housing.

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A map identifying the boundaries of the Greater Downtown Housing Incentive Area is attached as Exhibit A.

Among other things, the Ordinance permits a reduction by one-half (1/2) in required open space, provided that a fee is paid in-lieu of providing the open space. Pursuant to LAMC Section 12.22 Subdivision 29(c)(1), that in-lieu fee is required to be "equivalent to the amount of the relevant Quimby park and recreation fee" and shall be paid "be paid for all dwelling units in a project regardless of whether a park and recreation fee is otherwise required". Furthermore, LAMC Section 12.22 Subdivision 29(c)(1) states that "this in-lieu fee shall be placed in a trust fund with the Department of Recreation and Parks for the purpose of acquisition, development and maintenance of open space and/or streetscape amenities within the Greater Downtown Housing Incentive Area, and within the Community Plan Area in which the project is located."

Upon approval of this Report, the RAP's Chief Accounting Employee shall establish the appropriate fund and account to receive the Greater Downtown Housing Incentive Area Open Space Fees and transfer into that account Four Hundred Thrifty-Five Thousand Seven Hundred Sixty-Six Dollars (\$435,766.00) in in-lieu fees that were paid to the Department, on September 14, 2012, pursuant to LAMC Section 12.22 Subdivision 29(c)(1).

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that this action is not subject to 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.



Greater Downtown Housing Incentive Area

CPC-2005-1122, CPC-2005-1124, CPC-2005-0361

Data Source: Department of City Planning, Bureau of Engineering, Community Redevelopment Agency, and Transportation network. Copyright (c) 2005 Thomas Brothers Maps, Inc.



NOT TO SCALE

Prepared by the Department of City Planning
Systems & GIS Division - January 2007



Area Mapped