

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: November 13, 2017

CAO File No. 0220-04851-0016

Council District: All

Council File No. 13-0046

To: The Mayor
The Council

From: Richard H. Llewellyn, Jr., Interim City Administrative Officer

Reference: Council File No. 13-0046

Subject: **IMPLEMENTATION OF FISCAL YEAR 2017-18 DEVELOPMENT REFORM STRATEGIES**

RECOMMENDATIONS

That the Council, subject to the approval of the Mayor:

1. Approve funding from the Development Services Trust Fund (DSTF) Fund No. 58V, Department No. 08 in the amounts of:
 - a. \$250,000 for the Citywide Economic Cluster and Job Producing Land Uses Study and appropriate a total of \$250,000 to a new account entitled "CEC-Jobs Study";
 - b. \$7,000,000 for the entitlement case processing and geographic information system features of BuildLA system and appropriate a total of \$7,000,000 to a new account entitled "BuildLA-DCP";
 - c. \$1,000,000 for construction and equipment costs associated the 13th and 14th floors of the 221 N. Figueroa Plaza Building and appropriate a total of \$1,000,000 to a new account entitled "221FIG 2017-18";
 - d. \$56,000 for participation in the County-wide LAR-IAC 5 Project and appropriate a total of \$56,000 to a new account entitled "LAR-IAC 5 Project";
2. Transfer \$1,306,000 between various departments and funds as follows:

FROM:

Department/Fund Name	Fund	Dept. No.	Appr Unit	Amount
Development Services Trust Fund	58V	08	TBD	\$ 250,000
Development Services Trust Fund	58V	08	TBD	1,000,000
Development Services Trust Fund	58V	08	TBD	56,000
Total				\$ 1,306,000

TO:

Controller	100	26	003040	\$ 250,000
City Planning	100	68	006010	1,000,000
Engineering Special Services Fund	682	50	TBD	56,000
Total				\$ 1,306,000

3. Authorize the Department of Building and Safety to make disbursements from the account entitled "BuildLA-DCP" upon requests of expenditures from the Department of City Planning for the BuildLA system; and,
4. Authorize the Office of the City Administrative Officer to make technical corrections as necessary to those transactions included in this report to implement Mayor and Council intentions.

SUMMARY

The funding recommendations for the Citywide Economic Cluster and Job Producing Land Uses Study (Study), the entitlement case processing and geographic information system features of BuildLA, colocation of development services activities at the Metro Development Services Center, and the Los Angeles Region Imagery Acquisition Consortium's data refresh project included in this report will support the on-going implementation of development reform strategies.

The Department of City Planning (DCP), with the assistance of the Economic and Workforce Development Department and Office of the Controller (Controller's Office), is preparing an Economic Sector Study (Study) to update the City's General Plan. The Controller's Office is facilitating the preparation of the Study utilizing its existing contract with McKinsey & Company, Inc. and Beacon Economics, LLC. The Study is a Citywide assessment that will: 1) identify and map current key employment clusters by industry and district; 2) provide a trendline historical development of total employment and demographics of the City; 3) provide a historical analysis of national industry growth trends; 4) evaluate current market trends for existing and new industries nationally; 5) conduct interview-based research by industry within the City and nationally to define development requirements (e.g. land use, infrastructure, and workforce); 6) assess the current performance of the City in attracting and developing industries versus comparable metropolises; 7) identify gaps between the City and other metropolises relative to size and industries; 8) conduct a root cause analysis of key factors underlying current performance by industry; 9) estimate the potential economic and employment impact of attracting and growing the City's share of industries; 10) quantify the potential economic impact of achieving performance targets versus benchmark metropolises; and 11) provide "what would it take" analysis of needed industry development to meet Southern California Association of Governments (SCAG) population growth projections.

The BuildLA system (C.F. 15-0316) is a web-enabled technology platform that will be used by multiple City departments to receive, assign, review, process, manage, and track all customer requests for services relating to the use and development of land. The BuildLA system will include an interactive customer web portal, a workflow management platform, electronic plan review capabilities, a supporting database, and integration or data sharing with several existing City systems, and will establish a virtual Development Services Center (DSC) based on leading-

edge technology. The \$21.76 million cost of the BuildLA system is fully funded by a temporary one percent increase to the One-Stop Permit Center Surcharge and deposited into the Development Services Trust Fund (Fund No. 58V) which has sufficient funds to finance this eligible expense. To date, \$10.2 million has been appropriated to the Department of Building and Safety and \$3 million has been appropriated to the Fire Department.

To facilitate the colocation of development services functions, the Municipal Facilities Committee (MFC) approved space on the 13th and 14th floors of the 221 N. Figueroa Plaza Building Tower to relocate several DCP units from City Hall to the Metro DSC. Funding for costs associated with the relocation of the Records Management Unit, Major Projects Unit, Office of Historic Preservation, and Historic Resources Unit is needed for engineering, construction, cabling and data port installation and activation, office furniture, public accessible workstations, and other services necessary for the relocation of the DCP staff. This amount also includes the construction of public counter space for plan reviews and sign-offs, as well as additional workstations, additional mobile shelves, and associated moving costs. These moves will allow a more streamlined process and a "one stop" experience at the Metro DSC counters.

The Department of Public Works Bureau of Engineering (BOE) requests funding for the Los Angeles Region Imagery Acquisition Consortium 5 (LAR-IAC 5) data refresh project. The Consortium consists of several cities and agencies within Los Angeles County and was formed to obtain aerial photographic imagery for use by the various participants at a lesser cost than if each entity were to procure the data individually. The City has participated since 2006, when the first imagery data acquisition occurred (C.F. 06-0445, C.F. 09-0565). The LAR-IAC updates the aerial photography approximately every two to three years and provides the updated data to the participating entities. The LAR-IAC Project is currently in its fifth phase.

Several City departments use the digital terrain and digital aerial image data acquired through LAR-IAC 1 and the subsequent LAR-IAC 2, 3, and 4 updates to support and enhance the quality of services at the City's Development Services Centers. For example, the aerial imagery data is shown on the DCP's Zone Information and Map Access System (ZIMAS). The BOE uses aerial imagery and geographic information system (GIS) data for its NavigateLA web application. BOE and the Department of Building and Safety also use the data for inspection activities, parcel research, plan checks, and for processing building permits, to name a few. Similarly, the Police Department, Fire Department, Public Works Bureau of Sanitation, Harbor Department, Department of Water and Power, and the Los Angeles World Airports use the GIS data for maps and analysis for planning, emergency management and response, and construction purposes.

FISCAL IMPACT STATEMENT

There is no General Fund impact. The recommendations included in this report support the ongoing implementation of development reform strategies. The Development Services Trust Fund (Fund No. 58V) has sufficient funds to finance these eligible expenses and the recommendations are consistent with the City's Financial Policies in that budgeted revenues are available and eligible for this purpose.