

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the Development Services Reform Initiative.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. APPROVE \$117,660 from the Construction Services Trust Fund No. 438/50 for the City Administrative Officer (CAO) to fund the supplemental agreement with Matrix Consulting Group, Inc. to facilitate the implementation of the City's Development Reform Initiative through June 30, 2015.
2. REQUEST the City Attorney to draft the necessary ordinance(s):
 - a. Effectuate the recommended development services fees for the Los Angeles Department of Transportation contained in Attachment Two of the CAO report dated August 20, 2014.
 - b. Effectuate the recommended fees for the Department of City Planning (DCP) and the Los Angeles Department of Building and Safety (LADBS) contained in the CAO report dated August 20, 2014 for the pro-active Condition Compliance Monitoring and Verification Program.
 - c. Update the language in the Construction Services Trust Fund ordinance and, if necessary, update surcharges to ensure sufficient funding is available to pay for the one-time costs associated with the BuildLA project.
3. INSTRUCT the DCP to incorporate the California Environmental Quality Act (CEQA) Mitigation Monitoring fee study into DCP comprehensive fee study.
4. REQUEST the City Attorney to postpone drafting the necessary ordinance changes to effectuate the CEQA Mitigation Monitoring fee until DCP has completed their comprehensive fee study.
5. DIRECT the Department of Public Works, Bureau of Engineering (BOE) and the LADBS to report in 60 days on the feasibility of LADBS providing cashing and accounting services on behalf of BOE for development related activities.
6. INSTRUCT the CAO to report in 60 days on the feasibility of establishing a special fund for the collection of development services related fees for the BOE and the Los Angeles Fire Department.
7. DIRECT the CAO, with the assistance of the affected departments, the Department of General Services and the Consultant, to report in 60 days to the Municipal Facilities Committee with a plan to co-locate development services in the three existing Development Services Centers: Metro, Van Nuys, and West Los Angeles.
8. INSTRUCT the CAO, with the assistance of the City Attorney and affected departments, to review existing surcharges applied to development fees and, if necessary, recommend modifications to existing surcharges or new surcharges to ensure sufficient funding is available to pay for special purpose activities.

9. AUTHORIZE the CAO, or designee, to prepare Controller instructions and/or make any necessary technical adjustments consistent with the Council action on this matter and AUTHORIZE the Controller to implement the instructions.

Fiscal Impact Statement: The CAO reports that there is no General Fund impact. The source of funds is the Construction Services Trust Fund, which has sufficient funds to finance this eligible request. This expenditure complies with the City's Financial Policies in that collected surcharges on Construction Service Center transactions will be used to support this expenditure associated with the Construction Service Centers. The proposed fee increases and new fees have the potential to increase permit revenues to the level of full cost recovery, as directed during the Fiscal Year 2014-15 budget hearings. It is estimated that the proposed fees will result in the department's achieving full cost recovery for the services provided to private developers, reducing future burden on the General Fund.

Community Impact Statement: None submitted.

Summary:

At its meeting held on August 26, 2014, the Planning and Land Use Management Committee considered a CAO report relative to development services reform. CAO and DCP staff as well as the consultant gave the Committee background information on the matter. After an opportunity for public comment, the Committee recommended that Council approve the recommendations contained in the CAO report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-