

# Parks Dedication and Fee Update (Quimby)



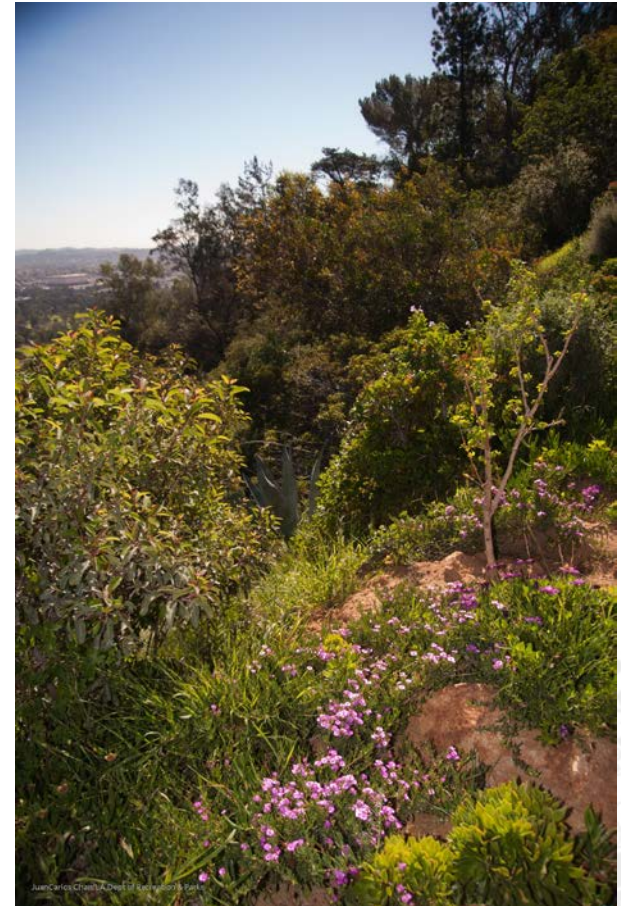
CF 16-0529

CPC-2015-2328-CA-GPA

Los Angeles Department of City Planning

# Overview

- Current park dedication and fee program
- Current program key issues
- Outreach
- Proposed ordinance



# CURRENT PROGRAM



# Current Program

- State Quimby Act (1965)
  - New residents = need for new parks
  - Enables cities to:
    - Require land dedication or fee in-lieu
    - New subdivisions
- LA Quimby (1971)
  - Credit given for provided amenities
  - Park improvements must be near residential project
  - Affordable units exempt
- Finn Fee (1985)
  - Council adopted
  - Multi-family projects requesting a zone change
  - Pay equivalent Quimby in-lieu fee

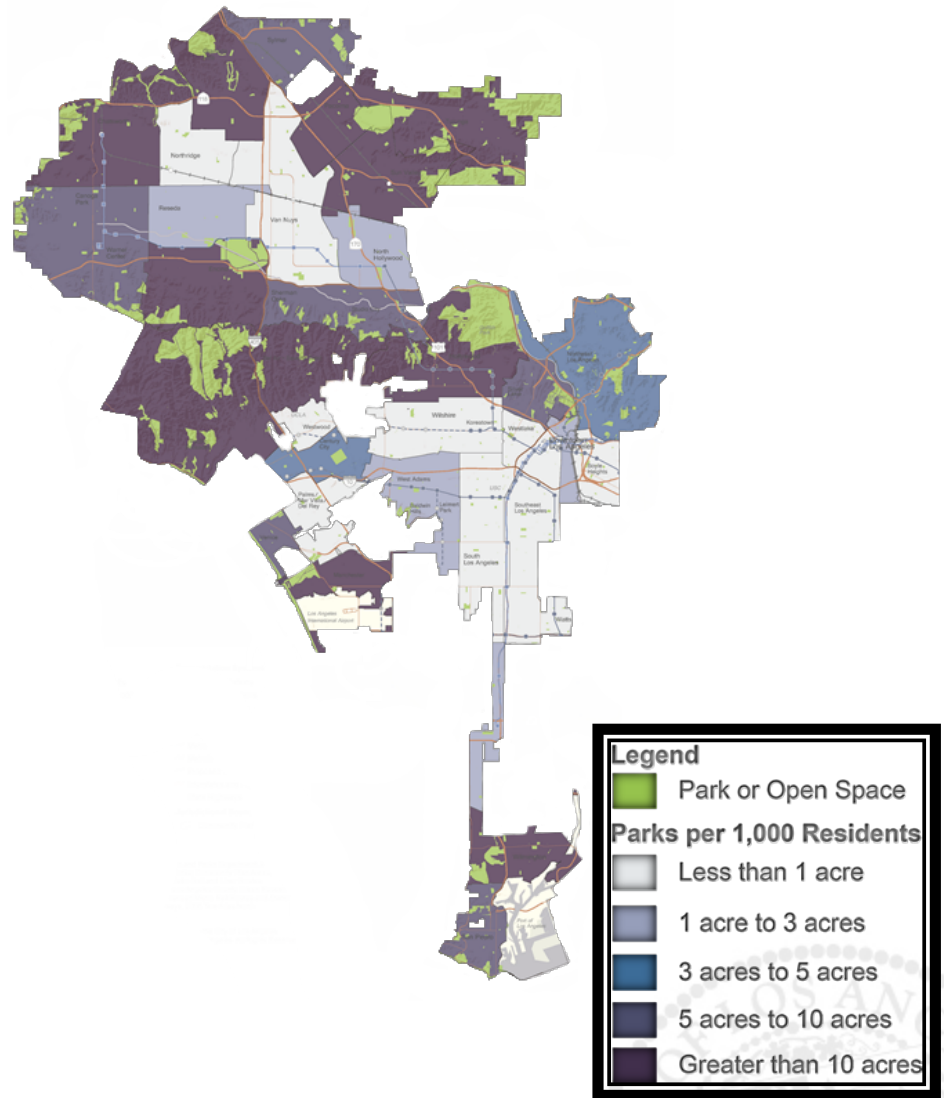


# Key Issues

- Outdated fees
- Ability to spend fees is limited
- Lack of land dedication

# Calls to Action

- Mayor Directive
- 5 Council motions
- Plan for a Healthy Los Angeles
- Sustainable Cities pLAn



# Key Issue #1: Outdated Fee Structure

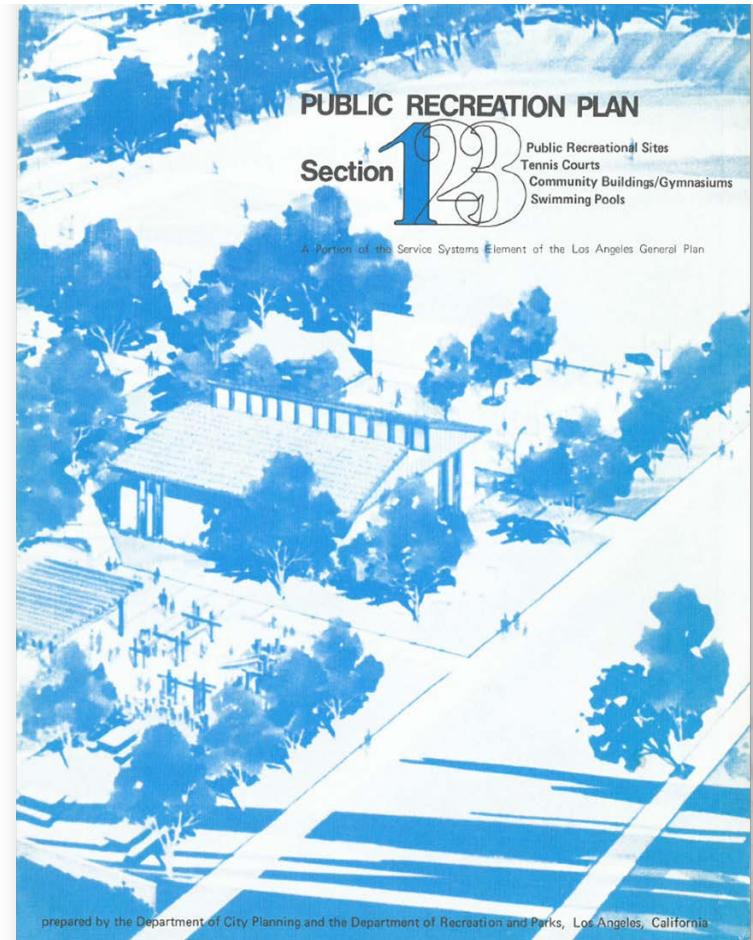
Zone	Current Fee per Dwelling Unit	RERC Index OCTOBER 2015	Fee per Dwelling Unit Effective March 1, 2016
A, RA, RE, RS, R1, RU, RZ, RW1, R2	\$2,634	5.9%	\$2,789
RW2, RD, R3, RAS3	\$3,955	5.9%	\$4,188
R4, RAS4	\$5,391	5.9%	\$5,709
R5	\$7,596	5.9%	\$8,044
All Other Zones	\$5,391	5.9%	\$5,709

- Outdated fees - currently assessed based on zoning
  - Charge \$2,789 - \$8,044 per unit (for subdivision/zone change projects)
- Not all units are required to pay park fee
  - Non-subdivision developments (e.g., apartment projects)
- Fee deferral loophole
  - Entire project is deferred even with minimum number of affordable units
  - Purpose is to incentivize construction of affordable housing



# Key Issue #2: Limited Expenditure Ability

- Service radius is highly restrictive
- Qualifying parks and facilities
  - Public Recreation Plan defines following park types:
    - Neighborhood
    - Community
    - Mentions Regional but does not define service radius
- Types of facilities required at recreation sites:
  - Shuffleboard
  - Table games
  - Lawn games





# Key Issue #3: Lack of Land Dedication and Park Access

- State Quimby regulations – Cities may require park land dedication for projects of 50+ units
- Majority of developers elect to pay the in-lieu fee
- Credits for On-Site Recreational Amenities
  - Award credits for on-site park and recreational amenities
  - Outdated dollar amounts do not correspond to current construction costs





# PROPOSED ORDINANCE



# Modernize Fees | Recalibrate To Cost

- Eliminate Finn Fee
- Establish new Park Impact Fee
  - Require park fees for non-subdivision projects
  - All net new residential development



# Modernize Fees | Recalibrate To Cost

- Currently \$2,789 - \$8,044 per unit  
(for subdivision/zone change projects)
- Fee study: \$18,364 per unit to  
maintain current 4.2 acres/1,000 people
- Feasibility study per unit:  
Maximum \$12,500 (subdivisions)  
Maximum \$7,500 (non-subdivisions)
- Exempted Units
  - Covenanted affordable <120% AMI
  - Second Dwelling Units (SDUs)





# Balancing Multiple Priorities

- Proposing a more modest Park Fee increase
  - Maximum \$10,000 for subdivision
  - Maximum \$5,000 for non-subdivision
  - Two year phase-in
  - Additional adjustments possible in the future
- Ability for development to absorb additional fees is limited
- Provide a buffer for future mitigation fees to co-exist with Park Fees
- Any fee amount less than \$18,364 will require City contribution



# Other Upcoming Cost Increases

- Affordable Housing Linkage Fee
- Westside Transportation Impact Fees
- Updated application fees
- Costs associated with Clean Up Green Up development standards



# Fees In Other Cities

City	Amount	Housing Types*
San Jose	\$7,700 - \$38,900	All
Pasadena	\$15,566 - \$28,815	All
Glendale	\$15,335 - \$19,883	All
San Diego	\$547 - \$10,939	All
<b>Proposed Los Angeles</b>	<b>\$5,000 - \$10,000</b>	<b>All</b>
<b>Existing Los Angeles</b>	<b>\$2,789 - \$8,044</b>	<b>Subdivisions and MF zone change</b>
Sacramento	\$1,518 - \$5,534	All
Long Beach	\$3,563 - \$4,613	All

\*With certain exceptions, such as reduced fees for senior or affordable housing



# Expand Expenditure

- Increase Radius

Neighborhood	½ mile	➔	2 miles
Community	2 miles	➔	5 miles
Regional	undefined	➔	10 miles

- Broaden Terms

- Remove amenities by park type
- Replace with broad language



# Encourage Park Land | Early Consultation

- Subdivisions with 50 or more units
- Meeting prior to filing with DCP
- Satisfied through predevelopment meeting





# Encourage Park Land | Update Credits

- Current
  - \$2.50 or \$5.00/sf
  - Beyond shuffle board, swimming pools, and putting greens...
- Proposed
  - Private park: 35%
  - Public park: 100%



# Public Process

- Policy Advisory Committee
- Focus groups
- Association meetings
- Briefings
- Open House and Public Hearing on October 22, 2015
- City Planning Commission approval on March 24, 2016
- PLUM Committee scheduled for May 17, 2016



# Summary: Effective Park Fee Program

- Add flexibility
- Modernize fees
- Expand radii
- Encourage land dedication
- Provide a buffer for future mitigation fees



# QUESTIONS

