

APPROVED
JUL 16 2020

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-135

DATE July 16, 2020

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FALLBROOK AVENUE PARK – NEW PARK DEVELOPMENT (PRJ21150)
PROJECT – FINAL ACCEPTANCE OF PROJECT

| | | | |
|-----------|-------|------------------|-----------------|
| AP Diaz | _____ | S. Piña-Cortez | _____ |
| H. Fujita | _____ | C. Santo Domingo | _____ <i>DF</i> |
| V. Israel | _____ | N. Williams | _____ |

M. Shue

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATION

Accept the work performed for the Fallbrook Avenue Park – New Park Development (PRJ21150) Project (Project) as outlined in this Report.

SUMMARY

Fallbrook Avenue Park is located at 8500 Fallbrook Avenue, in the West Hills Community Plan Area of the City of Los Angeles (City). This 0.30-acre site was dedicated to the City by the developer of an adjacent 90-lot subdivision project. Approximately 159 City residents live within a ½-mile walking distance of Fallbrook Avenue Park. Due to the facilities, features, and services it will provide once complete, Fallbrook Avenue Park will meet the standard for a Neighborhood Park, as defined in the City’s Public Recreation Plan.

The Fallbrook Avenue Project (CPC-2014-0194-GPA-ZC and VTT-72373) is a residential development project located on an approximately 13.8-acre site at 8500 North Fallbrook Avenue in Canoga Park. The project, which is currently under construction, will be developed with a maximum of 90 single family homes and a public park.

The developer of the Fallbrook Avenue Project proposed to convey the fully developed park to the City in order satisfy the project’s requirements under Los Angeles Municipal Code (LAMC) Section 17.12 (Recreation and Park Site Acquisition and Development Provisions), LAMC Section 12.33 (Dedication of Land or Payment for Park and Recreational Facilities as a Requirement for a Zone Change for a Multiple Residential Use in Any Multiple Residential or Commercial Zone). The proposed conveyance of Fallbrook Avenue Park was made in-lieu of the payment of the \$337,330.00 in Park Fees the project would otherwise have been required to pay to the Department of Recreation and Parks (RAP). The value of the land dedicated to the City, along with value of the improvements proposed to be built by the developer, has met or exceeded the

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amount of Park Fees the developer would be required to pay to RAP. The Park Fee Calculation Letter that determined the Park Fee amount is attached hereto (Attachment 1).

The acceptance of dedication of the property was approved by the Board of Recreation and Park Commissioners (Board) on October 4, 2017 through Report No. 17-209.

Council District 12 is in support of this Project.

PROJECT SCOPE

The design and construction of the park development was completed by the developer. The scope of work for the Project included the installation of a children's playground and safety surfacing, benches, shade structures, picnic tables and benches, sustainable planting, permeable paving, smart irrigation system, and park signage.

Staff has inspected the Project and deemed the work complete.

TREES AND SHADE

As part of the Project, ten (10) box trees were installed. They are: three 24" box Arbutus unedo, three 36" box Lirodendron tulipifera, and four 24" box Lagerstroemia indica. Additionally, a free standing shade structure has been installed as a part of the Project. At full maturity Lagerstroemias and Arbutus will grow to over 25 feet in height and 25 feet in spread and the Lirodendron will grow to over 40 feet in height and 25 feet spread and will provide a shade canopy for 60% of the park.

ENVIRONMENTAL IMPACT

The Board previously determined the Project to be exempt from the California Environmental Quality Act (CEQA) on October 4, 2017 through Report No. 17-209. Furthermore, the proposed park development Initial Study/Mitigated Negative Declaration (IS/MND) was adopted by Los Angeles City Council on 10/07/2015.

According to Article 19, Section 15162, of California CEQA Guidelines, no subsequent environmental document should be prepared, unless the lead agency finds, on the basis of substantial evidence and in the light of the whole record, that:

- substantial changes to the project have occurred;
- local circumstances under which the project has been undertaken have changed substantially and
- new information of substantial importance about the project, the environment and the mitigation measures has emerged.

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RAP staff found that no substantial changes to the original project or to the local environment have occurred and that no new information that could show that the impacts of the projects have changed and/or the mitigation measures are inapplicable have emerged.

Therefore, RAP staff recommends that the Board take no further CEQA action.

FISCAL IMPACT

Funding for the maintenance cost of the new park will be requested through RAP's new and expanded facilities budget request process.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create and Maintain World Class Parks and Facilities
Outcome No. 1: Newly developed park projects and the redesign of signature City parks.
Key Metric: Number of parks open to the public.

Result: Angelinos will have access to more parks in their neighborhood.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Calculation Letter VTT-72373

**BOARD OF RECREATION AND
PARK COMMISSIONERS**SYLVIA PATSAOURAS
PRESIDENTLYNN ALVAREZ
VICE PRESIDENTMELBA CULPEPPER
PILAR DIAZ
MISTY M. SANFORDARMANDO X. BENCOMO
COMMISSION EXECUTIVE ASSISTANT II**CITY OF LOS ANGELES**
CALIFORNIA**ERIC GARCETTI**
MAYOR**DEPARTMENT OF
RECREATION AND PARKS**EXECUTIVE OFFICE
P.O. BOX 86328
LOS ANGELES, CA 90086-0328

(213) 202-2633

MICHAEL A. SHULL
GENERAL MANAGER

March 29, 2017

Jake Persons
D.R. Horton, Inc.
535 N. Brand Blvd, Unit 900
Glendale, CA 91203D.R. Horton CA3, Inc.
535 N. Brand Blvd, Unit 900
Glendale, CA 91203Case/Tract No: VTT-72373-SF-SL
Council District No: 12
Future Zone: [T][Q]RE-11-1, [T][Q]RD3-
1, [T][Q]R1-1,[T]OS-1
Site Address: 8500 N. Fallbrook Avenue**PARK FEE CALCULATION**

In accordance with the provision of Section 17.12 of the Los Angeles Municipal Code, the Department of Recreation and Parks on the above date, determined that a fee in the following amount be paid or suitably granted with the Department of Recreation and Parks prior to the recordation of the final tract map or parcel map.

| | |
|--|---|
| No. of dwelling units/lots approved | 90 |
| Units/Lots being requested | 90 |
| Existing zone/Future zone within project | A1-1/[T][Q]RE-11-1, [T][Q]R1-1,[T][Q]RD3- 1,[T]OS-1 |
| Fee per unit | \$2,970.00(43)+\$4,460.00(47) |
| SUB TOTAL | \$337,330.00 |
| TOTAL FEE TO BE PAID | \$337,330.00* |

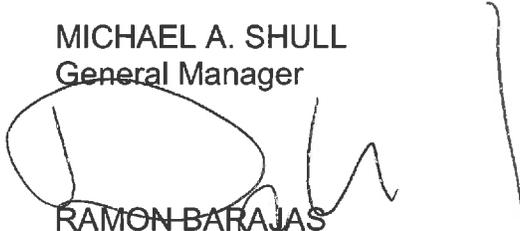
*In-Lieu Park Fee shall be required only if land dedication of Lot 91 is not completed.

This calculation is based upon the current year Park Fee rates applicable as of **March 1, 2017**. Fees may be paid prior to recordation of the final map, or may be guaranteed to be paid within one year after Council approval of the final map. This calculation letter is valid through **February 28, 2018**. Should the Park Fee listed on this letter not be paid on or before **February 28, 2018**, the applicant will need to resubmit the Park Fee Calculation Application, so the amount of the fee can be recalculated at the most current rate.

If provision to guarantee payment is desired, arrangements must be made with the Department of Recreation and Parks. In the event that final map approval does not occur within six (6) months of receipt of a guarantee of payment, the amount of the fee is subject to recalculation. Checks should be made payable to the Department of Recreation and parks and may be mailed to 221 N. Figueroa St., 4th floor. Los Angeles, CA 90012. Please attach a copy of this letter to your payment.

Sincerely,

MICHAEL A. SHULL
General Manager



~~RAMON BARAJAS~~
Assistant General Manager

MAS/RB:wc

Cc: Reading file