



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

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April 09, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

29 April 9, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**PROPOSED AMENDMENTS TO
LOS ANGELES COUNTY CODE TITLE 21 (SUBDIVISION ORDINANCE) REGULATING LOCAL
PARK SPACE OBLIGATIONS ("QUIMBY ORDINANCE")
(All Supervisorial Districts) (3-Votes)**

SUBJECT

Approval of the recommended actions will amend the Los Angeles County Code Title 21, Subdivision Ordinance, regulating local park space obligations and delegate authority to the Director of Parks and Recreation to update average household size figures as American Community Survey data is released by the United States Census Bureau.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Ordinance Amendments to County Code Title 21 are not subject to the California Environmental Quality Act because the actions are organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment for the reasons stated herein and the reasons reflected in the record of the amendments.
2. Adopt the proposed amendments to the Los Angeles County Code Title 21, Subdivision Ordinance, regulating local park space obligations.
3. Delegate authority to the Director of Parks and Recreation to update average household size figures as American Community Survey data is released by the United States Census Bureau.
4. Authorize the Department of Parks and Recreation to revise all park planning area boundaries to conform to updated Assessor parcel-specific and city-county boundaries.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will update average household size figures for the Department of Parks and Recreation's (Department) park planning areas (PPAs) and make minor adjustments to the boundaries of PPAs, which include only the unincorporated portions of Los Angeles County. The average household size figures are used to compute parkland obligations for proposed residential subdivisions pursuant to California Government Code Section 66477 ("the Quimby Act"). The current ordinance uses data from the 2000 Census which is over ten years old. The amended ordinance will benefit the County by providing updated figures for calculating parkland obligations or fees in lieu of parkland and establishing accurate, parcel-based PPA boundaries.

Average Household Size Figures

The proposed amendment to Title 21, Section 21.24.340 of the Subdivision Ordinance updates estimated average household size figures by dwelling unit type for each of the Department's PPAs, utilizing data from the United States Census American Community Survey (ACS) 2006-2010 as provided by the Internal Services Department (ISD), Urban Research Section. The ACS is an ongoing survey that provides updated data every year, offering current information communities need to plan for public services and investments. The estimated average household size figures, together with the number of residential units proposed for a subdivision, are key components of the formula used to calculate the Quimby obligation of residential subdivisions.

Due to changes in the data released by the Census Bureau, the proposed amendment also updates and clarifies the dwelling unit types. Existing dwelling unit types are: detached single-family residences; attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; and apartment houses containing five or more dwelling units. The new dwelling unit types are: detached and attached single-family residences; multi-family housing containing two to four dwelling units; and multi-family housing containing five or more dwelling units. The mobile homes category remains unchanged.

The use of 2006-2010 ACS data and update of dwelling unit types result in changes in nearly all of the average household sizes; these changes vary by both PPA and dwelling unit type. Because the updated average household size figures are based upon the latest data available, they better reflect population changes and are more accurate than those currently used to calculate Quimby obligations.

The average household size figures will be adjusted annually as ACS data is released by the Census Bureau. Future adjustments to the household densities will also be determined by the Department in coordination with ISD's Urban Research Section.

The Department presented the proposed amendments to and received input from the Parks and Recreation Commission on January 7, 2013 and the Land Development Advisory Committee on January 8, 2013.

Park Planning Area Boundaries

For the purpose of determining the Quimby obligations of residential subdivisions, the Department has divided the unincorporated portions of the County into 47 park planning PPA. Each of the PPA has unique estimated average household size figures and representative land values, two key

factors used to compute parkland obligations for proposed residential subdivisions. The proposed amendment revises all PPA boundaries to conform to updated Assessor parcel-specific and city-county boundaries. This is a minor, technical update performed by the Department of Regional Planning using its Geographical Information System (GIS). The proposed amendment adds references to the revised map of the Department's PPAs in Sections 21.24.340 and 21.28.140.

Implementation of Strategic Plan Goals

These actions will further the Board approved County Strategic Plan Goal of Fiscal Sustainability (Goal 2) by updating the average household size figures on a more regular basis which enables Quimby parkland obligations and in-lieu fees to accurately track and reflect population changes in the Department's PPAs, and Integrated Services Delivery (Goal 3) because the Quimby fees are used to fund local parkland improvements and acquisition, which improve the quality of life in the County.

FISCAL IMPACT/FINANCING

There will be no impact on the General Fund. After adoption, these average household size figures may increase or decrease based upon population changes reported by the ACS. This will enable Quimby revenues (in-lieu fees) to match changes in population and household densities. Changes in PPA boundaries are minor and will not impact the overall amount of Quimby fees collected or the amount of fees collected in individual PPAs.

OPERATING BUDGET IMPACT

There will be no impact on the operating budget of the Department. The recommended actions do not impact the General Fund and will therefore not have any effects on the Department's operating budget as well.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

County Counsel has reviewed and approved the proposed ordinance amendments, and has provided an analysis of the proposed amendments.

ENVIRONMENTAL DOCUMENTATION

The proposed actions are not subject to the California Environmental Quality Act (CEQA) in that the actions do not meet the definition of a project according to Section 15378 (b)(5) of the State CEQA Guidelines because the actions are organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

For the purpose of calculating fees in lieu of parkland, the updated table of average household size figures contained herein shall apply to the following residential subdivision maps that have not been advertised for public hearing by the Department of Regional Planning by the 31st day after adoption of this amendment by the Board of Supervisors, or as annually adjusted thereafter by the Department of Parks and Recreation in consultation with the Internal Services Department, effective July 1st of each year: (a) tentative tract maps; (b) tentative minor land division (parcel) maps; (c)

revised maps, as described in Los Angeles County Code Section 21.62.030, Subsection B; and (d) reactivated maps, which are previously approved tentative maps that have expired and that must be processed as new tentative maps.

CONCLUSION

It is requested that one copy of the adopted amended ordinance and one adopted copy of the Board letter be returned to this Department and one copy of each of these documents be returned to County Counsel.

Should you have any questions please contact Clement Lau at (213) 351-5120 or clau@parks.lacounty.gov, Vanessa Paniagua at (213) 738-2986 or vpaniagua@parks.lacounty.gov, or Kaye Michelson at (213) 738-2955 or kmichelson@parks.lacounty.gov.

Respectfully submitted,



RUSS GUINEY

Director

RG:JW

JB:CL

Enclosures

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Internal Services – Urban Research
Regional Planning
Public Works