

APPENDIX P
ENGINEERING FEASIBILITY REPORT

KHR Associates,
Engineering Feasibility Report Frog Town Lofts, Los Angeles CA
Prepared for 2800 Casitas, LCC
June 10, 2016

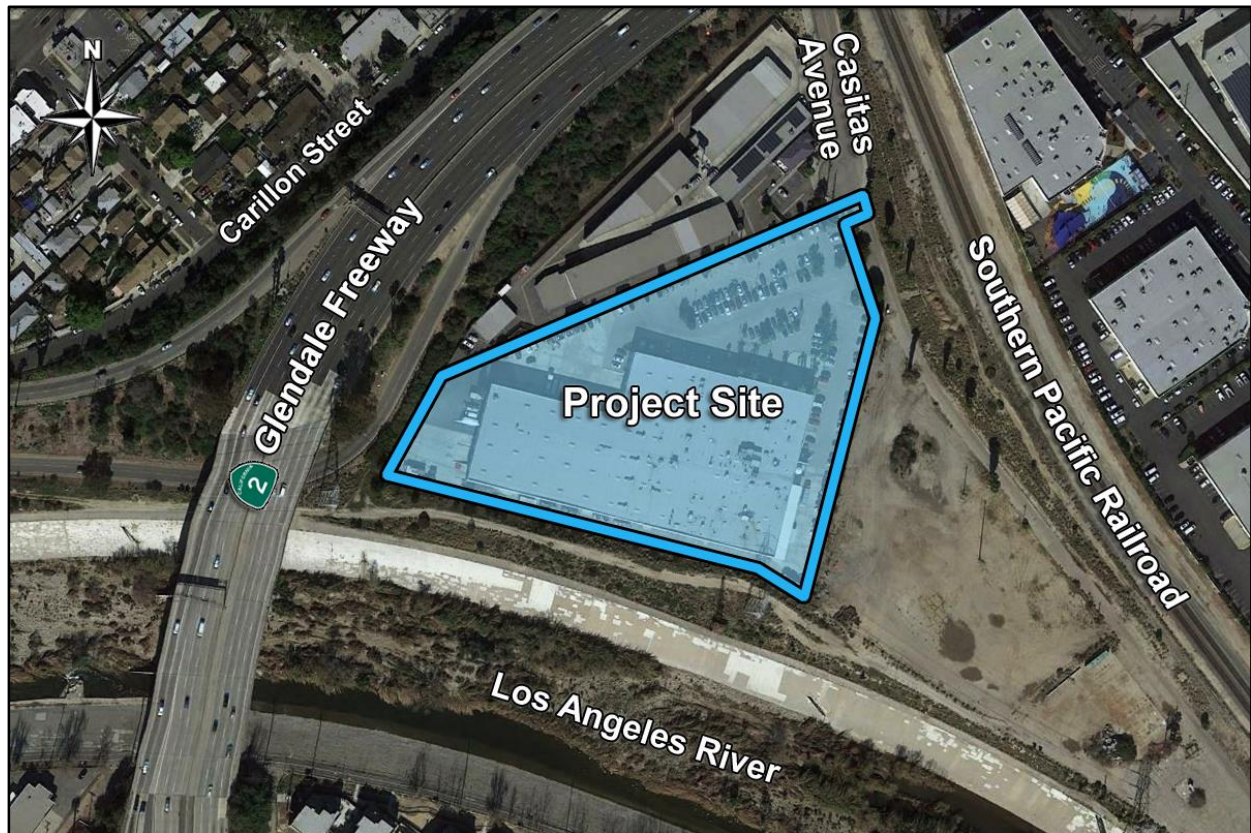


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Frog Town Lofts

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Prepared for

2800 Casitas, LLC

Prepared by



KHR ASSOCIATES

Consulting Engineers - Surveyors - Planners

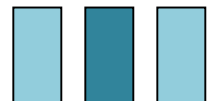


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June 10, 2016

Executive Summary

This Engineering Feasibility Report was commissioned by **2800 Casitas, LLC (Casitas)**, Los Angeles, California, and prepared by **KHR Associates**, Newport Beach, California. The purpose of this report is to identify and evaluate potential civil engineering and infrastructure impacts that may be associated with the development of the *Frog Town Lofts* mixed-use project, consisting of up to 422 multi-family residential units and 5,000 square feet of commercial space, on a 5.697-acre site, located at 2800 Casitas Avenue in the *Northeast Los Angeles Community Plan* area, in the City of Los Angeles, California.

The estimated costs, provided herein, are based on information regarding the proposed project, as provided by **Casitas**, the City of Los Angeles, and other governing jurisdictions and regulatory agencies, and are not necessarily complete or precise. The information contained in this report is considered confidential, and is intended to be disseminated only as directed by **Casitas**.

Summary of Infrastructure Findings

Overall, the existing infrastructure appears adequate to service the needs of the proposed project. However, the City of Los Angeles' prescribed methods of dealing with stormwater runoff are of potential concern, and may have significant design and cost implications.

Grading – The project site will be demolished of all buildings, pavement, vegetation, utilities, and appurtenances. Without specific building plans and earthwork removal requirements (including excavation depth and suitability of onsite materials for reuse as engineered fill), it is difficult to estimate earthwork quantities (i.e. cut and fill) for the proposed project.

Storm Drain – According to City records, there is a 66-inch R.C.P. storm drain within private property owned by the City of Los Angeles adjacent the site's easterly property line, ultimately discharging to the Los Angeles River located adjacent the project site to the south. A City of Los Angeles owned catch basin and 18-inch R.C.P. lateral are located at the cul-de-sac of Casitas Avenue near the property line at the northeasterly corner of the project site. There is an easement in favor of the subject property for the construction, use and

maintenance of storm drain line connections over that portion of the adjacent westerly property as described in the Easement Agreement recorded December 30, 1998 as document number 98-2371652.

Urban Runoff – Since LGC recommends against infiltration due to preliminary data indicating that isolated layers have the potential for liquefaction, it will be assumed that either capture and use or biofiltration will be required. Percolation tests will need to be performed at areas where infiltration facilities can potentially be located if further evaluation from LGC determines that liquefaction is not a potential for the site. If infiltration is deemed infeasible in accordance with LID infiltration criteria, then the potential for capture and use followed by bioretention will be analyzed to determine the required method for treatment of stormwater runoff. Under the City LID ordinance, it is estimated that 18,607 cubic feet of stormwater will need to be retained if infiltration or capture and use is feasible, or, if those methods are not feasible, 17,176 square feet of flow-through planter area will be required for treatment. **Notes:** Cost and building design are not factors for determining infiltration feasibility. These numbers were generated using a property size of 5.7 acres at a 100% impervious ratio, which is considered a worst case scenario.

Sewer – There is an existing City-owned 15-inch sewer main within the private property adjacent the northerly property line of the project site, connecting to an 18-inch sewer main commencing near the northwesterly corner of the site, extending northwesterly across the Glendale Freeway. There is an easement in favor of the subject property for the construction, use and maintenance of sewer line connections over that portion of the adjacent westerly property as described in the Easement Agreement recorded December 30, 1998 as document number 98-2371652. A 27-inch Glendale Outfall Sewer pipe for sewer ventilation is located adjacent the site's southerly property line, within property owned by the City of Los Angeles, with the North Outfall Sewer Ventilation Station No. 8 located near the southeasterly corner of the project site. Existing sewer laterals, if appropriately sized and in a good state of repair, can be reutilized by the proposed project.

Water – Potable water is provided to the project site by the Los Angeles Department of Water and Power (DWP). There is currently an 8-inch water main near the centerline in Casitas Avenue that terminates at the end of the cul-de-sac within the northeasterly corner of the property. Water pressure at the project site has not been measured and a fire flow test will be required. Other than typical water service laterals, meters, and related devices, no extraordinary water facilities are anticipated. There is a DWP fire hydrant located near the northeasterly corner of the site, along the westerly side of the Casitas Avenue cul-de-sac. Additional fire hydrants may be required, depending on the building design and Fire Department access requirements.

Electrical – DWP has indicated that adequate electrical facilities exist to meet the needs of the proposed project. A “Will Serve” letter has been provided by DWP. Utility poles with overhead power and service lines are contiguous the project site along the northerly boundary, within the property line. Electrical transmission towers are adjacent the southerly boundary, outside of the property line. DWP does not require electrical lines to be placed underground; however, this may be a voluntary decision on the part of the developer for aesthetic and other reasons.

Gas – Natural gas is provided for the project site by the Southern California Gas Company. A Will Serve letter was requested for service, but is pending as of this dated report. Per City records, there is an existing 2-inch gas main adjacent the site’s northerly property line.

Telephone & Cable – Telephone service for the project site is provided by AT&T. Cable service is provided by Time Warner Cable. A Will Serve letter has been received from Time Warner Cable. A Will Serve letter from AT&T is pending as of this dated report.

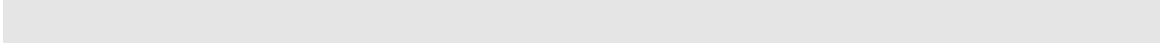
Streets & Traffic Improvements – Exact street improvements have not been specified by the City. However, new curb, gutter, and sidewalks will likely be required along the project frontage, as well as a limited amount of street resurfacing on Casitas Avenue. The extent of such repairs will be determined by the Bureau of Engineering.

Soils & Geotechnical Characteristics – According to the “Draft Geotechnical Due-Diligence Report” prepared for the project site by LGC Geotechnical, Inc., soils at the site consist of generally dense to very dense sands interbedded with occasional fine-grained (i.e., silts and/or clays) layers of varying thickness, with undocumented fill soils and loose soils in the upper approximate 1 to 15 feet. Groundwater was at a depth of approximately 34 feet below existing ground surface, while the historic high groundwater depth for the site is about 25 feet below the existing ground surface. Site soils are generally dense and not susceptible to liquefaction; however, isolated layers are considered susceptible to liquefaction. Site soils should be considered very susceptible to caving. LGC recommends that no field infiltration testing be performed and that stormwater not be intentionally infiltrated at the site.

Summary of Development Fees

Excluding administrative, design, and construction costs, the loss of property to right of way dedications, as well as consultant fees, the total potential governmental fee for the proposed project is \$3.5 million dollars (excluding fees associated with zone change, general plan amendment, street improvement and

B-permit, if any). Of this total, the largest single line item is the School District Fee, calculated at \$1,413,329.



Project Overview

The proposed *Frog Town Lofts* mixed-use project is located within the *Northeast Los Angeles Community Plan* area, the Cypress Park and Glassell Park Community Design Overlay District, and the River Improvement Overlay District of the City of Los Angeles. The project site location is under the purview of the *Atwater Village Neighborhood Council*. Surrounding land uses include commercial buildings to the north; City of Los Angeles property and then the Los Angeles River to the south; State-owned public land (on which The Bowtie Project, a partnership between Clockshop and California State Parks, organizes artist projects, performances, and events) and railway lines to the east; and the Glendale Freeway (SR 2) to the west.

Figure 1 provides an aerial perspective of the configuration and limits of the project site. Figure 2 illustrates the location of the project site within the *Northeast Los Angeles Community Plan* area.

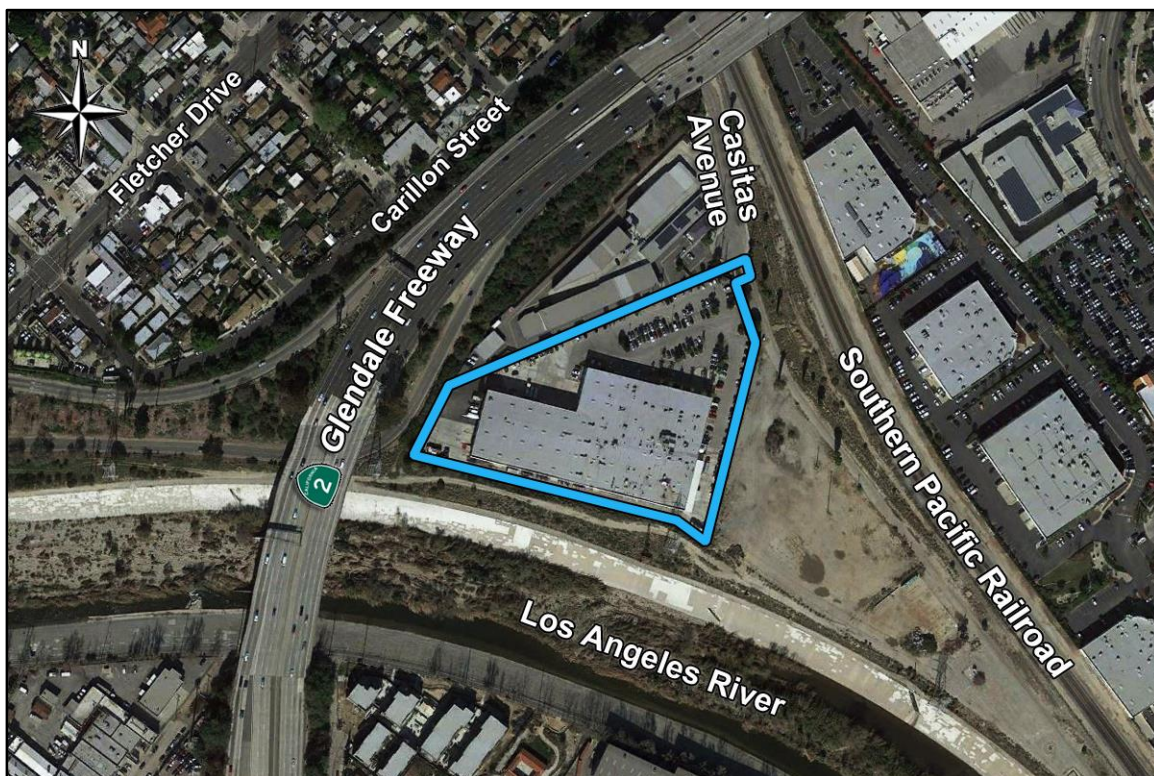


Figure 1 – Aerial Perspective of Project Site

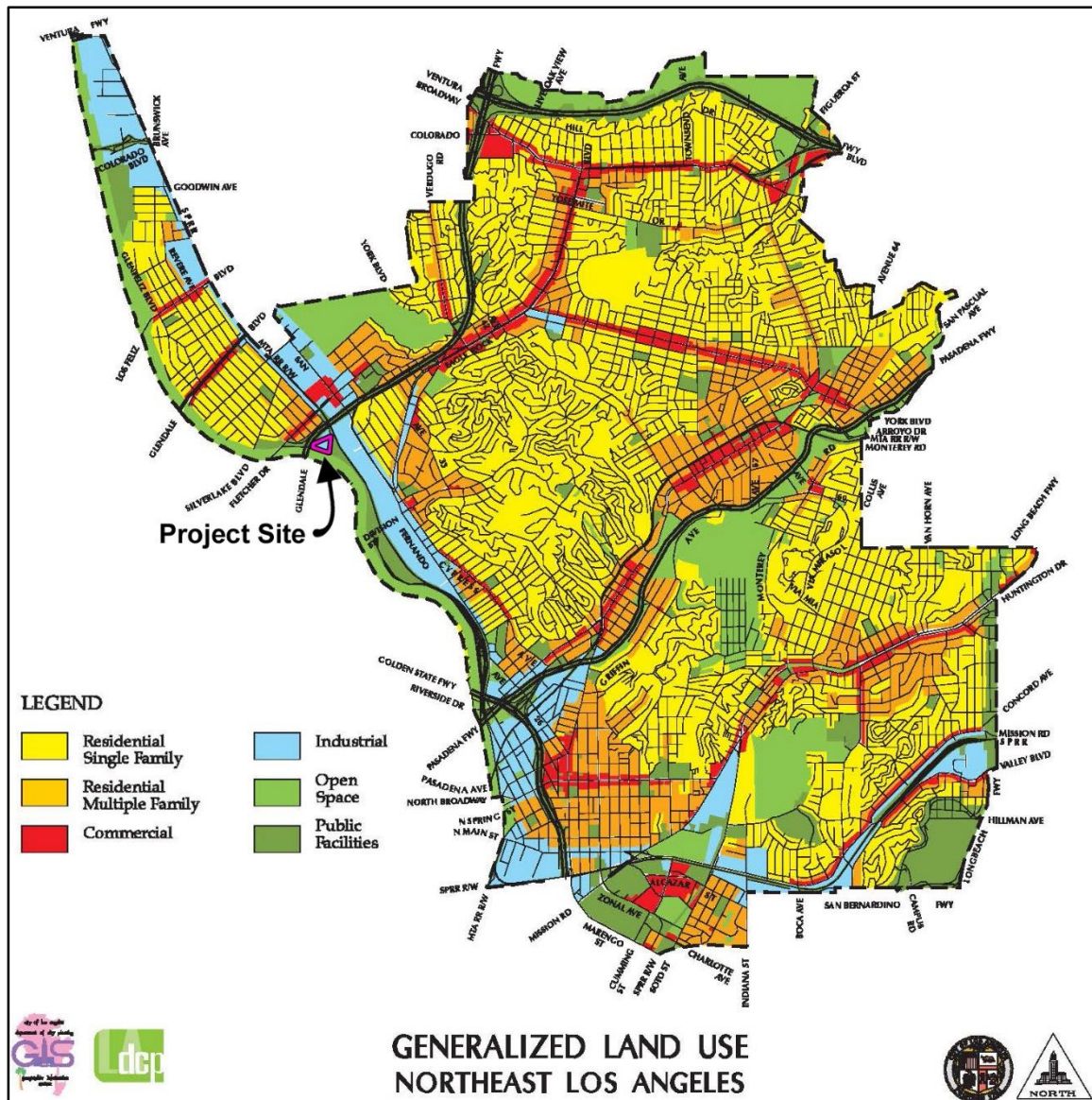


Figure 2 – Northeast Los Angeles Community Plan Area

Northeast Los Angeles Community Plan

California State law requires each city to prepare a Comprehensive General Plan to address community policies and objectives for growth and development. The City of Los Angeles General Plan, comprising several elements (including the Land Use Element, which consists of the plans for each of the City's 35 Community Plan Areas), establishes the policies for use and protection of resources to meet community needs.

The Land Use policies and programs under the Central City North Community Plan of the City of Los Angeles General Plan consist of residential, commercial, industrial and open space/public facilities use patterns.

The residential land use pattern encompasses an array of policies and objectives that focus on the needs of the existing residents and the projected economic and population growth. Goals include creating a safe, secure, and attractive residential environment for all economic, age, and ethnic segments of the community.

One of the highest priorities for the commercial land use area of the plan is to create strong and competitive commercial areas that suitably serve the needs of the community, while attracting customers from outside the plan area by satisfying market demand, maximizing convenience and accessibility, and also preserving unique historic and cultural identities of each commercial area.

Due to the central location and proximity to major transportation facilities, the Northeast Los Angeles Community Plan area has a long history of industrial development. Policies and objectives of the Community Plan focus on providing sufficient land for the range of industrial uses necessary to provide maximum employment opportunities, especially for local residents, that are safe for the environment and workforce, and have minimal adverse impact on adjacent uses and infrastructure resources.

Other Considerations

Air Quality – The Air Quality Element of the City's General Plan was created to recognize and consider the relationship between land use and air quality in Los Angeles' planning efforts, to identify ways in which Los Angeles can reduce its emissions of air pollutants through various policies and programs, and to comply with the region's Air Quality Management Plan. The overall goal of this element is for Los Angeles to assist other governmental agencies in the attainment of healthful air for Los Angeles and other air basin residents, including those sensitive to air pollution.

Noise – The Noise Element addresses noise mitigation regulations, strategies and programs, and delineates federal, state and city jurisdiction relative to rail, automotive, aircraft and nuisance noise.

Conservation – The Conservation Element addresses conservation, protection, development, utilization and reclamation of natural resources. Included in this Element is the Open Space Element, which addresses the remaining natural and other open space resources. The Element surveys laws, requirements and procedures that have been established for the protection of natural resources. It is primarily an informational document that is designed to help readers

understand the context, history and opportunities for protection and improvement of the City's natural resources.

Housing – The intent of the Housing Element is to create the provision of housing that is affordable to low- and moderate-income households, which requires the cooperation of all levels of government. The Housing Element consists of an identification and analysis of existing and projected housing needs of all economic segments of the community, a statement of goals, policies, financial resources, and scheduled programs for the preservation, improvement, and production of housing. It also includes an analysis and documentation of household and housing characteristics (i.e., overcrowding, housing stock conditions, etc.), any special housing needs (elderly, disabled, large families, farm workers, female headed households, homeless people, etc.), energy conservation in residential development, potential and actual non-governmental/governmental constraints upon the maintenance, improvement, or development of housing for all income levels, and a Regional Housing Needs Assessment (RHNA). Further, it sets forth a five-year schedule of actions/programs the local government is undertaking or intended to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.

Transportation – The Transportation Element establishes a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles, including community-based services, citywide services, park and ride facilities, and bikeways. The goals of this Element are to establish and maintain accessibility to work and services for the public, a well-maintained street system, and adequate pedestrian walks, bikeways and scenic highways. The Mobility Plan 2035 (MP 2035) was adopted by the City Council in January 2016 as an update to the City's General Plan Transportation Element, which was last adopted in 1999. The MP 2035 incorporates "complete street" principals, per the Complete Streets Act (AB 1358) adopted by the California State Legislature in 2008. The MP 2035 includes the City's mobility priorities and goals, which include Safety First; World Class Infrastructure; Access for all Angelenos; Collaboration, Communication and Informed Choices; and Clean Environments and Healthy Communities. As part of the update, arterial streets have been re-designated to reflect the new five arterial types included in the updated Street Standards Plan S-470 (Boulevard I and II, Avenue I, II, and III). According to MP 2035, "the expanded range of dimensions more accurately reflects the range of street dimensions that exist today and acknowledges that there are many arterial streets that are, and should remain, narrower than their current designation

would permit.”^A The new street designations are therefore intended to more closely align with the streets’ current dimensions in the majority of cases. According to the MP 2035, streets that previously had been “modified” will retain the “modified” dimensions under the new designations; if the “modified” dimensions are in alignment with one of the new street designations, then the “modified” term will be eliminated.

Safety – The Safety Element of the General Plan is the disaster mitigation plan for the City of Los Angeles. Its ultimate goal is to improve the safety of the community. However, for appropriate hazard management, including effective emergency preparedness and response, communities need to know in advance what the potentially hazardous conditions specific to their area are. Maps identifying the vulnerable areas within the community are a significant source of this information.

^A Mobility Plan 2035: An Element of the General Plan, Los Angeles Department of City Planning, Approved by City Planning Commission December 17, 2015, Adopted by City Council January 20, 2016, pg. 18

Existing Conditions

Legal Description

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Parcel 1:

That portion of Lot 1 of the Southern Pacific Classification Yard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 147, Pages 22 to 26, inclusive of Maps, in the Office of the County recorder of said County, described as follows:

Commencing at the most Southerly corner of Lot 2 of Tract No. 14215, as per Map recorded in Book 307, Page 8 of said Maps, said corner being a point in the Northwestern line of said Lot 1 of the Southern Pacific Classification Yard Tract; thence South 67°14'55" West, along said Northwestern Line, 64.56 feet to a point in a line parallel with and distant 12.00 feet Westerly from that certain course described as having a bearing and distance of South 11°55'43" East 19.33 feet in the covenant and agreement to hold as one parcel recorded June 17, 1991 as Document No. 91-903829 of Official Records; thence along said parallel line, South 11°55'43" East 17.04 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 862.00 feet, said curve being concentric with and distant 12.00 feet Westerly from that certain curve described as having a radius of 850.00 feet in said document recorded June 17, 1991 as Instrument No. 91-903829, thence Southerly along said concentric curve, through a central angle of 00°13'16", an arc distance of 3.33 feet to a point in a line parallel with and distant Southeasterly 20.00 feet measured at right angles to said Northwestern line of said Lot 1, said point being the True Point of beginning; thence continuing along said concentric curve having a radius of 862.00 feet through a central angle of 10°29'21", an arc distance of 157.81 feet to a point, a radial line of said curve to said point bears South 67°21'40" West; thence South 14°05'54" West 439.83 feet to a point in the Northeasterly line of the Land as first described in the deed to the City of Los Angeles, recorded February 9, 1960 as Instrument No. 3949 in Book D745, Page 67 of said Official Records, thence along the Northeasterly and Northerly lines of the Land first described in said deed to the City of Los Angeles, as follows:

North 56°29'02" West, 69.83 feet and North 75°54'06" West 624.75 feet to the Easterly line of the Land as described in the deed to the City of Los Angeles, recorded February 7, 1941 as Instrument No. 812 in Book 18206, Page 21 of said Official Records; thence North 0°29'06" West, along said last mentioned Easterly line, 19.23 feet to the Northwestern boundary of the Land as described

in the deed to the Southern Pacific Transportation Company, recorded April 16, 1975 as Instrument No. 4093, in Book D6621, Page 229 of said Official Records; thence along said boundary as follows:

North 65°37'14" East 43.82 feet and North 32°21'56" East 131.49 feet to said Northwesterly line, of Lot 1; thence North 67°14'55" East, along said Northwesterly line 716.33 feet; thence South 11°55'43" East 20.36 feet of said parallel line distant Southeasterly 20.00 feet measured at right angles to said Northwesterly line of said Lot 1; thence along said parallel line South 67°14'55" West 52.93 feet to the true point of beginning.

The above described Land is shown as Parcel "H" on Certificate of Compliance recorded December 21, 1998 as Instrument No. 98-2305990, of Official Records.

Parcel 2:

An easement for ingress and egress being a strip of Land 47.00 feet in width over that portion of Lot 1 of the Southern Pacific Classification Yard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 147, Pages 22 to 26, inclusive of Maps, in the office of the County recorded of said County, lying 35.00 feet Easterly and 12.00 feet Westerly of the following described line:

Commencing at the most Southerly corner of Lot 2 of Tract No. 14215, as per Map recorded in Book 307, page 8 of said Maps, said corner being a point in the Northwesterly line of said Lot 1 of the Southern Pacific Classification Yard Tract; thence South 67°14'55" West, along said Northwesterly line, 52.34 feet to the true point of beginning; thence South 11°55'43" East 19.33 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 850.00 feet; thence Southeasterly along said curve, through a central angle of 07°57'44", an arc distance of 118.12 feet.

Except therefrom the Northerly 20.00 feet thereof as measured at right angles to said Northwesterly Line of said Lot 1.

Also excepting therefrom all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to grantor, its successors and assigns, but without entering upon or using the surface of the property or the upper 500 feet of the subsurface of the property, and in such manner as not to damage the surface of said Lands or to interfere with the use thereof by grantee, its successors or assigns, as reserved by Union Pacific Railroad Company, by

deed recorded December 30, 1998 as Instrument No. 98-2371648, of Official Records.

Assessor's Parcel Numbers

The County of Los Angeles Assessor's Parcel Numbers (APN) that comprise the project site, as taken from their website at www.lacountyassessor.com.

Note: The addresses listed are those assigned by the City of Los Angeles and have been recorded through the County Assessor's office as the current addresses for the proposed project Tract. For the purposes of this report these addresses will be used until there is a request to the City of Los Angeles for a permanent address change.

2800 Casitas Avenue, Los Angeles, CA 90039

APN: 5442-002-012

Zoning Information

M2-1-CDO-RIO – LIGHT INDUSTRIAL ZONE, HEIGHT DISTRICT 1, COMMUNITY DESIGN OVERLAY DISTRICT (CYPRESS PARK AND GLASSELL PARK), RIVER IMPROVEMENT OVERLAY DISTRICT

Development Standards:^B

Setbacks:

Front Yard: Not required

Side Yard: Side yards conforming to the requirements of the "R5" Zone shall be provided and maintained in connection with buildings erected and used principally for residential purposes. (*R5 Zone Side Yards:* For a main building not more than two stores in height, there shall be a side yard on each side of said building of not less than five feet, except that where the lot is less than 50 feet in width, the side yard may be reduced to 10% of the width of the lot, but in no event to less than three feet in width. For a building more than two stories in height, one foot shall be added to the width of such side yard for each additional story above the second story, but in no event shall a side yard of more than 16 feet in width be required.)

Rear Yard: No rear yard shall be required for buildings erected used exclusively for commercial or industrial purposes. For buildings other than those erected and used exclusively for commercial or industrial purposes, a rear yard conforming to the requirements of the "R4"

^B City of Los Angeles Municipal Code Sec. 12.19. "M2" Light Industrial Zone

	Zone shall be provided and maintained at the floor level of the first story used in whole or in part for dwelling purposes. (<i>R4 Zone Rear Yard</i> : There shall be a rear yard of not less than 15 feet in depth. For a building more than three stories in height, one foot shall be added to the depth of such rear yard for each additional story above the third story, but such rear yard need not exceed 20 feet.)
Building Height:	No limit
Floor Area Ratio:	1.5:1
Land Use:	M1 and MR2 uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, No R Zone Uses
Landscape Buffer: ^C	10-foot landscape buffer as measured from the Project's property line adjacent to the Los Angeles River except where a roadway is located within that 10 feet. New building structures or parking shall not be permitted within the 10-foot landscape buffer.

Storm Drain System

Storm drains in the proximity of the project site are City-owned, and connections and discharge into them will require review and approval by the City of Los Angeles Public Works Department. According to City records, there is a 66-inch storm drain adjacent the site's easterly property line.^D A catch basin is located at the Casitas Avenue cul-de-sac near the property line at the northeasterly corner of the site, connecting to the 66-inch R.C.P. storm drain via an 18-inch R.C.P. connector pipe. There is an easement in favor of the subject property for the construction, use and maintenance of storm drain line connections over that portion of the adjacent westerly property as described in the Easement Agreement recorded December 30, 1998 as document number 98-2371652. To the south of the project site is a strip of property owned by the City of Los Angeles and then the Los Angeles River.

Sewer Mains

According to City records, there is an existing 15-inch City-owned concrete sewer main within privately owned property adjacent the site's northerly property line,^E which flows southwesterly to an 18-inch vitrified clay pipe (VCP) sewer main flowing northwesterly (commencing near the northwesterly corner of the site)

^C Zoning Information No. 2358, River Improvement Overlay District, Ordinance Nos. 183144 & 183145

^D City of Los Angeles Storm Drain Plan No. D-14727

^E City of Los Angeles Sewer Plan No. 30077 & 23373

across the Glendale Freeway.^F There is an easement in favor of the subject property for the construction, use and maintenance of sewer line connections over that portion of the adjacent westerly property as described in the Easement Agreement recorded December 30, 1998 as document number 98-2371652. A 27-inch VCP for sewer ventilation (Section 2 of the Glendale Outfall Sewer) is located adjacent the site's southerly property line, within property owned by the City of Los Angeles, with the North Outfall Sewer Ventilation Station No. 8 located near the southeasterly corner of the project site.^G Sewage produced from the project site will ultimately be processed at the Hyperion Treatment Plant (HTP) in the Vista Del Mar district of the City before entering the Pacific Ocean.

Water Mains

Water mains near the proposed project are City owned and will require submittal to DWP. There is currently an 8-inch water main near the centerline in Casitas Avenue that terminates at the end of the cul-de-sac within the northeasterly corner of the property. DWP fire hydrants in proximity to the site include one near the northeasterly corner of the site, along the westerly side of the Casitas Avenue cul-de-sac.

Electrical

DWP has electrical facilities in the area of the proposed project. Electric service will be made available in accordance DWP's Rules Governing Water and Electrical Service. There are utility poles with overhead power and service lines along the northerly boundary of the project site, within the property line. Electrical transmission towers are adjacent the southerly boundary of the site, outside of the property line.

Natural Gas

The Southern California Gas Company has natural gas facilities in the area of the proposed project. Gas service will be made available in accordance with the service regulations and requirements of the California Public Utilities Commission. An atlas map of natural gas facilities adjacent the project site has been request; however, no response has been received as of this dated report. According to City records, there is an existing 2-inch gas main adjacent the site's northerly property line.^H

^F City of Los Angeles Sewer Plan No. P-18116

^G City of Los Angeles, Plan and Profile of Suction Line for North Outfall sewer Ventilation Station No. 8 on Section 2 Glendale Outfall Sewer, Plan No. D-6172; & Details of Appurtenances for Tower and Discharge Stack, North Outfall Sewer Ventilation Station No. 8, Plan No. DL-1806

^H City of Los Angeles Substructure Plan No. 150-213-1 & 150-209-2

Streets & Rights of Way

A small portion of the northeasterly corner of the project site abuts the cul-de-sac at Casitas Avenue, which is designated as a Local Street - Standard. There is no direct vehicular access to the site from Casitas Avenue, rather access to the site is available via an easement across the adjacent property to the east. The Glendale Freeway (SR 2) is adjacent to the westerly boundary of the project site.

Soils & Geotechnical Conditions

A "Draft Geotechnical Due-Diligence Report" report for the project site was prepared by LGC Geotechnical, Inc., San Clemente, California, dated May 25, 2016. This report described the geotechnical characteristics of the project site. Key findings included:


- 1) soils comprised of generally dense to very dense sands interbedded with occasional fine-grained (i.e., silts and/or clays) layers of varying thickness;
- 2) undocumented fill soils and loose soils in the upper approximate 1 to 15 feet (Duco Engineering, 1998);
- 3) groundwater was encountered at a depth of approximately 34 feet below existing ground surface, while the historic high groundwater depth for the site is about 25 feet below the existing ground surface (CGS, 1998);
- 4) site soils are generally dense and not susceptible to liquefaction; however, isolated layers are considered susceptible to liquefaction;
- 5) although the southern portion of the site is located approximately 80 feet from a flood control channel, the potential for lateral spreading is considered low; however, lateral spreading should be further evaluated to confirm or amend this conclusion;
- 6) foundations supported on shallow foundation will require earthwork removals to native soils which could be up to 15 feet below existing grade (required earthwork removals should be further evaluated based on soils boring);
- 7) site soils should be considered very susceptible to caving;
- 8) since the City of Los Angeles does not allow intentional infiltration of stormwater on any site where the water may saturate soils subject to liquefaction, recommend no field infiltration testing be performed and that stormwater not be intentionally infiltrated at the site.

Earthquake Faults

Per NavigateLA, the closest earthquake fault line to the project site is the Hollywood Fault, located approximately 0.79 km from the project site. The Hollywood Fault has a slip rate of 1.0 mm/year. According to the State of California Seismic Hazards Zones Map for the Los Angeles Quadrangle, the project site is located within a liquefaction zone.

Flood Zone Information

Per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06037C1626F, effective September 26, 2008, the project site is located within Flood Zone X (unshaded). Flood Zone X is defined as areas determined to be of minimal flood hazard and outside the 500-year flood or protected by levee from a 100-year flood. A copy of this map can be found in the Appendix section of this report. The southerly property line of the project site abuts a strip of property owned by the City of Los Angeles and then the Los Angeles River, which is designated as Flood Zone AE. Flood Zone AE is defined as a special flood hazard area subject to inundation by the one percent annual chance flood, with base flood elevations determined.



Proposed Project

The project site consists of one parcel of land, approximately 5.697 acres in size. The project site is situated at the south terminus of Casitas Avenue. The reference street address associated with the Assessor's Parcel Number is 2800 Casitas Avenue, City of Los Angeles, California. The project site is presently occupied by two-story commercial building.

The proposed project considered in this engineering feasibility report consists of constructing up to a total of 422 residential units and approximately 5,000 square feet of commercial/retail space. Parking for both the residential and commercial portions of the project is to be provided within a 6-level at-grade parking structure.

Grading

According to the preliminary geotechnical study conducted by LGC, additional geotechnical subsurface evaluation must be performed in order to provide design-level geotechnical recommendations for the proposed project. The report's findings and conclusions indicated that foundations supported on a shallow foundation will require earthwork removals to native soils, which could be up to 15 feet below existing grade. Per the report, required earthwork removals should be further evaluated based on soil borings and potentially test pits.

Without specific building plans and earthwork removal requirements, it is difficult to estimate earthwork quantities (i.e. cut and fill) for the proposed project. The limits of excavation for the buildings, excavation depth, and suitability of the onsite materials for reuse as engineered fill are currently unknown.

Infrastructure

The City of Los Angeles has indicated that the services for sewer, water, and electrical power will be provided by the City of Los Angeles Department of Public Works and Department of Water and Power (DWP). Storm drain service will be provided by the City's Department of Public Works.

Storm Drain

On-site stormwater runoff will be collected within roof/area drains and directed to a treatment system. Although the ideal point from the treatment system to discharge stormwater off-site is at curb face, the project will most likely either connect to the back of the catch basin within Casitas Avenue (ideal) or connect to the Los Angeles River directly (not ideal). There is an easement in favor of the subject property for the construction, use and maintenance of storm drain line

connections over that portion of the adjacent westerly property as described in the Easement Agreement recorded December 30, 1998 as document number 98-2371652. It does not appear that there is an existing storm drain located within the easement area for the project to connect to. The City's website (NavigateLA) indicates that a City storm drain main runs either through or near the southwest corner of the project site, but records of this storm drain have not been located as of this dated report.

The following does not seem to be an issue for the project site, and was included for informational purposes only. The City of Los Angeles usually considers City storm drain mains under 24-inches and City storm drain laterals under 18-inches as substandard, and, if they allow connection to a substandard pipe, would require upsizing of the line prior to connection. A connection to old VCP storm drain lines is typically not allowed due to the pipes being brittle and susceptible to breaking. Direct connection to a City of Los Angeles storm drain line is not preferred by the City.

LID, SWPPP & WVECP

The City of Los Angeles Watershed Protection Division within the Bureau of Sanitation section of the Department of Public Works has recently implemented new Low Impact Development (LID) sizing requirements (former depth used was $\frac{3}{4}$ of an inch) and is currently working on finalizing new LID standards. The LID 2009 standards (LID replaced the SUSMP ordinance in 2009) have a hierarchy of treatment systems for stormwater that are to be used based on feasibility. The goal of LID is to store, infiltrate, evaporate, and retain runoff to decrease the volume of stormwater leaving the site. A proposed project needs to implement certain criteria, including LID methods, to meet permit requirements.

The order of hierarchy for LID BMPs is infiltration, capture and use, and biotreatment. If a method is determined infeasible, then the next method in the order is to be used to the Maximum Extent Practicable (MEP). All of the LID BMPs remove, at least to some extent, volume from stormwater runoff reducing downstream impacts. Site conditions determine feasibility rather than project design. For instance, if infiltration is determined feasible but does not work with the project design, then the City will state that the project will need to be redesigned to include infiltration.

Permeability of the site soils, liquefaction potential and expansive soils have not been determined at the time of this dated report. It will be assumed that the site will be required to use biofiltration for the entire volume of the 85th percentile 24-hour rainfall event (which is equivalent to 1-inch for this area). If sufficient area is not allotted for treatment, then the site will be required to be redesigned in order to meet treatment requirements.

Under the City LID ordinance, it is estimated that 18,607 cubic feet of stormwater will need to be retained for either infiltration or capture and use, or, if those methods are not feasible, 17,176 square feet of flow-through planter area will be required for treatment. Estimates were based on the existing property size with 100% impermeability.

A Storm Water Pollution Prevention Plan (SWPPP) will also be required for implementation during construction of the proposed project, as required by State Water Resources Control Board (SWRCB) in accordance the most recently adopted Construction General Permit (CGP). The SWPPP is intended to identify possible sources of water pollution associated with construction of the proposed project; provide a schedule to construct and maintain BMPs during and after construction; and to develop monitoring and sampling procedures. The SWPPP must indicate the location, type, and method of placement of BMPs that include sandbags, diverters, silt fencing, temporary drainage facilities, and other erosion controls for use during construction, as well as appropriate notes and details. A Wet Weather Erosion Control Plan (WWECP) will be required to be submitted to BOE by September 1st of every year the project is in construction. This plan includes a majority of the same information required on the SWPPP drawings along with specific WWECP notes from BOE.

Sewer

The calculated sewage generation for the 422 residential units and 5,000 square feet of commercial space, based on the City of Los Angeles "Sewage Generation Factors," is approximately 50,495 gallons per day (GPD), which is equivalent to a flow rate of approximately 0.08 cubic feet per second (CFS).

To insure sufficient capacity exists, a Sewer Capacity Availability Request (SCAR) needs to be submitted. Please note that the results of the SCAR are good for 180 days from the date of approval by the Bureau of Sanitation. The SCAR serves as a clearance process required for Sewer Connection permits. To connect to the City's sewer system, a Sewerage Facilities Charge (SFC) must be paid. The SFC amount will be determined when application is made for a building permit and the Bureau of Engineering has reviewed the building plans. Unless the SFC has been paid, once the SCAR expires, a new application will need to be submitted. A fee based on proposed sewer discharge (GPD) from the project site must be paid each time a SCAR is submitted. For a project ranging between 50,000 to 100,000 GPD, the fee is \$1,815 plus a 9% surcharge. Detailed gauging and evaluation will be needed as part of the permit process to identify a sewer connection point.

There is an easement in favor of the subject property for the construction, use and maintenance of sewer line connections over that portion of the adjacent westerly property as described in the Easement Agreement recorded December

30, 1998 as document number 98-2371652. The project site will most likely use this easement area for its connection to the sewer main.

Water

The project site can be supplied with water from the municipal system subject to DWP's Water System's rules and conditions. In order to confirm that existing DWP water facilities have adequate supply to meet the needs of the proposed project for domestic and fire water pressures, a Service Advisory Request (SAR) is required. The completed SAR systems analysis report will provide information regarding flow rates and pressures available for the service locations requested. Please note, an SAR application and \$215 fee are required for each service location specified. The SAR report is valid for one year from the date of approval. A copy of the SAR request form is included in the Appendix section of this report.

Electrical

Electrical service will be made available in accordance with DWP's "Rules Governing Water and Electrical Service." A will serve letter has been provided by DWP and can be found in the Appendix section of this report. In order to build anything within 10 feet of or in a DWP easement, or to relocate any DWP equipment on the property, an encroachment application must be submitted. To obtain further information regarding existing poles and to determine if poles may be relocated, a pole spotter from DWP will need to survey the site as part of the encroachment process. A copy of the Encroachment Application is included in the Appendix section of this report.

Natural Gas

Natural gas service will be made available in accordance with the service regulations and requirements of the California Public Utilities Commission. A will serve letter from The Gas Company is pending as of this dated report.

Streets & Traffic Improvements

Exact street improvements have not been specified by the City. However, at minimum, new curb, gutter, and sidewalks will likely be required along the project frontage. It is likely that a limited amount of street resurfacing on Casitas Avenue will be required as well. The extent of such repairs will be determined by the Bureau of Engineering.

Private and Public Improvements – Factors and Information

Private and Public factors are, but not limited to:

Air Quality - Demolition clearance and notification procedures by the South Coast Air Quality Management District are required by the City of Los Angeles. As is standard operating procedure anywhere in California, any existing hazardous materials and asbestos would require special handling and disposal from a private, licensed contractor specializing in the proper procedures and handling of such materials. The site may be subject to mitigation measures, review and approval by City of Los Angeles and the South Coast Air Quality Management District.

Construction - As with all new developments, permits will be subject to 'conditions' by the City Planning Department. A Haul Route permit may be required during construction for sequencing stages of construction, parking and transport, and deliveries to the project site. In addition to rules and guidelines by the City of Los Angeles, the Construction General Permit and Storm Water Pollution Prevention Plan shall be complied with, as well as any State Water Resources Control Board requirements. The Emergency Response Plan, Methane Mitigation guidelines and safety standards shall be prepared by the developer, and reviewed and complied with by the developer and general contractor.

Streetscape - Submittal to the Bureau of Street Services is required if any trees are to be relocated or replaced in the public right of way. If street dedication, sidewalk replacement, and/or relocation of existing driveways are required, submittal to the Bureau of Street Services is necessary.

Noise - Subject to the City of Los Angeles Municipal Code, Chapter IV: Sec.41.40.

Schools - Subject to conditions of approval. School fees are required to be paid prior to issuance of permits by the Building & Safety Department.

Development Process

The initial investigation with the City of Los Angeles indicates the following:

Relevant Policies

The proposed project is located within the land use zone designation M2-1-CDO-RIO – LIGHT INDUSTRIAL ZONE, HEIGHT DISTRICT 1, COMMUNITY DESIGN OVERLAY DISTRICT (CYRESS PARK AND GLASSELL PARK), RIVER IMPROVEMENT OVERLAY DISTRICT.

During the course of the preliminary investigation, the City Planning Department has indicated that the plans shall be in compliance with the City of Los Angeles Standards and Planning guidelines, the *Northeast Los Angeles Community Plan*, the *River Improvement Overlay District*, the *Cypress Park and Glassell Park Community Design Overlay*, the East Los Angeles State Enterprise Zone, the Greater Downtown Housing Incentive Area, the General Plan for the City, and the City of Los Angeles Municipal Code.

Subject to the Conditions and Findings of the City of Los Angeles Planning Department, the 'Conditions of Approval' set forth by the City and their governing agencies shall be complied with.

Plan submittal thereafter to the City of Los Angeles Building and Safety Department and other interdepartmental agencies will be required. The Los Angeles Municipal Code and the California Building Code are applicable and shall be complied with.

Typical Factors for New Construction (but not limited to)

- Sewer Study
- Ingress and egress from the proposed driveways
- Restriction and additional 'conditions' determined by Los Angeles City Planning Department
- Public Services – Schools and fire safety
- Low Impact Development (LID) requirements and SUSMP restrictions
- Severe Noise Levels – Impacts on future occupants regarding sound insulation regarding traffic on surrounding streets during construction
- Material Containing Asbestos during Demolition – Rules and Regulations from South Coast Air Quality Management District – Asbestos Abatement
- Timeline for any potential street improvements
- Timeline for highway dedication and submittal process, if any
- Scheduling of payment for impact fees and bonding purposes
- Utility Improvements for Water, Storm Drain, Sewer, Electrical, etc. (Utility factors/improvements to be determined)

Permitting Agencies

The known permitting agencies include the City of Los Angeles; the City of Los Angeles Department of Water & Power; the City of Los Angeles Public Works Department; Los Angeles Unified School District; and various utility companies.

City of Los Angeles – Planning Department

Los Angeles Planning Department – Downtown Office

201 N. Figueroa Street (Figueroa Plaza)
Los Angeles, CA 90012
(213) 482-7077
Fax: (213) 482-7080

Hours:

Monday, Tuesday, Thursday, Friday: 7:30 a.m. - 4:30 p.m.

Wednesday: 9:00 a.m. - 4:30 p.m.

The Department of City Planning prepares and maintains the General Plan and implements policies and programs for the development of the City including such elements as land use, conservation, circulation, service systems, highways, public works facilities, branch administrative centers, schools, recreational facilities and airports. The Department regulates the use of privately owned property through zoning regulation, specific plan ordinances and State laws, and through the approval of proposed subdivisions. The Planning Department also investigates and reports on applications for amendments to zoning regulations, and passes zone variance and conditional use applications, conducts studies relating to environmental quality, and provides advice and assistance relative to environmental matters.

City of Los Angeles – Building & Safety Department

Los Angeles Building & Safety Department – Downtown Office

201 N. Figueroa Street (Figueroa Plaza)
Los Angeles, CA 90012
3-1-1 Call Center (Inside L.A. County)
(213) 473-3231 (Outside L.A. County)
1st Floor -- Express Permits, Records, Licenses
4th Floor -- Construction Service Center

Hours:

Monday, Tuesday, Thursday, Friday: 7:30 a.m. - 4:30 p.m.

Wednesday: 9:00 a.m. - 4:30 p.m.

The Building & Safety Department consolidates permit processing and plan checking for permits issued by the City. In addition, this Department is responsible for implementation of the Zoning, Building, Plumbing, Mechanical, and Electrical Codes, as well as Engineering, Energy, and Disabled Access regulations, and local and State laws for construction and maintenance of commercial, industrial, and residential buildings.

Fees associated with plan check and permits are determined by valuation of the proposed project, and fixture and unit counts. Estimates of fees for the valuation of the project were taken under consideration based on similar projects for a mixed-use development. Fixture/unit counts were not available as of the date of this report. The fees listed are preliminary in nature and subject to change. The Preliminary Fee Summary can be found in the Appendix section of this report.

City of Los Angeles - Public Works / Engineering Department

The Department of Public Works consists of the following five Bureaus:

Bureau of Engineering: prepares preliminary designs, specifications and estimates of major public improvement projects; responsible for subdivision requirements and checking public improvement plans of private developers; issues Engineering permits; prepares construction cost estimates and provides construction contract management; responsible for Capital Improvement Projects for the City, including stormwater, sewer systems, street and other infrastructures, including planning and design.

Bureau of Engineering

1149 S. Broadway - Suite 700
Los Angeles, CA 90015
(213) 847-8704

Bureau of Contract Administration: administers contracts and permits for public works construction and improvement projects (streets, sewers, storm drains, street lighting and all other public improvements).

General Information: (213) 580-1382

Bureau of Sanitation: provides refuse, recyclables and yard trimmings collection, sewer and storm drain maintenance and repair, wastewater collection and treatment, and other related services.

Sewer and Storm Drain: (213) 485-5884

Watershed Protection Division

201 North Figueroa Boulevard, 3rd Floor – Station 18
Los Angeles, CA 90012
(213) 482-7066

Submittal to this Division is required for the proposed project for clearance and approval for the Operation and Maintenance Plan, covering Low Impact Development (LID) requirements. A Master Covenant and Agreement for site

SUSMP and LID BMPs is required by the City to be signed by the owners and recorded through the Los Angeles County Recorder's Office.

Industrial Waste Management Division

2714 Media Center Drive
Los Angeles, CA 90065
(323) 342-6200

Submittal to the Industrial Waste Division is required for businesses with the potential to discharge fats, oils, and grease to the public sewer main.

Bureau of Street Lighting: designs, constructs, operates, maintains and repairs the City's street lights. It is also responsible for the financial administration of the Lighting District.

General Information: (213) 847-1456

Bureau of Street Services: provides roadway maintenance, improvement, resurfacing and reconstruction of streets and related structures and engineering design of streets and streetscapes in the City of Los Angeles.

General Information: (213) 473-8410

City of Los Angeles Department of Water & Power

Water Division:

Department of Water & Power
111 North Hope Street - Room 1425
Los Angeles, CA 90012
(213) 367-2130

Electrical Division:

Department of Water & Power
2633 Artesian Street, Suite 210
Los Angeles, CA 90031
(213) 367-6000

City of Los Angeles - Fire Department

Bureau of Fire Prevention and Public Safety

221 North Figueroa - Suite 1500
Los Angeles, CA 90012
(213) 978-3700

The Bureau of Fire Prevention and Public Safety reviews and approves plans involving fire truck access and hydrant location for any proposed projects, separate from the building plan submittal process. Plan check for building plan submittals to the City include review and approval by the Fire inspectors at the Public Counter for compliance to the Fire code, rules and regulations, fire alarms, access and fire sprinklers. Separate permits by electrical, mechanical and plumbing are required.

City of Los Angeles – Department of Recreation & Parks

Planning and Development Division

221 N. Figueroa Street – Suite 100
Los Angeles, CA 90012
(213) 202-2681
Office hours: 8:00 a.m. to 4:00 p.m.

The Department of Recreation & Parks oversees all park, recreation and special use facilities operated and maintained by the City, as well as services and programs for youth, adults, and seniors. The Department of Recreation & Parks also handles Environmental Management and has a Planning and Development Division for new projects.

Los Angeles Department of Transportation (LADOT)

LADOT

100 S. Main Street - 10th Floor
Los Angeles, CA 90012
(213) 972-8470

LADOT conducts the review of new development projects for traffic impacts and traffic mitigation. The Department typically provides this service by providing data to qualified traffic engineering consultants who prepare a project traffic study and, if necessary, design traffic mitigation improvements. Not all projects require a traffic study.

Land Development Group

201 North Figueroa Street - Suite 200
Los Angeles, CA 90012
(213) 977-8945

If subdivision is involved, a submittal for highway dedication will be required. Anticipate Highway Dedication requirements and processing with the City.

Los Angeles Unified School District

Payment for the School District fees will be required and collected by the City of Los Angeles, Permit Center prior to issuance of the Building Permit.

Los Angeles Unified School District – (LAUSD)

333 S. Beaudry Avenue, 11th Floor
Los Angeles, CA 90017
Tel: (213) 241-1000

City of Los Angeles - Housing Information

Los Angeles Housing Department

1200 W. 7th Street - 9th Floor
Los Angeles, CA 90017
(213) 808-8806

Los Angeles County Metropolitan Transportation Authority (Metro)

Metro

One Gateway Plaza
Los Angeles, CA 90012
(323) 466-3876

Contact: Aspet Davidian
Phone: (213) 922-5258
Email: davidiana@metro.net

Contact: Velma Marshall
Phone: (213) 922-2415
Email: marshallv@metro.net

State Agencies

State Department of Industrial Relations

Cal/OSHA Division of Occupational Safety Health

3550 West Sixth Street - Room 431
Los Angeles, CA 90020

State Water Resources Control Board

Division of Water Quality

ATTN: Storm Water Unit
P.O. Box 1977
Sacramento, CA 95812-1977
OR

**State Water Resources Control Board
Division of Water Quality**

ATTN: Storm Water Unit – 15th Floor
1001 I Street
Sacramento, CA 95814

Other Agencies

South Coast Air Quality Management District (SCAQMD)

21865 East Copley Drive
Diamond Bar, CA 91765-4182
(909) 396-2000
(800) 388-2121

Filing for demolition clearance and new construction is required. Asbestos abatement is required if the existing buildings are shown to contain asbestos or if any portion of the site indicates as such. A clearance letter is required by the City of Los Angeles Building Department prior to the issuance of building permits.

Permit Counter

The City of Los Angeles is a 'one stop' centrally located office in which information, plan submittals, and fees are collected and distributed. Excluded are submittals to the Department of Transportation & Public Works Department and the utility providers, which are done directly at the individual locations.

The "**e-Permit**" (**Online Permit**) program allows contractors to apply for permits that do not require a plan check via the Internet.

"**Express Plan Check**" enables a project to complete the initial plan check phase on a pre-arranged date by utilizing staff overtime for a slightly higher fee.

Utility Services

Utility "Will Serve" request letters were sent out in late May 2016. As of this dated report, the response letters have been received for electrical and cable. Will serve letters for water, sewer, telephone, and natural gas are still pending.

Water

Water service will be provided by:

City of Los Angeles Department of Water & Power
111 North Hope Street - Room 1425

Los Angeles, CA 90012

Mailing Address:

City of Los Angeles Department of Water & Power
P.O. Box 51111, Room 1425
Los Angeles, CA 90051-5700

Contact: Cari Castro
Phone: (213) 367-1317
Email: Cari.Castro@ladwp.com

With the knowledge that the Department of Water & Power (DWP) has existing water facilities near the project site, **KHR Associates** has sent a request for service with a description of the proposed project. As of this dated report, no response letter has been received from DWP. The Will Serve letter will be forwarded to **Casitas** as soon as it is received by **KHR Associates**.

Electrical

Electrical service will be provided by:

City of Los Angeles Department of Water & Power
Metropolitan Service Planning
2633 Artesian Street, Suite 210
Los Angeles, CA 90031

Contact: Mei (Carol) Tseng
Phone: (213) 367-6008
Email: Mei.Tseng@ladwp.com

With the knowledge that the Department of Water & Power (DWP) has existing electrical facilities near the project site, **KHR Associates** has sent a request for service with a description of the proposed project. The will serve letter has been received and can be found in the Appendix Section of this report.

Sewer

Sewer service will be provided by:

City of Los Angeles Public Works Department
Bureau of Sanitation
2714 Media Center Drive
Los Angeles, CA 90065

Contact: Sunbula Azieh
Phone: (323) 342-6231
Email: Sunbula.Azieh@lacity.org

With the knowledge that the Public Works Department has existing sewer facilities near the project site, **KHR Associates** has sent a request for service with a description of the proposed project. As of this dated report, no response letter has been received from the Bureau of Sanitation. The Will Serve letter will be forwarded to **Casitas** as soon as it is received by **KHR Associates**.

Storm Drain

Storm drain service will be provided by:

**City of Los Angeles Public Works Department
Central District Office**
201 N. Figueroa Street, 3rd Floor Counter
Los Angeles, CA 90012

Phone: (213) 482-7030

Per the City, they do not supply Will Serve letters for storm drain facilities.

Natural Gas

Gas service is provided by:

Southern California Gas Company
701 N. Bullis Road
Compton, CA 90221

Contact: Gayle Jovoni
Phone: (310) 605-7840
Email: gjovoni@semprautilities.com

With the knowledge that The Gas Company has existing gas facilities near the project site, **KHR Associates** has sent a request for service with a description of the proposed project. As of this dated report, no response letter has been received from The Gas Company. The Will Serve letter will be forwarded to **Casitas** as soon as it is received by **KHR Associates**.

Cable

Cable service is provided by:

Time Warner Cable

2939 Nebraska Avenue
Santa Monica, CA 90404

Contact: Eric Spies
Phone: (310) 315-4456
FAX: (704) 697-4806
Email: eric.spies@twcable.com

With the knowledge that Time Warner Cable has existing cable facilities near the project site, **KHR Associates** has sent a request for service with a description of the proposed project. The will serve letter has been received and can be found in the Appendix Section of this report.

Telephone

Telephone service is provided by:

AT&T

3035 Andrita Street - 2nd Floor
Los Angeles, CA 90065

Contact: Nicholas Kobliska
Phone: (818) 373-8320
Email: nk744b@att.com

With the knowledge that AT&T has existing telephone facilities near the project site, **KHR Associates** has sent a request for service with a description of the proposed project. As of this dated report, no response letter has been received from AT&T. The Will Serve letter will be forwarded to **Casitas** as soon as it is received by **KHR Associates**.

Bonding Requirements

Bonds and Certificate of Insurance requirements (but not limited to):

Public Works Security bonds will be required prior to approval of all improvement plans in the form of a surety bond, letter of credit, certificate of deposit or cash deposit. Security shall be in the amount equal to the total estimated cost of the improvements (Performance Bond) and an additional estimated cost securing payment to the contractor, subcontractors and persons furnishing labor, materials or equipment (Payment Bond).

Bonding for Water service is required. A performance, labor and materials bond must be posted for all water main improvement plans prior to plan approval. Contact the Water Engineering Division for more information.

Impact & Development Fees

Please Note: Fees are subject to Conditions of Approval and additional surcharge fees

The following fees may be applicable to this project (but not limited to):

- Building Plan Check & Permit Fees
- Plumbing/Electrical/HVAC Plan Check & Permit Fees
- Los Angeles Unified School District Fees
- Residential Development Tax
- Dwelling Unit Construction Tax
- Arts Development Fee
- Sewer Facility Charges
- Water Facility Charges

Please refer to the Preliminary Fee Summary Spreadsheets in the Appendix Section of this report for detailed information.

Park Impact Fee

The City is currently working on a Park Fee ordinance and related General Plan amendments. The proposed ordinance would increase the Quimby fee (for subdivision projects) and assess a new impact fee for non-subdivision projects, thereby ensuring that all residential projects pay a share of the cost of acquiring, developing and improving park and recreation facilities serving residents within a community. A draft ordinance and resolution were approved by the City Planning Commission on March 24, 2016, and these items are now pending before the Mayor (plan amendments) and City Council (ordinance). If adopted, the ordinance would take effect on the 60th day following its adoption. Any Park Fee paid prior to the effective date of the ordinance would not be recalculated. Any non-subdivision project that would otherwise not be subject to a park fee and has paid its plan check fees for a building permit prior to the effective date of the ordinance would not be subject to the Park Impact Fee. Under the existing regulations, park fees only apply to for-sale subdivision developments (Quimby In-Lieu Fee) and multi-family residential projects requiring a zone change (Finn Fee).

Allowable credits would include up to 35% of the calculated requirement for park fees or land dedication for private park and recreation facilities, and up to 100% for publicly accessible facilities (credits applicable only to dedicated park space

which is covenanted for such uses and exceeds the amount required by code). The ordinance proposes that restricted affordable units and secondary dwelling units be exempt. According to the proposed ordinance, in lieu of the payment of a Park Fee, applicants may choose to dedicate land or new park and recreational facilities, and/or improve existing park and recreational facilities.

The Park Fee is proposed to be phased in over a two year period, with the fee being adjusted on July 1st each year thereafter. The ordinance proposes the following fees, to be paid to the Department of Recreation and Parks (RAP):

Subdivision (Quimby in-lieu) fee:

At effective date of ordinance: \$7,500, adjusted for inflation pursuant to Section 12.33 D.5.

First annual RAP rate and fee schedule update since effective date of ordinance: The prior year's fee amount plus \$2,500, adjusted for inflation pursuant to Section 12.33 D.5.

Each subsequent annual RAP rate and fee schedule update: The fee of the former year, adjusted for inflation pursuant to Section 12.33 D.5.

Non-subdivision (park mitigation) fee:

At effective date of ordinance: \$2,500, adjusted for inflation pursuant to Section 12.33 D.5.

First annual RAP rate and fee schedule update since effective date of ordinance: The prior year's fee amount plus \$2,500, adjusted for inflation pursuant to Section 12.33 D.5.

Each subsequent annual RAP rate and fee schedule update: The fee of the former year, adjusted for inflation pursuant to Section 12.33 D.5.¹

Affordable Housing Linkage Fee

In October 2015, Los Angeles Mayor Eric Garcetti announced his support of a "linkage fee" on market rate development to create funding for affordable housing. A linkage fee feasibility study is anticipated to have a tentative completion date of August 2016, providing the City Planning Department with information regarding the maximum linkage fee amounts developers may feasibly absorb. There is currently no estimate of proposed housing fees.

¹ City of Los Angeles, Department of City Planning Letter of Determination, Appendix A: CPC Approved Proposed Ordinance, Case No. CPC-2015-2328-CA-GPA, April 15, 2016

City Fees

Note: Additional submittals and plan check fees may occur through the initial plan check review and comment by the City.

Please refer to the Preliminary Fee Summary Spreadsheets in the Appendix section of this report for detailed information.

The following fees are typical to new development:

- Building, Structural
- Mechanical/Plumbing/Electrical
- Grading
- Engineering/Public Works
- Fire
- Utility – Water and Electrical
- Landscape
- Swimming Pool and Spa

The following fees may be applicable but cannot be confirmed until a formal submittal to the City. These are done on a case-by-case basis dependent upon the discretion of the City planners and engineers:

- Sewer and Storm Drain Studies
- Street Tree
- Hydrology Study/Soils Report
- Traffic/Transportation

Permit and Plan Check Fees

Note: Plan Check and Permit fees are subject to the following surcharges:

State Energy Conservation
State Disabled Access

National Pollutant Discharge Elimination System (NPDES Permit)

NPDES Notice of Intent for new construction filing fee = \$423.00 +\$42.00/acre + 21% Surcharge.

South Coast Air Quality Management District (SCAQMD)

Demolition and Asbestos Notification
Excludes Asbestos Abatement if required.

- To be performed by outside consultants

Division of Occupational Safety and Health (CAL-OSHA)

Required for Excavations, Vertical Shoring, Demolition, Trenching, Asbestos Standards and Elevator Safety. Permits and notification requirements are listed at:

- <http://www.dir.ca.gov/dosh/Permits.html>

APPENDIX SECTION

Appendix Section A – Fee Estimate Spreadsheet

Preliminary Fee Estimate Summary

Project Name: Frog Town Lofts	Address: 2800 Casitas Avenue	Date: 10-Jun-16
Client: 2800 Casitas, LLC	Location: Los Angeles, California	By: JP, JHK
Project Description: Mixed-Use Development -		
422 Apartment Units, 5,000 Square Feet of Commercial Use, 6 Levels of Parking		
Project Size: Site Acreage = 5.697 acres (248,190 Sq. Ft.); Net Residential Square Footage: 370,000 Sq. Ft.; 5,000 Sq. Ft. Commercial		
<i>ALL FEES ARE PRELIMINARY IN NATURE AND GIVEN AS A "WORST CASE" SCENARIO</i> <i>NOT ALL FEES MAY BE APPLICABLE TO THE SUBJECT PROJECT</i>		

Item No.	Description	Plan Review Fees	Comments	Development Impact/Other Added Fees	Totals
1	CITY OF LOS ANGELES - PLANNING				
2	Site Plan Review Application	\$7,925.00			\$7,925.00
3	Landscape Plan Approval	\$647.00	Landscape Plan Part of Discretionary Approval, Including Water Management Approval		\$647.00
4	Miscellaneous Plan Approval	\$745.00	If Applicable		\$745.00
5	Planning Subtotal *	\$9,317.00			\$9,317.00

* Fees associated with Zone Change, General Plan Amendment, Environmental Studies, and other studies that may be requested by the City are not included in this estimate

Preliminary Fee Estimate Summary

Project Name: Frog Town Lofts	Address: 2800 Casitas Avenue	Date: 10-Jun-16
Client: 2800 Casitas, LLC	Location: Los Angeles, California	By: JP, JHK
Project Description: Mixed-Use Development -		
422 Apartment Units, 5,000 Square Feet of Commercial Use, 6 Levels of Parking		
Project Size: Site Acreage = 5.697 acres (248,190 Sq. Ft.); Net Residential Square Footage: 370,000 Sq. Ft.; 5,000 Sq. Ft. Commercial		

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Item No.	Description	Plan Review Fees	Comments	Development Impact/Other Added Fees	Totals
6	CITY OF LOS ANGELES - BUILDING & SAFETY				
7	**Valuation of Work - Please Note: The values are <u>not</u> intended to represent the actual cost of construction of the Project - Used ONLY as guideline to predict permit fees**	Estimated Project Valuation: \$140,941,500			
8	Building Permit & Plan Check Fees (Includes Garage)		Expedite Cost:		
9	Permit Fee	\$533,451.23	\$533,451.23		
10	Plan Check Fee	\$480,106.10	\$720,159.16		
11	Fire Hydrant Fee	\$310,071.30	\$310,071.30		
12	Plan Maintenance Fee	\$300.00	\$300.00		
13	EQ Instrumentation Fee	\$18,322.40	\$18,322.40		
14	Planning Fee	\$111,534.31	\$137,940.14		
15	One Stop Surcharge	\$20,643.59	\$25,444.66		
16	System Development Surcharge	\$61,930.78	\$76,333.97		
17	State Green Building Surcharge	\$5,638.00	\$5,638.00		
18	Total Building Permit & Plan Check	\$1,541,997.71	\$1,827,660.86		\$1,541,997.71
19	Electrical		Based on branch circuits, hp-kva power, panel switchboards, swimming pools, fire alarm, etc. Plan Check: TBD Permit Fee: TBD Expedited Total Fee: TBD		TBD
20	Mechanical (HVAC)		Based on number of HP, vent system, fire protection devices, hoods, etc. Plan Check: TBD Permit Fee: TBD Expedited Total Fee: TBD		TBD
21	Plumbing		Based on fixtures, systems, pool & spa, sewer & waste Plan Check: TBD Permit Fee: TBD Expedited Total Fee: TBD		TBD
22	Fire Sprinkler System Plan Check & Permit Fees		Based on systems & devices, sprinkler heads, etc. Plan Check: TBD Permit Fee: TBD Expedited Total Fee: TBD		TBD
23	Elevator / Pressure Vessels Permit		Based on equipment types		TBD
24	Sign Permit		Based on Sign Valuation		TBD
25	Building Subtotal	\$1,541,997.71			\$1,541,997.71

Preliminary Fee Estimate Summary

Project Name: Frog Town Lofts	Address: 2800 Casitas Avenue	Date: 10-Jun-16
Client: 2800 Casitas, LLC	Location: Los Angeles, California	By: JP, JHK
Project Description: Mixed-Use Development -		
422 Apartment Units, 5,000 Square Feet of Commercial Use, 6 Levels of Parking		
Project Size: Site Acreage = 5.697 acres (248,190 Sq. Ft.); Net Residential Square Footage: 370,000 Sq. Ft.; 5,000 Sq. Ft. Commercial		
ALL FEES ARE PRELIMINARY IN NATURE AND GIVEN AS A "WORST CASE" SCENARIO NOT ALL FEES MAY BE APPLICABLE TO THE SUBJECT PROJECT		

Item No.	Description	Plan Review Fees	Comments	Development Impact/Other Added Fees	Totals
26	CITY OF LOS ANGELES - IMPACT FEES				
27	Additional Development fees may be assessed and are subject to approved Conditions of Approval by City Council and Planning Department.	Bonds and Additional Insurance Documents are Not Listed but Applicable - To Be Determined for Entire Project. (Performance, Security, Maintenance, etc.)			
28	TRANSPORTATION				
29	Traffic Study Review by LADOT		\$7,480 for the first 10 study intersections plus \$400 per each additional study intersection, not to exceed a total of \$25,000		TBD
30	SEWER FACILITY CHARGES (SFC)				
31	Fee: Based on Development Type & Number of Bedrooms		Residential - Based on Number of Bedrooms: Studio = \$302.00 x 37 units = \$11,174.00 1 Bedroom = \$443.00 x 257 units = \$113,851.00 2 Bedrooms = \$604.00 x 128 units = \$77,312.00 3 Bedrooms = \$765.00 x 0 units = \$0.00 Commercial - Based on \$103.00 per 1,000 Square Feet: 5,000/1,000 x \$103.00 = \$515.00	\$202,852.00	\$202,852.00
32	SCHOOL DISTRICT FEES		BREAKDOWN ONLY - COST INCLUDED IN BUILDING PERMIT		
33	City of Los Angeles Unified School District - Residential		Residential: \$3.36/Sq.Ft. 419,830 Sq. Ft. x \$3.36 = \$1,410,628.80	\$1,410,628.80	\$1,410,628.80
34	City of Los Angeles Unified School District - Commercial		Commercial: \$0.54/Sq.Ft. 5,000 Sq. Ft. x \$0.54 = \$2,700.00	\$2,700.00	\$2,700.00
35	ARTS DEVELOPMENT FEE		BREAKDOWN ONLY - COST INCLUDED IN BUILDING PERMIT		
36	For Commercial and Industrial Construction Only		Retail: \$1.31/Sq.Ft. 5,000 Sq. Ft. x \$1.31 = \$6,550.00 <i>*Fee Cannot Exceed 1% of Project Valuation</i>	\$6,550.00	\$6,550.00
37	DWELLING UNIT CONSTRUCTION TAX		Fees collected are placed in the Park & Recreation Sites & Facilities Fund		
38	Rate per unit		\$200.00 per Unit \$200.00 x 422 Units = \$84,400.00	\$84,400.00	\$84,400.00
39	RESIDENTIAL DEVELOPMENT TAX				
40	Rate per unit		\$300.00 per Unit \$300.00 x 422 units = \$126,600.00	\$126,600.00	\$126,600.00
41	QUIMBY ACT PARK FEE		Current Fee Changes March 1st of Each Year		
42	Rate per unit; Currently Fees Charged by Zone		Only applicable to for-sale subdivision developments Zones other than R: \$5,709.00 per Unit		N/A

Preliminary Fee Estimate Summary

Project Name:	Frog Town Lofts	Address:	2800 Casitas Avenue	Date:	10-Jun-16
Client:	2800 Casitas, LLC	Location:	Los Angeles, California	By:	JP, JHK
Project Description:	Mixed-Use Development -				
	422 Apartment Units, 5,000 Square Feet of Commercial Use, 6 Levels of Parking				
Project Size:	Site Acreage = 5.697 acres (248,190 Sq. Ft.); Net Residential Square Footage: 370,000 Sq. Ft.; 5,000 Sq. Ft. Commercial				
	ALL FEES ARE PRELIMINARY IN NATURE AND GIVEN AS A "WORST CASE" SCENARIO				
	NOT ALL FEES MAY BE APPLICABLE TO THE SUBJECT PROJECT				

Item No.	Description	Plan Review Fees	Comments	Development Impact/Other Added Fees	Totals
43	ZONE CHANGE PARK FEE (FINN ORDINANCE) *				
44	Rate per unit		A park impact fee may be assessed on market-rate, multi-family residential projects requiring a zone change (fees assessed vary by residential zone density) Zones other than R: \$5,709.00 per Unit		TBD
45	PARK IMPACT FEE (PROPOSED PARK FEE ORDINANCE) **		Proposed Fee to Change July 1st of Each Year		
46	Rate per unit		Proposed fee, currently pending before the Mayor & City Council, to be applicable to non-subdivision developments \$2,500 per Unit at effective date of ordinance, adjusted for inflation \$5,000 per Unit at 1st annual rate/fee schedule update, adjusted for inflation Each subsequent year - previous year's rate adjusted for inflation		TBD
47	Impact Fee Subtotal			\$1,833,730.80	\$1,833,730.80

* Per Los Angeles Municipal Code Section 12.33 (Dedication of Land or Payment for Park and Recreational Facilities as a Requirement for a Zone Change for Multiple Residential Use in any Multiple Residential or Commercial Zone), the Department of City Planning shall determine a credit against required dedication or payment in accordance with the provisions of Section 17.12F (Park and Recreational Site Acquisition and Development Provisions - Exemptions and Credits):

1) Per LAMC Section 17.12F1 - "Where private facilities for park and recreational purposes are provided in a proposed subdivision and such facilities are to be privately owned and maintained by the future residents of the subdivision, the area occupied by such facilities shall be credited against the requirement of dedication of land for park and recreational purposes or the payment of fees in lieu thereof..."

2) Per the LAMC Section 17.12F7 - "A credit shall be allowed whenever a Dwelling Unit Construction Tax previously has been paid pursuant to Article 1.10 of Chapter II of this Code for dwelling units constructed on land for which a fee is required to be paid in accordance with the provisions of this section. Said credit shall be equal to the amount of the tax previously paid but shall not exceed the amount of any fee required to be paid under the provisions of this section."

** The City is currently working on a Park Fee ordinance and related General Plan amendments. The proposed ordinance would increase the Quimby fee (for subdivision projects) and assess a new impact fee for non-subdivision projects. A draft ordinance and resolution were approved by the City Planning Commission on March 24, 2016, and these items are now pending before the Mayor (plan amendments) and City Council (ordinance). If adopted, the ordinance would take effect on the 60th day following its adoption. Any Park Fee paid prior to the effective date of the ordinance would not be recalculated. Any non-subdivision project that would otherwise not be subject to a park fee and has paid its plan check fees for a building permit prior to the effective date of the ordinance would not be subject to the Park Impact Fee. The Park Fee is proposed to be phased in over a two year period, with the fee being adjusted on July 1st each year thereafter.

Allowable credits would include up to 35% of the calculated requirement for park fees or land dedication for private park and recreation facilities, and up to 100% for publicly accessible facilities (credits applicable only to dedicated park space which is covenanted for such uses and exceeds the amount required by code). The ordinance proposes that restricted affordable units and secondary dwelling units be exempt. According to the proposed ordinance, in lieu of the payment of a Park Fee, applicants may choose to dedicate land or new park and recreational facilities, and/or improve existing park and recreational facilities.

Section 3 of the proposed ordinance (updated Quimby Fee and new Park Impact Fee) would replace Section 12.33 of the Los Angeles Municipal Code (Zone Change Park Fee).

Preliminary Fee Estimate Summary

Project Name: Frog Town Lofts **Address:** 2800 Casitas Avenue **Date:** 10-Jun-16
Client: 2800 Casitas, LLC **Location:** Los Angeles, California **By:** JP, JHK
Project Description: Mixed-Use Development - **Jurisdiction:** City of Los Angeles, County of Los Angeles
 422 Apartment Units, 5,000 Square Feet of Commercial Use, 6 Levels of Parking
Project Size: Site Acreage = 5.697 acres (248,190 Sq. Ft.); Net Residential Square Footage: 370,000 Sq. Ft.; 5,000 Sq. Ft. Commercial

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Item No.	Description	Plan Review Fees	Comments	Development Impact/Other Added Fees	Totals
48	CITY OF LOS ANGELES - GRADING DIVISION				
49	Grading - On-Site (Estimated Cubic Yards of Earthwork)		Assumption - Based on preliminary estimate of cubic yards: TBD (Optional: Alternative to include with building plan check through Building Division)		
50	Permit & Plan Check Fees		Total Fee with Surcharges: TBD Permit Fee: TBD Plan Check: TBD Surcharges: TBD Pre-Inspection: TBD Expedited Cost: TBD		TBD
51	Haul Route Application Fee		\$529 Filing fee for the first 1,000 cubic yards and \$100 additional for each 1,000 cubic yard or portion of 1,000 cubic yards, plus surcharges (17% +\$10)		TBD
52	Grading Subtotal	\$0.00			\$0.00
53	CITY OF LOS ANGELES - ENGINEERING/PUBLIC WORKS				
54	SURCHARGE		\$1 or 2% (whichever is greater) for applicable permits issued at City public counters; \$1 or 7% (whichever is greater) for services rendered by and for which the Bureau of Engineering is responsible for collecting at the Engineering public counters		
55	Survey Monument Inspection Fee		First Monument: \$273 Each Additional Monument: \$80		TBD
56	Engineering Processing Fee	\$136.25	129.00 plus 2% and 7% surcharge		\$136.25
57	Land Planning Actions (Zone Change, Conditional Use, City Planning Case, Site Plan)	\$7,999.51	\$7,339 Each - If Applicable, less \$129 each with Preliminary Land Use Review, plus 2% and 7% surcharge		\$7,999.51
58	Quitclaim for Easement	\$7,075.91	\$6,613 fee plus 7% surcharge		\$7,075.91
59	Document Review (Land Development Related)	\$165.85	\$155 fee plus 7% surcharge		\$165.85
60	Highway Dedication		Basic Investigation: \$546.00 Processing Fee: \$3,193.00 Plus 7% surcharge		TBD
61	Class "B" Permit		Deposit: Calculation of Actual cost of improvements + Bonding for work done + Plan check fees are additional cost. * Fee Based on curb height, driveway, sidewalk, gutter square footage and gutter lineal footage of major Street Improvements.		TBD

Preliminary Fee Estimate Summary

Project Name: Frog Town Lofts	Address: 2800 Casitas Avenue	Date: 10-Jun-16
Client: 2800 Casitas, LLC	Location: Los Angeles, California	By: JP, JHK
Project Description: Mixed-Use Development -		
Jurisdiction: City of Los Angeles, County of Los Angeles		
422 Apartment Units, 5,000 Square Feet of Commercial Use, 6 Levels of Parking		
Project Size: Site Acreage = 5.697 acres (248,190 Sq. Ft.); Net Residential Square Footage: 370,000 Sq. Ft.; 5,000 Sq. Ft. Commercial		
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Item No.	Description	Plan Review Fees	Comments	Development Impact/Other Added Fees	Totals
62	"U" Permit - Excavation Permit		Up to 1,000 Sq. Ft.: \$191.00 Over 1,000 Sq. Ft.: Actual Cost Special Engineering Fee per Hour - \$149.00/hour Plus 2% and 7% surcharge		TBD
63	"U" Permit - Inspection Charges		Peak Hour Compliance Fee (major, secondary and collector streets): BSS \$257; LADOT \$5 100 - 1,000 Sq. Ft.: \$2.20 Per Sq. Ft. Over 1,000 Sq. Ft.: Actual Cost Plus 2% and 7% surcharge		TBD
64	Lateral Support Shoring Permit		\$623 Per Anchor Rod/Deadman Plus 2% and 7% surcharge		TBD
65	"E" Permit - Excavation Permit for Street Work		Up to 1,000 Sq. Ft.: \$438.00 Over 1,000 Sq. Ft.: Actual Cost Special Engineering Fee per Hour - \$149.00/hour Plus 2% and 7% surcharge		TBD
66	"S" Permit - Sewer Connection Permit	\$1,638.00	\$273.00 per connection (used 6 connections) Special Engineering Fee per Hour - \$149.00/hour		\$1,638.00
67	"S" Permit - Storm Drain Connection Permit	\$273.00	\$273.00 per connection (used 1 connection)		\$273.00
68	Sewer House Connection		\$2.84 Per Linear Foot to be Inspected plus 2% and 7% surcharge (\$95.00 minimum) Additional Inspection Trips/Each: \$42.00		TBD
69	Bonded Sewer Lateral Fee		\$84.00 per Linear Foot - For use of lateral built at no expense to property being connected		TBD
70	Bonded Sewer Fee		\$74.00 per Linear Foot - For use of main line built at no expense to property being connected		TBD
71	Sewer Connection - Tapping (Saddle)		Sewer Tap/Saddle Connection Special Inspection \$95 per hour plus 2% and 7% surcharge		TBD
72	Storm Drain Connection - Tapping (Saddle)		To Storm Drain or Catch Basin \$74.00 Plus 2% and 7% surcharge		TBD
73	Sewer Contractor Cash Bond		\$26,500.00 minimum		TBD
74	Sewer Capacity Availability Review Fee (SCARF) - Based on Proposed Sewer Discharge (gallons/day)		Fee ranges from \$1,300.00 to \$2,850.00 Plus 2% and 7% surcharge	\$1,978.35	\$1,978.35
75	Street Tree Installation Fee		Based on Size of Tree and Box Size 15 Gallon Size Tree total fee: \$427.00 24" Box Size Trees total fee: \$434.00		TBD
76	Low Impact Development (LID)/Standard Urban Stormwater Mitigation Plan (SUSMP)/Operation & Maintenance Plan (O&M) - Plan Check Fee	\$1,020.00	\$1,000.00 plus 2% surcharge (expedited fee: \$1,530)		\$1,020.00

Preliminary Fee Estimate Summary

Project Name: Frog Town Lofts	Address: 2800 Casitas Avenue	Date: 10-Jun-16
Client: 2800 Casitas, LLC	Location: Los Angeles, California	By: JP, JHK
Project Description: Mixed-Use Development -		
422 Apartment Units, 5,000 Square Feet of Commercial Use, 6 Levels of Parking		
Project Size: Site Acreage = 5.697 acres (248,190 Sq. Ft.); Net Residential Square Footage: 370,000 Sq. Ft.; 5,000 Sq. Ft. Commercial		

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Item No.	Description	Plan Review Fees	Comments	Development Impact/Other Added Fees	Totals
77	Flood Hazard Compliance Check Fee (Ordinance 178881)	\$297.57	Base Fee - \$273.00 Additional Review (up to 16 hours) - \$149.00/hour Additional Review (more than 16 hours) - Actual cost *If hydrologic or hydraulic calcs are requested then a B-Permit with a minimum \$1,000.00 deposit must be opened Plus 2% and 7% surcharge		\$297.57
78	Street Damage Restoration Fee - (Bureau of Street Services)		Cost for resurfacing/reconstruction of existing street designation (Major, Local) and age of prior work done. Based on per square feet and portion thereof plus \$18.50 calculation fee and 2% surcharge. Subject to entire street resurfacing regardless of whether a portion of street was worked on due to new construction. Cost ranges from \$21.26 per square foot to \$5.18 per square foot. Payment due when DWP installation or fees due.		TBD
79	Engineering/Public Works Subtotal	\$18,606.09		\$1,978.35	\$20,584.44
80	LOS ANGELES DEPARTMENT OF WATER AND POWER				
81	Water Service & Meter Installation		Based on 6" fire service & meter (\$26,620), 6" domestic service & meter (\$32,935), 3" domestic service & meter (\$10,570), 2" irrigation service & meter (\$6,280)	\$76,405.00	\$76,405.00
82	Fire Hydrant Installation				TBD
83	Service Advisory Request (SAR)	\$215.00	\$215 per request (used 1 requests)		\$215.00
84	Department of Water and Power Subtotal	\$215.00		\$76,405.00	\$76,620.00

Preliminary Fee Estimate Summary

Project Name: Frog Town Lofts	Address: 2800 Casitas Avenue	Date: 10-Jun-16
Client: 2800 Casitas, LLC	Location: Los Angeles, California	By: JP, JHK
Project Description: Mixed-Use Development -		
422 Apartment Units, 5,000 Square Feet of Commercial Use, 6 Levels of Parking		
Project Size: Site Acreage = 5.697 acres (248,190 Sq. Ft.); Net Residential Square Footage: 370,000 Sq. Ft.; 5,000 Sq. Ft. Commercial		
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Item No.	Description	Plan Review Fees	Comments	Development Impact/Other Added Fees	Totals
85	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT		A Notification Form must be submitted to AQMD 14 calendar days prior to any demolition or removal of more than 100 square feet of asbestos.		
86	Asbestos Notification		Based on amount of asbestos removed in square feet; per AQMD, notification is required for each address Up to 1,000 sq. ft.: \$57.98 >1,000 to 5,000 sq. ft.: \$177.28 >5,000 to 10,000 sq. ft.: \$414.99 >10,000 to 50,000 sq. ft.: \$650.71	TBD	TBD
87	Demolition Notification		Based on building size in square feet; per AQMD, notification is required for each address Up to 1,000 sq. ft.: \$57.98 >1,000 to 5,000 sq. ft.: \$177.28 >5,000 to 10,000 sq. ft.: \$414.99 >10,000 to 50,000 sq. ft.: \$650.71	TBD	TBD
88	Revision to Notification		Revisions to notification increasing asbestos amount or demolition size but remaining in same amount/size category stated in previously submitted notification(s) require only a revision fee. Revisions to notification in amount/size category require a revision fee plus the entire fee for the applicable amount/size category.	\$57.98	TBD
89	Special Handling Fee		For all notifications postmarked less than 14 calendar days prior to project start date	\$57.98	TBD
90	Procedure 4 or 5 Plan Evaluation		Procedure 4 Plans are for dry removals. Procedure 5 Plans are required for cleaning asbestos disturbances, site decontaminations, excavations, and demolitions with asbestos. These plans require prior evaluation and approval by AQMD.	\$650.71	TBD
91	Expedited Procedure 4 or 5 Fee		For all expedited Procedure 4 or 5 plan evaluation requests postmarked less than 14 calendar days prior to project start date	\$325.35	TBD
92	South Coast Air Quality Management District Subtotal			\$0.00	\$0.00

Preliminary Fee Estimate Summary

Project Name: Frog Town Lofts	Address: 2800 Casitas Avenue	Date: 10-Jun-16
Client: 2800 Casitas, LLC	Location: Los Angeles, California	By: JP, JHK
Project Description: Mixed-Use Development -		
422 Apartment Units, 5,000 Square Feet of Commercial Use, 6 Levels of Parking		
Project Size: Site Acreage = 5.697 acres (248,190 Sq. Ft.); Net Residential Square Footage: 370,000 Sq. Ft.; 5,000 Sq. Ft. Commercial		
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Item No.	Description	Plan Review Fees	Comments	Development Impact/Other Added Fees	Totals
93	STATE AND LOCAL AGENCIES				
94	Anticipate Additional Utility Improvements From the Following Utility Providers		Developer's Timeline Scheduling is Critical for plan check & installation scheduling due to utility providers workload. Allow lead time from 4 to 6 months. (estimate)		
95	Los Angeles Department of Water & Power - Power				
96	Los Angeles Department of Water & Power - Water				
97	Los Angeles Department of Public Works - Sewer & Storm Drain				
98	Southern California Gas Company - Gas				
99	AT&T - Telephone Service				
100	Time Warner - Cable				
101	State Water Quality Resources Control Board - Notice of Intent	\$818.00	Fee based on 6 acres at (\$512 + \$51/acre)		\$818.00
102	State & Local Agencies Subtotal	\$818.00			\$818.00
103	TOTALS	\$1,570,953.80		\$1,912,114.15	\$3,483,067.95

Note: These estimates are preliminary in nature. KHR Associates makes no warranty, either expressed or implied, as to their accuracy.

N/A = Not Applicable to Project TBD = To Be Determined

* Estimates are based on Project Information provided by 2800 Casitas, LLC, AND ON ASSUMPTIONS OF COSTS FOR SIMILAR PROJECTS IN THE AREA

* BOE fees are subject to a 2% and 7% surcharge for each permit issued by their counter that is separate from the Building Department and City public counter fees.

* ALL PERMITS ARE SUBJECT TO: (Through City of Los Angeles): Plan Maintenance Fee, Fire Hydrant Fee, EQ Instrumentation, One Stop Surcharge, Development System Fee, City Planning Surcharge, Misc. Fee (\$5.00)

Appendix Section B – Will Serve Letters



POWER SYSTEM
ENGINEERING
DIVISION

METROPOLITAN SERVICE PLANNING

NEW BUSINESS & CUSTOMER
SUPPORT SUBSECTION

2633 Artesian Street, Suite 210, Los Angeles, CA 90031 (213) 367-6000 FAX: (213) 367-6027

Darrell A. Miller
District Engineer

WILL SERVE

June 1, 2016

Ms. Jennifer Pierce
KHR Associates
20411 SW Birch Street, Suite 310
Newport Beach, CA 92660

Dear Ms. Pierce:

2800 Casitas Avenue
422 Units Mixed-Use Apartment Building

This is in response to your letter dated May 31, 2016 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Los Angeles Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

If you have any questions regarding this matter, please call Ms. Mei Tseng at (213) 367-6008.

Sincerely,

Darrell A. Miller
District Engineer, Metro East Service Planning

c: Mei Tseng
Manuel Haro



June 1, 2016

Jennifer Pierce
KHR Associates
20411 SW Birch Street, Suite 310
Newport Beach, California 92660949-756-6440
jpierce@khrdesign.com

Request: "Will Serve" Letter: Cable Availability for Service
Project: 2800 Casitas
Proposed: 5.697-Acre proposed Mixed-Use Development with up to 422 Dwelling Units and 5,000 sq. ft. of Commercial
Existing Address: 2800 Casitas Avenue
Los Angeles, CA 90039
APN: 5442-002-012

Dear Ms. Pierce:

This letter will serve as confirmation that the tract is in Time Warner Cable's franchise. Time Warner Cable has service availability on adjacent poles or underground in the vicinity of the project. Time Warner Cable will need to extend our plant from the existing aerial poles near the site and nearby underground facilities to the proposed building site(s). This letter is not a commitment to construct a system nor provide service. In the event there are plans for utility joint trenching Time Warner Cable requests advanced notification of this date and any related meetings. Time Warner Cable requires the non-exclusive access agreement (sent to you via email with instructions) to be completed prior to providing design, engineering and pre-wire materials for the project. Please return this form at your earliest convenience.

Please send a site plan to local Time Warner construction office at 2939 Nebraska St. Santa Monica, CA. 90404 in order for us to prepare an electronic design to accommodate all units and common areas for broadband and cable service. Please send via email a list of any of your projects in the Southern California area that will have a need for our assistance. If it is in electronic form the site plan can be emailed to eric.spies@twcable.com.

Upon request, I can send the Time Warner Cable's Prewire Specifications & Wiring Requirements. This information includes the instruction for your low voltage contractor that wiring for individual units cannot exceed more than a 150 ft from our junction box and may require junction box locations installed in various locations to meet this requirement. Please send your on-site project contact information and tentative date of occupancy. Please contact Time Warner Design, Engineering and Construction to further discuss junction box locations for your project. Should you have any questions, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric Spies'.

Eric Spies
Time Warner Community Solutions
2939 Nebraska Ave.
Santa Monica, CA. 90404
310-315-4456 704-697-4806 Fax
eric.spies@twcable.com

Appendix Section C – ALTA

THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE
PREPARED BY:
COMMONWEALTH LAND TITLE INSURANCE COMPANY
ORDER NO: 91910190-918-JEB-DAS
EFFECTIVE DATE: APRIL 18, 2016

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
CASITAS INVESTMENT COMPANY II, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY

THAT PORTION OF LOT 1 OF THE SOUTHERN PACIFIC CLASSIFICATION YARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 22 TO 26, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

[illegible]

NORTH 47°57'14" EAST 43.82 FEET AND NORTH 32°21'56" EAST 131.49 FEET TO SOWS NORTHWESTERLY LINE, OF LOT 1; THENCE NORTH 67°14'50" EAST, ALONG SAID NORTHWESTERLY LINE 716.33 FEET; THENCE SOUTH 1°55'43" EAST 20.36 FEET TO SAID PARALLEL LINE DISTANTLY 716.33 FEET; THENCE SOUTHWEST 20.30 FEET MEASURED AT RIGHT ANGLES TO SAID PARALLEL LINE TO SAID LOT 1; THENCE ALONG SAID PARALLEL LINE SOUTH 47°45'50" WEST 50.93 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS SHOWN AS PARCEL "H" ON CERTIFICATE OF COMPLIANCE RECORDED
DECEMBER 21, 1998 AS INSTRUMENT NO. 98-2305990, OF OFFICIAL RECORDS.

AN EASEMENT FOR INGRESS AND EGRESS BEING A STRIP OF LAND 47.00 FEET IN WIDTH OVER THAT PORTION OF LOT 1 OF THE SOUTHERN PACIFIC CLASSIFICATION YARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 22 TO 26, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING 35.00 FEET EASTERLY AND 12.00 FEET WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 OF TRACT NO. 14215, AS PER MAP RECORDED IN BOOK 307, PAGE 8 OF SAID MAPS, SAID CORNER BEING A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 2 OF THE SOUTHERN PACIFIC CLASSIFICATION VABD TRACT; THENCE SOUTH 67°49'58" WEST, ALONG SAID SOUTHERN PACIFIC CLASSIFICATION VABD TRACT, 52.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 11°55'43" EAST 19.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 850.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°57'44", AN ARC DISTANCE OF 118.12 FEET. EXCEPT THEREFROM THE NORTHERLY 20.00 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF SAID LOT 1.

ALSO EXCEPTING THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE FORCE OF THIS OIL AND GAS RIGHTS THEREON, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS OR ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED BY UNION PACIFIC RAILROAD COMPANY, BY DEED RECORDED DECEMBER 30, 1938 AS INSTRUMENT NO. 98-2371448, OF OFFICIAL RECORDS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF CASITAS AVENUE SHOWN AS N11°50'47"W ON TRACT NO. 51322, AS PER MAP FILED IN BOOK 1221 PAGES 92 AND 93, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF

CITY OF L.A. SBM *STMPD 6-S* IN BIN MON; 2.4FT NE OF NE CURB CASITAS AVE;
97.5FT NW OF BC CURB RETURN NW OF FLETCHER DR. NGS BM EN1200.

 INDICATES EXCEPTIONS SHOWN HEREON. (NUMBERED ACCORDING TO THE TITLE REPORT)

- [illegible]

TO: CASITAS INVESTMENT COMPANY II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
AND COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENT
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND N
AND WHICH ARE THE 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818,

THE FIELD WORK WAS COMPLETED ON
DATE: _____



ADDRESS: 2800 CASITAS AVENUE
LOS ANGELES, CALIFORNIA 90039

ASSESSORS PARCEL NO. 5442-002-012

THOMAS BROTHERS GRID: PAGE 504, GRID F3

THE SUBJECT PROPERTY CONSISTS OF: 248,190 S.F. (5.697 ACRES)

ZONE CLASSIFICATION: M2-1-CDO-FRE

M2 (LIGHT INDUSTRIAL ZONE); 1 (HEIGHT DISTRICT);
CDO (CYPRESS PARK AND GLASSSELL COMMUNITY DESIGN OVERLAY);
ROO (RIVER IMPROVEMENT OVERLAY DISTRICT)

CITY OF LOS ANGELES MUNICIPAL CODE SEC. 12.19. "M2" LIGHT INDUSTRIAL ZONE
FRONT YARD: NONE REQUIRED.

FRONT YARD	PAVING REQUIRED
SIDE YARD	SAME AS RS ZONE FOR RESIDENTIAL USES
REAR	NONE FOR INDUSTRIAL OR COMMERCIAL USES. NO REAR YARD SHALL BE REQUIRED FOR BUILDINGS ERECTED USED EXCLUSIVELY FOR COMMERCIAL OR INDUSTRIAL PURPOSES. FOR BUILDINGS OTHER THAN THOSE DESCRIBED ABOVE USED EXCLUSIVELY FOR INDUSTRIAL OR INDUSTRIAL PURPOSES, A REAR YARD CONFORMING TO THE REQUIREMENTS OF THE "R4" ZONE (SEC. 12.11 C.3.) SHALL BE PROVIDED AND MAINTAINED AT THE FLOOR LEVEL OF THE FIRST STORY USED IN WHOLE OR IN PART FOR DWELLING PURPOSES.

RS ZONE SIDE YARDS - FOR A MAIN BUILDING NOT MORE THAN TWO STORES IN HEIGHT, THERE SHALL BE A SIDE YARD ON EACH SIDE OF SAID BUILDING OF NOT LESS THAN FIVE FEET, EXCEPT THAT WHERE THE LOT IS LESS THAN 50 FEET IN WIDTH, THE SIDE YARD MAY BE REDUCED TO 10% OF THE WIDTH OF THE LOT, BUT IN NO EVENT TO LESS THAN THREE FEET IN WIDTH. FOR A BUILDING MORE THAN TWO STORES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE WIDTH OF SUCH SIDE YARD FOR EACH ADDITIONAL STORY ABOVE THE SECOND STORY, BUT IN NO EVENT

SHALL A SIDE YARD OF MORE THAN 16 FEET IN WIDTH BE REQUIRED.

R4 ZONE REAR YARD - THERE SHALL BE A REAR YARD OF NOT LESS THAN 15 FEET IN DEPTH. FOR A BUILDING MORE THAN THREE STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE DEPTH OF SUCH REAR YARD FOR EACH ADDITIONAL STORY ABOVE THE THIRD STORY, BUT SUCH REAR YARD NEED NOT EXCEED 20 FEET.

BUILDING HEIGHT: NO LIMIT

SETBACK, LANDSCAPE BUFFER:

ZONING INFORMATION NO. 2358, RIVER IMPROVEMENT OVERLY DISTRICT, ORDINANCE NOS. 183144 AND 183145

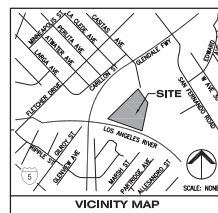
10-FOOT LANDSCAPE BUFFER AS MEASURED FROM THE PROJECT'S PROPERTY LINE ADJACENT TO THE LOS ANGELES RIVER EXCEPT WHERE A ROADWAY IS LOCATED WITHIN THAT 10 FEET. NEW BUILDING STRUCTURES OR PARKING SHALL NOT BE PERMITTED WITHIN THE 10-FOOT LANDSCAPE BUFFER.

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADE), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06-080334A, NORTON, GEORGIA, DATE OF PROMULGATION, 04/09/04.

WAF NO. 00037C16200, WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2008.

	BOUNDARY
	RIGHT OF WAY
	CENTERLINE
	CONTOUR LINE
	CHAIN LINK FENCE
	BUILDING
	CURB AND GUTTER
	EXASMENT AREA
	STREET LIGHT
	SIGN
	TREE/ VEGETATION
	FIRE HYDRANT
	YARD LIGHT
	POWER POLE/ UTILITY POLE

APN	ACCESSOR'S PARCEL NUMBER
ASPH.	ASPHALT PAVEMENT
B	BOLLARDS/POST
C/L	CENTERLINE
CLR.	CLEAR
CONC.	CONCRETE
COR.	CORNER
ENCR.	ENCROACHMENT
FH	FIRE HYDRANT
H/RAMP	HANDICAP RAMP
PP	POWER POLE
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
SL	STREET LIGHT
SMH	SEWER MANHOLE
SWR	SEWER SERVICE PIPE
TWH	TELEPHONE MANHOLE
U/P	UTILITY POLE



PREPARED BY:

 **KHA ASSOCIATES**

CONSULTING ENGINEERS/SURVEYORS/PLANNERS

20411 SW Birch Street - Suite 310 Newport Beach, California 92660
(949) 756-6440 Fax (949) 756-6444

ALTA/NSPS LAND TITLE SURVEY

2800 CASITAS AVENUE
LOS ANGELES, CALIFORNIA

E: 1"=40'	DATE: 5/27/16	DRAWN BY: L.C.	CHECKED BY: J
ISSION DATE: 6/01/16	JOB NO:	SHEET NO. 1	

Appendix Section D – Assessor's Map

5442

2
SHEET 1P.A.
5442-2TRA
13REVISED
2004012606002002-27
2004012606002004-25-272004012606002005-25,27
2004032302005001-27
2004032302006001-272004072302007001-27
2004072302008001-27
20041206082005033117001001-23, 27
2007032804002001-27

SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002

2007

DETAIL "A"
NO SCALEDETAIL "B"
NO SCALEPOR JESSE D HUNTER
2790.16 AC

BIKE

LA CO FCD

915 11.68±AC

A

POR

RO LOS FELIS
P 1-164DETAIL "C"
NO SCALE

E

POR

GLENDALE RTE 2 FRWY

LA CO FCD

916 31000±SF

A

POR

BIKE

PATH

DETAIL "D"
NO SCALEMAPPING AND GIS
SERVICES
SCALE 1" = 400'

Appendix Section E – Flood Insurance Rate Map (FIRM)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not constitute a warranty of accuracy or liability. The information on this map is for informational purposes only. The information on this map is for informational purposes only. The information on this map is for informational purposes only.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) are shown, users should consult the Flood Insurance Study (FIS) report for the community. The FIS report contains the BFEs shown on the map. Users should be aware that the BFEs shown on the map are based on the FIS report. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map.

General: Base Flood Elevations shown on the map apply only to buildings of 1-2 stories. Buildings with more than 2 stories are not shown. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map.

Buildings of the **residential** type are categorized as single-family detached or attached. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11. The **horizontal datum** was NAD83. The **vertical datum** was NAVD83. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations should be compared to structures and ground elevations referenced to the same vertical datum. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map.

For more information, contact the National Flood Insurance Program. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map.

To obtain current elevation, description, and location information for **search marks** shown on this map, please contact the Information Services Branch of the National Geographic Society at (202) 775-3065, or visit our website at <http://www.ngs.gov>.

Base map information shown on this FIS was derived from U.S. Geological Survey Digital Orthophoto Quarterquads produced at a scale of 1:12,500 from photography dated 1994 or later and from National Geospatial Intelligence Agency imagery produced at a scale of 1:4,000 from photography dated 2002 or later.

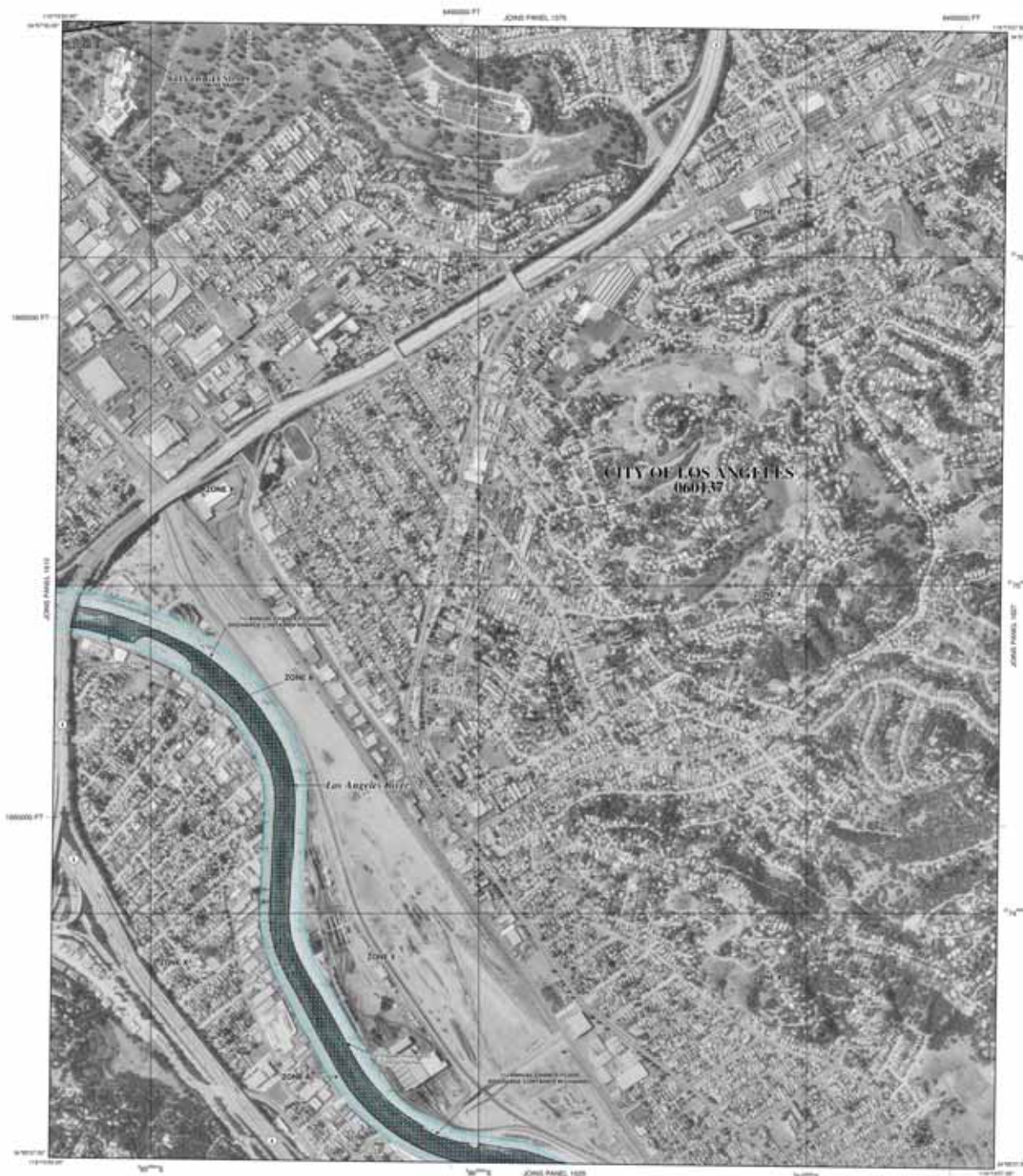
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIS for this community. The **residential** and **commercial** areas shown on the previous FIS may have been adjusted to reflect the more recent stream channel configurations. As a result, the flood profiles and floodway data shown on the map may differ from those shown on the previous FIS. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map. The FIS report contains the BFEs shown on the map.

Corporate limits shown on this map are based on the best data available at the time of publication. Corporate changes due to annexations or re-annexations may have occurred after this map was published. Map users should consult appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the extent of map panels. Community map boundaries, addresses, and a listing of communities within National Flood Insurance Program areas for each community as well as a listing of the panels in which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-6242 for information on available products associated with this FIS. Available products may include community-based letters of map change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by fax at 1-800-358-6242 and by website at <http://www.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-NOT-1 (1-877-362-6271) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SPECIAL SUBJECT TO REGULATION BY THE ARMY, CORPS OF ENGINEERS)
The 1% annual chance flood (100-year flood) also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, X, and V. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevation determined.
ZONE AE Base Flood Elevation determined.
ZONE AH Flood depths of 1 to 3 feet locally above flow in existing streams; flood depths of 2 to 3 feet locally above flow in existing streams; flood depths of 2 to 3 feet locally above flow in existing streams.
ZONE AO Special Flood Hazard Area located primarily from the 1% annual chance flood to a flood control system that was substantially completed by 1994, and which will reduce the flood hazard to a level equivalent to areas protected by the 1% annual chance flood.
ZONE X Area is protected from 1% annual chance flood by a Federal Flood Insurance Study water construction, or Base Flood Elevation determined.
ZONE V Coastal flood zone with velocity hazard (wave action); 1% Base Flood Elevation determined.
ZONE Y Coastal flood zone with velocity hazard (wave action); 1% Base Flood Elevation determined.

FLOODWAY AREAS (FLOODWAY)
The floodway is the channel of a stream plus any adjacent floodplain area that must be kept free of obstructions to ensure the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
CBRS Areas and CBRS are coastal barrier resources or adjacent to Special Flood Hazard Areas.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

OTHER AREAS
ZONE 2 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.
ZONE 3 Areas determined to be within the 0.2% annual chance floodway; areas in which flood heights are uncontrolled, but possible.

OTHER AREAS
ZONE 1 Areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood.

Appendix Section F – Service Advisory Request (SAR)

CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
APPLICATION FOR WATER PRESSURE - FLOW REPORT (SAR)

Applicant: _____ Date: _____

Company Name: _____

Mailing Address: _____ City: _____ Zip: _____

Telephone No.: () _____ Fax No.: () _____

Email Address _____

(To expedite receipt of the official copy of your Pressure-Flow Report electronically [PDF format], please provide your email address above. Hard copy will not be provided)

• **Service Address:** _____

• Please check if request is for: proposed service (☐) or existing service (☐)
service number (if known) _____

• Proposed or Existing Service Location **(required)**: (Incomplete form will cause delays in processing your request)

* _____ side of _____

_____ feet * _____ of centerline (of cross street)

• Legal Description (if known): _____

• Check below those which apply:

Domestic Meter	Maximum Flow (GPM)
<input type="checkbox"/> 1"	56
<input type="checkbox"/> 1-1/2"	96
<input type="checkbox"/> 2"	160
<input type="checkbox"/> 3" EQ.	220
<input type="checkbox"/> 4"	400
<input type="checkbox"/> 6"	700
<input type="checkbox"/> 8"	1500
<input type="checkbox"/> 10"	2500

Fire Service	Maximum Flow (GPM)
<input type="checkbox"/> 2"	250
<input type="checkbox"/> 4"	600
<input type="checkbox"/> 6"	1400
<input type="checkbox"/> 8"	2500
<input type="checkbox"/> 10"	5000

Fireline/F.M. Service	Maximum Flow (GPM)
<input type="checkbox"/> 8"	2500
<input type="checkbox"/> 10"	5000

• Fire Service Flow Requirements (gpm): _____

• Domestic Service Flow Requirements (gpm): _____

Requests must be made by submitting this completed application, along with a \$215.00 check payable to "Los Angeles Department of Water and Power", to:

Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

If you have any questions please contact us at (213) 367-2130 or visit our web site at the address below:

<http://www.ladwp.com>

* N, S, E or W

Thomas Bros. Map Page _____

Water Service Map No.: _____

Appendix Section G – DWP Encroachment Application

Department Of Water and Power ENCROACHMENT PROCESS

WHERE TO APPLY

LADWP-111 N. Hope St, Rm. 1025, Los Angeles, California 90099-5520

WHO NEEDS DWP CLEARANCE

The Department of Water and Power maintains and operates an electrical and water system of grids through out the City of Los Angeles. In order to secure access on private property the department is given either, easements in perpetuity or right of ways by land owners.

These easements are called P.U.E. (public utility easement) or waterline easement and have various widths and vary from property to property. These easements give us the right to install equipment and maintain it on said easement. We do not own the property, we do however have the right to say what can be built or not built in said easement or right of way.

If a landowner is building anything within 10 feet OR in our easement, He must submit an encroachment application

Owner must go through this process also if they wish to relocate any of our equipment on their property.

HOW LONG DOES THE PROCESS TAKE

The process takes anywhere from **4 to 6 weeks** to get a clearance

HOW TO APPLY

Applicant must bring 2-sets of hard copies of plans. We need

- Plot Plan or Site Plan – shows the existing condition and proposed project. Should include all dimensions for setbacks and easements if known. Plan should be plotted at full scale. We do not accept faxes or reduced copies.
- Elevations – All elevations of project in or near our easement please include all height dimensions of pool equipment, roof height, deck banisters, or any construction that comes close to our electrical lines.
- If project will require subterranean parking or any underground installations please include the elevations or cross sections, including parking layout
- Customer will need to fill out encroachment form which can be completed at counter or ahead of time.

WHO CAN APPLY

Any representative of the project in question can apply; it does not have to be the owner. Applications for encroachment clearance can be done before project goes to building and safety and is recommended.

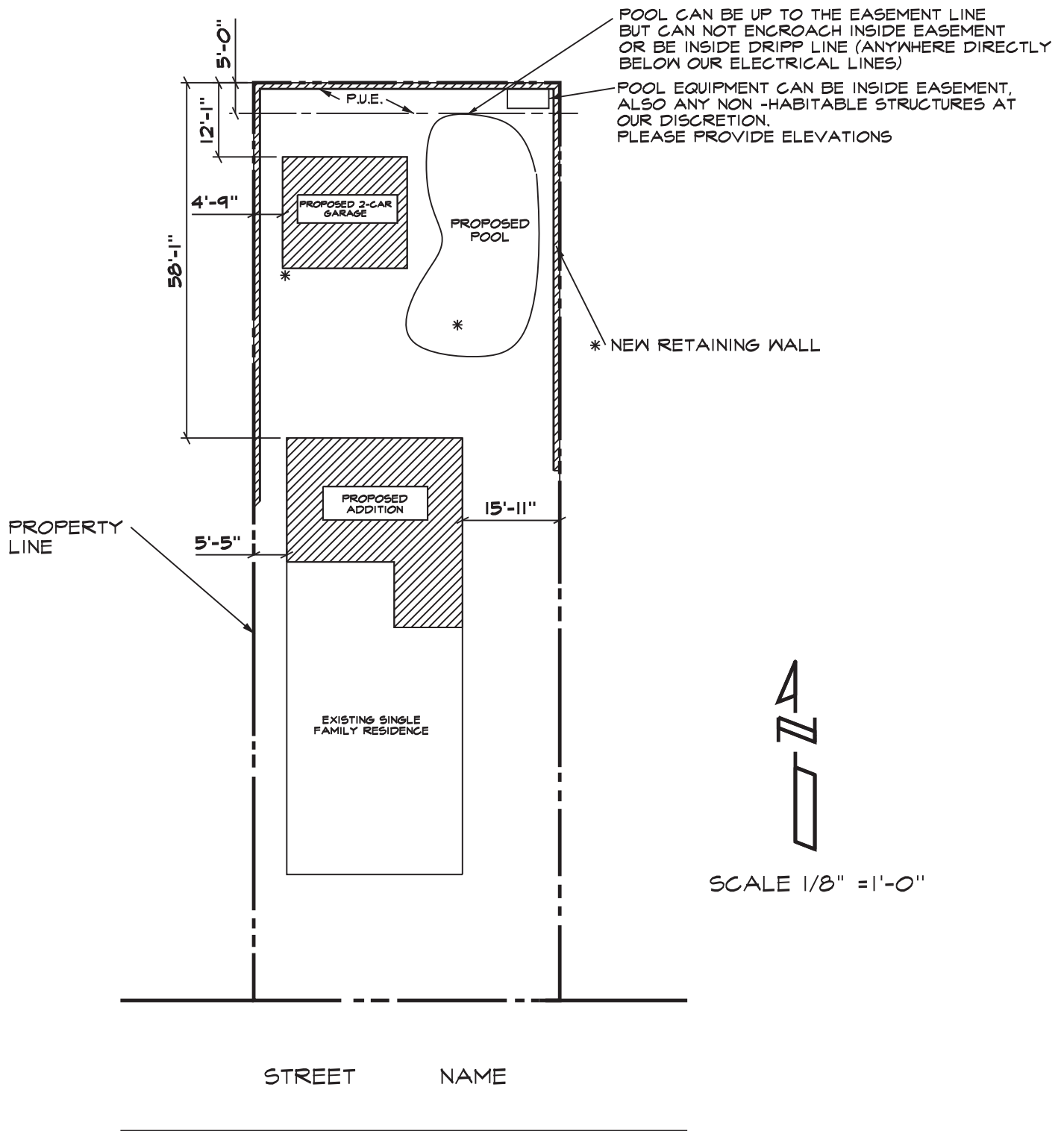
HOW MUCH DOES IT COST

There is no cost for clearance process. **Only** if customer needs us to relocate or move any of our equipment, an engineering fee is required (non-refundable) upon final payment clearance is released

CAN I APPLY ONLINE

At this time we do allow applicants to email us all their copies in PDF format. It must be printable at full scale. We reserve the right to ask for hard copies if PDF does not meet our standards

Please contact us at (213) 367-0562 for any inquiries. LADWP – Real Estate Records Section



* ANY CONSTRUCTION WITHIN 10' OF OUR EASEMENT OR IN OUR EASEMENT REQUIRES ENCROACHMENT CLEARANCE FROM LA DEPT. OF WATER AND POWER

MINIMUM REQUIREMENT FOR PLOT PLAN SUBMITTAL TO DEPARTMENT OF WATER AND POWER ENCROACHMENTS

Encroachment Application

**Los Angeles Department Of
Water & Power
Real Estate Group**
111 N. Hope St., Room 1031
Los Angeles, CA 90012-2964

Date:

Real Estate File #: _____

WMIS#: _____

☐ Check this box if application was previously submitted.

Previous WMIS# _____

Building & Safety Application No. _____ - _____ - _____

Required for LADWP electronic clearances of Building & Safety permits.

I am the Owner / Agent of certain real property described as:

Block: _____

Tract: _____

Address: _____ T.G. Page #: _____

I am requesting that the Los Angeles Department of Water and Power:

☐ Grant me permission to construct/install _____
On/near a portion of the easement(s) as shown on the enclosed plans (2 copies).

☐ Abandon and/or quitclaim all/a portion of the easement(s) as recorded in:
Book _____, Page(s) _____ of _____ within the above-described lot(s).

☐ Relocate the LADWP's _____ near/within the above described lot(s).

Include Full Scale Plans - (2 each Plot Plans & Elevations)

(Print Owner's name if different from applicant)

(Owner/Agent-Print Name)

☐ Please Contact Prior to Inspection

Name:

Home/Work: () - ext.

Cell: () -

Please Do Not Write in the Boxed Area - For LADWP Use Only

[illegible]

Applicant Information:

Phone: () -

$$\left(\begin{array}{c} \text{ } \\ \text{ } \end{array} \right) =$$

Fax: () -

Email:

Appendix Section H – Park Fee Ordinance Letter of Determination



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801
(213) 978-1300; www.planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: APR 15 2016

CASE NO.: CPC-2015-2328-CA-GPA
CEQA: ENV-2015-2329-CE

Location: Citywide
Council Districts: All
Plan Areas: All
Request: Code Amendment, General Plan Amendment

Applicant: City of Los Angeles

At its meeting of March 24, 2016, the Los Angeles City Planning Commission took the following action:

1. **Approved** the proposed **ordinance** amending Sections 12.21, 12.33, 17.03, 17.07, 17.12, 17.58, and 19.17 of the Los Angeles Municipal Code (attached).
2. **Approved** the proposed **Resolution** to amend the Public Recreation Plan, a portion of the Service Systems Element of the General Plan to modernize the City's Park Fee (currently the Quimby and Finn fees) to mitigate park and open space impacts from residents of new residential projects (attached).
3. **Adopted** the attached **Findings**.
4. **Approved** the **staff report** as the Los Angeles City Planning Commission's report on the subject.
5. **Found** that the project is Categorically Exempt (No. **ENV-2015-2329-CE**) from the California Environmental Quality Act (CEQA).

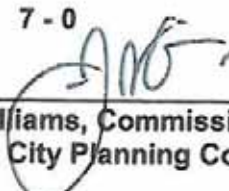
Recommendation to City Council:

1. **Recommend** the City Council **adopt** the proposed **ordinance** amending Sections 12.21, 12.33, 17.03, 17.07, 17.12, 17.58, and 19.17 of the Los Angeles Municipal Code.
2. **Recommend** the City Council **adopt** the proposed **Resolution** to amend the Public Recreation Plan, a portion of the Service Systems Element of the General Plan to modernize the City's Park Fee (currently the Quimby and Finn fees) to mitigate park and open space impacts from residents of new residential projects.
3. **Recommend** the City Council **Find** that the project is Categorically Exempt (No. **ENV-2015-2329-CE**) from the California Environmental Quality Act (CEQA).

This action was taken by the following vote:

Moved: Choe
Seconded: Ambroz
Ayes: Ahn, Katz, Mack, Millman, Perlman
Recused: Padilla
Absent: Dake-Wilson

Vote: 7 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: The Los Angeles City Planning Commission's determination is final and not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachment: Findings, Ordinance, Resolution
Senior City Planner: Nick Maricich
City Planning Assistant: Kinikia Gardner

PROPOSED ORDINANCE

A proposed ordinance amending Sections 12.21, 12.33, 17.03, 17.07, 17.12, 17.58, and 19.17 of the Los Angeles Municipal Code and a resolution amending the Public Recreation Plan of the Service Systems Element of the Los Angeles City General Plan to modernize the City's Park Fee (currently the Quimby and Finn fees) to mitigate park and open space impacts for residents of new residential projects.

THE PEOPLE OF THE CITY OF LOS ANGELES DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Subparagraph (2) of Paragraph (a) of Subdivision 2 of Subsection G of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(2) Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas and sitting areas. ~~Amenities that meet the Department of Recreation and Parks specifications pursuant to Section 17.12 F. of this Code may be credited against fees required under Section 12.33 of this Code.~~

Sec. 2. Subparagraph (2) of Paragraph (c) of Subdivision 29 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(2) The open space required pursuant to Section 12.21 G. of this chapter for all dwelling units shall be reduced by one-half, provided that a fee equivalent to the amount of the relevant Quimby park and recreation impact fee shall be paid for all dwelling units, with the exception of units qualifying under Section 12.33 B.3(d). ~~in a project regardless of whether a park and recreation fee is otherwise required. This~~ The in-lieu fee shall be placed in a trust fund with the Department of Recreation and Parks for the purpose of acquisition, development and maintenance of open space and/or streetscape amenities within the Greater Downtown Housing Incentive Area, and within the Community Plan Area in which the project is located. The in-lieu fee is independent of any required park and recreation impact fee.

Sec. 3. Section 12.33 of the Los Angeles Municipal Code is deleted and replaced with the following:

SEC. 12.33. PARK FEES AND LAND DEDICATION.

- A. **Purpose.** New residential dwelling units increase demand on existing park and recreational facilities and creates a need for additional facilities. The purpose of this section is to enable the acquisition of land and fees which are to be used for the purpose of developing new or rehabilitating existing recreational facilities in order to create a healthy and sustainable city.

B. **Subject Properties.** All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee for the purpose of acquiring, expanding, and improving park and recreational facilities for new residents. For the purposes of this section, dwelling units, second dwelling units in a single family zone, and joint living and work quarters shall be known as dwelling units or residential dwelling units.

1. **Residential Subdivision Projects that contain 50 or more Dwelling Units.** A subdivision containing 50 or more dwelling units shall be required to participate in an early consultation pursuant to Subsection C and may be required to dedicate land, make park improvements, pay a Park Fee, or provide a combination of land dedication and Park Fee.
2. **All other Residential Projects.** For residential subdivision projects containing fewer than 50 dwelling units or for non-subdivision residential projects and are seeking a building permit for a project application that contains any number of net new dwelling units, the project shall pay a Park Fee pursuant to Subsection D. Applicants may choose to dedicate land or new park and recreational facilities, and/or improve existing park and recreational facilities in lieu of payment of a Park Fee.
3. **Exemptions.** The following types of development shall not be required to pay a Park Fee:
 - (a) Alterations, renovations, or expansion of an existing residential building or structure where no additional dwelling units are created.
 - (b) Replacement of existing dwelling units on the same lot resulting in no net increase of residential dwelling units.
 - (c) The replacement of a destroyed or partially destroyed or damaged building or structure where no additional dwelling units are created.
 - (d) Affordable housing pursuant to Subsection E.
 - (e) Second Dwelling Units in Single Family Zones.
 - (f) Non-residential development.

C. **Residential Subdivision Projects that contain 50 or more Dwelling Units.**

1. **Early Consultation.** Applicants shall meet with the Department of Recreation and Parks and Department of City Planning staff at the earliest reasonable point in advance of submitting a tract map application for a project of 50 units or more. This early consultation shall be used to discuss whether land dedication may be required for the project. The City will provide written verification of the consultation to the project applicant within 10 business days of the meeting. Written verification of this

consultation shall be required before the Department of City Planning accepts an application for a tentative tract map.

2. Formula for Park Land Dedication.

- (a) The Department of Recreation and Parks shall calculate the amount of land to be dedicated by determining the number of non-exempt (per Subsection B.3) net new dwelling units in the proposed project and multiply that number by the average number of people per occupied dwelling unit and multiplying that by the park service factor:

$$\text{LD} = (\text{DU} * \text{P} * \text{F})$$

LD: Land to be dedicated in acres.

DU: Total number of new market-rate dwelling units.

P: Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.

F: Park service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.

- (b) Any land dedication for park and recreation purposes shall not be deducted from a site's gross lot area for the purposes of calculating project density, lot area, buildable area, or floor area ratio.
- (c) If after recording the final map there is an increase in the number of dwelling units to be built or a change in the number and/or type of dwelling units designated which increases the number of persons served by the subdivision, the project applicant shall be required to dedicate additional land and/or pay additional fees.

3. **Park Land Dedication Radius.** Any land dedication for park and recreation purposes shall be located within a radius from the project site, as specified below:

- (a) Neighborhood: within a 2 mile distance
- (b) Community: within a 5 mile distance
- (c) Regional: within a 10 mile distance

4. **Review of Land Dedication.**

- (a) Upon receiving the project application for the tentative tract map, the Department of City Planning shall transmit the project application with land dedication to the Department of Recreation and Parks.
- (b) After receipt of the project application, the General Manager of the Department of Recreation and Parks shall determine whether the land dedication proposal complies with the Department of Recreation and Park's existing park and recreation standards and requirements.
- (c) If the General Manager of the Department of Recreation and Parks determines the land dedication proposal meets the standards and requirements, the General Manager of the Department of Recreation and Parks shall prepare a report to the Board of Recreation and Parks Commissioners regarding the proposed dedication. The Board of Recreation and Parks Commissioners may accept or decline the land dedication.

5. **Payment of Park Fee.** If the project will not be dedicating land for park and recreational purposes, the project applicant shall pay a Park Fee pursuant to Subsection D of this Section.

D. **Park Fees for Non-Subdivision Residential Projects, Residential Subdivisions with less than 50 units, or Residential Subdivisions with 50 or more units that are not Dedicating Land.**

1. **Fees and Fee Schedule.** The Park Fee amount depends on the type of project. Subdivision projects are subject to a Quimby In-Lieu Fee and all other residential projects are subject to a Park Impact Fee. Collectively, these two fees are referred to as Park Fees. The Department of Recreation and Parks shall collect these fees pursuant to Section 19.16 and the Department of Recreation and Parks rate and fee schedule.

2. **Fee Calculation.** The Department of Recreation and Parks shall calculate the amount of the Park Fee due for each residential development project by determining the number of new non-exempt (pursuant to Section B.3) dwelling units in the proposed project and multiplying the number of units by the Park Fee amount per dwelling unit according to the following formula:

$$\text{Project Park Fee} = (\text{DU} * \text{PRF})$$

DU: Total number of new, non-exempt (per Subsection B.3) dwelling units.

PRF: Park Fee per unit.

3. **Fee Expenditure Radius.** Recreational sites and facilities shall be located within a radius from the project site, as specified below:

(a) Neighborhood: within a 2 mile distance.

(b) Community: within a 5 mile distance.

(c) Regional: within a 10 mile distance.

4. **Phase-in Period.** The Park Fee shall be phased-in over a period of two years.

5. **Indexing.** The fee imposed by this section shall be adjusted on July 1st of each year by a percentage equal to a weighted average of the annual percentage change in: (1) the Construction Cost Index for Los Angeles, as published by Engineering News Record, or its successor publication, for the twelve-month period between March in the year in which the adjustment is made and the month of March in the immediately preceding year; and (2) the annual percentage change in the Median Home Sales Price for the City of Los Angeles, as published by Dataquick News, or its successor publication, for the twelve month period between June in the year in which the adjustment is made and the month of June in the immediately preceding year.

6. **Fee Payment Timing.**

(a) **Residential Subdivision Projects.** The Quimby In-Lieu Fee for residential subdivisions shall be calculated and collected prior to final subdivision map approval.

(b) **Residential Non-Subdivision Projects.** For other residential development projects, the Park Impact Fee shall be calculated and collected prior to the issuance of the Certificate of Occupancy.

7. **Park Fee as Additional Requirement.** The Park Fee enacted by this section is a fee enacted on residential development projects reflecting its proportionate share of the cost of providing park land and improvements necessary to meet the needs created by such development. As such, the Park Fees is additional and supplemental to, and not in substitution of, on-site open space requirements imposed by the City pursuant to zoning, subdivision, and other City requirements.

E. Affordable Housing Exemption.

1. Notwithstanding any other provision contained in this section, new residential dwelling units which are rented or sold to persons or households of very-low, low, or moderate income shall receive an affordable housing exemption.
 - (a) An affordable housing unit shall receive an exemption from the requirement for dedication of land for park and recreational purposes if the affordable housing unit is affordable to a household at or below 120% of AML.
 - (b) In projects with a mix of market-rate and affordable housing units, only the affordable housing units shall receive this exemption.
2. For any affordable housing unit qualifying for an exemption, a covenant acceptable to the Los Angeles Housing and Community Investment Department shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program.
3. The Los Angeles Housing and Community Investment Department shall evaluate the project application to ensure it meets the above requirements and shall advise the Department of Recreation and Parks and Department of City Planning about whether the project meets those requirements.
4. Should any qualifying affordable housing unit no longer operate as a qualifying affordable housing unit before the 55 year period has expired, then the parks fee for each said unit shall be paid to the City at the then current rate.

F. Credits

1. Public Land Dedication or Improvement to Dedicated Land.

- (a) **Public Land Dedication.** In lieu of paying the Park Fee, land may be dedicated to the City of Los Angeles for public park and recreational purposes. This may be with or without recreational facility improvements. The amount of land to be dedicated shall be determined pursuant one of the following formulas, and credit shall be granted, square foot for square foot, for any land dedicated to the City:

Subdivision Projects:

$$LD = (DU * P * F_1)$$

LD: Land to be dedicated in acres.

DU: Total number of net new, non-exempt (per section B.3) dwelling units.

P: Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.

F₁: Park service factor for subdivision projects, as indicated by the Department of Recreation and Parks rate and fee schedule.

Non-Subdivision Projects:

$$LD = (DU * P * F_2)$$

LD: Land to be dedicated in acres.

DU: Total number of net new, non-exempt (per section B.3) dwelling units.

P: Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.

F₂: Park service factor for non-subdivision projects, as indicated by the Department of Recreation and Parks rate and fee schedule.

- (b) **Improvement to Dedicated Land.** In lieu of paying the Park Fee or dedicating land, the City may permit improvements to be made to an existing City park or recreational facility, upon land being dedicated as a City park or recreational facility, or a combination thereof.
- (c) The amount of credits shall not exceed 100 percent of the calculated requirement for the Park Fee or land dedication.
- (d) Credit shall be granted, dollar for dollar, for any Park Fee required to be paid for the property pursuant to this section. The cost and subsequent credit should bare a reasonable relationship to an independent assessment of the construction cost for the facility, such as the estimates provided by RSMeans Building Construction Cost Data or similar. Credits may be awarded for onsite or offsite land dedication and/or park improvements.

- (e) The General Manager of the Department of Recreation and Parks shall determine whether the proposal complies with existing park and recreational standards and requirements as established in this section and other relevant documents. If the General Manager of the Department of Recreation and Parks determines the proposal meets the standards and requirements, the General Manager of the Department of Recreation and Parks shall prepare a report to the Board of Recreation and Parks Commissioners regarding the proposed dedication or improvement. The Board of Recreation and Parks Commissioners may accept or decline the land dedication, new park and recreational facility, or improvement to existing park and facilities.
- (f) If the dedication and/or improvement is accepted by the Board of Recreation and Parks Commissioners in lieu of the Park Fee or land dedication, or any portion thereof, the City shall reduce or waive the fee, or land dedication, or any portion thereof upon dedication of the property and/or guarantee of the improvement. The guarantee of the improvement is to be to the satisfaction of the Department of Recreation and Parks and is to be by a deposit with the Department of Recreation and Parks of an irrevocable deposit instrument issued by a bank, savings and loan association or other depository whose deposits are insured by an instrumentality of the federal government. The deposit must be fully insured by such instrumentality. The deposit instrument must be in a form that permits collection by the City of Los Angeles at maturity without further consent of any other party.
2. **Privately Owned Park and Recreational Facilities.** Where facilities for park and recreational purposes are provided in a proposed residential development and such facilities are to be privately owned and maintained by the future owners of the development, the areas occupied by such facilities shall be partially credited against the requirement of dedication of land for park and recreational purposes of the payment of a Park Fee thereof, provided that the following standards are met to the satisfaction of the Department of Recreation and Parks: (1) that each facility is available for use by all the residents of the residential development and (2) that the area and the facilities satisfy the recreation and park needs of the residential development so as to reduce the need for public recreation and park facilities to serve the project residents.
- (a) The amount of credits for non-publicly accessible park and recreational facilities shall not exceed 35 percent of the calculated requirement for the park and recreation impact fee or land dedication. Credits may be awarded for on-site or off-site private facilities.
- (b) The amount of credits for publicly-accessible, privately-maintained park and recreational facilities shall not exceed 100 percent of the calculated requirement for the park and recreation impact fee or land dedication. Credits may be awarded for on-site or off-site private facilities.

- (c) Private park and recreational facilities shall include a variety of active and passive amenities, as determined by the Department of Recreation and Parks.
- (d) Credit shall be granted, dollar for dollar, for any recreational and park impact fees required to be paid for the property pursuant to this section, as determined by the Department of Recreation and Parks. The cost and subsequent credit should bare a reasonable relationship to an independent assessment of the construction cost for the facility, such as the estimates provided by RSMeans Building Construction Cost Data or similar.
- (e) Credits shall not be given for the following:
- (1) Yards, court areas, setbacks, and other open space areas required to be maintained by the City's Municipal Code, specific plan or any other planning document.
 - (2) Common open space and/or private open space required by the City's Municipal Code, specific plan, or any other planning document, such as those included in Section 12.21.
- (f) The granting of credits shall also be subject to the following:
- (1) The private ownership and maintenance of the facilities shall be adequately provided for by written agreements; and
 - (2) The use of the private facilities, whether publicly or non-publicly accessible, is restricted for park and recreational purposes by recorded covenants acceptable to the Department of Recreation and Parks which run with the land and which cannot be defeated or eliminated without the consent of the City Council; and
 - (3) The proposed facilities are reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land; and
 - (4) The proposed non-public facilities are available for use by all the residents of the proposed residential development; and
 - (5) Any proposed publicly-accessible, privately-maintained park and recreational facilities are accessible for use by the general public with no discrimination between residents and non-residents, are open at hours comparable to those of City parks and facilities, and have appropriate signage indicating that the space is public; and

(6) The facilities are in substantial accordance with, and meet the policies and standards for the development of park and recreational facilities.

3. **Dwelling Unit Construction Tax Credit.** A credit shall be allowed whenever a dwelling unit construction tax previously has been paid pursuant to Section 21.10.3 of the Municipal Code for dwelling units constructed on land for which a fee is required to be paid in accordance with the provisions of this section. Said credit shall be equal to the amount of the tax previously paid but shall not exceed the amount of any fee required to be paid under the provisions of this section.
4. **Credit Request Timing.** The project applicant shall submit any requests for credit, and the City may only approve such requests, prior to the approval of the Final Map or prior to the date of final inspection, or the date of the Certificate of Occupancy, whichever is earliest and applicable, and prior to the dedication of any land or payment of any park fee.

G. **Park Fee Account and Accounting.**

1. **Park Fee Account.** The City of Los Angeles establishes a separate park and recreation fee trust fund account (hereinafter "account") to which the Park Fee (both the Quimby in-lieu fee and the park impact fee) collected by the City shall be posted. The funds of the account shall not be commingled with any other funds or revenues of the City. Any interest accrued by the account shall be used solely for the purposes of park and recreational facility acquisition, expansion, and improvement.
2. **Park Fee Accounting.** Within 180 days after the last day of each fiscal year, the Department of Recreation and Parks shall report to the Board of Commissioners of Recreation and Parks on the amount of the fee, income (including interest income), expenditures, status of the trust fund account, and intrafund transfers. The Department of Recreation and Parks shall also report on each of the park and recreational facilities on which fees were committed in the last fiscal year and the approximate date by which the construction of the park and recreational facilities will commence.
3. **Return of Uncommitted Fees.**
 - (a) Park Fees collected pursuant to this section shall be committed by the City within five years of receipt of payment for a residential development project to serve or benefit residents of the project for which the fees were collected.
 - (b) If the fees are not committed as specified in this subsection, these fees shall be distributed to the then property owner of the lots or units of the residential projects for which the fees were charged.

(c) If the administrative costs of refunding uncommitted fees pursuant to this subsection exceeds the amount to be refunded, the City, after a public hearing, notice of which has been published pursuant to California Code Section 6061 and posted in three prominent places within the area of the development project, may determine that the uncommitted fees shall be committed for some other purpose for which fees are collected and which serve or benefit the project for which the park impact fee was originally charged.

4. **Refunds.** In the event that an applicant requests a refund due to reasons not set forth in Subdivision 3 of Subsection G, the applicant shall submit a claim for refund with the City. The fee payer may be entitled to a refund, without interest, of the fees paid pursuant to this section; provided, however, that the portion of any fee revenue received by the City as reimbursement of its costs in administering the provisions of this section shall not be refunded. The fee payer shall submit an application for a refund to the City within one year of payment. Failure to timely submit the required application for refund shall constitute an absolute waiver of any right to the refund.

H. Use of Park Fees or Lands Dedicated Pursuant to this Section

1. The dedicated lands or Park Fees collected pursuant to this section shall be used for the acquisition, improvement, and expansion of public parks and recreational facilities. The fees shall be committed and expended in accordance with the provisions and procedures established in this section. The Park Fee may be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City to finance such park and recreational facility improvements; and any administrative costs incurred by the City in accordance with this section.
2. Interest accrued on fees collected pursuant to this section may be applied outside the project development for which the original fees were collected, provided that the City holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing neighborhood or community parks or recreational facilities within the city. All such public parks and recreational facilities shall comply with the principles and standards set forth in the General Plan.
3. All such public parks and recreational facilities shall comply with the principles and standards set forth in the General Plan.
4. The park or recreational facilities acquired, improved, or expanded shall be publicly-accessible and serve or benefit the project that dedicated the land or paid the fees.
5. Park Fees shall be used within the 2-mile radius specified for Neighborhood Parks unless the Board of Recreation and Parks Commissioners finds that there is no park gap, or existing park need, including capital improvements such as rehabilitation of

existing structures, ADA compliance, upgrades, etc., within a radius of 2 miles, in which case the funds may be used within the 5-mile radius for Community Parks. If the Board of Recreation and Parks Commissioners finds that there is no park gap, or existing park need, including capital improvements, within the 5-mile radius for Community Parks, then the funds may be used within the 10-mile radius for Regional Parks.

I. When effective.

1. This ordinance shall take effect on the 60th day following its adoption.
2. Any Park Fee (Quimby in-lieu for subdivisions or Park Impact Fee for non-subdivisions) paid prior to the effective date of this ordinance shall not be recalculated pursuant to the provisions of this ordinance.
3. Any non-subdivision project that would otherwise not be subject to a park fee and has paid its plan check fees for a building permit prior to the effective date of this ordinance shall not be subject to the Park Impact Fee.

Sec. 4. The first paragraph of Subsection A of Section 17.03 of the Los Angeles Municipal Code is amended to read as follows:

A. Authority and Duties. (Amended by Ord. No. 163,797, Eff. 8/8/88.) The Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities, and is hereby authorized to approve, conditionally approve, or disapprove Tentative Maps of proposed subdivisions, private streets and such maps as are provided for herein, to prescribe the design, kinds, nature and extent of improvements required to be installed in connection therewith and to report directly to the subdivider the action taken on the Tentative Map. ~~The Advisory Agency is also charged with the duty of determining the recreational and park fee for zone changes pursuant to Section 12.33 of this Code.~~

Sec. 5. Subsection N of Section 17.07 of the Los Angeles Municipal Code is deleted.

Sec. 6. Section 17.12 of the Los Angeles Municipal Code is deleted and replaced with the following:

SEC. 17.12. PARK AND RECREATION SITE ACQUISITION AND DEVELOPMENT PROVISIONS.

No final subdivision map shall be approved nor shall it be recorded unless land within the subdivision has been dedicated to the City of Los Angeles for park or recreational purposes or the park and recreation impact fee has been paid pursuant to Section 12.33 of the Los Angeles Municipal Code.

Sec. 7. Section 17.58 of the Los Angeles Municipal Code is deleted and replaced with the following:

SEC. 17.58. PARK AND RECREATION SITE ACQUISITION AND DEVELOPMENT.

No final subdivision map shall be approved nor shall it be recorded unless land within the subdivision has been dedicated to the City of Los Angeles for park or recreational purposes or the park and recreation impact fee has been paid pursuant to Section 12.33 of the Los Angeles Municipal Code.

Sec. 8. Note (2) of Subsection A of Section 19.01 of the Los Angeles Municipal Code is deleted.

Sec. 9. Section 19.17 of the Los Angeles Municipal Code is added to read as follows:

SEC. 19.17 PARK FEE

The following fees shall be paid to the Department of Recreation and Parks. Current figures are located in the Department of Recreation and Parks Rate and Fee Schedule.

Subdivision (Quimby in-lieu) fee:

At effective date of ordinance: \$7,500, adjusted for inflation pursuant to Section 12.33 D.5.

First annual RAP rate and fee schedule update since effective date of ordinance: The prior year's fee amount plus \$2,500, adjusted for inflation pursuant to Section 12.33 D.5.

Each subsequent annual RAP rate and fee schedule update: The fee of the former year, adjusted for inflation pursuant to Section 12.33 D.5.

Non-subdivision (park mitigation) fee:

At effective date of ordinance: \$2,500, adjusted for inflation pursuant to Section 12.33 D.5.

First annual RAP rate and fee schedule update since effective date of ordinance: The prior year's fee amount plus \$2,500, adjusted for inflation pursuant to Section 12.33 D.5.

Each subsequent annual RAP rate and fee schedule update: The fee of the former year, adjusted for inflation pursuant to Section 12.33 D.5.

Sec. 10. The City Clerk shall certify ...

LAND USE FINDINGS

General Plan/Charter Findings

1. In accordance with Charter Section 556, that the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan.

Code Amendment

Specifically, the proposed ordinance implements the following goals and objectives of the General Plan:

- Health and Wellness Element goal 3.2 to improve "Angelenos' mental and physical health by striving to equitably increase their access to parks, increasing both their number and type throughout the city; prioritizing implementation in most park-poor areas of the city.
- Health and Wellness Element goal 3.4 to promote opportunities for physical activity for users of all ages and abilities by continuing to improve the quality of existing park and open space facilities and creating recreation programs that reflect the city's rich diversity and local community needs.
- Health and Wellness Element goal 3.6 to engage communities and public, private, and nonprofit partners in park stewardship by working collectively to develop, program, and maintain parks and open spaces: target communities with the lowest combination of park access and park standard criteria.
- Housing Element Policy 2.4.3 to develop and implement sustainable design standards in public and private open space and street rights-of-way. Increase access to open space, parks and green spaces.
- Open Space and Conservation Policy 6.5.2 to establish programs for financing open space acquisition, development and maintenance.
- Open Space and Conservation Policy 6.5.5 to establish incentives for the provision of publicly accessible open space in conjunction with private development projects.

The proposed Park Fee Ordinance will continue in carrying out the intent of the original Quimby Fee and Finn Fee programs which were initiated in response to the City's increased rate of urbanization and the need to preserve open space and provide parks and recreation facilities for growing communities. The proposed new ordinance will improve upon the current fee program in the following manner: update the fee structure, expand the fee expenditure radius and encourage land dedication.

- a. Update Fee Structure - In order to address the outdated fee structure, the proposed Park Fee Ordinance will consist of a new park impact fee for non-subdivision projects to help the City meet the park needs of new residents. There will also be an update to the subdivision project in-lieu fee to better match the cost of land and park build out.
- b. Expand Fee Expenditure Radius - The proposed Park Fee Ordinance proposes to expand the radius around a project site within which the collected fees can be

spent. Also, revise outdated definitions of recreation site and facilities which impede expenditure and expand definitions to include regional parks.

- c. Encourage Land Dedication - The proposed Park Fee Ordinance suggests the expansion of credit options for private or public parks provided beyond Zoning Code requirements. In addition, the ordinance would require a predevelopment meeting for large projects to review land dedication options at the early stages of project approval.

General Plan Amendment

The General Plan Amendment (GPA) amends the Public Recreation Plan of the Service Systems Element of the Los Angeles City General Plan to revise the outdated definitions of recreation site and facilities to reflect the current conditions and needs for park and recreational space.

Chapter 6 of Framework Element of the General Plan states:

- Park standards do not reflect current conditions and needs.
- Standards for various categories of parks, which were created when the availability of open space was not as limited, should be re-examined in view of changing population and urban form dynamics. If the population continues to grow and the amount of open space available remains more or less the same, the discrepancy between what is and what should be will continue to widen.

Chapter 9 of Framework Element of the General Plan policies:

- 9.23.5 Re-evaluate the current park standards and develop modified standards which recognize urban parks, including multi-level facilities, smaller sites, more intense use of land, public/private partnerships and so on. (P14)
- 9.23.7 Establish guidelines for developing non-traditional public park spaces like community gardens, farmer's markets, and public plazas. (P14)

The General Plan Amendment implements the Framework Element's calls for action to re-evaluate and revise the current Park Standard set by the Public Recreation Plan, a portion of the Service Systems Element of the City's General Plan. The Plan provides recreational definitions, standards, and policies, emphasizing neighborhood and community recreational sites for the City. It also identifies the types of facilities typically provided at these facilities. However, the highly restrictive service radius for different park types has resulted in the city's limited ability to create new parks in certain neighborhoods. The list of allowable park facility type is outdated and out of context for an urbanized City. In addition, the list of facilities do not provide the City with the needed flexibility to respond to community-driven and place-appropriate facilities such as community gardens and trails. This amendment is a direct response to those issues. It revises the definition of parks of different levels and increases flexibility in how parks can be built, which conforms to the purposes, intents and provisions outlined in the Framework Element of the General Plan.

2. In accordance with Charter Section 558 (b) (2), the proposed ordinance (Exhibit A) is in substantial conformance with public necessity, convenience, general welfare and good zoning practice.

Code Amendment

The proposed Park Fee Ordinance does not alter the overall intent of the current Quimby Program or the Finn Fee Program. The goal of the proposed Park Fee Ordinance is to ensure that all residential project applicants share in the cost of acquiring, developing, and improving park and recreation facilities.

It is necessary to acquire and develop new park and recreational facilities to serve the new residential population and to maintain the existing service level and parks. Also, open space provides people with access to nature which can improve physical, social and mental health.

General Plan Amendment

Abundant and accessible parks and open space are essential components of healthy and sustainable neighborhoods. Park and recreational facilities offer opportunities for physical activity, safe places for families and children, and spaces for social interaction. The Southern California Association of Governments Regional Growth Forecast estimates that the City will add significantly more people during the coming decades. Therefore, it is necessary to acquire and develop new park and recreational facilities to serve the new residential population and to maintain service levels.

The plan amendment which revises the definition of parks at different levels will help remove the existing constraints for park development, and allow more parks to be established through land dedication or collection of park fees; therefore it supports the growing public need for park and recreational space, as well as the general welfare of the community.

CEQA Findings

In accordance with the California Environmental Quality Act (CEQA), this proposed project is exempt pursuant to General Exemption Article 19, Sections: 15273, Rates, Tolls, Fares, and Charges, a(4); 15378, Project, b(4); and Categorical Exemption sections: 15301, Existing Facilities (Class 1); 15302, Replacement or Reconstruction (Class 2); 15303, New Construction or Conversion of Small Structures (Class 3); 15304, Minor Alterations to Land (Class 4); 15316, Transfer of Ownership of Land in Order to Create Parks (Class 16);

RESOLUTION

This resolution amends the definitions of park sites and recreational amenities and facilities within the Public Recreation Plan of the Service Systems Element of the City of Los Angeles General Plan

WHEREAS, the City of Los Angeles provides public recreation, parks, beaches, multiuse trails, and open space facilities and sites within the City of Los Angeles;

WHEREAS, abundant and accessible parks and open space are essential components of healthy and sustainable neighborhoods and park and recreational facilities offer opportunities for physical activity, safe places for families and children, spaces for social interaction, access to nature, and places for mental respite;

WHEREAS, people who live within walking distance of a park or recreational facility are more likely to engage in physical activity;

WHEREAS, parks and open space provide people with access to nature which can improve psychological, social, and medical health;

WHEREAS, parks and open space provide aesthetic and environmental benefits such as urban cooling, stormwater management, and carbon and pollution sequestration, which can mitigate the impacts of pollution;

WHEREAS, parks and open space enhance property values, increase municipal revenues, and attract home buyers, workers, and tourists;

WHEREAS, the Southern California Association of Governments (SCAG) Regional Growth Forecast estimates that the City will add significantly more people during the coming decades. New residential construction in Los Angeles is necessary to accommodate the additional population;

WHEREAS, new residential construction should not diminish the City's park and recreational facilities or reduce the service level currently provided by the City;

WHEREAS, it is necessary to acquire and develop new park and recreational facilities to serve the new residential population and to maintain the existing service level;

WHEREAS, residential development projects that do not subdivide the land upon which units are constructed add population to the City and increase the demand for park and recreational facilities to the same extent as residential development projects which require land subdivision;

WHEREAS, the City's General Plan includes a number of policies to maintain and increase both the number and type of park and recreational facilities in the City, including identifying potential funding opportunities for new recreation and park facilities;

WHEREAS, the City's Health and Wellness Element of the General Plan strives for the equitable distribution of park and space in every Los Angeles neighborhood;

WHEREAS, three City Council motions called for a reexamination of the Park Fee policies, including adjusting park fee credits to reflect current costs of construction (Council File 07-3619), developing a proposed fee charged to developers of new market rate apartments to be used to purchase open space (Council File 07-3387-S2), and reviewing the requirements regarding the service radius for park acquisition and to recommend how the General Plan and the Municipal Code should be amended to the City's goals (Council File 05-1562);

WHEREAS, a combined Recreation and Parks Department and Department of City Planning working group and a Park Advisory Committee researched and discussed the primary issues associated with the City's park and recreation and regulations, including service radius, park level of service, qualifying parks, credits for on-site recreational amenities, deferrals for low-income housing, land dedication, residential fee schedule, and expanding park fees to other residential uses;

WHEREAS, the City has completed a nexus study of recreation and park impact fees and a review of reference city policies and impact fees;

WHEREAS, establishing a park and recreational impact fee for all residential development will require all project applicants to pay a fair share of the cost of acquiring, developing, and improving park and recreational facilities in the City;

WHEREAS, the fees established by this ordinance are based upon and do not exceed the cost of providing capital recreation and park facilities and sites necessitated by new residential development for which the fees are imposed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES AS FOLLOWS:

The Public Recreation Plan of the Service Systems Element of the Los Angeles City General Plan is amended to read as follows:

The Public Recreation Plan-~~Section 4~~ consists of this text and the map on the other side of this sheet.

The Public Recreation Plan-~~Section 4~~ is a portion of the Service Systems Element of the Los Angeles City General Plan. This section of the Plan ~~emphasizes~~ addresses neighborhood, and community, and regional recreation sites and facilities, ~~community buildings, gymnasiums, swimming pools and tennis courts.~~ Subsequent sections will address other facilities.

PURPOSES

Use of the Plan

The Public Recreation Plan —~~Section 4~~ consists of this text and the map on the other side of this sheet. The plan map shows, in an illustrative manner, the general location of recreational sites on a citywide basis. More specific locations are shown on the adopted community plan maps.

~~This section of the plan~~ The Public Recreation Plan (Plan) sets forth recreation standards guidelines intended to provide a basis for satisfying the needs for ~~neighborhood and community~~ city recreational sites. The ~~standards~~ guidelines are not intended to set an upper limit for the areas of parks, recreational sites or other types of open space. Instead, they are intended to provide the City with a flexible and broad range of options on how park expenditures can be spent across the city.

The Public Recreation Plan —~~Section 4~~ emphasizes ~~neighborhood, and community, and regional~~ recreational sites and parks because of their immediate importance to the daily lives of the City's people, especially its children. In addition, this Plan elevates the importance of regional parks as community resources for active and passive recreational activity. It includes policies and programs to meet the needs for ~~community buildings, swimming pools and tennis courts~~ a broad range of recreational facilities. ~~Other types of facilities will be added after additional studies have been made.~~ This section of the Plan is to be continually revised to meet expanding needs for ~~neighborhood and community~~ recreational sites.

In view of the limited availability of funds for acquisition and development of recreational sites, the Plan suggests that priority be given to those presently underserved areas of the City which have the greatest need for recreational sites and facilities.

Programs are intended to carry out the policies and accomplish the objectives of the Public Recreation Plan —~~Section 4~~. This ~~section of the~~ Plan does not mandate the City to commence any new programs which may require the expenditure of work-hours or funds.

Objectives of the Plan

The objectives for the Public Recreation Plan —~~Section 4~~ are based on recognized planning principles City's recreational sites and facilities and are as follows:

- To provide a guide for the orderly development of publicly-accessible recreational sites and facilities in the City ~~the City's public-recreational facilities.~~
- To provide long-range ~~standards~~ guidelines for use in connection with new subdivisions, intensification of existing residential development, or redevelopment of blighted residential areas as described under general local recreation standards.
- To develop and locate publicly-accessible recreational sites and public facilities to provide the greatest benefit to the greatest number of people at the least cost and with the least environmental impact.
- To provide a guide of priorities for the acquisition and development of public recreational facilities.
- To further refine and carry out the goals and objectives set forth in the Concept and Citywide Plan for recreation.

DEFINITIONS

A-Neighborhood Recreational Sites and Facilities- should provide space and ~~facilities~~ amenities for outdoor and indoor recreational activities. It is intended to serve residents of all ages and abilities in ~~the~~ their immediate neighborhood. Neighborhood recreation sites and facilities should be based on local community preferences, allow for both active and passive recreation for users of all ages and abilities, and be site-appropriate and suitable for the intended recreational activity. ~~Facilities are typically provided for the following activities:~~

softball — soccer — handcrafts
basketball — football — lawn games
volleyball — shuffleboard — small children's
handball — table games — play

~~Facilities to meet the special needs of particular neighborhood should also be provided. When available, A community building they should be transit accessible and available with facilities for meetings, dances, dramatic productions, and arts and crafts, and other community-desired activities. Off-street parking should be provided whenever possible.~~

A-Community Recreational Sites and Facilities - should be designed to serve residents of all ages and abilities in several surrounding neighborhoods. Its ~~facilities~~ amenities serve a much wider interest range than do those of a neighborhood site. The typical community recreational site or facility may offer recreational facilities for organized activities ~~baseball diamonds, combined football and soccer fields, tennis and handball courts, and a swimming pool,~~ in addition to the ~~facilities~~ amenities provided for neighborhood sites and facilities and specialized facilities as may be needed to meet the needs of the community.

A-Regional Park Recreational Sites and Facilities(Generally over 50 Acres) - provides specialized recreational facilities that have a regional draw such as lakes, golf courses, campgrounds, wilderness areas and museums, which normally serve persons living throughout the Los Angeles basin. A regional park recreational site or facility may include, or emphasize, exceptional scenic attractions. A regional park recreational site or facility may also contain the types of facilities amenities provided in neighborhood and community recreational sites.

School Playgrounds of the Los Angeles City Unified School District may supplement local recreational sites. They are open for a limited number of after school hours each day during the school year and on a full day schedule during the summer.

STANDARDS GUIDELINES

A satisfactory recreation system must measure up to accepted standards guidelines in ~~three~~ several respects: ~~first~~, there must be sufficient land area set aside for recreation; ~~second~~, the recreation area must be properly equitably distributed in residential areas throughout the City; ~~third~~, there must be facilities to meet different recreational needs- including both active and passive recreation- and provision for residents of all ages and abilities; and the Department of Recreation and Parks should have the ability to develop and use flexible criteria to adapt and respond to the urgent need for parks, open spaces, and recreational facilities and the allocation of resources. ~~groups. Recreational sites and facilities should be provided at the neighborhood, community, and regional levels a broad range of levels that collectively help communities reach the recommended park acreage.~~ An overall provision of 10 acres of land per 1,000 persons for total recreational sites and facilities is recommended. A minimum of 10% of the total land area should be in public recreation or open space.

The location and allocation of acreage for neighborhood, and community, and recreational sites, regional recreational sites and facilities should be determined by the Department of Recreation and Parks on the basis of the service radius within residential areas throughout the City. No park site should be diminished in size or removed from any service area unless the required acreage is replaced within that district or unless the need is diminished due to population changes.

Local Recreational Standards—Long range

- **Neighborhood Recreational Sites and Facilities.** ~~The following guidelines may apply to neighborhood recreational sites: should be provided at a minimum of 2 acres per 1,000 persons. The following standards should apply:~~ If coordinated and used with a school playground, up to one-half the acreage of the playground may be counted toward the total acreage required, but a school playground alone is not likely to suffice to properly serve a neighborhood.
- The service radius of a neighborhood recreational site or facility should generally be within walking distance of the site. ~~is approximately one-half mile.~~
- The site or facility park space should be located within a neighborhood so that users are not required to cross a major arterial street or highway when walking to the site.
- The type of activities and programs conducted at each neighborhood site or facility should be determined by measuring the desires of the clientele in the area served. Care must be taken to provide activities for residents' of all ages and abilities ~~groups~~ within the neighborhood.
- The population characteristics of each area served should be used in determining the general facilities required.
- The recommended service levels for neighborhood sites and facilities is 2 acres per 1,000 residents.
- **Community Recreational Sites and Facilities.** ~~The following guidelines may apply to community recreational sites: should be provided at a minimum of 2 acres per 1,000 persons. The following standards should apply:~~ The minimum desirable acreage per recreation and park site is 15 acres, ideal is 20 acres. Community recreational sites and facilities can be of any size, but are generally larger than neighborhood parks. Community-serving recreational amenities may be included on smaller sites that have a larger geographic draw, e.g. a swimming pool on a smaller parcel.

- If coordinated with high school or junior high school site, up to one-half the required acreage may be fulfilled by the school play area.
- The service radius of a community site is approximately 2 miles should generally be accessible within a relatively short bike, bus, or car trip.
- The community park site or facility should be easily accessible to the area served.
- The community park site or facility may serve several neighborhoods.
- The types of activities available at the community park site or facility should be determined by measuring the desires of the population served.
- The recommended service levels for community sites and facilities are 2 acres per 1,000 residents.

Regional Recreational Sites and Facilities. The following guidelines may apply to regional recreational sites:

- Regional recreational sites and facilities can be large urban recreational sites or can be smaller sites or facilities that draw visitors from across the City.
- The service radius of a regional recreational site should generally be within a reasonable drive.
- Regional sites or facilities should serve the entire City
- Regional sites or facilities typically include a broad range of facilities that are appropriate for large parks of that size and have a large regional draw.
- The population characteristics of each area served should be used in determining the general facilities required.
- The recommended service levels for regional recreational sites and facilities are 6 acres per 1,000 residents.

~~Community Plan Standards—Short and Intermediate Range~~

~~The Local Recreation Standards are long range and may not be reached during the life of this Plan. The following standards have been used for most of the adopted community plans and are included in this Plan as short and intermediate standards for park acreage:~~

- ~~A. For Neighborhood Parks—1 acre per 1,000 persons; service radius 1 mile.~~
- ~~B. For Community Parks—1 acre per 1,000 persons; service radius 2 miles.~~

POLICIES

Recreational facilities and services should be provided for all segments of the population on the basis of present and future projected needs, the local recreational standards, and the City's ability to finance.

- Park and recreation sites shall be acquired and developed first in those areas of the City found to be most deficient in terms of the recreation standards.
- Recreational use should be considered for available open space and unused or underused land, particularly publicly owned lands having potential for multiple uses.
- High priority will be given to areas of the City which have the fewest recreational services and the greatest numbers of potential users.

PROGRAMS

- Continue to include land acquisition for park and recreational purposes as a regular item in the City's Five Year Capital Improvement Program.
- Prepare a priority schedule based on greatest need for acquiring and developing park and recreational sites.
- Seek federal, state and private funds to implement acquisition and development of parks and recreational facilities.
- Establish policies to facilitate donation of parks to the City.
- Lease or acquire unused or abandoned properties suitable for recreational activities.
- Encourage multiple use of public properties such as power line or flood control rights of way, debris basins, reservoir sites, etc., for recreation.

POLICIES - Community Buildings/Gymnasiums

- Park community buildings should be designated as large and flexible structures to permit a wide variety of recreation activities, meeting the needs of all groups and special interests, to adequately serve the current and future community.
- The availability of community buildings/gymnasiums will be based on the needs of the local population between the ages of 7 to 34. It is this age range which most uses gymnasiums.

PROGRAMS - Community Buildings/ Gymnasiums

- Use the areas of Public Community Building Deficiency identified in the Public Recreation Plan -Section 1, Background Report as guides for locating new community buildings as funds become available. A program for updating the Table and Public Community Building Maps by the Department of Recreation and Parks and the Planning Department should be initiated as important changes in population, land use and facilities occur.
- Encourage the Los Angeles City School District to remove the emergency energy curtailment program which results in the closure of two-thirds of its public gymnasium facilities one night a week on rotation, and to reactivate the closing only in times of demonstrated emergency.
- The Department of Recreation and Parks should develop standard sets of criteria and designs for local recreation center buildings.
- Design of new community buildings should, include a gymnasium with a minimum size which would permit basketball play. It is desirable that the gymnasium be large enough to permit a regulation size high school basketball court.

POLICIES - Swimming Pools

- Swimming pool service levels will be based on the needs of the local population between the ages of 6 to 20. It is this age range which most use public pools.
- New pools should be located to maximize use in various swimming programs. Where possible, new pools should be located on or near junior high school or high school sites.

PROGRAMS - Swimming Pools

- Use the areas of Public Swimming Pool Deficiency identified in the Public Recreation Plan - Section 1 Background Report as guides for locating new swimming pools as funds become available. A program for updating the Table and Public Swimming Pool Maps by the Department of Recreation and Parks and the Planning Department should be initiated as important changes in population, land use and facilities occur.
- The Department of Recreation and Parks and the Los Angeles City School District should continue and expand the cooperative efforts regarding joint use of swimming pools.
- The City of Los Angeles should continue to locate new swimming pools at junior high school and high school sites where appropriate.

POLICIES - Tennis Courts

- Tennis service levels will be based on the needs of the local population between the ages of 10 to 61. It is this age range which most use tennis courts.
- Use of existing and future tennis courts should be maximized through design, lighting and operation.

PROGRAMS - Tennis Courts

- Use the areas of Public Tennis Court Deficiency Identified in the Public Recreation Plan - Section 1 Background Report as guides for locating new tennis facilities as funds become available. A program for updating the Table and the Public Tennis Court Maps by the Department of Recreation and Parks and the Planning Department should be initiated as important changes in population, land use and facilities occur.
- Continue the program of designing new facilities with night lighting adequately shielded to assure the privacy of adjacent residential uses.
- Continue the program of illuminating unlighted public park tennis courts and encourage lighting of school tennis ~~facilities~~ facilities in tennis court deficient areas when funds become available.
- Continue the program of building tennis courts in groups rather than one at a time.