

13-1365
ref to CF 09-0971

OCT 16 2013

PLANNING & LAND USE MANAGEMENT

MOTION

The Vermont/Western Station Neighborhood Area Plan (SNAP) was approved by City Council in 2001 in order to create a transit-oriented district surrounding four Metro Red Line stations (Beverly/Vermont, Santa Monica/Vermont, Sunset/Vermont, and Hollywood/Western) in Council District 13. The goal of the SNAP is to create pedestrian-friendly streets with easy access to subway portals and to provide housing as well as parks, childcare facilities, and other public amenities.

The SNAP provides that all commercial or mixed-use developments with 100,000 or more net new square feet of non-residential floor area must provide childcare facilities for project employees' pre-school age children. The childcare facilities may be constructed at the project, within 1 mile of the project, or substituted with cash in lieu payment to the Child Care Trust Fund if approved by the Commission of Children, Youth and their Families (CCYF). Administrative Code Sec. 5.530 was later enacted to implement these provisions.

After the adoption of Administrative Code Sec. 5.530, all in lieu payments now require the approval of the Board of Recreation and Park Commissioners. The City is now in the process of working with the first new development for which the childcare requirement applies. City staff and the City Attorney have opined that the language of Sec. 5.530 of the Administrative Code may not be consistent with the goal of the SNAP to provide childcare facilities to accommodate the child care needs of project employees' pre-school age children, including infants. In particular, Section 5.530 of the Administrative Code does not provide a mechanism for the in lieu fee to be expended in a manner that directly benefits the employees of the specific project.

I THEREFORE MOVE that the Council request the City Attorney to prepare and present an ordinance, with the assistance of the Department of Recreation and Parks, and in consultation with the Planning Department, to amend Section 5.530 of the Administrative Code to make it consistent with the goals of the Vermont/Western Station Neighborhood Area Plan (SNAP) pertaining to the provision of childcare facilities to accommodate the child care needs of project employees.

PRESENTED BY:


MITCH O'FARRELL

Councilmember, District 13

SECONDED BY:



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