

APPROVED
3 - 1 - 2017

BOARD REPORT

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

NO. 17-042

DATE March 1, 2017

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PIO PICO LIBRARY PARK – PARK DEVELOPMENT (PRJ20934) PROJECT;
PRELIMINARY AUTHORIZATION TO NEGOTIATE A MEMORANDUM OF
AGREEMENT WITH THE LIBRARY DEPARTMENT FOR THE USE OF A
PORTION OF THE PIO PICO KOREATOWN LIBRARY FOR THE
DEVELOPMENT OF A PARK; AND ALLOCATION OF QUIMBY FEE INTEREST

AP Diaz _____

V. Israel _____

AP *R. Barajas C&D _____

N. Williams _____

H. Fujita _____

M. Shun

General Manager

Approved ✓ _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Grant preliminary authorization to Department of Recreation and Parks (RAP) staff to begin negotiations with the Library Department (Library) for a Memorandum of Agreement to use a portion of the Pio Pico Koreatown Library for the development of a park;
2. Authorize the RAP's Chief Accounting Employee to establish new Quimby Fees Account No. 89460K-B3 with Pio Pico Library Park as the Account Name;
3. Authorize the RAP's Chief Accounting Employee to transfer Two Million Nine Hundred Eighty Thousand Four Hundred Eighty Two Dollars (\$2,980,482.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Pio Pico Library Park Account No. 89460K-B3;
4. Authorize the RAP's Chief Accounting Employee to transfer One Million One Hundred Thousand Dollars (\$1,100,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 to the Pio Pico Library Park Account No. 89460K-B3;
5. Approve the allocation of Four Million Eighty Thousand Four Hundred Eighty Two Dollars (\$4,080,482.00) in Quimby Fees and Quimby Fee Interest from Pio Pico Library Park Account No. 89460K-B3 for the Pio Pico Library Park – Park Development (PRJ20934) Project; and,
6. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

On October 29, 2014, the City Council considered a Motion (Wesson – Huizar – LaBonge) that directed the Library Department (Library), Department of General Services (GSD), and RAP to consider the feasibility of splitting a portion of the parcel located at 694 South Oxford Avenue for the development of a pocket park. The motion was put forward due to the desire of the Wilshire/Koreatown community for more open space, green space, and landscaping in their community.

The parcel located at 694 South Oxford Avenue (Assessor's Parcel No. 5093-006-900) is currently the site of the Library Department's Pio Pico Koreatown Library and fronts along Serrano Avenue, 7th Street and Oxford Avenue. The Library property includes a parking lot, located to the rear fronting Oxford Avenue, designated for approximately fifty-five (55) parking spaces (See Exhibit A).

An estimated Ten Thousand Sixty Nine (10,069) City residents live within a one-half (½) mile walking distance of Pio Pico Library Park. Due to the facilities, features, programs, and services it will provide once complete, Pio Pico Library Park would meet the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

As indicated in the Motion, the proposed project includes the future design and development of pocket park on the portion of the parcel that contains the parking lot. With the Board's approval, Department staff will begin discussions with Library Department staff for the development of a Memorandum of Agreement with the Library Department to allow for the use of said portion for the proposed pocket park.

PROJECT FUNDING

Upon approval of this Report, One Million One Hundred Thousand Dollars (\$1,100,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 can be transferred to the Pio Pico Library Park Account No. 89460K-B3 and allocated to Pio Pico Library Park – Park Development (PRJ20934) Project. Additionally, Two Million Nine Hundred Eighty Thousand Four Hundred Eighty Two Dollars (\$2,980,482.00) in Quimby Fees can be transferred to the Pio Pico Library Park Account No. 89460K-B3 and allocated to Pio Pico Library Park – Park Development (PRJ20934) Project.

The total funding available for the Pio Pico Library Park – Park Development (PRJ20934) Project would be Four Million Eighty Thousand Four Hundred Eighty Two Dollars (\$4,080,482.00).

Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City. The Quimby

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Fees were collected within two (2) miles of Pio Pico Library Park, which is the standard distance for the allocation of the Quimby Fees to neighborhood recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Fees	302/89/89460K-B3	\$2,980,482.00	73%
Quimby Interest	302/89/89460K-B3	\$1,100,000.00	27%
Total		\$4,080,482.00	100%

PROJECT CONSTRUCTION

Staff has determined that sufficient funding has not yet been identified for the Pio Pico Library Park – Park Development (PRJ20934) Project. However, staff recommends that the available funding be transferred to the Pio Pico Library Park Account No. 89460K-B3, and allocated to Pio Pico Library Park – Park Development (PRJ20934) Project, and that those funds remain in that account until the complete project scope has been determined and sufficient funds have been identified to begin project implementation.

It is unknown at this time when construction of this project can commence.

TREES AND SHADE

The impact on existing trees or shade at Pio Pico Library Park, and discussion of any new trees or new shade are proposed to be added to Pio Pico Library Park, will presented to the Board in a subsequent report.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that CEQA will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby Fees will have no fiscal impact on the RAP's General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the RAP's General fund.

The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

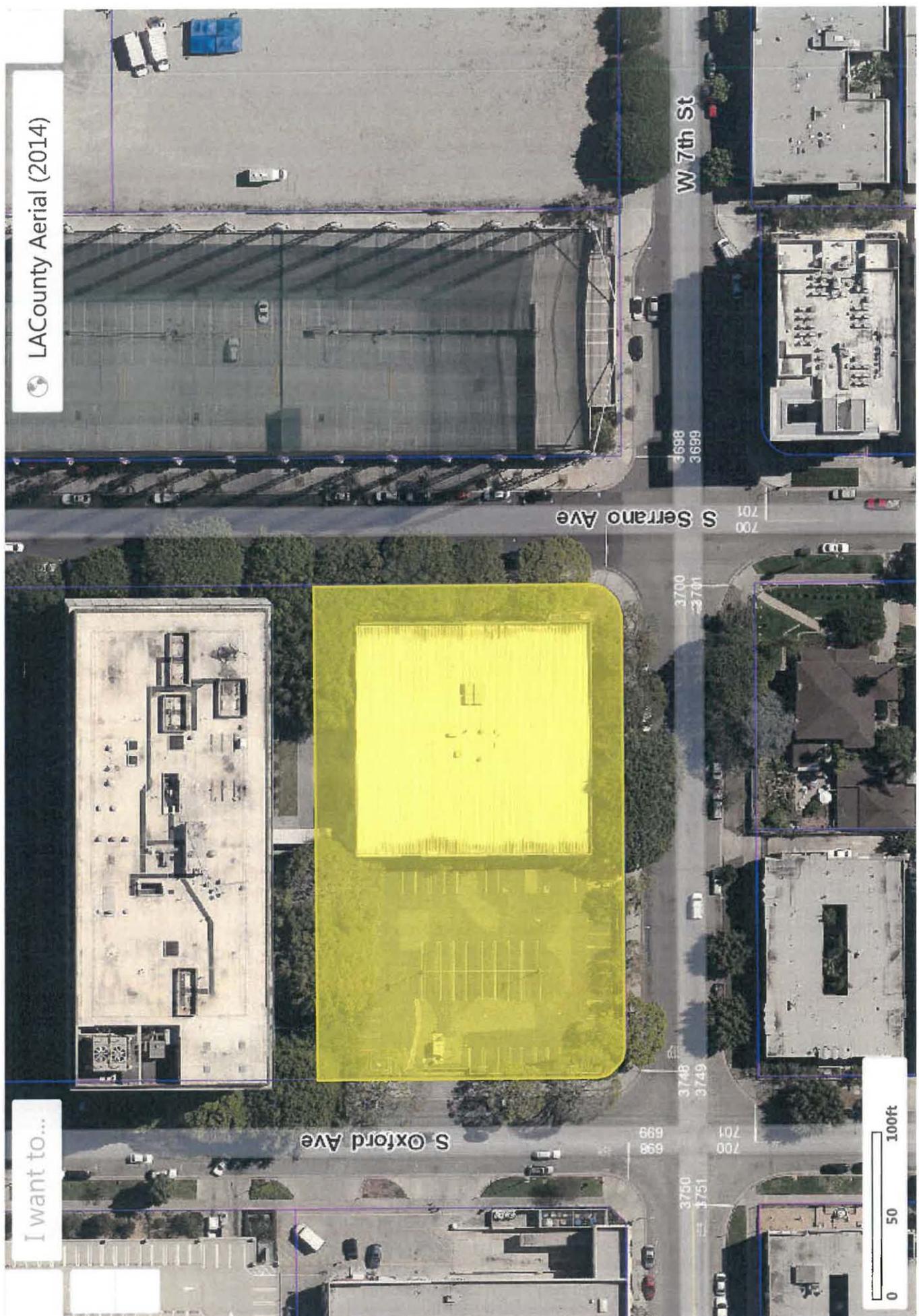
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This Report was prepared by Cid Macaraeg, Senior Management Analyst II and Darryl Ford, Senior Management Analyst I, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

I want to...

LACounty Aerial (2014)



S Oxford Ave

S Serrano Ave

W 7th St

3698
3699

3700
3701

698
699

3750
3751

0 50 100ft

14-1475

DEPARTMENT OF TRANSPORTATION, TECHNOLOGY & GENERAL SERVICES

MOTION

TRANSPORTATION

For decades, activists within the Wilshire/Koreatown region have been advocating for more open space, green space and landscape. Following directly behind New York City, Koreatown is the second densest population within the United States, housing over 55,000 resident within a 6.2 mile radius. Council District 10 is one of the most park poor, if not, the most park poor district situated within the City of Los Angeles and is in desperate need of more parks and open space. As a result, we would like to review the possibility of splitting the parcel located at 694 South Oxford Ave, Los Angeles, CA 90005 (APN 5093-006-900) to make room for a pocket park.

Currently, the parcel is home to the Pio Pico – Koreatown branch of the Los Angeles Public Library and fronts along Serrano Avenue, 7th Street and Oxford Avenue. To the rear of the library, fronting Oxford Avenue, lies a parking lot designated for approximately 55 parking spaces, 3 of which are designated for handicapped parking. We would also like to explore the feasibility of angled parking along both Serrano Avenue and Oxford Avenue to compensate for the lost parking spaces in the event that the lot is split and turned into a pocket park.

I THERFORE MOVE that Council, subject to the approval of the Mayor, take the following actions:

- A) Request the Library Commission and Recreation and Parks Commission to explore the feasibility of a lot split and transfer of jurisdiction to the Department of Recreation and Parks;
- B) Direct the Department of General Services (GSD) with the coordination of the City Administrative Officer (CAO) to take all necessary steps and prepare all required documents to effectuate a potential lot split for APN 5093-006-900;
- C) Instruct the Chief Legislative Analyst (CLA) with the coordination of the Library and Parks Commission and Department of Transportation (DOT) to take all necessary steps and prepare all required documents to initiate a transfer of jurisdiction from GSD to the Department of Recreation and Parks
- D) Instruct the City Administrative Officer (CAO) with the coordination of GSD, Department of Recreation and Parks, City Attorney and CLA to take all necessary steps and prepare all required documents to effectuate the potential lot split and transfer of jurisdiction of APN 5093-006-900 to the Department of Recreation and Parks;
- E) Instruct Department of Transportation (DOT) to examine the viability of angled parking along both Serrano Avenue and Oxford Avenue.

PRESENTED BY:

Herb J. Wesson, Jr.

Herb J. Wesson, Jr.
Councilmember, 10th District

SECONDED BY:

[Signature]

Joe [unclear]

ORIGINAL

[Signature]

OCT 29 2014