

APPROVED

MAY 17, 2017

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 17-121

DATE May 17, 2017

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HARBOR HIGHLANDS PARK – OUTDOOR PARK IMPROVEMENTS (PRJ21094) PROJECT – ALLOCATION OF HARBOR HIGHLANDS IMPROVEMENT FEES; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(12), AND CLASS 11(3) OF THE CITY CEQA GUIDELINES (OUTDOOR LIGHTING FOR SECURITY AND OPERATION AND PLACEMENT OF NEW ACCESSORY RESTROOMS)

AP Diaz

V. Israel

*R. Barajas

N. Williams

H. Fujita

General Manager

Approved

Disapproved

Withdrawn

RECOMMENDATIONS

1. Approve the scope of Harbor Highlands Park – Outdoor Park Improvements (PRJ21094) Project (Project), as described in the Summary of this Report;
2. Approve the allocation of Four Hundred Ninety Six Thousand Two Hundred Sixty Nine Dollars and Fifty Five Cents (\$496,269.55) in Harbor Highlands Improvement Fees from Harbor Highlands Park Improvement in Fund No. 205, Department No. 88, and Account No. 88MMD3 for the Harbor Highlands Park – Outdoor Park Improvements (PRJ21094) Project;
3. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), and direct Department of Recreation and Parks (RAP) staff to file a Notice of Exemption;
4. Authorize the RAP Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a Notice of Exemption; and,
5. Authorize the RAP Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

Vesting Tentative Tract (VTT) No. 62465 is a 133-unit residential condominium development located at 1427 North Gaffey Street in San Pedro. According to the conditions of approval dictated by the Department of City Planning in 2007, the developer, Harbor Highlands Group, LLC, must pay RAP the required in-lieu Quimby fee and an additional fee for improvements at Harbor Highlands Park. RAP's condition of approval states: "Prior to the recordation of the final map, the subdivider shall execute and record a Covenant and Agreement binding the subdivider upon close of escrow for sale of each residential unit constructed within the Project, the sum of Three Thousand, Seven Hundred Thirty-One Dollars and Thirty-Five Cents (\$3,731.35) shall be paid directly from Escrow to the City of Los Angeles Department of Recreation and Parks all satisfactorily to the Department of Recreation and Parks (Such payment shall be apart from and in addition to the Quimby fee and shall be held in a dedicated account for the purpose of improvements to Harbor Highlands Park)." The Covenant and Agreement was recorded in 2009 (Covenant No. 2009198865).

The developer has paid RAP the total required amount for each unit totaling Four Hundred Ninety Six Thousand Two Hundred Sixty Nine Dollars and Fifty Five Cents (\$496,269.55) in addition to in-lieu Quimby fees, which were paid in 2010. On June 1, 2016, the Board of Recreation and Park Commissioners (Board) established the Harbor Highlands Park Improvement in Fund No. 205, Department No. 88 and Account No. MMD3 in order to deposit the aforementioned fees until capital improvements at Harbor Highland Park could be identified (Report No. 16-137).

Harbor Highlands Park is located at 825 Capitol Street in the San Pedro area of the City. This 3.24-acre facility provides a baseball field, basketball court, two (2) play areas, fitness equipment and walking paths for the surrounding community. Approximately Two Thousand Three Hundred Thirty Six (2,336) City residents live within a one half (1/2) mile walking distance of Harbor Highlands Park. Due to the size of the park, and the facilities and features and programs it provides, Harbor Highlands Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The Harbor Highlands Park – Outdoor Park Improvements (PRJ21094) Project proposes the installation of a new restroom building between the play area and basketball court on the west side of the Park, installation of pathway lighting and related improvements.

PROJECT FUNDING

Upon approval of this Report, Four Hundred Ninety Six Thousand Two Hundred Sixty Nine Dollars and Fifty Five Cents (\$496,269.55) in Harbor Highlands Improvement Fees will be allocated from the Harbor Highlands Park Improvement in Fund No. 205, Department No. 88, and Account No. 88MMD3 to the Harbor Highlands Park – Outdoor Park Improvements (PRJ21094) Project.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Harbor Highlands Improvement Fees	205/88/88MMD3	\$496,269.55	100%
Total		\$496,269.55	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the construction of the Harbor Highlands Park – Outdoor Park Improvements (PRJ21094) Project.

Construction of the Harbor Highlands Park – Outdoor Park Improvements (PRJ21094) Project is anticipated to begin in June 2017.

TREES AND SHADE

The approval of this Project will have no impact on existing trees or shade at Harbor Highlands Park, and no new trees or new shade are proposed to be added to Harbor Highlands Park as a part of this Project.

ENVIRONMENTAL IMPACT STATEMENT:

The proposed Project consists of the installation and operation of new outdoor lighting, and the construction of new restrooms accessory to existing facilities. Therefore, RAP Staff recommends that the Board determine that the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(12), and Class 11(3) of the City's CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk upon approval by the Board.

FISCAL IMPACT STATEMENT

The approval of this allocation of Harbor Highland Improvement 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 Harbor Highland Improvement Fees or funding sources other than the RAP's General Fund.

The maintenance of the proposed park improvements is estimated to cost approximately Eighty-Six Thousand Seven Hundred Seventy-Four Dollars and Forty Cents (\$86,774.40) annually.

This Report was prepared by Meghan Luera, Management Assistant, Planning, Maintenance and Construction Branch, Department of Recreation and Parks.