

APPROVED

SEP 20 2017

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

No. 17-201

DATE September 20, 2017

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FINAL ACCEPTANCE OF QUIMBY FUNDED PROJECTS – ECHO PARK RECREATION CENTER – TENNIS COURT AND FENCING RENOVATION AND LIGHTING REFURBISHMENT (PRJ1397A) PROJECT; SHATTO RECREATION CENTER – BUILDING AND OUTDOOR PARK IMPROVEMENTS (PRJ20114) PROJECT

AP Diaz	_____	V. Israel	_____
*R. Barajas	<u>RBS</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Accept the work performed for the Echo Park Recreation Center – Tennis Court and Fencing Renovation and Lighting Refurbishment (PRJ1397A) Project, constructed by the Department of Recreation and Parks (RAP) staff and/or as-needed pre-qualified on-call vendors, as outlined in the Summary of this Report;
2. Accept the work performed for the Shatto Recreation Center – Building and Outdoor Park Improvements (PRJ20114) Project, constructed by RAP staff and/or as-needed pre-qualified on-call vendors, as outlined in the Summary of this Report;
3. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Echo Park and Recreation Center – Tennis Court and Fencing Renovation and Lighting Refurbishment (PRJ1397A) Project

Echo Park is located at 751 North Echo Park Boulevard in the Echo Park area of the City. This 28.14 acre park provides a lake and boathouse, recreation center, children's play areas, tennis courts, swimming pool, and a walking path. Echo Park is City of Los Angeles Historic Cultural Monument No. 836. Approximately 18,431 City residents live within a one half mile walking distance of Echo Park.

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The Echo Park and Recreation Center – Tennis Court and Fencing Renovation and Lighting Refurbishment (PRJ1397A) Project included renovation of existing tennis courts and fencing, and lighting refurbishment for this Project (Report Nos. 08-63 and 09-123)(Attachment 1).

The Board of Recreation and Parks Commissioners (Board) approved the allocation of Three Hundred Sixteen Thousand, Three Hundred Fifty-Four Dollars and Forty-Seven Cents (\$316,354.47) in Quimby Fees (Report Nos. 08-63 and 09-123).

The Echo Park and Recreation Center – Tennis Court and Fencing Renovation and Lighting Refurbishment (PRJ1397A) Project is complete. There is currently a total of Thirteen Thousand, Three Hundred Seventeen Dollars and Eighty-Four Cents (\$13,317.84) available for reallocation to other projects.

Shatto Recreation Center – Building and Outdoor Park Improvements (PRJ20114) Project

Shatto Recreation Center is located at 3191 West 4th Street in the Wilshire area of the City. This 5.45 acre park provides a variety of services and programs, which are heavily utilized by the surrounding community. Approximately 22,463 City residents live within a one-half mile walking distance of the park.

The Shatto Recreation Center – Building and Outdoor Park Improvements (PRJ20114) Project included the replacement of the existing children's play area, installation of new outdoor fitness equipment, upgrades to existing indoor gym lighting, installation of new outdoor lighting, court resurfacing, fencing, and other related outdoor improvements.

The Board approved the allocation of Six Hundred Eighty-Five Thousand Dollars (\$685,000.00) in Quimby Fees for this Project (Report Nos. 09-043) (Attachment 2).

The Shatto Recreation Center – Building and Outdoor Park Improvements (PRJ20114) Project is complete. There is currently a total of Sixty-Nine Thousand, Three Hundred Twenty-Nine Dollars and Sixty-Two Cents (\$69,329.62) available for reallocation to other Projects.

ENVIRONMENTAL IMPACT STATEMENT:

The recommendations in the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemptions. No additional CEQA documentation required.

FISCAL IMPACT STATEMENT

The approval of this Report will have no fiscal impact on RAP's General Fund.

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

LIST OF ATTACHMENTS

1. Report Nos. 08-63 and 09-123_Echo Park
2. Report No. 09-043_Shatto RC

APPROVED
MAR 05 2008

REPORT OF GENERAL MANAGER

NO. 08-63

DATE March 5, 2008

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 13 - QUIMBY/PARK FEES PLAN FOR PROJECTS AND ALLOCATION PROGRAM

R. Adams	_____	J. Kolb	_____
K. Regan	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u>Call for MS.</u>

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Take the following actions regarding the Echo Park and Recreation Center - Tennis Court and Fencing Renovation and Lighting Refurbishment:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$53,554 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Echo Park Account No. 460K-EC;
 - B. Authorize the Chief Accounting Employee to transfer \$21,906 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Echo Park Account No. 460K-EC;
 - C. Authorize the Chief Accounting Employee to transfer \$239,850 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Echo Park Account No. 460K-EC; and,

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- D. Approve the allocation of \$316,354.47 in Subdivision/Quimby Fees from the Echo Park Account No. 460K-EC for the tennis court project at Echo Park Recreation Center, as described in the Summary of this report.
2. Take the following actions regarding the Glassell Park Recreation Center - Walking Path Project:
 - A. Authorize the Department's Chief Accounting Employee to establish a new Zone Change/Park Fees Account No. 440K-GT with Glassell Park Recreation Center as the Account Name;
 - B. Authorize the Chief Accounting Employee to transfer \$3,760 in Zone Change/Park Fees, which were collected in Fiscal Year 2004-2005, from the Zone Change/Park Fees Account No. 440K-00 to the Glassell Park Recreation Center Account No. 440K-GT;
 - C. Authorize the Chief Accounting Employee to transfer \$508,668 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Glassell Park Recreation Center Account No. 460K-GT;
 - D. Approve the allocation of \$3,760 in Zone Change/Park Fees from the new Glassell Park Recreation Center Account No. 440K-GT for the construction of a walking path project at the Glassell Park Recreation Center; and,
 - E. Approve the allocation of \$558,615.18 in Subdivision/Quimby Fees from the Glassell Park Recreation Center Account No. 460K-GT for the walking path project at the site as described in the Summary of this report.
 3. Take the following actions regarding the Lemon Grove Recreation Center - Outdoor Fitness Improvements Project:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$46,564 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Lemon Grove Recreation Center Account No. 460K-LG;
 - B. Approve the allocation of \$46,564 in Subdivision/Quimby Fees from Lemon Grove Recreation Center Account No. 460K-LG for the outdoor fitness improvements project at the Lemon Grove Recreation Center; and,

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- C. Approve the allocation of \$5,816.50 in Zone Change/Park Fees from Lemon Grove Recreation Center Account No. 440K-LG for the outdoor fitness improvements project at the Lemon Grove Recreation Center, as described in the Summary of this report.
4. Take the following actions regarding the Hollywood Recreation Center - Modern Gym and Pool Building Construction Project:
- A. Authorize the Department's Chief Accounting Employee to transfer \$3,234,109 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to Hollywood Recreation Center Account No. 460K-HF; and,
 - B. Approve the allocation of \$3,234,109 in Subdivision/Quimby Fees from the Hollywood Recreation Center Account No. 460K-HF for the construction of a modern gym and pool building at the Hollywood Recreation Center, as described in the Summary of this report.
5. Take the following actions regarding the Rockwood Park - Hillside Park Development Project:
- A. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Fees Account No. 460K-RC with Rockwood Park as the Account Name;
 - B. Authorize the Chief Accounting Employee to transfer \$83,886 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the new Rockwood Park Account No. 460K-RC; and,
 - C. Approve the allocation of \$83,886 in Subdivision/Quimby Fees from Rockwood Account No. 460K-RC to be allocated for the Hillside Park Development project, as described in the Summary of this report.

REPORT OF GENERAL MANAGER

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SUMMARY:

Program History

Former State Legislator, John P. Quimby, recognized that recreation and park facilities and programs reduce crime, enhance property values and improve the quality of life in our neighborhoods and communities. They provide positive alternatives for youth, families and senior citizens that are needed in a large, urban metropolis. The Honorable Mr. Quimby initiated State legislation, which permitted cities and counties to require the dedication of land or the payment of a fee, as a condition of local residential tract map approval (subdivisions). The City of Los Angeles implemented the Subdivision (Quimby) Fees Trust in 1971 (Ordinance 141,422). The City Planning Department calculates fees for affected subdivisions and zone changes.

The Zone Change Park Fee was originated by the late City Councilmember Howard Finn. The Zone Change Ordinance was approved in 1985. This law applies only to the finalization of Zone Changes for multiple residential projects. The fee schedule for Zone Change is the same for Quimby.

Some residential developments do not pay either Quimby or Zone Change park fees, but pay a small fee called the Dwelling Unit Construction Tax (\$200 per unit) which goes into the City's Sites and Facilities Fund.

The Department may use Quimby and Zone Change/Park Fees for capital park improvements only, including the acquisition of land, design/construction of park and recreational improvements, and park rehabilitation projects. Currently, Quimby and Zone Change/Park fees may not fund expenses for park operations, materials and supplies, or equipment.

Allocations are made within one mile from the point of collection of a park facility for neighborhood parks and two miles for community parks to ensure that residents of the new residential projects benefit from the facilities created or improved with fees paid by their subdivision. This distance represents a recommended service radius for neighborhood and community facilities outlined in the Public Recreation Plan of the City's General Plan. In addition, funds have traditionally remained in the Council District in which they were collected.

Program Process

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 13. Meetings between Department and Council District staff have been held recently to present the Department's new Geographic Information System (GIS) database information, used to identify collections and locations at which the collections can be utilized. This Plan and Allocation Program reflects the projects identified by Department staff, infrastructure needs, the community, and the Councilmember and the Councilmember's staff.

REPORT OF GENERAL MANAGER

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As a result of these discussions and input, a consensus for the proposed Quimby/Park Fees Plan for projects in Council District 13 has been reached. The Plan will allocate funding from the Subdivision Fees Trust Account (Quimby) and the Zone Change Park Fees Trust Account (Zone Change).

The following projects for Council District 13 have been identified (see Attachment A):

- Echo Park and Recreation Center – Tennis Court and Fencing Renovation and Lighting Refurbishment
- Glassell Park Recreation Center – Walking Path
- Lemon Grove Recreation Center – Outdoor Fitness Improvements
- Hollywood Recreation Center – Modern Gym and Pool Building Construction
- Rockwood Community Park – Hillside Park Development

The projects listed above are scheduled to be completed within the next six to twelve months, with the exception of Hollywood Recreation Center and Rockwood Community Park. The Hollywood Recreation Center redevelopment is a large and complex project with the improvement of several park features, and the development of Rockwood Community Park requires funds beyond those currently available. Allocation of collections will be placed in these accounts until sufficient Quimby and Zone Change/Park Fees are collected or other funds are identified to fund the entire project cost. This allocation of collections will permit funds to be identified and set aside for these larger projects. Once complete funding has been secured, the projects will begin.

Echo Park and Recreation Center

Echo Park and Recreation Center is located at 1632 Bellevue Avenue in the Echo Park area of the City. This recreation center provides a variety of services and programs to the community including baseball, basketball, football, and a seasonal pool. The center features lighted tennis courts that are heavily utilized by the surrounding community. Due to the facilities, features, programs, and services it provides, Echo Park and Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan. Department staff has determined that the renovation of the existing tennis courts and surrounding fencing is necessary for their continued use and operation.

Further, since the court lights were recently vandalized, the existing lights require refurbishment. It is estimated that this project will cost approximately \$315,000.

Currently, \$1,044.47 is available in the Subdivision/Quimby Fees in the Echo Park Account 460K-EC. Upon approval of this report, Subdivision/Quimby Fees in the amount of \$315,310 can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Echo Park Recreation Center Account 460K-EC. The total Subdivision/Quimby allocation for the Echo Park Recreation Center improvements is \$316,354.47. These Subdivision/Quimby Fees were collected within two miles of

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the Echo Park and Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby and Zone Change/Park Fees for community recreational facilities.

Staff has determined that the subject project will consist of renovation of the existing tennis courts, lighting and fencing; therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (11) and Class 11(3) of the City CEQA Guidelines.

Glassell Park Recreation Center

Glassell Park Recreation Center is located at 3650 Verdugo Road in the Glassell Park area of the City. This recreation center provides a variety of services and programs to the community including lighted athletic fields, basketball, football, after-school programs, a year-round pool, and a senior citizens club. Due to the facilities, features, programs, and services it provides, Glassell Park Recreation Center meets the standard for a community park as defined in the City's Public Recreation Plan. An informal walking path surrounds the perimeter of Glassell Park Recreation Center site. Department staff has determined that the installation of a dedicated walking/jogging path will benefit park patrons and increase fitness and recreational opportunities for the surrounding community. The estimated cost of this project is \$560,000.

Currently, \$49,947.18 is available in the Subdivision/Quimby Fees in the Glassell Park Recreation Center Account 460K-GT. Upon approval of this report, Subdivision/Quimby Fees in the amount of \$508,668, collected during Fiscal Year 2006-2007, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Glassell Park Recreation Center Account 460K-GT. In addition, Zone Change/Park Fees in the amount of \$3,760 collected during Fiscal Year 2004-2005, can be transferred from the Zone Change/Park Fees Account 440K-00 to the new Glassell Park Recreation Center Account 440K-GT. The total Subdivision/Quimby and Zone Change/Park Fees allocation for the Glassell Park Recreation Center improvements is \$562,375.18 from the Subdivision/Quimby and the Zone Change/Park Fees. These Subdivision/Quimby and Zone Change/Park Fees were collected within two miles of the Glassell Park Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby and Zone Change/Park Fees for community recreational facilities.

Staff has determined that the subject project will consist of the installation of a walking path which is accessory to existing park facilities, and will not result in a substantial expansion of use beyond that previously existing. The project; therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11(3) of the City CEQA Guidelines.

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Lemon Grove Recreation Center

Lemon Grove Recreation Center is located at 4959 Lemon Grove Avenue in the Hollywood area of the City. This recreation center provides a variety of services and programs to the community including baseball, basketball, and a walking/jogging perimeter path. Due to the facilities, features, programs, and services it provides, Lemon Grove Recreation Center meets the standard for a neighborhood park as defined in the City's Public Recreation Plan. Department staff has determined that development of outdoor fitness station areas and related minor irrigation and landscape improvements along the existing walking path will benefit the neighborhood in increased fitness and outdoor activities. A beautification grant of \$10,000 has been awarded to assist with the purchase of the outdoor fitness equipment. It is estimated that the installation of the equipment, development of the area, and the related outdoor irrigation and landscape improvements will cost approximately \$62,000.

Currently, \$5,816.50 is available in the Zone Change/Park Fees in the Lemon Grove Recreation Center Account 440K-LG. Upon approval of this report, Subdivision/Quimby Fees in the amount of \$46,564, collected during Fiscal Year 2006-2007, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Lemon Grove Recreation Center Account 460K-LG. The total Subdivision/Quimby and Zone Change/Park Fees allocation for the Lemon Grove Recreation Center improvements is \$52,380.50 from the Subdivision/Quimby and Zone Change/Park Fees. These Subdivision/Quimby and Zone Change/Park Fees were collected within one mile of the Lemon Grove Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby and Zone Change/Park Fees for neighborhood recreational facilities.

Staff has determined that the subject project will consist of various outdoor improvements that are accessory to the existing park facilities; therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11(3) of the City CEQA Guidelines.

Hollywood Recreation Center

The Hollywood Recreation Center is located at 1122 Cole Avenue within the Hollywood area of the City. The Hollywood Recreation Center is a heavily used facility featuring a multi-purpose sports field and numerous programs including a seasonal pool. It is located in an area that is experiencing increasing residential growth and density. Due to the facilities, features, programs, and services it provides, the Hollywood Recreation Center meets the standards for a community park as defined in the City's Public Recreation Plan. The age and use of the Hollywood Recreation Center necessitates modernizing the gym and pool buildings, and \$3,000,000 in specified Proposition K funds are available for this purpose. It is our intention to leverage the sum of the Quimby and Proposition K funds against future competitive grants and other funding sources. The estimated project cost is \$14,000,000.

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Currently, no funds are available in the Hollywood Recreation Center Account 460K-HF. Upon approval of this report, Subdivision/Quimby Fees in the amount of \$3,234,109, collected during Fiscal Year 2006-2007, will be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Hollywood Recreation Center Account 460K-HF. The total Subdivision/Quimby Fees allocation for the Hollywood Recreation Center improvements is \$3,234,109 from the Subdivision/Quimby Fees. These Subdivision/Quimby Fees were collected within two miles of the Hollywood Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

This allocation does not provide all estimated costs for this project; however, the project scope can be modified and/or additional funds identified to permit project construction and completion in the future.

The California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

Rockwood Park

The Department recently acquired Rockwood Park, a 0.42-acre park located at 1571 Rockwood Street. The acquisition of this site necessitates park development to accommodate use by the surrounding neighborhood. Due to the size of the park, Rockwood Park meets the standards for a neighborhood park, as defined in the City's Public Recreation Plan. The planned development of Rockwood Park includes landscaping and the supporting irrigation infrastructure, concrete walkways and a wheelchair accessible ramp. The estimated project cost is \$1,200,000. It is our intent to leverage the available Quimby funds against future competitive grants and other funding sources.

Upon approval of this report, a new Subdivision/Quimby Fees Account 460K-RC with Rockwood Park as the account name will be established. Subdivision/Quimby Fees in the amount of \$83,886, collected during Fiscal Year 2007-2008, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Rockwood Park Account 460K-RC. The total Subdivision/Quimby allocation for the Rockwood Park improvements is \$83,886 from the Subdivision/Quimby Fees. These Subdivision/Quimby Fees were collected within one mile of Rockwood Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for neighborhood recreational facilities.

This allocation does not provide all estimated costs for this project, however, the project scope can be modified and/or additional funds identified to permit project construction and completion in the future.

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The California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

Staff recommends approval of this Quimby/Zone Change Park Fees Plan for the projects and allocation program, as outlined in this report.

Council District 13 and Metro Region staff support the recommendations contained in this report.

FISCAL IMPACT STATEMENT:

The approval of this Park Fees Project Plan and Allocation Program should have no negative fiscal impact on the Department, as the costs of future projects are anticipated to be funded by the collected Quimby/Park Fees or other funding sources to be identified in the future.

This report was prepared by Vivien Quintos, Management Analyst II, Grants Administration, Camille D. Walls, City Planner, Planning and Development Division, and Melinda Gejer, City Planning Associate, Planning and Development Division.

APPROVED
MAY 20 2009

REPORT OF GENERAL MANAGER

NO. 09-123

DATE May 20, 2009

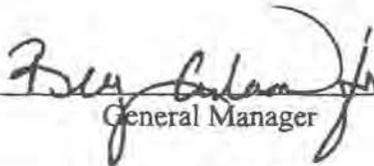
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK - TENNIS COURT AND FENCING RENOVATION AND LIGHTING REFURBISHMENT (#1397A) - REALLOCATION OF SUBDIVISION/QUIMBY FEES

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<i>Over for</i>


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Rescind its actions concerning Echo Park - Tennis Court and Fencing Renovation and Lighting Refurbishment (#1397A) project in Board Report No. 08-63, as described in the summary of this report;
2. Authorize the Department's Chief Accounting Employee to transfer \$15,064 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Echo Park Account No. 460K-EC;
3. Authorize the Department's Chief Accounting Employee to transfer \$21,906 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Echo Park Account No. 460K-EC;
4. Authorize the Department's Chief Accounting Employee to transfer \$239,850 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Echo Park Account No. 460K-EC;
5. Authorize the Department's Chief Accounting Employee to transfer \$38,490 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the

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NO. 09-123

Subdivision/Quimby Fees Account No. 460K-00 to the Echo Park Account No. 460K-EC; and,

6. Approve the allocation of \$316,354.47 in Subdivision/Quimby Fees from Echo Park Account No. 460K-EC for the Echo Park - Tennis Court and Fencing Renovation and Lighting Refurbishment (#1397A) project, as described in the Summary of this report.

SUMMARY:

In Board Report No. 08-63, on March 5, 2008, the Commission approved the allocation of \$316,354.47 in Subdivision/Quimby Fees from the Echo Park Account No. 460K-EC for the Tennis Court and Fencing Renovation and Lighting Refurbishment (#1397A) project.

On March 5, 2008 there was \$1,044.47 in Subdivision/Quimby Fees in the Echo Park Account 460K-EC. Upon the approval of this report, staff will change the account sources and amounts for the Echo Park - Tennis Court and Fencing Renovation and Lighting Refurbishment (#1397A) project as follows:

- \$15,064 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$21,906 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$239,850 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00; and,
- \$38,490 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00.

The total Subdivision/Quimby Fees allocation for the Echo Park – Tennis Court and Fencing Renovation and Lighting Refurbishment (#1397A) project is \$316,354.47. This allocation is the same total as previously allocated, but from different accounts, and is sufficient to complete the project. These fees were collected within two miles of Echo Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

FISCAL IMPACT STATEMENT:

There is no impact to the Department's General Fund.

This report was prepared by Darryl Ford, Management Analyst II, Planning and Development Division.

APPROVED
FEB 18 2009

REPORT OF GENERAL MANAGER

NO. 09-043

DATE February 18, 2009

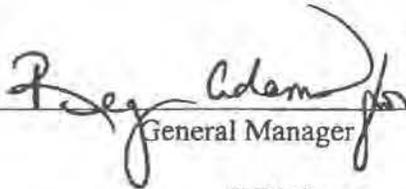
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 4 - QUIMBY/PARK FEES PLAN FOR PROJECTS AND ALLOCATION PROGRAM

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>MS</u>


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Take the following action regarding Cahuenga Peak - Acquisition and New Park Development:
 - A. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Fees Account No. 460K-CU with Cahuenga Peak as the Account Name.

2. Take the following actions regarding North Hollywood (Tiara Street Park) Intergenerational Center - New Park Development (W.O. # E170240A):
 - A. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Fees Account No. 460K-TS with Tiara Street Park as the Account Name;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$150,102 from the North Hollywood Park and Recreation Center Account No. 460K-NO to the Tiara Street Park Account No. 460K-TS;
 - C. Authorize the Department's Chief Accounting Employee to transfer \$1,158,522 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Tiara Street Park Account No. 460K-TS;

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- D. Authorize the Department's Chief Accounting Employee to transfer \$229,203 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Tiara Street Park Account No. 460K-TS;
 - E. Authorize the Department's Chief Accounting Employee to transfer \$233,957.73 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the Tiara Street Park Account No. 460K-TS; and,
 - F. Approve the allocation of \$1,771,784.73 in Subdivision/Quimby Fees, from Tiara Street Park Account No. 460K-TS for the New Park Development project at Tiara Street Park, as described in the Summary of this report.
3. Take the following actions regarding North Hollywood Park and Recreation Center - Building and Outdoor Park Improvements:
- A. Authorize the Department's Chief Accounting Employee to transfer \$680.53 from the North Hollywood Park and Recreation Center Account No. 440K-NO to the North Hollywood Park and Recreation Center Account No. 460K-NO;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$308,223 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the North Hollywood Park and Recreation Center Account No. 460K-NO;
 - C. Authorize the Department's Chief Accounting Employee to transfer \$200,711 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the North Hollywood Park and Recreation Center Account No. 460K-NO;
 - D. Authorize the Department's Chief Accounting Employee to transfer \$633,864.27 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the North Hollywood Park and Recreation Center Account No. 460K-NO;
 - E. Authorize the Department's Chief Accounting Employee to transfer \$28,924 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2008-2009, from the Subdivision/Quimby Fees Account No. 460K-00 to the North Hollywood Park and Recreation Center Account No. 460K-NO; and,

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- F. Approve the allocation of \$1,200,000 in Subdivision/Quimby Fees from North Hollywood Park and Recreation Center Account No. 460K-NO for the Building and Outdoor Park Improvements project at North Hollywood Park and Recreation Center, as described in the Summary of this report.
4. Take the following actions regarding Shatto Recreation Center - Building and Outdoor Park Improvements:
- A. Authorize the Department's Chief Accounting Employee to transfer \$530.84 from the Shatto Recreation Center Account No. 440K-S2 to the Shatto Recreation Center Account No. 460K-S2;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$37,084.87 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Shatto Recreation Center Account No. 460K-S2;
 - C. Authorize the Department's Chief Accounting Employee to transfer \$207,084 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Shatto Recreation Center Account No. 460K-S2;
 - D. Authorize the Department's Chief Accounting Employee to transfer \$336,168.92 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the Shatto Recreation Center Account No. 460K-S2; and,
 - E. Approve the allocation of \$685,000 in Subdivision/Quimby Fees from the Shatto Recreation Center Account No. 460K-S2 for the Building and Outdoor Park Improvements Project at Shatto Recreation Center, as described in the Summary of this report.

SUMMARY:

Program History

Former State legislator, John P. Quimby, recognized that recreation and park facilities and programs reduce crime, enhance property values and improve the quality of life in our neighborhood and communities. They provide positive alternatives for youth, families and senior citizens which are needed in a large, urban metropolis. Mr. Quimby initiated State legislation, which permitted cities and counties to require the dedication of land, or the payment

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of a fee, as a condition of local residential tract map approval (subdivisions). The City of Los Angeles implemented the Subdivision (Quimby) Fees Trust in 1971 (Ordinance 141,422). The City Planning Department calculates fees for affected subdivisions and zone changes.

The Zone Change Park Fee was originated by the late City Councilmember Howard Finn. The Zone Change Ordinance was approved in 1985. This law applies only to the finalization of Zone Changes for multiple residential projects. The fee schedule for Zone Change is exactly the same for Quimby.

Some residential development does not pay either Quimby or Zone Change park fees, paying only a small fee called the Dwelling Unit Construction Tax (\$200 per unit) which goes into the City's Sites and Facilities Fund.

The Department may use Quimby and Zone Change/Park Fees for capital park improvements only, including the acquisition of land, design/construction of park and recreational improvements, and park rehabilitation projects. Quimby and Zone Change/Park fees may not be used to fund expenses for park operations, materials and supplies, or equipment.

Allocations are made within one mile of a park facility for neighborhood parks and two miles for community parks from the point of collection to ensure that residents of the new residential projects benefit from the facilities their funds helped to create or improve. This distance represents a recommended service radius for neighborhood and community facilities outlined in the Public Recreation Plan of the City's General Plan. In addition, funds typically remain in the Council District in which they were collected.

Program Process

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 4. Meetings between Department and Council District staff have been held recently to present the Department's new Geographic Information System (GIS) database information, used to identify collections and locations at which the collections can be utilized. This Plan and Allocation Program reflects the projects identified by Department staff, infrastructure needs, the community, as well as the Councilmember and staff.

As a result of these discussions and input, a consensus for the proposed Quimby/Park Fees Plan for projects in Council District 4 has been determined. The Plan will use the Subdivision Fees Trust Account (Quimby) and the Zone Change Park Fees Trust Account (Zone Change).

The following projects for Council District 4 have been identified:

- Cahuenga Peak - Acquisition and New Park Development

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- North Hollywood (Tiara Street Park) Intergenerational Center (W.O.# E170240A) - New Park Development
- North Hollywood Park and Recreation Center - Building and Outdoor Park Improvements
- Shatto Recreation Center - Building and Outdoor Park Improvements

Design is about to start on the North Hollywood (Tiara Street Park) Intergenerational Center - New Park Development. The North Hollywood Park and Recreation Center and Shatto Recreation Center are scheduled to be completed within the next six to twelve months. Cahuenga Peak is a large and complex acquisition which requires funds beyond those currently available. Once complete funding has been secured and feasibility determined, collections may be allocated, and the project may begin.

Cahuenga Peak

The Department may acquire the Cahuenga Peak site, located in the Hollywood area of the City, near Griffith Park. The acquisition of this 140-acre site would provide an important amenity to help meet the park and open space needs of residents in this area. Due to the size of the site, Cahuenga Peak would meet the standards for a Community Park, as defined in the City's Public Recreation Plan. At this time, the ultimate cost to acquire and develop this site is unknown.

Subdivision/Quimby Fees in the amount of \$548,346 can be set aside for the acquisition and development of the Cahuenga Peak. These Fees were collected within two miles of the Cahuenga Peak site, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

These Subdivision/Quimby Fees do not meet all the estimated costs for this project. The acquisition costs and project scope can be modified, and/or additional funds identified, to permit project acquisition and construction in the future. If feasible and sufficient funding is available, a subsequent Report to the Board will be prepared for consideration.

Compliance with the requirements of the California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

North Hollywood (Tiara Street Park) Intergenerational Center (W.O. #E170240A) - New Park Development

Tiara Street Park will be located at 11480 Tiara Street in the North Hollywood area of the City. This 1.56-acre property is currently undeveloped but is proposed to be developed as a community park with an intergenerational center, children's play area, picnic areas, outdoor

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fitness equipment, fencing and irrigation, and related improvements. When the proposed park development project is complete, Tiara Street Park would, due to the facilities, features, programs, and services it will provide, meet the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that additional supplemental funding for a Proposition. K project involving the development of an intergenerational center, children's play area, and other outdoor improvements is necessary for the completion of this project. The Bureau of Engineering is still compiling the project shortfall estimates but it is anticipated that a minimum of \$1,700,000 in supplemental funding will be needed.

In Board Reports No. 04-60 and No. 04-216, the Commission approved the allocation of \$150,102 in Subdivision/Quimby Fees for the development of a new intergeneration center at North Hollywood Park and Recreation Center. This new intergeneration center is now proposed to be located at the Tiara Street property. Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Tiara Street Park Account No. 460K-TS for the New Park Development project at Tiara Street Park:

- \$150,102 from the North Hollywood Park and Recreation Center Account No. 460K-NO;
- \$1,158,522 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$229,203 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$233,957.73 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00.

The total Subdivision/Quimby Fees allocation for the park development project at Tiara Street Park is \$1,771,784.73. These Fees were collected within two miles of Tiara Street Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Compliance with the requirements of the California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

North Hollywood Park and Recreation Center - Building and Outdoor Park Improvements

North Hollywood Park and Recreation Center is located at 5301 Tujunga Avenue in the North Hollywood area of the City. This 55.60-acre park provides a variety of services and programs to the community, including basketball, soccer, swimming, and tennis, as well as youth, teen, and adult programs. Due to the facilities, features, programs, and services it provides, North

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Hollywood Park and Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

North Hollywood Park and Recreation Center is in need of various building and outdoor improvements to benefit the recreation center and park patrons and to increase use by the surrounding community. The proposed scope of these improvements includes the reconstruction of an existing field building as a restroom, building renovations and repairs to the Recreation and Senior Center, Pool facility improvements, and outdoor improvements including but not limited to outdoor park lighting. Additionally, the project scope includes infrastructure work associated with the relocation of the "Weddington House" to North Hollywood Park. However, as the proposed relocation of the "Weddington House" to North Hollywood Park Board has not yet been brought before the Board for consideration, this element of the project will be put on hold pending the Board's consideration. It is estimated that this entire project will cost approximately \$1,200,000.

Currently, \$27,597.20 is available in Subdivision/Quimby Fees in the North Hollywood Park and Recreation Center Account No. 460K-NO and \$680.53 is available in Zone Change/Park Fees in the North Hollywood Park and Recreation Center Account No. 440K-NO. Upon approval of this report, Subdivision/Quimby and Zone Change/Park Fees listed below can be transferred to North Hollywood Park and Recreation Center Account No. 460K-NO for the Building and Outdoor Improvements project at North Hollywood Park and Recreation Center:

- \$680.53 from the North Hollywood Park and Recreation Center Account No. 440K-NO;
- \$308,223 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006 from the Subdivision/Quimby Fees Account No. 460K-00;
- \$200,711 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007 from the Subdivision/Quimby Fees Account No. 460K-00;
- \$633,864.27 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008 from the Subdivision/Quimby Fees Account No. 460K-00.
- \$28,924 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2008-2009 from the Subdivision/Quimby Fees Account No. 460K-00.

The total Subdivision/Quimby and Zone Change/Park Fees allocation for the Building and Outdoor Park Improvements project at North Hollywood Park and Recreation Center is \$1,200,000. These Fees were collected within two miles of North Hollywood Park and Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act

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(CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 11(7) of the City CEQA Guidelines.

Shatto Recreation Center - Building and Outdoor Park Improvements

Shatto Recreation Center is located at 3191 W. 4th Street in the Wilshire area of the City. This 5.45 acre park provides a variety of services and programs, which are heavily utilized by the surrounding community. Currently, due to the facilities, features, programs, and services it provides, Shatto Recreation Center meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Department staff has determined that Shatto Recreation Center is in need of building and outdoor park improvements for its continued use as a valued community facility and to make it more efficient in providing recreation and park opportunities. The scope of these proposed improvements includes replacement of the existing children's play area, installation of new outdoor fitness equipment, upgrades to existing indoor gym lighting, installation of new outdoor lighting, court resurfacing, fencing, and other related outdoor improvements. It is estimated that this project will cost approximately \$685,000.

Once the proposed Building and Outdoor Park Improvement project is complete Shatto Recreation Center would meet the standard for a Community Park, as defined in the City's Public Recreation Plan. Shatto Recreation Center would meet this standard due to its newly enhanced features and unique facilities, particularly the new outdoor fitness equipment, which are designed to serve residents from a larger service area than the park currently serves; though not necessarily resulting in an increase in the overall number of park patrons.

Currently, \$104,131.37 is available in Subdivision/Quimby Fees in the Shatto Recreation Center Account No. 460K-S2 and \$530.84 is available in Zone Change/Park Fees in the Shatto Recreation Center Account No. 440K-S2. Upon approval of this report, Subdivision/Quimby and Zone Change/Park Fees listed below can be transferred to Shatto Recreation Center Account No. 460K-S2 for the building and outdoor improvements project at Shatto Recreation Center:

- \$530.84 from the Shatto Recreation Center Account No. 440K-S2;
- \$37,084.87 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006 from the Subdivision/Quimby Fees Account No. 460K-00;
- \$207,084.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007 from the Subdivision/Quimby Fees Account No. 460K-00;
- \$336,168.92 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008 from the Subdivision/Quimby Fees Account No. 460K-00.

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The total Subdivision/Quimby and Zone Change/Park Fees allocation for the Building and Outdoor Park Improvements project at Shatto Recreation Center is \$685,000. These Fees were collected within two miles of Shatto Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of interior and exterior modifications to existing park facilities involving negligible or no expansion of use, which is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines, and of the placement of new accessory structures (outdoor fitness equipment), which is exempt from the provisions of the CEQA pursuant to Class 11(3) of the City CEQA Guidelines.

Councilmember Tom LaBonge of District Four and the Metro and Valley Region Superintendents support the recommendations in this Report. Staff recommends approval of this Council District 4 Quimby/Zone Change Park Fees Plan for Projects and Allocation Program, as outlined above.

FISCAL IMPACT STATEMENT:

The approval of this Park Fees Project Plan and Allocation Program should not have any fiscal impact on the Department, as the costs of future projects are anticipated to be funded by the collected Quimby/Park Fees.

This report was prepared by Camille D. Walls, City Planner, Planning and Development Division, and Darryl Ford, Management Analyst II, Planning and Development Division.