

REPORT OF GENERAL MANAGER

APPROVED
JAN 09 2008

NO. 08-11

DATE January 9, 2008

C.D. 4

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

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SUBJECT: PAN PACIFIC PARK – ALLOCATION OF SUBDIVISION/QUIMBY FEES
AND ZONE CHANGE/PARK FEES FOR SWIMMING POOL AND
BATHHOUSE IMPROVEMENTS

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

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

1. Authorize the Department's Chief Accounting Employee to establish a new Zone Change/Park Fees Account No. 440K-WV with Pan Pacific Park as the Account Name;
2. Authorize the Chief Accounting Employee to transfer \$1,357,427 in Zone Change/Park Fees, which were collected in Fiscal Year 2005-2006, from Zone Change/Park Fees Account No. 440K-00 to the new Pan Pacific Park Account No. 440K-WV;
3. Authorize the Chief Accounting Employee to transfer \$667,620 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from Subdivision/Quimby Account No. 460K-00 to Pan Pacific Park (West Wilshire) Account No. 460K-WV;
4. Approve the allocation of \$1,642,573 in Subdivision/Quimby Fees from the Pan Pacific Park Account No. 460K-WV for pool and bathhouse improvements, as described in the summary of this report; and,
5. Approve the allocation of \$1,357,427 in Zone Change/Park Fees from the Pan Pacific Park Account No. 440K-WV for pool and bathhouse improvements, as described in the Summary of this report.

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SUMMARY:

The Pan Pacific Pool is sited within the Pan Pacific Park facility, a 31.86 acre park, located at 141 S. Gardner Street, in the western portion of the Wilshire Community Plan area, near the Fairfax District. The Department has operated the Pan Pacific Pool since its construction in 1955. The Pan Pacific Pool is a seasonal, outdoor facility, with an area of 7,200 square feet and an approximate deck area of 13,000 square feet. The Pan Pacific Pool had an attendance of 13,144 persons in 2005, and serves the community by providing public swimming, novice swim, and synchronized swim summer programs. The Pan Pacific Pool Bathhouse construction is concrete, masonry and wood. Due to the age and the heavy use of the pool and bathhouse, these facilities need to be rehabilitated. The Department of Recreation and Parks' 2006 Pool Assessment Report details the condition of these features.

The proposed rehabilitation of the bathhouse will include replacing doors, windows, millwork, restroom, locker room and shower accessories, new roof, flooring, painting of facility, as well as bringing facility up to Americans with Disabilities Act compliance. Rehabilitation of the pool area will include re-piping of all circulation and drain lines, new deck, new gutter, new lifeguard towers, replacement of security pool light, new pool equipment, replacement of existing pool equipment shed building, and new perimeter fencing.

Currently, \$974,953 is available in the Subdivision/Quimby Fees in the Pan Pacific (West Wilshire) Park Account 460K-WV. Upon approval of this report, Subdivision/Quimby Fees in the amount of \$667,620, collected during Fiscal Year 2005-2006, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Pan Pacific (West Wilshire) Park Account 460K-WV. In addition, Zone Change/Park Fees in the amount of \$1,357,427, collected during Fiscal Year 2005-2006, can be transferred from the Zone Change/Park Fees Account 440K-00 to the new Pan Pacific Park Account 440K-WV. The total Subdivision/Quimby and Zone Change/Park Fees allocation for the pool improvements is \$3,000,000 which includes \$1,642,573 from the Subdivision/Quimby Fees and \$1,357,427 from the Zone Change/Park Fees. These Subdivision/Quimby and Zone Change/Park Fees were collected within two miles of the Pan Pacific Park, 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 proposed project will consist of the interior and exterior alterations, replacement, and/or reconstruction of the existing pool and bathhouse facilities. In addition, staff has also determined that the proposed rehabilitation and reconstruction will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. Therefore, the project has been determined to be categorically exempt from the provisions of the California

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Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 2(1), and Class 31 of the City CEQA Guidelines.

Council District Four and Metro Region staff support the recommendations as set forth in this report.

FISCAL IMPACT STATEMENT:

Upon Board approval of the allocation, sufficient funds will be available to complete this project. Maintenance costs are already accounted for in the facility's budget.

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