

APPROVED
JUL 09 2008

REPORT OF GENERAL MANAGER

NO. 08-199

DATE July 9, 2008

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMAN O. HOUSTON PARK – ALLOCATION OF SUBDIVISION/QUIMBY FEES FOR OUTDOOR PARK IMPROVEMENTS

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	_____

MS/forms

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the Chief Accounting Employee to transfer \$662,028 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account 460K-00 to the Norman O. Houston Park Account 460K-SA;
2. Authorize the Chief Accounting Employee to transfer \$40,007 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account 460K-00 to the Norman O. Houston Park Account 460K-SA; and,
3. Approve the allocation of \$711,436.38 in Subdivision/Quimby Fees from the Norman O. Houston Park Account 460K-SA for the outdoor park improvements at Norman O. Houston Park Account, as described in the Summary of this Report.

SUMMARY:

Norman O. Houston Park is located 4800 South La Brea Avenue in the Baldwin Hills area of the City. The park is approximately 9.7 acres and includes a small children's play area, a basketball court, and picnic tables and benches. Norman O. Houston Park, along with the City's Jim Gilliam Recreation Center, Los Angeles County's Ruben Ingold Parkway, Culver City's Culver City Park, and the State's Kenneth Hahn State Recreation Area, falls within the boundary of the Baldwin Hills Conservancy, a State agency designated to provide recreation, wildlife, and educational activities

REPORT OF GENERAL MANAGER

PG. 2 NO. 08-199

Hahn State Park, and to the east by Ruben Ingold Parkway, Norman O. Houston Park is a vital linkage within this network of parks. It helps provides access for residents in surrounding communities to the trails, facilities, and features in the Baldwin Hills Conservancy's network of parks. Due to the facilities and features it provides, Norman O. Houston Park meets the standards for a Community park, as defined in the City's Public Recreation Plan.

Department staff has developed a three-phase development plan for the improvement of Norman O. Houston Park. The scope of the various phases of the development plan is as follows:

- Phase I: Decomposed granite jogging path, outdoor fitness equipment, commemorative plaque, benches, picnic tables, barbeque grills, security lighting, new play equipment with rubberized resilient surfacing, sand play area, pre-fabricated restroom, drinking fountains, new trees and shrubs, irrigation upgrades and adjustments.
- Phase II: Overhead shade structure for picnic area, hillside planting and irrigation, replacement of existing concrete swale with a new vegetative bio-swale, refurbishment of existing basketball court, expansion and refurbishment of existing parking lot.
- Phase III: Two new tennis courts, a new basketball court, irrigation upgrades and adjustments, and new fencing and gates at tennis courts.

Department staff has determined that, of the scope elements included as a part of Phase I, the decomposed granite jogging path and the outdoor fitness station areas should receive priority for implementation. The development of the jogging path and outdoor fitness equipment would provide immediate benefit for the neighborhood by providing increased fitness and outdoor activities. It is estimated that the development of the decomposed granite jogging path and the outdoor fitness equipment will cost approximately \$620,000. The remaining scope elements of Phase I, as well as Phase II and Phase III, will be implemented at a later date as funding becomes available.

Currently, \$9,401.38 is available in Subdivision/Quimby Fees in the Norman O. Houston Park Account 460K-SA. Upon the approval of this report, Subdivision/Quimby Fees in the amount of \$662,028 collected during Fiscal Year 2004-2005 and \$40,007 collected during Fiscal Year 2006-2007 can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Norman O. Houston Park Account 460K-VA. The total Subdivision/Quimby Fees allocation for the renovation and remodel of the Norman O. Houston Park outdoor park improvements project is \$711,436.38. These Subdivision/Quimby Fees were collected within two miles of Norman O. Houston Park, which is the standard distance for the allocation of Subdivision/Quimby Fees for Community parks. All improvements would be completed using City forces, City contract vendors, and hiring hall workers.

REPORT OF GENERAL MANAGER

PG. 3 NO. 08-199

Staff has determined that the subject project will consist of various outdoor improvements at Norman O. Houston Park 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 (1, 2, 3) of the City CEQA Guidelines.

Councilmember Bernard Parks of Council District Eight and the Pacific Region Superintendent support the recommendations contained in this report.

FISCAL IMPACT STATEMENT:

Adequate funds for development of the Phase I decomposed granite jogging path and the outdoor fitness equipment are available; therefore, no fiscal impact to the Department's General fund is anticipated. The assessment of the future operation and maintenance costs has yet to be determined.

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