

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>


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Withdrawn _____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.

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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.

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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 1(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.