

REPORT OF GENERAL MANAGER

**APPROVED**  
MAY 7 2008

NO. 08-117

DATE May 7, 2008

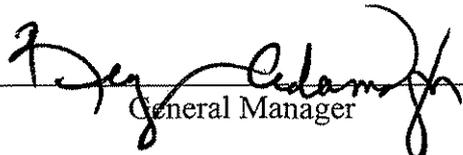
C.D. 7

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RITCHIE VALENS PARK (PRJ #1506P) AND SYLMAR PARK (PRJ #1507P) – ALLOCATION OF SUBDIVISION/QUIMBY FEES AND ZONE CHANGE/PARK FEES FOR SWIMMING POOL AND BATHHOUSE IMPROVEMENTS

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

  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

Ritchie Valens Park: Swimming Pool and Bathhouse Improvements

1. Authorize the Chief Accounting Employee to transfer \$249,756.16 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from Subdivision/Quimby Account No. 460K-00 to Ritchie Valens Park Account No. 460K-PM;
2. Approve the allocation of \$391,378.35 in Subdivision/Quimby Fees from the Ritchie Valens Park Account No. 460K-PM for pool and bathhouse improvements, as described in the Summary of this report;
3. Authorize the Chief Accounting Employee to transfer \$435,204 in Zone Change/Park Fees, which were collected in Fiscal Year 2004-2005, from Zone Change Account No. 440K-00 to Ritchie Valens Park Account No. 440K-PM; and,
4. Approve the allocation of \$608,621.65 in Zone Change/Park Fees from the Ritchie Valens Park Account No. 440K-PM for pool and bathhouse improvements, as described in the Summary of this report.

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### Sylmar Park: Swimming Pool and Bathhouse Improvements

1. Authorize the Chief Accounting Employee to transfer \$211,203 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from Subdivision/Quimby Account No. 460K-00 to Sylmar Park Account No. 460K-SY;
2. Authorize the Chief Accounting Employee to transfer \$352,570.52 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from Subdivision/Quimby Account No. 460K-00 to Sylmar Park Account No. 460K-SY;
3. Approve the allocation, of \$841,656.65 in Subdivision/Quimby fees from the Sylmar Park Account No. 460K-SY for pool and bathhouse improvements, as described in the Summary of this report; and,
4. Approve the allocation of \$158,343.35 in Zone Change/Park Fees from the Sylmar Park Account No. 440K-SY for pool and bathhouse improvements, as described in the Summary of this report.

### SUMMARY:

#### Ritchie Valens Park: Swimming Pool and Bathhouse Improvements

Ritchie Valens Pool is sited within Ritchie Valens Park, a 24.44 acre park, located at 10731 Laurel Canyon Boulevard, in the North-Eastern portion of the Arleta-Pacoima Community Plan area. Ritchie Valens Park includes an auditorium, stage, jogging path, baseball diamonds, basketball courts, soccer fields, handball courts and tennis courts, and offers programs including aerobics, dance, karate, baseball, basketball, and L.A. kid's golf academy. Due to the facilities, features, programs, and services it provides, Ritchie Valens Park meets the standards for a Community Park; as defined in the City's Public Recreation Plan.

The Department has operated Ritchie Valens Pool since its construction in 1960. Ritchie Valens Pool is a seasonal, outdoor facility, with an area of 7,200 square feet and an approximate deck area of 12,000 square feet. Ritchie Valens Pool had an attendance of 11,362 persons in 2005. Ritchie Valens Pool serves the community by providing public swimming, novice swim, and synchronized swim, and swimming lesson summer programs. The concrete pool deck and gutters have cracked and spalled beyond repair. Without properly functioning gutters the pool recirculation system will not function and the pool cannot open for the 2008 pool season. Additional upgrades are planned to the bathhouse and pool area which include such things as pool equipment, doors, windows, floors, paint, roofing, deck equipment, plumbing and restroom/locker/office room accessories, disabled

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access, fencing, electrical and structural repairs. The Department of Recreation and Parks 2006 Pool Assessment Report details the condition of these features.

Currently, \$141,613.19 is available in the Subdivision/Quimby Fees in the Ritchie Valens Park Account 460K-PM and 173,417.65 in the Zone Change/Park Fees in the Ritchie Valens Park Account 440K-PM. Upon approval of this report, \$249,765.16, collected during Fiscal Year 2005-2006, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Ritchie Valens Park Account 460K-PM. In addition, Subdivision/Quimby Fees in the amounts of \$435,204.00, collected during Fiscal Year 2004-2005, can be transferred from the Zone Change/Park Fees Account 440K-00 to the Ritchie Valens Park Account 440K-PM. This total allocation of \$1,000,000 from Subdivision/Quimby Fees and Zone Change/Park Fees is sufficient for the swimming pool and bathhouse improvements. These Subdivision/Quimby Fees and Zone Change/Park Fees were collected within two miles of Ritchie Valens 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 subject project will consist of the replacement of the existing pool deck and equipment with some possible minor bathhouse renovations involving negligible or no expansion of use and bringing the facilities into compliance with public health and safety codes. Therefore, the Ritchie Valens Pool project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1, 4) of the City CEQA Guidelines.

### Sylmar Park: Swimming Pool and Bathhouse Improvements

Sylmar Pool is sited within Sylmar Park, a 19.65 acre park, located at 13109 Borden Avenue, near the center of the Sylmar Community Plan area. Sylmar Park includes an auditorium, stage, baseball diamonds, basketball courts, soccer fields, and tennis courts, and offers programs including aerobics, dance, tumbling, karate, baseball, basketball, and soccer clinic. Due to the facilities, features, programs, and services it provides, Sylmar Park meets the standards for a Community Park; as defined in the City's Public Recreation Plan.

The Department has operated Sylmar Pool since its construction in 1962. Sylmar Pool is a seasonal, outdoor facility, with an area of 6,000 square feet and an approximate deck area of 7,500 square feet. Sylmar Pool had an attendance of 9,293 persons in 2005. Sylmar Pool serves the community by providing public swimming, novice swim, junior lifeguard training, and swimming lesson summer programs. Sylmar Pool Bathhouse construction is concrete and masonry with a concrete roof. The concrete pool deck and gutters have cracked and spalled beyond repair. Without properly functioning gutters the pool recirculation system will not function and the pool cannot open for the 2008 pool season. Additional upgrades are planned to the bathhouse and pool area which include such things as pool equipment, doors,

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windows, floors, paint, roofing, deck equipment, plumbing and restroom/locker/office room accessories, disabled access, fencing, electrical and structural repairs. The Department of Recreation and Parks 2006 Pool Assessment Report details the condition of these features.

Currently, \$277,883.13 is available in the Subdivision/Quimby Fees in the Sylmar Park Account 460K-SY and \$158,343.35 in the Zone Change/Park Fees in the Sylmar Park Account 440K-SY. Upon approval of this report, Subdivision/Quimby Fees in the amounts of \$211,203, collected during Fiscal Year 2004-2005, and \$352,570.52, collected during Fiscal Year 2005-2006, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Sylmar Park Account 460K-SY. This total allocation of \$1,000,000 from Subdivision/Quimby Fees and Zone Change/Park Fees is sufficient for the pool and bathhouse improvements. These Subdivision/Quimby Fees and Zone Change/Park Fees were collected within two miles of Sylmar 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 subject project will consist of the replacement of the existing pool deck and equipment with some possible minor bathhouse renovations involving negligible or no expansion of use and bringing the facilities into compliance with public health and safety codes. Therefore, the Sylmar Pool project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1, 4) of the City CEQA Guidelines.

Council District 7 and Valley Region staff support the recommendations set forth in this report.

### FISCAL IMPACT STATEMENT:

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

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