

APPROVED
SEP 03 2008

REPORT OF GENERAL MANAGER

NO. 08-246

DATE September 8, 2008

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WELCOME PARK – ALLOCATION OF SUBDIVISION/QUIMBY FEES FOR PHASE I - PARK DESIGN AND DEVELOPMENT

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

for 143

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Fees Account No. 460K-WU with Welcome Park as the Account Name;
2. Authorize the Chief Accounting Employee to transfer \$70,000 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Welcome Park Account No. 460K-WU;
3. Approve the allocation of \$70,000 in Subdivision/Quimby Fees from Welcome Park Account No. 460K-WU for Phase I – Park Design and Development, as described in the Summary of this report; and,
4. Authorize the General Manager or his designee to make technical corrections as necessary to those transactions to implement the intent described in the Summary of this report.

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SUMMARY:

Welcome Park, a 0.5 acre facility, is located at 415 N. Gaffey Street, in the San Pedro area of the City of Los Angeles. Welcome Park is designed as a passive park featuring landscaping, walls, fencing, signage and other beautification upgrades. Due to its facilities and features, Welcome Park meets the standards for a neighborhood park, as defined in the City's Public Recreation Plan.

The design for Welcome Park was developed in response to the requests from the community and Council District Fifteen for an entry park that will enhance the experience of entering into San Pedro from the 110 Freeway. The design of the park is to reflect positive images of San Pedro and will incorporate a nautical theme. The site is also immediately adjacent to Bandini Park and will make a logical point of entry from Gaffey Street.

The site extends from Sepulveda Street approximately 273 feet to the north. The design of Welcome Park is to be implemented in two phases. The first phase starts approximately 110 feet from the back side of the sidewalk that occurs on the north side of Sepulveda Street, and extends northward 163 feet from that point. Phase I is just under 0.5 acres in size. Phase II of the project will be designed with Phase I, but will be installed at a later date, as the property is in the process of being acquired.

On February 7, 2007, the property for Welcome Park – Phase I was acquired as part of a land exchange between the Department of Recreation and Parks (Department) and the Port of Los Angeles (Board Report No. 07-33). The Department exchanged the 1.16 acre John S. Gibson Park for the Port of Los Angeles' 0.39 acre of property located at 415 N. Gaffey Street, San Pedro, CA 90731-1808, and for additional cash in the amount of \$1,090,000.

The \$1,090,000 received from the Port Authority will be used as cash flow for the Phase I development of Welcome Park until other funding sources would be identified at a later date. The total project cost for the development of Welcome Park – Phase I was \$578,146. The scope of the Welcome Park - Phase I (Project) consists of the following elements:

1. Paving: mixture of sandblasted natural colored concrete and decomposed granite;
2. Low stone walls: serpentine in nature, battered in form and made of palo verde stone;
3. Custom and Chain Link Fencing: minimal fencing at the phase line between Phase I and II along the western and northern edge of the project;
4. Planting: low maintenance, drought tolerant plants, reflective of the region;
5. Irrigation: an automatic system utilizing the latest in irrigation technology;
6. Grading: minimal amount of grading required within the northwest area of the site;
7. Lighting: pedestrian lighting on 30' poles; and,
8. Electrical Panel.

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Welcome Park – Phase I is completed. The Department has identified the funding sources to reimburse the Port Authority fund as follows:

Proposition 12 Roberti-Z’Berg-Harris (RZH)	\$359,646
HUD/EDI Grant	\$148,500
Quimby	<u>\$ 70,000</u>
Total	\$578,146

Proposition 12 RZH requires a 3/7 non-state match of the grant amount awarded for this project. The Quimby funds along with the HUD/EDI Grant funds will satisfy the Proposition 12 RZH match requirement.

Upon approval of this report, a new Subdivision/Quimby Fees Account 460K-WU with Welcome Park as the Account Name will be established and Subdivision/Quimby Fees in the amount of \$70,000, collected during Fiscal Year 2004-2005, will be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Welcome Park Account 460K-WU. The total Subdivision/Quimby allocation for Welcome Park- Phase I improvements is \$70,000 from the Subdivision/Quimby Fees. These Subdivision/Quimby Fees were collected within one mile of Welcome Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for neighborhood recreational facilities.

Councilmember Janice Hahn of Council District Fifteen and Pacific Region staff support the recommendations as set forth in this Report.

Staff has determined that the Project will consist of development of passive pocket park with accessory structures to preserve open space for park purposes. Therefore, the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3, 20) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

Upon Board approval of the allocation of \$70,000 in Subdivision/Quimby Fees, sufficient funds will be available to complete this project. There are no immediate maintenance costs for these improvements and there is no anticipated impact to the Department’s General Fund.

This board report was prepared by the following Planning and Development staff: Craig Raines, Landscape Architect Associate II, Vivien Quintos, Management Analyst II, Melinda Gejer, City Planning Associate, and Camille Walls, City Planner, Planning and Development and Grants Administration staff: Kai Wong, Management Analyst II.