

REPORT OF GENERAL MANAGER

APPROVED
MAR 18 2009

NO. 09-069

DATE March 18, 2009

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 14 - QUIMBY/PARK FEES PLAN FOR PROJECTS AND ALLOCATION PROGRAM

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

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding Arroyo Seco Park - Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$3,760 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Arroyo Seco Park Account No. 460K-AS;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$3,313 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Arroyo Seco Park Account No. 460K-AS;
 - C. Authorize the Department's Chief Accounting Employee to transfer \$3,407 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the Arroyo Seco Park Account No. 460K-AS;
 - D. Authorize the Department's Chief Accounting Employee to transfer \$32,270.87 in Zone Change/Park Fees from Arroyo Seco Park Account No. 440K-AS to the Arroyo Seco Park Account No. 460K-AS; and,

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- E. Approve the allocation of \$73,454.95 in Subdivision/Quimby Fees from Arroyo Seco Park Account No. 460K-AS for the Outdoor Park Improvements project at Arroyo Seco Park, as described in the Summary of this report.
2. Take the following actions regarding Evergreen Recreation Center - Outdoor Park Improvements:
- A. Authorize the Department's Chief Accounting Employee to transfer \$90,000 from the Pecan Recreation Center Account No. 440K-PK to the Evergreen Recreation Center Account No. 440K-EF; and,
 - B. Approve the allocation of \$90,000 in Zone Change/Park Fees from Evergreen Recreation Center Account No. 440K-EF for the Outdoor Park Improvements project at Evergreen Recreation Center, as described in the Summary of this report.
3. Take the following actions regarding Garvanza Park - Outdoor Park Improvements:
- A. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Fees Account No. 460K-GZ with Garvanza Park as the Account Name;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$8,512 from the Arroyo Seco Park Account No. 460K-AS to the Garvanza Park Account No. 460K-GZ; and,
 - C. Authorize the Department's Chief Accounting Employee to transfer \$47,488 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Garvanza Park Account No. 460K-GZ;
 - D. Approve the allocation of \$56,000 in Subdivision/Quimby Fees from the Garvanza Park Account No. 460K-GZ for the Outdoor Park Improvements project at Garvanza Park, as described in the Summary of this report.
4. Take the following actions regarding Hollenbeck Park - Outdoor Park Improvements:
- A. Revise the project scope of the Outdoor Park Improvement project at Hollenbeck Park, previously approved on November 15, 2006 per Board Report 06-340 to the new Outdoor Park Improvement project;

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- B. Authorize the Department's Chief Accounting Employee to transfer \$55,000 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Hollenbeck Park Account No. 440K-HN; and,
- C. Approve the allocation of \$150,000 in Subdivision/Quimby Fees, from Hollenbeck Park Account No. 440K-HN for the new Outdoor Park Improvement project at Hollenbeck Park, as described in the Summary of this report.

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 neighborhood and communities. They provide positive alternatives for youth, families and senior citizens that are needed in a large, urban metropolis. 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 as for Quimby.

Some residential developments do not pay either Quimby or Zone Change park fees, paying only 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 of a park facility for neighborhood parks and two miles for community parks from the point of collection to ensure that residents of the new residential projects benefit from the facilities their funds helped to acquire, create or improve. This distance represents a recommended service radius for neighborhood and community facilities outlined in

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the Public Recreation Plan of the City's General Plan. In addition, funds have historically been used 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 14. 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, as well as the Councilmember and staff.

As a result of these discussions and input, a consensus for the proposed Quimby/Park Fees Plan for projects in Council District 14 has been determined. The Plan will use the Subdivision Fees Trust Account (Quimby) and the Zone Change Park Fees Trust Account (Zone Change).

The following projects for Council District 14 have been identified:

- Arroyo Seco Park - Outdoor Park Improvements
- Evergreen Recreation Center - Outdoor Park Improvements
- Garvanza Park - Outdoor Park Improvements
- Hollenbeck Park - Outdoor Park Improvements

Allocation of Subdivision/Quimby Fees and Zone Change/Park Fees to these projects would be adequate and sufficient for the proposed projects to be implemented.

Arroyo Seco Park - Outdoor Park Improvements

Arroyo Seco Park is located at 5568 Via Marisol in the Hermon area of the City. This 85.97 acre facility provides tennis courts, walking and hiking trails, and children's play area, for the use of the local community. Due to the facilities, features, programs, and services it provides, Arroyo Seco Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the restroom facilities at the Avenue 64 section of Arroyo Seco Park, as well as electrical system infrastructure upgrades, will benefit the surrounding community. The estimated costs of the renovations will be approximately \$70,000.

Currently, \$30,704.08 is available in Subdivision/Quimby Fees in the Arroyo Seco Park Account No. 460K-AS. Upon approval of this report, Subdivision/Quimby Fees listed below can be

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transferred to the Arroyo Seco Park Account No. 460K-AS for the Outdoor Park Improvement project at Arroyo Seco Park:

- \$3,760 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$3,313 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$3,407 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008 from the Subdivision/Quimby Fees Account No. 460K-00; and,
- \$32,270.87 in Zone Change/Park Fees from Arroyo Seco Park Account No. 440K-AS

The total Subdivision/Quimby Fees and Zone Change/Park Fees allocation for the Outdoor Park Improvement Project is \$73,454.95. These Fees were collected within two miles of Arroyo Seco Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of interior and exterior modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

Evergreen Recreation Center - Outdoor Park Improvements

Evergreen Recreation Center is located at 2839 East 4th Street in the Boyle Heights area of the City. This 6.66 acre facility provides a variety of services and programs to the surrounding neighborhood, including senior activities, exercise and activity programs, basketball courts, children's play area, and licensed child care. Due to the facilities and features it provides, Evergreen Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the outdoor park areas, including installation of new outdoor fitness equipment, walking paths, and related site improvements, will benefit the surrounding community. The estimated costs of the renovations will be approximately \$90,000.

Upon approval of this report, Zone Change/Park Fees listed below can be transferred to Evergreen Recreation Center Account No. 440K-EF for the Outdoor Park Improvements project at Evergreen Recreation Center:

- \$90,000 from the Pecan Recreation Center Account No. 440K-PK

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The total Zone Change/Park Fees allocation for the Outdoor Park Improvements project is \$90,000. These Fees were collected within two miles of Evergreen Recreation Center, which is the standard distance for the allocation of the Zone Change/Park Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 11(3) of the City CEQA Guidelines.

Garvanza Park - Outdoor Park Improvements

Garvanza Park is located at 6240 Meridian Street in the Garvanza area of the City. This 5.59 acre facility provides a children's play area, baseball fields, and a skate park for the use of the surrounding community. Due to the facilities and features it provides, Garvanza Park meets the standard for a community park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the outdoor park areas, including installation of new outdoor fitness equipment and related site improvements, will benefit the surrounding community. The estimated costs of the renovations will be approximately \$56,000.

Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to the Garvanza Park Account No. 460K-GZ for Outdoor Park Improvement project at Garvanza Park:

- \$8,512 from the Arroyo Seco Park Account No. 460K-AS; and,
- \$47,488 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project is \$56,000. These Fees were collected within two miles of Garvanza Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 11(3) of the City CEQA Guidelines.

Hollenbeck Park - Outdoor Park Improvements

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Hollenbeck Park is located at 415 South Saint Louis Street in the Boyle Heights area of the City. This 18.30 acre facility provides a children's play area, community center building, skate park, and a lake for the use of the surrounding community. Due to the facilities, features, and services it provides, Hollenbeck Park currently meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

In Board Report 06-340, the Commission approved the allocation of \$95,000 in Zone Change/Park Fees for the installation of tables, concrete pads, barbecue grills for a new picnic area, new irrigation, and landscape improvements (WO# PRJ1393A). Through site visits, facility inspections, and community input, Department staff has determined that improvements including installation of new decomposed granite pathway, fitness equipment, benches, trees and landscaping, relocation of existing picnic tables to new concrete slabs, and upgrades to the existing irrigation system and asphalt paths, are necessary to meet the needs of the community. The estimated costs of the renovations will be approximately \$150,000.

Upon approval of this report, the previous allocation of \$95,000 from Hollenbeck Park Account No. 440K-HN approved on November 15, 2006 per Board Report 06-340, can be used for the revised scope at this facility. Additionally the Subdivision/Quimby Fees listed below can be transferred to Hollenbeck Park Account No. 440K-HN for the new Outdoor Park Improvement project at Hollenbeck Park:

- \$55,000 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00

The total Subdivision/Quimby Fees allocation for the new Outdoor Park Improvements project is \$150,000. These Fees were collected within two miles of Hollenbeck Park which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of minor alterations to land and the placement of accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 4(3) and Class 11(3) of the City CEQA Guidelines.

Councilmember Jose Huizar of District Fourteen and the Metro Region Superintendent support the recommendations in this Report.

FISCAL IMPACT STATEMENT:

The approval of this Park Fees Project Plan and Allocation Program should not have any fiscal impact on the Department's General Fund, as the costs of the projects described in this report are anticipated to be funded by the collected Quimby/Park Fees.

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This report was prepared by Darryl Ford, Management Analyst II, Planning and Construction Division