

APPROVED

OCT 09 2009

REPORT OF GENERAL MANAGER

NO. 09-258

DATE October 9, 2009

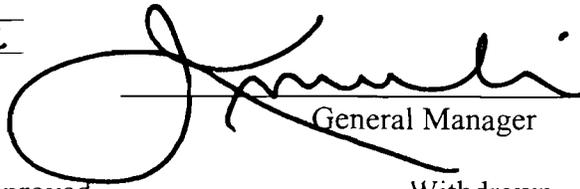
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 1 - QUIMBY/PARK FEES PLAN FOR PROJECTS AND ALLOCATION PROGRAM

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



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Take the following action regarding Alpine Recreation Center - Building and Outdoor Park Improvements:
 - A. Approve the allocation of \$42,043.58 in Subdivision/Quimby Fees, from Alpine Recreation Center Account No. 460K-AL for the Alpine Recreation Center - Building and Outdoor Park Improvements project at Alpine Recreation Center, as described in the Summary of this report.

2. Take the following actions regarding Downey Recreation Center - Pool Replacement:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$325,000.22 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Downey Recreation Center Account No. 460K-DY; and,
 - B. Approve the allocation of \$325,000.22 in Subdivision/Quimby Fees, from Downey Recreation Center Account No. 460K-DY for the Pool Replacement project at Downey Recreation Center, as described in the Summary of this report.

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3. Take the following action regarding Echo Park Deep Pool - Building Improvements:
 - A. Approve the allocation of \$55,644.95 in Subdivision/Quimby Fees, from Echo Park Deep Pool Account No. 460K-EP for the Building Improvements project at Echo Park Deep Pool, as described in the Summary of this report.

4. Take the following actions regarding Lincoln Park - Pool and Bathhouse Replacement:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$321,131.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Lincoln Park Account No. 460K-MS; and,
 - B. Approve the allocation of \$321,459.36 in Subdivision/Quimby Fees, from Lincoln Park Account No. 460K-MS for the Pool and Bathhouse Replacement project at Lincoln Park, as described in the Summary of this report.

5. Take the following action regarding MacArthur Park - Outdoor Park Improvements:
 - A. Approve the allocation of \$740.98 in Subdivision/Quimby Fees, from MacArthur Park Account No. 460K-MD for the Outdoor Park Improvements project at MacArthur Park, as described in the Summary of this report.

6. Take the following actions regarding Sycamore Grove Park - Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$32,859.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Sycamore Grove Park Account No. 460K-S8;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$20,488.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Sycamore Grove Park Account No. 460K-S8; and,
 - C. Approve the allocation of \$61,365.35 in Subdivision/Quimby Fees, from Sycamore Grove Park Account No. 460K-S8 for the Outdoor Park Improvements project at Sycamore Grove Park, 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 neighborhood and communities. They provide positive alternatives for youth, families and senior citizens which 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 exactly the same as for Quimby.

Some residential development does 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 create or improve. 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 typically remain 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 1. This Plan and Allocation Program reflects the projects identified by Department staff, infrastructure needs, the community, as well as the Councilmember and 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 1 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 1 have been identified:

- Alpine Recreation Center - Building and Outdoor Park Improvements
- Downey Recreation Center - Pool Replacement
- Echo Park Deep Pool - Building Improvements
- Lincoln Park - Pool and Bathhouse Replacement
- MacArthur Park - Outdoor Park Improvements
- Sycamore Grove Park - Outdoor Park Improvements

The majority of the projects listed above are scheduled to be completed within the next six to twelve months; depending on available staffing and resources.

Alpine Recreation Center - Building and Outdoor Park Improvements

Alpine Recreation Center is located at 817 Yale Street in the Chinatown community of the City. This 1.94 acre facility includes basketball courts, a children's play area, a small open space area, and a gymnasium. Due to the facilities, features, programs, and services it provides, Alpine Recreation Center meets the standard for a Neighborhood Park; as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the existing recreation center building, as well as to the outdoor park areas, including basketball courts, turf, landscape, and irrigation infrastructure, and related site improvements, will benefit the surrounding community. It is estimated these building and outdoor improvements will cost approximately \$40,000.

Currently, \$42,043.58 is available in the Alpine Recreation Center Account No. 460K-AL.

The total Subdivision/Quimby Fees allocation for the Building and Outdoor Park Improvements project at Alpine Recreation Center is \$42,043.58. These Fees were collected within one mile of Alpine Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for neighborhood 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 minor alterations to land including new landscaping. 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 4(3) of the City CEQA Guidelines.

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Downey Recreation Center - Pool Replacement

The scope of the Downey Pool Replacement project includes the demolition and replacement of the existing pool, deck, and equipment at Downey Recreation Center. Department staff has determined that supplemental funding for the Downey Pool - Replacement Project (W.O. #E1906491) is necessary for the completion of this project. The Bureau of Engineering estimates that \$325,000 in the supplemental funding will be needed.

Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Downey Recreation Center Account No. 460K-DY for the Pool Replacement project at Downey Recreation Center:

- \$325,000.22 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00

The total Subdivision/Quimby Fees allocation for the Account Balance Adjustment at Downey Recreation Center is \$325,000.22. These Fees were collected within two miles of Downey Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project was previously found to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 2(5) of the City CEQA Guidelines when the project was approved (Board Report No. 09-029).

Echo Park Deep Pool - Building Improvements

Echo Park Deep Pool is located at 1419 Colton Street in the Echo Park area of the City. This 2.07 acre park provides a swimming pool and aquatic programs for the surrounding community. Due to the facilities, features, programs, and services it provides, Echo Park Deep Pool meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the pool and bathhouse building, including upgrades to the pool recirculation systems, and outdoor improvements, including new signage, are necessary for the continued operation of the facility and will benefit the surrounding community. It is estimated these pool improvements will cost approximately \$55,000.

Currently, \$55,644.95 is available in Subdivision/Quimby Fees in the Echo Park Deep Pool Account No. 460K-EP.

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The total Subdivision/Quimby Fees allocation for the Building Improvements project at Echo Park Deep Pool is \$55,644.95. These Fees were collected within two miles of Echo Park Deep Pool, 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. 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.

Lincoln Park - Pool and Bathhouse Replacement

Lincoln Park is located at 3501 Valley Boulevard in the Lincoln Heights area of the City. This 42.81 acre park provides a lake, a recreation center, picnic areas, play areas, tennis courts, and a swimming pool for the surrounding community. Due to the facilities, features, programs, and services it provides, Lincoln Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

The scope of the Lincoln Park Pool and Bathhouse Replacement project includes the demolition and replacement of the existing pool, deck, equipment, and bathhouse at Lincoln Park. Department staff has determined that supplemental funding for the Lincoln Park Pool and Bathhouse Replacement Project (W.O. #E1906492) is necessary for the completion of this project. The Bureau of Engineering estimates that at least \$320,000 in supplemental funding will be needed.

Currently, there is \$328.36 available in the Lincoln Park Account No. 460K-MS. Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Lincoln Park Account No. 460K-MS for the Pool and Bathhouse Replacement project at Lincoln Park:

- \$321,131.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00

The total Subdivision/Quimby Fees allocation for the Pool and Bathhouse Replacement project at Lincoln Park is \$321,459.36. These Fees were collected within two miles of Lincoln 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 was previously found to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 2(5) and Class 3(6, 17) of the City CEQA Guidelines when the project was approved (Board Report No. 09-187).

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MacArthur Park - Outdoor Park Improvements

MacArthur Park is located at 2230 West 6th Street in the Westlake community of the City. This 29.87 acre property includes a play area, band shell, lake and boathouse, and picnic areas. Due to the facilities, features, programs, and services it provides, MacArthur Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that signage enhancements and related improvements are necessary to meet the needs of the surrounding community. It is estimated these outdoor improvements will cost approximately \$700.

Currently, there is \$740.98 available in the MacArthur Park Account No. 460K-MD.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at MacArthur Park is \$740.98. These Fees were collected within two miles of MacArthur 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. 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.

Sycamore Grove Park - Outdoor Park Improvements

Sycamore Grove Park is located at 4702 North Figueroa Street in the Highland Park community of the City. This 13.62 acre property includes picnic areas, tennis courts, a play area, outdoor fitness equipment, and a band shell. Due to the facilities, features, programs, and services it provides, Sycamore Grove Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

In Council File No. 07-0600-S90, \$600,000 was transferred to the Department from the Department of Public Work, Bureau of Sanitation, Sewer Capital Fund, for the replacement of an existing play area at Sycamore Grove Park with an ADA accessible playground. Department staff has determined that supplemental funding is necessary to help complete this project. Additionally, upgrades to the outdoor park areas, including turf, landscape, and irrigation infrastructure, are necessary and will benefit the surrounding community. It is estimated these outdoor park improvements will cost approximately \$650,000.

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Currently, there is \$8,018.35 available in the Sycamore Grove Park Account No. 460K-S8. Upon approval of this report, the Subdivision/Quimby Fees listed below can be transferred to Sycamore Grove Park Account No. 460K-S8 for the Outdoor Park Improvements project at Sycamore Grove Park:

- \$32,859.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00
- \$20,488.00 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 at Sycamore Grove Park is \$61,365.35. These Fees were collected within two miles of Sycamore Grove 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 minor alterations to land including new landscaping. 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 4(3) of the City CEQA Guidelines.

Councilmember Ed Reyes of District One and the Metro Region Superintendent support the recommendations in this Report. Staff recommends approval of this Council District 1 Quimby/Zone Change Park Fees Plan for Projects and Allocation Program, as outlined above.

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 these projects are anticipated to be funded by the collected Quimby/Park Fees or by other identified funding sources.

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