

APPROVED

OCT 09 2009

REPORT OF GENERAL MANAGER

NO. 09-259

DATE October 9, 2009

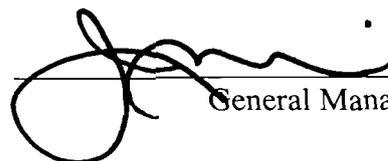
BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 3 - 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	<i>ms</i>

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding Canoga Park Senior Citizens Center - Building and Outdoor Park Improvements:
  - A. Authorize the Department's Chief Accounting Employee to transfer \$15,530.76 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Canoga Park Senior Citizens Center Account No. 460K-CB; and,
  - B. Authorize the Department's Chief Accounting Employee to transfer \$42,459.90 in Zone Change/Park Fees from the Canoga Park Senior Citizens Center Account No. 440K-CB to the Canoga Park Senior Citizens Center Account No. 460K-CB; and,
  - C. Approve the allocation of \$68,000.00 in Subdivision/Quimby Fees, from Canoga Park Senior Citizens Center Account No. 460K-CB for the Building and Outdoor Park Improvements project at Canoga Park Senior Citizens Center, as described in the Summary of this report.

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2. Take the following action regarding Castle Peak Park - Outdoor Park Improvements:
  - A. Approve the allocation of \$16,336.24 in Subdivision/Quimby Fees, from Castle Peak Park Account No. 460K-CP for the Outdoor Park Improvements at Castle Peak Park, as described in the Summary of this report.
  
3. Take the following actions regarding Cleveland High School Swimming Pool - Pool Rehabilitation:
  - A. Authorize the Department's Chief Accounting Employee to transfer \$6,288.54 in Zone Change/Park Fees from the Cleveland High School Swimming Pool Account No. 440K-CM to the Cleveland High School Swimming Pool Account No. 460K-CM; and,
  - B. Approve the allocation of \$57,776.09 in Subdivision/Quimby Fees, from Cleveland High School Swimming Pool Account No. 460K-CM for the Building and Pool Rehabilitation project at Cleveland High School Swimming Pool, as described in the Summary of this report.
  
4. Take the following action regarding Corbin Canyon Park - Outdoor Park Improvements:
  - A. Approve the allocation of \$1,152.83 in Subdivision/Quimby Fees, from Corbin Canyon Park Account No. 460K-CN for the Outdoor Park Improvements project at Corbin Canyon Park, as described in the Summary of this report.
  
5. Take the following actions regarding Knapp Ranch Park – Americans with Disabilities Act (ADA) Improvements:
  - A. Authorize the reallocation of \$7,029.48, previously allocated for the Basketball Improvements Project (W.O. #PRJ1330C) at Knapp Ranch Park, approved on April 2, 2003 per Board Report No. 03-113, for the ADA Improvements at Knapp Ranch Park; and,
  - B. Approve the allocation of \$7,283.19 in Subdivision/Quimby Fees, from Knapp Ranch Park Account No. 460K-KN for the ADA Improvements project at Knapp Ranch Park, as described in the Summary of this report.
  
6. Take the following action regarding Reseda Park - Pool Replacement:

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- A. Approve the allocation of \$1,537.00 in Subdivision/Quimby Fees, from Reseda Park Account 460K-RE for the Pool Replacement Project, as described in the Summary of this report.
7. Take the following actions regarding Runnymede Recreation Center - Outdoor Park Improvements:
    - A. Authorize the Department's Chief Accounting Employee to transfer \$1,500.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Runnymede Recreation Center Account No. 460K-RU; and,
    - B. Authorize the Department's Chief Accounting Employee to transfer \$298.16 from the Runnymede Recreation Center Account No. 440K-RU to the Runnymede Recreation Center Account No. 460K-RU; and,
    - C. Approve the allocation of \$2,308.84 in Subdivision/Quimby Fees, from Runnymede Recreation Center Account No. 460K-RU for the Outdoor Park Improvements project at Runnymede Recreation Center, as described in the Summary of this report.
  8. Take the following actions regarding Shadow Ranch Recreation Center - Outdoor Park Improvements:
    - A. Authorize the Department's Chief Accounting Employee to transfer \$51.99 from the Shadow Ranch Recreation Center Account No. 440K-SG to the Shadow Ranch Recreation Center Account No. 460K-SG; and,
    - B. Approve the allocation of \$293,046.93 in Subdivision/Quimby Fees, from Shadow Ranch Recreation Center Account No. 460K-SG for the Outdoor Park Improvements project at Shadow Ranch Recreation Center, as described in the Summary of this report.
  9. Take the following actions regarding Tarzana Recreation Center - Outdoor Park Improvements:
    - A. Authorize the Department's Chief Accounting Employee to transfer \$199,488.20 from the Tarzana Recreation Center Account No. 440K-TB to the Tarzana Recreation Center Account No. 460K-TB; and,

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- B. Approve the allocation of \$216,097.56 in Subdivision/Quimby Fees, from Tarzana Recreation Center Account No. 460K-TB for the Outdoor Park Improvements project at Tarzana Recreation Center, 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 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 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.

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### Program Process

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 3. 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 3 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 3 have been identified:

- Canoga Park Senior Citizens Center - Building and Outdoor Park Improvements
- Castle Peak Park - Outdoor Park Improvements
- Cleveland High School Swimming Pool - Pool Rehabilitation
- Corbin Canyon Park - Outdoor Park Improvements
- Knapp Ranch Park - ADA Improvements
- Reseda Park - Pool Replacement
- Runnymede Recreation Center - Outdoor Park Improvements
- Shadow Ranch Recreation Center - Outdoor Park Improvements
- Tarzana Recreation Center - 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.

### Canoga Park Senior Citizens Center - Building and Outdoor Park Improvements

Canoga Park Senior Citizens Center is located at 7326 Jordan Avenue in the Canoga Park community of the City. This 0.77 acre facility provides a variety of programs and activities for seniors and has a large auditorium for community meetings. Due to the facilities, features, programs, and services it provides, Canoga Park Senior Citizens 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 existing senior citizens center building including floor renovations, as well as improvements to the outdoor park areas, including turf, landscape, and irrigation infrastructure, will benefit the surrounding community. It is estimated these building and outdoor improvements will cost approximately \$65,000.

Currently, \$10,009.34 is available in the Canoga Park Senior Citizens Center Account No. 460K-CB. Upon approval of this report, the Subdivision/Quimby Fees and Zone

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Change/Park Fees listed below can be transferred to the Canoga Park Senior Citizens Center Account No. 460K-CB for the Building and Outdoor Park Improvements project at Canoga Park Senior Citizens Center:

- \$15,530.76 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$42,459.90 in Zone Change/Park Fees from the Canoga Park Senior Citizens Center Account No. 440K-CB.

The total Subdivision/Quimby Fees allocation for the Building and Outdoor Park Improvements project at Canoga Park Senior Citizens Center is \$68,000.00. These Fees were collected within two miles of Canoga Park Senior Citizens 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 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.

### Castle Peak Park - Outdoor Park Improvements

Castle Peak Park is located at 24220½ Clarington Drive in the West Hills community of the City. This 3.09 acre facility includes open space and picnic areas. Due to the facilities, features, programs, and services it provides, Castle Peak Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the outdoor park areas, including turf, landscape, and irrigation infrastructure, and the installation of new pedestrian lighting, will benefit the surrounding community. It is estimated these outdoor improvements will cost approximately \$15,000.

Currently, \$16,336.24 is available in the Castle Peak Park Account No. 460K-CP

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Castle Peak Park is \$16,336.24. These Fees were collected within one mile of Castle Peak Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for neighborhood recreational facilities.

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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.

### Cleveland High School Swimming Pool - Pool Rehabilitation

Cleveland High School Swimming Pool is located at 8120 Vanalden Avenue in the Reseda community of the City. This 0.79 acre facility includes a year-round swimming pool operated under a joint-use agreement with the Los Angeles Unified School District. The facility provides a variety of aquatic programs to the school district and to the surrounding community. Due to the facilities, features, programs, and services it provides, Cleveland High School Swimming 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 facility, including to the pool recirculation systems and equipment, are necessary for the continued operation of the facility and will be of benefit to the surrounding community.

Currently, \$51,487.55 is available in the Cleveland High School Swimming Pool Account No. 460K-CM. Upon approval of this report, Zone Change/Park Fees listed below can be transferred to Cleveland High School Swimming Pool Account No. 460K-CM for the Pool Rehabilitation project at Cleveland High School Swimming Pool:

- \$6,288.54 in Zone Change/Park Fees from the Cleveland High School Swimming Pool Account No. 440K-CM

The total Subdivision/Quimby Fees allocation for the Pool Rehabilitation project at Cleveland High School Swimming Pool is \$57,776.09. These Fees were collected within two miles of Cleveland High School Swimming 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 interior modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

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### Corbin Canyon Park - Outdoor Park Improvements

Corbin Canyon Park is located at 4720 Corbin Avenue in the Tarzana community of the City. This 40.51 acre park provides an open space and hiking trails for the surrounding community. Due to the facilities, features, programs, and services it provides, Corbin Canyon Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

In Board Report No. 04-216, the Commission approved the allocation of \$31,941.36 in Subdivision/Quimby Fees for drainage and erosion control (W.O. #PRJ1612A). Department staff has determined that supplemental funding is necessary to complete this project and will benefit the surrounding community. It is estimated these outdoor park improvements will cost approximately \$200,000. Although these funds are not sufficient to complete this project, this allocation of funds will be set aside for the sole purpose of funding the needs of this facility.

Currently, \$1,152.83 in Subdivision/Quimby Fees is available in the Corbin Canyon Park Account No. 460K-CN.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Corbin Canyon Park is \$1,152.83. These Fees were collected within two miles of Corbin Canyon 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.

### Knapp Ranch Park - ADA Improvements

Knapp Ranch Park is located at 25000 Kittridge Street in the West Hills community of the City. This 69.11 acre park includes open space, a baseball diamond, tennis courts, basketball courts, and picnic areas. Due to the facilities, features, programs, and services it provides, Knapp Ranch Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that the existing ADA Improvements project at Knapp Ranch Park is in need of at least \$7,000 in supplemental funding. The scope of this project includes improvements to the restroom, parking lot, and baseball field.

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Currently, \$253.71 is available in the Knapp Ranch Park Account No. 460K-KN. In Board Report No. 03-113, on April 2, 2003, the Commission approved the allocation of \$7,029.48 in Subdivision/Quimby Fees for the Basketball Court Improvement Project at Knapp Ranch Park. Upon the approval of this report, this previous allocation of \$7,029.48 in Subdivision/Quimby Fees for the Basketball Court Improvement project can be reallocated and used for the ADA Improvements project.

The total Subdivision/Quimby Fees allocation for the ADA Improvements project at Knapp Ranch Park is \$7,283.19. These Fees were collected within two miles of Knapp Ranch 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.

### Reseda Park - Pool Replacement

Reseda Park is located at 18411 Victory Boulevard in the Reseda area of the City. This 29.68 acre park features basketball and tennis courts, an outdoor swimming pool, fitness and youth programs, and a small lake. Due to the facilities, features, programs, and services it provides, Reseda Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

In Board Report No. 09-033, the Commission approved the allocation of \$1,193,974.72 in Subdivision/Quimby and Zone Change/Park Fees for the Reseda Park - Pool Replacement project (W.O. #PRJ1618P). Department staff has determined that supplemental funding is necessary to complete this project and will benefit the surrounding community. This supplemental allocation does not meet all estimated costs for this project. This is a large and long term project which will require a great deal of planning to deliver. This allocation of funds represents a portion of the overall funding required and will be set aside for the sole purpose of funding a portion of the replacement cost of the pool.

Currently, \$1,537.00 is available in the Reseda Park Account No. 460K-RE.

The total supplemental Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Reseda Park is \$1,537.00. These Fees were collected within two miles of Reseda Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

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When the subject project was approved (Board Report No. 09-033), staff determined that the subject project would most likely be exempt from the provisions of the CEQA pursuant to Article 111, Section 1, Class 1(1) of the City CEQA Guidelines. However, allocation of the Quimby funds for future project implementation is only a government funding mechanism and does not constitute a project under CEQA at this time. Once full funding has been identified for final project approval and implementation, the appropriate CEQA documentation will be identified and filed.

### Runnymede Recreation Center - Outdoor Park Improvements

Runnymede Recreation Center is located at 20200 Runnymede Street in the Winnetka community of the City. This 5.93 acre facility includes a children's play area, tennis courts, and picnic areas. Due to the facilities, features, programs, and services it provides, Runnymede 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 outdoor park areas, including new park signage will benefit the surrounding community. It is estimated these outdoor improvements will cost approximately \$2,000.

Currently, \$510.68 is available in the Runnymede Recreation Center Account No. 460K-RU. Upon approval of this report, the Subdivision/Quimby Fees and Zone Change/Park Fees listed below can be transferred to the Runnymede Recreation Center Account No. 460K-RU for the Outdoor Park Improvements project at Runnymede Recreation Center:

- \$1,500.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$298.16 from the Runnymede Recreation Center Account No. 440K-RU

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Runnymede Recreation Center is \$2,308.84. These Fees were collected within one mile of Runnymede 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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### Shadow Ranch Recreation Center - Outdoor Park Improvements

Shadow Ranch Recreation Center is located at 22633 Vanowen Street in the West Hills community of the City. This 12.03 acre facility provides baseball diamonds, a basketball court, children's play area, and community meeting rooms. Due to the facilities and features it provides, Shadow Ranch 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 parking lot, including park entrance and driveway enhancements, as well as walkway improvements, will benefit the surrounding community. The estimated costs of the renovations will be approximately \$290,000.

Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Shadow Ranch Recreation Center Account No. 460K-SG for the Outdoor Park Improvements project at Shadow Ranch Recreation Center:

- \$51.99 from the Shadow Ranch Recreation Center Account No. 440K-SG

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project is \$293,046.93. These Fees were collected within two miles of Shadow Ranch 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 will consist of exterior modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

### Tarzana Recreation Center - Outdoor Park Improvements

Tarzana Recreation Center is located at 5655 Vanalden Street in the Tarzana community of the City. This 5.57 acre facility provides a gymnasium, child care center, baseball diamonds, basketball courts, children's play area, and volleyball courts. Due to the facilities and features it provides, Tarzana 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 children's play area, installation of outdoor fitness equipment, and turf, landscape, and irrigation enhancements will benefit the surrounding community. The estimated costs of the renovations will be approximately \$200,000.

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Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Tarzana Recreation Center Account No. 460K-TB for the Outdoor Park Improvements project at Tarzana Recreation Center:

- \$199,488.20 from the Tarzana Recreation Center Account No. 440K-TB

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project is \$216,097.56. These Fees were collected within one mile of Tarzana 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 and placement of new accessory structures. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) and Class 11(3) of the City CEQA Guidelines.

Councilmember Dennis Zine of Council District 3 and the Valley Region Superintendent support the recommendations in this Report. Staff recommends approval of this Council District 3 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.