

APPROVED

OCT 09 2009

REPORT OF GENERAL MANAGER

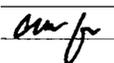
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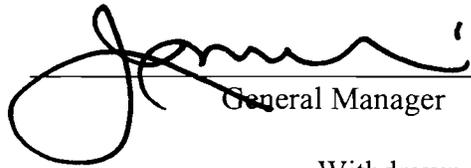
DATE October 9, 2009

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 12

SUBJECT: COUNCIL DISTRICT 12 - 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	



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding Bee Canyon Park - Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$4,858.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Bee Canyon Park Account No. 460K-BC;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$13,490.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Bee Canyon Park Account No. 460K-BC; and,
 - C. Approve the allocation of \$92,264.01 in Subdivision/Quimby Fees, from Bee Canyon Park Account No. 460K-BC for the Outdoor Park Improvements project at Bee Canyon Park, as described in the Summary of this report.

2. Take the following actions regarding Chatsworth Park South - Building and Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$22,160.79 from the Chatsworth Park Account No. 440K-CT to the Chatsworth Park Account No. 460K-CT; and,

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- B. Approve the allocation of \$53,068.12 in Subdivision/Quimby Fees from Chatsworth Park Account No. 460K-CT for the Building and Outdoor Park Improvements project at Chatsworth Park South, as described in the Summary of this report.
3. Take the following actions regarding Louise Park - Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$1,571.79 from the Louise Park Account No. 440K-LR to the Louise Park Account No. 460K-LR; and,
 - B. Approve the allocation of \$9,375.90 in Subdivision/Quimby Fees from the Louise Park Account No. 460K-LR for the Outdoor Park Improvements at Louise Park, as described in the Summary of this report.
4. Take the following actions regarding Mason Recreation Center - Building and Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$134,387.96 in Zone Change/Park Fees from the Mason Recreation Center Account No. 440K-MA to the Mason Recreation Center Account No. 460K-MA;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$43,812.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Mason Recreation Center Account No. 460K-MA; and,
 - C. Approve the allocation of \$253,782.77 in Subdivision/Quimby Fees, from Mason Recreation Center Account No. 460K-MA for the Building and Outdoor Park Improvements project at Mason Recreation Center, as described in the Summary of this report.
5. Take the following actions regarding Northridge Recreation Center - Building Improvements:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$21,531.33 in Zone Change/Park Fees from the Northridge Recreation Center Account No. 440K-NT to the Northridge Recreation Center Account No. 460K-NT;

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- B. Authorize the Department's Chief Accounting Employee to transfer \$36,006.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Northridge Recreation Center Account No. 460K-NT;
 - C. Authorize the Department's Chief Accounting Employee to transfer \$16,620.80 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the Northridge Recreation Center Account No. 460K-NT; and,
 - D. Approve the allocation of \$80,462.88 in Subdivision/Quimby Fees, from Northridge Recreation Center Account No. 460K-NT for the Building Improvements project at Northridge Recreation Center, as described in the Summary of this report.
6. Take the following actions regarding Northridge Recreation Center - Pool Improvements:
- A. Authorize the Department's Chief Accounting Employee to transfer \$47,577.60 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Northridge Recreation Center Account No. 460K-NT; and,
 - B. Approve the allocation of \$47,577.60 in Subdivision/Quimby Fees, from Northridge Recreation Center Account No. 460K-NT for the Pool Improvements project at Northridge Recreation Center, as described in the Summary of this report.
7. Take the following action regarding Stoney Point Park - Outdoor Park Improvements:
- A. Approve the allocation of \$260.42 in Subdivision/Quimby Fees, from Stoney Point Park Account No. 460K-S6 for the Outdoor Park Improvements project at Stoney Point Park, as described in the Summary of this report.
8. Take the following actions regarding Vanalden Park - Building and Outdoor Park Improvements:
- A. Authorize the Department's Chief Accounting Employee to transfer \$94,787.95 from the Vanalden Park Account No. 440K-VG to the Vanalden Park Account No. 460K-VG; and,

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- B. Approve the allocation of \$99,320.84 in Subdivision/Quimby Fees from Vanalden Park Account No. 460K-VG for the Building and Outdoor Park Improvements project at Vanalden 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 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 12. 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 12 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 12 have been identified:

- Bee Canyon Park - Outdoor Park Improvements
- Chatsworth Park South - Building and Outdoor Park Improvements
- Louise Park - Outdoor Park Improvements
- Mason Recreation Center - Building and Outdoor Park Improvements
- Northridge Recreation Center - Building Improvements
- Northridge Recreation Center - Pool Improvements
- Stoney Point Park - Outdoor Park Improvements
- Vanalden Park - Building and 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.

Bee Canyon Park - Outdoor Park Improvements

Bee Canyon Park is located at 17301 Senson Boulevard in the Granada Hills community of the City. This 22.21 acre property includes picnic areas, open space areas, and hiking trails which connect to the O'Melveny Park. Due to the facilities, features, programs, and services it provides, Bee Canyon Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that trail enhancements and related outdoor improvements are necessary to meet the needs of the surrounding community. It is estimated these outdoor improvements will cost approximately \$90,000.

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Currently, there is \$73,916.01 is available in the Bee Canyon Park Account No. 460K-BC. Upon approval of this report, the Subdivision/Quimby Fees listed below can be transferred to Bee Canyon Park Account No. 460K-BC for the Outdoor Park Improvements project at Bee Canyon Park:

- \$4,858.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00
- \$13,490.00 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 Bee Canyon Park is \$92,264.01. These Fees were collected within two miles of Bee 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 and trails involving negligible or no expansion of use and minor alterations to land. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1, 3) and Class 4(3) of the City CEQA Guidelines.

Chatsworth Park South - Building and Outdoor Park Improvements

Chatsworth Park South is located at 22360 Devonshire Street in the Chatsworth area of the City. This 73.07 acre park provides a variety of services and programs to the community, including basketball, tennis, and youth, teen, and adult programs. Additionally, the Minnie Hill Palmer House / Homestead Acre, City of Los Angeles Historic-Cultural Monument #113, is located at this site. Due to the facilities, features, programs, and services it provides, Chatsworth Park South 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 turf, landscape, irrigation infrastructure, and trails refurbishment, as well as security and safety upgrades for the existing buildings, will benefit the surrounding community. It is estimated these outdoor improvements will cost approximately \$50,000.

Currently, \$30,907.33 is available in Subdivision/Quimby Fees in the Chatsworth Park Account No. 460K-CT. Upon approval of this report, the Zone Change/Park Fees listed below can be transferred to Chatsworth Park Account No. 460K-CT for the Building and Outdoor Park Improvements project at Chatsworth Park South:

- \$22,160.79 from the Chatsworth Park Account No. 440K-CT

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The total Subdivision/Quimby Fees allocation for the Building and Outdoor Park Improvements project at Chatsworth Park South is \$53,068.12. These Fees were collected within two miles of Chatsworth Park South, 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.

Louise Park - Outdoor Park Improvements

Louise Park is located at 7140 Louise Avenue in the Van Nuys area of the City. This 6.48 acre park provides ball diamonds, basketball courts, and a play area for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Louise 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 basketball courts, and related site improvements, will benefit the surrounding community. It is estimated these outdoor improvements will cost approximately \$9,000.

Currently, \$7,804.11 is available in Subdivision/Quimby Fees in the Louise Park Account No. 460K-LR. Upon approval of this report, the Zone Change/Park Fees listed below can be transferred to Louise Park Account No. 460K-LR for the Outdoor Park Improvements project at Louise Park:

- \$1,571.79 from the Louise Park Account No. 440K-LR

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Louise Park is \$9,375.90. These Fees were collected within one mile of Louise Park, 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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Mason Recreation Center - Building and Outdoor Park Improvements

Mason Recreation Center is located at 10500 Mason Avenue in the Chatsworth community of the City. This 17.07 acre property includes picnic areas, ball diamonds, basketball courts, a child care center, and a gymnasium. Due to the facilities, features, programs, and services it provides, Mason 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 turf, landscape, and irrigation infrastructure, as well as upgrades to the existing gymnasium building including lighting, gym floors, and related improvements, will benefit the surrounding community. It is estimated these building and outdoor park improvements will cost approximately \$250,000.

Currently, there is \$75,582.81 available in the Mason Recreation Center Account No. 460K-MA. Upon approval of this report, the Subdivision/Quimby and Zone Change/Park Fees listed below can be transferred to Mason Recreation Center Account No. 460K-MA for the Building and Outdoor Park Improvements project at Mason Recreation Center:

- \$134,387.96 in Zone Change/Park Fees from the Mason Recreation Center Account No. 440K-MA
- \$43,812.00 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 Building and Outdoor Park Improvements project at Mason Recreation Center is \$253,782.77. These Fees were collected within two miles of Mason 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 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.

Northridge Recreation Center - Building Improvements

Northridge Recreation Center is located at 10058 Reseda Boulevard in the Northridge community of the City. This 24.02 acre property includes picnic areas, ball diamonds, a child care center, swimming pool, and a gymnasium. Due to the facilities, features, programs, and

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services it provides, Northridge 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 existing gymnasium building lighting, building security and safety lighting, and related improvements, will benefit the surrounding community. It is estimated these building improvements will cost approximately \$80,000.

Currently, there is \$6,304.75 available in the Northridge Recreation Center Account No. 460K-NT. Upon approval of this report, the Subdivision/Quimby and Zone Change/Park Fees listed below can be transferred to Northridge Recreation Center Account No. 460K-NT for the Building Improvements project at Northridge Recreation Center:

- \$21,531.33 in Zone Change/Park Fees from the Northridge Recreation Center Account No. 440K-NT
- \$36,006.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00
- \$16,620.80 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00

The total Subdivision/Quimby Fees allocation for the Building Improvement project at Northridge Recreation Center is \$80,462.88. These Fees were collected within two miles of Northridge 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 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.

Northridge Recreation Center - Pool Improvements

Department staff has determined that improvements to the existing pool, including the installation of new shade structures, will benefit the surrounding community. It is estimated these pool improvements will cost approximately \$47,000.

Upon approval of this report, the Subdivision/Quimby and Zone Change/Park Fees listed below can be transferred to Northridge Recreation Center Account No. 460K-NT for the Pool Improvements project at Northridge Recreation Center:

- \$47,577.60 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00

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The total Subdivision/Quimby Fees allocation for the Pool Improvement project at Northridge Recreation Center is \$47,577.60. These Fees were collected within two miles of Northridge 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 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.

Stoney Point Park - Outdoor Park Improvements

Stoney Point Park is located at 10870 Topanga Canyon Boulevard in the Chatsworth community of the City. This 29.06 acre property includes open space areas, hiking trails, and picnic areas. Due to the facilities, features, programs, and services it provides, Stoney Point 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 \$250.

Currently, there is \$260.42 is available in the Stoney Point Park Account No. 460K-S6.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Stoney Point Park is \$260.42. These Fees were collected within two miles of Stoney Point 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.

Vanalden Park - Building and Outdoor Park Improvements

Vanalden Park is located at 8956 Vanalden Avenue in the Northridge community of the City. This 10.89 acre property includes picnic areas, a jogging path, and open space area. Additionally, Wilkinson Multipurpose Senior Center is located at this site. Due to the facilities, features, programs, and services it provides, Mason Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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Department staff has determined that improvements to the parking lot, walkways, fencing, and outdoor park areas, including turf, landscape, and irrigation infrastructure, as well as upgrades to the Wilkinson Multipurpose Senior Center building including kitchen improvements, will benefit the surrounding community. It is estimated these building and outdoor park improvements will cost approximately \$95,000.

Currently, there is \$4,532.89 available in the Vanalden Park Account No. 460K-VG. Upon approval of this report, the Zone Change/Park Fees listed below can be transferred to Vanalden Park Account No. 460K-VG for the Building and Outdoor Park Improvements project at Vanalden Park:

- \$94,787.95 from the Vanalden Park Account No. 440K-VG

The total Subdivision/Quimby Fees allocation for the Building and Outdoor Park Improvements project at Vanalden Park is \$99,320.84. These Fees were collected within two miles of Vanalden 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, 3, 12) and Class 4(3) of the City CEQA Guidelines.

Councilmember Greig Smith of District Twelve and the Valley Region Superintendent support the recommendations in this Report. Staff recommends approval of this Council District 12 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, 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.