

**APPROVED**  
FEB 17 2010

REPORT OF GENERAL MANAGER

NO. 10-038

DATE February 17, 2010

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 10 - 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	<i>[Signature]</i>

*[Signature]*  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding Claude Pepper Senior Citizen Center: Building Improvements (W.O. #PRJ20304):
  - A. Approve the allocation of \$29,609.13 in Subdivision/Quimby Fees, from Claude Pepper Senior Citizen Center Account No. 460K-BJ for the Building Improvements project at Claude Pepper Senior Citizen Center, as described in the Summary of this report.
  
2. Take the following action regarding Eleanor Green Roberts Aquatic Center - Pool Rehabilitation (W.O. #PRJ20260):
  - A. Approve the allocation of \$25,371.82 in Subdivision/Quimby Fees from Eleanor Green Roberts Aquatic Center No. 460K-AQ for the Pool Rehabilitation project at Eleanor Green Roberts Aquatic Center, as described in the Summary of this report.

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3. Take the following action regarding Leslie N. Shaw Park - Outdoor Park Improvements (W.O. #PRJ20292):
  - A. Approve the allocation of \$746.76 in Subdivision/Quimby Fees, from Leslie N. Shaw Park Account No. 460K-JA for the Outdoor Park Improvement project at Leslie N. Shaw Park, as described in the Summary of this report.
  
4. Take the following action regarding Queen Anne Recreation Center - Splash Pad Improvements (W.O. #PRJ20189):
  - A. Approve the allocation of \$85,285.84 in Subdivision/Quimby Fees, from Queen Anne Recreation Center Account No. 460K-QA for the Splash Pad Improvements project at Queen Anne 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.

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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 10. 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 10 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 10 have been identified:

- Claude Pepper Senior Citizen Center - Building Improvements Project (W.O. #PRJ20304)
- Eleanor Green Roberts Aquatic Center - Pool Rehabilitation (W.O. #PRJ20260)
- Leslie N. Shaw Park - Outdoor Park Improvements (W.O. #PRJ20292)
- Queen Anne Recreation Center - Splash Pad Improvements (W.O. #PRJ20189)

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

### Claude Pepper Senior Citizen Center - Building Improvements Project (W.O. #PRJ20304)

Claude Pepper Senior Citizen Center is located at 1762 South La Cienega Boulevard in the Pico-Robertson area of the City. This 0.40 acre facility provides senior citizen programs, activities, and classes, as well as an auditorium for the use of the surrounding community. Due to its facilities and features, and the programs and services provided on site, Claude Pepper Senior Citizen 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 senior citizen building, including renovations to door, windows, floors, and ceilings will benefit the surrounding community. It is contemplated that the funds needed exceeds the available funding, however, the identified improvements will be developed and prioritized with the community to match funding being allocated.

Currently, there is \$29,609.13 in unallocated Subdivision/Quimby fees available in the Claude Pepper Senior Citizen Center Account No. 460K-BJ.

The total Subdivision/Quimby allocation for the building improvement project at Claude Pepper Senior Citizen Center is \$29,609.13. These Fees were collected within two miles of Claude Pepper Senior Citizen 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) and Class 4(3) of the City CEQA Guidelines.

### Eleanor Green Roberts Aquatic Center - Pool Rehabilitation (W.O. #PRJ20260)

Eleanor Green Roberts Aquatic Center is located at 4526 West Pico Boulevard in the Mid-City community of the City. This 0.75 acre facility provides a year round swimming pool, activities, and classes, for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Eleanor Green Roberts Aquatic 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 pool and bathhouse building, including upgrades to the pool recirculation systems, are necessary for the continued operation of the facility and will benefit the surrounding community. It is contemplated that the funds needed exceeds the available funding, however, the identified improvements will be developed and prioritized with the community to match funding being allocated.

Currently, there is \$25,371.82 in unallocated Subdivision/Quimby fees available in the Eleanor Green Roberts Aquatic Center Account No. 460K-AQ.

The total Subdivision/Quimby Fees allocation for the Pool Rehabilitation project at Eleanor Green Roberts Aquatic Center is \$25,371.82. These Fees were collected within two miles of Eleanor Green Roberts Aquatic Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community 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. 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.

Leslie N. Shaw Park - Outdoor Park Improvements (W.O. #PRJ20292)

Leslie N. Shaw Park is located at 2250 West Jefferson Boulevard in the Jefferson Park area of the City. This 0.63 acre park provides a play area and picnic area for the community. Due to the facilities, features, programs, and services it provides, Leslie N. Shaw Park meets the standard for a Neighborhood 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.

Currently, there is \$746.76 in unallocated Subdivision/Quimby fees available in the Leslie N. Shaw Park Account No. 460K-JA.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Leslie N. Shaw Park is \$746.76. These Fees were collected within one mile of Leslie N. Shaw 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. 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.

Queen Anne Recreation Center - Splash Pad Improvements (W.O. #PRJ20189)

Queen Anne Recreation Center is located at 1240 West Boulevard in the Mid-City community of the City. This 5.23 acre park provides ball diamonds, a play area, and recreation center for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Queen Anne 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 splash pad, including upgrades to the recirculation systems, are necessary for the continued operation of the facility and will benefit the surrounding community.

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Currently, there is \$85,285.84 in unallocated Subdivision/Quimby fees available in the Queen Anne Recreation Center Account No. 460K-QA.

The total Subdivision/Quimby Fees allocation for the Splash Pad Improvements project at Queen Anne Recreation Center is \$85,285.84. These Fees were collected within one mile of Queen Anne 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. 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.

Staff recommends approval of this Council District 10 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 future 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.