

APPROVED
JAN 20 2010

REPORT OF GENERAL MANAGER

NO. 10-022

DATE January 20, 2010

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 8 - 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>M. Shull</i>

[Signature]

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Take the following actions regarding Expo Center: John C. Argue Swim Stadium Pool Improvements (W.O. #PRJ20154):
 - A. Authorize the Department's Chief Accounting Employee to transfer \$98.55 in Subdivision/Quimby Fees from the Expo Center Account No. 460K-EX to the Expo Center Account No. 440K-EX;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$37,000 in Zone Change/Park Fees, which were collected in Fiscal Year 2008-2009, from the Zone Change/Park Fees Account No. 440K-00 to the Expo Center Account No. 440K-EX; and,
 - C. Approve the allocation of \$37,098.55 in Zone Change/Park Fees, from Expo Center Account No. 440K-EX for the John C. Argue Swim Stadium Pool Improvements project at Expo Center, as described in the Summary of this report.

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2. Take the following actions regarding Van Ness Recreation Center - Pool Replacement (W.O. #PRJ20330):
 - A. Authorize the Department's Chief Accounting Employee to transfer \$15,987.57 in Zone Change/Park Fees from the Van Ness Recreation Center Account No. 440K-VP to the Van Ness Recreation Center Account No. 460K-VP; and,
 - B. Approve the allocation of \$20,921.06 in Subdivision/Quimby Fees, from Van Ness Recreation Center Account No. 460K-VP for the Pool Replacement project at Van Ness 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

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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 8. 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 8 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 8 have been identified:

- Expo Center - John C. Argue Swim Stadium Pool Improvements (W.O. #PRJ20154)
- Van Ness Recreation Center - Pool Replacement (W.O. #PRJ20330)

The Van Ness Recreation Center Pool Replacement is a large and complex project which cannot be implemented until sufficient Quimby and Zone Change/Park Fees are collected or other funds are identified to fund the entire project cost. This allocation of collections will permit funds to be identified and set aside for these larger projects. Once complete funding has been secured the project will begin.

Expo Center - John C. Argue Swim Stadium Pool Improvements (W.O. #PRJ20154)

Expo Center is located at 3980 South Menlo Avenue in the Exposition Park area of the City. This 6.65 acre facility provides a swimming pool, gymnasium, soccer fields, a child care center and a senior citizens center, as well as a variety of programs, activities, and classes for the surrounding community. Due to its facilities and features, and the programs and services provided on site, Expo Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that structural modifications to the drains at the family pool at Expo Center are necessary in order for the facility to be in compliance with the Virginia Graeme Baker Pool and Spa Safety Act. The Virginia Graeme Baker Pool and Spa Safety Act was enacted to ensure public safety in pools and spas through federal regulations that require the use of equipment that protects against entrapment, entanglement, or evisceration.

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On February 18, 2009, in Board Report No. 09-044, the Commission approved the allocation of \$30,000 in Zone Change/Park Fees for structural modifications to the drains at the competitive pool at Expo Center (WO# PRJ20154).

Upon approval of this report, the Subdivision/Quimby Fees and Zone Change/Park Fees listed below can be transferred to Expo Center Account No. 440K-EX for the John C. Argue Swim Stadium Pool Improvements project at Expo Center:

- \$98.55 in Subdivision/Quimby Fees from the Expo Center Account No. 460K-EX
- \$37,000 in Zone Change/Park Fees, which were collected in Fiscal Year 2008-2009, from the Zone Change/Park Fees Account No. 440K-00

The total Zone Change/Park Fees allocation for the John C. Argue Swim Stadium Pool Improvements project at Expo Center is \$37,098.55. These Fees were collected within two miles of Expo 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 restoration or rehabilitation of facilities or mechanical equipment and systems to meet current standards of public health and safety. Therefore, the projects are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(4) of the City CEQA Guidelines.

Van Ness Recreation Center - Pool Replacement (W.O. #PRJ20330)

Van Ness Recreation Center is located at 5720 2nd Avenue in the South Los Angeles community of the City. This 7.81 acre facility provides a swimming pool, recreation center, childcare center, and a play area, for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Van Ness Recreation Center meets the standard for a Community Park; as defined in the City's Public Recreation Plan.

Department staff has determined that the Van Ness Recreation Center pool and bathhouse, constructed in 1959, is in need of capital improvements. During the startup of this facility for the 2008 swim season staff discovered that the pool infrastructure had failed and was inoperative. This allocation of funds will be set aside for the sole purpose of funding the needs of this facility. Similar type projects where the pool and bathhouse were replaced have cost in the range of \$6,000,000 to \$8,000,000, whereas similar major renovation projects cost in the range of \$4,000,000 to \$7,000,000. Current budgets established by the Bureau of Engineering are in the range of \$9,000,000 to \$10,500,000 for full pool and bathhouse replacement projects. A reduced renovation scope could be established to meet the available funds but staff has not yet evaluated the benefits of this scenario.

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Currently, there is \$4,933.49 in unallocated Subdivision/Quimby fees available in the Van Ness Recreation Center Account No. 460K-VP. Upon approval of this report, the Zone Change/Park Fees listed below can be transferred to Van Ness Recreation Center Account No. 460K-VP for the Pool Replacement project at Van Ness Recreation Center:

- \$15,987.57 in Zone Change/Park Fees from the Van Ness Recreation Center Account No. 440K-VP

The total Subdivision/Quimby Fees allocation for the Pool Replacement project at Van Ness Recreation Center is \$20,921.06. These Fees were collected within two miles of Van Ness Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

Staff recommends approval of this Council District 8 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.