

APPROVED
JAN 20 2010

REPORT OF GENERAL MANAGER

NO. 10-023

DATE January 20, 2010

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 13 - QUIMBY/PARK FEES PLAN FOR PROJECTS AND ALLOCATION PROGRAM

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Stull	<i>ms</i>

V. Israel for

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Take the following action regarding Bellevue Recreation Center - Building Renovation Project (W.O. #PRJ20112):
 - A. Approve the allocation of \$23,642.69 in Subdivision/Quimby Fees, from Bellevue Recreation Center Account No. 460K-BH for the building renovation project at Bellevue Recreation Center, as described in the Summary of this report.

2. Take the following action regarding Elysian Valley Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20196):
 - A. Approve the allocation of \$130,656.60 in Subdivision/Quimby Fees from Elysian Valley Recreation Center Account No. 460K-EL for the Building and Outdoor Park Improvements project at Elysian Valley Recreation Center, as described in the Summary of this report.

3. Take the following actions regarding Seily Rodriguez Park - Outdoor Park Improvements (W.O. #PRJ20418):
 - A. Authorize the Department's Chief Accounting Employee to establish new Subdivision/Quimby Fees Account No. 460K-RT and a new Zone/Change Parks Fees Account No. 440K-RT with Seily Rodriguez Park as the Account Name;

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- B. Authorize the Department's Chief Accounting Employee to transfer \$21,757.50 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Seily Rodriguez Park Account No. 460K-RT; and,
 - C. Approve the allocation of \$21,757.50 in Subdivision/Quimby Fees, from Seily Rodriguez Park Account No. 460K-RT for the Outdoor Park Improvement project at Seily Rodriguez Park, as described in the Summary of this report.
4. Take the following actions regarding Silverlake Recreation Center - Outdoor Park Improvements (W.O. #PRJ1202B):
- A. Authorize the Department's Chief Accounting Employee to transfer \$1,068.18 in Zone Change/Park Fees, from the Silverlake Recreation Center Account No. 440K-SK to the Silverlake Recreation Center Account No. 460K-SK; and,
 - B. Approve the allocation of \$9,951.14 in Subdivision/Quimby Fees, from Silverlake Recreation Center Account No. 460K-SK for the Outdoor Park Improvements project at Silverlake Recreation Center, as described in the Summary of this report.
5. Take the following action regarding Tommy Lasorda Field of Dreams - Outdoor Park Improvements (W.O. #PRJ1500R):
- A. Approve the allocation of \$7,685.65 in Subdivision/Quimby Fees, from Tommy Lasorda Field of Dreams Account No. 460K-LS for the Outdoor Park Improvements project at Tommy Lasorda Field of Dreams, 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.

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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.

Program Process

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 13. 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 13 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 13 have been identified:

- Bellevue Recreation Center - Building Renovation Project (W.O. #PRJ20112)
- Elysian Valley Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20196)
- Seily Rodriguez Park - Outdoor Park Improvements (W.O. #PRJ20418)
- Silverlake Recreation Center - Field Improvements (W.O. #PRJ1202B)

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- Tommy Lasorda Field of Dreams - Outdoor Park Improvements (W.O. #PRJ1500R)

The projects listed above are scheduled to be completed within the next 1- 2 years.

Bellevue Recreation Center - Building Renovation Project (W.O. #PRJ20112)

Bellevue Recreation Center is located at 826 Lucille Avenue in the Silver Lake area of the City. This 9.11 acre park includes a recreation center building, children's play area, picnic areas, ball fields, outdoor basketball courts, as well as a child care facility, the Hilltop Nursery School, on site. Due to its facilities and features, and the programs and services provided on site, Bellevue Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that supplemental funding for the Building Renovation Project at Bellevue Recreation Center is necessary to complete this project. The project scope includes replacement of the recreation center roof, installation of a new Heating, Air Conditioning and Ventilation (HVAC) system, and associated building repairs including the installation of new gym floors.

On February 4, 2009, in Board Report No. 09-019, the Commission approved the reallocation of \$200,000 in unexpended funds from the Recreation and Parks (RAP) Special Fund (originally from Municipal Recreation Program (MRP) Fund) for this project. On February 18, 2009, in Board Report No. 09-031, the Commission approved the allocation of \$205,320 Subdivision/Quimby and Zone Change/Park Fees for this project.

Currently, there is \$23,642.69 in unallocated Subdivision/Quimby fees available in the Bellevue Recreation Center Account No. 460K-BH.

The total Subdivision/Quimby allocation for the building renovation project at Bellevue Recreation Center is \$23,642.69. These Fees were collected within two miles of Bellevue Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined the project proposed in this Board Report is a continuation of an existing project approved on February 4, 2009 (Board Report No. 09-019) that is exempted from CEQA [Class 1(1,4)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

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Elysian Valley Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20196)

Elysian Valley Recreation Center is located at 1811 Ripple Street in the Elysian Valley community of the City. This 1.99 acre property includes a children's play area, a multipurpose field, and a recreation center. Due to the facilities, features, programs, and services it provides, Elysian Valley 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 turf, landscape, irrigation infrastructure, and fencing, as well as upgrades to the existing gymnasium building interior lighting, floors, stage area, kitchen, and roof 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 \$130,656.60 in unallocated Subdivision/Quimby fees available in the Elysian Valley Recreation Center Account No. 460K-EL.

The total Subdivision/Quimby Fees allocation for the Building and Outdoor Park Improvements project at Elysian Valley Recreation Center is \$130,656.60. These Fees were collected within one mile of Elysian Valley 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 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), Class 4(3) and Class 31 of the City CEQA Guidelines.

Seily Rodriguez Park - Outdoor Park Improvements (W.O. #PRJ20418)

Seily Rodriguez Park is located at 5707 Lexington Avenue in the Hollywood area of the City. This 0.34 acre park provides a basketball court, play area, and picnic area for the community. Due to the facilities, features, programs, and services it provides, Seily Rodriguez 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, irrigation infrastructure, and the existing children's play area will benefit the surrounding community. It is estimated that at least \$17,000 in funding may be needed.

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

- \$21,757.50 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 Seily Rodriguez Park is \$21,757.50. These Fees were collected within one mile of Seily Rodriguez 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) and Class 4(3) of the City CEQA Guidelines.

Silverlake Recreation Center - Field Improvements (W.O. #PRJ1202B)

Silverlake Recreation Center is located at 1850 West Silverlake Drive in the Silver Lake community of the City. This 3.93 acre property provides a ball diamond, play area, and recreation center for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Silverlake Recreation Center meets the standard for a Neighborhood Park; as defined in the City's Public Recreation Plan.

Department staff has determined that supplemental funding for the existing Outdoor Park Improvement project at Silverlake Recreation Center (W.O. # PRJ1202B), which includes the installation of permanent shade structures, fencing, and retaining wall, picnic area enhancements and new irrigation system for the open space area north of the basketball court may be necessary for the completion of this project. Additionally, additional landscaping, fencing, and turf improvements, including the installation of a drainage swale, are necessary and will benefit the surrounding community.

On October 4, 2006, in Board Report No. 06-291, the Commission approved the allocation of \$140,000 in Subdivision/Quimby Fees for this project.

Currently, there is \$8,882.96 in unallocated Subdivision/Quimby fees available in the Silverlake Recreation Center Account No. 460K-SK. Upon approval of this report, the Zone Change/Park Fees listed below can be transferred to Silverlake Recreation Center Account No. 460K-SK for the Outdoor Park Improvements project at Silverlake Recreation Center:

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- \$1,068.18 in Zone Change/Park Fees, from the Silverlake Recreation Center Account No. 440K-SK

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Silverlake Recreation Center is \$9,951.14. These Fees were collected within one mile of Silverlake Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined the project proposed in this Board Report is a continuation of an existing project approved on October 4, 2006 (Board Report No. 06-291) that is exempted from CEQA [Class 3(6) and Class 11(3)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

Tommy Lasorda Field of Dreams - Outdoor Park Improvements (W.O. #PRJ1500R)

Tommy Lasorda Field of Dreams is located at 1901 Waterloo Street in the Silver Lake community of the City. This 1.80 acre property provides a ball diamond and open space for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Tommy Lasorda Field of Dreams meets the standard for a Neighborhood Park; as defined in the City's Public Recreation Plan.

Department staff has determined that supplemental funding for the existing Proposition K project at Tommy Lasorda Field of Dreams (W.O. #RP897003), which includes the construction of new service building with ADA compliant restrooms may be necessary for the completion of this project.

On June 16, 2006, in Board Report No. 04-216, the Commission approved the allocation of \$182,945.12 in Subdivision/Quimby Fees for this project. On June 15, 2005, in Board Report No. 05-164, the Commission approved the allocation of an additional \$30,000 in Subdivision/Quimby Fees for this project.

Currently, there is \$7,685.65 in unallocated Subdivision/Quimby fees available in the Tommy Lasorda Field of Dreams Account No. 460K-LS.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Tommy Lasorda Field of Dreams is \$7,685.65. These Fees were collected within one mile of Tommy Lasorda Field of Dreams, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

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Staff has determined the project proposed in this Board Report is a continuation of an existing project approved on June 15, 2005 (Board Report No. 05-164) that is exempted from CEQA [Class 3(5,17)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

Staff recommends approval of this Council District 13 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.