

REPORT OF GENERAL MANAGER

**APPROVED**  
JAN 20 2010

NO. 10-024

DATE January 20, 2010

C.D. 14

BOARD OF RECREATION  
and PARK COMMISSIONERS  
BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 14 - 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	<u>msf</u>

[Signature]  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Take the following action regarding Aliso-Pico Recreation Center - Outdoor Park Improvements (W.O. #PRJ20128):
  - A. Approve the allocation of \$3,158 in Subdivision/Quimby Fees from Aliso-Pico Recreation Center Account No. 460K-AP for the Outdoor Park Improvements project at Aliso-Pico Recreation Center, as described in the Summary of this report.
  
2. Take the following actions regarding Evergreen Recreation Center - Outdoor Park Improvements (W.O. #PRJ20123):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$4,975.77 from the Evergreen Recreation Center Account No. 460K-EF to the Evergreen Recreation Center Account No. 440K-EF; and,
  - B. Approve the allocation of \$4,975.77 in Zone Change/Park Fees from Evergreen Recreation Center Account No. 440K-EF for the Outdoor Park Improvements project at Evergreen Recreation Center, as described in the Summary of this report.

REPORT OF GENERAL MANAGER

PG. 2                      NO. 10-024

3. Take the following actions regarding Hazard Park - Building and Outdoor Park Improvements (W.O. #PRJ20203):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$139,752.61 from the Hazard Park Account No. 440K-HZ to the Hazard Park Account No. 460K-HZ; and,
  - B. Approve the allocation of \$169,026.52 in Subdivision/Quimby Fees from the Hazard Park Account No. 460K-HZ for the Building and Outdoor Park Improvements project at Hazard Park, as described in the Summary of this report.
  
4. Take the following actions regarding Hollenbeck Park - Lake Improvements (W.O. #PRJ20372):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$10,000 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Hollenbeck Park Account No. 460K-HN; and,
  - B. Approve the allocation of \$10,000 in Subdivision/Quimby Fees, from Hollenbeck Park Account No. 460K-HN for the Lake Improvements project at Hollenbeck Park, as described in the Summary of this report.
  
5. Take the following actions regarding Hollenbeck Park - Skateboard Plaza Improvements (W.O. #PRJ20281):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$7,527.43 from the Hollenbeck Park Account No. 440K-HN to the Hollenbeck Park Account No. 460K-HN;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$172,865.50 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Hollenbeck Park Account No. 460K-HN;
  - C. Authorize the Department's Chief Accounting Employee to transfer \$41,543 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Hollenbeck Park Account No. 460K-HN; and,

REPORT OF GENERAL MANAGER

PG. 3

NO. 10-024

- D. Approve the allocation of \$221,935.93 in Subdivision/Quimby Fees, from Hollenbeck Park Account No. 460K-HN for the Skateboard Plaza Improvements project at Hollenbeck Park, as described in the Summary of this report.
6. Take the following actions regarding Pecan Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ1360A):
- A. Authorize the Department's Chief Accounting Employee to transfer \$274,752.61 from the Pecan Recreation Center Account No. 440K-PK to the Pecan Recreation Center Account No. 460K-PK;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$193,926.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Pecan Recreation Center Account No. 460K-PK; and,
  - C. Approve the allocation of \$512,009.86 in Subdivision/Quimby Fees from the Pecan Recreation Center Account No. 460K-PK for the Building and Outdoor Park Improvements project at Pecan Recreation Center, as described in the Summary of this report.
7. Take the following actions regarding Roosevelt High School Pool - Pool Improvements (W.O. #PRJ20409):
- A. Authorize the Department's Chief Accounting Employee to establish new Subdivision/Quimby Fees Account No. 460K-RZ with Roosevelt High School Pool as the Account Name;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$35,000.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Roosevelt High School Pool Account No. 460K-RZ; and,
  - C. Approve the allocation of \$35,000 in Subdivision/Quimby Fees from the Roosevelt High School Pool Account No. 460K-RZ for the Pool Improvements project at Roosevelt High School Pool, as described in the Summary of this report.

## REPORT OF GENERAL MANAGER

PG. 4                      NO. 10-024

8. Take the following action regarding Yosemite Recreation Center - Outdoor Park Improvements (W.O. #PRJ20350):
  - A. Approve the allocation of \$638.44 in Subdivision/Quimby Fees from the Yosemite Recreation Center Account No. 460K-YA for the Outdoor Park Improvements project at Yosemite 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 that 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 the same as for Quimby.

Some residential developments do 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 acquire, 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 have historically been used in the Council District in which they were collected.

## REPORT OF GENERAL MANAGER

PG. 5                      NO. 10-024

### Program Process

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 14. 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 14 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 14 have been identified:

- Aliso-Pico Recreation Center - Outdoor Park Improvements (W.O. #PRJ20128)
- Evergreen Recreation Center - Outdoor Park Improvements (W.O. #PRJ20123)
- Hazard Park - Building and Outdoor Park Improvements (W.O. #PRJ20203)
- Hollenbeck Park - Lake Improvements (W.O. #PRJ20372)
- Hollenbeck Park - Skateboard Plaza Improvements (W.O. #PRJ20281)
- Pecan Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ1360A)
- Roosevelt High School Pool - Pool Improvements (W.O. #PRJ20409)
- Yosemite Recreation Center - Outdoor Park Improvements (W.O. #PRJ20350)

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

### Aliso-Pico Recreation Center - Outdoor Park Improvements (W.O. #PRJ20128)

Aliso-Pico Recreation Center is located at 1304 Pleasant Avenue in the Boyle Heights community of the City. This 0.23 acre facility provides a tennis court, a baseball diamond, a play area, and gymnasiums for the use of the local community. Due to the facilities, features, programs, and services it provides, Aliso-Pico Recreation Center meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

## REPORT OF GENERAL MANAGER

PG. 6                      NO. 10-024

Department staff has determined that improvements to the tennis courts at the Aliso-Pico Recreation Center, including resurfacing of the court surface, will benefit the surrounding community. The estimated costs of the renovations are approximately \$2,000.

Currently, there is \$3,158 in unallocated Subdivision/Quimby fees available in the Aliso-Pico Recreation Center Account No. 460K-AP.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvement Project is \$3,158. These Fees were collected within one miles of Aliso-Pico Recreation Center, which is the standard distance for the allocation of Subdivision/Quimby Fees for neighborhood recreational facilities.

Staff has determined that the subject project will consist of interior and exterior 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.

### Evergreen Recreation Center - Outdoor Park Improvements (W.O. #PRJ20123)

Evergreen Recreation Center is located at 2839 East 4<sup>th</sup> Street in the Boyle Heights area of the City. This 6.66 acre facility provides a variety of services and programs to the surrounding neighborhood, including senior activities, exercise and activity programs, basketball courts, children's play area, and licensed child care. Due to the facilities and features it provides, Evergreen Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

On March 18, 2009, in Board Report No. 09-069, the Commission approved the allocation of \$90,000 in Zone Change/Park Fees improvements to the outdoor park areas, including installation of new outdoor fitness equipment, walking paths, and related site improvements (WO# PRJ20123). Department staff has determined that supplemental funding may be necessary for the completion of this project.

Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Evergreen Recreation Center Account No. 440K-EF for the Outdoor Park Improvements project at Evergreen Recreation Center:

- \$4,975.77 from the Evergreen Recreation Center Account No. 460K-EF

The total Zone Change/Park Fees allocation for the Outdoor Park Improvements project is \$4,975.77. These Fees were collected within two miles of Evergreen Recreation Center, which is the standard distance for the allocation of Subdivision/Quimby Fees for community recreational facilities.

## REPORT OF GENERAL MANAGER

PG. 7                      NO. 10-024

Staff has determined the project proposed in this Board Report is a continuation of an existing project approved on March 18, 2009 (Board Report No. 09-069) that is exempted from CEQA [Class 1(1) 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.

### Hazard Park - Building and Outdoor Park Improvements (W.O. #PRJ20203)

Hazard Park is located at 2230 Norfolk Street in the Lincoln Heights area of the City. This 24.99 acre facility provides a variety of facilities and programs for the surrounding neighborhood, including youth programs and day camps, exercise and activity programs, basketball courts, children's play areas, ball diamonds, an outdoor stage, and a recreation center. Due to the facilities and features it provides, Hazard Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the recreation center building, including new gym floor, renovation of the heating, ventilation and air conditioning (HVAC) system, new scoreboards, and seating, as well as improvements to the outdoor park areas, including turf, landscape, irrigation infrastructure, and site amenities at Hazard Park 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 \$29,273.91 in unallocated Subdivision/Quimby fees available in the Hazard Park Account No. 460K-HZ. Upon approval of this report, the Zone Change/Park Fees listed below can be transferred to Hazard Park Account No. 460K-HZ for the Building and Outdoor Park Improvements project at Hazard Park:

- \$139,752.61 from the Hazard Park Account No. 440K-HZ

The total Subdivision/Quimby Fees allocation for the Building and Outdoor Park Improvements project is \$169,026.52. These Fees were collected within two miles of Hazard Park, which is the standard distance for the allocation of Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of interior and exterior 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.

## REPORT OF GENERAL MANAGER

PG. 8                      NO. 10-024

### Hollenbeck Park - Lake Improvements (W.O. #PRJ20372)

Hollenbeck Park is located at 415 South Saint Louis Street in the Boyle Heights area of the City. This 18.30 acre facility provides a children's play area, community center building, skate park, and a lake for the use of the surrounding community. Due to the facilities, features, and services it provides, Hollenbeck Park currently meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to lake aeration and mechanical systems at Hollenbeck Park will benefit the surrounding community. The estimated costs of the renovations are approximately \$10,000.

Upon approval of this report, the Subdivision/Quimby Fees listed below can be transferred to Hollenbeck Park Account No. 460K-HN for the new Lake Improvements project at Hollenbeck Park:

- \$10,000 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00

The total Subdivision/Quimby Fees allocation for the Lake Improvements project is \$10,000. These Fees were collected within two miles of Hollenbeck 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 restoration or rehabilitation of facilities or mechanical equipment and systems to meet current standards of public health, safety, and environmental protection. 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.

### Hollenbeck Park - Skateboard Plaza Improvements (W.O. #PRJ20281)

Department staff has determined that improvements to existing skateboard plaza at Hollenbeck Park will benefit the surrounding community. The estimated costs of these improvements are approximately \$300,000.

Upon approval of this report, the Subdivision/Quimby Fees and Zone Change/Park Fees listed below can be transferred to Hollenbeck Park Account No. 460K-HN for the Skateboard Plaza Improvements project at Hollenbeck Park:

- \$7,527.43 from the Hollenbeck Park Account No. 440K-HN

## REPORT OF GENERAL MANAGER

PG. 9                      NO. 10-024

- \$172,865.50 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00
- \$41,543 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00

The total Subdivision/Quimby Fees allocation for the Skateboard Plaza Improvements project is \$221,935.93. These Fees were collected within two miles of Hollenbeck Park which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities. Staff is working to identify and secure the supplemental resources necessary to complete the project.

Staff has determined that the subject project will consist of interior and exterior 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.

### Pecan Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ1360A)

Pecan Recreation Center is located at 127 South Pecan Street in the Boyle Heights community of the City. This 4.28 acre facility provides a children's play area, multipurpose fields, a gymnasium, and a swimming pool for the use of the surrounding community. Due to the facilities and features it provides, Pecan 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 existing Proposition K project at Pecan Recreation Center (W.O. #E170958A) may be necessary for the completion of the project. The scope of the existing Proposition K project includes building and outdoor park improvements such as refurbishments to the office and craft rooms, upgrades to the electrical and HVAC systems, renovation of the outdoor basketball court pavilion, enhancements to the baseball diamonds, and parking lot improvements.

Currently, there is \$43,331.25 in unallocated Subdivision/Quimby fees available in the Pecan Recreation Center Account No. 460K-PK. Upon approval of this report, the Subdivision/Quimby and Zone Change/Park Fees listed below can be transferred to the Pecan Recreation Center Account No. 460K-PK for the Building and Outdoor Park Improvement project at Pecan Recreation Center:

- \$274,752.61 from the Pecan Recreation Center Account No. 440K-PK
- \$193,926.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00

REPORT OF GENERAL MANAGER

PG. 10 NO. 10-024

The total Subdivision/Quimby Fees allocation for the Building and Outdoor Park Improvements project at Pecan Recreation Center is \$512,009.86. These Fees were collected within two miles of Pecan Recreation Center, which is the standard distance for the allocation of Subdivision/Quimby Fees for community recreational facilities.

Staff previously determined that the subject project will consist of interior and exterior modifications to existing park facilities involving negligible or no expansion of use. In compliance with the California Environmental Quality Act (CEQA), a Notice of Exemption was filed with the Los Angeles County Clerk's office on October 13, 2005.

Roosevelt High School Pool - Pool Improvements (W.O. #PRJ20409)

Roosevelt High School Pool is located at 456 South Mathews Street in the Boyle Heights area of the City. This 1.49 acre facility provides a swimming pool, 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, Roosevelt High School Pool 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 pool at Roosevelt High 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.

Upon approval of this report, the Subdivision/Quimby Fees listed below can be transferred to Roosevelt High School Pool Account No. 460K-RZ for the Pool Improvements project at Roosevelt High School Pool:

- \$35,000.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00

The total Subdivision/Quimby Fees allocation for the Pool Improvements project at Roosevelt High School Pool is \$35,000.00. These Fees were collected within two miles of Roosevelt High School 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 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.

REPORT OF GENERAL MANAGER

PG. 11            NO. 10-024

Yosemite Recreation Center - Outdoor Park Improvements (W.O. #PRJ20350)

Yosemite Recreation Center is located at 1840 Yosemite Drive in the Eagle Rock community of the City. This 10.00 acre facility provides a swimming pool, recreation center, and a play area, for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Yosemite 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 outdoor signage as well as improvements to the outdoor park areas, including turf, landscape, irrigation infrastructure, 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 \$638.44 in unallocated Subdivision/Quimby fees available in the Yosemite Recreation Center Account No. 460K-YA.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Yosemite Recreation Center is \$638.44. These Fees were collected within two miles of Yosemite 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 interior and exterior 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 14 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 future projects are anticipated to be funded by the collected Quimby/Park Fees or other identified funding sources.

This report was prepared by Darryl Ford, Management Analyst II, Planning and Construction Division.