

APPROVED  
MAY 05 2010

REPORT OF GENERAL MANAGER

NO. 10-105

DATE May 5, 2010

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 15 - QUIMBY/ZONE CHANGE FEES PLAN FOR  
PROJECTS AND ALLOCATION PROGRAM

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
S. Huntley \_\_\_\_\_  
V. Israel \_\_\_\_\_

F. Mok \_\_\_\_\_  
K. Regan \_\_\_\_\_  
\*M. Shull ms

[Signature]  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding 109<sup>th</sup> Street Recreation Center - Pool and Bathhouse Replacement (W.O. #PRJ1501P) (W.O. #E1907494):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$68,550.29 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00 to the 109<sup>th</sup> Street Recreation Center Account No. 460K-NS;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$115,452.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00 to the 109<sup>th</sup> Street Recreation Center Account No. 460K-NS; and,
  - C. Approve the allocation of \$189,476.35 in Quimby Fees, from 109<sup>th</sup> Street Recreation Center Account No. 460K-NS for the Pool and Bathhouse Replacement project at 109<sup>th</sup> Street Recreation Center, as described in the Summary of this report.

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2. Take the following actions regarding Drum Barracks Civil War Museum - Outdoor Park Improvements (W.O. #PRJ20258):
  - A. Authorize the Department's Chief Accounting Employee to establish new Quimby Fees Account No. 460K-DD with Drum Barracks Civil War Museum as the Account Name;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$5,640.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00 to the Drum Barracks Civil War Museum Account No. 460K-DD; and,
  - C. Approve the allocation of \$5,640.00 in Quimby Fees, from Drum Barracks Civil War Museum Account No. 460K-DD for the Outdoor Park Improvements project at Drum Barracks Civil War Museum, as described in the Summary of this report.
3. Take the following actions regarding Harbor City Park - Building Improvements (W.O. #PRJ1401B):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$26,368.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00 to the Harbor City Park Account No. 460K-HC; and,
  - B. Approve the allocation of \$26,368.00 in Quimby Fees from the Harbor City Park Account No. 460K-HC for the Building Improvements project at Harbor City Park, as described in the Summary of this report.
4. Take the following actions regarding Normandale Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20204):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$11,304.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00 to the Normandale Recreation Center Account No. 460K-NR; and,
  - B. Approve the allocation of \$11,304.00 in Quimby Fees from Normandale Recreation Center Account No. 460K-NR for the Building and Outdoor Park Improvements project at Normandale Recreation Center, as described in the Summary of this report.

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5. Take the following actions regarding San Pedro Welcome Park - Park Expansion and Development (W.O. #PRJ20063):
  - A. Preliminarily approve the acquisition of 0.31 acres of privately owned vacant property, located at 335 North Gaffey Street in the San Pedro community (APN: 7447-029-013), for the purpose of expanding the existing San Pedro Welcome Park;
  - B. Authorize staff to work with the General Services Department to acquire the 0.31 acres of privately owned land located at North Gaffey Street;
  - C. Authorize the Department's Chief Accounting Employee to transfer \$484,515.70 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00 to the Welcome Park Account No. 460K-WU;
  - D. Authorize the Department's Chief Accounting Employee to transfer \$995,485.00 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00 to the Welcome Park Account No. 460K-WU;
  - E. Approve the allocation of \$1,480,000.70 in Quimby Fees from Welcome Park Account No. 460K-WU for the Park Expansion and Development project at San Pedro Welcome Park, as described in the Summary of this report; and,
  - F. Direct staff to return to the Board for final authorization to acquire said property upon the conclusion of negotiations with the property owner and completion of due diligence requirements.

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.

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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 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 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.

### Program Process

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 15. This Plan and Allocation Program reflects the projects identified by Department staff, infrastructure needs, and the community.

As a result of these discussions and input, a consensus for the proposed Quimby/Park Fees Plan for projects in Council District 15 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 15 have been identified:

- 109<sup>th</sup> Street Recreation Center - Pool and Bathhouse Replacement (W.O. #PRJ1501P) (W.O. #E1907494)
- Drum Barracks Civil War Museum - Outdoor Park Improvements (W.O. #PRJ20258)
- Harbor City Park - Building Improvements (W.O. #PRJ1401B)
- Normandale Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20204)
- San Pedro Welcome Park - Park Expansion and Development (W.O. #PRJ20063)

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

### 109<sup>th</sup> Street Recreation Center - Pool and Bathhouse Replacement (W.O. #PRJ1501P)

109<sup>th</sup> Street Recreation Center is located at 1464 East 109<sup>th</sup> Street in the Watts community of the City. This 3.17 acre site includes soccer fields, a baseball diamond, tennis and basketball courts, a swimming pool, and a gymnasium. Due to the facilities, features, programs, and services it provides, 109<sup>th</sup> Street Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

The scope of the 109<sup>th</sup> Street Recreation Center Pool and Bathhouse Replacement project includes the demolition and replacement of the existing pool, deck, equipment, and bathhouse at 109<sup>th</sup> Street Recreation Center. Department staff has determined that supplemental funding for the 109<sup>th</sup> Street Recreation Center Pool and Bathhouse Replacement Project (W.O. #E1906494) is necessary for the completion of this project. The Bureau of Engineering estimates that at least \$214,000 in the supplemental funding will be needed

Currently, \$5,474.06 is available in the 109<sup>th</sup> Street Recreation Center Account No. 460K-NS. Upon approval of this report, the Quimby Fees listed below can be transferred to 109<sup>th</sup> Street Recreation Center Account No. 460K-NS for the Pool and Bathhouse Replacement project at 109<sup>th</sup> Street Recreation Center:

- \$68,550.29 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00
- \$115,452.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Pool and Bathhouse Replacement project at 109<sup>th</sup> Street Recreation Center is \$189,476.35. These Fees were collected within two miles of 109<sup>th</sup> Street Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

The Board of Recreation and Park Commissioners certified an Environmental Impact Report (EIR) for the 109<sup>th</sup> Street Recreation Center Pool and Bathhouse Replacement project on July 8, 2009. A Notice of Determination was filed with the Los Angeles City and County Clerks on July 9, 2009. The supplemental Quimby funding will not change the scope of the project, and, therefore, no further CEQA documentation is required.

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### Drum Barracks Civil War Museum - Outdoor Park Improvements (W.O. #PRJ20258)

Drum Barracks Civil War Museum is located at 1052 Banning Boulevard in the Wilmington area of the City. This 0.54 acre facility includes the Drum Barracks Museum, which is City of Los Angeles Historic-Cultural Monument No. 21. Due to the facilities, features, programs, and services it provides, Drum Barracks Civil War Museum 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 picnic areas, turf, landscape, and irrigation infrastructure, will benefit the surrounding community.

Upon approval of this report, the Quimby Fees listed below can be transferred to Drum Barracks Civil War Museum Account No. 460K-DD for the Park Expansion project at Drum Barracks Civil War Museum:

- \$5,640.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Park Expansion project at Drum Barracks Civil War Museum is \$5,640.00. These Fees were collected within two miles of Drum Barracks Civil War Museum, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. It is anticipated 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.

Staff has determined that the subject project will consist of new accessory structures 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 3(6) and Class 4(3) of the City CEQA Guidelines.

### Harbor City Park - Building Improvements (W.O. #PRJ1401B)

Harbor City Park is located at 24901 Frampton Avenue in the Harbor City community of the City. This 11.07 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, Harbor City Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

In Board Report No. 06-264, on September 6, 2006, the Commission approved the allocation of \$396,050.00 in Quimby Fees for the Building Improvements project (W.O. #PRJ1401B) at Harbor City Park. The scope of the approved Building Improvements project included the

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installation of a new modular building, including associated upgrades to the existing sewer system, site work and utilities, and fencing.

Department staff has determined that supplemental funding for the Building Improvements project (W.O. #PRJ1401B) at Harbor City Park is necessary to complete the project.

Upon approval of this report, Quimby Fees listed below can be transferred to Harbor City Park Account No. 460K-HC for the Building Improvements project at Harbor City Park:

- \$26,368.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Building Improvements project at Harbor City Park is \$26,368.00. These Fees were collected within two miles of Harbor City Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. It is anticipated that the funds being allocated are sufficient to meet the scope of this project.

Staff has determined that the subject project is a continuation of an existing project approved on September 6, 2006 (Board Report No. 06-264) that is exempted from CEQA [Class 3(5, 6, 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.

### Normandale Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20204)

Normandale Recreation Center is located at 22400 Halldale Avenue in the Harbor Gateway community of the City. This 8.26 acre property includes picnic areas, ball diamonds, basketball courts, a gymnasium, and a children's play area. Due to the facilities, features, programs, and services it provides, Normandale Recreation Center meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

In Board Report No. 09-290, on November 18, 2009, the Commission approved the allocation of \$46,013.94 in Quimby Fees for the Normandale Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20204) project at Normandale Recreation Center. The scope of the approved Building and Outdoor Park Improvements project included improvements to the recreation center building, including restroom and kitchen upgrades, and improvements to the outdoor park area including perimeter fencing, walkways, sports field lighting and associated sports field amenities.

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Department staff has determined that supplemental funding for the Normandale Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20204) project is necessary to complete the project.

Upon approval of this report, Quimby Fees listed below can be transferred to Normandale Recreation Center Account No. 460K-NR for the Normandale Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20204) project at

- \$11,304.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Normandale Recreation Center - Building and Outdoor Park Improvements project at Normandale Recreation Center (W.O. #PRJ20204) is \$11,304.00. These Fees were collected within two miles of Normandale Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. However, as this park is the only City park or recreational facility located within two miles of the Fee collection, staff is recommending that these funds be allocated to Normandale Recreation Center. It is anticipated 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.

Staff has determined that the subject project is a continuation of an existing project approved on November 18, 2009 (Board Report No. 09-290) that is exempted from CEQA [Class 1(5,3) and Class 4(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.

### San Pedro Welcome Park - Park Expansion and Development (W.O. #PRJ20063)

San Pedro Welcome Park is located at 351 North Gaffey Street in the San Pedro community of the City. This 0.40 acre property includes an open plaza featuring landscaping, walls, fencing, and signage. Due to the size of park, and the facilities, features, programs, and services it provides, San Pedro Welcome Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Staff has determined that the property located at 335 North Gaffey Street, in the San Pedro community of the City, is an ideal location for the expansion of the existing San Pedro Welcome Park. The subject property, with an Assessor's Parcel No. of 7447-029-013, measures approximately 0.31 acres. It is currently vacant and surrounded by the existing San Pedro Welcome Park and residential housing.

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The expansion of San Pedro Welcome Park would provide space to add additional outdoor recreational elements to the existing facility and help meet the park and open space needs of residents in this area.

This report seeks authority for General Services Department (GSD) and Department staff to begin discussions with the owner(s) of 335 North Gaffey Street, and to address due diligence requirements such as requesting an appraisal and conducting an environmental phase I site assessment. Upon the completion of any negotiations and/or due diligence requirements, staff will request final Board approval for this acquisition.

Upon approval of this report, the Quimby Fees listed below can be transferred to Welcome Park Account No. 460K-WU for the Park Expansion and Development project at San Pedro Welcome Park:

- \$484,515.70 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00
- \$995,485.00 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Park Expansion and Development project is \$1,480,000.70. These Fees were collected within one mile of San Pedro Welcome Park, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities. This allocation may not meet all the estimated costs for the acquisition and development of this project site. Multiple funding sources, including the allocation of Quimby fees, may be needed in order to implement a project at this site.

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

Staff recommends approval of this Council District 15 Quimby/Zone Change Fees Plan for Projects and Allocation Program, as outlined above.

### FISCAL IMPACT STATEMENT:

The approval of this Quimby 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/Zone Change Fees or other identified funding sources.

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