

APPROVED

NOV 03 2010

REPORT OF GENERAL MANAGER

NO. 10-294

DATE November 3, 2010

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 2 – QUIMBY/PARK FEES PLAN FOR PROJECTS
AND ALLOCATION PROGRAM

R. Adams	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u>M. Shull</u>
V. Israel	_____		

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Take the following action regarding Little Landers Park – Building and Outdoor Park Improvements (PRJ20294) project:
 - A. Approve the allocation of \$174,916.09 in Quimby Fees from Little Landers Park Account No. 460K-LL for the Little Landers Park – Building and Outdoor Park Improvements (PRJ20294) project, as described in the Summary of this Report.

2. Take the following actions regarding Studio City Recreation Center – New Gymnasium (PRJ20404) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$653,544.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Studio City Recreation Center Account No. 460K-ST; and,
 - B. Approve the allocation of \$653,544.00 in Quimby Fees, from Studio City Recreation Center Account No. 460K-ST for the Studio City Recreation Center – New Gymnasium (PRJ20404) project, as described in the Summary of this Report.

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3. Take the following actions regarding Van Nuys Sherman Oaks Park – Swimming Pool and Bathhouse Improvements (PRJ20512) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$114,373.21 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Van Nuys Sherman Oaks Park Account No. 460K-VS; and,
 - B. Approve the allocation of \$114,373.21 in Quimby Fees, from Van Nuys Sherman Oaks Park Account No. 460K-VS for the Van Nuys Sherman Oaks Park – Swimming Pool and Bathhouse Improvements (PRJ20512) project, as described in the Summary of this Report.

4. Take the following actions regarding Verdugo Mountain Park – Outdoor Park Improvements (PRJ20336) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$7,190.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Verdugo Mountain Park Account No. 460K-VI; and,
 - B. Approve the allocation of \$7,190.00 in Quimby Fees, from Verdugo Mountain Park Account No. 460K-VI for the Verdugo Mountain Park – Outdoor Park Improvements (PRJ20336) project, as described in the Summary of this Report.

5. Take the following actions regarding Verdugo Hills Pool – Pool Rehabilitation (PRJ20335) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$35,288.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Verdugo Hills Pool Account No. 460K-VB; and,
 - B. Approve the allocation of \$35,288.00 in Quimby Fees from the Verdugo Hills Pool Account No. 460K-VB for Verdugo Hills Pool – Pool Rehabilitation (PRJ20335) project, as described in the Summary of this Report.

6. Take the following actions regarding Woodbridge Park – Outdoor Park Improvements (PRJ20186) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$65,718.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Woodbridge Park Account No. 460K-WO; and,

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- B. Approve the allocation of \$65,718.00 in Quimby Fees, from Woodbridge Park Account No. 460K-WO for the Woodbridge Park – Outdoor Park Improvements (PRJ20186) project, 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 neighborhoods 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 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 Fees, paying only a small fee called the Dwelling Unit Construction Tax (\$200 per unit) that goes into the City's Sites and Facilities Fund.

The Department may use Quimby and Zone Change 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.

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Program Process

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 2. This Plan and Allocation Program reflects the projects identified by Department staff, infrastructure needs, and the community. The Plan will use the Subdivision Fees Trust Account (Quimby) and the Zone Change Fees Trust Account (Zone Change).

The following projects for Council District 2 have been identified:

- Little Landers Park – Building and Outdoor Park Improvements (PRJ20294)
- Studio City Recreation Center – New Gymnasium (PRJ20404)
- Van Nuys Sherman Oaks Park – Swimming Pool and Bathhouse Improvements (PRJ20512)
- Verdugo Mountain Park – Outdoor Park Improvements (PRJ20336)
- Verdugo Hills Pool – Pool Rehabilitation (PRJ20335)
- Woodbridge Park – Outdoor Park Improvements (PRJ20186)

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.

Little Landers Park – Building and Outdoor Park Improvements (PRJ20294)

Little Landers Park is located at 10110 Commerce Avenue in the Tujunga area of the City. This 1.14 acre facility provides a picnic area, a children’s play area, and a museum facility for the use of the local community. Additionally, Bolton Hall (City of Los Angeles Historic-Cultural Monument No. 2) is located at this park. Due to the facilities and features it provides, Little Landers Park meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

Department staff has determined that improvements to Bolton Hall, as well as improvements to the outdoor park areas, including turf, landscape, irrigation infrastructure, will benefit park patrons and the surrounding community. Any restoration work to the historic Bolton Hall building will be done in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties using the services of a Qualified Historic Preservation Consultant.

Currently, there is \$174,916.09 in unallocated Quimby fees available in the Little Landers Park Account No. 460K-LL.

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The total Quimby Fees allocation for the Little Landers Park – Building and Outdoor Park Improvements (PRJ20294) project is \$174,916.09. These Fees were collected within two miles of Little Landers Park, which is the standard distance for the allocation of Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of rehabilitation and restoration of historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. 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, and Section 15331 (Class 31) of the State CEQA Guidelines as adopted by City CEQA Guidelines (Article I).

Studio City Recreation Center – New Gymnasium (PRJ20404)

Studio City Recreation Center is located at 12621 Rye Street in the Studio City area of the City. This 8.46 acre facility provides a children's play area, a recreation center, tennis courts, basketball courts, and a multipurpose field for the use of the surrounding community. Due to the size of the park, and the facilities, features, and services it provides, Studio City 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 a proposed Proposition K funded modern recreation center building may be necessary to complete the project. The Bureau of Engineering is currently developing the cost estimates for this project so it not known at this time how much in supplemental funding may ultimately be necessary.

Upon approval of this Report, the Quimby Fees listed below can be transferred to Studio City Recreation Center Account No. 460K-ST for the Studio City Recreation Center – New Gymnasium (PRJ20404) project.

- \$653,544.00 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Studio City Recreation Center – New Gymnasium (PRJ20404) project is \$653,544.00. These Fees were collected within one mile of Studio City Recreation Center which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

The 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.

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Van Nuys Sherman Oaks Park – Swimming Pool and Bathhouse Improvements (PRJ20512)

Van Nuys Sherman Oaks Park is located at 14201 Huston Street in the Sherman Oaks community of the City. This 65.18 acre facility provides a swimming pool, a recreation center, a play area, tennis courts, and multipurpose fields for the use of the surrounding community. Due to the size of the park, and the facilities, features, programs, and services it provides, Van Nuys Sherman Oaks 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 pool facility, including to the pool recirculation systems and equipment are necessary for the park to continue to meet the needs of the surrounding community.

Upon approval of this Report, the Quimby Fees listed below can be transferred to Van Nuys Sherman Oaks Park Account No. 460K-VS for the Van Nuys Sherman Oaks Park – Swimming Pool and Bathhouse Improvements (PRJ20512) project:

- \$114,373.21 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Van Nuys Sherman Oaks Park – Swimming Pool and Bathhouse Improvements (PRJ20512) project, is \$114,373.21. These Fees were collected within two miles of Van Nuys Sherman Oaks Park, 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 restoration or rehabilitation of deteriorated facilities or damaged structures, 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.

Verdugo Mountain Park – Outdoor Park Improvements (PRJ20336)

Verdugo Mountain Park is located at 9999 Edmore Place in the eastern San Fernando Valley. This 587.97 acre park provides hiking trails and open space for the use of the surrounding community. Due to the size of the park, and the features it provides, Verdugo Mountain Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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On August 12, 2009, the Board approved the allocation of \$53,333.88 in Quimby Fees for the Verdugo Mountain Park – Outdoor Park Improvements (PRJ20336) project (Board Report No. 09-208). The scope of the approved Verdugo Mountain Park – Outdoor Park Improvements (PRJ20336) project included improvements to the outdoor park areas, including turf, landscape, and irrigation infrastructure, fencing, and related site amenities.

Department staff has determined that supplemental funding for the Verdugo Mountain Park – Outdoor Park Improvements (PRJ20336) project is necessary and will be of benefit to the surrounding community.

Upon approval of this Report, the Quimby Fees listed below can be transferred to Verdugo Mountain Park Account No. 460K-VI for the Verdugo Mountain Park – Outdoor Park Improvements (PRJ20336) project:

- \$7,190.00 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Verdugo Mountain Park – Outdoor Park Improvements (PRJ20336) project, including previously approved allocations, is \$60,523.88. These Fees were collected within two miles of Verdugo Mountain Park, 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 is a continuation of an existing project approved on August 12, 2009 (Board Report No. 09-208) that is exempted from CEQA [Class 1(1) and 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 for Board approval.

Verdugo Hills Pool – Pool Rehabilitation (PRJ20335)

Verdugo Hills Pool is located at 10654 Irma Avenue in the Tujunga community of the City. This 0.75 acre facility provides a swimming pool and various aquatics programs for the use of the surrounding community. Due to the facilities, programs, and services it provides, Verdugo Hills Pool meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

On February 17, 2010, the Board approved the allocation of \$25,766.19 in Quimby Fees for the Verdugo Hills Pool – Pool Rehabilitation (PRJ20335) project (Board Report No. 10-037). The scope of the approved Verdugo Hills Pool – Pool Rehabilitation (PRJ20335) project included improvements to the pool facility, including renovation of the pool recirculation systems and equipment.

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Department staff has determined that supplemental funding for the Verdugo Hills Pool – Pool Rehabilitation (PRJ20335) project is necessary for the continued operation of the facility and will benefit the surrounding community.

Upon approval of this Report, the Quimby Fees listed below can be transferred to Verdugo Hills Pool Account No. 460K-VB for the Verdugo Hills Pool – Pool Rehabilitation (PRJ20335) project:

- \$35,288.00 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Verdugo Hills Pool – Pool Rehabilitation (PRJ20335) project, including previously approved allocations, is \$61,054.19. These Fees were collected within two miles of Verdugo Hills Pool, 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 is a continuation of an existing project approved on February 17, 2010 (Board Report No. 10-037) that is exempted from CEQA [Class 1(1)]. 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 for Board approval.

Woodbridge Park – Outdoor Park Improvements (PRJ20186)

Woodbridge Park is located at 11240 Moorpark Street in the Sherman Oaks community of the City. This 4.71 acre facility provides a children's play area, walking paths, and picnic areas for the use of the surrounding community. Due to the size of the park, and the facilities and features, it provides, Woodbridge Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

On February 17, 2010, the Board approved the allocation of \$90,301.20 in Quimby Fees for the Woodbridge Park – Outdoor Park Improvements (PRJ20186) project (Board Report No. 10-037). The scope of the approved Woodbridge Park – Outdoor Park Improvements (PRJ20186) project included the renovation of the walking paths, picnic areas, and game tables, installation of new outdoor fitness equipment, turf, landscape, and irrigation infrastructure improvements, and related site amenities.

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Department staff has determined that supplemental funding for the Verdugo Mountain Park – Outdoor Park Improvements (PRJ20186) project is necessary to complete the project.

Upon approval of this Report, the Quimby Fees listed below can be transferred to Woodbridge Park Account No. 460K-WO for the Woodbridge Park – Outdoor Park Improvements (PRJ20186) project:

- \$65,718.00 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Woodbridge Park – Outdoor Park Improvements (PRJ20186) project, including previously approved allocations, is \$156,019.20. These Fees were collected within one mile of Woodbridge Park, which is the standard distance for the allocation of the Quimby Fees for neighborhood 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 is a continuation of an existing project approved on February 17, 2010 (Board Report No. 10-037) 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 for Board approval.

Staff recommends approval of this Council District 2 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.