

APPROVED

REPORT OF GENERAL MANAGER

NOV 03 2010

NO. 10-295

DATE November 3, 2010

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 3 – QUIMBY/ZONE CHANGE FEES PLAN FOR  
PROJECTS AND ALLOCATION PROGRAM

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

*[Signature]*  
General Manager

Approved \_\_\_\_\_  
*[Signature]*

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding Knapp Ranch Park – ADA Improvements (PRJ20083) project:
  - A. Authorize the Department’s Chief Accounting Employee to transfer \$13,060.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Knapp Ranch Park Account No. 460K-KN; and,
  - B. Approve the allocation of \$13,060.00 in Quimby Fees from Knapp Ranch Park Account No. 460K-KN for the Knapp Ranch Park – ADA Improvements (PRJ20083) project, as described in the Summary of this Report.
  
2. Take the following actions regarding Mecca Avenue Park – Outdoor Park Improvements (PRJ20376) project:
  - A. Authorize the Department’s Chief Accounting Employee to transfer \$40,000.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Mecca Avenue Park Account No. 460K-MH; and,
  - B. Approve the allocation of \$40,000.00 in Quimby Fees from the Mecca Avenue Park Account No. 460K-MH for the Mecca Avenue Park – Outdoor Park Improvements (PRJ20376) project, as described in the Summary of this Report.

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3. Take the following actions regarding Reseda Park – Outdoor Park Improvements (PRJ1200K) project:
  - A. Authorize the Department’s Chief Accounting Employee to transfer \$359,964.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Reseda Park Account No. 460K-RE; and,
  - B. Approve the allocation of \$359,964.00 in Quimby Fees from the Reseda Park Account No. 460K-RE for the Reseda Park – Outdoor Park Improvements (PRJ1200K) project, as described in the Summary of this Report.
  
4. Take the following actions regarding Runnymede Recreation Center – Outdoor Park Improvements (PRJ20313) project:
  - A. Authorize the Department’s Chief Accounting Employee to transfer \$16,719.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Runnymede Recreation Center Account No. 460K-RU; and,
  - B. Approve the allocation of \$16,719.00 in Quimby Fees from the Runnymede Recreation Center Account No. 460K-RU for the Runnymede Recreation Center – Outdoor Park Improvements (PRJ20313) project, as described in the Summary of this Report.
  
5. Take the following actions regarding Woodland Hills Recreation Center – Park Renovations (PRJ20090) project:
  - A. Authorize the Department’s Chief Accounting Employee to transfer \$1,335,269.87 in Zone Change Fees from the Zone Change Fees Account No. 440K-00 to the Woodland Hills Recreation Center Account No. 460K-WH;
  - B. Authorize the Department’s Chief Accounting Employee to transfer \$7,513,597.15 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Woodland Hills Recreation Center Account No. 460K-WH; and,
  - C. Approve the allocation of \$8,848,867.02 in Quimby Fees from the Woodland Hills Recreation Center Account No. 460K-WH for the Woodland Hills Recreation Center – Park Renovations (PRJ20090) project, as described in the Summary of this Report.

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### 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 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 (\$200.00 per unit), which goes into the City's Sites and Facilities Fund.

The Department may only use Quimby and Zone Change Fees for park capital improvements; including, the acquisition of land, design and construction of park and recreational improvements, and park rehabilitation projects. 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

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 Park Fees Trust Account (Zone Change).

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The following projects for Council District 3 have been identified:

- Knapp Ranch Park – ADA Improvements (PRJ20083)
- Mecca Avenue Park – Outdoor Park Improvements (PRJ20376)
- Reseda Park – Outdoor Park Improvements (PRJ1200K)
- Runnymede Recreation Center – Outdoor Park Improvements (PRJ20313)
- Woodland Hills Recreation Center – Park Renovations (PRJ20090)

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

### Knapp Ranch Park – ADA Improvements (PRJ20083)

Knapp Ranch Park is located at 25000 Kittridge Street in the West Hills community of the City. This 69.11 acre park includes open space, a baseball diamond, tennis courts, basketball courts, and picnic areas. Due to the size of the park, and the facilities, features, programs, and services it provides, Knapp Ranch Park meets the standard for a Community Park; as defined in the City's Public Recreation Plan.

On October 9, 2009, the Board approved the allocation of \$7,283.19 in Quimby Fees for the Knapp Ranch Park – ADA Improvements (PRJ20083) project (Board Report No. 09-259). The scope of the approved Knapp Ranch Park – ADA Improvements (PRJ20083) project included improvements to the restroom, parking lot, and baseball field.

Department staff has determined that supplemental funding for the existing Proposition 40 Knapp Ranch Park – ADA Improvements (PRJ20083) project is necessary to complete the project.

Upon approval of this Report, the Quimby Fees listed below can be transferred to Knapp Ranch Park Account No. 460K-KN for the Knapp Ranch Park – ADA Improvements (PRJ20083) project:

- \$13,060.00 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation, including previously approved Quimby funds, for the Knapp Ranch Park – ADA Improvements (PRJ20083) project is \$20,343.19. These Fees were collected within two miles of Knapp Ranch Park, which is the standard distance for the allocation of Quimby Fees for community recreational facilities.

Staff has determined that the subject project is a continuation of an existing project approved on October 9, 2009 (Board Report No. 09-259) that is exempted from CEQA [Class 1(1) and

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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 for Board approval.

### Mecca Avenue Park – Outdoor Park Improvements (PRJ20376)

Mecca Avenue Park is located at 5250 North Mecca Avenue in the Tarzana community of the City. This 0.10 acre park is currently unimproved open space. Due to the size of the park, and features it provides, Mecca Avenue 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 installation of new turf, landscape, and irrigation infrastructure, and site amenities such as benches and trash cans, will benefit the surrounding community.

Upon approval of this Report, the Quimby Fees listed below can be transferred to Mecca Avenue Park Account No. 460K-MH for the Mecca Avenue Park – Outdoor Park Improvements (PRJ20376) project:

- \$40,000.00 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Mecca Avenue Park – Outdoor Park Improvements (PRJ20376) project is \$40,000.00. These Fees were collected within one mile of Mecca Avenue Park, which is the standard distance for the allocation of Quimby Fees for neighborhood 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 will consist of exterior modifications to existing park facilities involving negligible or no expansion of use beyond that previously existing. 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.

### Reseda Park – Outdoor Park Improvements (PRJ1200K)

Reseda Park is located at 18411 Victory Boulevard in the Reseda area of the City. This 29.68 acre park features basketball and tennis courts, an outdoor swimming pool, fitness and youth programs, and a small lake. Due to the size of the park, and the facilities, features, programs, and services it provides, Reseda Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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Department staff has determined that outdoor park improvements, including renovation of walkways and paths, lake and lake edges, turf and landscape, irrigation infrastructure, and the installation of related site amenities such as fencing, benches, and signage, will benefit the surrounding community. It is anticipated that these improvements would be constructed in conjunction with an existing Proposition 40 funded lake renovation project at Reseda Park (W.O. #E170249A).

Upon approval of this Report, the Quimby Fees listed below can be transferred to Reseda Park Account No. 460K-RE for the Reseda Park – Outdoor Park Improvements (PRJ1200K) project:

- \$359,964.00 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Reseda Park – Outdoor Park Improvements (PRJ1200K) project is \$359,964.00. These Fees were collected within two miles of Reseda Park, which is the standard distance for the allocation of 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 exterior modifications to existing park facilities involving negligible or no expansion of use, new sewer and electrical extensions, and new on-premises signage. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1, 4, 11), Class 3(4, 5), Class 4(3), Class 11(1, 6) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City and County Clerks on December 4, 2009.

### Runnymede Recreation Center – Outdoor Park Improvements (PRJ20313)

Runnymede Recreation Center is located at 20200 Runnymede Street in the Winnetka community of the City. This 5.93 acre facility includes a play area, tennis courts, and picnic areas. Due to the size of the park, and the facilities and features it provides, Runnymede Recreation Center meets the standard for a Neighborhood Park; as defined in the City's Public Recreation Plan.

On October 9, 2009, the Board approved the allocation of \$2,308.84 in Quimby Fees for the Runnymede Recreation Center – Outdoor Park Improvement (PRJ20313) project (Board Report No. 09-259). The scope of the approved Runnymede Recreation Center – Outdoor Park Improvement (PRJ20313) project included improvements to the outdoor park areas, including new park signage.

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Department staff has determined that supplemental funding for the existing Runnymede Recreation Center – Outdoor Park Improvement (PRJ20313) project is necessary to complete this project. Additionally, Department staff has determined that it is necessary to modify the scope of the Runnymede Recreation Center – Outdoor Park Improvement (PRJ20313) project to include renovations to the existing play area, turf and landscape, and irrigation infrastructure. This modification will expand the scope of the previously approved project to include these additional scope elements.

Upon approval of this Report, the Quimby Fees listed below can be transferred to Runnymede Recreation Center Account No. 460K-RU for the Runnymede Recreation Center – Outdoor Park Improvement (PRJ20313) project:

- \$16,719.00 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby and Zone Fees allocation, including previously approved Quimby funds, for the Runnymede Recreation Center – Outdoor Park Improvement (PRJ20313) project is \$19,027.84. These Fees were collected within one mile of Runnymede Recreation Center, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities.

Staff has determined that the subject project is a continuation of an existing project approved on October 9, 2009 (Board Report No. 09-259) that is exempted from CEQA [Class 1(1) 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.

### Woodland Hills Recreation Center – Park Renovations (PRJ20090)

Woodland Hills Recreation Center is located at 5858 Shoup Avenue in the Woodland Hills community of the City. This 18.76 acre facility includes a recreation center, a childcare center, multipurpose fields, and a swimming pool. Due to the size of the park, and the facilities, features, programs, and services it provides, Woodland Hills Recreation Center meets the standard for a Community Park; as defined in the City's Public Recreation Plan.

Department staff has determined that outdoor park improvements, including the development of a new Recreation Center Building, improvements to the existing Staff and Childcare Buildings, parking lot, children's play area, park landscape and turf, irrigation infrastructure, walking path, and the installation of outdoor fitness equipment, will benefit the surrounding community.

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Upon approval of this Report, the Quimby Fees listed below can be transferred to Woodland Hills Recreation Center Account No. 460K-WH for the Woodland Hills Recreation Center – Park Renovations (PRJ20090) project:

- \$1,335,269.87 in Zone Change Fees from the Zone Change Fees Account No. 440K-00
- \$7,513,597.15 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby and Zone Change Fees allocation for the Woodland Hills Recreation Center – Park Renovations (PRJ20090) project is \$8,848,867.02. These Fees were collected within two miles of Woodland Hills Recreation Center, which is the standard distance for the allocation of Quimby Fees for community recreational facilities. The proposed allocation does not meet all estimated costs for this project. The Woodland Hills Recreation Center – Park Renovations (PRJ20090) project is a large and complex project that will require a great deal of planning to deliver. The proposed allocation of Quimby and Zone Change Fees will be placed in the Woodland Hills Park account until sufficient funds are identified to fund the entire project cost.

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 3 Quimby/Zone Change 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/Zone Change Fees or other identified funding sources.

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