

APPROVED

NOV 03 2010

REPORT OF GENERAL MANAGER

NO. 10-296

DATE November 3, 2010

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 4 - QUIMBY/ZONE CHANGE FEES PLAN FOR PROJECTS AND ALLOCATION PROGRAM

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

[Signature]
 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Take the following action regarding Griffith Park – Horticultural Learning Center (PRJ20071) project:
 - A. Approve the allocation of \$8,926.86 in Quimby Fees from Griffith Park Recreation Center Account No. 460K-GA for the Griffith Park – Horticultural Learning Center (PRJ20071) project, as described in the Summary of this Report.

2. Take the following actions regarding Griffith Park – Swimming Pool Rehabilitation (PRJ20271) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$60,000 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Griffith Park Account No. 460K-GB; and,

 - B. Approve the allocation of \$60,000.00 in Quimby Fees from the Griffith Park Account No. 460K-GB for the Griffith Park – Swimming Pool Rehabilitation (PRJ20271) project, as described in the Summary of this Report.

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3. Take the following actions regarding North Hollywood (Tiara Street Park) Intergenerational Center – New Park Development (PRJ1543B) project:
 - A. Authorize the Department’s Chief Accounting Employee to close PRJ20038 and PRJ20076 and consolidate all charges and expenditures under those project work order numbers into PRJ1543B;
 - B. Authorize the Department’s Chief Accounting Employee to transfer \$673,929.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Tiara Street Park Account No. 460K-TS; and,
 - C. Approve the allocation of \$673,929.00 in Quimby Fees from the Tiara Street Park Account No. 460K-TS for the North Hollywood (Tiara Street Park) Intergenerational Center – New Park Development (PRJ1543B) project, as described in the Summary of this Report.

4. Take the following actions regarding Pan Pacific Park – Sportsfield Improvements (PRJ20249) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$381,848.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Pan Pacific Park Account No. 460K-WV; and,
 - B. Approve the allocation of \$381,848.00 in Quimby Fees from the Pan Pacific Park Account No. 460K-WV for the Pan Pacific Park – Sportsfield Improvements (PRJ20249) project, as described in the Summary of this Report.

5. Take the following actions regarding Robert L. Burns Park – Outdoor Park Improvements (PRJ20022) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$267,822.33 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Robert L. Burns Park Account No. 460K-RI; and,
 - B. Approve the allocation of \$267,822.33 in Quimby Fees from the Robert L. Burns Park Account No. 460K-RI for the Robert L. Burns Park – Outdoor Park Improvements (PRJ20022) project, as described in the Summary of this Report.

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6. Take the following actions regarding Shatto Recreation Center – Outdoor Park Improvements (PRJ20498) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$469,854.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Shatto Recreation Center Account No. 460K-S2; and,
 - B. Approve the allocation of \$469,854.00 in Quimby Fees from Shatto Recreation Center Account No. 460K-S2 for the Shatto Recreation Center – Outdoor Park Improvements (PRJ20498) project, as described in the Summary of this Report.

7. Take the following actions regarding Wattles Gardens Park – Wattles Mansion Building and Outdoor Improvements (PRJ20339) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$998,384.58 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Wattles Gardens Park Account No. 460K-WA; and,
 - B. Approve the allocation of \$998,384.58 in Quimby Fees from the Wattles Gardens Park Account No. 460K-WA for the Wattles Garden Park - Wattles Mansion Building and Outdoor Improvements (PRJ20339) 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 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 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.

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Some residential developments do not pay either Quimby Fee or Zone Change 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 of Recreation and Parks (Department) may use Quimby Fees and Zone Change Fees only for park capital improvements; including, the acquisition of land, design and construction of park and recreational improvements, and park rehabilitation projects. Quimby Fee 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 Fees Trust Account (Zone Change).

The following projects for Council District 4 have been identified:

- Griffith Park – Horticultural Learning Center (PRJ20071)
- Griffith Park – Swimming Pool Rehabilitation (PRJ20271)
- North Hollywood (Tiara Street Park) Intergenerational Center – New Park Development (PRJ1543B)
- Pan Pacific Park – Sportsfield Improvements (PRJ20249)
- Robert L. Burns Park – Outdoor Park Improvements (PRJ20022)
- Shatto Recreation Center – Outdoor Park Improvements (PRJ20498)
- Wattles Gardens Park – Wattles Mansion Building and Outdoor Improvements (PRJ20339)

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

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Griffith Park – Horticultural Learning Center (PRJ20071)

Griffith Park is located at 4730 Crystal Springs Drive in the Hollywood area of the City. This 4,281.73 acre park provides a variety of recreational programs and activities for the local community. Due to the size of the park, and the facilities, features, programs, and services it provides, Griffith Park meets the standards for a Community park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the existing Griffith Park Horticultural Center, including improvements to the greenhouses, pathways, landscaping, and irrigation infrastructure improvements, will benefit the surrounding community and ensure the continued operation of the facility. The ultimate goal of this project is to develop a Griffith Park – Horticultural Learning Center that could be used for job training and nature education.

Upon approval of this report, \$8,926.86 in Quimby Fees from Griffith Park Recreation Center Account No. 460K-GA can be allocated to the Griffith Park – Horticultural Learning Center (PRJ20071) project.

The total Quimby Fees allocation for the Griffith Park – Horticultural Learning Center (PRJ20071) project is \$8,926.86. These Fees were collected within two miles of Griffith Park, which is the standard distance for the allocation of Quimby Fees for community recreational facilities. The proposed allocation does not meet all the estimated costs for this project. The Horticultural Learning Center (PRJ20071) project is a large and complex project, which includes the renovation of the existing horticultural center. The proposed allocation of Quimby Fees will be placed in the Griffith Park Recreation Center account until sufficient funds are collected or other funds are identified to fund the entire project cost. Multiple funding sources, including potential funding from the Proposition 84 Nature Education Facilities Grant Program, will ultimately be needed in order to implement this project.

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.

Griffith Park – Swimming Pool Rehabilitation (PRJ20271)

On April 7, 2010, the Board approved the allocation of \$17,435.94 in Quimby Fees for the Griffith Park – Swimming Pool Rehabilitation (PRJ20271) project (Board Report No. 10-080). The scope of the approved Griffith Park – Swimming Pool Rehabilitation (PRJ20271) project included improvements to the swimming pool and bathhouse, including to the pool recirculation systems and equipment.

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Department staff has determined that supplemental funding is necessary to complete this project.

Upon approval of this report, \$60,000.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 can be transferred to Griffith Park Account No. 460K-GB for the Griffith Park – Swimming Pool Rehabilitation (PRJ20271) project.

The total Quimby Fees allocation, including previously approved Quimby funds, for the Griffith Park – Swimming Pool Rehabilitation (PRJ20271) project is \$77,435.94. These Fees were collected within two miles of Griffith 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 is a continuation of an existing project approved on April 7, 2010 (Board Report No. 10-080) that is exempted from CEQA [Class 1(1), Class 2(1), and Class 31]. 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.

North Hollywood (Tiara Street Park) Intergenerational Center – New Park Development (PRJ1543B)

Tiara Street Park will be located at 11480 Tiara Street in the North Hollywood area of the City. This 1.56 acre property is currently undeveloped but is proposed to be developed as a community park with an intergenerational center, children’s play area, picnic areas, outdoor fitness equipment, fencing and irrigation, and related improvements. When the proposed park development project is complete, Tiara Street Park would, due to the facilities, features, programs, and services it will provide, meet the standard for a Community Park, as defined in the City’s Public Recreation Plan.

On February 18, 2009, the Board approved the allocation of \$1,771,784.73 in Quimby Fees for the North Hollywood (Tiara Street Park) Intergenerational Center – New Park Development (PRJ1534B) project (Board Report No. 09-043). The scope of the approved North Hollywood (Tiara Street Park) Intergenerational Center – New Park Development (PRJ1534B) project included the development of a new intergenerational center, a children’s play area, and other outdoor improvements.

Department staff has determined that supplemental funding is necessary to complete this project.

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Upon approval of this report, \$673,929.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 can be transferred to the Tiara Street Park Account No. 460K-TS for the North Hollywood (Tiara Street Park) Intergenerational Center – New Park Development (PRJ1534B) project.

The total Quimby Fees allocation, including previously approved Quimby funds, for the North Hollywood (Tiara Street Park) Intergenerational Center – New Park Development (PRJ1534B) project is \$2,445,713.73. These Fees were collected within two miles of Tiara Street Park, which is the standard distance for the allocation of Quimby Fees for community recreational facilities.

All three of these Work Order Numbers PRJ1534B, PRJ20038, and PRJ20076 are for the same project and scope. Staff has opened multiple Work Order Numbers for the same project and the intent is to close the extra Work Order Numbers (PRJ20038 and PRJ20076) and just utilize Work Order Number PRJ1534B.

Staff has determined that 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.

Pan Pacific Park – Sportsfield Improvements (PRJ20249)

Pan Pacific Park is located at 7600 Beverly Boulevard in the Fairfax District area of the City. This 32.18 acre facility provides multipurpose fields, play areas, a swimming pool, a recreation center, and a senior center for the surrounding communities. Due to the facilities, features, programs, and services it provides, Pan Pacific Park meets the standard for a Community park, as defined in the City's Public Recreation Plan.

On April 7, 2010, the Board approved the allocation of \$423,427.00 in Quimby Fees for the Pan Pacific Park – Sportsfield Improvements (PRJ20249) project (Board Report No. 10-080). The scope of the approved Pan Pacific Park – Sportsfield Improvements (PRJ20249) project included the upgrade of existing field lighting, as well as turf, landscape, and irrigation infrastructure improvements.

Department staff has determined that supplemental funding is necessary to complete this project.

Upon approval of this report, \$381,848.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 can be transferred to Pan Pacific Park Account No. 460K-WV for the Pan Pacific Park – Sportsfield Improvements (PRJ20249) project.

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The total Quimby Fees allocation for the Pan Pacific Park – Sportsfield Improvements (PRJ20249) project, including previously approved Quimby funds, is \$805,275.00. These Fees were collected within two miles of Pan Pacific Park, which is the standard distance for the allocation of 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 April 7, 2010 (Board Report No. 10-080) 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.

Robert L. Burns Park – Outdoor Park Improvements (PRJ20022)

Robert L. Burns Park is located at 4900 Beverly Boulevard in the Windsor Square community of the City. This 1.68 acre facility includes children’s play area and a picnic area. Due to the size of the park, and the facilities and features it provides, Robert L. Burns Park meets the standard for a Neighborhood Park, as defined in the City’s Public Recreation Plan.

Department staff has determined that outdoor park improvements, including the replacement of the existing gazebo, repairs to sidewalks and pathways, and park landscape and irrigation infrastructure renovations, will benefit the surrounding community.

Upon approval of this report, \$267,822.33 in Quimby Fees from the Quimby Fees Account No. 460K-00 can be transferred to Robert L. Burns Park Account No. 460K-RI for the Robert L. Burns Park – Outdoor Park Improvements (PRJ20022) project.

The total Quimby Fees allocation for the Robert L. Burns Park – Outdoor Park Improvements (PRJ20022) project is \$267,822.33. These Fees were collected within one mile of Robert L. Burns Park, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities and placement of new accessory structures. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1, #3) and Class 11(3) of the City CEQA Guidelines.

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Shatto Recreation Center – Outdoor Park Improvements (PRJ20498)

Shatto Recreation Center is located at 3191 West 4th Street in the Wilshire area of the City. This 5.45 acre park features a gymnasium, tennis courts, a baseball field, a multipurpose field, a children's play area, basketball courts, outdoor fitness equipment and provides a variety of services and programs, which are heavily utilized by the surrounding community. Due to the facilities, features, programs, and services it provides, Shatto 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 resurfacing of the tennis courts, renovation of the multipurpose field, installation of new pedestrian and building lighting, and landscape, turf, and irrigation infrastructure improvements will benefit the surrounding community.

Upon approval of this report, \$469,854.00 in Quimby Fees from the Quimby Fees Account No. 460K-00 can be transferred to Shatto Recreation Center Account No. 460K-S2 for the Shatto Recreation Center - Outdoor Park Improvements (PRJ20498) project.

The total Quimby Fees allocation for the Shatto Recreation Center - Outdoor Park Improvements (PRJ20498) project, is \$469,854.00. These Fees were collected within two miles of Shatto Recreation Center, 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 interior and exterior modifications to existing park facilities involving negligible or no expansion of use beyond that previously existing and placement of new accessory structures. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) and Class 11(3) of the City CEQA Guidelines.

Wattles Gardens Park – Wattles Mansion Building and Outdoor Improvements (PRJ20339)

Wattles Gardens Park is located at 1824 North Curson Avenue in the Hollywood area of the City. This 47.58 acre park features the Wattles Mansion and Gardens (City of Los Angeles Historic Cultural Monument No. 579), a community garden, and open lawn areas. Additionally, the Wattles Mansion and Gardens are available for public rental and special events. Due to the size of the park, and the facilities and features it provides, Wattles Gardens 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 \$1,003,553.93 in Quimby Fees for the Wattles Gardens Park – Wattles Mansion Building and Outdoor Improvements (PRJ20339) project (Board Report No. 09-212). The scope of the approved Wattles Gardens Park – Wattles Mansion Building and Outdoor Improvements (PRJ20339) project included restoration of existing paving, walls, irrigation, drainage, fencing, and planting areas, and related improvements as well as minor building improvements.

Department staff has determined that supplemental funding is necessary to complete this project. Additionally, Department staff has determined that it is necessary to modify the scope of the project to include interior and exterior lighting improvements, renovation of the building's plumbing and electrical systems, and associated building repairs.

Upon approval of this report, \$998,384.58 in Quimby Fees from the Quimby Fees Account No. 460K-00 can be transferred to Wattles Gardens Park Account No. 460K-WA for the Wattles Gardens Park – Wattles Mansion Building and Outdoor Improvements (PRJ20339) project.

The total Quimby Fees allocation for the Wattles Gardens Park – Wattles Mansion Building and Outdoor Improvements (PRJ20339) project, including previously approved Quimby funds, is \$2,001,938.51. These Fees were collected within two miles of Wattles Gardens 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 previously 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 and that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31) of the State CEQA Guidelines as adopted by City CEQA Guidelines (Article I).

Staff recommends approval of this Council District 4 Quimby 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.