

APPROVED
06-01-2016

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 16-137

DATE June 01, 2016

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HARBOR HIGHLANDS PARK IMPROVEMENTS – ESTABLISHMENT OF ACCOUNT

AP Diaz	<input checked="" type="checkbox"/>	V. Israel	<input type="checkbox"/>
*R. Barajas	<input type="checkbox"/>	K. Regan	<input type="checkbox"/>
H. Fujita	<input type="checkbox"/>	N. Williams	<input type="checkbox"/>



General Manager

Approved

Disapproved

Withdrawn

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 for the Harbor Highlands Park; and,
2. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Vesting Tentative Tract No. 62465 is a 134-unit residential condominium development located at 1427 North Gaffey Street in San Pedro. According to the conditions of approval dictated by the Department of City Planning in 2007, the developer, Harbor Highlands Group, LLC, must pay RAP the required in-lieu Quimby fee and an additional fee for improvements at Harbor Highlands Park.

RAP's condition of approval states: "Prior to the recordation of the final map, the subdivider shall execute and record a Covenant and Agreement binding the subdivider upon close of escrow for sale of each residential unit constructed within the Project, the sum of Three Thousand, Seven Hundred Thirty-One Dollars and 35 Cents (\$3,731.35) shall be paid directly from Escrow to the City of Los Angeles Department of Recreation and Parks all satisfactorily to the Department of Recreation and Parks (Such payment shall be apart from and in addition to the Quimby fee and shall be held in a dedicated account for the purpose of improvements to Harbor Highlands Park)."

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The Covenant and Agreement was recorded in 2009 (Covenant No. 2009198865). Based on the Covenant and Agreement, the developer owes RAP Five Hundred Thousand Dollars and Ninety Cents (\$500,000.90) in addition to in-lieu Quimby fees, which were paid in 2010. Thus far, RAP has received Four Hundred Two Thousand, Nine Hundred Eight-Five Dollars and Eighty Cents (\$402,985.80) of the additional required fee, which accounts for one hundred eight (108) of the residential units. Upon the closure of escrow for the remaining twenty-six (26) units, RAP will receive the remaining Ninety-Seven Thousand Dollars and Fifteen Dollars and Ten Cents (\$97,015.10).

Upon approval of this report, the RAP's Chief Accounting Employee shall establish the appropriate fund and account to receive the Harbor Highlands Improvements fee and transfer into that account Four Hundred Two Thousand, Nine Hundred Eight-Five Dollars and Eighty Cents (\$402,985.80). The remaining Ninety-Seven Thousand, Fifteen Dollars and Ten Cents (\$97,015.10) will also be deposited into the aforementioned account upon collection.

ENVIRONMENTAL IMPACT STATEMENT

Staff has determined that this action is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c) as it is an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is not a project under CEQA Guidelines Section 15378. Therefore, no CEQA documentation is required.

FISCAL IMPACT STATEMENT

The establishment of this account will have no fiscal impact on RAP.

This Report was prepared by Bryan Miller, Management Assistant, Planning, Construction, and Maintenance Branch.