

APPROVED
AUG 12 2009

REPORT OF GENERAL MANAGER

NO. 09-212

DATE August 12, 2009

**BOARD OF RECREATION
and PARK COMMISSIONERS**

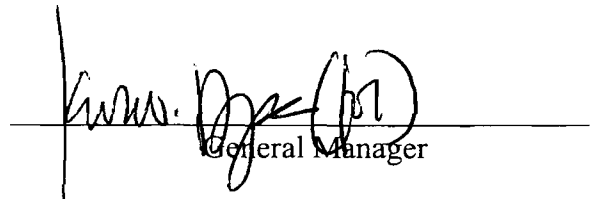
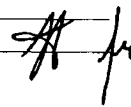
C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WATTLES GARDENS PARK - WATTLES MANSION BUILDING AND
OUTDOOR IMPROVEMENTS - ALLOCATION OF SUBDIVISION/QUIMBY
FEES

R. Adams _____
H. Fujita _____
S. Huntley _____
V. Israel _____

J. Kolb _____
F. Mok _____
K. Regan _____
*M. Shull _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$15,556.77 from the Wattles Gardens Park Account No. 440K-WA to the Wattles Gardens Park Account 460K-WA;
2. Authorize the Department's Chief Accounting Employee to transfer \$958,065.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Wattles Gardens Park Account 460K-WA;
3. Authorize the Department's Chief Accounting Employee to transfer \$13,386.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Wattles Gardens Park Account 460K-WA; and,
4. Approve the allocation of \$1,003,553.93 in Subdivision/Quimby Fees from the Wattles Gardens Park Account 460K-WA for the Wattles Mansion Building and Outdoor Improvements project at Wattles Gardens Park, as described in the Summary of this Report.

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SUMMARY:

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 facilities, features, programs, and services it provides, Wattles Gardens Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

The Department of Recreation and Parks (RAP) staff has determined that various improvements are necessary for this park to continue to meet the needs of the surrounding community. The scope of these improvements includes restoration of existing paving, walls, irrigation, drainage, fencing, planting areas, structures, and related improvements. All restoration work 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. Initially, the consultant needs to be brought on board in the coming fall, if possible, before any restoration work can commence. The restoration work will be performed by RAP staff, under the direction of the Qualified Historic Preservation Consultant, which may be completed in approximately six (6) months. RAP staff will be coordinating with the Office of Historic Resources in obtaining the approval from the Cultural Heritage Commission. The estimated cost for these improvements is \$1,000,000.

Currently, there is \$16,546.16 in Subdivision/Quimby Fees in the Wattles Gardens Park Account 460K-WA. Upon approval of this report, the Subdivision/Quimby Fees listed below can be transferred to Wattles Gardens Park Account 460K-WA for the Wattles Mansion Building and Outdoor Improvements project at Wattles Gardens Park:

- \$15,556.77 from the Wattles Gardens Park Account No. 440K-WA;
- \$958,065.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$13,386.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00.

The total Subdivision/Quimby allocation for the outdoor park improvement project at Wattles Gardens Park is \$1,003,553.93. These Fees were collected within two miles of Wattles Gardens Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

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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 Section 15331 (Class 31) of the State CEQA Guidelines as adopted by City CEQA Guidelines (Article I).

Council District Four and the Metro Region Superintendent support the recommendations in this Report.

FISCAL IMPACT STATEMENT:

Adequate funds for the proposed project are available; therefore, no fiscal impact to the Department's General Fund is anticipated. An assessment of the future operation and maintenance costs has yet to be determined.

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