

**APPROVED**  
FEB 18 2009

REPORT OF GENERAL MANAGER

NO. 09-043

DATE February 18, 2009

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

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

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

*Reg Adams*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Take the following action regarding Cahuenga Peak - Acquisition and New Park Development:
  - A. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Fees Account No. 460K-CU with Cahuenga Peak as the Account Name.
  
2. Take the following actions regarding North Hollywood (Tiara Street Park) Intergenerational Center - New Park Development (W.O. # E170240A):
  - A. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Fees Account No. 460K-TS with Tiara Street Park as the Account Name;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$150,102 from the North Hollywood Park and Recreation Center Account No. 460K-NO to the Tiara Street Park Account No. 460K-TS;
  - C. Authorize the Department's Chief Accounting Employee to transfer \$1,158,522 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Tiara Street Park Account No. 460K-TS;

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- D. Authorize the Department's Chief Accounting Employee to transfer \$229,203 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Tiara Street Park Account No. 460K-TS;
  - E. Authorize the Department's Chief Accounting Employee to transfer \$233,957.73 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the Tiara Street Park Account No. 460K-TS; and,
  - F. Approve the allocation of \$1,771,784.73 in Subdivision/Quimby Fees, from Tiara Street Park Account No. 460K-TS for the New Park Development project at Tiara Street Park, as described in the Summary of this report.
3. Take the following actions regarding North Hollywood Park and Recreation Center - Building and Outdoor Park Improvements:
- A. Authorize the Department's Chief Accounting Employee to transfer \$680.53 from the North Hollywood Park and Recreation Center Account No. 440K-NO to the North Hollywood Park and Recreation Center Account No. 460K-NO;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$308,223 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the North Hollywood Park and Recreation Center Account No. 460K-NO;
  - C. Authorize the Department's Chief Accounting Employee to transfer \$200,711 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the North Hollywood Park and Recreation Center Account No. 460K-NO;
  - D. Authorize the Department's Chief Accounting Employee to transfer \$633,864.27 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the North Hollywood Park and Recreation Center Account No. 460K-NO;
  - E. Authorize the Department's Chief Accounting Employee to transfer \$28,924 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2008-2009, from the Subdivision/Quimby Fees Account No. 460K-00 to the North Hollywood Park and Recreation Center Account No. 460K-NO; and,

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- F. Approve the allocation of \$1,200,000 in Subdivision/Quimby Fees from North Hollywood Park and Recreation Center Account No. 460K-NO for the Building and Outdoor Park Improvements project at North Hollywood Park and Recreation Center, as described in the Summary of this report.
4. Take the following actions regarding Shatto Recreation Center - Building and Outdoor Park Improvements:
- A. Authorize the Department's Chief Accounting Employee to transfer \$530.84 from the Shatto Recreation Center Account No. 440K-S2 to the Shatto Recreation Center Account No. 460K-S2;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$37,084.87 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Shatto Recreation Center Account No. 460K-S2;
  - C. Authorize the Department's Chief Accounting Employee to transfer \$207,084 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Shatto Recreation Center Account No. 460K-S2;
  - D. Authorize the Department's Chief Accounting Employee to transfer \$336,168.92 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the Shatto Recreation Center Account No. 460K-S2; and,
  - E. Approve the allocation of \$685,000 in Subdivision/Quimby Fees from the Shatto Recreation Center Account No. 460K-S2 for the Building and Outdoor Park Improvements Project at Shatto Recreation Center, 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 which 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

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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 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 exactly the same for Quimby.

Some residential development does not pay either Quimby or Zone Change park 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 may use Quimby and Zone Change/Park Fees for capital park improvements only, including the acquisition of land, design/construction of park and recreational improvements, and park rehabilitation projects. Quimby and Zone Change/Park fees may not be used to 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 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 typically remain in the Council District in which they were collected.

### Program Process

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 4. Meetings between Department and Council District staff have been held recently to present the Department's new Geographic Information System (GIS) database information, used to identify collections and locations at which the collections can be utilized. This Plan and Allocation Program reflects the projects identified by Department staff, infrastructure needs, the community, as well as the Councilmember and staff.

As a result of these discussions and input, a consensus for the proposed Quimby/Park Fees Plan for projects in Council District 4 has been determined. The Plan will use the Subdivision Fees Trust Account (Quimby) and the Zone Change Park Fees Trust Account (Zone Change).

The following projects for Council District 4 have been identified:

- Cahuenga Peak - Acquisition and New Park Development

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- North Hollywood (Tiara Street Park) Intergenerational Center (W.O.# E170240A) - New Park Development
- North Hollywood Park and Recreation Center - Building and Outdoor Park Improvements
- Shatto Recreation Center - Building and Outdoor Park Improvements

Design is about to start on the North Hollywood (Tiara Street Park) Intergenerational Center - New Park Development. The North Hollywood Park and Recreation Center and Shatto Recreation Center are scheduled to be completed within the next six to twelve months. Cahuenga Peak is a large and complex acquisition which requires funds beyond those currently available. Once complete funding has been secured and feasibility determined, collections may be allocated, and the project may begin.

### Cahuenga Peak

The Department may acquire the Cahuenga Peak site, located in the Hollywood area of the City, near Griffith Park. The acquisition of this 140-acre site would provide an important amenity to help meet the park and open space needs of residents in this area. Due to the size of the site, Cahuenga Peak would meet the standards for a Community Park, as defined in the City's Public Recreation Plan. At this time, the ultimate cost to acquire and develop this site is unknown.

Subdivision/Quimby Fees in the amount of \$548,346 can be set aside for the acquisition and development of the Cahuenga Peak. These Fees were collected within two miles of the Cahuenga Peak site, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

These Subdivision/Quimby Fees do not meet all the estimated costs for this project. The acquisition costs and project scope can be modified, and/or additional funds identified, to permit project acquisition and construction in the future. If feasible and sufficient funding is available, a subsequent Report to the Board will be prepared for consideration.

Compliance with the requirements of 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.

### North Hollywood (Tiara Street Park) Intergenerational Center (W.O. #E170240A) - New Park Development

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

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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.

Department staff has determined that additional supplemental funding for a Proposition. K project involving the development of an intergenerational center, children's play area, and other outdoor improvements is necessary for the completion of this project. The Bureau of Engineering is still compiling the project shortfall estimates but it is anticipated that a minimum of \$1,700,000 in supplemental funding will be needed.

In Board Reports No. 04-60 and No. 04-216, the Commission approved the allocation of \$150,102 in Subdivision/Quimby Fees for the development of a new intergeneration center at North Hollywood Park and Recreation Center. This new intergeneration center is now proposed to be located at the Tiara Street property. Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Tiara Street Park Account No. 460K-TS for the New Park Development project at Tiara Street Park:

- \$150,102 from the North Hollywood Park and Recreation Center Account No. 460K-NO;
- \$1,158,522 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$229,203 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00;
- \$233,957.73 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00.

The total Subdivision/Quimby Fees allocation for the park development project at Tiara Street Park is \$1,771,784.73. These Fees were collected within two miles of Tiara Street Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Compliance with the requirements of 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.

### North Hollywood Park and Recreation Center - Building and Outdoor Park Improvements

North Hollywood Park and Recreation Center is located at 5301 Tujunga Avenue in the North Hollywood area of the City. This 55.60-acre park provides a variety of services and programs to the community, including basketball, soccer, swimming, and tennis, as well as youth, teen, and adult programs. Due to the facilities, features, programs, and services it provides, North

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Hollywood Park and Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

North Hollywood Park and Recreation Center is in need of various building and outdoor improvements to benefit the recreation center and park patrons and to increase use by the surrounding community. The proposed scope of these improvements includes the reconstruction of an existing field building as a restroom, building renovations and repairs to the Recreation and Senior Center, Pool facility improvements, and outdoor improvements including but not limited to outdoor park lighting. Additionally, the project scope includes infrastructure work associated with the relocation of the "Weddington House" to North Hollywood Park. However, as the proposed relocation of the "Weddington House" to North Hollywood Park Board has not yet been brought before the Board for consideration, this element of the project will be put on hold pending the Board's consideration. It is estimated that this entire project will cost approximately \$1,200,000.

Currently, \$27,597.20 is available in Subdivision/Quimby Fees in the North Hollywood Park and Recreation Center Account No. 460K-NO and \$680.53 is available in Zone Change/Park Fees in the North Hollywood Park and Recreation Center Account No. 440K-NO. Upon approval of this report, Subdivision/Quimby and Zone Change/Park Fees listed below can be transferred to North Hollywood Park and Recreation Center Account No. 460K-NO for the Building and Outdoor Improvements project at North Hollywood Park and Recreation Center:

- \$680.53 from the North Hollywood Park and Recreation Center Account No. 440K-NO;
- \$308,223 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006 from the Subdivision/Quimby Fees Account No. 460K-00;
- \$200,711 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007 from the Subdivision/Quimby Fees Account No. 460K-00;
- \$633,864.27 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008 from the Subdivision/Quimby Fees Account No. 460K-00.
- \$28,924 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2008-2009 from the Subdivision/Quimby Fees Account No. 460K-00.

The total Subdivision/Quimby and Zone Change/Park Fees allocation for the Building and Outdoor Park Improvements project at North Hollywood Park and Recreation Center is \$1,200,000. These Fees were collected within two miles of North Hollywood Park and Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act

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(CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 11(7) of the City CEQA Guidelines.

### Shatto Recreation Center - Building and Outdoor Park Improvements

Shatto Recreation Center is located at 3191 W. 4<sup>th</sup> Street in the Wilshire area of the City. This 5.45 acre park provides a variety of services and programs, which are heavily utilized by the surrounding community. Currently, due to the facilities, features, programs, and services it provides, Shatto Recreation Center meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Department staff has determined that Shatto Recreation Center is in need of building and outdoor park improvements for its continued use as a valued community facility and to make it more efficient in providing recreation and park opportunities. The scope of these proposed improvements includes replacement of the existing children's play area, installation of new outdoor fitness equipment, upgrades to existing indoor gym lighting, installation of new outdoor lighting, court resurfacing, fencing, and other related outdoor improvements. It is estimated that this project will cost approximately \$685,000.

Once the proposed Building and Outdoor Park Improvement project is complete Shatto Recreation Center would meet the standard for a Community Park, as defined in the City's Public Recreation Plan. Shatto Recreation Center would meet this standard due to its newly enhanced features and unique facilities, particularly the new outdoor fitness equipment, which are designed to serve residents from a larger service area than the park currently serves; though not necessarily resulting in an increase in the overall number of park patrons.

Currently, \$104,131.37 is available in Subdivision/Quimby Fees in the Shatto Recreation Center Account No. 460K-S2 and \$530.84 is available in Zone Change/Park Fees in the Shatto Recreation Center Account No. 440K-S2. Upon approval of this report, Subdivision/Quimby and Zone Change/Park Fees listed below can be transferred to Shatto Recreation Center Account No. 460K-S2 for the building and outdoor improvements project at Shatto Recreation Center:

- \$530.84 from the Shatto Recreation Center Account No. 440K-S2;
- \$37,084.87 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006 from the Subdivision/Quimby Fees Account No. 460K-00;
- \$207,084.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007 from the Subdivision/Quimby Fees Account No. 460K-00;
- \$336,168.92 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008 from the Subdivision/Quimby Fees Account No. 460K-00.

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The total Subdivision/Quimby and Zone Change/Park Fees allocation for the Building and Outdoor Park Improvements project at Shatto Recreation Center is \$685,000. These Fees were collected within two miles of Shatto Recreation Center, which is the standard distance for the allocation of the Subdivision/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, which is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines, and of the placement of new accessory structures (outdoor fitness equipment), which is exempt from the provisions of the CEQA pursuant to Class 11(3) of the City CEQA Guidelines.

Councilmember Tom LaBonge of District Four and the Metro and Valley Region Superintendents support the recommendations in this Report. Staff recommends approval of this Council District 4 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, as the costs of future projects are anticipated to be funded by the collected Quimby/Park Fees.

This report was prepared by Camille D. Walls, City Planner, Planning and Development Division, and Darryl Ford, Management Analyst II, Planning and Development Division.