

APPROVED  
APR 07 2010

REPORT OF GENERAL MANAGER

NO. 10-080

DATE April 7, 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	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<i>ms</i>

*[Signature]*  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding Cahuenga Peak - Park Acquisition (W.O. #PRJ20093):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$68,925.00 in Quimby Fees from the Campo De Cahuenga Account No. 460K-CK to the Cahuenga Peak Account No. 460K-CU;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$279,883.00 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00 to the Cahuenga Peak Account No. 460K-CU;
  - C. Authorize the Department's Chief Accounting Employee to transfer \$91,702.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00 to the Cahuenga Peak Account No. 460K-CU;
  - D. Authorize the Department's Chief Accounting Employee to transfer \$104,362.00 in Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Quimby Fees Account No. 460K-00 to the Cahuenga Peak Account No. 460K-CU; and,

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- E. Approve the allocation of \$544,872.00 in Quimby Fees from Cahuenga Peak Account No. 460K-CU for the Park Acquisition project at Cahuenga Peak, as described in the Summary of this report.
2. Take the following action regarding El Paseo De Cahuenga Park - Outdoor Park Improvements (W.O. #PRJ20461):
  - A. Approve the allocation of \$19,485.35 in Quimby Fees from the El Paseo De Cahuenga Park Account No. 460K-ED for the Outdoor Park Improvements project at El Paseo De Cahuenga Park, as described in the Summary of this report.
3. Take the following actions regarding Griffith Park - Girls Camp Outdoor Park Improvements (W.O. #PRJ20460):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$50,000.00 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00 to the Griffith Park Account No. 460K-GB; and,
  - B. Approve the allocation of \$50,000.00 in Quimby Fees from the Griffith Park Account No. 460K-GB for the Girls Camp Outdoor Park Improvements project at Griffith Park, as described in the Summary of this report.
4. Take the following actions regarding Griffith Park - Swimming Pool Rehabilitation (W.O. #PRJ20271):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$12,390.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00 to the Griffith Park Account No. 460K-GB; and,
  - B. Approve the allocation of \$17,435.94 in Quimby Fees from Griffith Park Account No. 460K-GB for the Swimming Pool Rehabilitation project at Griffith Park, as described in the Summary of this report.
5. Take the following action regarding Las Palmas Senior Citizens Center - Building Improvements (W.O. #PRJ20289):
  - A. Approve the allocation of \$83,991.66 in Quimby Fees from Las Palmas Senior Citizens Center Account No. 460K-LP for the Building Improvements project at Las Palmas Senior Citizens Center, as described in the Summary of this report.

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6. Take the following actions regarding North Atwater Park - Outdoor Park Improvements (W.O. #PRJ20197):
  - A. Approve the allocation of \$13,719.93 in Quimby Fees from North Atwater Park Account No. 460K-NW for the Outdoor Park Improvements project at North Atwater Park, as described in the Summary of this report.
  
7. Take the following actions regarding North Hollywood Park and Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20119):
  - A. Revise the project scope of the Building and Outdoor Park Improvements (W.O. #PRJ20119) at North Hollywood Park and Recreation Center, approved on February 18, 2009 per Board Report No. 09-043, as described in the Summary of this report;
  - B. Rescind its actions concerning recommendations No. 3D and No. 3F in Board Report No. 09-043, approved on February 18, 2009;
  - C. Authorize the Department's Chief Accounting Employee to transfer \$601,089.27 in Quimby Fees, which were collected in Fiscal Year 2007-2008 from Quimby Fees Account No. 460K-00 to the North Hollywood Park and Recreation Center Account No. 460K-NO; and,
  - D. Approve the allocation of \$1,167,225 in Quimby Fees from the 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.
  
8. Take the following actions regarding Pan Pacific Park - Senior Building Improvements (W.O. #PRJ20288):
  - A. Authorize the reallocation of \$40,000.04 in Quimby Fees, previously allocated for the Senior Activity Center project (W.O. #PRJ1731C) at Pan Pacific Park, approved on June 16, 2004 per Board Report No. 04-216, to the Senior Building Improvements project at Pan Pacific Park; and,
  - B. Approve the allocation of \$40,000.04 in Quimby Fees from Pan Pacific Park Account No. 460K-WV for the Senior Building Improvements project at Pan Pacific Park, as described in the Summary of this report.

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9. Take the following actions regarding Pan Pacific Park - Sportsfield Improvements (W.O. #PRJ20249):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$423,427.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00 to the Pan Pacific Park Account No. 460K-WV; and,
  - B. Approve the allocation of \$423,427.00 in Quimby Fees from Pan Pacific Park Account No. 460K-WV for the Sportsfield Improvements project at Pan Pacific Park, 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 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 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 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. Currently, 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

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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

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 4. This Plan and Allocation Program reflects the projects identified by Department staff, infrastructure needs, and the community.

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 - Park Acquisition (W.O. #PRJ20093)
- El Paseo De Cahuenga Park - Outdoor Park Improvements (W.O. #PRJ20461)
- Griffith Park - Girls Camp Outdoor Park Improvements (W.O. #PRJ20460)
- Griffith Park - Swimming Pool Rehabilitation (W.O. #PRJ20271)
- Las Palmas Senior Citizens Center - Building Improvements (W.O. #PRJ20289)
- North Atwater Park - Outdoor Park Improvements (W.O. #PRJ20197)
- North Hollywood Park and Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20119)
- Pan Pacific Park - Senior Building Improvements (W.O. #PRJ20288)
- Pan Pacific Park - Sportsfield Improvements (W.O. #PRJ20249)

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

### Cahuenga Peak - Park Acquisition (W.O. #PRJ20093)

The Department may acquire the Cahuenga Peak site, located in the Hollywood area of the City, near Griffith Park. The acquisition of this approximately 140 acre site would provide additional open space for residents in this area. Due to the size of the proposed project, Cahuenga Peak, would meet the standards for a Community Park, as defined in the City's Public Recreation Plan.

Upon the successful identification of the necessary funding to acquire this site, and completion of any negotiations and/or due diligence requirements, staff will request Board approval for this acquisition.

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Upon approval of this report, the Quimby Fees listed below can be transferred to Cahuenga Peak Account No. 460K-CU for the Outdoor Park Improvements project at Cahuenga Peak:

- \$68,925.00 in Quimby Fees from the Campo De Cahuenga Account No. 460K-CK
- \$279,883.00 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00
- \$91,702.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00
- \$104,362.00 in Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Park Acquisition project is \$544,872.00. These Fees were collected within two miles of Cahuenga Peak, which is the standard distance for the allocation of Quimby Fees for community recreational facilities. This allocation will not meet all the estimated costs for the acquisition of this project site. Multiple funding sources, in addition to Quimby fees, will be needed in order to implement a project at this site.

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.

### El Paseo De Cahuenga Park - Outdoor Park Improvements (W.O. #PRJ20461)

El Paseo De Cahuenga Park is located at 3300 Cahuenga Boulevard in the Cahuenga Pass area of the City. This 1.29 acre park provides open space and picnic areas for the use of the local community. Due to the facilities, features, and services it provides, El Paseo De Cahuenga 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 to picnic areas, turf, landscape, and irrigation infrastructure, will benefit the surrounding community.

Currently, there is \$19,485.35 in unallocated Quimby Fees available in the El Paseo De Cahuenga Park Account No. 460K-ED.

The total Quimby Fees allocation for the Outdoor Park Improvements project is \$19,485.35. These Fees were collected within one mile of El Paseo De Cahuenga 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. Therefore, the project is exempt from

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the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

Griffith Park - Girls Camp Outdoor Park Improvements (W.O. #PRJ20460)

Griffith Park is located at 4730 Crystal Springs Drive in the Hollywood area of the City. This 4281.73 acre park provides a variety of recreational programs and activities for the local community. Due to 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 outdoor park improvements at the Hollywoodland Girls Camp, including improvement to retaining walls, pathways, turf, landscape, and irrigation infrastructure improvements, will benefit the surrounding community and ensure the continued operation of the Hollywoodland Girls Camp.

Upon approval of this report, the Quimby Fees listed below can be transferred to Griffith Park Account No. 460K-GB for the Girls Camp Outdoor Park Improvements project at Griffith Park:

- \$50,000.00 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Girls Camp Outdoor Park Improvements project is \$50,000.00. 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 will consist of exterior modifications to existing park facilities involving negligible or no expansion of use. 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.

Griffith Park - Swimming Pool Rehabilitation (W.O. #PRJ20271)

Department staff has determined that improvements to the swimming pool and bathhouse, including to the pool recirculation systems and equipment are necessary for the continued operation of the facility and will be of benefit to the surrounding community.

Currently, there is \$5,045.94 in unallocated Quimby fees available in the Griffith Park Account No. 460K-GB. Upon approval of this report, the Quimby Fees listed below can be transferred to

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Griffith Park Account No. 460K-GB for the Swimming Pool Rehabilitation project at Griffith Park:

- \$12,390.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Swimming Pool Rehabilitation project is \$17,435.94. 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 in order to match the funding being allocated.

Staff has determined that the subject project has been previously evaluated for environmental significance, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 2(1), and Class 31 of the City CEQA Guidelines.

### Las Palmas Senior Citizens Center - Building Improvements (W.O. #PRJ20289)

Las Palmas Senior Citizens Center is located at 1820 North Las Palmas Avenue in the Hollywood area of the City. This 1.14 acre facility provides senior citizen and youth programs for the surrounding community. Due to the facilities, features, programs, and services it provides, Las Palmas Senior Citizens Center meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Department staff has determined that upgrades to the existing buildings, including roofs, floors, and electrical and mechanical systems, as well as improvements to the outdoor park areas including the children's play area and parking lot, are necessary for the continued operation of the facility and will be of benefit to the surrounding community.

Currently, there is \$83,991.66 in unallocated Quimby fees available in the Las Palmas Senior Citizens Center Account No. 460K-LP.

The total Quimby Fees allocation for the Building Improvements project is \$83,991.66. These Fees were collected within one mile of Las Palmas Senior Citizens Center which is the standard distance for the allocation of the Quimby Fees for neighborhood 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 in order to match the funding being allocated.



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Staff has determined that the subject project has been previously evaluated for environmental significance, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 4(3) of the City CEQA Guidelines.

North Atwater Park - Outdoor Park Improvements (W.O. #PRJ20197)

North Atwater Park, a part of Griffith Park, is located at 3900 Chevy Chase Drive in the Atwater Village area of the City. This 5.36 acre facility provides a children's play area, picnic areas, baseball diamond, and an equestrian ring for the use of the surrounding community. Due to the facilities and features it provides, North Atwater Park meets the standard for a neighborhood park, as defined in the City's Public Recreation Plan.

Department staff has determined that supplemental funding for the North Atwater Creek Restoration and Park Expansion Project (W.O. #E1907211) may be necessary to complete the project.

Currently, there is \$13,719.93 in unallocated Quimby fees available in the North Atwater Park Account No. 460K-NW.

The total Quimby Fees allocation for the Outdoor Park Improvements project at North Atwater Park is \$13,719.93. These Fees were collected within one mile of North Atwater Park, which is the standard distance for the allocation of Quimby Fees for neighborhood 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 in order to match the funding being allocated.

Staff has determined that the subject project has been previously evaluated for environmental significance, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3,26), Class 4(3), Class 11(1,3,6) of the City CEQA Guidelines. A Notice of Exemption for this project was filed with the Los Angeles County Clerk on October 13, 2005.

North Hollywood Park and Recreation Center - Building and Outdoor Park Improvements (W.O. #PRJ20119)

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, tennis, and youth, teen, and adult programs. Due to the facilities, features, programs, and services it provides, North Hollywood

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

In Board Report No. 09-043, on February 18, 2009, the Commission approved the allocation of \$1,200,000 in Quimby Fees for the Building and Outdoor Park Improvements (W.O. #PRJ20119) at North Hollywood Park and Recreation Center. The scope of the approved Building and Outdoor Park Improvements project included the renovation of existing field building to 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.

Department staff has determined that it is necessary to modify the scope of the Building and Outdoor Park Improvements (W.O. #PRJ20119) to include improvements to the building electrical and mechanical systems at the Child Care Center, installation of a new skate plaza, as well as turf, landscape, and irrigation infrastructure improvements. These improvements are necessary for the facility to continue to meet the needs of the surrounding community.

Staff also seeks approval to change the amount being transferred to the North Hollywood Park and Recreation Center Account No. 460K-NO and the amount being allocated to the Building and Outdoor Park Improvements project.

Upon the approval of this report, staff will change the amount of funds being transferred into the North Hollywood Park and Recreation Center Account No. 460K-NO as follows:

- \$601,089.27 in Quimby Fees, which were collected in Fiscal Year 2007-2008 from Quimby Fees Account No. 460K-00

Additionally, staff will change the amount of funds being allocated for the Building and Outdoor Park Improvements project as follows:

- \$1,167,225 in Quimby Fees from the North Hollywood Park and Recreation Center Account No. 460K-NO

This new allocation is less than the amount previously allocated. It is anticipated that the funds needed exceeds the available funding, however, the identified improvements will be developed and prioritized with the community in order to match the funding being allocated

Staff has determined that the subject project is a continuation of an existing project approved on February 18, 2009 (Board Report No. 09-043) that is exempted from CEQA [Class 1(1) and Class 11(7)]. The work funded by the current Board action will not result in any additional

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environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

### Pan Pacific Park - Senior Building Improvements (W.O. #PRJ20288)

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.

Department staff has determined that building improvements, including the improvement of the interior courtyard, and associated improvements, will benefit the surrounding community.

In Board Report No. 04-216, on June 16, 2004 the Commission approved the allocation of \$2,284,389.00 in Quimby Fees for the Senior Activity Center project (W.O. #PRJ1731C) at Pan Pacific Park. This project is now complete, and unexpended funding is available for reallocation to other projects.

Currently, there is \$0.04 in unallocated Quimby fees available in the Pan Pacific Park Account No. 460K-WV. Upon approval of this report, Quimby Fees in the amount of \$40,000.00, from a previous allocation of \$2,284,389.00 for the Senior Activity Center project (W.O. #PRJ1731C) at Pan Pacific Park, can be reallocated to the new Senior Building Improvements (W.O. #PRJ20288) at Pan Pacific Park.

The total Quimby Fees allocation for the Senior Building Improvements project at Pan Pacific Park is \$40,000.04. These Fees were collected within two miles of Pan Pacific Park, which is the standard distance for the allocation of the 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 will consist of exterior modifications to existing park facilities involving negligible or no expansion of use. 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.

### Pan Pacific Park - Sportsfield Improvements (W.O. #PRJ20249)

Department staff has determined that Sportsfield Improvements project at Pan Pacific Park, including the upgrade of existing field lighting, as well as turf, landscape, and irrigation infrastructure improvements, will benefit the surrounding community.

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Upon approval of this report, the Quimby Fees listed below can be transferred to Pan Pacific Park Account No. 460K-WV for the Outdoor Park Improvements project at Pan Pacific Park:

- \$423,427.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Outdoor Park Improvements project is \$423,427.00. 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 will consist of exterior modifications to existing park facilities involving negligible or no expansion of use. 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.

Staff recommends approval of this Council District 4 Quimby/Zone Change Fees Plan for Projects and Allocation Program, as outlined above.

FISCAL IMPACT STATEMENT:

The approval of this Quimby 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.