

APPROVED
DEC 13 2006

REPORT OF GENERAL MANAGER

NO. 06-358

DATE December 13, 2006

BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK - FRIENDSHIP AUDITORIUM PARKING LOT - SENIOR CENTER RECREATION FACILITY DEVELOPMENT PROJECT

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<i>Com for M.S.</i>


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the development of a Senior Center Recreation Facility at the Friendship Auditorium Parking Lot in Griffith Park;
2. Authorize the Department's Chief Accounting Employee to appropriate \$539,000 available in the Griffith Park 2004 Trust Fund 48E, Department 88, Account No. AB01, for the Griffith Park Senior Center Recreation Facility Development Project;
3. Authorize the Department's Chief Accounting Employee to expend funds not to exceed \$539,000 from Fund 48E, Department 88 Account No. AB01- Griffith Park Senior Center Recreation Facility Development Project for project expenditures as specified in this Board Report;
4. Authorize the Chief Accounting Employee to transfer \$32,841 in Subdivision/Quimby Fees, which were collected in 2004-2005 Fiscal Year, from the Subdivision/Quimby Fees Account 460K-00 to the Griffith Park Account 460K-GB;

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5. Authorize the Chief Accounting Employee to transfer \$83,973 in Subdivision/Quimby Fees, which were collected in 2005-2006 Fiscal Year, from the Subdivision/Quimby Fees Account 460K-00 to the Griffith Park Account 460K-GB; and,
6. Approve the allocation of \$119,000 in Subdivision/Quimby Fees from the Griffith Park Account 460K-GB for the development of a Senior Center Recreation Facility at the Friendship Auditorium Parking Lot in Griffith Park.

SUMMARY:

The community surrounding the Griffith Park area has insufficient recreation facilities for senior citizens. In response to this need, the Department is recommending the development of a new senior center recreation facility at the Friendship Auditorium parking lot. The new facility will consist of two permanently installed modular buildings that have been located at the satellite Griffith Observatory. The modular units will be moved to the Friendship Auditorium site and placed at the rear area of the parking lot as noted in the Attachment.

The facility will provide senior club functions, senior services, meeting rooms, classes, exercise activities, and a nutrition program. The Department of Aging has committed to provide a Nutrition Lunch Program for the facility. Staff anticipates constituents from both the Fourth and Thirteenth Council Districts, as well as other seniors, will use the facility.

The scope of work includes:

- Relocation and permanent installation of the modular units to the Friendship Auditorium site, including permits,
- Design and refurbishment of modular units to specifications for senior programming,
- Parking lot re-striping, landscaping, and minor fencing,
- Sewer and utility connections,
- Removal of two trees and replanting a minimum of four trees on the site, and
- Construction of an ADA approved pathway with railing from the street to the new trailers.

This project will comply with all City Department of Building and Safety requirements and permits.

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The total estimated cost for the project, including modular unit installation, site work and utilities, landscaping, fencing, permits, transportation and related improvements is \$658,000. The cost breakdown for the specific items is as follows:

Trailer Relocation (2)	\$238,000
Trailer Refurbishment	\$250,000
Walkway Construction	\$70,000
Construction (utility/sewer/lot stripping)	\$100,000
Total	\$658,000

Currently, \$539,000 is available in the special revenue fund, 48E Griffith Park Trust Fund. This amount will be appropriated and expended for this project from the Griffith Park 2004 Trust Fund 48E Department 88 Account No. AB01: Griffith Park Senior Center Recreation Facility Development Project. These funds are available for capital improvement projects in Griffith Park.

In addition, \$7,231.94 is available in Subdivision/Quimby Fees in the Griffith Park Account 460K-GB. Upon the approval of this report, Subdivision/Quimby Fees in the amount of \$32,841, which were collected during Fiscal Year 2004-2005 and Subdivision/Quimby Fees in the amount of \$83,973, which were collected during Fiscal Year 2005-2006, can be transferred from the Subdivision/Quimby Fees Account 460K-00 to the Griffith Park Account 460K-GB. The total Subdivision/Quimby Fees allocation for the development of a Senior Center Recreation Facility at the Friendship Auditorium Parking Lot in Griffith Park will be \$119,000. The remaining funds will be used for future projects at the facility. These Subdivision/Quimby Fees were collected within two miles of Griffith Park, which is the standard distance for the allocation of Subdivision/Quimby Fees for community park areas.

Department staff will be responsible for completing the project, using vendors and in-house labor. It is anticipated that the project timeline will be from two to four months.

Council District 4 and Griffith Region staff support the recommendations, as set forth in this Report.

Staff has determined that the project will involve construction of less than 15,000 square feet of institutional floor space and accessory structures, and a reasonable extension of utilities. Therefore, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1(c), Class 3 (5, 6, and 17) of the City CEQA Guidelines.

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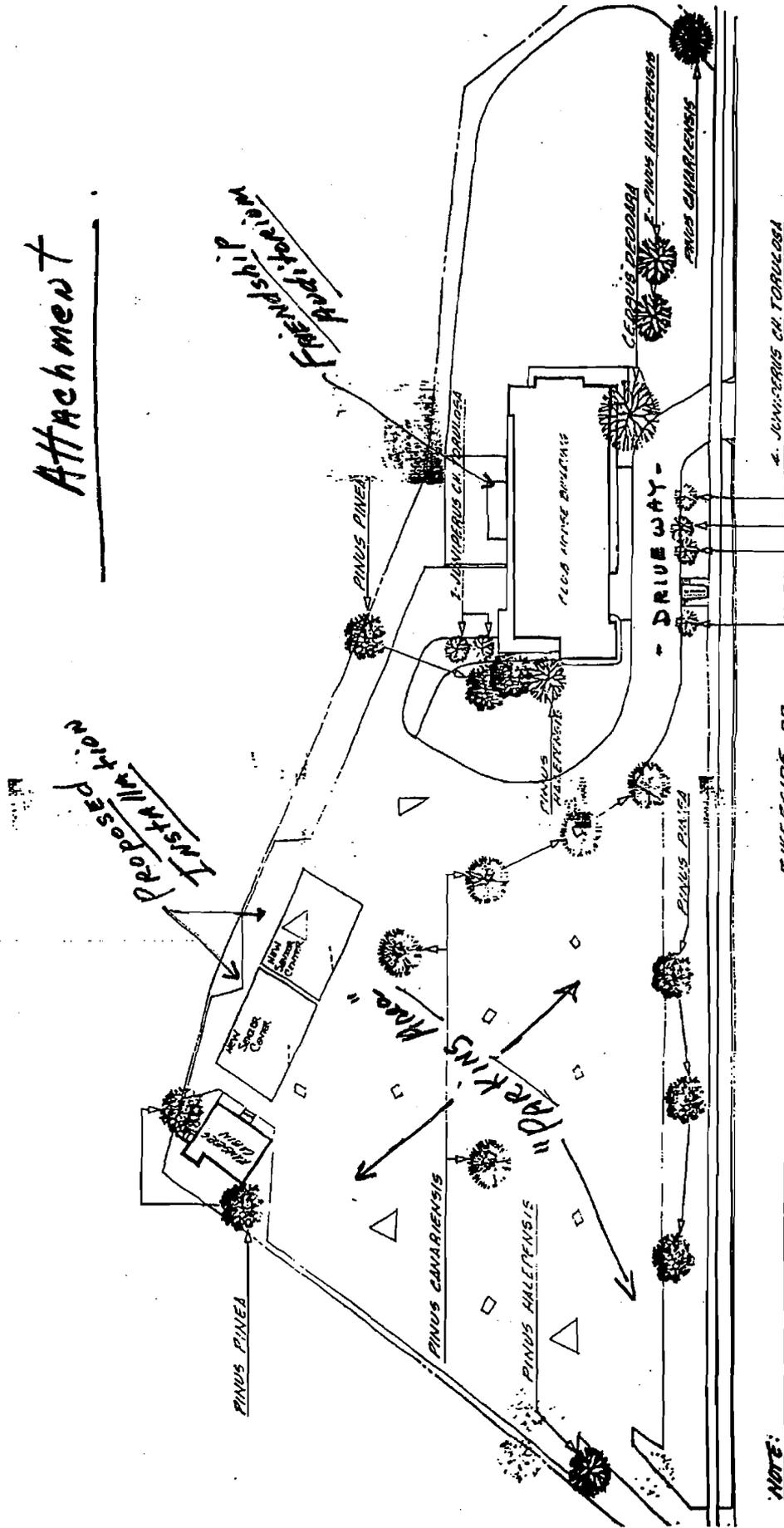
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FISCAL IMPACT STATEMENT:

Upon approval of the allocation of \$539,000 in Griffith Park Trust Funds and \$119,000 in Subdivision/Quimby Fees for this work, sufficient funds will be available to complete this project. The installation of the new modular buildings will increase the Department's operation and maintenance costs, which will be requested through the Department's standard budget process for Fiscal Year 2007/08. Until such staff is approved and allocated at the beginning of the 2007 Fiscal Year, current Department staff resources will be used to operate and maintain this facility, if it is opened prior to July, 2007.

Report prepared by Marilyn J. White, Principal Recreation Supervisor II, Operations East; Carl Cooper, Principal Recreation Supervisor II, Operations East, and Camille D. Walls, City Planner.

Attachment



RIVERSIDE DR.

NOTE:

ALL PLANT MATERIALS INTERFERING WITH LOCATION OF NEW SPECIMEN MATERIALS SHALL BE REMOVED TO THE DIST. CENTRAL SERVICE YARD.

PLOT PLAN
SCALE 1" = 10'

PLANT MATERIALS REQUIRED

- 2 PINUS CANARIENSIS
- 4 PINUS HALEPENSIS
- 1 PINUS PINES
- 1 CEDRUS DEODARA
- 1 PINUS SYLVESTRIS

SHEET TITLE		SPECIMEN TREE & SHRUB PLANTING PLAN	
PROJECT	CLIENT	DESIGNED BY	DATE
LOS ANGELES BREAKFAST CLUB	1500 AVENUE DRIVE, LOS ANGELES, CALIFORNIA	LAURIE	8-16-66
FACILITY ADDRESS	CITY OF LOS ANGELES CALIFORNIA	CHECKED BY	DATE
9155 RIVERSIDE DRIVE, LOS ANGELES, CALIFORNIA	PLANTINGS & LANDSCAPE ARCHITECTS	LAURIE	8-16-66
DEPT. OF PARKS	PLANNING & CONSTRUCTION DIVISION	APPROVED BY	DATE
DEPT. OF RECREATION	CITY OF LOS ANGELES CALIFORNIA	LAURIE	8-16-66
EXECUTIVE OFFICER	APPROVED BY	DATE	FILE NO.
GENERAL MANAGER	LAURIE	8-16-66	LAURIE

LAURIE