



REPORT OF GENERAL MANAGER

NO. 14-031

DATE February 19, 2014

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FELICIA MAHOOD MULTIPURPOSE CENTER - BUILDING IMPROVEMENTS (PRJ20132) PROJECT - ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
*R. Barajas	<u><i>[Signature]</i></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$738,127.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Felicia Mahood Account No. 89460K-FF; and,
2. Approve the allocation of \$738,127.00 in Quimby Fees, from the Felicia Mahood Account No. 89460K-FF, for the Felicia Mahood Multipurpose Center - Building Improvements (PRJ20132) project, as described in the Summary of this Report.
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Felicia Mahood Multipurpose Center is located at 11338 Santa Monica Boulevard in the West Los Angeles area of the City. This 0.53 acre facility provides a variety of services and programs to the surrounding senior community, including club activities, exercise programs, nutrition programs, and counseling programs. Felicia Mahood Multipurpose Center is smaller than the "minimum desired acreage" for a Community Park, but meets the Public Recreation Plan's definition of a Community Park as it is "designed to serve residents of all ages in several surrounding neighborhoods" and it features a "specialized" facility (e.g. Senior Multipurpose

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Center) that is typically found in a Community Park and are designed to serve residents from a wide service radius.

On August 12, 2009, the Board approved the allocation of \$125,000.00 in Quimby Fees for the Felicia Mahood Multipurpose Center - Building Improvements (PRJ20132) project (Board Report No. 09-210). The scope of the approved New Recreation Center project included construction replacement and/or rehabilitation of the existing interior and exterior building lighting systems and fixtures, electrical work, as well as associated general upgrades of the building. It was estimated at that time that the building improvements would cost approximately \$125,000.00.

After subsequent evaluation of the facility, Department staff has determined that additional interior and exterior improvements are necessary at the facility and that supplemental funding should be allocated to the project. Staff recommends that the scope of project be modified to include the improvement, renovation, or replacement of the interior and exterior restrooms, outdoor walkways and patios, parking lot, and exterior landscaping.

Upon approval of this report, \$738,127.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 can be transferred to the Felicia Mahood Account No. 89460K-FF and allocated to the Felicia Mahood Multipurpose Center - Building Improvements (PRJ20132) project.

The total Quimby Fees allocation for the Felicia Mahood Multipurpose Center - Building Improvements (PRJ20132), including previously allocated Quimby Fees, is \$863,127.00. These Fees were collected within two (2) miles of Felicia Mahood Multipurpose Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. It is anticipated that the funds needed for this project may exceed the available funding, however, the identified improvements will be developed and prioritized with input from staff and the community to match available funding.

Staff has determined that the subject project is a continuation of an existing project approved on August 12, 2009 (Board Report No. 09-210) that is exempted from CEQA [Class 1(1)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

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The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Branch.