

**APPROVED**  
AUG 12 2015

REPORT OF GENERAL MANAGER

BOARD OF RECREATION  
AND PARK COMMISSIONERS

NO. 15-173

DATE: August 12, 2015

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PALISADES RECREATION CENTER – CONCEPTUAL APPROVAL FOR DEVELOPMENT OF BOCCE COURTS AND A NEW PICNIC AREA TO BE DONATED BY YOUR PALISADES PARK IMPROVEMENT CORPORATION, AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Barajas	_____	*V. Israel	<u></u>
H. Fujita	_____	K. Regan	_____
		N. Williams	_____

  
General Manager

Approved       Disapproved \_\_\_\_\_      Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve in concept the proposed installation of three bocce ball courts and relocation of an existing picnic area at Palisades Recreation Center, pursuant to conceptual drawings approved by the Department of Recreation and Parks Planning, Construction, and Maintenance Branch (PCM), subject to review and approval by PCM of the final plans and specifications once completed, and the Board’s subsequent approval and acceptance of the final project.
2. Find that the Project is exempt from the California Environmental Quality Act (CEQA), as provided in this report.

SUMMARY:

Palisades Recreation Center (Park), located at 851 Alma Real Drive, Pacific Palisades 90272, is

## REPORT OF GENERAL MANAGER

PG. 2

NO. 15-173

bounded by neighborhood residences on three (3) sides of the Park, and shares its southern boundary with Potrero Canyon Park. Your Palisades Park Improvement Corporation (YPPIC) has offered to improve the Park for the benefit of the surrounding community, through the proposed development of a “Bocce Centre” and new picnic area (Project).

YPPIC is a non-profit, public benefit corporation recently incorporated in California on April 20, 2015, whose specific purpose is dedicated to the improvement of the Park and adjacent Potrero Canyon Park. YPPIC’s activities are managed by a Board of Directors whose members share a commitment to serving the Palisades community. The Park currently has four (4) “Field of Dreams” baseball diamonds, two gymnasiums, eight (8) tennis courts, a children’s play-area, a lower and upper picnic area, and a multipurpose playing field separated from the upper picnic area by a grove of existing trees. In 2002, the Chair of the YPPIC’s Board of Directors directed planning and fund-raising efforts that raised over a million dollars for the construction of the Park’s Field of Dreams baseball field (Field). Since construction of the fields, additional funding has been raised for the continuous maintenance of the Field.

The proposed scope of improvements calls for removing an existing concrete slab upon which several rows of picnic tables in the upper picnic area are located, and installing three new bocce courts in that location. The upper picnic area will be relocated to an area nearby within the grove of trees, with new picnic tables and barbecue pits. The project cost has a preliminary cost estimate of approximately \$200,000.00. Attached to this report as Exhibit-A, is an aerial photo showing the park and proposed Project area(s). Attached as Exhibit-B is a preliminary design rendering (Concept Plan) of the proposed project.

The Palisades Recreation Center Park Advisory Board (PAB) has been consulted on the proposed Project and has agreed that the Project improvements should be made, as the addition of bocce courts to the Park will provide a new recreational venue for the primary benefit to the senior citizen members of the Palisades community. The Park Director in Charge (DIC) has conveyed that the planned use of the bocce courts will include not only open public access for free-play, but also

## REPORT OF GENERAL MANAGER

PG. 3

NO. 15-173

league and tournament play operated by the Park under the supervision and/or direction of the DIC.

Installation of new picnic tables and barbecues in attractive clusters within the grove of trees will allow park patrons to have distinct areas to enjoy their eating and recreational experience, which is an improvement to the current picnic table configuration where the tables are placed closely together in two parallel rows. Finally, a pathway is planned to be constructed in compliance with the Americans with Disabilities Act (ADA) to assure better access to the new picnic tables and bocce courts.

Pursuant to the preliminary Concept Plan approved by PCM, the final plans and specifications (Final Plans) for the Project will be prepared in coordination with and approved by PCM staff. Once finalized and approved by PCM, the Final Plans will be presented to the Board of Recreation and Park Commissioners for final approval of the project and authorization to proceed with Project implementation, contingent upon the Project's receipt of all required permits and regulatory approvals, as applicable. The design and installation of the bocce courts and relocation of the picnic area will be performed in consultation with the PAB and project managed by YPPIC in coordination with PCM to ensure that the Project is completed in compliance with RAP's standards and requirements.

The proposed Project involves the replacement or refurbishment of existing facilities and the installation of accessory facilities at an established public park and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1a, Class 1, Category 14 and Section 1K, Class 11, Categories 3 and 6 of the City CEQA Guidelines.

The PAB and YPPIC will be fundraising and seeking sponsorship support, and therefore understand that the possibility of naming the bocce courts after one or more principal donors must be within the parameters of the RAP Sponsorship Recognition and/or Naming Policies, approved

## REPORT OF GENERAL MANAGER

PG. 4

NO. 15-173

by the Board on June 5, 2013. The PAB and YPPIC intend to observe these guidelines when raising funds for the Project, and will present future sponsorship and/or naming proposals to Staff for review and recommendation to the Board, whether together with the Final Plans or through a separate report.

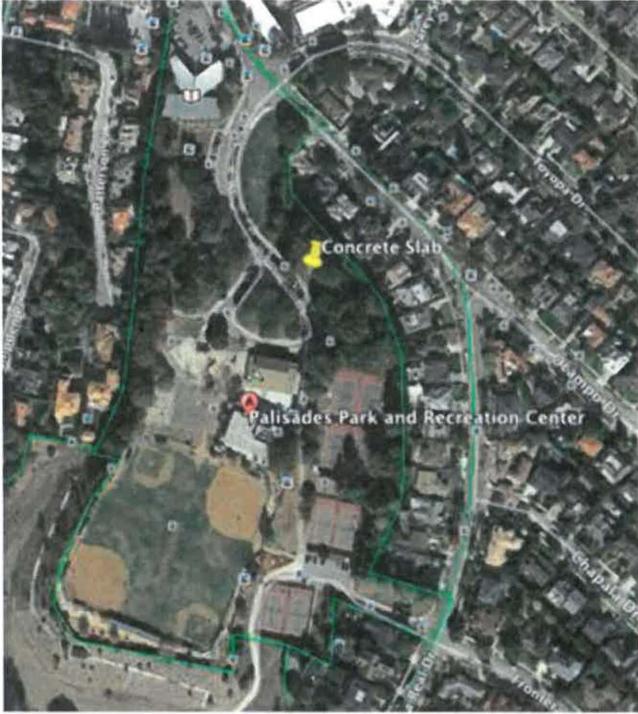
### FISCAL IMPACT STATEMENT:

The installation of the proposed Project shall not have an impact on the RAP General Fund, as the costs for the design and installation of the Bocce Centre will be privately funded and the costs associated with the ongoing maintenance of the proposed bocce courts, picnic tables and barbeques are estimated to be comparable to the costs currently incurred in maintaining the existing picnic tables and barbecues, which has annual cost for grounds maintenance of \$20,662.00. It should be noted that upon approval of the Project's Final Plans, the PAB and YPPIC intend to solicit funds from private donors and the public to fund ongoing maintenance over the initial three (3) years of the Bocce Centre's opening to the public. It is anticipated by the PAB and YPPIC that during this initial three (3) year period, the Park will have generated fees annually from bocce league and tournament play in sufficient amounts to cover or supplement ongoing bocce court maintenance and bocce programming.

This report was prepared by Joel Alvarez, Senior Management Analyst II, and Ellen Gaines Varela, Senior Recreation Director I, Partnership Division.

**Exhibit-A**

**Palisades Recreation Center  
851 Alma Real Drive, Pacific Palisades 90272**



**Existing Picnic Area and Slab**



**Grove for Proposed New Picnic Area**

**Exhibit-B**

**Palisades Recreation Center  
Preliminary Bocci Centre Design Concept**

