

APPROVED

REPORT OF GENERAL MANAGER

FEB 18 2015

NO. 15-039

DATE February 18, 2015

BOARD OF RECREATION
AND PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WINNETKA RECREATION CENTER - AGREEMENT WITH THE LOS ANGELES PARKS FOUNDATION FOR THE CONSTRUCTION AND INSTALLATION OF DANCE STUDIO IMPROVEMENTS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

R. Adams _____
R. Barajas _____
H. Fujita _____

*V. Israel _____
K. Regan _____
N. Williams _____




General Manager

Approved  _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Gift Agreement (Agreement) with the Los Angeles Parks Foundation (LAPF), a California non-profit organization, substantially in the form on file in the Board Office, specifying the terms and conditions for the construction of a proposed dance studio and installation of related fixtures (collectively, "Improvements") at Winnetka Recreation Center (Center), valued up to approximately \$50,000.00, as described in the summary of this report and pursuant to plans and specifications prepared by the Department of Recreation and Parks (RAP), Planning, Construction and Maintenance Branch (PCM);
2. Direct the Board Secretary to transmit the proposed Agreement to the Mayor in accordance with Executive Directive No. 3, with a request to expedite the review and approval process, pursuant to a request received from the LAPF, and concurrently to the City Attorney for review as to form;
3. Authorize the Board President and Secretary to execute the Agreement upon receipt of the necessary approvals;

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4. Authorize PCM to issue a Right of Entry (ROE) permit to LAPF, upon execution of the proposed Agreement, allowing access to the Center to construct and install the proposed dance studio improvements (Improvements), in accordance with the terms and conditions of the approved Agreement;
5. Request that LAPF, upon execution of the Agreement, enter into one or more contracts with a licensed contractor(s) for the construction, and installation of the improvements, and to proceed with the proposed Improvements in coordination with PCM staff, in accordance with the terms and conditions of the ROE permit authorizing access to the Center;
6. Upon completion of the improvements, accept such Improvements as a gift to the City of Los Angeles (City) from the LAPF, subject to post-development inspection approval by PCM; and,
7. Find that the project is exempt from the California Environmental Quality Act.

SUMMARY:

Winnetka Recreation Center (Center), located at 8401 Winnetka Avenue, Winnetka, California 91306, currently offers over ten (10) dance classes annually, serving over one hundred (100) children and youth, and is presently in dire need of dedicated space for the dance program in order to enhance the existing program and conduct high quality dance classes for the benefit of the community.

LAPF has secured funding from Williams Homes, Inc., a residential development company, who wishes to contribute to the local community by providing necessary funding for the construction, and installation of the proposed dance studio at the Center. The Improvements will include, but are not limited to, the enclosure of the existing patio area and installation of wood floors, cabinets, exit doorways, new lighting and electrical, HVAC connection, roof repair, dance bars and mirrors, and other necessary improvements for the creation of a functional dance studio.

The Board's approval of this Report and the proposed Agreement will authorize LAPF to proceed with the construction and/or installation of the proposed Improvements pursuant to designs and specifications created by RAP, and provide the same as a gift to the City, subject to the completion of post-development inspections by PCM. The proposed Agreement specifies the terms and conditions under which LAPF will cause the Improvements to be constructed and installed, at no cost to the City.

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LAPF will contract directly with one or more licensed contractor(s) (collectively, "Contractors"), making invoice payments directly to such Contractors. Contractor access to the site will be authorized through the ROE issued by RAP.

The Assistant General Manager of the Operations Branch and the Superintendent of the Valley Region are aware of the project, and each supports the project and concurs with staff's recommendations pursuant to PCM's approval of the project plans and specifications.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of an addition to an existing facility that is less than 15,000 square feet, and will result in a negligible 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 (5), Class 11 (7) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The installation of the proposed Improvements will not have any fiscal impact on RAP's General Fund, as associated costs will be funded entirely by LAPF through funding provided by Williams Homes, Inc.

This report was prepared by Joel Alvarez, Senior Management Analyst, and Chinyere Stoneham, Senior Recreation Director, Partnership Division.