

APPROVED
DEC 17 2020
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-236

DATE December 17, 2020

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLENBECK PARK – RESTROOM REPLACEMENT (PRJ21470) PROJECT – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz _____ *RJR* *C. Santo Domingo *DF* _____
H. Fujita _____ N. Williams _____
V. Israel _____

M. Stuee

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work for the Hollenbeck Park – Restroom Replacement (PRJ21470) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to transfer Seven Hundred Thousand Dollars (\$700,000.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Hollenbeck Park Account No. 89460K-HN;
3. Approve the allocation of Seven Hundred Thousand Dollars (\$700,000.00) in Quimby Fees from Hollenbeck Park Account No. 89460K-HN for the proposed Project;
4. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 [Replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced] of City CEQA Guidelines and Article 19, Section 15302 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE);
5. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,

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- 6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Hollenbeck Park is located at 415 South Saint Louis Street in the Boyle Heights community of the City. This 18.30-acre facility provides a children’s play area, community center building, skate park, and a lake for the use of the surrounding community. Approximately 13,715 City residents live within a one-half mile walking distance of Hollenbeck Park. Due to the facilities, features, and services it provides, Hollenbeck Park meets the standard for a Community Park, as defined in the City’s Public Recreation Plan

PROJECT SCOPE

The proposed Project includes the demolition of the existing 5-stall field restroom building located near the parking lot on St. Louis Street and installation of a new 4-stall Exeloo restroom building in the same area. The Exeloo restrooms are prefabricated restroom buildings. The buildings are steel framed with a reinforced concrete base and a tough cement fiber exterior that are self-cleaning and utilize sensor technology and pre-programmed automatic door systems.

The Office of Council District 14 is in support of this proposed Project.

PROJECT FUNDING

Upon approval of this Report, Seven Hundred Thousand Dollars (\$700,000.00) in Quimby Fees can be transferred from Quimby Fees Account No. 89460K-00 to the Hollenbeck Park Account No. 89460K-HN and allocated to the proposed Project.

These Quimby Fees were collected within five (5) miles of Hollenbeck Park, which is the standard distance for the allocation of Quimby Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Fees	302/89/89460K-HN	\$700,000.00	100%
Total		\$700,000.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction of the proposed Project is anticipated to begin in summer 2021.

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TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Hollenbeck Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced. As such, RAP Staff recommends that the Board of Recreation and Park Commissioners (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2, of City CEQA Guidelines and Article 19, Section 15302 of California CEQA Guidelines. RAP Staff will file an NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP's General Fund.

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 RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 2: All parks are safe and welcoming

Result: The installation of a new Exeloo restroom building aims to decrease vandalism and maintenance costs related to the restroom building and will enhance safety and the park user's experience.

This Report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.