

APPROVED

DEC 17 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-242

DATE December 17, 2020

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VANALDEN PARK – BUILDING IMPROVEMENTS (PRJ21454) (PRJ20949) PROJECT – ALLOCATION OF QUIMBY AND ZONE CHANGE FEES – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR AND EXTERIOR ALTERATIONS INVOLVING REMODELING AND MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE] AND CLASS 2(6) [REPLACEMENT OF EXISTING HEATING AND AIR-CONDITIONING SYSTEM] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a) AND 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	<u>PR</u> *C. Santo Domingo	<u>DP</u>
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the revised scope of work for the Vanalden Park – Building Improvements (PRJ21454) (PRJ20949) 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 One Hundred Thirty-One Thousand, Four Hundred Twenty-Six Dollars and Eighty-One Cents (\$131,426.81) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Vanalden Park Account No. 89460K-VG;
3. Approve the allocation of Fifty-Seven Thousand, One Hundred Ninety Dollars (\$57,190.00) in Zone Change Fees from the Vanalden Park Account No. 89440K-VG to the proposed Project;
4. Approve the allocation of One Hundred Thirty-One Thousand, Four Hundred Twenty-Six Dollars and Eighty-One Cents (\$131,426.81) in Quimby Fees from the Vanalden Park Account No. 89460K-VG to the proposed Project;

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- 5. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of Four Hundred Eighty-Seven Thousand, Three Hundred Five Dollars and Nineteen Cents (\$487,305.19) in Park Fees, for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT074504

- 6. 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 1(1) [Interior and exterior alterations involving remodeling and minor construction where there be negligible or no expansion of use] and Class 2(6) [Replacement of existing heating and air-conditioning system] of City CEQA Guidelines and Article 19, Sections 15301(a) and 15302 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE);
- 7. 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,
- 8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Vanalden Park is located at 8956 Vanalden Avenue in the Northridge community of the City. This 10.89-acre property includes picnic areas, a jogging path, and open space area. Additionally, the Robert M. Wilkinson Multipurpose Senior Center is located at this site. Approximately 2,223 City residents live within a one-half mile walking distance of Vanalden Park. Due to its facilities and features, and the programs and services provided on site, Vanalden Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

Previously, the Board of Recreation and Park Commissioners (Board) approved the Vanalden Park – Building Improvements (PRJ21454) (PRJ20949) Project, which included the refurbishment of the building, including replacement of the existing the Heating, Ventilation and Air Conditioning (HVAC) system and Americans with Disabilities Act (ADA)-compliant accessibility improvements at the Robert M. Wilkinson Multipurpose Senior Center (Report No. 16-036).

RAP staff has determined that the scope of work of the proposed Project should be revised to include improvements to the flooring, access-compliant features, restroom renovations, and security improvements at the Robert M. Wilkinson Multipurpose Senior Center.

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PROJECT FUNDING

Previously, the Los Angeles City Council awarded Five Hundred Thirty-One Thousand, Seventy-Eight Dollars (\$531,078.00) in Community Development Block Grant (CDBG) Funds from the 2019-20 Program Year 46 for the proposed Project (Council File (CF) No.19-1204).

Also, the Board previously approved the allocation of Five Hundred Thousand Dollars (\$500,000.00) in Quimby Fees to the proposed Project (Report No. 16-036).

Upon approval of this Report, Fifty-Seven Thousand, One Hundred Ninety Dollars (\$57,190.00) in Zone Change Fees can be allocated from the Vanalden Park Account No. 89440K-VG and allocated to the proposed Project.

Upon approval of this Report, One Hundred Thirty-One Thousand, Four Hundred Twenty-Six Dollars and Eighty-One Cents (\$131,426.81) in additional Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Vanalden Park Account No. 89460K-VG and allocated to the proposed Project.

Upon approval of this Report, of Four Hundred Eighty-Seven Thousand, Three Hundred Five Dollars and Nineteen Cents (\$487,305.19) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is One Million, Seven Hundred Seven Thousand Dollars (\$1,707,000.00).

These Quimby, Zone Change, and Park Fees were collected within five (5) miles of Vanalden Park, which is the standard distance for the allocation of the 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
CDBG (46 th PY)	424/43/43T964	\$531,078.00	31%
Zone Change Fees	302/89/89440K-VG	\$57,190.00	3%
Quimby Fees	302/89/89460K-VG	\$631,426.81	37%
Park Fees	302/89/89716H	\$487,305.19	29%
Total		\$1,707,000.00	100%

PROJECT CONSTRUCTION

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

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TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of interior and exterior alterations involving remodeling and minor construction where there be negligible or no expansion of use and replacement of existing heating and air-conditioning system. 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 1(1) and Class 2(6) of City CEQA Guidelines and Article 19, Sections 15301(a) and 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 the allocation of Quimby and Zone Change Fees and commitment of Park 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 CDBG Funds, Quimby Fees, Zone Change Fees, Park 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 improvements to the senior center will increase safety and enhance the park users' experience.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.