

APPROVED

JAN 21 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-008

DATE January 21, 2021

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK – BUILDING IMPROVEMENTS (PRJ21424) (PRJ21440) 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 ALTERATIONS TO AN EXISTING BUILDING INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE] AND CLASS 2(6) [REPLACEMENT OR RECONSTRUCTION OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a) AND 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz M. Rudnick
H. Fujita C. Santo Domingo
V. Israel N. Williams

M. Shue
General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Approve the scope of work of the Echo Park – Building Improvements (PRJ21424) (PRJ21440) 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 Four Hundred Eighteen Thousand, Eight Hundred Twenty-Nine Dollars and Twenty-Six Cents (\$418,829.26) in Zone Change Fees from the Zone Change Fees Account No. 89440K-00 to the Echo Park Account No. 89440K-EC;
3. Authorize RAP's Chief Accounting Employee or designee to transfer Five Hundred Fifty-Nine Thousand, Six Hundred Thirty-Nine Dollars and Six Cents (\$559,639.06) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Echo Park Account No. 89460K-EC;
4. Approve the allocation of Four Hundred Eighteen Thousand, Eight Hundred Twenty-Nine Dollars and Twenty-Six Cents (\$418,829.26) in Zone Change Fees from the Echo Park Account No. 89440K-EC to the proposed Project;

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- 5. Approve the allocation of Five Hundred Fifty-Nine Thousand Six Hundred Thirty-Nine Dollars and Six Cents (\$559,639.06) in Quimby Fees from the Echo Park Account No. 89460K-EC to the proposed Project;
- 6. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of One Million, Twenty-One Thousand, Five Hundred Thirty-One Dollars and Sixty-Eight Cents (\$1,021,531.68) 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	QT074771

- 7. 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 alterations to an existing building involving remodeling or minor construction where there be negligible or no expansion of use] and Class 2(6) [Replacement or reconstruction of existing heating and air-conditioning systems] 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);
- 8. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
- 9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Echo Park is located at 751 North Echo Park Boulevard in the Echo Park community of the City. This 28.14-acre park provides a lake and boathouse, recreation center, children's play areas, tennis courts, swimming pool, and a walking path. Echo Park is City of Los Angeles Historic Cultural Monument No. 836. Approximately 18,431 residents live within a one-half (1/2) mile walking distance from Echo Park. Due to the facilities, features, programs, and services it provides, Echo Park and its Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed scope of work for the Project includes improvements to the recreation center, including improvements to the existing heating and air conditioning (HVAC) system, interior repairs, elevator repairs, men's restroom improvements, and the installation of vapor barriers.

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PROJECT FUNDING

Upon approval of this Report, Four Hundred Eighteen Thousand, Eight Hundred Twenty-Nine Dollars and Twenty- Six Cents (\$418,829.26) in Zone Change Fees can be transferred from the Zone Change Fees Account No. 89440K-00 to the Echo Park Account No. 89440K-EC and allocated to the proposed Project.

Upon approval of this Report, Five Hundred Fifty-Nine Thousand, Six Hundred Thirty-Nine Dollars and Six Cents (\$559,639.06) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Echo Park Account No. 89460K-EC and allocated to the proposed Project.

Upon approval of this Report, One Million, Twenty-One Thousand, Five Hundred Thirty-One Dollars and Sixty-Eight Cents (\$1,021,531.68) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Two Million Dollars (\$2,000,000.00).

These Quimby, Zone Change, and Park Fees were collected within five (5) miles of Echo Park, which is the standard distance for the commitment and allocation of the Quimby, Zone Change and Park 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
Zone Change Fees	302/89/89440K-EC	\$418,829.26	21%
Quimby Fees	302/89/89460K-EC	\$559,639.06	28%
Park Fees	302/89/89716H	\$1,021,531.68	51%
Total		\$2,000,000.00	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.

TREES AND SHADE

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

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ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations to an existing building involving remodeling and minor construction where there be negligible or no expansion of use and of replacement or reconstruction of existing heating and air-conditioning systems. 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 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 recreation center will increase safety and enhance the park users' experience.

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