

APPROVED

MAY 06 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-082

DATE May 06, 2021

C.D. 1, 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK – TENNIS COURT & BALLFIELD RESTROOM (PRJ21250) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 2 [REPLACEMENT AND RECONSTRUCTION OF AN EXISTING STRUCTURE WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<u>DF</u>
J. Kim	_____	N. Williams	_____


General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work for the Echo Park – Tennis Court & Ballfield Restroom (PRJ21250) Project (Project), as described in the Summary of this Report;
2. Approve the proposed Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
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 and reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity] of City CEQA Guidelines as well as to Article 19, Section 15302 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

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5. 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 an NOE; and,
6. 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 1/2 mile walking distance from Echo Park.

PROJECT SCOPE

The scope of work of the proposed Project will be limited to the portion of the park that is located south of the 101 freeway and includes the following:

- Demolition of existing field restroom building
- Hazardous waste material abatement and clearance of site
- Installation of an approximately new 8'-0" by 18'-0" Exeloo restroom building with 2 all genders stalls

The scope of work for the proposed Project was developed with the input of the Office of Council Districts 1 and 13.

PROJECT FUNDING

Previously, City Council awarded the proposed Project Eight Hundred Ten Thousand Dollars (\$810,000.00) in Transfer of Floor Area Rights (TFAR) funds (Council File Nos. 14-1411, 14-1411-S3).

The proposed Project is estimated to cost approximately Five Hundred Thirty Two-Thousand Dollars (\$532,000.00).

The anticipated pre-qualified on-call contracts will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be Seventy-Five Thousand Dollars (\$75,000.00).

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
TFAR Funds	205/88/88RMDK	\$400,000.00	49%
TFAR Funds	205/88/88RMDD	\$410,000.00	51%
Total		\$810,000.00	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Echo Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement and reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity. 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 a Notice of Exemption with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of the proposed Project 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 TFAR funds 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 portion of the park below the 101-freeway will increase safety and enhance the park users' experience

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

ATTACHMENTS

- 1) Project Plans

ATTACHMENT 1

DEPARTMENT OF RECREATION AND PARKS
CITY OF LOS ANGELES

ECHO PARK STATE APPROVED RESTROOM BUILDING

1533 W. TEMPLE STREET
LOS ANGELES, CA 90026



DRAWING INDEX

- G100 TITLE SHEET
- A100 SITE PLAN
- A101 ENLARGED PLAN
- A102 DETAILS
- RR-1 RESTROOM FLOOR PLAN & NOTES
- RR-2 RESTROOM ELEVATIONS & NOTES
- RR-3 RESTROOM FOUNDATION PLAN & DETAILS



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: MICHAEL A. SHULL
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: ALEX GALUSTIANS
PROJECT ENGINEER: _____
DATE: _____



PROJECT NAME:
**ECHO PARK
Restroom Replacement**
ADDRESS:
1533 W. Temple Street
Los Angeles, CA 90026

REVISIONS:	DATE:
△	
△	
△	
△	
△	

PLAN NAME:
TITLE SHEET

DATE: 09.22.2020

DRAWN BY: AG	APPROVED BY: BG
SCALE:	ISSUE DATE:
W.O. NO. PRJ21250	FILE NO.:
DRAWING NO. G100	
SHEET OF SHEETS	

PROJECT TEAM

DEPARTMENT OF RECREATION AND PARKS
MICHAEL A. SHULL, GENERAL MANAGER
221 N. FIGUEROA ST., SUITE 350
LOS ANGELES, CA 90012

CATHIE SANTO DOMINGO, ASSISTANT GENERAL MANAGER
PLANNING, CONSTRUCTION, AND MAINTENANCE

DARRYL FORD, SUPERINTENDENT
PLANNING, CONSTRUCTION, AND MAINTENANCE

DESIGN:
AREN GALUSTIANS, ARCHITECTURAL ASSOC. II
221 N. FIGUEROA ST., SUITE 400
LOS ANGELES, CA 90012

BUILDER:
RECREATION AND PARKS

PROJECT DATA

OWNER: CITY OF LOS ANGELES/
DEPARTMENT OF REC. & PARKS

ADDRESS: 221 N. FIGUEROA ST., STE. 400
LOS ANGELES, CA 90012

FIRE DISTRICT: 3
ZONE: OS - 1XL
LOT SIZE: -
BLDG: -
STORIES: -
BLDG HT: -
USE TYPE: -
OCCUPANCY: -
CONSTRUCTION TYPE: -
BLDG AREA: -
REQD PKNG: N/A
EXIST. PKNG: NO (E) PARKING ON SITE

LOT AREA: 6,218.9 SQ FT
RESTROOM REQ: N/A

LEGAL DESCRIPTION

PIN #: 136-5A209 145
TRACK: LOS ANGELES IMPROVEMENT
CO'S SUBDIVISION OF PARTS OF
LOTS 2, 3, 7 AND 8 BLOCK 39
HANCOCK'S SURVEY
POR 14

LOT: 21
BLOCK: 21
ASSESSOR PARCEL #: 5160001900
MAP REFERENCE: M R 7-42/43
MAP SHEET: 136-5A209
ARB (LOT CUT REF): NONE
CENSUS TRACK #: 2080.00
APN AREA: 2.025 (AC)
(CO. OF PUBLIC WORKS): 3312
DEED REF # (CITY CLERK):

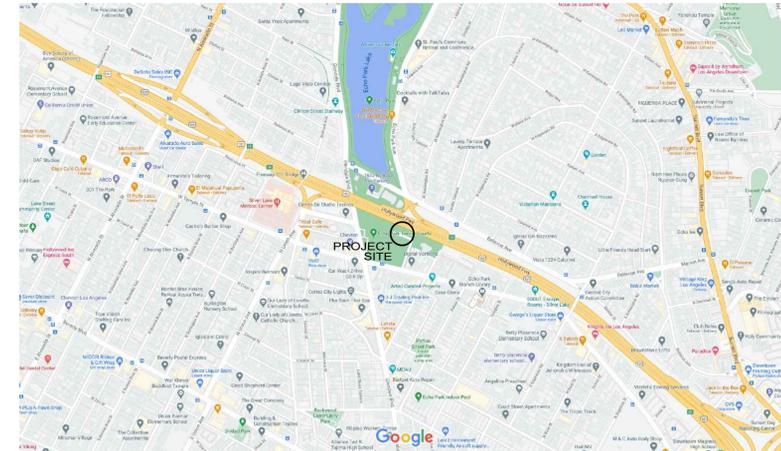
OWNER: CITY OF LOS ANGELES
DEPT. OF REC. & PARKS
221 N. FIGUEROA ST., SUITE 400
LOS ANGELES, CA 90012

ADDRESS:

SCOPE OF WORK

Site prep and installation of new prefabricated state approved restroom building to replace existing restrooms.

VICINITY MAP



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