

APPROVED

MAY 20 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-090

DATE May 20, 2021

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHEVIOT HILLS PARK – FIELD RESTROOM REPLACEMENT (PRJ21352) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MINOR ALTERATION OF EXISTING PEDESTRIAN TRAILS AND PARKING LOTS] AND CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CITY CEQA GUIDELINES AND TO ARTICLE 19, SECTIONS 15301(C) AND 15302 OF CALIFORNIA CEQA GUIDELINES

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

M. Shue

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work for the Cheviot Hills Park – Field Restroom Replacement (PRJ21352) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order number, a maximum of Seven Hundred Twenty-Five Thousand Dollars (\$725,000.00) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QZ084604
Park Fees	302/89/89716H	QT073853
Park Fees	302/89/89716H	QT061958
Park Fees	302/89/89716H	QT074255

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3. 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(3) [Minor alteration of existing pedestrian trails and parking lots] and Class 2 [Replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity] of City CEQA Guidelines and to Article 19, Sections 15301(c) and 15302 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
4. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
5. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this proposed Project in the budget contingency amounts for such contracts as stated in this Report;
6. 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,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Cheviot Hills Recreation Center is located at 2551 Motor Avenue in the West Los Angeles community of the City. This 40.0-acre or 140.14-sub-acre facility provides an auditorium, baseball diamond, basketball courts, children's play area, community room, indoor gym, seasonal pool, tennis courts, volleyball courts, archery range, and a jogging path for the surrounding community. Approximately 5,990 City residents live within a ½-mile walking distance of Cheviot Hills Recreation Center. Due to the size of the park and the facilities and features and programs it provides, Cheviot Hills Recreation Center meets the standard for a community park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of the proposed Project includes the following:

- Demolition of existing restroom building near the baseball diamonds and replacement with a prefabricated restroom building with 2 all gender stalls in the same location.
- Installation of ADA accessible parking spaces near the restroom.
- Path of travel improvements.

The proposed Project is supported by the Office of Council District 5.

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PROJECT FUNDING

Upon approval of this Report, Seven Hundred Twenty-Five Thousand Dollars (\$725,000.00) in Park Fees can be committed to the proposed Project.

The anticipated pre-qualified on-call contracts will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be Eighty-Five Thousand Dollars (\$85,000.00).

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

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$680,260.10	94%
Park Fees	302/89/89716H	\$44,739.90	6%
Total		\$725,000.00	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of minor alteration of existing pedestrian trails and parking lots, and replacement of existing structures where the new structure will be located on the same site as the structure replaced and will 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 1(3) and Class 2 of City CEQA Guidelines and to Article 19, Sections 15301(c) and 15302 of California CEQA Guidelines. RAP staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon the Board's approval.

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FISCAL IMPACT

The approval of this commitment of Park Fees for this 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 Park Fees or funding sources other than the RAP's General fund. The maintenance of the proposed park improvements can be performed by current staff with no overall 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

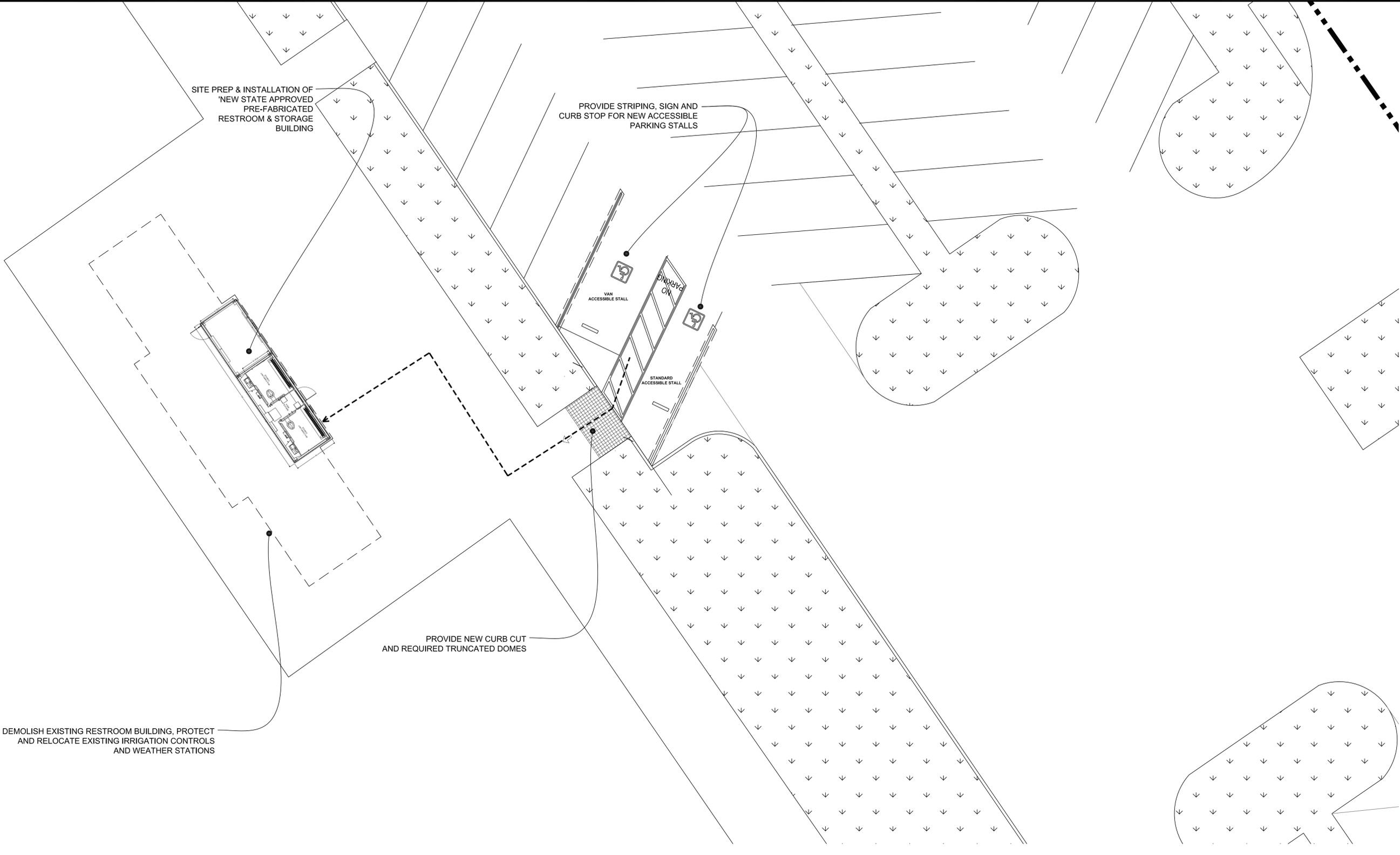
Result: The replacement of the bathroom in the park will enhance the park user's experience.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Construction and Maintenance Branch.

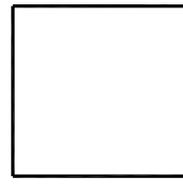
ATTACHMENT

- 1) Site Plan for the proposed Project.

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
SUPERINTENDENT: DARRYL LORD
GENERAL MANAGER: MICHAEL A. SHULL
PROJECT ARCHITECT: _____ LIC. NO. _____
ASBUILT DRAWING BY: _____ DATE: _____



PROJECT NAME:
CHEVIOT HILLS
ADDRESS:
**2551 MOTOR AVE.
LOS ANGELES, CA 90064**

REVISIONS:	DATE:
REVIEW SET	02/09/2021
△	
△	
△	
△	

PLAN NAME:
ENLARGED SITE PLAN

DRAWN BY: SH	APPROVED BY: XX
SCALE: AS NOTED	ISSUE DATE: 05/13/2021
W.O. NO. PRJ21253	FILE NO.

DRAWING NO.
A102
SHEET OF SHEETS

1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

