

APPROVED

Sept 15 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-248

DATE September 15, 2022

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK – PLAYGROUND REPLACEMENT (PRJ21660) PROJECT – DONATION FROM HACKMAN CAPITAL PARTNERS THROUGH THE LOS ANGELES PARKS FOUNDATION – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 2 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] AND CLASS 11(5) [SIGNS LOCATED ON CITY PROPERTY MANAGED BY A CITY DEPARTMENT WHICH HAS A SIGN POLICY ADOPTED BY ITS BOARD OF COMMISSIONERS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15302 AND 15311(a) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>fuc</i> C. Santo Domingo	<i>DF</i> _____
B. Jackson	_____	N. Williams	_____

[Signature]

 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Pan Pacific Park – Playground Replacement (PRJ21660) Project (Project), as described in the Summary of this Report;
2. Accept the donation of Two Hundred Thirty Six Thousand Dollars (\$236,000.00) from Hackman Capital Partners through the Los Angeles Parks Foundation (LAPF) for the Project (Donation);
3. Approve the installation of a proposed donor recognition signage as further described in this Report, to be installed near the Project site;
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 Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;

BOARD REPORT

PG. 2 NO. 22-248

6. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity] and Class 11(5) [Signs located on City property managed by a City department which has a sign policy adopted by its Board of Commissioners] of City CEQA Guidelines and Article 19, Sections 15302 and 15311(a) of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
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 a Notice of Exemption; and,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Pan Pacific Park is located at 7600 Beverly Boulevard in the Fairfax District community of the City. This 32.18-acre facility provides multipurpose fields, play areas, a swimming pool, a recreation center, and a senior center for the surrounding communities. Approximately 15,243 City residents live within a one-half mile walking distance of Pan Pacific Park. Due to the size of the park, and the facilities, features, and programs it provides, Pan Pacific Park 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:

- Replacement of the lower play area, which was damaged due to fire.
- Installation of a recognition plaque.

See renderings of the proposed play area in Attachment 1. The design of the new playground has not gone through a community outreach process but the proposed design is substantially similar to the previous play area.

PROPOSED DONATION

The Hackman Capital Partners is proposing to donate a total of Two Hundred Thirty Six Thousand Dollars (\$236,000.00) in funding to the Los Angeles Parks Foundation (LAPF) for this Project. These donated funds will be paid by LAPF directly to the RAP contracted vendor towards the cost of the playground equipment.

BOARD REPORT

PG. 3 NO. 22-248

In recognition of the proposed donation, a plaque would be installed near the playground. The proposed donor recognition plaque would be 18" x 24". The plaque would be made of bronze. The language on the plaque would read as follows:

*The City of Los Angeles Department of Recreation and Parks
Along with the Los Angeles Parks Foundation
Thank and acknowledge Hackman Capital Partners
For its gift in support of this Playground at the
Pan Pacific Park
2023*

PROJECT FUNDING

Upon approval of this Report, Two Hundred Thirty Six Thousand Dollars (\$236,000.00) will be approved as the total budget for this Project, inclusive of the contingency amount set forth below.

The anticipated pre-qualified on-call contracts will be for Playground Construction. The budget contingency for the Playground Construction contract will be Thirty Six Thousand Dollars (\$36,000.00).

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
LAPF Donation	N/A	\$236,000.00	100%
Total		\$236,000.00	100%

TREES AND SHADE

This proposed Project will have no impact on the existing trees at Pan Pacific Park. The new play area will include integrated shade toppers.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of existing structures where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity and signs located on City property managed by a City department which has a sign policy adopted by its Board of Commissioners.

According to the parcel profile report retrieved on August 20, 2022, this area does not reside in a liquefaction or in a coastal zone. It is located in the methane zone, but since the project is an outdoor structure there is no possibility that it will increase the risk of methane seepage, so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of August 30, the State Department of

BOARD REPORT

PG. 4 NO. 22-248

Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is located in proximity of the former site of the West Facade of Pan Pacific Auditorium, a City of Los Angeles Historic Cultural Monument (HCM #183). The Façade was nominated in 1978, but burned down in 1989, therefore the playground replacement will not cause a substantial adverse change in its historical significance.

Based in this information, staff recommends that the Board of Recreation and Parks 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 and Class 11(5) of City CEQA Guidelines and Article 19, Sections 15302 and 15311(a) of California CEQA Guidelines. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The acceptance of this Donation will not impact RAP's general fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by the Donation 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 this fire-damaged play area will enhance the park user's experience.

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

ATTACHMENTS

- 1) Attachment 1 – Rendering of New Play Area

General Notes:

Age Group

2-5yrs 5-12 yrs 2-12yrs 13+ yrs

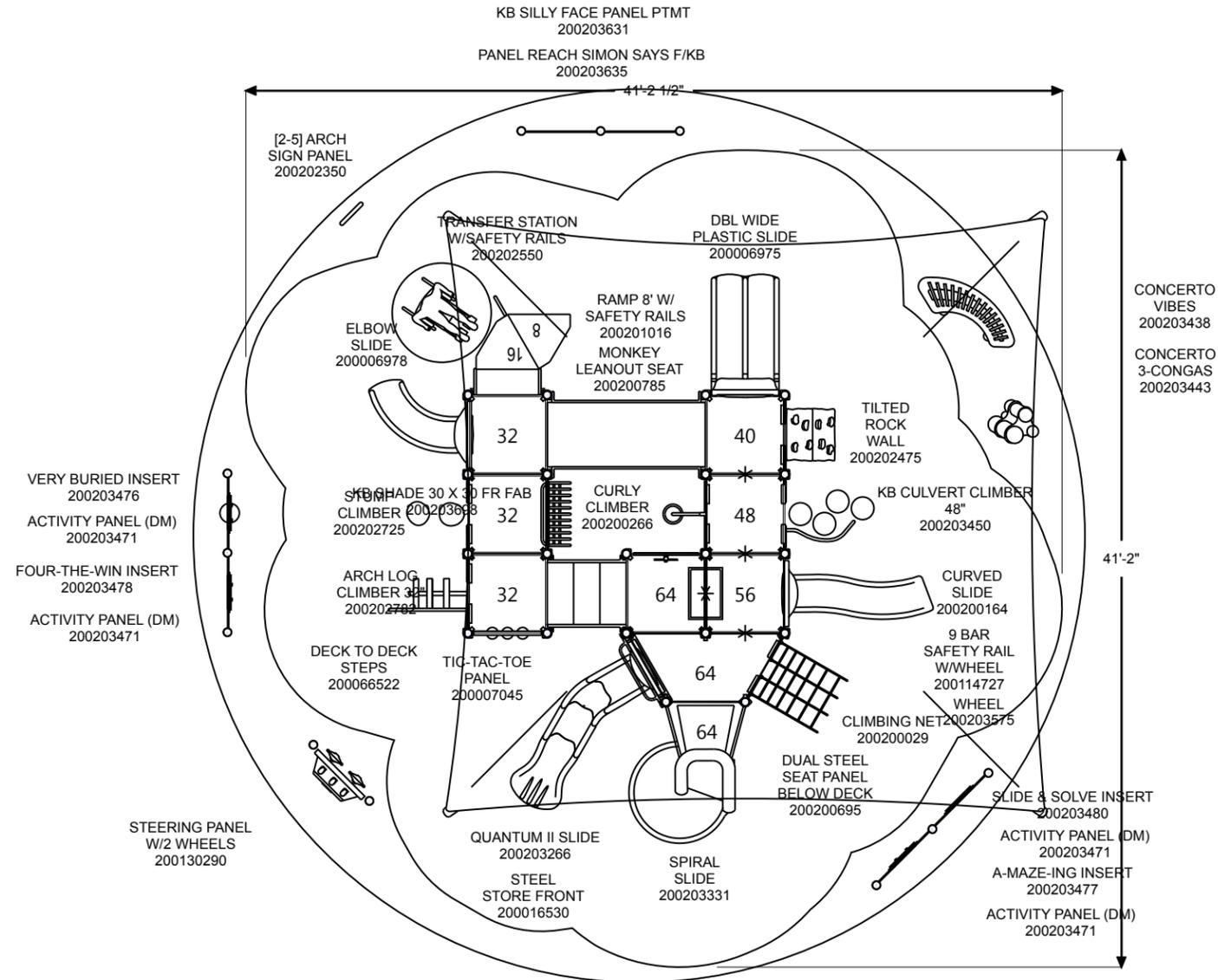
1. The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
2. For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
3. Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
4. All deck heights are measured from top of ground cover.
5. Fall absorbing ground cover is required under and around all play equipment.
6. The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).
7. All post lengths are identified by text showing the post lengths, i.e. 96 represents a 96 inch post.
8. Not all equipment may be appropriate for all children. Supervision is required.

AGE GROUP: 2-12
 ELEVATED PLAY ACTIVITIES - TOTAL: 13
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 13 REQ'D 7
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 6 REQ'D 3
 GROUND LEVEL QUANTITY: 11 REQ'D 4

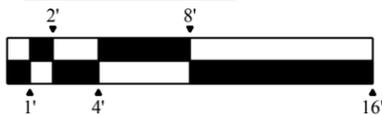
ATTACHMENT 1



**Pan Pacific Park
Los Angeles, CA**



Scale: 1/8" = 1'-0"



Playground Layout Compliance:

- ASTM F1487 - Playground Equipment for Public Use.
- CPSC Handbook for Public Playground Safety

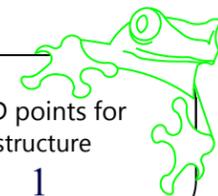
- This playground design meets the final Access Board Regulations.



The play components identified in this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487.

LEED points for this structure

1



Project:
Pan Pacific Park
Los Angeles, CA
LTCPS rep:
Tracy Grabow
PACIFIC PARK & PLAY
(714) 846-4885

Ground Space: 42'-0" x 38'-6"
Protective Area: 41'-6" x 41'-6"

Drawn by: Tracy Grabow
Date: 7/21/2022
DWG Name: R0341_44761964653

LTCPS - Farmington
878 East Highway 60
Monett, Missouri 65708
Voice: 1-800-325-8828
Fax: 417-354-2273







