

# APPROVED

3-15-2017

BOARD REPORT

BOARD OF RECREATION  
AND PARK COMMISSIONERS

NO. 17-066

DATE March 15, 2017

C.D. 14

## BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EL SERENO RECREATION CENTER – CLUB HOUSE DEMOLITION (PRJ90001) PROJECT – ALLOCATION OF QUIMBY FEES – MODIFICATION OF SCOPE OF WORK

AP Diaz \_\_\_\_\_

V. Israel \_\_\_\_\_

*for* R. Barajas \_\_\_\_\_  
H. Fujita \_\_\_\_\_

*CSD*

N. Williams \_\_\_\_\_

*M. [Signature]*

General Manager

Approved

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the modified scope of work for El Sereno Recreation Center – Club House Building Improvements (PRJ90001) Project and change the name of the project to the El Sereno Recreation Center – Club House Demolition (PRJ90001) Project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer Two Hundred Twenty Five Thousand Dollars (\$225,000.00) in Quimby Fees from Quimby Account No 89460K-00 to El Sereno Recreation Center Account No 89460K-EG;
3. Approve the allocation of Two Hundred Twenty Five Thousand Dollars (\$225,000.00) in Quimby Fees from El Sereno Recreation Center Account No 89460K-EG for the El Sereno Recreation Center – Club House Demolition (PRJ90001) Project;
4. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

El Sereno Recreation Center is located at 4721 Klamath Street in the El Sereno community of the City. This 13.94 acre park provides a recreation center, swimming pool, senior center, baseball fields, skate park, and basketball courts for the use of the surrounding community. Approximately 3,762 City residents live within a one half mile walking distance of El Sereno Recreation Center. Due to the size of the park, and the facilities, features and programs it provides, El Sereno

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Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

Previously, the Recreation and Parks Board of Commissioners (Board) approved the El Sereno Recreation Center – Club House Building Improvements (PRJ90001) Project (Report No. 05-135). The approved scope of work was for various interior and exterior building improvements, including plumbing, electrical work, ceiling tiles, flooring and related improvements.

However, upon further evaluation of the site, RAP's staff has determined that the demolition of the existing historic club house would be necessary for the safety of park patrons and to benefit the surrounding community. This would result in a potentially unavoidable adverse effect on a significant historic resource, and required the preparation of an Environmental Impact Report (EIR). On June 15, 2016, the Board certified the Final EIR (FEIR) with mitigations measures and a Statement of Overriding Considerations of significant unavoidable impacts, and approved the demolition of the historic El Sereno Clubhouse, the construction of a basketball court and batting cage on the building footprint of the Clubhouse, and the installation of a jogging path, fitness equipment, picnic tables, benches, and drinking fountains north of the clubhouse (Report No. 16-143).

RAP's staff recommends that the scope of El Sereno Recreation Center – Club House Building Improvements (PRJ90001) Project be modified to: demolition of the existing clubhouse, the construction of a basketball court, accessibility improvements, and the installation of a jogging path, fitness equipment, picnic tables, benches, and drinking fountains north of the clubhouse. Staff also recommends that the name of the project be changed from of El Sereno Recreation Center – Club House Building Improvements (PRJ90001) Project to the El Sereno Recreation Center – Club House Demolition (PRJ90001) Project.

### PROJECT FUNDING

Previously, the Board approved the allocation of Seventy-Seven Thousand Forty-Six Dollars and Ninety-Five Cent (\$77,046.95) to the El Sereno Recreation Center – Club House Demolition (PRJ90001) Project (Report Nos. 05-135 and 12-006).

Upon approval of this Report, Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) in Quimby Fees from Quimby Account No 89460K-00 can be transferred to El Sereno Recreation Center Account No 89460K-EG and allocated to the El Sereno Recreation Center – Club House Demolition (PRJ90001) Project.

Upon the approval of this Report, a total of Three Hundred Two Thousand Forty-Six Dollars and Ninety-Five Cents (\$302,046.95) will be allocated to the El Sereno Recreation Center – Club House Demolition (PRJ90001) Project.

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These Quimby Fees were collected within five (5) miles of El Sereno Recreation Center, 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
Quimby Fees	302/89/89460K-EG	\$302,046.95	100%
<b>Total</b>		\$302,046.95	100%

PROJECT CONSTRUCTION

Staff has determined that sufficient funding has been identified for the construction of the El Sereno Recreation Center – Club House Demolition (PRJ90001) Project.

Construction of the El Sereno Recreation Center – Club House Demolition (PRJ90001) Project is currently anticipated to begin in April 2017.

TREES AND SHADE

No existing trees at El Sereno Recreation Center will be removed as part of this project. The project proposes to install three (3) twenty-four inch box goldenrain trees (Koelreuteria paniculata) at El Sereno Recreation Center.

ENVIRONMENTAL IMPACT STATEMENT

RAP's staff has determined that the subject project was previously evaluated for environmental impacts in accordance with the California Environmental Quality Act (CEQA). On June 15, 2016 (Report No. 16-143), the Board adopted the Findings of Facts, Mitigation and Monitoring Plans, and a Statement of Overriding Considerations, and certified the Final Environmental Impact Report (FEIR) (State Clearinghouse No. 20140310041 and City Document No. EIR-15-012-RP). A Notice of Determination (NOD) was filed with the Los Angeles County Clerk on June 21, 2016. The change in the project scope by the current Board action is not substantial enough to result in any additional environmental impacts or mitigation measures, and therefore, is covered by the June 2016 NOD. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby 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 or funding sources other than the RAP's General Fund.

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At this time, there is no fiscal impact to RAP for the maintenance of the Project. Once the final Project design is completed, operational maintenance costs will be determined. Upon Project completion, a request for funding will be submitted in future RAP's General Fund.

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