

# APPROVED

FEB 06 2020

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-021

DATE February 6, 2020

C.D. 10

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK – OUTDOOR PARK IMPROVEMENT (PRJ20495) (PRJ21330) PROJECT – MODIFICATION OF SCOPE – ALLOCATION OF QUIMBY 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(3) [MINOR ALTERATIONS TO EXISTING PATHWAYS], CLASS 1(12) [OUTDOOR LIGHTING AND FENCING], CLASS 2(2) [REMOVAL AND REPLACEMENT OF EXISTING STRUCTURES WHERE THE NEW STRUCTURE WILL HAVE SUBSTANTIALLY THE SAME FUNCTION, SIZE AND CAPACITY], CLASS 3(6) [CONSTRUCTION OF ACCESSORY STRUCTURES TO EXISTING FACILITIES], CLASS 4(3) [NEW LANDSCAPING], CLASS 4(12) [MINOR TRENCHING AND REFILLING], AND CLASS 11(3) [INSTALLATION OF MINOR ACCESSORY STRUCTURES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(c), 15302(b), 15303(e), 15304(b), 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz  
H. Fujita  
V. Israel

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*for* S. Piña-Cortez  
C. Santo Domingo *DP*  
N. Williams

*Nael Denise Williams*  
\_\_\_\_\_  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the modification of the scope of work for the Lafayette Park – Outdoor Park Improvement (PRJ20495) (PRJ21330) Project (Project), as described in the Summary of and Attachments to this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to authorize the transfer of Sixty Two Thousand, Nine Hundred Eighty Three Dollars (\$62,983.00) in Quimby Fees from the Quimby Account No. 89460K-00 to the Lafayette Park Account No. 89460K-LD;
3. Approve the allocation of Sixty Two Thousand, Nine Hundred Eighty Three Dollars (\$62,983.00) in Quimby Fees from the Quimby Account No. 89460K-LD to the Project;

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4. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of Five Hundred Eighty Thousand Dollars (\$580,000.00) in Park Fees for the Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT074563

5. Find that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3) [Minor alterations to existing pathways], Class 1(12) [Outdoor lighting and fencing], Class 2(2) [Removal and replacement of existing structures where the new structure will have substantially the same function, size and capacity], Class 3(6) [Construction of accessory structures to existing facilities], Class 4(3) [New landscaping], Class 4(12) [Minor trenching and refilling] and Class 11(3) [installation of minor accessory structures] of City CEQA Guidelines and Article 19, Sections 15301(c), 15302(b), 15303(e), 15304(b), 15304(f) and 15311 of the California CEQA Guidelines;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption (NOE); and,
7. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Lafayette Park is located at 625 South Lafayette Park Place in the Westlake Community of the City. This 9.72 acre park features an indoor gymnasium and community center, a small synthetic field, a skate park, two basketball courts (which are striped with three badminton courts each), two tennis courts (which are striped with four badminton courts each) and two children play areas. The two tennis courts are located on the southern "triangle" portion of the park, south of Wilshire Boulevard. On March 20, 2019, the Board of Recreation and Parks Commissioners (Board) approved the emergency use of the southern "triangle" portion of the park for a temporary homeless shelter and storage facility (Report No. 19-062).

Approximately 32,020 City residents live within a one-half (1/2) mile walking distance of the park. Due to the facilities, features, programs and services it provides, Lafayette Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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### PROJECT SCOPE

The scope of the approved Project currently includes the refurbishment of the existing turf, irrigation, landscaping, and the installation of related site amenities, improvement and renovation of the park's sidewalks and walking paths, renovation of the existing basketball courts and fencing, installation of new outdoor fitness equipment, outdoor lighting renovations, and replacement of the existing 5-12 year old play area (Report No. 17-249).

RAP staff recommends that the scope of the project be modified to include the reconfiguration of the two existing basketball courts, the addition of one new tennis court, one new synthetic surface futsal court, new outdoor fitness equipment, new park pathways, and new site amenities such as benches, hydration stations, and storage container. As a part of the Project the current hardscape area where the basketball courts are located would be reconfigured to hold two basketball courts and one tennis court. One of the basketball courts would be striped with three badminton courts and the new tennis court would be striped with four badminton courts. The new tennis court will be located on the east side of the existing synthetic soccer field. The new futsal court will be located on the west side of the existing synthetic soccer field. The new tennis court would serve the needs of local tennis and badminton users and the futsal court would provide additional space for soccer and other sports. New connective paths and site amenities such as benches and drinking fountains would also be provided by the Project.

The existing site conditions at Lafayette Park and the design and layout of the proposed Project are illustrated on Attachment 1 to this report.

This project was originally presented to the Board on November 6, 2019 (Report No. 19-223). At that meeting, the Board requested that the Project be delegated to the Facility Repair and Maintenance Task Force for additional review and Report No. 19-223 was withdrawn from consideration.

The Project was presented to the Facility Repair and Maintenance Task Force on November 20, 2019. The Facility Repair and Maintenance Task Force had no comments on, or recommended changes to, the Project and recommended that the Project be forwarded to the Board for consideration and approval.

### PROJECT FUNDING

Previously, the Board approved the allocation of Nine Hundred Sixty Two Thousand, Seven Hundred Two Dollars (\$962,702.00) in Quimby Fees.

Upon approval of this Report, Sixty Two Thousand, Nine Hundred Eighty Three Dollars (\$62,983.00) in Quimby Fees can be transferred from the Quimby Account No. 89460K-00 to the Lafayette Park Account No. 89460K-LD.

Upon approval of this Report, Five Hundred Eighty Thousand Dollars (\$580,000.00) in Park Fees can be committed.

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Upon approval of this Report, One Hundred Seventy One Thousand, Nine Hundred and Fifty Nine dollars (\$171,959.00) In TFAR Monies, CF #14-1411-S3 Mayor Approved on 07/16/2018, will be available.

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

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Work Order	Amount	Percentage
Quimby Fees	302/89/89460K-LD	NA	\$1,025,685.00	58%
TFAR Funds	205/88/88RMDJ	NA	\$171,959.00	9%
Park Fees	302/89/89716H	QT074563	\$580,000.00	33%
<b>Total</b>			\$1,777,644.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the construction of the proposed Project. Construction of the proposed Project is anticipated to begin in February 2020.

TREES AND SHADE

Two Washingtonia robustas (Mexican Fan Palm) and two Washingtonia filiferas (California Fan Palm) will be removed for construction of the proposed Project. Eight new shade trees will be planted as a part of the Project. The species of the new trees has yet to be determined and will be determined at a later date.

ENVIRONMENTAL IMPACT

The proposed Project consists of minor alterations to existing pathways; outdoor lighting and fencing; removal and replacement of existing structures where the new structure will have substantially the same function, size and capacity; installation of new landscape and irrigation; construction of new accessory structures and of installation of minor structures accessory to a park. As such staff recommends that the Board determine that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), Class 1(12), Class 2(2), Class 3(6), Class 4(3), Class 4(12) and Class 11(3) of City CEQA Guidelines as well as to Article 19, Section 15301(c), Section 15302(b) Section 15303(e), Section 15304(b), Section 15304(f) and Section 15311 of California CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk upon Board's approval.

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### FISCAL IMPACT

The authorization of this allocation of Quimby Fees and commitment of Park Fees will have no fiscal impact on RAP's General Funds. The estimated costs for the design, development, and construction/installation of the proposed park improvements are anticipated to be funded by Quimby Fees and Park Fees or funding sources other than the RAP's General Fund.

The maintenance of the proposed park improvements can be performed by the current staff with no overall impact to existing maintenance services at this facility.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

<b>Goal No. 1:</b>	Provide Safe and Accessible Parks
<b>Outcome No. 2:</b>	All parks are safe and welcoming
<b>Result:</b>	The refurbishment of the park and its amenities will increase accessibility and enhance the user's park experience.

This Report was prepared by Craig A Raines Landscape Architect Planning Maintenance and Construction and Darryl Ford, Acting Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks

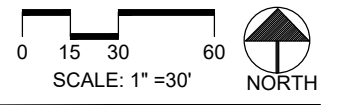
### LIST OF ATTACHMENTS/EXHIBITS

1) Existing Site Conditions and Proposed Project Design



# LAFAYETTE PARK

SITE PLAN  
10-23-2019  
MWL





SYNTHETIC SOCCER

BASKETBALL /  
BADMINTON COURT

BASKETBALL COURT

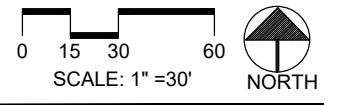
STORAGE CONTAINER

TENNIS /  
BADMINTON COURT

OUTDOOR FITNESS EQUIPMENT

# LAFAYETTE PARK - SYNTHETIC SOCCER / TENNIS & BASKETBALL

CONCEPTUAL SITE PLAN  
10-9-2019  
MWL



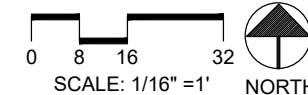
CITY OF LOS ANGELES  
DEPT. OF RECREATION AND PARKS





# LAFAYETTE PARK - SYNTHETIC SOCCER / TENNIS & BASKETBALL

ENLARGED CONCEPTUAL SITE PLAN  
 10-9-2019  
 MWL



CITY OF LOS ANGELES  
 DEPT. OF RECREATION AND PARKS

