

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-175

DATE September 03, 2020

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLENBECK PARK – SECURITY AND HEATING, VENTILATION AND AIR CONDITIONING (HVAC) IMPROVEMENTS (PRJ21383) PROJECT – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS], CLASS 2(6) [REPLACEMENT OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS] AND CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE IF REQUIRED FOR SAFETY, HEALTH, THE PUBLIC CONVENIENCE, OR ENVIRONMENTAL CONTROL] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301, 15302 AND 15303 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	<u>AC</u>	S. Piña-Cortez	_____
H. Fujita	_____		*C. Santo Domingo	<u>DF</u>
V. Israel	_____		N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work for the Hollenbeck Park – Security and Heating, Ventilation and Air Conditioning (HVAC) Improvements (PRJ21383) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer Four Hundred Thousand Dollars (\$400,000.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Hollenbeck Park Account No. 89460K-HN;
3. Approve the allocation of Four Hundred Thousand Dollars (\$400,000.00) in Quimby Fees from Hollenbeck Park Account No. 89460K-HN for the Hollenbeck Park – Security and HVAC Improvements (PRJ21383) Project;
4. Determine that the Project is categorically exempt from the provisions of the California

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Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) [Exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], Class 1(12) [Outdoor lighting and fencing for security and operations], Class 2(6) [Replacement of existing heating and air-conditioning systems] and Class 3(4) [Installation of new equipment involving negligible or no expansion of use if required for safety, health, the public convenience, or environmental control] of City CEQA Guidelines and Article 19, Sections 15301, 15302 and 15303 of California CEQA Guidelines;

5. 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 (NOE); and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Hollenbeck Park is located at 415 South Saint Louis Street in the Boyle Heights community of the City. This 18.30-acre facility provides a children's play area, community center building, skate park, and a lake for use by the surrounding community. Approximately 13,715 City residents live within a one-half mile walking distance of Hollenbeck Park. Due to the facilities, features, and services it provides, Hollenbeck Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan

PROJECT SCOPE

The proposed Hollenbeck Park – Security and HVAC Improvements (PRJ21383) Project includes the demolition of the existing lighting and installation of new Light Emitting Diode (LED) lighting, electrical upgrades, installation of security camera system and the replacement of the HVAC system in the recreation center.

The Office of Council District 14 is in support of this proposed Project.

PROJECT FUNDING

Previously, the Los Angeles City Council approved the use of Six Hundred Fifty Thousand Dollars (\$650,000.00) in AB1290 Funds for the replacement of the HVAC system at Hollenbeck Park (C.F. #20-0559).

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Upon approval of this Report, Four Hundred Thousand Dollars (\$400,000.00) in Quimby Fees can be transferred from Quimby Fees Account No. 89460K-00 to the Hollenbeck Park Account No. 89460K-HN and allocated to the Hollenbeck Park – Security and HVAC Improvements (PRJ21383) Project.

The total amount of funding available for the proposed Project is One Million, Fifty Thousand Dollars (\$1,050,000.00).

These Quimby Fees were collected within five (5) miles of Hollenbeck Park, which is the standard distance for the allocation of 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
AB1290 Funds	302/89/89270K-HL	\$650,000.00	62%
Quimby Fees	302/89/89460K-HN	\$400,000.00	38%
Total		\$1,050,000.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction of the proposed Project is anticipated to begin in September 2020.

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use; outdoor lighting and fencing for security and operations; replacement of existing heating and air-conditioning systems and installation of new equipment involving negligible or no expansion of use if required for safety, health, the public convenience, or environmental control. Therefore, 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(1), Class 1(12), Class 2(6) and Class 3(4) of City CEQA Guidelines as well as to Article 19, Sections 15301, 15302 and 15303 of California CEQA Guidelines. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk upon the Board's approval.

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FISCAL IMPACT

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 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 security and HVAC improvements will enhance safety and the park user's experience.

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