

AGENDA

BOARD OF RECREATION AND PARK COMMISSIONERS OF THE CITY OF LOS ANGELES

Wednesday, November 18, 2015 at 9:30 a.m.

EXPO Center Comrie Hall
3980 South Bill Robertson Lane
Los Angeles, CA 90037

SYLVIA PATSAOURAS, PRESIDENT
LYNN ALVAREZ, VICE PRESIDENT
MELBA CULPEPPER, COMMISSIONER
MISTY M. SANFORD, COMMISSIONER
IRIS ZUÑIGA, COMMISSIONER

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. APPROVAL OF THE MINUTES:

- Approval of Minutes for the Regular Meeting of November 4, 2015

2. GENERAL MANAGER'S REPORTS:

- | | |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15-229 | Various Communications |
| 15-230 | Sycamore Grove Park – Special Event – Sixth Event to Serve Alcoholic Beverages |
| 15-231 | Kaiser Permanente – Operation Splash Program 2016 – Retroactive Authorization to Submit Grant Renewal Application for Aquatics Programming; Acceptance of Grant Funds |
| 15-232 | Greenwood Square Park – Northwest Corner of Hazeltine Avenue and Sherman Way, Van Nuys, California 91405 – Final Authorization to Acquire Property |
| 15-233 | Alpine Recreation Center – Roof Renovation (PRJ20939) Project – Allocation of Quimby Fees; Exemption from the California Environmental Quality Act |

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- 15-234 Bellevue Recreation Center – Outdoor Fitness Equipment (PRJ20947) – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 15-235 Cheviot Hills Park – Roof Renovation (PRJ20942) Project – Allocation of Quimby Fees; Exemption from the California Environmental Quality Act
- 15-236 Chevy Chase Park – Security Camera (PRJ20951) Project – Allocation of Quimby Fees; Exemption from the California Environmental Quality Act
- 15-237 Fremont High School Pool – Roof Renovation (PRJ20937) Project – Allocation of Quimby Fees; Exemption from the California Environmental Quality Act
- 15-238 Normandale Recreation Center – Roof Renovation (PRJ20940) Project – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 15-239 North Hollywood Park – Roof Renovation Project (PRJ20931) – Allocation of Quimby Fees and Exemption from the California Environmental Quality Act
- 15-240 Pan Pacific Park – Roof Renovation (PRJ20802) Project – Allocation of Quimby Fees
- 15-241 Poinsettia Recreation Center – Tennis Court Renovations (PRJ20916) Project – Allocation of Quimby Fees; Exemption from the California Environmental Quality Act
- 15-242 Ritchie Valens Park – Roof Renovation (PRJ20932) Project – Allocation of Quimby Fees; Exemption from the California Environmental Quality Act
- 15-243 Venice High School Pool – Roof Renovation (PRJ20936) Project – Allocation of Quimby Fees; Exemption from the California Environmental Quality Act
- 15-244 Wilmington Recreation Center – Roof Renovation (PRJ20935) Project – Allocation of Quimby Fees; Exemption from the California Environmental Quality Act
- 15-245 Grand Hope Park – Acceptance of Property Identified by Los Angeles County Assessor’s Parcel Number 5139-007-947 for Open Space Purposes from the CRA/LA, A Designated Local Authority; Assumption of Lease with Grand Hope Park, Inc.; Assumption of the Right to Collect Open Space Maintenance Fees; Exemption from the California Environmental Quality Act
- 15-246 Griffith Observatory – Request for Proposals for the Griffith Observatory Bookstore and Gift Shop Concessions
- 15-247 Parkland Tree Trimming and Removal Services at Various City Parks and Facilities – Amendment to Personal Services Contract No. 3440 with West Coast Arborists, Inc., to Extend the Term and Increase the Total Contract Price

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15-248 As-Needed Electrical Construction, Retrofit, Maintenance, and/or Repair Services – Award of Contract

15-249 Bogdanovich Recreation Center Playground Replacement (PRJ20963) Project Proposition A Excess Funds; Authorization to Submit Grant Application; City Council Resolution and Youth Employment Plan; Acceptance of Grant

3. NEW BUSINESS:

- Board of Recreation and Park Commissioners 2016 Meeting Schedule
- Verbal Informational Report – Greek Theatre Updates
- Verbal Informational Report – Quimby Fees Update

4. COMMISSION TASK FORCES:

- Commission Task Force on Concessions Report – Commissioners Zuñiga and Culpepper
- Commission Task Force on Facility Repair and Maintenance Report – Commissioners Sanford and Alvarez

5. GENERAL MANAGER'S ORAL REPORT:

Report on Department Activities and Facilities

6. PUBLIC COMMENTS:

Any comments that require a response or report by staff will be automatically referred to staff.

7. FUTURE AGENDA ITEMS:

Requests by Commissioners to Schedule Specific Items on Future Agendas

8. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, December 9, 2015, 9:30 a.m., at Lake View Recreation Center, 11075 Foothill Boulevard, Lake View Terrace, CA 91342.

9. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213) 202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular

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session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)
from San Pedro	(310) 547-CITY (2489)
from Van Nuys	(818) 904-9450

For information, please go to the City's website: <http://ita.lacity.org/ForResidents/CouncilPhone/index.htm>

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REGULAR MEETING MINUTES

BOARD OF RECREATION AND PARK COMMISSIONERS OF THE CITY OF LOS ANGELES

Wednesday, November 4, 2015

The Board of Recreation and Park Commissioners of the City of Los Angeles convened the Regular Meeting at Queen Anne Recreation Center at 9:35 a.m. Present were President Sylvia Patsaouras, Commissioner Melba Culpepper, and Commissioner Misty M. Sanford. Also present were Michael A. Shull, General Manager, and Deputy City Attorney IV Anthony-Paul Diaz.

The following Department staff members were present:

Kevin Regan, Assistant General Manager, Operations Branch
Vicki Israel, Assistant General Manager, Partnership and Revenue Branch
Ramon Barajas, Assistant General Manager, Planning, Construction and Maintenance Branch

APPROVAL OF THE MINUTES

Commissioner Sanford moved that the Board approve the Minutes of the October 9, 2015 Special Meeting and October 21, 2015 Regular Meeting, which was seconded by Commissioner Culpepper. There being no objections, the Motion was unanimously approved.

GENERAL MANAGER'S REPORTS

15-222

VARIOUS COMMUNICATIONS

15-223

RUNYON CANYON PARK – CONDITIONAL PROJECT APPROVAL FOR THE REFURBISHMENT OF AN EXISTING CONCRETE COURT; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Joel Alvarez, Senior Management Analyst II of Partnerships Division, made the following corrections to Exhibit B and Exhibit C of General Manager's Report No. 15-223, to be incorporated into the proposed project design in order to conform to legal requirements and park purposes:

Exhibit B – Concept Design Renderings:

- Top Illustration: Removal of the recognition plaque and pedestal from the project design.
- Center Illustration: Removal of the text that states "LEGENDS AT OUR CRAFT" from the center-court logo design.

Exhibit C – Recognition Signage:

- Top Illustration: The Pink Dolphin signage will be redesigned as a traditional sign, which will not be in the form of a plaque. The design will include "THANKS AND ACKNOWLEDGES" instead of "THANKS". The sign will be placed on the fence or wall at the entrance to the court.

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- Bottom Illustration: The Aquahydrate sign will include “THANKS AND APPRECIATES” to replace “THANKS”.

15-224

ASCOT HILLS PARK – REVISED MEMORANDUM OF AGREEMENT WITH NORTH EAST TREES

15-225

CABRILLO BEACH PUBLIC SPORTS FISHING PIER – RESET OF COMPENSATION UNDER PERMIT NO. 147 BETWEEN THE LOS ANGELES HARBOR DEPARTMENT AND THE DEPARTMENT OF RECREATION AND PARKS

Cid Macaraeg, Senior Management Analyst II of Real Estate and Asset Management Section, presented General Manager’s Report No. 15-225 and discussed the timing in which the improvements to the Cabrillo Beach Public Sports Fishing Pier (Pier) are expected to be complete. Commissioner Sanford requested that staff report back on the state of the Pier, and whether there are any upcoming capital improvement projects for the Pier.

15-226

COUNTYWIDE PARKS NEEDS ASSESSMENT – FUNDING AGREEMENT BETWEEN CITY OF LOS ANGELES AND THE COUNTY OF LOS ANGELES FOR COMMUNITY ENGAGEMENT ACTIVITIES RELATED TO THE COUNTYWIDE PARKS NEEDS ASSESSMENT; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Darryl Ford, Principal Project Coordinator of Planning, Construction, and Maintenance Branch, corrected Recommendation No. 1 in General Manager’s Report No. 15-226 as follows:

1. Approve the proposed Funding Agreement (Agreement), substantially in the form on file in the Board Office, between the City of Los Angeles and the County of Los Angeles (County) ~~and Mountains Recreation and Conservation Authority (MRCA)~~ for community engagement activities related to the countywide parks needs assessment, subject to the approval of the Mayor and City Attorney as to form;

15-227

1ST AND BROADWAY CIVIC CENTER PARK – NEW PARK DEVELOPMENT (PRJ20781) PROJECT – ALLOCATION OF QUIMBY FEES

15-228

HOLLENBECK PARK – RENOVATION (PRJ20205) PROJECT – ALLOCATION OF QUIMBY FEES

Public comments were invited for the General Manager’s Reports. One request for public comment was received for General Manager’s Report No. 15-223.

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President Patsouras requested a Motion to approve General Manager's Reports No. 15-222, 15-224, 15-225, 15-227, and 15-228 as presented; and General Manager's Reports No. 15-223 and 15-226 as corrected. Commissioner Sanford moved that the General Manager's Reports be approved, and that the Resolutions recommended in the Reports be thereby approved. Commissioner Culpepper seconded the Motion. There being no objections, the Motion was unanimously approved.

NEW BUSINESS:

- General Manager Michael Shull provided a verbal informational report regarding the Greek Theatre. Approximately twenty concerts have been confirmed for the 2016 Concert Season, which is scheduled from April 15, 2015 through October 2015. Bryan Adams's concert is scheduled on July 6, 2016 with tickets currently on sale on the Greek Theatre's new website: www.lagreektheatre.com. The website was launched on Monday, November 2, 2015. The contract with Nederlander Concerts expired on October 31, 2015, and the Department officially took over the Greek Theatre on November 1, 2015. The Department is still in negotiations with Nederlander Concerts for lighting and concessions equipment left in the venue. The contract with SMG for oversight management of the Greek Theatre's Open Venue Model was executed on November 2, 2015. SMG appointed Becky Colwell to the Greek Theatre's General Manager position. Ms. Colwell has begun the interview process for staffing the Greek Theatre. SMG will be taking over management of the Greek Theatre calendar, and will be assessing the venue for compliance with current fire life safety standards and codes. Rios-Clementi Hale Studio has completed the plans for aesthetic improvements to the Greek Theatre. Construction bids are expected to be submitted within the next few weeks to begin construction in December 2015. Nederlander Concerts has settled on paying a mutually agreed price of \$175,000 for the removal of dead trees around the perimeter of the Greek Theatre by the Department's vendor within the next thirty days. Staff will report back on the re-planting of trees at a later date. A recommendation on the Greek Theatre's concessions is forthcoming for a future Board Meeting. A Recreation and Parks staff member will serve as the on-site community liaison. A Greek Theatre Open House and Tour is scheduled for the community on Saturday, November 14, 2015 from 1:00 p.m. to 4:00 p.m.

COMMISSION TASK FORCES

- Commission Task Force on Concessions (Commissioners Zuñiga and Culpepper)

There were no reports for the Commission Task Force on Concessions.

- Commission Task Force on Facility Repair and Maintenance (Commissioners Sanford and Alvarez)

Commissioner Sanford reported that a Commission Task Force on Facility Repair and Maintenance Meeting was held on November 4, 2015 prior to the Board Meeting, in which the Task Force discussed the project designs for Oakridge Park and Robertson Recreation Center. The Task Force also discussed an easement with the City of Santa Monica for the Penmar Golf Course.

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GENERAL MANAGER'S ORAL REPORT

General Manager Michael Shull reported on Department activities, facilities, and upcoming events. The Department has occupied the second, third, and fourth floors of Figueroa Plaza located at 221 North Figueroa Street, Los Angeles, CA 90012. Departmental operations resumed on Monday, November 2, 2015.

PUBLIC COMMENTS

Public comment on matters within the Board's jurisdiction was invited. One request for public comment was received, and such comments were made to the Board.

FUTURE AGENDA ITEMS

Commissioner Sanford requested a future Agenda Item regarding Quimby Fees.

NEXT MEETING

The next Regular Meeting of the Board of Recreation and Park Commissioners was scheduled to be held on Wednesday, November 18, 2015, 9:30 a.m., at EXPO Center Comrie Hall, 3980 S. Bill Robertson Lane, Los Angeles, CA 90037.

ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 10:34 a.m.

ATTEST

PRESIDENT

BOARD SECRETARY

REPORT OF GENERAL MANAGER

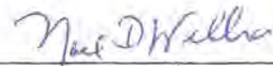
NO. 15-229

DATE November 18, 2015

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS COMMUNICATIONS



General Manager

Approved _____

Disapproved _____

Withdrawn _____

The following communications have been received by the Board and recommended action thereon is presented.

From:

1) Mayor, relative to a proposed Agreement with SMG for the Oversight and Management of the Greek Theatre – Open Venue Model.

2) Mayor, relative to a proposed Amendment to the Agreement with Royal Polaris Sportfishing, Inc., for the Cabrillo Marine Aquarium's Annual Whale Watching and Ecological Tour.

3) City Clerk, relative to the grant application for Proposition A Per Parcel Funds for the Via Dolce Park Project.

4) City Clerk, relative to a grant application for the State of California Environmental Enhancement and Mitigation Program for the Runyon Canyon Acquisition Project.

Recommendation:

Referred to staff for further processing.
(Report No. 15-212)

Referred to staff for further processing.
(Report No. 15-215)

Referred to General Manager.
(Report No. 15-153)

Referred to General Manager.
(Report No. 15-175)

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5) Chief Legislative Analyst, forwarding the Legislative Report for the week ending October 9, 2015.

Note and File.

6) Gary Slavett, relative to the soccer fields at Van Nuys/Sherman Oaks Park.

Referred to General Manager.

7) Patricia Manze, relative to alleged vandalism at Los Angeles Equestrian Center in Griffith Park.

Referred to General Manager.

8) Michael Jennings, relative to drones being flown in Woodley Park, in the Sepulveda Basin Recreation Area.

Referred to General Manager.

9) Richard Stephens, to Anita Meacham, Principal Recreation Supervisor II, relative to allegedly illegal noise at Pan Pacific Park.

Referred to General Manager.

This Report was prepared by Paul Liles, Clerk Typist, Commission Office.

REPORT OF GENERAL MANAGER

NO. 15-230

DATE November 18, 2015

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SYCAMORE GROVE PARK – SPECIAL EVENT – SIXTH EVENT TO SERVE ALCOHOLIC BEVERAGES

R. Barajas _____
H. Fujita _____
V. Israel _____

*K. Regan _____
N. Williams _____



Ramon Barajas for
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board approve a sixth outdoor event for 2016 to serve alcoholic beverages in the Metro Region. This request is being made for the “Stone Throw’s 20th Anniversary Celebration” musical concert event to be held at Sycamore Grove Park on May 14, 2016, in accordance with the Board’s Policy on Alcoholic Beverages.

SUMMARY:

Stones Throw Records (STR), an independent record label in Highland Park, has submitted a request to the Department of Recreation and Parks to host “Stone Throw’s 20th Anniversary Celebration”, a musical concert event. The event will be held on May 14, 2016, 11am to 7pm at Sycamore Grove Park, 4702 North Figueroa Street, located in the Highland Park community. The event will include live performances and DJ’s with multiple genres of music including soul, funk, disco, and hip hop. The concert is expected to attract up to 3,000 people and will be free of charge.

STR is proposing several ideas to help alleviate the challenging parking situation surrounding the park. They are planning to rent several parking lots in the area and running a shuttle from the lots to the park all day. They are also planning on providing bike valet and incentives for guests that use alternative forms of transportation. In addition, STR is looking into to partnering with Metro Los Angeles to help promote the use of public transportation for the event.

As part of the event, pending Board approval, it is intended that a beer and wine garden be made available for those who wish to purchase it. The serving of alcohol will be allowed in a “secured alcohol area”, and will meet all State and local regulations, as well as the Board’s Alcoholic Beverage Policy. STR will hire Anello Security company at their own expense to cover the event.

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The Board's Alcohol Beverage Policy requires that an event where alcoholic beverages are sold, beyond the five (5) events allowed per region, per calendar year, must obtain additional approval from the Board. Metro Region receives a large volume of permit requests each year for outdoor community events and festivals. This is mainly due to the numerous large venues available in the Metro Region for special events.

The five (5) alcohol-related events in the Metro Region are the Seoul International Korean Festival, Debs Parks Audubon Society Event, Echo Park Lotus Festival, Arroyo Seco Lummi Days Festival, and Council District 1 Jazz Festival.

Attached is a letter of support from Councilmember Cedillo's Office (Attachment I).

FISCAL IMPACT STATEMENT:

There is no negative impact to the Department's General Fund as the event organizer will incur all expenses related to the event. In addition, 20% of the sales of alcoholic beverages will go to the Department.

This report was prepared by Bertha Calderon, Management Analyst, Metro Region.



GILBERT A. CEDILLO
 COUNCILMEMBER
 FIRST DISTRICT

October 23, 2015

Sylvia Patsouras
 President
 Board of Recreation and Parks Commissioners
 350 S. Grand Ave.
 Los Angeles, CA 90071

Dear Ms. Patsouras:

I am writing to support Stones Throw Records' (STR) proposed "20th Anniversary Celebration", an event featuring a free musical concert and a beer garden at Sycamore Grove Park on May 14, 2016.

For over 16 years, STR has operated in the heart of Highland Park on Figueroa and Avenue 56 just across the street from my district office. With its worldwide following and critically acclaimed musical catalogue, LA Weekly readers named STR as the "Best Record Label" in the paper's Best of LA issue. STR was also featured in a recent LA Times story about Highland Park's burgeoning music scene.

It is also my understanding that STR has chosen to use Anello Security for the event. Anello Security did an excellent job at my Latin Jazz event and I'm convinced that they will do the same for STR.

As a prominent and active member of the community, STR frequently hosted community events free of charge; donated time, money and resources to local, cultural and non-profit organizations and volunteered to produce the Great Streets event in Highland Park.

I applaud and congratulate STR on its 20th anniversary and support their proposed 20th Anniversary Celebration in Sycamore Grove Park on May 14, 2016.

Sincerely,

Gilbert A. Cedillo
 Councilman, District One



REPORT OF GENERAL MANAGER

NO. 15-231

DATE November 18, 2015

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: KAISER PERMANENTE – OPERATION SPLASH PROGRAM 2016 –
RETROACTIVE AUTHORIZATION TO SUBMIT GRANT RENEWAL
APPLICATION FOR AQUATICS PROGRAMMING; ACCEPTANCE OF
GRANT FUNDS

R. Barajas

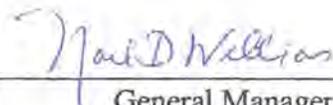
H. Fujita

*V. Israel



K. Regan

N. Williams



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Retroactively authorize the Department of Recreation and Parks (RAP) to submit a renewal grant application to Kaiser Permanente for the Operation Splash Program for 2016 in the amount of Two Hundred Forty Thousand Dollars (\$240,000.00) for RAP aquatics programming, subject to Mayor and City Council consideration;
2. Direct staff to transmit a copy of the grant renewal application documents to the Mayor, Office of the City Administrative Officer (CAO), Office of the Chief Legislative Analyst (CLA), and to the City Clerk for committee and City Council approval before accepting and receiving the grant award, pursuant to Los Angeles Administrative Code Section 14.6 et seq. as may be amended;
3. Authorize RAP's General Manager to accept and receive the Operation Splash Program 2016 renewal grant, if awarded, in the amount of Two Hundred Forty Thousand Dollars (\$240,000.00) from Kaiser Permanente for aquatics programming and the "Rethink Your Drink" program, subject to the approval of the Mayor and City Council;
4. Designate RAP's General Manager, Chief Financial Officer, or Assistant General Manager, as the agent to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the implementation and completion of the project(s);

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5. Authorize RAP's Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept the Operation Splash Program 2016 renewal grant, if awarded, in the amount of Two Hundred Forty Thousand Dollars (\$240,000.00) for aquatics programming; and,
6. Authorize RAP's Chief Accounting Employee to make any technical changes, as may be necessary to effectuate the intent of these funds.

SUMMARY:

Kaiser Permanente is a valued partner whose annual grants have allowed RAP to enhance aquatic services throughout the City over the last nine (9) years. For the summer of 2015, Kaiser Permanente awarded RAP Two Hundred Forty Thousand Dollars (\$240,000.00) under their Operation Splash program. As in past years, this grant funded free swimming lessons and subsidized Junior Lifeguard participation for thousands of youth in low-income areas of the City, as well as an extra week of public operation for some seasonal pools. In anticipation of the 2016 summer season, Kaiser recently approached RAP management and invited an application for renewal of the 2015 grant for Two Hundred Forty Thousand Dollars (\$240,000.00), in place of requiring a full proposal process. The renewal application documents were due to Kaiser Permanente on October 19, 2015, and were timely submitted by staff.

As in past years, the objectives for the 2016 Operation Splash include: 1) increasing opportunities for safe physical activities in low-income neighborhoods where health disparities are greatest and opportunities for safe physical activity are often scarce; 2) teaching children and adults basic water safety and swimming skills in order to prevent drowning; 3) promoting life-long physical activity; and 4) promoting healthy beverage choices.

In 2016, the renewed grant will be used again to supplement funding for RAP's Learn-to-Swim and Junior Lifeguard Programs, as well as the "Rethink Your Drink" program which encourages healthy beverage choices, at approximately forty-eight (48) RAP pool sites located within disadvantaged areas of the City. It also helps RAP extend the pool season by one (1) week at approximately seven (7) RAP pool sites. These aquatic programs teach youth swimming fundamentals, water safety, emergency response, teamwork, and goal setting. Approximately Seven Thousand (7,000) youth ages seven (7) to seventeen (17) years old are projected to be served through this grant program.

FISCAL IMPACT STATEMENT:

The acceptance of this grant does not require match funding. The grant provides essential funding that augments aquatic services to youth. There is no fiscal impact to RAP's General Fund.

This report was prepared by Vicki Israel, Assistant General Manager

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NO. 15-232

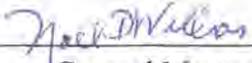
DATE November 18, 2015

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GREENWOOD SQUARE PARK – NORTHWEST CORNER OF HAZELTINE AVENUE AND SHERMAN WAY, VAN NUYS, CALIFORNIA 91405 – FINAL AUTHORIZATION TO ACQUIRE PROPERTY

<i>for</i> *R. Barajas	<u>CSP</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Grant final approval to acquire the property known as Greenwood Square Park, contingent upon the results of the Phase I site assessment, currently in progress, that determines no environmental impediments to the Department of Recreation and Parks (RAP) acquiring the site for public park uses;
2. Adopt the resolution, substantially in the form on file in the Board of Recreation and Park Commissioners' (Board) Office, authorizing the acceptance of Greenwood Square Park, the property on a portion of Los Angeles County Assessor's Parcel Number (APN) 2217-030-030, located in the northwest corner of Hazeltine Avenue and Sherman Way, Van Nuys, California 91405, measuring approximately 14,428 square feet (0.33 acres), for public park purposes;
3. Authorize the Board Secretary to execute the Resolution to accept transfer of the property via Grant Deed, subject to review and approval of the City Attorney;
4. Set apart the parcel as dedicate park property in perpetuity;
5. Find the project is exempt from the California Environmental Quality Act (CEQA);

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6. Direct staff to file a Notice of Exemption with the Los Angeles County Clerk; and,
7. Authorize that the Department of General Services (GSD) to assist in processing the transfer of property to RAP.

SUMMARY:

On September 3, 2014, the Board of Recreation and Parks Commissioners (Board), through Report No. 14-231, authorized RAP to initiate preliminary acquisition activities to acquire a portion of APN 2217-030-030, located in the northwest corner of Hazeltine Avenue and Sherman Way, Van Nuys, California 91405, for public park purposes. Further, the Board approved the conceptual park design plan for Greenwood Square Park.

At the Board meeting, on August 12, 2015 (Report No. 15-179), approved the final plans for Greenwood Square Park and found that no further environmental review was required under the CEQA.

As identified in Report No. 14-231, the developer of the Greenwood Square Project (CPC-2012-3243-ZC-BL-ZV-ZAA-SPR and VTT-72050) is developing a residential project located at 14111-14135 West Sherman Way and 7235-7301 North Hazeltine Avenue in Van Nuys on an approximately 5.72 acre site. The project is being developed with a maximum of one hundred twenty-eight (128) single family homes and a proposed park, currently known as Greenwood Square Park, which occupies approximately 14,428 square feet (0.33 acres). The developer of the Greenwood Square Project will convey the proposed fully developed Greenwood Square Park to the City in order to satisfy the project's requirements under Los Angeles Municipal Code (LAMC) Section 17.12 (Recreation and Park Site Acquisition and Development Provisions), LAMC Section 12.33 (Dedication of Land or Payment for Park and Recreational Facilities as a Requirement for a Zone Change for a Multiple Residential Use in Any Multiple Residential or Commercial Zone), and the conditions of Ordinance No. 182670. The conveyance of the fully developed Greenwood Square Park is being made in-lieu of payment of Quimby or Zone Change fees the project would otherwise be required to pay to RAP.

The valuation of the land and the proposed improvements of the Greenwood Square Park site exceeds the assessment of the Quimby or Zone Change fees by Nine Hundred, Fifty-Eight Thousand, Five Hundred Fifty-Two Dollars) \$958,552. An appraisal report was prepared by Mason & Mason (Real Estate Appraisers & Consultants), which valued the land at One Million, One Hundred Fifty-Four Thousand, Two Hundred Dollars (\$1,154,200) on May 12, 2014 (Attachment A) and the developer submitted proposals that valued the improvements at Two Hundred Sixty-Nine Thousand, Seventy-Four Dollars (\$269,074), a total value of One Million, Four Hundred Twenty-Three Thousand, Two Hundred Seventy-Four Dollars (\$1,423,274). This

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NO. 15-232

total value exceeds the assessment of Four Hundred Sixty-Thousand, Seven Hundred Twenty-two Dollars (\$464,722) in Quimby or Zone Change fees that Los Angeles Department of City Planning staff (LADCP) calculated on August 29, 2014.

Acquiring Greenwood Square Park will provide a new neighborhood park in an area of Van Nuys where City residents do not have sufficient access to improved green spaces or neighborhood parks. An estimated 7,046 residents live within one-half mile walking distance of the proposed Greenwood Square Park. Of those 7,046 residents, an estimated 4,941 residents currently do not have access to any improved green spaces or neighborhood parks within a one-half mile walking distance of their homes.

The developer of the Greenwood Square Project will convey, once completed, the fully developed Greenwood Square Park. The Board approved the final plans for Greenwood Square Park on August 12, 2015 (Attachment B), as detailed in Report No. 15-179. The plan for development of the Greenwood Square Park site includes ten parking spaces, a playground, a walking path, landscaping, and various park amenities including benches, trash receptacles, and a drinking fountain. All proposed park improvements and amenities are designed to meet RAP policies and standards.

TREES AND SHADE:

Greenwood Square Park will be planted with a total of twenty-four) trees, composed of nine albizia jlibrissin-floss silk trees, six arbutus marina-strawberry guava trees, three cedrus deodra-deodra cedar trees, and six liordendron tulipifera-tulip trees. The trees will cover an estimated 70% of the park site when the trees mature. Additionally, the playground equipment is equipped with shade toppers on top of the two main play pieces.

ENVIRONMENTAL IMPACT STATEMENT:

On August 12, 2015 (Report No. 15-179), staff determined that under the California Public Resources Code Section 21116 and CEQA Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since the Advisory Agency decision on March 28, 2013, approving the subject Vesting Tentative Tract (VTT-72050), there have been no changes to the project, changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for Greenwood Square Park.

REPORT OF GENERAL MANAGER

PG. 4

NO. 15-232

FISCAL IMPACT STATEMENT:

Acquisition of this property will not have any impact on the RAP's General Fund. The costs for the design, development, and construction of the proposed park improvements are to be paid for by the developer.

The annual maintenance cost of the park is estimated at Twenty-Five Thousand Dollars (\$25,000). Maintenance funds for the new park will be requested as part of the RAP's annual budget process. This budget includes part time staff, materials and supplies and would provide maintenance seven days a week, year round.

This Report was prepared by Ian Kim, Management Analyst II, Real Estate and Asset Management Section, Planning, Construction and Maintenance Branch.

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Frances Wolfe Mason, MAI
David S. Mason, MAI (Retired)
Bradford D. Thompson, MAI, SR/WA
Lisa M. Benson, MAI
Vincent G. Maher, MAI
Harry McWalters, MAI
Kate McWalters, MAI, SRA
Kim Pasquariello, SR/WA
Anne E. Tappouni, Ph.D.
Scott J. Thompson, MAI

May 12, 2014

No. 304314

David Lelie, LEED AP
Forward Planner
KB Home Southern California
25152 Springfield Court, Suite 180
Valencia, California, 91355

**Re: Appraisal Report
Greenwood Square Pocket Park
KB Home Ownership
Northwest Corner Hazeltine Avenue and Sherman Way
Van Nuys, California 91405
Portion of APN 2217-030-030, Lot 133 of Tract No. 72050**

Dear Mr. Lelie:

At your request, the above referenced property has been personally inspected and appraised for the purpose of expressing an opinion as to the fee simple fair market value of the subject property as of May 12, 2014. The purpose is to determine the value of the property for proposed dedication to the City of Los Angeles for a park site. Please be advised that an appraisal analysis has been made, which is presented in the following narrative report. The report is being delivered electronically, and we are providing two (2) original copies.

This is an *appraisal report* that complies with the requirements set forth in Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP). As such, it contains summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of value. Supporting documentation concerning the data, reasoning, and analyses are retained in the Mason & Mason files for this assignment. The depth of discussion found in this report is specific to the client's needs and for the intended use as stated.

The subject property is appraised under the hypothetical condition that it is available for development as a single-family subdivision similar to that being developed on the larger area of Tract No. 72050, and according to similar conditions of approval with regard to density, zoning, and

David Lelie, LEED AP
KB Home
May 12, 2014

setback requirements. This hypothetical condition is consistent with instructions received from the client.

The fee simple market value conclusion of the subject property, as of May 12, 2014, based upon the highest and best use analysis developed herein is:

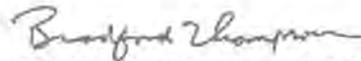
One Million, One Hundred Fifty-Four Thousand, Two Hundred Dollars
\$1,154,200

Your attention is directed to the attached report which describes the property appraised, the assumptions on which the value opinion is premised, and the factual data and other considerations which support the value conclusion herein. You are advised to carefully review the Statement of Limiting Conditions and the Special Limiting Conditions found on pages 4 through 7 of the report. This letter must remain attached to the following appraisal report which contains 25 pages plus related exhibits, in order for the value opinions set forth to be considered valid.

Respectfully submitted,
MASON & MASON



Anne Pulis-Tappouni, Appraiser
State of California Certificate No. AG044107



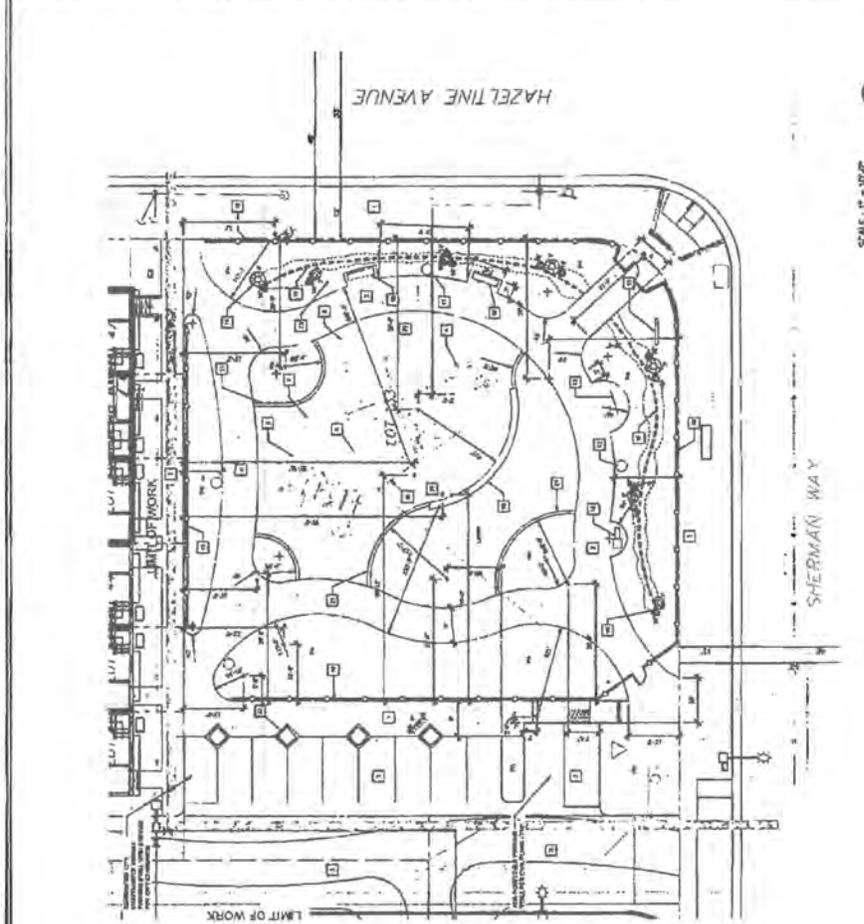
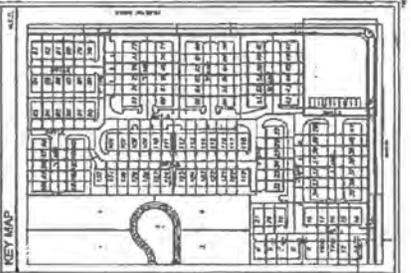
Bradford D. Thompson, MAI, SR/WA
State of California Certificate No. AG002282

AEP/BDT:mmm

<p>REVISIONS</p> <p>DATE</p>	<p>CONSTRUCTION PLAN</p> <p>PARK SITE</p> <p>GREENWOOD SQUARE - TRACT 78382</p> <p>KB HOME SOUTHERN CALIFORNIA DIVISION</p>	<p>DATE: 05/27/11</p> <p>SCALE: AS SHOWN</p> <p>JOB NO: 11-001</p> <p>DESIGNED BY: JRM / JY</p> <p>CHECKED BY: JRM / JY</p> <p>LC-03</p> <p>5 4 3 2 1</p>
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CONSTRUCTION LEGEND

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SCALE: 1" = 10'-0"

UB

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1 TUBULAR STEEL GATE

CONSTRUCTION NOTES:

1. TUBULAR STEEL GATE

CONSTRUCTION NOTES:

1. TUBULAR STEEL GATE



Park Analysis Report

Scenario Information

Scenario Name:
Greenwood Square Park

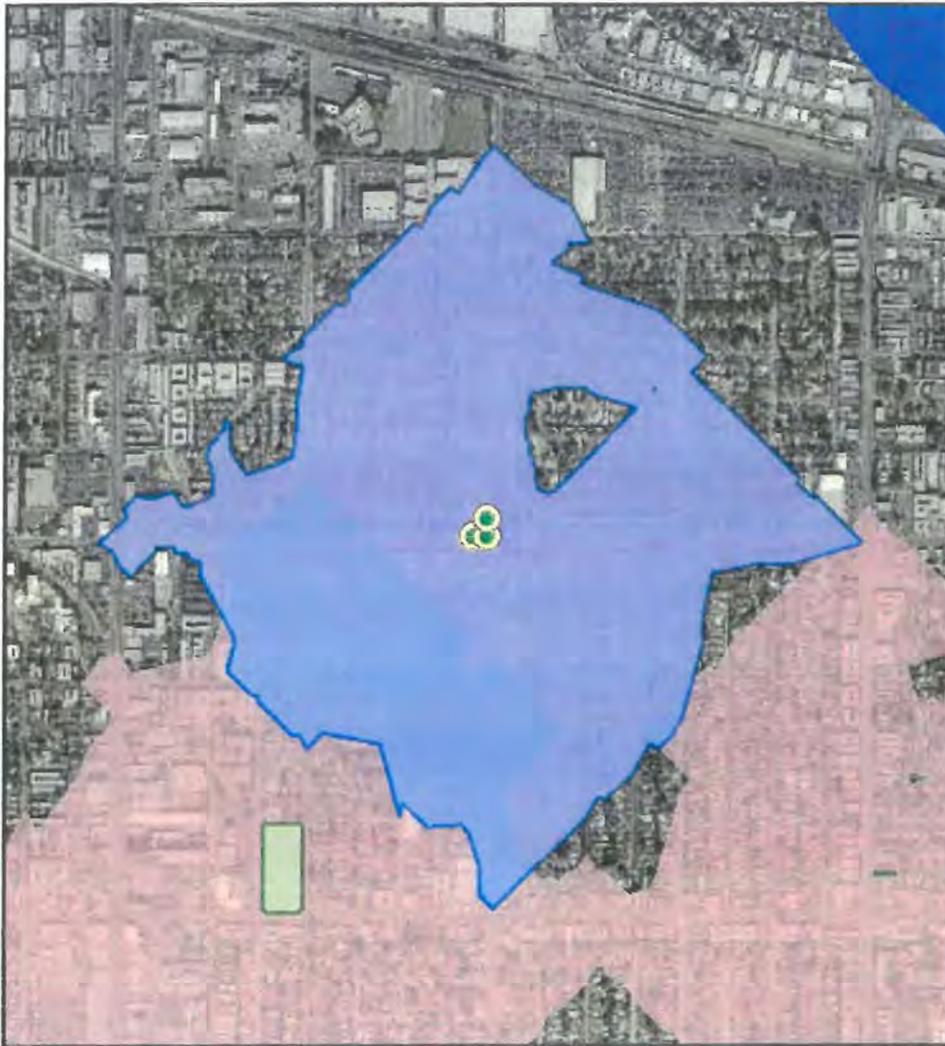
Description:
Opening FY 15/16
To be built by a private developer

Scenario Type:
New Park

Park Class:
Neighborhood

Baseline Dataset*:
All Parks (RAP and Non-RAP)

**The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.*



Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	7,046	4,941
Residents Served by Age		
Under Age 5:	546	406
Age 5 to 9:	514	359
Age 10 to 14:	542	365
Age 15 to 17:	329	229
Age 18 to 64:	4,571	3,223
Age 65 and Over:	544	359

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,076	1,464
Households Served by Annual Income		
Under \$25,000:	655	408
\$25,000 to \$34,999:	335	264
\$35,000 to \$49,999:	324	247
\$50,000 to \$74,999:	280	178
\$75,000 and Over:	482	367

Source: Census/ACS 2010

REPORT OF GENERAL MANAGER

NO. 15-233

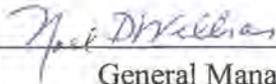
DATE November 18, 2015

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALPINE RECREATION CENTER – ROOF RENOVATION (PRJ20939)
PROJECT – ALLOCATION OF QUIMBY FEES; EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Alpine Recreation Center – Roof Renovation (PRJ20939) project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer One Hundred Sixty Thousand, Sixty-Five Dollars (\$160,065.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Alpine Recreation Center Account No. 89460K-AL;
3. Approve the allocation of One Hundred Sixty Thousand, Sixty-Five Dollars (\$160,065.00) in Quimby Fees from Alpine Recreation Center Account No. 89460K-AL for the Alpine Recreation Center – Roof Renovation (PRJ20939) project, as described in the Summary of this Report;
4. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-233

SUMMARY:

Alpine Recreation Center is located at 817 Yale Street in the Chinatown community of the City. This 1.94-acre facility includes basketball courts, a children's play area, a small open space area, and a gymnasium. Approximately 9,442 City residents live within one-half mile walking distance of Alpine Recreation Center. Due to the facilities, features, programs, and services it provides, Alpine Recreation Center meets the standard for a Neighborhood Park; as defined in the City's Public Recreation Plan.

RAP staff has determined that the renovation of the roof of the recreation center building at Alpine Recreation Center is necessary for continued operation of the facility and to meet the needs of the surrounding community. Staff estimates that these improvements will cost approximately \$500,000.00.

Upon approval of this Report, the total allocation of \$160,065.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Alpine Recreation Center Account No. 89460K-AL and allocated to the Alpine Recreation Center – Roof Renovation (PRJ20939) project. These Fees were collected within one mile of Alpine Recreation Center, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

This allocation does not meet all estimated costs for this project. This allocation of funds represents a portion of the overall funding required. Staff anticipates that this project can be completed in phases. However, if the project cannot be completed in phases, these funds will be set aside for the purpose of funding the eventual renovation of the roof of the recreation center building.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Alpine Recreation Center, and no new trees or new shade are proposed to be added to Alpine Recreation Center as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,4) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-233

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

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. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-234

DATE November 18, 2015

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BELLEVUE RECREATION CENTER – OUTDOOR FITNESS EQUIPMENT (PRJ20947) – ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>fws</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Mark Drivallin

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Bellevue Recreation Center – Outdoor Fitness Equipment (PRJ20947) project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks’ (RAP) Chief Accounting Employee to transfer One Hundred Thousand Dollars (\$100,000.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Bellevue Recreation Center Account No. 89460K-BH;
4. Approve the allocation of One Hundred Thousand Dollars (\$100,000) in Quimby Fees from Bellevue Recreation Center Account No. 89460K-BH for the Bellevue Recreation Center – Outdoor Fitness Equipment (PRJ20947) project, as described in the Summary of this Report;
5. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
6. Authorize the RAP’s Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-234

SUMMARY:

Bellevue Recreation Center is located at 826 Lucille Avenue in the Silver Lake area of the City. This 9.11-acre park includes a recreation center building, children's play area, picnic areas, ball fields, and outdoor basketball courts. Approximately 13,399 City residents live within one-half mile walking distance of Bellevue Recreation Center. Due to its facilities and features, and the programs and services provided on site, Bellevue Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

RAP staff has determined that the installation of new outdoor fitness equipment is necessary and would be of benefit to park patrons and members of the surrounding community.

Upon approval of this report, the total allocation of \$100,000.00 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Bellevue Recreation Center Account No. 89460K-BH and allocated to the Bellevue Recreation Center – Outdoor Fitness Equipment (PRJ20947) project. These Fees were collected within two miles of Bellevue Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

TREES AND SHADE:

The approval of this project will increase the existing shade canopy at Bellevue Recreation Center by adding two new trees one at each existing picnic table near the location of the project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and installation of accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 11(3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

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

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-234

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.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-235

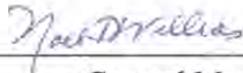
DATE November 18, 2015

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHEVIOT HILLS PARK – ROOF RENOVATION (PRJ20942) PROJECT – ALLOCATION OF QIMBY FEES; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

1. Approve the scope of the Cheviot Hills Park – Roof Renovation (PRJ20942) 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 Fifty Thousand Dollars (\$250,000.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Cheviot Hills Park Account No. 89460K-CV;
3. Approve the allocation of Two Hundred Fifty Thousand Dollars (\$250,000) in Quimby Fees from Cheviot Hills Park Account No. 89460K-CV for the Cheviot Hills Park – Roof Renovation (PRJ20942) project, as described in the Summary of this Report;
4. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-235

SUMMARY:

Cheviot Hills Park is located at 2551 Motor Avenue in the Cheviot Hills area of the City. This 40.00 acre facility provides a variety of services and programs to the community, including baseball, basketball, indoor gym, and a swimming pool. Approximately 5,990 City residents live within one-half mile walking distance of Cheviot Hills Park. Due to the size of the park, and the facilities, features, programs, and services it provides, Cheviot Hills Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

RAP's staff has determined that the renovation of the roofs of the pool building and the tennis shop building at Cheviot Hills Park are necessary for continued operation of those facilities and for the park to continue to meet the needs of the surrounding community. Staff estimates that these improvements will cost approximately Two hundred Thirty-Five Thousand Dollars (\$235,000).

Upon approval of this Report, the total allocation of Two Hundred Fitty Thousand Dollars (\$250,000) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Cheviot Hills Park Account No. 89460K-CV and allocated to the Cheviot Hills Park – Roof Renovation (PRJ20942) project. These Fees were collected within two miles of Cheviot Hills Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Cheviot Hills Park, and no new trees or new shade are proposed to be added to Cheviot Hills Park as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,4) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-235

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

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. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-236

DATE November 18, 2015

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHEVY CHASE PARK – SECURITY CAMERA (PRJ20951) PROJECT – ALLOCATION OF QUIMBY FEES; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i> *R. Barajas	<u><i>CS</i></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Michael D. Williams
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Chevy Chase Park – Security Camera (PRJ20951) project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer Ten Thousand, Six Hundred Seventy-One Dollars (\$10,671.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Chevy Chase Park Account No. 89460K-CF;
3. Approve the allocation of Ten Thousand, Six Hundred Seventy-One Dollars (\$10,671.00) in Quimby Fees from Chevy Chase Park Account No. 89460K-CF for the Chevy Chase Park – Security Camera (PRJ20951) project, as described in the Summary of this Report;
4. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-236

SUMMARY:

Chevy Chase Park is located at 4165 Chevy Chase Drive in the Atwater Village area of the City. This 2.44 acre park includes a recreation center, two children's play areas, basketball and handball courts, and picnic areas. Approximately 2,469 City residents live within one-half mile walking distance of Chevy Chase Park. Due to the facilities, features, programs, and services it provides, Chevy Chase Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

RAP staff has determined that installation of a new security camera system at Chevy Chase Park is necessary in order to adequately monitor the entire park, and will be of benefit to the surrounding community. RAP staff will utilize one of its "on-call" electrical contractors to install the cameras, which will be mounted on light poles located throughout the park.

Upon approval of this Report, the total allocation of Ten Thousand, Six Hundred Seventy-One Dollars (\$10,671) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Chevy Chase Park Account No. 89460K-CF and allocated to the Chevy Chase Park – Security Camera (PRJ20951) project. These Fees were collected within one mile of Chevy Chase Park, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

Council District 13 and Metro Region staff are supportive of the approval of the Chevy Chase Park – Security Camera (PRJ20951) project.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Chevy Chase Park, and no new trees or new shade are proposed to be added to Chevy Chase Park as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of installation of new equipment involving negligible or no expansion of use, which is required for safety, health, the public convenience, or environmental control. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3 (4) of the City CEQA Guidelines

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-236

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact to RAP.

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. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-237

DATE November 18, 2015

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FREMONT HIGH SCHOOL POOL – ROOF RENOVATION (PRJ20937)
PROJECT – ALLOCATION OF QUIMBY FEES; EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i> R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

[Signature]

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Fremont High School Pool – Roof Renovation (PRJ20937) project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to establish new Quimby Fees Account No. 89460K-FC with Fremont High School Pool as the Account Name;
3. Authorize the RAP's Chief Accounting Employee to transfer Two Hundred Eighty-Six Thousand, Thirty-Two Dollars (\$286,032) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Fremont High School Pool Account No. 89460K-FC;
4. Approve the allocation of Two Hundred Eighty-Six Thousand, Thirty-Two Dollars (\$286,032) in Quimby Fees from Fremont High School Pool Account No. 89460K-FC for the Fremont High School Pool – Roof Renovation (PRJ20937) project, as described in the Summary of this Report;
5. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-237

6. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

Fremont High School Pool is located at 7630 South Towne Avenue in the South Los Angeles community of the City. This 0.64acre facility provides an indoor, year-round, swimming pool for the use of the surrounding community. Approximately 7,695 City residents live within one-half mile walking distance of Fremont High School Pool. Due to the size of the park, and the facilities, features, and programs it provides, Fremont High School Pool currently meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

RAP staff has determined that the renovation of Fremont High School Pool roof is necessary for continued operation of the facility and to continue to meet the needs of the surrounding community. Staff estimates that these improvements will cost approximately Two Hundred Eighty-Four Thousand Dollars (\$284,000).

Upon approval of this Report, the total allocation of Two Hundred Eighty-Six Thousand, Thirty-Two Dollars (\$286,032) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Fremont High School Pool Account No. 89460K-FC and allocated to the Fremont High School Pool – Roof Renovation (PRJ20937) project. These Fees were collected within two miles of Fremont High School Pool, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Fremont High School Pool, and no new trees or new shade are proposed to be added to Fremont High School Pool as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,4) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-237

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

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. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-238

DATE November 18, 2015

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER - ROOF RENOVATION (PRJ20940) PROJECT - ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

[Signature]

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Normandale Recreation Center – Roof Renovation (PRJ20940) project, as described in the Summary of this Report;
2. Authorize the RAP’s Chief Accounting Employee to transfer Seventy-Five Thousand, Six Hundred Seventy-Six Dollars (\$75,676) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Normandale Recreation Center Account No. 89460K-NR;
3. Approve the allocation of Seventy-Five Thousand, Six Hundred Seventy-Six Dollars (\$75,676) in Quimby Fees from Normandale Recreation Center Account No. 89460K-NR for the Normandale Recreation Center – Roof Renovation (PRJ20940) project, as described in the Summary of this Report;
4. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the RAP’s Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

REPORT OF GENERAL MANAGER

PG. 2 NO. 15-238

Normandale Recreation Center is located at 22400 Halldale Avenue in the Harbor Gateway community of the City. This 8.26-acre property includes picnic areas, ball diamonds, basketball courts, a gymnasium, and a children's play area. Approximately 4,704 City residents live within a one-half mile walking distance of Normandale Recreation Center. Due to the size of the park, and the facilities, features, programs, and services it provides, Normandale Recreation Center meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

RAP staff has determined that the renovation of the roof on the recreation center building at Normandale Recreation Center is necessary for continued operation of the facility and to continue to meet the needs of the surrounding community. Staff estimates that these improvements will cost approximately Five Hundred Thousand Dollars (\$500,000).

Upon approval of this Report, the total allocation of Seventy-Five Thousand, Six Hundred Seventy-Six Dollars (\$75,676) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Normandale Recreation Center Account No. 89460K-NR and allocated to the Normandale Recreation Center – Roof Renovation (PRJ20940) project. Most of these Fees were collected within one mile of Normandale Recreation Center, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities. Some of these fees, however, were collected within two miles of Normandale Recreation Center. As this park is the only City-owned recreational facility located within two miles of these Quimby Fee collections, staff is recommending that these funds be allocated to Normandale Recreation Center.

This allocation does not meet all estimated costs for this project. This allocation of funds represents a portion of the overall funding required. Staff anticipates that this project can be competed in phases. However, if the project cannot be completed in phases, these funds will be set aside for the purpose of funding the eventual renovation of the roof of the recreation center building.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Normandale Recreation Center, and no new trees or new shade are proposed to be added to Normandale Recreation Center as a part of this project.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-238

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,4) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

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. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-239

DATE November 18, 2015

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH HOLLYWOOD PARK – ROOF RENOVATION (PRJ20931)
PROJECT – ALLOCATION OF QUIMBY FEES AND EXEMPTION FROM
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>fas</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Mark D. Williams

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

1. Approve the scope of the North Hollywood Park – Roof Renovation (PRJ20931) project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer One Hundred Ninety-Eight Thousand Five Hundred Seventy-Six Dollars (\$198,576) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the North Hollywood Park Account No. 89460K-NO;
3. Approve the allocation of One Hundred Ninety-Eight Thousand Five Hundred Seventy-Six Dollars (\$198,576) in Quimby Fees from North Hollywood Park Account No. 89460K-NO for the North Hollywood Park – Roof Renovation (PRJ20931) project, as described in the Summary of this Report;
4. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-239

SUMMARY:

North Hollywood Park is located at 5301 Tujunga Avenue in the North Hollywood area of the City. This 55.60 acre park provides a variety of services and programs to the community, including basketball, soccer, swimming, tennis, and youth, teen, and adult programs. Approximately 15,152 City residents live within one-half mile walking distance of North Hollywood Park. Due to the facilities, features, programs, and services it provides, North Hollywood Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

RAP staff has determined that the renovation of the roof of the senior center building at North Hollywood Park is necessary for continued operation of the facility and for the facility to continue to meet the needs of the surrounding community. Staff estimates that these improvements will cost approximately Two Hundred Seventy Thousand Dollars (\$270,000).

Upon approval of this Report, the total allocation of One Hundred Ninety-Eight Thousand, Five Hundred Seventy-Six Dollars (\$198,576) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the North Hollywood Park Account No. 89460K-NO and allocated to the North Hollywood Park – Roof Renovation (PRJ20931) project. These Fees were collected within two miles of North Hollywood Park and Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

This allocation does not meet all estimated costs for this project. This allocation of funds represents a portion of the overall funding required. Staff anticipates that this project can be competed in phases. However, if the project cannot be completed in phases, these funds will be set aside for the purpose of funding the eventual renovation of the roof of the recreation center building.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at North Hollywood Park, and no new trees or new shade are proposed to be added to North Hollywood Park as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,4) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-239

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

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 Department'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.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-240

DATE November 18, 2015

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK – ROOF RENOVATION (PRJ20802) PROJECT – ALLOCATION OF QUIMBY FEES

<i>fur</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Neil D. Williams

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer Thirty Thousand Dollars (\$30,000) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Pan Pacific Park Account No. 89460K-WV;
2. Approve the allocation of Thirty Thousand Dollars (\$30,000) in Quimby Fees from Pan Pacific Park Account No. 89460K-WV for the Pan Pacific Park – Roof Renovation (PRJ20802) project, as described in the Summary of this Report; and,
3. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of the Summary of this Report.

SUMMARY:

Pan Pacific Park is located at 7600 Beverly Boulevard in the Fairfax District area of the City. This 32.18-acre facility provides multipurpose fields, multiple 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 facilities, features, programs, and services it provides, Pan Pacific Park meets the standard for a Community park, as defined in the City's Public Recreation Plan.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-240

The Board of Recreation and Park Commissioners (Board) has approved the allocation of a total of One Hundred Fifty Thousand Dollars (\$150,000) in Quimby Fees for the Pan Pacific Park – Roof Renovation (PRJ20802) project (Report No. 14-243). The scope of the approved Pan Pacific Park – Roof Renovation (PRJ20802) project includes renovation of the roof of the recreation center.

RAP staff has determined that supplemental funding will be necessary for the completion of the project. Upon approval of this Report, Thirty Thousand Dollars (\$30,000) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Pan Pacific Park Account No. 89460K-WV and allocated to the Pan Pacific Park – Roof Renovation (PRJ20802) project.

The total Quimby Fees allocation for the Pan Pacific Park – Roof Renovation (PRJ20802) project, including previously allocated Quimby Funds, is One Hundred Eighty Thousand Dollars (\$180,000). These Fees were collected within two miles of Pan Pacific Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Pan Pacific Park, and no new trees or new shade are proposed to be added to Pan Pacific Park as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project is a continuation of an existing project approved on October 1, 2014 (Report No. 14-243) that is exempted from CEQA [Class 1(1,4)]. The work funded by the current Board action will not result in any additional environmental impacts, and is therefore covered by the existing CEQA exemption. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

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.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-240

The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance services.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-241

DATE November 18, 2015

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: POINSETTIA RECREATION CENTER – TENNIS COURT RENOVATIONS (PRJ20916) PROJECT – ALLOCATION OF QUIMBY FEES; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>fer</i> R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Neil D. Williams

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Poinsettia Recreation Center – Tennis Court Renovations (PRJ20916) project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer Three hundred Thousand Dollars (\$300,000) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Poinsettia Recreation Center Account No. 89460K-PE;
4. Approve the allocation of Three hundred Thousand Dollars (\$300,000) in Quimby Fees from Poinsettia Recreation Center Account No. 89460K-PE for the Poinsettia Recreation Center – Tennis Court Renovations (PRJ20916) project, as described in the Summary of this Report;
5. Find that the actions taken by the Board of Recreation and Park Commissioners' (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,
6. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-241

SUMMARY:

Poinsettia Recreation Center is located at 7341 Willoughby Avenue in the Hollywood area of the City. This 6.29-acre facility provides baseball diamonds, basketball and tennis courts, exercise and activity programs, and a variety of youth services and programs to the surrounding community. Approximately 3,327 City residents live within one-half mile walking distance of Poinsettia Recreation Center. Due to the facilities, features, programs, and services it provides, Poinsettia Recreation Center meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

RAP staff has determined that the renovation of the existing tennis courts at Poinsettia Recreation Center, including the resurfacing all eight courts, and installation of new fencing and windscreens, is necessary and would be of beneficial to park patrons and members of the surrounding community. Staff estimates that these improvements will cost approximately Two Hundred Fifty Thousand Dollars (\$250,000).

Upon approval of this Report, the total allocation of Three Hundred Thousand Dollars (\$300,000) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Poinsettia Recreation Center Account No. 89460K-PE and allocated to the Poinsettia Recreation Center – Tennis Court Renovations (PRJ20916) project. These Fees were collected within one mile of Poinsettia Recreation Center, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Poinsettia Recreation Center, and no new trees or new shade are proposed to be added to Poinsettia Recreation Center as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-241

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. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-242

DATE November 18, 2015

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RITCHIE VALENS PARK – ROOF RENOVATION (PRJ20932) PROJECT – ALLOCATION OF QUIMBY FEES; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

[Signature]

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Ritchie Valens Park – Roof Renovation (PRJ20932) project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to transfer One Hundred Fifteen Thousand, Nine Hundred Ten Dollars (\$115,910) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Ritchie Valens Park Account No. 89460K-PM;
3. Approve the allocation of One Hundred Fifteen Thousand, Nine Hundred Ten Dollars (\$115,910) in Quimby Fees from Ritchie Valens Park Account No. 89460K-PM for the Ritchie Valens Park – Roof Renovation (PRJ20932) project, as described in the Summary of this Report;
4. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the RAP’s Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-242

SUMMARY:

Ritchie Valens Park is located at 10731 Laurel Canyon Boulevard in the Pacoima area of the City. This 25.77 acre facility provides multipurpose fields, tennis and basketball courts, a swimming pool, a skate plaza, play areas, and a recreation center for the surrounding community. Approximately 7,150 City residents live within one-half mile walking distance of Ritchie Valens Park. Due to the size of the park, and the facilities, features, and programs it provides, Ritchie Valens Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

RAP staff has determined that the renovation of the roof of the recreation center building at Ritchie Valens Park is necessary for continued operation of the facility, and for the facility to continue to meet the needs of the surrounding community. Staff estimates that these improvements will cost approximately Two Hundred Nineteen Thousand, Four Hundred Fifty Dollars (\$219,450).

Upon approval of this Report, the total allocation of One Hundred Fifteen Thousand Nine Hundred Ten Dollars (\$115,910) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Ritchie Valens Park Account No. 89460K-PM and allocated to the Ritchie Valens Park – Roof Renovation (PRJ20932) project. These Fees were collected within two miles of Ritchie Valens Park, which is the standard distance for the allocation of the Quimby Fees for community parks.

This allocation does not meet all estimated costs for this project. This allocation of funds represents a portion of the overall funding required. Staff anticipates that this project can be competed in phases. However, if the project cannot be completed in phases, these funds will be set aside for the purpose of funding the eventual renovation of the roof of the recreation center building.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Ritchie Valens Park, and no new trees or new shade are proposed to be added to Ritchie Valens Park as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,4) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-242

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

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. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-243

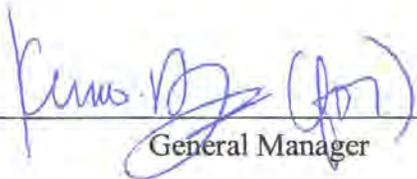
DATE November 18, 2015

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE HIGH SCHOOL POOL – ROOF RENOVATION (PRJ20936)
PROJECT – ALLOCATION OF QUIMBY FEES; EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

1. Approve the scope of the Venice High School Pool – Roof Renovation (PRJ20936) 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 Seventy-Five Thousand Dollars (\$275,000) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Venice High School Pool Account No. 89460K- VH;
3. Approve the allocation of Two Hundred Seventy-Five Thousand Dollars (\$275,000) in Quimby Fees from Venice High School Pool Account No. 89460K- VH for the Venice High School Pool – Roof Renovation (PRJ20936) project, as described in the Summary of this Report;
4. Find that the actions taken by the Board of the Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the RAPs Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-243

SUMMARY:

Venice High School Pool was constructed in 1961, and is an indoor pool facility located at 2490 Walgrove Avenue in the Venice area of the City. This 0.37 acre facility provides a variety of aquatic programs to the school district and to the surrounding community, including swim meets, water polo, lifeguard training, swimming lessons and other programs. Approximately 6,402 City residents live within one-half mile walking distance of Venice High School Pool. Due to the facilities, features, programs, and services it provides, Venice High School Pool meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

RAP staff has determined that the renovation of the roof at the Venice High School pool building is necessary for continued operation of the facility and to meet the needs of the surrounding community. Staff estimates that these improvements will cost approximately Two Hundred Forty-Five Thousand Dollars (\$245,000).

Upon approval of this Report, the total allocation of Two Hundred Seventy-Five Thousand Dollars (\$275,000) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Venice High School Pool Account No. 89460K-VH and allocated to the Venice High School Pool – Roof Renovation (PRJ20936) project. These Fees were collected within two miles of Venice High School Pool, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Venice High School Pool, and no new trees or new shade are proposed to be added to Venice High School Pool as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,4) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-243

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

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. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-244

DATE November 18, 2015

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WILMINGTON RECREATION CENTER – ROOF RENOVATION (PRJ20935)
PROJECT – ALLOCATION OF QUIMBY FEES; EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>Jar</i> *R. Barajas	<u>CSO</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Mari-Del-Villa

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the scope of the Wilmington Recreation Center – Roof Renovation (PRJ20935) project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer Three Hundred Eighty-Five Thousand Dollars (\$385,000) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Wilmington Recreation Center Account No. 89460K-WY;
3. Approve the allocation of Three Hundred Eighty-Five Thousand Dollars (\$385,000) in Quimby Fees from Wilmington Recreation Center Account No. 89460K-WY for the Wilmington Recreation Center – Roof Renovation (PRJ20935) project, as described in the Summary of this report;
4. Find that the actions taken by the Board of the Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY:

Wilmington Recreation Center is located at 325 Neptune Avenue in the Wilmington area of the City. This 7.31-acre facility provides a skate plaza, a children's play area, basketball courts, picnic areas, and a recreation center for the use of the surrounding community. Approximately 9,309 City residents live within one-half mile walking distance of Wilmington Recreation Center. Due to the size of the park, and the facilities, features, programs, and services it provides, Wilmington Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

RAP staff has determined that the renovation of the Wilmington Recreation Center roof is necessary for the continued operation of the facility and to meet the needs of the surrounding community. Staff estimates that these improvements will cost approximately Three Hundred Twenty-Five Thousand Dollars (\$325,000).

Upon approval of this Report, the total allocation of Three Hundred Eighty-Five Thousand Dollars (\$385,000) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Wilmington Recreation Center Account No. 89460K-WY and allocated to the Wilmington Recreation Center – Roof Renovation (PRJ20935) project. These Fees were collected within two miles of Wilmington Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

TREES AND SHADE:

The approval of this project will have no impact on existing trees or shade at Wilmington Recreation Center, and no new trees or new shade are proposed to be added to Wilmington Recreation Center as a part of this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,4) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP.

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

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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.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

REPORT OF GENERAL MANAGER

NO. 15-245

DATE November 18, 2015

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRAND HOPE PARK – ACCEPTANCE OF PROPERTY IDENTIFIED BY LOS ANGELES COUNTY ASSESSOR’S PARCEL NUMBER 5139-007-947 FOR OPEN SPACE PURPOSES FROM THE CRA/LA, A DESIGNATED LOCAL AUTHORITY; ASSUMPTION OF GROUND LEASE WITH GRAND HOPE PARK, INC.; ASSUMPTION OF THE RIGHT TO COLLECT OPEN SPACE MAINTENANCE FEES; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>Jos</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

Neil D. Williams
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, authorizing the acceptance of the transfer of real property known as Grand Hope Park (referred to herein as “Open Space” or “Grand Hope Park”) from the CRA/LA- A Designated Local Authority (CRA/LA-DLA), consisting of approximately 100,645 square feet or 2.31 acres, located at the intersection of 9th Street and Hope Street, at 900 South Hope Street, Los Angeles, California 90015, Los Angeles County Assessor’s Parcel Number (APN) 5139-007-947, and in the Central City Community Plan area of the City of Los Angeles (City);
2. Authorize the Board Secretary to accept and execute any and all documents necessary for the transfer of the Open Space subject to review and approval of the Special Counsel to the City;
3. Set apart, and dedicate Grand Hope Park as open space property in perpetuity;
4. Approve and authorize the execution by all appropriate parties of the following documents,

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substantially in the form on file in the Board Office, as they relate to and are conditioned upon the acceptance of Grand Hope Park as a whole, subject to review and approval of the Special Counsel to the City:

- Transfer of Jurisdiction Document
 - Assignment and Assumption of Lease and Related Assets; and
 - Assignment and Assumption Agreement (Open Space Maintenance Fees);
5. Request the City Clerk, Controller's Office, Chief Financial Officer, and any other appropriate City officers to set up the necessary accounts for the receipt and disposition of the annual Assessment Fees (as discussed herein) for the operations, maintenance and repair of the Open Space pursuant to the Ground Lease (as discussed herein);
 6. Establish a dedicated Grand Hope Park Trust Fund, and accept funding in the approximate amount of \$820,000 from CRA/LA-DLA for the operations, maintenance and repair of the Open Space pursuant to the Ground Lease;
 7. Authorize staff to work with the City Clerk, Controller's Office, Chief Financial Officer and any other appropriate City officers in connection with any release of funds from the above described accounts and Fund for the operations, maintenance and repair of the Open Space pursuant to the Ground Lease;
 8. Request the General Manager and City Administrative Officer (CAO) to maintain and appoint a Board Member(s) to the Grand Hope Park, Inc. Board;
 9. Find that the project is exempt from the provisions of the California Environmental Quality Act;
 10. Direct staff to file a Notice of Exemption with the Los Angeles County Clerk;
 11. Request and/or authorize the Department of General Services (GSD) to assist in processing the transfer of the Open Space to the Department of Recreation and Parks, (RAP) as requested by the Los Angeles City Council; and,
 12. Authorize staff to negotiate and draft, with the assistance of the Special Counsel to the City, and in consultation with CRA/LA-DLA and GHP, Inc. a modification to the Ground Lease in order to correct errors in the legal description describing the lease hold area and property that is to be transferred to RAP and authorize the Board Secretary, General Manager or other appropriate RAP staff person to execute such documents as may be necessary to effectuate such modification.

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SUMMARY:

The City has made it its goal since the 1970's to provide open recreational space for the downtown area and adjacent areas as a way of furthering economic growth along with providing for an infrastructure that will meet the demands of an increasing residential community. The Open Space has been one of a limited few parks to have opened in the area due to the high cost and lack of available open space for park development even though the need for park/open space is in great demand.

HISTORY OF THE DEVELOPMENT OF GRAND HOPE PARK BY THE COMMUNITY REDEVELOPMENT AGENCY (CRA/LA)

In 1994, following the City's decision not to assume responsibility for the completed Grand Hope Park, the CRA/LA (as Landlord) entered into a Ground Lease (Ground Lease) with Grand Hope Park, Inc. (referred to herein as "GHP, Inc." or "Tenant") for the operation, maintenance and phased development of Grand Hope Park as part of the Central Business District Redevelopment Project (Ordinance No. 147,480). The remaining term of the Ground Lease extends to February 28, 2024, and may be extended by the Tenant to 2044. GHP, Inc. is a public benefit non-profit corporation, with a Board of Directors that includes the Fashion Institute of Design and Merchandise (FIDM), CRA/LA-DLA, RAP, Renaissance Tower, 1010 Development Corporation, and the Office of Council District 14. As of today, there are currently eight (8) members on the Board of Directors of GHP, Inc.

The Ground Lease requires the Landlord to collect and deliver certain fees to the Tenant to pay in part the costs of operating, maintaining and repairing Grand Hope Park. Such fees are collected pursuant to agreements and covenants with various owners/developers of property in the South Park area of downtown Los Angeles which require said owners/developers to pay annual fees (referred to herein as "Assessment Fees" or "SPOSMP fees") to CRA/LA (and now CRA/LA-DLA) for the costs of operating and maintaining Grand Hope Park and other recreational facilities in South Park in connection with the South Park Open Space Maintenance Program (SPOSMP).

The CRA/LA Board adopted the SPOSMP in June 1988 pursuant to Resolution No. 3963. Under the SPOSMP, any development in the South Park community that entered into a development agreement with the CRA/LA was subject to an annual fee of up to \$170 per residential unit, and \$0.20 per square foot of commercial space. The SPOSMP fees collected are used to fund the maintenance and operation of open spaces in South Park, with a specific allotment available to fund the Open Space's maintenance and operation, which consists of 100% of the fees paid by developments located within a block or two of the Open Space, and 25% of the fees generated from developments located elsewhere in South Park. Although the Central Business District Project Area expired in 2010, and the SPOSMP with it, these already-negotiated payments will continue per existing Disposition and

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Development Agreements (DDAs) and related covenants. In addition, any future developments within the Los Angeles Sports and Entertainment District (LASED) are also subject to SPOSMP fees, through the LASED DDA. Finally, CRA/LA negotiated a one-time SPOSMP fee in the amount of \$500,000 from the Metropolis project, 100% of which would be reserved to fund operation and maintenance of the Open Space. Completion of the 2.31 acre Grand Hope Park occurred in the early 1990's, and features a children's play area, trees, two fountains, an art/clock tower and a system of gateways and entry courtyards and pergolas.

DISSOLUTION OF STATE REDEVELOPMENT AGENCIES

Pursuant to AB X1 26 (which became effective in June 2011, and, together with amendments, is referred to as the Dissolution Law) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the CRA/LA was dissolved as of February 1, 2012, and the CRA/LA-DLA was designated as the successor entity to the CRA/LA.

Pursuant to the Dissolution Law, CRA/LA-DLA is charged with disposition of all real property assets of the former CRA/LA. In November 2013, the CRA/LA-DLA Governing Board and the Oversight Board to the CRA/LA-DLA authorized the transfer of 36 real properties characterized as "Governmental Use" to the City. On December 18, 2013, the City Council acted on the recommendations of the Innovation Technology and General Services Committee Report to identify the properties the City was interested in acquiring from CRA/LA-DLA and instructed the offices of the City Administrative Officer (CAO) and the Chief Legislative Analyst (CLA) to report on the results of negotiations with CRA/LA-DLA on a final list of recommended properties for transfer to the City (Council File 13-1482). On February 27, 2014, the California Department of Finance (DOF) approved the transfer from CRA/LA-DLA to the City of 31 Government Use properties, including the property known as Grand Hope Park. All Government Use properties, which include the Grand Hope Park property, will be encumbered with restrictions that require that the properties continue to be used for government use purposes in perpetuity, and will be conveyed by grant deed, quitclaim, or easement transfer (Transfer Documents) at no cost to the City.

On May 6, 2014, the City Council adopted the actions under Council File No. 13-1482, to allow the City to assume ownership of Government Use properties, as shown on Attachment "A" to the CAO and CLA joint report dated April 4, 2014 under Council File No. 13-1482. Pursuant to its action on May 6, 2014, the City Council instructed the General Services Department (GSD) to effectuate a non-financial transfer of jurisdiction of the following seven (7) park properties to the Department of Recreation and Parks (RAP) and requested the Board of Recreation and Park Commissioners to consider and accept the transfer of jurisdiction of such properties as park properties in perpetuity if there is no environmental impediment to doing so:

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- 1- Watts Towers Cultural Crescent - 1780 East Santa Ana, APN: 6065-033-900
- 2- Country Club Park Heritage Plaza - 1015 South Wilton Place, APN: 5081-024-902
- 3- San Julian Park - 312 East 5th Street, APNs: 5148-014-904, 905, 906
- 4- Pico/Union Community Garden - 1554 West 11th Place, APN: 5137-025-901, 902, 903,904
- 5- Challengers Track and Field Easement - 1046-1056 West 50th Street and 1047-1057 West 51st Street
- 6- Western/Gage Park Project - 6300 South Western Avenue, APN: 6002-030-906; APN: 5017-026-062
- 7- Grand Hope Park - 900 South Hope Street, APN: 5139-007-947.

As requested and recommended by City Council, RAP staff presents the recommendation from City Council that the Board consider the acceptance of the non-financial transfer/acquisition of the Open Space. This will help the City to accomplish the goals of various redevelopment projects and to serve the public interest by the elimination of blight and the continued furtherance of economic development and the creation and development of new parks as proposed by the 50 Parks Initiative. Transferring the seven (7) parks/open space (including Grand Hope Park) to RAP will help meet the intended goal of Council of ensuring that these parks/open space remain open and accessible to the public as proposed through City Council Resolution under Council File No. 13-0002-S21.

The Open Space is located in the Central City area of Downtown Los Angeles, also known as South Park, which is an area of continued and new economic development and growth near Los Angeles's Downtown entertainment center. As more Angelenos continue to move in to the Downtown area contributing to the economic growth and development of the area, additional open space/ park will become a necessity and stimulus for continued economic growth and social growth. The preservation of the Open Space will ensure that as families continue to move to the South Park area, families will have recreational amenities that they can use and enjoy. The Open Space will also serve the tourist population as an added recreation and passive use destination as they traverse through the City's many Downtown attractions helping to establish Los Angeles as a world class City. The continued use and addition of this open space parcel to RAP's inventory/stewardship will allow for an increase in recreational activities in this densely populated area of the Central City Community Plan area. The City Council and Council District 14 have expressed their strong support for this Open Space dedication through various motions and a resolution approving the continuation of this property as a park property. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Metro Region have been consulted and concur with staff's recommendations.

The loss of Grand Hope Park would mean the potential closure and loss of available park space that currently serves approximately 6,000 people. Such a loss of open space would be difficult to replace as there is limited amount of open space available in the downtown area. Aside from the lack of

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available property for parks, the cost to acquire an area of similar size could prove to be prohibitive along with additional costs for development of a park with similar amenities.

GRANT DEED AND RELATED TRANSFER DOCUMENTS OF RIGHTS, INTERESTS AND OBLIGATIONS

The CRA/LA-DLA and GHP, Inc. entered into a Settlement and Mutual Release Agreement dated as of February 5, 2015 (Settlement Agreement) which provides that CRA/LA-DLA will transfer its fee interest in Grand Hope Park to the City for the purpose of maintaining public open space in perpetuity.

Pursuant to the Settlement Agreement the Grand Hope Park property will be transferred subject to the existing Ground Lease and RAP will assume the rights, interests, duties, and obligations of CRA/LA as the Landlord under the Ground Lease pursuant to an Assignment and Assumption of Lease and Related Assets (Grand Hope Park) between CRA/LA-DLA and the City. In addition, pursuant to the Settlement Agreement CRA/LA-DLA will assign its rights and interest in and to the Assessment Fees to the City, and the City will accept such assignment, pursuant to an Assignment and Assumption Agreement (Open Space Maintenance Fees) between CRA/LA-DLA and the City.

The Open Space's operation and maintenance costs have been largely funded by the annual Assessment Fees. Other funds, such as proceeds from filming activity and special events fees, are also to be used by the Tenant to fund the Open Space operation and maintenance costs. The Landlord also agreed in the Ground Lease to allocate funding to the Tenant in the event of a projected operating shortfall, and to fund a certain amount of public art and to fund certain improvements to Grand Hope Park. To administer these various funding obligations, the Landlord created an internal fund called "Fund 5227" into which the Landlord deposited funds necessary to meet its various obligations to the Tenant under the Ground Lease. At the time of its dissolution, CRA/LA held approximately \$821,000 in Fund 5227. The Settlement Agreement provides that CRA/LA-DLA will transfer the balance of its Fund 5227 (approximately \$820,000) to the City for deposit into the Grand Hope Park Trust Fund to be created by the Board of RAP Commissioners.

Set forth below is a summary of certain of the provisions of Article 7 of the Ground Lease, and all references below to the "Landlord" will mean the City when the City becomes the successor in interest to the Landlord. In addition, the Board should be aware that the terms and conditions pertaining to the maintenance and operation of the Open Space is set forth in an exhibit attached to the Ground Lease and it will be binding upon the City upon the transfer and assignment.

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Staff recommends that the Board consider carefully and cautiously the recommendations summarized in this Report, and the conditions and obligations under the Ground Lease, including the obligations summarized below with respect to the collection of the annual Assessment Fees and the Shortfall funding.

The Annual Budget.

The Ground Lease requires that on or before March 31 of each year during the term of the Ground Lease, the Tenant shall prepare a budget describing the amount of funds and services required for the ensuing year to perform the Tenant's maintenance and operation obligations under the Ground Lease.

Each budget is to be reviewed and approved by the Board of Directors of the Tenant. The budget, however, is not subject to review or approval by the Landlord unless the budget requires additional funding from the Landlord in excess of the amount of moneys available in Fund 5227.

The Tenant is obligated to furnish to Landlord, within sixty (60) days of the end of each fiscal year during the term of the Ground Lease, a detailed statement of income and expenses, prepared and certified by the Tenant. The Landlord has, at all reasonable times and as often as the Landlord may reasonably request, the right to inspect all books of account of the Tenant and the right to have them audited by independent public accountants selected by the Landlord. Such inspections and audits are to be undertaken at the expense of the Landlord.

Pursuant to the Settlement Agreement, CRA/LA-DLA will make a payment to GHP, Inc. in the amount of \$400,000, which GHP, Inc. shall deposit and hold in an operating account and shall use for GHP, Inc. Board-approved budgeted expenses for the maintenance and operations of the Open Space in accordance with its annual budget, as well as emergency repairs.

Also, as mentioned above, pursuant to the Settlement Agreement, CRA/LA-DLLA will transfer the balance of the moneys in Fund 5227 to the City for deposit into the Grand Hope Part Trust Fund to be established by the Board of RAP Commissioners.

Collection and Disbursement of Assessment Fees.

The Ground Lease provides that it is the intent of the Landlord and Tenant that the maintenance and operation of the Open Space ultimately be solely funded from the Assessment Fees and other sources of revenues received by the Tenant from special public events (such as concerts, art displays, etc.), and movie filming and television productions, held or undertaken at Grand Hope Park. The Landlord covenants and agrees that all Assessment Fees that it collects from developers/owners for the benefit of the Open Space in accordance with Resolution No. 3963, and Section 7.2 of the Ground Lease, shall be made available to the Tenant for use in the maintenance and operation of the Open Space. The Landlord is further obligated to enforce the payment of the Assessment Fees due and owing by the various developers/owners, and to use all reasonable efforts, including litigation, to

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enforce such payment. In addition, the Landlord is obligated to pay an amount to the Tenant equal to the amount of any Assessment Fees that the Landlord fails to collect, or that are not otherwise paid directly to the Tenant. The transfer to the Tenant of Assessment Fees collected by the Landlord (and the Landlord's payment equal to those Assessment Fees it fails to collect, if any) is required by the Ground Lease, and it is not a discretionary act on the part of the Landlord.

Shortfall Fund.

As required by the Ground Lease the Landlord also established a Shortfall Fund, Fund 5227, and initially funded it in the amount of \$880,000 to meet that portion of the costs and expenses of maintaining and operating the Open Space to the maintenance standards set forth in the Ground Lease that exceed the monies made available to the Tenant from Assessment Fees and other sources of revenue from the operation of the Open Space. Unless otherwise agreed to by the Landlord and the Tenant, the Ground Lease provides that the Landlord is obligated to make the monies in the Shortfall Fund available to the Tenant in quarterly installments aggregating no more than \$110,000 per year. As mentioned above, the Settlement Agreement provides that the balance of the Shortfall Fund in the approximate amount of \$820,000 will be transferred to the City for deposit into the Grand Hope Park Trust Fund to be established by the Board of RAP Commissioners in conjunction with the transfer of the Open Space and the assignment of the Ground Lease, as discussed above.

If the Tenant determines that there is insufficient funding available to it to maintain the Open Space, it can terminate the Ground Lease, or it can locate other sources of revenue to fund operations and maintenance. In addition, it may determine what adjustments to the maintenance standards should be made to reflect the available amount of revenue and/or how much additional funding would be required to meet the unadjusted maintenance standards. In such event, the Tenant shall send to the Landlord the proposed adjustments to the maintenance standards, together with a request for whatever additional funding Tenant would require from Landlord to maintain the Open Space in accordance with the unadjusted maintenance standards. The Landlord then has 60 days to either agree or refuse to make such additional funds available to the Tenant. If the Landlord refuses to provide such additional funds, then Tenant may either terminate the Ground Lease or adopt the proposed adjusted maintenance standards.

CORRECTION OF LEGAL DESCRIPTION AND AMENDMENT OF GROUND LEASE TO CORRECT LEASE HOLD AREA TO MATCH LEGAL DESCRIPTION OF PROPERTY TRANSFER:

During the review of the legal description and survey of the Grand Hope Park property, the Department of Public Works discovered that the legal description that is presently attached to the Ground Lease and to the relevant vesting deeds concerning the fee interest in the property is incorrect. In order to correct this error, City staff drafted a corrected legal description. RAP staff,

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with the assistance of the Special Counsel to the City and in consultation with the Tenant, will draft a modification to the Ground Lease in order to correct the error in the legal description.

CONFLICTS BETWEEN THE LEASE AND THE CITY'S MUNICIPAL CODE:

Staff views any property set aside or dedicated for recreational purposes and public enjoyment to be governed by rules and regulations under the City Charter, Article 5, Section 590, and Municipal Code Section 63.44. However, the Ground Lease contains a number of provisions governing the use and operation of the Open Space which conflict or potentially conflict with provisions of the Municipal Code. Staff directs the Board's attention in particular to the following two provisions of the Ground Lease governing hours of operation and pets:

Hours of Operation

Section 6.2 of the Ground Lease requires the Open Space to be open to the public 7 days per week between 7:00 a.m. and 8:00 p.m. during Pacific Daylight Time and 7:00 a.m. to 6:00 p.m. during Pacific Standard Time. Section 63.44B14(a) of the Municipal Code provides that "No person shall enter, remain, stay or loiter in any park between the hours of 10:30 p.m. and 5:00 a.m. of the following day." Section 63.44 B14(c) lists various specific opening and closing hours for 40 City parks/recreational facilities, which closing and/or opening times are different than as specified in subdivision (a) of Section 63.44B14. The City could designate specific operating and closing hours for the Open Space that are consistent with the Ground Lease.

Pets

Section 6.13(11) of the Ground Lease grants the Tenant the right to prohibit or restrict any person from bringing pets into the Open Space (except for dogs trained to assist blind persons). Section 63.44 B2(c) of the Municipal Code has similar language, but Section 63.44 B2(d) also allows licensed dogs or cats if on a leash, or under the control of a person in designated dog exercise training areas at specified parks.

The Tenant has previously asserted that upon the transfer of the Open Space to the City and the assignment of the Ground Lease, the Tenant can continue to operate the Open Space solely in accordance with the existing Ground Lease provisions. However, Staff has consulted with the Special Counsel to the City and believes that the Tenant must comply with the applicable provisions of the Municipal Code. This is because Section 6.1 of the Ground Lease requires the Tenant to use the Open Space in accordance with the terms of the Ground Lease and the "Legal Requirements," and Section 13.1 requires the Tenant to comply with, or cause compliance with, all Legal Requirements applicable to the Open Space or the use, operation or occupation thereof. The Ground Lease defines "Legal Requirements" as including all laws, rules, regulations and other requirements

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formally adopted by the City and appropriate City commissions “now or hereafter in effect” which are or at any time hereafter (i.e., after the commencement of the Ground Lease) may become applicable to the Open Space or to the use or manner of use of the Open Space. Section 13.1 states that the Tenant, in the use and operation of the Open Space, must comply with all Legal Requirements applicable to the Open Space whether or not compliance is of a kind within the contemplation of the Tenant and Landlord at the time of entering into the Ground Lease. Section 13.2 of the Ground Lease provides that the Tenant may, in good faith and at its sole cost and expense, contest any Legal Requirement and that while so contesting, noncompliance will not constitute a crime or offense punishable by fine or imprisonment or be deemed a breach of the Ground Lease.

Thus, the Ground Lease contemplates that the Tenant will be subject to the applicable provisions of the Municipal Code upon the transfer of the Open Space to the City. Nevertheless staff recommends that the Board carefully consider the conflicts discussed above.

NEEDS ASSESSMENT:

The proposed transfer of Grand Hope Park to RAP would continue to provide a neighborhood park/open space in an area where City residents do not have sufficient access to improved open or green spaces or neighborhood parks. An estimated 6,605 residents live within a ½ mile walking distance of the existing Grand Hope Park. Of those 6,605 residents, 6,605 would lose access to any improved green, open spaces or neighborhood parks within a ½ mile walking distance of their homes.

TREES AND SHADE:

Grand Hope Park is a developed Open Space that has trees and pergolas that provide shade for visitors.

ENVIRONMENTAL IMPACT STATEMENT:

CRA/LA has indicated that the proposed project is an in-fill project and is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15332 of the State CEQA Guidelines. However, there is no documentation for this CEQA determination, which only applies for the previous park development. Since the parcel dedication involves the transfer of ownership of interests in land to preserve open space, this action is exempt from the provisions of CEQA pursuant to Article 19, Section 15325 of the State CEQA Guidelines.

A Phase I Environmental Site Assessment was prepared for the parcel proposed to be dedicated for Open Space purposes in accordance with the standards for All Appropriate Inquiries in April 2015.

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The report concluded that there were recognized environmental conditions on the parcel from previous land uses including two auto repair uses in 1929 and 1967, and a dry cleaner from 1924 to 1942. Since the Open Space has existed nearly 15 years, it is likely that any contaminated soil has already been removed during development or has naturally attenuated over time. Once the Open Space is dedicated by transfer, it will remain in open space use in perpetuity and will not be redeveloped into a different use. Therefore, no further environmental studies were recommended.

FISCAL IMPACT STATEMENT:

There will be no cost to RAP for the acquisition/transfer of this parcel. All costs will be incurred by CRA/LA-DLA and GSD. The Open Space is already developed.

As discussed herein, if the Tenant determines that there is insufficient funding available to it to maintain the Open Space, it can terminate the Ground Lease, or it can locate other sources of revenue to fund operations and maintenance. In addition, it may determine what adjustments to the maintenance standards should be made to reflect the available amount of revenue and/or how much additional funding would be required to meet the unadjusted maintenance standards. The Landlord can agree or refuse to make such additional funds available to the Tenant. If the Landlord refuses to provide such additional funds, then Tenant may either terminate the Ground Lease or adopt the proposed adjusted maintenance standards. Any added cost incurred to make additional funds available to the Tenant will require a budget increase which will be requested through the Department's standard budget process.

GHP, Inc.'s Annual Operations and Maintenance and Operations Budget

In recent years, GHP, Inc.'s annual maintenance and operations (O&M) budget has varied between \$340,000 and \$380,000. The annual budget is funded from various sources as described below.

Revenue Sources

SPOSMP(Assessment) Fees (\$260,000/yr on average – 70%)

The Ground Lease requires the Landlord to collect the SPOSMP fees for disbursement to the Tenant, but provides that developers/owners can send payments directly to the Tenant. Currently, GHP, Inc. receives all the SPOSMP fee payments directly.

Film and Event Revenue (\$75,000/yr on average – 20%)

Pursuant to the Ground Lease, revenues from rental for filming or other events (ranging

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between \$60,000 and \$90,000 per year) are to be used by the Tenant to fund its O&M budget.

Shortfall Funding (\$30,000/yr on average – 10%)

The above sources of funding do not currently cover the entire cost of the Tenant's annual O&M budget. As required by the Ground Lease the Landlord established a Shortfall Fund, Fund 5227, and initially funded it in the amount of \$880,000 to meet that portion of the costs and expenses of maintaining and operating the Open Space to the maintenance standards that exceed the monies made available to the Tenant from Assessment Fees and other sources of revenue from the operation of the Open Space. Unless otherwise agreed to by the Landlord and the Tenant, the Ground Lease provides that the Landlord is obligated to make the monies in the Shortfall Fund available to the Tenant in quarterly installments aggregating no more than \$110,000 per year.

The Settlement Agreement provides that the balance of the Shortfall Fund in the approximate amount of \$820,000 will be transferred to the City for deposit into the Grand Hope Park Trust Fund to be established by the Board of RAP Commissioners in conjunction with the transfer of the Open Space and the assignment of the Ground Lease, as discussed above. The balance includes moneys to fund a certain amount of public art and to fund certain improvements to the Open Space.

The Settlement Agreement also provides that CRA/LA-DLA will make a payment to GHP, Inc. in the amount of \$400,000, which GHP, Inc. shall deposit and hold in an operating account and shall use for GHP, Inc. Board-approved budgeted expenses for the maintenance and operations of the Open Space in accordance with its annual budget, as well as emergency repairs.

To date, Shortfall Funding requests are generally around \$30,000 per year.

Capital Repair Funds and Replacement Fund

The Tenant also annually provides \$5,000 in a Tenant's Repair and Replacement Fund. The Ground Lease established a \$200,000 fund to cover the cost of necessary capital repairs, of which \$21,196 remains to be disbursed, and a \$120,000 Art Fund for the restoration and repair of art pieces, of which \$32,111 remains to be disbursed. These moneys are included within the \$820,000 balance to be transferred to the City for deposit in the Grand Hope Park Trust Fund.

The Landlord is responsible for paying the Open Space utilities, at an annual cost averaging \$25,000.

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Utility costs will be an additional cost that RAP will have to absorb.

This Report was prepared by Cid Macaraeg, Senior Management Analyst II, of the Real Estate and Asset Management Unit, Planning, Construction and Maintenance Branch, and the City Group for Grand Hope Park, with the advisement of the Special Counsel to the City.

REPORT OF GENERAL MANAGER

NO. 15-246

DATE November 18, 2015

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – REQUEST FOR PROPOSALS FOR THE GRIFFITH OBSERVATORY BOOKSTORE AND GIFT SHOP CONCESSION

R. Barajas _____
H. Fujita _____
*V. Israel _____

K. Regan _____
N. Williams _____

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the Request for Proposals for Griffith Observatory Bookstore and Gift Shop Concession for five (5) years, with two (2) five-year extension options at the sole discretion of the Department, along with approval from the Board of Recreation and Park Commissioners, substantially in the form on file in the Board Office, subject to the approval of the City Attorney as to form;
2. Direct the Board Secretary to transmit the Request for Proposals (RFP) to the City Attorney for review as to form;
3. Direct staff, subsequent to City Attorney approval as to form, to advertise the RFP and conduct the RFP process for the Griffith Observatory Bookstore and Gift Shop Concession; and
4. Authorize the General Manager or designee to make any necessary technical changes and incorporate such changes into the RFP.

SUMMARY:

Griffith Observatory is located at 2800 East Observatory Road in Griffith Park. The Observatory opened in 1935 and is an icon of Los Angeles, a national leader in public astronomy, and one of Southern California’s most popular attractions.

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In 2002, the Observatory building and grounds closed for a Ninety Three Million Dollars (\$93,000,000.00) renovation and expansion, and reopened in 2006. Part of the project was the creation of an expanded bookstore and gift shop concession (Concession). The Concession is located on the same level of the Observatory building as the café concession. The Concession's total square footage is approximately 1,642 square feet, which includes the store 1,307 square feet, a small office 145 square feet, and storage space of 190 square feet.

On May 18, 2005, the Concession was awarded to Event Network, Inc. (Report No. 05-126). The Concession Agreement No. 250 was executed on September 26, 2006 for a five (5) year term, with one (1) five-year option to renew at the sole discretion of the City. On February 16, 2011, the Board exercised the five (5) year option to renew the Agreement (Report No. 11-056) and the Agreement will expire on September 25, 2016. There are no remaining options to renew.

In 2014, Event Network, Inc. generated annual gross receipts of One Million Five Hundred Sixty-Three Thousand Eight Hundred Twenty-Two Dollars (\$1,563,822.00). A revenue share of Three Hundred Sixty Thousand One Hundred Two Dollars (\$360,102.00) was paid to the Department.

Staff has developed and is now ready to release, at the direction of the Board, an RFP for the operation and maintenance of the Concession. With this RFP, the Department seeks a qualified, experienced, and financially sound operator who will meet or exceed the Department's expectations in all operational and financial areas, and optimize service to the public and profitability of the Concession.

DISCUSSION:

The RFP on file with the Board Office is intended to solicit proposals from institution/museum bookstore/gift shop management companies that have extensive experience overseeing operations at venues similar to Griffith Observatory.

The Concession operator (Concessionaire) will be required to source quality scientific and educational books, materials, and equipment; and the ability to design and produce gift items and merchandise such as jackets, cups, shirts, and specialty items that promote the Observatory logo, image, and mission, "Inspiring everyone to observe, ponder, and understand the sky." The Concessionaire will also provide staff to manage and operate all aspects of the business; provide and operate a mobile point of sale cart/kiosk for additional retail sales on Observatory grounds; and create and operate a website for sales of items found inside the Concession. The Concessionaire will work closely with Observatory management at all times.

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Proposal and Contractual Provisions

1. **Proposal Deposit:** A Fifteen Thousand Dollar (\$15,000.00) proposal deposit will be required with the submission of each proposal.
2. **Term:** Five (5) years with two (2) five-year extension options exercisable at the sole discretion of the Department, along with approval of the Board of Recreation and Park Commissioners.
3. **Revenue-Sharing Terms:** The revenue sharing fee will be determined based upon the RFP responses.
4. **Facility Improvements:** Proposers will submit a Facility Improvement Plan (which may include capital and tenant improvements) to make the spaces of the Concession, office, and storage area conducive to their operations.
5. **Refurbishment & Replacement Fund:** Concessionaire shall set aside a reserve in the amount of one percent (1%) of total gross annual receipts from all Concession operations for the purpose of replacement of display furniture and fixtures when they become worn.
6. **Utilities:** The successful bookstore and gift shop management company will be responsible for all utility charges associated with the Concession. There is no water or gas service to the Concession.
7. **Performance Deposit:** A Performance Deposit will be required to be maintained for the duration of the Agreement in the amount of One Hundred Thousand Dollars (\$100,000.00).

Evaluation Process

Proposers must pass Level I Requirements (Exhibit C of the RFP) in order to proceed to Level II evaluation. Level I will be a check and review by staff for required City of Los Angeles contract compliance and submittal documents, as well as a review of the proposer's background and experience, contract history, business references and financial capability. Level II will be a comprehensive evaluation of the proposals by an independent panel of subject matter experts.

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RFP Evaluation Criteria Areas

For the purposes of evaluation, the responsive proposals to Level I will be evaluated on the criteria below (Level II):

- 1) Business Plan (25 points)
- 2) Proposed Operational Plan (25 points possible)
- 3) Proposed Revenue-Sharing Payment (40 points)
- 4) Proposed Facility Improvements (10 points possible)

The RFP will be advertised in the Los Angeles Daily Journal, made available on the Department's website, and posted on the Los Angeles Business Assistance Virtual Network (LABAVN). A letter inviting proposals will also be mailed to organizations and individuals from a mailing list maintained by the Concessions Unit.

A mandatory conference and site walk will be held approximately two (2) weeks after the release of the RFP to provide potential proposers with a review of the submittal documents, City contract compliance documents, including requirements for the Business Inclusion Program as mandated by the Executive Directive No. 14, Villaraigosa Series, and the Board's policy (Report No. 12-050, approved February 15, 2012). The mandatory site walk will be conducted for potential proposers to view the facility to gain a better understanding of the bookstore and gift shop operation at Griffith Observatory.

FISCAL IMPACT STATEMENT:

Releasing the Request for Proposals will have no impact on the Department's General Fund.

This Report was prepared by Stanley Woo, Management Analyst II, Partnership and Revenue Branch, Concessions Unit.

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NO. 15-247

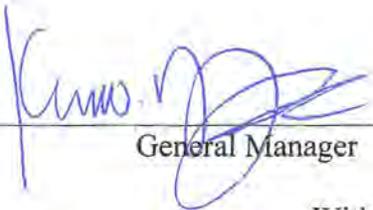
DATE November 18, 2015

C.D. All

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARKLAND TREE TRIMMING AND REMOVAL SERVICES AT VARIOUS CITY PARKS AND FACILITIES – AMENDMENT TO PERSONAL SERVICES CONTRACT NO. 3440 WITH WEST COAST ARBORISTS, INC., TO EXTEND THE TERM AND INCREASE THE TOTAL CONTRACT PRICE

R. Barajas	<u>RB</u>	K. Regan	_____
H. Fujita	_____	*N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve an Amendment to Personal Services Contract No. 3440, substantially in the form on file in the Board Office, between the City of Los Angeles Department of Recreation and Parks and West Coast Arborists, Inc., to continue the tree trimming and tree removal services on an as-needed basis, subject to the approval of the Mayor, City Council and City Attorney as to form;
2. Find, in accordance with Charter Section 1022, that it is more economical and feasible to contract out the service for emergency situations that exceed staff availability;
3. Find, in accordance with Charter Section 371(e)(2) and the Los Angeles Administrative Code Section 10.15(a)(2) that for the temporary continuation of these services, competitive bidding is not practicable or advantageous;
4. Direct the Board Secretary to transmit the proposed Amendment to the Mayor's Office in accordance with Executive Directive No. 3, and the City Attorney for approval as to form;
5. Authorize the Board President and Secretary to execute the proposed Amendment, upon receipt of the necessary approvals; and,

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6. Authorize the General Manager, or designee, to make technical corrections as necessary to the contract, to carry out the intent of this Report.

SUMMARY:

The Board of Recreation and Park Commissioners (Board) awarded Contract No. 3440 to West Coast Arborists, Inc. on January 16, 2013 (Report No. 13-015). This contract was executed for one (1) year with two (2) one-year options to extend in amounts not exceeding Five Hundred Thousand Dollars (\$500,000.00) per year or a total contract amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00). All options to extend this contract have been exercised by the General Manager and the current expiration date is April 3, 2016.

The Request for Proposal (RFP) process to award this contract took over four (4) years because, due to economic uncertainties in 2009/2010, the 2009 RFP proposals were held over sixteen (16) months pending instruction to proceed, and it became necessary to reject proposals due to aging of proposed prices.

While the RFP that resulted in the current contract was re-released and was in process (Report No. 11-059), the City experienced the wind storms of 2011, without an as-needed tree trimming and removal contract in place. Many firms were retained on an emergency basis to clear the fallen trees and limbs from parks and other facilities.

Additional natural hazards have been developing while the current as-needed contract has been in use for emergencies, as well as continued reduction of the tree trimming and removal backlogs. The drought of the past few years has caused a minimum of Fourteen Thousand (14,000) parkland tree deaths. In addition to the removal of dead trees, the projections of an El Niño by National Oceanic and Atmospheric Administration's (NOAA) National Weather Service Forecast portend a "Monster El Niño" condition for Southern California this year. The storms caused by an El Niño will fell the already dead trees where ground becomes saturated, as well as fell healthy trees pending storm(s) intensity. This probability alone could require dozens of tree crews throughout the city for immediate emergencies.

Due to the use of this contract over the past two (2) years, the drought, and the projected El Niño winter storms of 2015-2016, staff recommends increasing the current third (3rd) contract year by a not-to-exceed amount of Two Million Dollars (\$2,000,000.00), as well as extending the term of the contract by one (1) year, to add a fourth (4th) year with a not-to-exceed amount of Two Million Five Hundred Thousand Dollars (\$2,500,000.00) which will increase the total contract compensation ceiling to a not-to-exceed Six Million Dollars (\$6,000,000.00) with an expiration date of April 3, 2017. The Contractor provided five (5) years of per tree pricing in the proposal submitted in 2012, which resulted in Contract No. 3440, and has agreed to honor those year four (4) and year five (5) prices should same contract be amended to extend the term and increase the total contract price.

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Charter Section 1022 Determination

City of Los Angeles Charter Section 1022 (attached) prohibits contracting out work that could be done by City employees unless the Board determines it is more economical or more feasible to contract out the service.

On October 23, 2008, the Personnel Department completed a Charter Section 1022 review and determined that there are City Classifications that could provide as-needed tree trimming and removal services.

The ability of the Department of Recreation and Parks (RAP) to immediately respond to emergency situations and protect the public, staff and RAP-owned facilities from harm exceeds staff and equipment availability. The damage caused by the 2011 wind storms demonstrated the need for an as-needed contract to supplement existing City forces in order to quickly assess damage and remove fallen trees and tree limbs. It is therefore more feasible to secure these services through an independent contractor.

FISCAL IMPACT STATEMENT:

Funding for this service will be provided from various sources: Fund No. 302, Department 88, account 3040 (Forestry Division; CLASS Parks; Venice Beach Palm Tree Trimming, Regional Park Maintenance) and the Golf Surcharge Account, fund No. 302, Department 89, Account 3040.

Report was prepared by Nancy Jeffers, Management Analyst II, Service Contracts Group, Finance Division.

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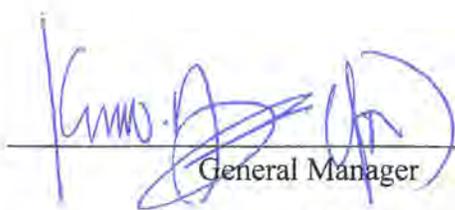
DATE November 18, 2015

C.D. ALL

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AS NEEDED ELECTRICAL CONSTRUCTION, RETROFIT, MAINTENANCE AND/OR REPAIR SERVICES –AWARD OF CONTRACT

R. Barajas	<u>RS</u>	K. Regan	_____
H. Fujita	_____	*N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Find, in accordance with Charter Section 371(e)(2) and Los Angeles Administrative Code Section 10.15(a)(2), that a competitive bidding is not practicable or advantageous as it is necessary for the Department of Recreation and Parks (RAP) to be able to call on contractors to perform this work as-needed and on an occasional, but frequent, basis without engaging in a new competitive process for each individual project to be performed; however, from among as-needed contractors each individual project is assigned on the basis of availability of an as-needed contractor to perform the work, the price to be charged and the unique expertise of the as-needed contractor; and,
2. Find, in accordance with Charter Section 372, that obtaining competitive proposals or bids for each individual project for which work may be performed pursuant to this agreement is not reasonably practicable or compatible with the RAP's interests of having available as-needed contractors who are assigned various projects on the basis of availability, price, and expertise, and that it is therefore necessary to have several as-needed contractors for this type of service available when called upon by the RAP to perform services;
3. Find, in accordance with Charter Section 1022, that RAP does not have, available in its employ, personnel with sufficient time or necessary expertise to undertake electrical construction, retrofit, maintenance and repairs in a timely manner, and it is more feasible, economical and in RAP's best interest, to secure these services by contract with several

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contractors to perform this work as-needed and on an occasional, but frequent basis, without engaging in a new competitive bidding process for each individual project to be performed;

4. Approve the selection process for the selection of qualified firm; and,
5. Approve a proposed Personal Services Contract (Contract) between the City of Los Angeles, RAP and the following firm for electrical construction and retrofit specifying the terms and conditions for a three (3) year contract, subject to approval of the Mayor and of the City Attorney as to form;

Contractor:

Electric Service and Supply Co. of Pasadena

6. Direct the Board Secretary to transmit the Contract to the Mayor in accordance with Executive Directive No. 3 and to the City Attorney for review and approval as to form;
7. Authorize the Board President and Secretary to execute the contracts upon receipt of the necessary approvals.

SUMMARY:

RAP requires as-needed electrical construction and retrofit contracts in order to perform current and future construction projects such as the installation of new and/or retrofit old sports field lighting. Many of our park facilities require continued electrical upgrades and modifications, in order to maintain a safe, productive and efficient operation. The minimum qualifications as described in more detail below were established to address the highest and most complex needs of RAP.

It is imperative that RAP develop and award this contract in order to continue its general facility electrical upgrades and new construction demands. Currently RAP does not have the expertise and equipment to install new sport field lighting equipment and although it may be able to perform some facility electrical construction and retrofit, it is severely under staffed and currently cannot perform such work at its park facilities. Having access to on-call, pre-qualified contractors who specialize in this type of work will help ensure that RAP facilities are maintained in a safe operating condition with reduced interruption to public use when electrical construction and retrofit is needed. The pre-qualified contractor will work as support to the RAP's Planning, Maintenance and Construction staff and be called upon on an as-needed basis.

RAP operates over four hundred (400) park properties, of which over one hundred and twenty (120) throughout the City have sports field lighting amenities that service more than one million (1,000,000) patrons every year, with approximately two-thirds (2/3) of them being more than forty

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(40) years old. Our park facilities and sports lighting infrastructure is in constant need of electrical improvements, updating and/or rehabilitation. Our RAP's electrical construction staff does not have the skill, knowledge and/or equipment to perform mid-to large-scale electrical construction and retrofit projects.

The proposed electrical Contractor has demonstrated the required special electrical knowledge and skills that are required for new installation and/or retrofit of our Park lighting infrastructure, which includes but is not limited to outdoor park lighting, park pathway lighting, parking lot lighting, lighting controllers, facility gym lighting and electrical knowledge and skills of recreation facility infrastructure.

On March 4, 2015, the Board of Recreation and Park Commissioners (Board), through Report No. 15-044, approved a Request for Qualification for Electrical Construction, Retrofit, Maintenance and/or Repairs Contract (RFQ), which was released May 6, 2015. On July 14, 2015, the Department received two (2) proposals in response to the Request for Qualifications for Electrical Construction, Retrofit, Maintenance and/or Repairs.

- 1) Electric Services & Supply Company of Pasadena
2668 East Foothill Boulevard
Pasadena, California 91107
- 2) M. Wilson Company Contractors, Inc.
2605 Sierra Way
La Verne, CA 91750

The Responders were required to provide evidence of their qualifications and was required to meet at least one (1) of two (2) minimum requirements listed below.

- 1) Outdoor Sports Field Lighting: Qualified Responders must have provided minimum of ten (10) years of installation experience for baseball, football, soccer and other fields lighting. Responder must have performed lighting tower installations seventy feet (70') high. Responder/s must have installed at least ten (10) sports field lighting projects for baseball, football, soccer or other related sports field lightings over the last five (5) years. All sports field lighting installation must have been performed one hundred percent (100%) by Responders.
- 2) RAP Facility: Responders must have provided a list of two (2) indoor gymnasium lighting installations over the last five (5) years and provide a list of five (5) outdoor lighting project with a minimum of ten (10) lighting standards, poles and fixtures. Responders must have performed one hundred percent (100%) of the electrical work.

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Only one (1) of the two (2) responders submitted a responsive submittal to this RFQ. One (1) responders failed to submit a complete submittal and/or failed to qualify, and thus were disqualified from any further review process. The following responder was disqualified because they submitted an incomplete RFQ package submittal response, specific details for the disqualifications can be found in Exhibit A.

M. Wilson Company Contractors, Inc.
2605 Sierra Way
La Verne, California 91750

The following responder met the minimum requirements for the RFQ as specified above:

Electric Service & Supply Co. of Pasadena
2668 East Foothill Boulevard
Pasadena, CA 91107

The RFQ response was evaluated solely for the minimum qualifications (as stated in RFQ Document). The minimum qualifications as set forth will determine the responder's knowledge and experience to perform the terms and specifications of this Contract. It was found through review and verification RAP Staff that the above listed responder met and/or exceeded the minimum qualifications as set forth in the RFQ.

Once it was determined that the responder had met all of the minimum qualifications, RAP Staff verified with the respondents' provided references. Questions were posed regarding respondent's ability to produce a quality product that met all necessary standards, in a timely manner. They were also asked if the respondent was timely and effective in their correspondence with governing agencies. All of the references for the respondent responded favorably to these questions, and highly recommend the respective respondent. It was then determined that the above listed Respondent should be selected as a pre-qualified electrical construction, retrofit, maintenance and/or repair contractor and eligible to bid on future RAP projects.

The respondent who submitted and qualified, performed and passed the City's Business Inclusion Program (BIP) outreach.

We are seeking approval of a contract for the qualified responder and authorization of the Board President and Secretary to execute this contract, subject to approval by the City Attorney and the Mayor's Office. The selected pre-qualified contractor will be recommended to the Board for a three (3) year contract, in an amount not to exceed an annual expenditure of Ten Million Dollars

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(\$10,000,000.00) per contract, per contractor. The contract amount is an estimate, and the RAP does not guarantee that the contract maximum amount will be reached. The construction services that RAP is requesting shall be on an as-needed basis; RAP, in entering into an agreement, guarantees no minimum amount of business or compensation. Contracts awarded through this RFQ shall be subject to funding availability and early termination by RAP, as provided in the Standard Provisions for City Contracts.

Funding for projects will be provided from various funding sources including to but not limited to Proposition K, Quimby, Proposition A, and Proposition 40.

FISCAL IMPACT STATEMENT:

Executing this as-needed contract has no impact to the Department's General Fund.

This report was prepared by Jim Newsom, Senior Management Analyst II, Contracts, Finance Division.

EXHIBIT A

Responder Name	Full RFQ Document Submitted (Y/N)	All Forms Submitted Completed (Y/N)	Comments
M. Wilson Company Contractors, Inc.	Yes	No	1) Responder did not sign the Contractor Responsibility Questionnaire Form on Page 63 of RFQ document. 2) Responder signed the Child Care Declaration Statement on Page 83 of the RFQ document in only one of the two required places. 3) Responder did not fill out and sign the Iran Contracting Act of 2010 Compliance Affidavit (Form A) on page 131 of RFQ document.

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DATE November 18, 2015

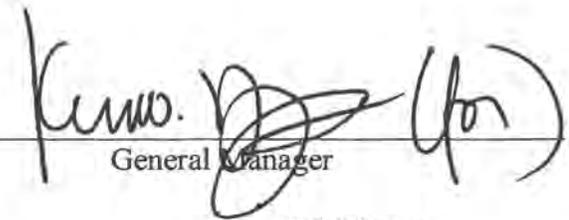
C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BOGDANOVICH RECREATION CENTER PLAYGROUND REPLACEMENT (PRJ20963) PROJECT – PROPOSITION A EXCESS FUNDS; AUTHORIZATION TO SUBMIT GRANT APPLICATION; CITY COUNCIL RESOLUTION AND YOUTH EMPLOYMENT PLAN; ACCEPTANCE OF GRANT

R. Barajas _____
H. Fujita _____
V. Israel _____

K. Regan _____
*N. Williams NDW



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the Department of Recreation and Parks' (RAP) submission of a Proposition A Excess Funds grant application for the Bogdanovich Recreation Center Playground Replacement (PRJ20963) project, which consists of a playground upgrade, including the installation of new playground equipment;
2. Designate RAP's General Manager, Executive Officer, or Assistant General Manager as the agent to conduct all negotiations, execute and submit all documents, including, but not limited, to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Bogdanovich Recreation Center Playground Replacement (PRJ20963) project;
3. Recommend to the City Council the adoption of the accompanying Resolution, which authorizes the submission of a grant application for the Proposition A Excess Funds grant in an amount up to \$300,000.00 from the Fourth Supervisorial District of the County of Los Angeles in partnership with the Los Angeles County Regional Park and Open Space District for the Bogdanovich Recreation Center Playground Replacement (PRJ20963) project;

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4. Recommend to the City Council the adoption of the accompanying Proposition A Youth Employment Plan (YEP), relative to the development of the Bogdanovich Recreation Center Playground project;
5. Authorize RAP's Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept the Proposition A Excess Funds grant in an amount up to \$300,000.00 for the Bogdanovich Recreation Center Playground Replacement (PRJ20963) project, if awarded; and
6. Direct staff to transmit a copy of the Resolution and YEP to the City Clerk for committee and City Council approval, in accordance with Proposition A guidelines;
7. Approve the scope of the Bogdanovich Recreation Center Playground Replacement (PRJ20963) project, as described in the Summary of this Report;
8. Approve the allocation of \$300,000.00 in RAP Special Funds from Playground Equipment Installation Account No. 8620 for the Bogdanovich Recreation Center Playground Replacement (PRJ20963) project;
9. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
10. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

In October 2015, the County of Los Angeles Fourth District Supervisor Knabe announced a funding opportunity through a Proposition A Excess Funds Grant for shovel ready capital park and/or recreation projects. Eligible projects must: (1) be located in either Harbor City, Playa del Rey, San Pedro, or Wilmington; (2) be completed by December 2016; (3) be categorically exempt from CEQA or have completed CEQA.

Based on the eligible project criteria, the Department of Recreation and Parks (RAP) is recommending the Bogdanovich Recreation Center Playground Replacement (PRJ20963) project, which is located at 1920 Cumbre Drive, San Pedro, CA 90732, and meets each of the other grant eligibility requirements. This facility is also recommended because this playground is one of RAP's older playgrounds and is on RAP's maintenance priority list for playground

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replacement. The population and age breakdown of the Martin J. Bogdanovich Recreation Center area is shown in the attached Park Analysis Report (Attachment No. 3).

If awarded the Proposition A grant, total funding for the Bogdanovich Recreation Center Playground Replacement (PRJ20963) project will be \$600,000.00, which will consist of the proposed \$300,000.00 in Proposition A funds and proposed \$300,000.00 in RAP's Playground Equipment Installation Account funds. This project's scope of work consists of playground upgrades, including the installation of new playground equipment and is estimated to cost \$600,000.00. The project is estimated to be completed by December 2016, as a condition of the grant.

In accordance with the Proposition A guidelines, a Youth Employment Plan (YEP), which indicates whether or not at-risk youth were considered for hire and whether or not at-risk youth will be employed in the development of the project, has been completed for this project. With its analysis of the activities necessary for the development of this project, staff has determined that due to the nature of the scope of work for this project, there are no tasks that can be performed using at-risk youth; therefore, no at-risk youth will be hired for this project.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the proposed project will consist of the replacement of existing playground equipment that is an accessory to Bogdanovich Park with negligible or no expansion of use. Therefore, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 11(3) of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk.

FISCAL IMPACT STATEMENT:

It is anticipated that the development of the proposed project will be supplemented with RAP's Playground Equipment Installation Account funds (Fiscal Year 2016-2017) in the amount of \$300,000.00. Maintenance costs are expected to remain similar to the current level as this is an existing facility.

This Report was prepared by Isophine Atkinson, Senior Management Analyst, Grants Administration.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES
APPROVING THE APPLICATION FOR GRANT FUNDS FROM
THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT
FOR THE FOURTH SUPERVISORIAL DISTRICT EXCESS FUNDING AND
APPROVING THE ADOPTION OF A YOUTH EMPLOYMENT PLAN
FOR THE BOGDANOVICH RECREATION CENTER PLAYGROUND
REPLACEMENT PROJECT**

WHEREAS, the people of the County of Los Angeles on November 3, 1992, and on November 5, 1996 enacted Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beach and Wildlife Protection (the Propositions), which, among other uses, provides funds to public agencies and nonprofit organizations in the County for the purpose of acquiring and/or developing facilities and open space for public recreation;

WHEREAS, the Propositions also created the Los Angeles County Regional Park and Open Space District (the District) to administer said funds;

WHEREAS, the District has set forth the necessary procedures governing application for grant funds under the Propositions;

WHEREAS, the District's procedures require the City of Los Angeles to certify, by resolution, the approval of the application before submission of said application(s) to the District; and

WHEREAS, said application contains assurances that the City of Los Angeles must comply with;

WHEREAS, the City of Los Angeles will enter into an Agreement with the District to provide funds for acquisition and/or development projects; and,

WHEREAS, the District's procedures require the adoption of a Youth Employment Plan for development projects by the governing body of the agency.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY:

1. Approves the filing of an application with the Los Angeles County Regional Park and Open Space District for Fourth Supervisorial District Excess Funds for the above project;
2. Certifies that the City of Los Angeles understands the assurances and certification in the application form;
3. Certifies that the City of Los Angeles has, or will have, sufficient funds to operate and maintain the project in perpetuity;

4. Certifies that the City of Los Angeles will sign and return, within 30 days, both copies of the project agreement sent by the District for authorizing signature; and
5. Approves the adoption of a Youth Employment Plan for the project (see attached); and
6. Appoints the General Manager, Executive Officer, or Assistant General Manager, Department of Recreation and Parks, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of the aforementioned project.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Los Angeles at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

By: _____

**City of Los Angeles
Bogdanovich Recreation Center Playground Replacement Project
Grant No. (TBD)**

YOUTH EMPLOYMENT PLAN

Background:

The City of Los Angeles is using up to \$300,000.00 in Proposition A Excess Funds from the Safe Neighborhood Parks Propositions for the project.

The proposed project will consist of playground upgrades, including the installation of new playground equipment.

Tasks that may be performed by at-risk youth:

None.

Estimated Cost of Youth Employment:

Total estimated hours of youth employment on the project: **None.**

Estimated cost per hour: **None.**

Total estimated cost of youth employment: **None.**

Method of Youth Employment:

Due to the nature of the project and requirement of skilled labor, the City of Los Angeles will not employ local at-risk youth (Ages 14-24) on the project.

Youth Employment Goal:

Under the provisions of the Los Angeles County Regional Park and Open Space District's policy on employment of at-risk youth, the Proposition A Youth Employment Goal (YEG) of the City of Los Angeles is \$12,188,486.00 (equal to fifty percent of the City of Los Angeles's Maintenance and Servicing funds allocations from the 1992 (A-I) and 1996 (A-II) Propositions). To date, the City has received credit for employing at-risk youth totaling \$15,628,838.00 in youth labor wages paid and has satisfied its Proposition A At-Risk Youth Employment obligation.



**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

Park Analysis Report



Scenario Information

Scenario Name:

Bogdanovich

Description:

Scenario Type:

Existing Park Upgrade

Martin J. Bogdanovich Recreation Center

Park Class:

Neighborhood

Baseline Dataset*:

RAP Parks Only

**The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.*

Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	917	0
Residents Served by Age		
Under Age 5:	44	0
Age 5 to 9:	39	0
Age 10 to 14:	50	0
Age 15 to 17:	32	0
Age 18 to 64:	506	0
Age 65 and Over:	246	0

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	373	0
Households Served by Annual Income		
Under \$25,000:	12	0
\$25,000 to \$34,999:	20	0
\$35,000 to \$49,999:	43	0
\$50,000 to \$74,999:	48	0
\$75,000 and Over:	250	0

Source: Census/ACS 2010

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

TO: BOARD OF RECREATION AND PARK COMMISSIONERS

FROM: MICHAEL A. SHULL, General Manager 

SUBJECT: BOARD OF RECREATION AND PARK COMMISSIONERS 2016 MEETING SCHEDULE

The Board of Recreation and Park Commissioners holds two Regular Meetings each month, generally on the first and third Wednesdays of the month, with the exception of July, August and December, when there is only one Regular Meeting on the second Wednesday.

Regular Meetings held on the first Wednesday of the month are scheduled at 9:30 A.M. at the EXPO Center, Comrie Hall, 3980 S. Bill Robertson Lane, Los Angeles, CA 90037. The remaining Regular Meetings are scheduled at 9:30 A.M. at various recreational facilities throughout the City of Los Angeles as follows:

<u>DATE</u>	<u>LOCATION</u>	<u>CD</u>	<u>TIME</u>
January 6, 2016	EXPO Center	8	9:30 am
January 20, 2016	Valley Region – Balboa Recreation Center	6	9:30 am
February 3, 2016	EXPO Center	8	9:30 am
February 17, 2016	Pacific Region – Westchester Recreation Center	11	9:30 am
March 2, 2016	EXPO Center	8	9:30 am
March 16, 2016	Metro Region – Pan Pacific Recreation Center	4	9:30 am
April 6, 2016	EXPO Center	8	9:30 am
April 20, 2016	Valley Region – North Hollywood Recreation Center	2	9:30 am
May 4, 2016	EXPO Center	8	9:30 am
May 18, 2016	Pacific Region – Normandale Recreation Center	15	9:30 am
June 1, 2016	EXPO Center	8	9:30 am
June 15, 2016	Metro Region – Queen Anne Recreation Center	10	9:30 am
July 13, 2016	Valley Region – Lakeview Terrace Recreation Center	7	9:30 am
August 10, 2016	Pacific Region – Baldwin Hills Recreation Center	10	9:30 am
September 7, 2016	EXPO Center	8	9:30 am
September 21, 2016	Metro Region – Chevy Chase Recreation Center	13	9:30 am
October 5, 2016	EXPO Center	8	9:30 am
October 19, 2016	Valley Region – Stoner Recreation Center	11	9:30 am
November 2, 2016	EXPO Center	8	9:30 am
November 16, 2016	Pacific Region – Algin Sutton Recreation Center	8	9:30 am
December 14, 2016	Metro Region – Yosemite Recreation Center	14	9:30 am

This Report was prepared by Paul Liles, Clerk Typist, Commission Office.

MATTERS PENDING

Matters Pending will be carried for a maximum of six months, after which time they will be deemed withdrawn and rescheduled whenever a new staff report is received.

GENERAL MANAGER'S REPORTS:

<u>ORIGINALLY PLACED ON BOARD AGENDA</u>	<u>PLACED ON MATTERS PENDING</u>	<u>DEEMED WITHDRAWN</u>
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None

BIDS TO BE RECEIVED:

12/01/15 Lincoln Park Recreation Center – Pool and Bathhouse Replacement Project
(PRJ1504P) (W.O. #E1907715)

PROPOSALS TO BE RECEIVED:

None

QUALIFICATIONS TO BE RECEIVED:

12/15/15 All-Weather Turf Construction, Retrofit, Maintenance and/or Repairs
12/15/15 Environmental Health and Safety Services