

APPROVED
DEC 18 2019

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 19-257

DATE December 18, 2019

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: STUDIO CITY RECREATION CENTER – NEW GYMNASIUM (PRJ20404) (W.O. #E170267B) PROJECT - APPROVAL OF FINAL PLANS AND CALL FOR BIDS; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 2(2) [REPLACEMENT OF AN EXISTING STRUCTURE WITH A NEW STRUCTURE OF SUBSTANTIALLY THE SAME SIZE, PURPOSE AND CAPACITY] AND CLASS 3(17) [PROJECTS INVOLVING LESS THAN 15,000 SQUARE FEET] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15302(b) OF CALIFORNIA CEQA GUIDELINES

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



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications, substantially in the form on file with the Board of Recreation and Park Commissioners (Board) Office and as attached to this Report, for the proposed Studio City Recreation Center – New Gymnasium (PRJ20404) (W.O #E170267F) Project (Project);
2. Approve the date to be advertised for receipt of bids for this Project as Tuesday, February 11, 2020 at 2:00 P.M. in the Board Office;
3. Find that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2(2) [Replacement of an Existing Structure with a New Structure of Substantially the Same Size, Purpose and Capacity] and Class 3(17) [Projects Involving Less Than 15,000 Square Feet] of City CEQA Guidelines and Article 19, Section 15302(b) of California CEQA Guidelines, and direct Department of Recreation and Parks (RAP) staff to file a Notice of Exemption (NOE) with the City and the Los Angeles County Clerk’s Office; and,

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

SUMMARY

The Studio City Recreation Center (locally known as Beeman Park) is a large, 8.46-acre neighborhood park located at 12621 West Rye Street, Studio City. The existing amenities include an auditorium/small gymnasium, lighted baseball diamond, basketball courts, tennis courts, children’s play area, barbecue pits, picnic tables, and outdoor fitness equipment.

The facility also provides various community programs and classes, including a youth baseball program that is considered the second largest program offered in public parks.

The proposed Project is a Proposition K – L.A for Kids Program (Prop K) Specified project. The scope of work includes demolition of the existing 5,723 square-foot community building, and construction of a new gymnasium and community center, totaling approximately 12,000 square-feet. Upon completion, the building will provide a much-needed space for RAP’s essential programs and classes serving the community. The proposed Project will also include site improvements, including but not limited to, reconfiguration and expansion of the existing parking lot, new hardscape areas to provide circulation and gathering spaces, improvements to the surrounding landscape through turf, irrigation repairs, new trees and outdoor lightings.

As required by Prop K, three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were held to provide opportunities for stakeholders and community members to engage in the development and design of the proposed Project. Meetings were conducted on September 9, 2015, December 17, 2015, and July 20, 2017. The proposed Project received overwhelming support from the community members and the Office of Council District 2. Five (5) additional community outreach meetings were also conducted on June 22, 2019, June 27, 2019, July 17, 2019, July 22, 2019, and July 30, 2019, to satisfy the Proposition 68 funding application requirements. The community was briefed on the proposed public art selection, sustainable design in terms of Leadership in Energy and Environmental Design (LEED), Net Zero Energy Building (NetZero), and other related issues.

The City Engineer’s estimate for the proposed Project’s construction cost is Eleven Million, Five-Hundred Thousand Dollars (\$11,500,000.00).

Funds are currently available from the following funds and account:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT NO.</u>
Proposition K – YR-14	43K/10/10G480
Proposition K - YR-18	43K/10/10L479
Proposition K - YR-19	43K/10/10MPCV
Proposition K - YR 23	43K/10/10SPAR
Quimby	302/89/89460K-ST

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There is currently a funding shortfall of approximately \$8.5 million to complete the construction, and RAP has submitted a grant application for an amount of \$8.5 million to the State's Proposition 68 funds to make up a portion of the funding shortfall. Additional funding sources may potentially come from the City's Capital Improvement Expenditure Program (CIEP), or other sources to be identified.

TREES AND SHADE

The Project proposes to remove eleven (11) existing trees and plant sixty-three (63) new trees.

The existing trees proposed to be removed are: four (4) Velvet Ash, two (2) Crape Myrtle, two (2) Southern Magnolia, one (1) Benjamin Fig, one (1) Brisbane Box, and one (1) Holly Oak, which is a non-native unprotected tree per definition of Protected Tree under Ordinance 177404.

The new trees proposed to be planted are: eight (8) African Fern Pine, fourteen (14) Desert Willow, eight (8) Australian Willow, nine (9) Eldarica Pine, fourteen (14) Red Push Pistache, two (2) Coast Live Oak, and eight (8) Tipuana.

All new trees proposed to be planted are 36-inch box trees and have a projected five (5) year canopy diameter of sixteen (16) feet to twenty (20) feet. Approximately twelve thousand (12,000) square feet of tree canopy is projected to be provided by the new trees after five (5) years, assuming a survival rate of 75 percent.

ENVIRONMENTAL IMPACT

The proposed Project consists of the construction of a 12,000 square feet structure in replacement of an existing structure, with approximately the same size, purpose and capacity. As such RAP staff recommends that the Board determines that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2(2) and Class 3(17) of City CEQA Guidelines and Article 19, Section 15302(b) of California CEQA Guidelines. An NOE will be filed with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The proposed Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund at this time. However, operations and maintenance costs will be evaluated and included in future RAP budget requests.

The City's liability under the contract resulting from this bid process shall only extend to the present City appropriation to fund the contract. However, if the City appropriates additional funds for any succeeding years, the City's liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract.

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STRATEGIC PLAN INITIATIVES AND GOALS

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

Goal No. 2: Offer affordable and equitable recreational programming.
Outcome No. 2: Improved health and social equity for young Angelenos.
Result: The construction of the proposed gymnasium will give RAP staff the space and opportunity to offer programs and classes to serve the community.

This Report was prepared by Shun Yu Zhang, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Interim Division Head and Program Manager, BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS/EXHIBITS

Attachment 1 – Final Plans and Specifications

