

BOARD OF RECREATION  
AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-227

DATE November 6, 2019

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER PARK EXPANSION (W.O #E170367F) (PRJ20838) – SKATE PARK AND PARK IMPROVEMENTS PROJECT (AKA NORMANDALE RECREATION CENTER PARK EXPANSION) - APPROVAL OF FINAL PLANS – CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1 (1) [MINOR EXTERIOR ALTERATIONS WITH NO OR NEGLIGIBLE EXPANSION OF USE], CLASS 1(12) [OUTDOOR LIGHTING], CLASS 4(3) [PLANTING OF NEW TREES] CLASS 11(3) [INSTALLATION OF PLAY STRUCTURES], AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING INSTITUTIONAL FACILITIES] OF THE CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301 AND 15311 OF CALIFORNIA STATE CEQA GUIDELINES

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	C. Santo Domingo	_____
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Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_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 Commissioner's (Board) Office and attached as Attachment 1 of this Report, for the Normandale Recreation Center Park Expansion (W.O. #E170367F) (PRJ20838) – Skate Park and Park Improvements Project (Project),
  
2. 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 1(1) [Minor Exterior Alterations with No or Negligible Expansion of Use], Class 1(12) [Outdoor Lighting], Class 4(3) [Planting of New Trees] Class 11 (3) [Installation of play structures] and Class 11(6) [Construction or Placement of Minor Structures Accessory to Existing Institutional Facilities] of the City CEQA guidelines and Article 19, Sections 15301 and 15311 of the California CEQA Guidelines, and direct Staff to file a Notice of Exemption (NOE) with the City and the Los Angeles County Clerk's Office; and

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- 3. Authorize the Department of Recreation and Park's (RAP) Chief Accounting Employee or designee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Normandale Recreation Center is located at 22400 South Halldale Avenue, Los Angeles, CA 90501. This 8.26-acre park provides outdoor fitness equipment, baseball diamonds, an outdoor basketball court, a recreation center, and a children's play area. Approximately 4,704 City residents live within a one-half (1/2) 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 Community Park, as defined in the City's Public Recreation Plan.

The proposed Project is a Proposition K – L.A. for Kids Program Specified funded project. The proposed Project's scope of work, as specified in the Proposition K Ballot Measure is: Acquisition and development of land for park expansion.

In January, 2012, RAP acquired approximately 0.346 acres of land adjacent to the Normandale Recreation Center (Board Report No.11-276) (Attachment No. 2) using Proposition K funding. The current development phase of the project includes construction of a 17,000 square foot skate park and 7,000 square feet of lighted concrete pathways to the Recreation Center's exterior restrooms, and renovation of these exterior restrooms to comply with Americans with Disabilities Act (ADA) requirements.

HMC Architects prepared the plans and specifications, and obtained all of the necessary permits for the project, under the direction of the Bureau of Engineering (BOE), Architectural Division. The Proposition K Program requires that at least three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings be conducted. For this Project, four LVNOC meetings were conducted on the following dates: December 10, 2013, October 14, 2015, December 3, 2015, and January 16, 2016. A quorum of the seven (7) LVNOC members attended each of the LVNOC meetings. The community, the LVNOC, and the Office of Council District 15 (CD 15) are in full support of the Project.

After review by RAP and BOE staff, it was determined that the work can be performed by RAP's pre-qualified on call contractors. RAP staff recommends that the Project be constructed by the on call contractors and that BOE provide construction management services during the construction of these improvements. The City Engineer's estimate for the construction is One Million, Six Hundred Seventy-Two Thousand Dollars (\$1,672,000).

Sufficient funds are available for construction and construction contingencies from the following funds and accounts:

<u>FUNDING SOURCES</u>	<u>FUND/DEPT./ACCT. NO.</u>
Proposition K – Year 14	43K/10/10G885
Proposition K – Year 15	43K/10/10H885
Proposition K – Year 16	43K/10/10J885

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### TREES AND SHADE

One (1) mature tree will be removed and six (6) new trees will be planted in the plaza area of the proposed Project. The proposed trees to be planted are three (3) 48" box Tulip Trees and three (3) 48" box Palo Verdes Trees. There are several small pine trees adjacent to the skate park that will be relocated elsewhere within the recreation center due to construction conflict.

### ENVIRONMENTAL IMPACT

The proposed Project consists of renovation of existing restrooms, installation of lighting for security and operations, planting of new trees, construction of lighted concrete pathways to the Recreation Center's exterior restrooms, and construction of a new skate park. Therefore, RAP Staff recommends that the Board determines that the project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(12), Class 4(3), Class 11 (3) and Class 11(6) of the City CEQA guidelines and to Article 19, Sections 15301 and 15311 of the California CEQA Guidelines. RAP Staff will work with BOE to file a Notice of Exemption (NOE) with the Los Angeles City Clerk and the Los Angeles County Clerk within five (5) working days of the approval of this report.

### FISCAL IMPACT

This proposed Project is fully funded by Proposition K funds. When completed, the Project provides for the addition of a skate park. Future costs for operations and maintenance have not yet been determined but will be addressed in future budget requests.

### STRATEGIC PLAN INITIATIVES AND GOALS

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

**Goal No. 3:** Create and Maintain World Class Parks and Facilities

**Outcome No. 2:** Long-term park system planning is guided by community engagement, data, and equity.

This Report was prepared by Richard Campbell, Project Manager, BOE, Architectural Division. Reviewed by Neil Drucker, Interim Division Head, BOE, Architectural Division, and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch.

### LIST OF ATTACHMENT(S)

- 1) Final Plans and Specifications for Normandale Skate Park
- 2) Board Report No. 11-276



APPROVED

REPORT OF GENERAL MANAGER

NO. 11-276

DATE September 5, 2011

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BOARD OF RECREATION  
and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER EXPANSION - REQUEST FOR FINAL AUTHORIZATION TO ACQUIRE PROPERTY - APPROVAL OF PURCHASE AND SALE AGREEMENT, AND ALLOCATION OF PROPOSITION K FUNDS

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>MS</u>
V. Israel	_____	N. Williams	_____

[Signature]  
General Manager

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

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance of the Department of General Services (GSD) and other City entities, per Charter Section 594(a) and (b), in obtaining fee title to a 0.065 acre or 2,850 square feet, privately owned vacant parcel, with the approximate location being on the north side of West 225<sup>th</sup> Street, 50 feet west of South Normandie Avenue, Los Angeles, CA 90501; Assessor's Parcel Numbers (APN) 7347-004-013;
2. Approve a proposed Purchase and Sale Agreement (PSA), substantially in the form on file in the Board Office, subject to the approval of the City Attorney as to form;
3. Direct the Board Secretary to transmit forthwith the proposed PSA to the City Attorney for review as to form;
4. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to establish the necessary accounts to acquire the project site, and to accept and transfer the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously effectuate the acquisition of the Normandale Recreation Center Park Expansion/Sliver Parcel;

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5. Authorize the Board President and Secretary to execute the PSA upon receipt of the necessary approvals; and,
6. Authorize the Board Secretary to execute the escrow instructions and to accept the grant deed for the subject property, as approved by the City Attorney, which shall be set apart and dedicated as park property in perpetuity.

SUMMARY:

On May 20, 2011, the Board of Recreation and Park Commissioners (Board) approved Board Report No. 11-130 which preliminarily authorized staff to begin the acquisition process of a property parcel located at the north side of West 225<sup>th</sup> Street, and 50 feet west of South Normandie Avenue, Los Angeles, California 90501 for the expansion and/or development of the Normandale Recreation Center. Said parcel is identified by APN 7347-004-013. The Board authorized staff to request the GSD to begin negotiations for the acquisition of the above mentioned property, which is funded through Proposition K Funds. The property is a vacant parcel adjacent to Normandale Recreation Center. The total lot area is approximately 2,850 square feet or 0.065 acre. The Board also determined that said acquisition would be contingent on the following conditions:

- A. Funding be made available for the acquisition of the property through Proposition K Fund and Account number (43K/10/10H885);
- B. Appropriate California Environmental Quality Act (CEQA) documentation would have been completed;
- C. All environmental assessments; Phase I, and Phase II if needed, would have been completed and satisfied prior to the close of escrow; and,
- D. The GSD would negotiate a purchase price that is consistent with their professional opinion of the market value.

All of the above mentioned conditions have been met to the satisfaction of RAP. The GSD has completed negotiations for the acquisition of the property located near the northwest corner of Normandie and 225<sup>th</sup> Street. The acquisition is necessary due to its potential for enhancement and development of the existing adjacent Normandale Recreation Center and the surrounding community. The 15th Council District strongly supports this acquisition.

To determine the fair market value for the above mentioned property identified by APN 7347-004-013, GSD used a Formal Appraisal prepared by an independent appraiser. This appraisal was prepared on November 16, 2010. The estimated value of the appraisal was determined to be \$57,000. GSD concurs with appraiser's valuation methodology used to arrive at the value for

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the subject property. GSD has negotiated a purchase price of \$57,000 that is consistent with their professional opinion of market value for the property.

An offer letter of \$57,000 was first presented to the perspective seller on July 15, 2011. The owners of the above mentioned property, and the GSD, Asset Management Division have agreed to a final purchase price of \$57,000. An additional \$1,206 is required for payment of closing fees, bringing the total property acquisition cost to \$58,206. Funds for the acquisition of the subject property are available from Proposition K Fund and Account number (43K/10/10H885). It should be noted that there are additional funds available for the development of the subject property from Proposition K. The Proposition K funds are for acquisition and development of land for expansion of the existing Normandale Recreation Center. At this time, further study is needed to determine the appropriate development plan for the community.

Funding Sources:

Funding for the acquisition will come from Proposition K, Fund and Account number (43K/10/10H885). There is sufficient funding available for the acquisition of parcel indentified by APN: 7347-004-013. Estimated Acquisition cost is \$57,000. Proposition K funding will be used to pay for all acquisition related costs such as appraisals, Phase I Environmental Site Assessment, escrow closing costs, and site preparation.

Acquisition Cost:

The cost of the proposed Normandale Recreation Center Park Expansion/Sliver Parcel acquisition as recommended by GSD is \$57,000. The estimated appraisal value is \$57,000 as of December 31, 2010. GSD has indicated that as part of its professional expertise that a fair negotiated price would be \$57,000. GSD recommends and supports the negotiated price of \$57,000. Estimated closing costs are estimated to be approximately \$1,206 in total. The estimated closing costs are totaled from the following estimates: Escrow fee, \$630; CLTA owners, \$453; and Natural Hazard Disclosure Report, \$123. These closing cost estimates are subject to change and are for reference purposes only. The projected total acquisition cost is estimated at \$58,206.

Environmental:

Staff determined that the subject project consists of the acquisition of property with the intent to preserve open space for park purposes. Therefore, the acquisition of the project site is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Article III, Section 1(y), Class 25 (5) of the City CEQA Guidelines.

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In addition to the Office of Council District 15, the Assistant General Manager of Operations, and Superintendent of Planning, Construction and Maintenance Division concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

Maintenance funds for the new parkland will be requested as part of the Department of Recreation and Park's (RAP) annual budget process. After RAP plans the new development scope, staffing needs will be assessed.

This report was prepared by John Barraza, Management Analyst II in Real Estate and Asset Management, Planning and Construction Division.