

# APPROVED

REVISED

APR 04 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 24-068

DATE April 04, 2024

C.D. 15

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BANNING PARK – APPROVAL OF WILMINGTON SENIOR CITIZEN CENTER IMPROVEMENTS (PRJ21541) PROJECT – CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES], SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] AND SECTION 15303 [INSTALLATION OF SMALL NEW EQUIPMENT AND FACILITIES IN SMALL STRUCTURES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 2(6) AND CLASS 3(4) OF CITY CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for C. Santo Domingo	<u>DE</u> _____
B. Jackson	_____	N. Williams	_____

  
 \_\_\_\_\_  
 General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

If Approved: Board President \_\_\_\_\_ Board Secretary Sakina Saori

### RECOMMENDATIONS

1. Approve the ~~conceptual~~ scope of work for the proposed Banning Park – Wilmington Senior Citizen Center Improvements (PRJ21541) Project (Project), which will be performed by Wilmington Jaycees Foundation, Inc. as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP's) staff to make technical corrections as necessary to carry out the intent of this Report;
3. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances], Section 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the

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structure replaced], and Section 15303 [Installation of small new equipment and facilities in small structures] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 2(6) and Class 3(4) of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research; and,

4. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE.

### SUMMARY

Banning Park is located at 1331 Eubank Avenue, in the Wilmington area of the City. This 21.09-acre park includes a children's play area, basketball court, picnic areas, a museum, a childcare center, a senior center, and a gymnasium. Approximately 8,094 residents live within a one-half mile walking distance of the park. The Wilmington Senior Citizen Center is located 1371 Eubank Avenue within Banning Park. On September 1, 2004, the Recreation and Parks Board of Commissioners (Board) approved a Lease Agreement No. C-109854 (Lease) with Wilmington Jaycees Foundation, Inc. (Jaycees), a California non-profit corporation, for the maintenance and operation of the Wilmington Senior Center (Report No. 04-265).

### PROJECT SCOPE

Per Article 10.1 (Alterations) of the Lease, "Tenant may make any Alterations which do affect the structure or the exterior appearance of the building or which significantly change the building systems or the configuration of the interior of the Building ("**Major Alterations**") in accordance with plans and specifications prepared by Tenant and approved prior to such renovation or alteration by the General Manager, at the General Manager's sole discretion. The entire cost of any Alterations shall be paid by Tenant, including design costs and fees related thereto."

Jaycees is proposing the following improvements to the Wilmington Senior Citizen Center:

- Roof improvements
- Replacement of HVAC system
- Replacement of Air Conditioning Units
- Repair of emergency exit doors and sliding doors
- Repainting of the entire exterior surface of the building
- Replacement of the kitchen cabinets
- Addition of Methane Mitigation Systems

A letter from Jaycees detailing the need for the aforementioned improvements is attached as Attachment 1.

If approved by the Board, Jaycees would then start on the preparation of any plans and documents necessary to implement the above improvements, and would provide those to RAP staff for review and approval as they proceed with the implementation of the Project.

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It should be noted that per Articles 9 & 10 of the Lease, Jaycees is responsible for all costs related to the operation, maintenance, repair, and improvements of the senior citizen center. Section 9.1 of the Lease states, "Tenant shall keep and maintain, at Tenant's sole cost and expense, the Premises in good condition and repair during the entire Term of this Lease,".

Per Section 9.7 of the Lease, "If Tenant requests the City to provide any repairs, services or maintenance and the City provides such repairs, service or maintenance, Tenant shall pay for such repairs, services or maintenance at actual cost, including indirect costs incurred by City as determined by the Department of General Services."

PROJECT FUNDING

The proposed Project was awarded Five Hundred Thousand Dollars (\$500,000.00) in Community Development Block Grant (CDBG) funds from the 2021-22 Program Year 47 (CF No. 20-1433).

The Los Angeles City Council (Council) granted the authority for the Community Investment for Families Department (CIFD) to contract directly with the Jaycees (C.F. 22-1205-S1). Upon approval of this Report, Jaycees will enter into a contract with the CIFD, who administers CDBG funding, in order to have access to the funds, assume responsibility for coordinating the improvements with their own contractors, and ultimately deliver the completed Project as conceptualized.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
CDBG (PY 47)	424/21/21VB26	\$500,000.00	100%
<b>Total</b>		\$500,000.00	100%

PROJECT CONSTRUCTION

Upon approval of this Report, Jaycees will be able to access the CDBG funds and initiate the Project. Upon completion of the proposed Project, Jaycees shall provide "as built" drawings of all improvements and alterations constructed on the Premises as required under the Lease (Section 10.3).

See below the anticipated Project schedule:

Phase	Duration
Predesign	April 2024 – May 2024
Design	May 2024 – July 2024
Bid and Award	August 2024 – October 2024
Construction	November 2024 – February 2025
Post Construction	February 2025– August 2025

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### TREES AND SHADE

At this time, it is anticipated that the proposed Project will have no impact on the trees and shade at Banning Park.

### ENVIRONMENTAL IMPACT

The proposed Project consists of interior and exterior alterations of existing public structures, involving such things as interior partitions, plumbing, and electrical conveyances with negligible or no expansion of existing or former use. It also includes replacement of existing structures where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity and installation of small new equipment in small structures.

According to the parcel profile report retrieved on March 20, 2024., this area is not located in a liquefaction or coastal zone. It does reside in the methane zone and the proposed Project includes mitigation measures to address the potential methane seepage in the building. Based on this information, there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of March 20, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site, although they listed three sites: RB Case # 0655V1, RB Case # 0655R3 RB Case # 0655L8 near the Project area (within 1,000 feet). These cases concern injection and oil wells plugged in the late 1990s. The SWRCB closed the cases in 1999. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is within Banning Park, listed in the National Register of Historic Places with #71000160, in the California Register of Historic Landmarks with # 21215 and among City of Los Angeles Historic Cultural Monuments (HCM #25). The proposed Project, however, involves only minor internal and external repairs which will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a), Section 15302 and 15303 of California CEQA Guidelines as well as to Article III, Section 1, Class 1(1), Class 2(6) and Class 3(4) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

### FISCAL IMPACT

The approval of this Report will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by CDBG funds or Jaycees. Jaycees is responsible for the maintenance costs for the Senior Center per the Lease.

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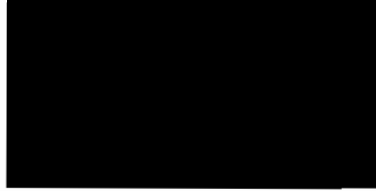
This Report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Letter from Wilmington Jaycees Foundation, Inc. Re: Scope of Need



## Wilmington Jaycees Foundation, Inc.



Date: January 17, 2024

Re: Scope of Need for Wilmington Multipurpose Senior Center.

Dear: Recreation and Parks (Banning Park),

The purpose of this letter is to inform Recreation and Parks (Banning Park) of the recent issues happening to the Wilmington Senior Center during the winter rains of January 2023. The building where the seniors congregate to eat and do activities started leaking from the roof. The need to replace the roof is greatly needed. The air-condition units that keep this building cool/warm are situated on the roof as well. Those units would also need to be replaced because they too have been breaking down leaving the seniors without cool fresh air. The front doors have caused issues as well, the automatic sliding doors not opening to provide services, the emergency exit doors need to be working all the time. Repainting the entire exterior surface of the building and replacing the kitchen cabinets do to ware and tare. Should the Department of Building and Safety find a methane study and/or a methane mitigation system is necessary, the project will include a methane study and/or mitigation system. We are situated in Council District 15, in the city of Wilmington. The necessary funding for this project is be provided through Council File 22-1205-S1. We look forward to working with your on this project. Thanks for the support.

Maria F. Martinez

Executive Director

CC: Darryl Ford  
Conor Fallen Bailey  
Erika Velasquez

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