

# APPROVED

JAN 21 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 21-011

**DATE** January 21, 2021

**C.D.** 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** SAN JULIAN PARK – NEW RESTROOM (PRJ21211) (PRJ21455) PROJECT – REALLOCATION OF QUIMBY FEES – ALLOCATION OF GREATER DOWNTOWN HOUSING INCENTIVE AREA OPEN SPACE FEES – COMMITMENT OF PARK FEES - CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MINOR ALTERATIONS TO EXISTING WALKWAYS], CLASS 11(3) [CONSTRUCTION OF MINOR STRUCTURES ACCESSORY TO EXISTING INSTITUTIONAL FACILITIES] AND CLASS 11(6) [PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(c) AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>FJR</i> C. Santo Domingo	<u>DF</u>
V. Israel	_____	N. Williams	_____

*M. Shue*  
 \_\_\_\_\_  
 General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work for the San Julian Park – New Restroom (PRJ21211) (PRJ21455) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to establish new Quimby Fees Account No. 89460K-Z9 with San Julian Park as the Account Name;
3. Approve the reallocation of Two Thousand, One Hundred Seventy-Seven Dollars and Forty-Seven Cents (\$2,177.47) in Quimby Fees currently allocated to the 6<sup>th</sup> & Gladys Park – Outdoor Park Improvements (PRJ1389A) Project to the proposed Project;
4. Authorize the RAP's Chief Accounting Employee or designee to transfer Two Thousand, One Hundred Seventy-Seven Dollars and Forty-Seven Cents (\$2,177.47) in Quimby Fees from 6<sup>th</sup> & Gladys Park Account No. 89460K-GD to the San Julian Park Account No. 89460K-Z9;

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- 5. Approve the allocation of Sixteen Thousand, Two Hundred Fifty-Three Dollars and Ninety-Six Cents (\$16,253.96) in Greater Downtown Housing Incentive Area Open Space Fee Interest from Account No. 89713H-01 to the proposed Project;
- 6. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of Six Hundred Twenty-Eight Thousand, Eight Hundred Seven Dollars and Ninety-Six Cents (\$628,807.96) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT082168
Park Fees	302/89/89716H	QT068095
Park Fees	302/89/89716H	QT072967
Park Fees	302/89/89716H	QT082168
Park Fees	302/89/89716H	QM161486
Park Fees	302/89/89718H	QT061958
Park Fees	302/89/89718H	QP000224
Park Fees	302/89/89718H	QP000619
Park Fees	302/89/89718H	QP000283
Park Fees	302/89/89718H	QP000508
Park Fees	302/89/89718H	QP000726
Park Fees	302/89/89718H	QP000879
Park Fees	302/89/89718H	QP001137
Park Fees	302/89/89718H	QP001548
Park Fees	302/89/89718H	QP001454
Park Fees	302/89/89718H	QP001132
Park Fees	302/89/89718H	QP001778
Park Fees	302/89/89718H	QP001716

- 7. Determine 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(3) [Minor alterations to existing walkways], Class 11(3) [Construction of minor structures accessory to existing institutional facilities] and Class 11(6) [Placement of minor structures accessory to existing institutional facilities] of City CEQA Guidelines and Article 19, Sections 15301(c) and 15311 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
- 8. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,

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9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

San Julian Park is located at 315 East 5th Street in the Skid Row community in Downtown Los Angeles. This 0.29-acre facility provides an open lawn area, picnic tables and benches, and two (2) shade structures for the use of the surrounding community. Approximately 14,972 City residents live within a one half mile walking distance of San Julian Park. Due to the facilities, features, programs, and services it provides, San Julian Park meets the standard for a Neighborhood park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

Previously, the Board of Recreation and Park Commissioners (Board) approved the preliminary scope of work for the San Julian – New Restroom (PRJ21211) Project, which proposed a new freestanding restroom (Report No. 18-233).

The completed proposed scope of work for the Project for which approval is being requested under this Report was vetted through an extensive community process, and the Project was strongly supported by local stakeholders. The proposed San Julian Park – New Restroom (PRJ21211) (PRJ21455) Project includes the installation of a new automated 4-stall restroom, new play equipment and fitness equipment, a new hydration station, new benches, and fencing, walkway, and pathway improvements.

Given the high level of local support for the proposed Project, and RAP's desire to implement much needed improvements at this park, RAP Staff is recommending that the Board approves the commitment of available Park Fees and the allocation of Quimby Fees for the proposed Project as set forth in this Report.

While these additional funds coupled with funds previously approved are not sufficient to fully implement the Project scope, these funds would provide RAP with the opportunity to potentially implement portions of the Project. If approved, RAP would implement the proposed Project in phases, working with stakeholders to identify and prioritize those elements of the Project scope that could potentially be implemented with the available funding.

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

### PROJECT FUNDING

Previously, the Board approved the allocation of \$435,766.00 in Greater Downtown Housing Incentive Area Open Space Fees and \$7,344.79 in Greater Downtown Housing Incentive Area Open Space Fee Interest for the preliminary scope of the Project (Report No. 18-233).

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Upon the approval of this Report, Two Thousand, One Hundred Seventy-Seven Dollars and Forty-Seven Cents (\$2,177.47) in Quimby Fees can be transferred from the 6<sup>th</sup> & Gladys Park Account No. 89460K-GD to the San Julian Park Account No. 89460K-Z9 and reallocated from the completed 6<sup>th</sup> & Gladys Park – Outdoor Park Improvements (PRJ1389A) Project to the proposed Project.

Upon approval of this Report, Sixteen Thousand, Two Hundred Fifty-Three Dollars and Ninety-Six Cents (\$16,253.96) in Greater Downtown Housing Incentive Area Open Space Fee Interest can be allocated to the proposed Project.

Upon approval of this Report, Six Hundred Twenty-Eight Thousand, Eight Hundred Seven Dollars and Ninety-Six Cents (\$628,807.96) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is One Million, Ninety Thousand, Three Hundred Fifty Dollars and Eighteen Cents (\$1,090,350.18.00).

Pursuant to Los Angeles Municipal Code Section 12.22 Subdivision 29(c)(1), Greater Downtown Housing Incentive Area Open Space Fees are to be used “for the purpose of acquisition, development and maintenance of open space and/or streetscape amenities within the Greater Downtown Housing Incentive Area, and within the Community Plan Area in which the project is located.” San Julian Park meets these requirements as it is located within the Greater Downtown Housing Incentive Area and within the same Community Plan Area as the residential development project that paid these fees.

These Quimby and Park Fees allocated to this Project were collected within two (2) miles of San Julian Park, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Quimby Fees	302/89/89460K-Z9	\$2,177.47	1%
Greater Downtown Housing Incentive Area Open Space Fees	302/89/89713H-00	\$435,766.00	40%
Greater Downtown Housing Incentive Area Open Space Fee Interest	302/89/89713H-01	\$23,598.75	2%
Park Fees	302/89/89716H	\$511,832.51	47%
Park Fees	302/89/89718H	\$116,975.45	10%
<b>Total</b>		\$1,090,350.18	100%

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### PROJECT CONSTRUCTION

The proposed Project is estimated to cost approximately One Million, Five Hundred Dollars (\$1,500,000.00). As previously noted, the available Quimby Fees, Park Fees, and Greater Downtown Housing Incentive Area Open Space Fees are not sufficient to fully implement the Project scope now presented to the Board. However, RAP will, with various stakeholders including local elected officials to try to identify and secure the supplemental funding necessary to complete the proposed Project.

RAP will implement the proposed Project in phases. RAP Staff will prioritize the restroom and work with the local community to prioritize the other Project elements.

The anticipated construction start date of the Project is Summer 2021.

### TREES AND SHADE

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

### ENVIRONMENTAL IMPACT

The proposed Project consists of minor alterations to existing walkways, construction of minor structures accessory to existing institutional facilities, and the placement of minor structures accessory to existing institutional facilities. As such, RAP staff recommends that the Board determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), Class 11(3) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(c) and 15311 of California CEQA Guidelines. RAP Staff will file an NOE with the Los Angeles County Clerk upon the Board's approval.

### FISCAL IMPACT

The approval of the allocation of Quimby Fees, Greater Downtown Housing Incentive Open Space Fees, Greater Downtown Housing Incentive Open Space Fee Interest and the commitment of Park Fees will have no fiscal impact on RAP's General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees, Park Fees, Greater Downtown Housing Incentive Area Open Space Fees, Greater Downtown Housing Incentive Open Space Fee Interest, or funding sources other than the RAP's General Fund. Funding for the maintenance of the proposed park improvements will need to be requested through the annual City budget process.

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### STRATEGIC PLAN INITIATIVES AND GOALS

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

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** The installation of the new restroom, playground, fitness equipment, and other outdoor improvements will enhance safety and the park user's experience.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.