



BOARD REPORT

PG. 2 NO. 23-108

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QM151243
Park Fees	302/89/89716H	QT073315

3. Authorize RAP Staff to commit from the fund and work order numbers listed in Attachment 2, a maximum of Six Hundred Sixty-Seven Thousand, Five Hundred Fifty-Three Dollars and Eighty-Seven Cents (\$667,553.87) in Park Fees, for the proposed Project.
4. Authorize RAP Staff to transfer Eighteen Thousand, Seven-Hundred Twenty-Nine Dollars and Sixty-Eight Cents (\$18,729.68) in Quimby Fees from the Runnymede Park Account No. 89460K-RU to the Canoga Park Senior Center Account No. 89460K-CB;
5. Authorize RAP Staff to transfer Nine Thousand, Two-Hundred Seventy-Eight Dollars and Eighty Cents (\$9,278.80) in Quimby Fees from the Serrania Avenue Park Account No. 89460K-CD to the Canoga Park Senior Center Account No. 89460K-CB;
6. Authorize RAP Staff to transfer Five Thousand Dollars and Sixty-Four Cents (\$5,000.64) in Quimby Fees from the Tarzana Recreation Center Account No. 89460K-TB to the Canoga Park Senior Center Account No. 89460K-CB;
7. Approve the allocation of Thirty-Three Thousand Nine Dollars and Twelve Cents (\$33,009.12) in Quimby Fees from the Canoga Park Senior Center Account No. 89460K-CB to the proposed Project;
8. Approve the reallocation of Sixty-Four Thousand, Nine-Hundred Fifty-Six Dollars and Ninety-Six Cents (\$64,956.96) in Quimby Fees from the Winnetka Recreation Center – Outdoor Improvements (PRJ21539) (PRJ21540) Project to the proposed Project;
9. Authorize RAP Staff to transfer Sixty-Four Thousand, Nine-Hundred Fifty-Six Dollars and Ninety-Six Cents (\$64,956.96) in Quimby Fees from the Winnetka Recreation Center Account No. 89460K-WF to the Canoga Park Senior Center Account No. 89460K-CB;
10. Approve the reallocation of Thirty-Seven Thousand, Three-Hundred Thirty-Nine Dollars and Ninety-Nine Cents (\$37,339.99) in Zone Change Fees from the Winnetka Recreation Center – Outdoor Improvements (PRJ21539) (PRJ21540) Project to the proposed Project;

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11. Authorize RAP Staff to transfer Thirty-Seven Thousand, Three-Hundred Thirty-Nine Dollars and Ninety-Nine Cents (\$37,339.99) in Zone Change Fees from the Winnetka Recreation Center Account No. 89440K-WF to the Canoga Park Senior Center Account No. 89440K-CB;
12. Determine 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) [Interior and exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], Class 1(3) [Minor alteration of existing parking lots], Class 4(3) [New gardening, tree planting, or landscaping] and Class 11(6) [Construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities] of City CEQA Guidelines and to Article 19, Sections 15301(a), 15301(c), 15304(b) and 15311 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
13. 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 a Notice of Exemption (NOE); and,
14. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Canoga Park Senior Citizen Center is located as 7326 North Jordan Avenue in the Canoga Park community of the City. This 0.77-acre facility includes an auditorium, community room, kitchen, and other various amenity spaces. It also offers a variety of recreational activities and programs for the surrounding community. Approximately 7,028 City residents live within a one half mile walking distance of Canoga Park Senior Citizen Center. Due to the facilities, features, programs, and services it provides, Canoga Park Senior Citizen Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On December 17, 2020, the Board of Recreation and Parks Commissioners (Board) approved the proposed Project, which included the following improvements to Canoga Park Senior Citizen Center (Report No. 20-245) to meet the Americans with Disabilities Act (ADA) accessibility standards:

- The conversion of the existing storage space into a gender-neutral restroom.
- Minor modifications of the existing restrooms.

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- New parking lot signage and restriping.
- Roofing improvements.

RAP staff has determined that it is necessary to modify the existing scope of work of the Project to include the following additional items:

- Path of travel improvements.
- Improvements of exterior fencing and gates.
- Improvements to the interior of the senior citizen center including, but not limited to, doors, hardware, flooring, the kitchen area, lighting and walls.
- Improvements to the landscape areas surrounding the senior citizen center.
- Exterior amenity improvements including, but not limited to, fitness area, decomposed granite, lighting, and walls.
- Installation of fitness equipment.

The revised scope of work listed above will require additional funding in order to complete the Project.

### PROJECT FUNDING

Previously, the Board approved the commitment of Six Hundred Seventy-Five Thousand Dollars (\$675,000.00) in Park Fees to the proposed Project (Report No. 20-245).

Upon approval of this Report, Six Hundred Sixty-Seven Thousand, Five Hundred Fifty-Three Dollars and Eighty-Seven Cents (\$667,553.87) in additional Park Fees can be committed to the proposed Project.

Upon approval of this Report, Eighteen Thousand, Seven-Hundred Twenty-Nine Dollars and Sixty-Eight Cents (\$18,729.68) in Quimby Fees can be transferred from the Runnymede Park Account No. 89460K-RU to the Canoga Park Senior Center Account No. 89460K-CB and allocated to the Project.

Upon approval of this Report, Nine Thousand, Two-Hundred Seventy-Eight Dollars and Eighty Cents (\$9,278.80) in Quimby Fees can be transferred from the Serrania Avenue Park Account No. 89460K-CD to the Canoga Park Senior Center Account No. 89460K-CB and allocated to the Project.

Upon approval of this Report, Five Thousand Dollars and Sixty-Four Cents (\$5,000.64) in Quimby Fees from the Tarzana Recreation Center Account No. 89460K-TB can be transferred to the Canoga Park Senior Center Account No. 89460K-CB and allocated to the Project.

The Winnetka Recreation Center – Outdoor Park Improvements (PRJ21540) (PRJ21539) Project is complete and has unexpended funds available for reallocation. Upon approval of this report, Thirty-Seven Thousand, Three-Hundred Thirty-Nine Dollars and Ninety-Nine Cents (\$37,339.99)

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in Zone Change Fees from the Winnetka Recreation Center Account No. 89440K-WF can be transferred to the Canoga Park Senior Center Account No. 89440K-CB and reallocated to the Project.

Upon approval of this Report, Sixty-Four Thousand, Nine-Hundred Fifty-Six Dollars and Ninety-Six Cents (\$64,956.96) in Quimby Fees can be transferred from the Winnetka Recreation Center Account No. 89460K-WF to the Canoga Park Senior Center Account No. 89460K-CB and reallocated to the Project.

Upon approval of this Report, Forty-Seven Thousand, Six-Hundred Twenty-Eight Dollars and Five Cents (\$47,628.05) in Park Fees can be decommitted from the Winnetka Recreation Center – Outdoor Park Improvements (PRJ21540) (PRJ21539) Project and committed to the proposed Project.

These Quimby, Zone Change and Park Fees were collected within five (5) miles of Canoga Park Senior Center, which is the standard distance for the allocation of Quimby, Zone Change and Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

The total amount of funding available for the proposed Project is One Million, Four Hundred Seventy-Seven Thousand, Eight Hundred Fifty-Nine Dollars and Ninety-Four Cents (\$1,477,859.94), which will be the total budget for this Project, inclusive of the budget and contingency amounts set forth below.

It is anticipated that the following pre-qualified on-call contracts will be used for the Project with the following budget contingency amounts:

<b>On-Call Contract</b>	<b>Budget Contingency Amount</b>
Park Facility Construction	\$287,000.00

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89716H	\$872,134.79	59%
Park Fees	302/89/89718H	\$470,419.08	32%
Zone Change Fees	302/89/89440K-CB	\$37,339.99	3%
Quimby Funds	302/89/89460K-CB	\$97,966.08	6%
<b>Total</b>		<b>\$1,477,859.94</b>	<b>100%</b>

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### PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the scope of work for the Project as modified under this Report. Construction for the proposed Project is anticipated to begin in Summer 2023.

### TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at the park.

### ENVIRONMENTAL IMPACT

The Board previously exempted the Project from the provisions of the California Environmental Quality Act (CEQA), because the Project included interior and exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use and minor alteration of existing parking lots. These activities are exempt from CEQA pursuant to Article III Class 1(1) and Class 1(3) of the City of Los Angeles CEQA Guidelines and Chapter 19, Sections 15301(a) and Section 15301(c).

The modified scope of the Project includes interior and exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use, minor alteration of existing parking lots, new landscaping and tree planting and placement of minor structures accessory to (appurtenant to) existing institutional facilities.

According to the parcel profile report retrieved on May 15, 2023, this area resides in a liquefaction zone, but the construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal or methane, so 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 May 15, 2023, 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 (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, since the scope of the Project has changed, staff recommends that the Board make a new CEQA determination and 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(1), Class 1(3), Class 4(3) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(c), 15304(b) and 15311 of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

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### FISCAL IMPACT

The approval of this allocation of Quimby Fees, Zone Change Fees and Park Fees for this Project 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, Zone Change Fees, Park Fees or funding sources other than 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.

### 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 improvements at Canoga Park Senior Citizen Center will enhance the park user's experience by providing improved accessibility experience.

This Report was prepared by Ajmal Noorzayee, Management Analyst, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS

- 1) ATTACHMENT 1 – Board Report No. 20-245
- 2) ATTACHMENT 2 – List of Work Order Numbers

# APPROVED

DEC 17 2020

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-245

DATE December 17, 2020

C.D. 3

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CANOGA PARK SENIOR CITIZEN CENTER – SENIOR CENTER IMPROVEMENTS (PRJ21449) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR AND EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE] AND CLASS 1(3) [MINOR ALTERATION OF EXISTING PARKING LOTS] OF CITY CEQA GUIDELINES AND TO ARTICLE 19, SECTIONS 15301(a) AND 15301(c) OF CALIFORNIA CEQA GUIDELINES

AP Diaz \_\_\_\_\_

H. Fujita \_\_\_\_\_

V. Israel \_\_\_\_\_

*CS* \*C. Santo Domingo *DF* \_\_\_\_\_

N. Williams \_\_\_\_\_

*M. Stull*

General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work for the Canoga Park Senior Citizen Center – Senior Center Improvements (PRJ21449) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers, a maximum of Six Hundred Seventy-Five Thousand Dollars (\$675,000.00) 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	QM153686

3. 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(1) [Interior and exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use] and Class 1(3) [Minor alteration of existing parking lots] of City CEQA Guidelines and to Article 19, Sections 15301(a) and 15301(c) of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE);



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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; and,
5. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Canoga Park Senior Citizens Center is located as 7326 North Jordan Avenue in the Canoga Park community of the City. This 0.77-acre facility includes an auditorium, community room, kitchen, and other various amenity spaces. It also offers a variety of recreational activities and programs for the surrounding community. Approximately 7,028 City residents live within a one-half mile walking distance of Canoga Park Senior Citizen Center. Due to the facilities, features, programs, and services it provides, Canoga Park Senior Citizen Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed Project will include improvements to the senior citizen center to meet Americans with Disabilities Act (ADA) standards, including the conversion of the existing storage space into a gender neutral restroom, minor modifications of the existing restrooms, new parking lot signage and restriping, and roofing improvements.

PROJECT FUNDING

Upon approval of this Report, Six Hundred Seventy-Five Thousand Dollars (\$675,000.00) in Park Fees can be committed to the proposed Project.

These Park Fees were collected within five (5) miles of Canoga Park Senior Citizen Center, which is the standard distance for the commitment of Park Fees for community 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>
Park Fees	302/89/89716H	\$675,000.00	100%
<b>Total</b>		\$675,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the proposed Project and construction is anticipated to begin in Summer 2021.

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### TREES AND SHADE

The proposed Project will not have any impact on the existing trees and shade at Canoga Park Senior Citizen Center.

### ENVIRONMENTAL IMPACT

The proposed Project consists of interior and exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use and of minor alteration of existing parking lots. As such, RAP staff recommends that the Board of Recreation and Park Commissioners (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(1) and Class 1(3) of City CEQA Guidelines and Article 19, Sections 15301(a) and 15301(c) 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 this 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 Park 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 no overall impact to existing maintenance service at this facility.

### 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 improvements to the senior center will enhance the park user's experience.

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

ATTACHMENT 2 – List of Work Order Numbers

FUNDING SOURCE	FUND/DEPT./ACCT. NO.	WORK ORDER NO.
Park Fees	302/89/89716H	QT073177
Park Fees	302/89/89718H	QZ143561
Park Fees	302/89/89718H	QP000511
Park Fees	302/89/89718H	QP000361
Park Fees	302/89/89718H	QP001339
Park Fees	302/89/89718H	QP001820
Park Fees	302/89/89718H	QP002114
Park Fees	302/89/89718H	QP001731
Park Fees	302/89/89716H	QM184978
Park Fees	302/89/89716H	QM195473
Park Fees	302/89/89718H	QP002354
Park Fees	302/89/89718H	QP002466
Park Fees	302/89/89718H	QP002762
Park Fees	302/89/89718H	QP002575
Park Fees	302/89/89718H	QP002566
Park Fees	302/89/89716H	QM170649
Park Fees	302/89/89718H	QP002807
Park Fees	302/89/89718H	QP002920
Park Fees	302/89/89718H	QP003056
Park Fees	302/89/89716H	QM152207
Park Fees	302/89/89716H	QM153686
Park Fees	302/89/89716H	QM151243
Park Fees	302/89/89716H	QT073315
Park Fees	302/89/89718H	QP000406
Park Fees	302/89/89718H	QP000347
Park Fees	302/89/89718H	QP000346
Park Fees	302/89/89718H	QP000504
Park Fees	302/89/89716H	QM047502
Park Fees	302/89/89716H	QM064864
Park Fees	302/89/89716H	QM068323
Park Fees	302/89/89718H	QZ141117
Park Fees	302/89/89716H	QT074222
Park Fees	302/89/89716H	QT074583
Park Fees	302/89/89718H	QP001263
Park Fees	302/89/89718H	QP001611
Park Fees	302/89/89718H	QP000999
Park Fees	302/89/89718H	QP001096
Park Fees	302/89/89718H	QP001438
Park Fees	302/89/89718H	QP002018
Park Fees	302/89/89718H	QP001638

ATTACHMENT 2 – List of Work Order Numbers

Park Fees	302/89/89718H	QP002089
Park Fees	302/89/89716H	QM072243
Park Fees	302/89/89718H	QP002560
Park Fees	302/89/89718H	QP002746
Park Fees	302/89/89718H	QP002690
Park Fees	302/89/89718H	QP002623
Park Fees	302/89/89718H	QP002594
Park Fees	302/89/89718H	QP002326
Park Fees	302/89/89718H	QP002434
Park Fees	302/89/89718H	QP002897
Park Fees	302/89/89716H	QM197185
Park Fees	302/89/89716H	QT054437
Park Fees	302/89/89716H	QT061530
Park Fees	302/89/89716H	QT082210
Park Fees	302/89/89718H	QP002975
Park Fees	302/89/89718H	QP003069