

APPROVED
Nov 06 2025
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-192

DATE November 6, 2025

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EL SERENO SENIOR CITIZEN CENTER – ROOF & HVAC REPLACEMENT (PRJ21811) PROJECT – MODIFICATION OF SCOPE OF WORK – COMMITMENT OF SUPPLEMENTAL PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(d) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY] AND 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] OF CALIFORNIA CEQA GUIDELINES, AS WELL AS ARTICLE III, SECTION 1, CLASS 1(4) AND CLASS 2(6) [REPLACEMENT OR RECONSTRUCTION OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS] OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for * C. Santo Domingo DF
C. Stoneham _____ N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the modification of the scope of work and the total budget of the El Sereno Senior Citizen Center – Roof & HVAC Replacement (PRJ21811) 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 \$285,910.94 in Park Fees for the Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002650
Park Fees	302/89/89718H	QP005027
Park Fees	302/89/89718H	QP005048
Park Fees	302/89/89718H	QP004250
Park Fees	302/89/89718H	QP005145

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Park Fees	302/89/89718H	QP004276
Park Fees	302/89/89718H	QP005146
Park Fees	302/89/89718H	QP005057
Park Fees	302/89/89718H	QP005028
Park Fees	302/89/89716H	QT072967
Park Fees	302/89/89716H	QT082168
Park Fees	302/89/89716H	QT082765
Park Fees	302/89/89718H	QP002717
Park Fees	302/89/89718H	QP003188
Park Fees	302/89/89718H	QP002992
Park Fees	302/89/89716H	QT082670
Park Fees	302/89/89716H	QT083441

3. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
5. Find that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant of Article 19, Section 15301(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety] and 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] of California CEQA Guidelines, as well as pursuant of Article III, Section 1, Class 1(4) and Class 2(6) of City CEQA Guidelines [Replacement or reconstruction of existing heating and air-conditioning systems], and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;
6. 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,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

El Sereno Senior Citizen Center is located at 4818 Klamath Place in the community of Northeast Los Angeles. It is part of El Sereno Park, a 13.94-acre park that provides a recreation center, swimming pool, senior center, baseball fields, skate park, and basketball courts for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, El Sereno Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

On October 3, 2024, the Board of Recreation and Parks Commissioners (Board) approved the following scope of work for the proposed Project (Report No. 24-203):

- Replacement of the El Sereno Senior Citizen Center roof.

Upon further evaluation by RAP staff, the roof replacement cannot be completed until the old HVAC system is removed and replaced. Therefore, additional funding is needed to replace the HVAC system, at which point the full roof replacement can also be completed.

PROJECT FUNDING

Previously, the Board approved the commitment of \$673,000.00 in Park Fees to the proposed Project (Report No. 24-203). Upon approval of this Report, an additional \$285,910.94 in supplemental Park Fees can be committed to the Project.

The total amount of funding available for the Project is \$958,910.94 which is the total budget inclusive of the budget contingency amount set forth below. See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

On-Call Contract	Contingency Amount
Roof Construction	\$112,000.00
HVAC Construction	\$25,000.00

The Park Fees were collected within five miles of El Sereno 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

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$845,257.81	88%
Park Fees	302/89/89716H	\$113,653.13	12%
Total		\$958,910.94	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Project. See below the anticipated Project schedule.

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	July 2024 – December 2025
Construction	October 2024 – May 2026
Post Construction	June 2026 – November 2026

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TREES AND SHADE

The Project will have no impact on the existing shade and trees at El Sereno Senior Citizen Center.

ENVIRONMENTAL IMPACT

The proposed Project adds a new scope to a project approved by the Board on October 3, 2024 (BR 24-203) and requires new environmental analysis.

Based on the description of the approved scope of work and the new scope, the proposed Project will consist of: (i) rehabilitation of deteriorated or damaged structures and mechanical equipment to meet current standards of public health and safety, and (ii) replacement 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. Based on the parcel profile retrieved on October 9, 2025 through NavigateLA (<https://navigate.la.city.org/navigate/>), this site is not located within a coastal, methane, historical preservation, or flood zone, nor is it in the vicinity of the Alquist-Priolo fault zone. The site is located within a liquefaction zone, but the proposed Project does not pose any risk of impacting structural integrity. As of October 9, 2025, the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) and the State Department of Toxic Substances Control (DTSC) (Envirostor at <https://www.envirostor.dtsc.ca.gov/>) do not list any contaminated or cleanup program sites situated within 1,000 feet of the Project site. When reviewing the Caltrans Scenic Highway Map, no scenic highways near the vicinity of the Project site were identified. With regards to Historic-Cultural Monuments, the proposed Project does not pose any risk of impact to historical resources.

As a result of the environmental impact analysis, staff recommends that the 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(d) and Section 15302 of California CEQA Guidelines, as well as Article III, Section 1, Class 1(4) and Class 2(6) of the City CEQA Guidelines. Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation 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 park improvements are anticipated to be funded by Park Fees or funding sources other than RAP's General Fund. The maintenance of the park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.