

**APPROVED**  
Nov 06 2025  
**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

**BOARD REPORT**

**NO.** 25-193

**DATE** November 6, 2025

**C.D.** 5

**BOARD OF RECREATION AND PARK COMMISSIONERS**

**SUBJECT:** PAN PACIFIC PARK – SECURITY DOORS REPLACEMENT (PRJ21900) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, 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 AND ARTICLE III, SECTION 1, CLASS 2 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Approved       x       Disapproved                      Withdrawn                     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 scope of work and the total budget of the Pan Pacific Park – Security Doors Replacement (PRJ21900) 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 \$84,000.00 in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001606

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 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

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the structure replaced] of California CEQA Guidelines as well as Article III, Section 1, Class 2(1) of City CEQA Guidelines, 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

Pan Pacific Park is located at 7600 Beverly Boulevard in the Fairfax District community of the City. This 32.18-acre facility provides multipurpose fields, play areas, a swimming pool, a recreation center, basketball courts, and a senior center for the surrounding communities. Due to the size of the park, and the facilities, features, and programs it provides, Pan Pacific Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The Project's scope of work consists of the installation of new emergency exit doors at the Senior Activity Center Building.

### PROJECT FUNDING

Upon approval of this Report, \$84,000.00 in Park Fees can be committed to the proposed Project, which is the total budget including 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:

<b>On-Call Contract</b>	<b>Contingency Amount</b>
Park Facility Construction	\$16,800.00

The Park Fees were collected within five miles of Pan Pacific Park, 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	302/89/89718H	\$84,000.00	100%
<b>Total</b>		<b>\$84,000.00</b>	<b>100%</b>

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### PROJECT CONSTRUCTION

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

Phase	Duration
Pre-design	N/A
Design	N/A
Bid and Award	October 2025 – November 2025
Construction	November 2025 – December 2025
Post Construction	January 2026 – June 2026

### TREES AND SHADE

The proposed Project will have no impact on the existing shade and trees at Pan Pacific Park.

### ENVIRONMENTAL IMPACT

The proposed Project consists of replacing security doors to an existing building.

Based on the parcel profile retrieved on October 2, 2025 through NavigateLA (<https://navigatea.lacity.org/navigatea/>), this site is not located within a coastal or historic protection zone, nor is it in the vicinity of the Alquist-Priolo fault zone. The site is located within methane, liquefaction, and flood zones (100-year, Zone A), but the Project does not pose any risk of impacting any zone integrity, nor is there is any risk of methane exposure. As of October 2, 2025, the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) indicates that a cleanup program site for petroleum/fuel/oils and volatile organic compounds is actively being monitored for the aquifer located below the Grove at Farmers Market (SL2049G1726), which is situated within 1,000 feet of the Project site. However, the proposed Project does not pose any risk of impacting the monitoring effort of the local cleanup program site. The State Department of Toxic Substances Control (DTSC) (Envirostor at <https://www.envirostor.dtsc.ca.gov/>) has not listed any contaminated sites located 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. The Project site was host to a Historic-Cultural Monument nominated in 1978: Monument No. 183, West Facade of Pan Pacific Auditorium, which no longer exist as it was partially burned down in 1989 and then demolished in 1992. The proposed Project does not pose a risk of impact to any existing historic resources.

As a result of the environmental impact analysis, 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 15302 of California CEQA Guidelines and Article III, Section 1, Class 2(1) 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.

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### 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 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.

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