

APPROVED
Dec 19 2021
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-265

DATE December 19, 2024

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE BEACH – WINDWARD PLAZA PLAYGROUND (PRJ21621) (PRJ21615) PROJECT – COMMITMENT OF PARK FEES – ALLOCATION OF QUIMBY AND ZONE CHANGE FEES – CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15303(e) [ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 11(6) OF CITY CEQA GUIDELINES

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



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Venice Beach – Windward Plaza Playground (PRJ21621) (PRJ21615) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers listed in Attachment 1, a maximum of \$3,432,180.82 in Park Fees for the proposed Project;
3. Authorize RAP’s Chief Accounting Employee to transfer \$50,448.76 in Quimby Fees from Quimby Account No. 302/89/89460K-00 to the Venice Beach Account No. 302/89/89460K-VE;
4. Authorize RAP’s Chief Accounting Employee to transfer \$158,000.00 in Quimby Fees from Crestwood Hills Park No. 302/89/89460K-CA to the Venice Beach Account No. 302/89/89460K-VE;
5. Authorize RAP’s Chief Accounting Employee to transfer \$172,988.10 in Quimby Fees from Culver Slauson Park No. 302/89/89460K-CS to the Venice Beach Account No. 302/89/89460K-VE;

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6. Authorize RAP's Chief Accounting Employee to transfer \$87,683.41 in Zone Change Fees from Culver Slauson Park No. 302/89/89440K-CS to the Venice Beach Account No. 302/89/89440K-VE;
7. Authorize RAP's Chief Accounting Employee to transfer \$24,049.78 in Quimby Fees from Westminster Park No. 302/89/89460K-WM to the Venice Beach Account No. 302/89/89460K-VE;
8. Authorize RAP's Chief Accounting Employee to transfer \$559,205.82 in Quimby Fees from Penmar Recreation Center No. 302/89/89460K-PD to the Venice Beach Account No. 302/89/89460K-VE;
9. Approve the allocation of \$965,133.46 in Quimby Fees from the Venice Beach Account No. 302/89/89460K-VE to the proposed Project;
10. Approve the allocation of \$87,683.41 in Zone Change Fees from the Venice Beach Account No. 302/89/89440K-VE to the proposed Project;
11. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303(e) [Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 11(6) 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;
12. 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,
13. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Venice Beach is located at 2300 Ocean Front Walk in the Venice community of the City. This 160.75-acre facility provides benches, fitness area, paddleball courts, basketball courts and restrooms for the surrounding community. Due to the facilities, features, and programs, and services it provides, Venice Beach meets the standard for a Regional Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed Project includes the installation of a new playground at Windward Plaza, as shown

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in Attachment 2.

PROJECT FUNDING

Upon approval of this Report, a total of \$3,432,180.82 in Park Fees can be committed to the proposed Project.

There is currently \$441.00 in Quimby Fees in the Venice Beach Account No. 302/89/89460K-VE. Upon approval of this Report, the following Quimby Fees can be transferred to the Venice Beach Account No. 302/89/89460K-VE and then allocated to the proposed Project:

- \$50,448.76 in Quimby Fees from Quimby Account No. 302/89/89460K-00
- \$158,000.00 in Quimby Fees from Crestwood Hills Park No. 302/89/89460K-CA
- \$172,988.10 in Quimby Fees from Culver Slauson Park No. 302/89/89460K-CS
- \$24,049.78 in Quimby Fees from Westminster Park No. 302/89/89460K-WM
- \$559,205.82 in Quimby Fees from Penmar Recreation Center No. 302/89/89460K-PD

Upon approval of this Report, the following Zone Change Fees can be transferred to the Venice Beach Account No. 302/89/89440K-VE and allocated to the proposed Project:

- \$87,683.41 in Zone Change Fees from Culver Slauson Park No. 302/89/89440K-CS

The total amount of funding available for the Project is \$4,484,997.69, which is the total budget for the Project inclusive of the budget contingency set forth below.

These Park Fees were collected within ten miles of Venice Beach, which is the standard distance for the commitment of Park Fees and allocation of Quimby and Zone Change Fees for Regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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
Playground Construction	\$585,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$748,950.97	17%
Park Fees	302/89/89718H	\$2,683,229.85	61%
Quimby Fees	302/89/89460K-VE	\$965,133.46	21%
Zone Change Fees	302/89/89440K-VE	\$87,683.41	1%

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Total		\$4,484,997.69	100%
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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
Predesign	N/A
Design	N/A
Bid and Award	September 2024 – December 2024
Construction	January 2025 – March 2026
Post Construction	April 2026 – November 2026

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Venice Beach. The new playground includes integrated shade toppers.

ENVIRONMENTAL IMPACT

The proposed Project consists of the installation of new accessory structures.

According to the parcel profile report retrieved on November 21, 2024, this area resides in a liquefaction, methane, environmentally sensitive and coastal zone. The construction of this Project will not create conditions that could lead to liquefaction and includes BMPs that would minimize the risk of methane seepage during construction and will not present any risk for the coastal environment and for coastal access, so there is no reasonable possibility that the proposed Project may impact 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 November 21, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at 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. They listed RB Case #: 902910170 within 1,000 feet of the Project area. The case consists of 3 leaking underground storage tanks, which were removed in 1991. Hydrocarbons were found under one of the tanks and the Regional Water Quality Control Board (RWQCB) ordered the extraction of the contaminants. The RWQCB closed the case in 2009, after the extraction was completed and extensive monitoring. The site does not pose any threat to the installation of the playground. According to the Caltrans Scenic Highway Map, there is no scenic highway located within – or

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adjacent to – the Project 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 in 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 15303(e) of California CEQA Guidelines as well as to Article III, Section 1, Class 11(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon Board's approval.

FISCAL IMPACT

The approval of this commitment of Park Fees and allocation of Quimby and Zone Change 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, Quimby Fees, and Zone Change 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 Meghan Luera, Senior Management Analyst II, Planning, Maintenance, and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – List of Work Orders
- 2) Attachment 2 – Rendering of Playground

Venice Beach – Windward Plaza Play Area Replacement (PRJ21615) Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89716H	QM068619
Park Fees	89716H	QM141540
Park Fees	89718H	QP000009
Park Fees	89716H	QM131086
Park Fees	89716H	QM133231
Park Fees	89716H	QM160315
Park Fees	89716H	QT072727
Park Fees	89718H	QP000789
Park Fees	89718H	QP000377
Park Fees	89718H	QP000296
Park Fees	89718H	QP000882
Park Fees	89718H	QP000547
Park Fees	89718H	QP000757
Park Fees	89716H	QM063047
Park Fees	89716H	QM162584
Park Fees	89716H	QT063090
Park Fees	89718H	QP001326
Park Fees	89718H	QP001624
Park Fees	89718H	QP001622
Park Fees	89718H	QP000962
Park Fees	89718H	QP001490
Park Fees	89718H	QP001505
Park Fees	89718H	QP001308
Park Fees	89716H	QM172546
Park Fees	89718H	QP002052
Park Fees	89718H	QP001623
Park Fees	89718H	QP002267
Park Fees	89718H	QP001866
Park Fees	89718H	QP002282
Park Fees	89718H	QP002232
Park Fees	89718H	QP001736
Park Fees	89718H	QP001956
Park Fees	89718H	QP002103
Park Fees	89718H	QP001630
Park Fees	89716H	QM180683
Park Fees	89716H	QT082253
Park Fees	89718H	QP002836
Park Fees	89718H	QP002776
Park Fees	89718H	QP002366
Park Fees	89718H	QP002884
Park Fees	89718H	QP003155
Park Fees	89718H	QP003515
Park Fees	89718H	QP003021
Park Fees	89718H	QP003822

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP003498
Park Fees	89718H	QP003030
Park Fees	89718H	QP002922
Park Fees	89716H	QM191276
Park Fees	89718H	QP003934
Park Fees	89718H	QP003895
Park Fees	89718H	QP003989
Park Fees	89716H	QM150555
Park Fees	89716H	QM150559
Park Fees	89716H	QM150642
Park Fees	89716H	QM153312
Park Fees	89716H	QT073790
Park Fees	89716H	QT074017
Park Fees	89718H	QP000131
Park Fees	89718H	QP000054
Park Fees	89718H	QP000217
Park Fees	89718H	QP000055
Park Fees	89716H	QM143076
Park Fees	89716H	QM153982
Park Fees	89716H	QM162310
Park Fees	89716H	QM164034
Park Fees	89716H	QT074500
Park Fees	89716H	QT074662
Park Fees	89718H	QP000759
Park Fees	89718H	QP000760
Park Fees	89718H	QP000618
Park Fees	89718H	QP000764
Park Fees	89718H	QP000699
Park Fees	89718H	QP000818
Park Fees	89718H	QP000594
Park Fees	89718H	QP000266
Park Fees	89716H	QM153434
Park Fees	89716H	QM161801
Park Fees	89716H	QM162314
Park Fees	89716H	QM170355
Park Fees	89716H	QM172172
Park Fees	89716H	QM183309
Park Fees	89716H	QT071823
Park Fees	89716H	QT074526
Park Fees	89716H	QT074971
Park Fees	89718H	QP001579
Park Fees	89718H	QP001294
Park Fees	89718H	QP001281
Park Fees	89718H	QP001634
Park Fees	89718H	QP001183
Park Fees	89718H	QP001014
Park Fees	89718H	QP001455

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP001574
Park Fees	89718H	QP001419
Park Fees	89718H	QP001042
Park Fees	89718H	QP001156
Park Fees	89716H	QM060423
Park Fees	89716H	QM160439
Park Fees	89716H	QM170355
Park Fees	89716H	QM170494
Park Fees	89716H	QM183577
Park Fees	89716H	QM191724
Park Fees	89716H	QT072298
Park Fees	89716H	QT073387
Park Fees	89716H	QT073891
Park Fees	89716H	QT074945
Park Fees	89716H	QT075028
Park Fees	89718H	QP001835
Park Fees	89718H	QP001837
Park Fees	89718H	QP002144
Park Fees	89718H	QP001798
Park Fees	89718H	QP002032
Park Fees	89718H	QP001977
Park Fees	89718H	QP001777
Park Fees	89718H	QP001876
Park Fees	89718H	QP001883
Park Fees	89718H	QP002185
Park Fees	89718H	QP001942
Park Fees	89718H	QP002034
Park Fees	89718H	QP001992
Park Fees	89718H	QP001832
Park Fees	89718H	QP002227
Park Fees	89718H	QP001753
Park Fees	89718H	QP001908
Park Fees	89718H	QP001779
Park Fees	89718H	QP002183
Park Fees	89718H	QP002239
Park Fees	89718H	QP001819
Park Fees	89716H	QM175222
Park Fees	89716H	QM187610
Park Fees	89716H	QM193917
Park Fees	89716H	QT073295
Park Fees	89716H	QT073598
Park Fees	89716H	QT074274
Park Fees	89716H	QT077174
Park Fees	89716H	QT082050
Park Fees	89716H	QT082781
Park Fees	89718H	QP002748
Park Fees	89718H	QP002604

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP002379
Park Fees	89718H	QP002318
Park Fees	89718H	QP002752
Park Fees	89718H	QP002505
Park Fees	89718H	QP002505
Park Fees	89718H	QP002424
Park Fees	89718H	QP002850
Park Fees	89718H	QP002394
Park Fees	89718H	QP002638
Park Fees	89718H	QP002568
Park Fees	89718H	QP002347
Park Fees	89718H	QP002563
Park Fees	89718H	QP002681
Park Fees	89718H	QP002866
Park Fees	89718H	QP002445
Park Fees	89718H	QP002473
Park Fees	89718H	QP002715
Park Fees	89718H	QP002745
Park Fees	89718H	QP002609
Park Fees	89718H	QP002396
Park Fees	89718H	QP002785
Park Fees	89718H	QP002856
Park Fees	89718H	QP002438
Park Fees	89718H	QP002837
Park Fees	89716H	QM173856
Park Fees	89716H	QM184026
Park Fees	89716H	QM191980
Park Fees	89716H	QM204533
Park Fees	89716H	QM207920
Park Fees	89716H	QT061605
Park Fees	89716H	QT082166
Park Fees	89718H	QP003046
Park Fees	89718H	QP002984
Park Fees	89718H	QP003234
Park Fees	89718H	QP003503
Park Fees	89718H	QP002932
Park Fees	89718H	QP003180
Park Fees	89718H	QP003332
Park Fees	89718H	QP003199
Park Fees	89718H	QP003433
Park Fees	89718H	QZ140491
Park Fees	89718H	QP002861
Park Fees	89718H	QP003543
Park Fees	89718H	QP003275
Park Fees	89718H	QP002871
Park Fees	89718H	QP002873
Park Fees	89718H	QP002931

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP003050
Park Fees	89716H	QM210700
Park Fees	89718H	QP003298
Park Fees	89718H	QP003034
Park Fees	89718H	QP002912
Park Fees	89718H	QP003504
Park Fees	89716H	QT082467
Park Fees	89716H	QT082766
Park Fees	89716H	QT082822
Park Fees	89718H	QP002245
Park Fees	89718H	QP003916
Park Fees	89718H	QP003606
Park Fees	89718H	QP004068
Park Fees	89718H	QP003592
Park Fees	89718H	QP003235
Park Fees	89718H	QP004119
Park Fees	89718H	QP003864
Park Fees	89718H	QP003874
Park Fees	89716H	QM219576
Park Fees	89718H	QP003854
Park Fees	89718H	QP004015
Park Fees	89718H	QP004051
Park Fees	89718H	QP004166
Park Fees	89718H	QP003922
Park Fees	89718H	QP003740
Park Fees	89718H	QP004164
Park Fees	89718H	QP003716
Park Fees	89718H	QP003798
Park Fees	89716H	QT074774
Park Fees	89718H	QP004310
Park Fees	89718H	QP003926
Park Fees	89718H	QP004118
Park Fees	89716H	QM234509
Park Fees	89718H	QP000105
Park Fees	89716H	QT053072
Park Fees	89718H	QP002025
Park Fees	89718H	QP002743
Park Fees	89718H	QP003419



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 Fort Payne, AL 35967
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GREAT WESTERN RECREATION
 HOME OFFICE: 975 SOUTH HWY 89 - LOGAN UT 84321 PHONE: 435-245-5055

SALES REPRESENTATIVE:
 LEWIS L PAINTER
 435-760-2416
 lewis@gwpark.com
 DATE: 6/28/2024
 DWG BY: LEWIS L PAINTER



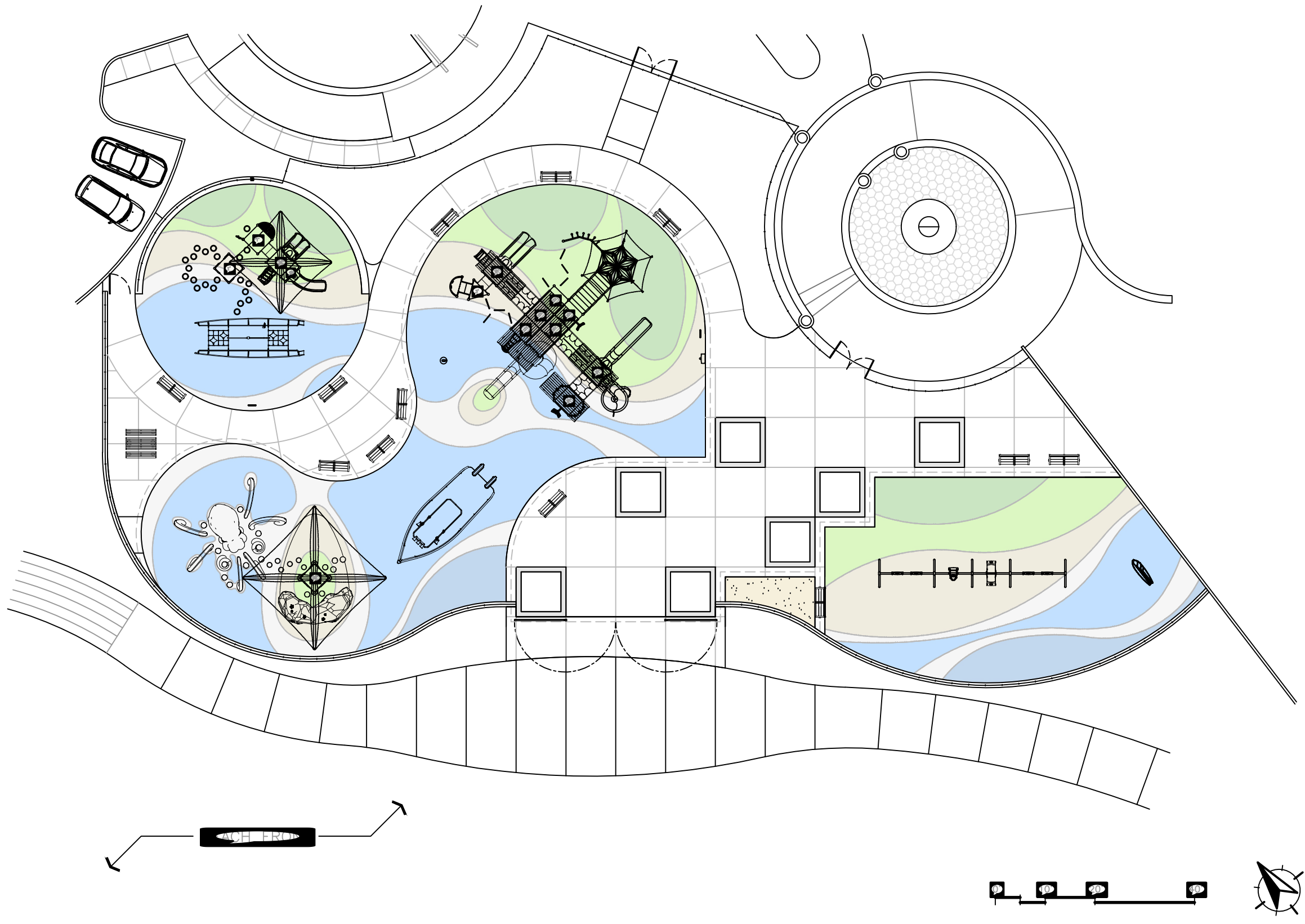
PROJECT - QUOTE #
 112937-01-Opt 3

PROJECT TITLE:
VENICE BEACH PLAYGROUND
 1800 OCEAN FRONT WALK - VENICE CA 90291

OWNER:
 CITY OF LOS ANGELES REC & PARKS
 3900 CHEVY CHASE DR - LOS ANGELES CA 90039

SHEET NO:

A1.01



GREAT WESTERN RECREATION
 112937-01-Opt 3

LEWIS L. PAINTER
 435-760-2416
 lewis@gwprk.com



VENICE BEACH PLAYGROUND

FRONT WALK - VENICE

S ANGELES REC
 PHASE DR - LOS ANGELES

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A STRONG FOUNDATION IN PLAY FOR OVER 50 YEARS

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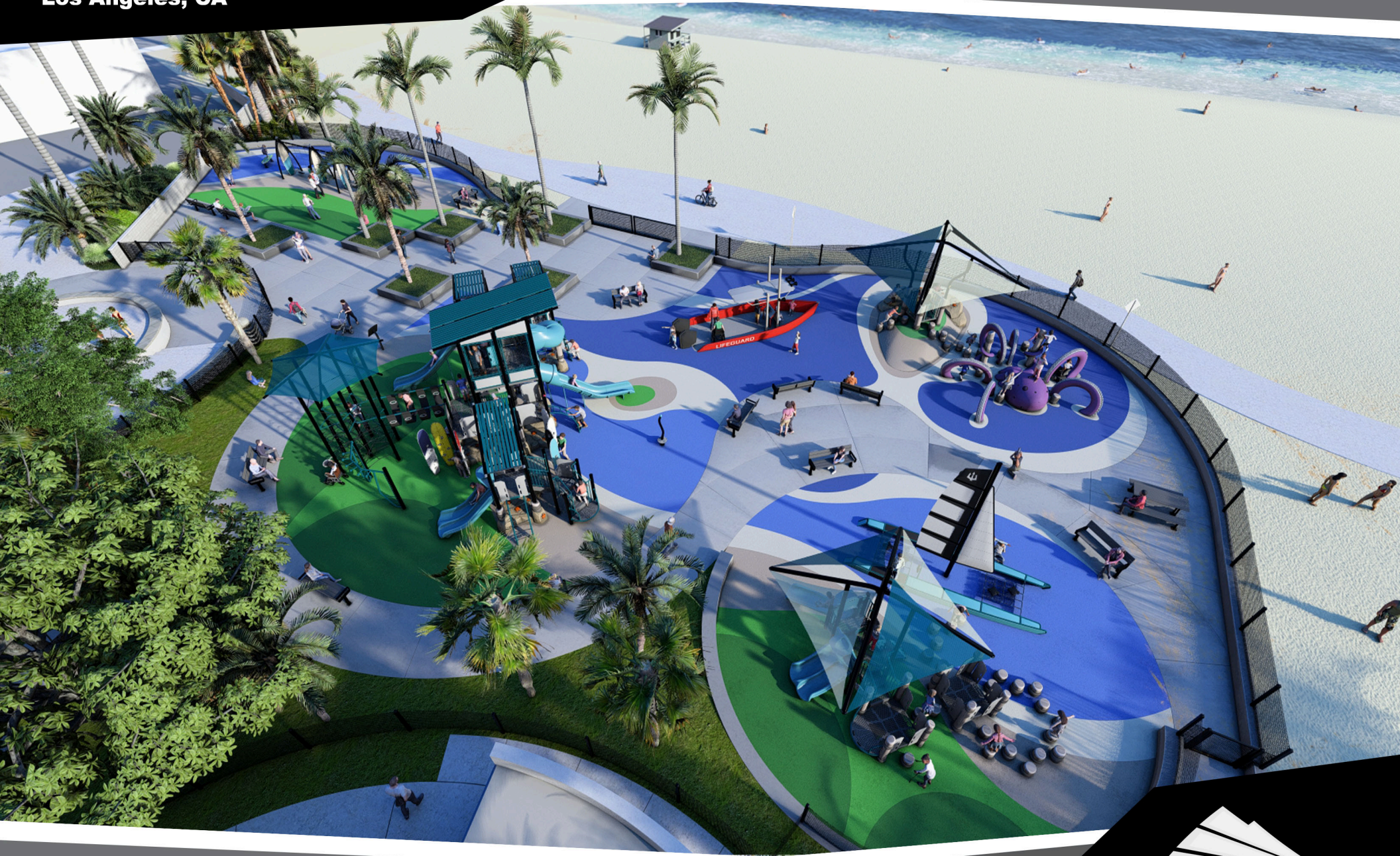
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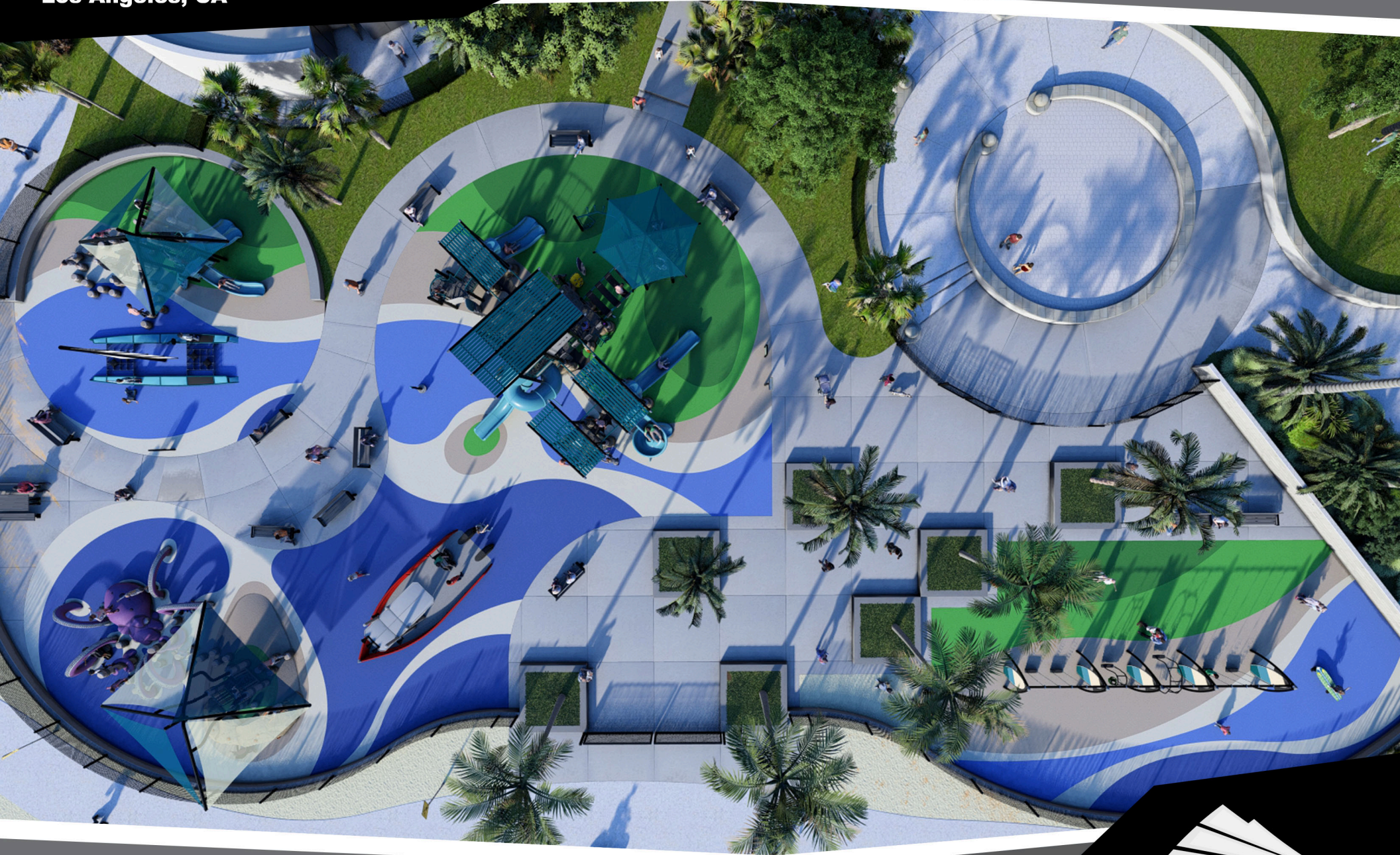
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