

APPROVED
NOV 09 2007

REPORT OF GENERAL MANAGER

NO. 07-259

DATE November 9, 2007

C.D. 14

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

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SUBJECT: HAZARD PARK – ALLOCATION OF ZONE CHANGE/PARK FEES FOR BUILDING IMPROVEMENTS

V. Israel	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
*S. Huntley	<u>SH</u>	K. Regan	_____
R. Adams	_____	M. Shull	_____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the allocation of \$225,000 in Zone Change/Park Fees from the Hazard Park Account 440K-HZ for building improvements at Hazard Park, as described in the Summary of this report.

SUMMARY:

Department staff has determined that building improvements are needed in the Armory Building at Hazard Park, located at 2230 Norfolk Street, Los Angeles. The proposed park building improvement project is comprised of electrical, Heating Ventilation Air Conditioning (HVAC) and fire/life safety system renovations. It has been determined that Armory Building which is approximately 55 years old suffers from outdated and inefficient electrical, HVAC, and fire/life safety systems. The proposed renovations will not only provide for the replacement of two compressor units in the HVAC system, but will also allow required electrical and fire/life safety system renovations necessary to improve workplace productivity and safety for City employees and park patrons. The cost estimate of these improvements, which will also make the facility safer and more energy efficient, is \$225,000.

Currently, \$364,752.61 is available in Zone Change/Park Fees in the Hazard Park Account 440K-HZ. Upon the approval of this report, Zone Change/Park Fees in the amount of \$225,000 can be allocated for the building improvements at Hazard Park. The remaining funds in the Hazard Park Account 440K-HZ will be used for future projects at the facility. These Zone Change/Park Fees were collected within one mile of Hazard Park, which is the standard distance for the allocation of Zone Change/Park Fees for neighborhood parks.

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Council District 14 and Metro Region staff support the recommendation set forth in this report.

The proposed building improvements involve the replacement or reconstruction of existing systems or facilities with systems that will have substantially the same purpose and capacity, and the installation of new equipment required for the public health and safety. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1(b), Class 2 (3,6); and Section 1(c), Class 3 (4) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

Upon Board approval of the allocation of \$225,000 in Zone Change/Park Fees, sufficient funds will be available to complete this project. There are no immediate maintenance costs for these improvements.

Report prepared by Jason Kitahara, Senior Recreation Director II, Metro Region, Vivien Quintos, Management Analyst II, Grants Administration, and Camille Walls, City Planner, Planning and Development.