

REPORT OF GENERAL MANAGER

NO. 02-129

DATE April 3, 2002

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH SEAS HOUSE RENOVATION (#1842A) - ADOPTION OF FINAL MITIGATED NEGATIVE DECLARATION

J. Combs _____
A. Corrales _____
J. Duggan JD
J. Kolb _____

H. Fujita _____
*M. Tamuri _____
M. Matthews MS

Eileen J. Spierheim
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Review, consider and approve the attached Final Mitigated Negative Declaration (MND) prepared for the proposed South Seas House Renovation, finding that all potentially significant environmental effects of the project have been properly disclosed and evaluated in compliance with the California Environmental Quality Act (CEQA), and State and City CEQA Guidelines;
2. Authorize the adoption of the Mitigation Monitoring and Reporting Program (Section 6) that was incorporated in accordance with the requirements in Section 21081.6 of CEQA, which specifies mitigation measures designed to reduce or eliminate the potentially significant environmental impacts identified in the MND, and will be included in the project bid specifications;
3. Authorize staff to file the Notice of Determination (NOD), along with the California Department of Fish and Game fee exemption (de minimis waiver), for the project with the Los Angeles City and County Clerks within five (5) working days of the Board's action; and,
4. Authorize the Director of Finance to issue a check in the amount of \$25.00, payable to the Los Angeles County Clerk, for the NOD filing fee.

SUMMARY:

The proposed project consists of the second phase of the restoration and adaptive reuse of the South Seas House into a community center. Phase I of this project involved renovation to the structure itself that allowed the House to be protected from the elements and vandalism. Phase II will involve upgrading the infrastructure of the house, foundation removal and replacement, interior

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modifications and improvements, outdoor landscaping, and establishment of disabled parking.

Infrastructure improvements will include the restoration of the plumbing system, upgrading the electrical system, and new heating and air conditioning. A ramp will be provided to allow access from street level up to the rear entrance, and the door will be widened to accommodate wheelchair access in compliance with the Americans with Disabilities Act (ADA). Interior doors and corridors will also be widened to accommodate patrons in wheelchairs along with the modification of the downstairs restroom. The exterior improvements include three parking stalls for staff or patrons and one stall for disabled patrons. The landscaping will be restored, based on available historic photographs, to blend in with the surrounding residential neighborhood. Programming would include, but is not limited to, meeting rooms, arts and crafts, computer rooms, teen center, tutoring, and after-school and senior programs. Operation would be Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturdays and Sundays for special events.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared based on an Initial Study, which determined that all potentially significant environmental effects would be mitigated to a level less than significant. The MND was circulated to all interested parties and responsible agencies, and filed with the State Clearinghouse for a 30-day review and comment period. All comments and staff responses have been incorporated into the Final MND (Section 5), copies of which have been provided to the Board for its review and consideration. A Mitigation Monitoring and Reporting Program has been prepared that specifies all the mitigation measures identified in the MND (Section 6), which will either reduce or eliminate the potentially significant environmental impacts of the project. It was determined that the project, as proposed, will not individually or cumulatively have an adverse effect on wildlife resources or their habitats as defined by Fish and Game Code 711.2.

This report was prepared by Paul Davis, Environmental Specialist III, Environmental Management Division.