

REPORT OF GENERAL MANAGER

NO. 04-211

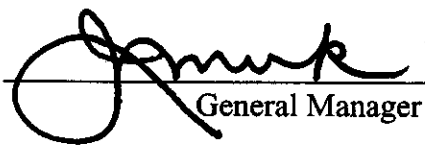
DATE June 16, 2004

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK RECREATION CENTER (W.O. #E170317B) - APPROVAL OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

* K. Chan	<u>bc</u>	J. Combs	_____
H. Fujita	_____	J. Kolb	_____
F. Mok	_____	G. Stigile	_____

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Review and consider the Initial Study/Mitigated Negative Declaration (IS/MND) and the associated Mitigation Monitoring and Reporting Plan (MMRP) prepared by the City's Bureau of Engineering, 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 the State and City CEQA Guidelines, and that the IS/MND reflects the Department of Recreation and Parks' independent judgment and analysis; and
2. Recommend that the City Council review, consider and adopt the IS/MND and Mitigation Monitoring and Reporting Plan, with Council making the same findings as the Board, specify that the City Engineer, located at 650 S Spring St and the City Clerk, located at 200 N Spring St, are the custodians of the documents and other material which constitute the record of proceedings upon which the City Council's decision is based and that BOE file a Notice of Determination with the Los Angeles City Clerk and the Los Angeles County Clerk within 5 days of Council's adoption.

SUMMARY:

The proposed Lafayette Park Recreation Center project, which is currently under design, involves the construction of a multi-story addition to an existing recreation building located at 625 Lafayette Park Place. The addition will include a new 10,000 square foot gymnasium proposed to be located at the southeast corner of the park, near the intersection of Lafayette Park Place and Wilshire Boulevard. In addition, a 5,000 square feet community room/class room may be added to the north end of the existing recreation center building. A portion of the existing structure may be demolished. The project will include a full-sized indoor basketball court, community room, new classrooms,

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restrooms, offices, storage rooms, and a kitchen. The objective of the project is to provide a much-needed recreational amenity in the new expanded recreation building for the community. Funding for the City's portion of the project will be from the Proposition K program.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the entire project 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 for a 21-day review and comment period from April 30, 2004 to May 21, 2004. During this public review period, no letters of comment were received.

Copies of the MND are on file in the Board office. In accordance with Section 15097 of the State CEQA Guidelines, the Mitigation Monitoring and Reporting Program for this project specifies all the mitigation measures identified in the MND that will either reduce or eliminate the potentially significant environment impact of the project and provides a checklist to fulfill the project's mitigation monitoring and reporting requirements.

A summary of the Mitigation Monitoring and Reporting Program is shown below:

<b>Possible Impact</b>	<b>Mitigation Measure</b>	<b>Enforcement</b>
Avoidable loss of heritage trees	A reputable tree expert will indicate the location, size, type, and condition of all existing trees on the site shall obtain approval for any tree removal from the Department of Recreation and Parks Forestry Staff.	Project Engineer and Construction Manager
Substantial soil erosion or the loss of topsoil	Best Management Practices shall be employed to minimize soil erosion and runoff.	Project Engineer and Construction Manager
Exposure to methane gas hazard	All new buildings and paved areas in a Methane Zone or Methane Buffer Zone shall comply with standards established in the City's Methane ordinance (Ordinance No. 175790) and the Methane Mitigation Standards established by the Superintendent of Building.	Project Engineer and Construction Manager

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Possible Impact	Mitigation Measure	Enforcement
Exposure to asbestos hazard	A qualified asbestos abatement consultant will be obtained to determine if there are any ACM's present in the building, and if ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 (Asbestos Emissions From Demolition/Renovation Activities).	Project Engineer and Construction Manager
Exposure to flood hazard	Comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172,801.	Project Engineer
Inadequate parking supply	A parking variance from the City Planning Department is required as part of the project.	Project Engineer

Upon approval of the Initial Study/Mitigated Negative Declaration, staff will proceed with the completion of the construction documents, incorporating the recommendation of the MND, for the proposed project. The completed construction documents will then be presented to the Board for approval and call for bids. It is anticipated that the construction of the proposed project may occur in two phases.

This Board Report was prepared by Kathleen Chan, RAP Acting Superintendent and by Bureau of Engineering staff.