

APPROVED

April 02 2026

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-070

DATE April 2, 2026

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHEVIOT HILLS RECREATION CENTER – TENNIS COURT & BUILDING IMPROVEMENTS (PRJ21253) PROJECT – COMMITMENT OF SUPPLEMENTAL PARK FEES – STATUTORY EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 5, SECTION 15061(b)(3) [THE ACTIVITY IS COVERED BY THE COMMON-SENSE EXEMPTION THAT CEQA APPLIES ONLY TO PROJECTS WHICH HAVE THE POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT; WHERE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY THAT THE ACTIVITY IN QUESTION MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, THE ACTIVITY IS NOT SUBJECT TO CEQA] OF CALIFORNIA CEQA GUIDELINES AS WELL AS ARTICLE II, SECTION 2(i) 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Approved X Disapproved _____ Withdrawn _____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 of the modification of the total budget of the Cheviot Hills Recreation Center – Tennis Court & Building Improvements (PRJ21253) 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 \$202,330.97 in Park Fees, for the proposed Project:

FUNDING SOURCE	FUND/DEPT./ACCT. NO.	WORK ORDER NO.
Park Fees	302/89/89716H	QT070003
Park Fees	302/89/89718H	QT070003
Park Fees	302/89/89716H	QT072415
Park Fees	302/89/89718H	QP002102
Park Fees	302/89/89718H	QP002182
Park Fees	302/89/89716H	QM215937
Park Fees	302/89/89718H	QP003231
Park Fees	302/89/89718H	QP003108
Park Fees	302/89/89718H	QP003682
Park Fees	302/89/89718H	QP004011

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Park Fees	302/89/89718H	QP002373
Park Fees	302/89/89718H	QP002624
Park Fees	302/89/89718H	QP002564

3. Approve the Project to be bid and constructed through RAP's 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. Determine that the proposed Board action is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061(b)(3) [The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA] of California CEQA Guidelines as well as Article II, Section 2(i) 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

Cheviot Hills Recreation Center is located at 2551 Motor Avenue in the West Los Angeles area of the City. This 40.0-acre facility provides an auditorium, baseball diamond, basketball courts, children's play area, community room, indoor gym, seasonal pool, tennis courts, volleyball courts, archery range, and a jogging path for the surrounding community. Approximately 5,990 City residents live within a one-half mile walking distance of Cheviot Hills Recreation Center. Due to the size of the park, and the facilities and features and programs it provides, Cheviot Hills Recreation Center meets the standard for a community park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

On April 3, 2019, the Board of Recreation and Parks Commissioners (Board) approved the following scope of work items for the proposed Project (Report No. 19-070):

- Replacement of the tennis court.
- Fencing Improvements.
- Replacement of existing tennis court lighting with LED lighting.

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- Renovation of existing tennis pro shop.
- Removal of existing breezeway roof between pro shop and restroom.
- Renovation of restroom building adjacent to the tennis courts.
- Repair or replacement of park sewer lines.
- Accessibility and path of travel upgrades.

The following scope of work items have been completed thus far:

- Replacement of the tennis court.
- Fencing Improvements.

RAP staff has determined that additional funding is required to complete the previously approved scope of work.

PROJECT FUNDING

Previously, the Board approved scope of work and total budget of \$1,420,000.00 for the Cheviot Hills – Tennis Court and Building Improvements Project (Report No. 19-070).

On August 4, 2022, the Board approved an additional \$450,000.00 for the Cheviot Hills – Tennis Court and Building Improvements Project (Report No. 22-207).

Upon approval of this Report, an additional \$202,330.97 in Park Fees can be committed to the Project.

The total amount of funding available for the Project including the supplemental Park Fees is \$2,072,330.97, which is the total budget of the Project inclusive of 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:

On-Call Contract	Contingency Amount
Park Facility Construction	\$414,466.19

The Park Fees were collected within five miles of Cheviot Hills, which is the standard distance for the allocation of Quimby Fees and the commitment of Park Fees for Community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$442,482.87	21%
Park Fees	302/89/89718H	\$1,629,848.10	79%
Total		\$2,072,330.97	100%

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PROJECT CONSTRUCTION

Construction of the Project began in Summer 2019. RAP staff has determined that sufficient funding has been identified to complete the remaining scope of work items.

TREES AND SHADE

The Project will have no impact on the existing trees and shade at Cheviot Hills Park.

ENVIRONMENTAL IMPACT

The Board approved the proposed Project on April 3, 2019 (BR 19-070) and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA). A Notice of Exemption was filed with the Los Angeles County Clerk on April 23, 2019.

The proposed Board action consists of increasing the funding for the Project and does not include any change of scope. As no change of scope is proposed, the proposed budget increase is not expected to have the potential for causing a significant effect on the environment. Based on these considerations, staff recommends that the Board determines that the proposed Board action is statutorily exempt from the provisions of CEQA pursuant to Article 5, Section 15061(b)(3) of California CEQA Guidelines and Article 2, Section 2(i) of Los Angeles CEQA Guidelines. Staff will file a Notice of Exemption upon Board's approval.

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 park improvements are anticipated to be funded by Quimby Fees, Park Fees or funding sources other than RAP's General Fund. The maintenance of the park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Stephen Hartounian, Architectural Associate II, Planning, Maintenance and Construction Branch.