

APPROVED

Feb 19 2026

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-046

DATE February 19, 2026

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MAR VISTA RECREATION CENTER – PATH OF TRAVEL IMPROVEMENTS (PRJ21903) (PRJ21936) PROJECT – ALLOCATION OF ZONE CHANGE AND QUIMBY FEES – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(c) [MINOR ALTERATION TO EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS] AND 15311(b) [CONSTRUCTION, OR PLACEMENT OF SMALL PARKING LOTS] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(3) AND CLASS 11(2) OF CITY CEQA GUIDELINES

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



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Mar Vista Recreation Center – Path of Travel Improvements (PRJ21903) (PRJ21936) 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, as specified in Attachment 1, a maximum of \$473,005.01 in Park Fees for the proposed Project;
3. Authorize RAP staff to transfer \$40,106.40 in Quimby Fees from the Felicia Mahood Senior Multipurpose Center Account No. 89460K-FF to the Mar Vista Recreation Center Account No. 89460K-MR;
4. Authorize RAP staff to transfer \$34,781.50 in Zone Change Fees from the Felicia Mahood Senior Multipurpose Center Account No. 89440K-FF to the Mar Vista Recreation Center Account No. 89440K-MR;
5. Authorize RAP staff to transfer \$247,913.47 in Quimby Fees from the Barrington Recreation Center Account No. 89460K-BE to the Mar Vista Recreation Center Account No. 89460K-MR;

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6. Authorize RAP staff to transfer \$17,626.03 in Quimby Fees from the Quimby Fee Account No. 89460K-00 to the Mar Vista Recreation Center Account No. 89460K-MR;
7. Approve the allocation of \$34,781.50 in Zone Change Fees from Mar Vista Recreation Center Account No. 89440K-MR to the proposed Project;
8. Approve the allocation of \$305,645.90 in Quimby Fees from Mar Vista Recreation Center Account No. 89460K-MR to the proposed Project;
9. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
10. 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;
11. Find that the proposed Project aims to improve the existing infrastructure and its accessibility, which are categorically exempt from the California Environmental Quality Act (CEQA), pursuant of Article 19, Sections 15301(c) [Minor alteration to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities] and 15311(b) [construction, or placement of small parking lots] as well as Article III, Section 1, Class 1(3) [Minor alteration to existing pedestrian pathways] and Class 11(2) [Construction or placement of parking lots under 110 spaces where no decking or undergrounding is involved] of the 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

Mar Vista Recreation Center is located at 11430 West Woodbine Street in the Mar Vista community of the City. This 18.51-acre park provides a children's play area, walking paths, basketball courts, gymnasium, tennis courts, a recreation center, pool and bathhouse. Due to the facilities, features, and programs it provides, Mar Vista Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The case *Judy Griffin et al. vs. the City of Los Angeles* was a class action complaint filed in 2024 against the City for alleged failure to comply with the American with Disability Act and other laws when renovating existing parks or constructing new parks. The Court's judgement in the case identified barriers at 8 specific parks (Northridge Recreation Center, Reseda Park, the Ferndell

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Area of Griffith Park, Chatsworth Park North, Venice Beach, Sycamore Grove Park, Holmby Park, and Mar Vista Recreation Center) that the City must address. In response RAP has developed a scope of work for improvements for each of these parks that will address both the identified barriers as well as other accessibility improvements that staff recommend be prioritized.

The Project's scope of work would include two phases. Phase 1 consists of improvements that can be immediately addressed by RAP staff, or RAP pre-qualified on-call contractors, without extensive planning or design work. Phase 2 consist of improvements that may require additional planning, design, permitting, or community input before implementation.

Phase 1: 90 Day Improvements

- Expand the north and southwest parking lots to include diagonal accessible stalls.
- Repave the north parking lot.
- Install a new concrete path leading from the accessible stalls in the southeastern lot adjacent to the existing path.
- Replace and install new ADA bleachers for the soccer field.

Phase 2: Long Term Improvements

- Install a new concrete path from the accessible parking stall in the southeastern lot to run parallel to the existing path below the canopy, connecting the existing path at the basketball court.
- Replace the path from basketball court leading to the recreation center restrooms, replacing the said entry as well.

PROJECT FUNDING

Upon approval of this Report, the following transfers can be made to the Mar Vista Recreation Center Account No. 89460K-MR:

- \$17,626.03 in Quimby Fees from Quimby Fee Account No. 89460K-00
- \$40,106.40 in Quimby Fees from the Felicia Mahood Senior Multipurpose Center Account No. 89460K-FF
- \$247,913.47 in Quimby Fees from the Barrington Recreation Center Account No. 89460K-BE

Upon approval of this Report, \$305,645.90 in Quimby Fees can be allocated from the Mar Vista Recreation Center Account No. 89460K-MR to the proposed Project.

Upon approval of this Report, \$34,781.50 in Zone Change Fees can be transferred from the Felicia Mahood Senior Multipurpose Center Account No. 89440K-FF to the Mar Vista Recreation Center Account No. 89440K-MR and allocated to the proposed Project.

Upon approval of this Report, \$473,005.01 in Park Fees can be committed to the proposed Project.

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The total amount of funding available for the proposed Project is \$813,432.41, which will be the total budget for this Project, inclusive of the budget and contingency amounts 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	\$162,686.48

The Zone Change, Quimby Fees and Park Fees were collected within five miles of Mar Vista Recreation Center, which is the standard distance for 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
Zone Change Fees	302/89/89440K-MR	\$34,781.50	4%
Quimby Fees	302/89/89460K-MR	\$305,645.90	38%
Park Fees	302/89/89716H	\$132,130.99	16%
Park Fees	302/89/89718H	\$340,874.02	42%
Total		\$813,432.41	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Project. See below the anticipated schedule for Phase 1 and Phase 2 of the proposed Project:

Phase 1

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	February 2026
Construction	February 2026 – March 2026
Post Construction	March 2026 – June 2026

Phase 2

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	February 2026 – March 2026
Construction	March 2026 – September 2027
Post Construction	September 2027 – January 2028

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TREES AND SHADE

This Project will have no impact on the existing trees and shade at the Mar Vista Recreation Center.

ENVIRONMENTAL IMPACT

Based on the description of the scope of work, the proposed Project will consist of the construction and placement of small parking lots and the minor alteration to pedestrian pathways.

Based on the parcel profile retrieved on January 16, 2026 through NavigateLA (<https://navigatela.lacity.org/navigatela/>), this site is not located within a coastal, methane, liquefaction, historical preservation, or flood zone, nor is it in the vicinity of the Alquist-Priolo fault zone. As of January 16, 2026, the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) and the State Department of Toxic Substances Control (DTSC) (Envirostor at <https://www.envirostor.dtsc.ca.gov/>) do not list any contaminated or cleanup program sites situated within 1,000 feet of the Project site. When reviewing the Caltrans Scenic Highway Map, no scenic highways travel near the Project site. With regards to Historic-Cultural Monuments, the proposed Project does not pose any risk of impact to historical resources.

As a result of the environmental impact analysis, 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, Sections 15301(c) and 15311(b) of California CEQA Guidelines as well as Article III, Section 1, Class 1(3) and Class 11(2) of the City CEQA Guidelines. Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon the Board's approval.

FISCAL IMPACT

The approval of this commitment of Park Fees and allocation of Zone Change and Quimby 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, Zone Change, Quimby 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHEMENTS

- 1) Attachment 1 – List of Fund and Work Order Numbers

ATTACHMENT 1 - Project Fund and Work Order List

Mar Vista Recreation Center – Path of Travel Improvements (PRJ21903) (PRJ21936) Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT072298
Park Fees	302/89/89716H	QT073891
Park Fees	302/89/89716H	QT082166
Park Fees	302/89/89718H	QZ140491
Park Fees	302/89/89718H	QP002861
Park Fees	302/89/89718H	QP003498
Park Fees	302/89/89718H	QP004103
Park Fees	302/89/89718H	QP005391
Park Fees	302/89/89718H	QP005394
Park Fees	302/89/89718H	QP005377
Park Fees	302/89/89718H	QP005368
Park Fees	302/89/89716H	QT073387
Park Fees	302/89/89718H	QP002185
Park Fees	302/89/89718H	QP002034
Park Fees	302/89/89718H	QP002347
Park Fees	302/89/89718H	QP003046
Park Fees	302/89/89718H	QP003515
Park Fees	302/89/89718H	QP002245
Park Fees	302/89/89718H	QP005413
Park Fees	302/89/89718H	QP004189
Park Fees	302/89/89718H	QP005500