

APPROVED

Jan 15 2026

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-007

DATE January 15, 2026

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ANDERSON MEMORIAL SENIOR CITIZEN CENTER – FIRE ALARM UPGRADES (PRJ21906) PROJECT – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES], 15301(d) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY] AND 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1) CLASS 1(4) AND CLASS 2 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Approved X Disapproved _____ Withdrawn _____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 the scope of work and the total budget of the Anderson Memorial Senior Citizen Center – Fire Alarm Upgrades (PRJ21906) Project (Project), as described in the Summary of this Report;
2. Authorize RAP's Chief Accounting Employee to transfer \$59,216.24 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Anderson Memorial Senior Citizen Center Account No. 89460K-AM;
3. Approve the allocation of \$59,216.24 in Quimby Fees from the Anderson Memorial Senior Citizen Center Account No. 89460K-AM to the proposed Project;
4. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;

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5. 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;
6. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances], 15301(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety] and 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity as the structure replaced] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(4) and Class 2 of City CEQA Guidelines, and direct RAP 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;
7. 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,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Anderson Memorial Senior Citizen Center is a 1.62-acre facility located at 828 South Mesa Street in the San Pedro community. Anderson Memorial Senior Citizen Center features an auditorium, basketball courts, barbecue pits, children's play area and picnic tables. This facility serves the surrounding community by providing a variety of senior activities including bingo, exercise classes, painting classes, sewing classes, and offers a senior lunch program. Due to the facilities, features, programs, and services it provides, Anderson Memorial Senior Citizen Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the proposed Project involves the replacement and installation of a new fire alarm system in the Senior Center.

PROJECT FUNDING

Upon approval of this Report, \$59,216.24 in Quimby Fees can be transferred from the Quimby Account No. 89460K-00 to the Anderson Memorial Senior Citizen Center Account No. 89460K-AM allocated to the proposed Project.

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The total amount of funding available for the proposed Project is \$175,000.00, which will be the total budget for this Project, inclusive of the budget and contingency amounts set forth below.

These Quimby Fees were collected within five miles of Anderson Memorial Senior Citizen Center, which is the standard distance for the allocation of Quimby Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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	\$35,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
FLS - RAPX1840	302/89/893040	\$115,783.76	66%
Quimby Fees	302/89/89460K-AM	\$59,216.24	34%
Total		\$175,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Project. See below the anticipated schedule for the proposed Project:

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	September 2025 – December 2025
Construction	January 2026 – July 2026
Post Construction	August 2026 – January 2027

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Anderson Memorial Senior Citizen Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations involving electrical conveyance, rehabilitation of deteriorated equipment to meet current standards of public health and safety and replacement on of existing structures where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity as the structure replaced.

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According to the parcel profile report retrieved on October 27, 2025, this site is not within a coastal, methane, or liquefaction zone. It is located in the Vinegar Hill Historic Preservation Overlay Zone (HPOZ), but since the building is not a contributing element and the repairs would be limited to the building's interior, RAP staff does not anticipate any effect on the historic nature of the area. Therefore, there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of October 27, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 1,000 feet). According to the Caltrans Scenic Highway Map, there is no scenic highway located within or adjacent to the Project site. Furthermore, the proposed Project is not within an historic site and will not have any significant effect on historic resources.

Based on this information, 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(a), 15301(d) and 15302 of California CEQA Guidelines and Article III Section 1, Class 1(1) Class 1(4) and Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon Board's approval.

FISCAL IMPACT

A portion of this Project will be paid for by the FLS General Fund account. It is anticipated that approximately \$115,783.76 will be paid for by the General Fund.

This Report was prepared by Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.