

APPROVED

March 05 2026

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-049

DATE March 05, 2026

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SYCAMORE GROVE PARK – PATH OF TRAVEL IMPROVEMENTS (PRJ21925) PROJECT – COMMITMENT OF PARK 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(c) [EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES]; 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] AND 15331 [MAINTENANCE, REPAIR, STABILIZATION, REHABILITATION, RESTORATION, PRESERVATION, CONSERVATION OR RECONSTRUCTION OF HISTORICAL RESOURCES IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING, AND RECONSTRUCTING HISTORIC BUILDINGS (1995), WEEKS AND GRIMMER] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3) 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Approved X Disapproved _____ Withdrawn _____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 Sycamore Grove Park – Path of Travel Improvements (PRJ21925) 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 \$1,127,040.96 in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP004807

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3. Approve the Project to be bid and constructed through the RAP 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 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(c) [Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities]; 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] and 15331 [Maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer] of California CEQA Guidelines as well as Article III, Section 1, Class 1(1), Class 1(3) and Class 2 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

Sycamore Grove Park is located at 4702 North Figueroa Street in the Northeast Los Angeles community of the City. This 13.62-acre facility provides a children's play area, benches, picnic tables and lighted tennis courts for the surrounding community. Due to the facilities, features, and programs, and services it provides, Sycamore Grove Park 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 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.

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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

- Repave all walkways with compliant asphalt walkways.
- Add additional asphalt paths to picnic areas and replace picnic tables at these locations with accessible tables.
- Replace the handrails at the playground where the curved ramps, handrail extensions and heights are not compliant.
- Replace the concrete ramp to the existing restroom that also needs to be replaced to be compliant (cross slopes, intermediate landing and handrails don’t comply).

Phase 2: Long Term Improvements

- Remodel the existing restroom to be compliant.
- Demolish and replace adjacent concessions building and replacing with a compliant restroom. Historic nature of concessions building will need to be confirmed.

PROJECT FUNDING

Upon approval of this Report, \$1,127,040.96 in Park Fees can be committed to the proposed Project, which is the total budget including 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	\$225,408.19

The Park Fees were collected within five miles of Sycamore Grove Park, 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
Park Fees	302/89/89718H	\$1,127,040.96	100%
Total		\$1,127,040.96	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:

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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

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Sycamore Grove Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations involving such things as interior partitions, plumbing, and electrical conveyances minor alterations of streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities with negligible or no expansion of use; replacement 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; and rehabilitation, of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

According to the parcel profile report retrieved on January 20, 2026, this site is not within a coastal or methane zone. It is located in a liquefaction zone and an historic protection zone. The repairs included in this scope of work will not increase the risk of liquefaction. The concession building has been listed as a contributing element to the Highland Park - Garvanza Historic Preservation Overlay Zone and repairs and rehabilitation will be consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. 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 January 20, 2026, 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 Federal Highway Administration, the proposed Project is adjacent to the Arroyo Seco Parkway – Route 110, a Federally recognized scenic highway, listed in the National Register

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of Historic Places with ID# 10001198, but the proposed Project will not affect the historic nature or the scenic vista of the site. Since the proposed Project could affect a contributing element to an Historic Preservation Overlay Zone, all the repairs will be consistent with the historic nature of the building.

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(c), 15302 and 15331 of California CEQA Guidelines and Article III Section 1, Class 1(1), Class 1(3) 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

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 proposed park improvements are anticipated to be funded by Park 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.