

0111-31341-0132

TRANSMITTAL

TO Council	DATE 09-19-19	COUNCIL FILE NO. 14-1174-S75
FROM CRA/LA Bond Oversight Committee	COUNCIL DISTRICT 1	

At a Special Meeting on September 17, 2019, the CRA/LA Bond Oversight Committee approved recommendations in the attached Economic and Workforce Development Department (EWDD) report and instructed staff to transmit to Council for consideration. Council approval of the report recommendations would authorize the appropriation of up to \$2,087,544 in CRA/LA Excess Non-Housing Bond Proceeds from the Westlake Redevelopment Project Area (Taxable Series 2008-B) for the MacArthur Park Improvements Project.

Fiscal Impact Statement: There is no impact on the City's General Fund from the proposed appropriation. The CRA/LA Excess Non-Housing Bonds Proceeds Fund No. 57D is funded solely from transfers totaling approximately \$88.4 million in pre-2011 tax allocation bond proceeds from CRA/LA to the City. (C.F. 14-1174) Said transfers have been deposited with the Office of the Controller.



Richard H. Llewellyn, Jr.
City Administrative Officer
Chair, CRA/LA Bond Oversight Committee

RHL:YC/JVW:nsh15200041

Attachment – September 17, 2019 EWDD Report – MacArthur Park Improvements Project

CITY OF LOS ANGELES

CALIFORNIA

JOHN L. REAMER, JR.
INTERIM GENERAL MANAGER



ERIC GARCETTI
MAYOR

ECONOMIC AND WORKFORCE
DEVELOPMENT DEPARTMENT

1200 W. 7TH STREET
LOS ANGELES, CA 90017

September 17, 2019

Council File:14-1174-S75
Council District No.: 1
Contact Persons & Extensions:
Daisy Hernandez: (213) 744-9340

CRA/LA Bond Oversight Committee
c/o Jacqueline Wagner
Office of the City Administrative Officer
Room 1500, City Hall East

BOND OVERSIGHT COMMITTEE TRANSMITTAL: REQUEST REVIEW AND RECOMMENDATION THAT COUNCIL AND MAYOR, AS REQUIRED, APPROPRIATE UP TO \$2,087,544 IN CRA/LA EXCESS NON-HOUSING BOND PROCEEDS FROM THE WESTLAKE REDEVELOPMENT PROJECT AREA (TAXABLE SERIES 2008-B) FOR THE MACARTHUR PARK IMPROVEMENTS PROJECT

The Interim General Manager of the Economic and Workforce Development Department (EWDD) requests your review, approval and processing of the recommendations in this transmittal to the Mayor and City Council for their review and consideration.

RECOMMENDATIONS

The Interim General Manager of EWDD, or designee, requests that the Bond Oversight Committee (BOC) recommend that the City Council, subject to the approval of the Mayor as required:

1. DETERMINE that the MacArthur Park Improvements Project (Project), consisting of renovation of the old playground, installation of a new playground, LED lighting, security cameras, landscaping and a new irrigation system, is categorically exempt from provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Sections 15301 and 15301(d), Sections 15303 and 15303(e), Sections 15304(b) and 15304(f), and Sections 15311 and 15311(a). The Project is also exempt under the City CEQA Guidelines Article III, Section 1, Class 1(4), (12), Class 3(4), (6), Class 4(3), (12) and Class 11 (1), (6);

2. APPROVE up to \$2,087,544 in taxable CRA/LA Excess Non-Housing Bond Proceeds (EBP) available to Council District (CD) 1 from the Westlake Redevelopment Project Area (Project Area) to be utilized for the Project;
3. AUTHORIZE the Department of Recreation and Parks (RAP) to be the implementing department for activities related to the Project;
4. REQUEST the Board of Recreation and Parks Commissioners to negotiate and execute contracting and related documents as required with its selected Pre-Qualified On Call Contractor(s) to effectuate Project;
5. DIRECT RAP to transmit copies of all executed contract(s) under Project to EWDD;
6. DIRECT RAP to file a CEQA Notice of Exemption (NOE) with City Clerk and the Los Angeles County Clerk upon Council adoption;
7. AUTHORIZE RAP to expend the CRA/LA EBP allocation no later than September 30, 2024;
8. DIRECT RAP to report on its work accomplishments to the Office of the City Administrative Officer (CAO), and fund expenditures to EWDD, on a quarterly and as-needed basis;
9. AUTHORIZE the Controller, subject to the availability of funds and a duly executed and encumbered contract, to expend up to \$2,087,544 from EBP Fund No. 57D, Account No. 22L9ST Westlake Taxable Series 2008-B, for activities related to Project upon presentation of proper documentation by RAP, and satisfactory review and approval of EWDD in accordance with the terms and conditions of the Bond Expenditure Agreement (BEA); and
10. AUTHORIZE the Interim General Manager of EWDD, or designee, to prepare Controller instructions and/or make technical adjustments that may be required and are consistent with this action, subject to the approval of the CAO, and authorize the Controller to implement these instructions.

SUMMARY

Transmitted herewith for your review, approval, and further processing are recommendations pursuant to a CD 1 Motion (Cedillo-Huizar) which was adopted by Council on June 12, 2019 (C.F. 14-1174-S75) (Attachment 1).

This transmittal recommends that up to \$2,087,544 in taxable EBP within Project Area be allocated to RAP for Project. Promise Zone Program projects were identified as a potential project in Project Area's Bond Spending Plan (BSP) that was adopted by Council on June 24, 2015 (C.F. 14-1174). Sufficient funds for this purpose are available from CD 1's portion of EBP and Interest in Project Area.

The original taxable EBP in Project Area available to CD 1 was \$3,973,267. After the 16% administrative allocation of \$635,723, there remained \$3,337,544 in Project Area available to CD 1. This transmittal's proposed \$2,087,544 in taxable EBP allocation, along with three (3) approved and pending motions, will completely exhaust CD 1's EBP in Project Area.

EWDD ANALYSIS

EWDD has met with CD 1 and RAP regarding Project. RAP will be the lead department overseeing the scope of work at MacArthur Park (Park) listed below. It is anticipated that Project tasks will be performed through a combination of RAP's in-house staff and RAP's Pre-Qualified On Call Contractors.

1. Site and landscaping improvements around the Levitt Pavilion: New landscaping, LED lighting, concrete walls, benches, signage, synthetic turf, security camera(s), and trash receptacles(s);
2. Renovation of the existing children's play area immediately adjacent to the Signal Building: Demolition of the existing play area, installation of new play equipment including surfacing and drainage, landscaping and irrigation, LED lighting, benches, accessible pathway, security camera(s), and trash receptacle(s);
3. Construction of a new play area in the southwest corner of the Park: Installation of new play equipment consisting of surfacing and drainage, landscaping and irrigation, LED lighting, drinking fountain, security camera(s) and trash receptacle(s).

The \$2,087,544 taxable EBP is sufficient to cover 100% of the initial cost estimate as follows:

Estimated Taxable EBP Costs

New Playground Equipment plus Surfacing and Drainage	\$1,726,124
LED Lighting and Security Cameras	\$ 126,000
Synthetic Turf	\$ 62,500
Concrete Walls	\$ 42,000
Benches	\$ 38,000
Landscaping and Irrigation	\$ 25,000
Signage	\$ 25,000
Accessible Pathway	\$ 14,420
Trash Receptacles	\$ 13,500
Drinking Fountain	\$ 10,000
Demolition	\$ 5,000
Total Estimated Taxable EBP Costs	\$2,087,544

Project will commence upon Council adoption. Anticipated duration is 16 months to cover project design and plan development, construction, post-construction to include plant establishment period to Project closeout.

Contract(s) must be executed and encumbered with EBP appropriation fully expended no later than September 30, 2024. Deliverables and/or activity reports showing percentages of completion must accompany RAP's original signed off invoices to be

submitted to EWDD. Disbursements will be authorized pursuant to receipt and satisfactory review by EWDD to ensure compliance with bond covenants and BEA, and that the approved spending categories and amounts adhere to those outlined in this transmittal.

RAP will report on its work accomplishments to CAO, and fund expenditures to EWDD, on a quarterly and as-needed basis for their respective reporting to the BOC, Mayor and CRA/LA.

BENEFITS TO THE AFFECTED TAXING ENTITIES

The expenditures set forth in this report will provide community benefits in Project Area which will benefit the affected taxing entities by providing capital improvements to park amenities in a densely populated neighborhood with a scarcity of green space. Improvements to the playground areas will allow more children in the community to engage in active recreation in the park. The installation of new benches, drinking fountains and accessible pathways will facilitate people of all ages to engage in passive recreation. Adding new lighting and security camera will enhance public safety especially in the evening hours. All of the improvements, as a whole, will attract more residents to the outdoors while fostering improved health, safety and community.

ENVIRONMENTAL REVIEW

The City of Los Angeles Housing and Community Investment Department and RAP provided the environmental analysis below and NOE attached respectively:

The Project proposes renovation of the old playground near the Signal Building, installation of a new playground in the southwest area of the Park, installation of LED lighting, security cameras, landscaping, a new irrigation system and accessory structures in the Park. The proposed activities are categorically exempt from provisions of CEQA pursuant to State CEQA Guidelines Article 19, Sections 15301 and 15301(d), Sections 15303 and 15303(e), Sections 15304(b) and 15304(f), and Sections 15311 and 15311(a). Project is also exempt under the City CEQA Guidelines Article III, Section 1, Class 1(4), (12), Class 3(4), (6), Class 4(3), (12) and Class 11 (1), (6).

A CEQA NOE (Attachment 2) will be filed with the City Clerk and Los Angeles County Clerk upon Council adoption of Project.

CAO COVENANT REVIEW

CAO has completed its review of the original bond documents, covenants and BSP, and has found that the proposed use of EBP, as presented, is consistent with those documents.

FISCAL IMPACT STATEMENT

There is no impact on the City's General Fund from the proposed allocation of CRA/LA EBP. The CRA/LA EBP Fund No. 57D is funded solely from transfers of approximately \$88.4 million in pre-2011 tax allocation bond proceeds from CRA/LA to the City (C.F. 14-1174, 14-1174-S36 and 14-1174-S78). Said Transfers have been deposited with the Office of the Controller.



JOHN L. REAMER, JR.
Interim General Manager

JLR:SH:DH:AY:MMS:JL

ATTACHMENTS: 1. Motion (Cedillo-Huizar) C. F. 14-1174-S75
2. CEQA Notice of Exemption (To be filed by RAP)

ECONOMIC DEVELOPMENT

MOTION

The City of Los Angeles has long been devoted to furthering the public's access to open space, including the dedication of 16,000 acres of parkland within the City's boundaries. Improving this parkland for public use has also been a historic priority for Los Angeles, which maintains and operates 422 playgrounds, 184 recreation centers, 30 senior centers and more.

MacArthur Park, located at 2230 W. 6th Street and within the Promise Zone and Westlake Recovery Redevelopment Project Area, has been identified as in need of enhancements to further improve the public open space experience in the City. Various necessary enhancements have been identified which include, but are not limited to, the renovation of a band shell with paint; renovation of bathrooms; installation of frontage with flooring, a synthetic surface, signage, and a new playground area; and drainage enhancements.

Funds are available to Council District 1 through taxable CRA/LA Excess Bond Proceeds from the Westlake Recovery Redevelopment Project Area that can help fund the MacArthur Park Improvements Project. In accordance with policies adopted by Council (C.F. 14-1174) related to the CRA/LA Bond Expenditure Agreement and Bond Spending Plan, any proposal to expend CRA/LA Excess Bond Proceeds shall be initiated by Council Motion. Proposals will be reviewed by the CRA/LA Bond Oversight Committee, Economic Development Committee, and any other applicable committee with final recommendations presented to the Council and Mayor for final consideration and approval. The use of taxable CRA/LA Excess Bond Proceeds towards an open space project within the Promise Zone and Westlake Recovery Redevelopment Project Area is identified as eligible expenses in the Bond Expenditure Agreement and Bond Spending Plan.

I THEREFORE MOVE that the Economic and Workforce Development Department, with the assistance of the City Administrative Officer, Chief Legislative Analyst, Department of Recreation and Parks, and any other applicable City department, provide a report with recommendations to the CRA/LA Bond Oversight Committee to allocate all remaining taxable CRA/LA Excess Bond Proceeds available to Council District 1, including any earned interest, for an open space project within the Promise Zone as identified in the Bond Expenditure Agreement and Bond Spending Plan for the Westlake Recovery Redevelopment Project Area.

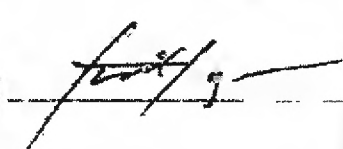
I FURTHER MOVE that all remaining taxable CRA/LA Excess Bond Proceeds available to Council District 1 from the Westlake Recovery Redevelopment Project Area, including any earned interest, be utilized by the Department of Recreation and Parks to fund the MacArthur Park Improvements Project upon City Council approval of the forthcoming Economic and Workforce Development Department report.

PRESENTED BY



GILBERT A. CEDILLO
Councilmember, 1st District

SECONDED BY




ATTACHMENT 2

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III, Section 3, City CEQA Guidelines)

FORM PP 1-1-81

Submission of this form is optional. This form shall be filed with the County Clerk, 12400 East Imperial Highway, Norwalk, California 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21188(d), the filing of this notice starts a 35-day statute of limitation on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitation being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS: City of Los Angeles Department of Recreation and Parks, 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012

COUNCIL DISTRICT:
01

PROJECT TITLE: Macarthur Park Improvements

LOG REFERENCE:

PROJECT LOCATION: 2230 West 6th St, Los Angeles, CA, 90057

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The proposed project consists of site landscaping around the Levitt Pavillion, renovation of the playground near the Signal Building and installation of a new playground in the south west area of the park. It also includes new LED lighting, installation of security cameras, new landscaping and irrigation, and installation of accessory structures in each location. Beneficiaries of the project are the patrons of the park.

CONTACT PERSON:
PAUL DAVIS

AREA CODE:
213

TELEPHONE NUMBER:
202-2667

EXT.:

EXEMPT STATUS: (Check One)

- DECLARED EMERGENCY
- EMERGENCY PROJECT
- MINISTERIAL PROJECT
- CATEGORICAL EXEMPTION
- GENERAL EXEMPTION
- STATUTORY EXEMPTION

CITY CEQA GUIDELINES

- Art. II, Sec. 2a(1)
- Art. II, Sec. 2(a)(2)(3)
- Art. II, Sec. 2b
- Art. II, Sec. 2(c) See Below
- Art. II, Sec. 2(d)
- Art. II, Sec. 2(i)

STATE CEQA GUIDELINES

- ART. 18, Sec. 15289(a)
- ART. 18, Sec. 15289(b)(c)
- ART. 18, Sec. 15268
- ART. 18, Sec. 15300 -15333
- ART. 18, Sec. 15262
- ART. 18, Sec. 15282

Class	Category	(City CEQA Guidelines)	(State CEQA Guidelines)
1	(4),(12)	Art. II, Sec(s). 1(a)(4), 1(a)(12)	Art. 18, Sec(s). 15301(d), 15301
3	(4),(6)	Art. III, Sec(s). 1(c)(4), 1(c)(6)	Art. 18, Sec(s). 15303, 15303(e)
4	(3),(12)	Art. III, Sec(s). 1(d)(3), 1(d)(12)	Art. 18, Sec(s). 15304(b), 15304(f)
11	(1),(6)	Art. III, Sec(s). 1k(1), 1(k)(6)	Art. 18, Sec(s). 15311(a), 15311

OTHER (See Public Resources Code Sect. 21080(b) and set forth in state & city guidelines provisions)

JUSTIFICATION FOR PROJECT EXEMPTION:

The proposed project consists of renovation of existing equipment, installation of lights and security cameras, installation of new play equipment, renovation of existing landscaping and irrigation and installation of new signage and new accessory structures. As such it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(4)(12), Class 3(4)(6), Class 4(3), 12 and Class 11(1),(6) of City Guidelines as well as to Article 18, Sections 15301 and 15301(d), Sections 15303 and 15303(e), Sections 15304(b) and 15304(f) and Sections 15311 and 15311(a) of California CEQA Guidelines. None of the limitations set forth in State CEQA Guidelines 15300.2 apply

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE:
PAUL DAVIS
Environmental Supervisor II

DATE:

FEE \$75.00

RECEIPT NO.

REC'D. BY:

DATE: