



## **CITY OF COMMERCE AGENDA REPORT**

**TO:** Honorable City Council  
**FROM:** City Manager  
**SUBJECT:** **Veterans Park Programming Update**  
**MEETING DATE:** June 10, 2025

### **RECOMMENDATION**

The Parks & Recreation, Public Works and the Economic Development and Planning Departments is recommending that City Council receive and file this report regarding the Modelo Project and future recreation programming.

### **BACKGROUND**

In October 2024, the Parks and Recreation Department, in coordination with the Public Works Department, began preparation for the removal of two modular units located at Veterans Park. These modulares previously housed key youth and early childhood programs including Tiny Twos, Preschool Prep, and summer lunch distribution.

Although removal was initially scheduled for October 2024, the modulares were not removed until early April 2025.

In anticipation of installing a new modular unit in front of the Veterans Park Gymnasium, the Department coordinated the completion of all groundwork including electrical, plumbing, and data infrastructure. However, the Department was instructed to pause the installation due to the anticipated development of the Modelo Housing Project, which was expected to eliminate the need for a new modular at the park.

### **ANALYSIS**

All programming previously housed in the modular units has since been relocated to the Veterans Park Gymnasium and its foyer. In addition, other programs that have been a staple at Veterans Park have also continued. These include:

- Tiny Twos
- Preschool

- Park Program
- Summer Lunch Distribution
- Travel Volleyball
- HIIT (High Intensity Interval Training)
- Basketball Courts – continue to remain open during operation hours
- Youth Sports – flag football, soccer, basketball, baseball (practices are held at Bandini Park but represent Veterans Park)

Despite the space constraints, programming continues to thrive.

The gym has proven to be an effective space for youth to play and explore compared to the original modular building. However, due to current limitations, participants are unable to use the outdoor amenities such as the playground, spray pool, picnic area, and baseball field. These areas have been off-limits as a result of the ongoing soil remediation project.

In preparation for the closure of Veterans Park, and to address long-term programming space needs staff have been actively planning to relocate impacted programs and coordinate modular logistics to ensure continuity of services for residents.

Below are two options that staff are exploring:

### **Option 1**

The Department has identified the Veterans Park Library parking lot as one of the options for installing a new modular unit to provide programming. Staff recently met with the modular company and they verbally confirmed that the same size modular that was at Veterans Park could indeed be installed in the parking lot.

This option would provide:

- A dedicated space for early childhood programs
- A dedicated space for Park Program
- Alleviate overcrowding within the gymnasium
- Support continued delivery of summer lunch service and Park Program activities
- Note: There would be no outside activities

### **Option 2**

As an alternative to providing a modular at the Veterans Library, a second option under consideration is the redevelopment of the vacant Gauge property, located approximately a quarter mile from Veterans Park. This parcel has remained unused for many years and may present an opportunity for a temporary park.

Preliminary concepts for the site include the installation of two modular units, a small playground, picnic benches, trees, and parking for visitors and users. It is important to note that this concept is still in its infancy stage and would require further evaluation and planning.

Should the City Council choose to direct staff to explore this option further, a more detailed assessment can be conducted. Early, high-level cost estimates for the development of this temporary facility range from approximately \$2 million to \$4 million.

It is also important to note that the development of this site would require months, if not a year or so to complete. However, with Council direction, the appropriate departments would coordinate efforts to evaluate feasibility, timelines, funding options, and bring back a comprehensive report with findings and recommendations.

### **Volleyball Facility**

In early February, Director of Parks and Recreation, Greg Alaniz, initiated communication with Bell Gardens High School to explore the potential use of their gymnasium beginning this August for the Crush Volleyball travel youth team. While initial discussions appeared promising, communication has since slowed.

As a result, Director Alaniz has reached out to the Superintendent to explore a broader partnership. He is currently awaiting a response to schedule an in-person meeting to discuss the feasibility of erecting a temporary volleyball facility at Rosewood Academy. The school has a parcel of land that is currently vacant and underutilized. This location is ideal due to its central placement within the community and potential for dual use—by the school district during school hours and by the Crush Volleyball team in the evenings and on early Saturday mornings.

It is important to note that, to the Parks and Recreation Director's knowledge, no formal financial agreement currently exists between the developer and any party involved in this proposal. While there may have been a verbal commitment to allocate funds, no official documentation has been provided outlining specific financial contributions.

If this proposal moves forward, the developer would be tasked with designing the facility and collaborating with all involved entities to ensure that the necessary requirements are met. The vision is to construct a high-quality, temporary structure that adequately serves the community during the duration of the Modelo project.

This situation raises a critical question: What specific amount has the developer committed to—or is willing to commit—toward the construction of the facility? A formal agreement is essential to clarify this contribution. Without documented financial support, it is not possible to finalize a budget or proceed with selecting a site for the proposed facility.

Given the scope of this project, preliminary cost estimates suggest that the total could exceed \$500,000. The proposed facility must include restrooms, air conditioning, heating, and two volleyball courts, comparable to the amenities currently available at the Veterans Park Gym.

To move forward with planning, including negotiations with the school district and other partners, securing formal funding agreements is an essential next step.

## **Warehouse**

The final option to consider is the potential lease of a vacant warehouse within the City of Commerce. Several months ago, staff conducted site visits and engaged in preliminary discussions at various locations that could serve as a future volleyball facility.

Utilizing an existing warehouse would eliminate the need for engineering and construction of a temporary site, as many of the necessary features — such as air conditioning, heating, and restrooms — are already in place. However, this option does come with significant costs. Initial negotiations suggest a monthly lease rate of approximately \$22,000.

Additionally, the interior would require retrofitting by a professional company to accommodate volleyball programming. This includes the installation of appropriate flooring, padding, nets, and mats to meet safety and athletic standards, which would represent an added cost to the project.

## **FISCAL IMPACT**

There is no fiscal impact related to this report.

## **RELATIONSHIP TO STRATEGIC GOALS**

The agenda item relates to the 2016 Strategic Plan, Community Quality of Life

### Guiding Principle 4:

Support and evaluate community services, programs and events that promote healthy and quality of lifestyles for our residents. Enhance public safety and social services through innovative programs that meet the needs of the residential and business communities.

Respectfully submitted: Ernie Hernandez, City Manager  
Recommended by: Greg Alaniz, Parks and Recreation Director  
Fiscal Impact reviewed by: Vilko Domic, Assistant City Manager  
Approved as to form by: Noel Tapia, City Attorney