

AGENDA

BOARD OF RECREATION AND PARK COMMISSIONERS OF THE CITY OF LOS ANGELES

Wednesday, July 9, 2014 at 9:30 a.m.

EXPO Center, Comrie Hall
3980 S. Bill Robertson Lane
Los Angeles, CA 90037

LYNN ALVAREZ, PRESIDENT
IRIS ZUÑIGA, VICE PRESIDENT
SYLVIA PATSAOURAS, COMMISSIONER
MISTY M. SANFORD, COMMISSIONER

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. SPECIAL PRESENTATION:

Presentation of Citation to Laura Island, Recreation Supervisor, Griffith District, Metro Region, Upon Her Attainment of 25 Years of City Service

2. ELECTION OF OFFICERS:

3. APPROVAL OF THE MINUTES:

Approval of the Minutes of the Meetings of April 19, 2007 and June 26, 2014

4. GENERAL MANAGER'S REPORTS:

14-174 Various Communications

14-175 Mid-Valley Intergenerational Multipurpose Center (W.O. #E170239F) – Acceptance of Stop Payment Notice on Construction Contract No. 3442

14-176 Woodland Hills Recreation Center – Park Renovation (PRJ20090) (W.O. #E1907454) Project – Final Plans and Call for Bids

14-177 SRO Housing Corporation – Authority to Encumber and Pay for Services Rendered at San Julian Park from July 1, 2013 through June 15, 2014

14-178 Various Donations to Operations Branch – Metro Region

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- 14-179 Various Donations to Operations Branch – Pacific Region
- 14-180 Various Donations to Operations Branch – Valley Region
- 14-181 Los Angeles Parks Foundation – January 2014 Through March 2014 Quarterly Report of Gifts Made for the Benefit of Los Angeles City Parks
- 14-182 Cheviot Hills Recreation Center – Donation of Field Improvements From 20th Century Fox Television
- 14-183 Park Ranger Headquarters – Donation of Three Mobile GPS Devices From the Los Feliz Improvement Association
- 14-184 Approval of the 125th Anniversary Department Logo
- 14-185 El Sereno Recreation Center Improvements Project – Proposition A Excess Funds; Authorization to Submit Grant Application; Acceptance of Grant Funds; City Council Resolution and Youth Employment Plan
- 14-186 Spring Street Park – Installation of a Memorial Plaque
- 14-187 Lanark Park – Rescission of Agreement with the Tony Hawk Foundation for the Donation of Design and Construction Documents for a New Skate Plaza; Revised Agreement
- 14-188 The Lummis Home – Cancellation of the Request for Proposals Process, Rejection of Proposal Received, and Authorize Staff to Negotiate a Partnership Agreement with Occidental College for the Operation, Maintenance, and Restoration of the Lummis Home
- 14-189 Hazard Park – Proposed Park Improvements and Conceptual Approval for Dedication of a Sidewalk Easement Related to the University of Southern California Health Sciences Campus Project
- 14-190 Gaffey Street Pool - (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project – Adoption of Mitigated Negative Declaration
- 14-191 Gaffey Street Pool (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project – Final Plans and Call for Bids
- 14-192 Chatsworth Park South – Remedial Action Plan (PRJ90007) Project – Approval of Final Plans
- 14-193 50 Parks Initiative – Old Fire Station 84 Pocket Park – New Park Development Project (PRJ20546) Project – Final Plans for the Construction of the Park and Demolition of Existing Site Structures; Certification of the Environmental Impact Report; and Authorization of Funds for Park Construction

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14-194 50 Parks Initiative – Vermont Miracle Park/Vermont and 81st Street Park – Transfer of Jurisdiction and Control of Property to the Department of Recreation and Parks From the Department of General Services; Exemption From the California Environmental Quality Act

5. UNFINISHED BUSINESS:

14-093 Gilbert Lindsay Community Center – Synthetic Field Replacement
Item to be Continued (PRJ20806) Project – Allocation of Quimby Fees and Exemption from the the California Environmental Quality Act
(Original Date – 4/23/14)

14-173 Ordinance Amending Subsection A and Subdivision 3 of Subsection B of
Item to be Continued 63.44 of Chapter VI of the Los Angeles Municipal Code to Prohibit Vending of Commercial Items or Services in all Public Parks
(Original Date – 6/26/14)

6. COMMISSION TASK FORCES:

- Commission Task Force on Concessions Report – Commissioners Patsouras and Zuñiga
- Commission Task Force on Facility Repair and Maintenance Report – Commissioner Sanford

7. PRESENTATIONS:

Bureau of Engineering – Project Update – Status Report on Current Projects

Bureau of Contract Administration, General Services Division – Status Report on Subcontractor Approval Activity

Central Recreation Center – Pool Replacement and Bathhouse Renovation – Status Update presented by Public Works, Bureau of Engineering

Gaffey Street – Pool and Bathhouse Renovation – Status Update presented by Public Works, Bureau of Engineering

8. GENERAL MANAGER'S ORAL REPORT:

Report on Department Activities and Facilities

9. PUBLIC COMMENTS:

Any comments which require a response or report by staff will be automatically referred to staff for a report at some subsequent meeting.

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10. FUTURE AGENDA ITEMS:

Requests by Commissioners to Schedule Specific Items on Future Agendas

11. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, August 13, 2014 at 9:30 a.m., at Stoner Recreation Center, 1835 Stoner Avenue, Los Angeles, CA 90025.

12. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213)202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)
from San Pedro	(310) 547-CITY (2489)
from Van Nuys	(818) 904-9450

For information, please go to the City's website: <http://ita.lacity.org/ForResidents/CouncilPhone/index.htm>

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

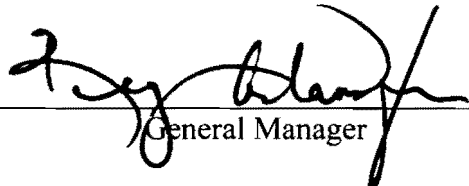
NO. 14-174

DATE July 9, 2014

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS COMMUNICATIONS



General Manager

Approved _____

Disapproved _____

Withdrawn _____

The following communications have been received by the Board and recommended action thereon is presented.

From:

Recommendation:

1) Mayor, relative to a proposed Memorandum of Agreement with Coaching Corps to provide volunteer coaches at various park sites.

Referred to staff for further processing.

2) Mayor, relative to a proposed As-Needed General Park Building Construction Contract with Design Space Modular Buildings, Inc.

Referred to staff for further processing.

3) Mayor, relative to a proposed Agreement with Landscape Structures, Inc. for Recreation and Parks Equipment, Service, and Installation.

Referred to staff for further processing.

4) City Attorney, to the City Council, requesting a closed session regarding Michael Hunt v. City of Los Angeles.

Note and File.

REPORT OF GENERAL MANAGER

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- 5) City Clerk, relative to the transfer of \$50,000 to Department for improvements in parks in Council District 14. Referred to General Manager.
- 6) City Clerk, relative to authorizing Department to hold a donation event at City Hall Park to benefit the San Fernando Valley Rescue Mission. Referred to General Manager.
- 7) City Clerk, relative to the Department helping to educate and inform residents regarding California's Paid Family Leave Program. Referred to General Manager.
- 8) City Clerk, relative to extending the period of time during which the position of the Department's Interim General Manager may be filled for an additional six months. Note and File.
- 9) City Clerk, relative to funding from Department for Geographic Information System software licenses and maintenance services. Referred to General Manager.
- 10) City Clerk, relative to the enhancement of Echo Park Lake. Referred to General Manager.
- 11) City Clerk, relative to eliminating impediments to filming in Los Angeles and improving efficiency and coordination of film permits. Referred to General Manager.
- 12) City Clerk, relative to the 2014-15 Proposition K Assessment. Referred to General Manager.
- 13) Chief Legislative Analyst, forwarding the Legislative Report for the weeks ending May 16, May 23, and May 30, 2014. Note and File.

REPORT OF GENERAL MANAGER

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- 14) Kelly Makino, to Lizka Mendoza, Recreation Facility Director, relative to children's programs at Oakwood Recreation Center. Note and File.
- 15) Jerome Deomano, relative to White Point Park at Fort MacArthur. Referred to General Manager.
- 16) Five residents, nine communications relative to the Beachwood Canyon/Hollywood trailhead into Griffith Park. Referred to General Manager.
- 17) Four residents, relative to the Request for Proposal for the Operation and Maintenance of the Greek Theatre Concession. Referred to General Manager.
- 18) Two residents, relative to the Griffith Park Great Horror Campout Event. Referred to General Manager.
- 19) Pamela Meals, relative to an alleged theft at Sepulveda Golf Complex. Referred to General Manager.
- 20) Ingrid Singh, relative to a situation that has occurred at the Los Angeles Center for Enriched Studies pool swimming program. Referred to General Manager.
- 21) Robert Blue, relative to Hollywood Central Park Project. Note and File. The matter was acted on at the June 11, 2014 Board Meeting. (Report No. 14-138)
- 22) Richard Karz, Producer, The Dream@50 Tributes, proposing collaboration with Department on Dance the Dream Los Angeles. Referred to General Manager.

This report was prepared by Paul Liles, Clerk Typist, Commission Office.

REPORT OF GENERAL MANAGER

NO. 14-175

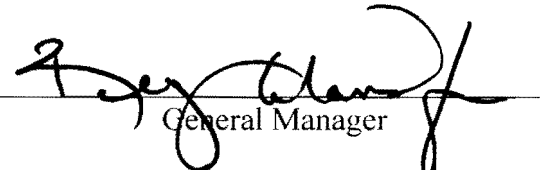
DATE July 9, 2014

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MID-VALLEY INTERGENERATIONAL MULTIPURPOSE CENTER
(W.O #E170239F) PROJECT – ACCEPTANCE OF STOP PAYMENT NOTICE
ON CONSTRUCTION CONTRACT NO. 3442

<i>for</i>	R. Adams _____	V. Israel _____
	R. Barajas <u>USD</u>	K. Regan _____
	H. Fujita _____	N. Williams _____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board direct staff to withhold the amounts claimed in the following Stop Payment Notice, plus an additional sum equal to 25% thereof, to defray any costs of litigation in the event of court action, if said amount of said funds are available, and to notify contractors, sureties, and other interested parties that the amount of said claims plus 25% will be withheld.

STOP PAYMENT NOTICE:

The Department is in receipt of a legal notice to withhold construction funds, pursuant to California Civil Code Sections 8044, 9100, 9350, 9352, and 9354 on the following contract:

<u>Contract 3442</u>	CD 6	General	Mallcraft, Inc.
Mid-Valley Intergenerational Multipurpose Center (W.O #E170239F)		Contractor:	
Project Status: Construction		Claimant:	Dustin Smith Equipment, Inc.
Project Impact: none		Amount:	\$30,134.30

FISCAL IMPACT STATEMENT:

Acceptance of Stop Payment Notice has no impact on the Department's General Fund.

This Report was prepared by Tanzi Cole, Commission Executive Assistant I.

REPORT OF GENERAL MANAGER

NO. 14-176

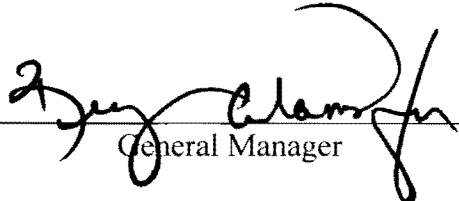
DATE July 9, 2014

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WOODLAND HILLS RECREATION CENTER – PARK RENOVATION (PRJ20090) (W.O. #E1907454) PROJECT – FINAL PLANS AND CALL FOR BIDS

	R. Adams	_____	V. Israel	_____
<i>for</i>	*R. Barajas	<u>UBD</u>	K. Regan	_____
	H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications, substantially in the form on file in the Board Office, for the Woodland Hills Recreation Center – Park Renovation (PRJ20090) (W.O. #E1907454) project;
2. Approve the date to be advertised for receipt of bids as Tuesday, August 19, 2014, at 3:00 P.M. in the Board Office; and,
3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Submitted for approval are the final plans and specifications for the Woodland Hills Recreation Center – Park Renovation (PRJ20090) (W.O. #E1907454) project, substantially in the form on file in the Board Office, located at 5858 Shoup Avenue, Los Angeles, California 91367. The plans and specifications were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division, in conjunction with the design consultant, Gruen Associates.

REPORT OF GENERAL MANAGER

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NO. 14-176

The proposed scope for this project includes the following:

1. Demolition of the existing administration and gymnasium buildings, and construction of a new 12,400 square-foot (s.f.) recreation building that includes a gymnasium, multipurpose rooms, office, kitchen, restrooms and support facilities. Additional improvements include outdoor lighting, an outdoor terrace, children's play areas, seating, landscaping and irrigation (Portion A of the proposed final plans).
2. Demolition of the existing swimming pool and bathhouse, construction of a new 6,750 s.f. (90-foot by 75-foot) pool, a 2,000 s.f. bathhouse, a 1,000 s.f. pool equipment building, and utility infrastructure upgrades (Portion B of the proposed final plans).
3. Construction of a new playground (Portion C of the proposed final plans).

The City Engineer's construction cost estimate for the project including Portions A, B, and C of the proposed final plans is \$13,500,000.00. The estimate for Portion A is \$9,000,000.00 and the estimate for Portions B and C is \$4,500,000.00. The low bidder will be determined based on the base bid amount. The base bid amount for this project is the combined total lump sum prices of Portions A, B, and C. Portions B and C are deductive alternates per the bid documents. The Department of Recreation and Parks (Department) reserves the right to award the project without the deductive alternates. The Department also has the option to add Portion B or Portion C or both, within ninety (90) days of the award of the contract. The selected bidder is required to hold the bid price for Portion B and C for this 90-day period.

Funds are currently available from the following funding accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
Quimby	302/89/89460K-WH
Proposition K	TBD

Staff determined that the subject project consists of operation, repair, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing. Additionally, the project provides for demolition and replacement of existing structures and facilities where the new structure will be located on the same site and have the same purpose and capacity as the structure replaced; and construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section I, Classes 1(13), 2(3) and 3(6) of the City CEQA Guidelines. A Notice of Exemption (NOE) that included the development elements of the project was prepared and filed with the Los Angeles City Clerk on April 16, 2014 and the Los Angeles County Clerk on April 18, 2014.

REPORT OF GENERAL MANAGER

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The bid package has been approved by the City Attorney's Office.

FISCAL IMPACT STATEMENT:

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. Current staff will continue to provide the necessary maintenance service. Improvements will be an asset to this facility.

This report was prepared by Willis Yip, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program, Jose Fuentes, BOE Acting Deputy City Engineer, and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

REPORT OF GENERAL MANAGER

NO. 14-177

DATE July 9, 2014

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SRO HOUSING CORPORATION - AUTHORITY TO ENCUMBER AND PAY FOR SERVICES RENDERED AT SAN JULIAN PARK FROM JULY 1, 2013 THROUGH JUNE 15, 2014

R. Adams _____
R. Barajas _____
H. Fujita _____

V. Israel _____
K. Regan _____
*N. Williams NDW



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to encumber and pay to the Single Room Occupancy Housing Corporation (SRO) an amount not to exceed \$137,070.00 for services at San Julian Park from July 1, 2013 through June 15, 2014.
2. Authorize the General Manager, or his designee, to make technical corrections, as necessary, to the transactions included in this report.

SUMMARY:

On February 1, 2012, the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) was dissolved pursuant to Assembly Bill 1X-26. Among other requirements, the dissolution legislation requires CRA/LA to dispose of its real properties. Beginning in January 2013, a City of Los Angeles inter-departmental working group began convening to determine which of CRA/LA properties would be appropriate for transfer to the City for government use. The group's composition included: Office of the Mayor; the City Administrative Officer (CAO); the Chief Legislative Analyst (CLA); the Department of Recreation and Parks (RAP); and several other City Departments. The group determined that thirty-seven (37) properties had potential to be transferred to the City of Los Angeles. Six (6) of these properties were recommended to be transferred to RAP. One (1) of these properties is San Julian Park which serves a large homeless population in the Central City East downtown area. In anticipation of RAP taking possession of San Julian Park, the City Council provided \$150,000.00 in City General Fund (Council File 13-0600-S113, Motion 16) to keep the park open and continue

REPORT OF GENERAL MANAGER

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NO. 14-177

services at the facility for Fiscal Year 2013-14. However, the transfer of the park to RAP ownership did not occur and the non-profit organization SRO continued to provide services at the park.

SRO provided the following services from July 1, 2013 to June 15, 2014 at San Julian Park: (1) managed the overall operations of San Julian Park seven (7) days a week; (2) provided security staff; (3) maintained orderliness and cleanliness; (4) ensured restrooms were well stocked and clean; (5) cleaned the park area and surrounding streets and removed debris; (6) maintained landscaping; and (7) maintained calendar of events and activities. SRO has requested payment in the amount of \$137,070.00 for the services provided from July 1, 2013 to June 15, 2014. Staff has reviewed the documentation submitted by SRO and find it acceptable and recommend payment be made.

FISCAL IMPACT STATEMENT:

The funding for this payment is from the City General Fund (\$150,000.00) that the City Council set aside for this purpose during Fiscal Year 2013-14 budget deliberations.

This report was prepared by Noel D. Williams, Chief Management Analyst, Finance Division.

REPORT OF GENERAL MANAGER

NO. 14-178

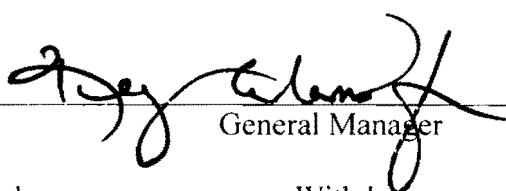
DATE: July 9, 2014

C.D. Various

BOARD OF RECREATION AND PARKS COMMISSIONERS

SUBJECT: VARIOUS DONATIONS TO OPERATIONS BRANCH – METRO REGION

R Adams _____	V. Israel _____
R Barajas _____	*K. Regan <u>KR</u>
H Fujita _____	N Williams _____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board accepts the following donations as noted in the Summary of this Report, and that appropriate recognition be given to the donors.

SUMMARY:

Operations Branch – Metro Region, has received the following donations:

Alpine Recreation Center

Kelly Soo Hoo donated \$100.00 for youth sports programs.

East Wind Foundation for Youth provided an in-kind donation of disc-jockey services for the Spring Event. The total estimated value of this donation is \$250.00.

Eagle Rock Recreation Center

Togetherness Production donated an audio mixing board, two (2) speakers with stands, a microphone with stand, and a guitar. The total estimated value of this donation is \$2,500.00.

Lincoln Heights Recreation Center

Crawford Mortuary donated an HP Deskjet printer. The total estimated value of this donation is \$150.00.

Lou Costello Recreation Center

Alberta’s Mexican and Seafood Karaoke donated food items of chicken, rice, and beans for the Mother’s Day Dinner event. The total estimated value of this donation is \$125.00.

REPORT OF GENERAL MANAGER

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NO. 14-178

Cardenas L.A. Flowers donated twenty (20) floral centerpieces for the Mother's Day Dinner event. The total estimated value of this donation is \$250.00.

Muñoz Accounting Services, Inc. donated \$250.00 for refreshments for the Mother's Day Dinner event.

Patricia Humphreys donated \$500.00 for the Mother's Day Dinner event and for the baseball program.

Pan Pacific Senior Citizen Center

Earl B. Gilmore Foundation donated \$750.00 for new equipment.

Pecan Recreation Center

Dr. Erma L. Benitez donated two-hundred-fifty (250) "goody bags" containing toys, candies, fruits, nuts, and snacks, for a community event. The total estimated value of this donation is \$2,800.00.

Need 'Em Productions donated \$1,000.00 for sports programs.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund, except for unknown savings, as the donations may offset some expenditures.

Report prepared by Marcus Chinelo, Clerk Typist, Operations Branch – Metro Region.

REPORT OF GENERAL MANAGER

NO. 14-179

DATE July 9, 2014

C.D. 8, 9, 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS DONATIONS TO OPERATIONS BRANCH – PACIFIC REGION

R Adams	_____	V Israel	_____
R Barajas	_____	*K Regan	<u>VR</u>
H Fujita	_____	N Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board: That the Board accepts the following donations, as noted in the Summary of this Report, and that appropriate recognition be given to the donors.

SUMMARY:

Operations Branch – Pacific Region, has received the following donations:

Banning Recreation Center

Banning Manor Senior Club donated \$100.00 for the Spring Event.

Cabrillo Marine Aquarium

Caitlen Kemble donated \$130.00 to be used for educational programs.

West Career and Technical Academy, LLC, donated \$1,000.00 to be used for educational programs.

Green Meadows

Los Angeles Fire Department – Spark of Love donated 180 toys with an estimated value of \$2,650.00, for the Holiday Program.

Harbor City Recreation Center

Aaron’s Inc., dba Aaron Brothers, donated a \$500.00 to be used for teen programs.

Van Ness Recreation Center

Crenshaw Youth Boot Camp donated \$150.00 for two (2) football scholarships.

Wilmington Recreation Center

Curtis Nakagawa donated \$160.00 for baseball and softball programs.

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-179

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund, except unknown savings, as the donations may offset some expenditure.

Report prepared by Louise Maes, Clerk Typist, Operations Branch – Pacific Region

REPORT OF GENERAL MANAGER

NO. 14-180


DATE July 9, 2014

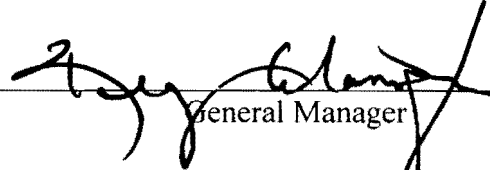
C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS DONATIONS TO OPERATIONS BRANCH – VALLEY REGION

R. Adams _____
R. Barajas _____
H. Fujita _____

V. Israel _____
*K. Regan  _____
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board accepts the following donations as noted in the Summary of this Report, and that appropriate recognition be given to the donors.

SUMMARY:

Operations Branch – Valley Region, has received the following donations:

Encino Community Center

Starbucks Coffee Company donated \$1,000.00 to be used for community events.

Fernangeles Recreation Center

Dapper Cadaver donated Halloween props with a total estimated value of \$3,000.00.

Michael Berth donated two (2) used televisions for the craft and teen rooms. Total estimated value of these donations is \$50.00.

Veronica Rivas donated sixty (60) children and teen books. Total estimated value of this donation is \$100.00.

Lake Balboa Park

Armenuhi Gilavyan donated \$5.00 for programming.

North Hollywood Recreation Center

An anonymous donor donated an HP Scanjet 4890 scanner. Total estimated value of this donation is \$200.00.

Disclosure Production, LLC donated an HP VP 6300 Series digital projector. Total estimated value

REPORT OF GENERAL MANAGER

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of this donation is \$260.00.

Shadow Ranch Recreation Center

State Farm Mutual Automobile Insurance Company donated \$7,500.00 for the Spring Eggstravaganza and for the Safety and Health Fair.

Studio City Recreation Center

Jack Knight donated \$100.00 to be used for center programs.

Studio City Co-Op donated \$1,319.00 to be used for pre-kinder supplies.

Sunland Senior Citizen Center

Loretta Lawrence donated a used television for the senior center. Total estimated value of this donation is \$130.00.

Woodley Park

Iglesias De Restauracion Reseda donated \$500.00 to be used for park programs.

Woodland Hills Recreation Center

SkyFish Productions donated electronic video games and other supplies to be used for center activities. Total estimated value of this donation is \$600.00.

Robin Lester Photography donated \$110.37 for the Fall Sports photo day.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund, except unknown savings, as the donations may offset some expenditures.

Report prepared by Louis Loomis, Management Analyst II, Operations Branch – Valley Region.

REPORT OF GENERAL MANAGER

NO. 14-181

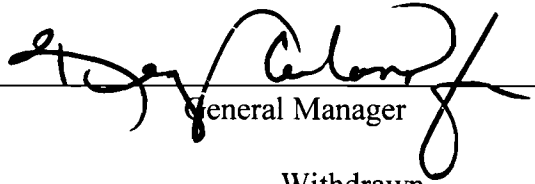
DATE July 9, 2014

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LOS ANGELES PARKS FOUNDATION – JANUARY 2014 THROUGH MARCH 2014 QUARTERLY REPORT OF GIFTS MADE FOR THE BENEFIT OF LOS ANGELES CITY PARKS

R. Adams	_____	*V. Israel	_____
R. Barajas	_____	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board accept the Gifts listed in Exhibit-A of this Report which were provided to the Department of Recreation and Parks (RAP) by the Los Angeles Parks Foundation (LAPF) during the period of January 2014 to March 2014, for each of the listed facilities and/or respective purposes.

SUMMARY:

In April 2008, the LAPF was incorporated in the State of California as a not for profit corporation for the benefit and enhancement of Los Angeles City parks and their related programs and services. LAPF’s mission is to enhance, preserve, expand, and promote recreational opportunities and parks for the benefit of the people of Los Angeles. In coordination with RAP, LAPF fulfills its mission by raising funds from public and private sources for improvements and enhancements at our City parks that are above and beyond available City revenues. LAPF solicits and receives gifts, donations, sponsorships, and contributions (collectively referred to as “Gifts”), which may or may not be restricted and/or specified for a specific park or purpose. In turn, LAPF works closely and cooperatively with RAP to provide Gifts that meet the unmet needs of City parks.

Attached hereto as Exhibit-A is a list of Gifts with a total value of \$66,253.00, provided by LAPF to RAP during a three (3) month period from January 2014 through March 2014, including the names of the benefitting facilities and/or intended purpose(s).

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-181

FISCAL IMPACT STATEMENT:

Acceptance of these Gifts results in no fiscal impact to the General Fund except for unknown savings as such gifts may offset certain RAP expenditures.

This report was prepared by Joel Alvarez, Senior Management Analyst I, and Raymond Chang, Management Analyst II, Partnership Division, in coordination with Judith Kieffer, Executive Director of the Los Angeles Parks Foundation.

Exhibit–A

Los Angeles Parks Foundation
Gifts to Department of Recreation and Parks
January 2014 to March 2014

Program	Amount
Adopt-A-Park Program –	
Stoner Park / Wildwood School	\$ 25,000.00
Donate-A-Bench Program –	
Serrania Avenue Park, Libbit Park (in Sepulveda Basin Recreation Area), Wilders Addition (in Point Fermin Park, Woodley Lakes Golf Course (in Sepulveda Basin Recreation Area)	12,000.00
Friends of the Park –	
Various parks	2,595.00
Ken Malloy Wind Farm –	
Ken Malloy Harbor Regional Park	24,658.00
Valley Plaza Sports Equipment –	
Neighborhood Council Hollywood Small Grant	2,000.00
Total Gifted	\$ 66,253.00

REPORT OF GENERAL MANAGER

NO. 14-182

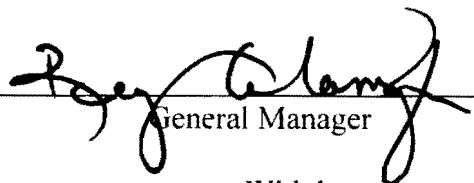
DATE: July 9, 2014

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHEVIOT HILLS RECREATION CENTER – DONATION OF FIELD IMPROVEMENTS FROM 20TH CENTURY FOX TELEVISION

R Adams	_____	V. Israel	_____
R. Barajas	_____	*K Regan	<u>VR</u>
H. Fujita	_____	N Williams	_____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board accept a gift of field improvements valued at \$85,546.13, from 20th Century Fox Television (Fox TV), and that appropriate recognition be given to the donor.

SUMMARY:

Cheviot Hills Recreation Center (Center), located at 2551 Motor Avenue, has four (4) full-size baseball diamonds and a fifth, smaller diamond designated as Diamond #5 (Field). Several years ago, the four main diamonds at the Center were refurbished, including new fencing, but the Field was not part of this refurbishment.

In 2013, Fox TV, the television production division of 20th Century Fox Film Corporation and a production arm of the Fox Broadcasting Company, produced the sitcom, "Back in the Game," which was filmed at the Center. Prior to filming, Fox TV, with the prior approval of the Department's Planning, Construction, and Maintenance Branch, performed improvements on the Field including new perimeter chain link fencing, valued at \$50,914.13, and new turf sod, valued at \$34,632.00 (Improvements). The total value of the gift of Improvements is \$85,846.13.

The sitcom aired on the American Broadcasting Company (ABC) network from September 25, 2013 to December 25, 2013. After its twelfth episode, ABC pulled the series from its schedule. Fox TV wishes to gift the Improvements at the Center to the City.

Council District 5, the Assistant General Manager of Operations Branch, and the Superintendent of Valley/Shoreline Region, supports this donation and concur with staff's recommendation.

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-182

FISCAL IMPACT STATEMENT:

The existing field currently requires minimal maintenance and will be absorbed by existing resources; therefore the acceptance of this donation results in no fiscal impact on the Department's General Fund. However, future maintenance and repair expenses may have an impact on the Department's General Fund and will be addressed in the Department's future budget.

This report was prepared by Robert De Hart, Recreation Supervisor, Municipal Sports Section.

REPORT OF GENERAL MANAGER

NO. 14-183

DATE: July 9, 2014

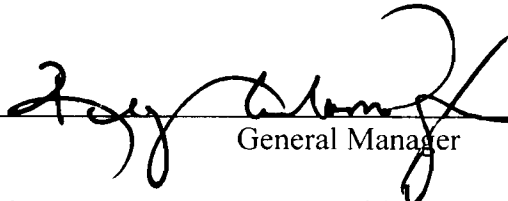
C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARK RANGER HEADQUARTERS – DONATION OF THREE MOBILE GPS DEVICES FROM THE LOS FELIZ IMPROVEMENT ASSOCIATION

R. Adams _____
R. Barajas _____
H. Fujita _____

V Israel _____
*K Regan VR
N Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board accept a donation of three (3) Magellan Roadmate 1700 Mobile GPS (global positioning system) devices with a total value of approximately \$500.00, from the Los Feliz Improvement Association, and that appropriate recognition be given to the donor.

SUMMARY:

The Park Ranger Division has received three (3) Magellan Roadmate 1700 Mobile GPS devices, which will be placed on fire apparatus used in Griffith Park to assist navigating local and residential streets that lead into park property. This equipment will help to enhance Park Ranger responses to calls on the narrow streets surrounding Griffith Park.

The Los Feliz Improvement Association has a wonderful partnership with the Department of Recreation and Parks. This contribution to the Park Ranger Division will enable Rangers to respond to emergencies in a more timely manner and help them to better navigate in unfamiliar locations.

Staff has discussed this donation with the Assistant General Manager of Operations Branch, the Superintendent of Griffith Park, and the staff of Council District 4. Everyone is in support of this donation and concurs with staff's recommendation.

FISCAL IMPACT STATEMENT:

Acceptance of this donation results in no fiscal impact to the Department's General Fund, except for unknown savings, as the donation may offset some expenditures.

This report was prepared by Patrick Joyce, Senior Park Ranger, Griffith Region.

REPORT OF GENERAL MANAGER

NO. 14-184

DATE: July 9, 2014

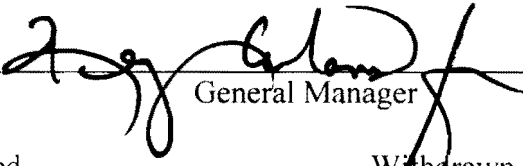
C.D. ALL

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: APPROVAL OF THE 125TH ANNIVERSARY DEPARTMENT LOGO

R. Adams _____
R. Barajas _____
H. Fujita _____

V. Israel _____
*K. Regan KR
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the logo (Attachment) to recognize the 125th anniversary of the Department.

SUMMARY:

This year marks 125 years of service to the communities that make up Los Angeles. In 1889, the City Council created the Department of Parks. Four citizen appointments were made to the Board along with the Mayor serving as an ex-officio member and President of the Board. In 1904, Los Angeles created the first municipal Department of Playgrounds. In 1925, the new City Charter created the Department of Playgrounds and Recreation to go along with the Department of Parks. At this time, an allocation of a fixed annual allocation of funds (from property taxes) was authorized by the voters.

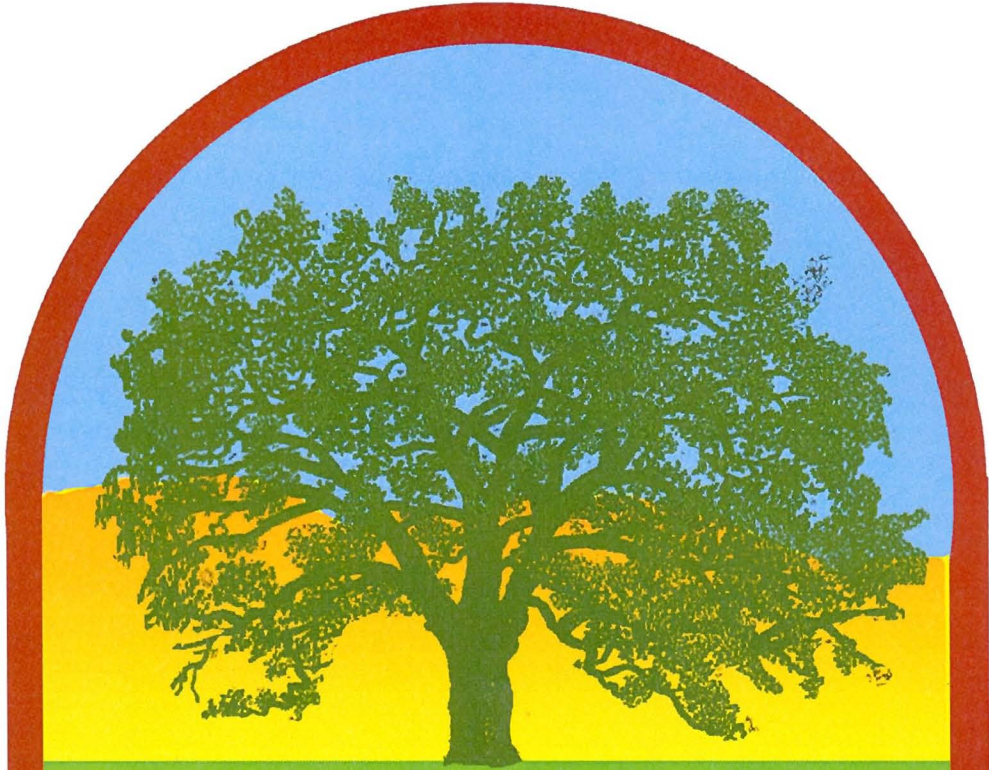
In 1947, the voters changed the City Charter and merged the two departments together to form what is now called the Department of Recreation and Parks. In 1989, the Department celebrated 100 years of service and created a commemorative yearbook outlining the first century. The Department was also highlighted in the Rose Parade on the City's float.

The use of the logo and continued mentioning of the 125th Anniversary of the Department over this fiscal year will allow the Department to demonstrate to the public the great assets we have. These include property, partners, volunteers and staff. The logo was designed by Tom Gibson, Landscape Architect II of the Planning, Construction and Maintenance Branch.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund as all uses of the logo will be incorporated into the normal printed material of the department.

Report prepared by Mark Mariscal, Superintendent of Operations, Pacific Region



CITY OF LOS ANGELES

DEPARTMENT OF
RECREATION & PARKS

125 YEARS
1889 - 2014

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-185

5. Authorize RAP's Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept the Proposition A Excess Funds grant in an approximate amount of \$200,000.00 for the El Sereno Recreation Center Improvements project; and
6. Direct staff to transmit a copy of the Resolution and YEP to the City Clerk for committee and City Council approval, in accordance with Proposition A guidelines.

SUMMARY:

In June 2014, the Department of Recreation and Parks (RAP) was notified by the County of Los Angeles' First Supervisorial District that RAP was invited to submit a grant application for Proposition A Excess Funds in the amount of \$200,000.00 for the El Sereno Recreation Center Improvements project.

Upon approval of the Proposition A funding allocation, total funding for this project will be \$550,000.00, which is the estimated cost of the project. Current funding for this project consists of the proposed \$200,000.00 in Proposition A Excess Funds and \$350,000.00 in Community Development Block Grant Funds. The El Sereno Recreation Center Improvements project consists of the installation of a restroom facility at the baseball field and other amenities. The project is estimated to be completed by June 2015.

In accordance with the Proposition A guidelines, a Youth Employment Plan (YEP), which indicates whether or not at-risk youth were considered for hire and whether or not at-risk youth will be employed in the development of the project, has been completed for this project. After analyzing the activities necessary for the development of this project, staff has determined that due to the nature of the scope of work for this project, there are no tasks that can be performed by at-risk youth; and therefore, no at-risk youth will be hired for this project.

FISCAL IMPACT STATEMENT:

At this time, there is no anticipated fiscal impact to RAP's General Fund; however, future maintenance costs have yet to be determined.

This report was prepared by Isophine Atkinson, Senior Management Analyst, Grants Administration.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES
APPROVING THE APPLICATION FOR GRANT FUNDS FROM
THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT
FOR THE FIRST SUPERVISORIAL DISTRICT EXCESS FUNDS AND APPROVING
THE ADOPTION OF A YOUTH EMPLOYMENT PLAN FOR THE
EL SERENO RECREATION CENTER IMPROVEMENTS PROJECT**

WHEREAS, the people of the County of Los Angeles on November 3, 1992, and on November 5, 1996 enacted Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beach and Wildlife Protection (the Propositions), which among other uses, provides funds to public agencies and nonprofit organizations in the County for the purpose of acquiring and/or development facilities and open space for public recreation;

WHEREAS, the Propositions also created the Los Angeles County Regional Park and Open Space District (the District) to administer said funds;

WHEREAS, the District has set forth the necessary procedures governing application for grant funds under the Propositions;

WHEREAS, the District's procedures require the City of Los Angeles to certify, by resolution, the approval of the application before submission of said application(s) to the District; and

WHEREAS, said application contains assurances that the City of Los Angeles must comply with;

WHEREAS, the City of Los Angeles will enter into an Agreement with the District to provide funds for acquisition and development projects; and,

WHEREAS, the District's procedures require the adoption of a Youth Employment Plan for development projects by the governing body of the agency.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES HEREBY:

1. Approves the filing of an application with the Los Angeles County Regional Park and Open Space District for First Supervisorial District Excess Funds for the above project;
2. Certifies that the City of Los Angeles understands both the assurances and certification requirements in the application form;
3. Certifies that the City of Los Angeles has, or will have, sufficient funds to operate and maintain the project in perpetuity;
4. Approves the adoption of a Youth Employment Plan for the project (see attached); and

5. Appoints the General Manager, Executive Officer, or Assistant General Manager, Department of Recreation and Parks, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of the aforementioned project.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Los Angeles at its meeting of _____.

HOLLY L. WOLCOTT, Interim City Clerk

By: _____

**City of Los Angeles
El Sereno Recreation Center Improvements Project
Grant No. (TBD)**

YOUTH EMPLOYMENT PLAN

Background:

The City of Los Angeles is using up to \$200,000.00 in Proposition A Excess Funds from the Safe Neighborhood Parks Propositions for the project.

The proposed project will consist of the installation of a restroom facility at the baseball field and other amenities.

Tasks that may be performed by at-risk youth:

None.

Estimated Cost of Youth Employment:

Total estimated hours of youth employment on the project: **None.**

Estimated cost per hour: **None.**

Total estimated cost of youth employment: **None.**

Method of Youth Employment:

Due to the nature of the project and requirement of skilled labor, the City of Los Angeles will not employ local at-risk youth (Ages 14-24) on the project.

Youth Employment Goal:

Under the provisions of the Los Angeles County Regional Park and Open Space District's policy on employment of at-risk youth, the Proposition A Youth Employment Goal (YEG) of the City of Los Angeles is \$12,188,486.00 (equal to fifty percent of the City of Los Angeles's Maintenance and Servicing funds allocations from the 1992 (A-I) and 1996 (A-II) Propositions). To date, the City has received credit for employing at-risk youth totaling \$15,628,838.00 in youth labor wages paid and has satisfied its Proposition A At-Risk Youth Employment obligation.

REPORT OF GENERAL MANAGER

NO. 14-186

DATE July 9, 2014

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

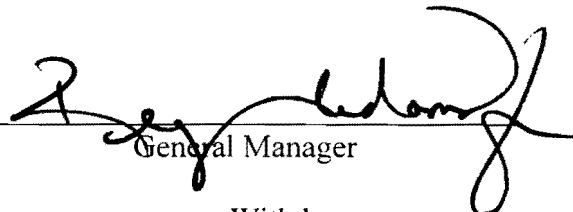
SUBJECT: SPRING STREET PARK – INSTALLATION OF A MEMORIAL PLAQUE

for

R. Adams
*R. Barajas
H. Fujita

CD

V. Israel
K. Regan
N. Williams



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Grant approval for the wording, placement, and installation of a memorial plaque at Spring Street Park, as described in the Summary of this Report; and,
2. Authorize staff to issue the appropriate Right-of-Entry Permit.

SUMMARY:

Spring Street Park is a 0.80 acre pocket park located at 428 South Spring Street in the Downtown community. This facility includes a tot-lot, walking paths, unique furniture and benches, shade trees and native plantings, and a large grassy area. The facility is unstaffed. This proposal is for the installation of a plaque at Spring Street Park in memoriam of Marcello Vasquez.

On July 14, 2011, during a monthly Art Walk event, an unlicensed and uninsured motorist, traveling south on Spring Street between 4th and 5th Streets, attempted to parallel park. Tragically the driver lost control of the vehicle and drove onto the sidewalk knocking down a parking meter and killing a 2-month-old baby in a stroller being held by the infant's father.

The parents of the deceased infant brought suit against the City of Los Angeles (City), Art Walk, and the driver of the vehicle. At the recommendation of the City Attorney, the City settled the suit for a monetary amount and the installation of a memorial plaque. After consultation with Department of Recreation and Parks (RAP) management, it was agreed that the proximity of the accident to Spring Street Park warrants the installation of a memorial plaque within Spring Street

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-186

Park. The memorial plaque does not conform to adopted guidelines and has been designed to read:

An Eternal Memory of a Little Angel
Today it would be wonderful
to see you play or smile,
but heaven lent you to this world
for just a little while.
And in that short but precious time
you brought along much love,
and all that love is with you now
in heaven up above.
Your leaving caused so many tears
and such a lot of pain,
but God needed one more angel
so he took you back again.
Even the smallest of feet have the power
to leave everlasting footprints upon this world.

Marcello Vasquez
May 20 – 2011 – July 15

A visual representation of the plaque is attached hereto as Exhibit A. The proposed location for the plaque is attached hereto as Exhibit B with the numbers representing the hierarchy of preference for the placement of the plaque.

Staff has determined that the subject project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article VII, Section 1, Class 11 (1) of the City CEQA guidelines, which provides for the placement of signs on park property as accessory structures to recreational facilities.

Council District 14 and RAP management and staff support this project at Spring Street Park.

FISCAL IMPACT STATEMENT:

There should be minimal fiscal impact as the cost of plaque manufacture will be paid for by Art Walk under the terms of the settlement agreement. Minor costs to RAP will be for the installation and maintenance of the plaque by in-house construction forces.

This Report was prepared by Melinda Gejer, City Planning Associate, Planning, Construction, and Maintenance Branch.



An Eternal Memory of a Little Angel

Today it would be wonderful
to see you play or smile,
but heaven lent you to this world
for just a little while.

And in that short but precious time
you brought along much love,
and all that love is with you now
in heaven up above.

Your leaving caused so many tears
and such a lot of pain,
but God needed one more angel
so he took you back again.

Even the smallest of feet have the power
to leave everlasting footprints upon this world.

Marcello Vasquez

May 20 - 2011 - July 15

Exhibit B



Proposed location of memorial plaque

REPORT OF GENERAL MANAGER

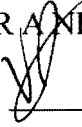
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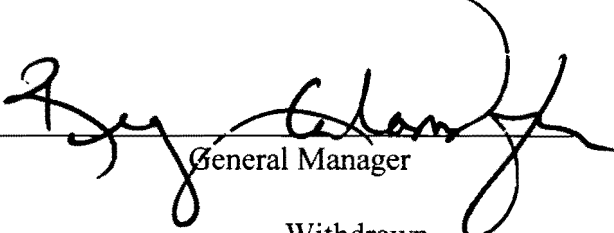
DATE July 9, 2014

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LANARK PARK – RESCISSION OF AGREEMENT WITH THE TONY HAWK FOUNDATION FOR THE DONATION OF DESIGN AND CONSTRUCTION DOCUMENTS FOR A NEW SKATE PLAZA; REVISED AGREEMENT

R. Adams	_____	*V. Israel	
R. Barajas	_____	K. Regan	_____
H. Fujita	_____	N. Williams	_____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Rescind the Board’s prior approval (Report No. 13-176) of a gift agreement (Agreement) with the Tony Hawk Foundation, approved on June 27, 2013, for a donation of design and construction documents valued at approximately \$27,500.00 (Gift) for a new skate plaza at Lanark Park;
2. Approve a proposed revised Agreement (Revised Agreement), substantially in the form on file in the Board Office, which includes modifications to the previously approved Agreement with the Tony Hawk Foundation (Foundation), a California non-profit organization, for the donation of the same Gift consisting of design and construction documents valued at approximately \$27,500.00, for a new skate plaza at Lanark Park, specifying the terms and conditions for the donation, subject to the approval of the Mayor and City Attorney as to form;
3. Direct the Board Secretary to transmit the proposed Revised Agreement to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review as to form; and,
4. Authorize the Board President and Secretary to execute the Revised Agreement upon receipt of the necessary approvals, and that appropriate recognition be provided to the Foundation.

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-187

SUMMARY:

On June 27, 2013, the Board approved an Agreement (Agreement) with the Tony Hawk Foundation (Foundation) for the Gift consisting of design and construction documents for a proposed new skate plaza at Lanark Park (Report No. 13-176). Pursuant to Executive Directive No. 3, the approved Agreement was approved by the Mayor's Office, and transmitted by the Board Office to the Foundation for their final execution. However, upon further review of the Agreement by the Foundation, the Department of Recreation and Parks (RAP) Partnership Division was contacted by the Foundation with a request for the following changes to be added to the Agreement:

- Add the following additional clarifying language to Section 5.

E. Notwithstanding anything to the contrary contained in this Agreement, all of the parties' respective obligations and covenants under this Agreement shall survive any termination of the Agreement, including, without limitation, pursuant to Section 11 and 13 below.

- Remove the words "third-party" in Section 11 (Indemnification/Hold Harmless), line 8 of the Agreement.

The CAO Risk Management Section was consulted and has given their approval for the deletion of the words "third-party" in Section 11, line 8 of the Agreement, as the deletion will not affect or increase the risk of liability for the City.

- Remove Exhibit B – Standard Provisions for City Contracts.

The City Attorney was consulted and has given their approval for the deletion of the Standard Provisions for City Contracts from the Agreement, stating that the language in the Standard Provisions is not applicable to this Agreement because there are no services being provided, nor is there any payment transaction occurring.

The Board's approval of this Report and above changes to the previously approved Agreement, shall constitute the Board's approval of the Revised Agreement, once again authorizing RAP's use of the design and construction documents given to RAP as a gift to the City of Los Angeles by the Foundation, for the construction of a new Skate Plaza at Lanark Park, and thereby recognizes that the Foundation has satisfied all of its obligations related to the Gift. Planning, Construction, and Maintenance Branch staff has confirmed that the Foundation has fulfilled its obligations under the proposed Agreement.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-187

FISCAL IMPACT STATEMENT:

There will be no fiscal impact to RAP's General Fund, as the revisions to the previously approved Agreement, and approval of the Revised Agreement for the Board's acceptance of the Gift will be provided at no cost, resulting in a savings to the City.

This report was prepared by Joel Alvarez, Senior Management Analyst I, and Chinyere Stoneham, Senior Recreation Director, Partnership Division.

REPORT OF GENERAL MANAGER

NO. 14-188

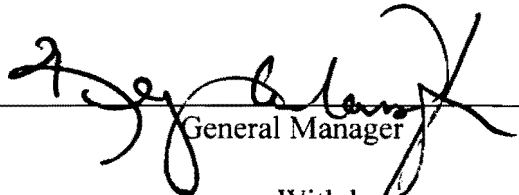
DATE: July 9, 2014

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: THE LUMMIS HOME – CANCELLATION OF THE REQUEST FOR PROPOSALS PROCESS, REJECTION OF PROPOSAL RECEIVED, AND AUTHORIZE STAFF TO NEGOTIATE A PARTNERSHIP AGREEMENT WITH OCCIDENTAL COLLEGE FOR THE OPERATION, MAINTENANCE, AND RESTORATION OF THE LUMMIS HOME

R. Adams	_____	K. Regan	_____
H. Fujita	_____	M. Shull	_____
*V. Israel	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Cancel the Request for Proposals (RFP) process for the Operation and Maintenance of the Lummis Home approved by the Board on October 16, 2013, and released on December 3, 2013;
2. Reject the proposal submitted on July 10, 2014, in response to the RFP pursuant to Charter Section 371(c) and 372;
3. Find, in accordance with Charter Section 1022, that the Department does not have personnel available in its employ with sufficient time and expertise to undertake these specialized professional tasks and that it is more economical to secure these services through a private organization;
4. Find, in accordance with Charter Section 371(e)(10) and Los Angeles Administrative Code Section 10.15(a)(10), that obtaining proposals would not be reasonably practicable or desirable and that the specialized skills and resources necessary to successfully operate and maintain the Lummis Home and ground makes it impracticable and undesirable to continue attempts to obtain proposals through a competitive bid process and is not in the best interest of the public, particularly the surrounding community. It is not practicable or advantageous to obtain proposals through a competitive bid process; and,

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-188

5. Authorize the General Manager and staff to negotiate a long-term Partnership Agreement, subject to the approval of the Board, with Occidental College for the operation, maintenance, and restoration of the Lummis Home and to submit same for Board consideration.

SUMMARY:

The Lummis Home is located at 200 East Avenue 43, Los Angeles, CA 90031 and was home to Charles Fletcher Lummis, the first City Editor of the Los Angeles Times and a founder of the Southwest Museum. The property was donated to the Southwest Museum in 1910, sold to the State of California in 1943, and acquired by the City in 1971. The property is designated as Los Angeles Historic-Cultural Monument No. 68 and is on the list of the National Register of Historic Places. The Historical Society of Southern California (Society) has operated the Lummis Home since 1971. The most current operating agreement was executed on August 14, 1989 and expired on August 13, 1999.

The Society currently operates on a month-to-month basis, providing docent tours and conservation exhibits for public enjoyment. Staff met with representatives of the Society on June 19, 2012 to initiate discussions regarding the Society's current operation and possible continued operation of the Lummis Home. The results of the discussions are documented in Board Report No. 13-173. The Society has stated that they will be leaving by the end of 2014.

Department staff determined that it was in the best interest of the public and the City to request that the Board authorize staff to release a Request for Proposal (RFP). An RFP process was recommended in order to solicit proposals from private organizations to operate, maintain, and restore the Lummis Home under terms and conditions set by the Department and approved by the Board to ensure the interest of the public was best served:

- On October 16, 2013, the Board approved a RFP in order to identify a responsible entity to operate and maintain the Lummis Home (Board Report No. 13-173).
- On November 25, 2013, the Department advertised the RFP for three (3) days with a release date of December 3, 2013, and a submittal due date of March 11, 2014.
- On December 3, 2013, the Department released the RFP. The RFP was posted on the Los Angeles Business Assistance Virtual Network (LABAVN) and on the Department website.
- On January 14, 2014, the Department hosted a pre-proposal conference to review the required compliance documents and the proposal submittal documents. A site walk-through was conducted immediately after the conference.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-188

- On February 10, 2014, Addendum No. 1 to the RFP was released which revised the due date from March 11, 2014, to June 10, 2014, in order to ensure sufficient time for interested parties to comply with the requirements of the RFP and to advertise the RFP.
- On March 18, 2014, the Department advertised the RFP with the revised submittal due date of June 10, 2014.
- On June 10, 2014, the Department received one (1) proposal in response to the RFP. The proposal was submitted by Occidental College.

On June 12, 2014, staff from the Board Office and the Concessions Unit reviewed the submitted proposal and found that the submitted proposal did not comply with the instructions of the RFP. The submitted proposal did not contain the ten (10) required compliance documents and did not provide the required Proposal Deposit (\$2,000). The submitted proposal is not responsive to the RFP (Attachment A).

The Submitted Proposal

The proposal submitted by Occidental College, on file in the Board Office, is well-organized and contains vision and thought given to the historic preservation of the structure and site, and its place within the community in which it is located, and provides for the best interest of the public. The submitted proposal emphasizes the Lummis Home's capability as a: Public History Venue; Cultural Resource; and, Public Gardens.

The proposal states: "...these functions aim to restore the integral civic function of the Lummis Home to the larger community, rehabilitating not merely the physical shell of the historic residence, but its larger cultural mission as well."

Occidental College submitted a "deliberately unconventional response" to the RFP to demonstrate the difficulty in showcasing the opportunities and challenges to operate, maintain, and restore a historical structure for the benefit of the community within the confinement of the competitive bid process.

The competitive bid process, particularly the RFP process, is suited to obtain well-defined services from competing commercial entities (e.g., construction, retail operations, consultant services, etc.). Attempting to solicit proposals to meet the needs of a distinct and specialized function, such as museums services for a particular historical structure, requires flexibility in negotiations and consideration to the proposed relationship.

This flexibility and consideration will be necessary in order to meet the Mayor's "Back to Basic" priority to "Partner with citizens and civic groups to build a greater city" to "...increase access to

REPORT OF GENERAL MANAGER

PG. 4 NO. 14-188

parks...that enrich our quality of life.”

Staff recommends that the Board cancel the RFP process, reject the proposal, and authorize the General Manager and staff to negotiate terms and conditions of a proposed long-term Partnership Agreement, subject to the approval of the Board, with Occidental College to operate, maintain, and restore the Lummis Home. Staff will submit the proposed long-term Partnership Agreement for Board consideration upon the mutual agreement of the specific terms and conditions agreed upon between the Department and Occidental College.

Occidental College

The proposing entity, Occidental College, is a world respected non-profit private coeducational organization. Occidental College is also a leader in the community and has been since it moved to Eagle Rock in 1914 from Highland Park. Occidental College’s mission is anchored by four cornerstones: excellence, equity, community and service. These building blocks have long been the basis for the College’s commitment to providing responsible leaders and citizens.

In 2013, Occidental College was named to the “President’s Higher Education Community Service Honor Roll with Distinction” in recognition of its exemplary community service.

Occidental College has over a century of continuous operation and maintenance of the 120-acre campus and 1.2 million square feet of building space and has developed a core expertise in historic preservation and operation of culturally significant structures. The college’s Facilities Management Department has a proven record of caring for historic buildings. In addition, Occidental College currently maintains more than forty (40) off-campus properties in Eagle Rock.

Charter Section 371 (c) and 372

In accordance with Los Angeles City Charter Section 371(c): “The City shall reserve the right to reject any and all bids or proposals and to waive any informality in the bid or proposal when to do so would be to the advantage of the City. The City may also reject the bid or proposal of any bidder or proposer who has previously failed to timely and satisfactorily perform any contract with the City.”

In accordance with Los Angeles City Charter Section 372: “The right to reject any and all proposals or bids shall be reserved in all cases.”

Charter Section 1022

Charter Section 1022 prohibits contracting work out that could be done by City employees unless the Board determines that it is more economical or feasible to contract out the service. Upon the Society leaving the Lummis Home at the end of 2014, the Department would be responsible for the maintenance and security of the structure and to the grounds. The Department would have to

REPORT OF GENERAL MANAGER

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hire additional staff in order to provide tours of the Lummis Home and develop and implement a marketing plan in order to generate revenue to sustain the operation.

It is therefore more economical to secure these services through a private organization that would assume all costs of operation and maintenance in exchange for exclusive long-term use.

Charter Section 371(e)(10) / Los Angeles Administrative Code Section 10.15(a)(10)

The Department underwent an RFP process, advertised the RFP on two separate occasions, held a pre-proposal conference, and extended the due date by two (2) months in which to submit proposals.

The specialized skills and resources necessary to successfully operate and maintain the Lummis Home and grounds makes it impracticable and undesirable to continue attempts to obtain proposals through a competitive bid process and is not in the best interest of the public, particularly the surrounding community. Releasing another RFP would not accomplish the Department's goal, which is to find a responsible party to operate, maintain, and restore the Lummis Home for the enjoyment of the public.

It is therefore not practicable or advantageous to obtain proposals through a competitive bid process.

FISCAL IMPACT STATEMENT:

Canceling the RFP, rejecting the proposal, and authorizing the General Manager and staff to negotiate terms and conditions of a proposed long-term Partnership Agreement has no impact to the Department's General Fund.

This report was prepared by Vicki Israel, Assistant General Manager, Partnership and Revenue Branch, and Robert Morales, Senior Management Analyst II, Partnership Division

OCCIDENTAL COLLEGE
THE LUMMIS HOME RFP
LEVEL I EVALUATION

MINIMUM REQUIREMENTS		Meets Minimum	Comments	
A	Active registered California 501(c)(3) "Non-Profit"	Yes		
B	4 consecutive years between 2006-12 operating similar facility	Yes		
C	4 consecutive years between 2006-12 coordinating and implementing fund-raising events	--	Did not see this stated explicitly	
D	4 consecutive years between 2006-12 of coordinating rental activities of a similar facility	--	Did not see this stated explicitly	
I. Compliance Documents				
		Submitted	In Compliance	Comments
1.	Affidavit of Non-Collusion	No	No	The 10 listed compliance items were not submitted.
2.	Disposition of Proposals	No	No	
3.	Affirmative Action Plan	No	No	
4.	Contractor Responsibility Questionnaire	No	No	
5.	Equal Benefits Ordinance Statement	No	No	
6.	Living Wage/Service Contract	No	No	
7.	Worker Retention Ordinance	No	No	
8.	BIP Outreach (See attached sheet)	No	No	
9.	CEC Form 50	No	No	
10.	CEC Form 55	No	No	
10.	First Source Hiring Ordinance	No	No	
II. Submittal Documents				
		Submitted	In Compliance	Comments
11.	Proposal Submission Letter (Exhibit C)	Yes	Yes	
12.	Proposal Deposit	No	No	The \$2,000 proposal deposit was not submitted.
13.	Financial Plan	Yes	No	No financial documentation provided.
14.	Background and Experience	Yes	No	Missing org chart, contracts history, and business references.
15.	Operating Plan	Yes	Yes	
16.	Maintenance Plan	Yes	No	Missing cyclical maintenance plan.
17.	Preservation and Restoration Plan	Yes	No	Missing contingency plan, five-year rehabilitation plan, experience and qualifications of team members for preservation/restoration work

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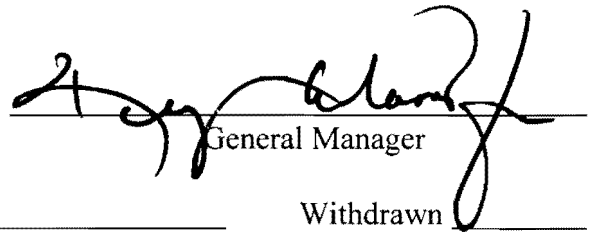
DATE July 9, 2014

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HAZARD PARK – PROPOSED PARK IMPROVEMENTS AND CONCEPTUAL APPROVAL FOR DEDICATION OF A SIDEWALK EASEMENT RELATED TO THE UNIVERSITY OF SOUTHERN CALIFORNIA HEALTH SCIENCES CAMPUS PROJECT

<i>JAR</i>	R. Adams _____	V. Israel _____
	*R. Barajas <u>CSP</u>	K. Regan _____
	H. Fujita _____	N. Williams _____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the proposed park improvements, which are related to the University of Southern California (USC) Health Sciences Campus project, as described in the Summary of this Report;
2. Approve in concept the dedication to the City of a sidewalk easement at the corner of San Pablo Street and Zonal Avenue in accordance with the General Plan Amendment being sought by USC;
3. Authorize the Department of Recreation and Parks (RAP) to issue a temporary right of entry permit to USC and/or its contractors to enter onto portions of Hazard Park for the purpose of constructing the proposed park improvements subject to plans as reviewed by RAP staff;
4. Authorize RAP to inform the Department of Public Works (DPW), Bureau of Engineering of the Board’s approval of the proposed park improvements;
5. Authorize RAP staff to work with USC and appropriate City agencies in the drafting and processing of all documentation necessary to grant to the City the sidewalk easement, subject to final approval by the Board, Mayor and City Council;

REPORT OF GENERAL MANAGER

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6. Authorize RAP staff to work with DPW in the drafting of a maintenance agreement or other similar document for RAP to provide landscape maintenance services over a portion of the public right-of-way, as described in the Summary of this Report, subject to final approval by the Board; and,
7. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

The University of California (USC) is currently underway on a major beautification and improvement project at its Health Sciences Campus (HSC). As part of the project, USC will be relocating existing overhead utilities underground; widening the sidewalks to make for a safer and enhanced walking environment; planting more than 340 street trees to beautify the surrounding public streets; installing decorative pavement; installing new street lights to improve safety; extending Norfolk Street from Playground Street to Soto Street to enhance access to the campus and Hazard Park; and installing campus monument signs, including one at the northwest corner of Soto Street and Norfolk Street (See Exhibit A).

USC is in the process of obtaining a General Plan Amendment for the re-designation and improvements of several public streets including San Pablo Street, Alcazar Street, Eastlake Avenue, Norfolk Street, and Biggy Street. The change in street designations and standards will allow for reduced street widths and thereby provide additional right-of-way for increased sidewalks and parkways, and for the redistribution of on-street parking spaces. When approved, improvements adjacent to Hazard Park include extending Norfolk Street from its current eastern terminus at Playground Street to a new intersection with Soto Street. Following several community meetings and outreach, USC relocated the alignment of the new Norfolk Street onto USC property in order to preserve existing park facilities, including the existing handball court. With the dedication of USC land to the City of Los Angeles for the public street, the existing Norfolk Street right of way can be vacated and the land dedicated to RAP. Also, a portion of land located at the corner of San Pablo Street and Zonal Avenue will need to be dedicated to the City for the widening of the sidewalk at this location.

A new traffic signal and crosswalks at the Norfolk Street/Soto Street intersection will be installed that will provide pedestrians and vehicles a safer, more direct access to Hazard Park and the campus. Additional street parking will be provided on the south side of the Norfolk Street extension immediately adjacent to the Park, and a new parking lot will be constructed on the north side of Norfolk with 40 metered stalls to serve Hazard Park visitors.

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As part of the project, Soto Street will be widened along the west side in accordance with current street designations which will result in a new twelve foot wide sidewalk and variable right-of-way line dedication ranging from zero to twelve feet. The new concrete sidewalk along Soto Street will extend from Norfolk Street to Zonal Avenue and will include new street trees and street lights that will enhance safety and promote community connectivity.

The USC project is currently in B-Permit plan check and scheduled to be ready for final approvals on June 30, 2014. As a condition of the B-Permit process, the City of Los Angeles, Department of Public Works, Bureau of Engineering has requested that RAP review and approve the improvements that impact Hazard Park.

Specific park improvements within or adjacent to Hazard Park that must be considered by the Board, include (also see Exhibit B):

1. Relocation of Hazard Park sign to accommodate the widening of Soto Street to its dedicated width;
2. Relocation of existing irrigation backflow device;
3. Relocation of irrigation lines and water meters;
4. Grading along the Soto Street and Norfolk Street;
5. Installation of a storm water velocity dissipater;
6. Removal of two park trees;
7. Landscape maintenance agreement with DPW for those areas of the park that are in the public right-of-way; and,
8. Sidewalk easement at the northeast corner of San Pablo Street and Zonal Avenue (see Exhibit C)

RAP staff has completed its review of USC's plans for the proposed park improvements and finds them acceptable. Upon approval of this Report, RAP staff will begin negotiations with DPW staff for the drafting of a landscape maintenance agreement for the maintenance of park areas by RAP along Soto Street that are in the public right-of way as depicted in Exhibit B.

Staff has determined that the subject project will consist of minor modification to existing park facilities, granting of a sidewalk easement, and approval of a maintenance agreement. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1, 3, 14), and Class 5(4) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

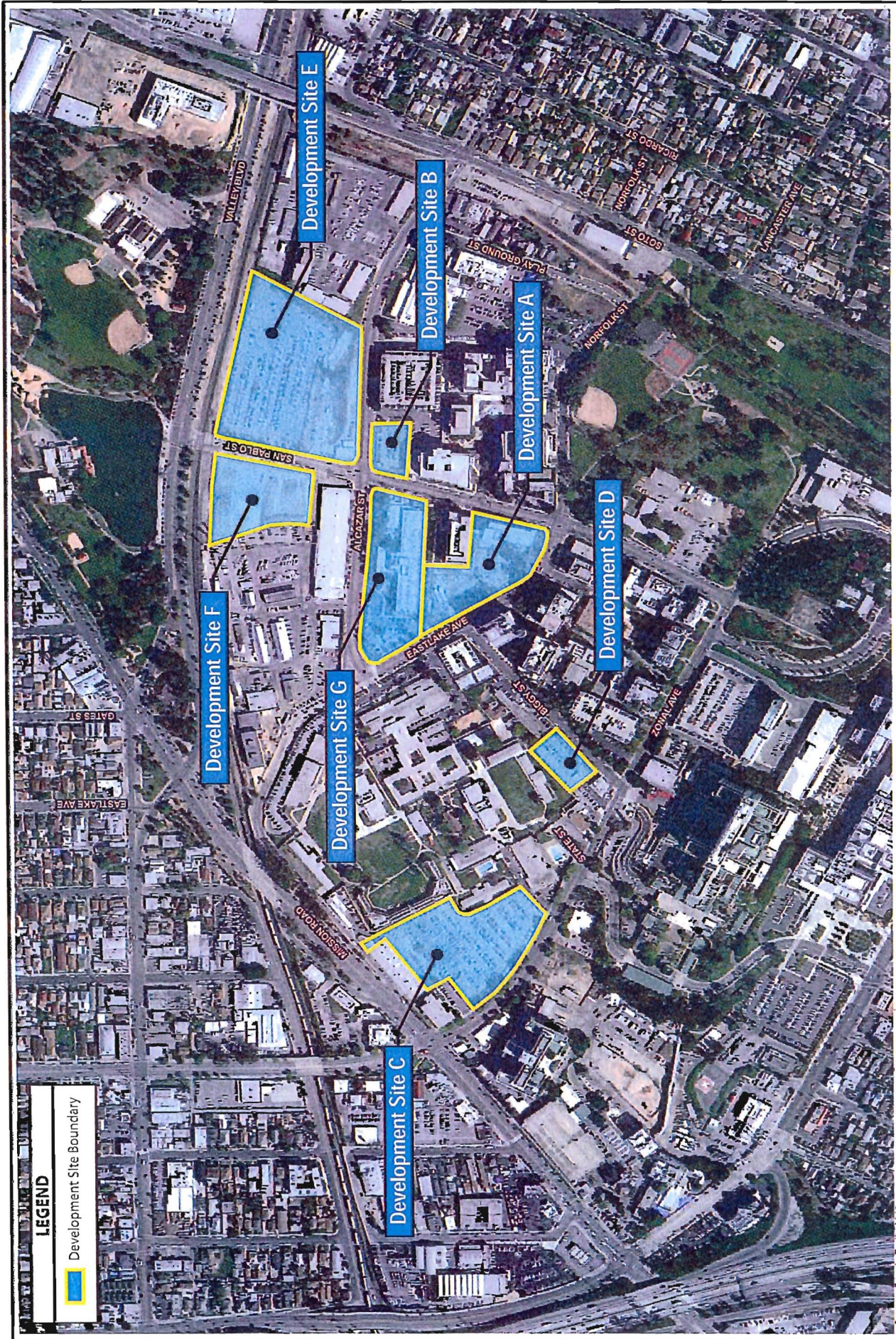
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FISCAL IMPACT STATEMENT:

The approval the proposed park improvements project will not have any impact on RAP's General Fund as all costs associated with the construction of the improvements will be borne by USC.

Since most of the proposed park improvements either replace, relocate or remove existing equipment, it is anticipated that there will be no fiscal impact to RAP for the maintenance of the proposed improvements.

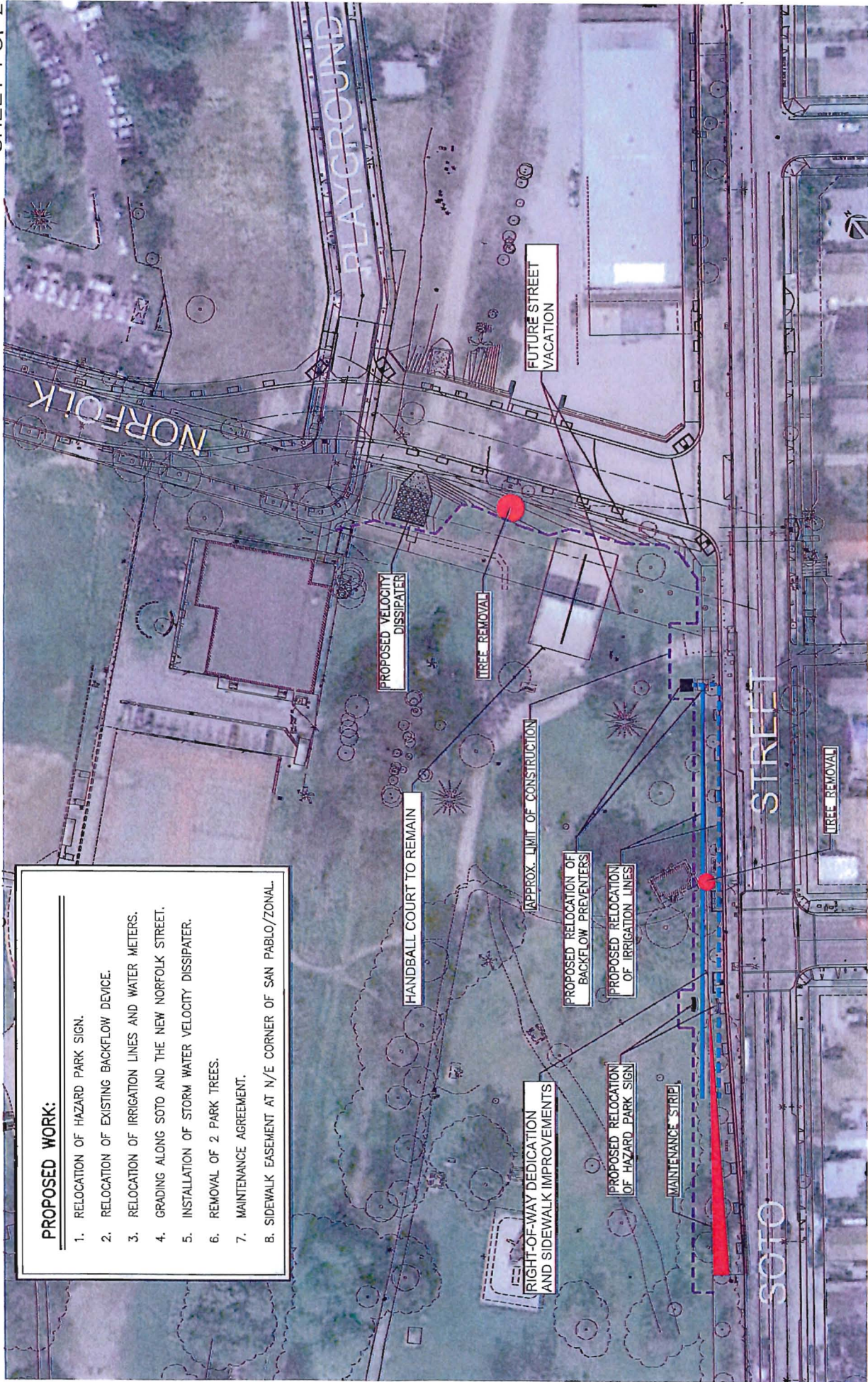
This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction, and Maintenance Branch.



Source: Google Earth, 2012.

Figure 1
Aerial View of Development Sites

- PROPOSED WORK:**
1. RELOCATION OF HAZARD PARK SIGN.
 2. RELOCATION OF EXISTING BACKFLOW DEVICE.
 3. RELOCATION OF IRRIGATION LINES AND WATER METERS.
 4. GRADING ALONG SOTO AND THE NEW NORFOLK STREET.
 5. INSTALLATION OF STORM WATER VELOCITY DISSIPATER.
 6. REMOVAL OF 2 PARK TREES.
 7. MAINTENANCE AGREEMENT.
 8. SIDEWALK EASEMENT AT N/E CORNER OF SAN PABLO/ZONAL.





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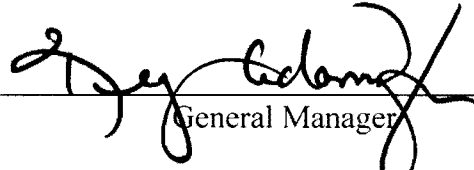
DATE July 9, 2014

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GAFFEY STREET POOL – (POOL & NEW BATHHOUSE) RESTORATION (PRJ20726) (W.O. #E1907453) PROJECT – ADOPTION OF MITIGATED NEGATIVE DECLARATION

<i>far</i>	R. Adams	<u>CSD</u>	V. Israel	_____
	*R. Barajas		K. Regan	_____
	H. Fujita		N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider and adopt the Initial Study (IS) and Mitigated Negative Declaration (MND) for Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project, on file in the Board Office, finding that on the basis of the whole record of proceedings of the project, including the IS/MND and any public and agency comments received therefrom, that there is no substantial evidence that the project will have a significant effect on the environment, and all potentially significant environmental effects of the project have been properly disclosed, evaluated, and mitigated in the IS/MND in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines, and reflects the Board’s independent judgment and analysis;
2. Adopt the Mitigation Monitoring and Reporting Plan, on file in the Board Office, published under separate cover that specifies the mitigation measures to be implemented in accordance with CEQA Guidelines (Section 15074(d));
3. Approve the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project, as described in the Summary of this Report; and,
4. Direct staff to file a Notice of Determination for the adopted IS/MND with the Los Angeles City Clerk and the Los Angeles County Clerk within 5 days of the Board’s approval.

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SUMMARY:

Submitted is the Final Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA) for approval of the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project, located at 3351 South Gaffey Street, San Pedro, California 90731 (near the intersection of Gaffey Street and 33rd Street), within Angels Gate Park.

In 1943, a group of soldiers stationed at Fort MacArthur wrote and produced the “Hey Rookie” stage show. Not only was the show a great success as a military morale booster, but the show also attracted some of the biggest names in Hollywood during its nine month run. The production was a financial success and generated substantial funds which were later used to construct the “Hey Rookie” (Gaffey Street) pool facility. This newly constructed facility seated about 2,000, one of the biggest venues in San Pedro and became home of the water-based show, “Aquacades.”

In 1977, the United States Army decided that Fort MacArthur no longer fit its needs and declared it surplus property. The property was then transferred to the City of Los Angeles, through the Secretary of the Department of the Interior. The City turned the “Upper Reservation” into a park in 1982. The pool remained open until the early 1990s, when it was eventually closed and drained due to deterioration. Today, the pool and its terraced concrete spectator seating area are no longer in use and are in disrepair.

The proposed scope for the project includes a complete restoration of the Gaffey Street Pool, to meet current health, safety, and building codes, while retaining historical context as to its 1940's original design and to provide swimming activities for adjacent residents. Associated with this would be: the reconditioning of the pool mechanical equipment area; the addition of exhibit panels and a historic plaque to provide patrons the story of the pool's historical significance; the upgrading/installation of walkways, driveways, thirteen (13) new parking spaces to include one (1) handicapped and twelve (12) regular parking spaces and ten (10) bicycle spaces, seat walls, and landscaping and irrigation systems throughout the project area; the resurfacing of the access road that serves the pool; the building of a storm water filtration planter to treat storm-water from around the pool area; the construction of a new 4,471 square foot bathhouse; and accessibility to the pool area from Gaffey Street, through the construction of stairs and a handicapped access ramp.

Building 825 would be decommissioned and mothballed. Building 825 is a single-story wood framed building, built in 1940 and historically was used as a mess hall and a latrine among other uses. Building 825 is a contributing resource to the Fort MacArthur Upper Reservation Historic District, which was listed in the California Register of Historical Resources (California Register) in 2007. The purpose of this Mothballing Plan is to provide a general plan and long term

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maintenance strategies designed to halt current and imminent destructive and deteriorative processes to Building 825. Work relating to Building 825 is contemplated to be undertaken in the future and is not part of any current design plans.

Under a separate Board Report, this Board will be asked to consider approving the final plans and call for bids for the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project. The City Engineer's estimate for the construction costs of the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project is \$6,600,000.00. Funds are available from the following funding accounts. The Proposition K funds can only be used toward the cost of restoring the pool. The rest of the project must be funded with non-Proposition K funds.

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>	<u>AMOUNTS</u>
Harbor Department MOU ⁽¹⁾	205/88/88JMA3	\$1,143,469.75
Proposition K	43K/10/10J893	\$ 2,213.24
Proposition K	43K/10/10K893	\$ 200,000.00
Proposition K (Interest and Inflation) ⁽²⁾	43K/10/TBD	TBD

Notes: ⁽¹⁾ Harbor Department Funding was approved via an MOU under Board Report No. 12-196. The total MOU amount available for this project is \$6,966,012.00.

⁽²⁾ The Project qualified for Proposition K Interest and Inflation Funds up to an estimated amount of \$600,000.00.

A Memorandum of Understanding (MOU) with the Harbor Department for the construction, development and operation of the Gaffey Street Pool – Restoration Project was approved by the Board on June 20, 2012 (Board Report No. 12-196). The MOU between RAP and the Harbor Department has RAP being responsible for the completion of the design and construction of the proposed improvements and upon its completion, RAP shall maintain the improvements. The Harbor Department shall be responsible for providing the necessary funding up to \$6,966,012.00 to complete the project.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared based on an Initial Study, which determined that all potentially significant environmental effects would be mitigated to a level less than significant. The MND was circulated to all interested parties and responsible agencies, and filed with the State Clearinghouse for a 30-day review and comment period from April 2, 2014 to May 2, 2014.

Nine (9) interested community members made comments related to the project. Issues brought up include Administration, Activities, Budgeting and Operations of the Pool and Bathhouse; Aesthetics, Views and Bathhouse height; Cultural Resources; Landscaping; Noise; Off-Street

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Parking; Safety and Security; Traffic; and Utilities. Comments were received and have been incorporated into the final MND as applicable, copies of which have been provided to the Board for its review and consideration. However, the comments did not require any additional environmental analyses or substantive changes to the MND.

A Mitigation Monitoring and Reporting Plan has been prepared that specifies all the mitigation measures identified in the MND, which will either reduce to a level of insignificance or eliminate the potentially significant environment impacts of the project.

FISCAL IMPACT STATEMENT:

Construction of the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. However, future operations and maintenance costs will be included in future Departmental annual budget requests.

This report was prepared by Willis Yip, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; James Tebbetts, Environmental Specialist II, Environmental Management Group, BOE; Jose Fuentes, Acting Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

REPORT OF GENERAL MANAGER

NO. 14-191

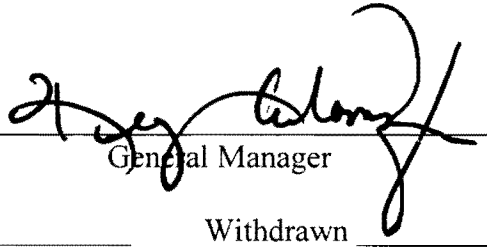
DATE July 9, 2014

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GAFFEY STREET POOL (POOL & NEW BATHHOUSE) RESTORATION (PRJ20726) (W.O. #E1907453) PROJECT – FINAL PLANS AND CALL FOR BIDS

	R. Adams	<u> </u>	V. Israel	<u> </u>
<i>for</i>	*R. Barajas	<u><i>CSD</i></u>	K. Regan	<u> </u>
	H. Fujita	<u> </u>	N. Williams	<u> </u>



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final plans and specifications for the Gaffey Street Pool (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) project; and,
2. Approve the date to be advertised for receipt of bids as Tuesday, August 26, 2014, at 3:00 P.M. in the Board Office.

SUMMARY:

Submitted are the final plans and specifications for the Gaffey Street Pool (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) project, located at 3351 South Gaffey Street, San Pedro, California 90731, within Angels Gate Park. The plans and specifications were prepared by the Bureau of Engineering (BOE), Architectural Division, in conjunction with the design consultant, Paul Murdoch Architects.

The proposed scope for this project includes the following:

1. Refurbishment of the existing historical 110-foot by 50-foot, 5,500 square-foot (SF), swimming pool, and construction of a new 4,471 SF bathhouse with a pool equipment room. Additional improvements include handicapped access ramps and stairs, walkways, access road, parking areas, seating, exhibit panels and plaque, hillside grading, landscaping and irrigation (Portion A).

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2. Construction of a new event concrete terrace and associated landscaping (Portion B).

The City Engineer's construction cost estimate for the project, for Portions A and B, is \$7,100,000.00. However, the construction cost estimate for Portion B is \$500,000.00 and is included as a deductive alternate in the construction documents. Therefore, the City Engineer's estimate for Portion A is \$6,600,000.00. The construction cost estimate for Portions A and B is within the current total funding. Funds are currently available from the following funding accounts. The Proposition K funds can only be used toward the cost of restoring the pool. The rest of the project must be funded with non-Proposition K funds.

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>
Harbor Department MOU ⁽¹⁾	205/88/88JMA3
Proposition K	43K/10/10J893
Proposition K	43K/10/10K893
Proposition K (Interest and Inflation) ⁽²⁾	43K/10/TBD

- Notes: ⁽¹⁾ Harbor Department Funding was approved via an MOU under Board Report No. 12-196. The total MOU amount available for this project is \$6,966,012.00.
- ⁽²⁾ The Project qualified for Proposition K Interest and Inflation Funds up to an estimated amount of \$600,000.00.

A Memorandum of Understanding (MOU) with the Harbor Department for the construction, development and operation of the Gaffey Street Pool – Restoration Project was approved by the Board on June 20, 2012 (Board Report No. 12-196). The MOU between RAP and the Harbor Department has RAP being responsible for the completion of the design and construction of the proposed improvements and upon its completion, RAP shall maintain the improvements. The Harbor Department shall be responsible for providing the necessary funding up to \$6,966,012.00 to complete the project.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) that included the development elements of the project will be considered by the Board on July 9, 2014 under a separate Board Report. A Notice of Determination (NOD) was filed with the Los Angeles City Clerk and the Los Angeles County Clerk.

The bid package has been approved by the City Attorney's Office.

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FISCAL IMPACT STATEMENT:

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. However, future operations and maintenance costs will be included in future Department annual budget requests.

This report was prepared by Willis Yip, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program, Jose Fuentes, BOE Acting Deputy City Engineer, and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

REPORT OF GENERAL MANAGER

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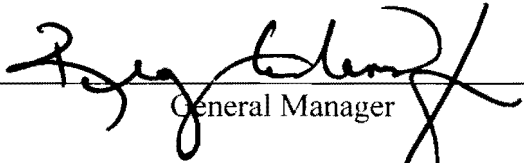
DATE July 9, 2014

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHATSWORTH PARK SOUTH – REMEDIAL ACTION PLAN (PRJ90007)
PROJECT — APPROVAL OF FINAL PLANS

<i>for</i>	R. Adams _____	V. Israel _____
	*R. Barajas <u>CSO</u>	K. Regan _____
	H. Fujita _____	N. Williams _____



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the final plans for the Chatsworth Park South - Remedial Action Plan (PRJ90007) project, substantially in the form on file in the Board Office.

SUMMARY:

Chatsworth Park South is a 75-acre park located at 22360 Devonshire Street in the Chatsworth community of the City. On February 14, 2008, Chatsworth Park South was closed to the public due to the suspected lead and other contaminants from a former skeet and trap firing range that was part of the park property prior to acquisition by the Department of Recreation and Parks (RAP) in 1966. The contamination was subsequently substantiated by a required Preliminary Endangerment Assessment (PEA) performed by RAP under a Voluntary Cleanup Agreement (VCA) with the local office of the California Department of Toxic Substances Control (DTSC).

On June 5, 2013, the Board of Recreation and Park Commissioners (Board) approved the Preferred Alternative (Alternative 3) of the Chatsworth Park South Remedial Action Plan (Report No. 13-155). Alternative 3, the Capping Alternative, includes the capping of contaminated soil in place with an engineered cap.

Final plans have been completed and prepared for the project. The scope of work is for the remediation of the lead contamination and redevelopment of the park and recreational amenities on approximately twenty-one (21) acres of the park (remediation area). The plans include the demolition of the existing hardscapes and irrigation systems; grubbing of the existing terrain and removal of tree stumps; grading and construction of a one-foot engineered remedial cap, four (4) detention basins, and interconnecting bioswales; removal of lead pellets and surficial soil within one inch to three inches of existing terrain by vacuum and handpicking in the rocky outcropping of the remedial area; perimeter fencing; landscaping and irrigation; and various standard park amenities.

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The final design for the park is illustrated on Exhibit A. RAP contract vendors will construct the project.

The Proposition K scope of work in the ballot measure is for outdoor park development and parking lot improvements. The specific Proposition K scope of work in this project includes providing decomposed granite trail loops, grass / meadow area, and resurfacing of the existing parking lot.

There is approximately \$6,000,000.00 in various City and RAP funds which have been earmarked for the project, including the City General Fund (Capital Improvement Expenditure Program - CIEP), Proposition K, Sites and Facilities, and Quimby. The current cost estimate for completing the project is \$7,225,000.00. Staff anticipates that additional funds may need to be identified to complete the project scope depending on bids received from RAP vendors.

<u>Funding Source</u>	<u>Fund/Dept./Acct. No.</u>
Proposition K specified, inflation & interest	To Be Determined
City General Fund - CIEP	To Be Determined
Sites & Facilities	To Be Determined
Quimby	To Be Determined
RAP Departmental Funds	To Be Determined

Staff has determined that the subject project was previously evaluated for environmental impacts (Report No. 13-155) in accordance with California Environmental Quality Act (CEQA). A Mitigated Negative Declaration along with a Mitigation Monitoring and Reporting Plan were adopted on June 5, 2013. A Notice of Determination was filed with the Los Angeles County Clerk on June 6, 2013. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

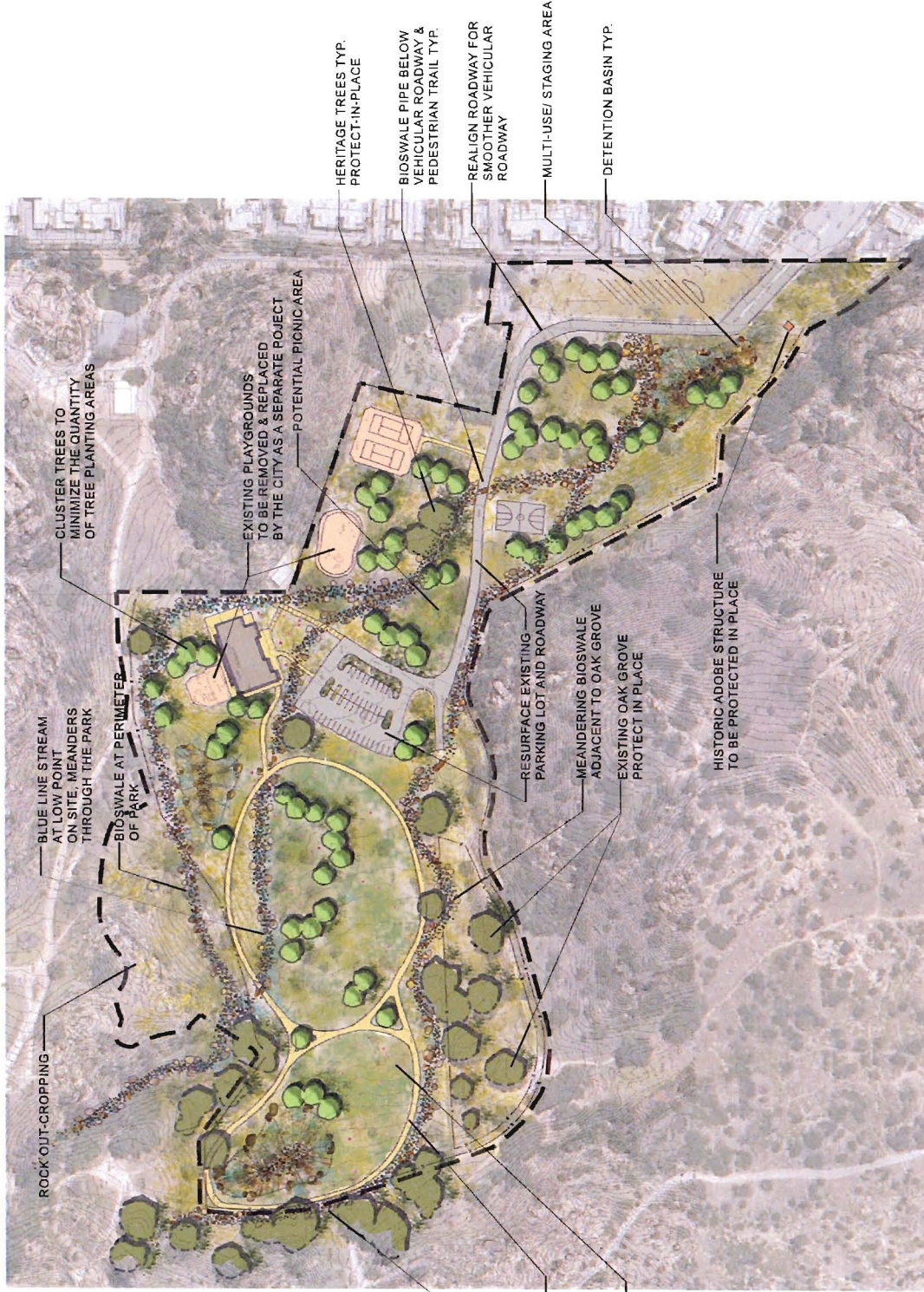
The approval and execution of the final plans for the project may have an impact on RAP's General Fund. The estimated costs for the implementation of the proposed park improvements and remediation of the site could require additional funding from RAP's General Fund to meet anticipated shortfalls. In addition, there is a fiscal impact to RAP for the maintenance of the subject project. It is currently estimated that remedial cap maintenance costs will be at least \$10,000.00 annually in addition to general park maintenance. Once the project is completed, operational maintenance cost will be determined. Upon project completion, a request for funding will be submitted in future RAP annual budget requests.

This report was prepared by Paul Davis, Environmental Specialist III, Planning, Construction, and Maintenance Branch.

Exhibit A

OPPORTUNITIES

1. ENCAPSULATE CONTAMINATED SOIL ON SITE ELIMINATING RISK OF EXPOSURE
2. PROTECT-IN-PLACE HERITAGE TREES
3. REPLACE DEAD & DECLINING TREES THAT ARE A FIRE HAZARD
4. INCREASE THE USE OF NATIVE & DROUGHT TOLERANT PLANTS REDUCING WATER REQUIREMENTS
5. INCORPORATE BIOSWALES & DETENTION BASINS INTO DESIGN TO MEET STORMWATER MANAGEMENT REQUIREMENTS
6. REPLACE OBSOLETE IRRIGATION SYSTEM WITH A WATER-EFFICIENT SYSTEM THAT IS COST EFFECTIVE
7. PROVIDE TRAIL SYSTEM WITH ADA ACCESS



ROCK OUT-CROPPING

BLUE LINE STREAM AT LOW POINT ON SITE, MEANDERS THROUGH THE PARK

BIOSWALE AT PERIMETER OF PARK

CLUSTER TREES TO MINIMIZE THE QUANTITY OF TREE PLANTING AREAS

EXISTING PLAYGROUNDS TO BE REMOVED & REPLACED BY THE CITY AS A SEPARATE PROJECT

POTENTIAL PICNIC AREA

HERITAGE TREES TYP. PROTECT-IN-PLACE

BIOSWALE PIPE BELOW VEHICULAR ROADWAY & PEDESTRIAN TRAIL TYP.

REALIGN ROADWAY FOR SMOOTHER VEHICULAR ROADWAY

MULTI-USE/ STAGING AREA

DETENTION BASIN TYP.

RESURFACE EXISTING PARKING LOT AND ROADWAY

MEANDERING BIOSWALE ADJACENT TO OAK GROVE

EXISTING OAK GROVE PROTECT IN PLACE

HISTORIC ADOBE STRUCTURE TO BE PROTECTED IN PLACE

BIOSWALE AT PERIMETER OF PARK

DECOMPOSED GRANITE TRAIL LOOPS AROUND MEADOW AREA (ADA ACCESSIBLE)

GRASS / MEADOW AREA



REPORT OF GENERAL MANAGER

NO. 14-193

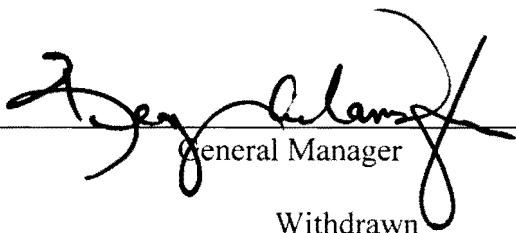
DATE July 9, 2014

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE – OLD FIRE STATION 84 POCKET PARK – NEW PARK DEVELOPMENT (PRJ20546) PROJECT – FINAL PLANS FOR THE CONSTRUCTION OF THE PARK AND DEMOLITION OF EXISTING SITE STRUCTURES; CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT; AND AUTHORIZATION OF FUNDS FOR PARK CONSTRUCTION

<i>for</i> R. Adams	<u>CSB</u>	V. Israel	_____
R. Barajas		K. Regan	_____
H. Fujita		N. Williams	_____



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider, and certify the Final Environmental Impact Report (FEIR) for the proposed Old Fire Station 84 Pocket Park (PRJ20546) project, substantially in the form on file in the Board Office, (State Clearinghouse No. 2014031041 and City Document No. EIR-14-011-RP) and posted on the Department of Recreation and Parks (RAP) website at, <http://www.laparks.org/environmental/environmental.htm>, finding that all potentially significant environmental effects of the project have been properly disclosed and evaluated in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines, that the information contained in the Final EIR was reviewed and considered prior to approving the project, and the documents constituting the record of proceedings in this matter are located in the files of the RAP's Planning, Construction and Maintenance Branch, and that the FEIR reflects RAP's independent judgment and analysis;
2. Adopt the Findings of Fact and Statement of Overriding Consideration set forth in Exhibit A;

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3. Adopt the Mitigation Monitoring and Reporting Plan set forth in Section 4 of the Final EIR;
4. Direct Environmental Management staff to file a Notice of Determination with the Los Angeles City Clerk and County Clerk within 5 business days of the certification of the Final EIR;
5. Approve the demolition and removal of the existing structures and site elements necessary for development of a pocket park by Bureau of Engineering;
6. Approve the final plans for the construction of the Old Fire Station 84 Pocket Park – New Park Development (PRJ20546) project, substantially in the form on file in the Board Office;
7. Approve the demolition and removal of the existing structures and site elements necessary for development of a pocket park by Bureau of Engineering;
8. Authorize the Department's Chief Accounting Employee to transfer \$1,000,000.00 in RAP Special Funds from Capital Park Development B Account No. 89270K-CG to the 5340 Canoga Avenue Account No. 89460K-ET; and,
9. Approve the allocation of a total of \$1,000,000.00 in RAP Special Funds, from the 5340 Canoga Avenue Account No. 89460K-ET, for the Old Fire Station 84 Pocket Park – New Park Development (PRJ20546) project, as described in the Summary of this Report.

SUMMARY:

In 2012, Councilmember Dennis Zine introduced a motion at City Council requesting RAP to accept the transfer of jurisdiction and control, at no cost to RAP, of a City-owned property parcel with the street address 5340 Canoga Avenue, Los Angeles, California 91364 (APN: 2167-002-900). The 15,250 square-foot site (0.35 acres) is owned by the City of Los Angeles and was originally acquired to house Fire Station 84, but, the old fire station was vacated when the new Fire Station 84 was built at 21050 Burbank Boulevard in 2007. The property was then placed under the jurisdiction of the Department of General Services (GSD).

On May 30, 2013, the Information Technology and General Services Committee of the City Council approved the motion by Councilmember Zine; and the City Council adopted the actions to transfer jurisdiction and control of the parcel on June 21, 2013 (Council file No. 13-353). The Council action recommended that the best and future use of this parcel was to develop it into a park for community use. On March 19, 2014, the Board accepted the transfer of property and

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dedicated it as a park in perpetuity (Board Report No. 14-067). The park will be known as Old Fire Station 84 Pocket Park until formally named.

On Sunday, November 17, 2013, a community meeting facilitated by Council District 3 and RAP staff was held on the project site. This meeting identified the community desires as to the design of their new park. RAP staff then proceeded to develop a concept plan based on the community wishes. The Council District then met again with the community to further refine the park concept for the preparation of final plans. When the final plans were developed, RAP staff requested BOE for the development and execution of the final plans. The final plans included the demolition and removal of the existing structures and site elements necessary for the construction of the park. The final plans for development of the park site include the construction of a community area, an open green space area, a fire station themed children's play area, picnic area, shade structures, game tables, perimeter fencing, lighting, a smart irrigation system, Southern California-friendly landscaping, and various standard park amenities. The final plans for the design of the park are on file with the Board Office.

The Board has approved the allocation of a total of \$85,000.00 in Quimby Fees for the Old Fire Station 84 Pocket Park – New Park Development (PRJ20546) project (Board Reports No. 11-156 and 12-238). The scope of work previously approved by the Board was for due diligence requirements, preliminary environmental site assessments, and environmental investigation work including a field survey and a soil report. Supplemental funding is now needed in order to implement the development of the site.

On September 5, 2012, the Board authorized the use of \$7,500,000.00 in Capital Park Development B funds for parks being developed as a part of the 50 Parks Initiative, subject to Board approval of each allocation from that account on a project by project basis (Board Report No. 12-241). Pursuant to that instruction, staff is requesting Board approval to allocate \$1,000,000.00 from the Capital Park Development B Account for the Old Fire Station 84 Pocket Park – New Park Development (PRJ20546) project.

Upon approval of this report, \$1,000,000.00 in RAP Special Funds can be transferred from Capital Park Development B Account No. 89270K-CG to the 5340 Canoga Avenue Account No. 89460K-ET, and allocated for the Old Fire Station 84 Pocket Park – New Park Development (PRJ20546) project. The total funding allocation for the project, including the previously allocated Quimby Fees, would be \$1,085,000.00. Staff anticipates that these funds are sufficient to complete the project scope.

The Draft EIR was circulated to all interested parties and responsible agencies for a forty-five (45) day review and comment period from May 22 through July 6, 2014. During this public review and comment period, only one (1) comment letter was received concerning the impact of construction trucks on State highways. All comments that were received and City responses to

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significant environmental issues raised were incorporated into the FEIR. A Mitigation Monitoring and Reporting Plan (MMRP) has been prepared that specifies all of the feasible mitigation measures identified in the FEIR, which will either reduce or eliminate the potentially significant environmental impacts of the project in accordance with Section 15097 of the State CEQA Guidelines. However, as described above, the project would result in unavoidable, significant adverse impacts to cultural resources, and as such, requires that the Board adopt the Findings of Fact (Findings) and the Statement of Overriding Considerations prior to taking action to approve the project. The Findings is a written statement made by the decision-making body of the lead agency that explains how it dealt with each significant impact and alternative in the EIR. The Statement of Overriding Considerations explains in detail why the social, economic, legal, technical or other beneficial aspects of the project outweigh the unavoidable, adverse environmental impacts, and why the City, as lead agency is willing to accept such impacts.

FISCAL IMPACT STATEMENT:

The approval and execution of the final plans for the project will not have any impact on the RAP's General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by funding sources other than the RAP's General Fund.

At this time, there is no fiscal impact to RAP for the maintenance of the subject project. Once the project is completed, operational maintenance cost will be determined. Upon project completion, a request for funding will be submitted in future RAP annual budget requests.

This report was prepared by Craig Raines, Landscape Architectural Associate III, Darryl Ford, Management Analyst II, and Paul Davis, Environmental Specialist III of the Planning, Construction, and Maintenance Branch.

EXHIBIT A

ENVIRONMENTAL FINDINGS OF FACT AND
STATEMENT OF OVERRIDING CONSIDERATION

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

I. ENVIRONMENTAL DOCUMENTATION BACKGROUND

On March 13, 2014, a Notice of Preparation (NOP) was issued by the Los Angeles Department of Recreation and Parks (LADRAP) for the preparation of an Environmental Impact Report (EIR) for the construction of an approximately 0.35-acre neighborhood pocket park, starting a 30-day public review period. Subsequent to the NOP public review period, a Draft EIR was prepared. The Draft EIR for the proposed project (SCH No. 2014031041), incorporated herein by reference in full, was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 *et seq.*) and the CEQA Guidelines (Title 14 California Code of Regulations [CCR] Section 15000 *et seq.*). In compliance with the CEQA Guidelines sections 15085 and 15087, a Notice of Availability was circulated from May 22, 2014 to July 6, 2014. During the same period, the Draft EIR was circulated and made available for public review and comment, in accordance with Section 15087 of the Guidelines. All of the written comments received during the Draft EIR public review period were addressed in the Final EIR.

The Final EIR was created to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the proposed project pursuant to CEQA and the CEQA Guidelines. The Final EIR includes corrections and additions to the Draft EIR and comments and responses required by the CEQA Guidelines. Draft comments on the Final EIR were sent to all public agencies and members of the public that made comments on the Draft EIR, at least ten days prior to scheduled certification of the Final EIR pursuant to CEQA Guidelines Section 15088, subd. (b).

The Final EIR is the primary reference document for the formulation and implementation of a Mitigation Monitoring and Reporting Program (MMRP) (see Attachment A) for the proposed project. Environmental impacts cannot always be mitigated to a level that is considered less than significant. In accordance with the CEQA Guidelines, if a lead agency approves a project that has significant impacts that are not substantially mitigated (i.e., resulting in unavoidable significant impacts), the agency shall state in writing the specific reasons for approving the project based on the final CEQA documents and any other information in the public record for the project (see CEQA Guidelines Section 15093, subd. [b]). This is called a “statement of overriding considerations.” These findings, as well as the accompanying statement of overriding considerations are shown below.

II. ORGANIZATION

The Findings of Fact and Statement of Overriding Considerations (SOC) are organized by the following sections:

- Section III: Contains the legal requirements for the determination of findings of fact.
- Section IV: Contains a brief description of the project goals, and objectives.
- Section V: Identifies the project’s significant environmental effects.
- Section VI: Describes the alternatives analyzed in the evaluation of the project.
- Sections VII: Contains a discussion of other CEQA considerations.
- Section VIII: Contains the Statement of Overriding Considerations.
- Section IX: Contains a discussion of the Mitigation, Monitoring, and Reporting Program.

III. FINDINGS REQUIRED UNDER CEQA

PRC Section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects.” Section 21002 goes on to state that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.” This is accomplished by adopting a SOC.

PRC Section 21002 is implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required (See PRC Section 21081, subd. (a); CEQA Guidelines, Section 15091, subd. [a]).

PRC Section 21081 and CEQA Guidelines Section 15091 require a public agency (LADRAP), prior to approving a proposed project, to identify significant impacts of the proposed project and make one or more of three allowable findings for each of the significant impacts.

- The first allowable finding is that “changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR” (CEQA Guidelines Section 15091, subd. [a][1]).
- The second allowable finding is that “such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency” (CEQA Guidelines Section 15091, subd. [a][2]).
- The third allowable finding is that “specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR” (CEQA Guidelines Section 15091, subd. [a][3]).

The CEQA Guidelines do not define the difference between “avoiding” a significant environmental effect and merely “substantially lessening” such an effect. The LADRAP must therefore interpret the meaning of these terms from the other contexts in which the terms are used. PRC Section 21081, on which CEQA Guidelines Section 15091 is based, uses the term “mitigate” rather than “substantially lessen.” For purposes of these findings, the term “avoid” refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less-than-significant level. In contrast, the term “substantially lessen” refers to the effectiveness of such measure or measures to substantially reduce the severity of a significant effect, but not to reduce that effect to a less-than-significant level.¹

Although CEQA Guidelines Section 15091 requires only that approving agencies specify that a particular significant effect is “avoid[ed] or substantially lessen[ed],” these findings, for purposes of clarity, in each case will specify whether the effect in question would be reduced to a less-than-significant level, or would simply be substantially lessened but would remain significant upon implementation of the recommended mitigation.

¹ *Laurel Hills Homeowners Association v. City Council* (1978) 83 Cal.App.3d 515, 519-521.

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the project lies with some other agency.²

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects."³

These findings constitute the LADRAP's best efforts to set forth the evidentiary and policy basis for its decision to approve the project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various mitigation measures outlined in the Final EIR are feasible and are within the LADRAP's jurisdiction and responsibility, and to the extent these mitigation measures have not been modified, superseded or withdrawn, the LADRAP hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the LADRAP adopts a resolution approving the project.

To the extent there is any ambiguity regarding mitigation measures set forth in the EIR, the adopted Mitigation Monitoring and Reporting Program (MMRP), the July 2014 staff report, or these findings, the LADRAP hereby commits itself to implement whichever version of the mitigation measure is most stringent.

The documents and other materials that constitute the whole record of proceedings on which the CEQA findings are based are located at the LADRAP in Los Angeles, California.

IV. DESCRIPTION OF THE PROPOSED PROJECT

The proposed project is part of the LADRAP 50 Park Initiative, which attempts to increase the number of parks and facilities available in the City of Los Angeles in densely populated neighborhoods and communities that lack sufficient open space and recreational services. The goal of the proposed project is to provide outdoor park and green space with a fire station themed play area, a fitness zone with equipment, turf areas, picnic tables, benches, and shade structures in a park-poor, urban neighborhood.

Specifically, the proposed project includes the demolition of a 2,268-square foot, single-story fire station building and a separate 960-square foot vehicle garage, and the clearing of all apparatus such as a possible underground storage tank and hose racks.⁴

Following the demolition and clearing of all structures and apparatus, the project site would be converted into a small neighborhood pocket park. The proposed park is intended to serve the neighborhoods within walking distance.

Park amenities would include a fire station themed play area intended for 5 to 12 year olds, a fitness zone with equipment, a gaming/Wi-Fi zone, turf areas, picnic tables, benches, and shade structures. Landscaping would be sustainable and consist of trees and shrubbery. The existing pepper tree adjacent to the project site would be maintained. A smart irrigation system would be installed, which include low-

²CEQA Guidelines, Section 15091, subd. (a), (b).

³CEQA Guidelines, Sections 15093 and 15043, subd. (b); see also PRC, Section 21081, subd. (b).

⁴There are three vapor monitoring wells that were installed at the project site in 1990 as part of an underground storage tank (UST) integrity test and soils investigation, which would be removed in accordance with applicable regulations prior to project construction. A drain, potentially connected to a sump, and the sump if present, would also be removed.

volume sprinklers, moisture sensors and automatic controllers to ensure water efficiency. Hardscapes would include concrete and brick walkways. Security fencing would be installed along the perimeter of the entire site, along with security lighting and cameras. The design concept of the pocket park would reflect the former Fire Station and its fire-fighting purpose and would comply with the requirements of the Americans with Disabilities Act.

V. SUMMARY OF ENVIRONMENTAL IMPACTS

Below are the determinations of the LADRAP regarding the environmental effects, significant impacts, and corresponding mitigation measures of the Old Fire Station 84 Pocket Park Project organized by topic area. These determinations or findings address the effects of the proposed project. Each impact is followed by a discussion of mitigation to reduce the environmental effects and a finding.

Cultural Resources

Significance Criteria

In accordance with Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related to cultural resources if it would:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Impact

Demolition of the fire station and associated garage, a designated Historic Cultural Monument (HCM), would result in a substantial adverse change in the significance of a historical resource. Additionally, construction of the proposed project has the potential to result in the substantial adverse change to the historic pepper trees, also designated HCM, located adjacent to the project site along Canoga Avenue. While the proposed project does not include the removal of any adjacent pepper tree, construction activities associated with the proposed project could result in the significant damage or death of these trees.

Reference

Draft EIR Section 4.1, page 4.1-7.

Mitigation Measures

- CR1** During construction of the proposed project, flagging or safety fencing shall be installed around any adjacent pepper trees (Historic-Cultural Monuments [HCM] 93) that are situated near mechanized equipment.
- CR2** Prior to issuance of demolition permits, the City of Los Angeles Department of Recreation and Parks shall ensure that documentation of the buildings and structures proposed for demolition is completed that follows the general guidelines of Historic American Building Survey documentation. The documentation shall include large-format photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to where it will be available for current and future generations. Archival copies of the documentation shall also be submitted to the downtown branch of the Los Angeles Public Library, the Los Angeles Fire Department Historical Society and the Woodland Hills Library where it would be available to local researchers.

CR3 Within one year of the date of completion of the proposed project, the City of Los Angeles Department of Recreation and Parks shall erect an interpretive kiosk or sign detailing the history of the project site, its significance, and its important details and features. The content shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History (NPS 1983).

Finding

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

LADRAP finds that protection measures included in Mitigation Measure **CR1** would reduce impacts to the adjacent pepper trees along Canoga Avenue to less than significant. While Mitigation Measures **CR2** and **CR3** would reduce the impacts to the Old Fire Station 84 by documenting the prior fire station use, no feasible mitigation measures were identified to reduce the significant impacts to less than significant. Under these circumstances, LADRAP finds that a significant impact would remain.

Noise

Significance Criteria

In accordance with Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related to cultural resources if it would:

- Expose persons or generate noise to levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Expose people to or generate excessive vibration or groundborne noise levels;
- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; and/or
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

The proposed project would include significant sources of construction noise and vibration, and the quantitative impact analysis focuses on construction activity. The following significance thresholds have been established to assess construction noise and vibration.

The City of Los Angeles has established the following specific significance thresholds are relevant to the proposed project.

The proposed project would have a significant impact related to construction noise if:

- Construction activities lasting more than one day would exceed existing ambient noise levels by 10 dBA or more at a noise-sensitive use;
- Construction activities lasting more than ten days in a three-month period would exceed existing ambient noise levels by 5 dBA or more at a noise-sensitive use; and/or
- Construction activities would exceed the ambient noise level by 5 dBA at a noise-sensitive use between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday, or anytime on Sunday.

Impact

Construction of the proposed project would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Ambient noise levels in the community surrounding the project site range from 49.1 to 59.6 dBA Leq (A-weighted scale Equivalent Noise Level). Construction activity would include demolition, site preparation, and construction activities. It is anticipated that the use of

heavy-duty equipment, although limited, would audibly increase ambient noise levels. Construction equipment could generate noise levels up to 90 dBA Leq at 50 feet. Numerous residences and the Halsey Schools Woodland Hills are located within 500 feet of the project site. It is anticipated that equipment noise levels would exceed the 75 dBA Leq at 50 feet standard stated in the LAMC. Therefore, the proposed project would result in significant impact related to construction noise.

Reference

Draft EIR Section 4.2, page 4.2-8.

Mitigation Measures

- N1** All construction equipment shall be properly maintained and equipped with mufflers and other suitable noise attenuation devices.
- N2** Contractors shall endeavor to use rubber-tired equipment rather than tracked equipment. Noisy equipment shall be used only when necessary and shall be switched off when not in use.
- N3** Contractors shall ensure that all stockpiling and vehicle staging areas are located away from noise-sensitive receivers.
- N4** Contractors shall establish a public liaison for project construction that shall be responsible for addressing public concerns about construction activities, including excessive noise. The liaison shall determine the cause of the concern (e.g., starting too early, bad muffler, etc.) and shall work with the City of Los Angeles Department of Recreation and Parks to implement reasonable measures to address the concern.
- N5** Contractors shall develop a construction schedule to ensure that the construction would be completed quickly to minimize the time a sensitive receptor will be exposed to construction noise.
- N6** Construction supervisors shall be informed of project-specific noise requirements, noise issues for sensitive land uses adjacent to the project site, and/or equipment operations.
- N7** Construction equipment shall be electric- and hydraulic-powered rather than diesel- and pneumatic-powered, as feasible.
- N8** Temporary barriers (e.g., noise blankets) shall be utilized, as applicable to site conditions, to shield the line-of-site from equipment to sensitive land uses.
- N9** Truck routes shall be on major arterial roads within non-residential areas. If not feasible, truck routes shall be reviewed and approved by Los Angeles Department of Transportation before the haul route can be located on major arterial roads in residential areas.
- N10** Contractors shall coordinate with the site administrator for the Halsey School to discuss construction activities that generate high noise levels. Coordination between the site administrator and contractors shall continue on an as-needed basis.

Finding

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Construction-related noise and vibration impacts would be temporary, but result in a significant impact. Mitigation Measure **N1** would reduce equipment engine noise levels by approximately 3 dBA. Mitigation Measures **N2** through **N10**, while difficult to quantify, will contribute to controlling construction noise levels. These mitigation measures would reduce noise levels to the greatest extent feasible. Under these circumstances, LADRAP finds that the impacts related to construction noise would be reduced to less than significant.

VI FINDINGS REGARDING PROJECT ALTERNATIVES

Evaluation of Alternatives

Where a significant impact can be substantially lessened (i.e., mitigated to an “acceptable level”) solely by the adoption of mitigation measures, the lead agency, in drafting its findings, has no obligation to consider the feasibility of alternatives with respect to that impact, even if the alternative would mitigate the impact to a greater degree than the project.⁵ CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility of modifying the project lies with some other agency.⁶

The preceding discussion regarding project impacts discloses that significant Cultural Resources (the pepper trees) and construction noise effects identified in the EIR can be substantially lessened by the adoption of feasible mitigation measures. There are however unavoidable and significant impacts to Cultural Resources, which cannot be substantially lessened.

Thus, the LADRAP, in considering alternatives in these findings, need only determine whether any alternatives are environmentally superior with respect to those impacts not mitigated to a less-than-significant level. If any alternatives are superior with respect to those impacts, the LADRAP is then required to determine whether the alternatives are feasible. If the LADRAP determines that no alternative is both feasible and avoids the unavoidable significant impacts of the proposed project, then the LADRAP may approve the project as mitigated.

These findings address whether the alternatives lessen or avoid the significant unavoidable impacts associated with the project and consider the feasibility of each alternative. Under CEQA, “(f)feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors” (CEQA Guidelines Section 15364). The concept of feasibility permits agency decision makers to consider the extent to which an alternative is able to meet some or all of a project’s objectives. In addition, the definition of feasibility encompasses desirability to the extent that an agency’s determination of infeasibility represents a reasonable balancing of competing economic, environmental, social, and technological factors.

The LADRAP finds that the range of alternatives studied in the EIR reflects the various types of alternatives that would potentially be capable of reducing the proposed project’s environmental effects, while accomplishing most but not all of the project objectives. The LADRAP finds that the alternatives analysis is sufficient to inform the LADRAP and the public regarding the tradeoffs between the degree to which alternatives to the project could reduce environmental impacts and the corresponding degree to which the alternatives would hinder the petitioners’ ability to achieve its project objectives.

The Draft EIR identified and compared environmental effects of the two alternatives described below with environmental impacts resulting from the proposed project. Based on substantial evidence in the whole record of these proceedings, the LADRAP finds that the two alternatives listed below would reduce the unavoidable and significant impacts of the proposed project but would not meet all of the project objectives. The full analysis of project alternatives, set forth in Chapter 5.0 Project Alternatives of the Draft EIR, is hereby incorporated by reference into this evaluation of alternatives.

⁵PRC Section 21002; *Laurel Hills Homeowners Association, supra*, 83 Cal.App.3d at p. 521; see also *Kings City Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 730-731; *Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 400-403.

⁶CEQA Guidelines Section 15091, subs. (a), (b).

Project Alternatives

Alternative 1: No Project Alternative. Analysis of a No Project Alternative is required by Section 15126.6 (e)(2) of the CEQA Guidelines and assumes that the proposed project would not be implemented. The No Project Alternative allows decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The No Project Alternative includes “what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.”⁷ In the case of the proposed project, the existing fire house and associated garage would remain unoccupied and boarded up. Also, the buildings would continue to deteriorate and the existing vandalism would likely continue.

Cultural Resources. Alternative 1 considers what would reasonably be expected to occur on the project site if no future discretionary actions were to occur. Under this alternative, no development would occur on the site and no other action would be taken by the LADRAP to improve the site. The buildings would remain in their current mothballed state; boarded up and vacant. Leaving the building vacant would increase its susceptibility to vandalism, which could result in damage or a loss of historic integrity, thus ultimately resulting in a significant impact to a historical resource. Therefore, this alternative would result in significant impacts to cultural resources.

Noise. Alternative 1 would not include new sources of construction or operational noise or vibration. There would be no change to the existing ambient environment, and no potential for noise and vibration impacts to the surrounding community. Therefore, Alternative 1 would result in no impact related to noise and vibration. This alternative would have fewer noise impacts than the proposed project.

The No Project Alternative (Alternative 1) would have lesser impacts to cultural resources and noise and vibration in comparison to the demolition of the Old Fire Station 84 and implementation of a pocket park.

Alternative 2: Adaptive Reuse Alternative. The Adaptive Reuse Alternative would include using the existing structures as a community center and game room. The exteriors would be preserved and restored, while the interiors would be modified for recreational programs and current building codes. Specifically, the Fire Station would include a lobby, kitchen, two multipurpose rooms, two offices, and restrooms. The existing garage would be modified to accommodate an art/yoga/dance studio.

Cultural Resources. The Adaptive Reuse Alternative would retain the fire station and associated garage and repurpose the buildings as a community center and game room. The exteriors would be preserved and restored and the interiors would be modified to accommodate new uses for recreational programs and current building codes. All work would be completed under the direction of an architectural historian who meets the Secretary of the Interior’s Professional Qualifications Standards. The remaining open space on the site would be improved to include a 2,250 square foot playground behind the community buildings, picnic area and plaza space. The site would also be improved with security lights and camera, native landscaping and a smart irrigation system. Therefore, Alternative 2 would result in less-than-significant impacts related to cultural resources. This alternative would avoid the significant and unavoidable cultural resource impacts of the proposed project.

Noise. Alternative 2 would generate similar noise and vibration levels as discussed from the proposed project. Similar to the proposed project, construction noise would result in a significant impact. Mitigation Measure **N1** would reduce equipment engine noise levels by approximately 3 dBA. Mitigation Measures **N2** through **N10**, while difficult to quantify, will contribute to controlling construction noise levels. These mitigation measures would reduce noise levels to the greatest extent feasible. Therefore, Alternative 2 would result in less-than-significant impacts related to noise and vibration after

⁷CEQA Section 15126.6 [e][2].

implementation of mitigation. This alternative would have similar impacts as the proposed project's less-than-significant impacts.

Alternative 2 would have reduced impacts to cultural resources compared to the proposed project. However, Alternative 2 would not meet the goals of the project. Since the City has only about 10 percent of the recommended 8-10 acres of parks and open space for every 1,000 residents,⁸ there is a much greater need for pocket parks with outdoor space and playground equipment. In addition, Alternative 2 is likely to be underused since the Woodland Hills Recreation Center, which has a large community center and offers youth and adult classes year round, is located approximately 1.6 miles to the northeast. This facility can accommodate up to 300 people and has hundreds of classes. Also, as has been previously expressed by the surrounding community, there is limited parking on and around the project site. While the driveway could accommodate up to four tandem parking spaces, this alternative would require 11 parking spaces.⁹ Therefore, this alternative would further exasperate the existing lack of available parking.

Environmentally Superior Alternative. The No Project Alternative (Alternative 1) would not have any effect on noise levels and the Adaptive Reuse Alternative (Alternative 2) would have fewer impacts related to cultural resources compared to the proposed project alternative. Of the two alternatives, Alternative 2 would be considered the environmentally superior alternative because it produces the fewest impacts when compared to the proposed project. However, neither Alternative 1 nor Alternative 2 would meet all of the project objectives. Alternative 1 would not meet any of the project objectives. While Alternative 2 would create a small play area with picnic tables, it would not fully achieve the project objectives of providing a pocket park with green space, a fire station themed play area, a fitness zone with equipment, turf areas, picnic tables, benches, and shade structures in a park-poor, urban neighborhood.

VII. FINDINGS REGARDING OTHER CEQA CONSIDERATIONS

1. The LADRAP finds that the EIR was prepared in compliance with CEQA and the CEQA Guidelines. The LADRAP finds that it has independently reviewed and analyzed the EIR for the proposed project, that the Draft EIR which was circulated for public review reflected its independent judgment and that the Final EIR reflects the independent judgment of the LADRAP.
2. The LADRAP finds that the EIR provides objective information to assist the decision-makers and the public at large in their consideration of the environmental consequences of the project. The public review period provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit comments regarding the Draft EIR. The Final EIR was prepared after the review period and responds to comments made during the public review period.
3. The LADRAP staff evaluated comments on environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, the LADRAP staff prepared written responses describing the disposition of significant environmental issues raised. The Final EIR provides adequate, good faith and reasoned responses to the comments. The LADRAP reviewed the comments received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information regarding environmental impacts to the Draft EIR. The LADRAP has based its actions on full appraisal of all viewpoints, including all

⁸National Recreation and Parks Association. Building Healthy Communities 101: A Primer on Growth and Housing Development for L.A. Neighborhood. accessed from <http://lahd.lacity.org/lahdinternet/Portals/0/Policy/curriculum/gettingfacts/infrastructure/parks.html> on July 8, 2014.

⁹The fire station building is 2,268-square feet and the vehicle garage is 960-square feet. According to the Institute of Transportation Engineers' Parking Generation (4th Edition) the parking requirements for a recreation center is 3.2 spaces per 1,000 square feet. (3.2 * 3,228 = 10.3)

comments received up to the date of adoption of these findings, concerning the environmental impacts identified and analyzed in the EIR.

The EIR evaluated the potential project and cumulative impacts to Cultural Resources and Noise and Vibration. The significant environmental impacts of the project and the alternatives were identified in the text and summary of the Draft EIR.

While experts may disagree pursuant to CEQA Guidelines Section 15151, substantial evidence in the record supports the LADRAP's conclusions in the EIR.

The recommended mitigation measures which have been identified for the proposed project were identified in the text and summary of the EIR and Initial Study. The final mitigation measures are described in the MMRP (see Attachment A). Each of the mitigation measures identified in the MMRP, and contained in the Final EIR, have been incorporated into the proposed project, to the extent feasible. The LADRAP finds that the indirect impacts of the proposed project have been mitigated to the extent feasible by the Mitigation Measures identified in the MMRP, and contained in the Final EIR.

The responses to the comments on the Draft EIR, which are contained in the Final EIR, clarify and amplify the analysis in the Draft EIR.

Having reviewed the information contained in the EIR and in the administrative record, as well as the requirements of CEQA and the CEQA Guidelines regarding recirculation of Draft EIRs, the LADRAP finds that there is no significant new information in the Final EIR such that recirculation of the Draft EIR, pursuant to the requirements outlined in the CEQA Guidelines Section 15088.5, would be required.

CEQA requires the lead agency approving a project to adopt an MMRP (for the changes to the project which it has adopted or made a condition of project approval) in order to ensure compliance with project implementation. The mitigation measures included in the EIR as certified by the LADRAP and included in MMRP as adopted by the LADRAP serves that function. The MMRP includes all of the recommended mitigation measures identified in the Draft EIR. In accordance with the requirements of PRC Section 21081.6, the LADRAP hereby adopts the MMRP.

The custodian of the documents or other material which constitute the record of proceedings upon which the LADRAP's decision is based is located at Department of Recreation and Parks in Los Angeles, California.

The LADRAP finds and declares that substantial evidence for each and every finding made herein is either contained in the EIR, which is incorporated herein by this reference, or is in the record of proceedings in the matter.

The LADRAP is certifying an EIR for, and is approving and adopting Findings for, the entirety of the actions described in these Findings and in the EIR as comprising the project. It is contemplated that there may be a variety of actions undertaken by other State and local agencies (who might be referred to as "responsible agencies" under CEQA). Because the LADRAP is the lead agency for the project, the EIR is intended to be the basis for compliance with CEQA for each of the possible discretionary actions by other State and local agencies to carry out the project.

Growth Inducement

CEQA requires a discussion of the ways in which a project could be growth inducing. CEQA also requires a discussion of ways in which a project may remove obstacles to growth, as well as ways in which a project may set a precedent for future growth. CEQA Guidelines Section 15126.2, subd. (d), identifies a project as growth inducing if it fosters economic or population growth, or the construction of

additional housing, either directly or indirectly, in the surrounding environment. New employees from commercial and industrial development and new population from residential development represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. Examples of development that would indirectly facilitate or accommodate growth include the installation of new roadways or the construction or expansion of water delivery/treatment facilities.

The proposed project would not remove impediments to growth. The area surrounding the project site is developed with commercial, light industrial and residential uses and is served by appropriate infrastructure and public services. No new infrastructure for water or electric would be required for the proposed project. The project would not include restrooms, no connection to the sewers or sanitation system would be required.

Significant Irreversible Environmental Effects

State CEQA Guidelines Section 15126.2, subd. (c) provides the following direction for the discussion of irreversible changes:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Project development will not directly result in any permanent and irreversible environmental changes based on the minimal and efficient use of non recoverable resources (Draft EIR, Chapter 6.0 subsection 6.4).

VIII. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a project against its unavoidable risks when determining whether to approve a project. If the specific economic, legal, social, technological or other benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered acceptable (CEQA Guidelines Section 15093 [a]). CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the EIR or elsewhere in the administrative records (CEQA Guidelines Section 15093 [b]). In accordance with the requirements of CEQA and the CEQA Guidelines, the LADRAP finds that the mitigation measures identified in the Draft EIR and the MMRP, when implemented, avoid or substantially lessen virtually all of the significant effects identified in the Draft EIR. Nonetheless, a significant impact from the project is unavoidable even after incorporation of all feasible mitigation measures. This significant unavoidable impact is summarized below.

Impacts related to Cultural Resources. Demolition of the fire station and associated garage, a designated HCM, would result in a significant and unavoidable impact to a historical resource.

While considered a historical resource for purposes of CEQA as a local designated HCM, the Historic Impacts Report prepared for this project concluded that the property is not eligible for listing in the National Register of Historic Places or California Register of Historic Places based on archival research. Although the property retains a high degree of integrity, it is not directly associated with important events or trends important to history. Further, no direct evidence was found to demonstrate an important association with the post-war era

and is not associated with any important individuals. The building and garage are modest examples of Minimal Traditional architecture; while not typically used for institutional properties, they are not particularly notable for their workmanship, design or style. The fire station was designed by a locally noted architect, but he is not considered a master. For these reasons, the property was found to not have the potential to yield information important to history. The LADRAP further specifically finds that, notwithstanding the disclosure of this significant impact, there are specific overriding economic, legal, social, technological, and other reasons for approving this project. The City has a shortage of parks and open space. The City has only about 10 percent of the recommended 8-10 acres of parks and open space for every 1,000 residents.¹⁰ Only a quarter of children in Los Angeles live within a quarter mile of a park. Establishing public open space for recreational and physical activity is central to engaging diverse population groups with broad ranging and long-lasting public health implications. While the provision of cultural amenities is a beneficial component to quality of life, it is outweighed by the need to sustain and improve public health within the City. On balance, the LADRAP finds that there are specific, economic, legal, social, technological, and other considerations associated with the project that serve to override and outweigh the project's significant impact and, thus, the significant impact to cultural resources is considered acceptable.

IX. MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP was prepared for the proposed project, and was approved by the LADRAP by the same resolution that has adopted these findings. The MMRP is located below in Attachment A.

¹⁰National Recreation and Parks Association, *Building Healthy Communities 101: A Primer on Growth and Housing Development for L.A. Neighborhood*, accessed from <http://lahd.lacity.org/lahdinternet/Portals/0/Policy/curriculum/gettingfacts/infrastructure/parks.html> on July 8, 2014.

REPORT OF GENERAL MANAGER

NO. 14-194

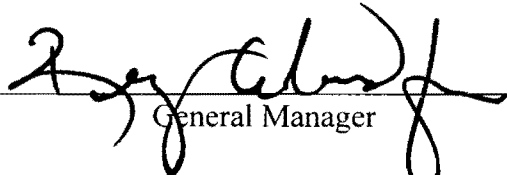
DATE July 9, 2014

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE – VERMONT MIRACLE PARK/VERMONT AND 81ST STREET PARK – TRANSFER OF JURISDICTION AND CONTROL OF PROPERTY TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

<i>for</i>	R. Adams	<u> </u>	V. Israel	<u> </u>
	*R. Barajas	<u><i>GSD</i></u>	K. Regan	<u> </u>
	H. Fujita	<u> </u>	N. Williams	<u> </u>



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, approving the non-financial transfer of property Lot 218 of Sunny Side Park Addition Tract with the street address of 954 West 81st Street, Los Angeles, California 90044, and 8102 South Vermont Avenue, Los Angeles, California 90044, approximately 10,058 square feet or 0.23 acre, with the Los Angeles County Assessors Parcel Number (APN) 6032-005-900, from the jurisdiction of the City of Los Angeles, Department of General Services (GSD), to the City of Los Angeles, Department of Recreation and Parks (RAP), and authorizing RAP staff, per City Charter Section 594 (a) and (b), to request the assistance of GSD to complete the transfer of jurisdiction and control, at no expense to RAP, subject to review and approval of the City Attorney as to form;
2. Direct the Board Secretary to accept the transfer of jurisdiction and control for the property, with the APN 6032-005-900, as requested by the City Council;
3. Declare that upon completion of the jurisdictional transfer, the parcel be set apart and dedicated as park property in perpetuity, to be known until formally named as Vermont Miracle Park; and,

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NO. 14-194

4. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (pursuant to Section 21084 for the Public Resources Code, Article 19 of the State CEQA Guidelines, and Article III of the City CEQA Guidelines).
5. Direct staff to file a Notice of Exemption with the Los Angeles County Clerk within five (5) days of the Board's approval of the Resolution.

SUMMARY:

On November 7, 2006, California voters passed the "Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006", which authorizes \$5,400,000,000.00 in general obligation bonds for a number of State of California (State) grant programs. One of the grant programs created is the Proposition 84 Statewide Park Program. A total of \$368,000,000.00 was dedicated to the Proposition 84 Statewide Park Program to make grant awards for the creation of new park and recreation facilities in proximity to the most critically underserved communities throughout California on a competitive basis in two (2) rounds (\$184,000,000.00 available each round).

In January 2011, the State released a Request for Proposals for the second round of competitive grants for the Proposition 84 Statewide Park Program. On June 6, 2011, the Board authorized the General Manager to submit three (3) Proposition 84 Statewide Park Program grant applications and supported the submittal of eight (8) Proposition 84 Statewide Park Program grant applications by various organizations working in partnership with RAP (Board Report No. 11-167). Two (2) of the eight (8) grant applications that were submitted by organizations other than RAP were prepared and submitted by the Los Angeles Neighborhood Land Trust (LANLT), a non-profit organization.

On March 26, 2012, LANLT received notification from the State that the two (2) grant applications that it submitted for the 98th Street Park and the Vermont and 81st Street Park projects were awarded funding under the second funding round of the Proposition 84 Statewide Park Program. The State awarded LANLT a total of \$1,492,664.00 in grant funding for the Vermont and 81st Street Park project, identified in the City Council's motion (C.F. No. 12-1632) as 8102 South Vermont Avenue, Los Angeles, California 90044, APN 6032-005-900 (Attachment A).

On July 19, 2012, through Board Report No. 12-222, the Board approved a Donation Agreement (Agreement), between RAP and LANLT for the acquisition, development, and construction of new parks in Los Angeles. The Board also approved the conceptual plan for the Vermont and 81st Street Park and preliminarily approved the Transfer of Jurisdiction of 0.23 acres of City-owned surplus property, located at 954 West 81st Street and 8102 South Vermont, Los Angeles, California 90044 (APN 6032-005-900), for the purpose of creating a new neighborhood park.

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PG. 3

NO. 14-194

On November 2, 2012, the City Council adopted the action(s), under C.F. No. 12-1632, approving the Transfer of Jurisdiction and Control of property identified in the motion as 8102 South Vermont Avenue, Los Angeles, California 90044, APN 6032-005-900 to RAP.

Per the Donation Agreement No. C-121941 executed on March 20, 2013 (C.F. No. 12-1406-S2), LANLT is coordinating the design and construction of the new park with RAP's Planning, Construction and Maintenance Branch (PCM) staff. Once construction is completed by LANLT, LANLT will present to PCM staff the completed park for final inspection. If approved by PCM staff, the completed project will be submitted to the Board for final approval and acceptance. If accepted, RAP would assume and be responsible for the long-term maintenance and operation of the newly developed park under the terms of the Agreement with LANLT that was approved by the Board through Board Report No. 12-222 on July 19, 2012.

The site of the new park is on a corner lot with multiple addresses of 8102 South Vermont Street and 954 West 81st Street, Los Angeles, California 90044 with APN 6032-005-900 (Attachment A). GSD currently maintains the 0.23 acre vacant parcel referenced as the Vermont and 81st Street Park. The site is currently vacant and is surrounded by residential housing. Upon approval of the Transfer of Jurisdiction and Control by the Board as requested by the City Council (C.F. No. 12-1632), instructions will be given to GSD by RAP Real Estate staff to proceed with the Transfer of Jurisdiction and Control.

Following the approval of this Report and upon the completion of the due diligence and review of final plans and specifications ("Plans and Specifications") by PCM staff, PCM staff will return to the Board for final approval of park development - Plans and Specifications. As mentioned and presented in Board Report No. 12-222, the conceptual plan for the Vermont and 81st Street Park project includes the construction of the following: a playground, fitness zones, climbing sculpture, walking trail, gazebo, fencing, and landscaping (Attachment B). The State awarded LANLT a total of \$1,492,664.00 in grant funding for this project. It is expected that the funding will be sufficient to meet the project scope as presented to the Board on July 19, 2012 in Board Report No. 12-222.

Staff has determined that the subject project will consist of the acquisition of approximately 0.23 acres of vacant surplus property and the development of a new park. The proposed park will include a playground, fitness zones, climbing sculpture, walking trail, gazebo, fencing, and landscaping. Therefore, the project is exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3(3, 6, 9), Class 4(1, 3), and Class 11 (3) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on October 19, 2012.

REPORT OF GENERAL MANAGER

PG. 4

NO. 14-194

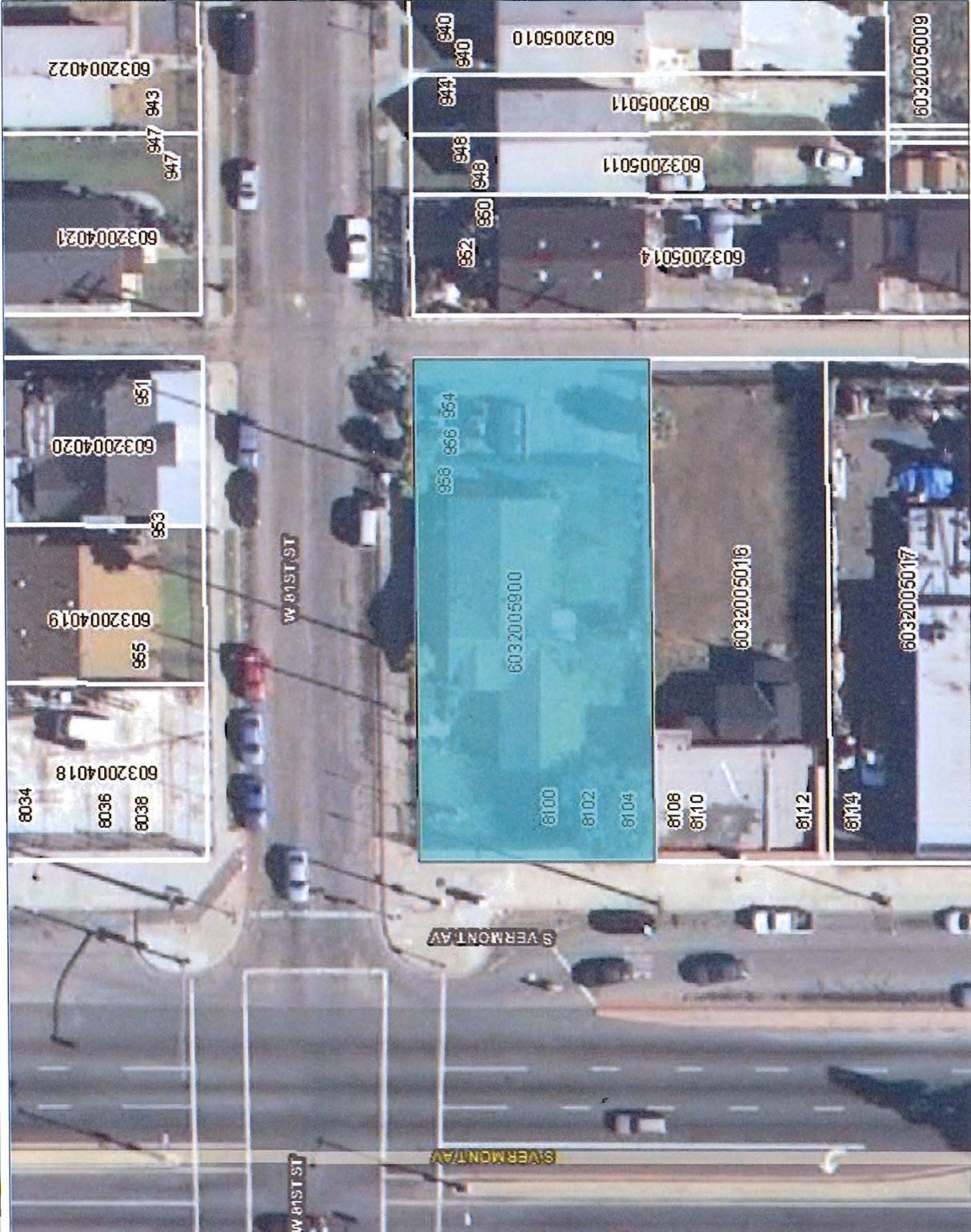
FISCAL IMPACT STATEMENT:

The maintenance cost of the Project has not been determined. Maintenance funds for the new parkland will be requested as part of the annual City budget process. If the funding is not granted, this facility will be included in the existing Metro Region routes resulting in reduction of core functions on existing routes.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Section.



RE: Vermont Miracle Park - 954 W. 81st Ave. - APN:6032-005-900



Notes

956 W. 81st, 90044
956 W. 81st
8100 S. Vermont Ave.
8102 S. Vermont Ave.
8104 Vermont



1:500

0.0 Miles

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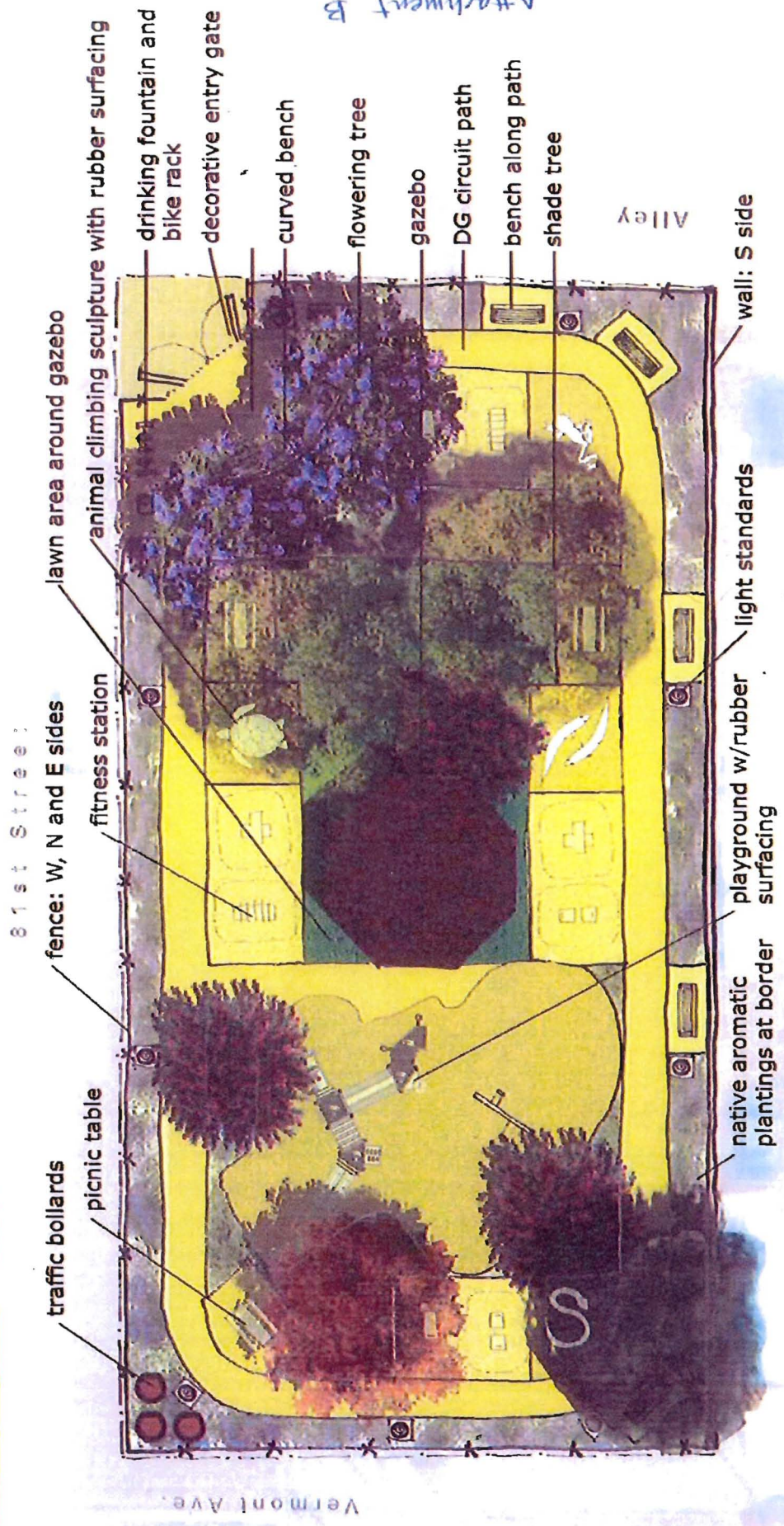
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LOS ANGELES
NEIGHBORHOOD
LAND
TRUST



create a PARK
crear un PARQUE



VERMONT MIRACLE PARK: CONCEPT LEVEL SITE PLAN

MATTERS PENDING

Matters Pending will be carried for a maximum of six months, after which time they will be deemed withdrawn and rescheduled whenever a new staff report is received.

GENERAL MANAGER'S REPORTS:

<u>ORIGINALLY PLACED ON BOARD AGENDA</u>	<u>PLACED ON MATTERS PENDING</u>	<u>DEEMED WITHDRAWN</u>
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None

BIDS TO BE RECEIVED:

None

PROPOSALS TO BE RECEIVED:

7/15/14	Griffith Park Halloween Event
8/5/14	Operation and Maintenance of the Greek Theatre Concession

QUALIFICATIONS TO BE RECEIVED:

None