

**APPROVED**  
JUL 08 2009

REPORT OF GENERAL MANAGER

NO. 09-186

DATE July 8, 2009

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOSTETTER PARK - LOU COSTELLO RECREATION CENTER - POOL AND BATHHOUSE REPLACEMENT (PRJ#1502P) (W.O. #E1906493) – CONSIDERATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT AND FINAL PLANS AND CALL FOR BIDS

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	*M. Shull _____

*for*

*[Signature]*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

*As Amended*

RECOMMENDATION:

That the Board:

1. Review and consider the Final Environmental Impact Report (FEIR), on file in the Board Office for the proposed Hostetter Park - Lou Costello Recreation Center - Pool and Bathhouse Replacement Project (State Clearinghouse No. 2007111114 and City Document No. EIR-RP-001-09) and:
  - a. Certify that the FEIR was completed in compliance with the California Environmental Quality Act (CEQA) and State and City CEQA Guidelines; that it reflects the Board's independent judgment and analysis; and that the information contained in the FEIR was reviewed and considered prior to approving the project,
  - b. Adopt the Findings of Fact and Statement of Overriding Considerations,
  - c. Adopt the Mitigation Monitoring and Reporting Program (FEIR Chapter 4),
  - d. Direct the Environmental Management staff to file a Notice of Determination with the Los Angeles City Clerk and County Clerk within five (5) business days of the certification of the FEIR,

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2. Approve the final plans and specifications for the Hostetter Park - Lou Costello Recreation Center - Pool and Bathhouse Replacement (PRJ # 1502P) (W.O. #E1906493) project;
3. Approve the date for receipt of bids to be advertised as Tuesday, September 22, 2009, at 3:00 P.M. in the Board Office; and,
4. Approve the reduction in the value of work that the specifications require to be performed by the Prime Contractor from 50% to 20% of the Base Bid price;

### SUMMARY:

Submitted are the final plans and specifications for Hostetter Park - Lou Costello Recreation Center - Pool and Bathhouse Replacement (PRJ#1502P)(W.O. #E1906493) project, located at 3121 East Olympic Boulevard, Los Angeles, CA 90023. The plans and specifications were prepared by the design consultant, Sparano + Mooney Architecture, Inc., under the supervision of the Architectural Division of the Bureau of Engineering (BOE).

The proposed project involves the demolition of the existing bathhouse and swimming pool at Hostetter Park and construction of a new bathhouse, swimming pool, splash pad and additional parking spaces. The new six-lane pool will be 38 feet wide by 75 feet long, with a diving stand, a mechanical access lift for the disabled and two life guard chairs. Surrounding the pool will be a deck-level gutter and sufficient safety marking on ceramics tile inlay. The new kidney-shaped splash pad for younger kid use is approximately 20 feet by 43 feet in size, with water features such as bell shower, shower tunnel, raindrop and slant jet.

To ensure the quality and to meet the standards of the construction of the City pools, all bidders will be required to complete and submit " Pool Contractor's Minimum Qualifications – Experiences with Public Swimming Pools Construction" forms as part of their bids, as instructed in the bid package.

In 1945, the Lou Costello, Jr. Youth Foundation in Los Angeles was established by movie legend actor Lou Costello, with the help of Bud Abbott. It was founded in memory of his one-year-old son who drowned in the family swimming pool in 1943, two days before his first birthday. Among the facilities built by the Foundation were the swimming pool and bathhouse, completed in 1947. The Costello Pool is 45 feet by 150 feet, with approximately 6,000 square-feet of pool deck area. The pool is elevated above street level on South Grande Vista Avenue. The supporting walls have shifted causing damage to the deck structure. The bathhouse is constructed of wood and stucco and has severe dry-rot and termite damage. The overall condition of the facility is extremely poor and has exceeded its useful life.

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The Department of Recreation and Parks (RAP) 2006 Pool Assessment Report identified the Costello Pool to be of high priority for replacement.

The proposed project design was presented to and accepted by the community on February 5, 2007. As a courtesy and out of respect to the family of the late Lou Costello, RAP and BOE presented the proposed pool and bathhouse replacement project to Paddy, daughter of Lou Costello, on April 1, 2008, at which time she acknowledged the need for the replacement project and expressed her support.

The City Engineer's construction estimate for the project is ~~\$6,120,000~~ <sup>\$3,900,000</sup>. Funds are available from the following accounts:

<u>Funding Source</u>	<u>Fund No. / Dept. No. / Acct No.</u>	<u>Amount</u>
MICLA 2006-2007	298/88/A217	\$900,000
Proposition K 2009-2010	43K/10/F225	\$500,000
Quimby	TBD	\$138,131
MICLA 2009-2010	298/88/F217	<u>\$8,126,000</u>
TOTAL		\$9,664,131

The policy of this Board has been to require that the prime contractor on construction projects perform a minimum of 50% of the work on the project, as measured by the base bid price. It is proposed that the Board reduce the prime contractor's participation requirement from 50% to 20% on this project. This should help attract a broader range of prime contractors, thus creating a more inviting and competitive bidding environment for this project. Also, it should create more competitive pricing among the subcontractors providing bids to the prime contractors. Additionally, all specialty pool subcontractors will be required to meet the minimum pre-qualification requirements as indicated in the Bid Package.

A Draft EIR (DEIR) was completed in January 2009. Based on the information in the Initial Study and on comments received during the Notice of Preparation (NOP) review period, the proposed project was identified as having potentially significant impacts on the following environmental resource areas: aesthetics, cultural resources, and noise. The extent and magnitude of the impacts of the proposed project on these environmental resources during construction and operations were analyzed in detail in the DEIR.

A Notice of Availability for the DEIR was published in the Los Angeles Times on January 22, 2009. Copies of the DEIR were provided to various agencies, individuals, and organizations, and made available at the nearest local public library. The DEIR was also posted on the Department's environmental management web site ([www.laparks.org/environmental/environmental.htm](http://www.laparks.org/environmental/environmental.htm)).

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The review period for the DEIR was 45 days, from January 22-March 9, 2009. The DEIR was also submitted to the State Clearinghouse to facilitate review by State agencies.

Three (3) written comments were received during the public review period concerning the eligibility and preservation of the historic bathhouse and pool. Copies of the comments in their entirety have been provided in the FEIR. Issues raised in that comments have been systematically identified and corresponding written responses prepared.

The primary area of concern was that the historic bathhouse and pool needed to be evaluated for significance in a broader context of other historic buildings at Lou Costello Recreation Center (formerly Lou Costello Jr. Youth Center) as a potential historic district, and its association with well-known architects Earl H. Heitschmidt and Charles O. Matcham who designed the center. In addition, the proposed rehabilitation/preservation alternative needed additional refinements to better accomplish project objectives while avoiding significant adverse impacts on historic resources, including the rehabilitation of the Costello Senior Citizen Center.

However, as stated in the FEIR in response to these comments, even though there is another building at the recreation center that was part of the original historic Lou Costello Jr. Youth Center, this building along with the pool and bathhouse do not retain sufficient integrity due to years of alterations to constitute an eligible historic district. In addition, Lou Costello Recreation Center is not considered one of the projects for which the design architects became well-known, or for which they would be considered “master architects.” Also, the range of alternatives considered in the EIR, including preservation and adaptive reuse alternatives that would preserve the historic bathhouse, is sufficient within the physical constraints of the project site and its structures to make a reasoned choice pursuant to the CEQA guidelines. Therefore, no additional alternative or mitigation measure would need to be considered.

### Environmental Impact Analysis and Significance Determination:

With the exception of the potentially unavoidable adverse impacts identified below, the impact analyses conducted for the other environmental resource areas analyzed in the Initial Study and the Draft EIR determined that the proposed project would have no significant adverse impacts on the environment. Potentially significant impacts, individually or cumulatively, were either avoided or reduced to a less-than-significant level through the incorporation of mitigation measures in the project construction phases or in operations.

### Unavoidable Adverse Project-Specific Impacts:

The proposed project would have significant and unavoidable adverse impacts on cultural resources as a result of the demolition and replacement of the pool and bathhouse. Even with implementation of all feasible mitigation measures, the permanent loss of the historic structures

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would still result in unavoidable adverse impacts.

### Alternatives to the Proposed Project:

As required by CEQA, the DEIR considered a reasonable range of feasible alternatives to the proposed project that would attain most of the project objectives and that would avoid or substantially reduce the significant adverse impacts. Alternatives that did not meet these criteria were not considered in the DEIR. The following three alternatives were evaluated further in the DEIR.

- **No Project Alternative:** This alternative assumes that the proposed project would not be implemented and that the project site would remain unchanged.
- **Preservation Alternative:** This alternative would maintain the historic bathhouse building's interior and exterior and would rehabilitate the building in its original configuration. However, this alternative would replace the existing pool in order to allow for ADA access.
- **Adaptive Reuse Alternative:** This alternative would maintain the historic outer shell of the bathhouse building, but would reconfigure the interior to provide the required universal dressing rooms. However, due to site constraints related to maintaining the outside of the bathhouse, separate outside restrooms would be required adjacent to the pool that would result in the displacement of the existing basketball courts. This alternative would also replace the existing pool in order to allow for ADA access.

The No Project Alternative is considered the environmentally superior alternative as it would avoid most of the potential environmental impacts related to the proposed project. However, the No Project Alternative would not meet the objectives of the proposed project. Under CEQA, if the No Project Alternative is determined to be the environmentally superior alternative, then another environmentally superior alternative must also be identified among the remaining alternatives. The Adaptive Reuse Alternative would not result in significant and adverse impacts to historic resources, and therefore would be considered the next best alternative. Even though it would help preserve and rehabilitate a significant historic building, it would not allow for the creation of an efficient family-friendly complex with universal dressing and lavatory facilities and modern aquatics features for the limited public funds available. Modifications to the bathhouse to achieve the project objectives could involve very costly and unforeseen technical and engineering problems. For these reasons this alternative, although environmentally superior, has been rejected.

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### Preparation of FEIR

The FEIR was completed in June 2009, and consists of the DEIR, which is incorporated by reference, and the following new sections:

- Revised Executive Summary and corrections and additions to the DEIR.
- Copies of the letters and other written comments received on the DEIR; responses to written comments received during the review period.
- Mitigation Monitoring and Reporting Program.

The corrections and additions to the DEIR that are identified in the FEIR were done to clarify, correct or add to the environmental impact analysis of the proposed project as a result of public and agency comments received during the review period. Because no new and significant environmental information, impacts, or mitigation measures were identified that would change the impact analyses and findings in the DEIR, recirculation of the document was not required.

### Related CEQA Documents for Board Consideration and Action

In addition to the FEIR, the Board must consider and adopt the Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan (MMRP) prior to approving the proposed project. These three documents have been combined into one and are attached as Exhibit A to this report. The document explains how the Department as the Lead Agency dealt with each significant impact and the alternatives in the DEIR and why the Department is willing to approve the proposed project in light of its unavoidable, adverse impacts, setting forth in the process the specific social, economic, legal, technical and other beneficial aspects of the project that outweigh these effects. The MMRP describes all the mitigation measures identified in the DEIR that must be implemented as part of the project.

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

### FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the department; however, future operations and maintenance costs will be assessed upon completion of the project.

This report was prepared by Fred O. David, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; by Deborah Weintraub, Chief Deputy City Engineer, BOE; and by Michael Shull, Superintendent, Planning and Construction Division, Department of Recreation and Parks.