

REPORT OF GENERAL MANAGER

NO. 09-067

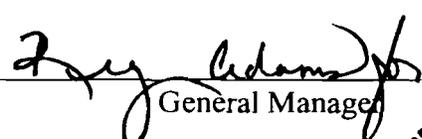
DATE March 18, 2009

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTWOOD GARDENS PARK - CONCEPTUAL PARK DESIGN

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>MS</u>



 General Manager

MAR 18 2009

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve in concept the park design for Westwood Gardens Park, located at 1246 Glendon Avenue.

SUMMARY:

On February 7, 2007, the Board approved the proposed acquisition and development of Westwood Gardens Park, a 0.29 acre pocket park located at 1246 Glendon Avenue in the Westwood community (Board Report No. 07-32). Subsequently, on February 4, 2009, the Board approved the allocation of \$517,198 in Subdivision/Quimby Fees for a New Park Development project at Westwood Gardens Park (Board Report No. 09-021).

Throughout 2008, Council District 5 staff held a series of community meetings and workshops with community stakeholders, as well as representatives from Recreation and Parks, City Planning, and the Library Department. The proposed park design (Exhibit A) represents a consensus design reached among the majority of the stakeholders and is designed to accommodate activities that would be compatible with the adjacent library such as story telling, reading and outdoor lectures. The project as currently proposed will include the following: fencing, bermed turf areas, paving, decomposed granite paths, planting areas and signage. Staff has applied to the Planning Department for a Conditional Use Permit (CUP) and General Plan Amendment (GPA) consistent with Exhibit A.

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If approved by the Planning Department, after compliance with CEQA, the design as presented in Exhibit "A" is to be constructed by Recreation and Parks forces. The funding for the project would be covered by the previously allocated Quimby funds. The park would be unstaffed and the hours of operation, proposed to be sunrise to sunset, would be established by ordinance when construction is completed.

The Department of City Planning is in the process of recommending a General Plan Amendment, Zone Change from R1-1 (Single Family Residential) to (Q) OS-1 (Open Space), and a Conditional Use Permit for the proposed park design. However, the final design and use of the park will not be final until both the CUP and the GPA are adopted by the City. The City may impose conditions different from or in addition to those currently contemplated. Staff is recommending to the Department of City Planning that the Conditional Use Permit limit the hours of park operation from sunrise to sunset, limit the allowed uses of the park, and prohibit the park's use for special events beyond neighborhood-scale programming authorized by the Department of Recreation and Parks.

A Mitigated Negative Declaration (MND) is being prepared by the City Planning Department for the entirety of the project as proposed by staff. Currently, a draft MND is being circulated for agency and public comment, and will be completed and adopted prior to the approval of the CUP and GPA, all of which must precede any final plans and bid and award of a construction contract [this conflicts with statement above that the work will be done by Recreation and Parks forces]. In order to assist the Planning Department in processing the land use entitlements, staff is asking that the Board concur with the current proposal, in concept. If the CUP and GPA are approved after adoption of the CEQA clearance, the matter will come back to the Board for approval of final plans.

Council District 5 and West Region management and staff support this project at Westwood Gardens Park.

FISCAL IMPACT STATEMENT:

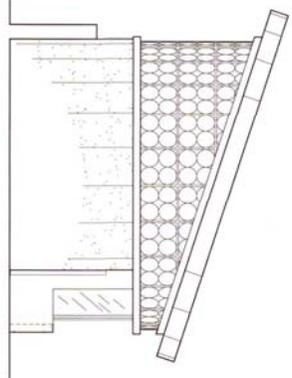
The Board has already approved the allocation of Subdivision/Quimby funds for this New Park Development Project and there are sufficient funds available to complete the proposed project. Maintenance costs will be requested in the next budget cycle.

This report was prepared by Camille Walls, City Planner, Planning and Development, Melinda Gejer, City Planning Associate, Planning and Development, and Craig Raines, Landscape Architect Associate III, Planning and Development.

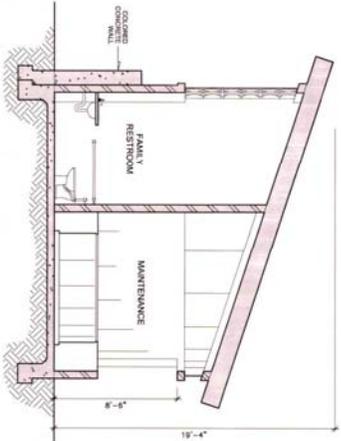


SOLAR PANELS

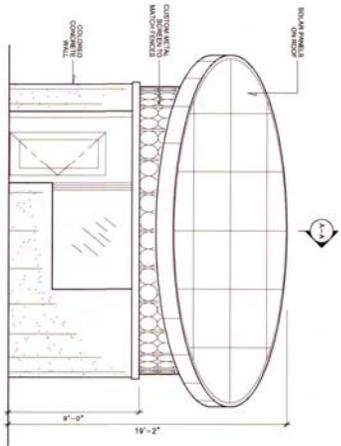
Standard On-line Module (Preliminary)
 KSP-380000 30" x 36"
 300 Watts
 16.5% Efficiency
 1.65 lbs
 4.5" x 19.5" x 2.2" (HxWxD)
 1.65 lbs
 4.5" x 19.5" x 2.2" (HxWxD)
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 1.65 lbs
 4.5" x 19.5" x 2.2" (HxWxD)



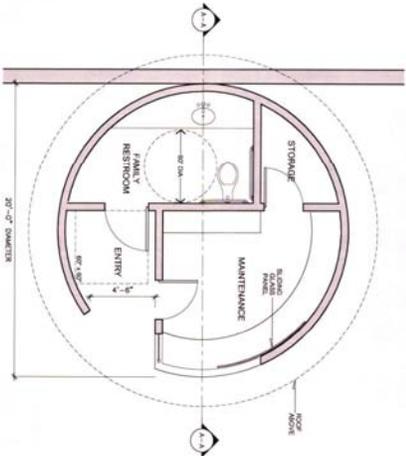
West Elevation
 Scale: 1/4" = 1'-0"



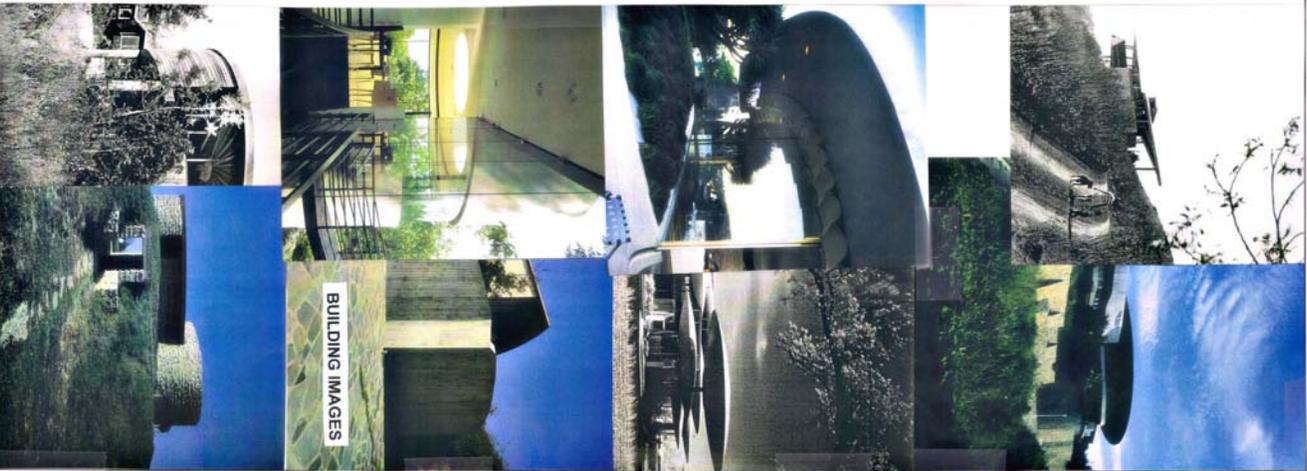
Section A-A
 Scale: 1/4" = 1'-0"



South Elevation
 Scale: 1/4" = 1'-0"



Plan
 Scale: 1/4" = 1'-0"



BUILDING IMAGES

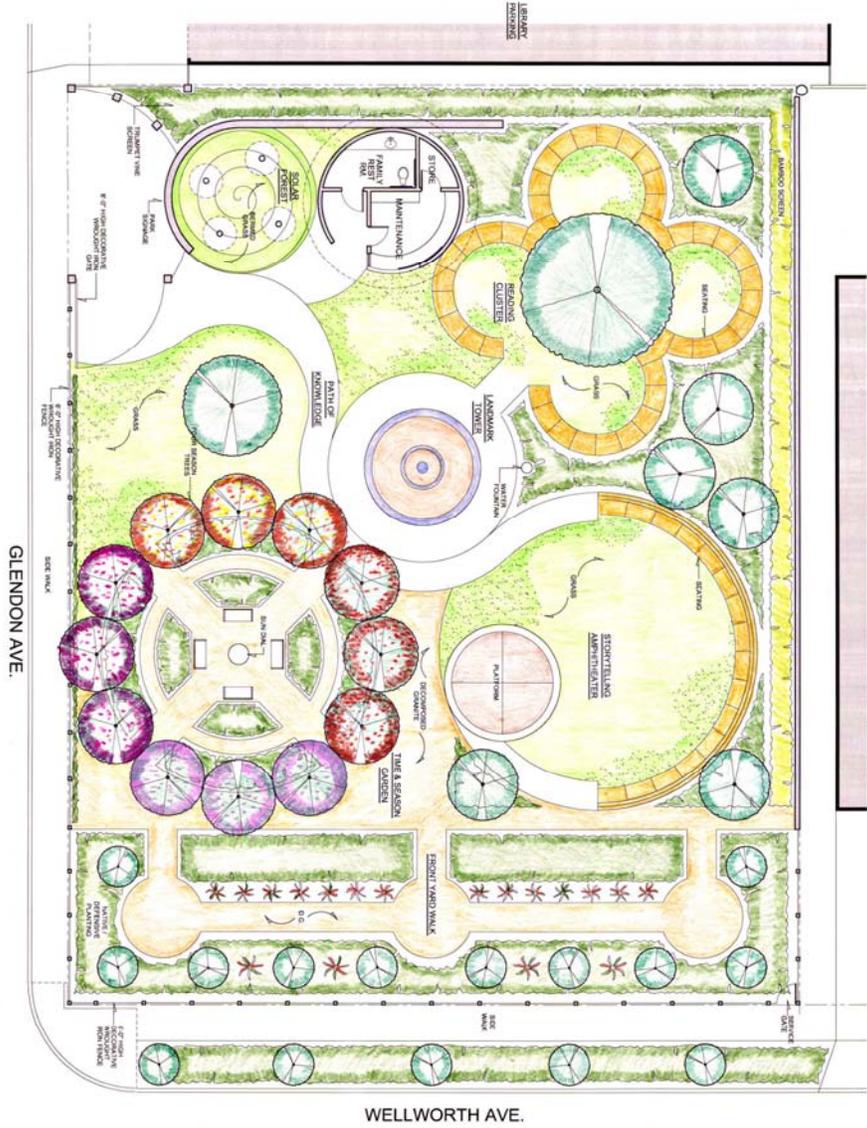
PROPOSED PARK UTILITY BUILDING

WESTWOOD LIBRARY PARK
 CORNER OF GLENDON & WELLWORTH

Landworth
 DeBolske
 Associates
 ARCHITECTURE

6022 Wishire Blvd.
 Suite 204
 Los Angeles, CA 90036
 T 323 938 9356
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 www.landworthdebolske.com

EXHIBIT A



Westwood Library Park - Proposed Site Plan

Scale: 1/8" = 1'-0"



PROPOSED SITE PLAN

WESTWOOD LIBRARY PARK
CORNER OF GLENDON & WELLWORTH

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