

APPROVED
MAY 20 2009

REPORT OF GENERAL MANAGER

BOARD OF RECREATION
and PARK COMMISSIONERS

NO. 09-119

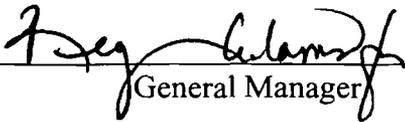
DATE May 20, 2009

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

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

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

SUMMARY:

On February 7, 2007, the Board approved the 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 the Department of Recreation and Parks, the Department of City Planning, and the Library Department. The proposed park design (Exhibit A) represents a consensus design reached among stakeholders and is designed to accommodate activities that would be compatible with the adjacent library such as storytelling, reading and outdoor lectures.

The design as presented in Exhibit "A" is to be constructed by the Department of Recreation and Parks forces. The funding for the project is covered by the previously allocated Quimby funds. The project is to include the following: fencing, bermed turf areas, paving, decomposed granite paths, planting areas, and signage. The park will be unstaffed. The hours of operation will be from sunrise to sunset.

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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 park which, if adopted as recommended, will require that the park be developed in substantial conformance with the attached conceptual design. The Conditional Use Permit will also 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. These recommendations were heard by the City Planning Commission on March 12, 2009.

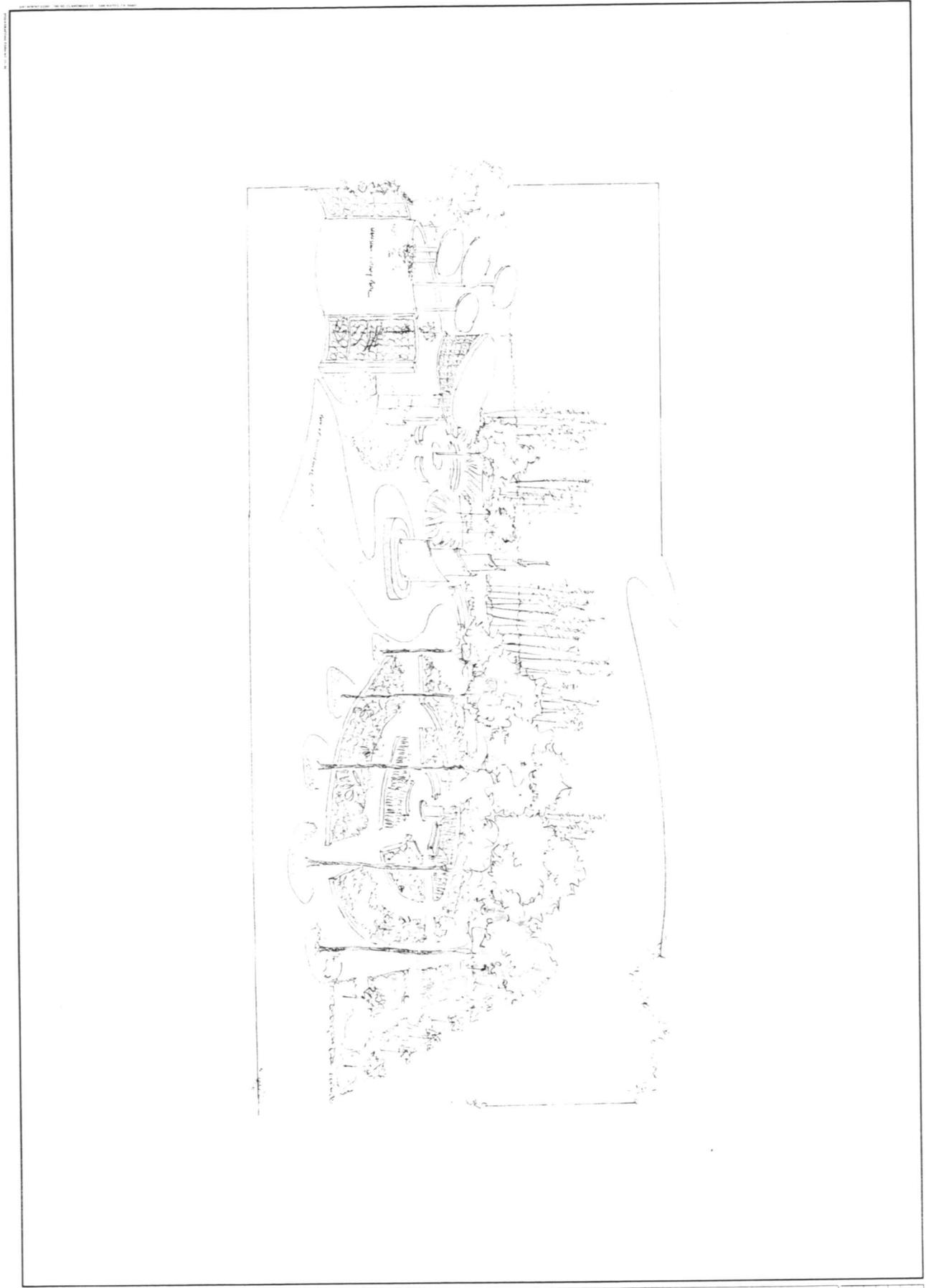
Staff has determined that compliance with the California Environmental Quality Act (CEQA) has been coordinated with the planning entitlements for the project, and that a Mitigated Negative Declaration (MND) was prepared by the Department of City Planning for the entirety of the project. A draft MND was circulated for agency and public comment, which determined that all significant environmental impacts of the project can be mitigated to a level less than significant, and was adopted by the City Planning Commission on March 12, 2009. However, the City Council must also adopt the MND and approve the proposed zoning change before the project is considered final and a Notice of Determination can be filed with the Los Angeles County Clerk. The MND addresses both the planning entitlements and the development aspects of the project. Until the City Council approves the Zone Change and Conditional Use Permit, the Board's action cannot be final. Therefore, staff recommends that the Board postpone final approval of the project until adoption of the MND and approval of the zone change by City Council.

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 this 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.



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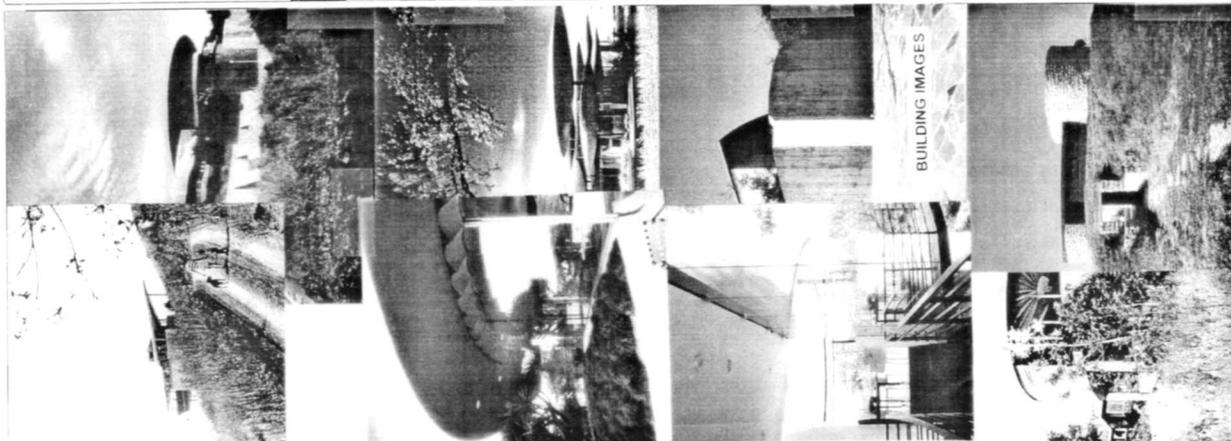
VIEW FROM GLENDON AVE.

WESTWOOD LIBRARY PARK
CORNER OF GLENDON & WELLWORTH

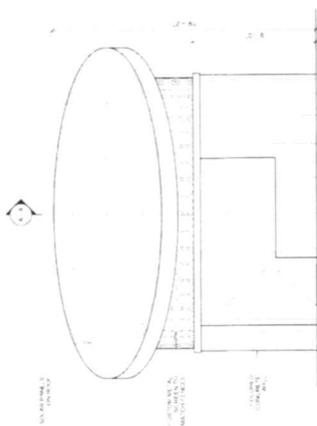
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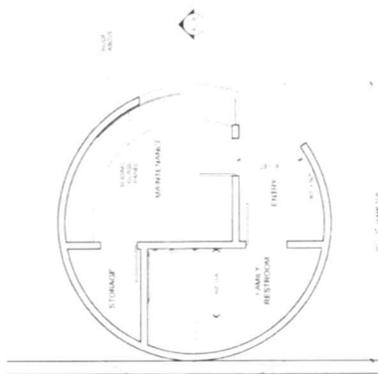
1/8 INCHES



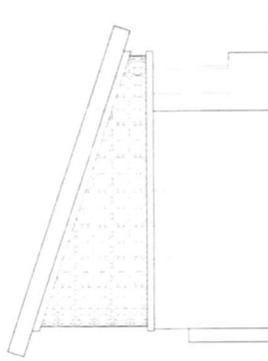
BUILDING IMAGES



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



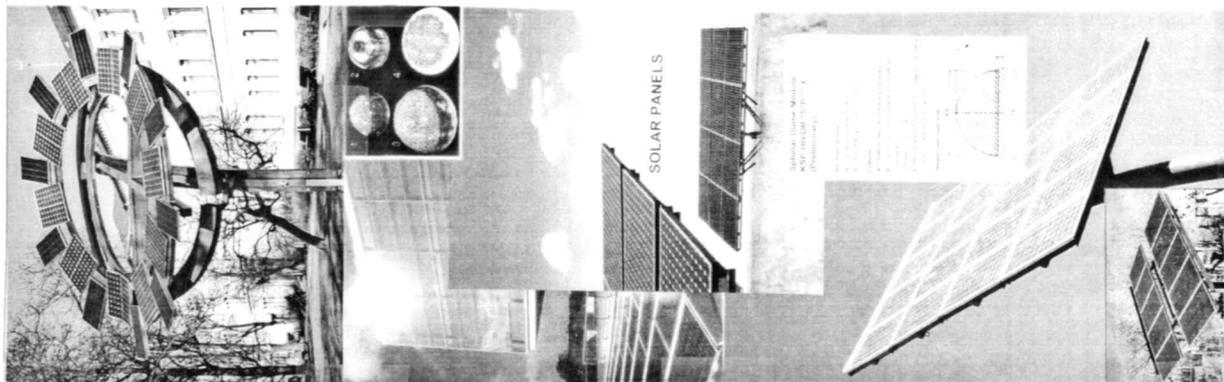
Plan
Scale 1/4" = 1'-0"



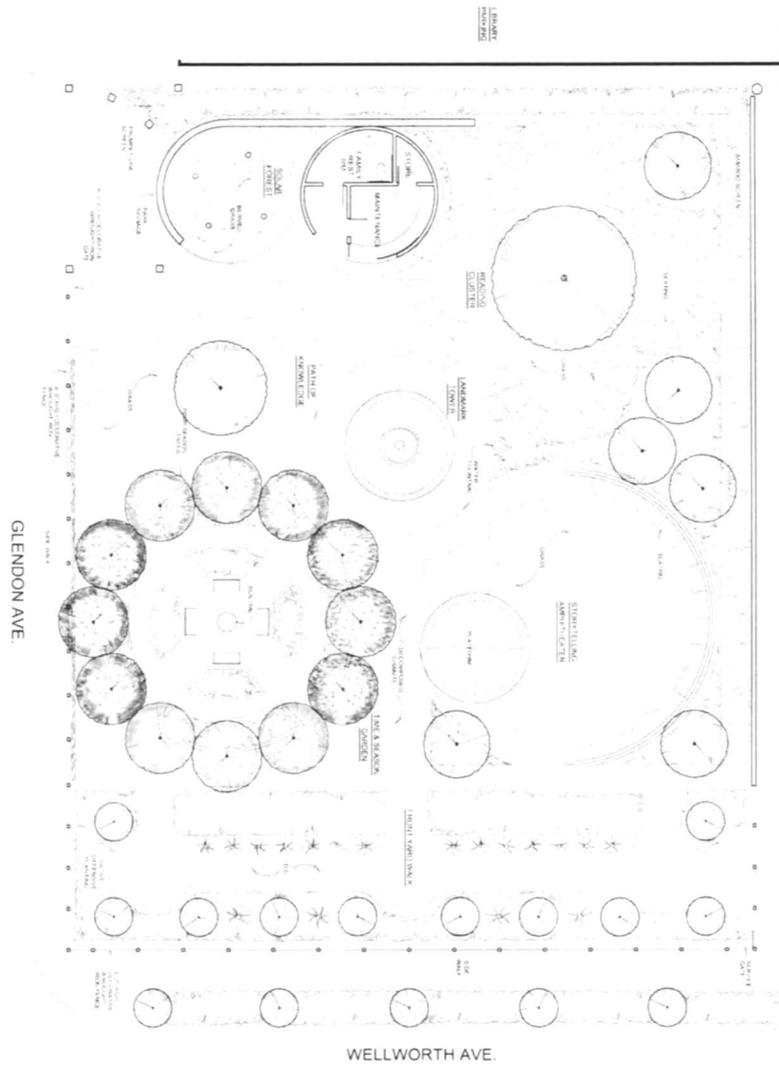
West Elevation
Scale 1/4" = 1'-0"



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



SOLAR PANELS



Westwood Library Park - Proposed Site Plan

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



PROPOSED SITE PLAN

WESTWOOD LIBRARY PARK
CORNER OF GLENDON & WELL WORTH

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