

APPROVED

REPORT OF GENERAL MANAGER

APR 15 2015

NO. 15-071

DATE April 15, 2015

BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EL PASEO DE CAHUENGA PARK - AGREEMENT WITH NBCUNIVERSAL MEDIA, LLC FOR A DONATION CONSISTING OF THE CONSTRUCTION AND INSTALLATION OF PARK IMPROVEMENTS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final design plans and specifications for the construction and/or installation of park improvements at El Paseo de Cahuenga Park, to be donated by NBCUniversal Media, LLC (NBCU), in accordance with the terms and conditions of a proposed gift agreement;
2. Approve, contingent on approval by the City Attorney, a proposed gift agreement (Agreement) with NBCU, substantially in the form on file in the Board Office, specifying the terms and conditions for the design and construction of various park improvements (collectively, "Improvements") at El Paseo de Cahuenga Park (Park), with an estimated value of up to approximately Six Hundred Thousand Dollars and no cents (\$600,000.00);
3. Direct the Board Secretary to transmit the proposed Agreement to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review as to form;
4. Authorize the Board President and Secretary to execute the Agreement upon receipt of

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-071

the necessary approvals;

5. Authorize the Planning, Construction and Maintenance Branch (PCM) to issue a Right Of Entry (ROE) permit to NBCU, upon execution of the proposed Agreement, allowing access to the Park for construction and/or installation of the proposed Improvements, pursuant to approved plans and specifications; and,
6. Upon completion of the Improvements, accept such Improvements as a gift to the City of Los Angeles (City) from NBCU, subject to a post-development inspection approval by PCM.

SUMMARY:

On December 10, 2014, the Board granted conceptual approval of proposed park improvements for El Paseo de Cahuenga Park (Report No. 14-317), to be designed and completed by NBCU at no cost to the City of Los Angeles. El Paseo de Cahuenga Park (Park), located at 3300 Cahuenga Boulevard, is a pocket park located within the community of Cahuenga Pass. As a part of NBCU's long-standing commitment to community participation, NBCU commissioned its architectural team, Rios Clemente Hale Studios, to design a park improvement plan for El Paseo de Cahuenga Park as part of their implementation of several community beautification projects in the Cahuenga Pass area.

Pursuant to the Site Plan and Design Rendering attached hereto as Exhibit-A, the proposed park improvements include, but are not limited to, the installation of new tables and benches, decomposed granite walkways, security lighting, seating areas near existing trees to provide shady places where patrons may eat and relax, and a formal garden entry and other landscaped areas with drought tolerant plants (collectively, Improvements). All seating areas will be accessible per the Americans with Disabilities Act (ADA). In addition, a new ADA accessible drinking fountain, an irrigation system, and a stucco buffer-wall will be constructed along the northernmost portion of the Park to buffer park patrons from the Hollywood (Hwy 101) Freeway and associated pollution and noise. The interior stucco buffer-wall facing the Park will be landscaped with evergreen trees to further help filter out air pollutants generated by the Freeway.

The Board's approval of this Report and the proposed Agreement, and authorization for PCM to issue a ROE, will authorize NBCU to proceed with the construction and/or installation of the proposed Improvements pursuant to technical and engineering designs and specifications

REPORT OF GENERAL MANAGER

PG. 3

NO. 15-071

approved by PCM, and provide the same as a gift to the City, subject to the Board's acceptance, contingent upon approval of a post-development inspection by PCM. The proposed Agreement specifies the terms and conditions under which NBCU will construct and install the proposed Improvements, including the stucco buffer-wall, at no cost to the City, and pursuant to the ROE issued by PCM.

NBCU will contract directly with one or more licensed contractor(s) (collectively, "Contractors"), making invoice payments directly to such Contractors. Contractor access to the site will be authorized through the ROE permit issued to NBCU. PCM will remain in communication with NBCU and their Contractors during construction to ensure that the project is being constructed in accordance with approved plans and specifications.

The Assistant General Manager of the Operations Branch and the Superintendent of the Valley Region are aware of the project, and each supports the project and concurs with staff's recommendations, pursuant to PCM's approval of the project's technical and engineering plans and specifications and the completion of the project in accordance with such approved plans and specifications.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the proposed park improvements will be accessory to the existing park, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (3), Class 3 (6), Class 4 (3), and Class 11 (3, 6) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by NBCU or funding sources other than the RAP's General Fund. Funds for the maintenance of the proposed park improvements will be requested as part of the annual City budget process. If maintenance funding is not granted, this Park will be included in the existing Valley Region maintenance routes, which would result in reduction in the amount of core maintenance being performed on existing routes.

REPORT OF GENERAL MANAGER

PG. 4

NO. 15-071

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

