

APPROVED
AUG 12 2015

BOARD OF RECREATION
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 15-179

DATE: August 12, 2015

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GREENWOOD SQUARE PARK PROJECT – APPROVAL OF FINAL PLANS

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

Nail Williams for

General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board approve the final plans for the Greenwood Square Park Project, Attachment A and find that no further environmental review is required under the California Environmental Quality Act (CEQA).

SUMMARY:

The Greenwood Square Park Project proposes to acquire a fully developed, approximately 14,428 square foot (0.33 acre), park located at the northwest corner of Hazeltine Avenue and Sherman Way in the Van Nuys area of the City. An estimated 8,118 residents live within one-half (1/2) mile walking distance of the proposed Greenwood Square Park. Of those 8,118 residents, an estimated 6,321 residents currently do not have access to any improved green spaces or neighborhood parks within a one-half (1/2) mile walking distance of their homes.

On September 3, 2014, the Board of Recreation and Park Commissioners (Board) approved the conceptual plan for the Greenwood Square Park Project and authorized staff to initiate preliminary acquisition activities to acquire a portion of Los Angeles County Assessor's Parcel Number (APN) 2217-030-030 for a new public park from the developer of the 132 unit Greenwood Square residential development project (CPC-2012-3243-ZC-BL-ZV-ZAA-SPR and VTT-72050) Greenwood Square is located at 14111-14135 West Sherman Way and 7235-7301 North Hazeltine Avenue in Van Nuys (Report No. 14-231).

As detailed in Report No. 14-231, the developer of the Greenwood Square Project is proposing to convey a fully developed park to the City in order satisfy the project's requirements under Los Angeles Municipal Code (LAMC) Section 17.12 (Park and Recreation Site Acquisition and

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Development Provisions), LAMC Section 12.33 (Dedication of Land or Payment for Park and Recreational Facilities as a Requirement for a Zone Change for a Multiple Residential Use in Any Multiple Residential or Commercial Zone), and the conditions of Ordinance No. 182670.

The developer of the Greenwood Square Project has completed and prepared the final plans for the proposed new public park. The general scope of work is for the development of new outdoor park and recreational improvements. The plan for development of the park site includes ten parking spots, a playground, walking path, landscaping, and various park amenities including benches, trash cans, and a drinking fountain. All proposed park improvements and amenities are designed to meet RAP policies and standards. The final design for the park is illustrated on Attachment A.

Staff determined that under the California Public Resources Code Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since the Advisory Agency decision on March 28, 2013, approving the subject Vesting Tentative Tract (VTT-72050), there have been no changes to the project, changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the Greenwood Square Park Project.

FISCAL IMPACT STATEMENT:

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

The annual maintenance cost of the park is estimated at \$25,000. Maintenance funds for the new park will be requested as part of the annual City budget process. This budget includes part time staff, materials and supplies and would provide maintenance seven days a week, year round.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Division.

