


INFORMATIONAL BOARD REPORT

CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

May 02, 2024

TO: BOARD OF RECREATION AND PARK COMMISSIONERS  
FROM: JIMMY KIM, General Manager   
SUBJECT: VARIOUS COMMUNICATIONS

The following communications addressed to the Board have been received by the Board Office, and the action taken thereon is presented.

<u>From</u>		<u>Action Taken</u>
Griffith Park Pony Ride comments		Referred to General Manager
1) Augie Bezmalinovich comments regarding Golf Tee Time	#9578p	Referred to General Manager
2) Augie Bezmalinovich comments regarding Practice Driving Range at Harbor Park	#9578q	Referred to General Manager
3) Garcia Incareal comments regarding Graffiti at Sycamore Grove Park	#9608a	Referred to General Manager
4) George The Great comments regarding Graffiti and Outside Vending at Echo Park	#9617a	Referred to General Manager
5) Karla Pasos comments regarding an On-Site Meeting for RAP Planning for an updated playground	#9620	Referred to General Manager
6) Robin Murez comments regarding the Historic Cultural Monument for the Venice Lifeguard Station	#9621	Referred to General Manager
7) Jim Costa comments regarding Golf Tee Time	#9622	Referred to General Manager
8) Anthony DiBernardo comments regarding Golf Tee Time	#9622a	Referred to General Manager

9) Sean Frank comments regarding extension of brick wall at the Porter Ranch Community	#9623	Referred to General Manager
10) Lisa Kolieb comments regarding Trails at Coldwater Canyon Park	#9624	Referred to General Manager
11) Sophia Pina comments regarding inventory pertaining to the Gabrieleño Band of Mission Indians-Kizh Nation's	#9625	Referred to General Manager
12) Jules Sharron comments regarding Camp enrollment	#9626	Referred to General Manager
13) Kiani McNeely comments regarding Camp enrollment	#9626a	Referred to General Manager
14) Jonathan Delgado comments regarding Camp enrollment	#9626b	Referred to General Manager
15) Jacob Wasser comments regarding the support motion in Council File 23-1051	#9627	Referred to General Manager
16) Jacob Wasser comments regarding opposing the motion in Council File 21-4118-S9	#9627a	Referred to General Manager

Prepared by Rosa Cartagena, RAP Commission Office





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

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**Re: Notice: Tee Time Reservations**

1 message

augiebez@aol.com &lt;

&gt;

Thu, Apr 18, 2024 at 2:32 PM

To: Rick Reinschmidt &lt;rick.reinschmidt@lacity.org&gt;

Cc: "RAP.COMMISSIONERS@LACITY.ORG" &lt;rap.commissioners@lacity.org&gt;, "councilmember.mcosker@lacity.org" &lt;councilmember.mcosker@lacity.org&gt;, "tim.mcosker@lacity.org" &lt;tim.mcosker@lacity.org&gt;, "takisha.sardin@lacity.org" &lt;takisha.sardin@lacity.org&gt;, "jimmy.kim@lacity.org" &lt;jimmy.kim@lacity.org&gt;, Brenda Aguirre &lt;brenda.aguirre@lacity.org&gt;

Hi Rick –

Thank you for spending your time helping me understand the process that was involved in making this bothersome decision to impose a non-refundable deposit on tee-times. After our discussion, I truly believe that this decision wasn't thoroughly vetted and that there are other methods that can be taken with improvements to the current reservation system that will eliminate the possibility of unscrupulous people that gobble up tee-times and sell them for profit. I was disturbed to learn that this "solution" of charging a non-refundable deposit was made by a "group of 30 to 40 individuals" who came up with this proposal. The governance of the City of Los Angeles is all about transparency and I do not believe that this was a very transparent City process! You mentioned that this group of individuals came from the industry (other golf management people) and I seriously have my doubts that anyone of those people ever made a reservation using the current City app. I'm also quite disappointed in this decision because in reality 99 percent of golfers are being negatively affected by the very few who abuse the system and I truly believe that upgrades to your current reservation system will rid the abusers and not have a negative effect on the rest of us.

I've learned from you that this new policy is not about making money and it was intended to stop people from hoarding and selling tee-times for profit. I learned that none of this would have happened if the *Times* article did not come out. I also learned that in the past, cancelled reservations are being re-reserved without detriment to the golf courses and they are being used fully, in others words our City golf courses aren't losing golfer because people are cancelling reservations.

In the previous e-mail that I sent to you, I mentioned that the easiest way to solve the problem of people selling their reservations for profit is to make sure that the person who made the reservation show their player's card and id when they show up to golf. You then pointed out that there is another problem when people sell their reservation and that they cancel the reservation which allows the buyer of that reservation to scoop it up right after it being cancelled. You said that by instituting the \$10 cancellation fee it would make this practice less affordable and hopefully this would solve the problem or they might just charge an extra \$40 and then you're back at square one. I have another solution that I mentioned to you that would fix this problem with a simple update to your reservation system and when someone cancels a reservation change the system so that it does not make that cancelled time available right away. There can be an algorithm made so that the reservation comes up randomly within 10 minutes to a few hours. That way it's not guaranteed that the buyer will be able to snap up the cancelled reservation right after it's been cancelled.

You also mentioned some other modifications already made to the reservation system such as logging in before you get to the reservation screen which leads me to believe that you have the ability to make modifications to the existing software. I have checked out the recent modifications

to the system and I am dishearten by the changes made which is now making it even harder and punishing the 99 percent of us "good" golfer to make a reservation. Please, let me explain:

1. It looks like the "are you a robot" screen has been removed? Why?
2. After pressing the "make reservation" button and pressing "I have a senior card" button it takes me directly to the reservation screen. Why is the screen already filled out with a random date, 4 as the number of players and all of the golf courses already selected which then shows me a bunch of times? This screen should come up blank to allow the user to put in their selections.
3. I now see that on the top right corner of the reservation screen that there is the ability to log in. This is helpful and I would have had that screen pop up first before I got to the reservation screen.
4. When I click the "View" button to select a time it now comes up with a "Choose Option" pop-up screen where you can select the number of players? Why? I already selected the number of players when filling out the Reservation Screen which showed me all of the available times. Is the system telling me that all of the times shown is not for the number of players that I selected when I first filled it in? Why the redundancy? When I select a time (pressing the "view" button) the system then should lock everyone else out from that time giving the user a couple of minutes to complete the reservation and if not the system will allow others to grab that same reservation and the one who types the fastest to complete their reservation will get it and the others will get a message saying that the reservation time is no longer available – this is totally unacceptable! Why aren't others locked out from that time when I grab it with a timer allowing me a couple of minutes to complete my reservation?
5. After pressing the "Continue" button I now get another "Course Message, Important Notice" pop-up screen explaining that I will be charged a non-refundable deposit if I cancel my reservation.
6. After clicking the "OK" button it takes me to yet another screen where it makes me list all of the names of each and every golfer that will be playing that day along with my credit card information. THIS IS REDICULOUS. We always make reservations for 5 golfers 10-days in advance and when 1 of us can't make it we have other alternates within our group that will play. How do I know what may or may not happen 10 days in advance and will the system allow me to swap out a golfer's name later for another? Do all of the named golfers need to be there, or could I sub one out that day (this happens a lot) without penalty? This is unnecessarily burdensome and you're penalizing the "good" golfers for just a few unscrupulous ones! Why isn't my credit card information already on file like it used to be? Here is the big kicker and I do not know the answer to this because I'm afraid to book a reservation since I can no longer cancel it without penalty. I suspect that after filling out all of these names and the credit card information and pressing the "Continue" button, the system may still come back with this reservation is no longer available because someone else had gotten the same time and filled out their information quicker that I did. Is this true? Once grabbing a reservation time all others need to be locked out and the system should give you a couple of minutes to complete your transaction. If you don't complete your transaction in time then the reservation should be available to all once again.
7. When my player card expires there is no way to renew it online. Why? In the past, when my card expired I was unable to use the reservation system to book a time and this is unacceptable and should be changed.
8. The communication process on this new policy has been lacking. You have the ability to send out e-mails to all that are registered and use this system yet we have been told very little (only 1 email which said that beginning April 16, 2024 that a \$10 non-refundable deposit would be charged upon check-in).

Rick, it was very nice to speak with you and you really seem to be a nice and reasonable guy. Thank you for agreeing to have the practice driving range at Harbor Park restored rather than being torn down and thank you for agreeing with me when I came up with different solutions and please consider using me as a resource if and when you redesign the system (I used to be a computer programmer and in the past I have designed similar systems to your City golf system). Also, I made some statements in this e-mail saying that I learned these things from you and I hope I was accurate (sometimes what someone says and what I heard may differ). Finally, please abolish this ridiculous non-refundable deposit rule which hurts 99 percent of the "good" golfers

when indeed there are other ways to accomplish disallowing the unscrupulous people from selling reservations for profit by simply making changes to your current reservation system software. I still would like to speak with the Renata Simril, the President of the RAP Commission.

Regards,  
Augie Bezmalinovich

CC Renata Simril, RAP Commission President  
Luis Sanchez, RAP Commission Vice-President  
Marie Lloyd, RAP Commissioner  
Fiona Hutton, RAP Commissioner  
Benny Tran, RAP Commissioner  
Takisha Sardin, RAP Board Secretary  
Jimmy Kim, RAP General Manager  
Tim McOsker, Councilmember 15th District

On Tuesday, April 16, 2024 at 06:18:20 PM PDT, Rick Reinschmidt <[rick.reinschmidt@lacity.org](mailto:rick.reinschmidt@lacity.org)> wrote:

Hello Augie

I appreciate the time you took to talk with me to discuss the new non-refundable deposit as well as the warm up stalls at Harbor Park. I enjoyed our conversation and I appreciate your perspective and your suggestions on possible solutions to address the difficulty of obtaining tee times. Please feel free to contact me if you have any further questions or concerns on these issues or any other issues.

Thank you

On Tue, Apr 16, 2024 at 2:24 PM Rick Reinschmidt <[rick.reinschmidt@lacity.org](mailto:rick.reinschmidt@lacity.org)> wrote:

Hello Augie

Thank you for your emails regarding the new green fee deposit and the Harbor Park warm-up stalls. I'd be happy to discuss these issues with you. I left you a voicemail earlier today. Please call me back at your earliest convenience. If you get my voicemail, please let me know when is the best time to call you back.

Thank you

Rick Reinschmidt

On Thu, Apr 11, 2024 at 3:37 PM < > wrote:

Department of Recreation and Parks  
Commission Office

Renata Simril, President  
Luis Sanchez, Vice-President  
Marie Lloyd, Member  
Fiona Hutton, Member  
Benny Tran, Member

**Re: Tee Time Reservations, \$10 Nonrefundable Deposit**

Dear Honorable Commissioners –

I'm Augie Bezmalinovich a proud and lifelong Angelino, born and raised in San Pedro where my family has lived for almost 100 years. I have read the recent *Times* article regarding people hoarding golf times and reselling them for profit and I noticed that the last time I played golf at Harbor Park the starter asked to see my Players Card along with my ID. I figured the best way to solve this problem is to make sure that the person who made the time is always required to show their player card along with their ID – problem solved. Yesterday, I received an e-mail from the City of Los Angeles (see below) regarding Tee Time Reservations and it went on to say that there will be a \$10 per person nonrefundable deposit that would be forfeited if I cancel my reservation FOR ANY REASON. My question is, why? Does the City need more money and if so then raise the rate for golf. The last sentence in the e-mail that I received says, “thank you for your understanding as we strive to make our booking process as fair and equitable as possible.” How is charging \$10 for a cancelled reservation make this possible?

Please let me explain my frustration with the reservation system. I typically use the app on my iPhone and when I open the app to make a reservation I click the button, “Book Tee Time” which then asks if I have a senior card which I do. I then click a button to verify that I'm a human. Then it takes me to the Reservation Screen where I am able to fill in the date, the number of players, and course. Pressing the “Search All” button will display all of the times available for the options that I choose in the previous screen. I am able to select times 10 days in advance and the system “opens” up at 6am. I always make a time for 5 players at Harbor Park 10 days in advance.

Here is the problem with the app! Once I fill in the Reservation Screen and click, “Search All” I then select a time. The app then asks me to log in. By the time I log in, I end up losing my reservation (it typically will say that your time is no longer available). I then found a way to “fool” the system by selecting a time from a previous day which will then allow me to log in. Once logged in, I can go back to the Reservation Screen, fill it out for the date that I really want and course and wait until 6am to search for times. I then get a number of times for the date that I selected and I'm able to select one. Sometimes I get the time that I selected and more often than not it comes back and says that the reservation time is no longer available (even though it was available, and I grabbed it). It's almost impossible to get a time, so our group of golfers will all wake up early 10 days prior to when we want to golf and all try to get a decent reservation time. Sometimes we get 1 as a group and often times we get more than one reservation time for the entire group. We then keep the time that works best for all of us and cancel the other times. The City's golf app sucks and needs improving BEFORE you implement this \$10 Cancellation fee! I have a solution – have anyone of you ever use Ticketmaster? If not, you should see how they operate.

1. After opening the app and click the, “Book Tee Time” Button it should then have me log in (NEED TO LOG IN FIRST).

2. After filling out the Reservation Screen and clicking, “Search All” I should be able to “grab” a time AND LOCK EVERYONE ELSE OUT of getting this same time. The system should then give me a minute or two to complete my transaction (just like Ticketmaster) and if I'm unable to complete my transaction within the require time, I lose my reservation and it becomes available for all again.

Also, please consider that I should be able to cancel a reservation within 24 hours after I make it without penalty. This would help. Finally, we all make reservations 10 days in advance without knowledge of what the weather may be. Your policy says that only if the golf course CLOSES for adverse weather will I get a refund. This isn't good enough and I have not seen Harbor close when it is raining (only if it's pouring rain). That's just not right and I'm older, if it's

raining, windy or cold I'm not going to golf and will cancel my reservation within 24 hours of when I have to play. If the weather is bad I should be able to cancel my reservation without penalty.

I am available to speak to any commissioner or RAP Staff member to discuss these proposals at any time and I would like to meet or speak by phone with Commission President Renata Simril regarding this matter. Thanks in advance for your kind consideration.

Augie Bezmalinovich

CC Jimmy Kim, General Manager  
Takisha Sardin, Board Secretary  
Rick Reinschmidt, Golf Manager  
Honorable Tim McOsker, Councilmember 15<sup>th</sup> District

On Wednesday, April 10, 2024 at 12:14:18 PM PDT, City of Los Angeles <[noreply@golffacility.com](mailto:noreply@golffacility.com)> wrote:

Dear L.A. City Golfers

Beginning Tuesday, April 16, 2024, all tee time reservations booked through our website, mobile app, golf courses, or 24 hour call center will require a \$10 per person non refundable deposit and this amount will be credited towards each golfer's green fee upon check-in. Your deposit will be forfeited if you cancel your tee time for any reason (note: the separate \$10 per person no-show/short-show penalties also remain in effect). A refund of your deposit may be issued if a course is closed due to adverse weather and/or other course closure events or if electric carts are not available for rent preventing you or your group from playing.

Thank you for your understanding as we strive to make our booking process as fair and equitable as possible.



Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

**Re: Practice Driving Range at Harbor Park**

1 message

Rap Commissioners <rap.commissioners@lacity.org>  
To: < >

Tue, Apr 16, 2024 at 10:17 AM

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Tue, Apr 16, 2024 at 10:02 AM &lt; &gt; wrote:

Department of Recreation and Parks  
Rick Reinschmidt, Golf Supervisor**Re: Practice Driving Range at Harbor Park**

Dear Mr. Reinschmidt,

I hope all is well and that you're enjoying your day. I played golf this last Friday at Harbor Park my regular location for the past 7 years and was disappointed to see that the practice driving range was taped off by caution tape (see attached photo). I learned from City Staff that there was an incident with a golf ball striking a bystander and now there is consideration of tearing down this valuable City resource. I just can't understand why the City does not maintain this valuable resource rather than just tear it down.

First off, this driving range is very important to all golfers and it allows us to warm up prior to playing. Practically every golf course has such a facility and its loss would be detrimental to Harbor golf. I was told by City Staff that sometimes golf balls will go on top of the net making it very hard to retrieve (this has happened to me almost every time I use this practice range). The only way to retrieve my ball once on top of the net is to use a long club and strike it hard enough so that it flies off of the net and lands on the ground somewhere. This is what must have happened and a wayward ball must have hit someone? If this practice range was maintained to its standard this would never happen and balls would never end up on top of the net. Furthermore, who is responsible for placing a picnic table right next to a practice driving range (see attached photo)? More often than not, people end up sitting at this table and are within striking distance of errant golf balls.

Please stop wasting City resources and rather than tear down something that is very common at every golf course please consider maintaining it better and for goodness sakes remove the picnic table away from this practice driving range. Just because we live in a less affluent section of the City of LA doesn't mean that our local City golf course can't have the same well-maintained amenities as all of the other City courses. I look forward to having this practice driving range open and operational the next time that I play golf at Harbor Park. Thank you for your kind consideration.

Kind regards,  
Augie Bezmalinovich





WARM UP CAGES  
15 MINUTES MAX  
NO OTHER USES PERMITTED  
NO BALLS OR EQUIPMENT  
TO BE LEFT IN CAGES  
NO ALCOHOL OR DRUGS  
NO SMOKING

WARM UP CAGES  
15 MINUTES MAX  
NO OTHER USES PERMITTED  
NO BALLS OR EQUIPMENT  
TO BE LEFT IN CAGES  
NO ALCOHOL OR DRUGS  
NO SMOKING

WARM UP CAGES  
15 MINUTES MAX  
NO OTHER USES PERMITTED  
NO BALLS OR EQUIPMENT  
TO BE LEFT IN CAGES  
NO ALCOHOL OR DRUGS  
NO SMOKING

LA CITY OF  
REC & PLEAS









Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

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**Re: SYCAMORE GROVE PARK SERVICE REQUEST CD1**

1 message

**Rap Commissioners** <rap.commissioners@lacity.org>

Wed, Apr 24, 2024 at 10:00 AM

To: Yovonte Robinson &lt;yovonte.robinson@lacity.org&gt;

Thank you!

On Wed, Apr 24, 2024 at 7:53 AM Yovonte Robinson &lt;yovonte.robinson@lacity.org&gt; wrote:

The job order has been submitted for the exercise equipment #24-15262.

Best Regards

On Tue, Apr 23, 2024 at 6:13 PM Garcia Incareal &lt; &gt; wrote:

APRIL 23

LA Council member Eunisses Hernandez

The rubber handles at the exercise machines are stolen again

Someone can cut his or her hand and in hot summer burned.

Perhaps they can glue them so it does not happen again.

Attach pictures.

The Graffiti on the bus stop at 49 and Figueroa have not been removed.

It was reported to you a month ago.

Attach picture.

Mauro Garcia

--

**Yovonte Robinson**  
**Park Maintenance Supervisor**

Recreation and Parks

Metro Region

Office Phone (323) 255-0370

[Yovonte.robinson@lacity.org](mailto:yovonte.robinson@lacity.org)



Rap Commissioners <rap.commissioners@lacity.org>

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**Re: SYCAMORE GROVE PARK SERVICE REQUEST CD1**

1 message

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**Rap Commissioners** <rap.commissioners@lacity.org>  
To: Garcia Incareal < >

Wed, Apr 24, 2024 at 9:58 AM

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Tue, Apr 23, 2024 at 6:13 PM Garcia Incareal < > wrote:  
APRIL 23

LA Council member Eunisses Hernandez

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Someone can cut his or her hand and in hot summer burned.  
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Attach pictures.

The Graffiti on the bus stop at 49 and Figueroa have not been removed.

It was reported to you a month ago.

Attach picture.

Mauro Garcia













Rap Commissioners <rap.commissioners@lacity.org>

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**Re: SYCAMORE GROVE GRAFFITI CD1**

1 message

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**Yovonte Robinson** <yovonte.robinson@lacity.org>

Tue, Apr 16, 2024 at 9:30 AM

To: Garcia Incareal <

>

Good morning.

Job order# 24-14028 is associated with the bandshell and the other area, which is not Rec and Parks, but rather Metro.

Thank you for you're patience

On Fri, Apr 12, 2024 at 4:43 PM Garcia Incareal <

> wrote:

APRIL 12

Council Enisses Hernandez the Sycamore Grove Park has Graffiti

Attach pictures.

Mauro Garcia

--

**Yovonte Robinson**

**Park Maintenance Supervisor**

Recreation and Parks

Metro Region

Office Phone (323) 255-0370

[Yovonte.robinson@lacity.org](mailto:Yovonte.robinson@lacity.org)



Rap Commissioners <rap.commissioners@lacity.org>

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**Re: SYCAMORE GROVE GRAFFITI CD1**

1 message

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**Rap Commissioners** <rap.commissioners@lacity.org>

Tue, Apr 16, 2024 at 7:05 AM

To: Garcia Incareal <

>

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Fri, Apr 12, 2024 at 4:44 PM Garcia Incareal <

> wrote:

APRIL 12

Council Enisses Hernandez the Sycamore Grove Park has Graffiti

Attach pictures.

Mauro Garcia



HOK







HOK

Portland  
CO









Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

## Re: Echo Park Restroom Hours- and Painting

1 message

**Rap Commissioners** <rap.commissioners@lacity.org>  
To: George The Great <

Tue, Apr 23, 2024 at 8:02 AM

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Mon, Apr 22, 2024 at 11:01 AM George The Great <

> wrote:

Good morning city Officials.

Today we are letting you know that we paid a visit to Echo Park regarding the previous issues reported to your office.

1. Graffiti in restroom area- painted
  2. Wash area- painted
  3. Restroom hours- No restrooms are locked unless they are really in use.
- We appreciate your quick response in resolving the above park issues.

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It's been weeks since graffiti on park benches was noticed.  
Has anyone reported it? Is that area not LA City Parks responsibility?  
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Outside vending is not allowed in park areas. Some people are slowly getting their canopies with merchandise in park areas.  
They are starting to obstruct the free movement of park goers.  
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We the community, park goers, tax payers will continue to get involved in reporting and following up regarding the issues present in the park area.  
Should park supervisors take responsibility and make those reports before members of the public do? If they do, are they heard? In the future, only a FOIA request will tell.

Do we hire the best painters to work for the public?  
Should the paint jobs done at the park be of higher standards?

We appreciate your continued support in keeping Echo Park clean.

See links below please.

The community, tax payers, park goers.

<https://photos.app.goo.gl/H4eVuMPMFevbmFpFA>

<https://photos.app.goo.gl/fyMjqpMbuHnuLLVJ8>

<https://photos.app.goo.gl/WyhR8nFiNf1sMr4V6>

<https://photos.app.goo.gl/hsLg2W21SLrBGhT19>



Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

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**Re: Request for On-Site Meeting for RAP Planning**

1 message

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**Rap Commissioners** <rap.commissioners@lacity.org>

Tue, Apr 16, 2024 at 8:05 AM

To: Karla Pasos &lt;

&gt;

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Mon, Apr 15, 2024 at 1:44 PM Karla Pasos

wrote:

Greetings,

I am writing on behalf of the Park Advisory Board representing Chevy Chase Recreation Center to request an on-site meeting for RAP planning as we are pushing to have our playground updated, primarily, due to safety concerns.

For context, the existing playsets have been there for over 20 years. Parents often find feces, syringes, and other hazardous and unsanitary objects in the sand that children are playing barefoot in. Additionally, although we love having our skate park, since it's inauguration in 2019 we have found that the traffic from the skateboarders skating down the ramps as they exit the park constantly poses a collision threat to the children playing at the play structures because there's no fence or guardrail to protect them from the oncoming skateboard traffic.

These are just some of our concerns. I've attached a letter outlining all of the concerns in more detail, as well as a document containing foot traffic data for Chevy Chase Recreation Center. As you will see, our recreation center is booming with 5,000+ enrollments in the last year, which is triple the number of enrollments from 3 years ago.

Thus far we have requested a letter of support from the neighborhood council, we've written a petition and have already started gathering signatures from the community, and we have contacted and met with Regina Mallare from the office of CD13 (currently CC'd in this email).

We've seen many parks nearby get updates and feel that our park is a central meeting location for our growing community and would appreciate any support and/or guidance in helping this project come to fruition.

Thank you for your consideration and support.

**CHEVY CHASE RECREATION CENTER  
PARK ADVISORY BOARD**

**Karla Pasos, President  
Amanda Walsh, Vice-President  
Zoe Blilie, Secretary  
Sandra Roe, Board Member  
Ivonne Morales, Board Member**

**RE: Playground Renovation**

**Concerns with current playground:**

1. Sand is not sanitary. PAB members and other community members have found broken glass, feces, syringes, cigarette buds and other dangerous objects.
2. Sand is a hazard for skaters coming down hill. When sand gets caught on the skateboard wheels, it can clog the wheel causing them to lose balance and/or come to a sudden stop. This is also an issue as sand gets tracked into the skate park.
3. Gate is needed around the play area to protect children from skaters and smokers. There is a safety issue with skaters skating down hill into the park play area where young children congregate.
4. Play structure more than 20 years old
5. Shade needed
6. Not enough benches/seating

**List of suggested upgrades for playground:**

1. New Play Equipment: Installing modern and safe play structures for both young and older children, including swings, slides, climbing walls, and interactive features.
2. Safety Surfacing: Upgrading to safer and more cushioned surfacing materials like rubber or engineered wood fiber to reduce the risk of injuries. Replacing the sand will make it more sanitary.
3. Shade Structures: Adding shade structures to protect both children and parents from the sun or rain.
4. Fencing: Constructing a fence around the playground will help keep the children safe from skateboarders skating in and out of the skate park.
5. Water Features: Adding splash pads or water fountains for hot days.
6. Seating Areas: Providing additional seating areas for parents and caregivers to watch their children.
7. Accessibility Improvements: Making the park more accessible for individuals with unique abilities, including accessible seating.
8. Public Art: Incorporating art installations or murals to add a creative touch to the park.
9. Security Measures: Implementing security cameras or a visible presence to enhance safety.
10. Environmental Initiatives: Incorporating eco-friendly features like recycling bins or solar-powered lighting.



**E**  
ENROLLMENT

**A**  
ACTIVITY

**R**  
REVENUE

**H**  
HOUSEHOLD

**L**  
LOCATION

Metro  
Region

RecTrac Data as of:  
04/06/2024

**5,890**

Total Enrollments

**3,227**

Unique Participants

**379**

Total Classes

**\$61,667**

Total Revenue

Excludes Initial Reg Fees:\$3,075

**692**

Unique Households

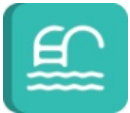
Category



Program Wide



Sports and Fitness

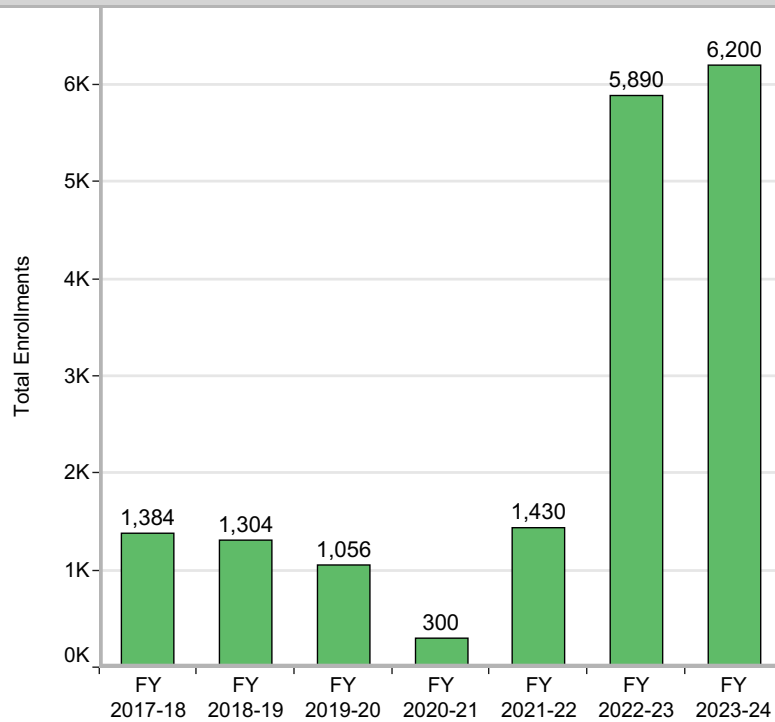


Aquatics



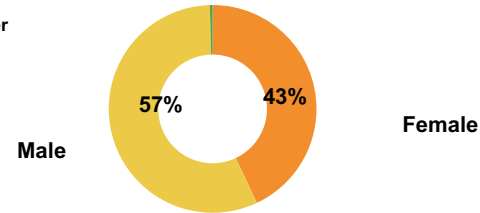
Cultural

Enrollments By Fiscal Year

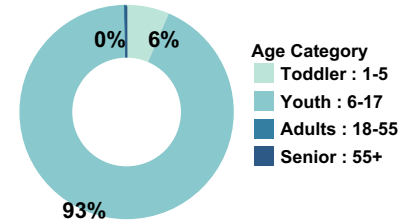


Demographics

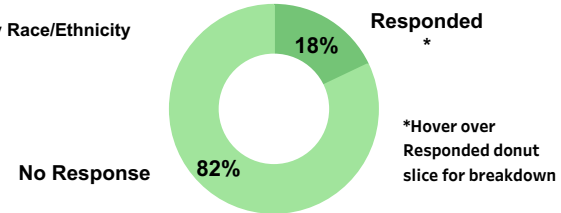
By Gender



By Age



By Race/Ethnicity



Filters

Activity Start Date  
All values

Region  
Metro

Loc. CD  
All

Gender  
All

Age  
All

Activity Age Category  
All

Activity Assigned Season  
All

Activity Type  
All

Activity Subtype  
All

Location  
Chevy Chase RC

Program  
All

PlayLA Loc Type  
All

Reset Filters





Rap Commissioners <rap.commissioners@lacity.org>

## Re: Venice Lifeguard Station Historic Cultural Monument

1 message

Rap Commissioners <rap.commissioners@lacity.org>  
To: Preserving Public Places Committee <

Tue, Apr 16, 2024 at 9:22 AM

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Mon, Apr 15, 2024 at 4:23 PM Preserving Public Places Committee <

> wrote:

Dear RAP Commissioners, Executive Staff and Ms. Maggioni,

I'm the Venice Neighborhood Council Applicant in support of the Historic Cultural Monument HCM nomination for the Venice Lifeguard Station.

The HCM is on LA City Council PLUM committee's agenda for tomorrow, April 16, 2024. **Will you, or someone with RAP, speak at the hearing?** I'd like PLUM to know of the support from both RAP and CD11.

I'm told that RAP will be conducting an Historic Report of the building. In case it's helpful, please see the Building Repairs Assessment updated in 2023 by the original Architect/Engineer Firm that was commissioned to do so by County Department of Beaches and Harbors DBH in 2014, Choy Associates, attached here.

The DBH had amassed \$1.2 Million Dollars for their proposed demolition of the tower portion of the Lifeguard Station. (Luckily RAP Commissioners put a stop to that). The cost of repairing that section is less than \$400,000 and closer to \$300,000 once the HCM is granted.

We're hoping that DBH be held to the terms of their \$1/year lease from the City, the Joint Powers Agreement, requiring DBH to repair and maintain the property. **If that \$1.2M is put toward repairs, the tower and much of the necessary building maintenance and repairs can be accomplished.**

We're happy to share all pertinent documents and DBH correspondence and public records with you. It's crazy how DBH falsified ownership and condition of the building information to both RAP and the Coastal Commission. I'm glad we're getting it straightened out... and saving this irreplaceable City asset. Over 1,500 Venice neighbors have expressed a strong interest in repurposing the tower, if it is no longer needed by lifeguards, to make it a public access Observation Tower, Lifeguard Museum and/or Oceanarium.

Thank you for your attention to this. Please contact me regarding the PLUM hearing and if I might be of any help.

venicenc.org



Robin Murez  
Chair, Preserving Public Places Committee

**Venice Beach Lifeguard  
Headquarters Building**

2300 Ocean Front Walk, Venice, CA 90291

**Building Assessment Report**  
Architectural, Structural, Mechanical, & Electrical

Submitted by:

**ChoyAssociates**  
Architects

26 June 2023

## **PROJECT ARCHITECT AND ENGINEERS**

### **ARCHITECT**

ChoyAssociates

### **STRUCTURAL ENGINEER**

GSBP Structural Engineers, Inc.

### **MECHANICAL ENGINEER**

Kevin A. Smola & Associates, Inc.

### **ELECTRICAL ENGINEER**

MY Engineering, Inc.



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## Section A- Building Assessment - Abstract

ChoyAssociates Architects, along with our team of Engineers originally provided a Building Assessment Report for the Lifeguard Headquarters building at the request of the Los Angeles County Fire Department Lifeguard Division in June of 2014. A copy of that Report is available upon request with authorization by L.A. County Fire Dept. Lifeguard Division.

The intent of this report is to assess current conditions, and to provide repair/upgrade recommendations with current estimated ROM (Rough Order of Magnitude) construction costs.

Currently, only the Ground floor is being occupied and used by LA County Dept. of Beaches and Harbor. This report will focus on areas of building that should be repaired and refurbished so that that Tower Office Areas (2<sup>nd</sup> and 3<sup>rd</sup> floors) may once again be occupied safely, for its original intended use, or alternative uses allowed by Building Codes.

From our recent observations, there have been no significant improvements or upgrades to the building since our report in 2014. Building deficiencies remain, with additional observed areas of deterioration.

In 2014 we provided an estimate of \$1,072,500 to address immediate/priority building deficiencies. Today, the same scope of work may be estimated at twice the original amount. Please note, most of the costs identified pertained to work on the 1<sup>st</sup> Floor and Site. Only about 20% of the projected costs was for work located at the 2<sup>nd</sup> and 3<sup>rd</sup> floors. We would like to point out that while this report did not assess the entire building, if the Building Systems deficiencies on the 1<sup>st</sup> floor are addressed, the scope of work for occupancy of the tower portion is reduced significantly.

In this report, we will note a similar immediate/priority scope cost estimate for occupancy of the 2<sup>nd</sup> and 3<sup>rd</sup> floors (tower) of the building. This Cost is estimated at **\$452,010** (see Cost Estimate A, page 51). If 1<sup>st</sup> floor improvements that are required for the entire building are addressed, the estimated cost for the 2<sup>nd</sup> and 3<sup>rd</sup> floor work may be reduced to **\$275,480**. The decrease in required upgrade costs can be partially attributed to the projected *Historical* designation of this building.

A noted distinction between this Report and the 2014 Report is knowledge that this Building is identified as a Historic Resource by the City of Los Angeles SurveyLA program, and is on track to be considered a Los Angeles Historic-Cultural Monument. With this designation any repairs, alterations, or additions to the Venice Beach Lifeguard HQ building would only be required to comply with the California Historical Building Code (CHBC). The CHBC provides exemptions to Standard Codes, with regulations that facilitate the preservation, restoration, & rehabilitation of a historically significant building (See Section 1.A for detailed information).

This report will provide a better understanding of the construction scope/cost necessary to salvage and restore the Venice Beach Lifeguard Headquarters building.

## Section 1- Building Assessment Introduction

### Project Description

#### *Building Introduction:*

The Fire Dept. Lifeguard Headquarters building is located at 2300 S. Ocean Front Walk in Venice Beach, Ca. Constructed in 1968, the building was designed to house the administrative headquarters of the City of Los Angeles Lifeguard Division.

The building could be best described as an exposed wood/beam tower with a symmetric hexagonal plan design. The top of tower roof is approximately 40 feet high from ground level, and made up of (3) levels. The ground level serves as a vehicular and equipment storage facility for L.A. County Fire Dept. Lifeguards and L.A. County Dept. of Beaches and Harbor. The second (intermediate) level has limited floor space, and served as office space. The third (top) level served as the primary administrative office space, with a walk around observation balcony.

**Note:** The Tower section of the building (2<sup>nd</sup> and 3<sup>rd</sup> floors) has been un-occupied for several years. We were advised that the L.A. County Lifeguard Administration Staff relocated circa 2014/ 2015.

## **Section 1.A- Building Data & Code Research**

Current parcel information and historical permit data may be obtained through City of Los Angeles Dept. of Building & Safety link provided here.

<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PermitResults/1032794>

The Parcel information and Permit activity appears to be unchanged since the previous Report. The following Data was provided in the 2014 Report, and is still applicable:

### **Building Data**

Existing Building

Year Built: 1968

Stories/Height: 3 stories/ 40 ft. high

Construction Type: Type 5A

Sprinklered: Yes

Exits from 2<sup>nd</sup> and 3<sup>rd</sup> Levels: 1

Occupancy: B (office) and S-2 (Storage)

B Occupancy Allowable height 50', stories 3, and area 18,000 s.f.

S-2 Occupancy Allowable height 50', stories 4, and area 21,000 s.f.

Total Area: +/- 11,600 s.f.

Ground Level: 9,700 s.f. (approx. office 10% & 90% Storage & Utility)

Level 2: 600 s.f. (office)

Level 3: 1,300 s.f. (office)

Occupant Load:

Level 1: 25 Occupants (7 'B' Occupants 1 per 100 sf gross/ 18 'S-2' Occupants 1 per 500sf)

Level 2: 2 Occupants (1 per 100 sf gross)

Level 3: 13 Occupants (1 per 100 sf gross)

Parking: 12 total Spaces (1 Accessible and 11 Standard)

### **Existing Non-Conforming or Possible Required Building Elements to be Upgraded:**

- **Required parking spaces to be determined by Planning Dept.**
- **Existing stairs exceed maximum allowable rise of 7" (exist. 7.5"), intermediate landings at existing stairs are not compliant with Accessibility requirements of Chapter 11B, 2013 CBC.**
- **Accessible Parking Stall has 5' wide load path of travel, 8' wide loading area is required for a van stall.**
- **Accessible Toilet/Shower facilities to be verified for full conformance as required by Disabled Access division of L.A. City Building and Safety.**
- **Doors/ Door Hardware/ Thresholds will be required to comply with section 1008 of 2013 CBC.**
- **Required Exits from all Levels: 2 (per 2013 CBC)**

**Important note**, the Zoning of the building has changed since it was initially built. The current Zoning is OS (Open Space), and such a building would not be allowed to be built in this Zone today. Per previous consultation with LA City Planning Dept. this building is considered non-conforming, and therefore limited with regards to allowed improvements/alterations.

Based on existing Building Data and noted non-Compliances in 2014, our recommendations for Renovation & Remodel upgrades included a Secondary Means of Egress in the form of an exterior Stair for the 3<sup>rd</sup> and 2<sup>nd</sup> levels, and full Accessibility Upgrades for Compliance to the 2013 California Building Code. Due to the unknown status of this building as being 'Historical', any repairs, remodels, and building upgrades would be subject to current Building Codes. Currently, without a 'Historical' designation this Building would be required to comply to the 2022 California Building Code (2023 LA City Codes).

However, we now understand that the Venice Beach Headquarters building is classified as a Historical Resource and on track to be designated as a Historic Building. With this designation, any repairs, remodels, and upgrades would be regulated by the California Historical Building Code (2022, Title 24, part 8).

The following are sections from the 2022 CHBC that are applicable to this Building Assessment Report:

**8-102.1.4 Continued use.**

Qualified historical buildings or properties may have their existing use or occupancy continued if such use or occupancy conformed to the code or to the standards of construction in effect at the time of construction, and such use or occupancy does not constitute a distinct hazard to life safety as defined in the CHBC.

**8-102.1.5 Unsafe buildings or properties.**

When a qualified historical building or property is determined to be unsafe as defined in the regular code, the requirements of the CHBC are applicable to the work necessary to correct the unsafe conditions. Work to remediate the buildings or properties need only address the correction of the unsafe conditions, and it shall not be required to bring the entire qualified historical building or property into compliance with regular code.

**8-102.1.6 Additional work.**

Qualified historical buildings or properties shall not be subject to additional work required by the regular code, regulation, or ordinance beyond that required to complete the work undertaken. Certain exceptions for accessibility and for distinct hazards exist by mandate and may require specific action, within the parameters of the CHBC.

While the intent of the CHBC is to facilitate the preservation and continued use of 'Historical' buildings, it also seeks to provide reasonable safety for the building occupants and access for persons with disabilities.

**Section 1.B - Existing Building Conditions –photos**



Image 1- View from ocean side looking east at West building elevation



Image 2- View from parking side looking west at East building elevation



Venice Beach Lifeguard Headquarters- Building Assessment



Image 3- Beam damage at 3<sup>rd</sup> level balcony



Image 4- Door damage at West elevation



Image 5- Typical Curb and Siding damage



Venice Beach Lifeguard Headquarters- Building Assessment



Image 6- Typical Railing/Deck and Beam damage



Image 7- Observed Termite droppings



Image 8- Typical condition 3<sup>rd</sup> level office



Image 9- Condition at 3<sup>rd</sup> level breakroom



Venice Beach Lifeguard Headquarters- Building Assessment



Image 10- Condition at 2nd level office



Image 11- Condition at Ground level storage

## **Section 1.C- Architectural Observations and Recommendations**

Based on site observations from May 17, 2023, the 2<sup>nd</sup> and 3<sup>rd</sup> Floors of the Venice Beach Lifeguard Headquarters building is 'Unsafe' for continued occupancy. We recommend performing required repair work to preserve the building, and allow for safe occupancy of the building.

### Primary Improvements requiring immediate attention for safe occupancy

1. Perform Termite inspection, and Fumigation as required.
2. Repair/Replace damaged structural wood framing (Beams and Hardware). The structural assessment report that follows will expand on recommendations.
3. Repair/Replace damaged concrete curbs at Building Perimeter. The structural assessment report that follows will expand on recommendations.
4. Replace all damaged exit doors at level 1 with new Fire-rated FRP type.
5. Replace Obsolete/Damaged Electrical Equipment
6. Test and activate existing building Fire Sprinkler system.

### Improvements requiring immediate attention for functional occupancy

The following Items are highly recommended to be replaced regardless of existing performance, however if Budget does not allow for replacement of MEP systems noted below, they should be tested and refurbished to ensure the systems are operating properly.

7. Replace HVAC Equipment. See Mechanical Engineer assessment report.
8. Replace Plumbing Fixtures. See Mechanical Engineer assessment report.
9. Replace Electrical/ Light Fixtures. See Electrical Engineer assessment report.

### Secondary Improvements that may be deferred post-occupancy

10. Replace/Repair non-structural Wood Trim at level 1. (Fascia, Trim, etc...)
11. Replace Sliding Glass Doors & Windows at 2<sup>nd</sup> and 3<sup>rd</sup> levels.
12. Replace/Repair Interior Finishes (Carpet, Cabinetry, Wall Panels, Paint, etc...)
13. Replace/Repair Non-Essential Mechanical, Plumbing, & Electrical Systems.
14. Roofing assessment, repair, and replacement

### Long term Improvements

15. Provide Second Exit (stairs) from 2<sup>nd</sup> and 3<sup>rd</sup> levels.
16. Path of Travel Accessibility Upgrades.
  - Parking area- re-stripe & signage for accessible stalls
  - Door/Hardware & Threshold accessibility upgrades
  - Toilet Facility accessibility upgrades
  - Conveying System/Wheelchair Lift to 3<sup>rd</sup> level
17. Building Envelope- Energy Efficiency Upgrades
  - Roof/Wall Insulation upgrades
  - Door/Window replacement for Energy Efficiency upgrades (could be completed as noted on secondary improvements)

## **Section 2- Structural Assessment**

Observations to follow by: **GSBP Structural Engineers, Inc.**

project: **Venice Beach-Lifeguard Tower observation  
report -2014 update**

date 5/18/2023

observation location / address: **LA County Fir Department -  
Lifeguard Headquarters 2300 Ocean Front Walk, Venice, CA  
90290**

date and time of structural observation:  
5/17/2023, 10:00AM

weather: clear

**abstract:**

Provide items of structural members which have deficiency to be repaired or replaced from current on-site condition. The report will not intend or provide items of gravity or lateral system upgrade per requirements from current codes.

**contents:**

Section 1- As-Built description, page 1 to 2

Section 2 - Observations, page 3 to 5

Section 3 - Suggestions to repair, page 6 to 7

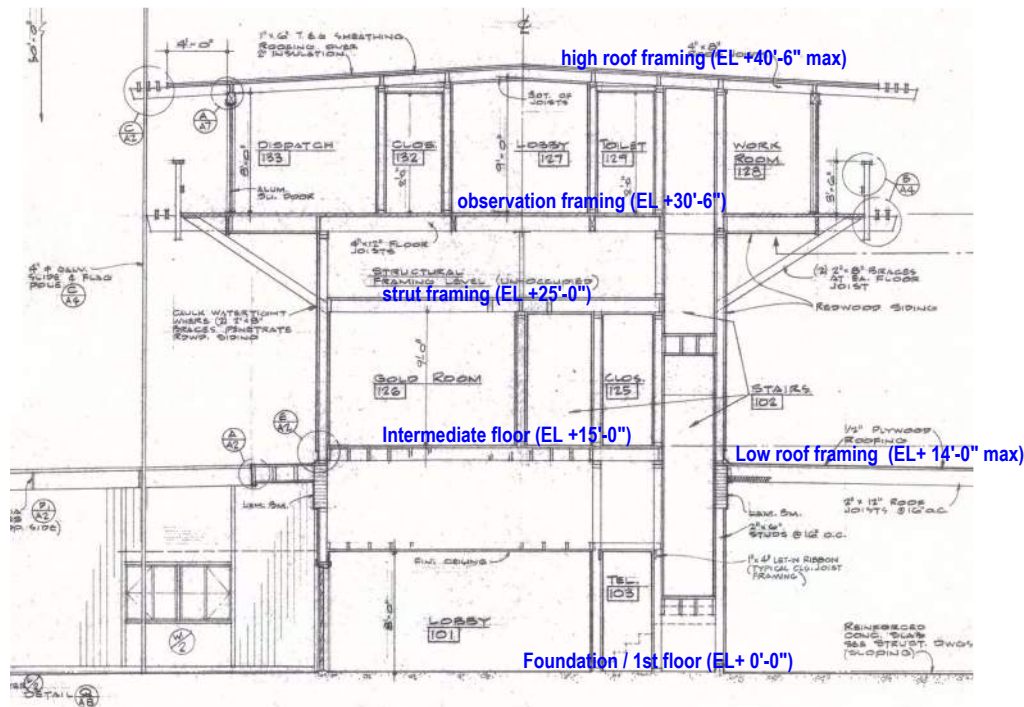
Section 4 - Markups on as-built plans and detail, page 8

Section 5 - Photos, pages 9 to 18

Section 6 - Structural cost estimation (ROM cost), pages 19 to 21  
(it does not include repair items from architectural, and MEP)

Section 7 - Spec of wood restoration



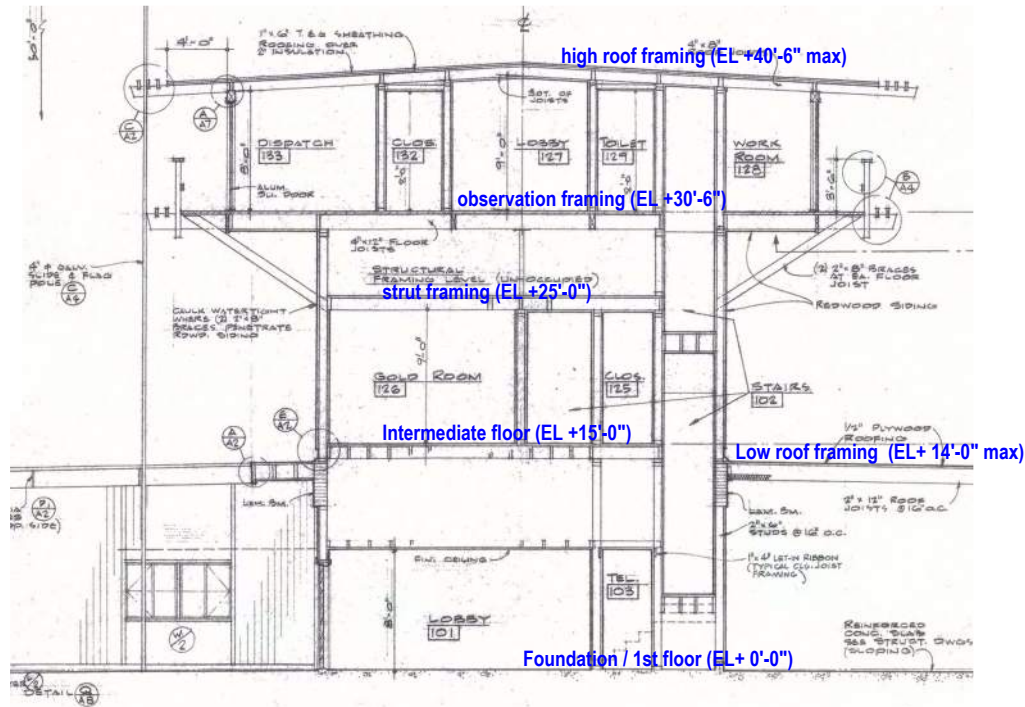


**AS-BUILT SECTION**

**1. As-Built description:**

Based on as-built 1968 structural drawings, there are (4) major levels regarding structural diaphragms.

- **foundation / 1st floor** (EL +0'-0") : 7" concrete slab spanning between grade beams which are supported between pile caps. All pile caps are arranged with 2-pile, 3-pile, 4-pile or 6-pile assemblies depending on design loads.
- **low roof framing level** (outside center core, EL +14'-0" max & sloped down) : (6) GLB 9x34-1/8 beams supported by (6) 5" std pipe columns, and (1) GLB 5x 22-3/4 with (2) 4x8 beams supported by additional (2) 3" std pipe columns at centered line for stair supports plus 2x8 ceiling joist (low) @16" oc joist at center core framings. Outside core framings, there are 2x12 @16" oc joist supported by 6x14 beams and 4x12 beams plus GLB 5x 22-3/4 beams supported by 3" std pipe columns.
- **intermediate floor** (center core, EL +15'-0") : 6x14 beam supported by 3" std pipe column at center of core and GLB 5 x 22-3/4 beams at perimeter to support 2x10 joists @ 16" oc.
- **strut framing level** (center core and no occupied, EL +25'-0") : 2x6 bearing stud @ 16" oc at perimeter, 4x10 beams and 2x 10 joists to aligning with (2) 2x8 bracings. The floor framing is acting as transferred strut diaphragm.

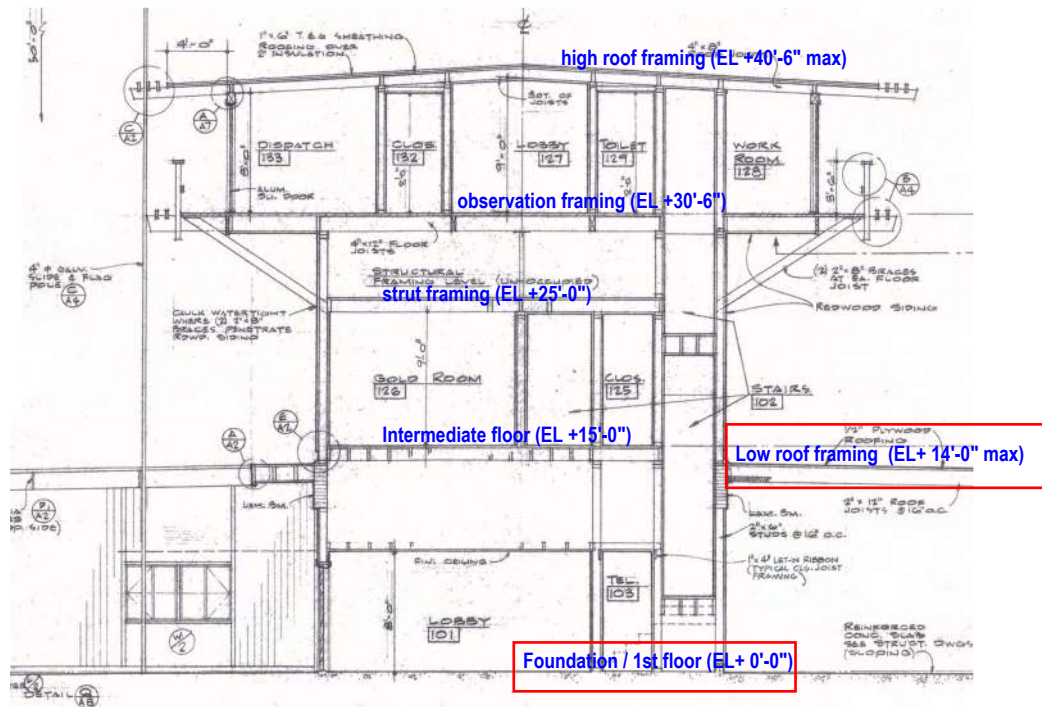


**AS-BUILT SECTION**

**1. As-Built description: (Cont.)**

- **observation framing level** (center core, EL +30'-6") : 4x12 beams are supported by centered 4x12 beams and centered 3" std pipe column. 6x6 post is supported on top of every (4) 4x12 beams typically for high roof framings and 2x6 flat T&G on top of 4x 12 beams. The lateral bracings are accomplished by (2) 2x8 bracing (below) connecting each 4x12 then connecting onto strut framing level.

- **high roof framing level** (EL + 40'-6" max & slope down) : 4x8 beams are supported by 6x8 beams and 4x6 beams (center core), and 4x8 beams are supported by 6x6 posts and 4x6 posts. 1x6 flat T&G are supported on top of 4x 8 beams.



**AS-BUILT SECTION**

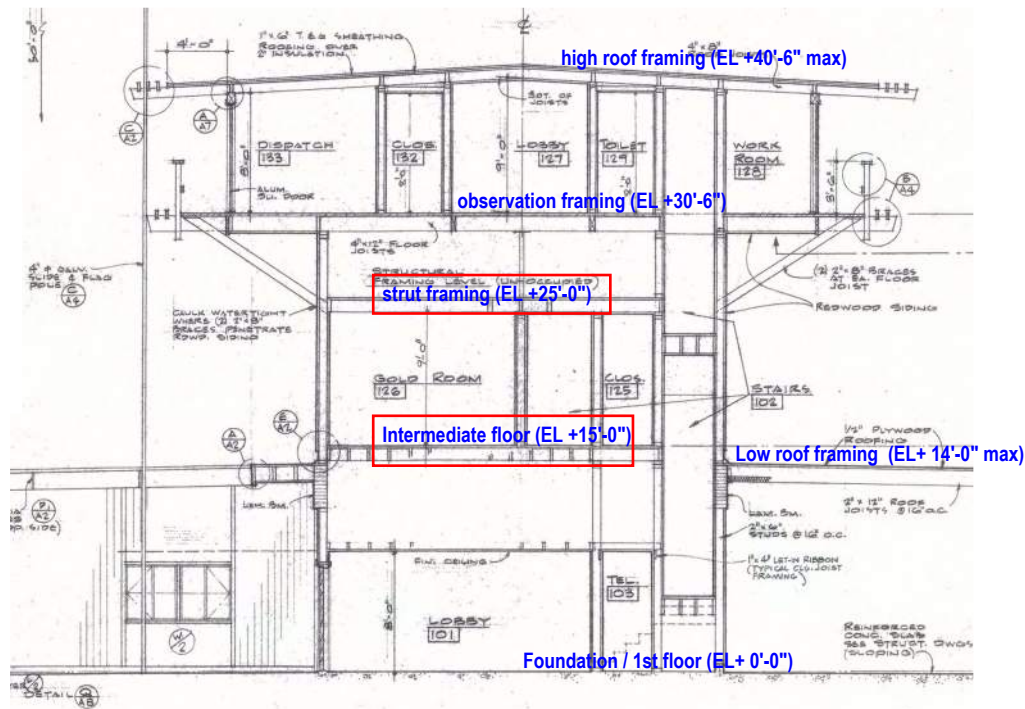
**2. Observations:**

**- at (E) foundation and 1st floor:**

No observations to pile caps, grade beams and slab-on-grade, no deficiency per 2014 report and no change.

**- at (E) low roof framing:**

- From observation to GLB 5x beams, no deficiency
- From observation to 6x14 hip beams, no deficiency
- From observation to 4x12 framing beams, no deficiency
- From observation to 5" dia pipe column, no deficiency
- From observation to 3" dia pipe column, no deficiency
- From observation to 6x6 post, no deficiency



**AS-BUILT SECTION**

**2. Observations: (cont.)**

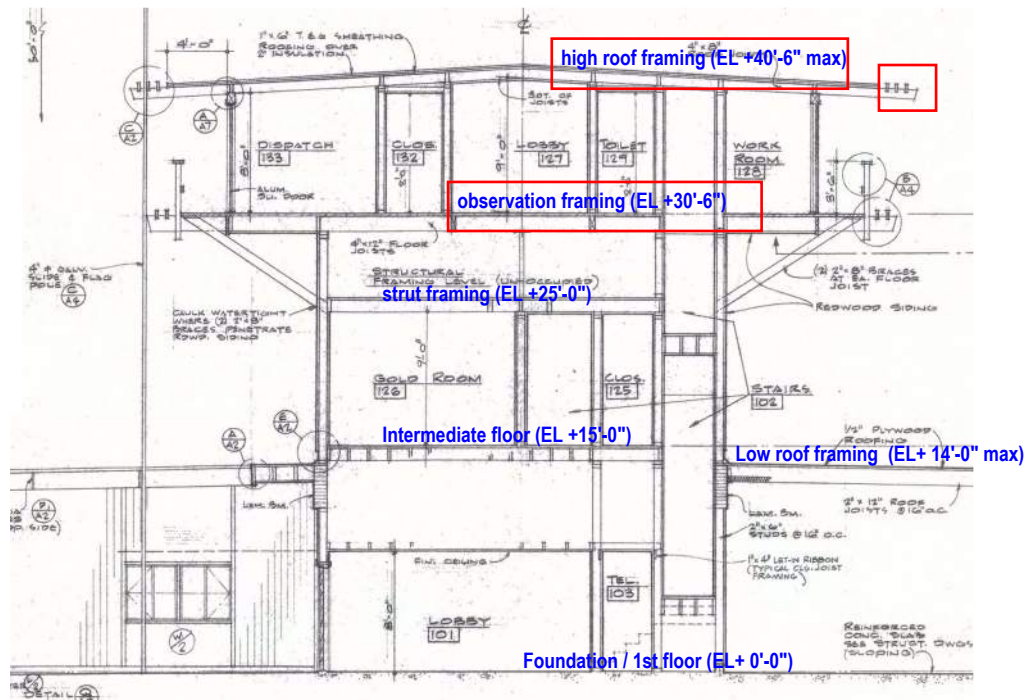
**- at (E) intermediate floor:**

No observation to 2x10 joist @ 16" oc, no deficiency per 2014 report and no change  
 No observation to 6x14 beam, no deficiency per 2014 report and no change

**- at (E) strut framing:**

From observation to (2)2x8 braces, **there are deficiencies to be replaced, see suggestions for repairing at page 6**  
 No observation to 4x10 hip beams, no deficiency per 2014 report and no change  
 No observation to 2x10 joists, no deficiency per 2014 report and no change





**2. Observations: (cont.)**

**AS-BUILT SECTION**

**- at (E) observation framing floor:**

- From observation to 2x exterior stud walls, no deficiency
- From observation to 4x12 thru-out joists, **there are deficiencies to be replaced 4x12 tail and see suggestions at page 6**
- From observation to 4x6 posts, no deficiency
- From observation to 6x6 posts, no deficiency
- From observation to 2-2x4 guard rails, **there are deficiencies to be replaced 2-2x4 guard rails and see suggestions at page 6**
- From observation to 2x6 trellis, **there are deficiencies to be replaced 2x6 trellis and see suggestions at page 6**
- From observation to balcony 1x plank, **there are deficiencies to be replaced 1x plank and see suggestions at page 6**
- From observation to flag pole, **the welded connecting plate is rusted and see suggestions at page 7**

**- at (E) high roof framing:**

- From observation to 4x8 joists, **there deficiencies at end of pre-cut 4x8 joists and see suggestions at page 7**
- From observation to 6x8 framing beams, no deficiency
- From observation to 2x10 joists, no deficiency
- From observation to (E) 2x6 trellis, all trellis have be demoed from pre-cut end of 4x8 joists**

### 3. Suggestions to repair or replace structural members:

#### damaged concrete curb at 1st floor:

See photos 1 to 4 with markups, demo (E) concrete curbs and re-cast (N) curbs with  $f'_c = 4000$  psi compressive strength, 4" slump, 0.4 water/cement ratio, 1" max aggregate size and type V cement.

#### Notes:

1. Type V cement is used in concrete products where extreme sulfate resistance is necessary. Coastal structures.
2. Temporary shoring is required to be provided by GC and should not remove shoring until curb fully cured (28-day).

#### damaged 2-2x8 braces at Strut framing level and under observation framings:

See photos 5 to 8 with markups, restore (E) 2-2x8 braces which are damaged. GC shall apply Abatron wood restoration products to restore original size and strength of braces. **See section 6 with spec.**

For (E) rusted 1/4" steel side connected plates, GC shall apply sand-blast to clear with care of operation and not damage (E) wood members. Re-apply paints to protect side plates after cleaning.

#### damaged 4x12 joists at observation framings:

See photos 9 to 23 with markups and details "A" and "B" of page 8, replace tail ends of (E) 4x12 joists whichever are damaged.

**Note:** (N) steel side plates and (N) strap shall be SS316 material, and also (N) bolts, nuts, washers and screws are SS316.

#### damaged railings and planks at balcony of observation framings:

See photos 24 to 27 with markups and detail "B" of page 8.

**3. Suggestions to repair or replace structural members:  
(cont.)**

**rust cleansing for connecting steel plate of flag pole:**

**See photo 28 with markups and detail "C" of page 8.**

**protect tail end of 4x8 roof joists:**

**See photos 29 to 38 with markups and detail "C". Apply epoxy primer to the tail end of each 4x8 roof joist which are pre-cut.**









Photo 1

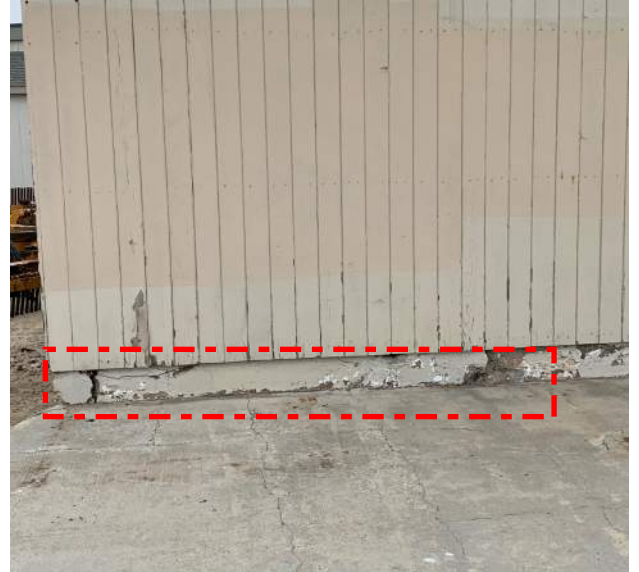


Photo 2



Photo 3

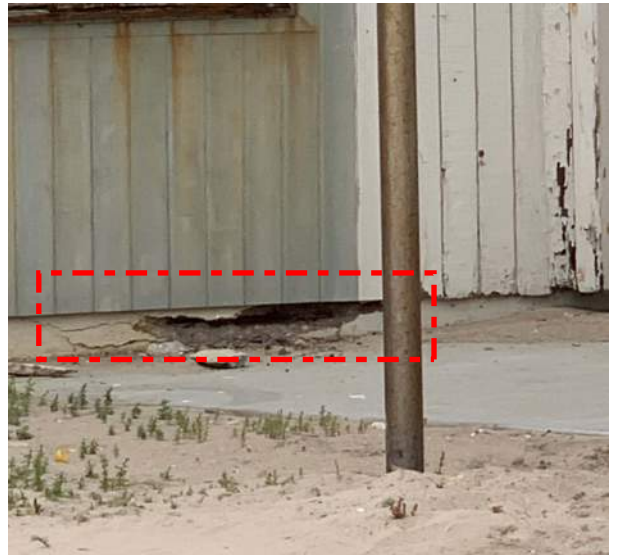


Photo 4

1. GC Shall provide temporary shoring prior to removing (E) broken curbs.
2. Provide epoxy #4 dowel at 16" oc with std hook at top of curb.
3. GC shall provide shop drawings of curb to be reviewed and approval prior to construction.

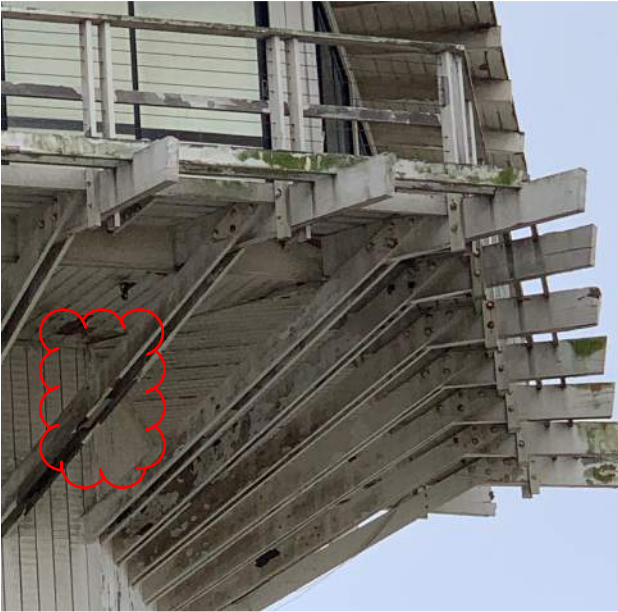


Photo 5



Photo 6



Photo 7



Photo 8

1. Restore (E) 2-2x8 braces which are damaged. GC shall apply Abatron wood restoration products.
2. GC shall apply sand-blast to clear rusted steel side plates at connection to braces with care of operation and not damage (E) wood members. Re-apply paints to protect side plates after cleaning.





Photo 9



Photo 10



Photo 11



Photo 12

See details "A" and "B" at page 8 with locations on as-built observation framing plan. GC shall confirm all damaged locations prior to bid and construction.





Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



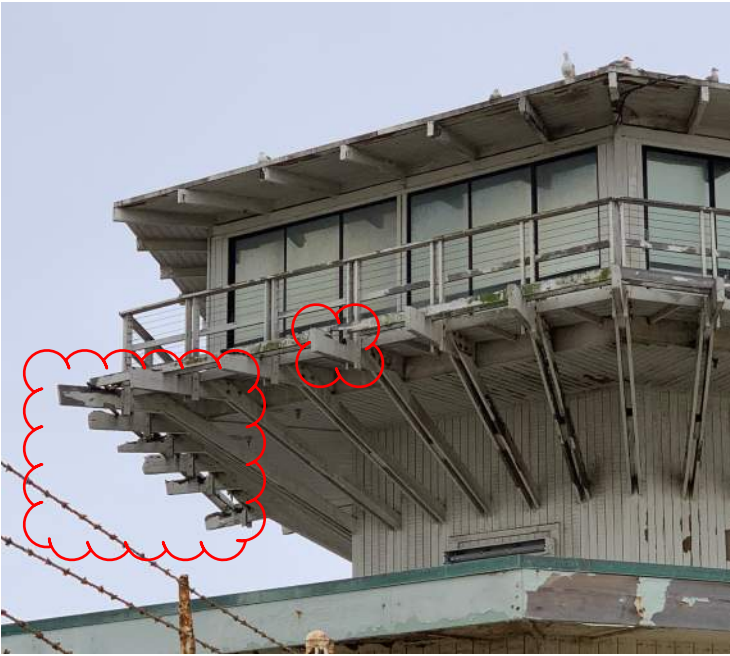


Photo 21



Photo 22

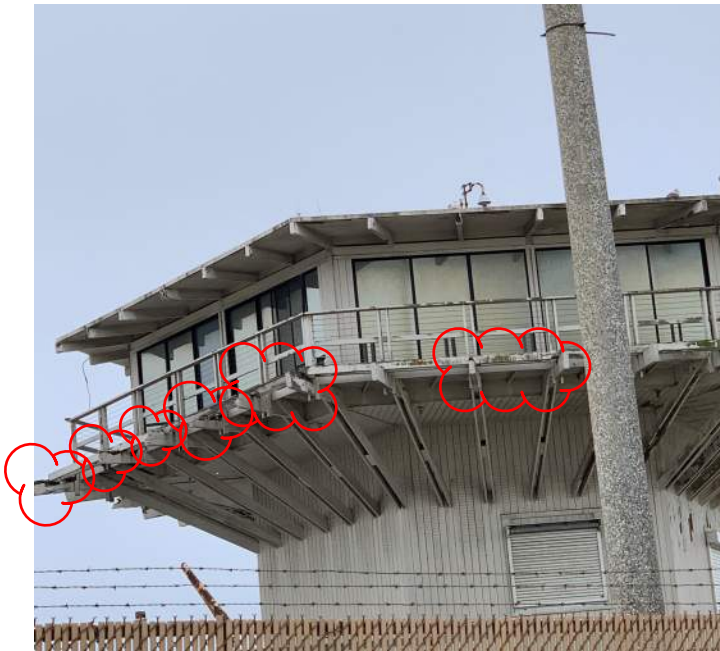


Photo 23





Photo 24

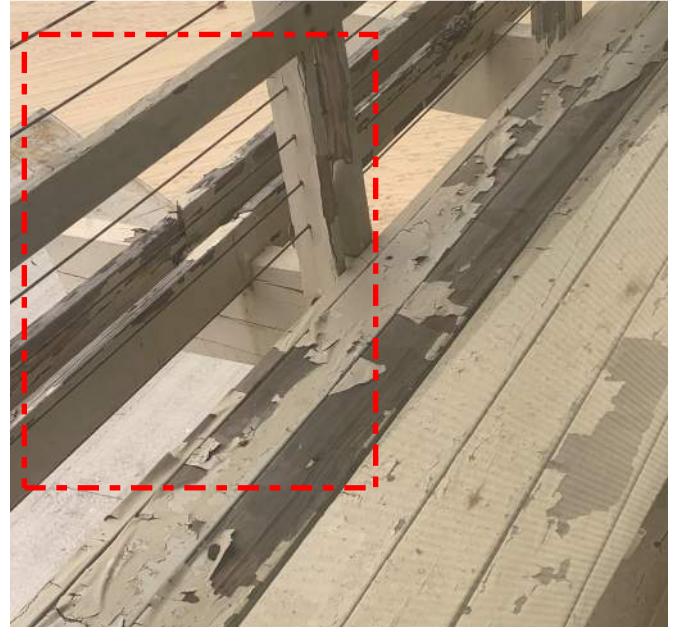


Photo 25



Photo 26



Photo 27

GC shall replace with all (N) guard rails, railings and planks per architectural requirements and details.



Photo 28

GC shall cleanse the rust to connected plates of flag pole and re-paint.



Photo 29



Photo 30



Photo 31

GC shall apply epoxy primer per spec to water-seal and protect pre-cut tail end of 4x8 roof joists typically.





Photo 32



Photo 33



Photo 34



Photo 35





Photo 36



Photo 37



Photo 38

Project :Venice beach-lifeguard tower report 2014-update

Subject: Cost Estimation

1. concrete curb:

temp shoring	14-day	\$1000/day		\$14,000
labor for epoxy dowel	2-person	\$500/person/day	4-day	\$4,000
labor for concrete curb	2-person	\$400/person/day	6-day	\$4,800
demo	2-person	\$350/person/day	3-day	\$2,100
materials				\$8,000
				\$32,900
misc (20%)				\$6,580
total				\$39,480
GC (15%)				\$5,922
total of concrete work				\$45,402

2. 2-2xb bracings:

cleansing work	2-person	\$500/person/day	7-day	\$7,000
bracing repair (4 max)	2-person	\$640/person/day	4-day	\$5,120
re-paint to side plates	2-person	\$500/person/day	7-day	<b>\$7,000</b>
materials				\$3,000
				\$22,120
misc (20%)				\$4,424
total				\$26,544
GC (15%)				\$3,982
total of bracing repair				\$30,526

3. 4x12 joists at observation framings:

cleansing work	2-person	\$500/person/day	14-day	\$14,000
new 1/4" side plates installation new	2-person	\$640/person/day	3-day	\$3,840
CMC12 straps installation	2-person	\$640/person/day	2-day	\$2,560
new 2-2x4 guard rails installation new	2-person	\$640/person/day	5-day	\$6,400
plank installation	2-person	\$640/person/day	2-day	\$2,560
apply epoxy primer	2-person	\$640/person/day	1-day	\$1,280
materials				\$12,000
				\$42,640
misc (20%)				\$8,528
total				\$51,168
GC (15%)				\$7,675
total of 4x12 reepair				\$58,843

4. steel side plate of flag pole repair:

cleansing work	2-person	\$500/person/day	1-day	\$1,000
re-paint	2-person	\$640/person/day	1-day	\$1,280
materials				\$500
				\$2,780
misc (20%)				\$556
total				\$3,336
GC (15%)				\$500
total of side plates repir at flag pole				\$3,836



5. protect tail end of 4x8 roof joists:

cleansing work	2-person	\$500/person/day	5-day	\$5,000
apply epoxy primer	2-person	\$640/person/day	5-day	\$6,400
materials				\$3,500
				\$14,900
misc (20%)				\$2,980
total				\$17,880
GC (15%)				\$2,682
total of 4x8 tail end protection				\$20,562

6. roof top condensing unit anchorage:

anchors installation	2-person	\$640/person/day	1/2-day	\$640
add 4x blk	2-person	\$640/person/day	1/2-day	\$640
materials				\$500
				\$1,780
misc (20%)				\$356
total				\$2,136
GC (15%)				\$320
total of condensing unit anchorage				\$2,456

total repair from item 1 to 6 \$161,626



**The proposed number shall be confirmed with estimator whenever project is to start. There is no warrant from budget from labors and materials.**

06 01 00

Maintenance of Wood, Plastics and Composites

Wood Restoration

Part 1 General

1.1 Section Summary

- A. This Section includes restoration of rotted, decayed, damaged or deteriorated wood with epoxy consolidants and wood replacement compound.
- B. It is the specific Intent of this Section that at completion of the Work, all Wood component structures listed in the plan sheet or separate schedules, shall be completely restored to mirror the original wood in appearance and operability.
- C. The contractor is to be totally familiar with the existing conditions prior to bid.
- D. This specification reflects only the use of products sold by **Abatron, Inc.** Other wood restoration products may require additional handling and application procedures. In addition, other products may have physical properties incompatible with this specification.

1.2 Related Sections and Documents

- A. Drawings and general provisions of the contract.
- B. Division 00-Procurement and Contracting Requirements
- C. Division 01-General Requirements

1.3 Work Included

Provide labor, materials and equipment necessary to complete the work of this section including:

- A. Removal of exterior finish at areas of wood restoration.
- B. Application of borate wood preservative.
- C. Application of epoxy consolidants.
- D. Application of epoxy filler.
- E. Restoration of wood profile.

1.4 References

- A. "The Secretary of the Interior's Standards of Rehabilitation and Guidelines for Rehabilitating & Reconstructing Historic Buildings," U.S. Dept. of the Interior, National Park Service, Washington, D.C. 1995 Ed.
- B. "Wood-Epoxy Repairs for Exterior Woodwork," by John Leeke, Preservation Consultant , copyrighted 2007

## 1.5 Definitions

- A. Consolidate: To restore and strengthen rotted or deteriorated wood with liquid epoxy which penetrates the deteriorated wood and hardens it.
- B. Consolidant: A liquid compound which consolidates wood.
- C. Wood Replacement Compound: A soft plastic mixture of epoxy resin and hardener that adds and / or rebuilds sections of wood.
- D. Induction Period: The time to wait after mixing an epoxy resin and hardener together before applying the mixture so that the reaction is induced.
- E. Pot Life: The time after mixing epoxy resin and hardener in which it remains workable so that it can be applied.
- F. Curing Time: The total reaction time that continues to completion during and after hardening and optimizes most properties.

## 1.6 System Description

- A. Restored wood shall be capable of being sawn, planed, sanded, nailed with carpentry nails and otherwise worked like wood.
- B. Restored wood shall retain paint and / or stain.
- C. Where wood replacement compound has been applied, the material shall form a permanent seamless bond with the wood.

## 1.7 Submittals

- A. General: Supply submittals in accordance with Section 01 33 00.
- B. Product Data: Submit product brochure, technical data, test results in accordance with Section 2.2, manufacturer's product and application instructions.
- C. Craftsman Information: Submit the name of the craftsman that will be performing this work and the experience level of the craftsman in the use of the product.
- D. Material Safety Data Sheets (MSDS).
- E. Greenguard® certifications.

## 1.8 Quality Assurance

- A. Qualifications
  - 1. Applicator: The applicator should demonstrate successful application of products at other locations or training in the use of the product.
  - 2. Manufacturer experience: The manufacturer shall have not less than 10 years experience in providing products applied and technical support capability.
  - 3. Manufacturer qualifications: Required products shall be manufactured or supplied by a single manufacturer.
- B. Mock-Up/Test Panel: The craftsman shall construct a mock-up or test panel in accordance with the drawings for inspection and approval of the architect.



## 1.9 Delivery, Storage and Handling

- A. General: Contractor shall comply with Sections 01 65 00 and 01 66 00 of the General requirements section.
- B. Order: Comply with the manufacturer's ordering instructions and lead time requirements to avoid construction delays.
- C. Deliver materials to the jobsite in manufacturer's original, unopened containers.
- D. Storage and Protection:
  - 1. Store unused materials in tightly sealed containers between 55° and 85° F.
  - 2. Avoid contamination of component products by introducing any object which has been in contact with another product such as gloves or tools.
  - 3. Keep flammable solvents away from the products and in a fireproof cabinet or separate location.
- E. Waste Management and Disposal: Unused material shall be disposed of by mixing it according to manufacturer's instructions, and after hardening, depositing it with other solid waste.

## 1.10 Project /Site Conditions

- A. Project/ Site Environmental Requirements:
  - 1. Products are to be applied to a dry substrate with a moisture content of wood below 20%
  - 2. Ambient temperature shall be 50° degrees F or higher, unless a supplemental heat source is available.
  - 3. Weather should be dry. In the event of rain, work is to be protected from contact with water.

1.11 Warranty – The product shall be warranted against defects in manufacture only.

## Part 2 Products

### 2.1 Manufacturer/Supplier

- A. **Abatron, Inc.**, 5501 95<sup>th</sup> Ave., Kenosha, WI 53144, [www.abatron.com](http://www.abatron.com),  
Tel: 800/445-1754/Fax: 262/653-2019.

### 2.2 Materials

- A. Wood Preservative: **Bora-Care**® boron-based concentrated wood preservative.
- B. Wood Consolidant: **LiquidWood**® low viscosity, penetrating epoxy compound.
- C. Wood Replacement Compound: **WoodEpoxy**® light-weight, thixotropic epoxy adhesive.
- D. Wood and Epoxy Primer: **Primkote 8006-1**™ penetrating primer for wood and epoxy surfaces.

## 2.3 Mixes

- A. Mix materials in accordance with manufacturer's product labels and instructions.

## 2.4 Accessories-Use accessories recommended by manufacturer.

## Part 3 Executions

### 3.1 Inspection

- A. Inspect wooden areas to be restored, as identified by the architect. Report any additions or discrepancies to the architect and the general contractor.

### 3.2 Preparation

- A. Remove paint, dirt wax and debris from work area.
- B. Wire brush loose wooden material from surfaces, or use a vacuum for complete cleanliness as necessary.
- C. Remove hardware in the way of the repair and bag it for later restoration and reuse, identifying the component that it came from.
- D. Protect adjacent surfaces from spills with masking tape and plastic sheeting.
- E. If deterioration is more than superficial, drill small holes, approximately 1/8 inch in diameter, into areas to be consolidated being careful not to drill completely through the wood.
- F. Wear protective clothing, eyewear and gloves as noted in manufacturer's MSDS.
- G. Apply a **Bora-Care**® solution to the decayed wood and allow 48-72 hours to dry.
- H. Prior to the application of the epoxy consolidant, test the moisture content of the wood for a moisture content of not more than 20%

### 3.3 Repair/ Restoration

- A. Epoxy consolidation:
  1. Mix the two part consolidant according to the manufacturer's instructions allowing 5-10 minutes for an induction period prior to application. Mix only an amount that will be used within 50 minutes.
  2. Apply the consolidant according to the manufacturer's instructions.
  3. Where only the surface of the wood to be restored is rotted or deteriorated, the consolidant can be applied by brush. More than one application is recommended to thoroughly consolidate the wood. The Pot life of the consolidant is approximately 30-50 minutes after which time another batch should be made, if needed.
  4. Where deterioration extends beyond the surface of the wood, pour the consolidant directly into holes drilled into the wood using an applicator such as a plastic bottle with a narrow spout or syringe. Wait for the consolidant to be absorbed into the wood. Follow with additional applications of consolidant until the wood is saturated and no more consolidant is absorbed.
  5. Brush out the excess consolidants on the surface of the wood to insure thorough saturation of the wood surface.

- B. Wood Replacement Compound Application:
1. Apply mixed compound according to manufacturer's instructions. If pigmentation is desired, then it should be added to the mixture at this time.
  2. Apply compound to areas which have been consolidated. Apply compound when consolidant is tacky and not completely hardened.
  3. On wood that is sound and wood that has been previously consolidated, apply a primer such as Primkote 8006-1™ to the wood and consolidated material prior to the application of the compound.
  4. Apply by pressing into place, troweling, or pressing into a form. The repaired area should be slightly overfilled so that it can be sanded or planed after hardening. Apply more compound if there are voids or depressions after smoothing.
  5. After hardening for 12 hours or longer, the compound can be sanded, or planed and carved to correspond to the contour of the surrounding wood.
  6. After hardening 24 hours, paint or stain as specified by the architect.

#### 3.4 Field Quality Control

- A. Hardened consolidant and wood replacement compound should be tack-free and firm to the touch.

#### 3.5 Protection

- A. Protect all work from cold temperatures and moisture elements until all epoxy work has cured.

#### 3.6 Clean Up

- A. Following all applications of epoxy, leave all areas free and clean of epoxy. Discard unused epoxy, containers, tools and towels in accordance with local, state and federal regulations.



## **Section 3- Mechanical & Plumbing Assessment**

Observations to follow by: **Kevin A. Smola & Associates, Inc.**

KEVIN A. SMOLA AND ASSOC. INC.

CONSULTING MECHANICAL ENGINEERS

16025 ARROW HWY STE C  
IRWINDALE, CA 91706

P: (626) 585-9338

**Lifeguard Headquarters Tower Evaluation  
Los Angeles County  
Venice Beach, CA  
May 30, 2023**

**A. Mechanical Systems – Existing Conditions:**

Five heat pump split systems were installed for the observation level approximately 19 - 24 years ago. These systems are not functional. All the outdoor equipment and piping are corroded due to the harsh coastal environment. Indoor units are the wall-mounted type with exposed refrigerant piping. Each system is equipped with its own thermostat. The original HVAC system provided heating only and relied on sliding doors/operable windows for natural ventilation. The intermediate level is not equipped with HVAC but does have operable windows.

Existing outdoor heat pump:



## Lifeguard Headquarters Tower Evaluation

### Venice Beach

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Existing outdoor heat pump:



Existing indoor fan coil:



## Lifeguard Headquarters Tower Evaluation

### Venice Beach

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#### **B. Plumbing Systems – Existing Conditions:**

The building is served by an existing 6" sewer main, a 6" fire line with a fire department connection with a check valve, and a 3" natural gas service. We did not observe the installation of a backflow preventer on the domestic water system. The gas meter is missing a seismic shut-off valve. The original natural gas-fired tank water heater has been replaced with three natural gas-fired tankless water heaters with a circulating pump. These heaters appear to be approximately 13 years old and in fair condition although just one appeared to be running during our visit. The plumbing fixtures appear to be 20 years old and in poor condition. The drain piping at the lavatory tailpiece is leaking at the wall and dedicated combustion air intakes were not observed.

Existing single-user toilet room fixtures:





# Lifeguard Headquarters Tower Evaluation

## Venice Beach

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Water heaters:



## Lifeguard Headquarters Tower Evaluation

### Venice Beach

May 30, 2023

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Clogged floor sink at water heaters:



#### **C. Mechanical Recommendations:**

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1. Replace existing split systems and refrigerant piping on the observation level. Careful consideration must be taken when selecting the type of equipment and coatings required due to the coastal climate. Refrigerant piping needs to be insulated, wrapped, and jacketed with stainless steel jacketing.

#### **D. Plumbing Recommendations:**

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1. Install a natural gas seismic shutoff valve at the natural gas meter.
2. Replace the existing domestic hot water system and install the appropriate mixing valves as required by the California Plumbing Code.
3. Replace plumbing fixtures with low flow and low lead fixtures.

**Lifeguard Headquarters Tower Evaluation**

**Venice Beach**

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**E. Rough Order of Magnitude:**

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<b>Venice Beach Lifeguard Headquarters Tower ROM</b>			
<b>30-May-23</b>			
<b>Item</b>	<b>Quantity</b>	<b>Cost</b>	
<b>HVAC</b>			
New split heat pump (observation deck)	5	\$40,000	
<b>Subtotal</b>		<b>\$40,000</b>	
<b>Plumbing</b>			
Indirect waste piping	-	\$5,000	
Gas seismic shut off	1	\$2,000	
Domestic hot water system	1	\$30,000	
<b>Subtotal</b>		<b>\$37,000</b>	
<b>Subtotal</b>		<b>\$77,000</b>	
Contractor's Markup	20%	\$15,400	
Subtotal		\$92,400	
Contingency	10%	\$9,240	
<b>Total</b>		<b>\$101,640</b>	

**End of Memorandum:**

Submitted by:

**Richard Amado, Vice President**  
**Kevin A. Smola and Associates, Inc.**

## **Section 4- Electrical Assessment**

Observations to follow by: **MY Engineering, Inc.**





**ENGINEERING, INC.**  
*Electrical Engineering*

Building description and data by Choy

**Electrical Systems:**

This report is an update on our assessment of the existing electrical systems done on April 15, 2014. There have been extraordinarily minor changes to the facility since 2014. Our previous assessment was based on field observations made by our office and a review of record drawings provided by the city. No maintenance or service records were available for our review and use. Based on our observations and our understanding of the future program for the Lifeguard Headquarters Building, the following electrical system upgrades or equipment replacements are recommended. These recommendations are listed in order of importance to the facility are as follows:

1. Main Service Switchboard:

The building is served underground from a DWP service pole on Speedway to a 600 amp, 120/240V, single phase, 3-wire main switchboard in the Mechanical/Electrical Room. The existing main switchboard rated at 600 amps has the capacity to serve its maximum recorded demand load of 20.0kW or 104.2 amps. The electrical room is enclosed with walls and a lock door. The upper portion of the walls facing the Storage Room are open allowing birds to enter, roost and nest. All equipment within the room is covered with bird feces. The feces are considered hazardous and must be removed by a Hazardous Material Contractor before being repaired or removed.

The main switchboard is in **extremely** poor condition showing signs of rust and contamination from nesting birds. The switchboard is obsolete and replacement parts are only available as remanufactured components. The main switchboard should be replaced.

- The estimated cost of removal and replacement of the main switchboard in kind on a new 2" high concrete housekeeping pad is approximately \$36,000.00. This estimate does not include the cost of hazardous material removal.

The motor control center which is located adjacent to the main switchgear is in the same condition as the main switchboard and should be replaced.

- The estimated cost of removal and replacement of the motor control center in kind on a new 2" high concrete housekeeping pad is approximately \$27,000.00. This estimate does not include the cost of hazardous material removal.

The lighting and power panels which serve all the lighting and power systems in the lifeguard building are located in the electrical room and outside the electrical room. The panels are obsolete and are in a state of disrepair due to the many modifications over the years. These panels should be replaced with a larger panel that has spare and space for future loads.

- The estimated cost of removal and replacement panels, a total of four, is approximately \$31,500.00.



## **ENGINEERING, INC.**

Electrical Engineering

### 2. Emergency Generator System:

The emergency generator which was located in the storage room that faces the beach has been removed. The removed generator and related equipment were added to the distribution system after the building was constructed. A new generator in protective housing that complies with the South Coast Air Quality Management District (SCAQMD) should be provided to serve the critical communication equipment and emergency lighting. The existing related automatic transfer switch and emergency distribution panel should be replaced.

- The estimated cost of a replacement generator and replacement of the emergency related equipment is approximately \$44,800.00.

### 3. Power System:

The existing power system consists of an interior and exterior distribution system that serves lighting, receptacles, and power equipment. The system is in fair condition. Improvements to this system will consist of raising the height of receptacles in the vehicle storage to comply with the code for a garage environment and raising the height of devices to comply with ADA requirements. Other observations include replacing exterior EMT conduits which have been corroded from exposure to the salt air.

- The estimated cost for the power system upgrades and replacement of corroded conduits is \$21,000.00.

### 4. Lighting System:

The existing lighting system consists of interior and exterior fluorescent and incandescent light fixtures. The lighting system is in fair condition given its age. The lighting system has a high maintenance and energy cost and should be replaced with energy efficient LED light fixtures to lower the energy and maintenance cost.

- The estimated cost of removal and replacement of the existing light fixtures and installing Title 24 related automatic and energy saving control devices is \$67,375.00.

### 5. Telecommunication Systems:

The existing Telecommunication Systems in the building were not observed and will not be included in the final report.

- While the telecommunication Systems were not part of this assessment, there may be needed repairs or replacement of components as a result of any electrical upgrades. We recommend that a \$13,500.00 allowance be set aside for Telecommunication Systems.

## Section 5- Summary of Probable Costs

Cost Estimates below were prepared using current Saylor Cost Estimating Manuals. Engineering cost estimates were extrapolated from sections 2 through 4 in this report with adjustments made for consolidation purposes.

### A Estimated Construction Costs for Required Improvements

• General Requirements*	\$ 82,000
• Site & Demolition	\$ 10,500
• Concrete	\$ 18,000
• Metals	\$ 12,500
• Woods, Plastics, Composites	\$ 89,500
• Thermal & Moisture Protection	\$ 12,500
• Windows, Doors, and Roll-ups**	\$ 15,000
• Finishes**	\$ 15,000
• Mechanical**	\$ 10,000
• Plumbing**	\$ 10,000
• Electrical***	\$ 72,000
<hr/>	
Estimated Direct Cost	\$ 347,700
<hr/>	
Contractor's Profit/OH & Contingency (30% of Direct Cost)	\$ 104,310
<hr/>	
Estimated Total Cost	<b>\$ 452,010</b>

\*General Requirements include \$35,000 Termite Assessment/Fumigation & allowance for Hazardous material removal of Bird feces.

\*\* Allowance for as-needed repair and replacement for functionality.

#### Summary of Items Included in A Cost Estimate:

- Repair/Replacement of damages Structural Wood Framing (Beams/Panels)
- Repair/Replacement of 3<sup>rd</sup> level Balcony/Guardrail
- Repair/Replacement of damaged concrete curbs (1<sup>st</sup> floor)
- Repair/Replacement of Structural Steel Hardware
- Paint/Seal all exposed Steel and Wood Framing
- Refurbish existing Windows/Doors/Roll-ups
- Paint, Patch, Repair existing Finishes
- Refurbish existing HVAC & Plumbing at 2<sup>nd</sup> & 3<sup>rd</sup> floors
- New Main Switchboard Electrical Equipment (1<sup>st</sup> floor)
- Refurbish existing Lighting & Controls

**Of the \$452,010 Total Cost above, the following is noted:**

\$176,530 work on 1<sup>st</sup> Floor (this work required for overall building use)

\$275,480 work on 2<sup>nd</sup> & 3<sup>rd</sup> Floors (this work required for 2<sup>nd</sup>/3<sup>rd</sup> floor occupancy)

**B Estimated Construction Costs with additional recommended MEP Improvements**

• General Requirements*	\$ 90,000
• Site & Demolition	\$ 14,500
• Concrete	\$ 19,500
• Metals	\$ 16,000
• Woods, Plastics, Composites	\$ 89,500
• Thermal & Moisture Protection	\$ 12,500
• Windows, Doors, and Roll-ups**	\$ 15,000
• Finishes**	\$ 15,000
• Mechanical	\$ 40,000
• Plumbing	\$ 37,000
• Electrical	\$ 182,000
<hr/>	
Estimated Direct Cost	\$ 531,000
Contractor's Profit/OH & Contingency (30% of Direct Cost)	\$ 159,300
<hr/>	
Estimated Total Cost	<b>\$ 690,300</b>

\*General Requirements include \$35,000 Termite Assessment/Fumigation & allowance for Hazardous material removal of Bird feces.

\*\* Allowance for as-needed repair and replacement for functionality.

Summary of Items Included in B Cost Estimate:

- Repair/Replacement of damages Structural Wood Framing (Beams/Panels)
- Repair/Replacement of 3<sup>rd</sup> level Balcony/Guardrail
- Repair/Replacement of damaged concrete curbs (1<sup>st</sup> floor)
- Repair/Replacement of Structural Steel Hardware
- Paint/Seal all exposed Steel and Wood Framing
- Refurbish existing Windows/Doors/Roll-ups
- Paint, Patch, Repair existing Finishes
- Provide new HVAC Equipment at 2<sup>nd</sup> & 3<sup>rd</sup> floors
- Provide new Plumbing Fixtures at 3<sup>rd</sup> floors
- Provide new Main Switchboard Electrical Equipment
- Provide new Power System, to include conduit replacement
- Provide new Lighting & Controls
- Provide new Telecommunication System

**Changes from estimate A**

**Of the \$690,300 Total Cost above, the following is noted:**

\$258,470 work on 1<sup>st</sup> Floor (this work for overall building upgrade)

\$431,830 work on 2<sup>nd</sup> & 3<sup>rd</sup> Floors (this work for 2<sup>nd</sup>/3<sup>rd</sup> floor upgrade)



**C Estimated Construction Costs with additional Secondary Improvements**

• General Requirements*	\$ 110,000
• Site & Demolition	\$ 21,000
• Concrete	\$ 19,500
• Metals	\$ 20,000
• Woods, Plastics, Composites	\$ 137,500
• Thermal & Moisture Protection	\$ 56,000
• Windows, Doors, and Roll-ups	\$ 110,000
• Finishes	\$ 86,500
• Mechanical	\$ 40,000
• Plumbing	\$ 37,000
• Electrical	\$ 182,000
<hr/>	
Estimated Direct Cost	\$ 819,500
Contractor's Profit/OH & Contingency (30% of Direct Cost)	\$ 245,850
<hr/>	
Estimated Total Cost	<b>\$1,065,350</b>

\*General Requirements include \$35,000 Termite Assessment/Fumigation & allowance for Hazardous material removal of Bird feces.

Summary of Items Included in C Cost Estimate:

- Repair/Replacement of damages Structural Wood Framing (Beams/Panels)
- Repair/Replacement of 3<sup>rd</sup> level Balcony/Guardrail
- Repair/Replacement of damaged concrete curbs (1<sup>st</sup> floor)
- Repair/Replacement of Structural Steel Hardware
- Paint/Seal all exposed Steel and Wood Framing
- Provide new exterior wood trim (Fascia, Door Trim, etc...)
- Provide new Roofing
- Provide new Windows/Doors/Roll-ups
- Provide new Finishes- (Carpet, Cabinetry, Wall Panels, Paint)
- Provide new HVAC Equipment at 2<sup>nd</sup> & 3<sup>rd</sup> floors
- Provide new Plumbing Fixtures at 3<sup>rd</sup> floors
- Provide new Main Switchboard Electrical Equipment
- Provide new Power System, to include conduit replacement
- Provide new Lighting & Controls
- Provide new Telecomm/Data System

**Changes from estimates A & B**

**Of the \$1,065,350 Total Cost above, the following is noted:**

\$484,560 work on 1<sup>st</sup> Floor (this work for overall building upgrade)

\$580,790 work on 2<sup>nd</sup> & 3<sup>rd</sup> (this work for 2<sup>nd</sup>/3<sup>rd</sup> floor upgrade)



**A Cost Estimate for Long Term Improvements cannot be itemized without further investigation and schematic design. The Costs for adding a Second Exit (Stair), Accessibility Upgrades (to include wheelchair lift), and Building Envelope upgrades would be in the \$650,000 to \$1,200,000 range.**

Items of note that are not included in Cost Estimates:

- Architecture/Engineer Design Service
- City/Agency Fees (Permits, Design Review Fees, etc.)
- Emergency Electrical Generator\*\*\*
- Site Work (Hardscape or Landscape)
- Site Utility Upgrades (Gas, Power, Water, Sewer)
- 1<sup>st</sup> Floor Improvements not specifically noted in this report

\*\*\*The Emergency Electrical Generator Cost Estimate was excluded as we assume that this facility operates during regular business hours and does not function as an emergency operation center. If a new Generator is required, or is requested the Estimated Cost is \$44,800.00 as noted in the Electrical Engineer's Report

Notes on phasing work to separate 1<sup>st</sup> Floor work from 2<sup>nd</sup>/3<sup>rd</sup> Floor work

Since the current Building Systems (Structural, Electrical, Mechanical, & Plumbing) originate on the 1<sup>st</sup> Floor and are connected to the Tower (2<sup>nd</sup> and 3<sup>rd</sup> floors) portion of the building, further investigation will be necessary to assess the feasibility of isolating the Tower portion of the building from the rest of Level 1. If one of the systems is 'disconnected' it would need to be replaced with a new standalone system; which may not provide Cost savings, and may increase Costs. An example, in order to avoid repairing structural deficiencies on 1<sup>st</sup> floor away from the Tower, a new structural system (foundation/framing) at the base of the Tower would be required.

Also, unless noted otherwise by the Historical designation agency the entire Building should be considered 'Historical', and therefore all Floor Levels would be subject to the same preservation protection and repair criteria.



Clarification on Cost Estimates as they relate to work for 2<sup>nd</sup>/3<sup>rd</sup> Floors (Tower portion) vs. 1<sup>st</sup> Floor:

Cost Estimate **A** is considered the minimum amount necessary for occupancy of the Tower portion. Work on the 1<sup>st</sup> Floor necessary to accomplish this includes- Structural concrete repair at wall foundation, Shear diaphragm framing at exterior walls, and Main Distribution Board/Electrical Panel replacement.

Cost Estimate **B** includes items in Estimate **A**, and includes additional work primarily for the Tower portion, some additional work on 1<sup>st</sup> Floor includes Telecomm System and HVAC.

Cost Estimate **C** includes items in Estimates **A & B**. The work listed on first floor that is not required for Occupancy of Tower (Floors 2 & 3) includes the exterior wood trim, new roofing at Floor 1, and new Roll-up Doors at Floor 1.

***These Cost Estimates are for Budgetary purposes only, and may differ from actual Costs depending on exact scope of work, construction sector utilized, and market conditions at time of Bid.***





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

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**Re: New Tee Time Reservation System**

1 message

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**Rick Reinschmidt** <rick.reinschmidt@lacity.org>

Thu, Apr 18, 2024 at 7:10 AM

To:

Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

Hello Mr. Costa

Thank you for your email concerning the new pilot program. After meeting multiple times with several other municipalities and course operators, we collectively decided the best course of action that can be taken immediately would be some sort of upfront charge. We understand this is not the silver bullet. But we are working to come up with additional solutions that may take a little more time to implement. A nominal "booking fee" that many courses now charge was an option. But that adds up quickly and does not get credited towards your green fee. It also would not deter any brokering activity as much. We feel the \$10 non refundable deposit will help in a few ways:

1) To help mitigate the broker issue. They are booking as many tee times as they can using a list of card numbers they obtained, selling some of those spots, then cancelling the original tee time and rebooking it right away under the name of the person who paid them for the tee time. So now they'd have to pay \$40 for the original tee time, and \$40 for the new tee time as well as whatever they are charging them for their fee which we understand is about another \$40. So now they'd have to pass that \$120 along to their customers. PLUS their credit card would be on file for any no-shows. So we feel this would deter them from doing this.

2) Many, many, many regular groups are all booking multiple tee times within their group, then sitting on them all week before deciding which one they want, then cancelling the ones they don't want. So tons of tee times are being held all week knowing they are not going to be used. We want to eliminate that practice and keep more tee times open and available.

3) Charging a fee up front guarantees a valid credit card is on file. Currently, even though a card is mandatory, it's not being validated and we have a HUGE % of declined charges for no-shows.

So yes, it'll be a little burden but overall we feel this "pilot" program will result in positive results and make more tee time available. Other municipalities and course operators that we've spoken to recently agree and will most likely be following suit soon.

One alternative is, if something comes up and the card holder cannot make the tee time, you can always "move" your tee time to another time or day on the same course. With this option you can avoid losing your deposit and any potential no-show fees. But you cannot cancel, modify, or move your tee time if you're already within 24 hours of your tee time.

Hope this clarifies some things and I hope you understand why this is necessary as a first step in mitigating these issues.

Thank you

On Wed, Apr 17, 2024 at 7:33 AM Rap Commissioners &lt;rap.commissioners@lacity.org&gt; wrote:

Good Morning,

Please see the email below. Please advise.

Thank you

----- Forwarded message -----

From: **Jim Costa** < >

Date: Tue, Apr 16, 2024 at 4:34 PM

Subject: New Tee Time Reservation System

To: &lt;RAP.COMMISSIONERS@lacity.org&gt;



Park and Rec Commisssioners,

As a life long San Pedro resident and golfer for the last five years, I am having a hard time grasping how this new non refundable deposit system will help stop the brokers from selling tee times. as I see it you are punishing the majority to get to the minority. No where in the business world have I experienced a non refundable deposit. If I make a dinner reservation and then cancel, no problem, if a make a doctor or dentist appointment then can 24 hours in advance, still no problem. But with this system of cancellation and lose your deposit is u heard of and down right a punishment. Please rethink this situation, the good people who play golf to get outdoors, get fresh air and socialize deserve better. Feel free to call and maybe we can come up with a solution.

Jim Costa

--





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

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**Re: New Tee Time Reservation System**

1 message

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**Rap Commissioners** <rap.commissioners@lacity.org>  
To: Jim Costa <

Wed, Apr 17, 2024 at 7:32 AM

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

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Jim Costa





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

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**Re: Tee Time Reservations, \$10 Nonrefundable Deposit**

1 message

**Rick Reinschmidt** <rick.reinschmidt@lacity.org>

Thu, Apr 18, 2024 at 2:25 PM

To:

Cc: Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

Hello Anthony

Thank you for your email concerning the new pilot program. After meeting multiple times with several other municipalities and course operators, we collectively decided the best course of action that can be taken immediately would be some sort of upfront charge. We understand this is not the silver bullet. But we are working to come up with additional solutions that may take a little more time to implement. A nominal "booking fee" that many courses now charge was an option. But that adds up quickly and does not get credited towards your green fee. It also would not deter any brokering activity as much. We feel the \$10 non refundable deposit will help in a few ways:

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Hope this clarifies some things and I hope you understand why this is necessary as a first step in mitigating these issues.

Thank you

On Thu, Apr 18, 2024 at 11:14 AM Rap Commissioners &lt;rap.commissioners@lacity.org&gt; wrote:

Good Morning,

Please see the email below. Please advise.

Thank you

----- Forwarded message -----

From: **Anthony DiBernardo** < >

Date: Wed, Apr 17, 2024 at 6:32 PM

Subject: Tee Time Reservations, \$10 Nonrefundable Deposit

To: &lt;rap.commissioners@lacity.org&gt;



Dear Commissioners,

I would like to express my concern and frustration over the newly proposed \$10 Non Refundable Deposit for Tee Time reservations at the LA City golf courses.

I have been playing golf regularly at Harbor Park as part of a five-some since COVID started in 2020. The accessibility of this course, and many others, during this time, has been a blessing for our group that has kept us together and active when so many other activities were cancelled or closed permanently. We have continued to play every 2 weeks since then.

As a regular golfer who makes a reservation every 2 weeks, I realize the app, over the phone and on-line reservation system is not the best and needs improvement. At times it gets locked up and we get shutout for tee times. It allows for some people or groups to monopolize tee times as been recently reported in the media.

However, the newly proposed non refundable charge per golfer for cancellations is unacceptable. Because we are able to reserve tee times 9 days in advance of our tee time date, we should not be held financially responsible if we choose to cancel that reservation if unexpected things get in the way.

I recommend that you allow cancellations up to 48 hours before the tee time date. This would ensure plenty of time for that slot to be filled again. This is inline with other industries as hotels, car rental, doctor's offices and even some restaurants.

I would hope, and expect, that the Parks and Recreation Commission will look to improve the reservations system and verification of players before you levy the \$10 Non Refundable Charge for cancelled reservations.

Thank you for your time,  
Anthony DiBernardo

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Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

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**Re: Tee Time Reservations, \$10 Nonrefundable Deposit**

1 message

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**Rap Commissioners** <rap.commissioners@lacity.org>  
To: Anthony DiBernardo <

Thu, Apr 18, 2024 at 11:11 AM

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Wed, Apr 17, 2024 at 6:32 PM Anthony DiBernardo <

&gt; wrote:

Dear Commissioners,

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Thank you for your time,  
Anthony DiBernardo





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

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**Re: Porter Ranch Community Park - urgent attention requested**

1 message

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**Rap Commissioners** <rap.commissioners@lacity.org>  
To: Sean Frank <

Wed, Apr 17, 2024 at 7:47 AM

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Tue, Apr 16, 2024 at 8:13 PM Sean Frank &lt; &gt; wrote:

**Porter Ranch Community Park**  
**April 16, 2024 – SECOND & FINAL NOTICE****John S. Lee**, Councilman for Council District 12, City of Los Angeles City CouncilVia email: [Councilmember.Lee@lacity.org](mailto:Councilmember.Lee@lacity.org)**Karen Bass**, Mayor, City of Los AngelesVia email: [Mayor.HelpDesk@lacity.org](mailto:Mayor.HelpDesk@lacity.org)Via email: [Mayor.Scheduling@lacity.org](mailto:Mayor.Scheduling@lacity.org)**Gabby Maarse**, Deputy Press Secretary for Mayor BassVia email: [Gabby.Maarse@lacity.org](mailto:Gabby.Maarse@lacity.org)**Cathie Santo-Domingo**, Assistant General Manager, City of Los Angeles Department of Recreation & ParksVia email: [Cathie.SantoDomingo@lacity.org](mailto:Cathie.SantoDomingo@lacity.org)**Dina Elkinawy**, Board of Building & Safety Commissioners OfficeVia email: [Dina.Elkinawy@lacity.org](mailto:Dina.Elkinawy@lacity.org)**Dominic Choi**, Interim Chief of Police, LAPDVia email: [Contact.LAPDOnline@gmail.com](mailto:Contact.LAPDOnline@gmail.com)**Board of Commissioners**, City of Los Angeles Department of Recreation & ParksVia email: [RAP.Commissioners@lacity.org](mailto:RAP.Commissioners@lacity.org)Via email: [RAP.PublicInfo@lacity.org](mailto:RAP.PublicInfo@lacity.org)**Area Planning Commission (APC)**, North ValleyVia email: [APCNorthValley@lacity.org](mailto:APCNorthValley@lacity.org)





c/o PMP Management, Inc.

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## Porter Ranch Community Park

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### April 16, 2024 – SECOND & FINAL NOTICE

**John S. Lee**, Councilman for Council District 12, City of Los Angeles City Council

Via email: Councilmember.Lee@lacity.org

**Karen Bass**, Mayor, City of Los Angeles

Via email: Mayor.HelpDesk@lacity.org

Via email: Mayor.Scheduling@lacity.org

**Gabby Maarse**, Deputy Press Secretary for Mayor Bass

Via email: Gabby.Maarse@lacity.org

**Cathie Santo-Domingo**, Assistant General Manager, City of Los Angeles Department of Recreation & Parks

Via email: Cathie.SantoDomingo@lacity.org

**Dina Elkinawy**, Board of Building & Safety Commissioners Office

Via email: Dina.Elkinawy@lacity.org

**Dominic Choi**, Interim Chief of Police, LAPD

Via email: Contact.LAPDonline@gmail.com

**Board of Commissioners**, City of Los Angeles Department of Recreation & Parks

Via email: RAP.Commissioners@lacity.org

Via email: RAP.PublicInfo@lacity.org

**Area Planning Commission (APC)**, North Valley

Via email: APCNorthValley@lacity.org

### New 50-acres Park in Porter Ranch: Porter Ranch Community Park

On behalf of the Avila at Porter Ranch Community Association's membership of 160 homeowners, the Board of Directors request the City of Los Angeles immediately stop further construction and/or the opening of the new 50-acres Park located at 11900 Mason Avenue, Porter Ranch, California 91326 because of continued safety and security concerns that need to be addressed.

In the first quarter of 2023, the developer of the Park (Toll Brothers) installed a solid brick wall from Porter Ranch Drive behind the Villagio gated community. That brick wall ends at the start of the Avila gated community and becomes a standard wrought-iron fence all the way behind Avila until Mason Avenue.



Original plans apparently included a gated entry into the Park from the Avila community. However, on or around May 2023, the association was informed by the developer that such gate was not being installed, as planned, because the City denied it due to safety concerns. The Avila at Porter Ranch Community Association applauds the City for taking such action.

Since such gate is no longer being installed, there is no reason why the solid brick wall already existing behind the Villagio gated community cannot be extended behind the Avila gated community to Mason Avenue. This solid brick wall will help alleviate noise complaints and trespassing into the Avila community. It will also help to prevent any safety and security concerns residents have from the public using the new Park.

On August 15, 2023 at approximately 2:00 A.M., a man jumped the wrought iron fence from the Park into Avila to break into vehicles parked along Carabela Court. (see photos attached)

In the first quarter of 2024, the Avila at Porter Ranch Community Association installed cameras along the wrought iron fence, at our expense, to try and prevent trespassing. This was an unexpected expense and should the City and Developer decline to extend the existing solid brick wall, the association may proceed with all available legal action to be compensated for this expense.

**The Avila at Porter Ranch Community Association kindly request that the City of Los Angeles require the developer to extend the solid brick wall all the way from Porter Ranch Drive to Mason Avenue.**

Sincerely yours,

AVILA AT PORTER RANCH COMMUNITY ASSOCIATION  
Board of Directors

*Sean B. Frank*

---

Sean B. Frank, Board President on behalf of the association

###



This photograph shows the existing **solid brick wall** from Porter Ranch Drive all the way behind the Villagio community.



These photographs shows the **wrought iron fence** from Mason Ave all the way behind the Avila community.





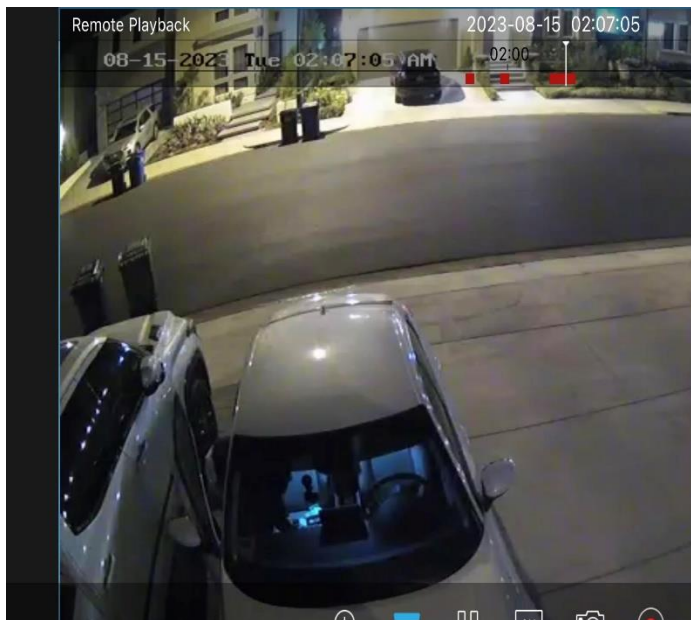


These photographs show the patch of grass inside Avila, where Toll Brothers took out the cement sidewalk leading into the park. And it shows how they left the “cut” wrought iron fence.





These photographs show a man jumping the wrought iron fence into the Avila community on August 15, 2023 at approximately 2:00 A.M. from the Park – and walking along Carabela Court before breaking into vehicles.





# Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

JOSH NEIMAN  
Vice President and Regional Counsel

DIRECT DIAL:  
EMAIL:

April 11, 2024

**Via Overnight and Email ([sbahmani@tinnellylaw.com](mailto:sbahmani@tinnellylaw.com))**

Shawn Bahmani  
Tinnelly Law Group

Re: *Avila at Porter Ranch Community Association (the "Association")*

Dear Mr. Bahmani:

I am Vice President and Counsel for Porter Ranch Development Co. ("Toll") and write in response to your letter, dated March 27, 2021, regarding the Association and alleged security issues at the Avila at Porter Ranch community (the "Community"). Please direct any future correspondence regarding this matter to my attention.

As you know, the Community was constructed in accordance with the applicable plans. The Association petitioned the City to require Toll to install additional features. The City appropriately denied the Association's request. Toll has performed its obligations and delivered the Community in the manner that was promised and disclosed to the homeowners. Moreover, as you are likely aware, the Community's CC&Rs make clear that neither Toll nor the Association are responsible for the security or privacy of individual owners or their property. This was also disclosed by Toll in the agreement of sale documents provided to every buyer at the Community.

While we are certainly sorry to hear about the unfortunate incidents referenced in your letter, Toll is not in a position to provide security services to homeowners or their property. Toll also does not agree that the installed improvements are deficient in any way. We would encourage homeowners to take any precautions they feel are appropriate to secure their property and recommend that all incidents be reported to police as soon as possible. We understand the Association's Board of Directors decided to install surveillance cameras in response to requests from Association members. The Board's

**Southern California Division**



decision does not obligate Toll to reimburse the Association for the cost of the surveillance system, and Toll declines to do so.

Thank you for your letter. Please contact me if you wish to discuss further.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Josh Neiman", with a long horizontal flourish extending to the right.

Josh Neiman  
VP and Counsel





Rap Commissioners <rap.commissioners@lacity.org>

Re: Franklin Canyon

1 message

Rap Commissioners <rap.commissioners@lacity.org>  
To: Jennifer Torres <jenny.torres@lacity.org>

Wed, Apr 17, 2024 at 7:48 AM

Good morning,

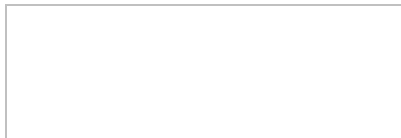
Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Tue, Apr 16, 2024 at 1:26 PM Jennifer Torres <jenny.torres@lacity.org> wrote:

Hi Commissioners,

I hope you are doing well. I'm Jennifer Torres, the Planning Deputy for CD 5. A constituent, Lisa Kolieb (cc'd here), inquired about getting more information about a proposal to open up public trails starting down by Coldwater Canyon Park and leading up into the canyon by obtaining easements from LADWP. I reached out to other staff in this department and they directed me to this email address. Could you provide her more information on that?

Thank you,



**Jennifer Torres**

*Pronouns: She, Her, Hers*

**PLANNING DEPUTY**

**O: (213) 751-1432**

Los Angeles City Hall  
200 North Spring St., Room 440  
Los Angeles, CA 90012

----- Forwarded message -----

From: < >  
Date: Fri, Apr 12, 2024 at 10:48 AM  
Subject: Franklin Canyon  
To: <jenny.torres@lacity.org>

Hi Jenny –

I hope you are doing well. I have a client who lives next to Franklin Canyon (down by Coldwater Canyon Park) and had heard about a proposal to open up public trails starting down by the park and leading up into the canyon by obtaining easements from the LADWP. Do you know anything about that potential project? Do you have a few minutes to discuss. Best way to reach me is my cell

Thank you.



Lisa

**Lisa Kolieb**

[vCard](#) | [Profile](#)

 Akerman  
Logo

CONFIDENTIALITY NOTE: The information contained in this transmission may be privileged and confidential, and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it. Thank you.





Rap Commissioners <rap.commissioners@lacity.org>

## Re: Formal CalNAGPRA Consultation Request– Lummis Home- El Alisal

1 message

**Rap Commissioners** <rap.commissioners@lacity.org>  
To:

Thu, Apr 18, 2024 at 1:42 PM

Good afternoon,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Wed, Apr 17, 2024 at 2:21 PM LA Parks Public Information <RAP.PublicInfo@lacity.org> wrote:

Hello,

Please see the message below.

Thank you,

Caro

On Wed, Apr 17, 2024 at 2:09 PM <

> wrote:

Dear CalNAGPRA Coordinator,

Enclosed herewith is a letter specifically addressing the inventory pertaining to the Gabrieleño Band of Mission Indians-Kizh Nation's Native American human remains, associated funerary objects, and/or objects of cultural patrimony, which are curated and/or unearthed within our traditional ancestral territories encompassing the Southern Channel Islands, Los Angeles, Orange, Riverside, and San Bernardino counties (refer to the attached map). These territories hold significant cultural and historical importance to the Kizh Nation, representing our profound heritage and evoking a strong sense of connection to the land. Recognizing the inclusion of the Kizh Nation's tribal history, cultural practices, and any findings therein is paramount to our community.

We respectfully request your attention to the enclosed letter, which delineates our formal consultation under the California Native American Graves Protection and Repatriation Act (NAGPRA).

We greatly appreciate your cooperation, transparency, and reverence for our cultural heritage.

Sincerely,

Sophia Pina  
CalNAGPRA Repatriation Committee  
Gabrieleno Band of Mission Indians- Kizh Nation

--

**Department of Recreation and Parks**  
**Public Information Office**  
Email: [rap.publicinfo@lacity.org](mailto:rap.publicinfo@lacity.org)  
Phone: 213-202-2700  
Website: [www.laparks.org](http://www.laparks.org)





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

---

**Re: Camp Enrollment Suggestion**

1 message

**Rap Commissioners** <rap.commissioners@lacity.org>

Tue, Apr 23, 2024 at 7:28 AM

To: Jules Sharron &gt;

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Mon, Apr 22, 2024 at 1:55 PM Jules Sharron &lt;

&gt; wrote:

Hello there,

Mine is one of the many families in Los Angeles that depend on the Parks Dept's rec centers to be able to work while our children are out of school. As you know, private camps are very, very out of reach for the majority of LAUSD parents.

Summer camp registration through the Parks website is an absolute nightmare. This morning, 2 of the 3 camps we tried to sign up for weren't available online at the allotted time and when they finally went up, the site crashed constantly. One of the camps was full from in person registration before online registration even worked on the website.

I implore you to please stagger the sign ups for rec centers so the website remains usable. Thousands of desperate parents around the city trying to log on at the exact same time is not feasible. The stress this kind of sign up process causes for parents is incredibly intense. There must be a better way to roll out sign ups.

The Parks & Rec spring and summer camps are an incredible resource for the families in this city, please let me know if there's anything that we as parents can do to lobby for more camps in more locations so all the kids that need spots can get them.

Thank you,  
jules sharron  
parent of 3





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

## Re: Urgent Matter: Disparity in Summer Camp Openings and Unforeseen Enrollment Challenges

1 message

Jimmy Kim &lt;jimmy.kim@lacity.org&gt;

Tue, Apr 23, 2024 at 11:31 AM

To: Kiani mcneely &lt;

&gt;

Cc: CD10ConstituentServices@lacity.org, cd10@lacity.org, heather.hutt@lacity.org, "jonathan.mitchell@lacity.org" <jonathan.mitchell@lacity.org>, info@karenbass.com, "phillip.wiley@lacity.org" <phillip.wiley@lacity.org>, RAP.PublicInfo@lacity.org, "mayor.helpdesk@lacity.org" <mayor.helpdesk@lacity.org>, rap.commissioners@lacity.org, KIMBERLY.SIMONET@lacity.org, mike.harrison@lacity.org, cathie.santodomingo@lacity.org, rap.commissioners@lacity.org, Michael.A.Shull@lacity.org

Good Morning,

Good Morning,

I apologize for the experience that you have had with our registration system.

The Department is actively working on improving our system. As you may know, the Department is shifting to online registration, in order to minimize disruption we have scheduled different registration dates and are working on improving our system to accommodate additional web traffic. Please be assured we are actively upgrading and implementing solutions to make the registration process more consumer friendly.

Additionally, we are actively working on hiring additional staff to increase capacity at ALL of our recreation centers.

I am adding [+Chinyere Stoneham](#) Assistant General Manager to provide an update on our progress in the near future.

Thank you SO much

On Mon, Apr 22, 2024 at 9:36 PM Kiani mcneely <

> wrote:

April 22, 2024

To Whom It May Concern:

I am writing to you with a sense of deep frustration regarding the current state of summer camp enrollment. I also want to address a pressing concern regarding the current disparity in summer camp openings and staffing allocation. As a single working parent residing in a community that lacks affluent resources, I am deeply troubled by the unequal access to summer camp opportunities for children in our area. As a single working parent navigating the challenges of raising a child in our community, I was dismayed to encounter significant obstacles while attempting to enroll my child in your camp program. The process was marred by technical difficulties, with the camp system crashing multiple times during my attempts to secure a spot for my children. This unforeseen inconvenience not only added stress to an already demanding situation but also underscored the systemic barriers that many families face when seeking access to essential services like summer camp.

Furthermore, I was disheartened to learn of the glaring inequity in camp access at Rancho Cienega Complex. It has come to my attention that parks and communities in more affluent areas boast a surplus of staffing and camp openings compared to those in neighborhoods with lower income levels. This discrepancy is not only unjust but perpetuates systemic inequalities, leaving children in less privileged communities at a disadvantage. Summer camp serves as a vital platform for children to foster friendships, cultivate skills, and explore their interests in a safe and



nurturing environment. For single parents like myself, it represents a lifeline, allowing us to fulfill work obligations while ensuring our children receive quality care and engagement during the summer months.

However, the current situation leaves many families, particularly those in lower-income areas, grappling with limited options for their children's summer activities. This disparity in openings exacerbates the challenges faced by single working parents, further widening the gap in access to opportunities for our children.

Additionally, I urge you to improve the camp enrollment process to prevent future technical difficulties and ensure a smoother experience for parents and caregivers. Implementing more flexible times and options for enrollment for working parents. Our children deserve better, and it is incumbent upon us to work together to create more safe environments for kids. Consider the allocation of staffing and camp slots to ensure equitable distribution throughout all communities, regardless of socioeconomic standing. By correcting this imbalance, we can ensure that every child has the opportunity to attend summer camp and benefit from its valuable experiences, preventing them from becoming victims of society.

Thank you for your attention to this matter, and I eagerly await your response and action on this critical issue.

Respectfully,

Kiani McNeely

--  
**Jimmy Kim**  
**General Manager**

City of Los Angeles  
Department of Recreation and Parks





Rap Commissioners <rap.commissioners@lacity.org>

## Re: Urgent Matter: Disparity in Summer Camp Openings and Unforeseen Enrollment Challenges

1 message

Rap Commissioners <rap.commissioners@lacity.org>  
To: Kiani mcneely <

Tue, Apr 23, 2024 at 7:39 AM

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> wrote:

April 22, 2024

To Whom It May Concern:

I am writing to you with a sense of deep frustration regarding the current state of summer camp enrollment. I also want to address a pressing concern regarding the current disparity in summer camp openings and staffing allocation. As a single working parent residing in a community that lacks affluent resources, I am deeply troubled by the unequal access to summer camp opportunities for children in our area. As a single working parent navigating the challenges of raising a child in our community, I was dismayed to encounter significant obstacles while attempting to enroll my child in your camp program. The process was marred by technical difficulties, with the camp system crashing multiple times during my attempts to secure a spot for my children. This unforeseen inconvenience not only added stress to an already demanding situation but also underscored the systemic barriers that many families face when seeking access to essential services like summer camp.

Furthermore, I was disheartened to learn of the glaring inequity in camp access at Rancho Cienega Complex. It has come to my attention that parks and communities in more affluent areas boast a surplus of staffing and camp openings compared to those in neighborhoods with lower income levels. This discrepancy is not only unjust but perpetuates systemic inequalities, leaving children in less privileged communities at a disadvantage. Summer camp serves as a vital platform for children to foster friendships, cultivate skills, and explore their interests in a safe and nurturing environment. For single parents like myself, it represents a lifeline, allowing us to fulfill work obligations while ensuring our children receive quality care and engagement during the summer months.

However, the current situation leaves many families, particularly those in lower-income areas, grappling with limited options for their children's summer activities. This disparity in openings exacerbates the challenges faced by single working parents, further widening the gap in access to opportunities for our children.

Additionally, I urge you to improve the camp enrollment process to prevent future technical difficulties and ensure a smoother experience for parents and caregivers. Implementing more flexible times and options for enrollment for working parents. Our children deserve better, and it



is incumbent upon us to work together to create more safe environments for kids. Consider the allocation of staffing and camp slots to ensure equitable distribution throughout all communities, regardless of socioeconomic standing. By correcting this imbalance, we can ensure that every child has the opportunity to attend summer camp and benefit from its valuable experiences, preventing them from becoming victims of society.

Thank you for your attention to this matter, and I eagerly await your response and action on this critical issue.

Respectfully,

Kiani McNeely





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

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**Re: Glassell Park - Summer Camp registrations**

1 message

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**Rap Commissioners** <rap.commissioners@lacity.org>  
To: Jonathan Delgado <j >

Wed, Apr 24, 2024 at 10:46 AM

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Mon, Apr 22, 2024 at 4:29 PM Jonathan Delgado &lt;

&gt; wrote:

Hi,

We had an issue with summer camp registrations at Glassell Park. We were told by several staff that half of the 50 spots were reserved for online reservations and the other half for in-person reservations. Rather than gamble trying to get a spot online we decided to get in line early enough to "guarantee" a spot. My wife joined the line at 6am to become the 14th person in line. Staff was only able to get through the first 10 people in line before they started having trouble accessing the system. A while later they informed everyone that that all spots had already been filled by what I can only assume are from online registrations.

I'm trying to understand how my wife goes from being 14th in line for 25 spots to end up 25th on the waiting list. How does that work? Did someone screw up? Are online registrations given priority?

Getting my daughter affordable child care during summer was critical for us. We did what we were told would be the best option. I'm just looking for answers so we can figure out our next step and how avoid this situation in the future.

Thank you,  
Jonathan Delgado





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

## Re: Your Community Impact Statement Submittal - Council File Number: 23-1051

1 message

**Rap Commissioners** <rap.commissioners@lacity.org>  
To:

Tue, Apr 23, 2024 at 10:04 AM

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Mon, Apr 22, 2024 at 12:30 AM LA City SNow <cityoflaprod@service-now.com> wrote:

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or Resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [empowerla@lacity.org](mailto:empowerla@lacity.org).

\*\*\*\*\* This is an automated response, please DO NOT reply to this email. \*\*\*\*\*

#### Contact Information

Neighborhood Council: North Westwood

Name: Jacob Wasserman

Email:

The Board approved this CIS by a vote of: Yea(12) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 10/11/2023

Type of NC Board Action: For

#### Impact Information

Date: 04/22/2024

Update to a Previous Input: No

Directed To: Board of Recreation and Park Commissioners

Council File Number: 23-1051

City Planning Number:



Agenda Date:

Item Number:

Summary: Words matter, and the word “accident” when talking about a car crash, a car-versus-pedestrian crash, or a car-versus-cyclist crash implies that it was simply a mistake that could not have been avoided. However, crashes can be avoided: we can lower speed limits, introduce interventions that physically discourage speeding and unsafe driving, and do other things that prevent crashes. Furthermore, using the word “accident” when someone drives unsafely or drives impaired is disrespectful to the victims of traffic violence. Therefore, the North Westwood Neighborhood Council supports this motion, and asks that the City change its vernacular to “crash,” “collision,” or “incident,” as appropriate, in lieu of “accident.”





- COMMUNITY IMPACT STATEMENT -

Council File: [23-1051](#)

Title: Accident / Collision / Crash / Incident / California Department of Transportation / Traffic Crashes

Position: For

Summary:

Words matter, and the word “accident” when talking about a car crash, a car-versus-pedestrian crash, or a car-versus-cyclist crash implies that it was simply a mistake that could not have been avoided.

However, crashes can be avoided: we can lower speed limits, introduce interventions that physically discourage speeding and unsafe driving, and do other things that prevent crashes. Furthermore, using the word “accident” when someone drives unsafely or drives impaired is disrespectful to the victims of traffic violence.

Therefore, the North Westwood Neighborhood Council supports this motion, and asks that the City change its vernacular to “crash,” “collision,” or “incident,” as appropriate, in lieu of “accident.”





Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

## Re: Your Community Impact Statement Submittal - Council File Number: 21-4118

1 message

Rap Commissioners &lt;rap.commissioners@lacity.org&gt;

Tue, Apr 23, 2024 at 10:14 AM

To:

Good morning,

Thank you for contacting the Board of Recreation and Park Commissioners Office, your email will be forwarded to the Commissioners and staff.

On Tue, Apr 23, 2024 at 9:56 AM Carolyn Shannon <carolyn.shannon@lacity.org> wrote:

----- Forwarded message -----

From: **Jacob Wasserman** <>  
 Date: Mon, Apr 22, 2024 at 12:32 AM  
 Subject: Fwd: Your Community Impact Statement Submittal - Council File Number: 21-4118  
 To: <carolyn.shannon@lacity.org>

-----  
 Jacob Wasserman

----- Forwarded message -----

From: **LA City SNow** <cityoflaprod@service-now.com>  
 Date: Mon, Apr 1, 2024 at 1:48 PM  
 Subject: Your Community Impact Statement Submittal - Council File Number: 21-4118  
 To: <RAP.Commissioners@lacity.org>

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or Resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting)



typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [empowerla@lacity.org](mailto:empowerla@lacity.org).

\*\*\*\*\* This is an automated response, please DO NOT reply to this email. \*\*\*\*\*

#### Contact Information

Neighborhood Council: North Westwood

Name: Jacob Wasserman

Email:

The Board approved this CIS by a vote of: Yea(9) Nay(5) Abstain(1) Ineligible(0) Recusal(1)

Date of NC Board Action: 03/02/2022

Type of NC Board Action: Against

#### Impact Information

Date: 04/01/2024

Update to a Previous Input: No

Directed To: Board of Recreation and Park Commissioners

Council File Number: 21-4118

City Planning Number:

Agenda Date:

Item Number:

Summary: The North Westwood Neighborhood Council opposes the motion in Council File 21-4118-S9 to criminalize our unhoused neighbors at the listed locations, including Westwood Park. Banning unhoused Angelenos from living within 500 feet of the park will only cause displacement and dispossession. This motion and others under the new 41.18 structure (those in the 21-4118 series) lead the City further away from truly effective measures instead. We urge 21-4118-S9 be repealed. Our city is facing a homelessness crisis, one which city leaders will readily admit that we do not yet have the resources to address. Available beds and social services lag far behind the number of people who need them. Too many of those who are placed into interim housing are unable to transition to permanent options that are in short supply. Yet Council File 21-4118-S9 criminalizes people with no other place to go, for merely seeking shelter within a wide radius of Westwood Park and other public locations. It does nothing to solve homelessness, merely forcibly pushing people from place to place and expressing a view that unhoused people are inherently criminal. NWWNC and its partner organizations have hosted Westwood Connect Day at Westwood Park, connecting unhoused neighbors to medical, legal, housing, and hygiene services and resources. We believe that Council File 21-4118-S9 will undermine or undo the hard work building trust and providing aid of efforts like this. We urge the City Council to take a new approach founded on services, housing, and listening to the needs of the unhoused. We wholeheartedly oppose Council File 21-4118-S9 (and others under the 21-4118 series), a telling example of the limitations of the new 41.18 criminalization policy the City recently enacted, and hope for its reversal.

--

**Carolyn Shannon-Joyner**

**Secretary**

**Department of Recreation and Parks**

**Office of the Board of Recreation and Park Commissioners**

**Office: (213) 202-2640)**

**FAX: (213) 202-2610**

221 North Figueroa Street, Suite 300

Los Angeles, CA 90012

Mail Stop 625-15

**Park Proud LA**







- COMMUNITY IMPACT STATEMENT -

Council File: [21-4118-S9](#)

Title: Designation of Prohibited Locations / Council District 5 / Los Angeles Municipal Code Section 41.18

Position: Opposed

Council File: [21-4118](#)

Title: Designation of Prohibited Location Resolution Series / Los Angeles Municipal Code Section 41.18

Position: Opposed

Summary:

The North Westwood Neighborhood Council opposes the motion in Council File 21-4118-S9 to criminalize our unhoused neighbors at the listed locations, including Westwood Park. Banning unhoused Angelenos from living within 500 feet of the park will only cause displacement and dispossession. This motion and others under the new 41.18 structure (those in the 21-4118 series) lead the City further away from truly effective measures instead. We urge 21-4118-S9 be repealed.

Our city is facing a homelessness crisis, one which city leaders will readily admit that we do not yet have the resources to address. Available beds and social services lag far behind the number of people who need them. Too many of those who are placed into interim housing are unable to transition to permanent options that are in short supply.

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