

APPROVED
05-04-2016

BOARD OF RECREATION
& PARK COMMISSIONERS

BOARD REPORT

NO. 16-117

DATE May 4, 2016

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SAN PEDRO PLAZA PARK - EXPANSION BY HARBOR DEPARTMENT;
ISSUANCE OF RIGHT-OF-ENTRY PERMIT TO HARBOR DEPARTMENT

AP Diaz	_____	V. Israel	_____
*R. Barajas	<u>CD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

Ramon Barajas for
General Manager

Approved ✓

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Consider the previously certified Environmental Impact Report (EIR) and Addendum for the Project issued by the Harbor Department, finding that, based on substantial evidence in the record as a whole, the Project will have no significant environmental impacts or the impacts have been mitigated to a level less than significant;
2. Grant preliminary approval for the expansion of San Pedro Plaza Park;
3. Approve the conceptual plan for the proposed San Pedro Plaza Park Expansion Project (Project) on the Department of Recreation and Parks (RAP) property, substantially in the form on file in the Board Office, as described in the Summary of this Report;
4. Authorize staff to issue the necessary Right-of-Entry (ROE) permit to the City of Los Angeles, Harbor Department (LAHD) for park development work for the Project on RAP property; and,
5. Grant preliminary approval for the acquisition of LAHD property for the Project;

SUMMARY

San Pedro Plaza Park (Park) is located at 700 South Beacon Street, San Pedro, California 90731. It is a linear park that is bounded by Beacon Street to the west, Harbor Boulevard to the east, 7th Street to the north, and 13th Street to the South. The Park is on an elevated bluff overlooking the San Pedro waterfront area (Waterfront). The current Park is composed of two Assessor Parcels two (2) (APN 7455025900, 76,834 square feet (sq ft) and APN 7456011900, 61,389 sq ft, with a total area of 138,223 sq ft. The site map of the current Park is attached as Exhibit A.

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On February 23, 2016, a Request for Bid was released by LAHD for the Sampson Way Roadway Improvements – 7th Street and Harbor Boulevard intersection (Improvements Project) (Specification No. 2776). This Improvements Project consists of the construction of a reconfigured intersection at the junction of Harbor Boulevard, Sampson Way and 7th Street. The site plans for the Project Improvements are attached as Exhibit B1 and B2.

As part of the Improvements Project, LAHD proposed to expand and enhance the Park to improve usability. More public amenities will be created and accessible routes for persons with disabilities will be established. The routes from the Park to the public spaces of the Waterfront below will be extended. The Park will extend down to the realigned roadway with a gentle slope of three to one (3:1). At the top of the elevated bluff, there will be a terrace plaza with benches for seating and shading from trees. Pedestrian signs will be installed along a lit path and will connect users to and from the Park, Beacon Street, 7th Street, Harbor Blvd, and the Waterfront. A lighted staircase will provide direct access from the top of the bluff to the Waterfront. Planting on the slope and throughout the Park will consist of native plants that are drought tolerant and will be seamless with the concurrent Park project improvements. Rendering of the future Park is attached as Exhibit C.

From the existing row of the Park at 7th Street and Harbor Boulevard area (approximately 29,475 sq ft, a terrace of 7,300 sq ft was proposed with an additional area of approximately 37,800 sq ft to be added to the Park. The total Project area will total 74,575 sq ft. LAHD staff determined that the proposed Project would cost approximately One Million, Three Hundred Thousand Dollars (\$1,300,000) (Exhibit D) and LAHD shall be responsible for providing the necessary funding to complete the Project. RAP will be responsible for the maintenance for the Park. The annual cost of maintenance is estimated to be Seventy-Six Thousand, Three Hundred Twenty-Four Dollars (\$76,324.00).

On March 22, 2016, a meeting took place at the Office of Councilmember Joe Buscaino, Fifteenth Council District, for the coordination of the Improvements Project. Councilmember Buscaino supported the Project.

Upon Board approval for the Improvements Project, RAP shall issue a temporary revocable Right-of-Entry permit to LAHD to complete the scope of beneficial improvement at the proposed Project area. Street vacation on Harbor Boulevard between 7th and 8th Street will take place. Upon completion of the Project, LAHD will transfer Park jurisdiction to RAP and a Report will be submitted to the Board for acceptance of the LAHD property and final acceptance of the improvements.

OUTREACH

The Improvements Project concept plans took into account the opportunity to build upon the existing Plaza Park with the gathering space and view outlook. On November 18, 2010, a Sampson Way Design Kick-off Meeting took place at Port of Los Angeles High School to outreach and present design to the community. More workshops took place on March 24, 2011 and November 17, 2011. A total of approximately 130 community members attended. The

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conceptual plans were the result of the outreach/design workshops since the Sampson Way T-Intersection plan expanded Plaza Park.

TREES AND SHADE

The Improvements Project will have two (2) trees removed on Harbor Boulevard; however, twenty-six (26) new trees will be planted in the Park.

ENVIRONMENTAL IMPACT STATEMENT

Staff has determined that the actions before the Board to issue a Right-of-Entry permit for construction in Plaza Park and to authorize preliminary acquisition for the property involved in the Sampson Way Roadway Improvements are part of the larger San Pedro Waterfront Project for which an Environmental Impact Report was prepared and certified on September 29, 2009. A Notice of Determination was filed with the Los Angeles County Clerk the next day on September 30, 2009. Subsequently, the Improvements Project was modified and an Addendum to the EIR was prepared and approved by the Harbor Commission finding no substantial evidence of additional significant impacts, or that the severity of known significant impacts be increased by the proposed project. Therefore, no additional environmental analysis or documentation for CEQA compliance is required for Board approvals.

The Addendum also determined that the minor revisions of the Improvements Project to the Harbor Boulevard/7th Street/ Sampson Way intersection would not affect the impact determinations made in the Final EIR and the associated Preliminary Hazardous Materials Assessment in relation to any groundwater and/or soil contamination. Construction of the modified intersection would adhere to mitigation measure GW-2 of the EIR, which outlines a contamination contingency plan if unforeseen soil or groundwater contamination is encountered during construction. Any required remediation would occur in compliance with local, state, and federal regulations and as directed by the LA County Fire Department, Department of Toxic Substance Control, and/or Regional Water Quality Control Board. The Chief Harbor Engineer will certify that all property to be acquired by the Department upon project completion is clean for park purposes, and, therefore, no further due diligence is required at this time.

FISCAL IMPACT STATEMENT

Funding for this Improvements Project is provided by the City of Los Angeles, Harbor Department. The approval of this Project will not have an impact on RAP's General Fund. RAP staff will apply for maintenance and operations funds for the site at a later time.

This Report was prepared by Felice Chen, Management Analyst II, Planning, Construction and Maintenance Branch.

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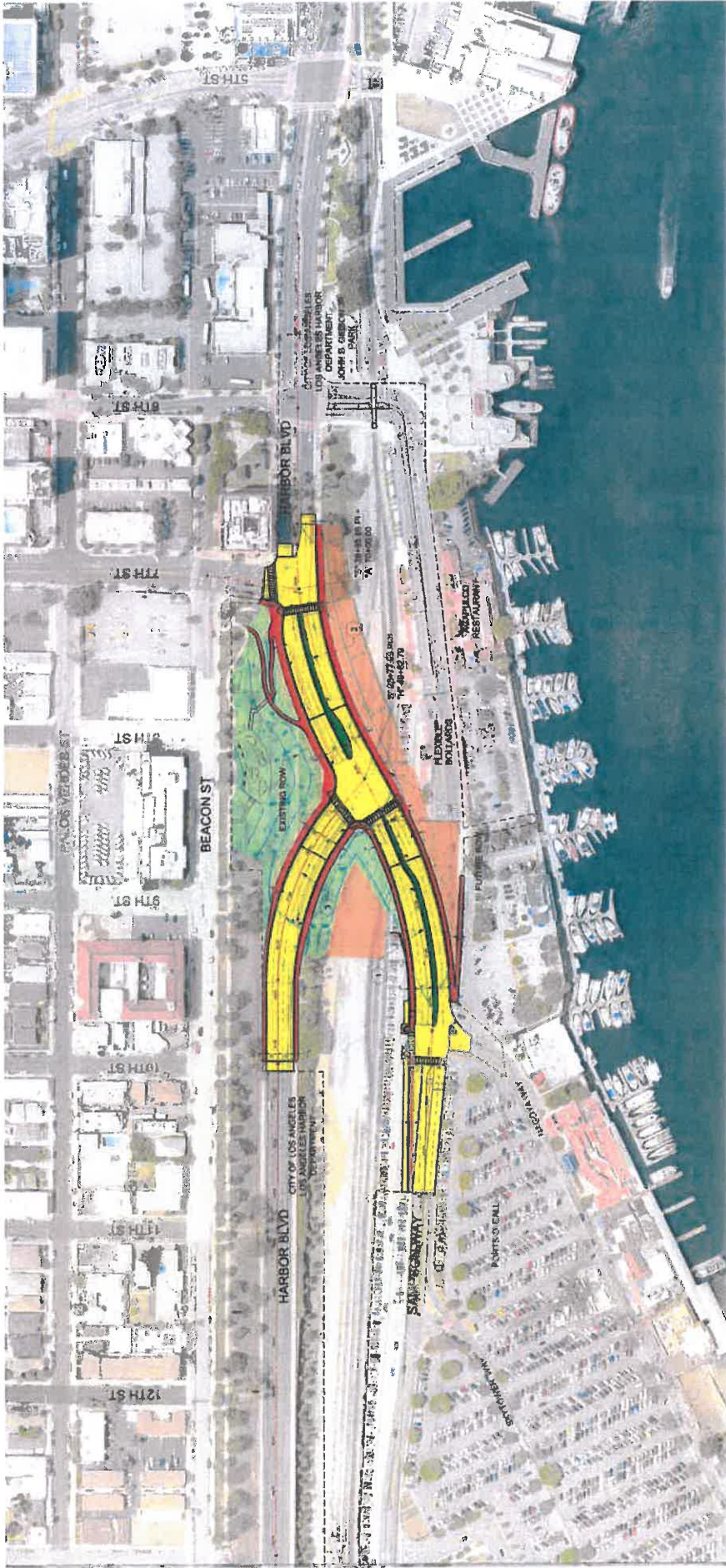
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Attachement:

- 1) Exhibit A - Site Map
- 2) Exhibit B1 B-2 – Site Plans for Project Improvements
- 3) Exhibit C – Rendering of Future Park
- 4) Exhibit D – Project Costs

Exhibit A





CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
(1)	450.78'	840.00'	31°25'58"	238.13'
(2)	421.82'	840.00'	28°45'31"	216.36'
(3)	376.50'	550.00'	35°13'16"	198.97'

LEGEND

- ROADWAY
- RETAINING WALL
- CENTERLINE
- PROJECT LIMITS
- LANDSCAPE
- PURPOSE-BUILT DRIVEWAY
- POTENTIAL RED CAR EASEMENT
- BOLLARDS
- GRUDED AREA



DATE	AS SHOWN	SCALE	AS SHOWN	DATE	AS SHOWN	DATE	AS SHOWN	DATE	AS SHOWN
<p>ch2m: 1000 WILSHIRE BLVD. SUITE 2100 LOS ANGELES, CA 90017</p>			<p>LA ENGINEERING DIVISION 400 N. WILSON BOULEVARD, SUITE 1000 LOS ANGELES, CA 90010</p>			<p>SAMPSON WAY ROADWAY IMPROVEMENT - 7TH STREET & HARBOR BLVD INTERSECTION SITE PLAN</p>			
<p>FINAL DESIGN PROJECT NO. 15-0000000000 DECEMBER 8, 2015</p>									



PROJECT TEAM

- | | |
|----------------------------|---|
| PROJECT MANAGEMENT: | LOS ANGELES HARBOR DEPARTMENT
425 S. PALMS VERDES STREET
SAN PEDRO, CA 90731 |
| CIVIL DESIGNER: | CHIZIM HILL
1000 WILSHIRE BLVD
SUITE 2100
LOS ANGELES, CA 90017 |
| SURVEY: | LOS ANGELES HARBOR DEPARTMENT
425 S. PALMS VERDES STREET
SAN PEDRO, CA 90731 |
| GEOTECH: | DIAZ YOURSMAN
1010 EAST 17TH STREET
SANTA ANA, CA 92705 |
| LANDSCAPE: | MILA
3700 WILSHIRE BLVD
SUITE 200
LOS ANGELES, CA 90010 |
| TRAFFIC/LIGHTING: | ABRATTIQUE
3800 WILSHIRE BLVD
SUITE 910
LOS ANGELES, CA 90010 |



PLANS PREPARED BY:
CHIZIM
1000 WILSHIRE BLVD.
SUITE 2100
LOS ANGELES, CA 90017

PROJECT NO. 1-3172 DRAWING NO. R-01 SHEET 1 OF 25 SHEETS	SHEET TITLE: SAMPSON WAY ROADWAY IMPROVEMENTS 7TH ST & HARBOR BLVD INTERSECTION ADDRESS: SAMPSON WAY AT HARBOR BLVD SAN PEDRO, CA
CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS GARY LEE MOORE, P.E. ACCEPTED BY:	DATE:
INDEX NO.	DRAWING NO.
BR600491	CITY OF LOS ANGELES ENGINEERING



SCALE: 1" = 20'-0"
 0 10' 20' 40'





THE PORT OF LOS ANGELES

Exhibit D

Sampson Way Roadway Improvements - 7th Street and Harbor Boulevard Intersection



COST ESTIMATE - PLAZA PARK

April 12, 2016

No.	Description	Unit	Unit Cost	PORT OF LOS ANGELES		CITY OF LOS ANGELES	
				Quantity	Total	Quantity	Total
A. DEMOLITION ITEMS				\$	-	\$	-
B. ROADWAY ITEMS				\$	-	\$	615,585
19	Fill	CY	\$ 15.00			13,000	\$ 195,000
20	Class A Top Soil	CY	\$ 50.00			4,415	\$ 220,767
26	Curb	LF	\$ 22.00			139	\$ 3,058
27	Gutter	LF	\$ 22.00			80	\$ 1,760
34	POLA Waterfront Guide Signs	LS	\$ 41,260.00			1.0	\$ 20,000
35	Plaza Park Lighting	LS	\$ 90,000.00			1.0	\$ 90,000
38	Phase Staging, Traffic Handling & Temporary Traffic Control	LS	\$ 285,000.00			1.0	\$ 85,000
C. LANDSCAPING ITEMS				\$	-	\$	640,505
54	Irrigation	LS	\$ 275,000.00			0.7	\$ 200,000
55	Plant Establishment	SF	\$ 0.20			74,642	\$ 14,928
58	Soil Amendment	SF	\$ 0.20			74,642	\$ 14,928
59	Trees - 24" Box	EA	\$ 450.00			9	\$ 4,050
60	Trees - 36" Box	EA	\$ 1,500.00			6	\$ 9,000
61	Trees - 60" Box	EA	\$ 3,600.00			15	\$ 54,000
63	Shrubs, varies - 5 gal.	EA	\$ 25.00			3,910	\$ 97,750
64	Shrubs, varies - 1 gal.	EA	\$ 10.00			3,058	\$ 30,580
65	Crushed Stone Surfacing (Decomposed Granite)	SF	\$ 6.00			570	\$ 3,420
66	Metal Edge Restraints	LF	\$ 6.00			171	\$ 1,026
67	CIP Concrete - natural grey, eocast (Types A&B)	SF	\$ 15.00			5,735	\$ 86,025
68	CIP Concrete - integral color (Type C)	SF	\$ 12.50			2,899	\$ 36,238
69	CIP Concrete Stairs	LF	\$ 70.00			287	\$ 20,090
70	CIP Concrete curb	LF	\$ 30.00			269	\$ 8,070
71	Boulder seating	EA	\$ 1,700.00			7	\$ 11,900
72	Bench (Dumor - donated by R&P)	EA	\$ 500.00			4	\$ 2,000
73	Trash receptacle (Dumor)	EA	\$ 1,500.00			1	\$ 1,500
74	S.S. hand rail	LF	\$ 250.00			180	\$ 45,000
D. DRAINAGE ITEMS				\$	-	\$	45,337
78	6" PVC Pipe	LF	\$ 40.00			92	\$ 3,680
87	Rock Slope Protection	CY	\$ 198.50			159	\$ 31,562
88	RSP Fabric	SY	\$ 15.00			463	\$ 6,945
91	CB Insert, Kristar Flogard CGB	EA	\$ 1,575.00			2.0	\$ 3,150
						PLAZA PARK TOTAL	\$ 1,300,000