

APPROVED

JUL 23 2014

REPORT OF GENERAL MANAGER

~~BOARD OF RECREATION AND PARK COMMISSIONERS~~

NO. 14-189

DATE July 9, 2014

RECONSIDERED JULY 23, 2014

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HAZARD PARK – PROPOSED PARK IMPROVEMENTS AND CONCEPTUAL APPROVAL FOR DEDICATION OF A SIDEWALK EASEMENT RELATED TO THE UNIVERSITY OF SOUTHERN CALIFORNIA HEALTH SCIENCES CAMPUS PROJECT

R. Adams _____

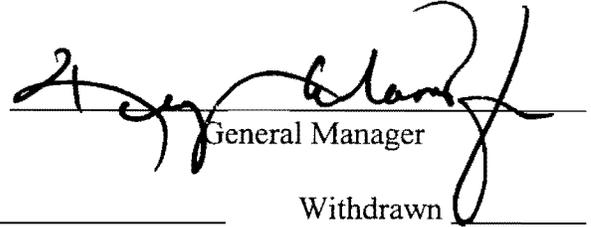
V. Israel _____

for *R. Barajas CPD _____

K. Regan _____

H. Fujita _____

N. Williams _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the proposed park improvements, which are related to the University of Southern California (USC) Health Sciences Campus project, as described in the Summary of this Report;
2. Approve in concept the dedication to the City of a sidewalk easement at the corner of San Pablo Street and Zonal Avenue in accordance with the General Plan Amendment being sought by USC;
3. Authorize the Department of Recreation and Parks (RAP) to issue a temporary right of entry permit to USC and/or its contractors to enter onto portions of Hazard Park for the purpose of constructing the proposed park improvements subject to plans as reviewed by RAP staff;
4. Authorize RAP to inform the Department of Public Works (DPW), Bureau of Engineering of the Board's approval of the proposed park improvements;
5. Authorize RAP staff to work with USC and appropriate City agencies in the drafting and processing of all documentation necessary to grant to the City the sidewalk easement, subject to final approval by the Board, Mayor and City Council;

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6. Authorize RAP staff to work with DPW in the drafting of a maintenance agreement or other similar document for RAP to provide landscape maintenance services over a portion of the public right-of-way, as described in the Summary of this Report, subject to final approval by the Board; and,
7. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

The University of California (USC) is currently underway on a major beautification and improvement project at its Health Sciences Campus (HSC). As part of the project, USC will be relocating existing overhead utilities underground; widening the sidewalks to make for a safer and enhanced walking environment; planting more than 340 street trees to beautify the surrounding public streets; installing decorative pavement; installing new street lights to improve safety; extending Norfolk Street from Playground Street to Soto Street to enhance access to the campus and Hazard Park; and installing campus monument signs, including one at the northwest corner of Soto Street and Norfolk Street (See Exhibit A).

USC is in the process of obtaining a General Plan Amendment for the re-designation and improvements of several public streets including San Pablo Street, Alcazar Street, Eastlake Avenue, Norfolk Street, and Biggy Street. The change in street designations and standards will allow for reduced street widths and thereby provide additional right-of-way for increased sidewalks and parkways, and for the redistribution of on-street parking spaces. When approved, improvements adjacent to Hazard Park include extending Norfolk Street from its current eastern terminus at Playground Street to a new intersection with Soto Street. Following several community meetings and outreach, USC relocated the alignment of the new Norfolk Street onto USC property in order to preserve existing park facilities, including the existing handball court. With the dedication of USC land to the City of Los Angeles for the public street, the existing Norfolk Street right of way can be vacated and the land dedicated to RAP. Also, a portion of land located at the corner of San Pablo Street and Zonal Avenue will need to be dedicated to the City for the widening of the sidewalk at this location.

A new traffic signal and crosswalks at the Norfolk Street/Soto Street intersection will be installed that will provide pedestrians and vehicles a safer, more direct access to Hazard Park and the campus. Additional street parking will be provided on the south side of the Norfolk Street extension immediately adjacent to the Park, and a new parking lot will be constructed on the north side of Norfolk with 40 metered stalls to serve Hazard Park visitors.

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As part of the project, Soto Street will be widened along the west side in accordance with current street designations which will result in a new twelve foot wide sidewalk and variable right-of-way line dedication ranging from zero to twelve feet. The new concrete sidewalk along Soto Street will extend from Norfolk Street to Zonal Avenue and will include new street trees and street lights that will enhance safety and promote community connectivity.

The USC project is currently in B-Permit plan check and scheduled to be ready for final approvals on June 30, 2014. As a condition of the B-Permit process, the City of Los Angeles, Department of Public Works, Bureau of Engineering has requested that RAP review and approve the improvements that impact Hazard Park.

Specific park improvements within or adjacent to Hazard Park that must be considered by the Board, include (also see Exhibit B):

1. Relocation of Hazard Park sign to accommodate the widening of Soto Street to its dedicated width;
2. Relocation of existing irrigation backflow device;
3. Relocation of irrigation lines and water meters;
4. Grading along the Soto Street and Norfolk Street;
5. Installation of a storm water velocity dissipater;
6. Removal of two park trees;
7. Landscape maintenance agreement with DPW for those areas of the park that are in the public right-of-way; and,
8. Sidewalk easement at the northeast corner of San Pablo Street and Zonal Avenue (see Exhibit C)

RAP staff has completed its review of USC's plans for the proposed park improvements and finds them acceptable. Upon approval of this Report, RAP staff will begin negotiations with DPW staff for the drafting of a landscape maintenance agreement for the maintenance of park areas by RAP along Soto Street that are in the public right-of way as depicted in Exhibit B.

Staff has determined that the subject project will consist of minor modification to existing park facilities, granting of a sidewalk easement, and approval of a maintenance agreement. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1, 3, 14), and Class 5(4) of the City CEQA Guidelines.

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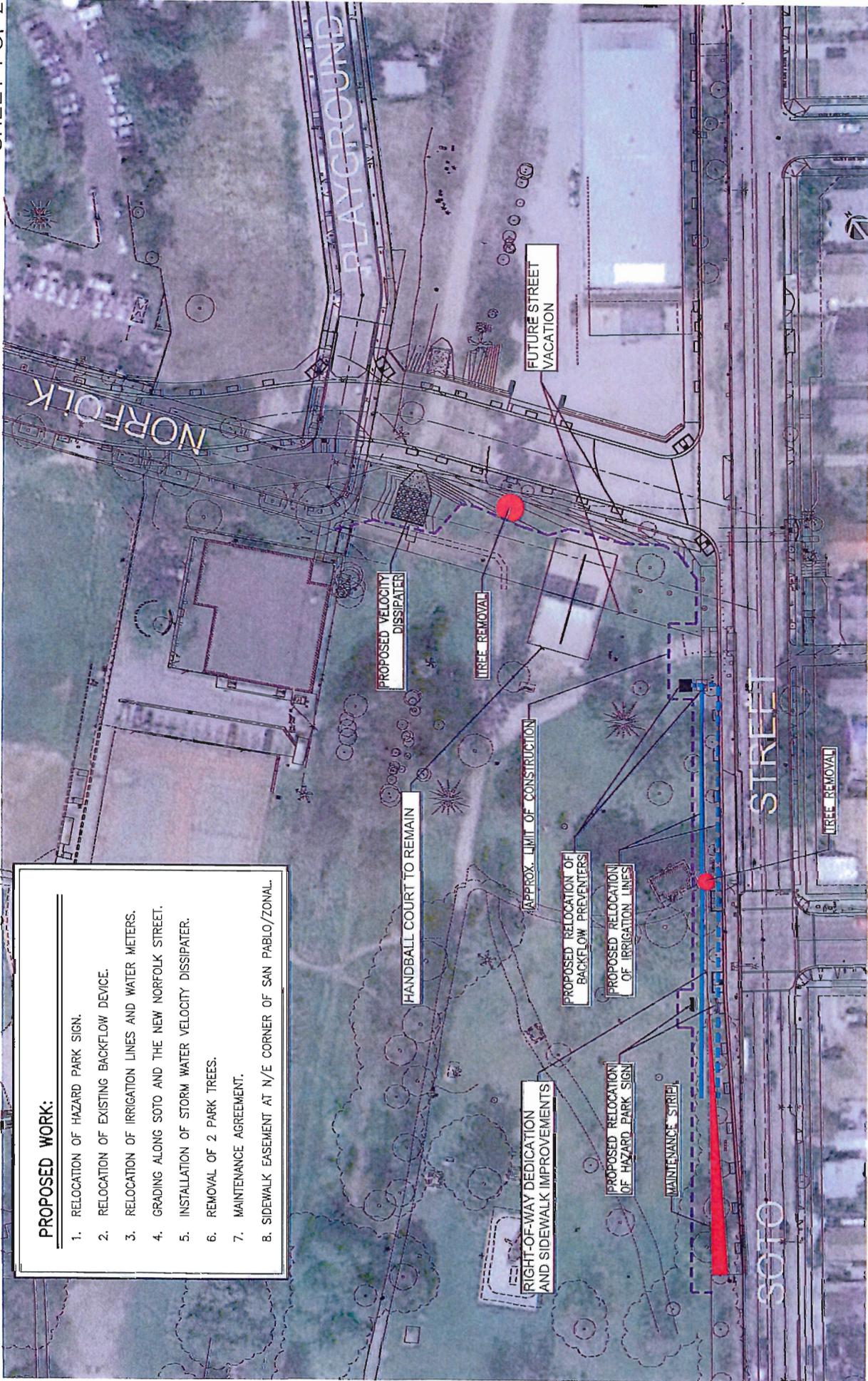
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FISCAL IMPACT STATEMENT:

The approval the proposed park improvements project will not have any impact on RAP's General Fund as all costs associated with the construction of the improvements will be borne by USC.

Since most of the proposed park improvements either replace, relocate or remove existing equipment, it is anticipated that there will be no fiscal impact to RAP for the maintenance of the proposed improvements.

This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction, and Maintenance Branch.



- PROPOSED WORK:**
1. RELOCATION OF HAZARD PARK SIGN.
 2. RELOCATION OF EXISTING BACKFLOW DEVICE.
 3. RELOCATION OF IRRIGATION LINES AND WATER METERS.
 4. GRADING ALONG SOTO AND THE NEW NORFOLK STREET.
 5. INSTALLATION OF STORM WATER VELOCITY DISSIPATER.
 6. REMOVAL OF 2 PARK TREES.
 7. MAINTENANCE AGREEMENT.
 8. SIDEWALK EASEMENT AT N/E CORNER OF SAN PABLO/ZONAL.

