

PROPOSITION K - L.A. FOR KIDS PROGRAM

STUDIO CITY GYM PROJECT

LVNOC Meeting No. 1

Local Volunteer Neighborhood Oversight Committee

Wednesday, September 9, 2015

3:00 p.m. to 4:00 p.m.

Studio City Recreation Center

(Beeman Park)

12621 Rye Street, Studio City, CA 91604

**Join us and participate
in developing
the project scope**



City of Los Angeles

Council District #2 - Paul Krekorian, Council Member

cd2.lacity.org

Department of Recreation and Parks



Department of Public Works/Bureau of Engineering
Project Managers

PROPOSITION K - L.A. FOR KIDS PROGRAM
STUDIO CITY GYM PROJECT
 Project: S12 WO #E170267D

SIGN-IN SHEET

Meeting: LVNOC Meeting No. 1

DATE/TIME/LOCATION: September 9, 2014 at 3:00 pm at Beeman Park

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Recreational and Cultural Facilities Division

PROPOSITION K - L.A. FOR KIDS PROGRAM
STUDIO CITY GYM PROJECT
Project: S12 WO #E170267D

LVNOC Meeting No. 1
Local Volunteer Neighborhood Oversight Committee (LVNOC)
Studio City Recreation Center (Beeman Park)
12621 Rye St., Studio City, CA 91604
Wednesday, September 9, 2015
3:00 p.m. to 4:00 p.m.

Committee Members

Bruce Thomas
Paul Matloff
Lisa Karadijian
John Galatza
Maria Casale-Hanulik
Nick Estorga
Beth Dymond

AGENDA

- | | |
|----------------------------------------------------|--------|
| 1. Introduction | 3 min |
| ♦ Council District #2 | |
| ♦ City Staff (RAP & BOE) | |
| ♦ LVNOC Members | |
| 2. Overview and Objectives | 5 min |
| ♦ Proposition K Program Requirements | |
| ♦ What is LVNOC and its role? | |
| ♦ Selection of the LVNOC Chairperson – ACTION ITEM | |
| 3. Project Description and Schedule | 10 min |
| ♦ Scope of Work | |
| ♦ Project Milestones | |
| 4. LVNOC Discussion | 20 min |
| 5. Community Comments and Questions | 20 min |
| 6. Next Steps | 2 min |

STUDIO CITY GYMNASIUM PROJECT (W.O. #E170267D)
LOCAL VOLUNTEER NEIGHBORHOOD OVERSIGHT COMMITTEE (LVNOC)
Meeting Minutes from LVNOC Meeting #1
September 9, 2015

LVNOC Committee Members Present:

Paul Matloff, Chair; Beth Dymond; Bruce Thomas; Lisa Karadijian; John Galatzan and Nick Estorga

Staff:

Rebecca Abano, BOE; Neil Drucker, BOE; Zohra Ahkter, BOE; Willis Yip, BOE; Charles Singer, RAP; Blayne Sutton-Willis, CLA; Courtney Hamilton, CD2; Brian Yamasaki, RAP; Julie Monroy, RAP; Adam Monick, RAP, Veronica Buenrostro, BOE.

1. INTRODUCTION

Rebecca Abano, Project Manager, Bureau of Engineering (BOE), introduced herself and introduced BOE and Recreation and Parks (RAP) staff and asked LVNOC members to introduce themselves.

2. OVERVIEW AND OBJECTIVES

Ms. Abano gave a brief overview of the Proposition K program. The Proposition K (Prop K) Program was established in November 1996 after the Prop K Ballot measure was approved by the LA voters 19 years ago. The approval of this ballot measure authorizes the City to collect up to \$25 million in annual assessments for a total of \$750 Million over 30 years (the life of the program). The program is now on its 19th years. The annual \$25 million is used for the acquisition of land for parks and development of capital projects (such as today's project discussion), for youth recreational and cultural use along with associated administration and maintenance expenses. The Bureau of Engineering manages the projects funded by Prop K.

Prop K has 2 types of projects:

Specified, which were specifically listed in the ballot measure; and Competitive, which are awarded through a competitive process open to the City, other government and non-profit agencies.

This project is a Specified Project. As part of the project development process, community involvement is required by the Prop K Program. This Local Volunteer Neighborhood Oversight Committees (LVNOCs) fulfills that requirement.

LVNOC ACTION ITEM:

Ms. Abano asked that the LVNOC select a chairperson. The LVNOC members asked if they could self-nominate or if LVNOC member had to nominate one of their colleagues? Ms. Abano said self-nomination was allowed; therefore Mr. Paul Matloff nominated himself. A Motion was introduced to approve Paul Matloff as the chairperson. Ms. Lisa Karadijian, seconded the motion, all present LVNOC members unanimously approved the appointment of Mr. Matloff as the LVNOC Chairperson.

3. PROJECT DESCRIPTION AND SCHEDULE

Ms. Abano gave the project description. The scope of work for Studio City as approved by the voters is the following: "Construct Modern Gym, Community Center, landscaping and Irrigation," in Beeman Park in the amount of \$3 million (from 1996 Ballot Measure). Presently the new code requirements, laws such as Americans with Disabilities Act (ADA) compliance, and "Modern Gym

Requirements,” trigger major changes which will now make the gym an approximately 10,000 sq.ft. structure, compared to the present 5,500 sq. ft. building. This new gymnasium would have within a full size regulation basketball court, will comply with Building and Safety codes, ADA requirements. Within the structure there will be additional rooms, such as bathrooms, a server room, community room, kitchenette (warming kitchen), etc.

Ms. Zohra Akhter and Mr. Willis Yip from the Bureau of Engineering (BOE) introduced the three (3) Schematic Drawing Options to the LVNOC and the community members present. Copies of the schematic drawings are attached. Community members began asking questions, and BOE staff asked that they hold all public comments until after the presentations to the LVNOC were made. After the LVNOC asked their questions, the community members would have an opportunity to comment and ask their own questions.

Ms. Akhter stated that there were 3 schematic plans that were developed after BOE staff met with Department of Recreation and Parks (RAP) staff. BOE staff felt that the community would like the current building open during the construction of the new building, therefore, in all 3 schematic plans; the current building stays open during construction and will not be demolished until after the new building is opened. All 3 options are for a new building of approximately 10,000 sq. ft.

Option 1: The new building is moved away from location of present/existing building, in order to save some large older trees and avoid drip-lines. The new building would be closer to Beeman Street and the parking lot would stay at same location. See attached (Option 1).

Option 2: Possible location would take over existing Co-Op Childcare area (Co-Op). The parking lot would change direction, and the building would be placed in front of the parking lot. See attached (Option 2).

Option 3: The parking lot remains where it is, the Co-op would stay in same location, or possibly connect it to the new building, but the building orientation changes. See attached (Option 3).

4. LVNOC & COMMUNITY DISCUSSION AND RELATED ACTION

After the presentation, the LVNOC members had questions and comments.

1. Question: Are we locked into one of these 3 designs?

Answer: No. Zohra said these are only schematic (conceptual) drawings.

2. Question: Is this similar to Delano Recreation Center?

Answer: Yes. Neil said that it is similar in size and is a standard ‘modern gymnasium.’

3. Question: Will there be smaller rooms or just a gym?

Answer: Neil said that smaller rooms will be incorporated such as a community room, warming kitchen/kitchenette. He added that no stages will be included, as Proposition K funding does

not fund stages. Additionally, stages trigger larger space requirements and larger parking lots, as stages are classified as performance areas.

4. Question: Are the renderings to scale, they look small?

Answer: Yes. Zohra said the scale is accurate at ¼ inch dimension scale.

5. Question: What is the height of gymnasiums and can it be built in 3 levels adding a drop structure?

Answer: Zohra said the heights of gyms are approximately 30-35 feet high. Mr. Drucker added that creating a multi-level gymnasium would be a design question that should be addressed later in the design phase. Cost would also have to be factored in.

6. Question: Can another separate meeting be held before the next LVNOC to discuss this project?

Answer: No. Neil said that under the Brown Act, this is a public meeting and all meetings need to be posted in accordance with Brown Act requirements. The next meeting cannot be separate from LVNOC process. The next meeting will in fact be LVNOC #2.

7. Question: Can we communicate with each other about the project outside the LVNOC?

Answer: No. Neil said you can't speak about the project outside of the LVNOC, as that is covered under the Brown Act. However, you can see each other and talk about anything else you wish, just not the project.

8. Question: Have Environmental Impact studies been done yet?

Answer: No. Neil said that those reports/studies come at a later time after the LVNOC votes on what design (concept) is preferred. Then CEQA/Environmental Impact Studies begin. That is when traffic, noise impacts, environmental impacts, etc. come into discussion. Those reports are not generated until after the 2nd LVNOC meeting because then you have a better idea/vision of the project.

9. Question: What will the construction time be?

Answer: Zohra said approximately 2 years.

10. Question: What are you going to do with the Picnic Area?

Answer: Rebecca said that nothing would be done right now, since it is up to the LVNOC to decide which design they prefer and what they want to see in that area.

11. Question: After we choose a plan, can the old building be kept?

Answer: No. Neil said that in accordance with the Department of Recreation and Parks budget constraints and operational needs, the old building would be demolished.

12. Question: Does the Prop K budget include new baseball field, exercise stations/areas?

Answer: Rebecca read the ballot measure again "Construct Modern Gym, Community Center, landscaping and Irrigation." There is no mention of baseball fields. Neil added that depending on how the project is designed, whatever is removed will be replaced (like if a basketball court is moved, then it will be replaced with another one, etc.).

13. Question: You mentioned possibly over 100 parking spaces, in some cases over 300 spaces and a parking variance?

Answer: Zohra said the City will be asking for a parking variance to keep the parking lot at a smaller size since it is a small park (a community park) and we want to encourage walking to the park. Rebecca added that the parking lot can be designed to be more efficient (at a diagonal). Neil added that the larger parking lots (300+) are triggered by having a stage built into the gym/community center because the facility is then seen as a place for public performances, which would then require more parking for more patrons to attend the performances.

14. Question: Which is the less expensive design Option?

Answer: Rebecca and Zohra said Option 1. Rebecca stated that it has the most cost savings since we would be replacing the exterior basketball courts and putting them inside the gym. Everything else in the park will stay pretty much in the same location: parking lot, co-op, etc. The only addition is exercise stations.

15. Question: Will there be more noise if the building is moved closer to Beeman Street?

Answer: No. Zohra said the noise will be inside the gym. Only outside noise would be people coming to the park.

Community Comments and Questions

Ms. Karadjian asked that the community members be respectful of one another in their comments and questions. This is not a war zone. The improvements to the park are a good thing for the park and the entire community.

1. Question: How did a 1996 Ballot Measure morph into a giant 10,000 sq. ft. building in a park this small?

Answer: Neil said that the gym at Delano Park is roughly the same size as the proposed gymnasium here at Studio City (Beeman Park). He added that there is a smaller park, Robertson Recreation Center, which is currently in design. That gymnasium is approximately the same size as the proposed gym here and the park is a much smaller park.

2. Comment: Delano is in a commercial area, not in a residential area like Studio City.

3. Question: Who will request a parking variance so we don't lose so much park space to cars and have so much traffic?

Answer: Neil said City staff will request the parking variance.

4. Question: Who approves the project?

Answer: Neil said the Department of Recreation and Parks Commissioners approves the project.

5. Question: Can meetings be held at a later hour?

Answer: Neil said that unfortunately due to City budget constraints that do not allow staff overtime, all meetings have to be held during City work hours.

6. Question: Is there Quimby money (development money) in the area that can be used for this project?

Answer: Neil and Rebecca stated that the Council Office and RAP will be contacted to see how much Quimby money is left and what other funding sources can be used to offset the shortfall. Currently the project is estimated to cost \$10.5 Million. At present we have \$3 Million in Prop K Specified funds, we have some Proposition K interest and inflation funds, however, we are asking for an additional \$7.5 Million (shortfall). Since Quimby funds in Council District 2 have been used on other local projects, VNSO Synthetic Soccer Fields was recently completed using some Quimby funds, we will have to get back to the LVNOC with more budget information at our next meeting.

7. Questions: How is the Co-op going to be affected? Will the Co-op continue or will it be lost? It has been going through many difficult changes. Can the Co-op acquire or lease indoor space? The Co-op needs to use some space in the new building in order for it to continue. Due to the loss of State funding, the Co-op has not been able to hire a teacher, and in order for the Co-op

to hire a teacher and get licensing, they need a specific amount of indoor space. The Co-op has been at Studio City RC for several decades and is a fixture in the community.

Answer: Courtney from CD2, stated that the Co-op will continue and the Council Office will give RAP and BOE the specific information as to how much space the Co-op will need to use in order to get their licensing again and hire a teacher. The Co-op will not be lost. Co-op outdoor space will remain and the Co-op will have part time use of designated indoor space for licensing requirements. The Co-op will have to amend their Agreement with RAP. RAP and BOE will work together to incorporate that usage into the design.

8. Question: How will RAP fund the new facility?

Answer: Neil stated that RAP submits annual budget requests to the Mayor and Council and at that the Department includes all their budget needs for all their parks and facilities. That information can be provided by RAP at a later date.

9. Question: Has consideration been given to placing the new facility closer to Millbank instead of Beeman Street?

Answer: Zohra said yes it was considered, however, it was much more expensive to put the building closer to Millbank Street due to location of utilities, parking lot access, trees, etc.

10. Question: You're adding a lot more traffic with all the additional parking. You mention over 30 to 100 parking spaces. Can't you get a variance to keep it as is?

Answer: Zohra said that yes, we will go and ask for a parking variance, but the number of parking spaces will increase from what it is now, due to the size of the building. Willis stated that one of the other reasons the size of a standard Modern Gym has increased is due to modern technology and the need to have a server room. Rebecca added, that even though there will be some increase, the parking spaces can be designed much more efficiently. The way the parking lot is now, it uses up the most space. It can be designed, at an angle to use less space more efficiently. Neil also stated that the increase in the parking will help take away many of the problems many surrounding homeowners have with people blocking their driveways.

LVNOC direction of project

Rebecca reminded the LVNOC and the Community that there are a series of three (3) LVNOC meetings for this project. At the first meeting (this one), staff presents conceptual/schematic plans and then the LVNOC chooses the plan they prefer thereby giving City staff direction on how to proceed. Design and programming details are normally done at the second (2) LVNOC meeting, where the elements of the building are discussed and how it relates to accessibility, entrances, exits, the fun details. At this time, we really need the LVNOC members to come to an agreement as to which design option they prefer.

ACTION ITEM: LVNOC Chair Mr. Matloff motioned for the LVNOC members to vote on which Schematic Option they liked best. Motion was seconded by all members.

LVNOC members asked if the design for Option #1 was preferred, could the parking lot be design be modified to go into the current building space, once the old building is demolished? Answer: Zohra and Rebecca both said yes.

The LVNOC members unanimously voted for Option #1 with Modification.

5. NEXT STEPS

Next LVNOC meeting was tentatively scheduled for 3:00pm on Tuesday, November 3, 2015.

Mr. Matloff motioned to end the meeting. Motion was seconded by Ms. Karadijian. Meeting ended at 5:00pm.