

PROPOSITION K - L.A. FOR KIDS PROGRAM

STUDIO CITY GYM PROJECT

LVNOC Meeting No. 3

Local Volunteer Neighborhood Oversight Committee

Thursday, July 20th, 2017

6:00 p.m. to 7:00 p.m.

Studio City Recreation Center (Beeman Park)

12621 Rye Street, Studio City, CA 91604

**Join us and participate
in the design process**

City of Los Angeles
Council District #2 – Paul Krekorian, Council Member
Cd2.lacity.org

Department of Recreation and Parks

Copies of the Agenda's meeting minutes once posted and any related documentation can be found at:
<http://propk.lacity.org/LVNOC.htm>



Department of Public Works/Bureau of Engineering

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

LVNOC Meeting No. 3
Local Volunteer Neighborhood Oversight Committee (LVNOC)

Studio City Recreation Center (Beeman Park)
12621 Rye St., Studio City, CA 91604
Thursday, July 20th, 2017
6:00 p.m. to 7:00 p.m.

LVNOC Members:

Bruce Thomas	Paul Matloff	
Lisa Karadjian	John Galatzan	
Maria Casale-Hanulik	Nick Estorga	Beth Dymond

AGENDA

- | | |
|---|--------|
| 1. Welcome and Introduction | 5 min |
| - Council District #2 | |
| - City Staff (RAP & BOE) | |
| - LVNOC Members | |
| 2. Recap of LVNOC Meeting No. 2 | 10 min |
| - LVNOC #2 meeting minutes – Action Item | |
| 3. Project Update | 10 min |
| - Current project status | |
| 4. LVNOC & Community Discussion and Related Action | 30 min |
| - Feedback from LVNOC | |
| - Public Comments | |
| - LVNOC direction on project – Action Item | |
| 5. Next Steps | 5 min |

Written Material supporting agenda items can be reviewed by request at the Bureau of Engineering, Architectural Division, 1149 S. Broadway Suite 830 Los Angeles, CA 90015 between the hours of 8:00am and 4:00pm. Upon request, the Department of Recreation and Parks staff will provide reasonable accommodations to enable individuals with disabilities to participate in its meetings, including access to agenda materials in alternate formats. If you have a request for accommodations, please contact Adam Monick at (818) 769-4415 at least two business days in advance to the LVNOC meeting. Any additional actions by the LVNOC during the meeting shall be considered part of the agenda. Copies of the Agenda's meeting minutes once posted and any related documentation can be found at:
<http://propk.lacity.org/LVNOC.htm>

Department of Public Works/Bureau of Engineering
Architectural Division



CITY OF LOS ANGELES
Bureau of Engineering
Architectural Division

**Studio City Recreation Center – Gymnasium (W.O. #E170267D)
Local Voluntary Neighborhood Oversight Committee (LVNOC) - Meeting No. 3**

MEETING MINUTES

Date: July 20th, 2017
Time: 6:00 p.m. to 7:00 p.m.
Location: Studio City Recreation Center
12621 Rye Street
Los Angeles, CA 91604

LVNOC Committee Members Present:

Paul Matloff, Chair; Beth Dymond; Bruce Thomas; Lisa Karadjian; John Galatzan.
Maria Casale-Hanulik and Nick Estorga were absent.

City Staff,

Neil Drucker, BOE; Rebecca Abano, BOE; Zhora Akhter, BOE; Richard Fisher, BOE; Sean Phan, BOE; Greg Moeser; BOE, Jung Mi Kim, BOE; Jessica Fugate, CD2; Geoffrey Yazzetta, CD2; Adam Monick, RAP; Bob White, RAP.

1. WELCOME AND INTRODUCTION

Jessica Fugate, Field Deputy, Council District 2 (CD2) introduced herself and welcomed the community to the meeting and introduced Neil Drucker of Bureau of Engineering (BOE). Mr. Drucker asked City staff and LVNOC members to introduce themselves. Mr. Drucker mentioned the format of the meeting and asked community members to fill out the speaker cards if they would like to make any comments regarding the project.

2. RECAP OF LVNOC MEETING #2

Sean Phan, Project Manager, explained that at the 2nd LVNOC Meeting, three (3) alternative site plan layouts were presented to the community. LVNOC members unanimously approved the design development of Alternative #1.

LVNOC ACTION ITEM: Approval of the LVNOC #2 Meeting Minutes.

Mr. Matloff, Chair of LVNOC members, requested to have the item deferred until the end of the meeting.

3. PROJECT UPDATES

Mr. Phan mentioned that over the past months, design staff has further developed the design for the previously approved Alternative #1. Building model and 24" x 36" boards were displayed for the community and LVNOC members. Mr. Phan introduced the designers of the project, Ms. Zohra Akhter and Mr. Richard Fisher, and they walked the

community through the schematic design via power point presentation. One of the key design elements is that this building will be a Net Zero Building in which the annual energy consumption will be off-set by the energy produced on site. The community will play a vital role to help achieve the goal of net-zero energy through participation of interactive online data monitoring. In addition, there will be landscape improvements with the planting of various species of tree that will provide a lot of shades once they fully mature.

4. LVNOC AND COMMUNITY DISCUSSIONS AND COMMENTS

Question/comment: If the project has extra money, can it be used to add something like basketball court or other features to the park.

Response: The project is currently short-funded. In addition, this is a specified Proposition K project in which the scope of work calls for the construction of a new gymnasium. Thus, anything beyond the specified scope can't be funded by Proposition K.

Question/comment: Who is the park and facility really for? I think kids and families should be the number one priority. Is the facility the right size for the park? It seems very large and visible.

Response: This park and facility is for everyone. Currently, the park has an antiquated gymnasium. The project will replace it with a new and improved gym. Through numerous consultations with our client, the size of the proposed gymnasium is appropriate and serves the need of the community.

Question/comment: I want to commend the city on investing in our green spaces and designing a net zero facility for the community. What is the timing for completion of the project?

Response: Thank you for your comment. The estimated timeline for the completion of the project is summer 2020.

Question/comment: How big is the gym? Is having so many windows will be subjected to vandalism?

Response: This gym is approximately 10,000 square foot. We are aware that vandalism is a concern for our client. As we move forward with the design process, we will fine tune and select materials that will deter vandalism.

Question/comment: I'm in favor of the plan in light of five (5) years of experience using the park.

Response: Thank you for your comment.

Question/comment: Will there be ongoing landscape maintenance.

Response: Department of Recreation and Parks is responsible for landscape maintenance once the building is turned over to them.

Question/comment: What are the current utility costs and what will be done with those saved funding via new LEED Net Zero building?

Response: Department of Recreation and Parks would be the best source to inquire about the utility cost. Currently, the information is not available. Typically, a net-zero building will require up-front capital cost and the savings over the years will offset the initial investment cost. Any further savings beyond that stage will go back to the Recreation and Parks Department budget. How the savings will be spent is beyond staff level.

Question/comment: Is the building going to be extreme modern instead of a beautiful traditional one that is warm looking and inviting?

Response: The building will have features that serve the needs of the Department of Recreation and Parks and the community. It will be modern, beautiful and blend in with the surrounding.

Question/comment: Rye Street and the park are already overcrowded. Has City done traffic and environmental impact report?

Response: Bureau of Engineering, Environmental Group, is currently examining environmental aspects of the project. The project may have California Environmental Quality Act (CEQA) categorical exempt, Mitigated Negative Declaration (MND) or a full Environmental Impact Report (EIR) depend on the findings.

Question/comment: It would make sense to integrate landscape irrigation system to address state of the art systems for fields in the park.

Response: Thank you for your comment. Landscape irrigation for the improvements will be fully automated.

Question/comment: Will the proposed location of the refuse/trash pick-up be moved to a different area? Is the daycare co-op center's location or configuration be affected? How high is the gym?

Response: Design staff will work with Department of Recreation and Parks to re-visit the currently proposed refuse/trash pick-up location. The daycare co-op center's location or configuration will not be affected. The current design height of the gym is 25-foot.

Question/comment: Meeting notice was not posted in a timely manner; thus, many community members were not aware of the meeting.

Response: Meeting notice was posted almost 2 weeks in advance. Department of Recreation and Parks staff also personally walked around the area and informed the residents.

5. MOTIONS AND APPROVED ITEMS

Motion was introduced by Paul Matloff to approve the meeting minutes No.2. All LVNOC members voted in favor of approval without changes or objections. The minutes were unanimously approved.

Motion was introduced by Paul Matloff to have the 4th LVNOC meeting for the project in the future. Four LVNOC members opposed to having the 4th LVNOC meeting.

Motion was introduced by Ms. Dymond, to approve the design of the project so that City staff can move forward with the construction document preparation. Four LVNOC members (Ms. Dymond, Mr. Thomas, Ms. Karadijian, and Mr. Galatza) approved the design. Mr. Thomas commented that if there is substantial change of the design in the future, the City must go back to LVNOC members for approval. One LVNOC member, Mr. Matloff, opposed the design approval.

Motion was introduced regarding the selection of color of the building. All present LVNOC members unanimously selected the color scheme green for the building.

Unless otherwise notified in writing, the Meeting Minutes shall be considered an accurate recording of the discussions. Please write or e-mail any corrections, omissions, or amendments by August 29th, 2017 to the preparer.

*Prepared By: Sean H. Phan, Civil Engineer
Architectural Division
Department of Public Works/Bureau of Engineering
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Distribution: All attendees

SIGN IN SHEET

Project	Studio City Recreation Center - Gymnasium	Work Order No.	E170267B
Meeting Location	Studio Recreation Center, 12621 Rye St, Los Angeles, CA 91604	Meeting Date	July 20th, 2017
Subject	LVNOC Meeting No. 3	Meeting Time	6:00 P.M

Name	Signature	Org/Dept/Firm	Telephone No.	E-mail
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Beth Dymond		SCRA	818 980 7645	
Alan Dymond		SCRA	/ /	
BRUCE THOMAS		VARCOM	818 421 7100	bruce.thomas32@gmail.com
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Eric Jorven			818 762 7719	EP3800@AOL.com

SIGN IN SHEET

Project		Studio City Recreation Center - Gymnasium		Work Order No.	E170267B
Meeting Location		Studio Recreation Center, 12621 Rye St, Los Angeles, CA 91604		Meeting Date	July 20th, 2017
Subject		LVNOC Meeting No. 3		Meeting Time	6:00 P.M
Name	Signature	Org/Dept/Firm	Telephone No.	E-mail	
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