



**Beverly Hills City Council Liaison/Recreation and Parks Commission
Committee will conduct a Special Meeting, at the following time and place,
and will address the agenda listed below:**

**City Hall
455 North Rexford Drive
4th Floor Conference Room B
Beverly Hills, CA 90210**

**Tuesday, December 11, 2018
12:15 PM**

AGENDA

- 1) Public Comment
 - a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.
- 2) Initial Analysis of and Background on possible Amenities at La Cienega Park and Recreation Complex
- 3) Adjournment

A handwritten signature in black ink, appearing to read "Lourdes Sy-Rodriguez", written over a horizontal line.

Lourdes Sy-Rodriguez, Assistant City Clerk

Posted: December 10, 2018

***A DETAILED LIAISON AGENDA PACKET IS AVAILABLE FOR REVIEW IN THE
LIBRARY AND CITY CLERK'S OFFICE.***



In accordance with the Americans with Disabilities Act, Conference Room A is wheelchair accessible. If you need special assistance to attend this meeting, please call the City Manager's Office at (310) 285-1014 or TTY (310) 285-6881. Please notify the City Manager's Office at least twenty-four (24) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.



STAFF REPORT

Meeting Date: December 11, 2018
To: City Council Liaisons
From: Nancy Hunt-Coffey, Director of Community Services
Subject: Initial Analysis of and Background on possible Amenities at La Cienega Park and Recreation Complex

Attachments:

1. Notes from November 20th City Council meeting
2. Preliminary Draft Report on La Cienega Park and Recreation Complex

The liaisons are asked to review the information that staff intends to present to the full City Council at the December 18th meeting and to provide direction on some initial analysis of and background on possible amenities and placement at La Cienega.

City Council Meeting Notes
Results of the La Cienega Public Engagement Process
November 20, 2018

Overall City Council direction was

- Challenge us to use the exercise to maximize space at the park
- It was important to City Council that we do not lose any of the current amenities
- We should look at including a pool and basketball courts
 - o We have issues with the JPA
 - o We should not solely be dependent on the school district
- Parking is a concern. We need to be sure that we have adequate parking for current and future uses
- Look at the accessibility of the park, entrances, access points
- Space was a concern of Vice Mayor Mirisch... keep in mind field use
- Council would like to see Tennis Court numbers, use info, capacity, multiuse of courts
- Look at the possibilities of moving community center to the other side of the street.

City Council Continues to Support the Current Uses – All 5 councilmembers support keeping the current uses

- Organized Sports
- Tennis
- Walking / Running
- Outdoor Exercise
- Youth Play
- Community Center
- Duplicate Bridge Club

City Council wants staff to explore remodeling all of the following amenities

- Playground
- Bathrooms
- Community Center
- Snack Bar
- Ballfield Configuration

| City Council's interest in exploring possible future uses at La Cienega | | | | | |
|---|------------|--|--|--|--------------|
| | Mayor Gold | Vice Mayor Mirisch | Bosse | Friedman | Wunderlich |
| Public Pool | Yes | Yes - space is a concern | Yes | Yes | Yes |
| Basketball Courts/Gym | Yes | Yes - space is a concern | Yes | Neutral | Yes |
| Updated Community Center | Yes | Yes | Yes | Yes | Yes |
| Shade and Green Space | Yes | Yes | Yes | Yes | Yes |
| Improved Play Structures /Playground | Yes | Yes | Yes | Yes | Yes |
| Improved Restrooms | Yes | Yes | Yes | Yes | Yes |
| Expanded Duplicate Bridge Club Facilities | Yes | Yes | Yes | Maybe | Yes |
| Improved Parking | Yes | Yes | Yes | Yes | Yes |
| Dog Park | Not really | Not a priority | Yes | Not really | Not really |
| Water Feature | Yes | Yes | Yes | Yes with the pool | Yes |
| | | | | | |
| | | | | | |
| | | | | | |
| City Council's interest in exploring additional outcomes at La Cienega | | | | | |
| | Mayor Gold | Vice Mayor Mirisch | Bosse | Friedman | Wunderlich |
| Bridge over La Cienega | Yes | Yes | Yes | Yes | Yes |
| Purchase/Use of Academy Building* | No | Maybe - use of building | No | No | No |
| Repurpose Field Use/Revised Field Locations | Yes | Yes - repurpose or reconfigure but do not lose current use | Yes - repurpose or reconfigure but do not lose current use | Yes - repurpose or reconfigure but do not lose current use | Yes |
| Skate Park | No | No | No | no preference | Low priority |
| Library | Yes | Yes | Yes | Yes | Yes |

LA CIENEGA PARK AND RECREATION COMPLEX MASTER PLAN
CITY OF BEVERLY HILLS, CA



PRELIMINARY REPORT
JOHNSON FAVARO
December 15, 2018

Overview

La Cienega Park and Recreation Complex
8400 Gregory Way
Beverly Hills, CA 90211

- This report records the findings of the Discovery phase of the park master plan effort.
- It establishes the parameters with which options will be developed in the next phase, Option Development, for a comprehensive master plan and project implementation road map.
- It documents an analysis of the park that describes how each of its major functional components situate and operate on site.
- It records the findings of the community outreach effort completed by the city and its consultants in 2018 and the direction by council to the master planning team in response to those results.
- It identifies opportunities and challenges that will inform alternative approaches to a master plan guiding redevelopment of the park.

CONTENTS

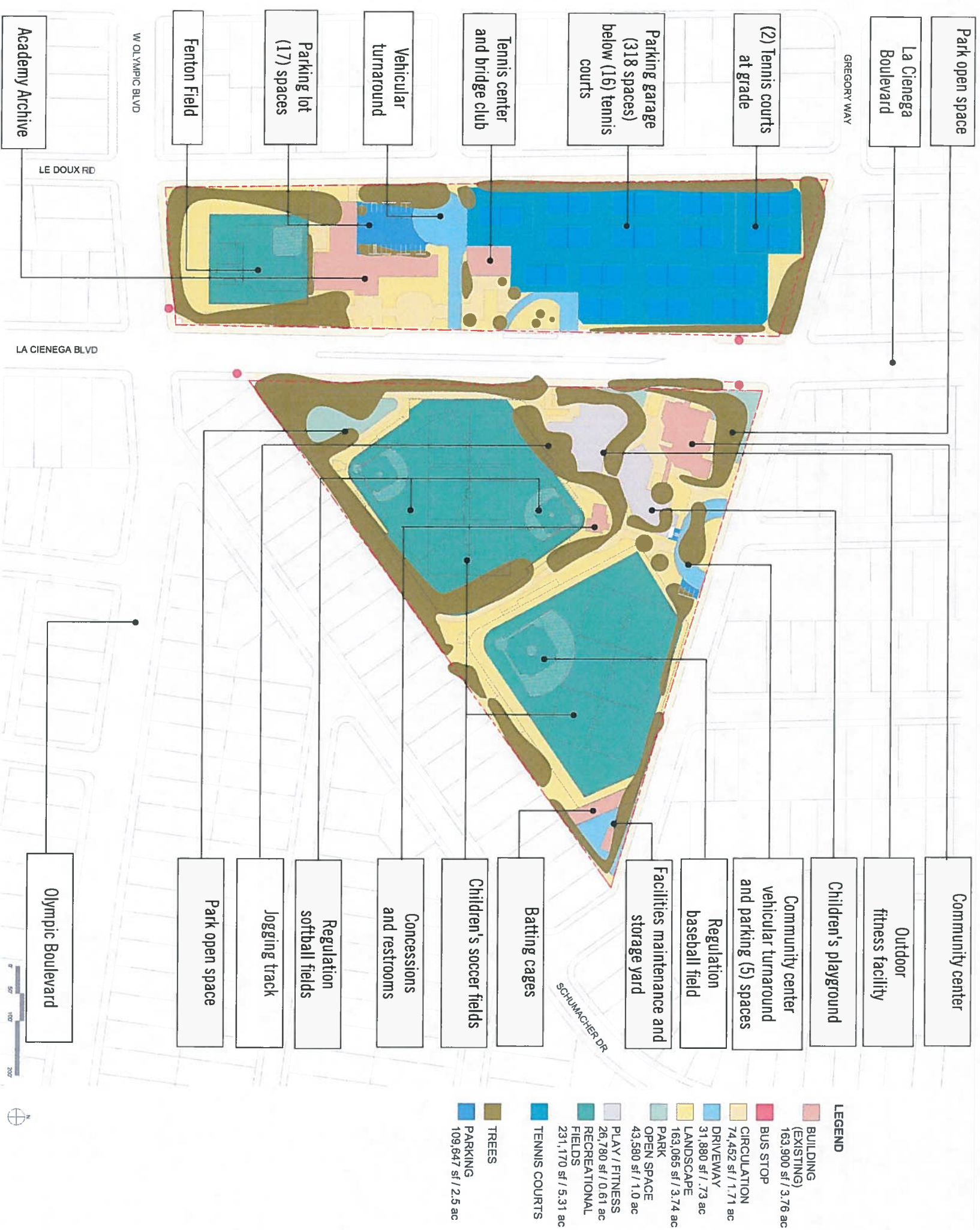
| | |
|--|----|
| OVERVIEW | |
| Introduction..... | 01 |
| Table of contents..... | 01 |
| Existing park statistics..... | 01 |
| ANALYSIS | |
| Existing park configuration..... | 02 |
| Vicinity..... | 03 |
| Neighborhood..... | 04 |
| Buildings..... | 05 |
| Outdoor recreation facilities..... | 06 |
| Vehicular circulation and parking..... | 07 |
| Pedestrian circulation..... | 08 |
| Landscape and trees..... | 09 |
| Unprogrammed park open space..... | 10 |
| Topography..... | 11 |
| OPPORTUNITIES AND CHALLENGES | |
| Planning opportunities..... | 12 |
| Community outreach effort to date..... | 13 |
| City council direction..... | 14 |
| Indoor facilities..... | 15 |
| Planning challenges..... | 16 |

PARK STATISTICS

| PARK AREAS | | Acres | % |
|---|-------|-------|------|
| Open space..... | 1.00 | 06 | |
| Building footprint (including parking structure)..... | 3.76 | 22 | |
| Vehicular circulation and parking (surface lots)..... | 3.25 | 19 | |
| Pedestrian circulation (and jogging track)..... | 1.71 | 10 | |
| Ball fields (soccer, baseball, softball)..... | 5.31 | 31 | |
| Children's playground and outdoor fitness..... | 0.61 | 04 | |
| Landscaped areas..... | 3.74 | 22 | |
| Total (Acres) | | 16.87 | 100% |
| RECREATION FACILITIES | | | |
| Baseball field..... | 2.16 | 1 | |
| Softball field..... | 2.48 | 2 | |
| Children's ball field (Fenton Field)..... | 0.67 | 1 | |
| Children's playground..... | 0.26 | 1 | |
| Outdoor fitness..... | 0.36 | 1 | |
| Tennis courts..... | 2.86 | 16 | |
| Tennis center..... | 0.10 | 1 | |
| Community center..... | 0.23 | 1 | |
| COMMUNITY CENTER | | | |
| Multi purpose meeting room..... | 2,600 | 1 | |
| Stage..... | 600 | 1 | |
| Meeting rooms..... | 930 | 1 | |
| Dance room..... | 600 | 1 | |
| Art studio..... | 600 | 1 | |
| Pre-school room..... | 850 | 1 | |
| Kitchen..... | 300 | 1 | |
| Staff offices..... | 1,000 | - | |
| Storage..... | 300 | 1 | |
| Restrooms..... | 550 | 3 | |
| Building support..... | 1,570 | - | |
| Total (ASF) | | 9,900 | |

Park

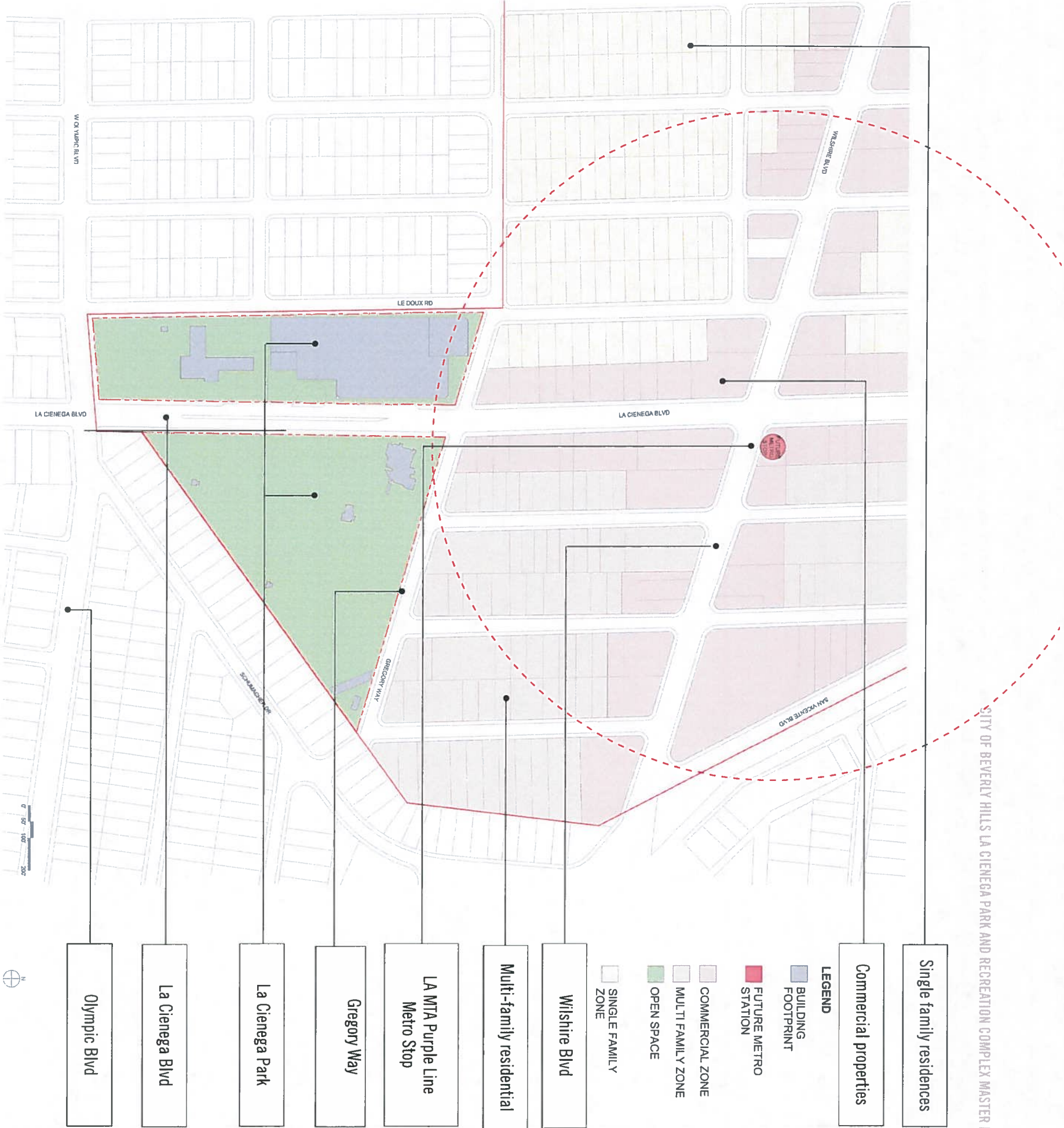
- At approximately 17 acres this park has for years been the home of a wide array of outdoor sports and recreation facilities including a regulation size baseball field, softball fields, soccer, tennis, playgrounds, outdoor fitness facility and jogging track.
- The one story community center at the southeast corner of La Cienega Blvd and Gregory Way accommodates multi purpose meeting rooms, art classroom, pre-school classroom and staff offices.
- Adjacent to the community center along its south side are a children's playground area and outdoor fitness facility.
- Other facilities include the tennis center on the west side (tennis court support facilities, bridge club) and on the east side a concession stand and ball field support buildings.
- The Academy of Motion Picture Arts and Sciences Film Archive resides in the former 1920s era City of Beverly Hills Water Department facility at the southwest corner of the park.
- Fenton Field which supports children sports and recreation sits at the northwest corner of La Cienega and Olympic Blvds.



PARK SITE PLAN La Cienega Blvd bisects the park. Buildings occupy most of the west side, outdoor recreation facilities occupy most of the east side.

Vicinity

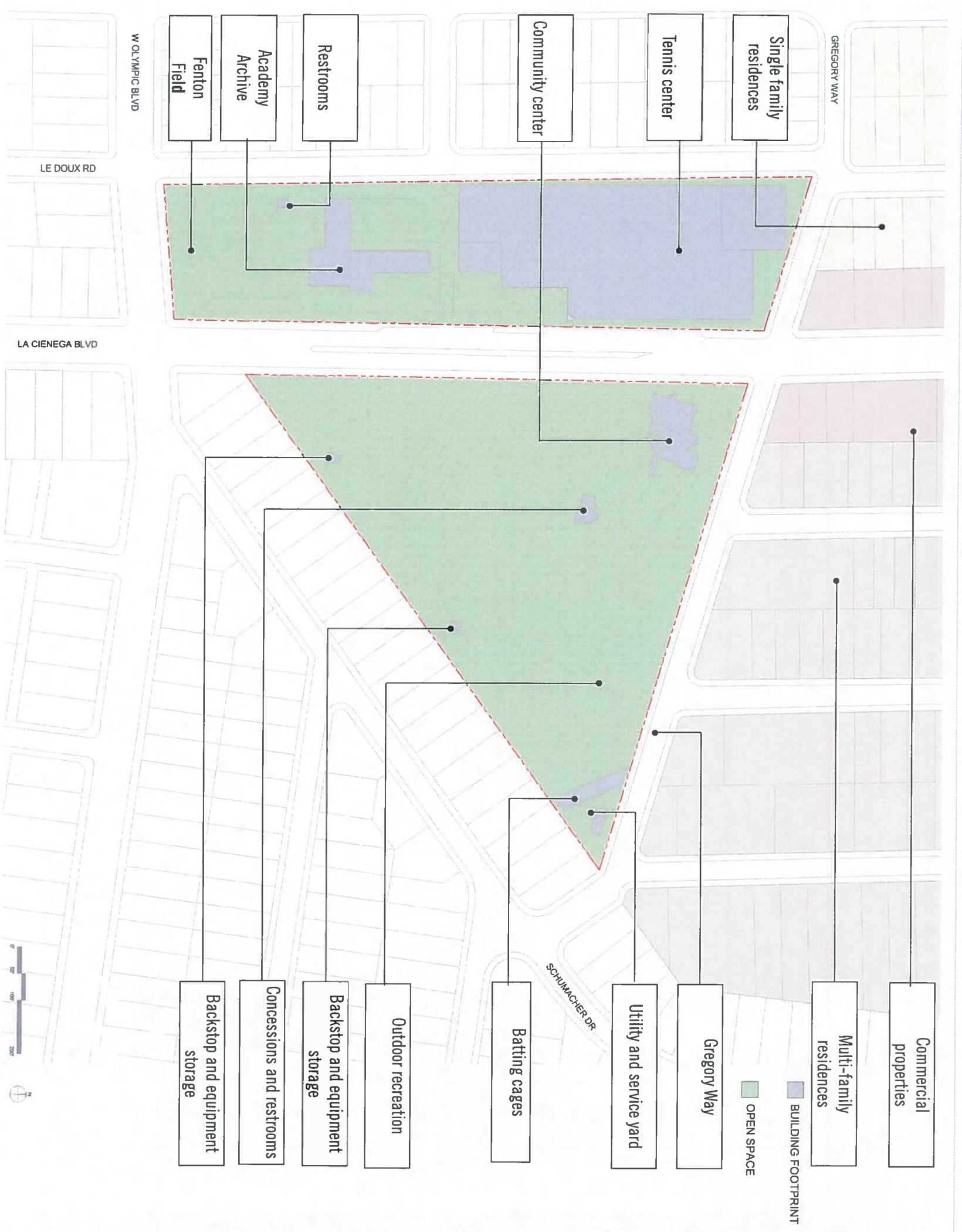
- La Cienega park situates at the far southeast corner of the city of Beverly Hills at the intersection of La Cienega Blvd and Gregory Way.
- The park lies less than a quarter of a mile (within walking distance) of Wilshire Blvd and the LA MTA subway purple line currently under construction.
- The city of Beverly Hills may rezone and/or create incentives for more intensive mixed use development of both sides of La Cienega Blvd between Wilshire Blvd and Gregory Way.
- The city of Los Angeles surrounds the park on its east, south and west sides.



BEVERLY HILLS CITY BOUNDARY La Cienega Park sits at the far southeast corner of the city. It is bounded only on the north by the city of Beverly Hills and by the city of Los Angeles on all other sides.

Neighborhood

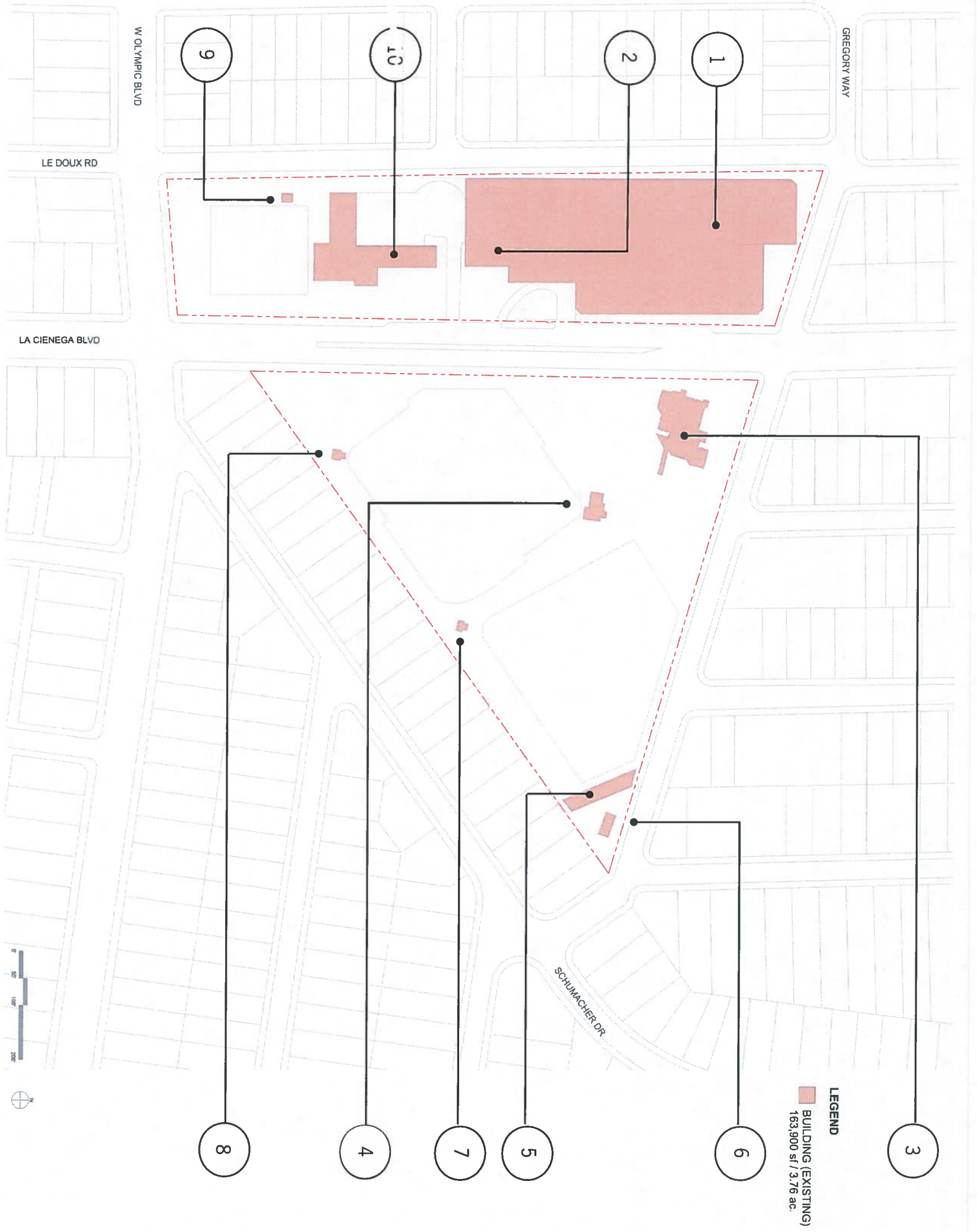
- City of Beverly Hills single family residences situate at the northwest corner of the park at Le Doux and Gregory Way
- Multi-family residences lie along the north side and northeast corner of the park across Gregory Way
- Commercial properties line both sides of La Cienega Blvd as it arrives from the north to meet Gregory Way



Buildings

- A single building, the tennis center and parking structure occupies half of the west side of the park
- The city owned 1920s era former water department building now leased and occupied by the Academy of Motion Picture Arts and Sciences Film Archive sitsuates in the middle of the south half of the west side of the park
- The single story community center building occupies a key site at the corner of Gregory Way and La Cienega Blvd
- Additional structures included two restroom buildings, a concessions stand, and equipment storage buildings.

| BUILDING INVENTORY | | | |
|--------------------|-------------------------------------|---------|---------|
| Key | Name | SF | Stories |
| 1 | Tennis courts and parking structure | 125,250 | 2 |
| 2 | Tennis center | 4,400 | 3 |
| 3 | Community center | 9,970 | 1 |
| 4 | Concessions and restrooms | 1,600 | 1 |
| 5 | Batting cages | 3,530 | 1 |
| 6 | Facilities maintenance building | 840 | 1 |
| 7 | Backstop and equipment storage | 320 | 1 |
| 8 | Backstop and equipment storage | 410 | 1 |
| 9 | Fenton Field restrooms | 330 | 1 |
| 10 | Academy Archive | 17,250 | 3 |

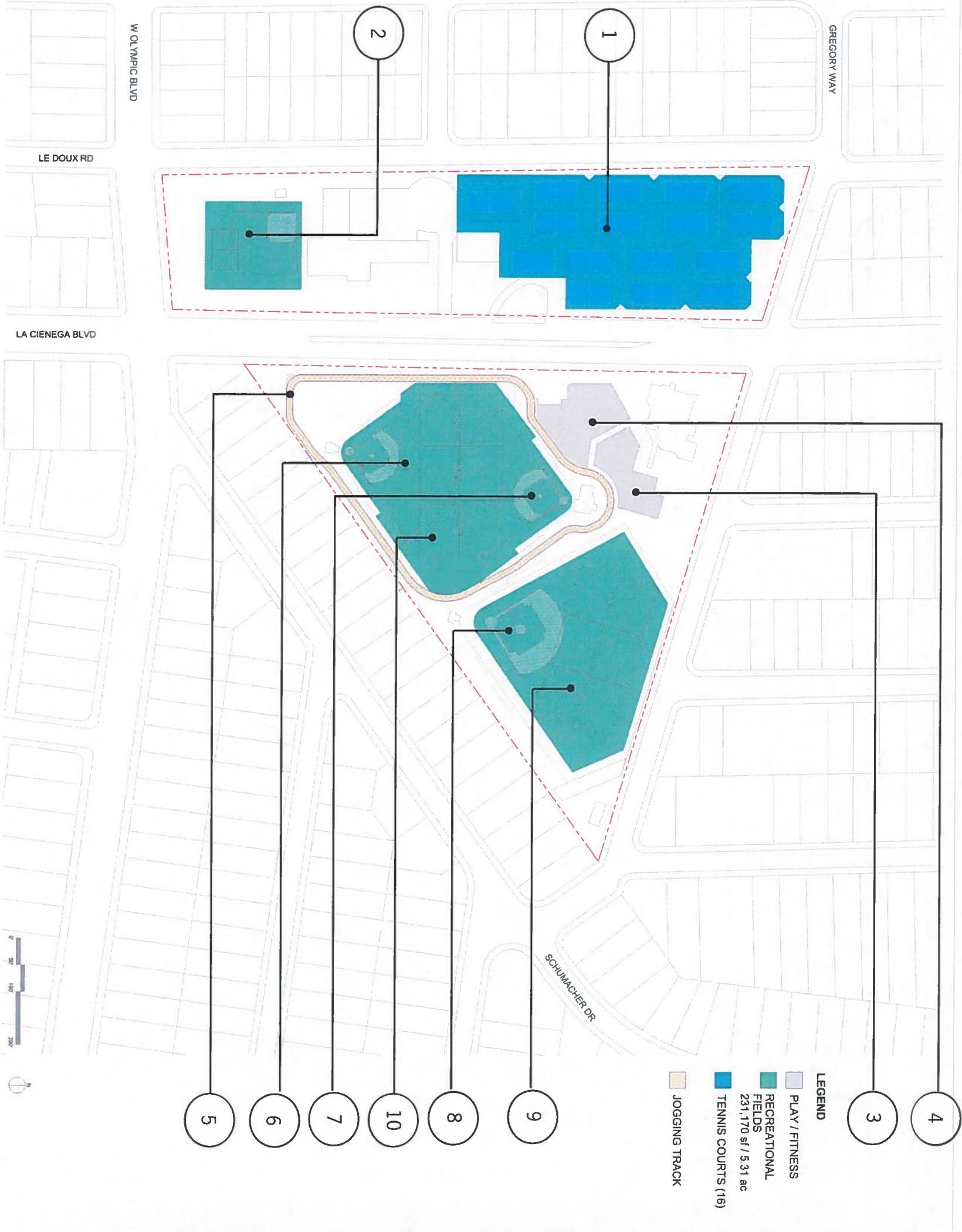


BUILDINGS Major structures situate in locations that have detrimental effects on the quality of life along the street and within the park. They undermine the efficiency of land use within the park by fragmenting open space.

Outdoor Recreation

- Tennis courts over parking and the children's sports field occupy the majority of the land area on the west side of the park
- The fenced in regulation size baseball field occupies about 1/3 of the east side of the park. It is used primarily by the Beverly Hills High School baseball team. It sits behind fences and gates that are locked most of the time.
- Youth soccer shares use of the baseball field as well as two softball fields that occupy another 1/3 of the site.
- The remaining 1/3 of the site is occupied by the community center, children's playground, outdoor fitness facility and jogging path.

| OUTDOOR RECREATION INVENTORY | | | |
|------------------------------|---|-------|----|
| Key | Name | Acres | No |
| 1 | Tennis courts | 2.86 | 16 |
| 2 | Fenton Field (children's sports and play) | 0.67 | 1 |
| 3 | Children's playground | 0.26 | 1 |
| 4 | Outdoor fitness facility | 0.36 | 1 |
| 5 | Jogging path | 0.45 | 1 |
| 6 | Softball field | 1.24 | 1 |
| 7 | Softball field | 1.24 | 1 |
| 8 | Baseball field | 2.16 | 1 |
| 9 | Children's soccer fields | 1.0 | 3 |
| 10 | Children's soccer fields | 1.0 | 3 |



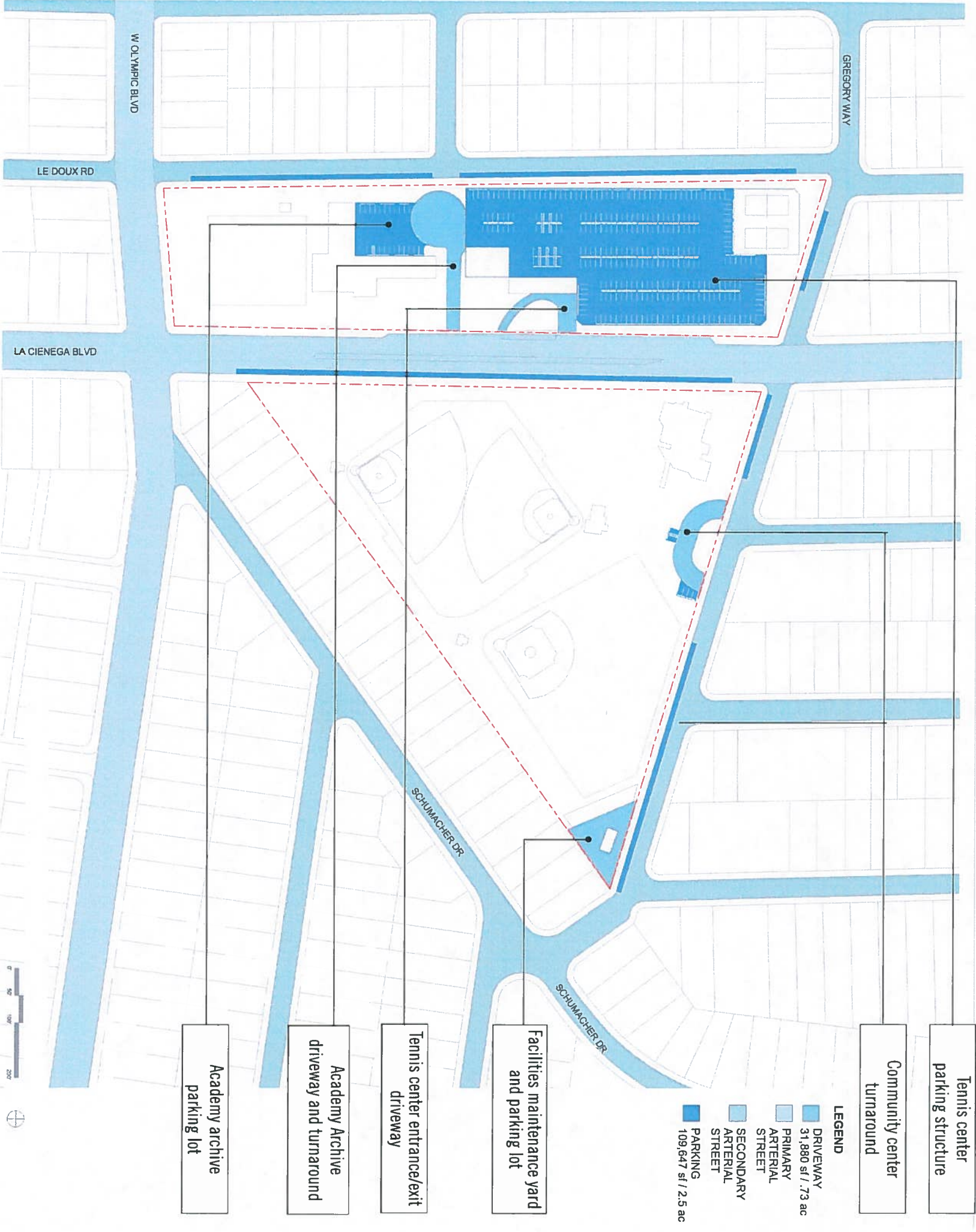
OUTDOOR RECREATION Tennis courts over parking and the children's sports field occupy the west side of the park. Ball fields occupies 2/3 of the east side of the park; the community center, children's playground, outdoor fitness and jogging path occupy the remaining 1/3 of the east side of the park.

Vehicles

- Most of the parking situates at grade within the tennis center structure.
- A small amount of parking is afforded in three other locations: the Academy Archive lot adjacent to Le Doux, the community center turnaround off of Gregory Way and the maintenance yard at the northeast corner
- Access to the two parking lots on the west side is afforded via two entrances mid-block along La Cienega Blvd.
- Street parking along Le Doux, Gregory Way and La Cienega Blvd also serve the park most hours of the day

VEHICULAR CIRCULATION AND PARKING

| Component | Acres |
|---|-------|
| AREAS | |
| Tennis center structure | 0.10 |
| Tennis center driveway | 0.10 |
| Academy Archive driveway | 0.29 |
| Academy Archive parking lot | 0.25 |
| Community center turnaround and parking lot | 0.19 |
| Facilities maintenance yard and parking | 0.19 |
| Total: | 1.12 |
| SPACES | |
| Tennis center structure | 318 |
| Academy Archive surface lot | 17 |
| Community center turnaround and lot | 5 |
| La Cienega street parking | 30 |
| Gregory Way street parking | 24 |
| Le Doux street parking | 47 |
| Total: | 441 |



VEHICLES At grade parking occupies almost half of the west side of the park, no parking on the east side. The community center driveway turnaround consumes a fair amount of the park frontage along Gregory Way.

Pedestrians

- The jogging path through the east side of the park surrounding the two softball fields is one of the park's most popular features
- Pedestrian activity takes place along this path as well as others linking Gregory Way to the community center, playground, fitness center and La Cienega Boulevard.
- Those who arrive by vehicle generally park on the street or in the parking garage on the west side of La Cienega Blvd.
- Pedestrians wanting to access the east side of the park after having arrived by vehicle and parked on the east side must navigate the very busy vehicular arterial that is La Cienega Blvd.
- Very little pedestrian activity is generated on the west side of the park.
- MTA bus stops locate on either side of La Cienega Blvd, two near Olympic Blvd and two near Gregory Way



PEOPLE The jogging path that runs around the two softball fields at the heart of the east side of the park is one of the most popular facilities in the park. Walkways on the east side link the fields, community center, playground and outdoor fitness facility. Minimal pedestrian activity takes place on the west side of the park.

Landscape

- Landscape elements in the form of ground cover, shrubs and trees are meant to mask the presence of the tennis center parking structure on three sides: La Cienega, Gregory Way and Le Doux.
- The site surrounding the Academy Archive is treated as a formal garden on the side facing La Cienega Blvd and as a grove of sycamore trees in the parking lot on the Le Doux side.
- Berm lawn areas and shade trees surround three sides of Fenton Field creating a buffer for the children's field.
- Landscape in the form of grass, ground cover and trees lines all three sides of the west side of the park.
- Trees consist of mature sycamores, pines, jacaranda, ficus and others.



VEGETATION Grass, ground covers, plants and trees extend along mostly the street edges of the park. This gives the impression of the presence of a park, but because of the linear, fragmented nature of the landscape it adds up to very little usable passive park open space.

Passive Green Space

- Unprogrammed, passive park open space constitutes about one of the seventeen acres of the park.
- At the corner of Gregory Way and La Cienega a grassy berm with mature trees forms a shaded glen in front of the community center. It appears not used by park visitors.
- Picnic tables and barbecues occupy a small grass area south and west of the fitness and playground areas along La Cienega Blvd. This area is used by young families.
- Another grass area occupies the southwest corner of the east side of the park also along La Cienega Blvd.
- Fenton Field on the west side of the park informally doubles as park open space when not in use by youth sports programs.



UNPROGRAMMED OPEN SPACE Three areas along La Cienega Blvd constitute the entirety of the unprogrammed open space within the park, about one acre.

Topography

- La Cienega Blvd slopes ten feet down from Gregory Way south to Olympic Blvd.
- The west side of the park slopes with La Cienega Blvd.
- The east side of the park sits mostly at approximately the same elevation as Gregory Way along the north side of the park.
- The ball fields that occupy 2/3 of the site require almost flat, moderately sloped to drain topography.
- This results in an approximately six foot drop at the southwest corner of the east side of the park down to La Cienega Blvd near Olympic Blvd.
- This slope tapers to zero as La Cienega Blvd slopes upward toward Gregory Way.



TOPOGRAPHY The west side slopes with La Cienega Blvd. The east side sits at the higher Gregory Way elevation resulting in less of a drop down to La Cienega near Olympic Blvd.

Planning Opportunities

- Interventions surrounding the Academy Archive and Fenton Field will entail modest upgrades (and/or replacement) of restrooms and landscape.
- The north quadrant of the west side affords a significant building opportunity, perhaps in the form of a vertically consolidated community meeting and recreation center.
- The north side of the park along Gregory Way should be developed as park space perhaps in the form of a public garden or open space through which park patrons walk.
- The east side of the park will be home to fields and park open space as well as playground areas.
- Treatment of La Cienega Blvd in the form substantial alleys of trees and pavement should visually link the two sides of the park.
- An above grade pedestrian bridge linking the two sides of the park may be considered
- A below grade parking facility on the east side of La Cienega Blvd may be considered
- The city may build a subterranean subregional storm water retention tank below reconfigured ball fields



Community Outreach

The following is a preliminary summary of the findings of the City of Beverley Hills (City), La Cienega Park (LCP) Complex Public Engagement Program (Program) prepared by David Ceppos of the Sacramento State, Consensus and Collaboration Program (CCP). The Program was completed in 2018.

Methodology

CCP conducted the following steps to implement the Program:

- Individual Stakeholder Assessment (Interviews)
- Online Survey
- Liaison and Recreation and Parks Commission Meetings
- Focus Group Meetings
- Town Hall Meetings
- Final Report (pending)

Stakeholders

24 Stakeholder interviews were conducted with 46 individuals representing the following categories of stakeholders

- | | |
|------------------------------------|--------------------------------------|
| • City Council | • Local Media |
| • City Staff | • Trust Responders |
| • Pre School Parents | • Bridge Club |
| • Organized Sports Representatives | • Tennis Center |
| • Teen Advisory Group | • Rec and Park Commission Leadership |

Focus Groups

Following the Assessment and using information from the interviews, a series of 8 Focus Group meetings were conducted. In total, 62 individuals participated in the 8 Focus Groups, representing the following categories (number of participants for each meeting is shown in parentheses)

- Community Members and Civic Organization Representatives (15)
- Contractual Instructors / Part-Time Staff (9)
- Preschool Teachers (3)
- Recreation and Parks Commission (4)
- Seniors (4)
- Tennis and Aquatics (15)
- Tot, Preschool and Youth Parents (7)
- Youth Sports (5)

Town Hall Meetings

Following completion of the Focus Groups, two Town Hall Meetings were held at LCP on October 8 and 24 respectively. The October 8 meeting had 32 participants and the October 24 meeting had 42 participants. In advance of these meetings, City Staff publicized the Program to all residents through a flyer insert in the utility bill. In addition, notifications

were hand delivered to several resident and non-resident blocks surrounding the park, and letters were sent out targeting residents within a four-block radius and to nearly 2000 P.O. boxes. Email blasts were sent through the City's e-notify system targeting nearly 10,000 individuals of special interest groups (La Cienega Park Project, Bicycle Friendly City, City Events, Community Service Events, Community Service Quarterly Brochure, commissioners on all 11 commissions), and also to Team BH alumni and current members (nearly 500), as well as dog park users (over 1500). Social media postings, BHUSD website presence, presentations to various organizations, distribution of flyers, and several local media ads and news articles also helped in publicizing the project.

Throughout the Process, a public online survey has also been accessible. As of the date of this memorandum, 685 responses have been logged to the survey. Approximately 65 percent of respondents identify as City residents and 35 identify as non-residents. Approximately 50% of respondents use the park at least once a week. Approximately 24% use LCP between 1 to 3 times a month and approximately 26% of respondents use LCP less than once a month or rarely / not at all.

Outcomes

The following are preliminary outcomes:

Current Uses

Current uses of LCP are universally supported. While there are minor differing opinions about the functionality, quality, and location of the outdoor exercise equipment, and a persistent question about whether certain parts of the tennis center can be repurposed for multiple uses at different times of the day, all current uses are supported by a majority of all participants. These include:

- Organized Sports
- Tennis
- Walking / Running
- Outdoor Exercise
- Youth Play
- Community Center
- Duplicate Bridge Club

There is significant support and desire of all participants for the City to remodel the following facilities:

- Playground
- Bathrooms
- Community Center
- Snack Bar
- Ballfield Configuration

Regarding experiential desires of participants, a range of perspectives were raised with the most prevalent being the following:

- Safety, security and cleanliness

- "A desire to linger, not leave"
- Open green space
- Relaxation
- Family space
- Age appropriate play areas / structures and zones
- Better availability of field schedule information
- Less field restrictions and improved availability of fields for unscheduled / unstructured play

Future Uses

The following outcomes remain preliminary. They are not quantified numerically at this time due to continued work consolidating survey results (which are still being received) and quantifying / coding outcomes from the various Program activities. The following are therefore presented in general terms and in a general priority (to be clarified in the subsequent final report).

Highest Priority Desired Items / Facilities

1. Public Pool
2. Basketball Courts
3. Updated Community Center
4. Shade and Green Space
5. Improved Play Structures / Playground
6. Improved Restrooms
7. Expanded Duplicate Bridge Club Facilities
8. Improved Parking
9. Dog Park
10. Water Feature

Priorities

1.Public Pool While strong opinions exist pro/con about a pool due to location, size, cost, terms of use and long range maintenance, a public pool is the single more desired item from all Program outcomes. There is overwhelming dissatisfaction with the condition of the High School pool, and the experience of using it for passive recreational and organized purposes.

2.Basketball Courts The second most prevalent desired item is one or more basketball courts, either in an outdoor condition and/or as part of a larger, indoor gymnasium-type facility that would potentially be co-located with an updated Community Center (see below).

3.Updated Community Center Essentially tied with Basketball Courts is an extensive desire for a new, significantly expanded Community Center. Different participants have different needs from such a facility but collectively, people hope for someplace that is flexible and technologically advanced to accommodate different uses, and provides expanded facilities

for the Duplicate Bridge Club and Preschool / Youth Education. Additional prevailing desires include indoor sports facilities and facilities for educational classes as well as for art, theater, dance, and music.

4.Shade and Green Space An overwhelming majority of participants desire expanded opportunities for shade both as part of improved play structures (see below) and for general, passive recreational use. Similarly and not necessarily to the expense of the needs for organized sports and associated field programming, an overwhelming number of participants desire and support more passive, available open space. There is a strong sentiment for an ability to relax and have unstructured space to use.

5.Improved Play Structures /Playground Similar to #4, there is a very strong sentiment that the LCP needs improved playground structures that are located in discrete locations to accommodate different age groups separately such that the safety of youngest children is not at risk, and that also allows parents visual access to view different aged children in different locations.

6.Improved Restrooms A similar overwhelming majority of participants are particularly dissatisfied with the condition of the current restrooms. In many cases (particularly by parents), the condition of the restrooms is the single biggest determinant as to how little time they spend at LCP. Parents (and others) are significantly concerned about hygiene and safety associated with current restrooms.

7.Expanded Duplicate Bridge Club Facilities The Duplicate Bridge Club has hundreds of residents and visitors that participate on a daily basis in multiple Bridge matches. The users and organizers of the club desire expanded and improved facilities to accommodate current and ideally expanded numbers of users comfortably.

8.Improved Parking A general concern raised by many participants is the current and future accessibility of LCP due to parking. Ideas for improved conditions ranged however due to different perspectives about how future transportation modes will affect park use and parking needs (e.g. ride share, mass transit, personal non-auto transport, etc.). That said, many participants hope that the City can regain much of the parking in the existing parking garage currently leased to private interests, and to consider different access / egress points to the garage to minimize traffic impacts and lost time.

9.Dog Park A significant number of participants (particularly through the Survey) express a desire for another City Dog Park to be included in a revised LCP.

10.Water Feature / Water Play A significant number of participants seek some type of water feature / water play as a means to enhance one or both of the following experiences: 1) play opportunities for youth, 2) passive relaxation and contemplation.