

AGENDA DESCRIPTION:

Consideration and possible action to select a roofing option for the Ladera Linda Park Community Center building as part of the detailed construction drawings phase

RECOMMENDED COUNCIL ACTION:

- (1) Direct Staff to commence with additional study of the selected roofing option for Ladera Linda Park Community Center building as part of the detailed construction drawings phase.

FISCAL IMPACT: Sufficient funds are currently budgeted.

Amount Budgeted:	\$616,509
Additional Appropriation:	\$0
Account Number(s):	334-400-8405-8004: \$300,000
	334-400-8405-8402: \$316,509

ORIGINATED BY: Matt Waters, Senior Administrative Analyst 
REVIEWED BY: Cory Linder, Director of Recreation and Parks 
APPROVED BY: Doug Willmore, City Manager 

ATTACHED SUPPORTING DOCUMENTS:

- A. August 20, 2019 Ladera Linda Park Master Plan (page A-1)
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BACKGROUND AND DISCUSSION:

The City Council approved the Ladera Linda Parks Master Plan on August 20, 2019, and authorized Staff and the architecture design firm, Johnson Favaro, to proceed to the second phase of the project, the development of detailed construction drawings. The overall park layout and building design were both approved, with the exception of the Council wanting to revisit options regarding the building's roof.

The proposed conceptual plan called for a green, living roof which would consist of saturated, lightweight soil contained in trays with mature plant cover. The green roof had been presented at meetings with Staff, members of the City Council, interested parties, individual residents, and adjacent homeowners associations. While concerns were raised about the maintenance expense and the possibility for leaks, there was also some mixed support for this approach due to its naturalistic design.

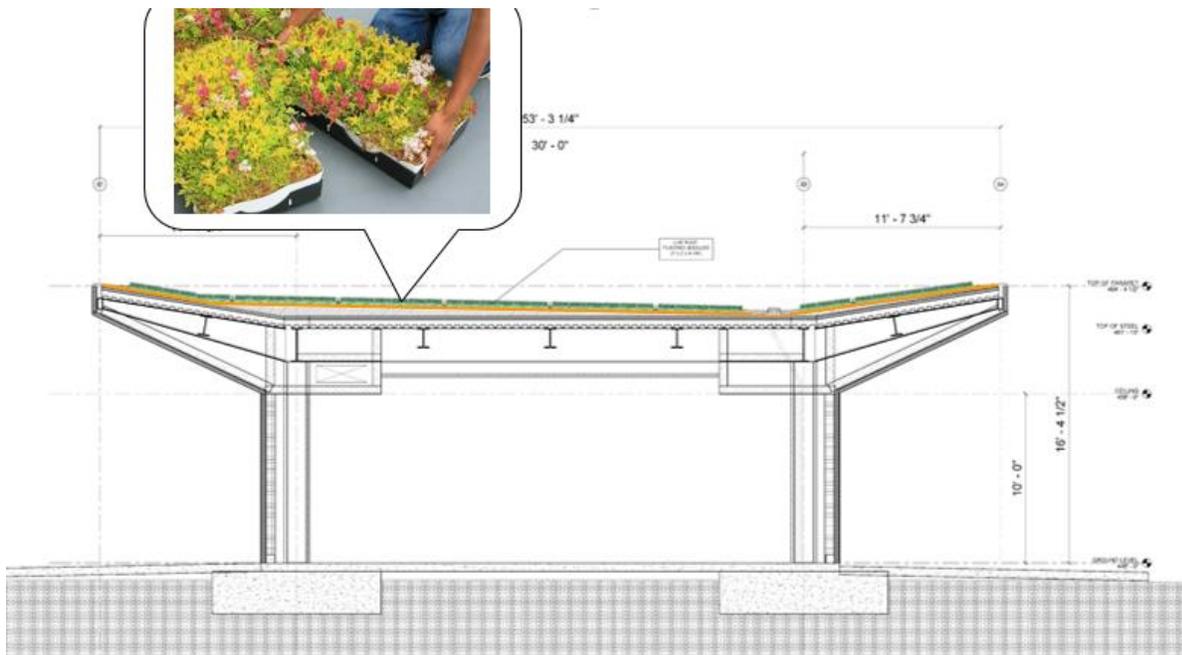
The City Council directed Staff to come back with additional information and financial analyses of three roof options: (1) the initial concept of a green roof; (2) solar/photovoltaic; and (3) a traditional roof. Johnson Favaro has also included a membrane roof/gravel finish roof as a fourth option.

Below are analyses of the proposed roofing options based on technical description and attributes, appearance, and cost.

GREEN ROOF



Simulation of Ladera Linda green roof option as shown in the August 20, 2019 staff report.



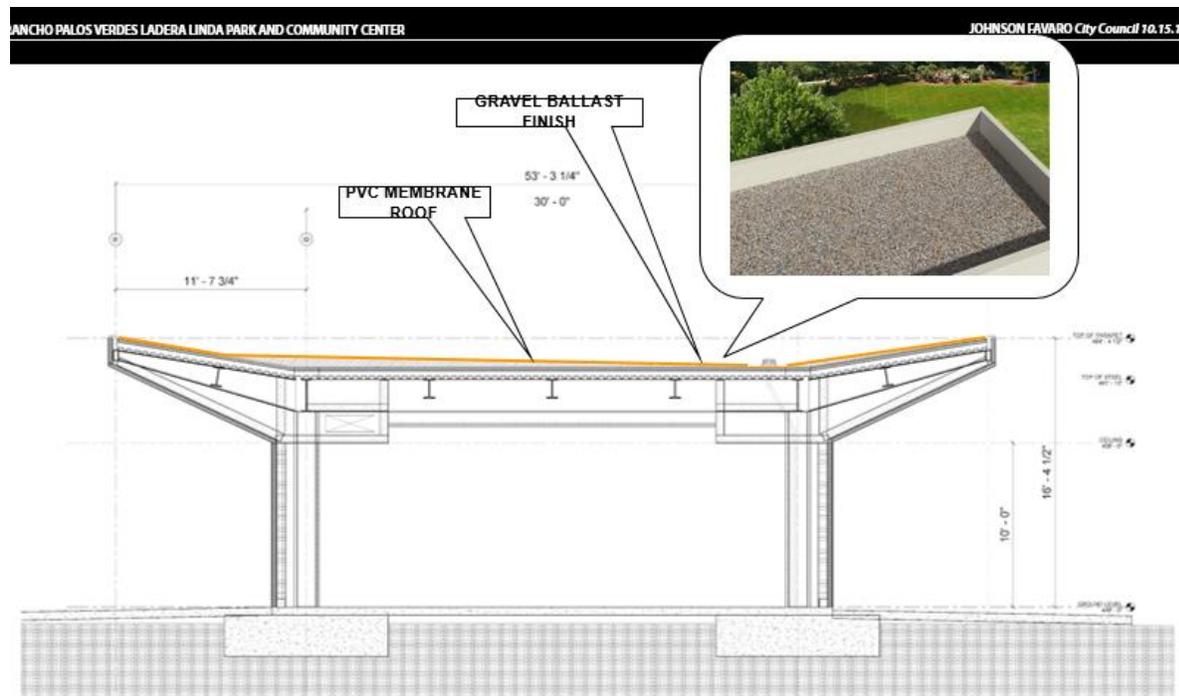
Detail of planting modules in trays laid out on green roof.

Green Roof Details

- 1) Plants grown to maturity before delivery
- 2) Utilizes drought-tolerant plants
- 3) Seamless: Soil-to-soil contact allows for shared moisture and nutrients
- 4) Requires irrigation and maintenance
- 5) Storm water management benefits
- 6) Offers additional building insulation
- 7) More fire resistant than traditional roof
- 8) Limited view impact
- 9) Naturalistic design
- 10) Increased roof life span due to reduced exposure to elements

Estimated cost: \$454,000

MEMBRANE ROOF/GRAVEL FINISH ROOF





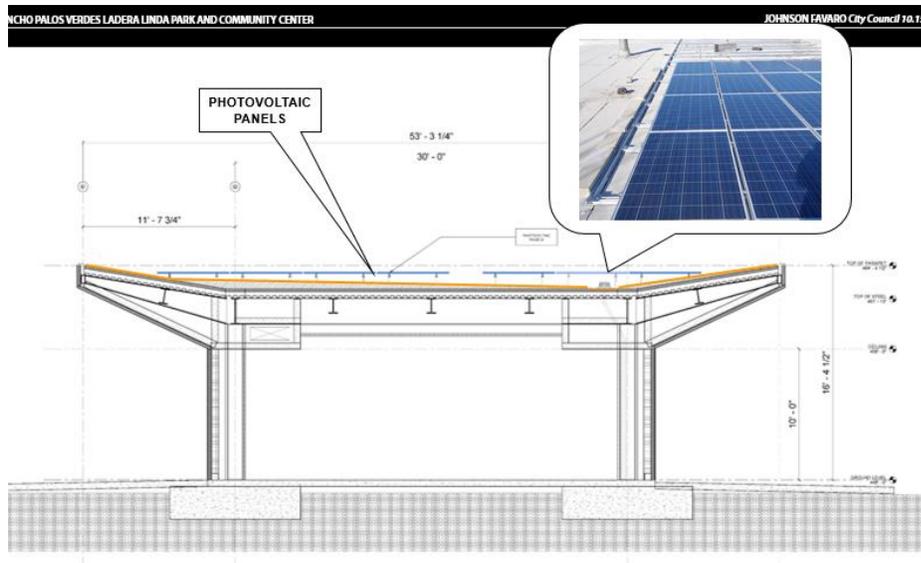
Simulation of Ladera Linda gravel roof option

Membrane Roof/Gravel Finish Details

- Low up-front costs
- Improved appearance as compared to required “cool roof” with no gravel finish
- Tested, traditional roofing technology

Estimated cost: \$91,000

SOLAR ROOF/PHOTOVOLTAIC PANELS





Simulation of Ladera Linda solar roof/photovoltaic panels

Solar Roof/Photovoltaic Panels Details

- Option to either enter into purchase power agreement (PPA) or other lease/financing options, or purchase equipment outright.
- Will produce power for the building and site that is 100% renewable.

Estimated cost: \$0 for PPA solar system.

Comparison of PPA & Cash Purchase Responsibilities

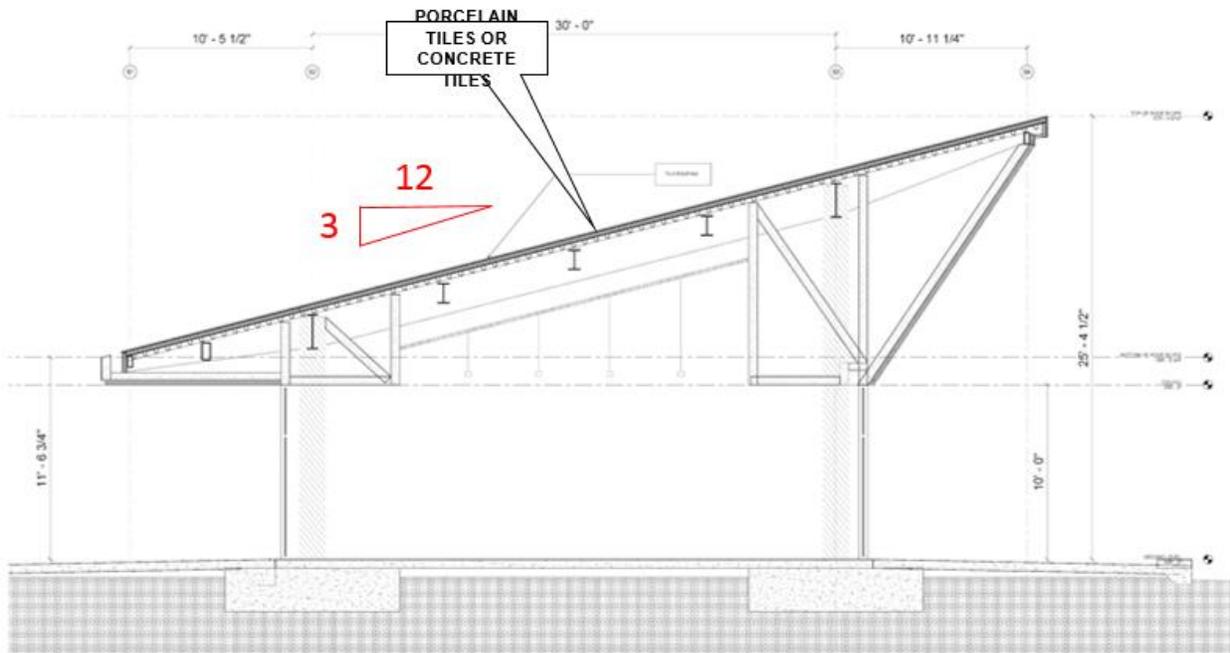
	Power Purchase Agreement	Cash Purchase
Ownership	20-25-Year commitment to purchase the energy	Own
Maintenance Included	Yes	No
Monitoring Included	Yes	No
Upfront Payment	No	Yes
System Buyout	Optional	N/A

PPA lease option/ownership comparison: PPAs are financial agreements offered by solar developers for the design, permitting, financing, installation, and maintenance of solar and battery systems. The upfront cost is \$0. With a PPA, the City would agree to purchase power for a 20 year period at a set price, after which they would own the system. One of the advantages of a PPA, is you are able to lock in a cost of power over the 20 years and not left to fluctuations of the market. In addition, under a PPA, the City would pay no money for the system at the time of installation. However, the City would also not receive the savings that would come more rapidly from owning its own system. In the case of a PPA, the solar installer is making a profit on the installation of a system

for 20 years. Finally, in a PPA, the City is also only paying for power that is produced, and doesn't pay for equipment that may malfunction or need repair. Meaning, if a panel or inverter malfunctions and is off line, the City is not paying for anything until it is repaired and back on line. Finally, if the City owns the system outright, it is more difficult to take advantage of the tax credits available. A PPA allows a developer to take advantage of the tax credits.

If the City Council decides to pursue a PV option, typically the City would issue an RFP to solar developers and installers and ask for two options: the City purchasing and owning the system outright or the City negotiating a PPA. Given the current environment, it is likely that the City would get multiple responses from reputable solar providers and could then choose what was best at the time. If the Council decides to go this route, staff recommends that the City Council make the decision between a PPA and owning the system at the time it received the responses to the RFP.

TRADITIONAL ROOF



Simulation of two versions of Ladera Linda traditional roof

Traditional Roof Details

- Initial increased capital cost; taller structure, built-in gutters; more expensive roofing finish, more interior finishes due to higher volume
- Taller building profile
- More interior volume means more air to heat and cool
- Variety of possible roofing materials

Estimated cost: \$1.22million

Roofing Options Cost Comparison

Roofing Type	Estimated Cost
Membrane Roof/Gravel Finish	\$91,000
Green Roof	\$454,000
Solar Roof/Photovoltaic Panels PPA*	\$0
Traditional Roof	\$1,220,000

**If the solar roof option is selected, an RFP process to analyze PPA and purchase option would be recommended.*

ALTERNATIVES:

In addition to the Staff recommendation, the following alternative actions are available for the City Council's consideration:

1. Provide alternative direction to Staff regarding roofing options.

AGENDA DESCRIPTION:

Consideration and possible action to approve the Ladera Linda Park and Community Center Master Plan and to move forward with the project's second phase, the development of detailed construction drawings

RECOMMENDED COUNCIL ACTION:

- (1) Consideration and possible action to approve the Ladera Linda Park and Community Center Master Plan
- (2) Direct Staff and Johnson Favaro to proceed with Phase 2 of the project, the development of detailed construction drawings

FISCAL IMPACT: Sufficient funds are currently budgeted.

Amount Budgeted:	\$616,509
Additional Appropriation:	\$0
Account Number(s):	334-400-8405-8004: \$300,000 (Quimby – LL Community Cntr/Design Svices)
	334-400-8405-8402: \$316,509 ^{mn} (Quimby – LL Community Cntr/Building Improvements)

ORIGINATED BY: Matt Waters, Senior Administrative Analyst *MW*
REVIEWED BY: Cory Linder, Director of Recreation and Parks *CL*
APPROVED BY: Doug Willmore, City Manager *DW*

ATTACHED SUPPORTING DOCUMENTS:

- A. July 10 workshop presentation (page A-1)
- B. Ladera Linda Homeowner Association survey results (page B-1)
- C. Ladera Linda Usage Analysis (page C-1)
- D. July 10, 2019 Workshop Summary (page D-1)
- E. Refined 100% Schematic Design (page E-1)
- F. August 6, 2019 Herb Stark Letter (page F-1)

BACKGROUND AND DISCUSSION:

The 2015 Parks Master Plan Update recommended a separate Master Plan for Ladera Linda Park to include the demolition of existing buildings and the building of a new Community Center. While the park had served the residents of Rancho Palos Verdes since its 1983 opening, the pre-fabricated buildings and infrastructure were in poor condition, as evidenced by a score of "F" in a 2013 citywide infrastructure analysis.

At its March 20, 2018 meeting, the City Council reviewed and approved a conceptual Master Plan design for Ladera Linda Park prepared by Richard Fisher Associates after almost two years of extensive community outreach and design work. The City Council directed Staff to “proceed with developing one Request for Proposal (RFP) with two phases: Phase 1-Final Concepts Drawings and Phase 2-Detailed Construction Drawings, if the City chooses to move forward with the concept that the City has approved.” The council also gave Staff specific direction to eliminate a dry stream bed, consider reducing the size of the Discovery Room, and examine expanding the multi-purpose room. Council directed Staff to take pay particular attention to the concerns and issues affecting residents living near the park.

At Council’s direction, representatives from the Seaview, Ladera Linda, Mediterrania, and Seacliff Hills homeowners’ associations (HOAs) were part of the selection process due to their proximity to the Ladera Linda site. Staff prepared a draft RFP which was reviewed and approved by the City Attorney and the City Council RFP ad hoc subcommittee, which consisted of Councilmember Ken Dyda and current Mayor Pro Tem John Cruikshank.

The interview panel of City Staff and HOA representatives ranked the architecture/design firm of Johnson Favaro the highest of the five companies that advanced to the interview stage. Johnson Favaro was awarded a contract in the amount of \$528,460 on December 18, 2018.

Johnson Favaro has completed Phase 1 of its contract, the creation of a refined schematic design for the park and building. This phase involved extensive public outreach, including multiple meetings with representatives from four HOAs (Seaview, Ladera Linda, Mediterrania and Seacliff Hills) located near to the park, individual councilmembers, Los Serenos de Point Vicente docents, Staff, individual residents and small groups, in addition to a public workshop on July 10, 2019. While the Richard Fisher plan provided guidance, Johnson Favaro was given the freedom to modify the Fisher design based on its expertise, research and public outreach. If approved, the second phase would consist of the development of construction-ready documents that incorporate City Council revisions and directions.

Johnson Favaro began its work with numerous small exploratory meetings in February 2019, with a wide range of interested parties in order to gain a better sense of the project’s nuances and community concerns and desires. This fact-finding approach was undertaken before Johnson Favaro put pen to paper.

Feb. 2019 Exploratory Meetings

- All five councilmembers either individually or in groups of two
- City Manager Doug Willmore
- City Staff
- Representatives from four HOAs (Seaview, Ladera Linda, Mediterrania and Seacliff Hills)
- Ladera Linda HOA Representatives

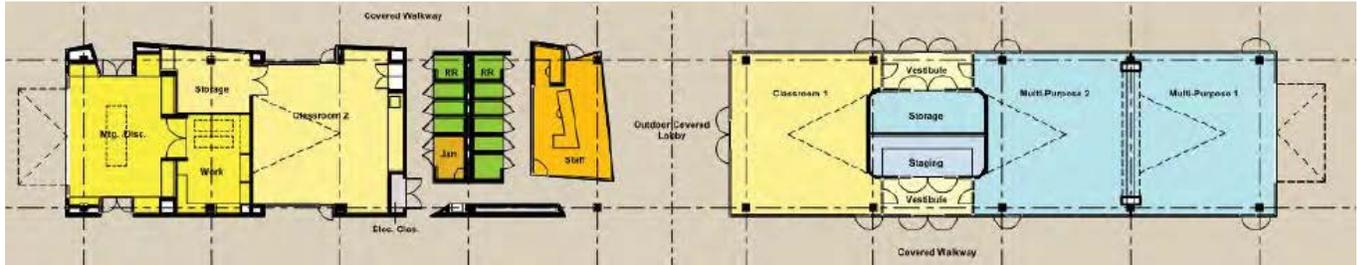
- Mediterranean Representatives
- Los Serenos De Point Vicente docents/Jay Fodor (Member of Discovery Room Sub-Committee)
- Ladera Linda residents Jessica Vlaco, Mickey Rodich and Gary Randall

Johnson Favaro then developed a refined conceptual design, which was informed by the following factors:

- Concerns and issues raised at the exploratory meetings, including right-sizing the parking, reducing hardscape, reducing the square footage and landscape concerns
- Johnson Favaro's professional expertise and its extensive studies of the site's possibilities and challenges
- General agreement on the basic components that were the core of the Fisher design: new community center (although there continues to be disagreement on the number of rooms, primarily from members of the Ladera Linda HOA), passive lawn area, basketball courts, paddle tennis courts and low-key landscaping
- No added active components such as a gym, pool or skate park
- Elimination of any single-use public rooms, e.g. the Discovery Room, in favor of rooms that could serve multiple functions
- A survey conducted and distributed by the Ladera Linda HOA in February 2019, designed to determine local resident interest in park activities and potential uses of the community center. Based on these meetings, which were highly productive, Staff developed a projected park usage chart, a survey created and distributed by the K (Attachment C).
- A Staff-developed projected schedule for future building use based on previous classes, events and programs at Ladera Linda, activities at other locations such as Hesse Park, public outreach efforts, the exploratory meetings in February, and the 2019 Ladera Linda HOA survey (Attachment B)

The conceptual design was presented in a number of meetings in June and July 2019 to essentially the same groups, individuals and council members that Johnson Favaro met with in February. There was general support for the approach taken by Johnson Favaro, particularly the reduction in building size, the realignment of active features away from the Ladera Linda (LL) HOA neighborhood, the positioning of the building away from the western bluff edge overlooking the Seaview area, and the incorporation of discovery display elements into a small meeting room that could serve additional functionality. Concerns were expressed about the usage, rental restrictions, number of rooms (some LL HOA representatives advocated for the removal of 1-2 classrooms/meeting rooms while some residents advocated for more facilities), how to manage the attractive views, and how best to secure the building and park grounds. Other meeting attendees said they had been in favor of more active recreation components that had been discussed early in the Master Plan process, but were willing to accept the current proposed plan that emphasizes current components and passive use.

Below is the building diagram presented to the community at the July 10 workshop:



The building contains the following components:

- A dividable multi-purpose room
- Two classrooms
- A meeting room, with Discovery Room displays built into the walls
- A docent work room
- Storage and staging areas
- Public restrooms
- Staff office
- An outdoor breezeway covered lobby
- Small kitchen and staging area
- Covered walkways
- Janitorial and electrical rooms
- Vestibules
- Parking

The table below shows the square footage for the current layout, Richard Fisher Associates' design and Johnson Favaro's proposed design. Hesse Park is added for comparison.

Building Square Footage Comparison				
	Current Buildings	Hesse Park	Fisher 2018 Design	Johnson Favaro 2019
Assignable Square Footage	13,500	9,880	8,900	6,175*
Gross Square Footage	19,000	15,000	11,700	7,037*

*Total at Workshop was 5,980asf. 195asf Increase due to MEP requirements, wall thickness adjustments, and refinements to room spacing

The reduction in square footage in the 2019 design in comparison with the 2018 design was achieved by reducing or eliminating the following components:

- Eliminate second set of restrooms
- Eliminate lobby/gallery area

- Replace Discovery Room with smaller multi-function meeting room per Council direction
- Reduction in size of multi-purpose room

Below is the proposed Johnson Favaro park design (within the red outline) that was presented at the July 10 workshop at Ladera Linda:



The design includes the following components/features:

- 6,000-square-foot building
- Adjacent covered patio areas
- Outdoor tiered seating area for nature talks, summer camps, etc.
- 58 parking spaces in courtyard located adjacent to building and playground
- Naturalistic children's playground area
- One full basketball court and a 1/2 basketball court
- Two paddle tennis courts
- Small storage facility for public works and emergency supplies
- Walking paths
- Upper and lower lawn areas
- Utilization of existing Forrestal Drive entrance

- Low-impact, native, drought-tolerant landscaping
- 25 Preserve parking spaces located on Forrestal Drive with secure gates at start and entrance to be locked at night
- Hillside below park
- Green roof

Below, for comparison's sake, are the existing park conditions and the 2018 Richard Fisher Associates design:

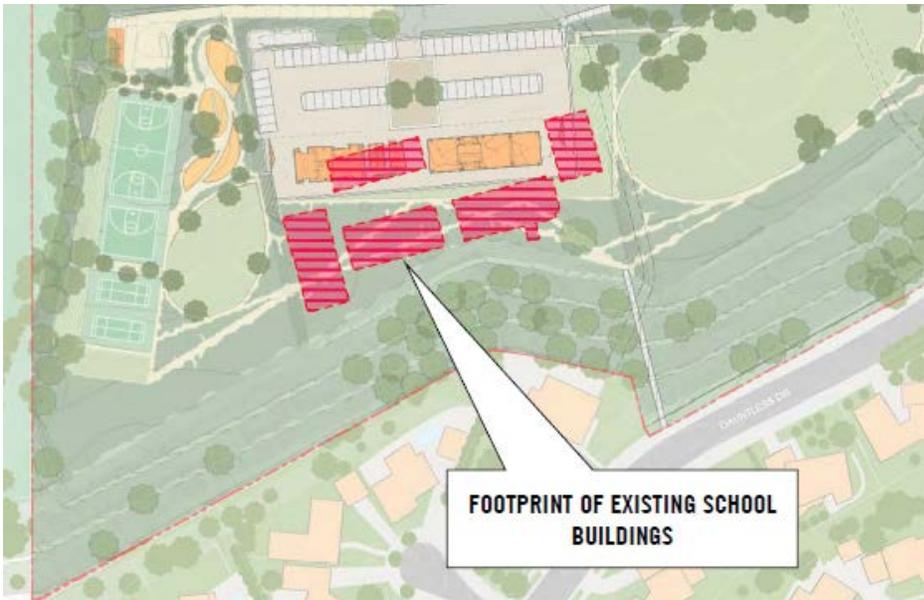


Existing Conditions



2018 Richard Fisher Associates Design

The following image shows the existing school buildings (red-striped) overlaying the proposed Johnson Favaro design:



The Johnson Favaro design has a reduced hardscape and vehicular circulation/parking footprint as demonstrated in the tables below:

Hardscape Comparison (courts, driveway, parking)			
	Current Buildings	Fisher 2018	Johnson Favaro 2019
Acreage	2.68 acres	3.38 acres	1.59 acres
Square Footage	116,900 sf	147,400 sf	69,075 sf

Vehicular Circulation & Parking Comparison			
	Current Buildings	Fisher 2018	Johnson Favaro 2019
Acreage	1.5 acres	1.2 acres	.88 acres
Square Footage	65,500 sf	51,500 sf	38,374 sf

July 10, 2019 Workshop

84 people attended a Master Plan workshop at Ladera Linda on July 10, 2019. Based on the sign-in attendance sheets, 38% of attendees were from the Ladera Linda HOA, 14% from Seaview HOA, 2% from Mediterrania, and 46% were from other parts of the City. Johnson Favaro presented its outreach efforts and proposed concept (Attachment A) which included the following:

- Site and building analysis diagrams comparing the proposed concept to the existing park and the Richard Fisher design
- Different site and building configurations
- Summary of community outreach effort
- Methodology for “right-sizing” the facility, a mock schedule prepared by Staff, and building reductions
- Review of proposed building and park plans, including configuration, placement and orientation with comparisons to both existing and Richard Fisher design
- Review of site sections and sight lines
- Review of Preserve parking options
- Concept views of the building and park
- Site model of building and park in neighborhood context to scale
- Model of proposed building to scale

Following the presentation, attendees divided into small groups to discuss the following questions among themselves before reporting back to the entire group. The questions were:

- What do you like most?
- What needs improvement?
- What would you add or subtract?

After the group presentations, individuals asked questions and made comments about the project.

Johnson Favaro prepared a summary of the workshop results (Attachment D). Below are the summary's takeaways:

1. A plurality of attendees approved the following:
 - The compact arrangement of the community center building and its low profile
 - The clean, contemporary lines of the architectural design
 - The setback of the building from the top of the slope overlooking the Seaview neighborhood, which protects the privacy of downslope neighbors
 - Location of parking between the proposed building and the hillside of the middle park tier
 - Location of park activities, such as the children's playground and sports court on the upper park tier, further away from the Ladera Linda neighborhood and set back from Seaview

2. A plurality of attendees were concerned about how building and park security would be addressed in the subsequent design phase.

3. No clear consensus and a wide range of viewpoints were expressed on a number of key questions:
 - Are the number of rooms too many, too few, or just right?
 - What is the correct amount of parking that is sufficient for the community center and park?
 - Should Preserve parking be located in the park or on Forrestal Drive?

Workshop Comment Cards

24 individuals submitted comment cards after the workshop. Many respondents wrote multiple comments on their cards, with responses ranging from the number of rooms, parking, and security, to pro/con on a dog park, overall impressions of the plan, and green roof. Below is a list of responses that received at least two comments.

Workshop Comment Card Results	
Liked Design/# of Rooms	8
Security Concerns	4
Too Many Rooms/Smaller in Size	11
Opposed to Forrestal Parking	4
Pro-Dog Park	2
Anti-Dog Park	3
Great Meeting and Discussion	4
Should be Neighborhood Park	4
Pro-Green Roof	2
Anti-Green Roof/Pro-Solar	2
Park Should Not Be a For-Profit Venture	2

Traffic Concerns	2
Concern About Noise/Serenity	2

Forrestal Preserve Parking

While the Forrestal Reserve is not within the park boundaries, and is therefore not part of the Master Plan scope, the issues of providing or not providing parking, and if provided, identifying where would be the best location, has been a much-debated topic throughout the entire multi-year process. Due to its importance to the local community, Johnson Favaro included this topic in all of its meetings, including the public workshop.

Recommended Option: Forrestal Drive

This option involves the creation of 25 parking spaces beyond Forrestal Drive gate. An additional gate would be added at eastern end of parking spaces so cars would not be able to drive past the assigned area. This would de-couple park parking from Preserve parking which was a common concern expressed by meeting attendees. It would also direct Preserve parking away from Ladera Linda neighborhoods and establish spaces nearer to the trailhead. Expense would be minimal since the area is already paved. Concerns were expressed by some LL HOA residents that the existence of dedicated Preserve spaces would lead to increased social media awareness and a higher number of visitors. Concerns were also expressed about the possibility of vandalism and unwanted after-hour activities. Staff would recommend fencing and secure gates (blocking vehicular, pedestrian and equestrian access when closed) to address those community concerns.



Recommended Location on Forrestal Drive

Alternative Location: Preserve/overflow lot within park on paddle tennis level

25 spaces proposed. Temporary placement of Preserve parking was approved by City Council in 2018 as part of a comprehensive Preserve Parking and access plan. This approach would likely require the installation of switchback paths to allow for ADA access from the parking lot to the Forrestal Reserve trailheads. This approach would also decrease the amount of usable park ground in favor of paved parking.

Given the popularity of the Nature Preserve, there remains a pressing need to limit the impact on residences by identifying a front door to the Preserve located away from the Ladera Linda and Del Cerro neighborhoods.

August 6, 2019 Letter from LL HOA resident Herb Stark

Mr. Stark, writing on behalf of the LL HOA Board and Ladera Linda Park Committee, wrote to the City Council about the proposed Johnson Favaro design (Attachment F). His letter urged to City Council to accept the Johnson Favaro design as presented at the July 10 workshop with the following modifications and stated reasons:

- Eliminate one classroom. It is not needed for neighborhood programming and would increase construction and maintenance costs. (Eliminating this classroom would reduce the square footage by 900 sf)
- Eliminate meeting room. It is not needed for programming and would be locked most of the time, so displays would not be accessible. (Eliminating this meeting room would reduce the square footage by 625 sf)
- Enclose the lobby and restrooms to allow for complete enclosure of building perimeter
- Incorporate display cases in the lobby and docents could utilize display carts. The lobby is more accessible for artifact displays.
- Consider security shutters for all windows and doors
- No amphitheater-style steps. This discourages large groups and there would be less noise. Amphitheater-style steps would duplicate the Point Vicente Interpretive Center (PVIC).
- Limit views to the south to a maximum of 50%. This will limit the number of people in the park and prevent a Marilyn Ryan Park situation. Views will increase number of visitors along with increased traffic, noise and trash.
- 25 Preserve parking spaces should be located on the upper park terrace, not on Forrestal Drive. No parking is needed beyond the current lot in the park. It could become a Del Cerro Park or Marilyn Ryan Park type of issue. There could be problems keeping gate locked.
- No components shall be moved closer to the southern bluffs.

While all of these suggestions are available for City Council consideration, Staff and Johnson Favaro believe that their recommendations better represent the input from all the community:

- The building and number of rooms are appropriate and merited, allowing for a greater range of potential uses. Eliminating a classroom would result in modest project cost savings.
- Having display cases in the meeting room is functional and allows the docents to conduct nature tours as they have done for many years.
- The amphitheater steps are a small, functional and aesthetically-pleasing component. They are not equivalent in size or purpose to the PVIC amphitheater.
- Limiting views during open park hours is not a design best practice or in keeping with the City's celebration and embrace of its majestic views. The park would be fenced and locked at night so usage would be limited to daytime hours.
- Locating parking adjacent to trailheads and away from homes is a logical and preferable option to having Preserve parking mingled with park parking. Adding security gates and fencing will make it possible to secure both the park grounds and Preserve access. Staff is not recommending creating permanent preserve parking within a park site.
- Installing security shutters on doors and windows is a common and effective measure that has worked well at Hesse Park for over 30 years and is worth considering.
- No components are being considered for relocation closer to the southern bluffs. The Johnson Favaro design moved the playground further away from the Seaview overlook.

Security/Rental Restrictions/Staffing Levels

Concerns have been raised throughout this process regarding park security, staffing levels and usage restrictions. The analyses below are consistent with ones presented at past workshops, small group meetings and the March 20, 2018 Council meeting.

Building and Park Security Analysis

Neighbor concerns about security have been clearly heard. As has been noted previously, the existing park and community center layout has poor overall security due to its multiple buildings and access points, poor sightlines, numerous blind spots, and overgrown landscaping. The security plan will be more fully detailed during the construction design phase, pursuant to City Council direction.

While the security design will be formalized during the construction design phase, below is a short list of the ways security will be addressed:

- greatly-simplified single building design
- appropriately-placed security cameras
- appropriate low-level landscaping
- control of ingress and egress points
- comprehensive best practices, lighting design throughout park and building
- increased staffing presence

- ability to secure park perimeter at night through fencing and improved entrance gates
- reduction/elimination of blind spots

The refined security provisions are included in the schematic design (Attachment E).

A. Security systems (keypads, glass break sensors, security cameras, etc.) will be developed in conjunction with the City, Community Center Staff and maintenance personnel to provide staff and public access to the building during operating hours and non-operating hours. The following security provisions are recommended for the project:

1. Perimeter fencing and gates at vehicular and pedestrian access points in order to secure park property and buildings
 - Vehicular entry gates at driveways and maintenance/storage building
 - Pedestrian gates from stairs or at entries onto property
 - Pedestrian gates at playground areas
 - Maintain all existing and add new fencing where needed to create continuous park perimeter fencing at or near park property line
 - In order to restrict access from the park to the south slope abutting the Seaview neighborhood, install fencing near top of slope below sight line
2. Site and building security and safety lighting
 - Site lighting at sufficient illumination levels to support camera and security force observation
 - Site lighting at parking lot and driveway to maintain safety
 - Site lighting around play areas to discourage inappropriate users
 - Minimal motion detection site lighting around clearly outlined walkways at head height for user safety
 - Lighting at appropriate areas around the building to discourage inappropriate users
3. Site and interior and exterior building cameras and motion detectors
 - Clear sightlines at entries of buildings allow for maximum security camera coverage around building and parking lot
 - Interior building cameras to be monitored, motion detector coverage used in areas where persons may congregate or approach
 - Fixed cameras (not capable of remote movement) to be installed upon light standards, custom camera poles, building soffits and walls sufficient to view all areas of the park and park perimeter
 - Cameras are connected through security system network to a server location and recording equipment
4. Glass break sensors to provide monitoring of glazed areas where security alarm will be triggered. When glass breaks, a microphone will detect the frequency emitted, distance of frequency to be determined.

5. Door hardware and security: door sensors and security hardware will include alarms, and special door locks (combination, push button, card key access, etc.) where applicable.

B. Additional security measures:

1. Integral to the design are improved sight lines throughout the site due to the compact community center housed under one roof. Sightlines running north and south run through the building at large openings (breezeway), specifically sited windows and glazed doors, and floor to ceiling glazing (multipurpose rooms and classroom). Sightlines running east and west are unimpeded with low-lying landscaping and terracing providing full views over the site. From the entrance driveway and a drive aisle location within the parking area, a sheriff’s deputy can view a majority of the park site and building area without leaving vehicle.

2. Clear points of entry to the building spaces are within sightlines and within view of the monitoring staff office. In addition, guests are directed to overhang under building as first point of contact, reducing potential way finding problems.

3. Increased utilization of the park and the building, combined with enhanced staff supervision, will deter undesirable behavior in the park during operating hours.

4. Planting height, placement, density and type must be considered in order to eliminate visual obstructions to all park areas.

Ladera Linda Proposed Staffing Hours

Ladera Linda Park staffing hours have traditionally been limited when compared to other park sites, with Staff departing at 5 p.m. regardless of the time of year. This has limited Staff’s ability to effectively and appropriately secure the park grounds. The proposed park hours would extend Ladera Linda hours to increase Staff presence and security.

The following table shows current and proposed Ladera Linda Park hours and current hours at other City park sites.

<u>Park Site</u>	<u>Hours Mon-Fri</u>	<u>Hours Sat-Sun</u>
<u>Hesse Park</u>	<u>9 a.m.-Dusk</u>	<u>10 a.m.-Dusk</u>
<u>PVIC</u>	<u>10 a.m.-5pm</u>	<u>10 a.m.-5 p.m.</u>
<u>Ryan Park</u>	<u>9 a.m.-Dusk</u>	<u>9 a.m.-Dusk</u>
<u>Ladera Linda (current)</u>	<u>12 p.m.-5 p.m.</u>	<u>10 a.m.-5 p.m.</u>
<u>Ladera Linda (proposed)</u>	<u>8 a.m.-dusk</u>	<u>8 a.m.-dusk</u>

Ladera Linda Park is currently staffed by one part-time staff member per shift who is overseen by a full-time recreation supervisor. The new building would likely increase

staffing to two part-time staff members per shift with one full-time supervisor. This is comparable to staffing levels at Hesse Park and PVIC.

Ladera Linda Proposed Park Usage

Concerns continue to be raised about park hours and park usage. While the park will be used more during the day, we are recommending tight restrictions on park usage and rental hours. The table below shows current Ladera Linda usage policies, proposed changes, and current policies at Hesse Park, Ryan Park and PVIC for comparison.

Rental Polices	LL Current	LL Proposed	Hesse Park Current	Ryan Park Current	PVIC Current
Rental Hours	Not specified	10 a.m.- 9 p.m.	8 a.m. - 11 p.m.	8 a.m. - 10 p.m.	Noon-Midnight (Fr-Sun) Non-profit mtgs 8 a.m. - 10 p.m. (M-Th)
Classes	Not specified	8 a.m.- 9 p.m.	8 a.m. - 11 p.m.	8 a.m. - 10 p.m.	n/a
Private Rentals after 5 p.m.	No current limits	2 x month **	No established limit	No established limit	Fri-Sun One per day max.
Amplified Music (indoor only)	10 a.m. - 10 p.m.	11 a.m.- 8 p.m.	10 a.m.- 10 p.m.	10 a.m. – 10 p.m.	5 p.m. – 10 p.m. (allowed on patio, also)
Special Events	No limit	8/year	No established limit	No established limit	No established limit

*Restriction does not apply to non-profits, City events, or HOA rentals
No nighttime special events would be permitted without City Council approval and community notification. Staff would coordinate with AYSO schedule to minimize impact.

100% Schematic Design Submittal

Subsequent to the July 10 workshop, Johnson Favaro continued its work on the Ladera Linda Community Center and Park Project 100% Schematic design, following the specifications and guidelines detailed in Phase 1 of its contract (Attachment E). The document was prepared by the following professionals:

- Architect: Johnson Favaro
- Civil Engineer: KPFF
- Structural Engineering: Englekirk
- Landscape Architect: KSA Design Studio
- MEP Engineering: Novus Design Studio

The schematic design is broken down into the following categories:

1. General project requirements
2. Civil sitework
3. Landscape
4. Structural system
5. Building enclosure
6. Interior construction and finishes
7. Mechanical (HVAC) systems
8. Electrical systems
9. Plumbing and fire protection systems
10. Technology and audiovisual systems
11. Security
12. Sustainability
13. Code analysis
14. Design standards
15. Exhibits
16. Outstanding issues

Next Steps/Cost Estimate:

The schematic design, if approved, or approved with modifications, will be used by Staff and Johnson Favaro as the basis to proceed with Phase 2 of the project, the creation of detailed construction drawings. This phase will include the generation of detailed cost estimates and project financing alternatives. Johnson Favaro estimates that, if approved, construction could start by June 2020 with a potential construction completion date of August 2021.

ALTERNATIVES:

In addition to the Staff recommendation, the following alternative actions are available for the City Council's consideration:

1. Provide direction to Staff and Johnson Favaro regarding modifications to the proposed plan
2. Reject the proposed plan and provide direction to Staff