



STAFF REPORT

Meeting Date: August 4, 2015
To: Honorable Mayor & City Council
From: Steven Zoet, Director of Community Services
Subject: Review of Proposed Dog Park Design Concepts and the Associated Draft Mitigated Negative Declaration
Attachments: Draft Mitigated Negative Declaration Provided Under Separate Cover
Conceptual Designs
Communication of Support from Mercedes Benz of Beverly Hills

INTRODUCTION

On May 6, 2014 City Council approved, in concept, a dog park to be constructed and operated on a pilot basis at the southeast intersection of Foothill Road and Alden Drive. The site is City owned and is currently leased by West Coast Arborists which provides tree care and related services for the City. The contractor could potentially be relocated to and accommodated at a different location on the five acre parcel.

This report transmits the environmental analysis prepared for compliance with the California Environmental Quality Act (CEQA), which concludes that a Mitigated Negative Declaration (MND) is appropriate for this project. The analysis takes into account the work necessary to develop the site to be occupied and operated as a dog park.

Also transmitted are conceptual site designs and operational information for City Council consideration.

DISCUSSION

When the City Council conceptually approved the dog park at the Alden/Foothill location, direction was given to staff to coordinate subsequent public meetings involving City Council liaisons, Recreation and Park Commission representatives and interested members from the surrounding community. An emphasis was made to assure that representatives from four adjacent synagogues, Young Israel of North Beverly Hills, Magen David, West Coast Torah Center and Chabad of North Beverly Hills, be contacted and included in the public meetings for purposes of addressing concerns that had been expressed about the park's use and proximity to their houses of worship.

Some of the feedback received during a meeting with these stakeholders included requests for consideration about access to the site relative to pedestrian routes traveled by their congregants. Concerns were expressed for the safety of their worshipers and

the potential for injury to occur as a result of interactions between aggressive dogs and their congregants. Additionally, requests were made to not allow operations during the hours of their services and during the Jewish High Holy Days.

If a dog park is to be constructed, staff does not recommend that pedestrians patronizing the park with a leashed animal be restricted from the use of any sidewalks or routes that are open to and accessible for use by the public.

CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW

Matters of concern were also raised about the condition of the site's underlying soils given its history of uses which have included industrial. It was determined that the proposed project and site is subject to environmental review under the California Environmental Quality Act (CEQA). Accordingly, the City prepared an Initial Study to assess the project and found that it may result in environmental impacts. The City further found that with the incorporation of project-specific mitigation measures any such impacts would be reduced to a level of "less than significant". Since the project will not result in any significant environmental impacts with the incorporation of mitigation measures, the City has prepared a Mitigated Negative Declaration (MND) for the project. The Draft MND, due to its size, is provided under separate cover to this report for your review and will be made available for a 20-day public review and comment period commencing on July 31 and concluding on August 20, 2015. The document can be accessed and reviewed by the public via the internet at the following address: www.beverlyhills.org/environmental. The MND will be finalized at the conclusion of the public review period and will be returned to City Council at a future meeting to consider formal adoption in conjunction with final project details.

PARK DESIGN

With respects to the design and functionality of the park, the attached basic schemes identify possible orientation and amenity placements within the space. The primary difference between the two is the proposed carve-out of an area, to whatever dimensions desired, that would be fenced and accessed separately for small dogs. When space allows, this is often a recommended and practiced option for the safety and welfare of the animals and their owners as larger dogs can sometimes be more aggressive around smaller dogs than those of comparable size.

CONCEPTUAL OPERATION PLAN

Hours of operation of the park are proposed to be consistent with that of the City's existing mini-parks which are 8am to dusk. Respectful of the concerns expressed by representatives of the adjacent shuls, staff suggests that hours of operation on Fridays conclude at sundown and that the park not reopen for use until noon on Saturdays. Additionally, staff also suggests that the park not be open for public use on High Holy Days, specifically Rosh Hashanah and Yom Kippur.

Staff expects this park to operate in similar fashion to the City's gated and secured mini parks whereby staff of the Park Services Division would open the park on a daily basis and Park Rangers would secure it in the evenings. No scheduled staff presence would occur during hours of operation other than Parks staff doing occasional site visits to empty trash and provide general clean-up as needed. The park would be patrolled on an as-available basis by the City's roving Park Rangers. This service level is consistent with that of the City's mini-parks and is typical of most public dog parks operated by municipalities where no staff is formally assigned during hours of operation. Also consistent with other publicly operated dog parks, patrons are expected to self-police the behavior and actions of their animal and remove it should it show signs of aggression toward other dogs or persons, and also to clean up after it as necessary. As with all City parks, general and specific rules of use would be posted and enforced by the City's Park Rangers, staff and, if necessary, by the Police Department.

PARKING

Although specific patronage is hard to project, staff feels that adequate parking is available in close proximity to the park for whoever commutes to the location. One hundred and two (102) metered parking spaces exist on the bordering or proximate streets of Alden, Foothill and 3rd. Additionally, 190 metered spaces exist along Civic Center Drive between the Police Department and Foothill Road. The City-owned 3rd Street parking structure houses 510 parking spaces with approximately 150 designated for City needs and the remaining 360 available for tenant and public use. According to Parking Operations staff, approximately 35 to 50 spaces remain available and unused during most daytime hours. Although these parking spaces and options service the needs of adjacent businesses, it is presumed that park patrons in need of parking accommodations can be easily provided for through the options described. It is also assumed that many of the park's users will walk to the location from the higher-density, multi-family housing that exists along Maple Drive and other adjacent Beverly Hills residential areas to the east.

NEXT STEPS

Staff has not noticed nor held a broader public meeting involving residents on Maple Drive and the surrounding areas as all public processes and contact ceased upon the City's understanding that the site soils contained elevated levels of arsenic and while the assessment of the extent of those contaminants and proposed mitigation efforts was being evaluated. Staff will assure outreach to and the facilitation of a public meeting with these residents prior to bringing an agreement forward for Design Development and related services for City Council consideration.

FISCAL IMPACT

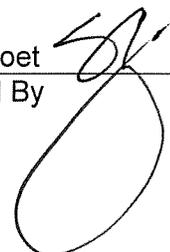
Staff has not moved these concepts or variations thereof into a schematic phase and thus do not have a construction cost range that we would feel comfortable in sharing with City Council at this time. The City Council has previously approved \$400,000 for the construction of a dog park (CIP number 150) within the Parks and Recreation Facilities Fund (Fund 160).

Based on earlier preliminary assessments, which occurred prior to the understanding of the required mitigation actions, staff anticipates the ability to design and construct a functional dog park within the budgeted funds should City Council direct staff to move forward with the project on a pilot basis as previously directed.

RECOMMENDATION

Staff seeks direction from the City Council to proceed with more detailed project design, completion of the MND review process and return to City Council for consideration of project approval.

Steven Zoet
Approved By

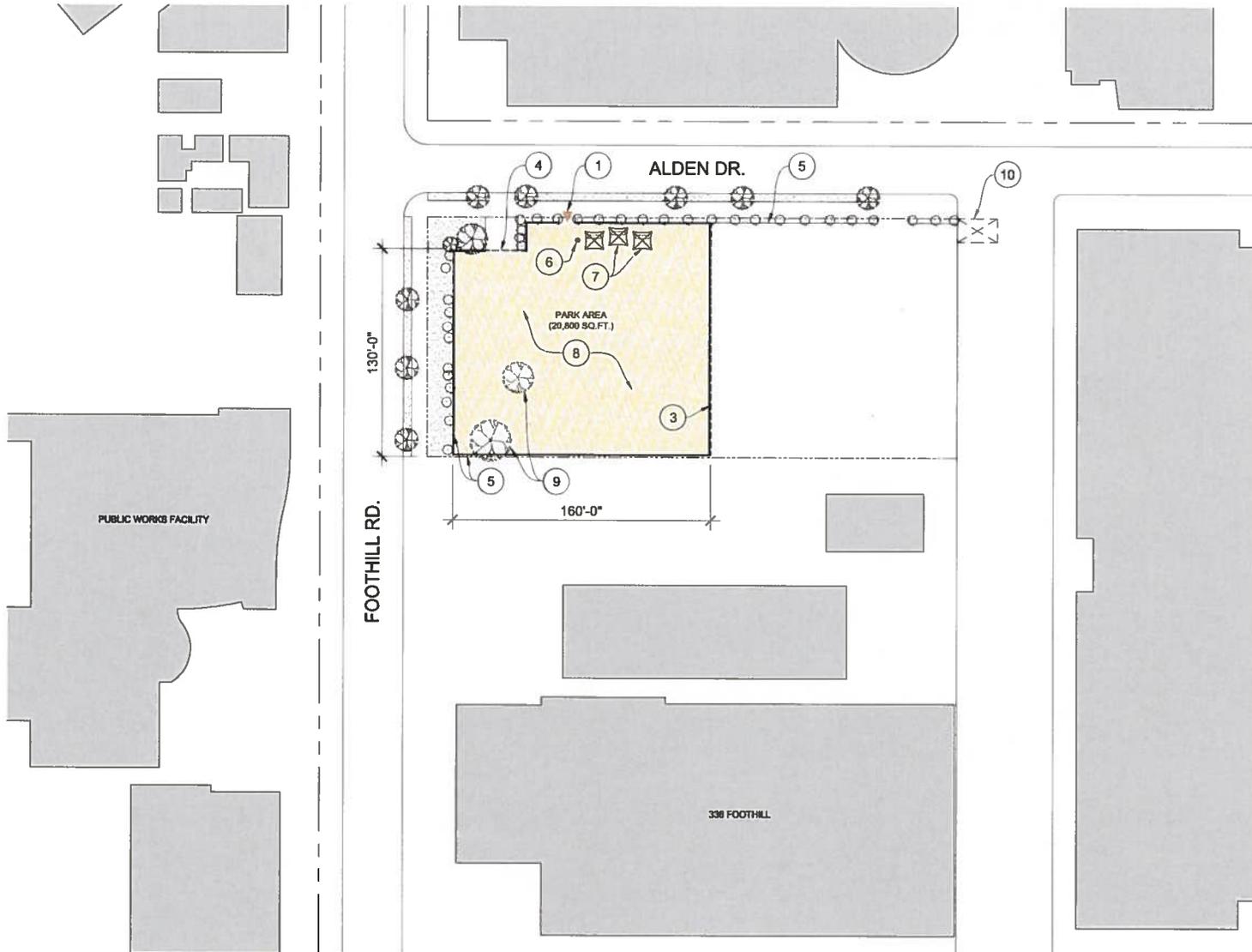


Attachment 1

Please review under separate cover online at
www.beverlyhills.org/environmental

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Attachment 2



KEY NOTES:

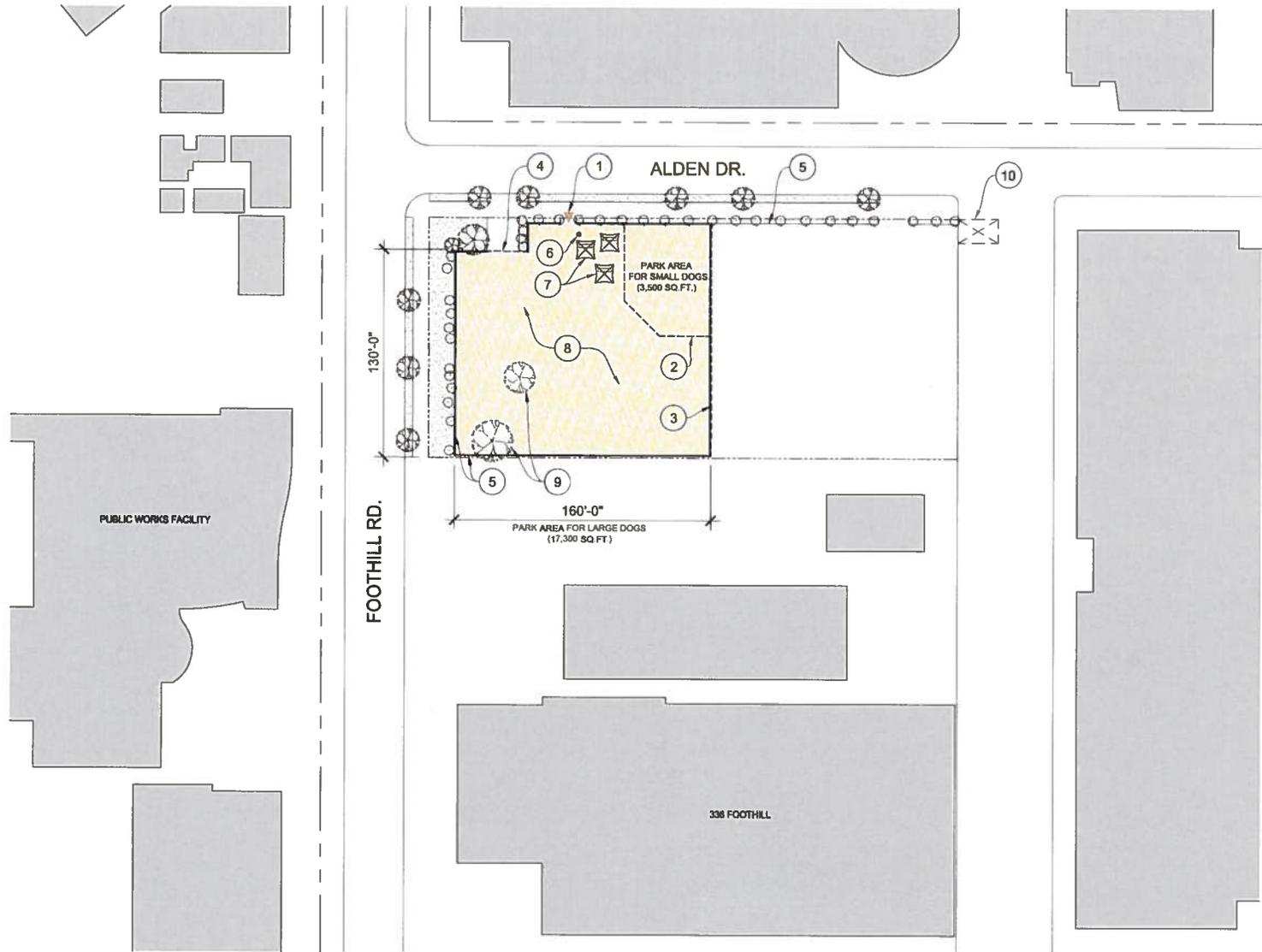
1. PARK ENTRY
2. -
3. NEW CHAIN LINK FENCE WITH SCREEN
4. EXISTING SLIDING VEHICULAR GATE
5. EXISTING WALL TO REMAIN
6. DRINKING FOUNTAIN WITH DOG BOWLS (ON EACH SIDE)
7. UMBRELLA SHADED SEATING AREA WITH BENCHES
8. EXISTING ASPHALT PAVING TO BE REPLACED WITH DECOMPOSED GRANITE
9. EXISTING TREES TO REMAIN
10. FUTURE CITY SHALLOW GROUND WELL SITE

PROJECT TITLE: City Of Beverly Hills Dog Park - CONCEPTUAL DESIGN
 JOB NO.: 1308906
 DATE: 05.01.14
 DRAWN BY: JK

RTK Architects, Inc.
 Architecture • Planning • Interior www.rtkarch.com

RTK

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KEY NOTES:

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2. NEW CHAIN LINK FENCE
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PROJECT TITLE: City Of Beverly Hills Dog Park - CONCEPTUAL DESIGN WITH SEPARATED LARGE & SMALL DOG AREAS
 JOB NO.: 1308806
 DATE: 05.01.14
 DRAWN BY: JK

ATTACHMENT 1

RTK Architects, Inc.
 Architecture • Planning • Interior
 www.rtkarch.com



3875 Linderoth St. Ste. 603B Culver City, CA 90230 310.783.3555

Attachment 3

From: "Schulman, Bruce" <bschulman@bhbenz.com>
Date: April 30, 2014 at 1:58:44 PM PDT
To: "maluzri@beverlyhills.org" <maluzri@beverlyhills.org>
Subject: **Proposed Dog Park**

Mahdi,

I am aware of the City plan to put a dog park near the corner of Alden and Foothill across from our service center.

I am in support of this plan and will also support realigning the property where we park our cars as discussed. Thanks

Bruce Schulman
General Manager
Mercedes-Benz of Beverly Hills
smart center Beverly Hills

310-248-4255
bschulman@bhbenz.com