

# APPROVED

June 09, 2025

## BOARD OF RECREATION AND PARK COMMISSIONERS

### BOARD REPORT

NO. 25-099

DATE June 09, 2025

C.D. 13

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLYWOOD RECREATION CENTER PHASE II – MODERN GYMNASIUM  
(PRJ21441) (PRJ21112) (W.O. #E1908203) PROJECT – REVIEW OF BIDS  
AND AWARD OF CONTRACT

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for* C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____

  
General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Find Royal Construction, Corporation (Royal) with a base bid of \$15,646,000 and the bid additive alternates of \$30,000 and \$825,000 respectively, to be the lowest responsive and responsible bidder for the construction of the Hollywood Recreation Center Phase II – Modern Gymnasium (PRJ21441) (PRJ21112) (W.O. #E1908203) project (Project);
2. Award the construction contract (Contract) for the Project to Royal for a total contract amount of \$16,501,000 including the bid additive alternates, according to the Final Plans and Specifications previously approved by the Board of Recreation and Park Commissioners (Board) on December 5, 2024, through Report No. 24-261;
3. Authorize the Department of Recreation and Parks (RAP) Accounting staff or designee to encumber funds in the amount of \$16,501,000 for the Contract, and \$2,000,000 for the construction contingency, from the fund and account numbers noted in the body of this Report;
4. Authorize RAP's General Manager or his designee to make technical corrections necessary to carry out the intent of this Report; and,
5. Authorize the Board President and Secretary to execute the Contract, subject to approval by the City Attorney as to form.

### SUMMARY

The Hollywood Recreation Center is located at 1122 Cole Avenue in the Hollywood community of the City. This 3.12-acre existing park includes a playground area, multipurpose field, gymnasium, basketball court, and a swimming pool. Approximately 8,805 City residents live within

## BOARD REPORT

PG. 2 NO. 25-099

a one-half mile walking distance of Hollywood Recreation Center. Due to the facility's size, features, programs, and services it provides, Hollywood Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The Project is a Proposition K - L.A. for Kids Program (Prop K) Specified Project. The scope of work includes the demolition of the existing gym building and construction of a new modern gymnasium building with a full-size basketball court, practice courts, multipurpose rooms, computer lab, recreation center office, kitchen, restrooms, utilities room, back-up battery storage, and park equipment storage. The Project also includes a playground, exercise equipment stations, landscaping, miscellaneous site amenities, additional park lighting, and photovoltaic panels. The Project is targeting Leadership in Energy and Environmental Design (LEED) Silver level certification.

The Project scope includes demolition and replacement of an existing the recreation center/gymnasium including:

1. Demolition of:
  - a. Existing 4,550 square-foot recreation center building.
  - b. Existing playground equipment, and misc. site amenities.
2. Construction of:
  - a. New 13,912 square-foot recreation center/gym building.
  - b. New 36,000 square-foot landscaping, irrigation.
  - c. New playground equipment, new exercise stations and site amenities.
  - d. New parking lot with 5 parking spaces.
  - e. New security light poles, and new fencing/gates.
  - f. New infiltration system for BMP (Best Management Practices).

The City Engineer's estimate of the Project's construction cost was \$19,300,000 for the Base Bid.

Due to uncertainty of the construction market conditions and the subsequent effects on public bidding, two additive alternates were included in the bid package. The additive alternates were intended to provide the flexibility to add the identified scopes of work to the Project, if they were within the available funding, and facilitate the successful award of the Project.

Additive Alternate No. 1 – A lumpsum price to be added to the Base Bid, at the discretion of the Board at the time of award, for resurfacing of the outdoor Basketball Courts.

Additive Alternate No. 2 - A lumpsum price to be added to the Base Bid, at the discretion of the Board at the time of award, for the 122KW Photovoltaic panels and equipment (Approx. 3,725 S.F.)

## BOARD REPORT

PG. 3 NO. 25-099

On December 5, 2024, the Board approved the final plans and call for bids for the Project in Board Report No. 24-261 (Attachment No.1). On March 12, 2025, the Board received seven bids for the Project as follows:

<u>Bidders</u>	<u>Base Bid</u>	<u>Add Alt. 1</u>	<u>Add Alt. 2</u>
Royal Construction. Corp.	\$15,646,000	\$30,000	\$825,000
2H Construction, Inc.	\$16,584,000	\$30,000	\$2,383,000
S.J. Amoroso Construction Co., LLC	\$17,327,000	\$124,064	\$593,293
Morillo Construction, Inc.	\$17,926,791	\$60,272	\$762,130
FEC Future Contractor & Engineers, Inc.	\$19,679,000	\$200,000	\$400,000
Green Building Corp	\$20,150,000	\$35,000	\$1,100,000
PARS Arvin Construction, Inc.	\$21,414,000	\$80,000	\$825,000

Staff have reviewed the bid submitted by Royal and found it to be in order. Staff recommend that the Board find Royal to be the lowest responsive and responsible bidder. Staff recommends approval of a construction contingency amount of \$2,000,000, which is approximately 12% of the total award amount of the construction contract, including the two additive alternates. The Project's award of the construction contract and construction contingency will utilize the funding sources and accounts listed below.

### PROJECT FUNDING

Funds are currently available from the following funds and accounts:

<b>FUNDING SOURCE</b>	<b>FUND/DEPT./ACCT. NO.</b>	<b>AMOUNT</b>
Proposition K - YR-10	43K/10/A590	\$ 17,515.48
Proposition K - YR-11	43K/10/C590	\$ 12,300.00
Proposition K - YR-12	43K/10/E590	\$ 20,817.62
Proposition K - YR-15	43K/10/H590	\$ 121,096.90
Proposition K – YR-18	43K/10/L590	\$ 3,317.00
Proposition K – YR-19	43K/10/MPGD	\$ 600,000.00
Proposition K – YR-20	43K/10/NIJF	\$ 1,130,259.00
Proposition K – YR-20	43K/10/NPJG	\$ 272,772.00
Proposition K - YR-24	43K/10/10T590	\$ 617,228.00
Proposition K - YR-24	43K/10/10TGJF	\$ 495,542.00
Quimby	302/89/89460K-HF	\$ 4,058,152.00
Park Fees	302/89/89718H	\$ 2,000,000.00
MICLA FY 2021-22	298/50/50VPMA*	\$ 2,000,000.00
MICLA FY 2022-23	298/50/50WPBE	\$ 1,100,000.00
MICLA FY 2023-24	298/50/50APZE	\$ 6,052,000.00
<b>Total Approved Funding</b>		<b>\$ 18,501,000.00</b>

## BOARD REPORT

PG. 4 NO. 25-099

### BUSINESS INCLUSION PROGRAM (BIP)

The Project is subject to the City's Business Inclusion Program (BIP), in compliance with the Mayor's Directive No. 14, which was adopted by the Board on February 15, 2012 (Report No. 12-050), and which replaces the former Minority Business Enterprise, Women Business Enterprise, and Other Business Enterprise (MBE/WBE/OBE) Good Faith Effort Subcontractor Outreach Program. Royal Construction has successfully posted all the required BIP outreach documentation on the Los Angeles Regional Alliance Marketplace for Procurement (RAMP) that demonstrate satisfactory effort in its outreach to Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Small Business Enterprise (SBE), Emerging Business Enterprise (EBE), Disabled Veteran Business Enterprise (DVBE), and Other Business Enterprise (OBE) for sub-bid or subcontracting businesses. Staff has evaluated the outreach documentation submitted by Royal Construction Corp. and has determined that the bidder passed all six indicators as required for the effort to obtain sub-bid/subcontracting participation by MBE, WBE, SBE, EBE, DVBE, and OBE businesses, and is in compliance with the BIP outreach requirements (Attachment No. 2). The outreach documentation package is on file in the Board Office, and a synopsis of said package is attached to this Report.

City staff reviewed the responsiveness and work performance of Royal on past City projects and found them to be satisfactory. The Office of Contract Compliance (OCC) of the Department of Public Works, Bureau of Contract Administration, indicates that there have been no labor compliance violations and that all other legal requirements have been complied with by the bidder.

City staff has reviewed the bid submitted by Royal and found it to be in order. City staff recommends that the Board find Royal to be the lowest responsive and responsible bidder.

### TREES AND SHADE

The Project requires the removal of sixteen trees to accommodate the new building footprint and sitework improvements. The sixteen trees to be removed consist of one *Afrocarpus*, five *Trachycarpus Fortunei*, four *Syagrus Romanzoffiana*, two *Lagerstroemia*, two *Cassia Leptophylla* trees, and two *Jacaranda Mimosifolia*. The trees are noted as unprotected trees as defined by the Protected Tree under Ordinance 177404. The total consolidated diameter at breast height (DBH) for the proposed trees to be removed is "170".

The Project proposes planting of twenty-one new trees. The species are four *Arbutus x Marina*, two *Cercis Canadensis*, four *Cercis Occidentalis*, seven *Geijera Parviflora*, two *Jacaranda Mimosifolia*, and two *Quercus Agrifolia*. The total DBH of the proposed trees to be installed equate to 59".

Approximately 338 square feet of tree canopy is proposed to be removed, and approximately 304 square feet of tree canopy is projected to be re-established in five years, and approximately 500 sq. ft. is projected to be re-established in 15 years, assuming a survival rate of 75 percent.

## BOARD REPORT

PG. 5 NO. 25-099

Due to the increased size of the building, existing active play components and number of retained trees, the current design does not meet the RAP Urban Forestry Tree Replacement Guidelines, as amended in Report No. 22-061 on March 17, 2022. In order to meet the Guidelines, the Project needs to install trees to meet the deficit DBH of 180". RAP's Urban Forestry Division has identified Griffith Park as a mitigating site, whereas the Project would be responsible installing the trees noted below, and located per RAP's recommended placement diagram (Attachment No. 3), to meet the Tree Replacement Guidelines.

- Three 60" box *Brachychiton discolor* = 18" of replacement
- Five 60" box *Cercis canadensis* "Forest Pansy" = 30" of replacement
- Five 36" box *Ceiba (Chorisia) speciosa* = 15" of replacement
- Five 24" box *Eucalyptus erythracorus* = 10" inches of replacement
- Five 24" box *Eucalyptus* 'Torwood' = 10" of replacement
- Five 36" box *Michelia champaca* = 30" of replacement
- Five 36" box *Pinus Torreyana* = 30" of replacement
- Four 24" box *Platanus racemosa* 'Roberts' = 8" of replacement
- Five 48" box *Quercus oblongifolia* = 20" of replacement
- Five 24" box *Cupressus cashmeriana* = 10" of replacement

Project funding will also be used to facilitate the design and installation of irrigation modifications to ensure the new trees survive. The BOE Arch Division will provide the irrigation design, and will work with RAP vendors and staff to facilitate the construction.

### ENVIRONMENTAL IMPACT

The proposed Board action consists of awarding a contract to construct a project that the Board approved and exempted from the California Environmental Quality Act (CEQA) on December 5, 2024 (BR 24-261).

The proposed Project has not changed and the conditions of the environment where the Project is going to be constructed have not changed, therefore staff recommend that the Board take no further CEQA action for the awarding of this contract.

### FISCAL IMPACT

The Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund at this time. However, operations and maintenance costs will be evaluated and included in future RAP budget requests.

The City's liability under the contract resulting from this bid process shall only extend to the present City appropriation to fund the contract. However, if the City appropriates additional funds for any succeeding years, the City's liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract.

## BOARD REPORT

PG. 6 NO. 25-099

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 3:** Create and Maintain World Class Parks and Facilities

**Outcome No. 2:** Long-term park system planning is guided by community engagement, data, and a commitment to equity.

**Key Metric:** Complete capital improvement plan.

**Target:** 40% by 2024

This Report was prepared by Alex Ngo, Project Manager, BOE Architectural Division; reviewed by Ohaji Abdallah, Proposition K Program Manager, BOE Architectural Division; and Darryl Ford, Department of Recreation Parks, Planning, Construction and Maintenance Branch.

### LIST OF ATTACHMENTS

- 1) Attachment No. 1 – RAP Board Report No. 24-261
- 2) Attachment No. 2 – BIP Evaluation Result for Royal
- 3) Attachment No. 3 – RAP Tree Replacement Diagrams

**BOARD REPORT**NO. 24-261DATE December 05, 2024C.D. 13**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: HOLLYWOOD RECREATION CENTER PHASE II – MODERN GYMNASIUM (PRJ21441) (PRJ21112) (W.O. #E1908203) PROJECT – APPROVAL OF FINAL PLANS AND CALL FOR BIDS; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15332 [INFILL DEVELOPMENT] OF CALIFORNIA CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for *C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

**RECOMMENDATIONS**

1. Approve final plans and specifications, substantially in the form on file with the Board of Recreation and Park Commissioners (Board) Office and attached hereto as Attachment No. 1, for the Hollywood Recreation Center Phase II – Modern Gymnasium (PRJ21441) (PRJ21112) (W.O. #E1908203) Project (Project);
2. Approve the date to be advertised for receipt of bids as February 26, 2025 at 2:00 P.M. in the Board Office;
3. Determine that the proposed Project is categorically exempt from the provisions of the of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332 [Infill development] of California CEQA Guidelines, and request Bureau of Engineering Staff to file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;
4. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee or Designee to prepare a check to the Los Angeles County Clerk in the amount of \$75 for the purpose of filing the Notice of Exemption; and,
5. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

## BOARD REPORT

PG. 2 NO. 24-261

### SUMMARY

The Hollywood Recreation Center is located at 1122 Cole Avenue in the Hollywood community of the City. This 3.12-acre property includes a play area, multipurpose field, gymnasium, basketball court, and a swimming pool. Approximately 8,805 City residents live within a one-half mile walking distance of Hollywood Recreation Center. Due to the facility's size, features, programs and services it provides, Hollywood Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

The Board approved the Project's conceptual scope of work on January 5, 2023 through Report No. 23-009. The details of the demolition and new construction had not been finalized at that time. The design is now complete and the final plans are attached to this Report for the Board's approval.

### PROJECT SCOPE

The Project is a Proposition K – L.A. for Kids Program (Prop K) Specified Project. The scope of work includes the demolition of the existing gym building and construction of a new modern gymnasium building with a full-size basketball court, multipurpose rooms, computer lab, recreation center office, kitchen, restrooms, utilities room, back-up battery storage, and park equipment storage, totaling approximately 13,900 Square Feet. The Project also includes a playground, exercise equipment stations, landscaping, miscellaneous site amenities, additional park lighting, and photovoltaic panels. The Project is targeting Leadership in Energy and Environmental Design (LEED) certification.

Three Local Volunteer Oversight Committee (LVNOC) meetings were conducted on November 21, 2019, May 13, 2020, and February 18, 2021. The LVNOC meetings provided opportunities for the Project's stakeholders and community members to engage in the development and design of the proposed Project.

### PROJECT FUNDING

The City Engineer's estimate for the Project's construction cost is \$19,300,000. The budgeted amount for construction contingency is \$5,790,673.

Funds are currently available from the following funds and accounts:

<b>Funding Source</b>	<b>Fund/Dept./Acct. No.</b>	<b>Amount</b>
Proposition K	43K/10/A590, C590, E590, H590	\$171,730
Proposition K – YR-18	43K/10/L590	\$3,317
Proposition K – YR-18	43K/10/MPGD	\$600,000
Proposition K – YR-24	43K/10/10T590	\$617,228
Proposition K – YR-20	43K/10/10NIJF-NIJG	\$1,403,031
Quimby	302/89/89460K-HF	\$4,058,152



## BOARD REPORT

PG. 3 NO. 24-261

Park Fees	302/89/89716H	\$6,257,550
Park Fees	302/89/89718H	\$4,827,665
MICLA/CIEP FY 2022-23	298/50/50WPBE	\$1,100,000
MICLA/CTIEP FY 23-24	298/50/50APZE	\$6,052,000
	<b>TOTAL</b>	<b>\$25,090,673</b>

### TREES AND SHADE

The Project requires the removal of sixteen trees to accommodate the new building footprint and sitework improvements. The sixteen trees to be removed consist of one *Afrocarpus*, five *Trachycarpus Fortunei*, four *Syagrus Romanzoffiana*, two *Lagerstroemia*, two *Cassia Leptophylla* trees, and two *Jacaranda mimosifolia*. The trees are noted as unprotected trees as defined by the Protected Tree under Ordinance 177404. The total consolidated diameter at breast height (DBH) for the proposed trees to be removed is "170".

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Approximately 338 square feet of tree canopy is proposed to be removed, and approximately 304 square feet of tree canopy is projected to be re-established in five years, and approximately 500 sq. ft is projected to be re-established in 15 years, assuming a survival rate of 75 percent.

Due to the increased size of the building, existing active play components and number of retained trees, the current design does not meet the RAP Urban Forestry Tree Replacement Guidelines, as amended in Report No. 22-061 on March 17, 2022. In order to meet the Guidelines, the Project needs to install trees to meet the deficit DBH of 180". RAP's Urban Forestry Division has identified Griffith Park as a mitigating site, whereas the Project would be responsible for installing the trees noted below, and located per RAP's recommended placement diagram (Attachment No. 2), to meet the Tree Replacement Guidelines.

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- Five 24" box *Cupressus cashmeriana* = 10" of replacement

## BOARD REPORT

PG. 4 NO. 24-261

Project funding will also be used to facilitate the design and installation of irrigation modifications to ensure the new trees survive. The BOE Architectural Division will provide the irrigation design and work with RAP vendors and staff to facilitate the construction.

### ENVIRONMENTAL IMPACT

The Project consists of an in-fill development adequately served by existing utilities and public services, consistent with the applicable general plans, occurring in a site no more than 5 acres with no value as habitat for rare, endangered or threatened species, with no significant effects related to traffic, noise, air quality or water quality.

According to the parcel profile report retrieved June 12, 2024 this area does not reside in a liquefaction, coastal, methane, or historic zone, so there is no reasonable possibility that the proposed Project may impact an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of June 12, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They list Case 19820060 and Case 60002485 near the Project area (within 1,000 feet). They are both school sites that have been assessed by DTSC in 2001 and 2022 respectively, where no further action was required. None of these sites is listed as a hazardous waste site under Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, according to a 2009 assessment the "Hollywood Recreation Center is a modest example of Mid-Century Modern architecture and one of 30 City Pools constructed in the immediate post-WWII era to meet the demands of an explosion of post-war residential growth in Los Angeles." The assessment found that the Recreation Center did not appear to meet the criteria for listing in the California Register or for designation as a Los Angeles Historic Cultural Monument and that the Hollywood Recreation Center was not considered a "historical resource" under CEQA. Therefore, its demolition will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that this Project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15332. Bureau of Engineering Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation.

### FISCAL IMPACT

The Project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund at this time. However, operations and maintenance costs will be evaluated and included in future RAP budget requests.

## BOARD REPORT

PG. 5 NO. 24-261

The City's liability under the contract resulting from this bid process shall only extend to the present City appropriation to fund the contract. However, if the City appropriates additional funds for any succeeding years, the City's liability shall be extended to the extent of such appropriation, subject to the terms and conditions of the contract.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 3:** Create and Maintain World Class Parks and Facilities

**Outcome No. 2:** Long-term park system planning is guided by community engagement, data, and a commitment to equity

**Key Metric:** Complete capital improvement plan.

**Target:** 40% by 2024

This Report was prepared by Alex Ngo, Project Manager, BOE Architectural Division; reviewed by Ohaji Abdallah, Contract Administrator/ Proposition K Program BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation Parks.

### LIST OF ATTACHMENTS

- 1) Attachment No. 1 – Final Plans and Specifications
- 2) Attachment No. 2 – RAP Tree Replacement Diagrams
- 3) Attachment No. 3 – Notice of Exemption

**CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE**

**Date:** April 16, 2025

**To:** Takisha Sardin and Carolyn Shannon

**From:** Osanna Kouyoumdjian

**Subject:** BUSINESS INCLUSION PROGRAM (BIP) documentation **for HOLLYWOOD RECREATION CENTER PHASE II – MODERN GYM PROJECT (W.O. # E1908203)**

Attached for your files are copies of the BIP evaluation results for the above subject RAP project's three **(3)** lowest bidders in order:

- 1<sup>st</sup> lowest – ROYAL CONSTRUCTION CORP. **(Responsive)**
- 2<sup>nd</sup> lowest – 2H CONSTRUCTION, INC. **(Responsive)**
- 3<sup>rd</sup> lowest – S.J. AMOROSO CONSTRUCTION CO., LLC **(Non-Responsive)**

ATTACHMENT NO. 2

HOLLYWOOD REC CENTER:  
RAP MITIGATION TREE  
REPLACEMENT DIAGRAM @  
ELYSIAN PARK/ CHAVEZ RAVINE

- Floss Silk Tree (2)
- Kashmir Cypress (1)
- Champaca (1)
- Torwood gum (1)





HOLLYWOOD REC CENTER:  
RAP MITIGATION TREE  
REPLACEMENT DIAGRAM @  
ELYSIAN PARK/ SOLANO  
CANYON NO 1

Elysian Park Section 9

Solano Canyon Dr

- Floss Silk Tree (3)
- Torrey Pine (2)
- Champaca (2)
- 'Roberts' Sycamore (5)
- Eucalyptus 'Torwood' (4)
- Eucalyptus deglupta (5)

HOLLYWOOD REC CENTER:  
RAP MITIGATION TREE  
REPLACEMENT DIAGRAM @  
ELYSIAN PARK/ SOLANO  
CANYON NO 2

- Mexican blue oak (5)
- Kashmir Cypress (4)
- Champaca (2)
- Torrey Pine (1)

