

**APPROVED**  
DEC 10 2014

REPORT OF GENERAL MANAGER

NO. 14-310


DATE December 10, 2014

BOARD OF RECREATION  
& PARK COMMISSIONERS

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN RECREATION AREA - MARK TAPER INTERGENERATIONAL CENTER - PROPOSED RESTROOM REFURBISHMENT AND PLAYGROUND ENHANCEMENT PROJECT AND AMENDMENT NO. 2 TO LEASE AGREEMENT NO. C-109009 WITH ONEGENERATION, A CALIFORNIA NON-PROFIT CORPORATION

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas		K. Regan	_____
H. Fujita	_____	N. Williams	_____

  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve Organization for the Needs of the Elderly generation's, (ONEgeneration) a California non-profit Corporation, Proposition K grant-funded project for the refurbishment of existing restroom facilities and enhancement to existing child playground facilities, as further described in the Summary of this Report;
2. Approve a proposed Amendment No. 2 to Lease Agreement No. C-109009, with ONEgeneration substantially in the form in the Board Office, which changes the term of the Lease Agreement from twenty (20) to thirty (30) years for the continued operation and maintenance of the Mark Taper Intergenerational Center, subject to the approval of the Mayor, City Council and the City Attorney as to form;
3. Direct the Board Secretary to transmit forthwith Amendment No. 2 to the Mayor in accordance with Executive Directive No. 3, for review and recommendation, and concurrently to the City Attorney for review as to form; and,
4. Upon receipt of the necessary approvals, authorize the Board President and Secretary to execute, Amendment No. 2 to Lease Agreement No. C-109009.

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### SUMMARY:

Since 1991, the Organization for the Needs of the Elderly (ONE) has been providing a variety of senior citizen services at the Mark Taper Intergenerational Center (Center) located within the Sepulveda Basin Recreational Area at 17400 Victory Boulevard in Van Nuys. Over the years, it has expanded its operations and with additional services and programs for seniors and child care.

ONEgeneration had been previously authorized by the Department of Recreation and Parks (Department) to occupy and use the Center through prior leases. The most recent lease was approved by the Board on August 11, 2004, through Board Report No. 04-231. This lease agreement carried an initial term of ten (10) years with an option to extend the lease for another ten (10) years. The agreement was executed in October 2005.

On May 4, 2011, the Board approved Board Report No. 11-122, which authorized ONEgeneration's request to exercise its option to renew the term of the lease for another ten (10) years and a one-time reimbursement of \$4,800 to ONEgeneration for monthly utility charges associated with the Department's adjacent Pedlow Skate Park. ONEgeneration had been awarded a \$96,000 Proposition K Grant to be used to replace twelve (12) heating, ventilation and air conditioning (HVAC) units at the Center. The Proposition K Grant required ONEgeneration to demonstrate site control for a minimum of five (5) years to receive the grant. Since, the lease agreement at the time had less than five (5) years remaining, ONEgeneration requested approval to exercise their ten (10) year option. The one-time \$4,800 reimbursement pertained to the fact that the Department's adjacent Pedlow Skate Parks' sub-meter was tied to ONEgeneration's master meter. It was discovered that this condition existed for a period of approximately two and a half (2.5) years amounting to approximately \$4,800.

On May 16, 2012, the Board approved Board Report No. 12-159, which approved ONEgeneration's proposal to expand its child care services at the Center. Due to State of California budget cuts and reduced private donations, ONEgeneration was forced to look for new or expanded sources of revenue and identified the expansion of their existing child care program as an additional revenue source. The approved expansion involved the installation of two (2) above grade modular buildings on the existing child care paved parking area. Each building measures about sixty-five feet by twenty-four feet (65'x 24') and has full electrical, water and sewer hookups.

Recently, ONEgeneration notified the Department that they had qualified for another Proposition K Grant in the amount of \$125,918. This grant is for the renovation of three existing bathrooms in the child care building and the replacement of the artificial turf and fall zone padding in the preschool playground. As in its previous Proposition K Grant, ONEgeneration is required to demonstrate site control, this time, for a period of ten (10) years from the Certificate of Completion of the proposed project. Currently, ONEgeneration's lease agreement with City is

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scheduled to expire in 2025. It is anticipated that the Proposition K Grant approval process, and the construction work and issuance of the Certificate of Completion may be completed in 2016, at which point ONEgeneration would not have sufficient time left in its lease term to satisfy the site control requirement of ten (10) years. Therefore, ONEgeneration has requested a further extension of ten (10) years. Although the requested additional term exceeds what is needed by the Proposition K Grant, Department staff is of the opinion that ONEgeneration's long history of providing excellent services to community warrants such an extension.

The Board is being asked to consider approving the proposed restroom refurbishment and playground enhancement project as the grant is for the renovation of three (3) existing bathrooms in the child care building and the replacement of the artificial turf and fall zone padding in the preschool playground and approve Amendment No. 2 extending the term of the lease agreement with ONEgeneration by another ten (10) years for a total of thirty (30) years, resulting in a new expiration date of October 25, 2035.

Staff has determined that the proposed bathroom renovation and play surface enhancement project consists of replacements to existing structures and facilities, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (1, 14) and Class 11 (7) of the City CEQA Guidelines.

It should be noted that the land the Center is constructed on is within the property owned by and leased from the United States Army Corps of Engineers (USACE). ONEgeneration has received USACE approval for their proposed project. Staff from the Department's Operations West Office and the office of Council District 12 concur with the recommendations of this Report.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund associated with this action as all costs for the proposed improvement project will be paid for through the Proposition K Grant.

This report was prepared by Gregory Clark, Management Analyst II, Planning, Construction, and Maintenance Branch