BOARD REPORT

BOARD OF RECREATION AND PARK COMMISSIONERS

DATE March 15, 2017

NO. 17-068

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN RECREATION AREA - MARK TAPER INTERGENERATIONAL CENTER - PROPOSED CHILDCARE FACILITY EXPANSION PROJECT; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 3(17) (PROJECTS INVOLVING LESS THAN 15,000 SQUARE FEET OF INSTITUTIONAL FLOOR SPACE NOT ON A HILLSIDE, OR IN A MAPPED AREA OF SEVERE GEOLOGICAL HAZARD, OR IN A PALEONTOLOGICAL, HISTORICAL, ARCHAEOLOGICAL OR SEISMIC STUDY AREA) AND CLASS 14 (MINOR ADDITIONS TO EXISTING SCHOOLS) OF CITY CEQA GUIDELINES

AP Diaz V. Israel N. Williams
* R. Barajas
H. Fujita

Approved Disapproved Withdrawn

RECOMMENDATIONS

1. Approve ONEgeneration (ONE), proposed Childcare Facility Expansion Project (Project), on a portion of the Sepulveda Basin Recreation Area, currently under lease from the United States Army Corps of Engineers (USACE) and sub-leased to ONE's in accordance with Article 9 of the Lease Agreement;

2. Find that granting approval of the proposed Project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(17) (projects involving less than 15,000 square feet of institutional floor space not on a hillside, or in a mapped area of severe geological hazard, or in a paleontological, historical, archaeological or seismic study area) and Class 14 (minor additions to existing schools) of City CEQA guidelines;

3. Direct Department of Recreation and Parks' (RAP) staff to prepare and file a Notice of Exemption (NOE) within five (5) working days of approval; and,

4. Authorize the RAP's Chief Accounting Employee to issue a check to the Los Angeles, County Clerk in the amount of Seventy-Five Dollars ($75.00) for the fee to file the NOE.
SUMMARY

On August 11, 2004, the Board of Recreation and Park Commissioners (Board), through Report No. 04-231, approved a ten (10) year lease agreement with ONE a California 501 (c) (3) non-profit corporation, authorizing ONE’s continued occupancy and use of the Mark Taper Intergenerational Center (Center), located within the Sepulveda Basin Recreation Area at 17400 Victory Boulevard in Van Nuys. ONE has occupied the Center since 1991, successfully serving the San Fernando Valley senior and youth population through its many senior and young children based recreational programs and services. Over the years, ONE has expanded its operations with additional services and programs to better serve the needs of seniors and young children in the community. ONE currently provides a place for seniors and young children, and their families, to enhance their quality of life by congregating and socializing at the Center through various classes, services, and recreational programs. ONE provides a variety of comprehensive services for seniors, adults, and young children, such as, but not limited to, childcare, adult daycare, health services, senior advocacy, support groups, volunteer opportunities, legal assistance, counseling, hot lunches, and other programs specifically designed to “empower” seniors, parents, and families.

On May 4, 2011, the Board, through Report No. 11-122, approved a First Amendment to the Lease Agreement, extending the term of the Lease through 2025.

On May 16, 2012, the Board, through Report No. 12-159, approved ONE’s Child Care Center Expansion project to install two (2) above ground modular structures that are used as classrooms at the Center.

On December 10, 2014, the Board, through Report No. 14-310, approved a Second Amendment to the Lease Agreement, extending the term of the Lease through 2035.

Due to the growth in the number of families in the community, in correlation with the increase in the demand for quality childcare and pre-school programs, and in order to continue to accommodate the children enrolled in its childcare program at the Center, ONE has submitted a proposal to expand its program. ONE’s proposal of the Project to install one (1) pre-fabricated above ground modular structure for use as a classroom within the area ONE leases at the Center, which will be used in conjunction with the two existing above ground modular classroom structures. ONE anticipates the need to accommodate and make available twenty (20) to twenty-four (24) spaces for children in order for them to transition to their next age class in the upcoming July 2017 term. Without the addition of this classroom space, ONE would be forced to displace the currently enrolled twenty (20) to twenty-four (24) children from its program. This Project is vital to ONE in continuing to meet one of its service objectives at the Center, to provide for the needs of the growing community it serves with a high quality childcare program.
The proposed Project involves the installation of one (1) above ground modular structure on the existing childcare paved parking area. The structure measures about sixty-five feet by twenty-four feet (65'x24') and will have full electrical, water, and sewer hookups. All utilities will be paid by ONE. At the end of the Lease term, ONE will remove the temporary structure and restore the property to its original condition.

In accordance with Article 9, Alterations and Improvements, of the lease agreement between City and ONE, any proposed improvements are subject to approval of the Board. The design plans have been reviewed by RAP's staff and has been found to be acceptable. It should be noted that ONE is required to obtain approval from the City's Department of Building and Safety (LADBS) before moving forward with the proposed Project.

USACE, who owns the property that the Center is located on, has granted its approval to proceed with the Project. RAP's staff recommends that the Board approve the proposed Project.

TREES AND SHADE

This Project will not add or affect any trees or shade canopy.

ENVIRONMENTAL IMPACT STATEMENT

Approval of the proposed Project would allow the installation of less than 15,000 square feet of institutional floor space not on a hillside, or in a mapped area of severe geological hazard, or in a paleontological, historical, archaeological or seismic study area. Furthermore, it would consist of a minor addition to an existing school that does not increase original student capacity by more than 25%. Therefore, RAP's staff recommends that the Board determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(17) and Class 14 of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk.

FISCAL IMPACT STATEMENT

There will be no fiscal impact to RAP's General Fund associated with the proposed Project, as all costs and expenses associated with the Project and its future operation will be the responsibility of ONE, with no financial obligation imposed on RAP.

This Report was prepared by Ian Kim, Management Analyst II, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

1) Aerial Photograph of the Mark Taper Intergenerational Center
2) Project Plans
Attachment 1

Mark Taper Intergenerational Center
17400 Victory Boulevard
Van Nuys CA 91406

Aerial View
Addition Of Pre-Fabricated Modular Classroom
One generation
Van Nuys, California

General Notes & Conditions

1. Contractor shall carefully review these plans, visit the Project site, inspect existing conditions, determine access and staging areas. Prepare a fixed price Contract for owner's representative approval, including all labor, materials, equipment, tools, permits, fees, etc. to execute a complete, finished and habitable Project site.

2. General Scope of Project shall consist of but not limited to: obtaining all permits; inspecting site, verifying dimensions & existing conditions; preparation of immediate area for construction; furnishing & installation of modular classroom; setting modular unit including decking, stairs, ramps, skirts, etc. all on structurally calculated supports (including securing City permits), providing required utilities to the classroom, removal, modification and/or demolition of existing fencing, paving, landscaping, etc. to facilitate a completed Project. Notwithstanding this informational scope, Contractor's work shall also include a written detailed Contract prepared for and accepted by Owner in writing.

3. All work shall be performed in full compliance with the California Building Code and City of Los Angeles regulations.

4. Prepare weekly task based schedule for execution and completion of the Project.

5. Perform work in accordance with latest edition of General Conditions as defined in the American Institute of Architects, Form A201, by reference.

6. Verify all related dimensions and existing conditions to facilitate construction of new improvements.

7. Provide evidence of current Worker’s Compensation and General Liability insurance.

8. Furnish, install and make operable complete, sewer, water, power, lighting, exist, smoke detection illumination systems. Prepare and submit design-build proposals of such for owner's representative approval. Secure permits for such scope of work.

9. At completion, remove all construction tools, equipment, temporary facilities, refuse, etc. from Project site. Clean and prepare Project area for occupancy.

10. Arrange for City inspection at appropriate intervals. Secure notice of completion and certificate of occupancy permit.

11. The finished scope of work shall be all inclusive except as noted here facilitating an operable Childcare Classroom, similar to two adjacent previously installed modular units constructed several years prior.

Drawing Index

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A-1 Walden Structures Modular Floor Plan - Reference Only

Project Address
17400 Victory Boulevard
Van Nuys, California 91406

Revisions

Drawing Title

General Notes & Specifications

Note: The images, drawings, specifications and all related documents, including drawings and design data, prepared in the performance of this contract, are the property of the Owner and are furnished for the use of the Contractor, and shall not be reproduced or used for any other purpose or retained in any form without the written consent of the Owner and additional written authorization from the Owner.
LEGAL DESCRIPTION & LEASE LINES

LEGAL
PORTION OF RANCHO ENCINO, PER DEED RECORDED IN BOOK 4232, PAGES 124 & 125, IN THE CITY OF LOS ANGELES.

LEASING LINES
ALL THAT PORTION OF THE RANCHO ENCINO AS PER DEED MAP RECORDED IN BOOK 4232, PAGES 124 & 125 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF VICTORY BOULEVARD, 125 FT. WIDE, WITH THE WESTERLY LINE OF THAT PORTION OF LOUISE AVENUE, 60 FT. WIDE, EXTENDING ALONG SAID SOUTHERLY LINE 1,300 FT. TO THE POINT OF BEGINNING; THENCE SOUTHERNLY 600 FT. AT RIGHT ANGLES TO SAID SOUTHERLY LINE TO A POINT IN A LINE PARALLEL TO THE SOUTHERLY LINE OF VICTORY BOULEVARD; THENCE EASTERLY ALONG SAID PARALLEL LINE TO A POINT IN A LINE PARALLEL WITH AND DISTANT 300 FT. WESTERLY, MEASURED ALONG SAID SOUTHERLY LINE OF VICTORY BOULEVARD, FROM SAID WESTERLY LINE OF LOUISE AVENUE; THENCE NORTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO SAID SOUTHERNLY LINE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 1,000 FT. TO THE POINT OF BEGINNING.

PROJECT ADDRESS
17400 VICTORY BOULEVARD • VAN NUYS, CA 91406

GREEN BUILDING CODE COMPLIANCE

• CONSTRUCTION WASTE SHALL BE REDUCED BY 30% AND HANDLED BY CITY LOS ANGELES CERTIFIED HAULER.

• ARCHITECTURAL PAINTS, COATINGS, ADHESIVES, CAULKINGS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUNDS (VOC) LIMITS LISTED IN 5.504.4.1 – 5.504.4.3.

• VOC CONTENT VERIFICATION CHECKLIST, FORM GRN2 SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER’S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT JOBSITE AND PROVIDED TO FIELD INSPECTOR’S VERIFICATION.

• NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBREBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF BUILDING SHALL MEET WITH FORMALDEHYDE LIMITS LISTED 5.504.4.5.

• FORMALDEHYDE EMISSIONS VERIFICATIONS CHECKLIST, FORM GRN3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER’S SPECIFICATIONS SHOWING FORMALDEHYDE FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT JOBSITE AND PROVIDED TO FIELD INSPECTOR’S VERIFICATION.
BUILDING CODE COMPLIANCE

ORIGINALLY DEVELOPED AND OPERATED BY LOS ANGELES DEPARTMENT OF PARKS & RECREATION, ONEGENERATION NOW LEASES THE ENTIRE PROPERTY, ITS PREVIOUSLY CONSTRUCTED BUILDINGS A, B & C ALONG WITH ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, PARKING, SITE DRAINAGE.

THE SUBJECT PROJECT IS LIMITED TO MOVING ONE SEPARATE PREFABRICATED "TRAILER-LIKE" STRUCTURE, SET ON STRUCTURAL SUPPORTING "PADS" DIRECTLY ONTO EXISTING ASPHALT PAVING SURFACE. NO EXCAVATION FOR STANDARD BUILDING FOUNDATION WOULD BE REQUIRED TO SUPPORT THIS STRUCTURE. EXISTING CONCRETE PAVING SURFACE WOULD NOT BE DISTURBED OR ALTERED. PROPOSED STRUCTURE WOULD BE ELEVATED APPROXIMATELY 30" ABOVE PAVEMENT SURFACE, THUS MAINTAINING EXISTING FLOW OF WATER RUNOFF UNDERNEATH AND AWAY FROM BUILDING. AS SUCH, THERE WOULD BE NO NEED FOR NEW STORM WATER POLLUTION CONTROL (SWPPP). REFER TO PLANS FOR EXISTING, PREVIOUSLY APPROVED SITE DRAINAGE (TO REMAIN UNALTERED).

INSTALLATION OF NEW STRUCTURE WITH RELATED COMPONENTS ARE PREFABRICATED, THIS ELIMINATING ON-SITE CONSTRUCTION WASTE AND HAULING. EXTERIOR DECKING, STAIRS, HANDRAILS AND RAMPS SHALL BE OF PREFABRICATED WOOD-POLYMER PRODUCTS (AND INSTALLED BY RELOCATABLE STRUCTURES' CONTRACTOR ON A DESIGN/BUILD BASIS). STRUCTURAL INSTALLATION WOULD NOT REQUIRE ANY LAND CLEARING, EXCAVATION OF SOILS OR VEGETATION, ALLEVIATING NEED FOR RECYCLING. ACCORDINGLY, VOC AND FORMALDEHYDE LIMITS AS REQUIRED BY FORM GRNS OR GRN03 WOULD NOT APPLY IN SUCH INSTANCE.

LAND USE ANALYSIS

- Site Area 13.77 acre
- Existing Structures
  - Building A 5,773 sf
  - Building B 11,527 sf
  - Building C 1,232 sf
  - Building D 1,452 sf
  - Building E 1,552 sf
- Total Existing 21,226 sf
- Proposed New Relocatable Structure 1,452 sf
- Total Building Area 22,688 sf

PARKING ANALYSIS

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EXISTING CONSTRUCTION TYPE

E (6 - 6 Yr. Old), Type V N

ONEgeneration

ADDITIVE

ATTACHMENT 2
ATTACHMENT 2

PROJECT

Addition of Pre-Fabricated Modular Classroom

ONEgeneration

17400 Victory Boulevard
Van Nuys, California 91406

Revisions

Drawing Title

FLOOR PLAN

Drawing Number

5

Date: 9-22-10

KUDRAVEARCHITECTS
P. O. Box BB
Pasedena, CA 91102
213-955-0005

Project

Addition of Pre-Fabricated Modular Classroom

ONEgeneration

17400 Victory Boulevard
Van Nuys, California 91406

Revisions

Drawing Title

FLOOR PLAN

Drawing Number

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Date: 9-22-10