

**APPROVED**  
3 - 1 5 - 2 0 1 7

BOARD REPORT

BOARD OF RECREATION  
AND PARK COMMISSIONERS

NO. 17-068

DATE March 15, 2017

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 \_\_\_\_\_  
\*R. Barajas *mf* N. Williams \_\_\_\_\_  
H. Fujita \_\_\_\_\_

*[Signature]*  
General Manager

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Withdrawn \_\_\_\_\_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.

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### 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.

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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 has 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







KUDRAVEARCHITECTS

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

**Project**

Addition of Pre-Fabricated  
Modular Classroom

**ONEgeneration**

17400 Victory Boulevard  
Van Nuys, California 91406

**Revisions**

Revision Number	Description

**Drawing Title**

**LEGAL DESCRIPTION  
GREEN BUILDING CODE  
COMPLIANCE**

Design concepts, details, drawings, specifications and all related documents, including those in electronic form, prepared by the Architect are Instruments of Service for use solely with respect to this Project under Contract. Contractor/Architect shall be deemed the author and sole owner of such Instruments of Service, retaining all common law, statutory and other reserved rights, including copyrights. Architect grants to the Owner a non-exclusive license to reproduce the Architect's Instruments of Service solely for purposes of commencing improvements of the Project. These design concepts, details, drawings, specifications and other related documents cannot be used on other Projects or copied in any form without the expressed written permission of the Architect, and additional compensation for such by Owner to the Architect.

**Drawing Number**

**2**

Date: 9.22.16

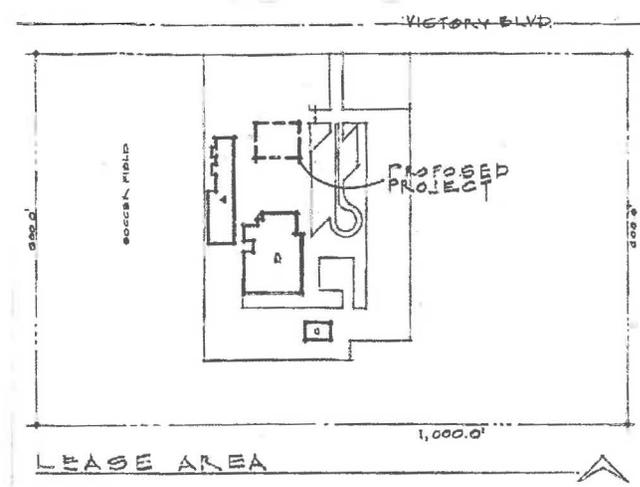
**LEGAL DESCRIPTION & LEASE LINES**

**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 EL ENCINO AS PER DEED MAP RECORDED IN BOOK 4232, PAGES 124 AND 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 SOUTHERNLY 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 50% AND HANDLED BY CITY LOS ANGELES CERTIFIED HAULER.
- ARCHITECTURAL PAINTS, COATINGS, ADHESIVES, CAULKINGS AND SEALANTS SHALL COMPLY WITH THE VOLITILE 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 PRE-FABRICATED, THUS ELIMINATING ON-SITE CONSTRUCTION WASTE AND HAULING. EXTERIOR DECKING, STAIRS, HANDRAILS AND RAMPS SHALL BE OF PREFABRICATED WOOD-POLYMER PRODUCTS (AND INSTALLED BY RELOCATEABLE 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 GRN11 WOULD NOT APPLY IN SUCH INSTANCE.

**LAND USE ANALYSIS**

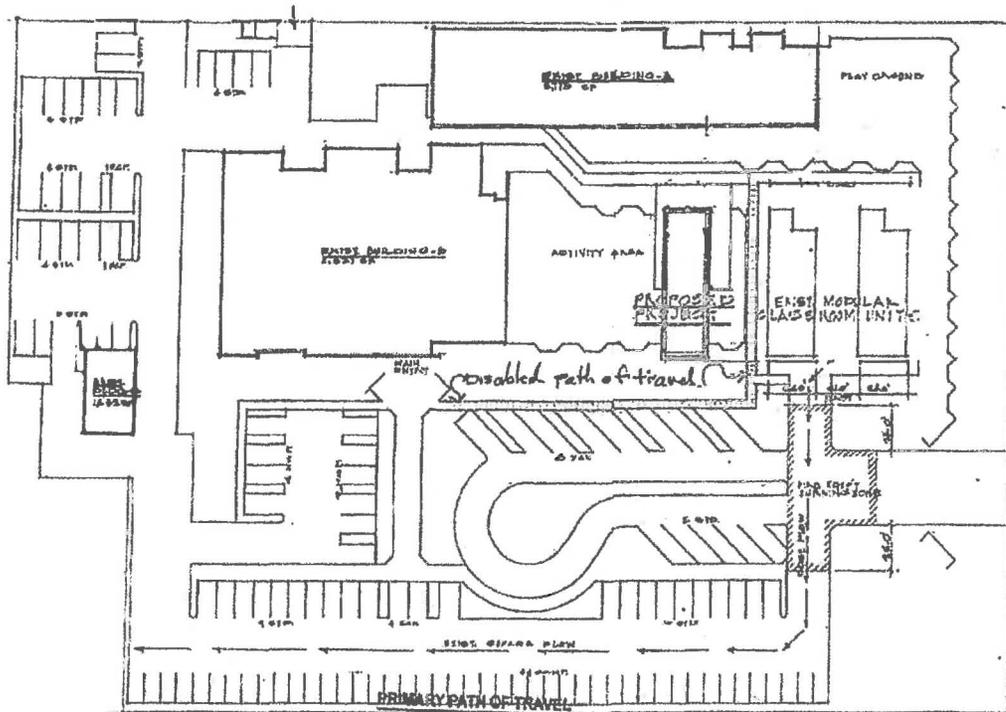
• Site Area	13.77 acres
• Existing Structures	
Building A	5,773 sf
Building B	11,327 sf
Building C	1,232 sf
Building D	1,452 sf
Building E	1,452 sf
Total Existing	21,236 sf
• Proposed New Relocatable Structure	1,452 sf
Total Building Area	22,688 sf

**PARKING ANALYSIS**

	Standard	Compact	Disabled	Subtotal
Existing Req	54	34	5	93 spaces
Existing Prov.	55	53	26	134
	Excess Provided			41
New Required Structure F				3
(1 space/500 s.f.)				
	Excess Spaces Provided On Site			38 spaces
	Additional Required			None

**OCCUPANCY & CONSTRUCTION TYPE**

E (4 - 6 Yr. Old), Type V N



I certify that "the primary path of travel to the area of alteration from the public way and accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp where the maximum slope of a ramped accessible surface. I understand that if the primary path of travel is found to be as indicated, significant delays may result."

Signature: *[Signature]* Position: Architect

**SITE PLAN**

**KUDRAVEARCHIT**

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

Project

Addition of Pre-Fab  
Modular Classroom

**ONEgeneration**

17400 Victory Boulevard  
Van Nuys, California 91411

Drawing Title

**SITE & CODE COMPLIANCE**

Design, construction, and installation of this project shall be in accordance with the applicable codes, laws, and regulations of the City of Pasadena, California. The City of Pasadena is not responsible for the accuracy of the information provided on this drawing. The user of this drawing shall be responsible for verifying the accuracy of the information provided on this drawing. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing shall be responsible for obtaining all necessary insurance and bonding. The user of this drawing shall be responsible for obtaining all necessary professional liability insurance. The user of this drawing shall be responsible for obtaining all necessary professional liability insurance. The user of this drawing shall be responsible for obtaining all necessary professional liability insurance.

Drawing Number

3

Date: 9-22-16



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Revisions

Drawing Title

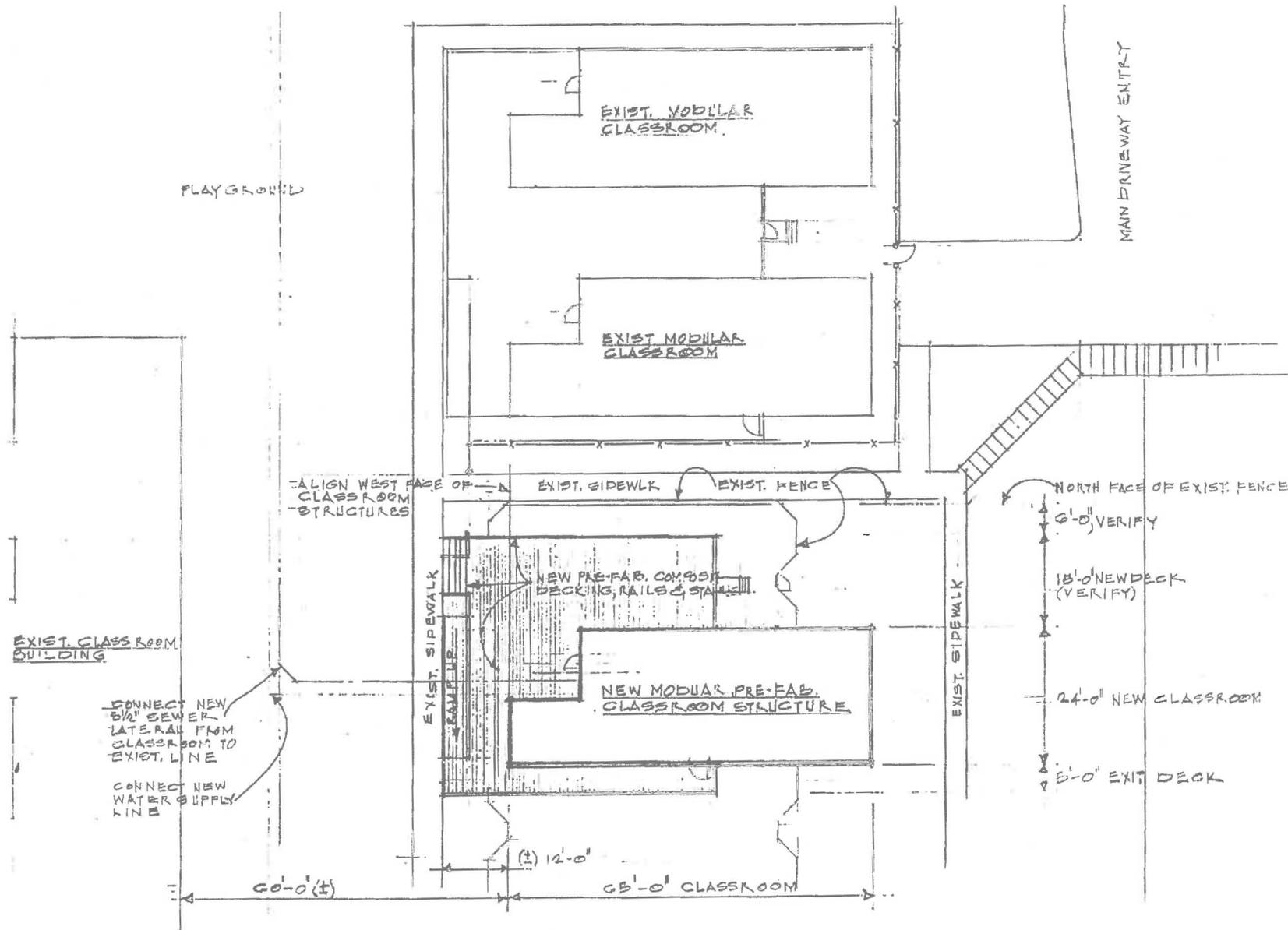
PROJECT SITE PLAN

Design concepts, details, drawings, specifications and all related documents, including those to electronic files, prepared by the Architect are Instruments of Service for use solely with respect to this Project under Contract. KudraveArchitects shall be deemed the author and sole owner of such Instruments of Service, retaining all common law, statutory and other intellectual rights, including copyrights. Architect grants to the Owner a non-exclusive license to reproduce the Architect's Instruments of Service solely for purposes of constructing improvements of the Project. These design concepts, details, drawings, specifications and other related documents cannot be used on other Projects or equal to any other without the expressed written permission of the Architect and without compensation to be made by Owner to the Architect.

Drawing Number

4

Date: 9.22.16



SITE PLAN  
SCALE 1/8" = 1'-0"





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Revisions

Drawing Title

FLOOR PLAN

Drawing Number

5

Date: 9.22.16

