

**APPROVED**

REPORT OF GENERAL MANAGER

NO. 12-159

DATE May 16, 2012

**MAY 16 2012**

C.D. 6

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN RECREATION AREA - MARK TAPER  
INTERGENERATIONAL CENTER - CHILD CARE CENTER EXPANSION

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
\*M. Shull *[Signature]*  
N. Williams \_\_\_\_\_

*[Signature]*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board, in accordance with Article 9 of the lease agreement with ONEgeneration (ONE) and subject to the final approval of the United States Army Corps of Engineers (USACE), approve the proposed Child Care Center Expansion by ONE, on a portion of the Sepulveda Basin Recreation Area currently under lease from the USACE and sub-leased to ONE.

SUMMARY:

On August 11, 2004, the Board of Recreation and Park Commissioners (Board), through Board Report No. 04-231, approved a ten (10) year lease agreement with ONEgeneration, a California non-profit organization (ONE), authorizing their continued occupancy and use of the Mark Taper Intergenerational Center (Center), located within the Sepulveda Basin Recreation Center located 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 child based recreational programs and services. Over the years, ONE has expanded its operations with additional services and programs to better serve the needs of the 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.

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Due to budget cuts by the State of California and reduced private contributions, ONE has been forced to look for new or expanded sources of revenue. With this objective in mind, ONE has identified an expansion of the existing childcare program as an additional revenue source. This expansion is seen as vital to the long-term sustainability of ONE.

The proposed childcare expansion project involves the installation of two (2) above grade modular buildings on the existing child care paved parking area. Each building measures about 65'x24' and will have full electrical, water, and sewer hookups (Exhibit A1-A2). The utilities will be paid for by ONE. At the end of the lease, ONE will remove the temporary structures and restore the City's property to its original condition.

In accordance with Article 9, Alterations and Improvements, of the lease agreement between the City and ONE, any proposed improvement is subject to the approval of the Board. Construction plans have been reviewed by Department staff and have been found to be acceptable. Staff recommends that the Board approve the proposed project.

It should be noted that ONE is required to obtain approval from Building and Safety and the Planning Department. Also, since the Center is located on United States Army Corps of Engineers (USACE) property, final approval from USACE will also be needed before the project can proceed.

Staff has determined that the proposed childcare expansion will consist of the placement of minor structures accessory to institutional facilities, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11 (7) of the City CEQA Guidelines.

### FISCAL IMPACT:

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

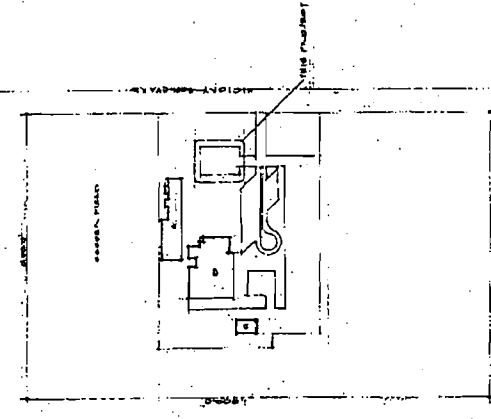
This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction and Maintenance Division.

**LEGAL DESCRIPTION & LEASE LINES**

THESE LEASE LINES HAVE BEEN PREPARED BY THE ARCHITECT AND ARE SUBJECT TO THE REVISIONS AND CORRECTIONS OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THESE LEASE LINES AND DOES NOT EXTEND TO THE ACCURACY OF THE SURVEY DATA OR THE LEGAL DESCRIPTION. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THESE LEASE LINES AND DOES NOT EXTEND TO THE ACCURACY OF THE SURVEY DATA OR THE LEGAL DESCRIPTION. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THESE LEASE LINES AND DOES NOT EXTEND TO THE ACCURACY OF THE SURVEY DATA OR THE LEGAL DESCRIPTION.

**BUILDING CODES PLAN CHECK REVIEW**

THE ARCHITECT HAS REVIEWED THE BUILDING CODES PLAN CHECK REVIEW AND HAS FOUND IT TO BE IN COMPLIANCE WITH THE BUILDING CODES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THESE LEASE LINES AND DOES NOT EXTEND TO THE ACCURACY OF THE SURVEY DATA OR THE LEGAL DESCRIPTION. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THESE LEASE LINES AND DOES NOT EXTEND TO THE ACCURACY OF THE SURVEY DATA OR THE LEGAL DESCRIPTION.



**LEASE LINES**

**PROJECT SCOPE ANALYSIS**

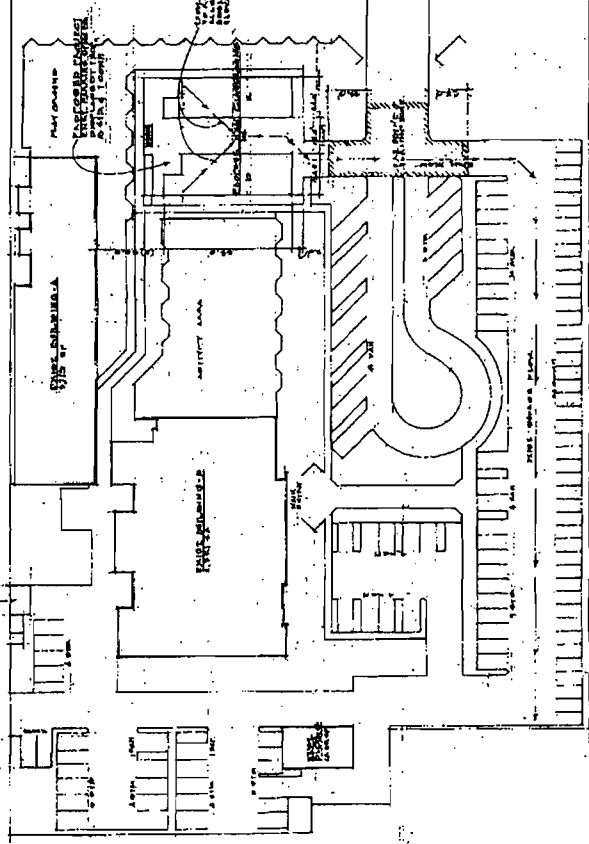
Item	Quantity	Unit Price	Total
Excavation	100	1.00	100.00
Foundation	200	2.00	400.00
Structural Steel	500	5.00	2500.00
Concrete	1000	1.00	1000.00
Roofing	100	1.00	100.00
Interior Finishes	1000	1.00	1000.00
MEP	100	1.00	100.00
Site Work	100	1.00	100.00
<b>Total</b>			<b>5300.00</b>

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**SCOPE OF WORK, GENERAL NOTES & REQUIREMENTS**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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**SITE PLAN**



**KUDRASKY ARCHITECTS**  
 Architects, Planners, Interior Designers  
 17400 Victory Boulevard  
 Van Nuys, California 91410  
 Phone: (818) 708-1111  
 Fax: (818) 708-1112  
 E-mail: info@kudrasky.com

**Project:**  
**New Retailable Classrooms**  
**ONE EXHIBITION**  
**17400 Victory Boulevard**  
**Van Nuys, California 91406**

**Architect:** Kudrasky Architects  
**Scale:** 1/8" = 1'-0"

**Sheet Title:**  
**SCOPE OF WORK, GENERAL NOTES, LEGAL DESCRIPTION, SITE PLAN**

**Sheet Number:**  
**A-1**

