

APPROVED

AUG 19 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-148

DATE August 19, 2021

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ARROYO SECO PARK – AMERICANS WITH DISABILITIES ACT (ADA) PEDESTRIAN ACCESS RAMP FOR TINY HOMES PROJECT – APPROVAL OF FINAL PLANS – PREVIOUS CONSIDERATION BY CITY COUNCIL (FILE 18-0628, 20-0841, 20-0941) FOR STATUTORY EXEMPTION FROM THE PROVISION OF CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080(b)(4) [SPECIFIC ACTION NECESSARY TO PREVENT OR MITIGATE AN EMERGENCY] AS ALSO REFLECTED IN CEQA GUIDELINE SECTION 15269(c); PUBLIC RESOURCES CODE SECTION 21080.27 (AB 1197) APPLICABLE TO CITY OF LOS ANGELES EMERGENCY HOMELESS SHELTERS; AND GOVERNOR’S ORDER N-32-20 [PROJECTS USING HOMELESS HOUSING, ASSISTANCE AND PREVENTION PROGRAM FUNDS]

AP Diaz	_____	for	M. Rudnick	_____
H. Fujita	_____		* C. Santo Domingo	DF
J. Kim	_____		N. Williams	_____


General Manager

Approved X Disapproved _____ Withdrawn _____
With Amendment & Correction

RECOMMENDATIONS

1. Approve the final plans and specifications, substantially in the form on file with the Board of Recreation and Park Commissioners (Board) Office and as attached to this Report (Attachment No. 1), for the Arroyo Seco Park – ADA Pedestrian Access Ramp for Tiny Homes Project (Project);
2. Determine that the proposed Project is a functional part to the Arroyo Seco Park - Proposed CD14 Tiny Homes Village Project (Tiny Homes Project) approved by the Board on April 15, 2021 (Report No. 21-065); and,
3. **The Project shall comply with the City’s Protected Tree and Shrub Relocation Ordinance; and**
4. Authorize Department of Recreation and Parks (RAP) Staff to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

Arroyo Seco Park (Park) is located at 5568 Via Marisol in the Arroyo Seco community of the City. This 85.97-acre park provides tennis courts, playgrounds, baseball diamonds, a dog park and picnic areas for the surrounding community. The portion of the Park proposed for this Project is located on Arroyo Seco Parkway between Avenue 60 and Avenue 64, immediately adjacent to the north side of the 110 Freeway

On April 15th of 2021, the Board approved the Tiny Homes Project for the construction of and use as a temporary homeless shelter facility at the Park for a period not to exceed three (3) years of operation. Upon the completion of construction, the site will have one hundred fifteen 8'x8' Pallet Shelters, 109 with double beds and 6 with single beds to comply with ADA requirements, three 7'x28' Hygiene Mobile Units, five 8'x14' administrative palette offices, one 8'x20' laundry station with external sink; two 8'x8' Pallet Shelters for security stations and one 8'x14' Pallet unit for food storage and refrigeration. The site will also accommodate seating, an eating area with picnic tables, fencing, umbrellas for shade and drinking fountains. Overall, the site will provide shelter and services for up to 224 homeless individuals.

Currently, access to the homeless shelter is provided by a vehicular way from Arroyo Seco Parkway to the facility with no pedestrian access. The existing asphalt ramp, from South Avenue 60 to the site, is not ADA compliant since its slope exceeds 8.33 percent. In addition, its surface is also cracked and uneven which poses safety concerns and potential tripping hazard for users. A new ADA compliant pedestrian ramp will provide additional access from South Avenue 60, a main corridor, to the shelter site and the adjacent park. Work for the new ramp will require clearing and grubbing, removal of 8 existing trees, soil import, grading, compaction, concrete work, new handrails, and landscaping including the planting of new trees.

VCA Engineers Inc prepared the plans and specifications under the direction of the Department of Public Works, Bureau of Engineering (BOE) Architectural Division. RAP staff reviewed the plans and concurred with the proposed development.

The construction of the proposed Project will be funded entirely through funds from the A Bridge Home Program.

TREES AND SHADE

The proposed Project will result in the removal of 6 existing trees. The proposed trees to be removed are **three (3) California Sycamore, one (1) Red Gum, one (1) Stone Fruit, and one (1) Southern California Black Walnut**. RAP staff from Forestry Division reviewed the proposed tree removals and concurred with the recommendations. BOE staff has worked closely with RAP's Forestry Division for the selection of tree species and their sizes as part of the required tree mitigation. The proposed Project will include the planting of 60 trees throughout Arroyo Seco Park with various tree sizes. Thirty-Five (35) trees will be planted along Avenue 60 and will include five 48" box size Jacaranda; five 48" box size Coast Live Oak; five 36" box size Torrey Pine; five 36" box size Desert Museum Palo Verde, five 36" box size Indian Rosewood, five 36" box size Shumard Oak, and five 36" box size Tipu Tree. These planted trees will provide an

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estimated tree canopy of 6,670 square feet in five (5) years and 15,150 square feet in 10 years.

The remaining 25 trees will be 24" box size with the following quantities and species: 5 Shumard Oak, 5 Indian Rosewood, 5 African Tulip Tree, 5 Maverick Mesquite, and 5 Afghan Pine. RAP Staff will work with BOE to identify locations for planting throughout other areas of Arroyo Seco Park.

Other existing trees near the location of proposed improvements will be protected during the construction period.

ENVIRONMENTAL IMPACT

The proposed Project is functional to the Tiny Homes Project located on the easterly portion of Assessor's Parcel Number (APN) 5492-021-900, Arroyo Seco (Arroyo Drive and Avenue 60) which was previously approved by the Board. On April 6, 2021, the Los Angeles City Council determined this action was exempt from the provisions of CEQA because it is statutorily exempt under PRC Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency as also reflected in CEQA Guideline Section 15269(c); PRC Section 21080.27 (AB 1197) applicable to City of Los Angeles emergency homeless shelters; and, because these projects use "Homeless Housing, Assistance and Prevention Program funds," they are exempt under Governor's order N-32-20. Thus, no further CEQA determination is required at this time.

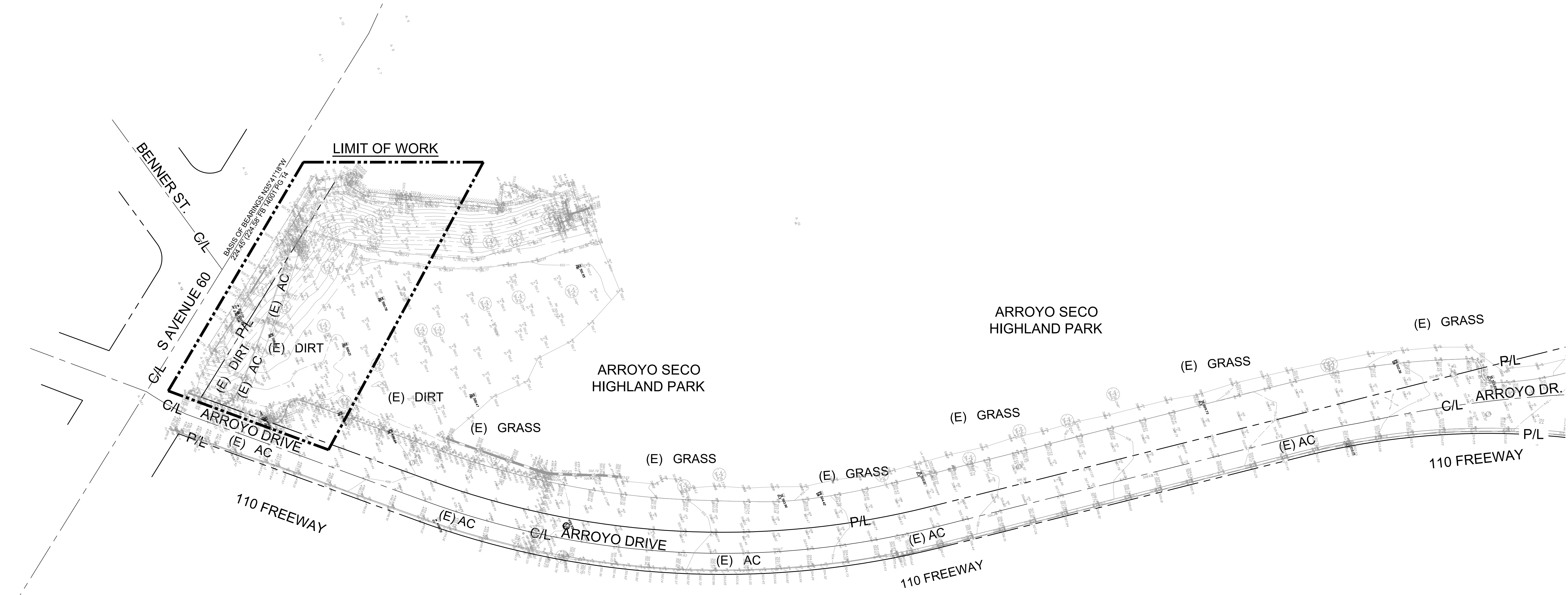
FISCAL IMPACT

This proposed Project will be fully funded through the A Bridge Home Program. There is no fiscal impact to RAP's General Fund as the result of the approval of this Report.

This Report was prepared by Sean Phan, Civil Engineer, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENT(S)

Attachment No. 1 – Final Plans and Specifications for the Project



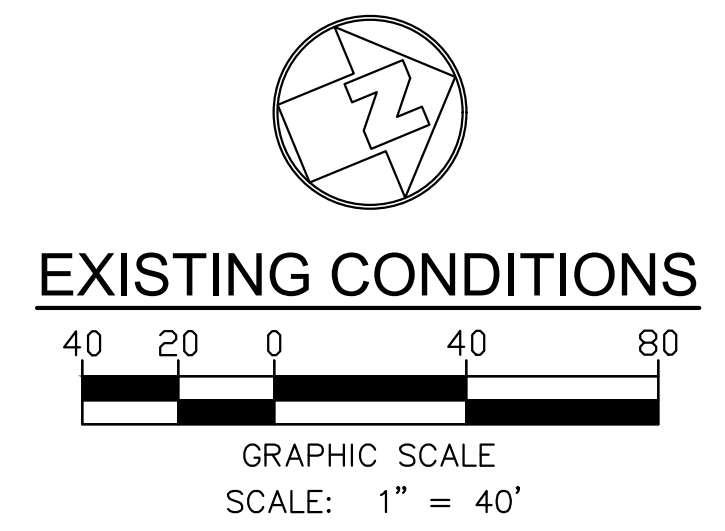
SURVEY NOTES:

SURVEYOR
E.F. HERNANDEZ OF THE CITY OF LOS ANGELES

BASIS OF BEARING
HELD THE NAVIGATE LA/ICM COORDINATES ON CP #1001 AT THE C/L INTERSECTION OF AVENUE 60 AND BENNER ST. FOR POSITION.

HELD THE NAVIGATE LA/ICM COORDINATES ON CP #1000 AT THE FIRST PI ON AVENUE 60 AND N'LY OF BENNER ST. FOR BEARING ONLY.

FOR A BASIS OF BEARINGS OF N 35°41'18" W.



MCA ENGINEERS, INC.
CITY & INDUSTRIAL
1041 S. GARDNER AVE. SUITE #210,
ANAHEIM, CA 92801
TEL: 323.729.6050 FAX: 323.729.6043

FOR REFERENCE ONLY

BUREAU OF ENGINEERING
 DEPARTMENT OF PUBLIC WORKS
 CITY ENGINEER
 CITY OF LOS ANGELES
 GARY LEE MOORE, PE, ENV SP

ENGINEERING
 CITY OF LOS ANGELES

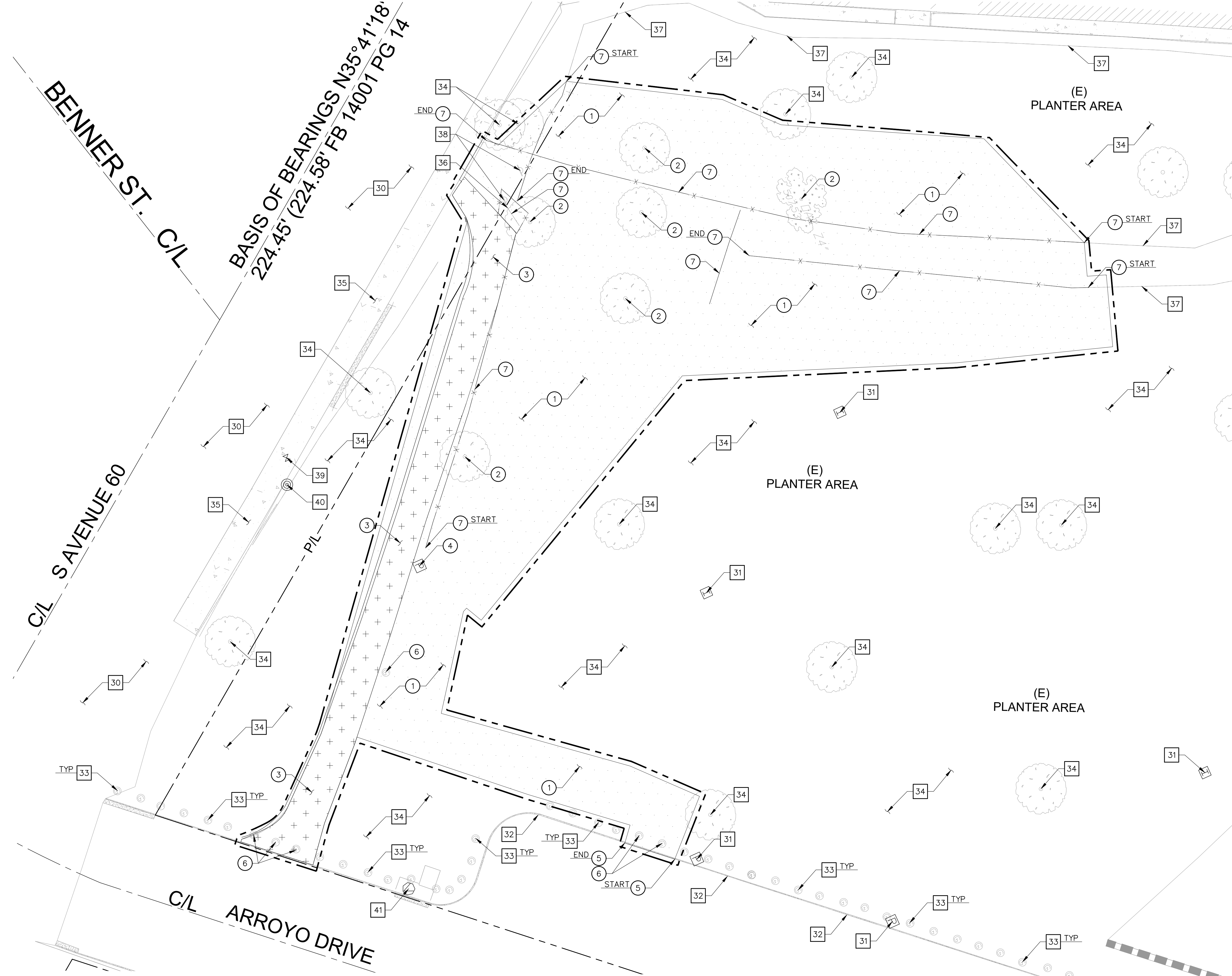
Existing Conditions

COUNCIL DISTRICT:	14	Sheet Number:	C-1.1
DATE:	08/06/21	KM	TD
DRAWN BY:		Scale:	

**CD14 ARROYO SECO
 PALLET SHELTERS**
 ARROYO DRIVE, HIGHLAND PARK 90042

A Bridge Home

SHEET _____ OF _____



- REMOVAL NOTES:**
- 1 CLEAR GRUB AND REMOVE EXISTING TURF/PLANTER/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS.
 - 2 REMOVE EXISTING TREE IN ITS ENTIRETY.
 - 3 REMOVE EXISTING AC PAVEMENT FULL DEPTH.
 - 4 REMOVE AND RELOCATE EXISTING UTILITY PULL BOX, MANHOLE, WATER VALVE, AND CLEANOUTS. ADJUST TO NEW DESIGN GRADES AS REQUIRED.
 - 5 REMOVE EXISTING CONCRETE CURB IN ITS ENTIRETY.
 - 6 REMOVE AND RELOCATE EXISTING GAS LINE SIGN.
 - 7 REMOVE EXISTING CHAIN LINK FENCE IN ITS ENTIRETY.

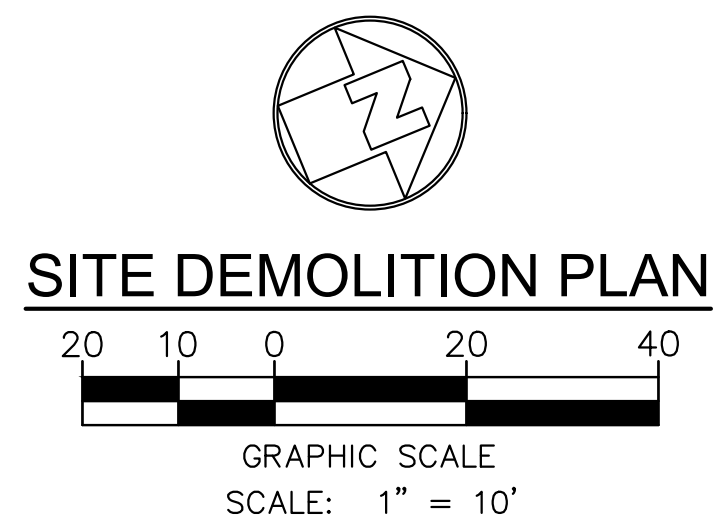
- PROTECT-IN-PLACE NOTES:**
- 30 PROTECT IN PLACE EXISTING AC PAVEMENT IN ITS ENTIRETY.
 - 31 PROTECT IN PLACE EXISTING UTILITY PULL BOX, MANHOLE, WATER VALVE, AND CLEANOUTS. ADJUST TO NEW DESIGN GRADES AS REQUIRED.
 - 32 PROTECT IN PLACE EXISTING CONCRETE CURB IN ITS ENTIRETY.
 - 33 PROTECT IN PLACE EXISTING BOLLARD IN ITS ENTIRETY.
 - 34 PROTECT IN PLACE EXISTING LANDSCAPE, TREES, SHRUBS, SOD, ETC.
 - 35 PROTECT IN PLACE EXISTING CONCRETE PAVEMENT.
 - 36 PROTECT IN PLACE EXISTING BACKFLOW PREVENTER.
 - 37 PROTECT IN PLACE EXISTING FENCE IN ITS ENTIRETY.
 - 38 REMOVE AND RELOCATE EXISTING PARK SIGN. COORDINATE WITH OAR FOR THE NEW LOCATION..
 - 39 PROTECT IN PLACE EXISTING GAS VALVE.
 - 40 PROTECT IN PLACE EXISTING POWER POLE.
 - 41 PROTECT IN PLACE EXISTING STORMDRAIN CATCH BASIN.

- REMOVAL LEGEND:**
- CLEAR GRUB AND REMOVE EXISTING TURF/PLANTER/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS.
 - REMOVE EXISTING AC PAVEMENT FULL DEPTH.
 - LIMIT OF WORK.

SURVEY NOTES:
 SURVEYOR
 E.F. HERNANDEZ OF THE CITY OF LOS ANGELES
 BASIS OF BEARING
 HELD THE NAVIGATE LA/ICM COORDINATES ON CP #1001 AT THE C/L INTERSECTION OF AVENUE 60 AND BENNER ST. FOR POSITION.
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 FOR A BASIS OF BEARINGS OF N 35°41'18" W.

SHEET NOTES:

1. CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES UNLESS NOTE HERE TO REMOVE.
2. CONTRACTOR TO RELOCATE IRRIGATION WATER LINE THAT MAY CONFLICT WITH THE EXCAVATION AND SITE WORK.



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DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER

CITY OF LOS ANGELES

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SHEET TITLE: **Site Demolition Plan**

COUNCIL DISTRICT: 14

DATE: 08/06/21

DRAWN BY: KM

CHECKED BY: TD

Sheet Number: **CD-1.0**

Scale: TD

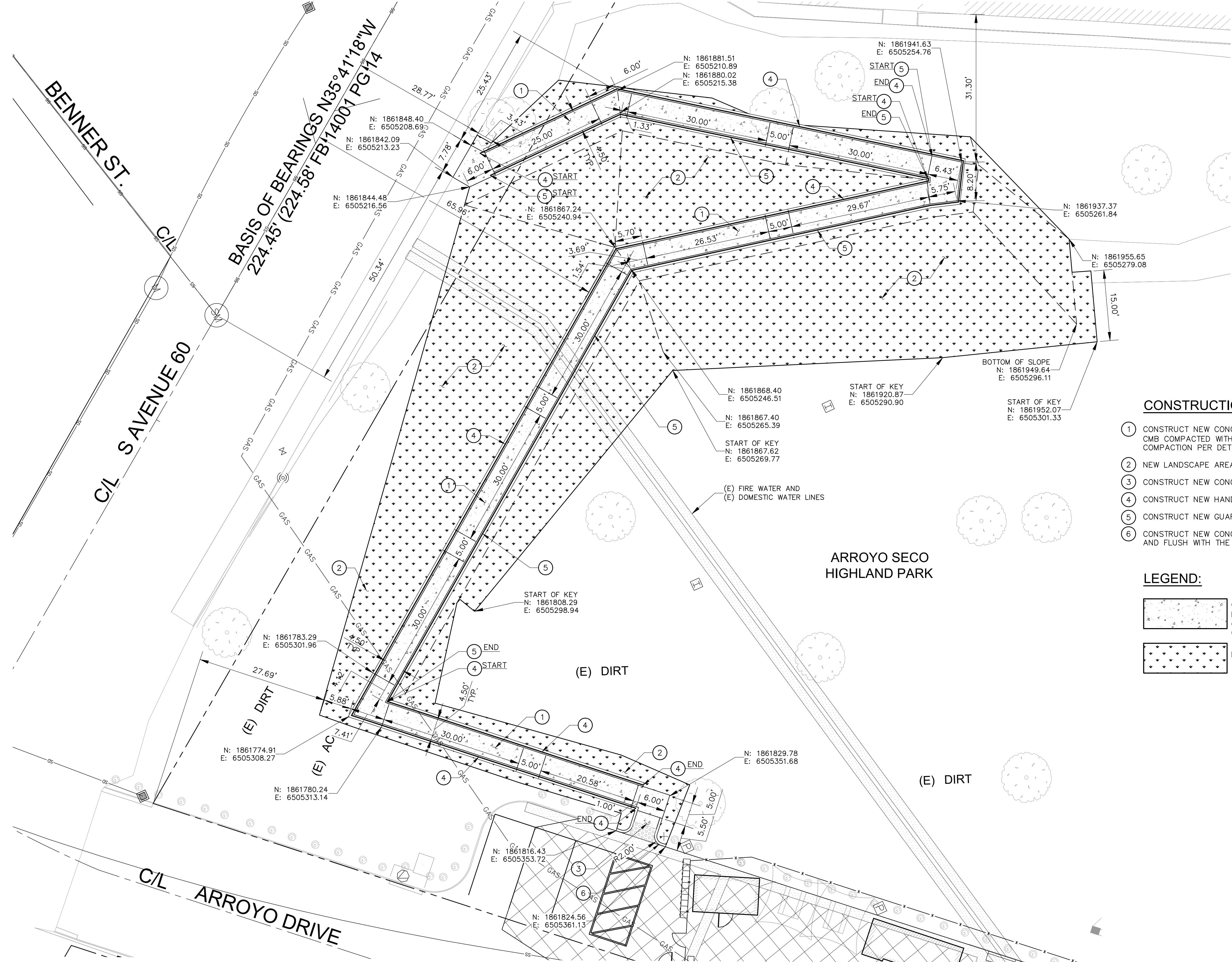
CD14 ARROYO SECO

PALLET SHELTERS

ARROYO DRIVE, HIGHLAND PARK 90042

A Bridge Home

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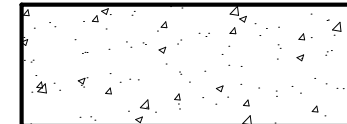
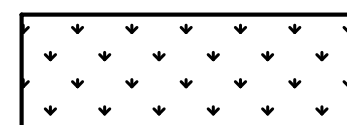


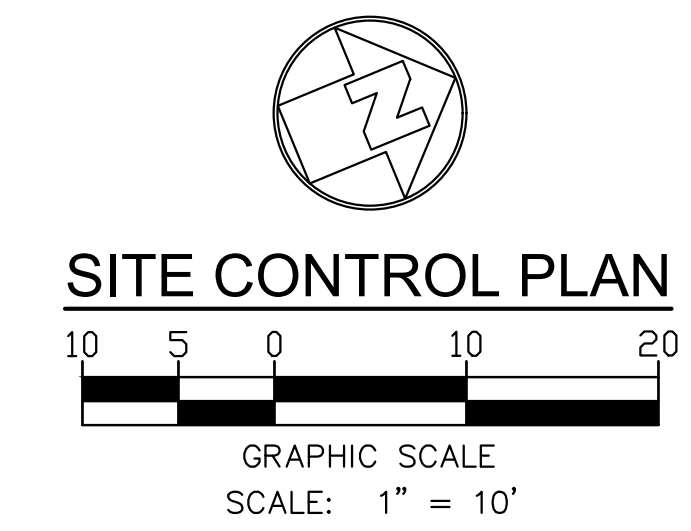
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CONSTRUCTION NOTES:

- ① CONSTRUCT NEW CONCRETE RAMP WITH 6" CONCRETE PAVEMENT OVER 6" CMB COMPACTED WITH 95% COMPACTION AND 12" SUBGRADE WITH 90% COMPACTION PER DETAIL 1 ON SHEET C-5.0.
- ② NEW LANDSCAPE AREA WITH COMPACTED TURF 90% COMPACTION.
- ③ CONSTRUCT NEW CONCRETE CURB RAMP PER DETAIL 3 ON SHEET C-5.0.
- ④ CONSTRUCT NEW HANDRAIL PER DETAIL 5 ON SHEET C-5.0.
- ⑤ CONSTRUCT NEW GUARDRAIL PER DETAIL 7 ON SHEET C-5.0.
- ⑥ CONSTRUCT NEW CONCRETE CURB PER DETAIL 6 ON SHEET C-5.0. JOIN AND FLUSH WITH THE EXISTING CONCRETE CURB.

LEGEND:

-  CONSTRUCT NEW CONCRETE RAMP WITH 6" CONCRETE PAVEMENT OVER 6" CMB COMPACTED WITH 95% COMPACTION AND 12" SUBGRADE WITH 90% COMPACTION PER DETAIL 1 ON SHEET C-5.0.
-  NEW LANDSCAPE AREA WITH COMPACTED TURF 90% COMPACTION.



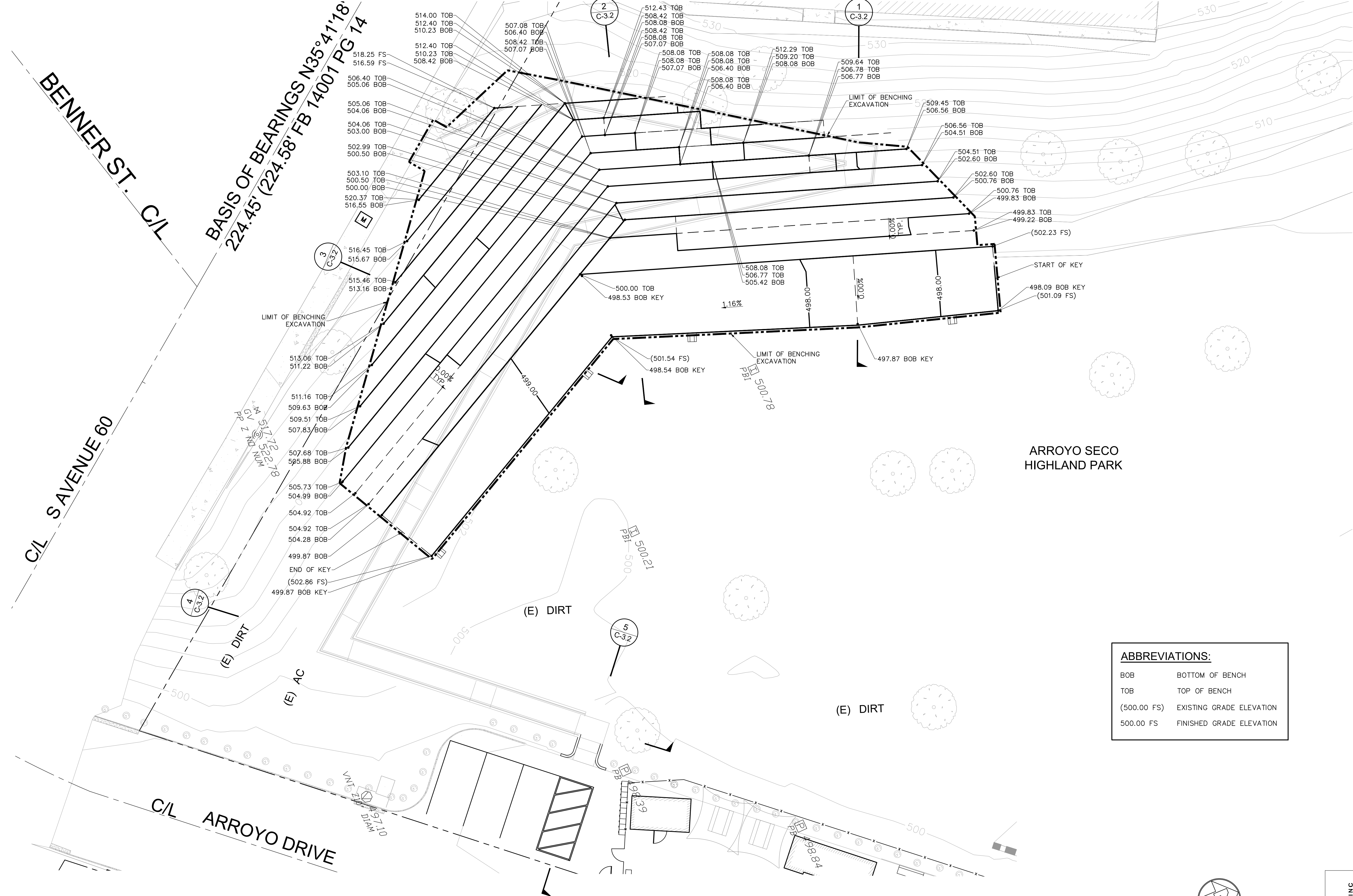
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 CITY ENGINEER SHEET TITLE: **Site Control Plan**
 COUNCIL DISTRICT: 14 Sheet Number: **C-2.0**
 DATE: 08/06/21 KM
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CD14 ARROYO SECO PALLET SHELTERS
 ARROYO DRIVE, HIGHLAND PARK 90042

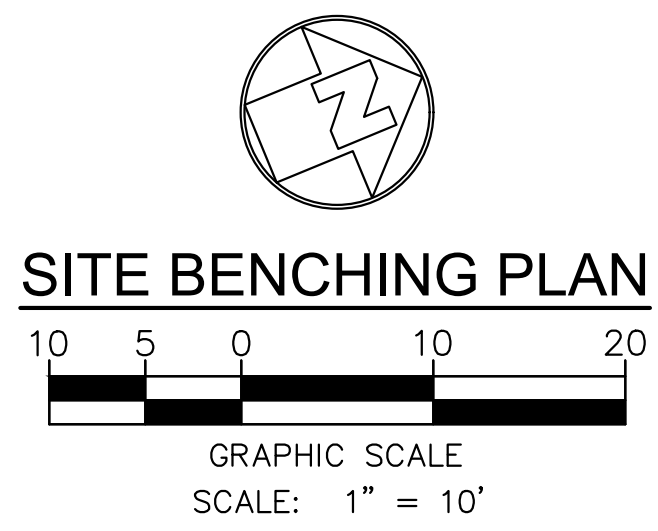
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ABBREVIATIONS:

BOB	BOTTOM OF BENCH
TOB	TOP OF BENCH
(500.00 FS)	EXISTING GRADE ELEVATION
500.00 FS	FINISHED GRADE ELEVATION



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Site Benching Plan

COUNCIL DISTRICT: 14 Sheet Number: C-3.0

DATE: 08/06/21 KM

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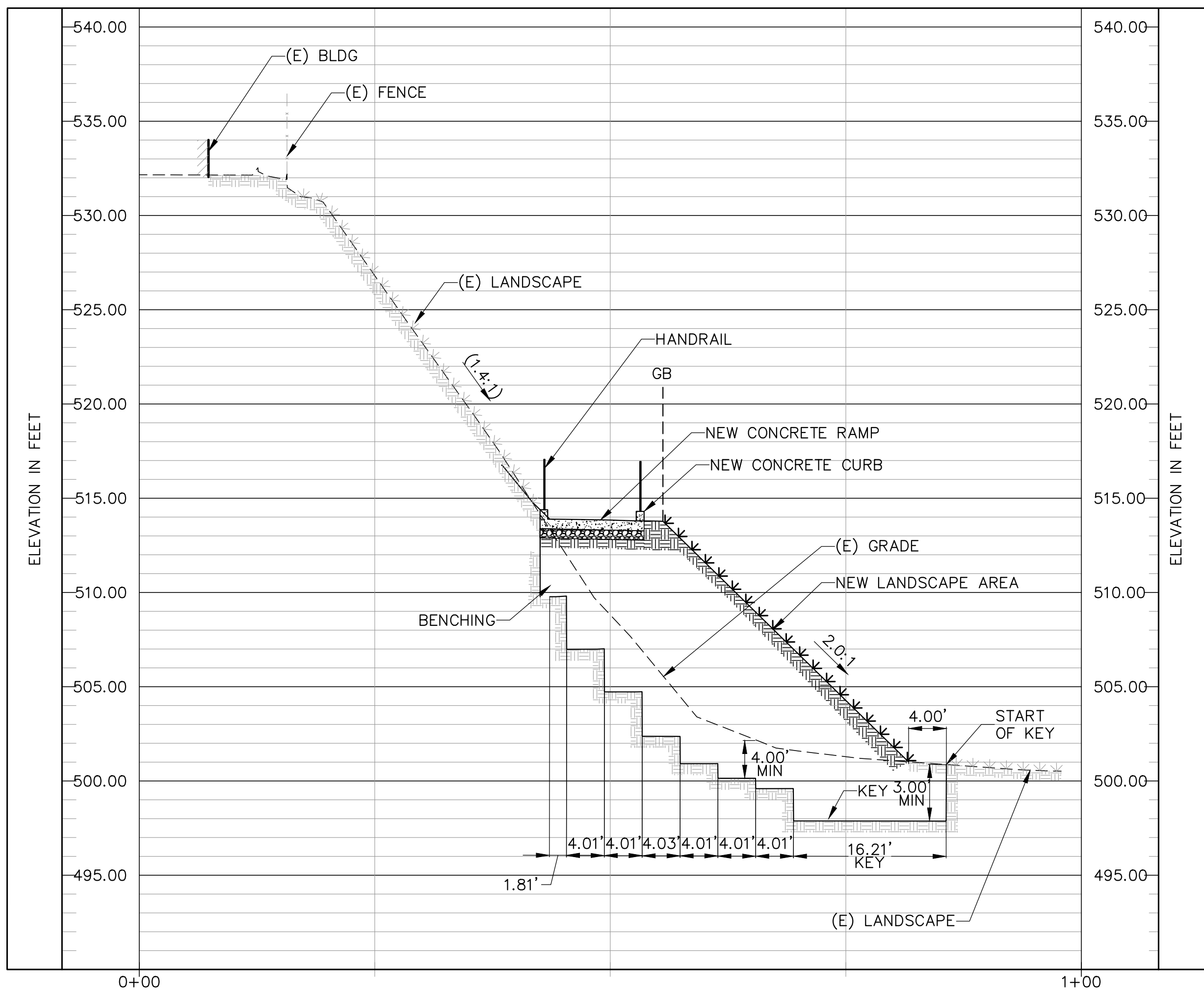
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CD14 ARROYO SECO PALLET SHELTERS
ARROYO DRIVE, HIGHLAND PARK 90042

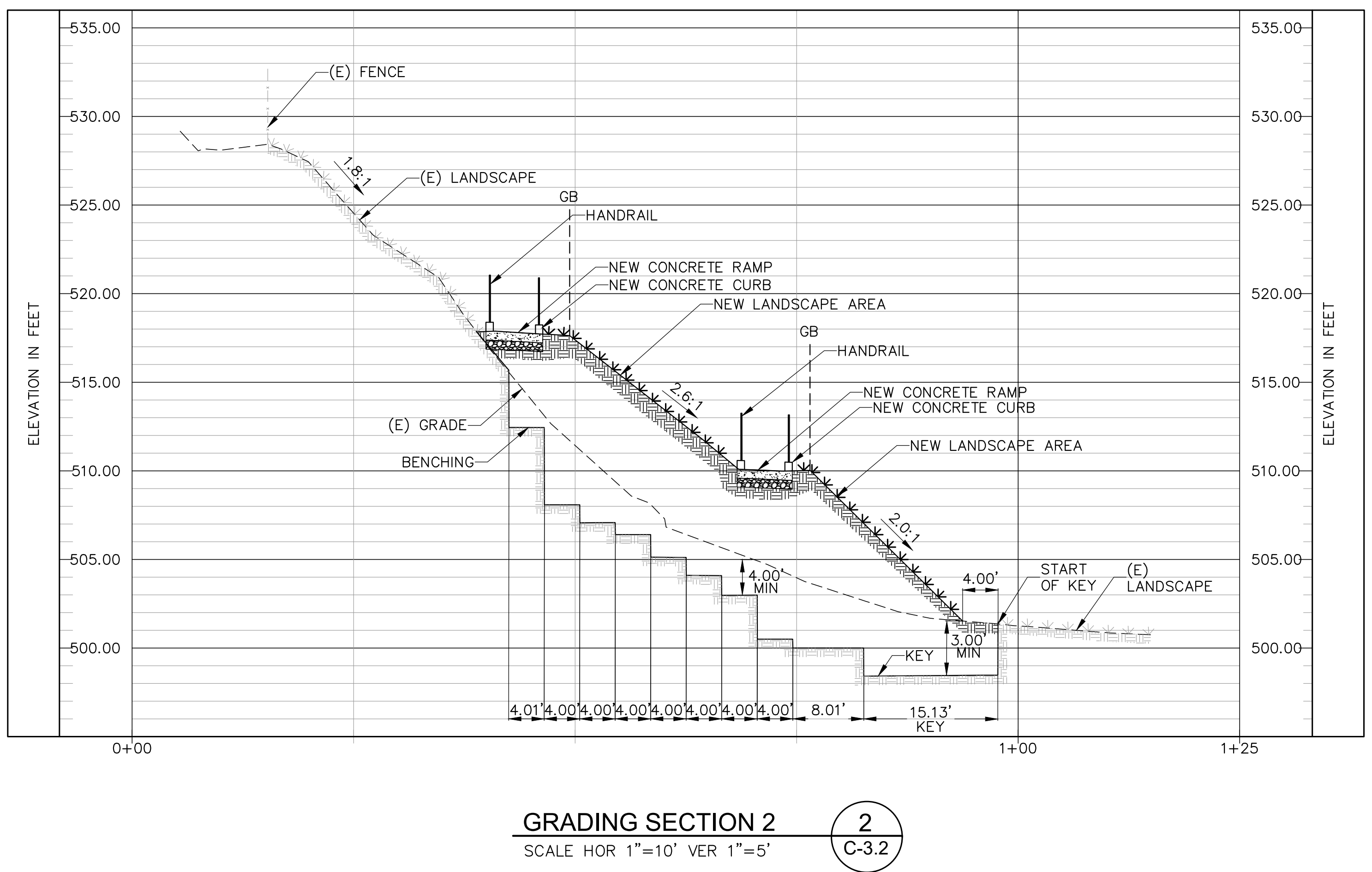
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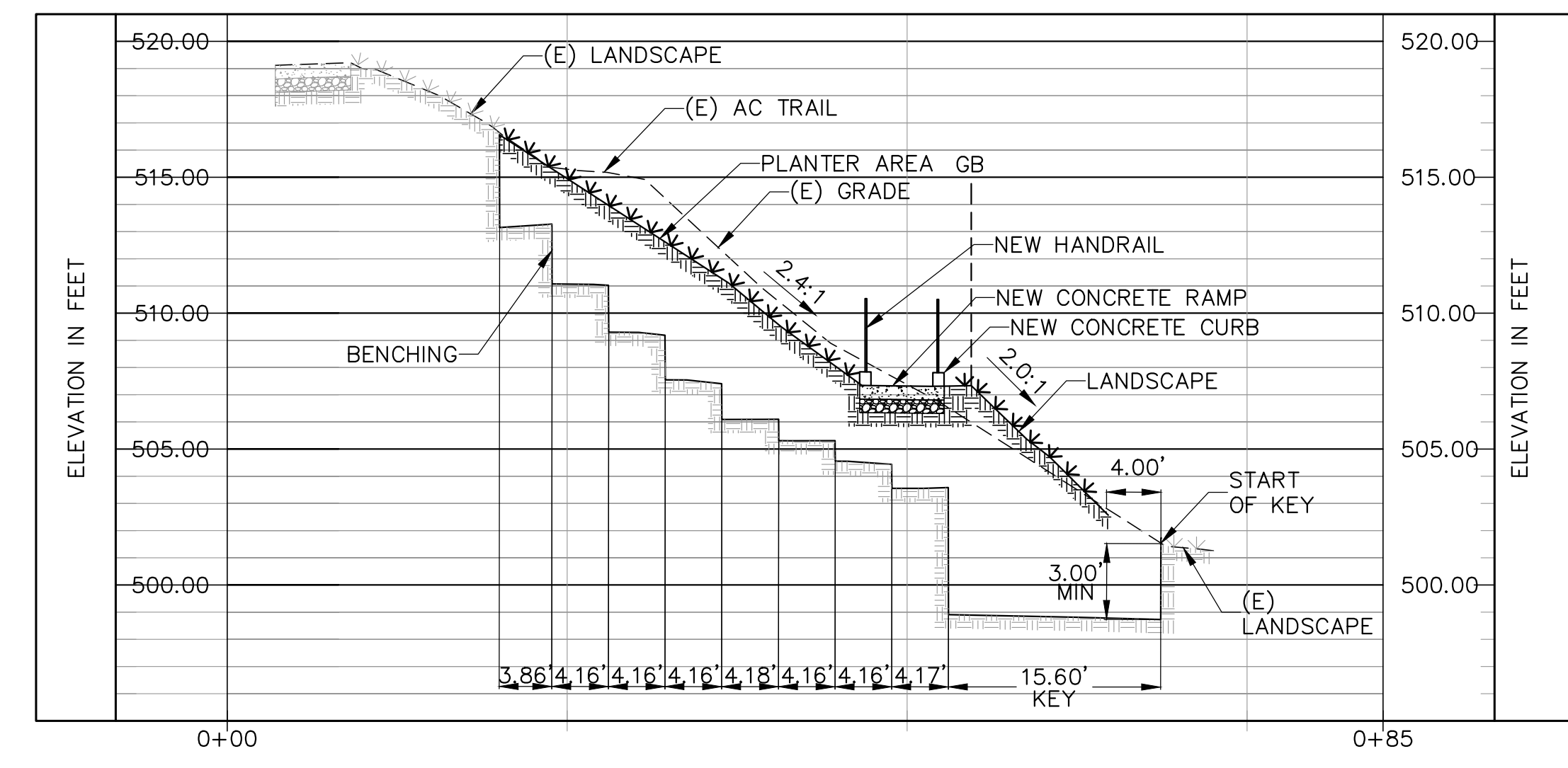
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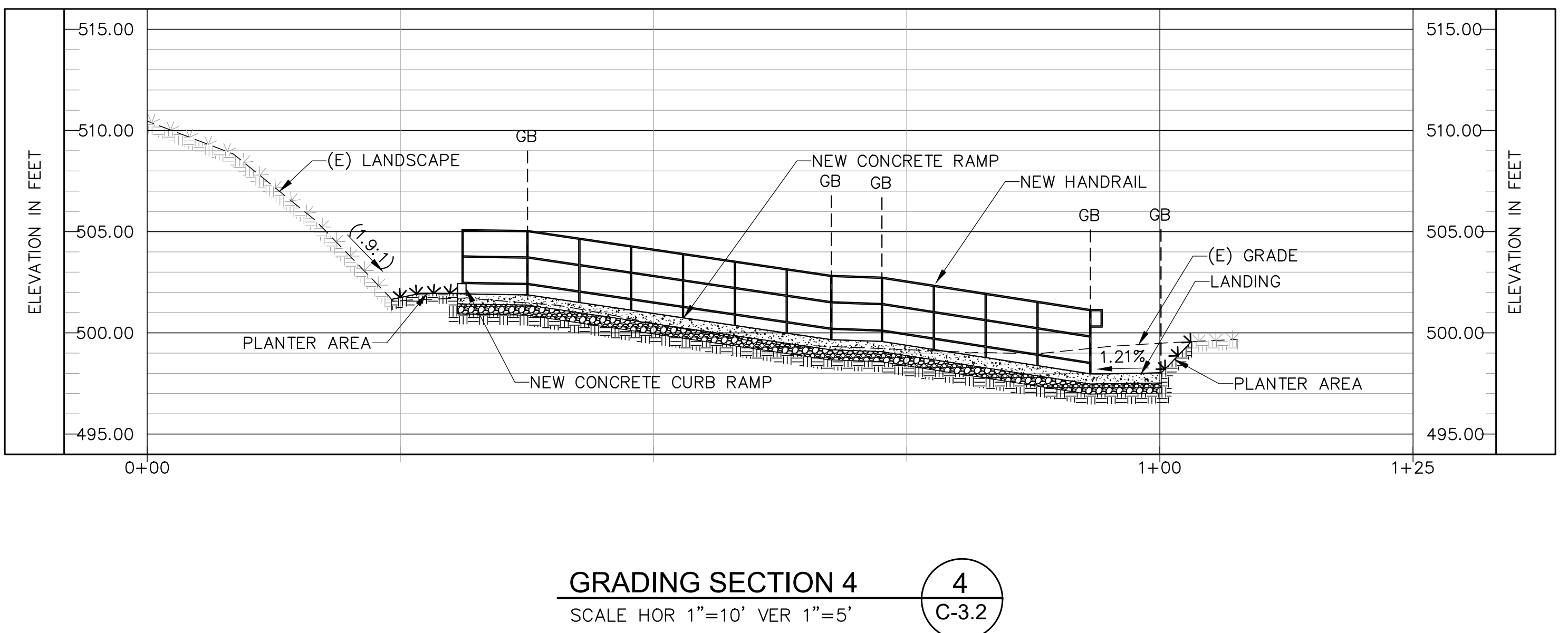
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C-3.2



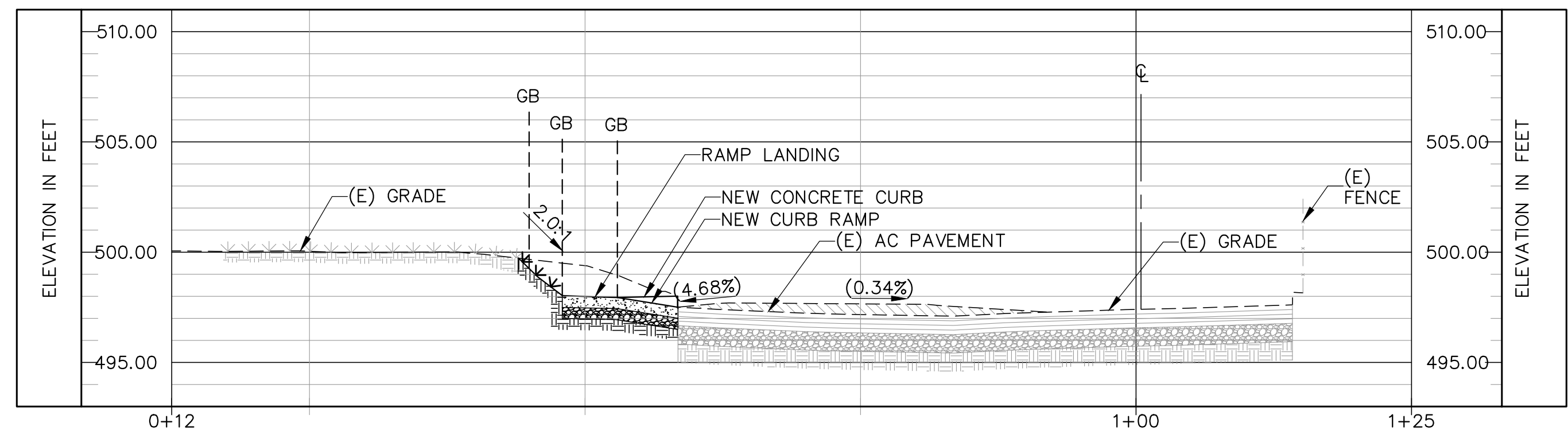
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SCALE HOR 1"=10' VER 1"=5'
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C-3.2



GRADING SECTION 3
SCALE HOR 1"=10' VER 1"=5'
3
C-3.2



GRADING SECTION 4
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C-3.2



GRADING SECTION 5
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C-3.2

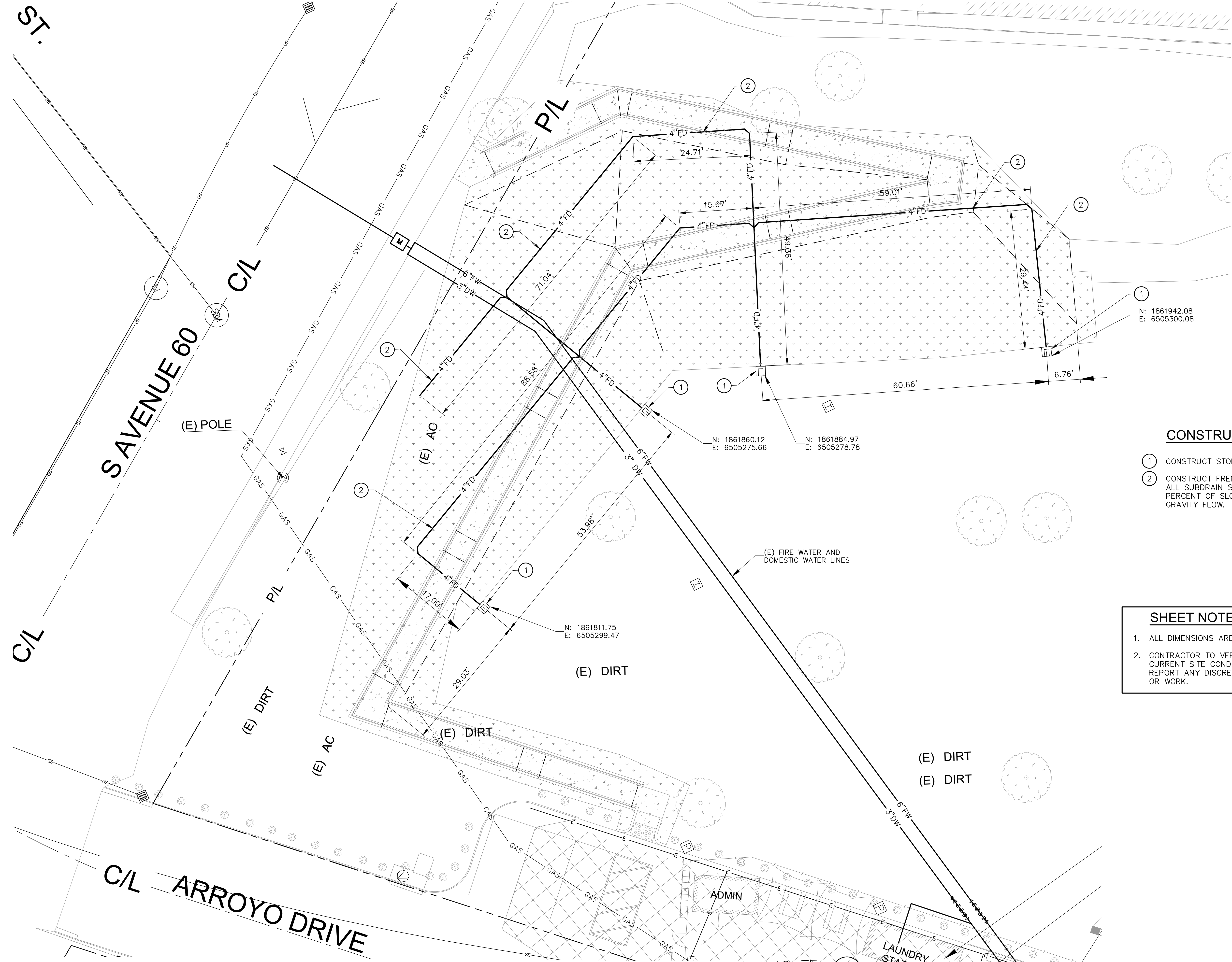


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Grading Sections
 COUNCIL DISTRICT: 14
 DATE: 08/06/21
 DRAWN BY: KM
 SHEET TITLE: CD14 ARROYO SECO PALLET SHELTERS ARROYO DRIVE, HIGHLAND PARK 90042
 SHEET NUMBER: C-3.2
 TD Scale:

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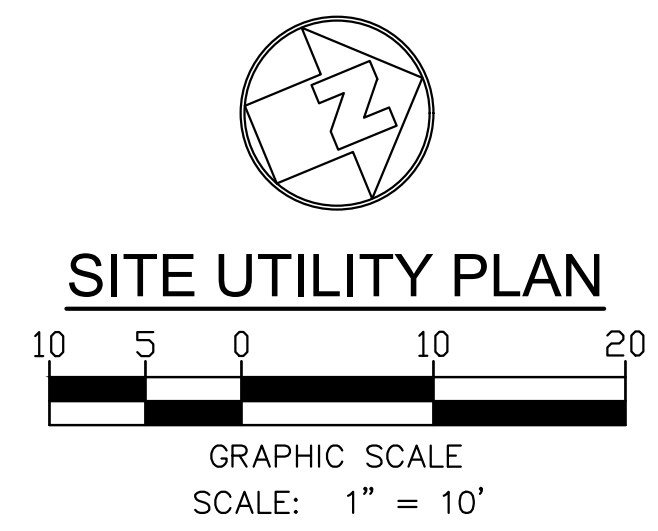
SHEET _____ OF _____
 PLOTTED:



SURVEY NOTES:
 SURVEYOR
 E.F. HERNANDEZ OF THE CITY OF LOS ANGELES
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- CONSTRUCTION NOTES:**
- ① CONSTRUCT STORMDRAIN DAYLIGHT.
 - ② CONSTRUCT FRENCH DRAIN PER DETAIL 1 ON SHEET C-5.1. ALL SUBDRAIN SHOULD BE PLACED WITH A MINIMUM 2 PERCENT OF SLOPE TO THE DAYLIGHT TO MAINTAIN GRAVITY FLOW.

- SHEET NOTES:**
- 1. ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED IN FIELD.
 - 2. CONTRACTOR TO VERIFY IN FIELD THE JOINING TO EXISTING ELEVATION AND CURRENT SITE CONDITION WITH THE DESIGN GRADES. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO THE COMMENCEMENT OR WORK.



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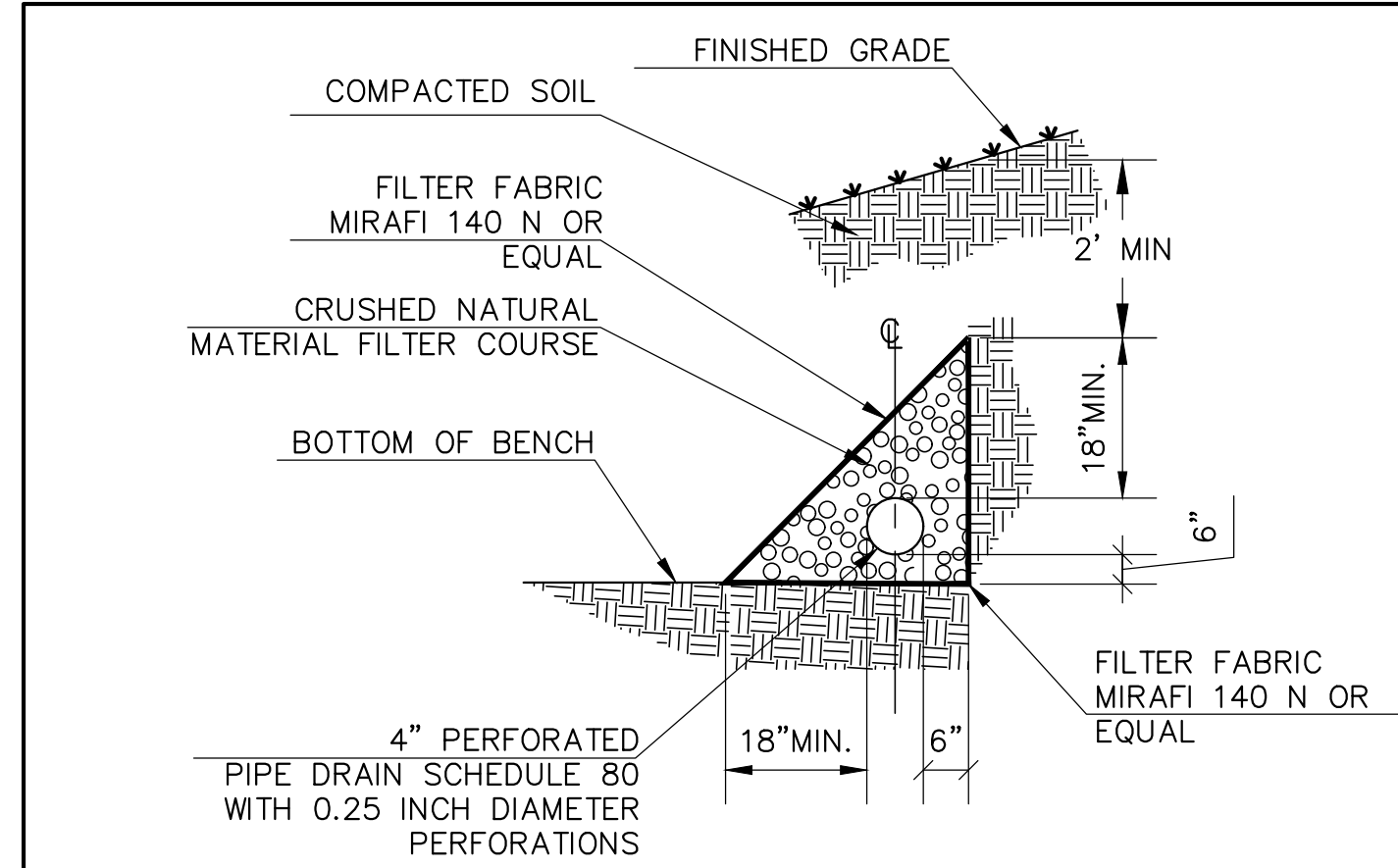
CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING
 CITY ENGINEER
 SHEET TITLE: **Site Utility Plan**
 SHEET NUMBER: 14
 COUNCIL DISTRICT: 14
 DATE: 08/06/21
 DRAWN BY: KM
 CHECKED BY: TD
 Scale: TD Scale:

CD14 ARROYO SECO PALLET SHELTERS
 ARROYO DRIVE, HIGHLAND PARK 90042

A Bridge Home

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SHEET ___ OF ___



NOTES:

1. SUBDRAIN SHOULD BE SURROUNDED BY GRAVEL AND WRAP BURRITO WRAP
2. PIPE TO BE PVC SCH 80 AND 2% SLOPE.
3. THE UPHILL ENDS OF SUBDRAINS SHOULD BE CAPPED TO PREVENT SOIL INFILTRATION. THE DOWNHILL (OUTLET) ENDS OF THE SUB DRAINS SHOULD CONSISTS OF NON-PERFORATED PIPE TO PREVENT THE SURROUNDING FILL FROM BECOMING WET OR SATURATED.



CITY OF LOS ANGELES
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 PALLET SHELTERS
 ARROYO DRIVE, HIGHLAND PARK 90042

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Miscellaneous Details

COUNCIL DISTRICT:	14	Sheet Number:	
DATE:	08/06/21		C-5.0
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