

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

98-0125-S1

CD 8

March 23, 2005

Councilmember Greuel
Councilmember Garcetti
Councilmember Parks
City Administrative Officer
Community Development Department,
General Manager, Clifford Graves

RE: NOTING AND FILING MOTIONS (RIDLEY-THOMAS - GREUEL) AND (PARKS - GARCETTI) RELATIVE TO FUNDING FOR 94TH AND BROADWAY CHILD CARE CENTER AND THE EXPANSION OF THE LA DESIGN CENTER PROJECT

At the meeting of the Council held March 22, 2005, the following action was taken:

Attached report adopted.....	_____
Attached motion (-) adopted.....	_____
Attached resolution adopted.....	_____
FORTHWITH.....	_____
Mayor concurred	_____
To the Mayor FORTHWITH	_____
Motion adopted to approve communication recommendation(s).....	_____
Motion adopted to approve committee report recommendation(s)...	_____ X _____
Ordinance adopted.....	_____
Ordinance number.....	_____
Publication date.....	_____

Frank T. Martinez

City Clerk
crm

FF
[Signature]
3/25/05

PLACE IN FILES
MAR 29 2005
DEPUTY
[Signature]

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division



27

COMMUNICATION

TO: LOS ANGELES CITY COUNCIL

File No. 98-0125-S1

FROM: CHAIR AND MEMBER, HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

Public Comments Yes No
XX

COMMUNICATION FROM CHAIR AND MEMBER, HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE relative to funding for 94th and Broadway Child Care Center and the expansion of the LA Design Center Project.

Recommendation for Council action:

NOTE and FILE Motions (Ridley-Thomas - Greuel) and (Parks - Garcetti) relative to Community Development Block Grant (CDBG) funds for the 94th and Broadway Child Care Center and the LA Design Center Project inasmuch as the 30th Year CDBG Midyear Reprogramming Report addressed this matter and no Council action is required.

Fiscal Impact Statement: Not applicable.

Summary:

On June 21, 2002, Motion (Ridley-Thomas - Greuel) requested additional funding for the 94th and Broadway Child Care Center in the amount of \$700,000 for construction. On March 3, 2004, Motion (Parks - Garcetti) requested reprogramming the 94th and Broadway Child Care funds for the LA Design Center inasmuch as the Child Care Center did not acquire sufficient funds for construction and the LA Design Center's expansion required funding.

On May 12, 2004, the Housing, Community, and Economic Development Committee continued its consideration of this matter. At the January 19, 2005 Committee meeting, the Chair and Member of the Committee recommended noting and filing the Motions. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

COUNCILMEMBER ERIC GARCETTI, CHAIR
COUNCILMEMBER ALEX PADILLA, MEMBER
HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

MEMBER	VOTE
GARCETTI	YES
LUDLOW	ABSENT
REYES	ABSENT
PADILLA	YES
PARKS	ABSENT

hn
1/27/05
980125.1.wpd
CD 8

ADOPTED
MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION
MAR 22 2005

LOS ANGELES CITY COUNCIL

COUNCIL VOTE

Mar 22, 2005 10:31:51 AM, #7

Items for Which Public Hearings Have Not Been Held - Items 16-49
Voting on Item(s): 16-49
Roll Call

CARDENAS	Absent
GARCETTI	Yes
GREUEL	Yes
HAHN	Absent
LABONGE	Yes
LUDLOW	Yes
MISCIKOWSKI	Yes
PARKS	Yes
PERRY	Yes
REYES	Yes
SMITH	Yes
VILLARAIGOSA	Absent
WEISS	Yes
ZINE	Yes
*PADILLA	Yes

Present: 12, Yes: 12 No: 0

**HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT
COMMITTEE**

NOTIFICATION OF COUNCIL ACTION

Council File No. DE 02-2605

Council Member(s) Arnel Garatti Pube

Interested Department _____

Mayor (with/without file) _____

Chief Legislative Analyst _____

City Administrative Officer _____

Controller _____

City Clerk _____

City Clerk, Chief Administrative Services _____

Treasurer _____

City Attorney (with blue sheet / without blue sheet) _____

General Services Department _____

Department of Transportation _____

Personnel Department _____

Los Angeles Housing Department _____

Community Development Department, General Manager, Clifford Graves _____

cc: Contact Person _____

Community Redevelopment Agency _____

Board of Public Works _____

Workforce Investment Board _____

Workforce Investment Board, Youth Council _____

27

27

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

Report/Communication for Signature

Council File Number: 02-2605

Committee Meeting Date: 1/19/05

Council Date: 3/22/05

COMMITTEE MEMBER	YES	NO	ABSENT
Councilmember Garcetti, Chair	/		
Councilmember Ludlow			/
Councilmember Reyes			/
Councilmember Padilla	/		
Councilmember Parks			/

Remarks off-site + Broadway Child Care - LA Design Center

(2)

CONTINUED FROM 5-5-2004; COUNCIL 5-14-2004

98-0125-S1
CD 8

Motions (Ridley-Thomas - Greuel) relative to instructing the Community Development Department (CDD), the Community Redevelopment Agency, the Chief Legislative Analyst, and the City Administrative Officer to identify \$700,000 to complete the 94th and Broadway Child Care Center; and, (Parks-Garcetti) relative to CDD reprogramming Community Development Block Grant funds in the approximate amount of \$1,611,568 for the 94th and Broadway Child Care Center and the expansion of the LA Design Center Project, and related actions.

Fiscal Impact Statement Submitted: No

DISPOSITION _____

Cont'd

(3)

04-0002-S86

Resolution (Garcetti - Greuel) relative to supporting HR 4057 (Renzi), the Samaritan Initiative Act of 2004 to assist communities in the provision of adequate housing and supportive services to chronically homeless persons nationwide.

Fiscal Impact Statement Submitted: No

DISPOSITION _____

(4)

03-2510
CD 7

Motion (Padilla - Garcetti) relative to instructing the Block Grant Investment Fund Working Group to meet with Council District 7 to review the Paseo Sepulveda Project for Block Grant Investment Fund eligibility and to prepare any necessary recommendations for implementation or other needed actions to fund the project.

Fiscal Impact Statement Submitted: No

DISPOSITION _____

COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST
WITHIN THE COMMITTEE'S SUBJECT MATTER JURISDICTION

hd0512.wpd

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: May 5, 2004

CAO File No. 0220-00821-0137

Council File No. 98-0125-S1

Council District: 10 

To: The Mayor
The Council

From: William T Fujioka, City Administrative Officer 

Reference: Council motion introduced on March 3, 2004; Received by the City Administrative Officer on April 23, 2004

Subject: Reprogramming of Community Development Block Grant Funds for the L.A. Design Center Expansion Project

RECEIVED
CITY CLERK'S OFFICE
2004 MAY - 6 PM 9:48
BY
CITY CLERK
DEPUTY

SUMMARY

This Office was requested to report on the Council motion instructing the reprogramming of Community Development Block Grant (CDBG) funds in the amount of \$1.6 million from the 94th and Broadway Child Care Center to the L.A. Design Center Expansion Project. Funds are requested for reprogramming from the child care center because sufficient funds have not been identified to complete the project's financing. The motion requests an amount of \$1.6 million to be released from this project, although account information reveals a total available balance of \$2 million (sum of encumbered and unencumbered columns) within accounts dating approximately from program years 1992-93 through 2003-04 (see Attachment). These are a combination of funds received from the Consolidated Plan process and reprogramming efforts.

The CDBG Expenditure Policy and Guidelines adopted by the Mayor and Council in September 2003 (C.F. 01-2765-S2) require that all reprogramming requests be deferred until the next scheduled CDBG Mid-Year Reprogramming, unless an urgent need is identified. According to the policy, urgent need is to be considered for reallocation of CDBG funds within the same project only and on the basis of public health and safety, disruption of services, compromised project feasibility and other considerations. The proposed reprogramming does not meet this definition, particularly as funds are proposed for an entirely different purpose and in a different project area, albeit for the purpose of furthering economic development.

However, recognizing that the policy has not been revisited in the aftermath of formula-based budgeting of CDBG funds which occurred in the 30th Year Consolidated Plan, as was the intent of the Mayor and Council, this Office defers consideration of this project to the Council as a policy decision in relation to the capacity of Council districts to reprogram their own savings. Pursuant to the 30th Year Consolidated Plan, a recommendation was adopted to revise the policy (C.F. 04-0046).

Housing, Community and Economic Development


MAY 7 - 2004

Project Eligibility and Readiness

The L.A. Design Center Project Expansion involves the acquisition of two parcels at 5975 S. Western and 5941 S. Western and conversion of existing improvements on these sites to rentable furniture showroom, office and retail space. The project location is within the Community Redevelopment Agency (CRA) Western/Slauson Revitalization Area, a State Enterprise Zone (Alameda) and a Federal Empowerment Zone. These sites were initially identified as candidates for animal shelters under a City bond issue. The project is to be developed in three phases, the first of which involved the rehabilitation of existing structures at 5955 S. Western and was personally financed by the project sponsor, Mr. and Mrs. Francisco Pinedo. This phase is reported to be fully operational. The estimated gap for public subsidy of the entire project is between \$3.7 million and \$5 million.

Per the motion, the Community Development Department (CDD) was instructed to review the project for eligibility and carry out implementing actions relative to the Consolidated Plan. CDBG funds are proposed for acquisition of the remaining parcels and predevelopment costs. One site is pending escrow and the other is being negotiated by the current owner and the City. CDD, however, has not been able to complete their eligibility review based on information provided. Additional information is required to determine an appropriate national objective under CDBG regulations and proposed accomplishments.

RECOMMENDATIONS

Should the Council and Mayor recommend in favor of the project based on urgent need or otherwise, the following should be considered:

1. Instruct the CRA and implementing departments to continue working with the Community Development Department toward an eligibility determination for the L.A. Design Center project;
2. Consider as a policy decision the disposition of the reprogramming of CDBG funds from the 94th and Broadway Child Care Center project to the L.A. Design Center project; and,
3. Implement further actions as identified in the Council motion introduced on March 3, 2004 (Parks/Garcetti, C.F. 98-0125-S1) pending the outcome of the above recommendations.

FISCAL IMPACT STATEMENT

There is no impact to the General Fund. This report involves a proposed reallocation of federal Community Development Block Grant funds for project specific purposes only.

WTF:ER:02040193

Attachment

CDBG BALANCES AS OF MARCH 31, 2004

ATTACHMENT

CDBG BALANCES 3/31/04								
DEPT	ACCT NO	PROJ NAME	PROJ ID	CD #	AVAIL 3/04	EXP 3/04	ENC 3/04	UNENC 3/04
<i>CRA</i>								
	G236	SOUTH CENTRAL CHILDCARE	PRIOR 22 YR	1	\$560,000.00	\$159,261.59	\$400,738.41	\$0.00
	K215	SOUTH CENTRAL CHILDCARE	21	8	\$350,000.00	\$0.00	\$350,000.00	\$0.00
	L218	SOUTH CENTRAL LA CHILDCAR	22-47	8	\$160,830.00	\$0.00	\$160,830.00	\$0.00
	R669	SOUTH CENTRAL CHILDCARE	RP-3	8	\$400,000.00	\$0.00	\$0.00	\$400,000.00
	S315	SOUTH CENTRAL CHILDCARE	27-84	8	\$300,000.00	\$0.00	\$300,000.00	\$0.00
	T749	SOUTH CENTRAL CHILDCARE	RP-28THMY	8	\$400,000.00	\$0.00	\$0.00	\$400,000.00
		TOTAL			\$2,170,830.00	\$159,261.59	\$1,211,568.41	\$800,000.00

MOTION

HOUSING, COMMUNITY & ECONOMIC DEVELOPMENT

MAR 03 2004

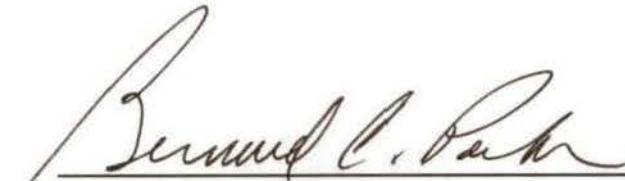
The 94th and Broadway Childcare Center located in the Broadway/Manchester Redevelopment project area has received Community Development Block Grant (CDBG) funds totaling approximately \$1.6 million. After many attempts to identify additional funds to complete the project financing, the agency has determined that the project does not have sufficient funds for construction. The LA Design Center located within the CRA Western/Saluson Redevelopment Project, LA Federal Empowerment Zone and Mid-Alameda Corridor Enterprise Zone is expanding. A balance of approximately \$1,611,568 remains in various accounts for the Broadway Childcare Center and are available for reprogramming to assist the LA Design Center expansion project. In order to continue to meet the Economic Development goals of the City and the Eighth Council District the CDBG funds identified should be reprogrammed to the LA Design Center Project.

CDB
vm

I THEREFORE MOVE that the City Council subject to the approval of the Mayor instruct the General Manager, Community Development Department, to reprogram CDBG funds (approximately \$1,611,568) for the 94th/Broadway Childcare Center and allocate to the LA Design Center Project.

I FURTHER MOVE that General Manager of CDD or designee be authorized to:(1) review the project relative to CDBG eligibility requirements; (2) amend the appropriate Consolidated Plan; (3) prepare Controller instructions and enabling language and to make the necessary technical adjustments and corrections that are consistent with this action, subject to the approval of the Office of the City Administrative Officer and; (4) instruct the Controller to implement the approved instructions.

PRESENTED BY:


BERNARD C. PARKS
COUNCILMEMBER, 8TH DISTRICT

SECONDED BY:





HOUSING & COMMUNITY DEVELOPMENT
MOTION

JUN 21 2002

The proposed 94th and Broadway Child Care Center, also known as the South Central Child Care project and located in the Broadway/Manchester Recovery Redevelopment Project Area, is in need of additional funds. This proposed project will serve 120 children and is intended to replace another childcare facility in the area that had previously closed.

The Community Redevelopment Agency (CRA) is the lead agency on this project. Two million dollars have already been allocated for the development of this facility. The project went out to bid last fall. While Westport Construction was the lowest bid received, it was still higher than the funds allocated for construction.

In order to move this project forward and address a critical need of working parents in South Los Angeles, it is urgent and prudent for the City Council to act in an expeditions manner to identify the \$700,000 needed to award the construction contract.

The project is vulnerable to rebidding as the time line for bid acceptance has expired and staff cannot request an extension until it is clear that all funding is available. Additionally, \$1.1 million of existing funds are from the Community Development Block Grant program. Therefore, it is important that the shortfall be addressed and construction be authorized immediately to ensure compliance with HUD expenditure guidelines.

All available funds should be explored, including Community Development Block Grant, Urban Development Action Grant, and Community Redevelopment Agency funds.

I THEREFORE MOVE that the City Council instruct the General Manager, Community Development Department and the Community Redevelopment Agency, with the assistance of the City Administrative Officer and the Chief Legislative Analyst, to identify the \$700,000 needed to complete the 94th & Broadway Child Care Center.

I FURTHER MOVE that the Community Development Department and Community Redevelopment Agency report to the Housing and Community Development Committee with recommendations for funding within 30 days.

PRESENTED BY: Mark Ridley-Thomas
MARK RIDLEY-THOMAS
Councilman, Eighth District

cm

SECONDED BY: Wj Beavel

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES
CALIFORNIA



Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

When making inquiries
relative to this matter
refer to File No.

RICHARD J. RIORDAN
MAYOR

98-0125-S1

CD 8

July 17, 1998

PLACE IN FILES

JUL 22 1998

DEPUTY

Council Member Ridley-Thomas
Community Redevelopment Agency,
Office of Administrator
cc: Budget Office, 5th Floor
City Administrative Officer

City Attorney
Controller, Room 1200
Accounting Division, F & A
Disbursement Division
Personnel Department,
Child Care Coordinator

RE: COMMUNITY REDEVELOPMENT AGENCY ASSISTANCE FOR THE PROPOSED SOUTH
CENTRAL CHILD CARE FACILITY AT 9500 BROADWAY

At the meeting of the Council held July 15, 1998, the following
action was taken:

Attached report adopted, as amended.....	X
Amending motion (Svorinich - Ridley-Thomas) adopted.....	X
Attached motion () adopted.....	
Attached resolution adopted.....	
Ordinance adopted.....	
Motion adopted to approve attached report.....	
Motion adopted to approve attached communication.....	
To the Mayor for concurrence.....	
FORTHWITH.....	X
Mayor concurred.....	
Appointment confirmed.....	
Findings adopted.....	
Negative Declaration adopted.....	
Categorically exempt.....	
Generally exempt.....	
EIR certified.....	
Tract map approved for filing with the County Recorder.....	

J. Michael Carey

City Clerk
bs

stenc\980125.:

WJS
1/21/98



22

HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE
Report/Communication for Signature

Council File Number

98-0125-51

Committee Meeting Date

7/8/98

Council Date

7/15/98

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCILMEMBER SVORINICH, Chair	✓		
COUNCILMEMBER ALATORRE, Vice Chair			✓
COUNCILMEMBER WALTERS, Member	✓		

Remarks

So. Central Child Care Center

Summary:

The Community Redevelopment Agency has requested Council approval of actions relative to the proposed South Central Child Care Facility: (1) amend the proposed Fiscal Year (FY) 1999 CRA Budget to transfer a total of \$759,900 of Citywide Child Care funds to the Facility for construction purposes, and (2) approve a proposed amendment to a development agreement with Heavenly Visions Economic Development Corporation (HVEDC) which raises the cost of the agreement by \$166,464 to \$266,464. The City Administrative Officer has reviewed the Agency request, and recommends that it be approved.

The CAO report indicates that the proposed single-story child care facility was approved by Council in 1993 (CF 93-0713-S1). The Facility and its adjacent parking area are located at 9500-9510 South Broadway. Upon completion, the Facility will accommodate 112 children (16 infants, 24 toddlers and 72 preschoolers). As proposed, the facility will provide immediate access between indoor classrooms and outdoor play yards and will include staff support features such as a workroom, meeting spaces and storage. Participation in the Child Care Center will be restricted to families earning up to 120 percent of median income. The project is expected to assist in the elimination of blight, thereby contributing to the overall redevelopment and stabilization of the Broadway/Manchester Redevelopment Area. The Facility is to be completed around January 2001.

The total estimated cost of this project is approximately \$2.2 million, or roughly \$196 per square foot. CRA indicates that the construction budget falls within the cost range of similar child care facilities. The CAO report notes that a final estimate of total development costs will be provided upon completion of the project's predevelopment stage.

Heavenly Visions Economic Development Corporation was established as a non-profit entity in 1992. Its parent organization is the Heavenly Visions Missionary Baptist Church. The HVEDC is also the developer of a 46-unit senior housing project at the subject 94th and Broadway site. Currently, the role of the HVEDC is that of project management and some pre-development activities. CRA is proposing to expand HVEDC's responsibilities to include preparation of design development drawings and final construction plans, specifications and cost estimates. Because of this expansion of responsibility, CRA is requesting that HVEDC's contract be increased by \$166,464, from \$100,000 to \$266,464. The source of funding is proposed to be CRA Special Revenues. Construction documents are expected to be delivered by HVEDC in early 1999.

HVEDC's pre-development team includes Capital Vision Equities, an HVEDC subcontractor that assists with project management, pre-development activities and construction management services (C.F. 93-0713-S1). As the project manager, HVEDC will oversee the public bidding process for the construction development

contract for the Center. Once the construction development contractor is selected by CRA (the selection date is anticipated for mid-1999), Council approval will be requested.

The Facility was originally to be funded by the Community Development Department (CDD). In August 1997, Council approved a different building site and CRA funding for the project (CF 93-0713-S1). After completion, CRA will convey the Center to the CDD. CDD will operate the Center pursuant to a 25-year Cooperation Agreement in conformance with CRA's Notice of Program Availability (NOPA) issued in June 1992. CDD concurs with this requirement.

The primary purpose of the NOPA is to expand the availability of child care spaces for children from very low, low and moderate-income families at affordable rates. The NOPA represents a child care initiative to provide approximately \$3.5 million in CRA finding for development of seven new or expanded child care facilities city-wide (San Pedro/Wilmington Child Care Center, Hotel Cortez Infant and Toddler Center, Business and Industry School Teen Center, Nickerson Gardens Child Care Center, Via Esperanza, Los Angelitos and Highland Park Child Care Center). This funding was maintained in a CRA account (Citywide Child Care). Six of these projects are completed and all seven are fully funded.

CRA is proposing to transfer the \$736,100 balance within the Citywide Child Care account to augment funding for the development of the Facility. To further supplement project funding, CRA is proposing to transfer \$23,800 from its Project General account. CRA states that if these sources of funding are approved, the Facility will be fully funded. The CAO notes that the proposed transfer of funds from the Citywide Child Care fund will exhaust all funds for child care centers available in the NOPA. If new child care funding needs are identified during FY 1999, CRA states that alternative funds to the NOPA would need to be pursued.

Funding for the construction of the Center was made subject to the completion of an environmental review under the California Environmental Quality Act of 1970 and the National Environmental Policy Act. The environmental review (Mitigated Negative Declaration) is attached to CRA's June 4, 1998 transmittal.

Respectfully submitted,

HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE

WJS
7/10/98
CD 8

**REPORT
ADOPTED
*AS AMENDED**

JUL 15 1998

#980125.1

Los Angeles City Council - 3 -
(SEE MOTION ATTACHED)
FORTHWITH

15-Jul-98 1:24:58 PM #20

10: 12:45 PM

10: 12:45 PM

15-Jul-98 1:24:58 PM #20

ITEM NO. (22)

Voting on Item(s): 22

Roll Call

ALARCON	Yes
ALATORRE	Yes
BERNSON	Yes
CHICK	Yes
FEJER	Yes
GALANTER	Yes
GOLDBERG	Yes
HERNANDEZ	Absent
HOLDEN	Yes
MISICKOWSKI	Yes
RIDLEY-THOMAS	Yes
SVORINICH	Absent
WACHS	Yes
WALTERS	Absent
*FERRARO	Yes

Present: 12, Yes: 12 No: 0

*H&CR Cmte Rpt Adopted
 As Amended by Motion
 (SVOR-Ridley Thomas)*

MOTION

WHEREAS, the City Council (CF-96-1562) previously approved various actions relating to a proposed City-owned Child Care facility to be located on CRA-owned property at the west side of Spring Street and 94th Street in the Broadway/Manchester Recovery Redevelopment Project Area;

WHEREAS, CRA is now recommending various additional actions to provide for the completion of the project, including that Heavenly Visions Economic Development Corporation (HVEDC), its development agent perform construction management services and the allocation of construction funds;

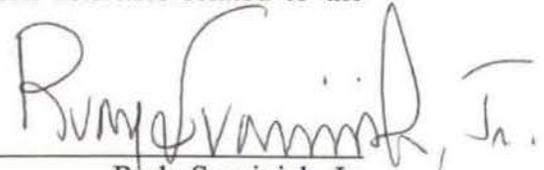
WHEREAS, HVEDC, in conjunction with the CRA, will select and award a construction contract to a general contractor in conformance with state and federal procurement requirements;

WHEREAS, the HVEDC's contract should be amended to include funds for project management, predevelopment activities, construction management services, and construction;

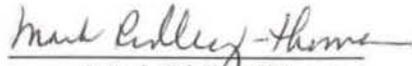
I THEREFORE MOVE that the City Council amend recommendation No. 1 as follows:

Authorize the CRA Administrator or designee to negotiate and execute an amendment to Heavenly Visions Economic Development Corporation's development agreement (CRA Contract No. 501926) for an amount not to exceed \$2,174,462 of which approximately \$266,464 will be for project management, predevelopment activities, and construction management services and \$1,907,998 will be for construction activities related to the proposed South Central Child Care Center.

PRESENTED BY:


 Rudy Svorinich, Jr.
 Councilman, 15th District

SECONDED BY:


 Mark Ridley-Thomas


 Councilman, 8th District

***MOTION
 ADOPTED**

JUL 15 1998

Los Angeles City Council

FORTHWITH

HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 98-0125-51

- Petitioner/Communicant _____
- Council Member(s) Reddy-Thomas
- Mayor (with/without file)
- Community Redevelopment Agency (Office of Administrator)
- Community Redevelopment Agency (Budget Office, 5th Floor)
- City Administrative Officer
- Chief Legislative Analyst
- City Attorney
- Community Development Department
- Los Angeles Housing Department
- Housing Authority of the City of L.A.
- Department of Transportation
- City Planning Department
- Department of Building and Safety
- Controller - Accounting and Disbursement
- Child Care Coordination
- _____
- _____
- _____



CITY ADMINISTRATIVE OFFICER

9

TO The Council	DATE 7-7-98	CAO FILE No. 0220-00013-1675
REFERENCE Community Redevelopment Agency transmittal dated June 4, 1998		COUNCIL FILE No. 98-0125-S1
SUBJECT Various Actions Relative to the Proposed South Central Child Day Care Facility in the Broadway/Manchester Recovery Redevelopment Project Area		COUNCIL DISTRICT 8

SUMMARY

The Community Redevelopment Agency (CRA) requests Council approval of actions relative to the proposed South Central Child Care Facility (Facility): (1) amend the proposed Fiscal Year (FY) 1999 CRA Budget to transfer a total of \$759,900 of Citywide Child Care funds to the Facility for construction purposes; (2) approve a proposed amendment to a development agreement with Heavenly Visions Economic Development Corporation (HVEDC) which raises the cost of the agreement by \$166,464 to \$266,464; and, (3) adopt a resolution approving the Mitigated Negative Declaration No. CR120-98 which appears as an Attachment to CRA's June 4, 1998 transmittal.

BACKGROUND

The proposed single-story child care facility was approved by Council in 1993 (CF 93-0713-S1). The Facility and its adjacent parking area are located at 9500-9510 South Broadway. Upon completion, the Facility will accommodate 112 children (16 infants, 24 toddlers and 72 preschoolers). As proposed, the facility will provide immediate access between indoor classrooms and outdoor play yards and will include staff support features such as a workroom, meeting spaces and storage. Participation in the Child Care Center will be restricted to families earning up to 120 percent of median income. The project is expected to assist in the elimination of blight, thereby contributing to the overall redevelopment and stabilization of the Broadway/Manchester Redevelopment Area. The Facility is expected to be completed around January 2001.

The total estimated cost of this project is approximately \$2.2 million, or roughly \$196 per square foot (a summary of the proposed sources and uses of project development financing appears as an Attachment to this report). CRA indicates that the construction budget falls within the cost range of similar child care facilities. It should be noted that a final estimate of total development costs will be provided upon completion of the project's predevelopment stage.

(Summary continued)

K. Cornieff
CITY ADMINISTRATIVE OFFICER



Heavenly Visions Economic Development Corporation (HVEDC)

The HVEDC was established as a non-profit entity in 1992. Its parent organization is Heavenly Visions Missionary Baptist Church. The HVEDC is also the developer of a 46-unit senior housing project at the subject 94th and Broadway site. Currently, the role of the HVEDC is that of project management and some pre-development activities. CRA is proposing to expand HVEDC's responsibilities to include preparation of design development drawings and final construction plans, specifications and cost estimates. Because of this expansion of responsibility, CRA is requesting that HVEDC's contract be increased by \$166,464, from \$100,000 to \$266,464. The source of funding is proposed to be CRA Special Revenues. Construction documents are expected to be delivered by HVEDC in early 1999.

HVEDC's pre-development team includes Capital Vision Equities, an HVEDC subcontractor that assists with project management, pre-development activities and construction management services (C.F. 93-0713-S1). As the project manager, HVEDC will oversee the public bidding process for the construction development contract for the Center. Once the construction development contractor is selected by CRA (selection date is anticipated to be mid-1999), Council approval will be requested.

Notice of Program Availability (NOPA)

The Facility was originally to be funded by the Community Development Department (CDD). In August 1997, Council approved a different building site and CRA funding for the project (CF 93-0713-S1). After completion, CRA will convey the Center to the CDD. CDD will operate the Center pursuant to a 25-year Cooperation Agreement in conformance with CRA's Notice of Program Availability (NOPA) issued in June 1992. CDD concurs with this requirement.

The primary purpose of the NOPA is to expand the availability of child care spaces for children from very low, low and moderate-income families at affordable rates. The NOPA represents a child care initiative to provide approximately \$3.5 million in CRA funding for development of seven new or expanded child care facilities city-wide (San Pedro/Wilmington Child Care Center, Hotel Cortez Infant and Toddler Center, Business and Industry School Teen Center, Nickerson Gardens Child Care Center, Via Esperanza, Los Angelitos and Highland Park Child Care Center). This funding was maintained in a CRA account (Citywide Child Care). Six of these projects are completed and all seven are fully funded.

CRA is proposing to transfer the \$736,100 balance within the Citywide Child Care account to augment funding for the development of the Facility. To further supplement project funding, CRA is proposing to transfer \$23,800 from its Project General account. CRA states that if these sources of funding are approved, the Facility will be fully funded. It should be noted that the proposed transfer of funds from the Citywide Child Care fund will exhaust all funds for child care centers available in the NOPA. If new child care funding needs are identified during FY 1999, CRA states that alternative funds to the NOPA would need to be pursued.

(Summary continued)

Mitigated Negative Declaration

Funding for the construction of the Center was made subject to the completion of an environmental review under the California Environmental Quality Act (CEQA) of 1970 and the National Environmental Policy Act (NEPA). The environmental review (Mitigated Negative Declaration) is attached to CRA's June 4, 1998 transmittal.

The purpose of the Mitigated Negative Declaration is to point out possible effects on the environment as a result of the construction project and proposed solutions. According to CRA, the actions proposed within the environmental review will reduce the project's environmental impact to "less than a significant level." CRA states that this review satisfies compliance requirements under both CEQA and NEPA.

RECOMMENDATIONS

That the Council:

1. Authorize the CRA Administrator, or designee, to negotiate and execute an amendment to a development agreement (CRA Contract No. 501926) to add \$166,464 for a new total amount not to exceed \$266,464 with Heavenly Visions Economic Development Corporation (HVEDC) for project management, predevelopment activities and construction management services related to the proposed South Central Child Care Center;
2. Amend the proposed Fiscal Year 1999 Budget to transfer \$736,100 of funds from CC3030 (Citywide Child Care) and \$23,800 of CC 9990 (Project General) to CC 3220 (South Central Child Care) for the construction of the project, and subject to the approval of the final Fiscal Year 1999 Budget by the Mayor and Council; and,
3. Authorize the CRA Administrator, or designee, to prepare Controller instructions for any necessary technical adjustments, subject to the approval of the City Administrative Officer, and instruct the Controller to implement the instructions.

FISCAL IMPACT STATEMENT

The recommendations involve \$736,100 in Citywide Child Care Funds, \$23,800 in Project General funds and \$166,464 in CRA Special Revenues. No procurement of the City General Fund is needed for these actions. If the request for funding is not approved, CRA indicates it will not have sufficient funding to complete its South Central Child Care Facility.

KDU:dbu

Attachment
32436c78

**PROPOSED SOURCES AND USES OF FUNDING
SOUTH CENTRAL CHILD CARE FACILITY**

Uses:	Objective	Amount	Percent
	HVEDC Project Management/ Pre-development	\$ 266,464	12
	Construction Activities	1,907,998	88
	TOTAL	<u>\$2,174,462</u>	<u>100</u>

Funding:	Source	Amount	Percent
*	General Fund	\$ 186,000	9
*	CDBG	949,833	44
	Citywide Child Care Fund Transfer	736,100	34
	CRA Project General	23,800	1
	CRA Program Savings	166,464	7
	Staff Costs	112,265	5
	TOTAL	<u>\$2,174,462</u>	<u>100</u>

* Approved by Council in August 1997 (C.F. 93-0713-S1)

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

98-0125-S1
CD 8

9

HOUSING & COMMUNITY REDEVELOPMENT COMMITTEE

In accordance with Council Rules, communication from the CRA relative to various actions to a proposed City-owned Child Care Facility to be located on Agency-Owned property at the west side of Spring Street between Colden Avenue and 94th Street (Broadway/Manchester Recovery Redevelopment Project Area), was referred on June 9, 1998, to the HOUSING & COMMUNITY REDEVELOPMENT COMMITTEE.

J. Michael Carey
City Clerk
amm



Community Redevelopment Agency


of the City
of Los Angeles

354 South Spring Street
Suite 800
Los Angeles
California 90013-1258
213 977 1600

Fax
Number 213 977 1665

An Affirmative Action
Equal Opportunity
Employer

Date JUN 5 1998

File Code 2502

Council File No.
Council District: 8
Contact Person: Robin Scherr
(213) 977-1760

Honorable City Council of the City of Los Angeles
Room 615, City Hall East

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency on June 4, 1998 for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATING TO A PROPOSED CITY-OWNED CHILD CARE FACILITY TO BE LOCATED ON AGENCY-OWNED PROPERTY AT THE WEST SIDE OF SPRING STREET BETWEEN COLDEN AVENUE AND 94th STREET, BROADWAY/MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA C.D.8

RECOMMENDATION:

That the City Council approve recommendations 2. and 3. on the attached Board Memorandum.

ENVIRONMENTAL REVIEW:

Based on the attached Initial Study for the proposed South Central Child Care facility, staff has concluded that the project qualifies for a Negative Declaration (finding of no significant effect on the environment) because of the mitigation measures incorporated in the proposed development. Staff recommends the adoption of the attached Resolution. The project was previously reviewed by the CDD for compliance with the National Environmental Policy ACT (NEPA). An amended environmental assessment has been prepared and noise mitigation measures have been imposed.

John E. Molloy
Administrator

HOUSING & COMMUNITY REDEVELOPMENT

JUN 7 1998

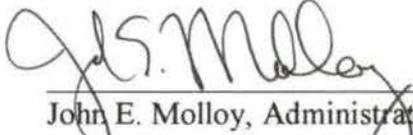
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CITY CLERK'S OFFICE

98 JUN -8 AM 7:56

CITY CLERK
BY _____
DEPUTY

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the City's General fund as a result of these recommendations.



John E. Molloy, Administrator

cc: Bill Speedie, Office of the City Clerk (original & 10 Copies)
Kelly Martin, Office of the Mayor
James Santa Maria, CD15
Karen Kalfayan, Office of the CAO
Paul Smith, Office of the CLA

CRA

LA

16

M E M O R A N D U M

DATE: JUNE 4, 1998

CC3220

CC3030

CC9990

TO: AGENCY COMMISSIONERS

FROM: JOHN E. MOLLOY, ADMINISTRATOR

SUBJECT: VARIOUS ACTIONS RELATING TO A PROPOSED CITY-OWNED CHILD CARE FACILITY TO BE LOCATED ON AGENCY-OWNED PROPERTY AT THE WEST SIDE OF SPRING STREET BETWEEN COLDEN AVENUE AND 94TH STREET
BROADWAY/MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA
C.D. 8

RECOMMENDATIONS

That the Agency:

1. Adopt the attached Resolution making a finding of no significant effect on the environment because of the mitigation measures incorporated in the proposed development and adopt a Negative Declaration for the proposed City-owned South Central Child Care facility located on the west side of Spring Street between Colden Avenue and 94th Street, an Agency-owned site (94th and Broadway Site) in the Broadway/Manchester Recovery Redevelopment Project area.

That the Agency, subject to City Council review and approval:

2. Authorize the Administrator or designee to negotiate and execute an amendment to a development agreement (CRA Contract No. 501926) to add \$166,464 for a new total amount not to exceed \$266,464 with Heavenly Visions Economic Development Corporation (HVEDC) for project management, predevelopment activities and construction management services related to the proposed South Central Child Care Center; and

3. Amend the proposed FY99 Budget to transfer \$736,100 of funds from CC3030 (Citywide Child Care) and \$23,800 of CC9990 (Project General) to CC3220 (South Central Child Care) for the construction of the project.

RE

June 19, 1997 - Various Actions relating to a Proposed City-owned Child Care Facility to be located on Agency-owned property at the west side of Spring Street between Colden Avenue and 94th Street.

August 6, 1997 - City Council approval of Agency actions of June 27, 1997.

SOURCE OF FUNDS

CRA Special Revenue, 21st and 22nd Program Years and previous years CDBG Funds, and City General Funds.

ENVIRONMENTAL REVIEW

Based on the attached Initial Study for the proposed South Central Child Care facility, staff has concluded that the project qualifies for a Negative Declaration (finding of no significant effect on the environment) because of the mitigation measures incorporated in the proposed development. Staff recommends the adoption of the attached Resolution. The project was previously reviewed by the CDD for compliance with the National Environmental Policy Act (NEPA). An amended environmental assessment has been prepared and noise mitigation measures have been imposed.

SUMMARY

The proposed actions will complete the environmental review process for the South Central Child Care facility and provide for additional funds to complete predevelopment activities and commence construction. The Agency has a development agreement with Heavenly Visions Economic Development Corporation (HVEDC) for certain predevelopment activities including the preparation of schematic design drawings and preliminary landscape plans, soils tests, planning services and construction cost estimating. This scope of work under this contract has been completed satisfactorily and staff proposes to amend the contract to add an amount up to \$166,464 for project management services,

preparation of design development drawings and final construction plans, specifications and cost estimate, and construction management services.

HVEDC is a California non-profit corporation headed by Sandra Scranton-Lee, its chief executive officer. It was formed in 1992 by the Heavenly Visions Missionary Baptist Church to provide affordable housing and other social services to low-income families, senior citizens and the homeless. Currently, HVEDC is the developer of 46 units of senior housing at the Agency-owned 94th and Broadway Site, the location of the proposed Center. Agency staff will enter into an agreement with HVEDC for the development of the Center. HVEDC has contracted with Capital Vision Equities (CVE) to provide project management, various predevelopment activities and construction management services. Under contract with CVE, Edward Barker & Associates is the project architect and Lynn Capouya is the project landscape architect. In addition, the Agency has contracted with Nancy Mooslin to design artwork and Elizabeth Reeves-Fortney for child care planning consulting services pursuant to the Administrator's authority.

The schematic design drawings have been approved by staff after review and input by the Broadway/Manchester Community Advisory Committee (CAC). The proposed 11,073 square foot child care center will serve approximately 112 infants, toddlers and preschoolers. The project includes 32,320 square feet of outdoor spaces that includes 22 parking stalls, lunch shelter and play yards. The project has been designed to provide classrooms and play yards that support quality programming. The design: (1) accommodates group size recommendations of The Accreditation Criteria of the National Association for the Education of Young Children; (2) meets or exceeds state licensing requirements for child day care centers; (3) follows Consumer Product Safety Commission recommendations for outdoor play equipment; (4) provides child and adult features which comply with Americans with Disabilities Act of 1990; (5) provides for immediate access between indoor classrooms and outdoor play yards and maximizes the amount of natural light to each classroom; (6) provides staff support features, such as workroom, meeting spaces, lounge area and adequate storage to help attract and retain professional staff; and 7) provides for a commercial kitchen to serve hot meals daily. The design of the South Central Child Care Center facility has been coordinated with the design of the proposed 94th and Broadway senior housing development. As requested by

the Broadway/Manchester CAC, the building facades are bright and bold and make a strong design statement for the Broadway/Manchester Recovery Redevelopment Project.

At the request of Agency staff, Tishman Construction Corporation reviewed the plans for buildability and the construction cost estimate for cost containment recommendations. Certain cost savings assumptions are reflected in the final cost estimate as the construction of the project will be competitively bid. The proposed sources and uses of funds for the development of the South Central Child Care Center facility are as follows:

Sources of Funds

City General Funds	\$ 186,000
City CDBG Funds	\$ 949,833
Agency Special Revenues	<u>\$1,038,629</u>
TOTAL	<u>\$2,174,462</u>

Uses of Funds

HVEDC Development Activities	\$ 266,464
Construction	<u>\$1,907,998</u>
TOTAL	<u>\$2,174,462*</u>

*This amount does not include direct Agency expenditures related to this project such as the child care consultant, the artist, the environmental consultant and the construction management consultant.

The projected cost of the child care center facility is reflective of other large child care centers recently constructed. Child care centers, in general, require extensive plumbing, specialized fixtures and furnishings, and intensive landscaping and site improvements including fixed play equipment for all age groups. In addition, this project includes \$22,000 of off-site public improvements imposed by the City. Special attention was focused on providing built-in cabinetry and storage and using durable materials to minimize start-up costs for the child care operator and minimal maintenance and upkeep.

Construction documents are expected to be completed by early 1999. Construction of the center will be publicly bid and a construction contractor selected in summer 1999. Selection of the construction contractor will be brought back to the Agency Board at a later date. The project will take 18 months for construction. HVEDE will comply with all federal competitive procurement requirements for construction. Agency staff will be

responsible for monitoring the construction contractor's compliance with the Agency's M/WBE and Prevailing Wage Policies, as well as Federal requirements of the CDBG Program.

PROGRAM AND BUDGET IMPACT

This action is consistent with the Agency's Child Care Work Program for FY98. Funds in the amount of \$736,100 will be transferred from CC3030 (Citywide Child Care) and \$23,800 from CC9990 (Project General) to CC3220 (South Central Child Care). No additional resources have been identified for the Citywide Child Care NOPA in the Proposed FY99 Budget. Therefore, until such time as additional resources can be identified, no new child care projects can be funded pursuant to the Child Care NOPA Program.

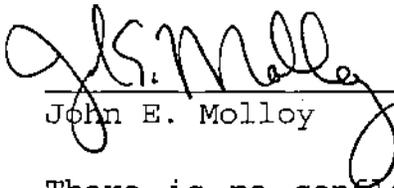
Previously, CDBG funds and City General Funds were approved for this project.

BACKGROUND

In accordance with the California Environmental Quality Act, State and Agency environmental guidelines, the Agency's environmental consultant, Cotton/Beland/Associates Inc., prepared an Initial Study for the South Central Child Care facility. The Initial Study concluded that the proposed project qualifies for a Negative Declaration because of the mitigation measures incorporated in the proposed development. The environmental documents were made available on April 7, 1998 for a 22-day public review period. Staff requests that the Board adopt the attached Resolution to complete the environmental review process.

The Agency is developing the South Central Child Care Center facility on property owned by the Agency located at the 94th and Broadway Site in the Broadway/Manchester Recovery Redevelopment Project. Upon the completion of the project, the Agency will convey the improvements to the City of Los Angeles through the Community Development Department and it will operate the Center pursuant to a Cooperation Agreement in conformance with the Agency's Center-Based Child Care Center NOPA Program. The South Central Child Care Center is intended to replace the City-owned Betty Boop Child Care Center which was closed in 1990 at a City-owned parking lot located at 8509 S. Broadway.

The CAC and Council Member Mark Ridley-Thomas strongly support this project.



John E. Molloy

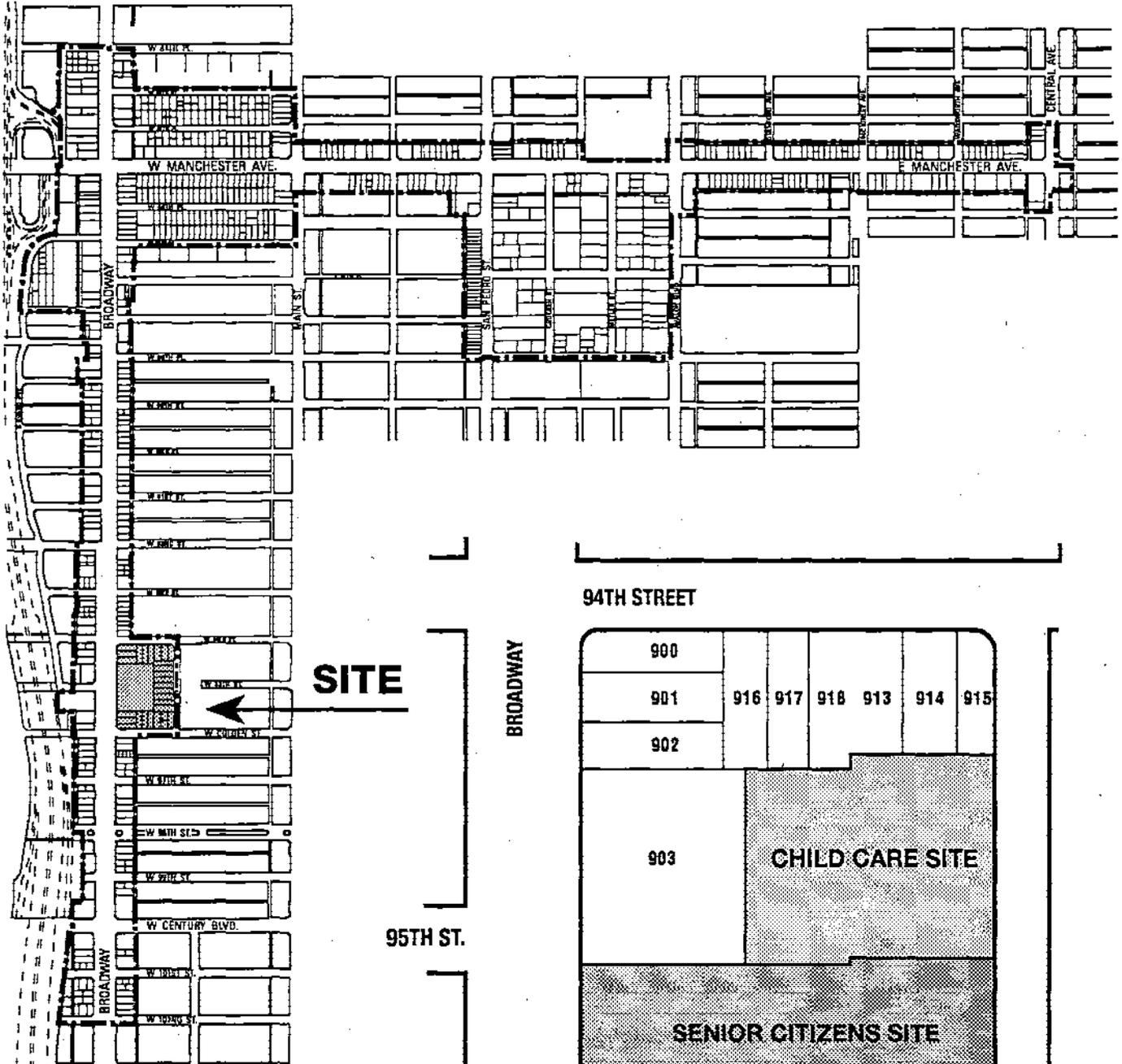
There is no conflict of interest known to me which exists with regard to any Agency officer or employee concerning this action. Christopher Hammond of Capital Vision Equities, a consultant on the recommended project, is married to Ayahlushim Getachew-Hammond, an Agency employee. Ms. Getachew-Hammond is not involved in this project.

Attachment

Broadway Manchester

Community
Redevelopment
Agency
Los Angeles

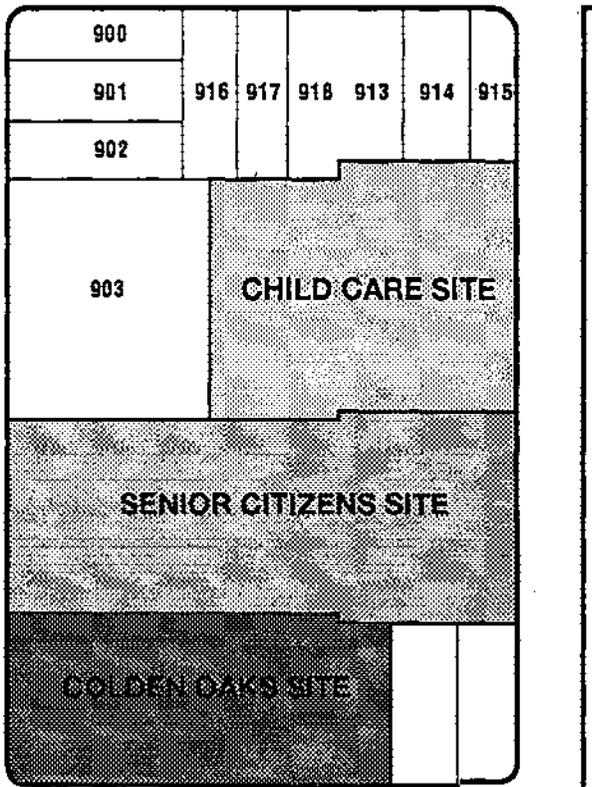
--- Project boundary



SITE

94TH STREET

BROADWAY



95TH ST.

COLDEN AVENUE



RESOLUTION NO. _____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, MAKING A FINDING OF NO SIGNIFICANT EFFECT ON THE ENVIRONMENT AND ADOPTING A NEGATIVE DECLARATION FOR THE SOUTH CENTRAL CHILD DAY CARE CENTER DEVELOPMENT, LOCATED ON THE WESTSIDE OF SPRING STREET BETWEEN COLDEN AVENUE AND 94TH STREET IN THE BROADWAY/MANCHESTER RECOVERY REDEVELOPMENT PROJECT

WHEREAS, Heavenly Visions Economic Development Corporation proposes to develop certain real property, referred to as the South Central Child Day Care Center in the Broadway/Manchester Recovery Redevelopment Project; and

WHEREAS, a Final Environmental Impact Report (EIR) for the Broadway/Manchester Redevelopment Plan was prepared by the Agency and certified by the City Council in December 1994; and

WHEREAS, said Final EIR is a program EIR as defined by the California Environmental Quality Act Statutes and Guidelines; and

WHEREAS, in compliance with the California Environmental Quality Act of 1970, as amended, and State and local guidelines adopted pursuant thereto, the Community Redevelopment Agency of the City of Los Angeles, California (Agency) prepared an Initial Study of the environmental effects of the proposed South Central Child Day Care Center development; and

WHEREAS, based on the findings of said Initial Study, a Negative Declaration for the proposed project was prepared and executed on April 6, 1998; and

WHEREAS, said Negative Declaration was made available for review and comment pursuant to said statutes and guidelines; and

WHEREAS, the Agency has reviewed and considered the information contained in said Initial Study and Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED by the Community Redevelopment Agency of the City of Los Angeles, California as follows:

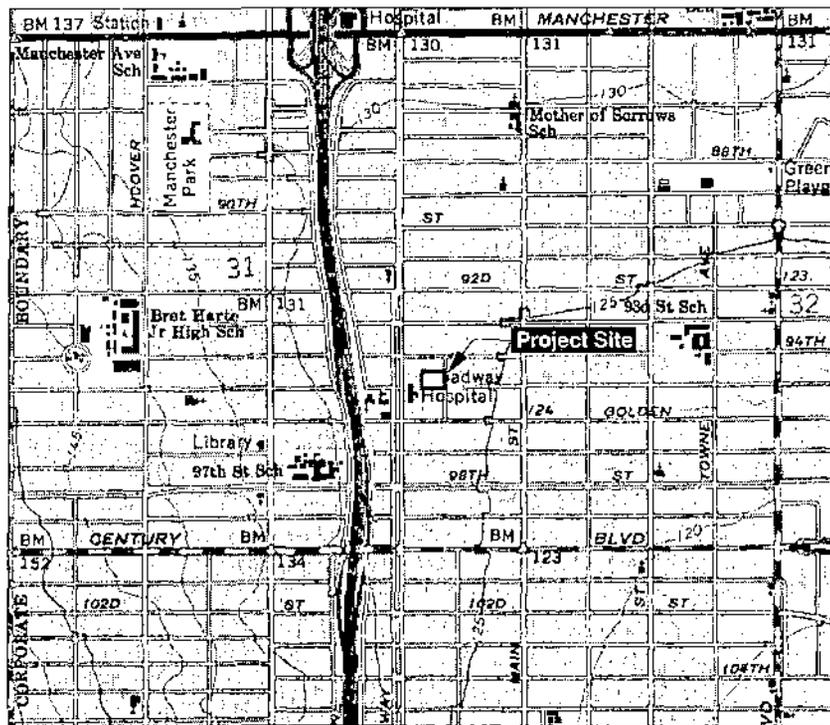
1. The Community Redevelopment Agency hereby certifies that the Negative Declaration prepared for the proposed project has been prepared and circulated in compliance with the California Environmental Quality Act of 1970, as amended, and State and local guidelines adopted pursuant thereto.

2. The Community Redevelopment Agency further certifies that the information contained in said Negative Declaration has been reviewed and considered by the Agency Commissioners.
3. The Community Redevelopment Agency hereby finds and determines that approval or implementation of the proposed project will not have a significant effect on the environment because of the mitigation measures set forth in said Negative Declaration.
4. The Community Redevelopment Agency hereby adopts the Negative Declaration prepared for the development of the proposed South Central Child Day Care-Center development in the Broadway/Manchester Recovery Redevelopment Project.

ADOPTED:

Mitigated Negative Declaration and Initial Study

South Central Child Day Care Center



May, 1998



**Community
Redevelopment
Agency**
of the City
of Los Angeles

Final

Mitigated Negative Declaration and Initial Study

South Central Child Day Care Center

May, 1998

Lead City Agency:

CRA/LA

Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, CA 90013
(213) 977-1600

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

Date: _____	Certified by <u>AKG</u>	No. <u>CR 120-98</u>	DOCUMENT FILED CITY CLERK'S OFFICE
APR 06 1998			

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

(Article V -- City CEQA Guidelines)

LEAD CITY AGENCY
 Community Redevelopment Agency

COUNCIL DISTRICT 8

PROJECT TITLE
 South Central Child Day Care Center

CASE NO.

PROJECT LOCATION
 West side of Spring Street between 94th Street and Colden Avenue

PROJECT DESCRIPTION
 Construct an 11,000-square-foot child day care center on a 1-acre site.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

FINDING:

► The Community Redevelopment Agency of the City of Los Angeles has determined that this project will not have a significant effect on the environment for the following reasons:

Potential noise impacts from freeway noise and aircraft overflights will be eliminated by providing sound insulation, the performance of which will be verified prior to occupancy.

Traffic impacts are not significant because the existing roadways operate at a very good level of service and have adequate capacity to accommodate additional traffic generated by the proposed facility.

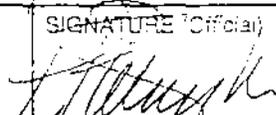
► SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

"Any written objections received during the public review period are attached together with the responses of the Lead City Agency."

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM Robin Sherr	TITLE Social Services Coordinator	TELEPHONE NUMBER (213) 977-1760
---	--------------------------------------	------------------------------------

ADDRESS
 354 South Spring Street, Suite 700
 Los Angeles, CA 90013

SIGNATURE (Official)
 Consultant for the CRA

DATE
 APR 6 1998

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2.0 Environmental Setting	IS-1
3.0 Environmental Analysis and Mitigation Measures	IS-2
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Introduction

This Final Mitigated Negative Declaration has been circulated for public review and includes changes made in response to comments received from the public and public agencies.

This Mitigated Negative Declaration and Initial Study considers the potential environmental effects of the development and operation of a child day-care center on the west side of Spring Street between 94th Street and Colden Avenue in the City of Los Angeles. The project would be developed by the Community Redevelopment Agency of the City of Los Angeles and operated by the Los Angeles Community Development Department.

Under the provisions of the California Environmental Quality Act (CEQA), a public agency which intends to approve or carry out a project which has the potential to have a physical impact on the environment must identify the environmental effects of the project and mitigate any significant effects if feasible.

If a project can be determined not to have a significant effect on the environment, or if mitigation measures are incorporated into the project which reduce any potentially significant impacts to a less-than-significant level, the public agency is required to prepare a Negative Declaration indicating that the project will not have a significant effect.

Lead Agency

In accordance with the Los Angeles City CEQA Guidelines, Revised January 27, 1981, with further supplemental revisions, The Community Redevelopment Agency of the City of Los Angeles (CRA/LA) is the Lead City Agency for the proposed South Central Child Day Care Center, because the project is located within the Broadway/ Manchester Recovery Redevelopment Project Area. The Lead City Agency is responsible for preparation of all environmental documentation required by CEQA.

The Mitigated Negative Declaration refers to the attached Initial Study, which reports on the environmental effects of the proposed project and identifies mitigation measures incorporated into the project to prevent any significant environmental effects.

Negative Declaration Process.

The CRA released this Negative Declaration with attached Initial Study for public review for a period of 21 days on April 7, 1998. The comment period ended on April 27, 1998. Comments by the public or other agencies are included in the Appendix following the Initial Study Checklist, and the comments and responses have been incorporated into this Final Negative Declaration and Initial Study.

1.0 Project Description

1.1 The Project

The Community Redevelopment Agency proposes to construct an 11,072-square-foot preschool/child day care facility for up to 112 children on a vacant 0.99-acre site in the City of Los Angeles. The facility would be operated by the Los Angeles Community Development Department.

1.2 Project Objectives

The applicant wishes to operate a child day care facility with a capacity of 112 children on the project site.

The City's objectives for the development of the site are established in the Community Plan, Zoning and Broadway/Manchester Recovery Redevelopment Plan. The Community Plan and Redevelopment Plan designate the western part of the site for Public/Quasi-Public/Open Space use. Construction of structures in this district requires a land use determination by the Planning Commission. The eastern part of the site is designated for Low-Medium I Residential Use. Day care centers are permitted in residential zones subject to a Conditional Use Permit.

1.3 Project Location and Boundaries

Figure 1 shows the location of the project on a U.S. Geological Survey map of the surrounding area. Figure 2 shows the proposed site plan for the project.

1.4 Surrounding Land Uses

The proposed project is located on a currently vacant parcel in the Broadway/Manchester area of South Central Los Angeles. The site was previously part of a hospital complex. This area is highly urbanized with generally adequate infrastructure in place to support development.

Land uses surrounding the project site include commercial and residential uses on Broadway to the west; and mixed single-family and multi-family residential uses along 94th Street, Spring Street and Colden Avenue. The block on which the project is located is currently vacant except for the Colden Oaks housing project on the south end of the block on Colden Avenue. A senior citizen housing project is proposed immediately south of the site between Spring Street and Broadway.

1.5 Project Characteristics

Proposed Development: The applicant proposes to construct a child day care facility on the currently vacant parcel. The proposed facility will consist of four single-story structures totaling 11,072 square feet in floor area. The applicant proposes to provide day care at the facility for up to 112 children, operating between the hours of 7:00 a.m. and 7:00 p.m. five days per week. Some activities could also take place on the site in evenings and on weekends.

The proposed project will include three playgrounds separating infants, toddlers and preschool-age children. Parking will be provided in a 22-space parking lot with its entrance near the southern end of the site on Spring Street. The project will be separated from adjacent parcels by a continuous 8-foot block wall on the north, west and south sides of the property. A 6-foot wrought-iron fence with rolling gate will provide security along the Spring Street frontage.

The site is proposed to be heavily landscaped, incorporating four of the existing mature trees along Spring Street into the landscape plan.

Construction: Construction of the proposed project is anticipated to be completed in a period of approximately six months.

1.6 Discretionary Actions and Required Approvals

Community Redevelopment Agency:

- (1) Disposition and Development Agreement
- (2) Loan Agreement
- (3) Approval of Design and Construction Documents
- (4) Ground Lease

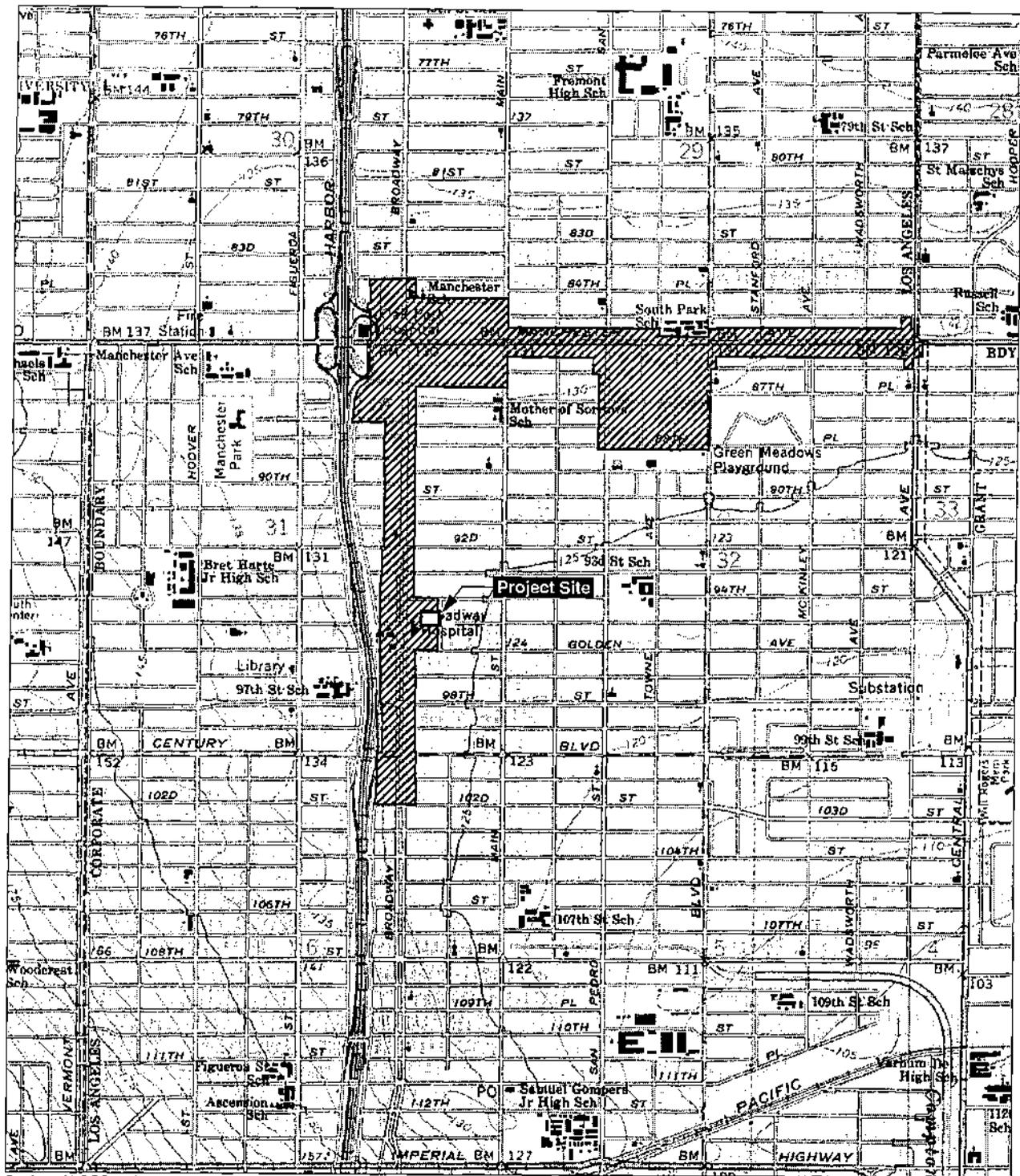
City of Los Angeles, City Council and Other Departments

- (1) **Land Use Determination** by the Planning Commission to permit development of structures in the Public/Quasi-Public/Open Space Zone in the Community Plan.

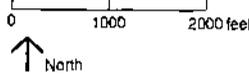
As an alternative, a **community plan amendment** could be approved to a district in which the use is permitted without such a determination. Such a plan amendment is currently being processed as part of a review of these designations throughout the City. The plan amendment would change the community plan designation on the Public/Quasi-public/Open Space district to Highway-oriented Commercial.



- (2) **Conditional use permit** under zone code section 12-24-C6 for construction, use and maintenance of a child day-care center.
- (3) A **zone variance** from section 12.12.1-A to permit development of the day care center on the P-1 zoned portion of the site.
- (4) A **zone variance** from section 12.09, 12.12.1, and 12.14 to permit the development to cross over zone boundary lines without the required yard setbacks.
- (5) A **zone variance** from section 12.21-C1(b) to permit access from a more restrictive zone (R-2) to a less restrictive zone (P-1).



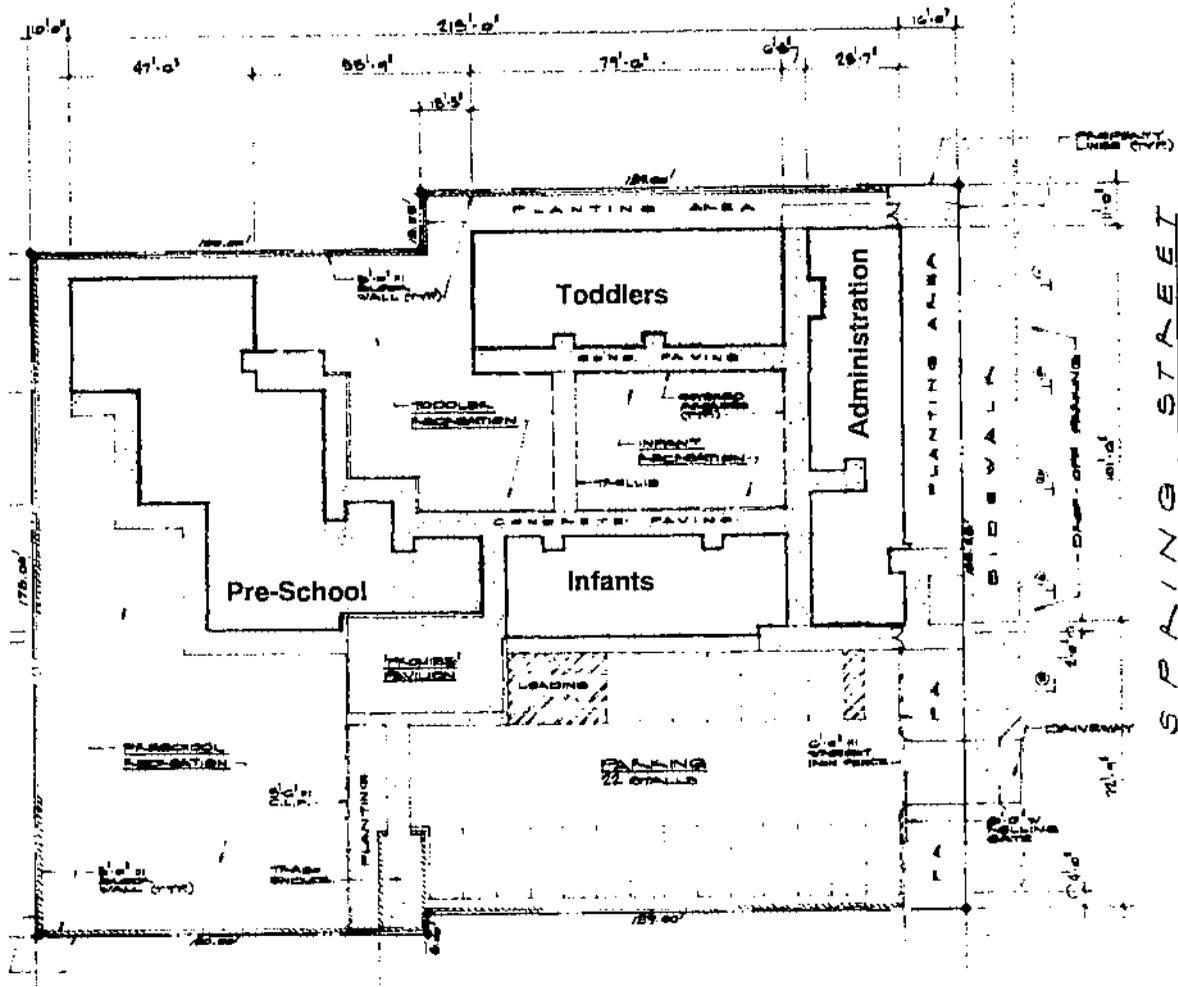
Portion of USGS Inglewood quadrangle sheet, 1964, photorevised 1981



Broadway/Manchester Recovery Redevelopment Project Area

Figure 1. Project Location. The proposed project is located on Spring Street between 94th Street and Golden Avenue within the Broadway/Manchester Recovery Redevelopment Project Area.





Source: Edward C. Barker & Associates, Architects

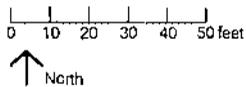


Figure 2. Site Plan. The proposed project provides separate structures and separate playgrounds for each age group at the center.

2.0 Finding of No Significant Effect on the Environment

Based on the information in the attached Initial Study, the CRA finds that with the mitigation measures outlined below, the project will not have a significant impact on the environment.

3.0 Summary of Mitigation Measures

The conclusion of the Initial Study is that the project will have no significant environmental effects and that a Negative Declaration can be prepared in accordance with CEQA Guidelines Section 15072, provided that the following mitigation measures are incorporated into the proposed project.

**Table 1
Summary of Mitigation Measures**

Environmental Issue Area	Potential Impact	Mitigation Measure
Plant Life	Loss of existing mature trees	The project shall be developed substantially in accordance with the landscape plan dated February 24, 1998. This landscape plan may be modified as appropriate and necessary, but the ultimately approved landscape plan shall show substantially the same number, size and arrangement of major landscape elements. The February 24, 1998 plan shows preservation of four existing mature elm trees on the Spring Street frontage of the project site, and planting of at least 35 additional trees which at maturity will be of substantial size.
Noise	Indoor and outdoor activities are exposed to high noise levels from the Harbor Freeway and from jet aircraft overflights from approaches at Los Angeles International Airport	Prior to construction, CRA shall require preparation of an acoustical report which documents noise levels on the site during child care hours and identifies suitable construction techniques to provide interior classroom noise levels of 45 dB L _{eq} (A) or less from exterior noise sources. Building plans and specifications shall incorporate the techniques outlined in the acoustical report or equivalents. Post-construction testing shall be conducted to confirm the ability of the construction to achieve this interior noise level. Additional sound insulation or other acoustical treatment shall be provided if necessary until this interior noise level is achieved prior to occupancy.
	Children playing outdoors will generate noise levels which could be unpleasant for immediately adjacent residential uses.	The site shall be developed with a continuous 8-foot barrier wall along the north, west and south property lines in locations where play areas may be adjacent to residential uses to prevent adverse noise impacts.
Transportation/Circulation	Pick-up and drop-off traffic could cause traffic congestion in front of the site.	Spring Street shall be widened to provide sufficient width for a parking lane and one moving lane in each direction for the full length of the project site. Parking spaces in front of the school shall be striped, and curbs painted and parking spaces signed for short-term parking during peak pick-up and drop-off periods.

Initial Study

This Initial Study describes the potential environmental effects of the development and operation of a child day-care center on the west side of Spring Street between 94th Street and Colden Avenue in the City of Los Angeles, within the Broadway/Manchester Recovery Redevelopment Project Area, and outlines mitigation measures for potentially significant environmental effects.

Introduction

According to Section 15063(c) of the State CEQA Guidelines, the purpose of an Initial Study is to:

- Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or Negative Declaration;
- Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
- Facilitate environmental assessment early in the design of a project;
- Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

1. Project Description.

The project is described in the Negative Declaration, beginning at page 1.

2. Environmental Setting.

The project is located in an existing urbanized area of the City of Los Angeles. The project is surrounded by developed properties including commercial and residential uses on Broadway, single-family and multi-family residential uses on 94th Street, Spring Street and Colden Avenue. The project site is now vacant. Part of the site was previously part of a hospital complex, and part of the site was previously developed for residential uses.

The environmental setting is described in greater detail for those aspects of the project with potentially significant environmental effects in the discussion of environmental effects below.



3. Environmental Effects and Mitigation Measures.

This section analyzes the environmental impacts of the proposed project. Specifically, it addresses in some detail the four environmental issue areas for which the Initial Study Checklist has identified a potentially significant effect (See Appendix A).

3.1. Issues found not to be significant.

The following issues were evaluated and the project was found not to have a significant effect based on the reasons outlined for each issue area.

Earth. The project is a small project on flat land, and does not have the potential for off-site impacts on soils or geology. The City of Los Angeles is in an earthquake-prone region, and the City's development codes and standards have been developed to ensure adequate design of structures to provide life safety as a result of ground shaking in earthquakes. Compliance with these codes and standards will prevent significant impacts in the event of earthquakes. The Final EIR for the Broadway/Manchester Recover Redevelopment Project found that there is no known potential for fault rupture in the project area, so faulting is not expected to affect the site.

Air Quality. The project would result in additional air pollutant emissions, primarily from motor vehicle travel to and from the site. However, the additional amount of emissions is not significant, since the project is below the threshold of size sufficient to have a significant air quality impact by criteria established by the South Coast Air Quality Management District in its *CEQA Air Quality Handbook*, 1993.

Water. Development of the site will return it to the degree of site coverage normally associated with low-density residential uses, and no significant effects on drainage will result.

Animal Life. The project is located in an urban area and entirely surrounded by urban development. The site does not provide a habitat for species of special concern, and no significant effects will result.

Light and Glare. The project will not operate during late night hours and will therefore not result in light or glare on surrounding uses. Impacts will not be significant.

Natural Resources. The project is a small infill development in an existing urban area, and will therefore have no impact on natural resources.

Risk of Upset. The project does not involve the use or storage of hazardous materials. No industrial uses are located near the site which would result in an exposure of occupants to hazards from toxic or hazardous chemicals. The site is not exposed to unique or unusual risks of hazardous materials incidents in transportation. A Phase 1 site assessment was previously prepared for the property, and no potential hazards remain on the site.

Population. The project is expected to employ approximately 20 staff members. This is a small number of employees which will not have a significant impact on population.

Housing. The site is vacant, and no housing will be eliminated by its development. The small number of employees expected will not result in significant impacts on housing resources in the area.

Public Services. The project will provide day care, which is a needed public service. The project is located in a fully developed urban area, and its development for a day care center will not result in a significant impact on urban public services such as fire, police, schools or other services.

Energy. The project is a small facility which will be required to meet current state energy standards in construction. No significant energy impacts will result.

Utilities. The project will require standard utility connections. The site was previously developed, and offsite utilities are in place. No significant impacts will result.

During the comment period on the Negative Declaration, a comment was received from the City of Los Angeles indicating that the project is located in a Sewer Capacity Threshold Study Area, and that a more detailed screening analysis of sewer impacts is required. Further review indicates that the project is just outside the boundaries of the threshold study area, which extends north from 93rd Street at Broadway. For areas outside the threshold study areas, the increase in flow considered potentially significant is 4,000 gallons per day.

According to the City's *Draft Citywide CEQA Thresholds Technical Guide*, June 17, 1997, a day care center is expected to generate 8 gallons per student per day. With a capacity of 112 students, the day care center would be expected to generate a total of 896 gallons per day of sewage, which is considered less than significant by the guidelines.

The amount of sewer flow expected from the project is approximately the same amount that would be generated by five two-bedroom homes at 180 gallons per unit. The portion of the site in the R2-1 zone would permit development of six dwelling units at a density of one unit per 5,000 square feet, so the proposed project would have essentially the same sewage generation that would be expected from residential development of the site currently permitted under the community plan and zoning.

Based on a peak factor of 3.5 times average flow, this would result in a peak flow of 0.005 cubic feet per second. Based on the peak and average flows generated by the project, the project would not be expected to result in a measurable increase in wastewater flow (defined as a 1/2" change in depth of flow).

Human Health. The project is a day care center which will bring children who may have communicable diseases together in one location. This is a common situation at all schools and day care centers, and is not a unique or unusual health hazard. The project will be

required to meet state standards for day care centers, and will result in no unique or unusual health hazards.

Aesthetics. The project is a small single-story facility which is compatible in scale and appearance with nearby residential uses. Key existing mature trees along the property frontage will be preserved, which will maintain the streetscape quality while interior landscaping matures. The project will have no adverse aesthetic effects.

Recreation. The operator of the facility may provide field trips to recreational facilities around the region including parks, aquariums, zoos and museums. These facilities currently serve students from a large number of day care centers, schools and camps, and no significant impact from this small facility will result. Impacts will not be significant.

Cultural Resources. The project site is now vacant, but has been previously developed. No significant subsurface excavation is proposed as part of this project. Because of the minimal subsurface disturbance proposed on this previously disturbed site, no significant impact on archaeology or history will result.

The project was found to have potentially significant effects in four environmental issue areas. These issues are:

- Plant Life
- Noise
- Land Use
- Transportation/Circulation

These issues are discussed in greater detail below. Mitigation measures are identified in those cases where project impacts were found after investigation to be potentially significant.

3.2. Plant Life (Checklist item 4)

Existing Conditions. A number of mature trees are found on the project site. Table 1 lists the trees based on a tree survey by Kay J. Carlson¹. 24 mature trees (including some with multiple trunks) were identified in the site survey. These trees are common species that are commonly used in landscaping in Southern California. No oaks were identified on the site, and no native habitat groups of concern are found on the site.

The trees and shrubs remaining on the site do not provide an attractive landscaped or natural-appearing environment, but are clearly the remnants from landscaping of separate unrelated properties. Most of the large trees are eucalyptus or other landscape species which are not native to the area. The impact of their loss is limited to the aesthetic value of the trees in establishing a residential character to the environment.

Project Impacts. The project site plan shows evidence of a substantial effort to incorporate the existing mature trees into the project design. Although the original intent of the plan was to

preserve many of the mature trees in place, many of these trees represent a hazard or maintenance problem if located within the school yard and play areas for young children. Four of the mature elm trees along the street frontage will be preserved, which will maintain the landscaped character of the street frontage while the interior landscaping matures.

Figure 1. Existing vegetation on project site as viewed from Spring Street looking southwest. This vegetation remains from landscaping planted for previous uses. Structures have been cleared from the site. The Colden Oaks housing project is visible on the left side of the photo.



Figure 2. Existing vegetation on project site as viewed from Spring Street looking northwest toward 94th Street. Vegetation includes shrubs and some mature trees. Landscaping was installed independently on a number of separate parcels. Some trees will be removed to provide a developable site.



**Table 1
Trees on Project Site**

Plan Key	Tree Species		Diameter (inches)	Height (ft)	Spread (ft)	Status on Landscape Plan
61	Chorisia speciosa	Floss Silk Tree	10.6	20	15	removed
62	Chorisia speciosa	Floss Silk Tree	15.9	25	10	dead tree
63	Ceratonia siliqua	Carob	16.0	25	35	removed
64	Erythrina caffra	Kaffirboom Coral	8.0, 7.6, 7.6, 6.4, 5.4	15	15	removed
65	Ligustrum lucidum	Glossy Privet	9.4	25	25	removed
66	Ligustrum lucidum	Glossy Privet	14.2	25	35	removed
67	Eucalyptus polyanthemos	Silver dollar gum	21.6	50	35	removed
68	Schinus terebinthifolius	Brazilian Pepper	8.1	15	20	removed
72	Melaleuca quinquenervia	Cajeput	10.7	15	10	removed
73	Pinus pinea	Italia stone pine	12.5	30	25	removed
74	Melaleuca quinquenervia	Cajeput	11.8	25	15	removed
75	Cupaniopsis anacardiodes	Carrot wood	10.2, 6.8, 5.3	20	25	removed
76	Ligustrum lucidum	Glossy Privet	13	25	25	removed
77	Ligustrum lucidum	Glossy Privet	9.9	25	25	removed
78	Ligustrum lucidum	Glossy Privet	14.4	35	25	removed
79	Syzygium paniculatum	Brush Cherry	13.3	35	15	removed
80	Syzygium paniculatum	Brush Cherry	13.1	35	15	removed
81	Syzygium paniculatum	Brush Cherry	13.9	35	20	removed
82	Populus nigra 'italica'	Lombardy poplar	17, 16	35	10	removed
83	Fraxinus uhdei	Shamel Ash	11.8	20	20	removed
84	Fraxinus uhdei	Shamel Ash	11.4	25	20	retained
85	Washingtonia filifera	California Fan Palm	28	20	15	removed
86	Fraxinus uhdei	Shamel Ash	11.8	20	20	retained
87	Fraxinus uhdei	Shamel Ash	11.8	25	20	retained
93	Fraxinus uhdei	Shamel Ash	16	25	25	retained

Source: Kay J. Carlson, *Heavenly Vision Tree Location Plan*, February 13, 1998, telephone conversation between CBA and Kay Carlson April 1, 1998, telephone conversation with Elizabeth Reeves-Fortney April 3, 1998.

Table 1 lists the trees that were found on the site and indicates the disposition of these trees in the February 24, 1998 version of the landscape plan for the site. The site design makes effective use of trees to provide shade for structures and playgrounds, to provide visual buffering from adjacent uses, and to provide the appearance of substantial plantings on the site. It would not be feasible to provide much additional landscaping while still providing the area needed to build the classroom structures and provide sufficient surface parking for the center.

The landscape plan provides for preservation of four of the existing mature elm trees along the Spring Street frontage. Preservation of these trees will substantially preserve the

landscaped image of the front of the site while interior landscaping matures. While the landscape plan shows trees in the location of other existing mature trees on the site, preserving more of the existing trees was found not to be feasible. Some of these trees represent a safety problem because of the potential for falling limbs and branches. Others represent a safety problem for small children because of the size or character of seeds. Some represent a potential maintenance problem for the grounds or structures.

Mature trees have substantial aesthetic value in a residential neighborhood. However, the particular trees, shrubs and brush now remaining present an image of poor maintenance and decline. The preservation of at least four of these trees at key locations within the proposed new development, as shown on the landscape plans dated February 24, 1998, will provide an immediate benefit to the project by retaining the shade and visual character of mature trees. The loss of the remaining trees and shrubs is a necessary consequence of development and cannot be avoided. Loss of these trees should not be considered a significant adverse aesthetic or biological effect. The provision of a large number of additional trees in the landscaping plan will mitigate any remaining effects of loss of these trees over the long term.

Mitigation Measures. The following mitigation measure is included in the proposed project to mitigate the loss of mature trees on the site:

1. The project shall be developed substantially in accordance with the landscape plan dated February 24, 1998. This landscape plan may be modified as appropriate and necessary, but the ultimately approved landscape plan shall show substantially the same number, size and arrangement of major landscape elements. The February 24, 1998 plan shows preservation of four existing mature elm trees on the Spring Street frontage of the project site, and planting of at least 35 additional trees which at maturity will be of substantial size.

3.3. Noise (Checklist item 6)

Existing conditions on the project site. Noise monitoring was conducted at the Spring Street frontage of the property by CBA for a 1/2-hour period on March 26, 1998. During this period, except for identifiable local noise events including vehicle drivebys and aircraft overflights, the noise level remained relatively constant at 60 to 62 decibels, occasionally rising to 65 decibels and falling to 57 to 58 decibels on the A-weighted (dB(A)) scale used in local, state and federal noise regulations and standards. This minimum level was established by the relatively constant freeway background noise. These measured noise levels indicate that the noise level at the site from freeway noise would be expected to be between 60 and 65 decibels Community Noise Equivalent Level (CNEL), a measure of 24-hour noise exposure used in setting California standards for residential development. This is a relatively high noise level even for urban areas, and indicates that noise is of some environmental concern when considering new development of schools or residences.

The project site is located directly beneath the approach to the south runway complex at Los Angeles International Airport, and is approximately six miles west of the touchdown point. Above the site, the nominal flight path is at an altitude of approximately 1600 to 1700 feet. Approximately 10 aircraft overflights on the south runway complex were observed during the 30-minute noise measurement period. Direct overflights typically resulted in peak noise levels of 70 to 80 decibels, with some overflights exceeding 80 decibels.

Figure 3 on the following page shows current aircraft noise contours from operations at Los Angeles International Airport based on data provided by the Los Angeles Department of Airports. This data shows that the project site is just within the 65 dB CNEL contour from aircraft overflights on the south runway complex. The 65 dB CNEL contour defines the area in which additional sound insulation is normally required to provide acceptable interior sound levels in residences, schools and other noise-sensitive land uses (CRA, *Broadway/Manchester Recovery Program Final EIR*, September, 1994, page 94).

Construction Noise: Because the project is a relatively small construction project, normal construction noise is not expected to cause a significant disruption of residential uses across 94th Street. The City Noise Ordinance (Ordinance No. 144,331, Municipal Code Chapter XI) limits construction involving significant noise-producing equipment to the hours between 7:00 A.M. and 9:00 P.M. Considering the short period of construction (6 to 9 months for most site preparation and exterior work) no significant construction noise impact on the surrounding uses is expected.

Operation Noise: The proposed project is a preschool/child care center that will provide day care services to up to approximately 112 children. Operation of the child care center may generate two types of noise: noise from children playing outdoors and noise from increased traffic.

Children playing, particularly in group activities, can produce occasional high noise levels, up to 80 dB at a distance of 50 feet based on CBA noise measurements. However, these high noise levels are unusual. Young children playing is an acceptable activity that is typically associated with residential areas. The outdoor play at the site will be limited to daytime hours when background noise levels are highest, and the noise of children on the site is not expected to result in significant noise problems for adjacent uses. However, in order to protect adjacent residential uses, child play areas, if located at the property line, should be separated from adjacent residential uses by a solid barrier wall. The project site plan shows an 8-foot barrier wall separating the project site from the adjacent proposed senior housing project.

Project-generated Traffic Noise. As discussed below under traffic impacts, the project is expected to generate approximately 506 vehicle trips per day. This volume of traffic results from employees traveling to the facility, visitors, delivery and service traffic, errands by employees, and parents or others transporting children to and from the facility. While a number of children may be escorted to the facility on foot or on public transportation, many people will use private vehicles to transport their children. One child picked up and dropped off by a private vehicle is four trips per day at the center. Some families would be expected to have more than one child at the facility, and some parents would be expected to carpool, reducing the average number of trips per child substantially from this potential value.

Traffic noise will be increased primarily on Spring Street, Colden Avenue and 94th Street, where the increase in traffic resulting from the project will be the greatest. Each of these streets now has a relatively low volume of traffic, and this added traffic will not result in traffic noise levels which are of concern for residential development. Based on CBA's experience in evaluating noise impact from roadways for a large number of projects, the threshold of significant vehicle noise impact on adjacent uses comes at a traffic volume of approximately 10,000 vehicles per day for structures built directly at the right-of-way line.

The EIR for the Broadway/Manchester Recovery Program estimated future traffic volumes on Colden Avenue east of Broadway at 2,800 vehicles per day. 94th Street would have substantially less traffic than Colden Avenue because it has a continuous length only from the Harbor Freeway to San Pedro Street and is not signalized at Broadway. Spring Street runs only between 94th Street and Colden Avenue, and would be expected to have the least traffic of these three streets. On each of these roadways, traffic volumes including those of the proposed project are not sufficient to cause noise levels of greater than 65 dB CNEL outside the roadway right-of-way, and traffic noise caused by the project is not a significant environmental effect.

Effect of Environmental Noise on the Proposed Project. The project site is exposed to noise from the Harbor Freeway approximately 600 feet to the west, and from landing operations at the south runway complex at Los Angeles International Airport. The Harbor Freeway was provided with noise abatement walls at the time the freeway was widened recently. These walls substantially reduce motor vehicle noise at the site compared to what would be expected with unshielded line-of-sight exposure to the freeway. Based on noise measurements at the site and 24-hour aircraft noise contours, noise levels on the site would be expected to be between 64 and 67 db CNEL. This noise level is typical of a noisy urban area near transportation facilities such as airports, freeways and arterial streets. In this noise environment, outdoor noise levels are of concern in design of residences, schools and other noise-sensitive facilities.

Based on these measured noise levels, outdoor noise levels are marginally acceptable for play areas. Potential for hearing damage with long-term exposure begins at 70 dB Equivalent Noise Level (L_{eq})². These noise units represent average noise level similar to the CNEL units, but without the CNEL weighting for evening and nighttime noise events. L_{eq} at the site during the day would be expected to be approximately 65 dB. The 8-foot noise barrier wall

would be expected to provide some protection from freeway noise for students playing outside.

To provide acceptable indoor noise levels for classrooms, additional sound insulation may be required, and an acoustical insulation study documenting noise levels and establishing specific construction materials and assemblies to provide interior noise levels of 45 dB L_{eq} or less will be required.

Mitigation Measures. The following mitigation measures will ensure that acceptable protection from high exterior noise levels is provided for the proposed project, and that adjacent uses are protected from noise from children playing:

1. The applicant shall submit an acoustical report which documents noise levels on the site and identifies suitable construction techniques to provide interior classroom noise levels of 45 dB L_{eq} (A) or less from exterior noise sources. Post-construction testing shall confirm the ability of the construction to achieve this interior noise level. Additional sound insulation or other acoustical treatment shall be provided until this interior noise level is achieved prior to occupancy.
2. Any area of the site used for group play which is adjacent to the property line of a property which may be used for residential development will be provided with a solid wall at least 6 feet in height to protect adjacent areas from noise of children playing.

3.4. Land Use (Checklist item 8)

The project site has a general plan designation of Public/Quasi-Public/Open Space on the west side and Low Medium I Residential on the east side facing Spring Street. The site is zoned P-1 (parking) on the east side of the site and R2-1 on the east side facing Spring Street. Figure 4 on page IS-12 shows existing zoning for the project and surrounding areas. Figure 5 following Figure 4 shows the community plan designations for the same area.

Under City development regulations, a child day care center would be permitted on the site, but would require the following entitlements prior to approval of plans and issuance of permits for construction:

- (1) Land Use Determination by the Planning Commission to permit development of structures in the Public/Quasi-Public/Open Space Zone in the Community Plan.

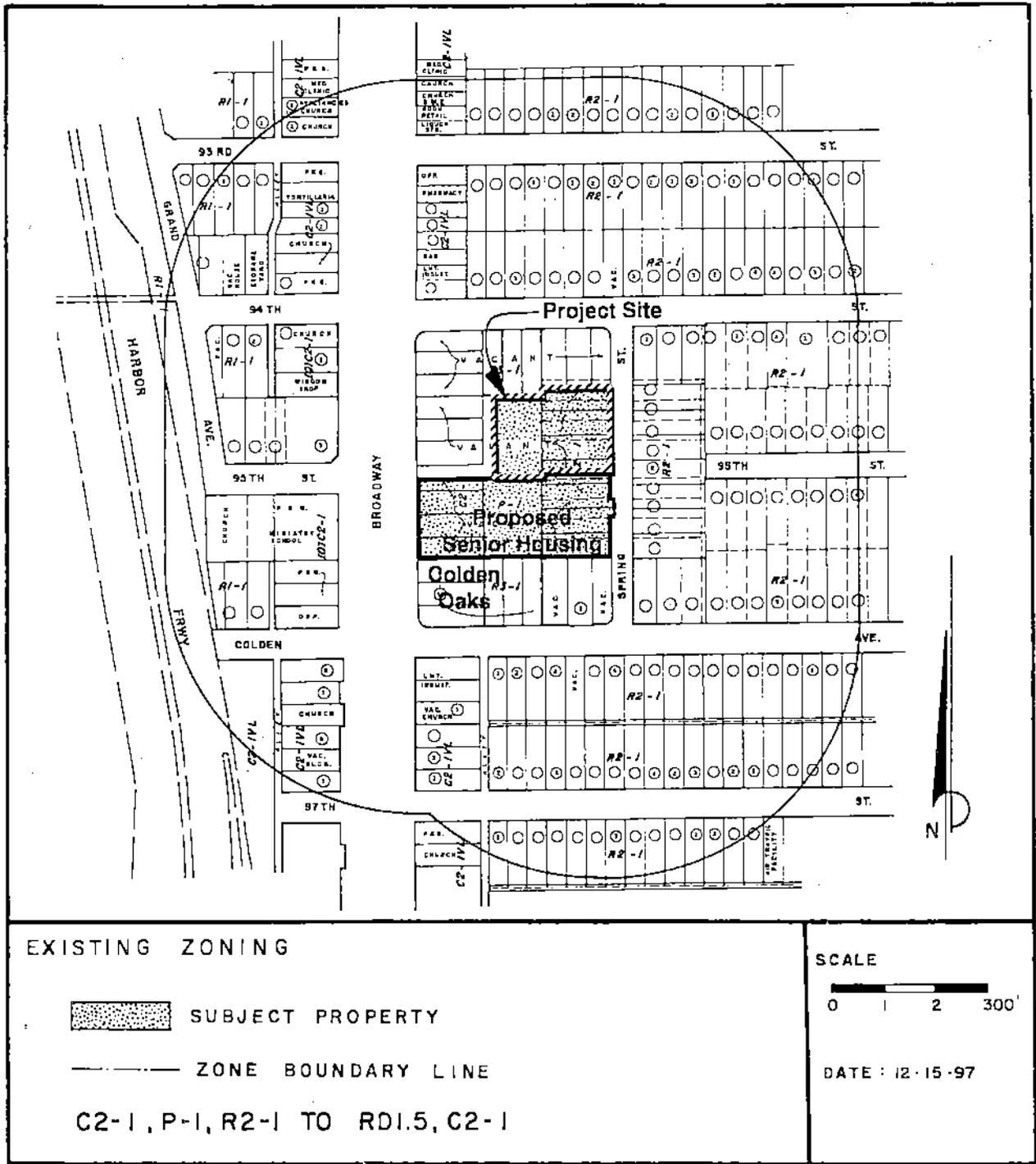
As an alternative, the community plan land use designation for the site could be amended to a district in which the use is permitted without such a determination. Such a plan amendment is currently being processed as part of a review of these designations throughout the City. The proposed plan amendment would change the community plan designation on the Public/Quasi-public/Open Space district to Highway-oriented Commercial.

- (2) Conditional use permit under zone code section 12-24-C6 for construction, use and maintenance of a child day-care center.
- (3) A zone variance from section 12.12.1-A to permit development of the day care center on the P-1 zoned portion of the site.
- (4) A zone variance from section 12.09, 12.12.1, and 12.14 to permit the development to cross over zone boundary lines without the required yard setbacks.
- (5) A zone variance from section 12.21-C1(b) to permit access from a more restrictive zone (R-2) to a less restrictive zone (P-1).

The designation of the site in the community plan for Public/Quasi-public/Open Space use reflects the site's previous use as part of a hospital complex. The hospital was demolished approximately six years ago, and the site is currently vacant.

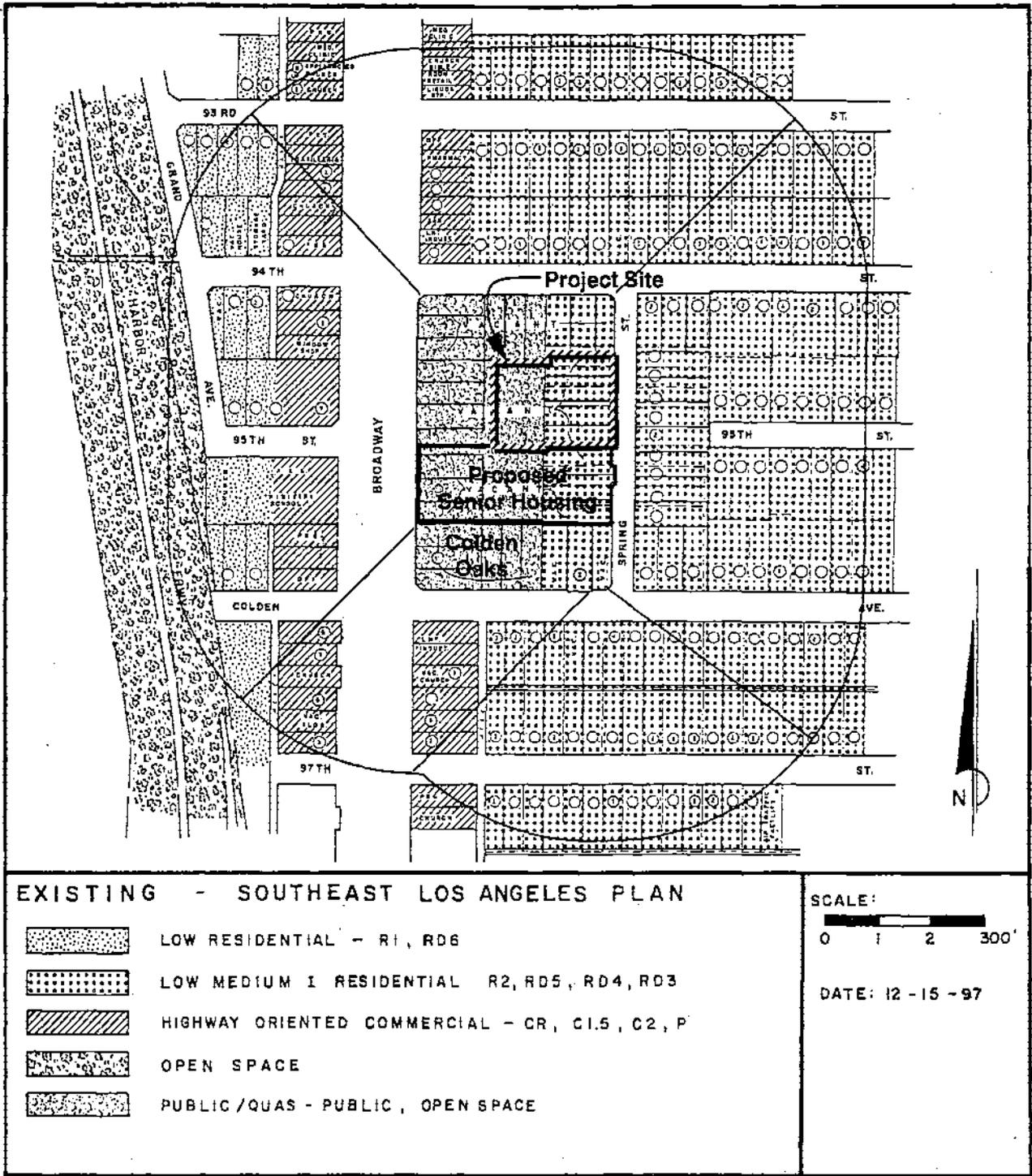
A senior housing project has been proposed immediately south of the site. The proposed project provides an 8-foot block wall as a barrier around the entire site to prevent impacts on adjacent uses. The proposed buildings are low-rise structures. While the project will have greater daytime noise impact than would be expected from residential use of the property, nighttime noise would be expected to be minimal, and no significant environmental effects from placing the day care center adjacent to a senior residential use are anticipated.

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Source: Cargill Associates

Figure 4. Zoning. The proposed project is located on Spring Street between 94th Street and Coldon Avenue within the Broadway/Manchester Recovery Redevelopment Project Area.



Source: Cargill Associates

Figure 5. General Plan. The Southeast Los Angeles Community Plan establishes land use policy for the project site.

3.5. Transportation/Circulation (Checklist item 13)

Existing Conditions. The project site has access only from Spring Street. Spring Street is a narrow residential street which ends at "T" intersections with 94th Street north of the site and Colden Avenue south of the site. Spring Street currently has minimal traffic, estimated to be less than 500 vehicles per day, because of the short length of the roadway and the fact that it serves only nearby residential uses. 94th Street and Colden Avenue provide access from the site to the regional arterial roadway system at Broadway.

Figure 6. This photo shows the intersection of Broadway and Colden Avenue, looking west along Colden Avenue across Broadway. This intersection is signalized, and is expected to handle most project traffic. The intersection currently operates at LOS A, a high level of service.

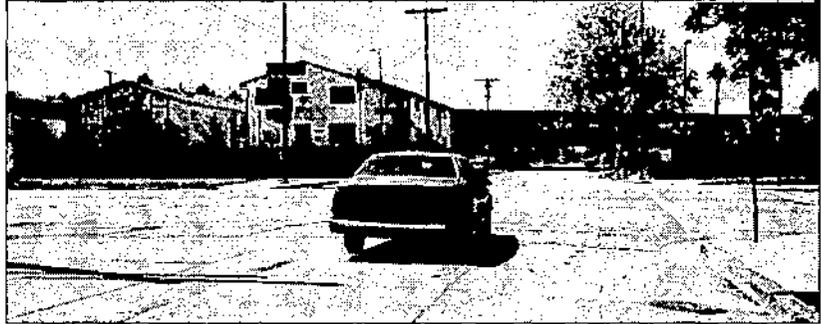


Figure 7. This photo shows the end of Spring Street at its intersection with 94th Street. Although the street is narrow, it should be capable of handling the small number of trips using the facility.



The EIR for the Broadway/Manchester Recovery Program indicates (Table 11, page 95) that Broadway in the vicinity of the project site has a traffic volume of approximately 18,000

Figure 8. This photo shows Broadway looking north just south of 94th Street. Broadway is a divided roadway providing three moving lanes in each direction plus parking lanes, and has substantial additional capacity at this location.



vehicles per day, which is expected to grow to 25,000 vehicles per day with development within the Broadway/Manchester Recovery Program Area and surrounding areas. Traffic analysis conducted for that project (*Final EIR, Broadway/Manchester Recovery Program*, Table 5, page 63) indicates that the intersection of Broadway with Colden Avenue currently operates at Level of Service A, a very high level of service, and is expected to continue to operate at this high level of service in the future. The intersection of Broadway with Century Boulevard, the closest freeway access point to the project, currently operates at Level of Service A, and is expected to operate at Level of Service B, also a high level of service, in the future.

Trip Generation. The Institute of Transportation Engineers publication *Trip Generation, 6th Edition*, 1997, provides an estimate of 4.52 daily trips per student at day care centers. 0.81 trips per student would be expected in the A.M. peak hour, and 0.86 trips per student in the P.M. peak hour. With a capacity of 112 students, the proposed project is expected to generate approximately 506 vehicle trips per day on the roadway network serving the site. Some of these trips are trips that are already on the street network since some parents will drop their children at the center on the way to work and pick them up after work. Approximately half these trips are expected to be north of the site and half of the trips south of the site. Most traffic is expected to travel southbound on Spring Street, since this places vehicles on the side of Spring Street on which the project is located for most convenient drop-off. The natural right-turn circulation around the block in which the project is located would place traffic southbound on Spring Street. Most traffic is also expected to use Broadway to reach Colden Avenue or 94th Street, since this route is likely to be used by those using the freeway system to reach the site. In a worst-case situation, more than half the total trips would be expected to use the intersection of Colden Avenue and Broadway, since many northbound vehicles would be expected to pass through this intersection on Broadway, turn right on 94th Street to reach the center, then continue south on Spring Street, turn right on Colden Avenue, and pass through the same intersection again after leaving the school. Up to 60 vehicles per hour could pass through the Broadway/Colden Avenue intersection in the A.M. or P.M. peak hour.

Unlike an elementary school which has a fixed time by which students are required to arrive, a day-care center has flexible arrival times. These flexible times mean that the short periods of high congestion typically seen at schools are much less likely at a day-care center, where arrivals and departures are spread out over a one- to two-hour period when it is most convenient for parents to drop children off and pick them up. Up to 91 peak-hour trips in the morning and 96 peak-hour trips in the evening would be expected at the school, or an average of about 1 vehicle every 20 to 30 seconds. Many vehicles would be responsible for two trips in the same period, since a drop-off or pick-up trip counts as two vehicle trips.

Parking. The project site plan provides for 22 parking spaces, which meets code requirements of one space for every 500 square feet of building area required for child day care centers.

Because of the narrowness of Spring Street, the street may present a problem for pick-up and drop-off traffic, even though the volume of such traffic is relatively low. The Bureau of Engineering has indicated that Spring Street at this location should be widened by 8 feet to

provide a 32-foot wide roadway with a 9-foot wide sidewalk. There is a 40-foot-long section of the site that has only 4 feet of dirt right-of-way between the property line and the sidewalk. The project should provide a 7-foot dedication in the 40-foot-long section so that a uniform 32-foot-wide roadway and 9-foot-wide sidewalk can be constructed along the project frontage.

Widening of the street in front of the project site as indicated by the Bureau of Engineering would provide a wider cross section where pick-up and drop-off traffic can stop out of moving lanes, and would provide a satisfactory solution to this potential problem. The project site has approximately 185 feet of frontage on Spring Street. The curb should be marked and the street signed for short-term parking during school hours to ensure that pick-up and drop-off spaces are available immediately in front of the facility to discourage double-parking. Considering the parking space not available because of the project's driveway, the remaining space would provide enough curb length for four to six cars directly in front of the facility. This should be sufficient space to ensure that congestion rarely occurs.

Figure 9. This photo shows Spring Street in front of the site as viewed from the north looking from 94th Street toward Colden Avenue. In order to prevent traffic congestion and parking problems during peak pick-up and drop-off periods, the street should be widened in front of the project site, and short-term parking spaces should be provided.



During the peak arrival and departure periods, the natural statistical variation in arrivals and departures is likely to result in short periods when more arrivals than can comfortably use the drop-off spaces in front of the school are attempting to drop off children. However, because of the very small volume of traffic on Spring Street in front of the school, the fact that one or two cars are waiting to enter the drop-off area will not cause a significant traffic problem.

Mitigation Measures. The following mitigation measure will prevent any significant impacts from parking for pick-up and drop-off traffic in front of the facility.

1. Spring Street shall be widened to provide sufficient width for a parking lane and one moving lane in each direction for the full length of the project site. Parking spaces in front of the school shall be striped, and curbs painted and parking spaces signed for short-term parking during peak pick-up and drop-off periods.

References

1. Kay J. Carlson, *Heavenly Vision Tree Location Plan*, February 13, 1998.
2. U.S. EPA, *Report on Levels of Environmental Noise Requisite to Protect the Public Health and Welfare with an Adequate Margin of Safety*, 1974.

Preparers of the Initial Study

This Initial Study was prepared by The Community Redevelopment Agency of the City of Los Angeles, 354 South Spring Street, Room 700, (213) 977-1600.

CRA Staff

Robin Scherr, Social Services Coordinator, (213) 977-1760
Ileana Liel, Senior City Planner, Environmental Planning (213) 977-1799
Oscar Jauregui, Broadway/Manchester Recovery Redevelopment Project Manager

Consultants to the CRA:

Cotton/Beland/Associates, Urban and Environmental Planning
747 East Green Street, Suite 300
Pasadena, CA 91101-2119
(626) 304-0102 fax (626) 304-0402

P. Patrick Mann, AICP, Principal

Project 1022.00

Appendix A

Initial Study Checklist

South Central Child Day Care Center

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
**INITIAL STUDY
 AND CHECKLIST**

(Article IV — City CEQA Guidelines)

LEAD CITY AGENCY Community Redevelopment Agency	COUNCIL DISTRICT 8	DATE April 3, 1998
--	-----------------------	-----------------------

PROJECT TITLE/NO. South Central child care center	CASE NO.
--	----------

PREVIOUS ACTIONS CASE NO. DOES have significant changes from previous actions.
 DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION:
 Development of an 11,072-square-foot child care center for up to 112 children on a vacant 0.99-acre site.

PROJECT LOCATION
 9413-9500 South Spring Street, west side of Spring Street between 94th Street and Colden Avenue.

PLANNING DISTRICT South East	STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED date
---------------------------------	---

EXISTING ZONING C2-1, P-1, R2-1	MAX. DENSITY ZONING	PROJECT DENSITY NA
------------------------------------	---------------------	-----------------------

PLANNED LAND USE & ZONE Public/Quasi-Public/Open Space, Low-Medium I Res	MAX. DENSITY PLAN I Res
---	----------------------------

PLAN DENSITY RANGE NA	PROJECT DENSITY NA	<input type="checkbox"/> DOES CONFORM TO PLAN <input checked="" type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
--------------------------	-----------------------	--

DETERMINATION (to be completed by Lead City Agency)

On the basis of the attached initial study checklist and evaluation:

NEGATIVE DECLARATION I find the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

CONDITIONAL NEGATIVE DECLARATION I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure described on an attached sheet have been added to the project. A **CONDITIONAL NEGATIVE DECLARATION WILL BE PREPARED.** (See attached condition(s))

ENVIRONMENTAL IMPACT REPORT I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

 SIGNATURE	Consultant to the CRA TITLE
--	--------------------------------

INITIAL STUDY CHECKLIST (To be completed by Lead City Agency)

BACKGROUND

PROPOSER NAME Community Redevelopment Agency	PHONE (213) 977-1600
PROPOSER ADDRESS 354 South Spring Street, suite 700, Los Angeles, CA 90013	
AGENCY REQUIRING CHECKLIST Community Redevelopment Agency	DATE SUBMITTED April 6, 1998
PROPOSAL NAME (if applicable) South Central Child Care Center	

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required to be attached on separate sheets.)

	YES	MAYBE	NO
1. EARTH. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?			X
b. Disruptions, displacements, compaction or overcovering of the soil?	X		
c. Change in topography or ground surface relief features?			X
d. The destruction, covering or modification of any unique geologic or physical features?			X
e. Any increase in wind or water erosion of soils, either on or off the site?			X
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			X
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?			X
2. AIR. Will the proposal result in:			
a. Air emissions or deterioration of ambient air quality?	X		
b. The creation of objectionable odors?			X
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			X
d. Expose the project residents to severe air pollution conditions?			X
3. WATER. Will the proposal result in:			
a. changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X
b. Changes in absorption rates, drainage patterns, or the rate and amounts of surface water runoff?	X		
c. Alterations to the course or flow of flood waters?			X
d. Change in the amount of surface water in any water body?			X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			X
f. Alteration of the direction or rate of flow of ground waters?			X
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			X
h. Reduction in the amount of water otherwise available for public water supplies?			X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?			X
j. Changes in the temperature, flow, or chemical content of surface thermal springs.			X
4. PLANT LIFE. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)?	X		
b. Reduction of the numbers of any unique, rare or endangered species of plants?			X
c. Introduction of new species of plants into an area, or is a barrier to the normal replenishment of existing species?	X		
d. Reduction in acreage of any agricultural crop?			X

	YES	MAYBE	N
5. ANIMAL LIFE. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?			X
b. Reduction of the numbers of any unique, rare or endangered species of animals?			X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			X
d. Deterioration to existing fish or wildlife habitat?			X
6. NOISE. Will the proposal result in:			
a. Increases in existing noise levels?			X
b. Exposure of people to severe noise levels?			X
7. LIGHT AND GLARE. Will the proposal			
a. Produce new light or glare from street lights or other sources?			X
b. Reduce access to sunlight of adjacent properties due to shade and shadow			X
8. LAND USE. Will the proposal result in an alteration of the present or planned land use of an area?	X		
9. NATURAL RESOURCES. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?			X
b. Depletion of any non-renewable natural resource?			X
10. RISK OF UPSET. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X
b. Possible interference with an emergency response plan or an emergency evacuation plan.			X
11. POPULATION. Will the proposal result in:			
a. The relocation of any persons because of the effects upon housing, commercial or industrial facilities?			X
b. Change in the distribution, density or growth rate of the human population of an area?			X
12. HOUSING. Will the proposal:			
a. Affect existing housing, or create a demand for additional housing?			X
b. Have an impact on the available rental housing in the community?			X
c. Result in demolition, relocation or remodeling of residential, commercial, or industrial buildings or other facilities?			X
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of additional vehicular movement?	X		
b. Effects on existing parking facilities, or demand for new parking?..	X		
c. Impact upon existing transportation systems?			X
d. Alterations to present patterns of circulation or movement of people and/or goods?			X
e. Alterations to waterborne, rail or air traffic?			X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			X
14. PUBLIC SERVICES. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?			X
b. Police protection?			X
c. Schools?			X
d. Parks or other recreational facilities?			X
e. Maintenance of public facilities, including roads?			X
f. Other governmental services?			X
15. ENERGY. Will the proposal result in:			
a. Use of exceptional amounts of fuel or energy?			X
b. Increase in demand upon existing sources of energy, or require the development of new sources of energy?			X

	YES	MAYBE	NO
16. UTILITIES. Will the proposal result in a need for new utilities, or alterations to the following utilities:			
a. Power or natural gas?	_____	_____	X
b. Communications systems?	_____	_____	X
c. Water?	_____	_____	X
d. Sewer or septic tanks?	_____	_____	X
e. Storm water drainage?	_____	_____	X
f. Solid waste and disposal?	_____	_____	X
17. HUMAN HEALTH. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	X
b. Exposure of people to potential health hazards?	_____	_____	X
18. AESTHETICS. Will the proposed project result in:			
a. The obstruction of any scenic vista or view open to the public?	_____	_____	X
b. The creation of an aesthetically offensive site open to public view?	_____	_____	X
c. The destruction of a stand of trees, a rock outcropping or other locally recognized desirable aesthetic natural feature?	_____	_____	X
d. Any negative aesthetic effect?	_____	_____	X
19. RECREATION. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	X
20. CULTURAL RESOURCES:			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	_____	_____	X
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	_____	_____	X
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	X
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	_____	_____	X
21. MANDATORY FINDINGS OF SIGNIFICANCE.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	X
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	_____	_____	X
c. Does the project have impacts which are individually limited, but cumulatively considerable?	_____	_____	X
d. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	X

* "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

DISCUSSION OF ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)


 Patricia M. Cotton
 Principal
 Cotton/Pelund/Associates
 Consultant to the CRA
 (626)
 304-0102 Apr. 6, 1998

PREPARED BY _____ TITLE _____ TELEPHONE _____ DATE _____

Appendix B

Comments on Draft Initial Study

South Central Child Day Care Center

Comment from LADOT

FORM GEN. 100 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

9503-9513 S. Spring St

Date: April 13, 1998

To: Robin Scherr, Social Services Coordinator
Community Redevelopment Agency

From: *Robert T. Takasaki*
Robert T. Takasaki, Senior Transportation Engineer
Department of Transportation

Subject: **MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY FOR THE
SOUTH CENTRAL CHILD DAY CARE CENTER AT 9503-9513 S. SPRING
STREET**

The Department of Transportation (DOT) has reviewed the Mitigated Negative Declaration for the above project and concurs with its conclusion that Spring Street should be widened to accommodate passenger loading and unloading in front of the site. Presently Spring Street is a 24-foot wide roadway with 6-foot sidewalks on both sides. There is an 11-foot wide dirt right-of-way on the west side of Spring Street between the sidewalk and the property line in front of the site. Bureau of Engineering (BOE) has indicated that Spring Street at this location should be widened by 8 feet to provide a 32-foot wide roadway with a 9-foot wide sidewalk.

There is also a 40-foot long section of the site that has only 4 feet of dirt right-of-way between the property line and the sidewalk. The project should provide a 7-foot dedication in the 40-foot long section so that a uniform 32-foot wide roadway and 9-foot wide sidewalk can be constructed along the project frontage.

If you should have any further questions or concerns, Gerald Tom of my staff at (213) 580-5206.

RTT\gt\wpwin\southcentraldcc

c: Council District No. 8
Ray Saidi, BOE
Southern District, DOT

Response to City of Los Angeles Department of Transportation.

The project includes the street widening and dedication proposed by the Bureau of Engineering. No significant impact will result. The text of the Initial Study has been modified on page IS-17 to indicate these recommendations of the Bureau of Engineering.

Comment from Bureau of Engineering on Sewer Capacity

FORM GEN. 100 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

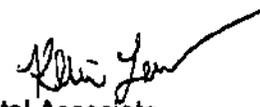
*original w/ attachments
coming in mail.*

Date: April 24, 1998

To: Community Redevelopment Agency
354 S. Spring Street, Suite 800
Los Angeles, CA 90013

Attn: Robin Scherr
Social Services Coordinator

From: Bureau of Engineering
Program Management Division
650 S. Spring Street
Los Angeles, CA 90014

By: Kelvin Lew 
Environmental Associate

Subject: COMMENTS ON PROPOSED NEGATIVE DECLARATION FOR THE SOUTH
CENTRAL CHILD DAY CARE CENTER

Staff of this Division's Environmental Management Section (EMS) have reviewed the above referenced document, and submit the following comments in relation to the proposed project.

The proposed facility would be located in one of the City's Sewer Capacity Threshold Study Areas designated in Section K.2. of the Draft Citywide CEQA Thresholds Technical Guide (June 17, 1997). Prior to adopting the proposed negative declaration, the project proponent should follow the attached Section K.2. guidelines in order to adequately assess the risk of significant impact to the local sewer system.

If you have any questions, please contact Kelvin Lew at (213)847-8697.

SBM/AJK:M
(H:\PRVT_DEV\SCDYCARE.WPD)

Response to Bureau of Engineering regarding sewer capacity.

Further review has determined that the project site is not within the Sewer Capacity Threshold Area. In this case, the threshold of potential impact is 4,000 gallons per day. Because the proposed project will only generate an estimated 896 gallons of sewage per day, the project will not have a significant impact. The text of the Initial Study has been modified on page IS-3 to clarify the finding that the project will not have a significant effect.

Exhibit A

Mitigation Monitoring Program
South Central Child Day Care Center

Lead City Agency:

CREA/LA

Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, CA 90013
(213) 977-1600

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Introduction

This Mitigation Monitoring Program has been prepared in accordance with the requirements of California Public Resources Code Section 21081.6. The program includes mitigation measures for the project that the Community Redevelopment Agency of the City of Los Angeles (CRA) has adopted or made conditions of project approval in order to mitigate or avoid significant effects on the environment. The program has been designed to ensure compliance during project implementation.

Program Management

The overall management of the Mitigation Monitoring Program is the responsibility of the Community Redevelopment Agency. The Project Manager for the Broadway/Manchester Recovery Redevelopment Project Area has primary responsibility to ensure that mitigation measures adopted by the CRA are carried out for each project.

Project Design Mitigation Measures

A project design mitigation measure is a measure that needs to be incorporated into the project design. These measures include requirements that facilities be placed in a certain location or built in a specific way to meet environmental requirements. Such measures will normally be shown on the building plans, site plans, public improvement plans, specifications, or other project documents. The Plan Checker's Mitigation Monitoring Checklist (page 7) will be used to check off those mitigation measures shown on the plans and specifications. If a mitigation measure is not shown on the appropriate plan sheets, plans will be sent back for incorporation of those mitigation measures or approved equivalents. Plans will not be approved until each mitigation measure or an approved equivalent is incorporated into the project design, or that measure is made unnecessary by specific project conditions. Once the Plan Checker's Mitigation Monitoring Checklist is complete, the checklist will be provided to the Environmental Coordinator, who will keep it in the project environmental clearance file.

During construction, CRA inspectors will make regular site visits to verify that the plans and specifications are being followed by the construction contractor. Deviations from the plans and specifications will be noted by the inspectors per standard construction management procedures. These procedures will ensure that the mitigation measures included in the plans and specifications are followed in construction.

Once the project has been constructed, installation of design mitigation measures will be verified by final site inspection, through the Site Inspection Checklist (page 12). The Site Inspection Checklist will also be filed in the CRA's project environmental clearance file.

Construction Mitigation Measures

Construction mitigation measures are measures designed to reduce the impacts of construction, and in general are required to be maintained in operation continually during construction. These measures must also be noted on plans and/or specifications for the project. Monitoring will be verified by CRA inspectors, building, public works, or grading inspectors as appropriate during their regular visits to the site during construction. Reports of violations should be made immediately to the appropriate City department and to the CRA's Project Manager.

Operational Mitigation Measures

Operational mitigation measures are intended to verify the implementation of mitigation measures that are ongoing after the project is occupied and in operation. No operational mitigation measures are included in the South Central Day Care Center mitigation program.

Organization of the Monitoring Program

The monitoring program for measures to be incorporated into project design is the same program that is currently used to verify compliance with applicable City codes in design and construction, and to verify performance of construction contractors in accordance with project plans and specifications. No additional staffing is required, except that training may be appropriate to alert inspectors to the new requirements and the use of the monitoring checklist. In case of some specific unique or unusual mitigation measures, it may be appropriate or necessary to contract with consultants for inspection or verification of mitigation measures.

Because the City has general responsibility for implementation of CEQA for projects it approves, it has an overall responsibility for training inspectors in the specific requirements of the mitigation monitoring program, maintaining records of monitoring and reporting from all departments for each project, and for continuing monitoring of projects after construction is complete.

Monitoring Program Records

The completed mitigation monitoring program checklists and mitigation monitoring forms will be retained in the Project Manager's environmental clearance file maintained by the CRA. The files are public records and will be made available for public inspection on proper request.

Mitigation Measures

To reduce the potential impacts to a level below significance, the Community Redevelopment Agency of the City of Los Angeles will implement the mitigation measures outlined in the Initial Study and Negative Declaration, and summarized in the table beginning on the following page.

The table indicates what stage of project construction and implementation the measures apply to, and who in the City is responsible for mitigation monitoring for each mitigation measure. The last column shows the appropriate mitigation monitoring checklist on which this mitigation measure appears.

Following this table are the mitigation monitoring checklists for use by CRA plan checkers and management staff in verifying compliance with the mitigation measures.

Summary of Mitigation Measures

Mitigation Measure	Monitor/ Report Schedule	Monitor/Report Agency	Check-list
<p>1. Landscaping and preservation of existing mature trees. The project shall be developed substantially in accordance with the landscape plan dated February 24, 1998. This landscape plan may be modified as appropriate and necessary, but the ultimately approved landscape plan shall show substantially the same number, size and arrangement of major landscape elements. The February 24, 1998 plan shows preservation of four existing mature elm trees on the Spring Street frontage of the project site, and planting of at least 35 additional trees which at maturity will be of substantial size.</p>	<p>1. Plan check 2. Prior to occupancy.</p>	<p>CRA</p>	<p>Plan check, Site insp.</p>
<p>2. Sound insulation for acceptable interior noise levels Prior to construction, CRA shall require preparation of an acoustical report which documents noise levels on the site during child care hours and identifies suitable construction techniques to provide interior classroom noise levels of 45 dB L_{eq} (A) or less from exterior noise sources. Building plans and specifications shall incorporate the techniques outlined in the acoustical report or equivalents. Post-construction testing shall be conducted to confirm the ability of the construction to achieve this interior noise level. Additional sound insulation or other acoustical treatment shall be provided if necessary until this interior noise level is achieved prior to occupancy.</p>	<p>1. Plan check, 2. Prior to occupancy.</p>	<p>CRA</p>	<p>Plan check, Site insp.</p>
<p>3. Protection of adjacent residences from noise. The site shall be developed with a continuous 8-foot barrier wall along the north, west and south property lines in locations where play areas may be adjacent to residential uses to prevent adverse noise impacts.</p>	<p>1. Plan check, 2. Prior to occupancy.</p>	<p>CRA</p>	<p>Plan check, Site insp.</p>
<p>3. Widening of Spring Street, marking of parking spaces. Spring Street shall be widened to provide sufficient width for a parking lane and one moving lane in each direction for the full length of the project site. Parking spaces in front of the school shall be striped, and curbs painted and parking spaces signed for short-term parking during peak pick-up and drop-off periods.</p>	<p>1. Plan check, 2. Prior to occupancy.</p>	<p>CRA</p>	<p>Plan check, Site insp.</p>

Final Plan Check Checklist

Mitigation Monitoring Program for South Central Day Care Center

Community Redevelopment Agency of the City of Los Angeles

Route completed form to CRA, Broadway/Manchester Project Manager, 354 South Spring Street, 8th Floor.

As indicated in the Mitigation Monitoring Program, the mitigation measures listed on this checklist must appear on project plans or specifications as appropriate. The individual checking plans for mitigation measures shall initial in each of the boxes provided to indicate that the plans and specifications include the required mitigation measures. Any exceptions should be noted in the section titled Exceptions to Mitigation Measures. This checklist shall be completed to the satisfaction of the Environmental Coordinator prior to release of plans for construction. A copy of this checklist signed by the individual verifying the plans and specifications shall be included in the project environmental clearance file.

Certification

I certify that I have checked the plans and specifications for the South Central Child Day Care Center, and have found that all measures listed in this checklist are included in the plans and specifications except as indicated below.

Signature of Plan Checker

Printed Name

Date of verification

Exceptions to Mitigation Measures

Use the following section to document any exceptions noted to compliance with mitigation measures, adoption of equivalent mitigation measures, or any changes in conditions which make mitigation measures inappropriate or unnecessary. If applicable, note how changes will result in compliance with the requirement that the project have no significant impacts on the environment. Use additional sheets if necessary.

Mitigation Measure

Exceptions or program changes

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

1. **Landscaping and preservation of mature trees.** The project shall be developed substantially in accordance with the landscape plan dated February 24, 1998. This landscape plan may be modified as appropriate and necessary, but the ultimately approved landscape plan shall show substantially the same number, size and arrangement of major landscape elements. The February 24, 1998 plan shows preservation of four existing mature elm trees on the Spring Street frontage of the project site, and planting of at least 35 additional trees which at maturity will be of substantial size.
 - Landscape plan shows plantings similar to February 24, 1998 plan, preservation of existing elm trees along Spring Street frontage.

2. **Protection from exterior noise sources.** The applicant shall submit an acoustical report which documents noise levels on the site and identifies suitable construction techniques to provide interior classroom noise levels of 45 dB L_{eq} (A) or less from exterior noise sources. Post-construction testing shall confirm the ability of the construction to achieve this interior noise level. Additional sound insulation or other acoustical treatment shall be provided until this interior noise level is achieved prior to occupancy.
 - Acoustical study completed on (date) _____.
 - Project plans and specifications provide for acoustical treatment if necessary in accordance with recommendations of the acoustical report.

3. **Protection of adjacent residential uses from activity noise.** Any area of the site used for group play which is adjacent to the property line of a property which may be used for residential development will be provided with a solid wall at least 6 feet in height to protect adjacent areas from noise of children playing.
 - Plans show 6-foot minimum perimeter wall where project would adjoin residential uses.

4. **Widening of Spring Street and marking of parking spaces.** Spring Street shall be widened to provide sufficient width for a parking lane and one moving lane in each direction for the full length of the project site. Parking spaces in front of the school shall be striped, and curbs painted and parking spaces signed for short-term parking during peak pick-up and drop-off periods.
 - Plans show widening of Spring Street and striping of parking spaces.

Final Site Inspection Checklist

Mitigation Monitoring Program for South Central Child Day Care Center

Community Redevelopment Agency of the City of Los Angeles

Route completed form to CRA, Broadway/Manchester Project Manager, 354 South Spring Street, 8th Floor.

The mitigation measures included in this checklist are those for which compliance with mitigation measures can be determined by inspecting the project site to verify that specific equipment has been installed, or that the project was constructed in the way required by environmental mitigation measures. The individual inspecting the site for mitigation measures shall initial in each of the boxes provided to indicate that the project was constructed with the required mitigation measures. Any exceptions should be noted in the section provided below. A copy of this checklist signed by the individual inspecting the site shall be included in the project environmental file. Route the completed form to the Project Manager for the Broadway/Manchester Project for inclusion in the project environmental clearance file.

Certification

I certify that I have inspected the site of the South Central Child Day Care Center, and have found that all necessary measures to implement the mitigation measures outlined in the Negative Declaration were constructed on the site as required.

Signature of Plan Checker

Printed Name

Date of verification

Exceptions to Mitigation Measures

Use the following section to document any exceptions noted to compliance with mitigation measures, adoption of equivalent mitigation measures, or any changes in conditions which make mitigation measures inappropriate or unnecessary. If applicable, note how changes will result in compliance with the requirement that the project have no significant impacts on the environment. Use additional sheets if necessary.

Mitigation Measure

Exceptions or program changes

1. **Landscaping and preservation of mature trees.** The project shall be developed substantially in accordance with the landscape plan dated February 24, 1998. This landscape plan may be modified as appropriate and necessary, but the ultimately approved landscape plan shall show substantially the same number, size and arrangement of major landscape elements. The February 24, 1998 plan shows preservation of four existing mature elm trees on the Spring Street frontage of the project site, and planting of at least 35 additional trees which at maturity will be of substantial size.
 - Landscaping installed in accordance with landscape plan.

2. **Protection from exterior noise sources.** The applicant shall submit an acoustical report which documents noise levels on the site and identifies suitable construction techniques to provide interior classroom noise levels of 45 dB L_{eq} (A) or less from exterior noise sources. Post-construction testing shall confirm the ability of the construction to achieve this interior noise level. Additional sound insulation or other acoustical treatment shall be provided until this interior noise level is achieved prior to occupancy.
 - Project constructed in accordance with specifications with regard to acoustical materials.
 - If identified as necessary in acoustical report, post-construction testing conducted on _____ (date) indicates achievement of interior noise level of 45 dB L_{eq} (A).

3. **Protection of adjacent residential uses from activity noise.** Any area of the site used for group play which is adjacent to the property line of a property which may be used for residential development will be provided with a solid wall at least 6 feet in height to protect adjacent areas from noise of children playing.
 - Perimeter wall installed in accordance with project plans where project would adjoin residential uses.

4. **Widening of Spring Street and marking of parking spaces.** Spring Street shall be widened to provide sufficient width for a parking lane and one moving lane in each direction for the full length of the project site. Parking spaces in front of the school shall be striped, and curbs painted and parking spaces signed for short-term parking during peak pick-up and drop-off periods.
 - Widening of Spring Street, striping of parking spaces in front of school, and marking for short-term parking during peak periods complete in accordance with plans and specifications.

Project Manager's Mitigation Monitoring Checklist
Mitigation Monitoring Program for South Central Child Day Care Center
Community Redevelopment Agency of the City of Los Angeles

To be maintained by Project Manager

Route completed form to Project Manager, Broadway/Manchester Project Area, for inclusion in environmental clearance file

Final Plan Check

_____ Date

Plan check mitigation monitoring checklist completed.

After Construction and Prior to Occupancy

_____ Date

Site inspection checklist completed.

Exceptions to Mitigation Measures

Use the following section to document any exceptions noted to compliance with mitigation measures, adoption of equivalent mitigation measures, or any changes in conditions which make mitigation measures inappropriate or unnecessary. If applicable, note how changes will result in compliance with the requirement that the project have no significant impacts on the environment. Use additional sheets if necessary.

Mitigation Measure

Exceptions or program changes

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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