

APPROVED
08-10-2016

BOARD OF RECREATION
& PARK COMMISSIONERS

BOARD REPORT

NO. 16-184

DATE August 10, 2016

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTMINSTER SENIOR CITIZEN CENTER – MINOR MAINTENANCE AND FACILITY IMPROVEMENTS PROJECT; ISSUANCE OF TEMPORARY RIGHT-OF-ENTRY PERMIT TO THE LOS ANGELES HOMELESS SERVICES AUTHORITY FOR A TEMPORARY STORAGE FACILITY FOR THE STORAGE OF THE PERSONAL BELONGINGS OF HOMELESS PERSONS AND HOMELESS SERVICE INFORMATION CENTER; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301, CLASS 1(A) AND SECTION 15303, CLASS 3(C) OF THE STATE CEQA GUIDELINES

AP Diaz	_____	V. Israel	_____
<i>fm</i> R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



General Manager

Approved ✓ _____ Disapproved _____ Withdrawn _____
As Amended _____

RECOMMENDATIONS

1. Approve the proposed Minor Maintenance and Facility Improvements project (Project) for the Westminster Senior Citizen Center as described in the Summary of this Report;
2. Authorize the General Manager or Designee to issue a Temporary Right-of-Entry Permit to the Los Angeles Homeless Services Authority for the purpose described in the Summary of this Report;
3. Find that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA)
4. Direct Staff to file the Notice of Exemption (NOE) within five working days of approval; and,
5. Direct the Chief Financial Officer to authorize a check to the Los Angeles County Clerk in the amount of \$75 for filing the NOE.

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SUMMARY

The Westminster Senior Citizen Center (Center) is in a single-story building located within the 2.24 acre Westminster Park at 1234 South Pacific Avenue in Venice, California (see Exhibit 1). The Westminster Dog Park is also co-located within Westminster Park. Historically, the Center provided various activities for seniors and a nutrition program provided lunch to the seniors. Several clubs and card players used the Center. In 2010, the nutrition program was relocated to another senior center due to declining numbers. A few clubs and card players remained and continued to use the Center. Over time, dog walkers and homeless persons used the Center as well.

Due to the age of the building constructed in 1973, Department of Recreation and Parks (RAP) staff is recommending that certain minor maintenance related work and facility compliance work be done to the Center. The proposed scope of work consists of minor maintenance and facility modifications to the building, asbestos abatement and termite fumigation, ADA modifications to the restroom doors and fixtures, installation of ramp at the entrance to the main walkway for path of travel, minor repairs to other concrete walkways around the building, and general maintenance such as cleaning and painting (see Exhibit 2).

The estimated cost for the proposed scope of work is approximately Five Hundred Thousand Dollars (\$500,000.00).

On June 24, 2016, the City Council approved the City Administrative Officer (CAO) 2015-16 Fourth Construction Projects Report. This Report included a recommendation to transfer Three Hundred Thousand, One Hundred Sixty Dollars (\$300,160.00) of residual funds from various accounts within the Sites and Facilities Fund to the RAP's Deferred Maintenance Account. The CAO's Office has assured RAP staff that additional funds to complete the proposed scope of work will be identified and made available to RAP in the near future. The proposed work will be completed by RAP staff and on-call contractors.

Upon the completion of the proposed maintenance and repair activities, RAP staff will issue a temporary Right-of-Entry Permit to the Los Angeles Homeless Services Authority (LAHSA) to use a portion of the Center for the storage of personal belongings of homeless persons and as a homeless services information center. LAHSA will hire a contractor or service provider to manage and operate the homeless storage facility and service information center. The temporary Right-of-Entry Permit will have a term of one year. All costs for the set-up, operation and maintenance of the storage and information center will be the responsibility of LAHSA and/or its contractor/service provider.

Homeless persons in need of various off-site homeless services, such as housing, food, and medical and dental services, would be able to obtain information at the site. In addition, the Center would provide access to the on-site restroom facilities and temporary on-site storage of personal belongings in bins to accommodate their use of the outside services. The public restrooms would be available for use. However, there would be no overnight accommodations, showering or food service at the Center.

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Temporary on-site storage occurs in two ways. The first is a Seven-Day Voluntary Storage. Persons are allowed to voluntarily store their belongings in a storage bin for a maximum of seven days (see Exhibit 3). If the belongings are not claimed within seven days, the belongings are transferred to another area that is under a second category called a 90-Day Mandatory Storage (see Exhibit 4). The service provider is required to keep the belongings up a maximum of 90 days. If the belongings are not claimed within the 90-day period, the belongings will be discarded.

The temporary on-site storage and information center will occupy the portion of the Center as depicted on Page 8 of Exhibit 2. Park users will continue to have access to the restrooms and lobby area of the Center, as well as the rest of the Westminster Park.

CEQA CLEARANCE

The Project at the site consists of the conversion of an existing small structure from one use to another where only minor modifications and alterations are made in the interior and exterior of the structure; and, the operation, repair, maintenance, and permitting of that existing public structure, involving negligible or no expansion. Therefore, Staff recommends that the Board make a determination that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301 and 15303 of the State CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk within five working days upon approval. **(Amendment included below)*

TREES AND SHADE

As described above and illustrated on Exhibit 2, no trees will be removed or affected by the minor maintenance and ADA related work. It is anticipated that no tree shade will be affected as well.

FISCAL IMPACT STATEMENT

As stated in this Report, the proposed minor maintenance and ADA related improvements will cost approximately \$500,000.00. Of this amount, \$300,160.00 will be transferred to the RAP's Deferred Maintenance Account in accordance with the City Council's approval of the CAO's 2015-16 Fourth Construction Projects Report. The CAO has assured RAP staff that additional funds to complete the aforementioned scope of work will be made available. Any and all costs related to the set-up, operation, and maintenance of the proposed temporary homeless storage and information center will be the responsibility of the LAHSA and/or its contractor/service provider.

This Report has been prepared by Cid Macaraeg, Senior Management Analyst II, Planning, Construction and Maintenance Branch.

*RAP staff recommends that the Board make the determination that the proposed Project is also exempt from CEQA based on the Common Sense Exemption pursuant to State CEQA Guideline Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant impact on the environment. RAP staff also recommends that the Board make the finding, based on the entire record available, that no unusual circumstances exist that distinguish this proposed Project from other routine projects in the Class 1 and Class 3 CEQA exemptions.

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LIST OF ATTACHMENTS/EXHIBITS

- 1) Draft Notice of Exemption and CEQA Categorical Exemption Supporting Analysis
- 2) Exhibit 1: Project Location
- 3) Exhibit 2: Project Plans
- 4) Exhibit 3: Seven-Day Voluntary Storage Bin
- 5) Exhibit 4: 90-Day Mandatory Storage Shelves
- 6) Exhibit 5: Photographs of Homeless Activity and Dog Walkers at Westminster Park
- 7) Exhibit 6: Top 15 Census Tracts by Density of Unsheltered Persons

Attachment 1

COUNTY CLERK'S USE

CITY CLERK'S USE

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

NOTICE OF EXEMPTION

(Article III, Section 3, City CEQA Guidelines)

FORM RP 1-1-91

Submission of this form is optional. This form shall be filed with the County Clerk, 12400 East Imperial Highway, Norwalk, California 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21168(d), the filing of this notice starts a 35-day statute of limitation on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitation being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS: Department of Recreation and Parks,
221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012

COUNCIL DISTRICT:
11

PROJECT TITLE: WESTMINSTER PARK—Conversion of Westminster Senior
Citizen Center to a Homeless Service Center

LOG REFERENCE:

PROJECT LOCATION: 1234 Pacific Avenue, Venice CA

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The proposed project consists of minor maintenance and ADA modifications to the Westminster Senior Citizen Center building, minor asbestos abatement and termite fumigation, ADA modifications to the restroom doors and fixtures, installation of an ADA ramp at the entrance to the main walkway for path of travel, minor repairs to other concrete walkways around the building, and general maintenance such as cleaning and painting. Upon completion, a portion of the Center would be used for the storage of personal belongings of homeless persons, access to restrooms, and as a homeless services information. The beneficiaries of the project would be the homeless in the Venice area.

CONTACT PERSON:
PAUL DAVIS

AREA CODE
213

TELEPHONE NUMBER:
202-2667

EXT.

EXEMPT STATUS: (Check One)

- DECLARED EMERGENCY
 EMERGENCY PROJECT
 MINISTERIAL PROJECT
 CATEGORICAL EXEMPTION
 GENERAL EXEMPTION
 STATUTORY EXEMPTION

CITY CEQA GUIDELINES

Art. II, Sec. 2a(1)
Art. II, Sec. 2(a)(2)(3)
Art. II, Sec. 2b
Art. II, Sec. 2(c) See Below
Art. II, Sec. 2(d)
Art. II, Sec. 2(i)

STATE CEQA GUIDELINES

ART. 18, Sec. 15269(a)
ART. 18, Sec. 15269(b)(c)
ART. 18, Sec. 15268
ART. 19, Sec. 15300 -15332
ART. 18, Sec. 15262
ART. 18, Sec. 15282

Class

1
3

Category

(State CEQA Guidelines)

Art. 19, Sec(s). 15301(a)
Art. 19, Sec(s). 15303(c)
Art. III, Sec(s). _____
Art. III, Sec(s). _____

OTHER (See Public Resources Code Sect. 21080(b) and set forth in state & city guidelines provisions)

JUSTIFICATION FOR PROJECT EXEMPTION:

The project would consist of the operation, repair, maintenance, permitting, or minor alteration of existing public structures, facilities, involving negligible or no expansion of use; and, the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE:
PAUL DAVIS, Environmental Supervisor II

DATE:
August 10, 2016

FEE \$75.00

RECEIPT NO.

REC'D. BY:

DATE:

**WESTMINSTER SENIOR CENTER
RECREATION AND PARKS DEPARTMENT**

**TEMPORARY HOMELESS STORAGE FACILITY, RESTROOMS,
AND SERVICES INFORMATION PROJECT**

CEQA CATEGORICAL EXEMPTION SUPPORTING ANALYSIS

PROJECT DESCRIPTION

Project Activities

The proposed Project consists of the following activities:

- Minor building maintenance to the existing Center
- Certain upgrades compliant with the American with Disabilities Act (“ADA”) to interior and exterior of the Center
- Minor asbestos abatement and termite fumigation
- Conversion of a portion of the existing Center to use as a temporary homeless storage facility operated by a contractor, for a period of one year, with access to restrooms by the homeless and provision of information to the homeless about supportive services available at other locations

Project Location

The proposed Project is located at the existing Westminster Senior Center building (“Center”) in Westminster Park (“Park”). The Center is a 2,800 square foot (“SF”) single-story building constructed in 1973, located within the 2.24 acre Westminster Park, at 1234 South Pacific Avenue in Venice, California (see Exhibit 1). The Center fronts on Pacific Avenue. It is comprised of a large multi-purpose room, a lobby, a small office, a kitchenette, and two restrooms. The fenced-in 0.8 acre Off-Leash Westminster Dog Park, which opened in 1999, is also co-located within Westminster Park. The Park is located about two blocks from the Pacific Ocean and the Venice Boardwalk.

Project Purpose

The purpose of the proposed Project is to do ADA upgrades and building maintenance to the existing Center and to provide, through a contractor, a temporary voluntary storage facility at the existing Center where, for a one year period, the homeless may store their belongings, access restrooms, and receive information on homeless supportive services available at other locations.

Local Conditions in Project Vicinity

According to recent and past survey data, the Venice area has a large homeless population within the City of Los Angeles. Supporting data and information on the existing homeless population in Venice, the City of Los Angeles, and the County of Los Angeles, is contained in the publicly

available Council File Management System operated by the Office of the City Clerk, in CF 15-1138, S1 through S11, and CF 15-0727.¹ A June 2016 survey of the homeless in Venice showed an estimated 489 homeless individuals within a half-mile of the Center and an estimated 925 homeless individuals within one mile of the Center. The Center is located in Census Tract 2734.02, which reported 154 homeless individuals. Thus, in the vicinity of the Project and in the surrounding area, a substantial homeless population exists now and has existed for many years.

RAP staff took photographs and video of the local conditions in the Project vicinity on July 15, 2016, which document the existing conditions and homeless activity. A copy of this documentation is provided with this CEQA analysis.

Other homeless support services exist in the vicinity (within three miles) of the proposed Project:²

- St. Joseph Center Homeless Services and Meals operates a homeless service center for homeless people of all ages. Services include case management; information and referral to community resources, including shelter referrals; advocacy for public benefits; hot meals; showers; laundry facilities; clean clothes; toiletries. People who want a hot morning meal sign up at the center for one of the three meals served at the agency's restaurant for homeless people, the Bread and Roses Cafe. People who sign up regularly can obtain a meal daily. People also sign up to schedule use of the shower or laundry facilities. The center can accommodate 30 people per day to shower and eight people per day for laundry. A change of clothing is usually available for people who come to the center, if needed.
- Mitchell House Substance Abuse Treatment Veterans provides residential treatment for substance abuse for homeless veterans, including those who have dual-diagnosis. Services include a residential alcohol treatment program and a residential drug abuse treatment program, including a special program for female veterans and the female dependents of male veterans.
- OPCC Safe Haven Cloverfield Services Center (Santa Monica) is an interim housing and day program that serves chronically homeless individuals who have had a history of challenges connecting with service providers. Safe Haven is based on an understanding that the mental health and addiction disorders of this population are lifelong. This program employs high tolerance for relapses as part of recovery and emphasizes the building of trusting relationships with staff and other clients.

Based on 2010 Census and 2016 American Community Survey data, there are only 443 seniors over the age of 65 within a half-mile walking distance of the Center, and approximately 6,934 seniors within a 3-mile driving distance to the center.

¹ See [https://www://cityclerk.lacity.org/lacityclerk connect/](https://www://cityclerk.lacity.org/lacityclerkconnect/)

² See <http://www.homelesshelterdirectory.org/cgi-bin/id/city.cgi?city=Venice&state=CA>

Land uses surrounding the Center and Park are predominately medium density residential uses with some limited commercial along Westminster St. and Main St. south of the Park. The school located east of the Park is a public facility land use. Land use along Ocean Front Walk is limited commercial with some medium residential use similar to the other land uses in the vicinity of the Center.

Historical and Existing Operations at the Center

The Center was opened as a Senior Citizen Center in June 1974 and provided a variety of activities for seniors over the years. A nutrition program provided lunch to seniors. The Center also provided activities such as bingo, arts and crafts, guest speakers, and some computer workshops. The Center was open 5 days a week with attendance around 45 to 65 per day. Use of the Center fluctuated over time. During the City's financial crisis around 2009, the Center began to lose senior participation with daily numbers at around 15-25 per day. In mid-2009, all programs were canceled, including the lunch nutrition program, due to low participation and budget cuts due to the economy. The Center remained open four days a week from 11 am-3pm. It was decided to keep it open for the dog park users to be able to use the restrooms. In May of 2016 the Center was closed due to lack of staffing.

Building Maintenance and ADA Standards

RAP staff recommends that certain maintenance work and ADA compliance upgrades be done to the existing Center. The proposed scope of work consists of minor maintenance and ADA modifications to the building, minor lead and asbestos abatement, and termite fumigation, ADA modifications to the restroom doors and fixtures, installation of an ADA ramp at the entrance to the main walkway for path of travel, establishment of new ADA restroom features, minor repairs to other concrete walkways around the building, and general building maintenance such as cleaning and painting.

Future Use of the Center and Conversion of Use

Upon the completion of the proposed building maintenance and repair and ADA upgrades, if authorized by the Board as part of this Project, RAP will issue a temporary Right-of-Entry Permit to the Los Angeles Homeless Services Authority (LAHSA) to use a portion of the Center for the storage of personal belongings of homeless persons, access to restrooms by the homeless, and as a homeless services information center to direct the homeless to supporting services available elsewhere. The temporary Right-of-Entry Permit will have a term of one year. LAHSA will hire a contractor or service provider to manage and operate the homeless storage facility and service information center. All costs for the set-up, operation, and maintenance of the storage and information center will be the responsibility of LAHSA and/or its contractor/service provider.

Homeless persons in need of various off-site homeless services, such as employment counseling, housing, food, and medical and dental services will have access to the temporary on-site storage for personal belongings in bins. The storage facility will make it easier for the homeless owner of the belongings to travel to other locations to avail themselves of supportive services. In

addition, there would be access to the restrooms for the homeless. There would be no overnight accommodations, showering, or food service at the Center.

The proposed temporary on-site storage will be handled in two ways: seven-day storage and 90-day storage. For the seven-day voluntary storage, homeless individuals will be allowed to voluntarily store their belongings in a storage bin at the Center for a maximum of seven days. If the belongings are not claimed by the owner within seven days, the belongings will be transferred to shelves in a fenced ten foot by nine foot area within the temporary storage area, for a 90-day mandatory storage period. The service provider will be required by law to keep the belongings up a maximum of 90 days. If the stored belongings are not claimed by the end of the 90 day period, they will be discarded.

No increase in the size of the existing Center is proposed. The temporary storage facility for homeless belongings will occupy approximately 1,600 square-feet of the 2,800 square-foot Center, as depicted on the attached Exhibit 2. The storage facility is proposed to operate Monday-Friday from 8 am to 5 pm, and on Saturdays from 8 am to 1 pm. Westminster Park users will continue to have access to the restrooms and lobby area of the Center, as well as the rest of Westminster Park, including the Off-Leash Westminster Dog Park and the parking lot.

CEQA CLEARANCE

The proposed Project is subject to the following CEQA categorical exemptions, as analyzed below.

Class 1 Categorical Exemption for Existing Facilities – State of California CEQA Guidelines, Article 19, Section 15301

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances

Analysis:

The proposed Project falls within the CEQA Class 1 Categorical Exemption for Existing Facilities for the following reasons. First, the Center is an existing public facility as required for this class of exempt projects. The Center was built in Westminster Park in 1973. Next, the Project activities proposed for approval by the RAP Board fall within the Class 1 exempt class and consist of the repair, maintenance, permitting (issuance of Right of Entry permit), and minor alteration of the existing Westminster Senior Center. These activities are routine building maintenance in the form of painting and repair work, ADA upgrades to the building exterior in the form of an entrance ramp, and ADA upgrades to the bathrooms inside the existing building. Many of the Project maintenance activities related to the existing building are for public health and safety reasons (to meet ADA standards for example), which type of activities are expressly included activities in the CEQA Class 1 exemption. Finally, the Project involves negligible expansion of use as required for this exempt class. The use of a portion of the existing Center for a one year period to provide the homeless with temporary storage of their belongings and access to restrooms and information on available supporting services elsewhere, involves negligible expansion of the historical use of this already existing public facility. The use of the existing building as a senior center fluctuated over time since the senior center opened in 1974. Senior center operations and programs declined due to the recent economic recession and the senior center was closed to the public in May 2016 due to lack of staffing. The use of a portion of the building for temporary homeless storage, however, will result in negligible expansion of the average historical use of the Center for purposes of this CEQA exemption. The Project will involve individuals dropping off and picking up their belongings at the Center, using the public restrooms, and receiving information on supportive services. The proposed Project does not include approval of any new food service, showering, or overnight accommodations.

Class 3 Categorical Exemption for Conversion of Small Structures – State of California CEQA Guidelines, Article 19, Section 15303

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

Examples of this exemption include, but are not limited to:

- (c) A store, motel, office, restaurant or similar structures structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Analysis:

The proposed Project falls within the CEQA Class 3 Categorical Exemption for the Conversion of Small Structures for the following reasons. First, the Center is a small structure. It is about 2,800 SF in size, so it is small enough to fit well within the square footage of the buildings given as examples for this class of exempt projects in State CEQA Guideline 15303. That Guideline describes the Class 3 exemption as including, but not limited to, four commercial buildings not exceeding 10,000 square feet in size in an urbanized area. The proposed Project is much smaller than that square footage and is located in an urbanized area, as defined in Guideline 15387, because it is located in the City of Los Angeles, which has a population of more than 50,000. The Project includes only minor modifications to the building exterior related to building maintenance, such as painting, and an ADA ramp for access. The Project falls within this exempt class of CEQA projects because it will convert a portion of the existing 2,800 SF small building to a facility for homeless storage in about 1,600 SF of the Center, with access to the upgraded bathrooms and information on supporting services for the homeless, for a temporary one year period.

Exceptions to the Use of Categorical Exemptions

- (a) Location.** The Class 3 exemption is qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, the Class 3 exemption is considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to laws by federal, state, or local agencies.

Analysis:

The Location exception does not bar the application of the Class 3 categorical exemption to the proposed Project. No environmental resource of hazardous or critical concern designated, precisely mapped, or officially adopted will be impacted by the proposed Project because the proposed Project is located primarily inside the existing Center within Westminster Park. Exterior alterations to the existing Center building that are part of the Project are limited to routine maintenance such as painting the building, and the construction of an ADA compliant entrance ramp. Because the proposed Project activities are primarily interior to an existing building, and the minor exterior repair and maintenance construction will take place at an already developed building without enlarging the building, the Project will have no impact on any Coastal Zone environmental resource. This conclusion is further supported by the June 13, 2016 memo and analysis of the Department of Public Works Bureau of Engineering, which concluded the proposed Project is excluded from Coastal Development Permit requirements. A copy of this memo is included in the Project file.

- (b) Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Analysis:

The proposed Project will result in a temporary voluntary storage facility that would be contained entirely within the existing building at Westminster Park. There would be a one-time renovation of the building for maintenance related and ADA requirements. Given the minor physical changes that will result from the Project approval, no significant cumulative impacts will result.

- (c) Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Analysis:

No unusual circumstances exist that distinguish this Project from other routine projects in the Class 1 and Class 3 exemptions, and the Project will not result in any significant impact for the following reasons. The proposed Project consists of routine maintenance of an existing public facility building that has existed and was open to the public from 1974 to May 2016. It includes ADA upgrades to the building to comply with public health and safety standards. The proposed

Project will allow use of a portion of the existing upgraded public facility to provide services to the homeless in a community where a large number of homeless and homeless services facilities already exist. There is no feature or condition of the Project that distinguishes it from other projects exempt under the Class 1 or Class 3 categorical exemptions, such as project size or location. The proposed Project is modest in size, and is located at an already existing public facility that until May 2016 had been open to the public for many years. Additionally, based on factual information compiled by City staff regarding local conditions in the vicinity of the Project, the Venice area has a large existing homeless population and Westminster Park is currently impacted by homeless use as shown in the photographic analysis provided with this document. Other homeless storage facilities exist in the vicinity, including on Windward Plaza and Ocean Front Walk, and a number of homeless service providers operate in the local Project vicinity as described above.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings or similar resources, or within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

Analysis:

The proposed Project would not damage any scenic resources including trees, historic buildings, rock outcroppings or similar resources. And, there are no state scenic highways in the vicinity of Westminster Park that would be affected by the project.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Analysis:

Based on a review of the EnviroStor state database, there are no contaminated site investigations or cleanup sites located at the park or within a 1,000 feet of the park perimeter. Therefore, this exception to an exemption does not apply.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Analysis:

The Center building was constructed in 1973, and based on a City Planning Department ZIMAS Report (7/22/16), the building is not a historic building and is not located in a Historic Preservation Overlay Zone (HPOZ). Therefore the proposed Project would not have a substantial adverse effect on a significant historic resource, and this exception to an exemption does not apply.

ADDITIONAL FACTUAL SUPPORT FOR CATEGORICAL EXEMPTIONS

Aesthetics

Substantially degrade the existing visual character or quality of the site and its surroundings? (Appendix G-Initial Study Checklist, Section I (c) of the State CEQA Guidelines)

Based on video logs and photographic documentation of the existing conditions, the park is already used extensively by the homeless. During the day many homeless individuals tend to congregate at the park along with all their belongings. This has required periodic cleanup during which unattended belongings are removed and placed into mandatory 90-day storage at a downtown storage facility. The proposed voluntary storage facility would in effect help to eliminate the visual character of the park by moving the homeless belonging out of the park and into storage. Homeless individuals would then be free to go other places than necessarily the park. Therefore, the proposed Project is not anticipated to substantially degrade the existing visual character of the site beyond the baseline conditions, but may help to improve existing conditions.

Air Quality

Create objectionable odors affecting a substantial number of people? (Appendix G-Initial Study Checklist, Section III(e) of the State CEQA Guidelines)

The proposed storage facility is not expected to create objectionable odors that would noticeably affect surrounding land uses or park patrons. Based on interviews with LAHSA and Chrysalis (the probable contractual operator), odor at other storage facilities has not been an issue. The storage bins have closable lids, which helps contain any odors. And any complaints about odors could be easily remedied with deodorizers that would be kept on site. In addition, the restrooms will be made available for those using the storage facility, which could help eliminate existing public urination and defecation in the Park. As a corollary to this restroom issue, no complaints of odor problems have been received from the dog park located within the Park and adjacent to the proposed storage facility. Therefore, the proposed Project is not expected to create objectionable odors affecting a substantial number of people.

Hazardous Materials

Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Appendix G-Initial Study Checklist, Section VII (a) of the State CEQA Guidelines)

According to a July 15, 2016 interview by City staff with Molly Larson, Director of Operation for Chrysalis, strict rules would be enforced during registration and loading of the storage bins that prohibit any hazardous materials such as weapons, drugs and drug paraphernalia, aerosol paint cans, and other similar types of items. The storage staff does not handle any of the belongings, and the bins are delivered and retrieved for the registered patrons. Prohibit material would be collected on-site and disposed of in accordance with the appropriate waste characterization through licensed transporters and

disposal facilities. Items that are not reclaimed after seven days are put into a 90-day storage area. After 90 days the material is discarded as waste. All operations staff will be trained in the handling of hazardous materials in accordance with all OSHA regulations to prevent injuries or illness to staff. Therefore, the proposed Project is not expected to have a significant impact due to the routine transport, use, or disposal of hazardous materials.

Land Use and Planning

Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Appendix G-Initial Study Checklist, Section IX(b) of the State CEQA Guidelines)

The proposed Project is consistent with the goals and objectives of the Housing Element of the City's General Plan as outlined in Chapter 6 of the current Housing Element, adopted December 3, 2013. Specifically, Goal 4 of the Housing Element sets forth a City goal to prevent and end homelessness. The policies and programs of this Housing Element goal and the City's Comprehensive Homeless Strategy adopted in 2016 focus on a tiered approach that recognizes the need to provide sufficient temporary and emergency shelters to meet short-term needs while working toward a rapid return to more stable housing or permanent supportive housing over the longer-term. The provision of voluntary storage is seen by many to be the first step in achieving these policies and programs because the homeless individual now has a secure place to store their belongings in order to receive the kind of supportive services that will end their homelessness.

The proposed Project has also been reviewed by the City Planning Department and determined to be exempt from the procedures for coastal development projects within the Venice Coastal Specific Plan. Therefore, the Project is consistent with the Venice Coastal Specific Plan.

Noise

Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Appendix G-Initial Study Checklist, Section XI (d) of the State CEQA Guidelines)

Environmental noise is measured in decibels (dB). To better approximate the range of sensitivity of the human ear to sounds of different frequencies, the A-weighted decibel scale (dBA) was devised. Because the human ear is less sensitive to low frequency sounds, the A-scale deemphasizes these frequencies by incorporating frequency weighting of the sound signal. When the A-scale is used, the decibel levels are represented by dBA. On this scale, the range of human hearing extends from about 3 dBA to about 140 dBA. A 10-dBA increase is judged by most people as a doubling of the sound level.

The City of Los Angeles Noise Ordinance addresses noise generated at construction sites, including permissible hours of construction, increases in ambient noise levels, and the technical feasibility of reducing noise from certain construction equipment. In addition, operational noise from both stationary and mobile sources is regulated by the Ordinance.

A project would normally have a significant impact on noise levels from construction, if construction activities lasting more than one day would exceed existing ambient exterior noise levels by 10 dBA or more, or construction activities lasting more than 10 days in a three-month period would exceed existing ambient exterior noise levels by 5 dBA or more at a noise sensitive use at a noise sensitive use, and any construction activity that would exceed existing ambient exterior noise levels by 5 dBA or more at a noise sensitive use between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday, or at any time on Sunday.

The proposed renovation activities for the project are expected to use the typical types of construction equipment including trucks concrete trucks and pumps, saws, and compressors. The repairs and maintenance work will include structural, concrete, and architectural finishing. These construction equipment and activities would generate temporary noise levels in the range of 76 to 91dBA at 50 feet (with required mufflers).

Presumed ambient noise levels for residential areas is 50 dBA in the daytime. However, the predominant noise source within the City of Los Angeles is motor vehicle sources. Along Pacific Avenue and Main Street, which are both classified as Secondary Highways, residence and the school may experience noise levels ranging from the low- to high-70 decibel range from traffic related noise.

Noise levels 50 feet from a source decrease by approximately 3 dBA over a hard, unobstructed surface, such as asphalt, and by approximately 4.5 dBA over a soft surface, such as a vegetated area. For every doubling of distance thereafter, noise levels drop another 3 dBA over a hard surface and 4.5 dBA over a soft surface.

During a 2 to 3-month construction period, residences along Pacific Avenue could experience temporary noise levels of up to 91 dBA, which would be approximately a 10 dBA above ambient levels for residential uses on a secondary highway. However, this noise level would not occur for more than one day during the construction period, when concrete trucks and pumps are on site for a pour. All construction activities would occur within the weekday hours between 7:00 am and 6:00 pm.

Residences along Westminster Avenue and Clubhouse Avenue, and the school along Main Street are located more than 500 feet from the Center building with intervening soft turf, trees, and the dog park. These areas would experience an increase in ambient noise levels of 5 dBA or less during the construction period.

For the proposed operational activities, a project would normally have a significant impact on noise levels if the project causes the ambient noise level measured at the property line of affected uses to increase by 3 dBA in Community Noise Equivalent

Level (CNEL) to or within the "normally unacceptable" or "clearly unacceptable" category, or any noise increase of 5 dBA or greater. The CNEL represents an energy average of the A-weighted noise levels over a 24-hour period with 5 dBA and 10 dBA increases added for nighttime noise between the hours of 7:00 p.m. and 10:00 p.m. and 10:00 p.m. to 7:00 a.m., respectively. The increases were selected to account for reduced ambient noise levels during these time periods and increased human sensitivity to noise during the quieter periods of the day.

Operations of the proposed storage facility will almost exclusively consist of foot traffic to and from the facility. Temporary accumulation of those using the storage facility in the Park would not generate substantial noise. Otherwise all activities at the Center will occur indoors, and would not generate a substantial increase in noise. Since the storage operation will regularly occur from 8:00 am to 5:00 pm weekdays, increase in ambient noise levels would not exceed 3 dBA that is either "normally unacceptable" or "clearly unacceptable." No noise levels would exceed 5 dBA at any time.

Therefore, the proposed Project would not create any unacceptable increases in ambient noise levels for construction or operational activities beyond the thresholds established by the City noise ordinance.

Public Services

Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

(Appendix G-Initial Study Checklist, Section XII (a) of the State CEQA Guidelines).

The storage facility would provide its own security service for day to day operations. However, the Los Angeles Police Department (LAPD) would respond to any problems beyond normal security. The nearest LAPD station to Westminster Park is the Pacific Division station located at 12312 Culver Blvd. just a little over 2 miles away. In addition, a Pacific Division sub-station is located less than a mile from the Park at 1530 West Ocean Front Walk and the existing police sub-station is involved with the homeless population in Venice on a daily basis. Therefore, the proposed Project is not expected to require additional policing services that would need new or physically altered police facilities.

Westminster Park is about one mile from Los Angeles Fire Department Station No. 63 located at 1930 Shell Avenue in Venice. Therefore, the proposed Project is not expected

to require additional emergency response services that would need new or physically altered fire station facilities.

The proposed Project would otherwise generate no requirements for schools, parks, or other public facilities that would need new or physically altered public or governmental facilities.

Recreation

Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?(Appendix G-Initial Study Checklist, Section XIV (a) of the State CEQA Guidelines).

The proposed Project could result in an increase the use of existing Westminster Park such that physical deterioration of the facility would occur or be accelerated beyond the homeless that already frequent the Park. However, the proposed storage facility is seen as the first step in helping the homeless find permanent housing that would eliminate the use of the Park by the homeless. This would help to move their belongings into a storage facility and provide restrooms, and thereby reduce the existing maintenance requirements at the Park. In addition, the proposed repair and maintenance of the Center will restore an already deteriorated building. Therefore, the proposed Project is not expected to require additional Park maintenance services to prevent physical deterioration of the facility.

Transportation/Traffic

Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)? (Appendix G-Initial Study Checklist, Section XV (a) of the State CEQA Guidelines).

The proposed Project is not expected to increase traffic in relation to the existing traffic loads and capacity of the street system. Operations of the proposed storage facility will almost exclusively consist of foot traffic to and from the facility. There would be no substantial increases in vehicle trips in relation to trash pickup or Park maintenance activities.

Utilities

Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Appendix G-Initial Study Checklist, Section XVI (f) of the State CEQA Guidelines).

Comply with federal, state, and local statutes and regulations related to solid waste? (Appendix G-Initial Study Checklist, Section XVI (g) of the State CEQA Guidelines)

The Central Los Angeles Recycling and Transfer Station (CLARTS) provides transfer services to City of Los Angeles solid waste collection operations, which includes the proposed project site. This transfer station serves to temporarily store refuse collected throughout the City before a larger truck is ready to pick it up and transport it for the long haul to the nearest landfill. As the City's own landfills are all closed, the destinations are private landfills. Sunshine Canyon Landfill receives the majority of the municipal solid waste from the City which has sufficient capacity to accommodate the Project's solid waste disposal needs.

Cumulatively Considerable Impact

Does the project have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a 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.)

There are no cumulatively considerable impacts associated with this Project. The City's Comprehensive Homeless Strategy that was released this year includes the development of a selection process for more temporary storage facilities within the City. However, no other storage facilities are currently planned, and future facilities are too speculative for analysis. Therefore, the Project would have no impacts that are individually limited but cumulatively considerable.

Attachments:
Exhibits 1 through 6



EXHIBIT 1

DRAWING SET.
8 PAGES TO FOLLOW

EXHIBIT 2

DEPARTMENT OF RECREATION AND PARKS CITY OF LOS ANGELES

WESTMINSTER SENIOR CENTER

1234 S. PACIFIC AVENUE
LOS ANGELES, CA 90291



DRAWING INDEX

- G100 TITLE SHEET
- G101 GENERAL NOTES
- G102 GENERAL AND DEMOLITION NOTES
- G103 ACCESSIBILITY DETAILS
- G104 SYMBOLS AND ABBREVIATIONS

- A100 EXISTING SITE PLAN
- A101 PROPOSED SITE PLAN
- A102 EXISTING FLOOR PLAN
- A103 PROPOSED FLOOR PLAN
- A104 ENLARGED PLAN / ELEVATIONS

PLUMBING FIXTURE ANALYSIS

OCC TYPE	SQ FT	OCC LOAD/SF	OCC LOADS	
OFFICE	136 SF	1:200	136/200	= .68
KITCHEN**	110 SF	1:200	110/200	= .55**
MP / STORAGE**	1559 SF	1:30	1559/30	= 52
LOBBY**	788 SF	1:7	788/7	= 113**
			TOTAL	52.68 / 2 = 26.34
			1 M / 1 F	

WATER CLOSETS:	LAVATORIES
FEMALE: 1:40	1:2
MALE: 1:75	1:2

REQUIRED:	
FEMALE: 1	1
MALE: 1	1
PROVIDED:	
FEMALE: 1	1
MALE: 1	1

PROJECT TEAM

DEPARTMENT OF RECREATION AND PARKS
MICHAEL A. SHULL, GENERAL MANAGER
221 N. FIGUEROA ST., SUITE 1550
LOS ANGELES, CA 90012

RAMON BARAJAS, ASSISTANT GENERAL MANAGER
PLANNING, CONSTRUCTION, AND MAINTENANCE

CATHIE SANTO DOMINGO, SUPERINTENDENT
PLANNING, CONSTRUCTION, AND MAINTENANCE

DESIGN:

BUILDER:
TBD

PROJECT DATA

OWNER: CITY OF LOS ANGELES/
DEPARTMENT OF REC. & PARKS

ADDRESS: 221 N. FIGUEROA ST., STE. 400
LOS ANGELES, CA 90012

FIRE DISTRICT: 63
ZONE: OS - 1XL
LOT SIZE: 97,731 SQ FT
BLDG: 1
STORIES: 1
BLDG HT: 12' - 0"
USE TYPE: RECREATION
OCCUPANCY: S-2
BLDG AREA: 2,753 SF
CONSTRUCTION TYPE V

TYPE: BLDG AREA N/A
PROVIDED: N/A
REQD PKNG: 20 STANDARD, 1 ACCESSIBLE
EXIST. PKNG:

LOT AREA: 97,731 SQ FT
RESTROOMS: 2 ADA ACCESSIBLE

LEGAL DESCRIPTION

PIN #: 108A143 201
TRACT: NONE
LOT: PT "UNNUMBERED" LT
BLOCK: RAFAEL AND ANDRES MACAHDO
ASSESSOR PARCEL #: 4238002900
MAP REFERENCE: M R 84-33/34
MAP SHEET: 108A143

ARB (LOT CUT REF): 208
CENSUS TRACK #: 2734.02
APN AREA
(CO. OF PUBLIC WORKS): N/A
DEED REF # (CITY CLERK): N/A

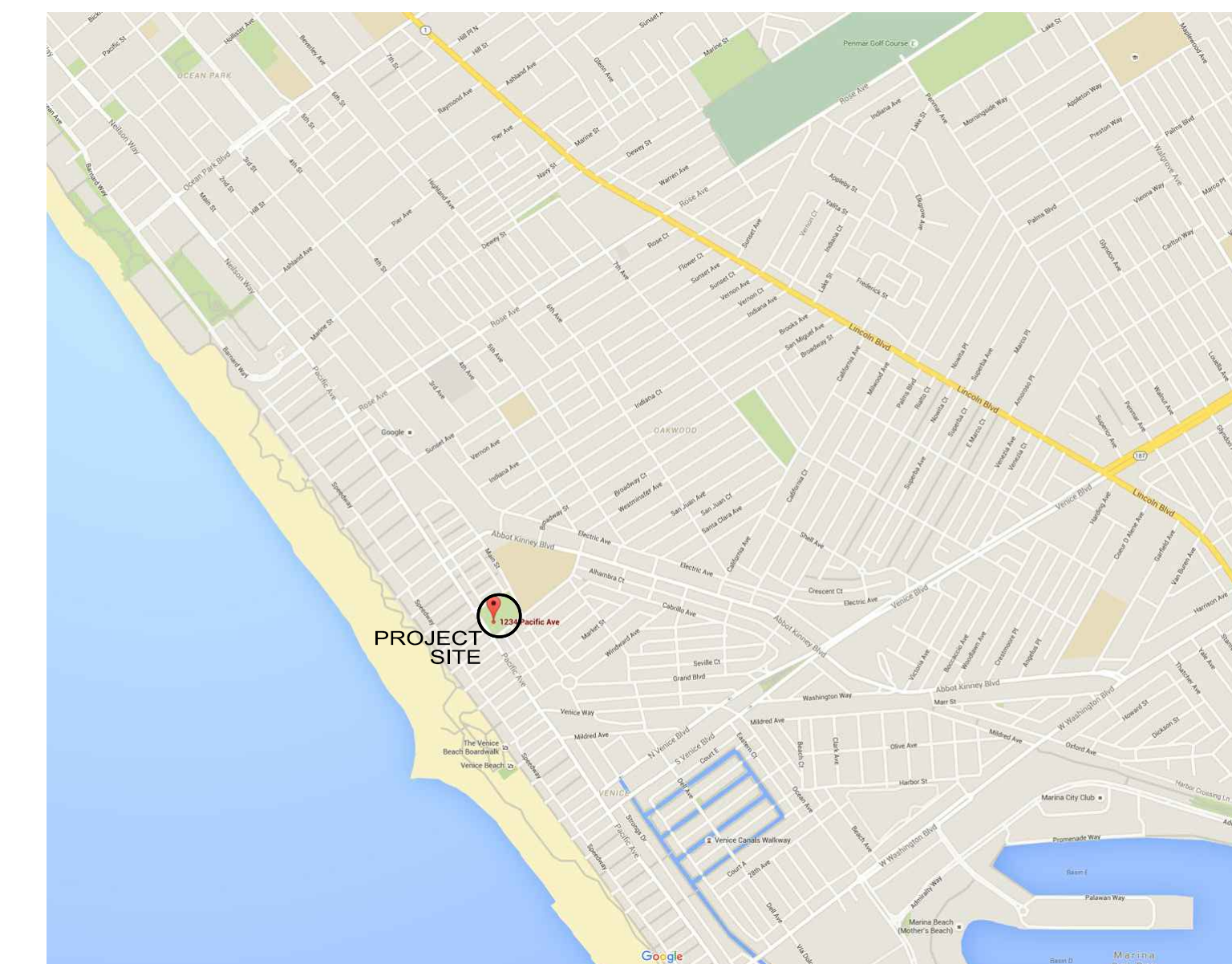
OWNER: CITY OF LOS ANGELES
DEPT. OF REC. & PARKS
221 N. FIGUEROA ST., SUITE 400
LOS ANGELES, CA 90012

ADDRESS:

SCOPE OF WORK

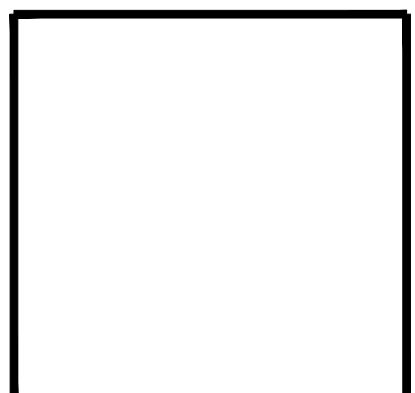
GENERAL REPAIRS, REPAIRS OF TERMITE DAMAGE,
AND ADA UPGRADES.

VICINITY MAP



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: MICHAEL A. SHULL
PROJECT ARCHITECT: _____
PROJECT ENGINEER: _____
SUPERINTENDENT: CATHIE SANTO DOMINGO
LIC. NO. _____
LIC. NO. _____
DATE: _____



PROJECT NAME:
WESTMINSTER SENIOR CENTER
REPAIRS AND ADA UPGRADES
ADDRESS:
1234 S. Pacific Avenue
Los Angeles, CA

REVISIONS:	DATE:
△	
△	
△	
△	

PLAN NAME:
TITLE SHEET

DATE: 00-00-00

DRAWN BY: _____ APPROVED BY: _____

SCALE: _____ ISSUE DATE: _____

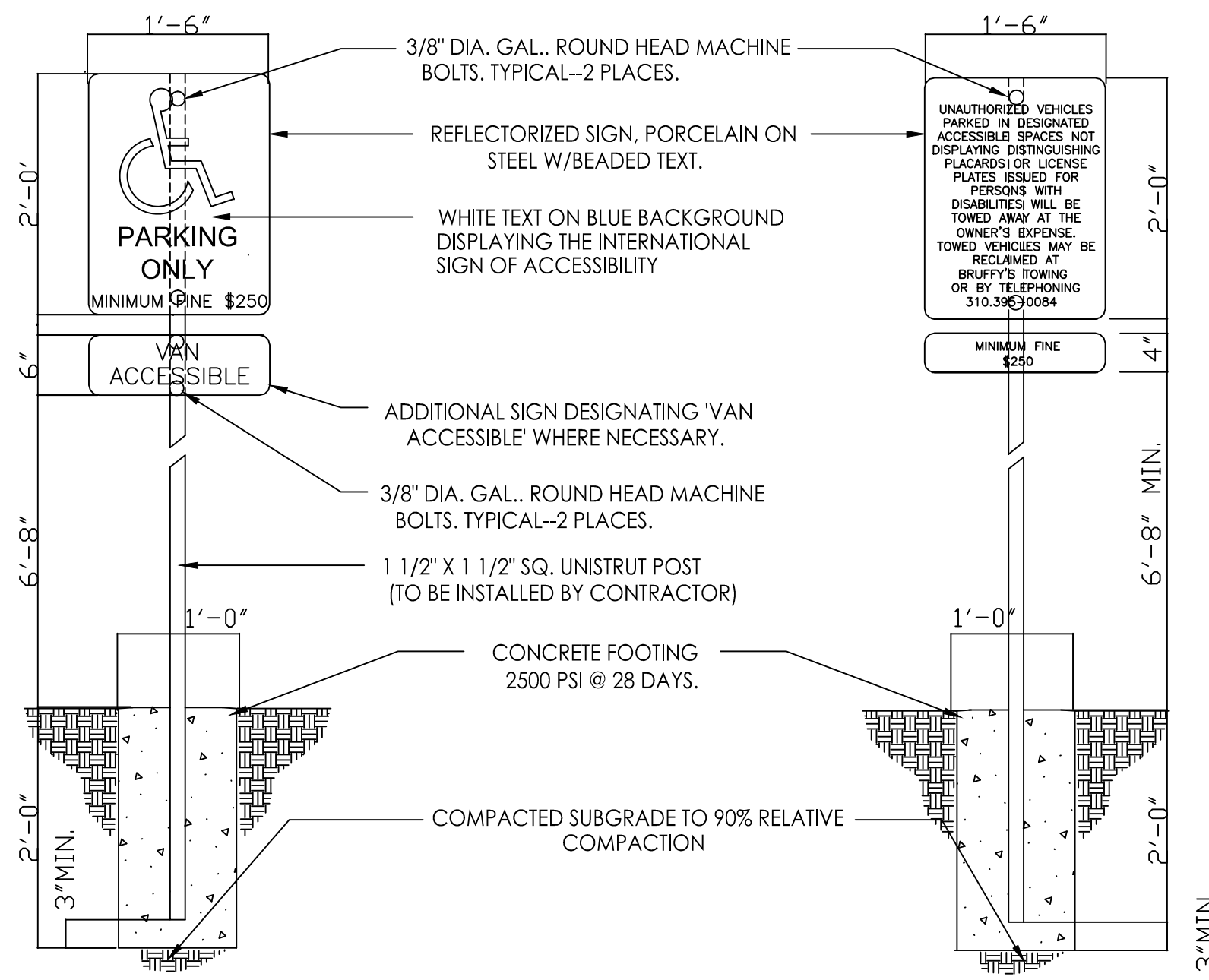
W.O. NO. E0000 FILE NO. XXXX

DRAWING NO.
G100

SHEET OF ** SHEETS

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THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS PLAN SHEET.

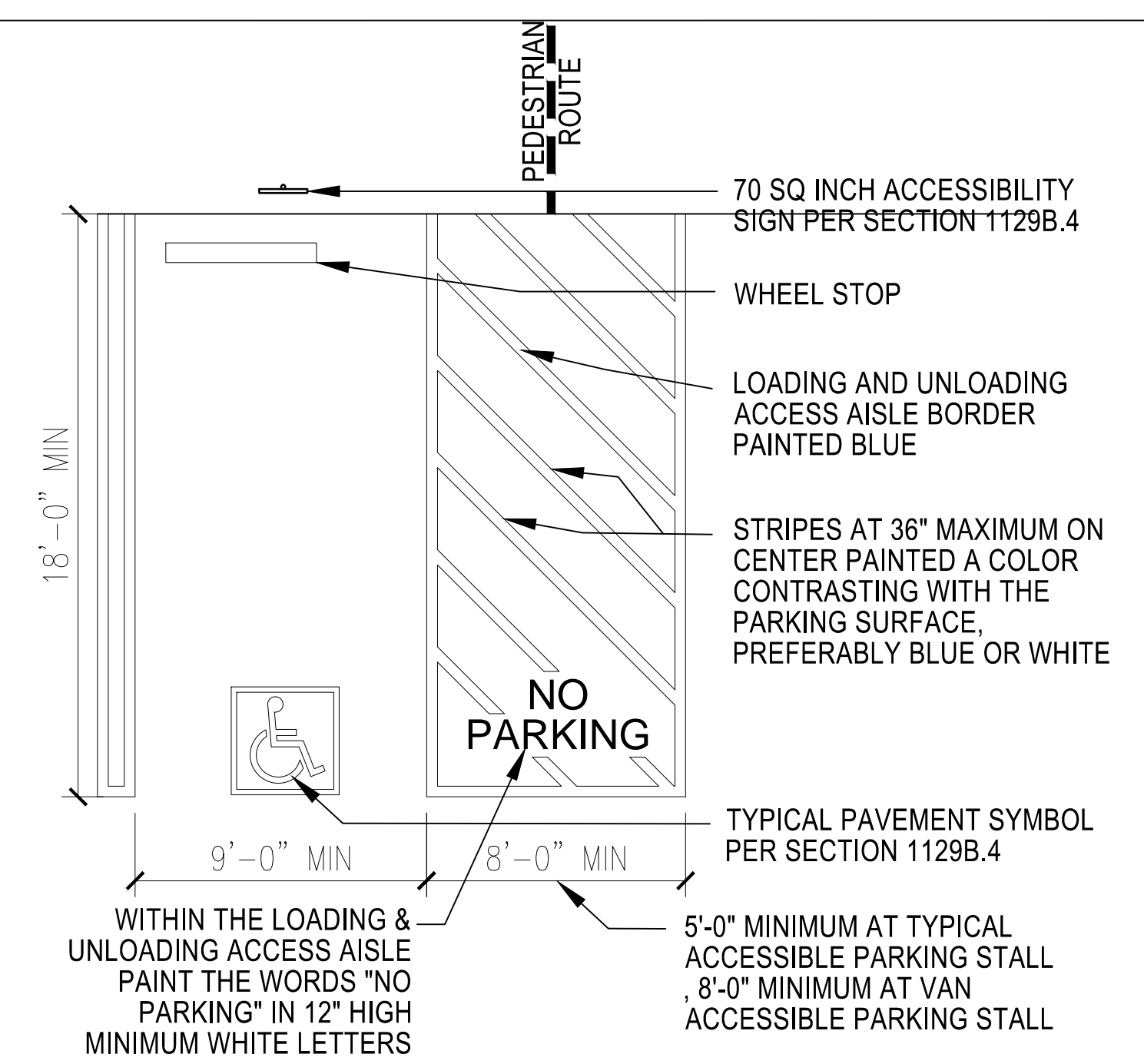


NOTE:
TOW-AWAY SIGN TO READ, "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT 10857 SAN FERNANDO RD OR BY TELEPHONING 818.896.9511."

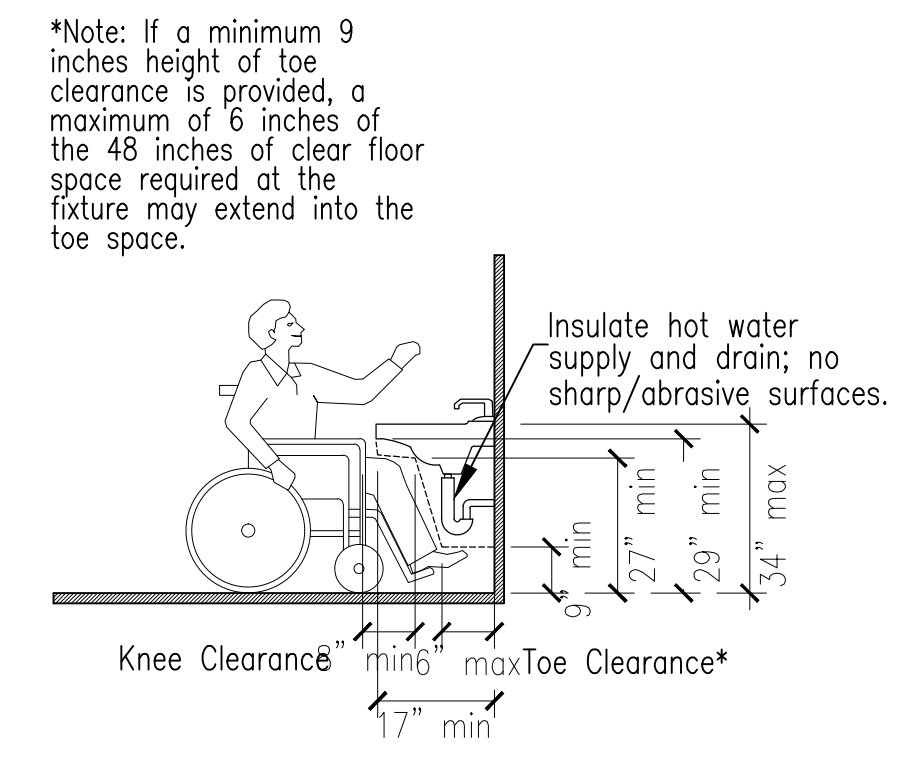
- NOTES:
1. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. (1129B.4, FIG 11B-18A, 18B, & 18C)
 2. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. (1129B.4)
 3. AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: (1129B.4)

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT 11101 HINDRY AVE OR BY TELEPHONING (310) 395-0084."

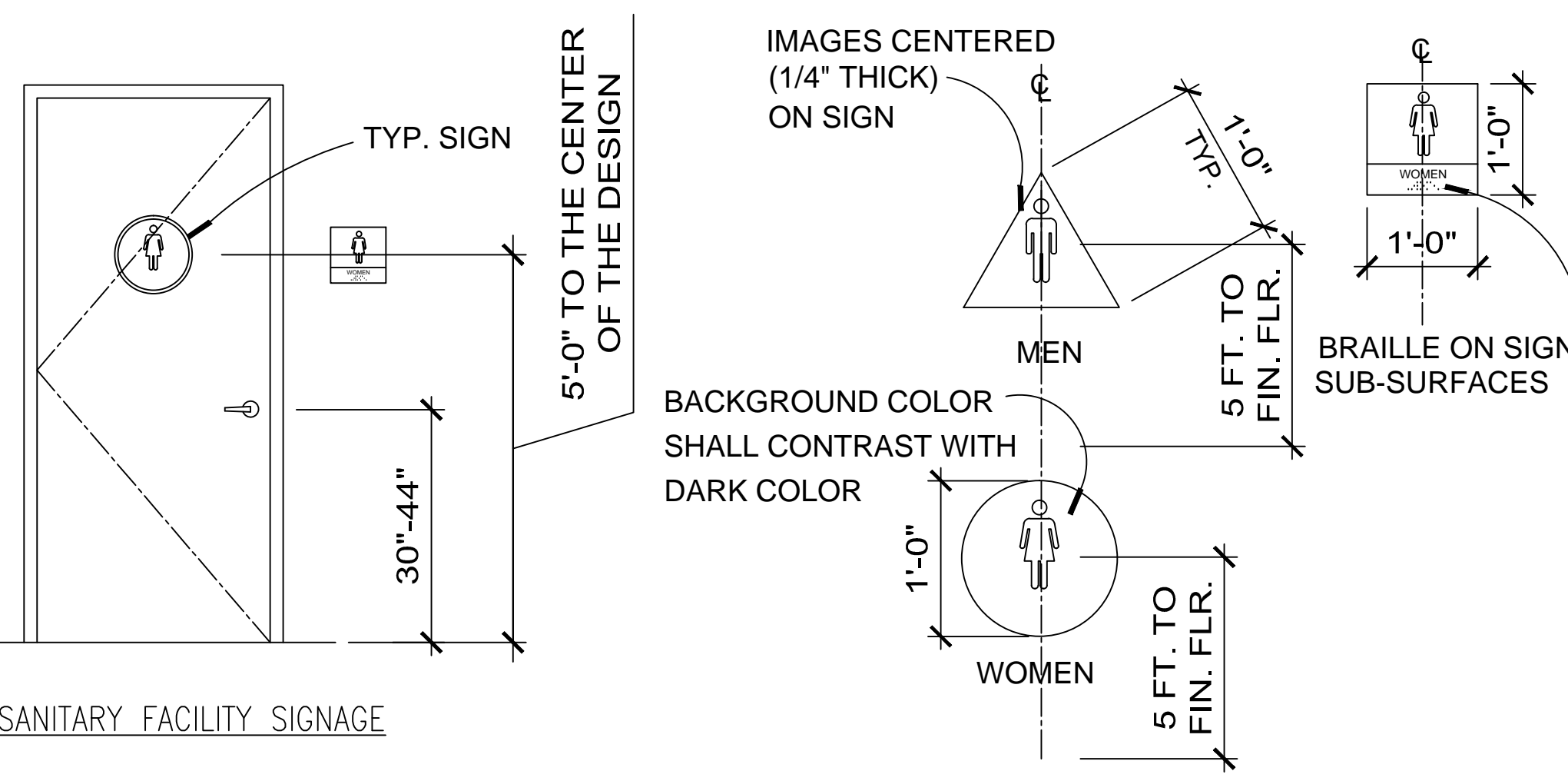
G ACCESSIBLE PARKING SIGNS (EXISTING) NTS



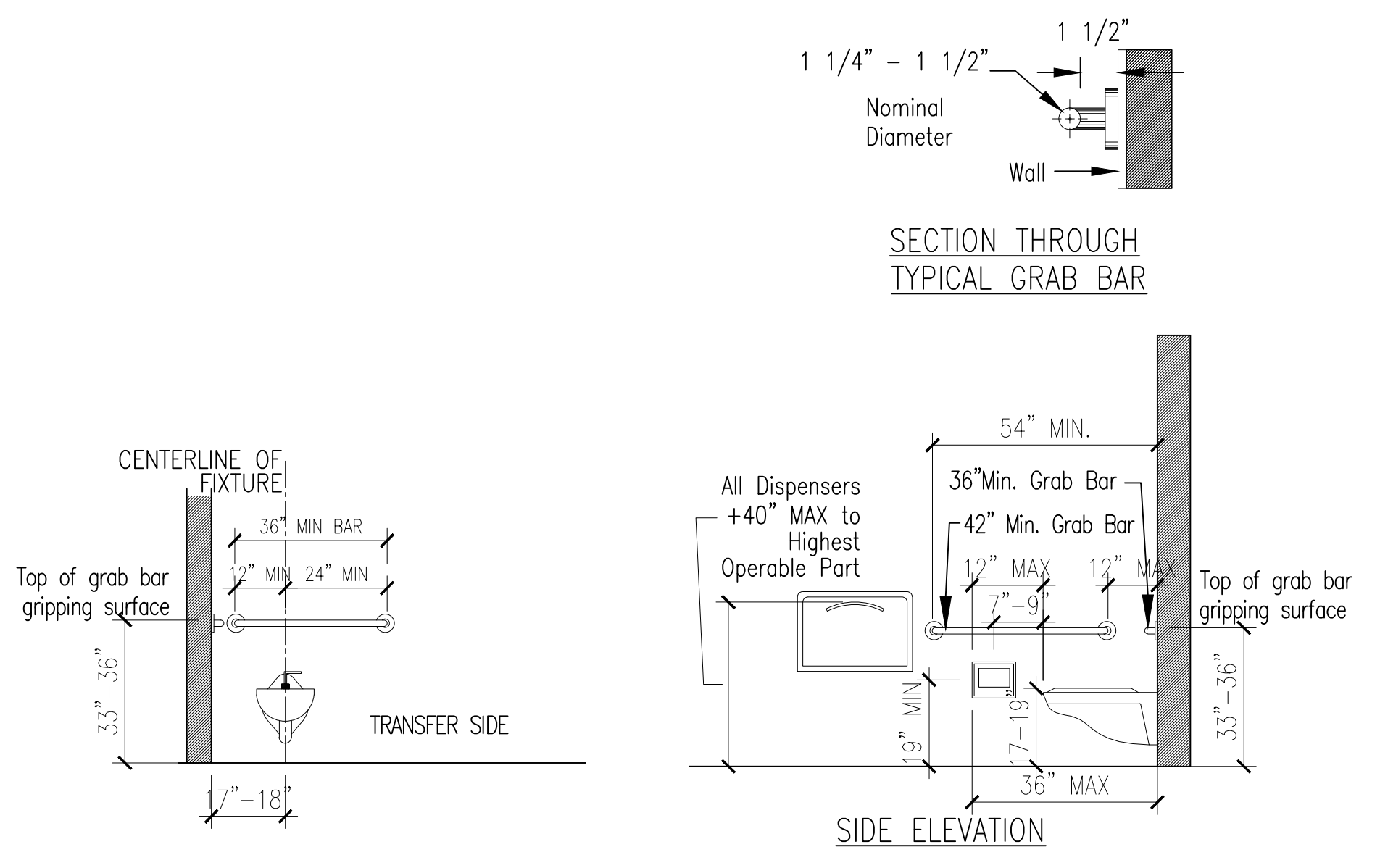
A ACCESSIBLE PARKING STALLS NTS



B LAVATORY CLEARANCES NTS



F SANITARY FACILITY SIGNAGE NTS



C TOILET FACILITY NTS

E NOT USED NTS

I NOT USED NTS



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
SUPERINTENDENT: CATHIE SANTO DOMINGO
GENERAL MANAGER: MICHAEL A. SHULL
PROJECT ARCHITECT: _____
PROJECT ENGINEER: _____
DATE: _____
ASSEMBLER: _____

PROJECT NAME:
WESTMINSTER SENIOR CENTER
REPAIRS AND ADA UPGRADES
ADDRESS:
1234 S. Pacific Avenue
Los Angeles, CA

REVISIONS:	DATE:
△	
△	
△	
△	
△	

PLAN NAME:
ACCESSIBILITY DETAILS

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO. EXXX	FILE NO. XXXX
DRAWING NO. G103	
SHEET OF SHEETS	

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ABBREVIATIONS

A ABOVE
 ABOVE FINISH FLOOR
 ACOUSTICAL CEILING TILE
 ACCESS PANEL
 AGGREGATE
 AIR CONDITION
 ALUMINUM
 ANODIZED
 AMERICAN CONCRETE INSTITUTE
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 AMERICAN NATIONAL STANDARDS INSTITUTE
 AMERICAN SOCIETY OF CIVIL ENGINEERS
 AMERICAN SOCIETY OF TESTING AND MATERIALS
 AMERICAN WELDING SOCIETY
 AMOUNT
 AND
 ANCHOR BOLT
 ANGLE
 APPROVED
 APPROXIMATE
 ARCHITECT or ARCHITECTURAL
 ASBESTOS
 ASPHALT
 ASPHALTIC CONCRETE
 ASPHALT TILE
 ASSOCIATE ASSOCIATION
 AT
 AUTOMATIC
 AVENUE

B BASEMENT
 BEAM
 BETWEEN
 BLOCK
 BLOCKING
 BOARD
 BOTH WAYS
 BOTTOM
 BOTTOM OF JOINT
 BOTTOM OF MULLION
 BOULEVARD
 BRACKET
 BRONZE
 BRITISH THERMAL UNITS
 BUILT-UP
 BUILDING

C CABINET
 CAST IRON
 CAST IRON PIPE
 CATCH BASIN
 CEILING
 CEMENT
 CENTER
 CENTERLINE
 CENTER TO CENTER
 CERAMIC TILE
 CHALKBOARD
 CHANGE
 CHANNEL
 CLEAN OUT
 CLEAR
 COLUMN
 COMMON
 COMMUNICATION
 COMPANY
 COMPOSITION
 CONCRETE
 CONCRETE BLOCK
 CONCRETE MASONRY UNIT
 CONNECTION
 CONSTRUCT or CONSTRUCTION
 CONTINUOUS or CONTINUE
 CONTRACT or CONTRACTOR
 CONTROL JOINT
 CORNER
 CORRIDOR
 COUNTERSINK
 CARPET
 CERAMIC TILE
 CUBIC
 CUBIC FOOT
 CUBIC FEET PER MINUTE
 CUBIC INCH
 CUBIC YARD
 CURB FACE

D DEGREE
 DEPARTMENT
 DETAIL
 DIAGONAL
 DIAMETER
 DIMENSION
 DISPENSER
 DISTANCE
 DIVISION
 DOOR
 DOUBLE
 DOWEL
 DOWN
 DOWNSPOUT
 DRAWING
 DRINKING FOUNTAIN

ABV.
 A.F.F.
 A.C.T.
 ACP
 AGG.
 A/C
 ALUM.
 ANOD.
 A.C.I.
 AISC or A.I.S.C.
 ANSI
 ASCE
 ASTM
 AWS
 AMT.
 &
 A.B.
 L
 APPD.
 APPROX.
 ARCH.
 ASB.
 ASPH.
 A.C.
 A.T.
 ASSOC.
 ASSN.
 @
 AUTO
 AVE.

BSMT.
 BM
 BET.
 BLK.
 BLKG.
 BD.
 B.W.
 BOT.
 BOJ
 BOM
 BLVD.
 BRKT.
 BRZ.
 BTU
 B/U
 BLDG.

CAB.
 C.I.
 C.I.P.
 C.B.
 CLG.
 CEM.
 CTR.
 CL OR C
 C TO C
 C.T.
 CK.BD.
 CHG.
 CHAN. OR C
 C.O.
 CLR.
 COL.
 COM.
 COMM.
 CO.
 COMPO.
 CONC.
 CONC. BLK.
 C.M.U.
 CONN.
 CONST.
 CONT.
 CONTR.
 C.J.
 COR.
 CORR.
 CSK.
 CP.
 CT.
 CU.
 CU. FT.
 CFM
 CU. IN.
 CU. YD.
 C.F.

DEG. or DEPT.
 DET.
 DIAG.
 DIA. OR Ø
 DIM.
 DISP.
 DIST.
 DIV.
 DR.
 DBL.
 DWL.
 DN.
 D.S.
 DWG.
 DF.

E EACH
 EAST
 ELECTRIC OR ELECTRICAL
 ELEVATION
 ELEVATOR
 ELASTOMERIC MEMBRANE
 EMERGENCY
 EXPOSED CONSTRUCTION
 END VERTICAL CURVE
 ENAMEL
 ENGR., ENG.
 EQUIP.
 EQ.
 EST.
 EXC.
 EXIST.
 E.B.
 E.J.
 EXT.
 EXTRUDED
 EXTERIOR GRADE
 EYE WASH

F FACE OF CONCRETE
 FACE OF MASONRY
 FACTORY
 FLUOROCARBON
 RESINOUS COATED
 FACE OF STUD
 FEET/FOOT
 FIREMAN'S PHONE JACK
 FIGURE
 FINISH
 FIN.
 F.F.
 F.P.
 F.E.
 F.H.C.
 F.H.
 FLG.
 F.H.W.S.
 FL.
 F.D.
 F.L.
 F.S.
 FTG.
 FND.
 F.W.C.
 F.W.P.

G GALLON
 GALVANIZED
 GALVANIZED IRON
 GAUGE
 GLASS
 GOVERNMENT
 GRAB BAR
 GRANITE
 GRADE
 GRATING
 GYPSUM BOARD

H HANDICAP
 HANGER
 HARDBOARD
 HARDNER
 HARDWARE
 HARDWOOD
 HEADER
 HEXAGONAL
 HEIGHT
 HIGH POINT
 HOLLOW CORE
 HOLLOW METAL
 HOOK
 HORIZONTAL
 HOSE BIBB
 HOUR

I I BEAM
 INCH
 INFORMATION
 INSIDE DIAMETER
 INSULATION
 INTERIOR
 INTERIOR GRADE
 INTERMEDIATE
 INVERT

J JOINT
 JOIST

K KIP

L LABORATORY
 LAMINATE
 LANDING
 LAVATORY
 LEVEL
 LIGHT
 LINOLEUM
 LONG
 LUMBER

EA.
 E.
 ELEC.
 EL.
 ELEV.
 E.M.
 EMER.
 E.C.
 E.V.C.
 EN.
 ENGR., ENG.
 EQUIP.
 EQ.
 EST.
 EXC.
 EXIST.
 E.B.
 E.J.
 EXT.
 EXTR. EXT. GR.
 E.W.

F.O.C.
 F.O.M.
 FAC.
 FCRC
 F.O.S.
 FT.
 F.J.
 FIG.
 FIN.
 F.F.
 F.P.
 F.E.
 F.H.C.
 F.H.
 FLG.
 F.H.W.S.
 FL.
 F.D.
 F.L.
 F.S.
 FTG.
 FND.
 F.W.C.
 F.W.P.

GAL.
 GALV.
 GAL.
 GA.
 CL.
 GOVT.
 G.B.
 GRAN.
 GR.
 CRTG.
 GYP. BD.

H/C
 HGR.
 HBD.
 HARD.
 HDW.
 HDR.
 HEX.
 HT.
 H.P.
 H.C.
 H.M.
 HK.
 HORIZ.
 H.B.
 HR.

I
 IN or "

INFO
 I.D.
 INSUL.
 INT.
 INT. GR.
 INTER.
 INV.

JT.
 JST.

K

LAB.
 LAM.
 LDG.
 LAV.
 LEV.
 LT.
 LINO.
 LG.
 LUM.

M MACHINE
 MANHOLE
 MANUFACTURER or MANUFACTURING
 MINERAL FISSURED TILE
 MARK
 MASONRY OPENING
 MATERIAL
 MAXIMUM
 MECHANICAL
 MEDICINE CABINET
 MEMBRANE WATERPROOFING
 METAL
 MEZZANINE
 MINIMUM
 MISCELLANEOUS
 MOULDING
 MOUNTED

N NATIONAL
 NATIONAL BOARD OF FIRE UNDERWRITERS
 NATIONAL ELECTRICAL CODE
 NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
 NATURAL
 NATURAL GRADE
 NOMINAL
 NORTH
 NOT IN CONTRACT
 NOT TO SCALE
 NUMBER

O OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
 OFFICE
 OVER FLOW DRAIN
 ON CENTER
 OPENING
 OPPOSITE
 OUTSIDE DIAMETER
 OUTSIDE FACE CONCRETE
 OUTSIDE FACE MASONRY
 OUTSIDE FACE STUDS
 OUT TO OUT

P PAIR
 PAINTED
 PARTITION
 PEDESTAL
 PENNY
 PERFORATED
 PERPENDICULAR
 PICKET FENCE
 PIECE
 PIPE BOLLARD
 PLASTER
 PLASTIC LAMINATE
 PLATE
 PANEL
 POINT
 PORTLAND CEMENT
 CONCRETE
 POUND
 POWER POLE
 PRECAST
 PREFABRICATED
 PROPERTY
 PROPERTY LINE
 PULL CHAIN
 POLYVINYL CHORIDE
 POLYURETHANE ENAMEL
 PLYWOOD

Q QUARRY TILE

R RADIUS
 RISER
 RUBBER BASE
 RECTANGLE
 REDWOOD
 REFER TO
 REFLECTED CEILING PLAN
 REFRIGERATOR
 REINFORCE or REINFORCING
 REQUIRED
 REVISION
 RIGHT-OF-WAY
 ROOF
 ROOF DRAIN
 ROOFING
 ROOM
 ROUGH OPENING
 ROUND

S SANITARY SEWER
 SCHEDULE
 SECTION
 SHEATHING
 SHEET
 SIMILAR
 SINGLE
 SOLID CORE
 SOUTH
 SPECIFICATION
 SPEAKER
 SQUARE
 STAGGERED

MACH.
 M.H.
 MFR.
 MFT
 MK.
 MO.
 MAT.
 MAX.
 MECH.
 MC
 MWP
 MTL.
 MEZZ.
 MIN.
 MISC.
 MLDG.
 MTD.

NATL.
 NBFU
 NEC
 NEMA
 NAT.
 NAT. GR.
 NOM.
 N
 N.I.C.
 N.T.S.
 NO. or #

O.S.H.A.
 OFF.
 OFD
 O.C.
 OPNG.
 OPP.
 O.D.
 O.F.C.
 O.F.M.
 O.F.S.
 O TO O

PR.
 PTD.
 PART.
 PED.
 d
 PERP.
 PERP.
 PF
 PC.
 P.B.
 PLAS.
 P-LAM.
 PL.
 PNL.
 PT.
 P.C.C.
 LB. or #
 P.P.
 PRCST.
 PREFAB.
 PROP.
 P
 P.C.
 PVC
 PVE
 PLYWD.

QT

RAD.
 R.
 R.B.
 RECT.
 REDWD.
 RE
 R.C.P.
 REF.
 REINF.
 REOD.
 REV.
 R.O.W.
 RF.
 R.D.
 RFG.
 RM.
 RO.
 RD.

SANT. SEW.
 SCH
 SEC.
 SHTHG.
 SHT.
 SIM.
 SGL.
 S.C.
 S.
 SPEC.
 SPK
 SQ.
 STAGG.

STAINLESS STEEL
 STANDARD
 STEEL
 STIFFENER
 STIRRUP
 SMOKE DETECTOR
 STONE
 STRAIGHT GRADE
 STREET
 STRUCTURAL

T TEMPERATURE
 TERRAZZO
 THICK or THICKNESS
 TELEPHONE
 THRESHOLD
 TONGUE AND GROOVE
 TOP OF
 TOP OF BANK
 TOP OF CURB
 TOP OF FINISH
 TOP OF GRATE
 TOP OF JOINT
 TOP OF MASONRY
 TOP OF METAL DECK
 TOP OF PARAPET
 TOP OF STEEL
 TOP OF STRUCTURAL SLAB
 TOP OF WALL
 TREAD
 TURNBUCKLE
 TYPICAL

U UNIFORM BUILDING CODE
 UNDER CUT
 UNLESS NOTED OTHERWISE

V VINYL COMPOSITION TILE
 VENTILATOR
 VERTICAL
 VESTIBULE
 VEE JOINT
 VOLUME
 VERIFY IN FIELD
 VINYL WALL COVERING
 VINYL

W WAREHOUSE
 WATER CLOSET
 WATER HEATER
 WATERPROOF or WATERPROOFING
 WATER RESISTANT
 WEIGHT
 WELDED WIRE FABRIC
 WEST
 WIDE FLANGE (STEEL)
 WITH
 WOOD

Y YARD

SS
 STD.
 STL.
 STIFF.
 STIR.
 S.D.
 STN.
 S.G.
 ST.
 STRUCT'L.

SUPT.
 S4S
 SUSP.
 SYM.
 SYMM.

TEMP.
 TERR.
 THK.
 TEL.
 THLD
 T&G
 T.O.
 T.O.B.
 T.O.C
 T.O.F.
 T.G.
 T.O.J
 T.O.M.
 T.M.D.
 T.O.P.
 TOS / T.O.S.
 T.S.S.
 T.O.W.
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 TYP.

WHSE
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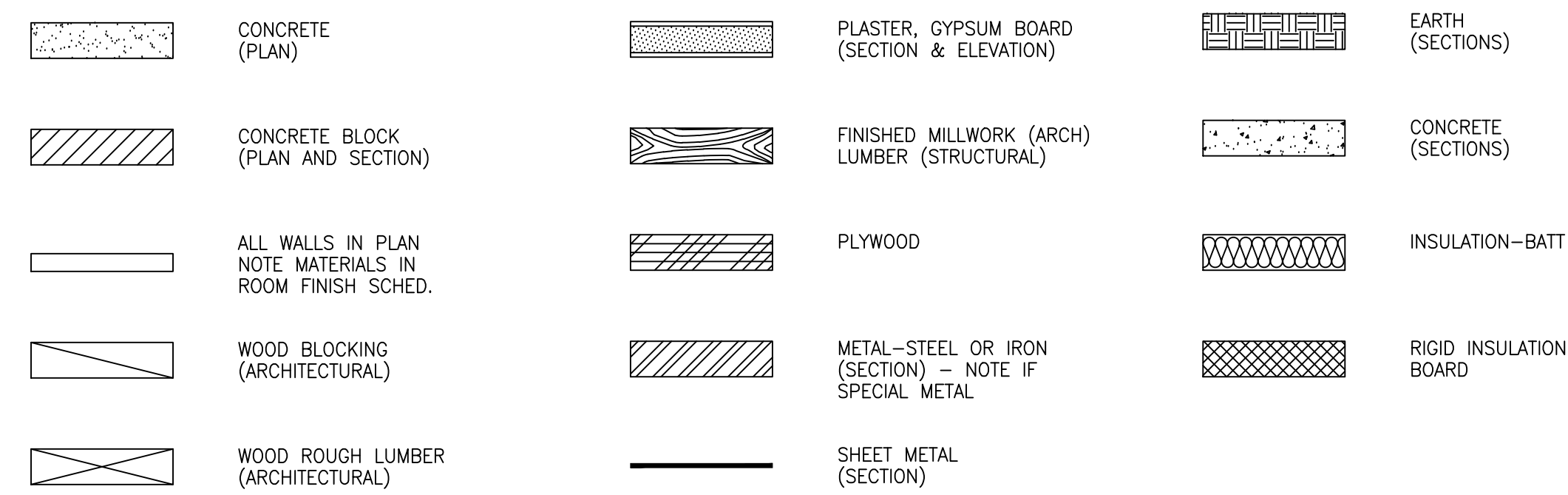
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 T.O.P.
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 TRNBKL.
 TYP.

U.B.C.
 UC
 U.N.O.

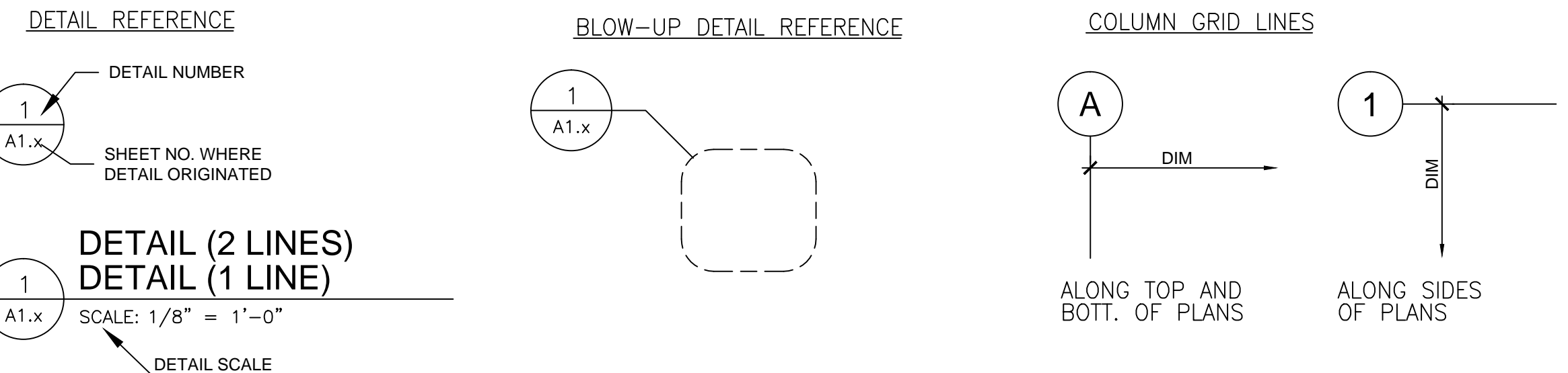
VCT
 VENT.
 VERT.
 VEST.
 V JT.
 VOL.
 VIF
 VVC
 VYN

WHSE
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 WD.
 YD.

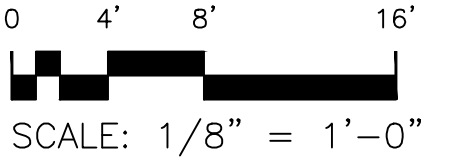
MATERIALS KEY



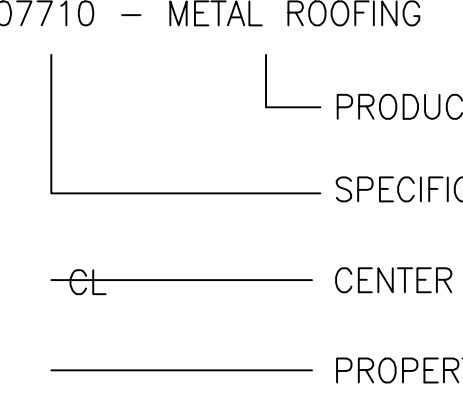
SYMBOL LEGEND



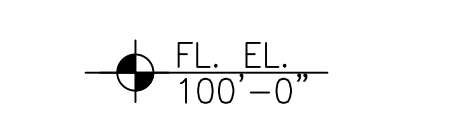
GRAPHIC SCALE



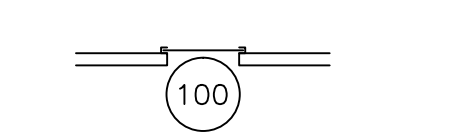
NOTE CALL-OUTS



VERTICAL ELEVATION



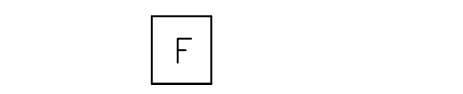
ROLL-UP DOOR SYM.



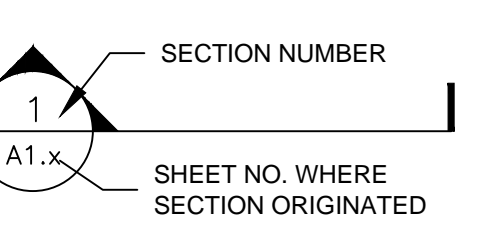
EXIT SIGN



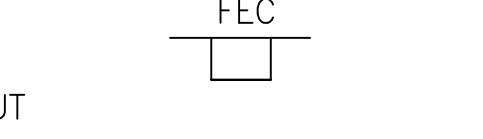
FIRE ALARM PULL



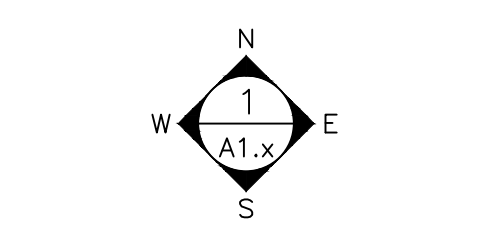
SECTION FLAG



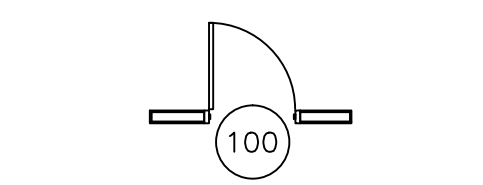
FIRE EXTINGUISHER CABINET



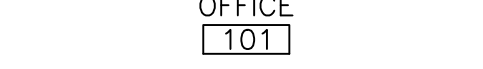
INTERIOR ELEVATION



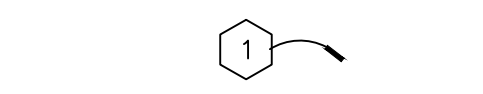
DOOR IDENTIFICATION



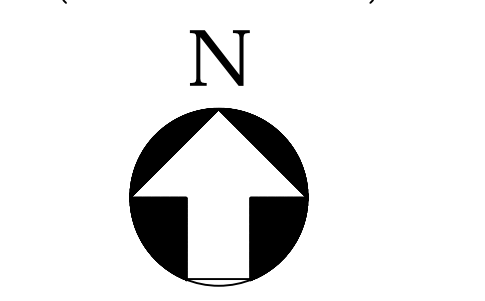
ROOM IDENTIFICATION



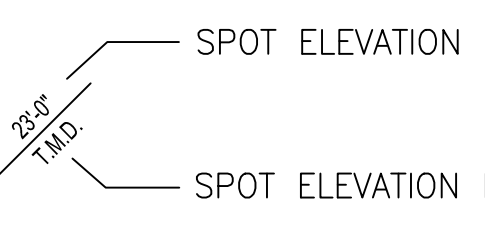
KEYNOTE



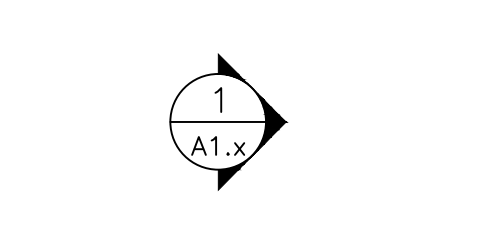
NORTH ELEVATION (FOR REFER. ONLY)



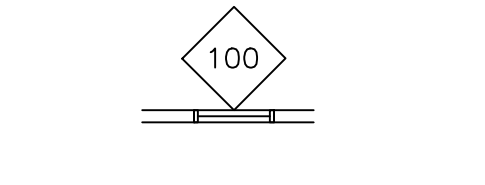
SPOT ELEVATIONS



EXTERIOR ELEVATION



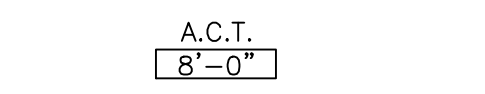
WINDOW IDENTIFICATION



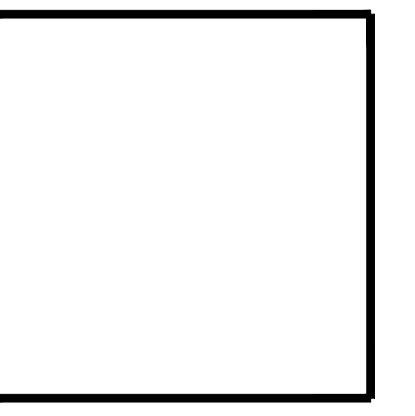
REVISION



CEILING HEIGHT



THE CITY OF LOS ANGELES
 DEPARTMENT OF RECREATION AND PARKS
 GENERAL MANAGER: MICHAEL A. SHULL
 SUPERINTENDENT: CATHE SANTI DOMINGO
 PROJECT ARCHITECT: _____ LIC. NO. _____
 PROJECT ENGINEER: _____ LIC. NO. _____
 ASSEMBLER/DRAWN BY: _____ DATE: _____



PROJECT NAME:
WESTMINSTER SENIOR CENTER
 REPAIRS AND ADA UPGRADES
 ADDRESS:
1234 S. Pacific Avenue
Los Angeles, CA

REVISIONS:	DATE:
△	
△	
△	
△	
△	

PLAN NAME:
 ABBREVIATIONS & SYMBOLS

DRAWN BY: _____ APPROVED BY: _____

SCALE: _____ ISSUE DATE: _____

W.O. NO. EXXXX FILE NO. XXXX

DRAWING NO.
G104

SHEET OF ** SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



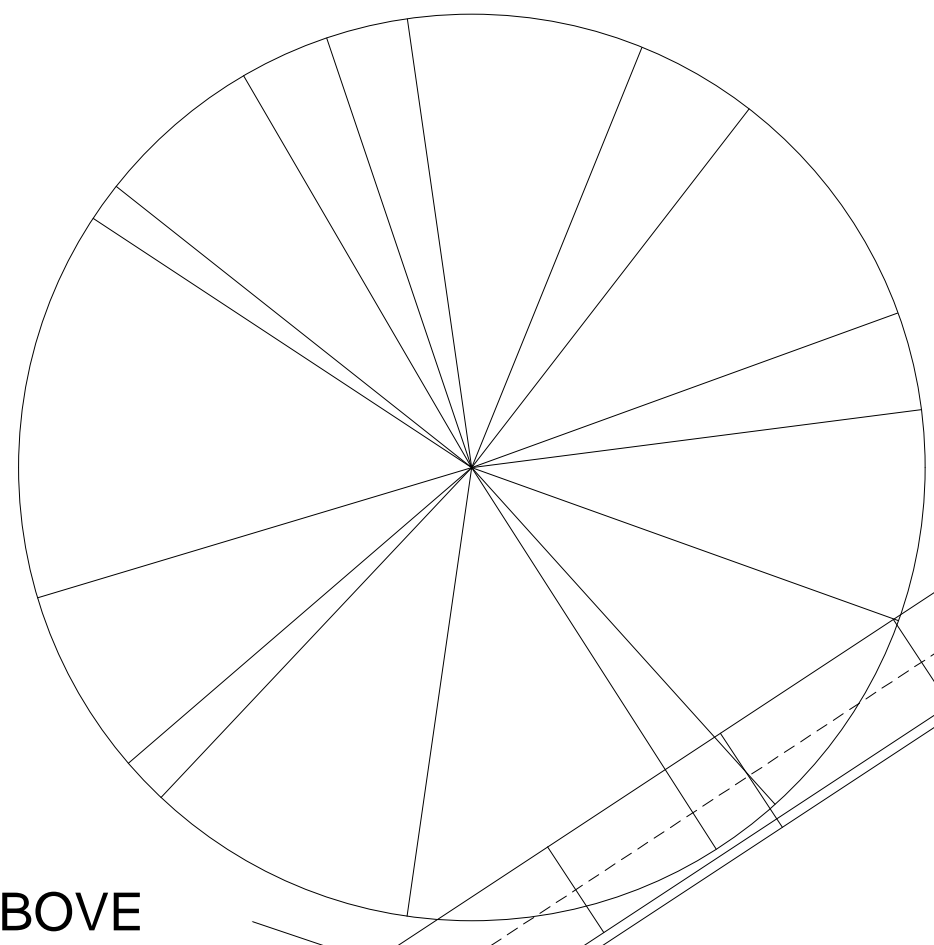
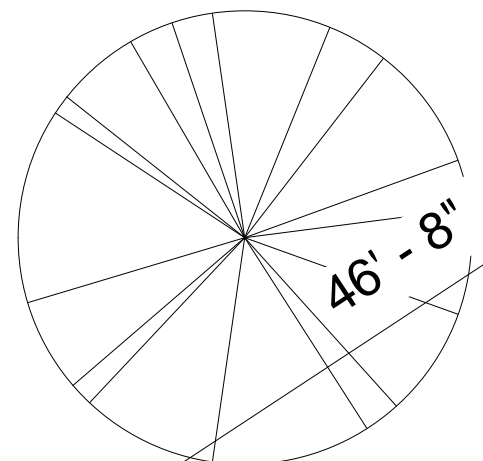
PACIFIC AVE

N 33° 20' 00" W
304.49'

EXISTING SIDEWALK

EXISTING PLANTER

ROOF LINE ABOVE



EXISTING RAMP AND WALKWAY

(1) EXISTING ADA
PARKING SPACE

EXISTING SWALE

(12) EXISTING PARKING SPACES

EXISTING WALKWAY

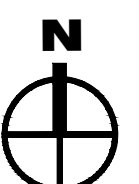
(9) EXISTING PARKING SPACES

EXISTING PLANTER
BED

EXISTING TRASH
BIN AREA

S 51° 10' 00" W
317.21'

WESTMINSTER AVE



1 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: MICHAEL A. SHULL SUPERINTENDENT: CATHIE SANTO DOMINGO

PROJECT ARCHITECT: _____ LC NO. _____

PROJECT ENGINEER: _____ LC NO. _____

DATE: _____



PROJECT NAME:
**WESTMINSTER
SENIOR CENTER**
REPAIRS AND ADA UPGRADES

ADDRESS:
1234 S. Pacific Avenue
Los Angeles, CA

REVISIONS:	DATE:
△	
△	
△	
△	
△	

PLAN NAME:
EXISTING SITE PLAN

DATE: 00-00-00

DRAWN BY: _____ APPROVED BY: _____

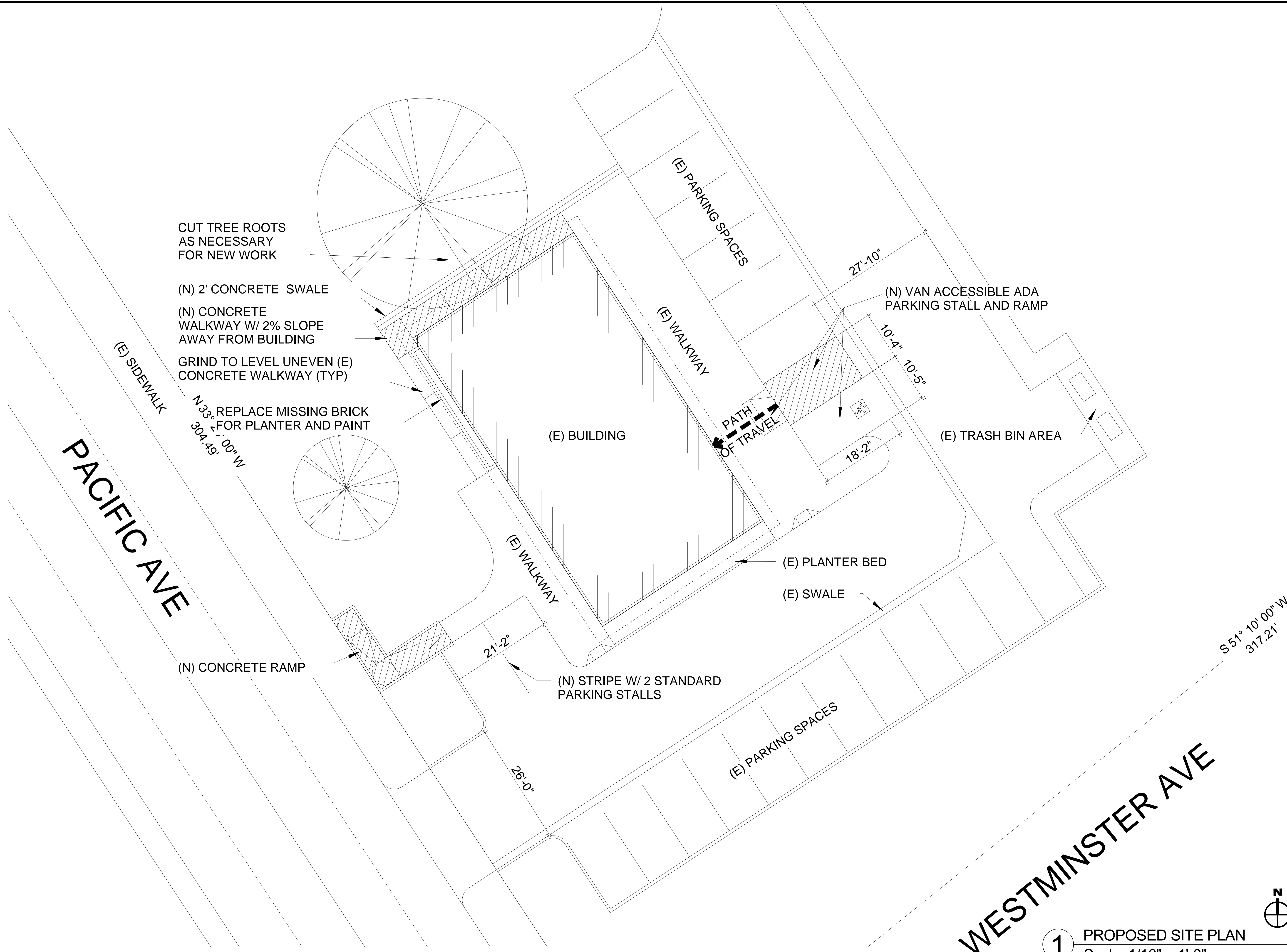
SCALE: _____ ISSUE DATE: _____

W.O. NO. FILE NO.
E XXXX X XXXX

DRAWING NO.
A100

SHEET OF -- SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



THE CITY OF LOS ANGELES
 DEPARTMENT OF RECREATION AND PARKS
 GENERAL MANAGER: MICHAEL A. SHULL
 SUPERINTENDENT: CATHIE SANTO DOMINGO
 PROJECT ARCHITECT: _____ LC NO. _____
 PROJECT ENGINEER: _____ LC NO. _____
 AS-BUILT DRAWN BY: _____ DATE: _____

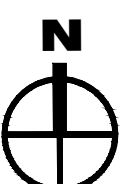


PROJECT NAME:
WESTMINSTER SENIOR CENTER
 REPAIRS AND ADA UPGRADES
 ADDRESS:
 1234 S. Pacific Avenue
 Los Angeles, CA

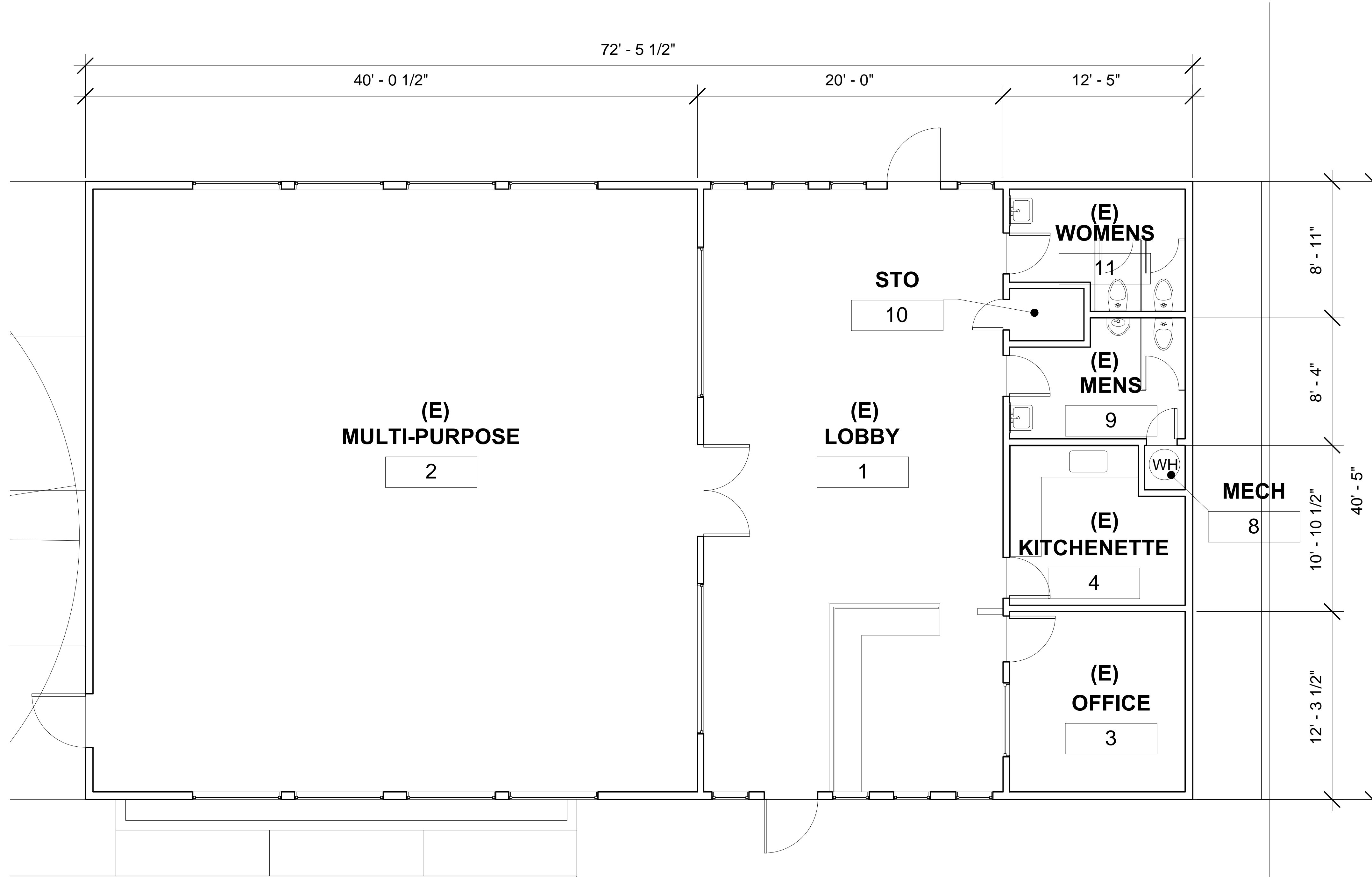
REVISIONS:	DATE:
△	
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PLAN NAME:
 PROPOSED SITE PLAN
 DATE: 00-00-00
 DRAWN BY: _____ APPROVED BY: _____
 SCALE: _____ ISSUE DATE: _____
 W.O. NO. FILE NO.
 EXXX XXXX
 DRAWING NO.
A101
 SHEET OF -- SHEETS

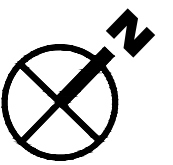
1 PROPOSED SITE PLAN
 Scale: 1/16" = 1'-0"



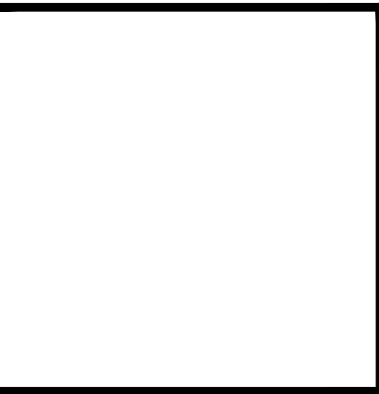
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



1 EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"



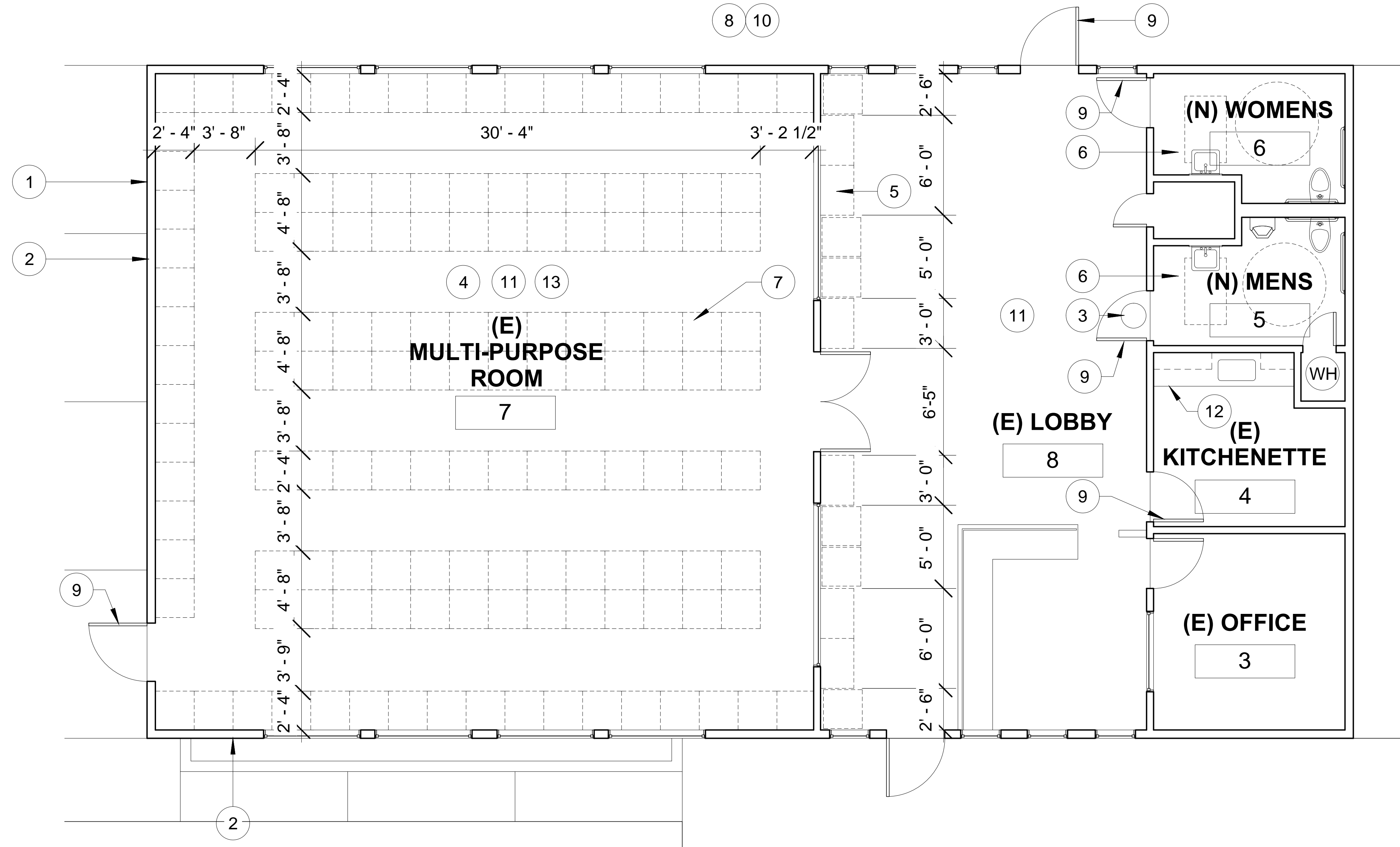
THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: MICHAEL A. SHULL
SUPERINTENDENT: CATHIE SANTO DOMINGO
PROJECT ARCHITECT: _____ LC NO. _____
PROJECT ENGINEER: _____ LC NO. _____
AS-BUILT DRAWN BY: _____ DATE: _____



PROJECT NAME:
WESTMINSTER SENIOR CENTER
REPAIRS AND ADA UPGRADES
ADDRESS:
1234 S. Pacific Avenue
Los Angeles, CA

REVISIONS:	DATE:
△	
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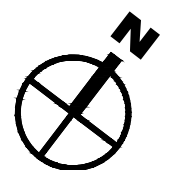
PLAN NAME:
EXISTING FLOOR PLAN
DATE: 00-00-00
DRAWN BY: _____ APPROVED BY: _____
SCALE: _____ ISSUE DATE: _____
W.O. NO. FILE NO.
EXXXX XXXX
DRAWING NO.
A102
SHEET OF -- SHEETS



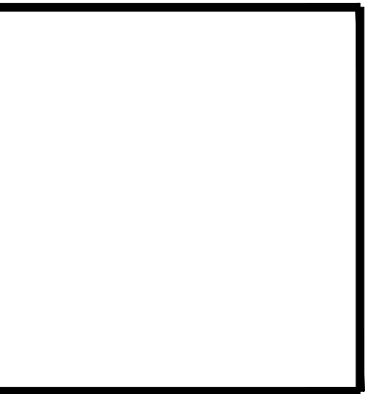
KEYNOTES:

- 1 WEST WALL MOLD MITIGATION
- 2 REPLACE NEW WOOD SIDING (TYP) AND FASCIA
- 3 REPAIR UNDERGROUND BROKEN PIPE
- 4 TERMITE FUMIGATION
- 5 BELONGINGS LAYOUT TABLES (TYP)
- 6 REMODEL RESTROOM FOR ADA ACCESSIBILITY W/ NEW FIXTURES AND ACCESSORIES
- 7 60 GAL ROLL OUT STORAGE BINS
- 8 NEW PAINT EXTERIOR AND INTERIOR
- 9 NEW DOOR AND FINISH HARDWARE
- 10 CLEAN THE FACILITIES INCLUDING WINDOWS, EXISTING LIGHT FIXTURES
- 11 REPLACE NEW FLOORING
- 12 NEW KITCHEN CABINETS
- 13 NEW EXTERIOR AND INTERIOR PAINTING

1 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: MICHAEL A. SHULL
SUPERINTENDENT: CATHIE SANTO DOMINGO
PROJECT ARCHITECT: _____ LC NO. _____
PROJECT ENGINEER: _____ LC NO. _____
DATE: _____
AS-BUILT DRAWN BY: _____



PROJECT NAME:
WESTMINSTER CENTER
REPAIRS AND ADA UPGRADES
ADDRESS:
1234 S. Pacific Avenue
Los Angeles, CA

REVISIONS:	DATE:
△	
△	
△	
△	
△	

PLAN NAME:
PROPOSED PLAN

DATE: 00-00-00

DRAWN BY: _____ APPROVED BY: _____

SCALE: _____ ISSUE DATE: _____

W.O. NO. EXXXX FILE NO. XXXX

DRAWING NO.
A103

SHEET OF -- SHEETS

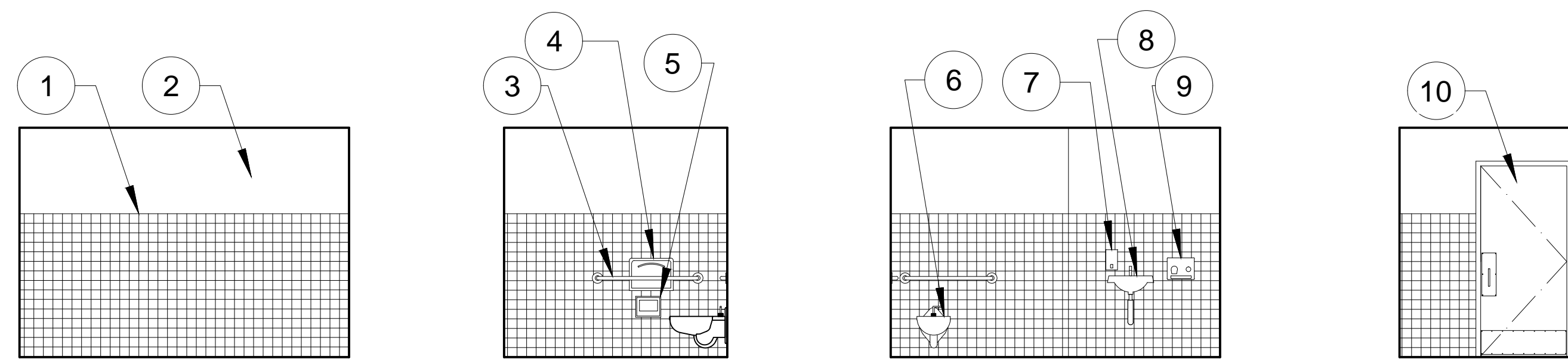
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

KEYNOTES:

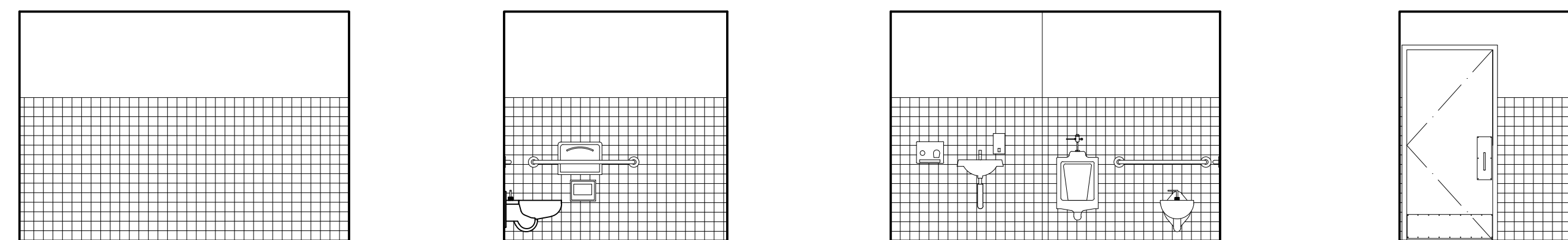
- 1 4X4 TILE WITH BULLNOSE TOP EDGING AND COVE BASE, GLOSS FINISH
- 2 SEMI-GLOSS INTERIOR PAINT
- 3 GRAB BAR (TYP.)
- 4 TOILET SEAT PROTECTOR (TYP.)
- 5 TOILET TISSUE DISPENSER (TYP)
- 6 NEW LOW FLOW TOILET (1.28 GPF MAX)
(FLUSH ACTUATOR ON WIDE SIDE)
- 7 SOAP DISPENSER
- 8 NEW LAVATORY WITH LOW FLOW FAUCET
- 9 NEW ELECTRIC HAND DRYER
- 10 NEW DOOR AND FRAME, INCLUDE LOCKING HARDWARE

KEYNOTES:

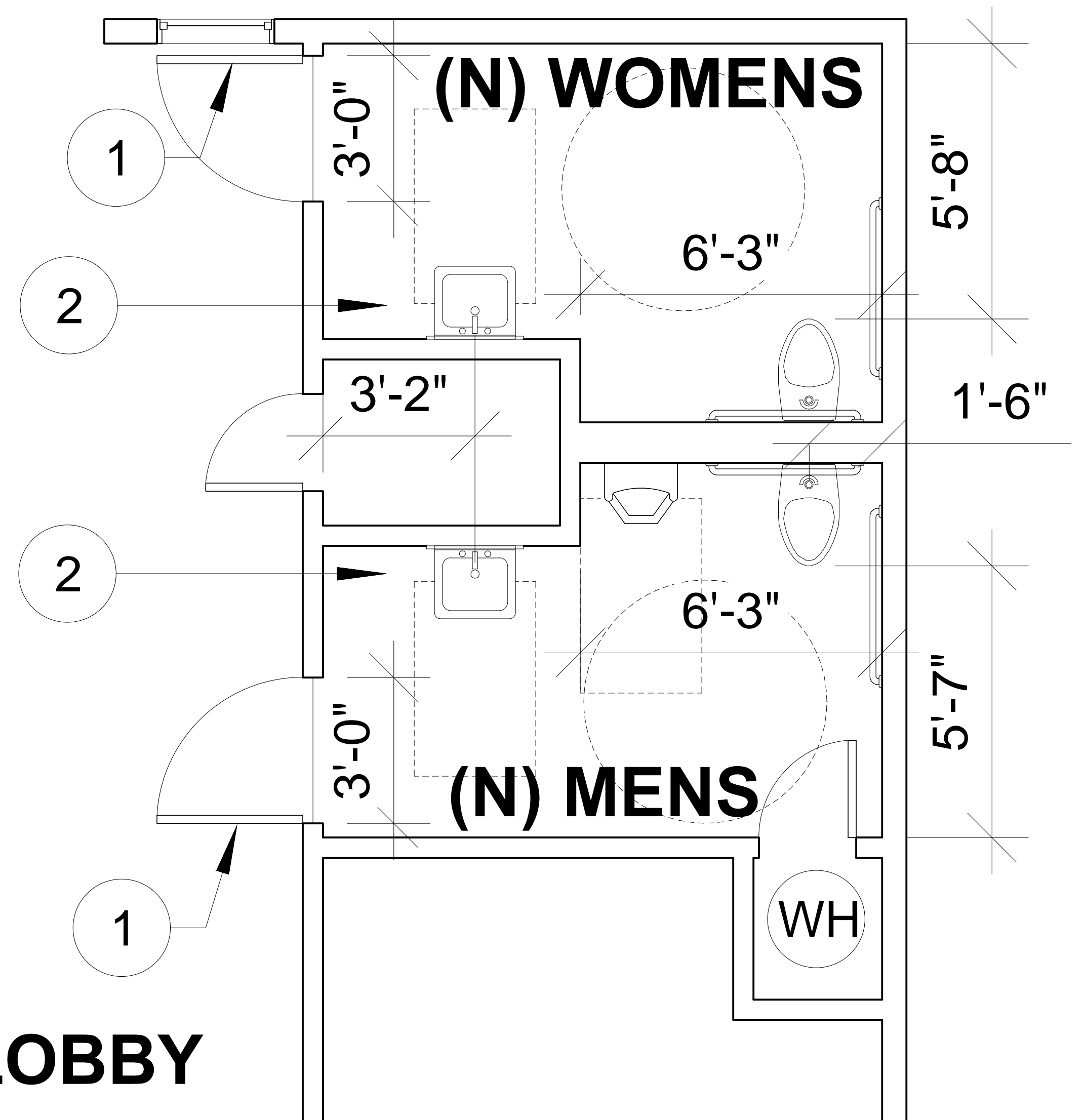
- 1 NEW DOOR AND FRAME, INCLUDE LOCKING HARDWARE
- 2 NEW 2X2 CERAMIC FLOOR TILE, UNGLAZED



3 WOMENS RESTROOM ELEVATIONS
Scale: 1/4" = 1'-0"



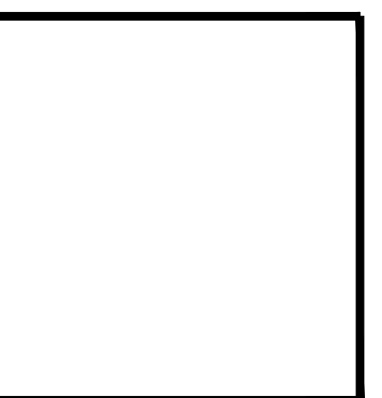
2 MENS RESTROOM ELEVATIONS
Scale: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN (ENLARGED)
Scale: 1/4" = 1'-0"



THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: MICHAEL A. SHULL SUPERINTENDENT: CATHIE SANTO DOMINGO
PROJECT ARCHITECT: _____ LC NO. _____
PROJECT ENGINEER: _____ LC NO. _____
DATE: _____
AS-BUILT DRAWN BY: _____



PROJECT NAME:
WESTMINSTER CENTER
REPAIRS AND ADA UPGRADES
ADDRESS:
1234 S. Pacific Avenue
Los Angeles, CA

REVISIONS:	DATE:
△	
△	
△	
△	
△	

PLAN NAME:
ENLARGED PLAN
INTERIOR ELEVATIONS
DATE: 00-00-00
DRAWN BY: _____ APPROVED BY: _____
SCALE: _____ ISSUE DATE: _____
W.O. NO. EXXXX FILE NO. XXXX
DRAWING NO. **A104**
SHEET OF -- SHEETS



EXHIBIT 3



EXHIBIT 4

EXHIBIT 5



West face of the Center along Pacific Avenue



Parking between the Center and the Dog Park

EXHIBIT 5



Homeless activity in the Park



Homeless activity in the Park

EXHIBIT 5



Homeless activity in the Park



Homeless activity in the Park

EXHIBIT 5



Homeless living in vehicles along Main St.



Homeless living in vehicles along Main St.

EXHIBIT 5



Homeless Encampment on Main St.

EXHIBIT 5



Dog Walkers at the Dog Park

EXHIBIT 6



Top 15 District Census Tracts by Density of Unsheltered Persons	
Council District + Neighborhood Detail	Unsheltered Persons
CD 1	
207102-Chinatown	179
209102-Westlake	158
209200-Downtown Los Angeles	145
209300-Westlake	68
209401-Westlake	61
224200-Pico Union	50
199000-Lincoln Heights	47
197500-Echo Park	42
224410-University Park	40
210010-Pico Union	40
208801-Westlake	36
209403-Westlake	36
185100-Eagle Rock	35
206010-Chinatown	26
209510-Westlake	25
209820-Pico Union	25
CD 2	
124103-North Hollywood	90
123901-North Hollywood	78
123902-North Hollywood	72
123205-North Hollywood	57
127102-Van Nuys	51
123203-North Hollywood	45
123010-Sun Valley	38
143604-Studio City	38
123103-North Hollywood	37
125200-Valley Village	35
125310-North Hollywood	28
102104-Sun Valley	28
123304-North Hollywood	26
127920-Van Nuys	26
122410-North Hollywood	25
CD 3	
134521-Canoga Park	46
137104-Woodland Hills	45
137301-Woodland Hills	33
132300-Reseda	28

Last Update: 7/15/16

Note: Data is only for City of Los Angeles. Final population numbers are determined by visual observation of unsheltered persons, Vehicle dwellings (cars, vans, RV's), Tents, and Makeshift shelters. The following conversion factors were used to estimate the number of persons living in cars, vans, campers/RVs, tents and other encampments if enumerators encountered homeless persons living in these environments: For Individuals-Cars = 1.48, Vans = 1.65, RV's = 1.90, Tents = 1.56 and Make-Shift Shelters = 1.59. For Families-Cars = 2.05, Vans = 2.32, RV's = 1.93, Tents = 2.74 and Make-Shift Shelters = 3.28. Demographic survey interviews conducted with 4,946 homeless persons in Los Angeles County Continuum of Care (LA CoC) from January to February 2016 determined these conversion factors for the average number of homeless persons in cars, vans, campers/RVs, tents and make-shift shelters.

EXHIBIT 6

Last Update: 7/15/16

Top 15 District Census Tracts by Density of Unsheltered Persons	
Council District + Neighborhood Detail	Unsheltered Persons
113233-Canoga Park	27
139402-Tarzana	26
134710-Winnetka	23
131800-Reseda	22
134520-Canoga Park	21
133100-Tarzana	20
137201-Woodland Hills	18
113422-Winnetka	18
131020-Reseda	17
135113-Woodland Hills	17
139401-Tarzana	15
CD 4	
191901-Hollywood	113
980009-Los Feliz	46
128400-Van Nuys	39
143902-Studio City	35
189101-Los Feliz	24
128601-Van Nuys	22
214501-Mid-City West	18
189201-Los Feliz	17
128801-Sherman Oaks	16
143700-Hollywood Hills West	15
141201-Sherman Oaks	15
143100-North Hollywood	12
128500-Sherman Oaks	11
195300-Los Feliz	11
212610-Miracle Mile	10
CD 5	
265520-Westwood	74
267200-Westside	68
265202-Westwood	37
269907-Palms	25
194500-Mid-City West	25
269905-Palms	22
217002-Palms	22
269903-Palms	19
191902-Miracle Mile	16
214600-Mid-City West	15
269800-Palms	15
271801-Mar Vista	14
194402-Mid-City West	13
265510-Westwood	13
271100-Westside	13

EXHIBIT 6

Last Update: 7/15/16

Top 15 District Census Tracts by Density of Unsheltered Persons	
Council District + Neighborhood Detail	Unsheltered Persons
214700-Mid-City West	13
CD 6	
122122-Sun Valley	119
117408-North Hills	86
980024-Lake Balboa	78
121222-Sun Valley	50
127910-Van Nuys	49
127400-Lake Balboa	48
121102-Sun Valley	40
119700-Arleta	32
128210-Van Nuys	31
128303-Van Nuys	30
117520-North Hills	29
127300-Van Nuys	28
121210-Sun Valley	27
121010-Sun Valley	27
119001-Arleta	26
CD 7	
980021-Pacoima	80
103200-Foothill Trails	65
104701-Pacoima	46
101220-Sunland-Tujunga	39
104821-Pacoima	38
117510-North Hills	37
106407-Sylmar	36
107010-Sylmar	33
101300-Sunland-Tujunga	33
104124-Angeles National Forest	31
107020-Sylmar	28
106113-Sylmar	25
980020-Foothill Trails	23
103101-Sunland-Tujunga	23
106510-Sylmar	21
CD 8	
240200-Green Meadows	104
237202-Vermont Square	78
237710-South Vermont	43
232400-Vermont Square	39
231300-Adams	35
240401-South Vermont	34
221810-Adams	30
240800-Green Meadows	29
241202-Green Meadows	26

EXHIBIT 6

Last Update: 7/15/16

Top 15 District Census Tracts by Density of Unsheltered Persons	
Council District + Neighborhood Detail	Unsheltered Persons
240300-South Vermont	26
234600-Baldwin Hills / Crenshaw	24
240700-Green Meadows	23
238000-South Vermont	22
221601-Adams	21
234501-Baldwin Hills / Crenshaw	21
CD 9	
231800-South Park	333
231100-South Central	183
226700-South Central	169
232700-Vermont Square	138
231720-Vermont Square	136
228420-South Park	128
228320-South Park	90
229300-South Park	66
226001-Downtown Los Angeles	66
239201-South Park	65
224600-South Central	63
231900-South Park	61
239802-South Park	57
232120-Vermont Square	50
232800-South Park	49
CD 10	
236203-Baldwin Hills / Crenshaw	64
221302-West Adams-Expo Park	41
221303-West Adams-Expo Park	38
236202-Baldwin Hills / Crenshaw	37
234200-Baldwin Hills / Crenshaw	34
216900-Miracle Mile	34
270300-Mid City	31
212101-Wilshire Center-Koreatown	29
217200-Miracle Mile	28
234300-Baldwin Hills / Crenshaw	28
211802-Wilshire Center-Koreatown	24
220000-Adams-La Brea	23
219500-Adams-La Brea	19
212502-Wilshire Center-Koreatown	19
219700-Adams-La Brea	17
219010-West Adams-Expo Park	17
221402-West Adams-Expo Park	17
CD 11	
277400 -Westchester/Playa Del Rey	349
273402 -Venice	178

EXHIBIT 6

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Top 15 District Census Tracts by Density of Unsheltered Persons	
Council District + Neighborhood Detail	Unsheltered Persons
273300 -Venice	128
274100 -Venice	123
273502 -Venice	116
273200 -Venice	77
273100 -Venice	68
262704 -Pacific Palisades	67
274202 -Venice	52
273902 -Venice	50
262706 -Pacific Palisades	44
262802 -Pacific Palisades	43
275200 -Del Rey	38
278001 -Westchester/Playa Del Rey	36
271902 -Mar Vista	36
CD 12	
109800-North Hills	48
111301-Granada Hills	34
111202-Granada Hills	34
115202-Northridge	31
117301-North Hills	30
980023-Chatsworth	25
117404-North Hills	25
113237-Chatsworth	24
113321-Chatsworth	22
117303-North Hills	22
131010-Reseda	20
113213-Chatsworth	20
131400-Reseda	19
111206-Northridge	19
115403-Northridge	18
106603-Granada Hills	18
CD 13	
192700-Hollywood	227
191000-Hollywood	120
195802-Rampart Village	90
190700-Hollywood	72
190802-Hollywood	72
192620-Wilshire Center-Koreatown	61
190801-Hollywood	56
191302-Hollywood	54
191201-Hollywood	54
195500-Silver Lake	52
190201-Hollywood Hills West	50
195710-Echo Park	48

EXHIBIT 6

Last Update: 7/15/16

Top 15 District Census Tracts by Density of Unsheltered Persons	
Council District + Neighborhood Detail	Unsheltered Persons
191610-Hollywood	44
208402-Echo Park	42
190902-Hollywood	39
CD 14	
206300-Skid Row	1032
206200-Skid Row	552
226002-Downtown Los Angeles	348
206050-Boyle Heights	144
207301-Skid Row	100
207302-Skid Row	93
207710-Downtown Los Angeles	90
205120-Boyle Heights	77
206031-Downtown Los Angeles	59
207400-Downtown Los Angeles	58
224010-Downtown Los Angeles	49
204600-Boyle Heights	42
181000-Eagle Rock	37
206032-Boyle Heights	37
204920-Boyle Heights	27
207900-Downtown Los Angeles	27
CD 15	
980014-Wilmington	220
294110-Wilmington	86
297110-San Pedro	61
292000-Harbor Gateway	57
291300-Harbor Gateway	55
294830-Wilmington	49
294302-Wilmington	47
293302-Harbor City	47
242600-Watts	46
297120-San Pedro	45
609900-La Rambla	44
242700-Watts	44
294421-Harbor City	39
294810-Wilmington	38
296500-San Pedro	36
241002-Green Meadows	36