



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

December 4, 2018

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**APPROVAL OF AMENDMENT NO. 1
TO CONTRACT NO. 78452 WITH PLACEWORKS FOR THE
WEST ATHENS-WESTMONT TRANSIT ORIENTED DISTRICT SPECIFIC PLAN
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

Authorize the Director of Planning to amend the Contract between the County of Los Angeles and PlaceWorks (Contractor) for the West Athens-Westmont Transit Oriented District (TOD) Specific Plan (Specific Plan).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the attached Amendment is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15378 (b) (4) of the CEQA Guidelines.
2. Authorize the Director of Planning to execute the attached Amendment to Contract No. 78452 with PlaceWorks to increase the contract in an amount not to exceed \$33,960 from Maximum Contract Sum of \$491,645 to \$525,605.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Los Angeles County General Plan Update identifies the County's TODs as priority policy areas. To facilitate the creation of vibrant and healthy communities, the County is developing specific plans for all of the County's TODs. Building from the goals and policies outlined in the General Plan Update, the Specific Plan aims to encourage transit-oriented development, promote active transportation, reduce vehicle miles traveled, and

streamline the environmental review process for future development projects within the Specific Plan area.

In December 2015, the Board approved the Contract with PlaceWorks to prepare the Specific Plan and its Environmental Impact Report for the West Athens-Westmont TOD.

This amendment will allow DRP to add policies and development standards to the Specific Plan in the areas of mobility, sustainability and affordable housing which have evolved since the Specific Plan was originally drafted. The draft Specific Plan will be updated with the latest policies based on recent legislation and best practices, such as anti-displacement policies for both homeowners and renters, and the Vision Zero Initiative and the Model Design Manual for Living Streets.

Implementation of Strategic Plan Goals

This action is consistent with Countywide Strategic Plan Goal II - Foster Vibrant and Resilient Communities, Strategy II.2 - Support the Wellness of Our Communities because the Specific Plan promotes safe and comfortable built environments that encourage physical activity and access to healthy food. The recommended action will allow DRP to complete the Specific Plan, which will guide future development within the West Athens-Westmont TOD area in an effective and orderly manner.

FISCAL IMPACT/FINANCING

The original authorized amount is \$491,645 and is funded by a \$471,000 grant provided by the Los Angeles Metropolitan Transportation Authority TOD Planning Grant Program, \$20,000 from the Second Supervisorial District, and the remaining amount from DRP's operating budget for Fiscal Year 2015-2016.

The total authorized amount under the proposed Amendment is \$525,605 providing for an increase of \$33,960 from the original amount. The increased amount will be funded by DRP through its operating budget for Fiscal Year 2018-19.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The initial Contract provided a three-year term beginning on December 1, 2015, and ending on December 1, 2018, with six month-to-month renewal options. The Amendment will be completed within the original contract term. No extension is proposed.

The Amendment is consistent with all applicable Board mandated provisions, including those pertaining to hiring qualified County employees targeted for layoffs, contractor responsibility and debarment, Child Support Program, GAIN/GROW participants, Safety Surrender Baby Law, and the provisions of Paid Jury Service time for the Contractor's employees.

County Counsel has approved the proposed amendment as to form.

ENVIRONMENTAL DOCUMENTATION

The services provided through this contract amendment will not have any impact on the environment and, therefore, this contract is exempt from CEQA pursuant to Section 15378 (b) (4) of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The amendment of this contract will not result in the displacement of any County employees. The Board's approval of the Amendment ensures DRP's ability to complete the Specific Plan in compliance with CEQA.

CONCLUSION

Upon approval of this Amendment, DRP will be able to move forward with the West Athens-Westmont TOD Specific Plan to encourage transit-oriented development, promoting active transportation, reducing vehicle miles traveled, and streamlining the environmental review process for future development projects in the TOD area.

If you have any questions, please contact Ms. Hsiao-Ching Chen at (213) 974-6559 or via email at hchen@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:JH:HC:ia

Attachment

c: Executive Office, Board of Supervisors
Chief Executive Office (Christine Frias)
County Counsel

THE WEST ATHENS-WESTMONT TRANSIT ORIENTED DISTRICT SPECIFIC PLAN

CONTRACT NO. 78452

AMENDMENT NO. 1

THIS AMENDMENT is made and entered into this _____ day of _____, 2018,

by and between

COUNTY OF LOS ANGELES
(hereafter "County").

and

PLACEWORKS
(hereafter "Contractor")

WHEREAS, reference is made to that certain document entitled, "THE WEST ATHENS-WESTMONT TRANSIT ORIENTED DISTRICT SPECIFIC PLAN," dated December 1, 2015 and further identified as County Contract No. 78452 (hereafter referred to as "Contract"); and

WHEREAS, the Contract Sum is not to exceed \$491,645; and

WHEREAS, the Contract provides that changes may be made in the form of a written amendment which is formally approved and executed by the parties; and

WHEREAS, the COUNTY and the CONTRACTOR mutually agree that it is necessary to [reason to add work] by increasing the Contract Sum by \$33,960 from \$491,645 to \$525,605.

NOW, THEREFORE, the parties agree as follows:

1. This Amendment shall become effective upon date of execution by all parties.
2. Section 5.0 Contract Sum, paragraph 5.1 shall be deleted in its entirety and replaced as follows:

5.1 The "Maximum Contract Sum" under this Contract shall be the total monetary amount that would be payable by the County to the Contractor for providing required work under this Contract for the term. The Maximum Contract Sum is \$525,605, as shown in the Pricing Schedule, Exhibit B-1.

3. Section 8, paragraph 8.11.1 shall be deleted in its entirety and replaced as follows:

8.11.1 Should the Contractor require additional or replacement personnel after the effective date of this Contract, the Contractor shall give consideration for any such employment openings to participants in the County's Department of Public Social Services Greater Avenues for Independence (GAIN) Program or General Relief Opportunity for Work (GROW) Program who meet the Contractor's minimum

qualifications for the open position. For this purpose, consideration shall mean that the Contractor will interview qualified candidates. The County will refer GAIN-GROW participants by job category to the Contractor. Contractors shall report all job openings with job requirements to: GAINGROW@DPSS.LACOUNTY.GOV and BSERVICES@WDACS.LACOUNTY.GOV and DPSS will refer qualified GAIN/GROW job candidates.

4. Section 8, paragraph 8.13 Contractor's Acknowledgement of County's Commitment to Safely Surrendered Baby Law shall be deleted in its entirety and replaced as follows:

8.13 Contractor's Acknowledgement of County's Commitment to Safely Surrendered Baby Law

8.13.1 The contractor acknowledges that the County places a high priority on the implementation of the Safely Surrendered Baby Law. The Contractor understands that it is the County's policy to encourage all County contractors to voluntarily post the County's "Safely Surrendered Baby Law" poster, in Exhibit I, in a prominent position at the Contractor's place of business. The Contractor will also encourage its subcontractors, if any, to post this poster in a prominent position in the subcontractor's place of business. Information and posters for printing are available at www.babysafela.org.

5. Section 8, paragraph 8.15 County's Quality Assurance Plan shall be deleted in its entirety and replaced as follows:

8.15 County's Quality Assurance Plan

The County or its agent(s) will monitor the contractor's performance under this Contract on not less than an annual basis. Such monitoring will include assessing the contractor's compliance with all Contract terms and conditions and performance standards. Contractor deficiencies which the County determines are significant or continuing and that may place performance of the Contract in jeopardy if not corrected will be reported to the Board of Supervisors and listed in the appropriate contractor performance database. The report to the Board will include improvement/corrective action measures taken by the County and the contractor. If improvement does not occur consistent with the corrective action measures, the County may terminate this Contract or impose other penalties as specified in this Contract.

6. Sections 8, paragraphs 8.54, 8.55, and 8.56 shall be added:

8.54 Compliance with County's Zero Tolerance Policy on Human Trafficking

Contractor acknowledges that the County has established a Zero Tolerance Policy on Human Trafficking prohibiting contractors from engaging in human trafficking.

If a Contractor or member of Contractor's staff is convicted of a human trafficking offense, the County shall require that the Contractor or member of Contractor's staff be removed immediately from performing services under the Contract. County will

not be under any obligation to disclose confidential information regarding the offenses other than those required by law.

Disqualification of any member of Contractor's staff pursuant to this paragraph shall not relieve Contractor of its obligation to complete all work in accordance with the terms and conditions of this Contract.

8.55 *Compliance with Fair Chance Employment Practices*

Contractor shall comply with fair chance employment hiring practices set forth in California Government Code Section 12952, Employment Discrimination: Conviction History. Contractor's violation of this paragraph of the Contract may constitute a material breach of the Contract. In the event of such material breach, County may, in its sole discretion, terminate the Contract.

8.56 *Compliance with the County Policy of Equity*

Contractor acknowledges that the County takes its commitment to preserving the dignity and professionalism of the workplace very seriously, as set forth in the County Policy of Equity (CPOE) (<https://ceop.lacounty.gov/>). Contractor further acknowledges that the County strives to provide a workplace free from discrimination, harassment, retaliation and inappropriate conduct based on a protected characteristic, and which may violate the CPOE. Contractor, its employees and subcontractors acknowledge and certify receipt and understanding of the CPOE. Failure of the Contractor, its employees or its subcontractors to uphold the County's expectations of a workplace free from harassment and discrimination, including inappropriate conduct based on a protected characteristic, may subject Contractor to termination of contractual agreements as well as civil liability.

7. Exhibit A Statement of Work shall be revised to add Exhibit A-5.

8. Exhibit B Pricing Schedule shall be revised to add Exhibit B-1.

9. Except for the changes set forth herein above, Contract shall not be changed in any respect by the Amendment.

IN WITNESS WHEREOF, the Board of Supervisors of the County of Los Angeles has caused this Amendment to be subscribed by its Director of Planning, and Contractor has caused this Amendment to be subscribed in its behalf by its duly authorized officer, the day, month and year first above written.

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COUNTY OF LOS ANGELES

By: _____
Amy J. Bodek, AICP
Director of Planning

PLACEWORKS
Contractor



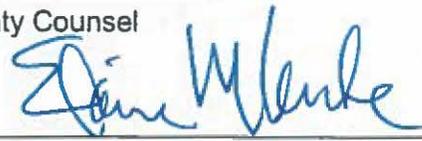
Signature

By: Karen Gullely
Printed Name

Title: Principal

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By: 

Deputy County Counsel

EXHIBIT A-5 ADDITIONAL TASKS

Chapter 1: Introduction

PlaceWorks will review recent relevant LA County documents and include a brief description of the documents in the Introduction section.

Chapter 2: Vision, Goals, and Policies

The Vision, Goals, and Policies section will be updated with recent policies on recent legislation and best practices. Anti-displacement policies for both homeowners and renters should be included in the document. In addition, language regarding eminent domain will be revised and/or omitted in the updated document.

Recent LA County mobility and affordable housing policies will be reviewed and included in this chapter. The LA County CDBG Action Plan should also be reviewed for impediments to fair housing. Policies to combat these impediments should be added.

Key planning principles will also be reviewed and incorporated into the document, including: Healthy Communities, Aging in Place/Universal Design, grassroots community planning, and neighborhood preservation.

Chapter 3: Land Use and Urban Design Framework Chapter

To help provide a clear focus of the plan, a conceptual framework plan should be prepared and incorporated into the plan to show the big ideas of the plan and provide an overview of key corridors, districts, landmarks, and nodes in the specific plan area. Two main themes that stand out are single-family residential preservation and development corridor.

The Western Avenue Commercial Corridor District should have language regarding transitional heights and other design strategies to fit in with the adjacent residential neighborhood.

Chapter 4: Development Standards

The development standards section will remain mostly the same to avoid changes to the EIR documents.

Sustainability standards and requirements for buildings will be reviewed to include solar panels on commercial and industrial buildings. Information from CCAP (Community Climate Action Plan) recommended actions (like requiring outdoor outlets to power electrical equipment, et al.)

New development standards to discourage mansionization will be included in the development standards section.

Chapter 5: Design Guidelines

The design guidelines section will include new text and photos to address the following planning principles and best practices:

- Community Protection Through Environmental Design (CPTED)
- Healthy Communities

EXHIBIT B-1

CONNECT SOUTHWEST LA SPECIFIC PLAN REVISIONS - BUDGET ESTIMATE - PLACEWORKS + IBI GROUP

Task	Hours			Cost (\$)
	Principal	Project Manager	Urban Planner/Designer	
	\$240	\$190	\$125	
<i>Specific Plan Chapters and Meetings</i>				
1.0 Introduction	0	4	8	\$1,760
2.0 Vision, Goals, and Policies	2	10	12	\$3,880
3.0 Land Use and Urban Design Framework	2	4	8	\$2,240
4.0 Development Standards	2	6	8	\$2,620
5.0 Design Guidelines	2	8	16	\$4,000
6.0 Mobility & Public Realm	8	16	24	\$7,960
7.0 Implementation	2	4	8	\$2,240
8.0 Coordination with Staff and Two Working Meetings	4	16	4	\$4,500
9.0 Draft and Final Documents (Review/Formatting)	2	8	16	\$4,000
10.0 PC Hearing	0	4	0	\$760
Total Cost				\$33,960

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- Community Protection Through Environmental Design (CPTED)
- Healthy Communities

- Aging in Place/Universal Design
- Neighborhood Preservation/Conservation
- Anti-Mansionization

Chapter 6: Mobility & Public Realm

The specific plan will be updated to include strategies and recommendations from existing County documents (such as the Vision Zero Initiative and the Model Design Manual for Living Streets) to inform changes or additions to existing policy and/or examples. These changes will be incorporated into the Mobility Strategies section in Chapter 6. This will include text and diagrams or exhibits from these documents as necessary.

To better illustrate the opportunities for multi-modal transit options through road design, existing street sections will be added to this section (pulling from the existing conditions report). Proposed cross sections in the Streetscape Improvements Section will be updated. This would include two proposed improvement scenarios (better and best approach) for each of the following intersections:

- Western Ave. and Imperial
- Imperial Highway and Normandy
- Vermont Ave. and Imperial Highway

The Multi-Use Path to LASC exhibit will be updated to show two additional pedestrian pathway options away from the 105 Freeway and towards Imperial Highway. A new exhibit will be prepared to show an alternative configuration of the multi-use path and how it could potentially connect Southwest College to the Athens/Vermont station.

Chapter 7: Implementation

Narrative on neighborhood preservation and grassroots community planning should be included in the revised document. The formation of a Neighborhood Improvement Organization is one potential implementation strategy for local residents to take ownership and implement the plan.

Proposed Timeline

- Extension with Metro anticipated to be completed in July 2019
- Six monthly check-in meetings that will include a minimum of two working sessions with LA County staff to discuss revisions and new exhibits/graphics prior to the December draft. One additional working meeting with LA County staff will be scheduled between draft and final plan if necessary. Regularly scheduled weekly check-in calls to be used as needed.
- Revised draft document in mid-December 2018 to review with DRP staff
- Final draft document to be completed in January 2019 for next PC meeting
- Planning Commission hearing in February/March 2019
- Board of Commissioners meeting in April/May 2019