

MOTION BY SUPERVISOR JANICE HAHN

October 17, 2023

**Whittier LGBTQ+ Community Resource Center to Serve the County of Los Angeles**

The County of Los Angeles (County) is the owner of certain real property located at 7639 Painter Avenue, Whittier, California (Property). The Property consists of a single-story building of approximately 2,694 square feet and a surface parking lot. The Probation Department had housed its contracting monitoring unit out of the building. Because of the COVID-19 Pandemic the contract monitoring unit has transitioned to teleworking and motel work, thus leaving the Property vacant. It was then determined that this Property would be better used as a community resource center serving the LGBTQ+ Community of the Greater Whittier Area. In working with Assemblywoman Lisa Calderon, the County was able to acquire \$4,200,000 from the State of California Natural Resources Agency for the potential creation of a LGBTQ+ community resource center in the City of Whittier.

It has been determined that the Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) would operate the Whittier LGBTQ+ Community Resource Center on behalf of the County, if approved. L.A. CADA is a community based nonprofit organization

MOTION

SOLIS \_\_\_\_\_

MITCHELL \_\_\_\_\_

HORVATH \_\_\_\_\_

BARGER \_\_\_\_\_

HAHN \_\_\_\_\_

licensed and certified by the State of California Department of Health Care Services, County of Los Angeles Department of Public Health and Department of Mental Health. They are also accredited by The Commission on Accreditation of Rehabilitation facilities. L.A. CADA delivers person centered, evidence based and culturally competent behavioral healthcare to underserved populations including individuals that identify as lesbian, gay, bisexual, transgender, queer or questioning, intersex, asexual, and other diverse sexual orientations, gender identities, and expressions. L.A. CADA in partnership with the County hopes to establish and operate the Whittier LGBTQ+ Community Resource Center to fill gaps and meet the needs of the LGBTQ+ population.

Pursuant to Government Code Section 26227, the County's Board of Supervisors (Board) has the authority to make available real property not needed for County purposes to non-profit entities for operation of programs which serve public purposes and are necessary to meet the social needs of the population of the County.

The County and L.A. CADA are discussing a proposed gratis license (License) by which L.A. CADA would license the property from the County, on a gratis basis, for a term of 10 years that includes one option to extend the term of the License for 2 additional years. County would have the right to terminate upon 30 days' notice. County would be responsible for the costs of proposed tenant improvements. L.A. CADA would be responsible for utilities and maintenance of the property. Improvements would include interior renovations including demolition of interior partitions. The work would include new interior partition walls, finishes, new electrical, new plumbing, and new furniture. The exterior of the building would be refreshed with paint and new signage. Utilities may be needed to be brought to the proposed L.A. CADA space to separate the service from the

adjacent County occupied space.

**I, THEREFORE, MOVE** that the Board of Supervisors:

- 1) Find that the proposed Whittier LGBTQ+ Community Resource Center Project (Project) and approval of related actions are exempt from the California Environmental Quality Act (CEQA) since the Project is within certain classes of projects that have been determined not to have a significant effect on the environment according to Sections 15301(a), (d), and (f) 15302(c), and 15303(d), and 15311(a) of the State CEQA Guidelines and Classes 1(c), (d), (i), and 2(a), and (e), 3(b) and 11(d) and (g) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The Project provides for interior modification of an existing facility with negligible or no expansion of an existing use, replacement of existing facilities at the same site with facilities of substantially the same purpose and capacity, installation of new small equipment in existing facilities, leasing of County facilities, and signage. Additionally, the proposed Project will comply with all applicable regulations, is not located in a sensitive environment, and has no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5. Upon the Board's approval of the recommended actions, the Internal Services Department will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with section 21152 of the California Public Resources Code and will post the Notice to its website in accordance with section 21092.2;
- 2) Adopt a resolution to formally accept \$4,200,000 from the State of California Natural Resources Agency (State), and delegate authority to the Chief Executive Officer

(CEO) or her designee to execute any agreement or report as required by the State for the utilization of these funds for the creation of the Whittier LGBTQ+ Community Resource Center;

- 3) Pursuant to Government Code Section 26227, find that the Property is not needed for County purposes during the term of the license, and that the Property will be used to provide teens and adults with workforce services, housing services, event planning, counseling, and referrals to health services.
- 4) Authorize the Chief Executive Officer (CEO), or her designee, to negotiate and execute the proposed License, approved as to form by County Counsel, with L.A. CADA, on a gratis basis, for a term of 10 years that includes an option to extend for one additional term of 2 years;
- 5) Approve and authorize the Chief Executive Officer, or her designed, to execute any ancillary documentation, approved as to form by County Counsel, that is necessary to effectuate the terms of the proposed License and take any other actions necessary and appropriate to implement and effectuate the terms of the proposed License;
- 6) Approve the Whittier LGBTQ+ Community Resource Center Project, Capital Project No. 8A025, with a total budget of \$4,346,000;
- 7) Approve the attached appropriation adjustment to transfer \$146,000 from the Various 4<sup>th</sup> District Improvements project, Capital Project No. 77046, and increase \$4,200,000 appropriation offset by State Revenue Grant, funds from the State directed to this specific project, to the Whittier LGBTQ+ Community Resource Center Project, Capital Project No. 8A025 to fully fund the project;

- 8) Authorize the Director of the Internal Services Department (ISD) to engage an as-needed design firm to conduct appropriate architectural and engineering work and deliver the Project using Board-approved Job Order Contracts;
- 9) Authorize ISD to authorize Project work orders; to accept the Project and file notices upon final completion of the Project; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time on the Project, as applicable; and assess liquidated damages as authorized under Government Code Section 53069.85 and the contract specifications.

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JH:is

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES**

**APPROVING THE ACCEPTANCE OF GENERAL FUND GRANT FUNDS FOR  
PROPOSED WHITTIER LGBTQ+ COMMUNITY RESOURCE CENTER**

**WHEREAS**, the Legislature and Governor of the State of California have approved a grant for the proposed project shown above; and

**WHEREAS**, the California Natural Resources Agency has been delegated the responsibility for the administration of the grant project, setting up necessary procedures; and

**WHEREAS**, said procedures established by the California Natural Resources Agency require the Grantee to certify by resolution the approval of a Project Information Package before submission of said package to the State; and

**WHEREAS** the Grantee will enter into an agreement with the State of California for the above project:

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Los Angeles:

1. Approves the acceptance of a general fund allocation for local assistance for the above project(s); and
2. Certifies that said agency understands the assurances and certification in the Project Information Form; and
3. Certifies that said agency will have sufficient funds to develop, operate and maintain the project consistent with the land tenure requirements of the Grant Agreement; or will secure the resources to do so; and
4. Certifies that said agency will comply with the provisions of Section 1771.5 of the California Labor Code.
5. If applicable, certifies that the project will comply with any laws and regulation including, but not limited to, the California Environmental Quality Act (CEQA), legal requirements for building codes, health and safety codes, disabled access laws, environmental laws and, that prior to commencement of construction, all applicable licenses and permits will have been obtained.
6. Certifies that said agency has reviewed and understands the General Provisions contained in the sample Grant Agreement contained in the Procedural Guide; and
7. Appoints the Chief Executive Officer, or her designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to the Project Information Form, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).

The foregoing resolution was passed and adopted at a regular meeting on 17th day of October, 2023 by the Board of Supervisors of the County of Los Angeles and ex official the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



CELIA ZAVALA  
Executive Officer-  
Clerk of the Board of Supervisors  
County of Los Angeles

By *Lachelle Smithman*  
Deputy

APPROVED AS TO FORM:

DAWN R. HARRISON  
County Counsel

By *[Signature]*  
Deputy County Counsel

ATTEST:

Ayes: Supervisors Solis, Mitchell, Horvath and Barger

Noes: None

Absent: None

Recuse: Supervisor Hahn

October 17, 2023

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFORE  
FY 2023-24  
4 - VOTES**

**SOURCES**

**USES**

VARIOUS CAPITAL PROJECTS  
VARIOUS 4TH DISTRICT IMPROVEMENTS  
A01-CP-6014-65099-77046  
CAPITAL ASSETS - B & I  
**DECREASE APPROPRIATION** **146,000**

PUBLIC HEALTH  
WHITTIER LGBTQ+ COMMUNITY RESOURCE CENTER  
A01-CP-6014-65058-8A025  
CAPITAL ASSETS - B & I  
**INCREASE APPROPRIATION** **4,346,000**

PUBLIC HEALTH  
WHITTIER LGBTQ+ COMMUNITY RESOURCE CENTER  
A01-CP-88-8752-65058-8A025  
STATE-OTHER / CAPITAL PROJECTS  
**INCREASE REVENUE** **4,200,000**

**SOURCES TOTAL** **\$ 4,346,000**

**USES TOTAL** **\$ 4,346,000**

**JUSTIFICATION**

Reflects the transfer of \$146,000 from the Various 4th District Improvements project, C.P. No. 77046, and an increase of \$4,200,000 appropriation offset by State of California Natural Resources Agency Grant to the Whittier LGBTQ+ Community Resource Center project, C.P. No. 8A025 to fully fund the project.

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**66-D OCT 17 2023**

**Amir Alam**

Digitally signed by Amir Alam  
Date: 2023.10.12 11:58:43  
-07'00'

**AUTHORIZED SIGNATURE**

**AMIR ALAM, MANAGER, CEO**

**BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)**

CELIA ZAVALA  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY

Andrea  
Turner

Digitally signed by Andrea  
Turner  
Date: 2023.10.12 13:01:09  
-07'00'

B.A. NO. **035**

DATE

**10/12/23**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

**Matthew J.  
Diaz**

BY

Digitally signed by Matthew  
J. Diaz  
Date: 2023.10.13 08:18:13  
-07'00'

DATE

**10/13/23**