

APPROVED

Feb 19 2026

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-038

DATE February 19, 2026

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WATTS SENIOR CENTER – APPROVAL OF PROPOSED KITCHEN IMPROVEMENTS AS AN IN-KIND DONATION FROM THE JUNIOR LEAGUE OF LOS ANGELES; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301 [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 EXISTING OR FORMER USE] OF CALIFORNIA CEQA GUIDELINES, AND ARTICLE III, SECTION 1, CLASS 1(1) OF CITY CEQA GUIDELINES

* B. Aguirre	<u>BA</u>	M. Rudnick	_____
C. Stoneham	_____	C. Santo Domingo	_____
B. Jones	_____	N. Williams	_____



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the kitchen improvements (Improvements) at the Watts Senior Center proposed by the Junior League of Los Angeles (JLLA) and further described in this Report and the scope of work attached hereto as Attachment 2;
2. Accept JLLA's in-kind donation of the Improvements, valued at approximately \$150,000.00, to the Department of Recreation and Parks (RAP), subject to the completion of the Improvements and pursuant to the post-development inspection by RAP's Planning, Maintenance, and Construction Branch (PMC);
3. Approve the proposed donor recognition signage attached hereto as Attachment 1, consisting of a 18"x24" non-precious metal plaque (Plaque) expressing RAP's appreciation to JLLA for its in-kind donation of the Improvements;
4. Authorize PMC to issue a Temporary, Revocable Right of Entry permit (ROE) to JLLA and their contractors (Contractor) upon approval of the proposed Improvements, allowing access to Watts Senior Center for the construction, installation, and completion of said Improvements and installation of the Plaque, subject to the necessary permits being obtained by Contractor;

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5. Determine that this Board action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 [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 existing or former use] and, Article III, Section 1, Class 1(1) of City CEQA Guidelines, and direct staff to file a notice of exemption with the California Office of Land Use and Climate Innovation and the Los Angeles County Clerk;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing the NOE; and
7. Authorize RAP staff to make technical corrections in order to carry out the intent of the Board in approving this report.

SUMMARY

The Junior League of Los Angeles (JLLA) is an organization of women whose mission is to advance women's leadership for meaningful community impact through volunteer action, collaboration, and training. JLLA was originally founded in 1925 as the Convalescent Children's League (CCL), a philanthropic organization that operated and supported a children's convalescent hospital that would later become part of Children's Hospital Los Angeles. In 1926 CCL joined The Association of Junior Leagues International and rebranded themselves as the Junior League of Los Angeles. In anticipation of their centennial anniversary in May 2026, JLLA approached the Department of Recreation and Parks (RAP) with their desire to collaborate with RAP to identify spaces within RAP properties located within high-need areas in need of capital repairs and improvements to fund and complete projects for the benefit of such communities. This collaboration was memorialized through the approval of a Memorandum of Understanding (MOU) approved by the Board under Report No. 24-079. These projects are funded entirely through funds donated to JLLA and performed by RAP-approved contractors under the supervision of PMC.

In November 2025, JLLA approached RAP with the request for suggestions of a location that could benefit from facility improvements, as their first large scale facility improvements at Green Meadows was nearing completion and they were looking to continue to support RAP through an in-kind donation of facility improvements. JLLA selected the Watts Senior Center (Center) kitchen as the location for their second facility improvement project for RAP from a list of several suggested sites. JLLA first became acquainted with the Center and the Center staff and participants when a group of their members volunteered at the Center organizing a large storage closet to make the space more functional in August 2025.

JLAA's proposed activities at the Center include the removal of old appliances, countertops, and lighting in the kitchen by the RAP-approved licensed contractor hired by JLLA, as well as the installation of new commercial grade appliances, stainless steel countertops and backsplashes with an integrated stainless steel sink, upper and lower cabinets (collectively, the "Improvements"), as further described in the scope of work included herein as Attachment 2.

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PMC staff will inspect the Improvements after demolition, rough-in, and upon completion will perform a post-development inspection.

ENVIRONMENTAL IMPACT

The proposed Board action consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The parcel profile retrieved on February 3, 2026 through NavigateLA (<https://navigatea.lacity.org/navigatea/>) shows that the Center is not located within a coastal, historic preservation, or flood zone, nor is it in the vicinity of the Alquist-Priolo fault zone. The Center is not located within a methane zone. It is located in the liquefaction zone, but its implementation will not increase the risks associated with liquefaction, so there is no reasonable possibility that the proposed Improvements may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. As of February 3, 2026, the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) and the State Department of Toxic Substances Control (DTSC) (Envirostor at <https://www.envirostor.dtsc.ca.gov/>) have not listed the Center, but have listed DTSC Case# 600003304 near the Center (within 1,000 feet). The site is a former dry cleaning business, where the long-term dry-cleaning operations onsite are a Recognized Environmental Concern (REC). When reviewing the Caltrans Scenic Highway Map, no scenic highways are located near the vicinity of the Center. No Historic-Cultural Monuments are located at the Center and the Improvements do not pose any risk of impact to historical resources.

As a result of this environmental impact analysis, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Board action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301 of California CEQA Guidelines, as well as Article III, Section 1, Class 1(1) of the City CEQA Guidelines; RAP staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon the Board's approval.

FISCAL IMPACT

This Board action will have no adverse impact on the RAP General Fund, as JLLA will be paying for the renovations in their entirety.

This Report was prepared by Melissa Bettis, Management Analyst, Partnership Division.

LIST OF ATTACHMENTS/EXHIBITS

- 1) Proposed Signage
- 2) Proposed Scope of Work



THE CITY OF LOS ANGELES



DEPARTMENT OF RECREATION AND PARKS

gratefully recognizes

THE JUNIOR LEAGUE OF LOS ANGELES

for the creation of the

Watts Senior Center Kitchen

Completed April 2026



JUNIOR LEAGUE OF LOS ANGELES

Created in honor of the Junior League of Los Angeles' Centennial,
celebrating 100 years of service and impact across Los Angeles communities

Built in collaboration with
Girl Flip Construction

SCOPE OF WORK

Watts Senior center

Kitchen Renovation

ADDRESS: 1657 E Century Blvd

Los Angeles, CA 90002

A. GENERAL REQUIREMENTS, TERMS, AND CONDITIONS:

1. All project management, supervision, permits, procurement of materials and equipment, labor, all job related incidental work, is the responsibility of the contractor. Contractor must, during the pre-bid job walk, inspect the work site and identify existing conditions that may affect the implementation of this scope of work. All safety precautions to public health, and facility's employees will be the contractor's responsibility. Contractor must plan the work accordingly and take into account any work-around, if any, in his/her bid. Existing conditions that may cause delay or additional work in the execution of this scope of work shall not be considered and approved as a change order.

The project is to be Design Build. Contractor is to provide all necessary engineering, (inclusive of electrical and mechanical) and all drawings. Before applying for building permits, Contractor must submit drawings to RAP Management for approval. Contractor must provide all project management, supervision, procurement of materials and equipment, labor, all job-related incidental work and the securing of all required permits, notifications, and/or inspections (including fees for such permits, notifications, and/or inspections), shall be the sole responsibility of the contractor. Contractor must, during the pre-bid job walk, inspect the work site and identify existing conditions that may affect the implementation of this scope of work. Contractor must plan the work accordingly and consider any work-arounds, if any, in his/her bid. Existing conditions that may cause delay or additional work in the execution of this scope of work shall not be considered and approved as a change order.

2. All work performed shall be of the highest quality craftsmanship.
3. All work within this scope of work shall comply with all current applicable Federal, State, and Local building and electrical codes.

4. A pre-construction meeting is mandatory prior to any work started in this project. In this meeting, the contractor shall identify and provide a schedule including estimated start date, delivery dates, and completion date. Contractor shall coordinate the schedule with the RAP Construction Department.
5. Care should be exercised when performing work in the facility. Any damage to building structure, surrounding landscape, equipment, and/or furnishings caused by the contractor in the execution of this project's scope of work shall be repaired and/or remedied to the satisfaction of the City representative by the contractor without cost to the City of Los Angeles.
6. Work site shall be maintained in broom-clean condition at the end of each shift. All construction debris, old equipment and/or parts awaiting disposal, and/or tools and equipment shall be stowed in a manner so as not to pose a safety hazard to employees and the public.
7. Contractor shall properly dispose of the construction trash using his/her own trash bins. Do not use building trash receptacles except for small biodegradable trash.
8. Contractor will be required to protect all work and materials against damage or injury from the weather. If, in the opinion of the City, any work or materials have been damaged or injured by reason of failure to protect such, all such materials or work shall be removed and replaced at the expense of the Contractor.
9. All electrical work needs to be done by a licensed electrical contractor
10. All Electrical equipment must meet the most current City of Los Angeles Green
11. Targets for energy conservation, and Title 24, and DOE standards.
12. Final job walk must be conducted with a RAP Construction representative and punch list items, if any, shall be completed and all closed out documents received, before final payment is made.

B. STATEMENT OF WORK:

- 1) Removal of base cabinets, wall cabinets, and countertops with backsplash tiles
- 2) Install new ADA Wall/Base Cabinets and countertop, with four inch backsplash, to replace previous old cabinets. Cabinets shall be the same size as old cabinets, The sink cabinet shall be ADA accessible.
 - a) Cabinets shall be Birch veneer plywood constructed with clear finish.
 - b) Fabrication and installation of new countertop with added side backsplash shall be 316 Stainless Steel.
 - c) Cabinet pulls: Standard 4" wire pull, Aluminum finish
 - d) Door Hinge: Institutional, five knuckle hinges

- e) Drawer Guides: Accuride- Self-close, light-duty, full-extension slide with lever disconnect
 - f) Drawer locks: Olympus lock inc. 1 $\frac{3}{8}$ ", keyed alike
 - g) Elbow Catch: Ives 2A14
 - h) Touch Latch: Double Magnetic
- 3) Install new Faucet (Chicago Faucet, 1100-ABCP) and complete drain assembly. All drain material will be brass. Remove garbage disposal if necessary. (No PVC or ABS)
 - 4) Stainless steel sink without garbage disposal. Just Model# DLADA1933A65-J (8" center)
 - 5) Floor tile in the kitchen & dining hall area is to be replaced in kind.
 - 6) Replace light fixtures with city approved LED lighting. (Senior electrician Eric Garcia)
 - 7) Patch, mud, prime, and paint walls and ceiling. City Painter will have color and type information. (Paint supervisor Ernesto vergara)
 - 8) Rebuild & clean the existing vent hood
 - 9) Rebuild and clean existing stove

C. Electrical work

1. Replace all receptacles and switches (ADA Requirements)
2. Demo and replace all existing electrical in the kitchen. (ADA Requirements)
3. Install a minimum of 6 dedicated 20 Amp, 120 Volt outlets
4. Install Light Switch with motion activated style switch.
5. Install Light Fixtures with:

LA Lighting WSE500-2-4LR LED8R-UNV WRAPAROUND SECURITY LUMINAIRE
6. Install LED 4-foot tub lights in Fixtures:

TCP L13T8BY5051KBP or Equivalent
7. Install conduit and wall box for a future electric stove, 50amp 240 volt
8. Flex & EMT conduit shall be used

D. Contractor to furnish post-installation documents as following:

As Built drawings

Guaranty and O&M manuals

Copy of the Building Department electrical permit final approval

Invoices

Pictures



Just Mfg Stainless Steel 33" x 19-1/2" x 6-1/2" Equal Double Bowl Drop-in ADA Sink
Model(s) DLADA1933A65-J

SPECIFICATIONS

PRODUCT SPECIFICATIONS

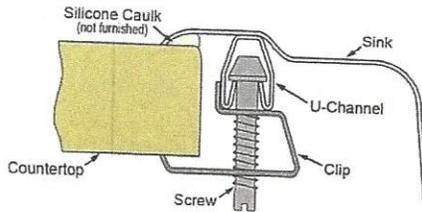
Just Mfg Stainless Steel 33" x 19-1/2" x 6-1/2" Equal Double Bowl Drop-in ADA Sink. Sink is manufactured from 18 gauge 304 Stainless Steel with a Lustrous Satin finish, Rear Center drain placement, and Bottom only pads.

Installation Type:	Drop-in
Material:	304 Stainless Steel
Finish:	Lustrous Satin
Gauge:	18
Sound Deadening:	Bottom only pads
Number of Bowls:	2
Sink Dimensions:	33" x 19-1/2" x 6-1/2"
Bowl 1 Dimensions:	14" x 14" x 6-3/8"
Bowl 2 Dimensions:	14" x 14" x 6-3/8"
Drain Size:	3-1/2" (89mm)
Drain Location:	Rear Center
Minimum Cabinet Size:	36"
Cutout Template #:	1000001276

Template is available for download at justmfg.com. CAD software will be required to open the template.

Cutout Dimensions for Drop-in Installation:
 32-3/8" x 18-7/8" (822mm x 479mm) with 1-1/2" (38mm) corner radius

Installation Profile:



View with our free wallpaper. Color not guaranteed.

Quality Grade Plumbing Products.

Since 1933 we have become the industry standard for designing and producing quality grade plumbing products and fixtures. Our role as an industry leader remains unsurpassed.



Product Compliance: ASME A112.19.3/CSA B45.4
 ADA & ICC A117.1

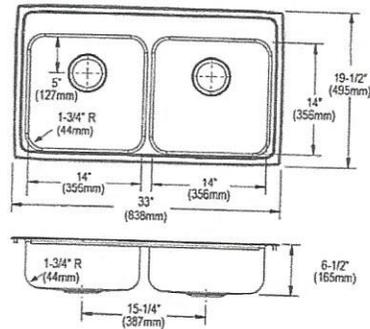


Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards.

[Clean and Care Manual \(PDF\)](#)

[Installation Instructions \(PDF\) - 2000000856](#)

[Warranty \(PDF\)](#)



PART: DLADA1933A65-J QTY: 1
 PROJECT: VANNESS KITCHEN
 CONTACT: KEVIN BARCLAY
 DATE: 12-27-23
 NOTES: _____
 APPROVAL: _____

In keeping with our policy of continuing product improvement, Just Mfg reserves the right to change product specifications without notice. Please visit justmfg.com for the most current version of Just Mfg product specification sheets. This specification describes a product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.