



Board Agenda Item #:	V A- Action Item
Date:	June 11, 2020
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools (“MPS”) Board of Directors (“MPS Board”)
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead:	Patrick Ontiveros, General Counsel & Director of Facilities
RE:	FACILITIES UPDATES

Background

No action recommended. Information only.

**COVID-19 Disinfecting of Facilities.** Each school that is on a private facility – MSA-1, MSA-6, MSA-7, MSA-Santa Ana and MSA-San Diego – will be “deep cleaned” and disinfected by third party vendors. Custodial staff at such facilities will be trained in the proper clean practices.

**Prop 39 Program Update.** At its May 13<sup>th</sup> meeting the California Energy Commission will take up a proposal to extend the term for completing Prop 39 projects for one (1) year. Excerpt from May 13<sup>th</sup> CEC agenda:

*Proposition 39: California Clean Energy Jobs Act K-12 Program (13-CCEJA01). Proposed resolution adopting substantive changes to the Proposition 39: California Clean Energy Jobs Act K-12 Program 2020 Program Implementation Guidelines. Proposed changes will extend the final project completion date by one year to June 30, 2021, and extend the required filing of Final Project Completion Reports by one year to June 30, 2022, to allow local educational agencies to complete all projects approved under the Proposition 39 program, which are now delayed due to the closure of all public schools in California due to the COVID-19 pandemic. Contact: Marites Antonio.*

SCHOOL	UPDATES	NEXT STEPS
MSA-1	New High School Building Construction Update: <ul style="list-style-type: none"> <li>▪ All work completed</li> <li>▪ Final CofO issued (see <b>Exhibit A</b>)</li> </ul>	New High School Building Construction: <ul style="list-style-type: none"> <li>▪ Make final payments to all vendors including Oltmans</li> </ul>



SCHOOL	UPDATES	NEXT STEPS
	Sale of Portion of Land to City: <ul style="list-style-type: none"> <li>▪ City is interested in purchasing a 25 wide strip of land in the parcel adjacent to the City owned land</li> <li>▪ City recently updated MPS Staff that they will be able to provide parking for MPS during school hours. Presently looking at other areas for collaboration.</li> <li>▪ Appraisal was completed and presently under review by MPS Staff</li> </ul>	Sale of Portion of Land to City: <ul style="list-style-type: none"> <li>▪ Review proposition, explore opportunities for collaboration (including use of any underground parking), review site consequences, return to Board with recommendations</li> </ul>
<b>MSA-2</b>	Prop 39 Energy Efficiency Grant ( <b>\$228,414.50</b> ): <ul style="list-style-type: none"> <li>▪ HVAC project was put on hold at the start of the pandemic and school closure.</li> </ul>	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> <li>▪ Determine with MSA-2 staff when would be the best time to complete the project</li> </ul>
<b>MSA-3</b>	Prop 39 Co-location: <ul style="list-style-type: none"> <li>▪ Prop 39 offer from LAUSD accepted.</li> </ul>	Prop 39 Co-location: <ul style="list-style-type: none"> <li>▪ Move forward with any necessary steps</li> </ul>
	Prop 39 Energy Efficiency Grant ( <b>\$247,000</b> ): <ul style="list-style-type: none"> <li>▪ Lighting project in process</li> </ul>	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> <li>▪ Complete projects</li> </ul>
<b>MSA-4</b>	Prop 39 Co-location: <ul style="list-style-type: none"> <li>▪ Prop 39 offer from LAUSD accepted</li> </ul>	Prop 39 Co-location: <ul style="list-style-type: none"> <li>▪ Move forward with any necessary steps</li> </ul>
	Prop 39 Energy Efficiency Grant ( <b>\$231,070</b> ): <ul style="list-style-type: none"> <li>▪ We are endeavoring to move forward with the lighting project</li> </ul>	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> <li>▪ First Note Finance is connecting with LAUSD</li> </ul>
<b>MSA-5</b>	Prop 39 Co-location: <ul style="list-style-type: none"> <li>▪ Prop 39 offer from LAUSD accepted</li> </ul>	Prop 39 Co-location: <ul style="list-style-type: none"> <li>▪ Move forward with any necessary steps</li> </ul>
	Prop 39 Energy Efficiency Grant ( <b>\$234,833</b> ): <ul style="list-style-type: none"> <li>▪ LED lighting project in process</li> </ul>	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> <li>▪ First Note is handling</li> </ul>
<b>MSA-6</b>	Prop 39 Energy Efficiency Grant ( <b>\$58,836.53</b> ): <ul style="list-style-type: none"> <li>▪ All projects completed</li> </ul>	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> <li>▪ Collect all close-out materials</li> </ul>
<b>MSA-7</b>	Prop 39 Energy Efficiency Grant ( <b>\$238,410.00</b> ): <ul style="list-style-type: none"> <li>▪ All projects completed</li> </ul>	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> <li>▪ n/a</li> </ul>



SCHOOL	UPDATES	NEXT STEPS
<b>MSA-8</b>	Prop 39 Energy Efficiency Grant ( <b>\$232,428.36</b> ): <ul style="list-style-type: none"> <li>▪ LED lighting project completed</li> </ul>	Prop 39 Energy Efficiency Grant: <ul style="list-style-type: none"> <li>▪ Collect all close-out materials</li> </ul>
<b>MSA-SAN DIEGO</b>	Division of State Architect Close Out: <ul style="list-style-type: none"> <li>▪ Final DSA fixes completed</li> <li>▪ Need to remedy some fire department notices.</li> </ul>	Close Out: <ul style="list-style-type: none"> <li>▪ Get Inspector of Record (“IOR”) sign-off</li> </ul>
<b>MSA-SANTA ANA</b>	Various capital improvement projects that were halted due to COVID-19 are being revisited. For example, school signage in the public right of way.	In process. Independent contractor will help with city related issues.

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**CERTIFICATE OF OCCUPANCY**

**OWNER** **MAGNOLIA EDUCATIONAL AND RESEARCH FOUNDATION**  
  
**13950 MILTON AVE UNIT 200**  
**WESTMINSTER CA** **92683**

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

<b>CERTIFICATE BY: RICKEY JACKSON</b>	<b>Not Valid</b>	<b>DATE 09/27/2019</b>
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**SITE IDENTIFICATION**  
**ADDRESS: 18220 W SHERMAN WAY 91335**

<b>TRACT</b>	<b>BLOCK</b>	<b>LOT(s)</b>	<b>ARB</b>	<b>CO. MAP REF #</b>	<b>PARCEL PIN</b>	<b>APN</b>
TR 21799		10	2	M B 617-42/44	183B125 267	2125-036-105

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT OFF-SITE PARKING LOT ACROSS ALLEY, RE-STRIPPING NEW LANDSCAPE AREA**

**USE PRIMARY Use of Land** **NO OTHER (b) None FOR OFFICIAL USE**

**PERMITS**  
17020-10000-01750 |

<b>STRUCTURAL INVENTORY</b>	<b>CHANGED</b>	<b>TOTAL</b>
ITEM DESCRIPTION		
Floor Area (ZC)	0 Sqft	0 Sqft
B Occ. Group	0 Sqft	0 Sqft
Parking Req'd for Site (Auto+Bicycle)	35 Stalls	35 Stalls
Provided Compact for Site	18 Stalls	18 Stalls
Provided Disabled for Site	4 Stalls	4 Stalls
Provided Standard for Site	46 Stalls	46 Stalls
Total Provided Parking for Site	68 Stalls	68 Stalls



**APPROVAL**  
 CERTIFICATE NUMBER: 179405  
 BRANCH OFFICE: VN  
 COUNCIL DISTRICT: 3  
 BUREAU: INSPECTN  
 DIVISION: BLDGINSP  
 STATUS:  
 STATUS BY: RICKEY JACKSON  
 STATUS DATE: 09/27/2019

<u>PERMIT DETAIL</u>			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS- DATE - BY
17020-10000-01750	18220 W Sherman Way	OFF-SITE PARKING LOT ACROSS ALLEY, RESTRIPPING NEW LANDSCAPE AREA,	CofO in Progress - 04/13/2020 JEFFREY R DURAN

<u>PARCEL INFORMATION</u>		
Airport Hazard Area: Horizontal Surface Area	Area Planning Commission: South Valley	Census Tract: 1323.00
Certified Neighborhood Council: Reseda	Community Design Overlay District: Reseda Central Business District Map: 183B125	Community Plan Area: Reseda - West Van Nuys
Council District: 3	Near Source Zone Distance: 10.2	Energy Zone: 9
LADBS Branch Office: VN	Zone: [Q]P-1L-CDO	School Within 500 Foot Radius: YES
Thomas Brothers Map Grid: 530-J5		

<u>PARCEL DOCUMENT</u>		
City Planning Cases (CPC) CPC-11708	City Planning Cases (CPC) CPC-1986-251-GPC	City Planning Cases (CPC) CPC-1986-788-GPC
City Planning Cases (CPC) CPC-1988-275-SP-ICO	City Planning Cases (CPC) CPC-1996-131-PA	City Planning Cases (CPC) CPC-2002-1263-CDO-ZC-MSC
City Planning Cases (CPC) CPC-6497	Ordinance (ORD) ORD-109345	Ordinance (ORD) ORD-119865
Ordinance (ORD) ORD-162925	Ordinance (ORD) ORD-169649	Ordinance (ORD) ORD-171941
Ordinance (ORD) ORD-172925	Ordinance (ORD) ORD-176557	Ordinance (ORD) ORD-176558
Ordinance (ORD) ORD-176619	Parking Layout (PKLY) PKG-1029	Zoning Administrator's Case (ZA) ZA-1993-594-CUZ
Zoning Administrator's Case (ZA) ZA-2005-3787-ZV	Zoning Administrator's Case (ZA) ZA-2008-748-ZV	Zoning Administrator's Case (ZA) ZA-2014-995-ZV
Zoning Information File (ZI) ZI-2339 Reseda Central Business District		

<u>CHECKLIST ITEMS</u>	
Attachment - Plot Plan	Storm Water - LID Project

<u>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u>			
<u>OWNER(S)</u>			
Magnolia Educational And Research Foundation	13950 Milton Ave UNIT 200	WESTMINSTER CA 92683	
<u>TENANT</u>			
<u>APPLICANT</u>			
Etmny Cornejo-Franco Architects Inc.	12345 Ventura Bl. Suite H	STUDIO CITY, CA 91604	(818) 754-2030

BUILDING RELOCATED FROM:

<u>(C)ONTRACTOR, (A)RCHITECT &amp; (E)NGINEER INFORMATION</u>				
NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) Wang, Johann D	3375 Canton Way,	Studio City, CA 91604	NA	C27010
(C) Oltmans Construction Co	10005 Mission Mill Road,	Whittier, CA 906080985	B	86393 (213) 507-0099

<u>SITE IDENTIFICATION-ALL</u>	
ADDRESS:	18220 W SHERMAN WAY91335

<u>LEGAL DESCRIPTION-ALL</u>						
TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
TR 21799		10	2	M B 617-42/44	183B125 267	2125-036-105

DRAFT COPY  
NOT FOR OFFICIAL USE

# CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI  
MAYOR

## CERTIFICATE OF OCCUPANCY

<b>OWNER</b> <b>MAGNOLIA EDUCATIONAL AND RESEARCH FOUNDATION</b>  <b>13950 MILTON AVE UNIT 200</b> <b>WESTMINSTER CA</b>	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <b>CERTIFICATE BY: RICKEY JACKSON</b> </td> <td style="width: 50%;"> <b>Issued-Valid DATE</b>  <b>05/14/2020</b> </td> </tr> </table>	<b>CERTIFICATE BY: RICKEY JACKSON</b>	<b>Issued-Valid DATE</b> <b>05/14/2020</b>
<b>CERTIFICATE BY: RICKEY JACKSON</b>	<b>Issued-Valid DATE</b> <b>05/14/2020</b>		
92683	<b>GREEN - MANDATORY</b>		

<b>SITE IDENTIFICATION</b> <b>ADDRESS: 18220 W SHERMAN WAY 91335</b>
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<b>LEGAL DESCRIPTION</b>						
<b>TRACT</b>	<b>BLOCK</b>	<b>LOT(s)</b>	<b>ARB</b>	<b>CO. MAP REF #</b>	<b>PARCEL PIN</b>	<b>APN</b>
TR 21799		1		M B 617-42/44	183B125 217	2125-036-021

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT** NEW 2 STORY WITH ROOF TOP PLAY YARD BUILDING FOR NEW HIGH SCHOOL ( GRADE 9 - 12). TYPE III-B, FULLY SPRINKLER.

<b>USE</b> <u>PRIMARY</u>	<b>OTHER</b>
Charter School - high school	(-) None

**PERMITS** 17010-10000-02289 | 17010-10001-02289 | 17010-10002-02289

### STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	25228 Sqft	25228 Sqft
Height (BC)	41 Feet	41 Feet
Height (ZC)	43.1 Feet	43.1 Feet
Landscape Area	8272 Sqft	8272 Sqft
Length	132.5 Feet	132.5 Feet
NFPA-13 Fire Sprinklers Thru-out		
Stories	3 Stories	3 Stories
Type III-B Construction		
Width	104 Feet	104 Feet
A3 Occ. Group	6213 Sqft	6213 Sqft
A3 Occ. Load	408 Max Occ.	408 Max Occ.
B Occ. Group	1657 Sqft	1657 Sqft
E Occ. Group	14534 Sqft	14534 Sqft
E Occ. Load	726 Max Occ.	726 Max Occ.
S2 Occ. Group	479 Sqft	479 Sqft
Long Term Bicycle Parking Provided for Bldg	4 Spaces	4 Spaces
Long Term Bicycle Parking Req'd for Bldg	4 Spaces	4 Spaces
Parking Req'd for Bldg (Auto+Bicycle)	121 Stalls	121 Stalls
Provided Offsite for Bldg	35 Stalls	35 Stalls
Short Term Bicycle Parking Provided for Bldg	82 Spaces	82 Spaces
Short Term Bicycle Parking Req'd for Bldg	82 Spaces	82 Spaces



### APPROVAL

CERTIFICATE NUMBER: 179404  
 BRANCH OFFICE: VN  
 COUNCIL DISTRICT: 3  
 BUREAU: INSPECTN  
 DIVISION: BLDGINSP  
 STATUS: CoFo Issued  
 STATUS BY: RICKEY JACKSON  
 STATUS DATE: 05/14/2020

APPROVED BY: *Rickey Jackson*  
**RICKEY JACKSON**  
 EXPIRATION DATE



**PERMIT DETAIL**

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS- DATE - BY
17010-10000-02289	18220 W Sherman Way	NEW 2 STORY WITH ROOF TOP PLAY YARD BUILDING FOR NEW HIGH SCHOOL ( GRADE 9 - 12). TYPE IIIB, FULLY SPRINKLER.	CofO Issued - 05/14/2020 RICKEY JACKSON
17010-10001-02289	18220 W Sherman Way	SUPPLEMENTAL TO PERMIT APPLICATION # 17010-10000-02289 TO ELIMINATE STANDPIPES AND ROOF FDCS	Permit Finaled - 03/10/2020 JEFFREY R DURAN
17010-10002-02289	18220 W Sherman Way	SUPPLEMENTAL TO 17010-10000-02289 FOR ROOF AND FLOOR TRUSS DEFERRED SUBMITTAL	Permit Finaled - 09/16/2019 JEFFREY R DURAN

**PARCEL INFORMATION**

Airport Hazard Area: Horizontal Surface Area	Area Planning Commission: South Valley	Census Tract: 1323.00
Certified Neighborhood Council: Reseda	Community Design Overlay District: Reseda Central Business District Map: 183B125	Community Plan Area: Reseda - West Van Nuys
Council District: 3	LADBS Branch Office: VN	Energy Zone: 9
Fire District: 2	Thomas Brothers Map Grid: 530-J5	Near Source Zone Distance: 10.2
School Within 500 Foot Radius: YES		Zone: [Q]C2-II-CDO

**PARCEL DOCUMENT**

Affidavit (AFF) 20170176561-PKG	Board of Zoning Appeals Case (BZA) BZA-3886	City Planning Cases (CPC) CPC-11708
City Planning Cases (CPC) CPC-1986-251-GPC	City Planning Cases (CPC) CPC-1986-788-GPC	City Planning Cases (CPC) CPC-1988-275-SP-ICO
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Zoning Administrator's Case (ZA) ZA-1988-350-CUB	Zoning Administrator's Case (ZA) ZA-1993-594-CUZ	Zoning Administrator's Case (ZA) ZA-2005-3787-ZV
Zoning Administrator's Case (ZA) ZA-2008-748-ZV	Zoning Administrator's Case (ZA) ZA-2014-995-ZV	Zoning Information File (ZI) ZI-2339 Reseda Central Business District

**CHECKLIST ITEMS**

Attachment - Plot Plan	Fabricator Reqd - Prefabricated Joist	Permit Flag - Fire Life Safety Clearance Reqd
Permit Flag - Fire Life Safety by LADBS	Special Inspect - Structural Observation	Special Inspect - Structural Wood (periodic)
Std. Work Deser - Excess Flow Shut Off Valve	Storm Water - LID Project	

**PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

<b>OWNER(S)</b> Magnolia Educational And Research Foundation	13950 Milton Ave UNIT 200	WESTMINSTER CA 92683
<b>TENANT</b>		
<b>APPLICANT</b> Relationship: Other Etmny Cornejo-Franco Architects Inc.	12345 Ventura Bl, Suite H	STUDIO CITY, CA 91604 (818) 754-2030

**BUILDING RELOCATED FROM:**

**(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

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(C) Oltmans Construction Co	10005 Mission Mill Road, Whittier, CA 906080985	B	86393	(213) 507-0099
(E) Baroonian, Armen	867 N Fair Oaks Ave 100, Pasadena, CA 91103	NA	S4227	
(E) Hill, Edward Foster	Geotech 439 Western Ave, Glendale, CA 91201	NA	GE2126	

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**LEGAL DESCRIPTION-ALL**

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