CITY OF RANCHO PALOS VERDES
ADA Transition Plan

CITY OF RANCHO PALOS VERDES

ADA ASSESSMENT REPORT
FACILITY ID: 02 – CITY HALL GROUNDS

30940 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CA 90275

Prepared by

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CITY HALL GROUNDS

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I. General

A. Introduction

The City Hall Grounds is a City of Rancho Palos Verdes park facility located at 30940 Hawthorne Boulevard. It is a 71 acre park, with a 26,459 sq. ft. (BGSF) of six single and one double story buildings.

In June 2011, BOA Architecture / Government Services (BOA) completed an Accessibility Assessment covering the grounds: [1) on-site public parking spaces, and site arrival points from public rights-of-way, including on-site exterior paths-of-travel to the building entrances, portable restroom, and trails.]

These areas have been surveyed for compliance with accessibility standards based on the 2007 California Building Code (CBC) and the 1991 and 2004 Federal Americans with Disabilities Act Accessibility Guidelines (ADAAG). This Accessibility Assessment identifies present code deficiencies, recommended corrective actions, and estimated repair costs to meet current CBC and ADAAG requirements.

The Accessibility Assessment was accomplished by BOA using teams of access specialist equipped with measuring devices and Tablet PC loaded with BOA's access database, and is based on visual examination from site visits which took place on June 2, 2011. BOA also integrate into our report are City staff's input, prior public complaints, and existing drawings of the site and building.

This assessment specifically excludes: termite infestation and damage; current or previous asbestos material; geological faults, area flood conditions, noise or air pollution, and other general or area conditions; lead paint; hazardous waste and radon gas; irrigation sprinkler systems; function of exterior security lighting; legal description of property, such as boundaries, egress/ingress, etc.; and all items, conditions and components which are not readily visible.

This survey has not been exhaustive in total or in part. We have not fully analyzed the design of the building or component parts, nor have we determined as-built construction to be in conformance with plans or specification, or governing codes other than the stipulated guidelines to this survey.

II. State of California Accessibility Requirements

A. California Government Code (CGC), Sections 4450(a), 4451(b), and 4459(c)

City of Rancho Palos Verdes owned buildings, structures, sidewalks, curbs, and related facilities fall under requirements of the California Government Code (CGC), Section 4450(a):

"4450.(a)...all buildings, structures, sidewalks, curbs, and related facilities constructed in this state by the use of state, county, or municipal funds, or the funds of any political subdivision of the state shall be accessible to and usable by persons with disabilities."

In addition, buildings, structures, sidewalks, curbs, and related facilities leased by the City are required to be accessible under California Government Code (CGC), Section 4451(b):

"4451. (b) When required by federal or state law, buildings, structures, and facilities, or portions thereof, that are leased, rented, contracted, sublet, or hired by any municipal, county, or state division of government, or special district shall be made accessible to, and usable by, persons with disabilities."

California Government Code Sections 4450(c) and 4459(c) calls for the scope of accessibility regulations in the California Building Standards Code to be not less than the application and scope of accessibility requirements of the ADA:

"4450. (c) In no case shall the State Architect's regulations and building standards prescribe a lesser standard of accessibility or usability than provided by the Accessibility Guidelines prepared by the federal Access Board as adopted by the United States Department of Justice to implement the Americans with Disabilities Act of 1990 (Public Law 101-336)."

"4459. (a) The State Architect shall develop amendments for building regulations and submit them to the California Building Standards Commission for adoption to ensure that no accessibility requirements of the California Building Standards Code shall be enhanced or diminished except as necessary for (1) retaining existing state regulations that provide greater accessibility and features, or (2) meeting federal minimum accessibility standards of the federal Americans with Disabilities Act of 1990 as adopted by the United States Department of Justice, the Uniform Federal Accessibility Standards, and the federal Architectural Barriers Act.

(b) The Department of General Services shall use fees deposited in the Disability Access Account established in Section 4454 for the purposes identified in this chapter. The department shall include the cost of carrying out the responsibilities identified in this chapter as part of the plan review costs in determining fees.

(c) Notwithstanding any other provision of law, the application and scope of accessibility regulations in the California Building Standards Code shall not be less than the application and scope of accessibility requirements of the federal Americans with Disabilities Act of 1990 as adopted by the United States Department of Justice, the Uniform Federal Accessibility Standards, and the federal Architectural Barriers Act."

B. California Building Standards Code (Title 24)

State regulations set specific accessibility requirements which apply to buildings and facilities covered by the access statutes. California's accessibility regulations are found in the California Building Standards Code (Title 24) and include the 2007 California Building Code, Title 24, Part 2, Volume 1, Chapters 11A, 11B, and 11C (and parts of Chapter 10.) The regulations in California were developed by the Division of the State Architect, Access Compliance Section, eight years prior to the adoption of the ADA. Accessibility regulations from the California Building Standards Code have been written with the intent to provide a single code which would meet all of the most stringent requirements of the original California Building Standards Code, as well as the 1991 Federal Fair Housing Amendments Act and the ADA Accessibility Guidelines (ADAAG).

Buildings, structures, sidewalks, curbs, and related facilities funded or leased by the City are required to be accessible under the 2007 California Building Code, Title 24, Part 2, Chapter 1, Sections 109.1.1.1 and 109.1.1.2 (formerly 2001 CBC, Sections 107.17.11.1.1 and 107.17.11.1.2):

"109.1.1 Application. See Government Code commencing with Section 4450.
Publicly funded buildings, structures, sidewalks, curbs and related facilities shall be accessible to and usable by persons with disabilities as follows:

109.1.1.1 All buildings, structures, sidewalks, curbs and related facilities constructed in the state by the use of state, county or municipal funds, or the funds of any political subdivision of the state.

109.1.1.2 All buildings, structures and facilities that are leased, rented, contracted, sublet or hired by any municipal, county, or state division of government, or by a special district."

Generally, for new construction projects, the City must provide full accessibility to all areas of facilities or portions of facilities, including exterior paths of travel, and all floors, including split levels, platforms, podiums, sunken areas, balconies, roof gardens, and mezzanines (2007 CBC, Sections 1103B.1 & 1127B.1). For alteration, renovation, structural repair, or addition projects, the City must provide full accessibility within the specific area of alteration. All proposed work must comply fully with the requirements for new construction (2007 CBC, Section 1134B.2).

Exceptions (a) may be granted from requirements for full compliance, for example when full compliance creates an unreasonable hardship. Even when unreasonable hardship is demonstrated, some form of "equivalent facilitation" must usually be provided to make the facility usable by persons with disabilities.*

*Source: California Department of Justice "Legal Rights of Persons with Disabilities", Revised April 2006

C. 2010 ADA Standards for Accessible Design**

The Federal Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 "ADA" in the Federal Register on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the 2010 ADA Standards for Accessible Design "2010 Standards" or "Standards". The 2010 Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

Adoption of the 2010 Standards also establishes a revised reference point for Title II entities that choose to make structural changes to existing facilities to meet their program accessibility requirements; and it establishes a similar reference for Title III entities undertaking readily achievable barrier removal.

State and local government facilities must follow the requirements of the 2010 Standards, including both the Title II regulations at 28 CFR § 35.151; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D. In the few places where requirements between the two differ, the requirements of 28 CFR § 35.151 prevail.

If the start date for construction is on or after March 15, 2012, all newly constructed or altered State and local government facilities must comply with the 2010 Standards. Before that date, the 1991/1994 Standards (without the elevator exemption), the UFAS, or the 2010 Standards may be used for projects when the start of construction commences on or after September 15, 2010.

**Sources: U.S. Department of Justice "2010 ADA Standards for Accessible Design", September 15, 2010, and 28 CFR § 35.150.

The 1991/1994 Standards and the 2010 Standards apply to fixed or built-in elements of buildings, structures, site improvements, and pedestrian routes or vehicular ways located on a site. Unless specifically stated otherwise, the advisory notes, appendix notes, and figures contained in the 1991/1994 Standards and the 2010 Standards explain or illustrate the requirements of the rule; they do not establish enforceable requirements.

Safe harbor under 28 CFR § 35.150(b)(2)(i): Elements that have not been altered in existing facilities on or after March 15, 2012, and that comply with the corresponding technical and scoping specifications for those elements in either the 1991/1994 Standards or in the Uniform Federal Accessibility Standards (UFAS), Appendix A to 41 CFR part 101–19.6 (July 1, 2002 ed.), 49 FR 31528, app. A (Aug. 7, 1984) are not required to be modified in order to comply with the requirements set forth in the 2010 Standards.

The safe harbor provided in § 35.150(b)(2)(i) does not apply to those elements in existing facilities that are subject to supplemental requirements (i.e., elements for which there are neither technical nor scoping specifications in the 1991/1994 Standards). Elements in the 2010 Standards not eligible for the element-by-element safe harbor are identified as follows—

- (A) *Residential facilities dwelling units*, sections 233 and 809.
- (B) *Amusement rides*, sections 234 and 1002; 206.2.9; 216.12.
- (C) *Recreational boating facilities*, sections 235 and 1003; 206.2.10.
- (D) *Exercise machines and equipment*, sections 236 and 1004; 206.2.13.
- (E) *Fishing piers and platforms*, sections 237 and 1005; 206.2.14.
- (F) *Golf facilities*, sections 238 and 1006; 206.2.15.

- (G) *Miniature golf facilities*, sections 239 and 1007; 206.2.16.
- (H) *Play areas*, sections 240 and 1008; 206.2.17.
- (I) *Saunas and steam rooms*, sections 241 and 612.
- (J) *Swimming pools, wading pools, and spas,* sections 242 and 1009.
- (K) *Shooting facilities with firing positions,* sections 243 and 1010.
- (L) *Miscellaneous.*
  - *(1) Team or player seating, section 221.2.1.4.*
  - *(2) Accessible route to bowling lanes, section. 206.2.11.*
  - *(3) Accessible route in court sports facilities, section 206.2.12.*

III. Assessment Report Development

A. Survey

The accessibility assessment conducted by BOA Architecture / Government Services (BOA) was accomplished using teams of surveyors equipped with measuring devices, drawings of existing construction, and survey forms. The assessment was conducted in accordance with the 1991 ADAAG, as adopted into the 1994 ADA Standards (ADAS), and the 2007 CBC, Chapter 11B.

B. Report Production

BOA's ADA Assessment Database is a relational database program that is used to study and survey buildings and facilities for compliance with the 1991 ADA Accessibility Guidelines (1991 ADAAG), as adopted into the 1994 ADA Standards (1994 ADAS); the 2004 ADA Accessibility Guidelines (2004 ADAAG), as adopted into the 2010 ADA Standards (2010 ADAS); and the 2007 California Building Code, Chapter 11B. The program assembles, organizes, and maintains field survey information. It records existing conditions (actual measurements or dimensions), code requirements (required measurements), and recommendations to remove or mitigate potential physical barriers.

BOA used this program to generate survey reports for the Accessibility Assessment. The ADA Assessment Database lists the identified potential barriers in a report format that cites deviations from applicable federal and/or state accessibility standards. This allows for convenient sorting of recorded information by location, type, severity, priority, and related categories.

The Report Legend in Section V of this report lists data BOA included in the Accessibility Assessment's Facility and Compliance Reports for potential physical barriers that have been identified.

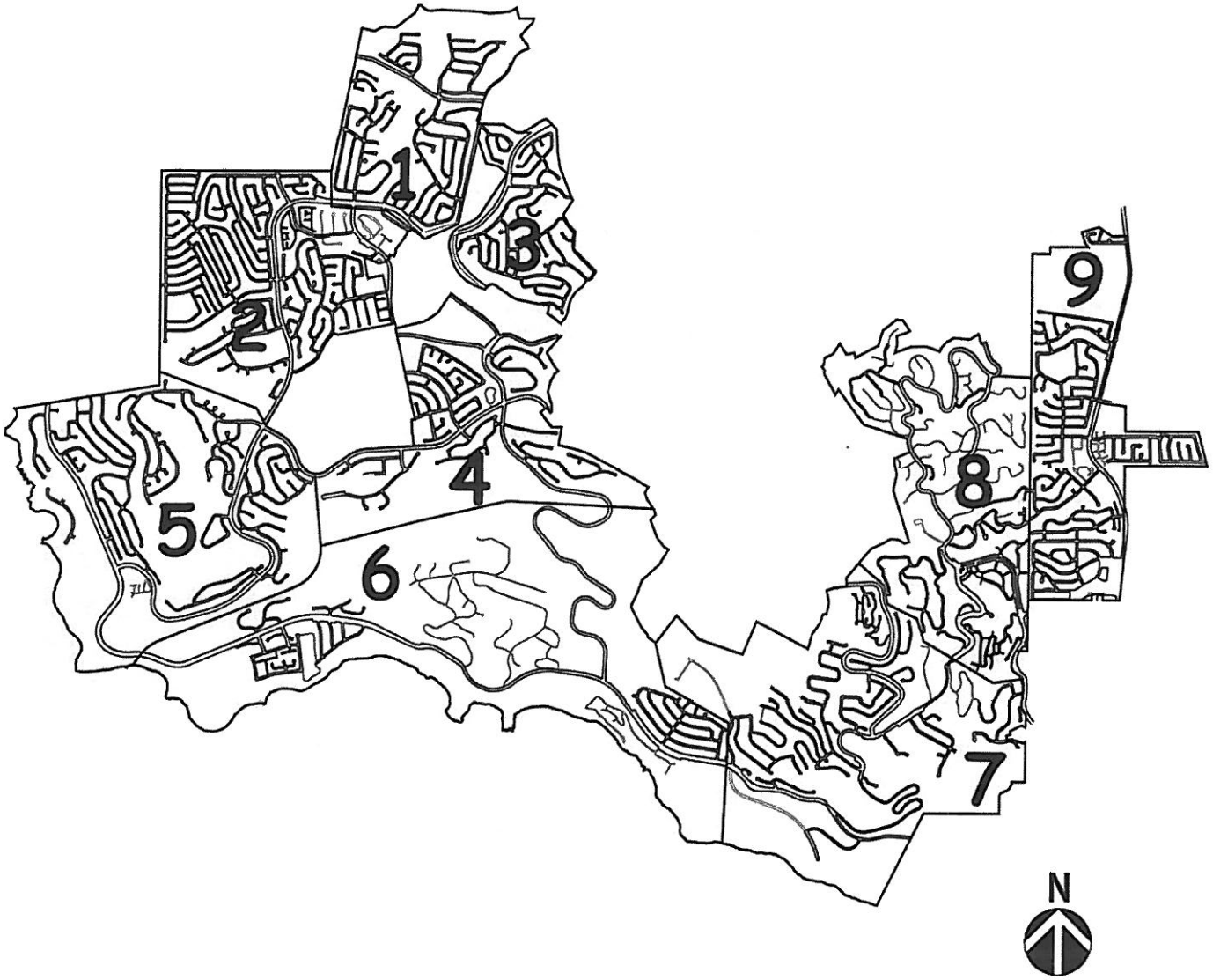
C. Prioritization

"A public accommodation is urged to take measures to comply with the barrier removal requirements of this section in accordance with the following order of priorities."

- Priority 1 – Access into Facilities – 28 CFR 36.304(c)(1)
- Priority 2 – Program Areas – 28 CFR 36.304(c)(2)
- Priority 3 – Restroom Facilities – 28 CFR 36.304(c)(3)
- Federal Department of Justice Priorities - 28 CFR 36.304(c)

The ADA Assessment Database assigns a location type to each identified potential physical barrier that corresponds to priorities recommended by the Federal Department of Justice, as described in Title 28 of the Code of Federal Regulations, Part 36 – Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities. Summary reports list breakdowns of potential barriers and estimated costs of recommended corrective actions by the Department Justice Priorities.

IV. City of Rancho Palos Verdes Map



BOA Architecture
ADA Assessment Report Legend

BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Facility Report with Photos

CITY OF RANCHO PALOS VERDES

Reporting: 19 of 2085 Rcds | **Facility ID # 04 - Del Cerro Park** | **Author: Arteaga, L**

1 — **Keynote** 1

2 — **Location:** Entry to Park

3 — **Photo #** 1

4 — **Field Condition**

30.02 - On-site Accessible Route of Travel - There is no accessible route within the property line of the site linking an accessible building entrance with site arrival points serving the following, if provided: public transportation stops, accessible parking, passenger loading zones, and public sidewalks.

Existing Condition:

5

1991 ADAAG	4.1.2(1)
2004 ADAAG	202.2.1;Advisory206.2.1
2007 CBC	1114B.1.2; 1127B.1
Other	-

Corrective Action

020 - Site Work - Provide new accessible route.

Additional Comments: 6

Costs and Funding

Qty ...Of:	2000 SF
Total Cost	$50,000
Funding Received	$0

Status Update (check one)
Completed ☐ **In Progress** ☐ **Not Complete** ☐ **As of** _____ **By** _____

Classification

DOJ Location Type:	1
Use:	PV
Severity:	B
Level of Difficulty	Moderate to High

Implementation

Plan Nb	_TBD
Priority:	
Planned Completion	
Status	Not Complete **As of** 11/24/2010
Reported By	

7 — Total Cost

8 — Status

9 — Priority

BOA Architecture / Government Services
Rancho Palos Verdes ADA Assessment
Compliance Report

CITY OF RANCHO PALOS VERDES

Reporting [illegible] **of 20**[illegible] | **Facility ID # 03 - Clovercliff Park** | **Author: Arteaga, L**

10 — **Group 04 - Curb Ramps**

11 — #

12 — Location

13 — Item Name

14 — Description

15 — 1991 ADAAG

16 — 2004 ADAAG

17 — 2007 CBC

18 — 2005 PROW

19 — Existing Condition

20 — Use

21 — Severity

22 — Location Type

#	Location	Item Name	Description	1991 ADAAG	2004 ADAAG	2007 CBC	2005 PROW	Existing Condition	Use	Severity	Location Type
1		04.03 - Transition	The transition from the curb ramp to the road or gutter is not flush or free of abrupt changes.	4.7.2	406.2; Fig. 406.2	1127B.5 Item 3	2005 PROWAG-R301.5.1		PV - Public/Visitor Use	C - Partial Barrier to Access	1 - Access into Facilities (28 CFR 36.304(c)(1))
2		04.04 - Counter Slope	The running slopes of the road, gutter or accessible route adjoining the ramp exceed 5%.	4.7.2	406.2	1127B.5 Item 3	2005 PROWAG-R303.3.5	13.3% counter slope at gutter.	PV - Public/Visitor Use	C - Partial Barrier to Access	1 - Access into Facilities (28 CFR 36.304(c)(1))
3		04.02 - Slope	Slope of the curb ramp exceeds 8.33% (or the least possible compliant slope).	4.7.2; 4.8.2	405.2; Advisory 405.2	1127B.5 Item 3	2005 PROWAG-R303.2.1.1; R303.2.2.1	10.2% running slope.	PV - Public/Visitor Use	C - Partial Barrier to Access	1 - Access into Facilities (28 CFR 36.304(c)(1))

Facility Report Legend		
No. x	**Item**	**Description**
1	Keynote	An internal BOA identifier used to organize assessment data for each identified barrier. This number corresponds to the numbers on the floor plan or site plan identifying barriers.
2	Location	Location of barrier and/or room numbers, corresponding to the City of Rancho Palos Verdes Public Right-of-Way, Parks, and floor plans.
3	Photo Number	Number of the photo showing the barrier.
4	Field Condition	Description of the Compliance Item describing access barrier and Description of Existing Condition.
5	Corrective Action	Proposed corrective action for the access barrier.
6	Additional Comments	Additional Comments about the barrier.
7	Total Cost	The total estimated cost to correct a barrier.
8	Planned Completion	Status of planned completion date.
9	Priority	Priority for barrier removal; Five levels: 1 = Highest priority (access most urgently needed, this is typically related to a code issue or an identified individual need), 2 = High priority (barrier severely impedes or completely blocks access to a program, service, and/or activity), 3 = Medium priority (a barrier exists with some access but complete access does not exist for all programs, activities, and/or services), 4 = Low priority (brings minor deviations up to code), 5 = Not mandated (the correction enhances facility accessibility and exceeds minimum requirements or will be corrected in connection with other planned building renovation projects).
Compliance Report Legend		
No.	**Item**	**Description**
10	Keynote	An internal BOA identifier used to organize assessment data for each identified barrier. This number corresponds to the numbers on the Public right-of-way, parks, or floor plan identifying barriers.
11	Group	An internal BOA identifier used to organize assessment data by general type of Deficiency.
12	Location	Location of barrier and/or room numbers, corresponding to the Public right-of-way, parks, or floor plans.
13	Item Name	Name of the access barrier.
14	Description	Description of the access barrier.
15	1991 ADAAG	Code citations, specifying applicable sections in the 1991 ADA Accessibility Guidelines.
16	2004 ADAAG	Code citations, specifying applicable sections in the 2004 ADA Accessibility Guidelines.
17	2007 CBC	Code citations, specifying applicable sections in the 2007 California Building Code.
18	2005 PROW	Code citations, specifying applicable sections in the 2005 Draft Public Rights-of-Way Accessibility Guidelines.
19	Existing Condition	Includes field measurements and field notes about the deficiency.
20	Use	Use of room or space where barrier has been identified (Ex: General Student Use).
21	Severity	Severity of barrier; Six levels: A = Safety Hazard, B = Severe or Complete Barrier to Access, C = Partial Barrier to Access, D = Minor Code Deviation, E = Non-Mandated Access Improvement, X = Not Related to Program Access.
22	Location Type	Location Type, as described by Federal Department of Justice Priorities – 28 CFR 36.304(c); Five Levels: 1 = Access Into Facilities, 2 = Program Areas, 3 = Restroom Facilities, 4 = Other Areas/Elements, 5 = Duplication.

Abbreviations

ADA	Americans with Disabilities Act	DOE	Department of Education	FCC	Federal Communications Commission	SF	Square Feet
ADAAG	ADA Accessibility Guidelines	DOJ	Department of Justice	LBF	Pound Force	TDD	Telecommunications Devices for the deaf
AFF	Above Finished Floor	DSPS	Disabled Students Programs and Services	LF	Linear Feet	TRS	Telecommunications Relay Services
CBC	California Building Code	EEOC	Equal Education Opportunity Commission	POT	Path of Travel	TTY	Teletypewriters