

APPROVED
OCT 21 2009

REPORT OF GENERAL MANAGER

NO. 09-266

DATE October 21, 2009

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TOMMY LASORDA FIELD OF DREAMS - APPROVAL OF LEASE AGREEMENT WITH CALTRANS

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<i>[Signature]</i>

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve a seventeen (17) year lease agreement, substantially in the form on file in the Board Office, between the State of California Department of Transportation (Caltrans) and the City of Los Angeles (City) for the lease of Caltrans property located at 1901 Waterloo Street Los Angeles, CA 90039, subject to the approval of the City Attorney as to form;
2. Direct the Board Secretary to forward the proposed agreement to the Mayor in accordance with Executive Directive No. 3 and concurrently to the City Attorney for review and approval as to form; and,
3. Authorize the Board President and Secretary to execute the lease agreement upon receipt of the aforementioned approvals.

SUMMARY:

Since 1988, the youth of the Silver Lake Community have enjoyed the use of the Tommy Lasorda Field of Dreams facility. Tommy Lasorda Field of Dreams was built on Caltrans owned property which has been leased from Caltrans since 1988. The site is an essential part of the City of Los Angeles'(City) open space recreation areas, especially since there are very few locations in the immediate area that offer comparable size lots that could accommodate youth sport activities. The Tommy Lasorda Field of Dreams site is a 1.8 acre site located at the terminus of the Route 2

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Freeway near Glendale Blvd, in Silver Lake. Currently on the site is a ball diamond that was built by the City. Upon the execution of a new lease agreement, the City will move ahead with its plans to improve the site by building a new restroom/storage facility adjacent to the ball diamond. The above mentioned project improvement was approved by the Board of Recreation and Park Commissioners through Board Report No. 05-164. In order to make the improvements, the City will need to have site control (via a lease). Monies for the project will also have to be expended by November 2009 in order for the project to continue, otherwise monies will be reallocated.

The proposed lease between the City's Department of Recreation and Park (Department) and Caltrans is for a term of seventeen (17) years. The Department will be required to pay an annual fee of \$1.00 for the use the Caltrans Property. The proposed lease will also allow for the construction of a restroom facility which the surrounding community has been requesting for several years. Caltrans has approved and supports the proposed improvements and agrees with the City's efforts to enhance the quality of life for the surrounding community.

With regard to the approval and execution of the proposed lease agreement and compliance with the California Environmental Quality Act (CEQA), this action consists of the operation, repair, maintenance or minor alteration of existing public structures or facilities involving negligible or no expansion of use beyond that previously existing, and is therefore exempt from the provisions of CEQA pursuant to Class 1 (14) of the City CEQA Guidelines.

This project has the support of Caltrans, the community and the Councilmember for the Thirteenth District. In addition, the Assistant General Manager, Operations East and Griffith- Metro Superintendent have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

A lease fee of \$1.00 per year will be assessed to the City by Caltrans. Fiscal impact for the lease of the Caltrans property will be minimal. The Department is currently maintaining and operating the field.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Unit.