

REPORT OF GENERAL MANAGER

APPROVED
APR 07 2010

NO. 10-078

DATE April 7, 2010

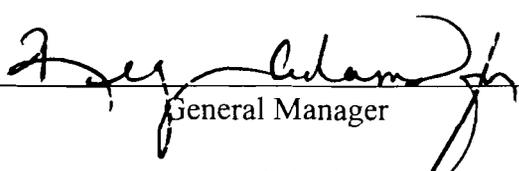
C.D. 7

**BOARD OF RECREATION
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FOX AND LAUREL CANYON PARK - ACCEPTANCE OF REAL PROPERTY AND GROUND LEASE AGREEMENT WITH THE LOS ANGELES NEIGHBORHOOD LAND TRUST FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF THE PARK

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>votes FOR</u>



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Adopt the resolution, substantially in the form on file in the Board Office, approving the acquisition at no cost to the Department of Recreation and Parks (Department), and accept the Deed transferring of the property located at 14353 West Fox Street, Los Angeles, CA 91340, consisting of approximately 0.37 acre (APN 2613-025-036), from The Los Angeles Neighborhood Land Trust (LANLT), vesting title with the Department, and set aside and dedicate the property as park land in perpetuity;
2. Direct staff to assist the Department of General Services, the Office of the City Attorney and other City entities with the acquisition of the 0.37 acre property;
3. Upon successful close of escrow, direct the Board Secretary to accept the Grant Deeds to the parcel;
4. Approve a proposed Ground Lease Agreement of the property to LANLT, substantially in the form on file in the Board Office, subject to approval of the Mayor, the City Council, and the City Attorney as to form;

REPORT OF GENERAL MANAGER

PG. 2 NO. 10-078

5. Direct the Board Secretary to transmit the proposed Lease 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,
6. Authorize the Board President and Secretary to execute the Lease Agreement, upon receipt of necessary approvals and direct the Secretary to request that the Department of General Services record a Memorandum of Lease.

SUMMARY:

The Los Angeles Neighborhood Land Trust (LANLT) is a non-profit organization formed for the purpose of establishing, developing, maintaining and operating community parks, gardens, and parks programs in under-served areas of the City of Los Angeles. LANLT recently applied for a competitive Proposition K grant for the acquisition and development of park land. LANLT received an award in the amount of \$450,000 to be used towards the acquisition of the property located at 14353 West Fox Street, Los Angeles, CA 91340 consisting of approximately 16,449 square feet or 0.37 acre and further identified as APN 2613-025-036. It is intended that the property will be developed and dedicated for park purposes in perpetuity.

Although LANLT was awarded the grant, the guideline of the Proposition K program disallows the acquisition and ownership of land by non-profit organizations. Ownership of property acquired with Proposition K grant funds must be held by the City. As a result, several actions must be taken simultaneously. LANLT will purchase the property from the current owners, transfer title of the property to the Department through escrow at no cost to the Department, and the Department will in turn enter into a lease agreement with LANLT for the maintenance and operation of the proposed Fox and Laurel Canyon Park. The Department of General Services will oversee the transfer of title from LANLT to the Department.

Department staff has engaged in negotiations with LANLT, with the assistance of the Office of the City Attorney, to establish the proposed terms for the Lease Agreement. Staff recommends that the Board approve the Lease Agreement, and recommends that City Council authorize the agreement as required by Charter Section 373.

The term of the agreement will be for a period of fifteen years, beginning on the date of execution of the agreement, or the date the title to the property is transferred to the City, whichever is later. Fox and Laurel Canyon Park will provide members of the community a passive park with a children's playground and other park amenities. LANLT also proposes to provide the community with workshops and classes in various activities to promote involvement within the community.

REPORT OF GENERAL MANAGER

PG. 3 NO. 10-078

LANLT will pay for improvements to the premises and maintain the proposed Fox and Laurel Canyon Park at their own expense with no costs incurred by the City. The Lease contains maintenance standards to be adhered to by LANLT.

An All Appropriate Inquiries and Due Diligence investigation for the property has been demonstrated in the form a Phase I Environmental Site Assessment by a qualified professional dated July 5, 2007, which concluded that there was no evidence of “recognized environmental conditions” in connection with the property.

Staff has determined that the proposed project will involve the acquisition and transfer of land to preserve open space, and the development of a new park with accessory structures including fences, play areas and play equipment, drinking fountains and new landscaping. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1, 3) and Class 25(5) of the City CEQA Guidelines.

The Assistant General Manager, the Superintendent for the Metro Region, and the Council Member for the Seventh District, all concur with staff’s recommendations.

FISCAL IMPACT STATEMENT:

The property will be donated to the Department and also maintained by LANLT and therefore will have no anticipated impact to the Department’s General Fund.

This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning and Construction.