

APPROVED

REPORT OF GENERAL MANAGER

NO. 12-236

AUG 08 2012

DATE August 8, 2012

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK - BETTE DAVIS PICNIC AREA - RESCISSION OF PREVIOUS BOARD ACTION - APPROVAL OF REVISED LEASE AGREEMENT WITH THE CITY OF GLENDALE FOR THE USE, OPERATION, AND MAINTENANCE OF THE BETTE DAVIS PICNIC AREA

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull [Signature]
N. Williams _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Rescind approval of Recommendation No. 1 from Board Report No. 11-131, approved by the Board of Recreation and Park Commissioners (Board) at its meeting held on May 20, 2011, which granted approval of a proposed lease between the City of Los Angeles and the City of Glendale for the use, operation, and maintenance of the City of Los Angeles' park land for twenty-five (25) years, along a portion of Griffith Park identified as the Bette Davis Picnic Area, located adjacent to the City of Glendale for the Glendale Narrows Riverwalk Project;
2. Approve a proposed revised lease, substantially in the form on file in the Board Office, between the City of Los Angeles and the City of Glendale for the use, operation, and maintenance of the City of Los Angeles' park land for 25 years, along a portion of Griffith Park identified as the Bette Davis Picnic Area, located adjacent to the City of Glendale, subject to the approval of the Mayor and the City Council, and the City Attorney as to form;
3. Affirm that all other actions previously approved by the Board in Board Report No. 11-131 remain the same; and,
4. Authorize the Board's President and Secretary to execute the lease upon receipt of the necessary approvals.

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SUMMARY:

On February 2, 2011, the Board approved Board Report No.11-040 authorizing the Department of Recreation and Parks (RAP) to negotiate a 25-year lease with the City of Glendale (Glendale) for the placement of the City of Glendale's Glendale Narrows Riverwalk Project on a portion of RAP's Griffith Park - Bette Davis Picnic Area as described in that report. As discussed in the Summary of Board Report No. 11-040, Glendale requires site control for a term of 25 years in order to comply with the requirements of the funding sources for the development of the Glendale Narrows Riverwalk Project. RAP was also authorized to issue a Right of Entry permit to Glendale giving them access to the property and permission to begin construction of the subject project. The Right of Entry permit would remain in effect until approval and execution of a long-term lease.

On May 20, 2011, the Board approved Board Report No. 11-131, approving a proposed 25-year lease between the City of Los Angeles and the City of Glendale for that portion of Griffith Park - Bette Davis Picnic Area authorized by Board Report No. 11-040.

Following the Board's approval of Board Report No. 11-131, Glendale requested language regarding Glendale's peace officer enforcement at the site, and facility maintenance standards be revised. In response to Glendale's request, staff and the City Attorney's Office reviewed the revised agreement and determined that substantive material changes to the previously approved lease contained in Board Report No. 11-131 were being proposed. Therefore, it was necessary to bring this matter back to the Board for subsequent action. Staff recommends the Board rescind approval of Recommendation No. 1 in Board Report No. 11-131 and further recommends approval of the proposed revised lease agreement substantially in the form on file in the Board Office and presented by this Board Report..

FISCAL IMPACT STATEMENT:

There will be no additional fiscal impacts to the RAP's General Fund as a result of this lease with the City of Glendale and it should be noted that the RAP will realize savings as Glendale will be responsible for the operation and maintenance costs of the area under the lease for the 25-year term of the lease.

This report was prepared by Gregory Clark, Management Analyst II, Planning, Construction and Maintenance Division, Real Estate and Asset Management Division.

GLENDALE NARROWS RIVERWALK

**LEGAL DESCRIPTION FOR THE PORTION OF
THE PHASE I SITE IN THE CITY OF LOS ANGELES**

That portion of Lot 4, Block 81, Subdivision of the Rancho Providencia and Scott Tract per map recorded in Book 43, Page 47 of Miscellaneous Records in the office of the County Recorder, County of Los Angeles, State of California and that portion of Section 19, Township 1 North, Range 13 West, San Bernardino Base Meridian in the City of Los Angeles, County of Los Angeles, State of California described as follows:

Beginning at the most westerly corner of said Lot 4; thence along the southwesterly line of said Lot 4 S 46°57'16" E 45.10 feet to the northerly prolongation of the easterly side of the spillway retaining wall; thence along said prolongation and said easterly side of the spillway retaining wall S 05°21'51" W 39.08 feet to north line of the Los Angeles County Flood Control District's channel per County Surveyors Map No. B-658; thence along said north line S 85°42'00" E 54.42 feet; thence S 85°41'50" E 99.32 feet to the boundary line between the City of Los Angeles and City of Glendale also described as the Adjusted Lecouvreur Line per County Surveyors Map No. B-3735-2; thence along said boundary line N 46°57'16" W 193.05 feet to the northwesterly line of said Lot 4; thence along the northwesterly line of said Lot 4 S 41°10'30" W 62.17 to the point of beginning.

This Legal Description is for Lease Purposes Only and Not to be Used for the Transfer of Real Property.

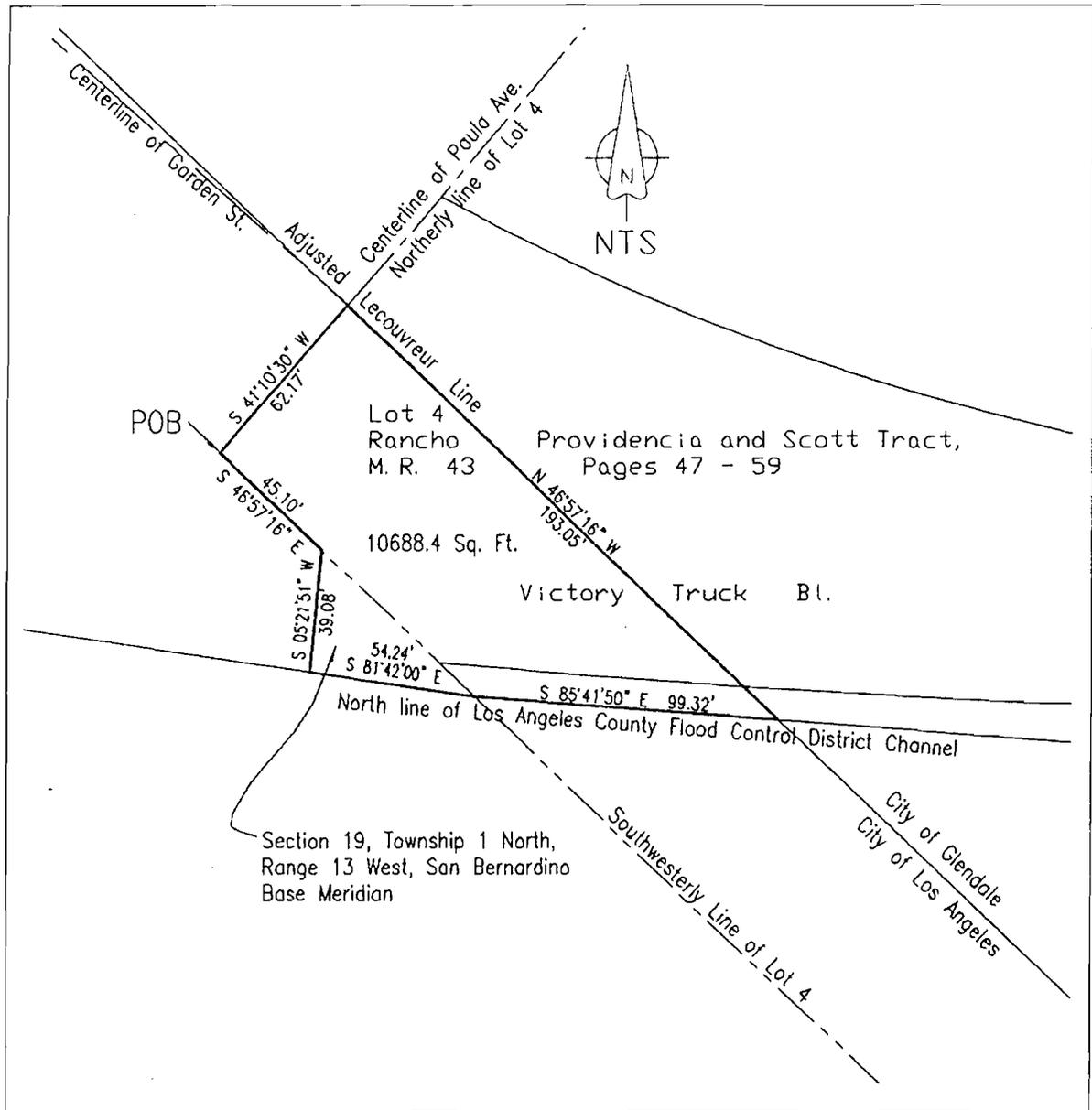


Exhibit A, page 2. Map to accompany the legal description for the portion of the Riverwalk Phase I site in the City of Los Angeles