

S P E C I A L M E E T I N G A G E N D A

BOARD OF RECREATION AND PARK COMMISSIONERS
OF THE CITY OF LOS ANGELES

Wednesday, August 8, 2012 at 9:35 a.m.
or as soon thereafter as the Commission
recesses its Meeting noticed for 9:30 a.m.

Eagle Rock Recreation Center
1100 Eagle Vista Drive, Los Angeles, CA 90041

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. GENERAL MANAGER'S REPORTS:

- 12-235 Point Fermin Light Station - Application to Transfer Ownership to Department of Recreation and Parks
- 12-236 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
- 12-237 Proposition 84 Statewide Park Program - Rescission of Previous Board Action - Revised Amendment To Donation Agreement Between the Department of Recreation and Parks and the Trust for Public Land for the Acquisition, Development, and Construction of New Parks in Los Angeles
- 12-238 Old Woodland Hills Fire Station No. 84 - New Park Development (PRJ20546) Project at 5340 Canoga Avenue - Allocation of Quimby Fees
- 12-239 Venice Beach - Pier Refurbishment (PRJ20587) Project and Ocean Front Walk Improvements (PRJ20636) Project - Allocation of Quimby Fees
- 12-240 Griffith Park - Travel Town Museum Gift Shop Concession - Amendment to Concession Agreement No. 262

August 8, 2012

12-241 Appropriation from Unreserved and Undesignated Fund Balance in Fund 302 to Various Accounts in the Department of Recreation and Parks

12-242 Amendment to Personnel Resolution No. 10355 - Section 1D (Substitute Positions)

2. NEW BUSINESS:

Memorandum: The 50 Parks Initiative

3. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, September 5, 2012 at 9:30 a.m., at EXPO Center, Community Hall Room, 3980 S. Bill Robertson Lane (Formerly Menlo Avenue), Los Angeles, CA 90037.

4. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213)202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)
from San Pedro	(310) 547-CITY (2489)
from Van Nuys	(818) 904-9450

For information, please go to the City's website:
<http://ita.lacity.org/Residents/CouncilPhone/index.htm>

The official electronic website posting location for the Agendas for the meetings of the Department of Recreation and Park Board of

August 8, 2012

Commissioners and its Task Forces is at WWW.LACITY.ORG

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

NO. 12-235

DATE August 8, 2012

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: POINT FERMIN LIGHT STATION – APPLICATION TO TRANSFER OWNERSHIP TO DEPARTMENT OF RECREATION AND PARKS

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>ms</i></u>
V. Israel	_____	N. Williams	_____

[Signature]
 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board authorize the Department of Recreation and Parks (Department) to apply to the United States Department of the Interior for the acquisition of Point Fermin Light Station, San Pedro, Los Angeles California (GSA Control No. 9-U-CA-1684).

SUMMARY:

The United States Department of the Interior National Park Services (NPS) published a Notice of Availability dated May 2, 2012 indicating that the Point Fermin Light Station is available for transfer of ownership at no cost. The Department responded with a Letter of Interest dated May 4, 2012 and received the application packet with a cover letter dated July 12, 2012. This report is presented to the Board in order to receive authorization to pursue acquisition of the Point Fermin Light Station accordingly.

HISTORY:

The land for the graceful Victorian-style Point Fermin Light Station (Lighthouse) and the surrounding landscaped grounds was originally donated by Jose Diego Sepulveda.

The Lighthouse was built in 1887 on a cliff at the southern most tip of the City of Los Angeles in response to the growing commerce along San Pedro Bay. It is one of the oldest lighthouses on the west coast. The first and last lighthouse keepers were women and the beam from the Lighthouse could be seen 22 miles out to sea. The Lighthouse was turned off during World War II (WW II)

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and served as a lookout tower. After WW II advances in technology caused the lighthouse to become obsolete.

Since 1927, the Department has continuously maintained a lease of the (Lighthouse) with the U.S. Coast Guard. The Lighthouse is designated as a historical landmark and forms an integral part of Point Fermin Park. The Department seismically retrofitted and refurbished the Lighthouse and operates the Lighthouse as a maritime museum offering tours to the public on a regular basis at no cost.

The Department's Point Fermin Lighthouse Historic Site and Museum Mission Statement:

“The mission of the Point Fermin Lighthouse Historic Site and Museum is to educate and inform the public about the Lighthouse's role in the history of California, its place on the southern California coast line, and its influence on San Pedro and its people, emphasizing its function as a navigational beacon, its lighthouse keepers, and its inhabitants through preservation, exhibition, and public programming.”

FISCAL IMPACT STATEMENT:

The Department currently includes the maintenance and operation costs of Point Fermin Light Station in the annual budget and the Harbor Department reimburses the Department for the maintenance cost. Upon completion of this acquisition, it is anticipated that we will no longer be reimbursed by the Harbor Department. Therefore, the Department will include the maintenance and operational costs of this facility in its annual budget requests.

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

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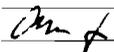
DATE August 8, 2012

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 
N. Williams _____


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.

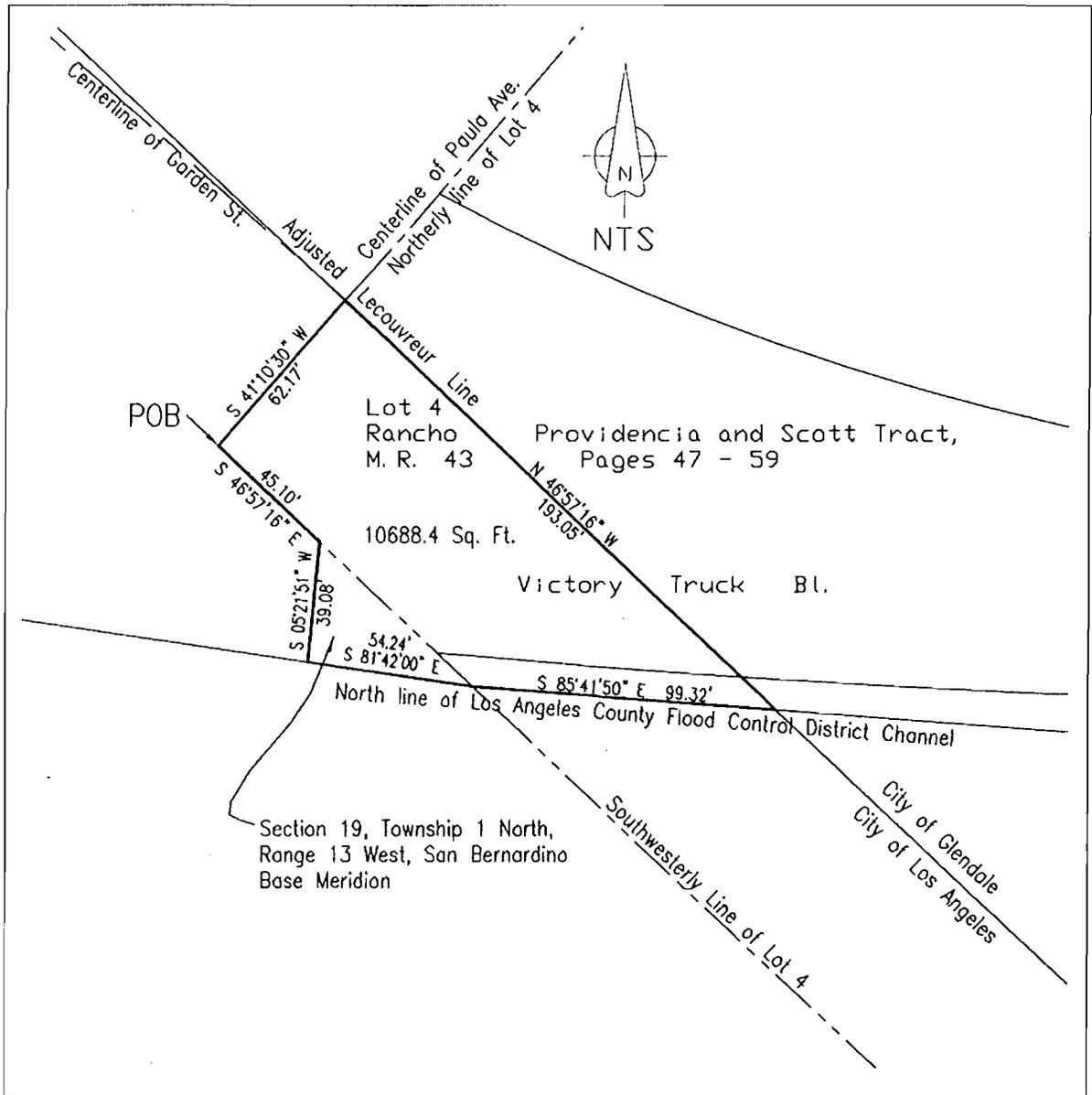


Exhibit A, page 2. Map to accompany the legal description for the portion of the Riverwalk Phase I site in the City of Los Angeles

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NO. 12-237

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C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM – RESCISSION OF PREVIOUS BOARD ACTION – REVISED AMENDMENT TO DONATION AGREEMENT BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND THE TRUST FOR PUBLIC LAND FOR THE ACQUISITION, DEVELOPMENT, AND CONSTRUCTION OF NEW PARKS IN LOS ANGELES

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

K. Regan _____
*M. Shull *M. Shull*
N. Williams _____

Michael J. Danielson
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Rescind approval of Board Report No. 12-066, approved by the Board at its meeting of March 14, 2012, which approved a proposed Amendment to the Donation Agreement, substantially in the form on file in the Board Office, between the Department of Recreation and Parks and the Trust for Public Land for the acquisition, development, and construction of new parks in Los Angeles;
2. Approve a proposed revised Amendment to the Donation Agreement, substantially in the form on file in the Board Office, between the Department of Recreation and Parks and the Trust for Public Land for the acquisition, development, and construction of new parks in Los Angeles, subject to the approval of the Mayor and the City Attorney as to form;
3. Direct the Board Secretary to transmit the proposed revised Amendment concurrently to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form; and,
4. Authorize the Board President and Secretary to execute the revised Amendment upon receipt of the necessary approvals.

REPORT OF GENERAL MANAGER

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SUMMARY:

In Board Report No. 12-066, approved by the Board at its meeting of March 14, 2012, the Board approved a proposed Amendment to the Donation Agreement (Amendment) between the Department of Recreation and Parks (RAP) and the Trust for Public Land (TPL) for the acquisition, development, and construction of new parks in Los Angeles. The approved Amendment modified Exhibit A of the Agreement in order to add three additional park acquisition and/or development projects - to the list of prospective properties. Those three projects were the Colden Avenue Pocket Park project, the South Victoria Avenue Park project, and the Madison Avenue Park project.

Following the Board's approval, the Amendment was transmitted to the Mayor in accordance with Executive Directive No. 3, for review and approval. The City Administrative Officer (CAO) reviewed the agreement on behalf of the Mayor and recommended modifications to the Amendment in order to remove the Madison Avenue Park project from the list of additional park acquisition and/or development projects.

The CAO recommended that the Madison Avenue Park project be removed from the list of projects due to concerns that the scope of the Madison Avenue Park project may conflict with a separate project being developed at the site, i.e., the East Hollywood Public Garden and Achievement Center project, that the Board approved at its meeting of May 16, 2012 (Board Report No. 12-158). RAP staff is currently working with the CAO, and other City staff to resolve any potential conflicts between the two projects, and will return to the Board with an update on the status of the two projects at that site at a later date.

Staff has made the recommended changes to the Amendment and is now submitting a revised Amendment for the Board's consideration and approval. Except as noted above, the terms, conditions, and provisions of the revised Amendment remain substantially the same as those in the Amendment that was approved by the Board at its meeting of March 14, 2012.

Environmental Review

Staff has determined that the South Victoria Avenue Park project was previously evaluated for environmental impacts in accordance with California Environmental Quality Act (CEQA) and was determined to be exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3(6), Class 4(1,3) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA guidelines. Staff finds that the South Victoria Avenue Park has not substantially changed from previous evaluations that would not require any additional mitigation, nor have the environmental conditions at the site substantially changed. Therefore, no additional CEQA documentation is required for approval of the supplemental funding of the project.

REPORT OF GENERAL MANAGER

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Staff has determined that CEQA for the prospective Colden Avenue Pocket Park project identified in the proposed Amendment will be addressed when the complete project scope for each project has been determined and sufficient funds have been identified and secured to begin the project.

FISCAL IMPACT STATEMENT:

The approval and execution of the proposed revised Agreement will not have any impact on the RAP's General Fund. The development of these projects is anticipated to be funded by grant funds or funding sources other than RAP's General Fund.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction Division, and Maintenance.

REPORT OF GENERAL MANAGER

NO. 12-238

DATE August 8, 2012

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OLD WOODLAND HILLS FIRE STATION NO. 84 – NEW PARK DEVELOPMENT (PRJ20546) PROJECT AT 5340 CANOGA AVENUE – ALLOCATION OF QUIMBY FEES

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>M. Shull</i></u>
V. Israel	_____	N. Williams	_____

V. Israel
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the reallocation of \$75,000 in Quimby Fees, previously allocated for the Woodland Hills Recreation Center - Park Renovation (PRJ20090) project approved by the Board of Recreation and Park Commissioners (Board) on November 3, 2010, Board Report No. 10-295, to the Old Woodland Hills Fire Station No. 84 - New Park Development (PRJ20546) project at 5340 Canoga Avenue;
2. Authorize the Department's Chief Accounting Employee to transfer \$75,000 in Quimby Fees from the Woodland Hills Recreation Center Account No. 89460K-WH to the 5340 Canoga Avenue Account No. 89460K-ET; and,
3. Approve the allocation of \$75,000 in Quimby Fees, from 5340 Canoga Avenue Account No. 460K-ET for the Old Woodland Hills Fire Station No. 84 - New Park Development (PRJ20546) project at 5340 Canoga Avenue, as described in the Summary of this Report.

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SUMMARY:

On June 6, 2011 (Board Report No. 11-156), the Board preliminarily approved the transfer of jurisdiction of 0.28 acres of City-owned surplus property, located at 5340 Canoga Avenue in the Woodland Hills community of the City, for the purpose of creating a neighborhood park, and approved the allocation of \$10,000 in Quimby Fees to address due diligence requirements and conduct a preliminary environmental site assessment. It has been determined that in order to complete the required due diligence on this property, additional environmental investigation work such as a field survey and a soil report are needed.

Based on the results of the environmental site assessment work done to date, it has been determined that additional environmental investigation work is needed, including a field survey and a soil report, in order to complete the required due diligence on this property.

Upon approval of this report, \$75,000 in Quimby Fees, previously allocated for the Woodland Hills Recreation Center - Park Renovation (PRJ20090) project, approved on November 3, 2010 per Board Report No. 10-295, can be reallocated to the Old Woodland Hills Fire Station No. 84 - New Park Development (PRJ20546) project at 5340 Canoga Avenue and transferred to the 5340 Canoga Avenue Account No. 89460K-ET.

The total Quimby Fees allocation for the Old Woodland Hills Fire Station No. 84 - New Park Development (PRJ20546) project at 5340 Canoga Avenue, including previously approved allocations, is \$85,000. These Fees were collected within one mile of 5340 Canoga Avenue, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities. This allocation will not meet all the estimated costs for the development of this project site. Multiple funding sources, including the allocation of additional Quimby fees, will be needed in order to implement a project at this site.

Staff has determined that California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department's General Fund as the estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General fund.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.

REPORT OF GENERAL MANAGER

NO. 12-239

DATE August 8, 2012

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE BEACH – PIER REFURBISHMENT (PRJ20587) PROJECT AND OCEAN FRONT WALK IMPROVEMENTS (PRJ20636) PROJECT – ALLOCATION OF QUIMBY FEES

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

K. Regan _____
*M. Shull amp _____
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding the Venice Beach – Pier Refurbishment (PRJ20587) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$651,315 in Quimby Fees from Quimby Fees Account No. 89460K-00 to the Venice Beach Account No. 89460K-VE; and,
 - B. Approve the allocation of \$651,315 in Quimby Fees from the Venice Beach Account No. 89460K-VE for the Pier Refurbishment project at Venice Beach, as described in the Summary of this Report.

2. Take the following action regarding the Venice Beach – Ocean Front Walk Improvements (PRJ20636) project:
 - A. Authorize the reallocation of \$12,884.67 in Quimby Fees, previously allocated for the Venice Beach - Muscle Beach Roof Improvements (PRJ1501H) project, approved on July 9, 2008, per Board Report No. 08-198, to the Venice Beach - Ocean Front Walk Improvements project;

REPORT OF GENERAL MANAGER

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- B. Authorize the Department's Chief Accounting Employee to transfer \$18,792 in Quimby Fees from Quimby Fees Account No. 89460K-00 to the Venice Beach Account No. 89460K-VE; and,
- C. Approve the allocation of \$31,676.67 in Quimby Fees from the Venice Beach Account No. 89460K-VE for the Ocean Front Walk Improvements project at Venice Beach, as described in the Summary of this Report.

SUMMARY:

Venice Beach is located at 1800 Ocean Front Walk in the Venice area of the City. This 178.0 acre facility provides a variety of services and programs to the surrounding community, including basketball, handball, tennis, and volleyball courts. Venice Beach also includes the Venice Boardwalk. Due to the facilities, features, programs, and services it provides, Venice Beach meets the standards for a Community Park, as defined in the City's Public Recreation Plan.

Venice Beach - Pier Refurbishment (PRJ20587)

Department staff has determined that renovation and improvement of the Venice Beach pier is necessary for the continued operation of the facility as well as for the benefit of park patrons and the surrounding community. Staff is recommending that funding be allocated to conduct a preliminary investigation of the Venice Beach pier in order to determine the necessary scope of work for the project.

Upon approval of this report, the Quimby Fees listed below can be transferred to Venice Beach Account No. 89460K-VE for the Outdoor Park Improvements project at Venice Beach:

- \$651,315 in Quimby Fees from the Quimby Fees Account No. 89460K-00

The total Quimby Fees allocation for the Outdoor Park Improvements project at Venice Beach is \$651,315. These Fees were collected within two miles of Venice Beach, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

The project for the Venice Beach Pier proposed for Quimby funding would involve planning studies to determine the necessary repair and renovation work required to restore the pier to a safe and functional state. These studies would consider the unique environmental conditions in connection with restoration of the pier, and identify any further CEQA compliance when the full scope of the restoration work has been determined. Therefore, the planning project is exempt from CEQA in accordance with Article II, Section 2(d) of the City CEQA Guidelines.

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Venice Beach - Ocean Front Walk Improvements (PRJ20636)

Department staff has determined that improvement and refurbishment of the Ocean Front Walk at Venice Beach is necessary for the safety and benefit of park patrons and the surrounding community.

On July 9, 2008, in Board Report No. 08-198, the Board approved the allocation of \$22,705 in Quimby Fees for the Muscle Beach Roof Improvements (PRJ1501H) project at Venice Beach. This project is complete and a total of \$12,884.67 in unexpended Quimby funding is available for reallocation to other projects. Staff is recommending that these unexpended funds be reallocated to the Ocean Front Walk Improvements project at Venice Beach.

Upon approval of this report, \$18,792 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to Venice Beach Account No. 89460K-VE for the Ocean Front Walk Improvements project at Venice Beach.

The total Quimby Fees allocation for the Ocean Front Walk Improvements project at Venice Beach is \$31,676.67. These fees were collected within two miles of Venice Beach, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and repair of existing bicycle and pedestrian paths. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1,3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.

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NO. 12-240

DATE August 8, 2012

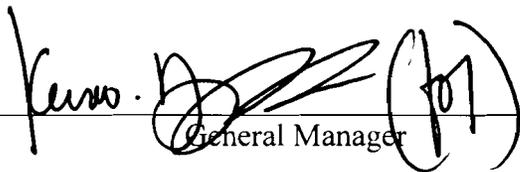
C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – TRAVEL TOWN MUSEUM GIFT SHOP
CONCESSION –AMENDMENT TO CONCESSION AGREEMENT NO.
262

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

K. Regan _____
M. Schull _____
*N. Williams Now



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Amendment to Concession Agreement No. 262 (Amendment), substantially in the form on file in the Board Office, between the City of Los Angeles and American Southwestern Railway Association, Inc. (DBA Travel Town Museum Foundation), for the operation of the Travel Town Museum Gift Shop Concession, to revise Concession Agreement No. 262 to reflect a term of one (1) year with five (5) one-year options to renew, exercisable at the General Manager's sole discretion, subject to the approval of the Mayor, the City Council, and the City Attorney as to form;
2. Find, in accordance with Charter Section 1022, that the Department does not have personnel available in its employ with sufficient time and expertise to undertake these specialized professional tasks and that it is more feasible to secure these services by contract;
3. Find, in accordance with Charter Section 371(e)(10) and Los Angeles Administrative Code Section 10.15(a)(10), that obtaining proposals would not be reasonably practicable or desirable pending completion of the Los Angeles Department of Water and Power's River Supply Conduit Project in Griffith Park because it is impossible to accurately predict the amount and duration of the impact the Project will have on the expiring concession. Therefore, it will be in the City's best interest to seek proposals for the concession after completion of the Project;

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NO. 12-240

4. Direct the Board Secretary to transmit the proposed Amendment to the Mayor in accordance with Executive Directive No. 3 and, concurrently, to the City Attorney for approval as to form; and,
5. Authorize the Board President and Secretary to execute the Amendment upon receipt of the necessary approvals.

SUMMARY:

The Travel Town Museum Gift Shop Concession (“Concession”) is a train-themed souvenir and gift shop located at 5200 Zoo Drive in Griffith Park. The Concession provides retail services, as well as limited snack and beverage items, to visitors at Travel Town. Public restrooms are located nearby.

The Concession has been operated by American Southwestern Railway Association, Inc., dba Travel Town Museum Foundation (“Concessionaire”) under Concession Agreement No. 262 (“Agreement”) since September 23, 2009. The first option of the Agreement was exercised on July 21, 2010, extending the Agreement until September 22, 2011. The second and final option was exercised on July 8, 2011, extending the Agreement until September 22, 2012.

Prior to the current Agreement, the Concessionaire operated the Concession under a permit dated January 15, 2000, which converted to a month-to-month basis on December 9, 2005. In 2011, the concession generated \$257,289.61 in gross receipts and paid \$12,864.48 in revenue-sharing fees to the Department.

The Los Angeles Department of Water and Power (“DWP”) has two more units of its River Supply Conduit Project (“Project”) to be performed in the area of the Concession. Unit 1a will be conducted in the Headworks Spreading Grounds area near the 134 Freeway’s Forest Lawn exit and Travel Town and has four phases of construction. Per the DWP Project Manager for Unit 1a, work will begin in August 2012 and is scheduled to end in 2018. The Project Manager stated one issue with Unit 1a will be the number of trucks traveling in and out of the location, but that traffic will be controlled to alleviate the impact on Griffith Park patrons and the community.

Unit 1b, which starts just west of the Los Angeles Zoo parking lot on Zoo Drive and ends just east of the Live Steamers attraction, began in February 2012 and is scheduled to end in February 2014. Because DWP is digging a trench in the street that will go under the Live Steamers, traffic on Zoo Drive will be disrupted during the Project, but will also be controlled to alleviate the impact of the construction.

REPORT OF GENERAL MANAGER

PG. 3

NO. 12-240

The effect of the aforementioned construction on the Concession is unknown at this time. However, due to the construction and anticipated traffic delays, the Department believes it would be unlikely to attract proposers with desirable terms for a multi-year agreement commencing during the Project. The approval of the Amendment will address this issue.

The Department intends to ensure that the public is aware that the Concession will be open throughout all phases of the aforementioned projects via the following methods: placement of adequate signage near and leading to Travel Town, and placement of brochures with neighborhood councils and at Recreation Centers and other related departmental facilities.

Charter Section 1022

Los Angeles City Charter Section 1022 prohibits contracting out work that could be done by City employees unless the Board determines it is more economical and/or feasible to contract out the service.

On July 20, 2012, the Personnel Department completed a Charter Section 1022 review (Attachment A) and determined that there are no City classifications with the expertise to perform essential aspects of the work, including all aspects of operating a souvenir stand. It is, therefore, more feasible to secure these services through an independent contractor.

Charter Section 371

Due to the prolonged construction and anticipated traffic delays of the Project, a competitive bidding process is not practicable or advantageous to the City at this time.

During the period of the contract extension, staff will develop a Request for Proposals for the Concession in order to release it immediately once the Project is complete.

FISCAL IMPACT STATEMENT:

While the Project is expected to have an effect on the Concession, the fiscal impact to the General Fund is unknown at this time. However, the Department believes that approving this Amendment will give the concessionaire the ability to increase visibility and awareness of the concessions in order to maintain public attendance at similar or higher levels during construction, therefore minimizing any loss in revenue and in rent to the City.

Report prepared by Désirée Guzzetta, Management Analyst II, Concessions Unit, Administrative Resources Section, Finance Division.

FOR INFORMATION ONLY

August 8, 2012

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

TO: BOARD OF RECREATION AND PARK COMMISSIONERS

FROM: JON KIRK MUKRY 
General Manager

SUBJECT: THE 50 PARKS INITIATIVE

Background

One of the greatest challenges facing the City of Los Angeles is how to provide for the recreation and park needs of the diverse communities that make up the City. This challenge is complicated by ever-changing demands and expectations caused by population growth, increased urbanization and density, shifting community demographics, and a relatively large youth population.

In 2009, the Department of Recreation and Parks (RAP) completed its Citywide Community Needs Assessment. One of the key findings of the Citywide Community Needs Assessment was that the City's over 420 parks and facilities are not equitably distributed and many communities do not have parks within a reasonable distance. The Citywide Community Needs Assessment identified walking and biking trails, small neighborhood parks, and fitness facilities as the three amenities most needed in the City.

In recognition of the need to develop a coordinated long-term strategy to meet the recreation needs of current, and future, residents of the City, and the fact that recent national economic challenges has provided a unique opportunity to acquire land for new parks and recreational facilities, RAP has undertaken an initiative to acquire and develop at least 50 sites into new public parks -- The 50 Parks Initiative.

The 50 Parks Initiative

Benefits

The goal of The 50 Parks Initiative is to substantially increase the number of parks and facilities available across the City, with a specific focus on densely populated neighborhoods and communities that lack sufficient open space and recreational services.

The development of new public parks in neighborhoods where a large percentage of residents do not live in close proximity to a park or recreational facility will provide innumerable physical, social, health, and environmental benefits to those communities and to the City as a whole. These new parks could help stabilize neighborhoods and property values - by providing needed public infrastructure improvements, removing blight caused by abandoned buildings and empty lots, and beautifying underutilized public property. Additionally, studies have shown that parks and green space provide sustainable benefits to human health by providing opportunities for recreation and increased physical activity; activities that help reduce the risk of obesity and help individuals manage stress. In densely populated urban areas, green space located within walking distance is more likely to promote physical activity outside the home. Finally, green space can benefit communities in a variety of ways including increasing levels of social contact and social integration, particularly in underprivileged neighborhoods.

Program Implementation

Increasing the amount of open space in the City will require the collaboration of City departments and agencies, non-profit organizations, and private individuals and foundations. In order for The Fifty Parks Initiative to be successful, RAP will need to develop and leverage partnerships with community organizations, local businesses, and state and federal agencies.

RAP has analyzed key community demographic statistics, and existing park facilities, parkland, and open space, in order to identify high priority areas where funding and resources could be focused to make the greatest impact. In each of these priority areas staff has worked to identify publicly owned and privately owned sites in these that could be acquired, either via purchase or lease, and developed into new parks.

As part of The Fifty Parks Initiative, RAP will be working with a number of local partner organizations and agencies, including, but not limited to, the Los Angeles Neighborhood Initiative, Los Angeles Neighborhood Land Trust, Los Angeles Parks Foundation, and Trust for Public Land, in order to develop and implement many of the new park projects. These community partner organizations will work in close coordination with RAP to help identify and secure funding for potential projects, to conduct outreach and organize local meetings, and design and implement individual projects.

RAP has identified various grant programs and funding opportunities that could be utilized to acquire and develop new park land and open space. It should be noted that, typically, grant programs are very competitive and offer relatively limited amounts of capital funding. RAP has identified various grant programs and funding opportunities that could be utilized to develop new park land and open space. The identification of alternative, non-traditional, sources of funding for The 50 Parks Initiative will be instrumental to its success.

The final cost to develop each park will vary depending on its size, the types of amenities and features included, and the site acquisition costs, if any.

Project Implementation

Each new park created through The 50 Parks Initiative will be implemented through an iterative and incremental development process as resources and funding are identified and secured. The keys to the successful implementation of each project will be (1) the establishment of local partnerships; (2) the use of a community driven design process; and, (3) the strict use of low maintenance design standards.

As funding is identified and secured for each new park site, RAP and/or its community partner organizations will engage in a collaborative planning and design process with area stakeholders in order to customize each park to the needs of local residents. The use of this type of community driven design and development process will help to inspire a sense of “local ownership,” which is a critical component in the long-term success of any public space.

Additionally, and as feasible, each new park will be designed to include certain elements that could be installed by local community members during a “community build day event” where volunteers would have the opportunity to help install park amenities, decorative elements, and plant trees and landscaping.

Each park will be designed to include with sustainable landscapes (e.g. smart irrigation systems, drought tolerant landscaping), water and energy conservation elements (e.g solar powered trash cans, solar lighting), and safety and security measures (e.g. decorative fencing, automatic time-lock gates, motion activated cameras). The small size of each park, and the use of the aforementioned sustainable design features, will help limit amount of maintenance required at each park. Finally, while it is anticipated that it will be necessary to utilize existing RAP staff and resources to maintain each park, RAP will work with local partner organizations and non-profits to identify any alternative community resources or partners that may be available to assist in the maintenance of each park.

Current Status

To date, a total of 53 sites have been identified for inclusion in The 50 Parks Initiative. Of these 53 sites, 39 sites have already been secured by RAP and 14 sites are in the process of being purchased, leased, or transferred to RAP.

One park has been completed and an additional 8 parks are currently in construction.

Approximately \$80,900,000 in funding has been secured or identified by RAP and/or its community partner organizations for the acquisition, design, and construction of these new parks. These funds have been secured from over a dozen sources, and include both public funds (Federal, State, and local) and private funds (from foundations, non-profits, and corporate donations).

Once complete and open to the public, the 53 sites currently identified for inclusion in The 50 Parks Initiative would add approximately 183 acres of new public open space to the City's park system.

A summary of the location, size, funding, and status of each project identified for inclusion in The 50 Parks Initiative is provided in Attachment A.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction Division, and Maintenance.

50 Parks Initiative
Project Status
8/1/2012

# Park	New Acres	Council District	Implementation Partner(s)	Funding Source(s) Identified or Secured	Funding	Status
SECURED NEW PARK SITES						
1	105th Street	8	Los Angeles Housing Department Restore Neighborhoods LA Los Angeles Parks Foundation	First 5 LA Housing Related Parks Program (2010)	\$350,000	Design
2	111th Place	8	Restore Neighborhoods LA Los Angeles Neighborhood Initiative Los Angeles Housing Department	Prop 84 Statewide Parks Program (Rd 1) Department Resources Donations	\$535,000	Pre-design
3	49th Street	9	Restore Neighborhoods LA Los Angeles Housing Department		\$164,000	Construction
4	61st Street	9	Restore Neighborhoods LA Los Angeles Housing Department	Housing Related Parks Program (2010)	\$265,808	Design
5	76th Street	8	Restore Neighborhoods LA Los Angeles Parks Foundation	California Endowment Housing Related Parks Program (2010)	\$500,000	Construction
6	97th Street	8	Los Angeles Housing Department Restore Neighborhoods LA Los Angeles Parks Foundation	First 5 LA Housing Related Parks Program (2010)	\$350,000	Design
7	98th Street Park	8	Department of Water and Power Los Angeles Neighborhood Land Trust	Prop 84 Statewide Parks Program (Rd 2)	\$4,997,584	Pre-design
8	Albion Riverside Park	1	Department of Public Works - Bureau of Sanitation	Prop 84 Statewide Parks Program (Rd 2) Proposition K		Pre-design
9	Arts District Park	14	Department of Water and Power	Proposition O Quimby	\$5,000,000 \$2,500,000	Water quality improvements anticipated to be funded by Prop O Needs Development Funding Grant Cycle
10	Caballero Creek	3	Mountains Recreation Conservation Authority	Prop 84 River Parkways (Rd 2)	\$2,000,000	Needs Development Funding
11	Carlton Way Park	13	Trust for Public Land	Prop 84 Statewide Parks Program (Rd 1)	\$1,268,007	Design
12	Concord and Lowell	14	Los Angeles Neighborhood Initiative Trust for Public Land	First 5 LA Department Resources Donations Proposition A	\$780,000	Design
13	Country Club Park Heritage Plaza	10	Community Redevelopment Agency of Los Angeles	Community Redevelopment Agency of Los Angeles	\$218,721	Complete
14	Devonshire Arleta	6			\$750,000	Needs Development Funding
15	El Dorado Park	7	Mountains Recreation Conservation Authority	Prop 84 Statewide Parks Program (Rd 2) Prop 84 Urban Greening Program	\$1,625,500	Design
16	Expo-Westwood Neighborhood Greenway	5	Department of Public Works - Bureau of Sanitation		\$750,000	Needs Development Funding
17	Fulton Avenue Park (Fulton/Vanowen)	2	Department of Water and Power Los Angeles Neighborhood Initiative	Community Development Block Grant	\$480,000	Construction
18	Gage and Western	8	Los Angeles Housing Department Restore Neighborhoods LA Los Angeles Parks Foundation	Prop 84 Statewide Parks Program (Rd 1)	\$514,000	Design
19	Kagel Canyon Street	7	Los Angeles Housing Department Restore Neighborhoods LA Los Angeles Parks Foundation	First 5 LA	\$350,000	Design
20	La Mirada Park	13	Community Redevelopment Agency of Los Angeles	Prop 84 Statewide Parks Program (Rd 1)	\$1,223,300	Design Awaiting Final State Approval of Transfer of Awarded Grant Funds

50 Parks Initiative
Project Status
8/1/2012

#	Park	New Acres	Council District	Implementation Partner(s)	Funding Source(s) Identified or Secured	Funding	Status
21	Lakeside Park (Phase 1)	70.00	7	Department of Water and Power	Quimby	\$2,000,000	Needs Development Funding
22	Lexington and Madison Park	0.50	13	Trust for Public Land	Prop 84 Statewide Parks Program (Rd 2)	\$2,182,267	Phase 1 Scope Includes Only Trails and Parking Pre-design
23	McKinley Avenue	0.10	9	Los Angeles Housing Department	Donations	\$56,000	Construction
24	Monitor Avenue Park	1.10	15	Restore Neighborhoods LA	Prop 84 Statewide Parks Program (Rd 1)	\$4,999,468	Design
25	Normandie and Cordova	0.05	10	Trust for Public Land	Prop 84 Statewide Parks Program (Rd 1)	\$518,200	Design
26	Old Fire Station 84 (Woodland Hills)	0.28	3	Los Angeles Neighborhood Initiative	Quimby	\$1,000,000	Pre-design
27	Orchard Ave	0.14	9	Los Angeles Housing Department	Housing Related Parks Program (2010)	\$500,000	Construction
28	Patton Street Park (Echo Boys & Girls)	0.40	1	Restore Neighborhoods LA	Prop 84 Statewide Parks Program (Rd 1)	\$2,719,650	Design
29	Sheldon-Arieta Park	41.00	6	TPL	Proposition K	\$5,553,878	Construction
30	South East Valley Skate Park	2.30	6	Department of Public Works - Bureau of Sanitation	Proposition 40	\$2,561,538	Bid & Award
31	Spring Street Park (Phase 2)	N/A	14		Santa Monica Mountains Conservancy	\$3,500,000	Construction
32	Sunnynook River Park	N/A	4		Proposition K	\$2,100,000	Construction
33	Vermont and Gage	0.38	9	Los Angeles Housing Department	Proposition 50 (Santa Monica Mountains Conservancy)	\$945,650	Grant Cycle
34	Vermont Miracle Park	0.11	8	Los Angeles Neighborhood Land Trust	California Resources Agency (EEM)	\$1,492,664	Pre-design
35	Via Dolce	N/A	11	Los Angeles Neighborhood Land Trust	Prop 84 Statewide Parks Program (Rd 2)	\$200,000	Needs Development Funding
36	Wall Street Park	0.12	9	Los Angeles Parks Foundation	Housing Related Parks Program (2010)	\$265,808	Design
37	Warren Oil (Drum Barracks)	N/A	15	Los Angeles Parks Foundation	Proposition K	\$500,000	Needs Development Funding
38	Watts Cultural Crescent	2.95	15	Trust for Public Land	Housing Related Parks Program (2011)	\$945,650	Grant Cycle
39	West Boulevard	0.51	10	Los Angeles Neighborhood Initiative	Prop 84 Statewide Parks Program (Rd 1)	\$762,500	Design
ACTIVE PROPERTY ACQUISITIONS / LEASES							
40	Aliso Creek	1.80	3	Trust for Public Land	Proposition 84 Urban Greening Grant Program (2010)	\$1,500,000	Acquisition
41	Columbus and Tupper	0.29	7	Department of Water and Power		\$325,000	Needs development funding
42	E Street	0.11	15	Los Angeles County Flood Control District		\$325,000	Acquisition
43	Harbor Gateway	0.14	15	Mountains Recreation Conservation Authority	Quimby	\$400,000	Acquisition Process
44	Laurel Canyon / Mulholland	6.00	4	Mountains Recreation Conservation Authority	Department Resources	\$1,500,000	Needs development funding
45	LAX Northside Open Space	33.00	11	Los Angeles World Airports	Proposition K	\$0	Grant Cycle
46	Nevin Avenue Park	0.26	9	Department of Public Works - Bureau of Sanitation	Prop 84 Statewide Parks Program (Rd 1)	\$2,898,640	Pending discussions with LAWA Awaiting Final State Approval of Transfer of Awarded Grant Funds

50 Parks Initiative
Project Status
8/1/2012

# Park	New Acres	Council District	Implementation Partner(s)	Funding Source(s) Identified or Secured	Funding	Status
47 Ord and Yale Street Park	0.85	1	Community Redevelopment Agency of Los Angeles	Prop 84 Statewide Parks Program (Rd 1)	\$4,999,705	Awaiting Final State Approval of Transfer of Awarded Grant Funds
48 Palace Platting	0.47	9		Prop 1C Infill Infrastructure Grant Program Proposition K Quimby	\$3,430,857	Acquisition
49 Saint Andrews Place	0.28	10		Quimby	\$1,253,250	Acquisition Needs development funding
Sherman Village River Greenway						
50 Park	1.53	4	Los Angeles County Flood Control District	Quimby	\$1,073,577	Needs development agreement
51 South Victoria Avenue Park	0.26	8	Trust for Public Land	Prop 84 Statewide Parks Program (Rd 2)	\$1,942,297	Acquisition
52 Ventura and Strathern	0.69	6			\$1,000,000	Acquisition
53 York / Avenue 50 Park	0.30	14		Prop 84 Statewide Parks Program (Rd 2)	\$2,875,000	Acquisition
	182.75			Total	\$80,948,519	