

APPROVED

FEB 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-028

DATE February 18, 2021

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: STRATHERN PARK WEST – FIRST LEASE AMENDMENT TO PORTER BILL LEASE DL 000415-01-01 WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR A TEMPORARY REDUCTION IN THE LEASE PREMISES AREA RELATED TO A PROPOSED TINY HOMES VILLAGE PROJECT – EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III SECTION 1, CLASS 1(14) [AMENDMENT TO A LEASE TO USE AN EXISTING FACILITY] OF CITY CEQA GUIDELINES AND SECTION 15301 OF CALIFORNIA CEQA GUIDELINES

| | | | |
|-----------|-------|-------------------------------|-----------|
| AP Diaz | _____ | M. Rudnick | _____ |
| H. Fujita | _____ | <i>for</i> * C. Santo Domingo | <u>DF</u> |
| V. Israel | _____ | N. Williams | _____ |



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the First Lease Amendment to Porter Bill Lease DL 000415-01-01 (Amendment), as attached hereto as Attachment 2, between the Department of Recreation and Parks (RAP) and the State of California Department of Transportation for a temporary reduction in the lease premises area for a period not to exceed three (3) years, subject to the approval of the City Attorney as to form;
2. Direct the Board of Recreation and Park Commissioners (Board) Secretary to forward the Amendment to the Mayor's Office pursuant to Executive Directive No. 3 (Villaraigosa Series), and to the City Attorney's Office for approval as to form;
3. Authorize the Board President and Secretary to execute the Amendment upon receipt of the necessary approvals;
4. Find that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(14) [Amendment to a lease to use an existing facility] of the City CEQA Guidelines and Section 15301 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

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5. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
6. Authorize RAP staff to make technical corrections to carry out the intent of this this Report.

SUMMARY

Strathern Park West (Park) is a located at 12541 W. Saticoy Street, Sun Valley, California 91605. Park improvements include a walking path and several picnic tables. The Park measures approximately 8 acres, of which 6.02 acres is on land leased from the State of California Department of Transportation (CalTrans) under Porter Bill Lease DL 000415-01-01 (Porter Bill). The remaining acres of the Park is on City owned property (Exhibit A). This Park is predominantly undeveloped and underutilized.

In June 2020, the City of Los Angeles (City) and the County of Los Angeles (County) reached an agreement to provide housing and services for up to 6,700 homeless people who live near freeways and those over 65 years of age or vulnerable to COVID-19. This agreement was approved by a federal judge in connection with a lawsuit filed in March 2020 by the Los Angeles Alliance for Human Rights.

Under the agreement, the City will provide 6,700 beds within eighteen (18) months and the County will provide up to \$300 million over the next five (5) years to fund homeless services. The County also agrees to pay the City a one-time bonus fee of \$8 million if 5,300 beds are available within ten (10) months.

In an effort to satisfy the requirements of the agreement, the City proposes to utilize a portion of the Porter Bill lease area of the Park for a temporary Tiny Homes Village for a period not to exceed three (3) years. The proposed area measures approximately 1.02 acres or 44,533 square feet (Exhibit A) and is currently a dirt lot devoid of any landscaping or other park improvements. Due to its current condition and proximity to the 170 Freeway this area is not actively used by the general public. It should be noted that the current premises area of the Porter Bill is 6.02 acres or 262,204 square feet.

CalTrans has been consulted and is agreeable to the proposed use. CalTrans has advised that under the Governor's Executive Order 2320 addressing homelessness it is able to amend the Porter Bill lease to remove the Proposed Area from the rest of the Porter Bill area and enter into a separate agreement with the City's Department of General Services for the lease of the Proposed Area for the proposed three (3) year period.

The Office of Councilmember Paul Krekorian (CD2) is supportive and has conducted meetings with the North Hollywood West Neighborhood Council, North Hollywood Northeast Neighborhood Council and the Los Angeles Police Department North Hollywood Community Police Advisory Board. Per CD2 staff, all have indicated support for the proposed Tiny Homes Village project.

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At this time, the Board is requested to consider the First Amendment to the Porter Bill attached to this Report as Attachment 2. The Amendment removes from the Porter Bill area the Proposed Area measuring approximately 1.02 acres or 44,533 square feet for a three year (3) period, with the Proposed Area reverting back into the Porter Bill area at the end of such term.

ENVIRONMENTAL IMPACT

The proposed action included in this Report consists of an amendment to a lease agreement to operate and maintain an existing public facilities. As such, RAP staff recommends that the Board of Recreation and Park Commissioners' (Board) determines that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(14) of City CEQA Guidelines, as well as to Article 15301 of California CEQA Guidelines. Staff will file an NOE with the Los Angeles County Clerk upon the Board's approval.

The proposed action included in this Report does not include approval for any project that will be located on the property. Further CEQA action will be determined when the characteristics of the project are available.

FISCAL IMPACT

The approval of the First Amendment will have no fiscal impact on RAP's General Fund.

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS/EXHIBITS

- 1) Exhibit A- Strathern Park West Map
- 2) Attachment- First Amendment to Porter Bill DL 000415-0101



EQUITABLE PARKS & AMENITIES DECISION SUPPORT SYSTEM

Strathern Park West



Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

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SCALE 1: 9,028



NOTES



DEPARTMENT OF TRANSPORTATION

DISTRICT 7
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012

PHONE (213) 897-0362
FAX (213) 897-0360
TTY 711

www.dot.ca.gov



*Making Conservation
a California Way of Life.*

November 23, 2020

Parcel Number 07 DL000415-01-01

PORTER BILL LEASE - First Lease Amendment

Whereas, the city of Los Angeles, by its Department of Recreation and Parks (LESSEE), and STATE OF CALIFORNIA, acting of by as through the Department of Transportation, (LESSOR), have heretofore entered into that certain lease dated _____, 20____ (LEASE). LEASE sets forth the terms and conditions under which the State leased the premises known as property management lease DL000415-01-01 which is in the city of Los Angeles, County of Los Angeles (SITE).

WHEREAS, LESSEE AND LESSOR Mutually agree to carve out a portion of LEASE for Governors Executive Order 2320 (GO2320) for a three year period _____20____ through _____20____ while reducing street homelessness, break down barriers to homeless individuals accessing health care and other critical services, and to increase housing options for those experiencing homelessness. **At end of term of Homeless Lease, the portion being leased under GO2320 will revert back to the original lease DL 000415-01-01at expiration.**

NOW THEREFORE, the terms of the PORTER BILL LEASE have been amended.

All other terms and conditions of the PORTER BILL LEASE, dated November 1, 1976 shall remain the same.

The parties have entered into this FIRST LEASE AMENDEMENT, of the PORTER BILL LEASE on this _____ day of _____ 20____.

LESSEE: City of Los Angeles, Board of Recreation and Park Commissioners

By: _____ Date _____
Harold Arrivillaga
Board Secretary

By: _____ Date _____
Sylvia Patsaouras
Board President

LESSOR: State of California, Department of Transportation

By: _____ Date _____
Mary Gutierrez
Senior Right of Way Agent
Property Management
District 7 Division of Right of Way and Right of Way Engineering

By: _____ Date _____
Raashan Bernard
Acting Office Chief
Property Management
District 7 Division of Right of Way and Right of Way Engineering

Attachments:

Exhibit A: Legal Description for Lease Agreement Purposes
Original PORTER BILL LEASE Agreement
New Rental Agreement (Shelter Housing with City of LA)

Exhibit "A"

Legal Description

For Lease Agreement Purposes

LA-170-PM 18.8

Being portions of Lot 17 and Lot 20, both of Tract No. 1212, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 18, Pages 126 and 127, of Maps, in the Office of the Registrar-Recorder/County Clerk of said county, and more particularly described as follows:

BEGINNING at a point in the westerly line of said Lot 17, said point being distant 18.49 feet northerly, measured along said westerly line from the southwest corner of said Lot 17; Thence along said westerly line North 10° 13' 52" West, 728.10 feet to the southeasterly corner of said Lot 20; Thence along the westerly line of that certain parcel of land acquired by the State of California, Parcel Number 415, by Deed recorded August 31, 1959 in Book D588, Page 697, of Official Records, North 17° 22' 40" West, 244.14 feet to the northwesterly corner of last said state parcel; Thence along the northerly line of said Lot 20, North 79° 44' 08" East, 30.36 feet to the northeasterly corner of last said lot; Thence along the easterly line of Lot 21 of said Tract 1212, North 10° 13' 52" West, 242.00 feet to the Northeasterly corner of said Lot 21; Thence easterly along the easterly prolongation of the northerly line of said Lot 21, North 79° 43' 57" East, 20.14 feet; Thence South 11° 08' 41" East, 262.57 feet; Thence South 11° 05' 22" East, 254.76 feet; Thence South 13° 55' 42" East, 257.57 feet; Thence South 16° 49' 15" East, 187.26 feet to a curve concave easterly and having a radius of 889.00 feet; Thence southerly along said curve from a tangent bearing South 09° 51' 05" West through a central angle of 00° 42' 52" an arc distance of 11.08 feet; Thence North 18° 05' 47" West, 31.68 feet to the most northerly corner of Parcel 3 of Relinquishment No. 676 of the Highway Right of Way relinquished to the City of Los Angeles by resolution of the California Highway Commission, a certified copy of which resolution is recorded February 27, 1969, as Instrument No. 2241, in Book R3162, Page 698, of Official Records of said County; Thence along the westerly line of said relinquishment South 16° 44' 15" West, 47.64 feet; Thence South 03° 29' 51" West, 106.90 feet; Thence South 06° 55' 00" East, 53.57 feet; Thence South 08° 47' 17" East, 61.48 feet to a curve, concave northwesterly and having a radius of 16.00 feet; Thence southwesterly along last said curve from a tangent bearing South 06° 04' 42" East, through a central angle of 49° 44' 19", an arc distance of 13.89 feet to a point in said westerly line of Lot 17, said point also being the **POINT OF BEGINNING**.

Containing 0.9 acres, more or less.



SCALE: 1" = 150'

EXHIBIT "B"

MAP

BEING A PORTIONS OF LOT 17 AND LOT 20, BOTH OF TRACT NO. 1212, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 18, PAGES 126 AND 127, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

NOTES:

 PROPOSED LEASE AREA
AREA = 0.9± AC.

