

REPORT OF GENERAL MANAGER

NO. 01-04

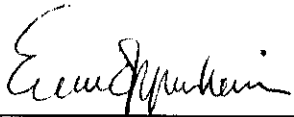
DATE January 17, 2001

CD 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PACIFIC PALISADES PARK & RECREATION CENTER - APPROVAL OF LICENSE AGREEMENT WITH LIBRARY DEPARTMENT FOR USE OF PARK PROPERTY FOR OPERATION OF PALISADES BRANCH LIBRARY

A. Coroalles	_____	J. Duggan	_____
J. Combs	_____	H. Fujita	_____
S. Klippel	_____	M. Matthews	_____
G. Lum	_____	*M. Tamuri	<u> <i> </i> </u>
K. Regan	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve the Library Department's proposed redevelopment of the Palisades Branch Library which occupies a portion of the Department's Pacific Palisades Park and Recreation Center; and,
2. Approve the issuance of a license agreement to the Library Department for use of portions of the Department's property; and,
3. Authorize staff to cooperate with the City Attorney's Office and Library Department in the preparation of the license agreement with a term of 50 years; and,
4. Upon completion of the agreement and in accordance with Executive Directive No. 16, forward the proposed agreement to the Mayor, and concurrently to the City Attorney for review; and,
5. Upon receipt of the necessary approvals, authorize the Board President and Secretary to execute the agreement.

SUMMARY:

On December 7, 1961, the Board of Recreation and Park Commissioners, through Board Resolution No. 4049, granted the Library Department permission to construct a portion of the Palisades Branch Library on a portion of the Department's Pacific Palisades Park and Recreation Center. This resolution further stipulated that park patrons would be allowed to use the library parking lot. With the approval of Proposition DD, the Library Department has the authority and funds to replace, renovate or expand 28 branch libraries throughout the City, including the subject branch.

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The proposed redevelopment project requires the demolition of the current 7,025 square foot building and the construction of new 10,500 square foot building. The new building will include the following features: a community room; adult, young adult, and children's reading rooms; a story area; and space for "Friends of the Library". It should be noted that only a portion of the current building and the parking lot occupy park property. The new building will be constructed entirely on park property, with the parking lot on Library Department property (see plans on file in the Commission office). The City Attorney has opined that Library Department use is permissible use of park property.

The proposed redevelopment project will have minimum impact on the continued operation of our facility. Staff will insure that the plans developed by the Library Department are properly reviewed and approved to minimize proposed construction impacts onto our facility. The proposed license agreement will be prepared and reviewed in cooperation with the City Attorney. It should be noted that our Department already has agreements with the Library Department for the use of park property at L.A. High Memorial and Valley Plaza Parks. Further, on July 7, 1999, through Board Report No. 295-99, the Board approved the issuance of license agreements to the Library Department for their use of park property at the following four locations: North Hollywood, Palms, Valley Plaza and Arroyo Seco Parks.

Discussions between Library and Department staff have resulted in an agreement that the Department will have access to the community room and park patrons will continue to be allowed to park in the library parking lot. These issues will be incorporated into the license agreement.

Gat Lum, Acting Superintendent of the Pacific Region, and Councilmember Cindy Miscikowski, Council District 11, have been consulted and concur with the staff's recommendations.

Board Report prepared by Cid Macaraeg, of the Real Estate and Asset Management Division.