

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

Wednesday, January 17, 2001 - 3:00 p.m.
Wilmington Recreation Center
325 Neptune Avenue
Wilmington, California 90744

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD DESIGNATED AT THE END OF THE SPECIAL MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES.

1. GENERAL MANAGER'S REPORTS: (Attached)

- 01-13 Encino-Balboa Golf Professional Concession Request for Proposal
- 01-14 Queen Anne Recreation Center: Final Authorization to Acquire Property for Park Expansion, Approval of Escrow Instructions and Acquisition Costs - APN 5082-011-024 (#1131B)
- 01-15 Queen Anne Recreation Center: Final Authorization to Acquire Property for Park Expansion, Approval of Escrow Instructions and Acquisition Costs - APN 5082-011-025 (#1131B)
- 01-16 Lexington Pocket Park - Mural
- 01-17 Authorization to Pursue Grants
- 01-18 Various Communications

2. NEW BUSINESS:

Memorandum Request for Batting Cage Price Increase -
Report No. 00-446

3. PUBLIC COMMENTS:

Any comments which require a response or report by staff will be automatically referred to staff for a report at some subsequent meeting.

January 17, 2001

4. NEXT MEETING:

The next regularly scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, February 7, 2001, at 9:30 a.m., City Hall, 200 North Main Street, Room 1325, Los Angeles, California.

5. 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) 473-5888.

Finalization of Commission Actions: In accordance with City Charter Section 32.3, actions of the Board of Recreation and Park Commissioners shall become final at the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session.

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REPORT OF GENERAL MANAGER

NO. 01-13

DATE: January 17, 2001

CD _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ENCINO-BALBOA GOLF PROFESSIONAL CONCESSION REQUEST FOR PROPOSALS

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



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Direct staff to prepare a Request for Proposals (RFP) for the Encino-Balboa Golf Professional Concession in accordance with the terms and conditions contained in the body of this report; and,
2. Direct the Board Secretary to transmit the RFP to the City Attorney and the United States Army, Corps of Engineers for review and approval; and,
3. Authorize staff to set a date for receiving proposals, provided that no substantive changes to the document are recommended by the reviewing agencies and that the release of an RFP is in conformance with the current bankruptcy proceedings relating to Family Golf; and,
4. Authorize the Department's Golf Operations Division to prepare and submit a self operation plan for the facility as an alternative consideration.

REPORT OF THE GENERAL MANAGER

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SUMMARY:

A 10-year agreement to operate the Encino Balboa Golf Professional Concession was executed with Family Golf Centers, Inc., on November 9, 1999. On May 4, 2000, Family Golf and its U.S. subsidiaries (collectively referred to as "Family Golf") filed petitions for relief under Chapter 11 of the U.S. Bankruptcy Code. On November 22, 2000, the Department was verbally advised by the Concessionaire that it would not be obtaining the construction permits necessary for the completion of the proposed capital improvements. Instead, Family Golf submitted written notice on December 1, 2000 of its interest to assign the concession agreement to another entity. Consequently, on December 8, 2000, the Department issued written notice of the default and notice of termination within 30 days if Family Golf failed to cure the default.

A Bankruptcy Court hearing held January 4, 2001 in New York, at which the City was represented by Danning, Gill, Diamond & Kollitz, LLP, established a 30-day period ending February 6, 2001, in which Family Golf will declare its intent to assume or reject its City obligations. If no action is evident by February 6, the City can deem that Family Golf has rejected its obligations and the Department can advertise a Request for Proposals (RFP).

On January 10, 2001, the Golf Advisory Committee passed a motion with two alternatives for operation of the facility. (See Attachment 1) The first choice of the Committee was to award the contract to the second ranked proposer in the original 1998 selection process, Michael Bernback D.B.A. Ready Golf and/or Ready Golf Centers. The second choice was to conduct a "mini-RFP" process, restricted to those entities that proposed in the immediate previous proposal process.

The City Attorney has opined that the award of a concession contract to Family Golf was an implicit rejection of all other proposals. The City Attorney stated "the execution of the contract with Family Golf and their subsequent 'performance' eliminates any doubt that the prior selection process was concluded. That proposal/selection process is no longer open for action by the City. The subsequent passage of time since proposals were last received also does not support an argument that the City would not benefit from soliciting new proposals--i.e., that it would not be 'reasonably practicable and compatible with the City's interests' to obtain competitive proposals at this time (Charter Sec 372)."

A "mini- RFP" process has been used by the Department to select an operator for a small concession for a very limited duration. A "mini-RFP" could not be used to award a 10 year agreement which is the minimum time required for a proposer to recover costs for the planned improvements. A "mini-RFP" process, restricted to the proposers from the previous RFP must be evaluated by the City Attorney to determine if it is a legal process to award a limited contract.

The motion adopted by the Golf Advisory Committee clearly states the frustration of the golfing community and their desire to see the planned improvements constructed. As the Board cannot

REPORT OF THE GENERAL MANAGER

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award the contract to the second proposer as requested by the Committee, and as the improvements will not be completed by the successful bidder in a "mini-RFP," another option has been identified. The option is to modify the plan for expenditures from the Golf Surcharge Account to place the Encino-Balboa driving range and golf pro improvements as first priority and commit up to \$900,000 to design and construct the improvements, as spelled out under the terms of the proposed RFP. It is estimated that the design process will take three months and the construction process four months. To expedite and ensure timely construction, staff would utilize an existing citywide construction contract to perform the work for a small administrative fee.

Concurrently with the improvement of the facility the Department would complete an RFP which would be offered as soon as it was available. During the RFP development, bidding, and evaluation phases, the Department would operate the improved driving range. The Department operation could then be compared directly with the respondents to the RFP.

If the Board instructs the Department to proceed with the development of the improvements with Golf Surcharge funds the following additional recommendation would be necessary:

1. Direct staff to amend the planned expenditure from the Golf Surcharge Account to make up to \$900,000 available to immediately begin design and construction of the planned improvements to the driving range and pro shop at the Encino-Balboa golf facility.
2. Direct staff to assume operation of the driving range in the event Family Golf is terminated and/or vacates Encino-Balboa Golf Course.

Following is a summary of the primary terms and conditions of the proposed RFP, which are substantially equivalent to those contained in the most recent RFP (April 1998) for this concession, except where noted. The proposed RFP requires a 10 year agreement and significant capital investment by the new operator. If it is determined that the most expeditious method to provide the capital improvements is to construct them under Department supervision then the required improvements would be modified.

Proposer Qualification Requirements:

At least one of the following persons

- Owner
- General partner
- Corporate officer

of the proposing entity must meet the following minimum requirements: Have three (3) years full-time experience, within the last ten (10) years, as the owner or manager of a business similar and

REPORT OF THE GENERAL MANAGER

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comparable to the subject concession, with annual gross receipts of at least Five Hundred Thousand Dollars (\$500,000).

Proposers who do not meet this requirement may qualify by employing the services of a Concession Manager who meets the experience qualification. Such a manager must be identified by name in the submitted proposal and be in attendance at the proposer's interview. Manager's experience includes but is not limited to the authority to hire, schedule, and terminate personnel; order merchandise and materials; oversee operations, and have ultimate on-site decision-making responsibility.

In addition, the proposer must possess the necessary line of credit and/or have the necessary financial resources, as evidenced by submitted financial statements and subsequent financial and credit verification, to equip and operate the concession and provide for any required improvements.

Term:

The term of the agreement will be 10 years.

Minimum Rental Requirements:

Rental to the City is a proposal item and must be stated both as a percentage of gross receipts and as an annual minimum rental guarantee. Proposers may propose a graduated rental guarantee (one that increases with time or activity), provided that the minimum rental requirements, as stated below, are met at all times:

| | |
|--|-----------|
| Golf Pro Shop/Lesson Service Minimum Rental Percentage | 7% |
| Golf Pro Shop/Lesson Service Annual Minimum Rental Guarantee | \$ 57,000 |
| Driving Range Concession Minimum Rental Percentage | 30%* |
| Driving Range Concession Annual Minimum Rental Guarantee | \$220,000 |

*This has been lowered from the 40% required in the 1998 RFP. The expectation is that lowering the minimum rental percentage will provide more flexibility to proposers in structuring their rent and capital improvement mix and may result in the receipt of additional proposals.

Capital Improvement Requirements:

The selected concessionaire will be required to finance and complete specific capital improvements to the existing concession facility. Capital improvements are defined as permanent renovations, additions, or alterations that cannot be removed without significantly damaging the premises, the item, or both. All capital improvements provided by the concessionaire become the property of the City upon completion.

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All required projects must be initiated upon execution of a concession agreement and completed according to the concessionaire's construction schedule. The timeliness of the Proposer's construction schedule will be considered in the evaluation process. The inability of the concessionaire to complete any required or additional capital improvements for any reason will not reduce the payment of the proposed rent.

The selected concessionaire will be required to make the following capital improvements:

| Site | Required Improvement |
|-------------------------|--|
| Driving Range | provide new fencing/netting and poles on both sides and the back of the driving range sufficient in height to prevent range balls from exiting the range premises. Install synthetic turf on the entire ball landing area (approximately 422,000 square feet) from the concrete tee line to all perimeter fences, including simulated target greens, sand traps, and other golf course features. |
| Pro Shop and Range Shop | general refurbishment including new carpeting, wall covering, painting, display fixtures, and other cosmetic improvements. |

Proposers must include schematic plans for all required and proposed improvements that involve a construction project, to illustrate the proposed design features of the project and its overall impact on the facility.

Equipment and Furnishings:

Proposers shall include in their proposal all equipment and furnishings needed to successfully operate the concession. Equipment and furnishings purchased entirely by the concessionaire will remain the possession of the concessionaire and may be removed once the concession agreement has terminated.

The selected concessionaire is required to equip the pro shop with the appropriate furnishings and equipment including but not limited to non-resettable cash register/cash management system, merchandise system, merchandise, and display apparatus. The driving range must be equipped with the appropriate furnishings and equipment including but not limited to ball picking equipment, non-resettable ball vending machines and a sufficient number of good quality range balls to keep up with demand.

Merchandise:

The concessionaire shall provide and maintain an adequate inventory of a wide range of brand name golf clubs, shoes, bags, balls, tees, clothing, and accessories with a retail inventory value of at least \$200,000.

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Additional Activities, Services, and/or Amenities:

Proposers are encouraged to consider and propose additional business activities, services and/or amenities at the facility where the subject concession resides, provided they are compatible with other Department activities and approved by the Department. However, activities, services or amenities that are in direct competition or conflict with other existing City-authorized concessions will not be allowed.

Performance Bond:

The selected concessionaire is required to remit a performance bond equal to one-fourth of the proposed annual minimum rental guarantee.

Premises:

The premises to be authorized for use by the concessionaire shall include the clubhouse area golf pro shop, driving range, driving range pro shop and storage area, and any accompanying office and storage space. The premises to be authorized may be modified to provide areas consistent with the new capital improvements constructed during the term of this agreement.

Utilities and Telephone Service:

The concessionaire will install a separate utility meter(s) in a timely manner and will be responsible for all utility charges and related repairs associated with the operation of the concession, including the City Utility Users Tax. Until a separate meter installation is completed, the concessionaire will be required to remit a monthly utility fee to the Department which will be determined prior to the release of the RFP (the estimated amount of the utility fee in the 1998 RFP was \$2,000 per month). The CITY reserves the right to adjust the utility fee. The concessionaire will pay for telephone installation, service, and maintenance. The telephone number shall be placed in the name of the facility and shall not be transferable to any other location.

Hours of Business Operation:

The concessionaire shall keep the golf pro shop open during all daylight hours every day, except December 25th, weather permitting. Golf lesson service shall be available during all daylight hours and until 10:00 p.m. every night, except December 25th, weather permitting. The driving range is to be open during all daylight hours and until 10:00 p.m. every day, except December 25th, weather permitting. Any deviation from the hours specified shall be subject to the prior approval of the General Manager. Additional hours of business during the normal golf course hours, shall be at the concessionaire's discretion.

City Ordinance Compliance Requirements:

Unless the concessionaire is approved for a waiver or exemption by the Office of Administrative and Research Services, this Agreement is subject to the Service Contract Worker Retention Ordinance (SCWRO), Section 10.36 et seq., the Living Wage Ordinance (LWO), Section 10.37 et seq., the

REPORT OF THE GENERAL MANAGER

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Equal Benefits Ordinance (EBO), Section 10.8.2 et seq., and the Child Support Ordinance, Section 10.10, of the Los Angeles Administrative Code.

The United States Army, Corps of Engineers Requirements:

The Encino-Balboa Golf Course complex is part of the Sepulveda Basin which is leased from the United States Army, Corps of Engineers. Any concession agreement for the Encino-Balboa Golf Course is and will be subject to all the terms and conditions of Recreational Lease No. DACW09-1-67-11 and will not be effective until the conditions of the concession agreement are approved by the District Engineer (or that person's representative) of the Corps of Engineers.

Selection Criteria:

- A. Financial Return to the City (Maximum 30 pts.)
- B. Appropriateness, Level, and Value of Proposed Improvements (Maximum 15 pts.)
- C. Business Experience, Qualifications and Marketing (Maximum 20 pts.)
- D. Financial Capability and Stability (Maximum 20 pts.)
- E. Value and Level of Proposed Services (Maximum 10 pts.)
- F. Community Outreach Approach to Concession (Maximum 5 pts.)

Concession Agreement:

A draft concession agreement will be provided as a part of the RFP. Proposers should review the agreement carefully prior to submitting a proposal. The successful proposer will be required to execute the concession agreement in substantially the same form as it is written with the exception that elements of the successful proposal as finally approved by the Board and the City Council will be included in the final executed agreement and will be subject to approval by the City Attorney, Mayor's Office, and United States Army, Corps of Engineers.

Self-Operation

The Department has determined that it may be feasible to self-operate some or all elements of golf professional concessions. In order to appraise the opportunity for self-operation at Encino-Balboa, staff recommends that the Board authorize the Golf Operations Division to submit a self-operation plan for consideration.

Prepared by Phillip Wong, Kathy Hashiguchi, and Ron Kraus



GRIFFITH PARK • SEPULVEDA • RANCHO PARK • ROOSEVELT
HARBOR PARK • WOODLEY • PENMAR • HANSEN DAM

LOS ANGELES MUNICIPAL GOLF ASSOCIATION

4730 CRYSTAL SPRINGS DRIVE • LOS ANGELES, CALIFORNIA 90027

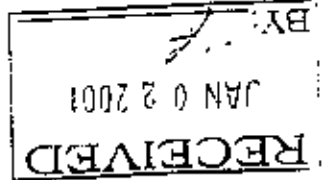
RECREATION AND PARK GOLF ADVISORY COMMITTEE

DATE: JANUARY 02, 2001

ITEM: SPECIAL MEETING

SUBMITTED BY:

Bob Ryan
Bob Ryan, President
L.A. Municipal Golf Association
Hansen Dam Men's Club



SUBJECT: ENCINO-BALBOA DRIVING RANGE/GOLF SHOP CONCESSION

RECOMMENDATION:

That the Committee endorse the position regarding the disposition of the Sepulveda driving range/golf shop concession already taken by the Sepulveda Men's Golf Club, Sepulveda Women's Golf Club, and Los Angeles Municipal Golf Association (MGA), which is:

1st Choice

Absent an immediate assignment of Family Golf's lease to Kemper Sports or another similarly situated, deep pockets golf company, to follow the precedent established in November 1997, when California Golf Centers was unable/unwilling to perform the obligations of its City Council approved 10 year contract, by: 1) Determining the readiness, willingness, and ability of the proposal entity that was ranked second by the Concession Evaluation Panel in the 1998 process that ultimately awarded a 10 year concession to family Golf Centers Inc., and 2) upon such determination, immediately proceed to award the concession to that second ranked proposal entity.

2nd Choice

Absent an immediate assignment of the lease as outlined in "1st Choice" and absent a consensus to dispose of this issue expeditiously, to follow the precedent established in Spring 1998, when City Council rejected the Board of Recreation and Park Commissioners award of the Sepulveda concession, by awarding the Sepulveda concession on an interim basis through a "mini-RFP process," restricted exclusively to those entities that proposed in the immediately previous proposal process.



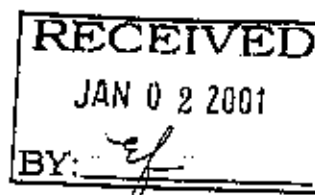
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HARBOR PARK • WOODLEY • PENMAR • HANSEN DAM

LOS ANGELES MUNICIPAL GOLF ASSOCIATION

4730 CRYSTAL SPRINGS DRIVE • LOS ANGELES, CALIFORNIA 90027

SUMMARY

Given the convoluted history of this concession, the above "Recommendation" is complicated. However, the issue is simple. The golfers of the Sepulveda basin and the San Fernando Valley have waited too long for the Sepulveda concession that they have been promised and deserve. Enough is enough! Valley golfers want the **shortest** route to this end. They do not want finger pointing, posturing, and/or political wrangling. They most certainly do not want 2-3-4-5 more years of delay. They have had enough of that. They want a **quick** assignment to a well-heeled company that is prepared to assume 100 percent of the obligations of the Family Golf Lease. Otherwise, go to number two. Get on with it. Let us be done with it already!



REPORT OF GENERAL MANAGER

NO. 01-14

DATE January 17, 2001

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: QUEEN ANNE RECREATION CENTER: FINAL AUTHORIZATION TO ACQUIRE PROPERTY FOR PARK EXPANSION, APPROVAL OF ESCROW INSTRUCTIONS AND ACQUISITION COSTS - APN 5082-011-024 (#1131B)

M. Mathews _____
J. Combs _____
A. Coroalles _____
J. Duggan _____
H. Fujita _____

B. Benjamins _____
K. Regan _____
G. Lum _____
*M. Tamura *[Signature]*

[Signature]

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

- 1) Adopt a draft resolution authorizing the acquisition of a 0.161 acre parcel (APN 5082-011-024) located at 1269 Queen Anne Place, for the amount of \$197,355.00 including escrow and title insurance fees, for use as a community park (\$265,000.00 is available through City of Los Angeles Proposition "K" Bond Funds and Tobacco Bond Funds);
- 2) Authorize the Director of Finance to expedite the processing of a demand to the City Controller in the amount of \$197,355.00 payable to Chicago Title Insurance Company Escrow Account #011057013-X65 from Fund 43K, Account R209, and Fund 43G, Account R309, and upon receipt of the check to transmit it to the Real Estate and Asset Management Division;
- 3) Authorize staff to proceed with the legally obligated relocation of tenants, asbestos and lead based paint study and subsequent removal and demolition of the property, and approve the expenditure of the necessary funds for this purpose to a maximum of \$65,000.00;
- 4) Authorize the Director of Finance to process demands for any and all legally obligated costs associated with relocation assistance, moving expenses, asbestos and lead studies and removal, and property demolition, from Fund 43K, Account R209, and Fund 43G, Account R309; and,
- 5) Authorize the Board Secretary to execute the escrow instructions and grant deed for the subject property.

REPORT OF THE GENERAL MANAGER

PG. 2

NO. 01-14

SUMMARY

The Department of General Services Asset Management Division (DGS) has notified Department of Recreation and Parks (Department) staff that they have concluded negotiations for the acquisition of the property located at 1269 Queen Anne Place. Preliminary authorization for this acquisition was granted by the Board on August 9, 2000 (Report 00-288). The Department, with the support of Councilmember Nate Holden of the Tenth Council District, intends to acquire this 0.161 acre parcel, improved with a single family dwelling adjacent to the Queen Anne Recreation Center, for the purposes of expanding and improving the Queen Anne Recreation Center and Park.

The 1269 parcel is the third of three contiguous privately owned parcels which the Department intends to use to complete the planned park improvements. The first parcel of land located at 1259-61 Queen Anne Place, which consists of 0.106 acres, was acquired by the Department with Board approval on March 20, 2000. The acquisition of the second parcel of land located at 1263-5 ½ Queen Anne Place is also in the process of being acquired and has been submitted for Board approval concurrently with this report.

The park expansion project involves 0.37 acres abutting the southern boundary of the park. The various landscaping and passive recreational improvements planned for the three Queen Anne Place parcels include turf, shade trees, automated irrigation systems, concrete walkways, picnic tables, children's play area and a parking lot with a capacity of approximately 20 vehicles.

The DGS has negotiated the acquisition of the parcel located at 1269 Queen Anne Place at the fair market value of \$195,000.00. The original appraisal of the property by a private MAI appraiser established a value of \$170,000.00, and an offer was made to the property owner based on that value. However, the property owner felt that the appraised value fell substantially below current sales in the area for properties of comparable size and type. The property owner submitted documents to the DGS for further review. Upon completing their review of the materials submitted and performing a more recent market analysis of area sales involving comparable properties, the DGS determined the fair market value to be \$195,000.00. The closing costs for this transaction will be \$1,450.00 for escrow fees and \$905.00 for title insurance. The required demand to the City Controller for this transaction is \$197,355.00 payable to the Chicago Title Insurance Company. Funds for this acquisition have been allocated in the 2000-2001 Proposition "K" Bond funding cycle and Tobacco funding cycle in the amount of \$265,000.00 from Fund 43K, Account R209, and Fund 43G, Account R309.

Previous costs related to this acquisition include an appraisal, Phase I Environmental Site Assessment, and CEQA filing fees totaling \$5,525.00. Future legally obligated costs of acquisition will include relocation and moving expenses for the property occupants not to exceed \$25,000.00. The estimated cost for asbestos and lead paint studies and subsequent removal, and property

REPORT OF THE GENERAL MANAGER

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demolition is within the range of \$17,000.00 to \$27,000.00. These costs can not be confirmed until the property is acquired and fully surveyed. It is unlikely that the total acquisition costs, including sale price, escrow fees, title insurance, relocation fees, environmental survey and abatement, and demolition, will exceed the existing \$265,000.00 available in Proposition "K" and Tobacco Bond Funds. Should any contingencies cause these costs to exceed the amount of available funds, Department staff will consult with the Council Office and City staff to have additional funds appropriated for completion of this acquisition.

Staff has determined that the proposed property acquisitions for parkland development are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Classes 1(11), 11(2,6) and 25 of the City CEQA guidelines.

This project is supported by the Superintendent of the Griffith-Metro Region and Councilmember Nate Holden of the Tenth Council District.

This report was prepared by Joel Alvarez, MA II of the Department of Recreation and Parks, Real Estate and Asset Management Division.

RESOLUTION NO. _____

BE IT RESOLVED, that acquisition of the following described property for public park purposes hereby is approved in accordance with the provisions of Section 170(b) of the City Charter:

1269 Queen Anne Place, Los Angeles, CA 90019 (Consisting of 0.161 Acres), for community park expansion.

LEGAL DESCRIPTION OF PROPERTY:

Lot 19 of Tract No.3788 as per Map Book 41, Page 34, in the City of Los Angeles, State of California as recorded in Assessor's Office of said County.

BE IT FURTHER RESOLVED, the Department of General Services, Asset Management Division, has negotiated the acquisition of said property at a cost of \$197,355.00 including closing costs to be funded from the \$265,000.00 appropriation from the City of Los Angeles, Proposition "K" Competitive Grant Funds and Tobacco Bond Funds; and,

BE IT FURTHER RESOLVED, that the Director of Finance be authorized to expedite a demand to the City Controller in the amount of \$197,355.00 payable to Chicago Title Insurance Company Escrow Account #011057013-X65, for the acquisition of a 0.161 acre parcel at 1269 Queen Anne Place, and upon receipt of any checks, to forward them to the Department's Real Estate and Asset Management Division; and,

BE IT FURTHER RESOLVED, that the Board Secretary is authorized to execute the escrow instruction and grant deed for the subject property, as approved by the City Attorney; and,

BE IT FURTHER RESOLVED, that the Director of Finance be hereby authorized to pay, or arrange for payment of, any legally obligated costs of acquisition, including but not limited to tenant relocation costs, asbestos and lead based paint studies and removal, and demolition, from fund 43K, account R209, and fund 43G, account R309, and upon receipt of any checks, to forward them to the Department's Real Estate and Asset Management Division; and,

BE IT FURTHER RESOLVED, that a copy of this Resolution is ordered published in a daily newspaper publication.

I HEREBY CERTIFY, that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on January 17, 2001.

DOROTHY MASON,
Board Secretary

Resolution No. _____

REPORT OF GENERAL MANAGER

NO. 01-15

DATE January 17, 2001

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: QUEEN ANNE RECREATION CENTER: FINAL AUTHORIZATION TO ACQUIRE PROPERTY FOR PARK EXPANSION, APPROVAL OF ESCROW INSTRUCTIONS AND ACQUISITION COSTS - APN 5082-011-025 (#1131B)

M. Mathews _____
J. Combs _____
A. Coroalles _____
J. Duggan _____
H. Fujita _____

B. Benjamins _____
K. Regan _____
G. Lum _____
*M. Tamuri *[Signature]*

[Signature]

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

- 1) Adopt a draft resolution authorizing the acquisition of a 0.106 acre parcel (APN 5082-011-025) located at 1263-5 1/2 Queen Anne Place, for the amount of \$282,590.00 including escrow and title insurance fees, for use as a community park (\$435,000.00 is available through City of Los Angeles Proposition "K" Bond Funds);
- 2) Authorize the Director of Finance to expedite the processing of a demand to the City Controller in the amount of \$282,590.00 payable to Chicago Title Insurance Company Escrow Account 011057012-X65 from Fund 43K, Account R209, and upon receipt of the check to transmit it to the Real Estate and Asset Management Division;
- 3) Authorize staff to proceed with the legally obligated relocation of tenants, asbestos and lead based paint study and subsequent removal and demolition of the property, and approve the expenditure of the necessary funds for this purpose to a maximum of \$135,000.00;
- 4) Authorize the Director of Finance to process demands for any and all legally obligated costs associated with relocation assistance, moving expenses, asbestos and lead studies and removal, and property demolition, from Fund 43K, and Account R209; and,
- 5) Authorize the Board Secretary to execute the escrow instructions and grant deed for the subject property.

REPORT OF THE GENERAL MANAGER

PG. 2

NO. 01-15

SUMMARY

The Department of General Services Asset Management Division (DGS) has notified Department of Recreation and Parks (Department) staff that they have concluded negotiations for the acquisition of the property located at 1263-5 ½ Queen Anne Place. Preliminary authorization for this acquisition was granted by the Board on August 9, 2000 (Report 00-288). The Department, with the support of Councilmember Nate Holden of the Tenth Council District, intends to acquire this 0.106 acre parcel, improved with a three family dwelling adjacent to the Queen Anne Recreation Center, for the purposes of expanding and improving the Queen Anne Recreation Center and Park.

The 1263-5 ½ parcel is the second of three contiguous privately owned parcels which the Department intends to use to complete the planned park improvements. The first parcel of land located at 1259-61 Queen Anne Place, which also consists of 0.106 acres, was acquired by the Department with Board approval on March 20, 2000. The acquisition of the third parcel of land located at 1269 Queen Anne Place is also in the process of being acquired and has been submitted for Board approval concurrently with this report.

The park expansion project involves 0.37 acres abutting the southern boundary of the park. The various landscaping and passive recreational improvements planned for the three Queen Anne Place parcels include turf, shade trees, automated irrigation systems, concrete walkways, picnic tables, children's play area and a parking lot with a capacity of approximately 20 vehicles.

The DGS has negotiated the acquisition of the parcel located at 1263-5 ½ Queen Anne Place at the fair market value of \$280,000.00. The original appraisal of the property by a private MAI appraiser established a value of \$240,000.00, and an offer was made to the property owner based on that value. However, the property owner felt that the appraised value fell substantially below current sales in the area for properties of comparable size and type. The property owner submitted "comps" to the DGS which ranged from \$265,000.00 to \$310,000.00. After reviewing the materials submitted by the property owner and performing a more recent market analysis of area sales involving comparable properties, the DGS determined the fair market value to be \$280,000.00. The closing costs for this transaction will be \$1,450.00 for escrow fees and \$1,140.00 for title insurance. The required demand to the City Controller for this transaction is \$282,590.00 payable to the Chicago Title Insurance Company. Funds for this acquisition have been allocated in the 2000-2001 Proposition "K" Bond funding cycle in the amount of \$435,000.00 from Fund 43K, Account R209.

Previous costs related to this acquisition include an appraisal, Phase I Environmental Site Assessment, and CEQA filing fees totaling \$5,525.00. Future legally obligated costs of acquisition will include relocation and moving expenses for the tenants not to exceed the estimated amount of \$25,000.00 per family for a total estimated cost of \$75,000.00. The estimated cost for asbestos and lead paint studies and subsequent removal, and property demolition is within the range of \$17,000.00

REPORT OF THE GENERAL MANAGER

PG. 3

NO. 01-15

to \$27,000.00. These costs can not be confirmed until the property is acquired and fully surveyed. It is unlikely that the total acquisition costs, including sale price, escrow fees, title insurance, relocation fees, environmental survey and abatement, and demolition, will exceed the existing \$435,000.00 available in Proposition "K" Bond Funds. Should any contingencies cause these costs to exceed the amount of available funds, Department staff will consult with the Council Office and City staff to have additional funds appropriated for completion of this acquisition.

Staff has determined that the proposed property acquisitions for parkland development are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Classes 1(1), 11(2,6) and 25 of the City CEQA guidelines.

This project is supported by the Superintendent of the Griffith-Metro Region and Councilmember Nate Holden of the Tenth Council District.

This report was prepared by Joel Alvarez, MA II of the Department of Recreation and Parks, Real Estate and Asset Management Division.

RESOLUTION NO. _____

BE IT RESOLVED, that acquisition of the following described property for public park purposes hereby is approved in accordance with the provisions of Section 170(b) of the City Charter:

1263-5 ½ Queen Anne Place, Los Angeles, CA 90019 (Consisting of 0.106 Acres), for community park expansion.

LEGAL DESCRIPTION OF PROPERTY:

Lot 20 of Tract No.3788 as per Map Book 41, Page 34, in the City of Los Angeles, State of California as recorded in Assessor's Office of said County.

BE IT FURTHER RESOLVED, the Department of General Services, Asset Management Division, has negotiated the acquisition of said property at a cost of \$282,590.00 including closing costs to be funded from the \$435,000.00 appropriation from the City of Los Angeles, Proposition "K" Competitive Grant Funds; and,

BE IT FURTHER RESOLVED, that the Director of Finance be authorized to expedite a demand to the City Controller in the amount of \$282,590.00 payable to Chicago Title Insurance Company Escrow Account #011057012-X65, for the acquisition of a 0.106 acre parcel at 1263-5 ½ Queen Anne Place, and upon receipt of any checks, to forward them to the Department's Real Estate and Asset Management Division; and,

BE IT FURTHER RESOLVED, that the Board Secretary is authorized to execute the escrow instruction and grant deed for the subject property, as approved by the City Attorney; and,

BE IT FURTHER RESOLVED, that the Director of Finance be hereby authorized to pay, or arrange for payment of, any legally obligated costs of acquisition, including but not limited to tenant relocation costs, asbestos and lead based paint studies and removal, and demolition, from Fund 43K, Account R209, and upon receipt of any checks, to forward them to the Department's Real Estate and Asset Management Division; and,

BE IT FURTHER RESOLVED, that a copy of this Resolution is ordered published in a daily newspaper publication.

I HEREBY CERTIFY, that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on January 17, 2001.

DOROTHY MASON,

Board Secretary

Resolution No. _____

REPORT OF GENERAL MANAGER

NO. 01-16

DATE January 17, 2001

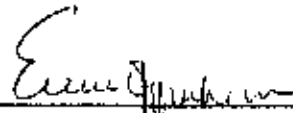
C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LEXINGTON POCKET PARK - MURAL

G. Lum _____
K. Regan _____
S. Kippel _____
A. Corrales _____
J. Combs _____

J. Duggan _____
H. Fujita _____
*M. Tamuri _____
M. Matthews _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

INFORMATION:

It is recommended that the Board:

1. Approve in concept the painting of a mural on three (3) existing walls of Lexington Park pending approval by the Cultural Affairs Board of Commissioners at its meeting of January 18, 2001; and,
2. Authorize the Department's Division of Land Management to issue the appropriate permit.

SUMMARY:

The Department has recently acquired and developed a small parcel of land (.17 acre) on Lexington Avenue near the Hollywood Freeway off ramp in the 13th Councilmanic District. On three (3) sides of the park is a concrete wall that the community wants to paint a mural.

There has been two (2) community meetings held in which the Park Advisory Board (PAB) participated and endorsed the project. One meeting was held on Sunday, November 19, 2000 with fifty-two (52) community members attending and met the artist, Roland Miller. The second meeting was held on Wednesday, December 13, 2000 to again meet the artist and review the design.

The design concept will be "Animals of Southern California," animals native to Southern California. Most of the input came from all the excited children attending the meetings who shouted, "we want to see deers, frogs, butterflies, cats and coyotes." The children also volunteered to work on the mural and their parents committed to support their participation.

The mural will be 340 feet long covering three (3) sides and will vary from 7 feet to 8 ½ feet. The mural project has been funded by the Neighborhood Matching Fund administered by the City of Los Angeles Board of Public Works - Operation Clean Sweep. Anti-Graffiti coating will be applied over the mural when completed to protect it.

REPORT OF GENERAL MANAGER

PG. 2 NO. 01-16

The permit for the mural requires the muralist to maintain the mural in perpetuity and if not maintained the Department has the right to remove it.

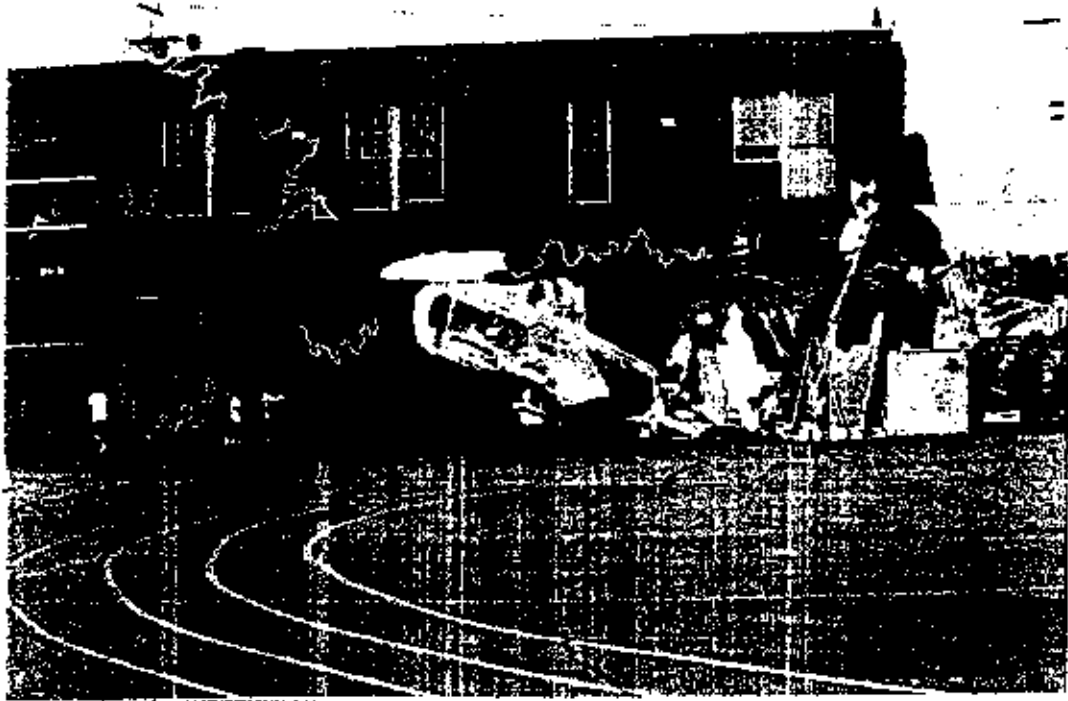
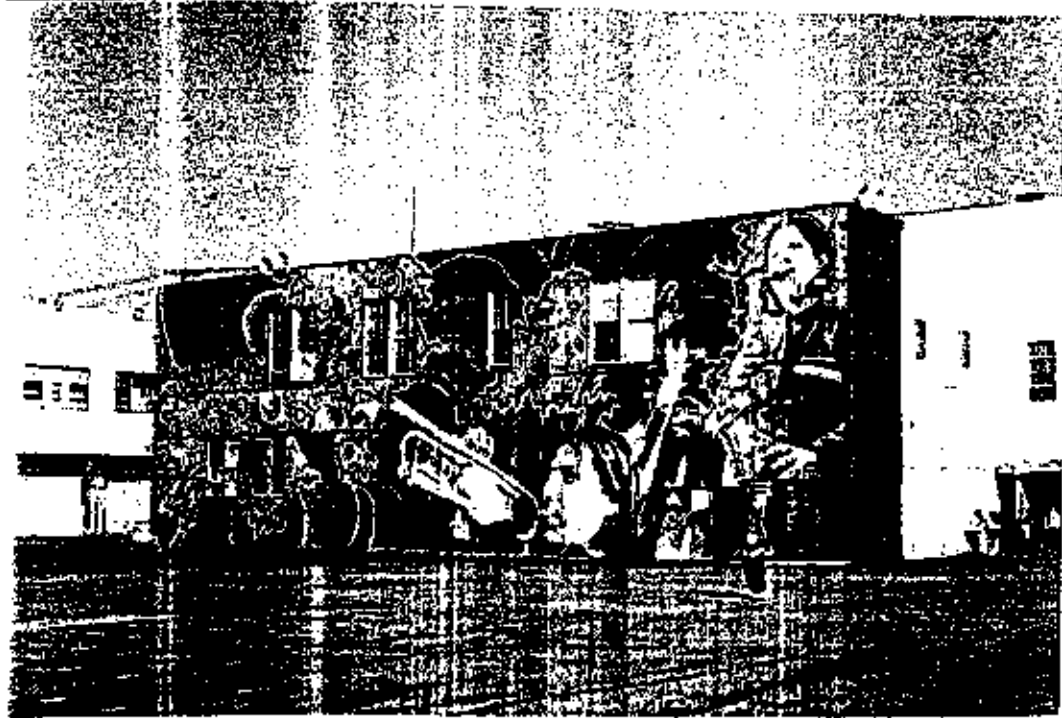
Staff has determined that the subject project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Class 1 (1) of the City CEQA Guidelines.

Sketches of the animals will be shown to the Board at its meeting of January 17, 2001. The Council Office is in support of the project and staff recommends approval.

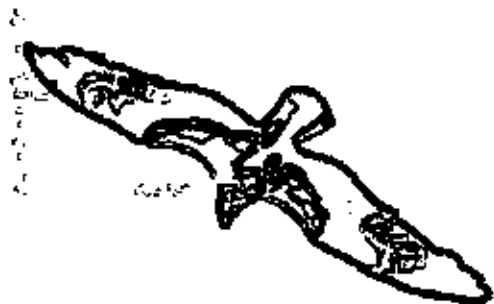
Prepared by Alonzo A. Carmichael, Planning Officer.

Adams Middle School

"Cutout" style - also to be used at Lexington.







SPECKLED
RATTLE SNAKE



SONORAN
TOAD



OSPREY



BARN
OWL



RED-
TAILED
HAWK



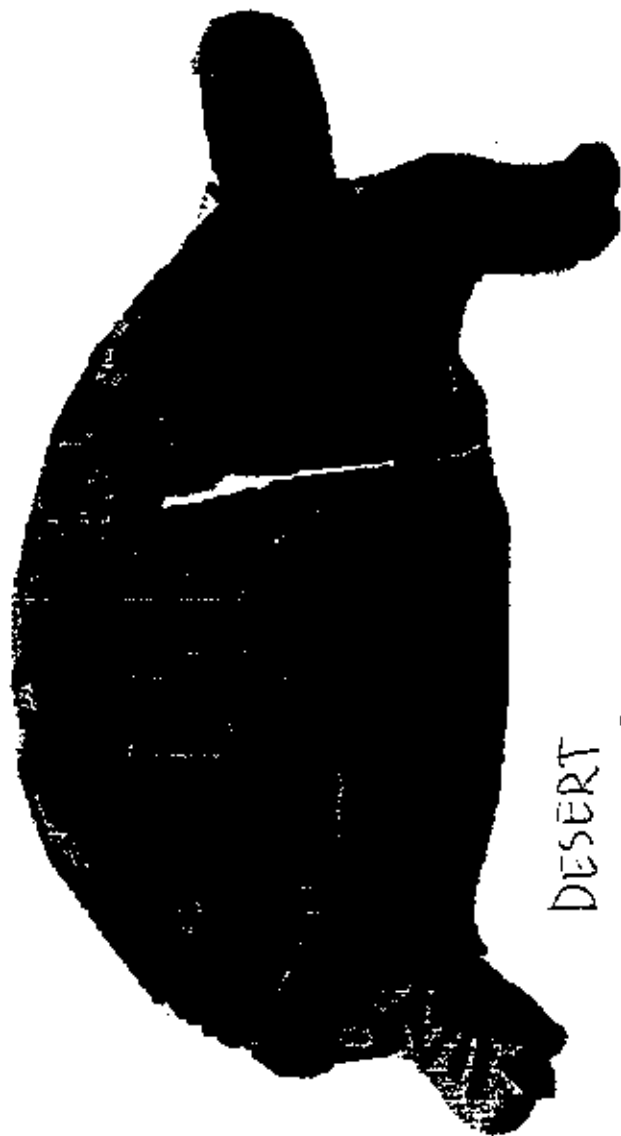
DESERT
IGUANA



GREEN-
LEGGED
FROG



DESERT
TORTOISE



ANNA'S
HUMMINGBIRD



WESTERN
SCRUB
JAY



REPORT OF GENERAL MANAGER

NO. 01-17

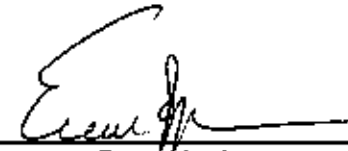
DATE January 17, 2001

CD _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AUTHORIZATION TO PURSUE GRANTS

| | | | |
|-------------|-------|------------|-------|
| M. Matthews | _____ | G. Lum | _____ |
| T. Corrales | _____ | K. Regan | _____ |
| J. Duggan | _____ | J. Combs | _____ |
| M. Tamuri | _____ | S. Klippel | _____ |
| H. Fujita | _____ | J. Koib | _____ |



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Authorize the General Manager to apply to the State of California Integrated Waste Management Board for a Park Playground Accessibility and Recycling Grant of \$50,000;
2. Authorize the General Manager to request authority from the Mayor and City Council to apply to the State of California Integrated Waste Management Board for a Park Playground Accessibility and Recycling Grant; and
3. Authorize the General Manager to execute the resultant grant agreement, and any amendments thereto, subject to the review of the City Attorney as to form.

SUMMARY

The State of California Integrated Waste Management Board's Accessibility and Recycling Grant Program is to upgrade playgrounds using recycled-content materials and to insure that playgrounds comply with state regulations for playgrounds and are accessible in accordance with the Americans with Disabilities Act (ADA) of 1990.

1. The grant would support the improvement of an existing Recreation and Parks playground. Monies would be used to improve and refurbish equipment and to make the playground accessible.
2. Fifty percent of the grant funds would be expended on recycled-content materials.

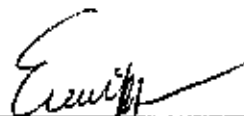
REPORT OF GENERAL MANAGER

NO. 01-18

DATE January 17, 2001

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: Various Communications



General Manager

Approved _____ Disapproved _____ Withdrawn _____

The following communications have been received by the Board and recommended action thereon is presented.

From:

Recommendation:

- | | |
|---|---------------|
| 1. City Clerk forwarding adopted report from the Department of Recreation and Parks relative to the status of its proposition A-I and A-II Youth Employment Goals. | Note and file |
| 2. City Clerk forwarding adopted reports and motions relative to Implementing the Operation Healthy Neighbor-hoods Program. | Note and file |
| 3. City Clerk forwarding adopted motion relative to funding opportunities in response to Proposition 10: Enhancing Child Care and Early Learning Opportunities Request for Proposals, due October 16, 2000. | Note and file |
| 4. City Clerk forwarding adopted report from Recreation and Parks relative to efforts to ensure that the Historic St. Peter's Episcopal Church is properly maintained. | Note and file |

REPORT OF GENERAL MANAGER

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5. City Clerk forwarding adopted motion(Svorinich/Miscikowski)relative to Council Recess on January 2, 2001. Note and File
6. Communication from Noel Park, President Palisades Residents Association of San Pedro demanding the removal of abandoned buildings at White Point Park. Refer to General Manager
7. Communications (2) from Ms. Mary Brooks and Mr. Peter Shire in opposition to the building of the Jose Marti Plaza at Echo Park Lake. Refer to General Manager
8. Communication from Richard D. Agay, Attorney at Law, urging that the call time for weekend golf reservation be reverted back 7:00 p.m. Refer to General Manager
9. Communication from Rob Wilcox, President, 51st District Agricultural Association expressing the concerns of citizens on the Valley Fair long-term location at Hansen Dam. Refer to General Manager
10. Communication from Paul Edelman, Division Chief, Natural Resources and Planning requesting the approval of a Mountain Bike Pilot Program at Mandeville Canyon Park. Refer to General Manager
11. Communication from Chris and Amy Lebenzon expressing their concerns relative to the execution of the Potrero Canyon Park Development. Refer to General Manager

REPORT OF GENERAL MANAGER

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12. Communication from Bob Ryan, President, Los Angeles Municipal Golf Association relative to the status of Encino-Balboa Driving Range/Golf Shop Concession.

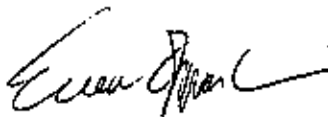
Refer to General Manager

Prepared by Patrona Johnson

CITY OF LOS ANGELES
Interdepartmental Correspondence

January 17, 2001

TO: Board of Recreation and Park Commissioners

FROM: Ellen Oppenheim, General Manager 

SUBJECT: Request for Batting Cage Price Increase - Report No. 00-446

At your meeting of December 13, 2000, the Board considered Report No. 00-446, a Request for Price Increase for the Batting Cage Concessionaire at the Sherman Oaks Castle Park. The requested increase was from the current \$.07 to \$.08 per pitch, or 25 pitches for \$2.00. At the proposed price, the batting cage rate at Sherman Oaks would be at the exact median price among other batting cages in the San Fernando Valley.

As mentioned in Report No. 00-446, the concessionaire has experienced inflationary increases in machinery maintenance and replacement, insurance, and labor since the last increase about five years ago. The Report also indicated an estimated additional income to the City annually of \$24,000.00 at the proposed new price. However, the Sherman Oaks Castle Park operation run by the City is entirely self-funded by revenue from mini-golf and a percentage of concession rent, and like the concessionaires has also experienced increases to operating expenses. Increases have occurred in salaries, security, advertising, repairs and improvements in the 25-year old building, and credit card fees. The most notable of these expenses are in labor costs, as full-time City employees wages have risen by 2% every six months for the past three years; part-time employee salaries have risen from starting pay around \$6.00 to entry-level pay of \$9.60, in conformance with the City's Living Wage regulations. Operating costs for the Castle in fiscal 1998-1999 were about \$583,000, rising to \$674,000 in fiscal year 1999-2000, of which \$40,000 was cost of labor. The last increase to golf prices was from \$5.00 to \$5.50 for adults and from \$4.00 to \$4.50 for children in 1996. Since the majority of competing course rates are at \$6.00 a round, Castle management has been compiling information for an increase to mini-golf prices as well to offset rising expenses, which can only be supplemented out of revenue.

I hope this information provides a fuller understanding of the revenue requirements at the Castle.

EO/LB:la