

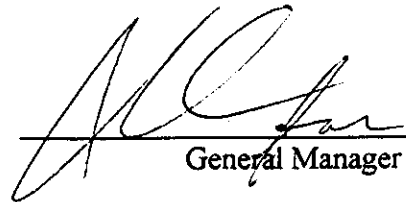
DATE: November 28, 2001

C.D.: 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CULVER/SLAUSON PARK: APPROVAL OF THE GROUND LEASE FOR THE OPERATION OF THE MAR VISTA FAMILY CENTER

J. Combs	___	H. Fujita	___
A. Corrales	___	*M. Tamuri	___
J. Duggan	___	M. Matthews	___
J. Kolb	___		



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve the adoption of the attached Resolution of the proposed Ground Lease between the Department and the Mar Vista Family Center (MVFC) for the operation, land use, maintenance and capital improvements to the Department's community building on a portion of Culver/Slauson Park, located at 5070 Slauson Avenue; and,
2. Direct the Board Secretary to transmit the proposed Ground Lease to the Mayor in accordance with Executive Directive No. 16 for review and concurrently to the City Attorney for review and upon obtaining their approvals, request that the Ground Lease Agreement and attached Ordinance be forwarded to the City Council for approval; and,
3. Upon obtaining all necessary approvals, authorize the Board President and Secretary to execute the Agreement; and,
4. Authorize the General Manager to represent the Department in negotiating and executing any amendments to this Agreement.

SUMMARY:

On September 4, 1980, the Board of Recreation and Park Commissioners (Board) adopted License Agreement No.1617 between the MVFC and the Department to allow the MVFC to use the community center at Culver/Slauson Park. The Agreement is revocable upon 90-days notice.

REPORT OF GENERAL MANAGER

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This year the MVFC has applied for grant funding from the State in order to construct or install certain improvements to the community center and playground. It is the first major refurbishment of the building since 1980. One requirement is that the MVFC have site control for a certain number of years. Because the Department desires to continue the relationship that exists with the MVFC and has determined that the proposed improvements will better enable the MVFC to provide much needed community services, Department and MVFC staff, the Office of the City Attorney and staff of Council District Six have been working on the development of a Ground Lease that will support the MVFC's grant application.

The MVFC is a non-profit, social service agency. Its stated mission is to provide services to impoverished and low-income families by offering parent-participation child care and family-centered gang-prevention strategies as a means of addressing the problems of at risk-youth, namely violence, underachievement at school, unemployment and low self-esteem. The MVFC has four programs with projects or components almost exclusively led by the community residents. Projects are designed by residents to meet needs they have identified in the community.

The proposed term of the Ground Lease is for a period of 25 years, which will ensure the required 20-year use of the grant-funded improvements, taking into account the need for time needed for the improvements' construction. The subject area covered under the Ground Lease is an approximately 4,123 square foot facility with a 16-car parking lot.

The proposed Ground Lease notes that the hours of operation will continue to be selected in good faith by the MVFC, upon concurrence by the General Manager, provided that any amendment to the MVFC's operation will be in the general interest of the public and will not invalidate or change more rigorous conditions that may be imposed by the proposed State funding sources.

The improvements to be funded from the State grant total nearly \$100,000 and include the following: new interior and playground storage cabinets, replacement of interior electrical fixtures, new interior plumbing with a drinking fountain and utility sink for the playground, replacement of the telephone system, replacement of outdoor lighting and of certain doors and windows, replacement of a shade structure for the playground and the repair of interior water damage. In recognition of the benefits to be accrued to the public by these improvements, the MVFC will not be required to pay any monetary consideration or rent to the City during the term of the proposed Ground Lease.

It is understood that the MVFC will obtain Planning and Construction's approval of the proposed capital improvements before construction and will allow for interim monitoring of the improvements during construction. A Notice of Categorical Exemption from the California Environmental Quality Act was filed with the Office of the City Clerk on November 15, 2001.

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The Superintendent of Pacific Region and the Councilmember for Council District Six concur with staff's recommendations.

This report was prepared by John Barraza, Management Analyst II in the Real Estate and Asset Management Division.