

REPORT OF GENERAL MANAGER

NO. 02-280

DATE July 10, 2002

C.D. _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HAZARD PARK - APPROVAL OF LEASE AGREEMENT WITH THE U.S. ARMY RESERVE

J. Combs _____
A. Corrales _____
J. Duggan _____
J. Kolb _____

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



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve the proposed one year Lease Agreement with two one year options (Agreement) between the City and the United States Government, Department of the Army (Army) authorizing the Army to operate and maintain an armory on a portion of the Department's Hazard Park at 2230 Norfolk Street for an initial term of one (1) year with two options for an additional term of one (1) year each for a total of three (3) years;
2. Authorize the General Manager to negotiate and finalize subject agreement with the Army;
3. In accordance with Executive Directive No.16, forward the proposed agreement to the Mayor's Office and, concurrently, to the City Attorney for review;
3. Authorize the Board President and Secretary to execute the agreement upon receipt of the necessary approvals; and,
4. Determine that the proposed acquisition is exempt from the provisions of the California Environmental Quality Act (CEQA).

SUMMARY:

The United State Army Reserve (Army) has leased a portion (premises) of the Department's Hazard Park for the operation and maintenance of an armory since 1953. The current lease shall expire in 2003. Through correspondence, the Army has indicated their desire to continue their use of said premises.

The Army has currently stationed the 349th General Hospital Unit, a medical unit, at the facility. Members of this unit train with staff from the adjacent USC Medical Center.

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Although the community would immediately benefit from the return of the approximately 4.20 acres of parkland currently occupied by the Army, it was decided that the services provided by the Army are significant and necessary for the immediate future. Further, the total term of three (3) years, which include the two options, should provide the Army adequate time to locate an alternative site. It should be noted that Councilmember Nick Pacheco supports the execution of a new short-term lease with the Army.

The proposed lease will contain essentially the same conditions as the previous agreement. These include, but are not limited to, the following: the premises shall be operated and maintained as an armory building; the Army shall pay for all utilities associated with their operations on the premises; City shall be responsible for the maintenance of the landscaped areas; the Army shall not assign this lease nor sublet the premises.

The Environmental Management staff has determined that the issuance of the proposed lease is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Class 1 (14) of the City CEQA Guidelines.

The Assistant General Manager for Operations, the Superintendent of the Griffith/Metropolitan Region and Councilmember Nick Pacheco have been consulted and concur with the staff's recommendations.

Board Report prepared by Cid Macaraeg, Sr. Management Analyst I, Real Estate Division.