

REPORT OF GENERAL MANAGER

NO. 02-119

DATE: March 20, 2002

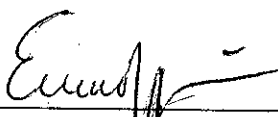
C.D.: 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SANTA YNEZ CANYON PARK - FIRST AMENDMENT TO THE SHARED-USE AGREEMENT WITH CALVARY CHURCH

J. Combs _____
A. Coroalles _____
J. Duggan JD
J. Kolb _____

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



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve the attached First Amendment to the Agreement, executed on July 11, 2001, between the Department of Recreation and Parks of the City of Los Angeles and Calvary Church for the shared use of a portion of Santa Ynez Canyon Park for the purpose of constructing a playing field;
2. Direct the Board Secretary to transmit the First Amendment to the City Attorney for review and concurrently to the Mayor, in accordance with Executive Directive No. 16, for review and approval and then to forward said Amendment to the City Council for approval; and
3. Upon obtaining the necessary approvals, authorize the Board President and Secretary to execute said Amendment.

SUMMARY:

At the meeting of June 5, 2001, the City Council approved by Motion a shared-use Agreement between the City, represented by the Department of Recreation and Parks, and Calvary Church, located at 701 Palisades Drive in Pacific Palisades. The Board of Recreation and Park Commissioners had earlier approved the Agreement on October 6, 1999 (Report No. 428-99). The Agreement was to extend for twenty-five years after execution with an option to renew for the same period. The intention of the Agreement was to create a playing field from an unimproved hillside portion of Santa Ynez Canyon Park for the mutual benefit of both the public and the Church, which operates a school on their site. Moreover, the Church was to pay for construction and maintenance of both the playing field and a retaining wall on each side of the field.

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Subsequently, the California Coastal Commission at the hearing of December 11, 2001, approved Permit No. 5-01-190 that pertains to the project, subject to the conditions contained in the attached First Amendment. The rest of this Report summarizes the principal conditions imposed by the Commission in the order in which they appear in the document, which was issued March 1, 2002.

- Both Calvary Church and the City are to indemnify the Coastal Commission by means of a recorded deed and lease restriction involving the project site.
- The final design and construction plans are to conform to the recommendations contained in the reports issued by Geosols Consultants in April 2000, revised in March 2001, and with the requirements of the City Department of Building and Safety, issued in July 2000.
- Maintenance of the project site is to include debris removal and the repair of drains as required by the City Bureau of Engineering in July 2000.
- The Church is required to expand public access to the playing field by providing at least sixty-five days of usage controlled by the City Department of Recreation and Parks. In addition, the church will irrevocably dedicate to the City approximately 21,910 square feet of additional open space. When the Church expands its existing parking lot, the design must incorporate "best management practices" intended to minimize runoff volume and pollutants.
- The City and the Church are to submit a plan for soil grading, landscaping and drainage/erosion-control, partly specified by the Coastal Commission. The plan must meet the approval of the City Fire Department. Five years after the date of final inspection of the project construction, the City and the Church are to submit to the Coastal Commission a landscape monitoring report that documents adherence to the plan.

The Superintendent of Pacific Region and the Assistant General Manager of Planning and Construction concur with staff's recommendations.

This report was prepared by Joan Reitzel, Senior Management Analyst in the Real Estate and Asset Management Division.