

DATE May 1, 2002

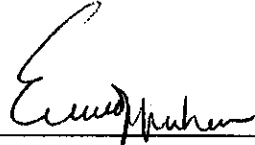
C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK - 3180 HOLLYRIDGE DRIVE EASEMENT:
AUTHORIZATION TO ACCEPT EASEMENT ALLOWING ACCESS TO PARK
FIRE ROAD

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Withdrawn _____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. Adopt a draft resolution authorizing the expenditure of \$4,500.00 for the purchase of a permanent easement on private property at 3180 Hollyridge Drive, allowing the City to gain formal rights to cross over said property in the performance of City business;
2. Authorize the Department to accept the subject easement from Mr. Kevin Krause, property owner of 3180 Hollyridge Drive, to provide the City with permanent formal ingress and egress rights in perpetuity across Mr. Krause's property, to access Griffith Park and the Hollywoodland Girls Camp via an existing Griffith Park fire road;
3. Authorize the Department and Board Secretary to accept with gratitude, as a donation from Mr. Kevin Krause, two (2) wrought iron gates, each eight (8) feet wide and seven (7) feet tall, to be installed on Park property at Mr. Krause's sole expense, and that recognition be given to the donor;
4. Authorize the Department to issue a temporary right-of-entry permit to Mr. Kevin Krause and his certified contractor to install the two subject gates on a portion of Griffith Park, to prevent unauthorized public access and to provide security for the Park and Hollywoodland Girls Camp; and,
5. Authorize the Board Secretary and City Attorney to execute the attached Easement Agreement and General Easement Deed upon adoption of the draft Resolution.

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SUMMARY:

After extensive negotiations with Mr. Kevin Krause, property owner of the newly constructed residence at 3180 Hollyridge Drive, the Department's Real Estate and Asset Management Division was successful in reaching a mutually acceptable agreement, which will allow the Department's future access, in perpetuity to and from the existing Griffith Park fire road adjacent to the subject property. Without this easement across the driveway portion of Mr. Krause's property, the Department and City would not have legal rights to access the Park from this point. Access from this location off of Hollyridge Drive is essential not only because it allows easy and safe access to and from the Hollywood land Girls Camp, but also because City vehicles would otherwise have to circumvent this area for entry into the Park in the event of a fire or other emergency, resulting in a potentially regrettable delayed response.

In consideration for this permanent easement, the Department has agreed to pay Mr. Krause \$4,500.00. The required funds for this expenditure have been identified from the Griffith-Metro Region's Griffith Park account; Fund 302, Department 89, Appropriation Account No. 9270IG. As stated in the agreement documents, this easement agreement shall be binding in perpetuity on all future property owners, including all of Mr. Krause's heirs, personal representatives, successors, and assigns.

The Department will be granting Mr. Krause, through the assistance and authorization of the Department of Water and Power (DWP), use of an idle water meter located adjacent to the Krause property. The transfer of the water meter account from the Department to Mr. Krause will make him and/or his successors in ownership, responsible for future payments of water services rendered at 3180 Hollyridge Drive.

Mr. Krause has also agreed to donate and install at his own expense, two iron gates which will secure the Park and its existing fire road and Hollywoodland Girls Camp from unauthorized public entry. The gates will be seven (7) feet high and eight (8) feet wide and constructed of wrought iron. They will be of identical color and design to the fence which Mr. Krause will be installing on his property. The fence will define and/or delineate the property line between Mr. Krause's parcel and Griffith Park. The specific elements of the fence and gates have been defined by the Office of the City Attorney and included in the agreement documents. Upon execution of the subject agreement, the gates and all attachments on Park property will become the sole property of the Department. Accordingly, the future maintenance of the gates and all attachments on Park property will be the responsibility of the Department.

In addition to providing the easement across his property and donating the iron gates, Mr. Krause will be installing a concrete driveway on the easement area, which will extend slightly onto Park property where the iron gates will be located and driveway meets the fire road. The future maintenance of the easement area driveway and fence on Mr. Krause's property will be the sole

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responsibility of Mr. Krause or his successors in ownership of 3180 Hollyridge Drive. The portion of concrete driveway on Park property will be maintained by the Department.

For installation purposes, the Department will be issuing Mr. Krause a temporary right-of-entry permit (on file in the Board Office), allowing temporary access onto the portion of Park property where the above-mentioned iron gates and partial concrete driveway will be located.

The Department's Environmental staff has determined that the proposed easement agreement will constitute the conveyance of a minor miscellaneous easement and the issuance of a right-of-entry permit that will involve only minor alterations to the conditions of existing parkland. Therefore, staff has further determined that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article VII, Section 1(d), Category 4(7), and Section 1(e), Category 5(4), of the City CEQA Guidelines.

The Superintendent of the Griffith-Metro Region and Councilmember Tom LaBonge of the Fourth Council District support staff's recommendations and have played an active role in the negotiation and development of the easement agreement.

This report was prepared by Joel Alvarez, Management Analyst II of the Department's Real Estate and Asset Management Division.