

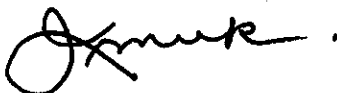
FOR INFORMATION ONLY

CITY OF LOS ANGELES
Department of Recreation and Parks

April 22, 2004

TO: BOARD OF RECREATION AND PARK COMMISSIONERS

FROM: JON KIRK MUKRI
General Manager



SUBJECT: LOS ANGELES WORLD AIRPORT (LAWA) GOLF COURSES

The Commissioners were last briefed on the LAWA golf course properties in the Commission meeting of March 3, 2004. At that time staff stated their intention to provide updates to the Commission as new information came available.

On March 17, 2004, LAWA responded to a Department letter indicating their intent to issue an RFP on the Van Nuys golf course in the near future. LAWA indicates that an RFP is planned for Westchester golf course, in addition to Van Nuys, but that a release date for the Westchester RFP is not known at this time. The letter invites RAP to meet with LAWA to discuss the RFPs to the extent that it does not violate or create the appearance of an unfair advantage as the process moves forward. LAWA further notes that they must adhere to federal requirements that require LAWA to receive market return for its assets placed under lease. Golf Division Staff will meet with LAWA's consultant, Kelly Sorensen, regarding the Van Nuys RFP on April 19 to discuss how the Van Nuys golf facility might better serve the community.

Staff met with all four Van Nuys Golf Course clubs on April 7, 2004. This was the first meeting with the "Powder Puff" women's golf club who sent eight representatives. All clubs were provided a copy of LAWA's letter. The Golf Manager communicated RAP's interest in proposing on the Van Nuys RFP and explained the upcoming process. Club representatives were asked about facility needs and their interest in supporting a RAP proposal. Both men's clubs were vocal in their support. The Powder Puff women's golf club thanked RAP for informing them that an RFP process was underway. At the conclusion of the meeting, all four clubs commenced planning for future meetings to formulate and communicate their needs and support to City officials. These meetings will take place without RAP involvement.

Staff will continue to keep the Board apprised of any new information regarding the LAWA golf course properties.

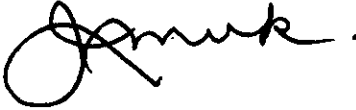
This report prepared by John L. Mallon II, Golf Manager

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CITY OF LOS ANGELES
Department of Recreation and Parks

April 22, 2004

TO: Board of Recreation and Park Commissioners

FROM: Jon Kirk Mukri 
General Manager

SUBJECT: PLAYA VISTA: QUIMBY FEES/PARKLAND DEDICATION (PHASE II, THE VILLAGE)

Background

The Village at Playa Vista is Phase II of a large development in the Westside area of the City. It consists of 2600 residential units, 175,000 square feet of office space, 150,000 square feet of retail space, and 40,000 square feet of community-serving uses. Of the 99.3 acres, 87.5 acres will be developed.

Parkland Calculations

The new residential development of Phase II requires the payment of Quimby fees or land dedication, pursuant to L.A.M.C. Section 17.12. With guidance from the City Attorney, parkland would be dedicated for this Proposed Project based on 3 acres per 1,000 person ratio. The estimated number of new residents for the 2600 units is 5,720 persons (estimated 2.2 people per unit), resulting in 17.16 acres of parkland. Playa Vista proposes to dedicate 11.4 acres within the boundaries of the Project and the remaining 5.76 acres possibly off-site.

The Department did not accept the dedication of parkland in Phase I of the Project. Playa Vista retains ownership and will provide improvements and maintenance of the facilities. A property owners' association was formed to maintain the park and recreational facilities. At this time, some of the park sites have been improved and current management has actively reached out to Playa Vista residents and the surrounding community through advertisements in the local newspaper and notices at local schools about park events.

It is possible that proposed parkland for Phase II will be processed in the same manner, with Playa Vista retaining ownership of the property, making it available for public use and including improvements and maintenance as was done in Phase I. In addition, Playa Vista proposes that the property owners' association that was formed for Phase I include Phase II to maintain the park and recreational facilities.

Playa Vista has changed the number and size of the dedicated parks that were originally listed in the DEIR, in response to comments provided by the Department and Council Office. These sites will provide versatile parks that are able to accommodate the current and future recreational needs of the community. The improvements will incorporate active recreational facilities developed by Playa Vista.

Public Access

If the Department does not accept the dedication and Playa Vista retains ownership as proposed above, the parkland would be available for public use, and this stipulation will be reflected in all documents.

Assisted Living

The Village at Playa Vista's Equivalency Program allows an exchange of office uses for retail and/or assisted living uses; a maximum of 125,000 square feet of office development may be exchanged for up to 56,832 square feet of retail uses or up to 200 assisted living units (projected to have 240 residents, 1.2 per unit), or a combination thereof.

As previously discussed, with guidance from the City Attorney, the calculation of parkland dedication for the assisted living development will be based on a 3 acres per 1,000 person ratio for a total of 0.72 acres if the full 200 units were developed. Although the Draft Conditions of Approval and other Playa Vista documents currently state that the calculation for assisted living development is based on 2 acres per 1,000 person ratio for a maximum (if all 200 units were developed) total of 0.48 acres of parkland, this figure will be modified to the new calculation.

The parkland dedication for assisted living units may be located off-site of the Project. The parkland acreage dedicated for assisted living development is a separate issue from the 2600 residential units. This parkland acreage is not related to the amount of designated off-site acreage (5.76 acres) listed above.

Consultation with/Recommendation by Department

The Vesting Tentative Tract No. 60110 has six items (numbers 10, 15, 16, 17, 21, and 43) that relate to Department of Recreation and Parks' functions. Department staff is recommending that additional language relative to "consultation with and recommendation by Recreation and Parks" (see Exhibit A) be included on these items and all Playa Vista documents for consistency.

Process Timeline

The Department has responded to the DEIR, Development Agreement and Vesting Tentative Tract No. 60110, Draft Conditions of Approval, and is currently working with the City Attorney, Planning Department, and Playa Vista staff, as necessary.

Planning Department staff estimates that the Final EIR will be available by the end of March. A Public Hearing will be held by Planning Department staff in April/May. It is expected that the project will go to the City's Planning Commission in June and to the Planning Committee of the City Council in September. The project would then be heard by the City Council in October.

Board of Recreation and Park Commissioners

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Operations West staff and the Councilmember of the District support the Playa Vista project proposals relative to recreation and park facilities for this site.

This report was prepared by Camille Didier, City Planner.

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CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

April 22, 2004

TO: BOARD OF RECREATION AND PARK COMMISSIONERS

FROM: JON KIRK MUKRI, General Manager 

SUBJECT: PROPOSED REVISED MEETING SCHEDULE FOR 2004

<u>DATE</u>	<u>LOCATION</u>	<u>TIME</u>	<u>CONTACT</u>
January 7, 2004	CHE	9:30 am	
January 21, 2004	CHE	9:30 am	
February 4, 2004	CHE	9:30 am	
February 18, 2004	Operations East	<u>5:30 pm</u>	George Stigile
March 3, 2004	CHE	9:30 am	
March 17, 2004	CHE	9:30 am	
April 7, 2004	Operations West	9:30 am	Jim Combs
April 21, 2004	CHE	9:30 am	
May 5, 2004	CHE	9:30 am	
May 19, 2004	Operations East	<u>5:30 pm</u>	George Stigile
June 2, 2004	CHE	9:30 am	
June 16, 2004	CHE	9:30 am	
July 14, 2004	Operations West	<u>5:30 pm</u>	Jim Combs
August 11, 2004	CHE	9:30 am	
September 1, 2004	CHE	9:30 am	
September 15, 2004	Operations East	<u>5:30 pm</u>	George Stigile
October 6, 2004	CHE	9:30 am	
October 20, 2004	CHE	9:30 am	
November 3, 2004	Operations West	<u>5:30 pm</u>	Jim Combs
November 17, 2004	CHE	9:30 am	
December 8, 2004	CHE	9:30 am	