

REPORT OF GENERAL MANAGER

NO. 04-293

DATE October 6, 2004

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CULVER-SLAUSON PARK - APPROVAL OF AMENDMENT TO THE LEASE AGREEMENT WITH THE MAR VISTA INSTITUTE

* K. Chan	<u>Ke</u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	G. Stigile	_____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the proposed Amendment, substantially in the form on file in the Board Office, to the Lease Agreement with the Mar Vista Institute, incorporating cross-default language into the Agreement;
2. Direct the Board Secretary to transmit the Amendment concurrently to the City Attorney and to the Mayor, in accordance with Executive Directive No. 16, for review and approval and then transmit said Amendment to the City Council for approval; and,
3. Authorize the Board President and Secretary to execute the Amendment upon receipt of the aforementioned approvals.

SUMMARY:

On November 28, 2001, the Board of Recreation and Park Commissioners through Report No. 01-455 approved a 25 year lease with the Mar Vista Institute for the use of a portion of Culver-Slauson Park for the operation of a family center. The Institute's proposed improvements to the center, to be funded from a Proposition K grant, were also approved in the Report. Later, it came to staff's attention that Proposition K requires grantees to include cross-default language in any related leases with the City of Los Angeles. The purpose of the wording is to ensure that any default on the part of the grant recipient under the Proposition K program agreement will also constitute a default under the lease. As part of the amendment-approval process, the Institute will also comply with the relevant City of Los Angeles Ordinance requirements enacted after the execution of their lease. The City Mandated Ordinance Provisions include the Contractor Responsibility Ordinance and the Slavery Disclosure Ordinance.

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The Superintendent for Operations West and the Office of the City Attorney has been consulted and concur with staff's recommendations.

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