

***** SPECIAL AGENDA*****

**BOARD OF RECREATION AND PARK COMMISSIONERS
OF THE CITY OF LOS ANGELES**

Wednesday, March 2, 2016 at 9:35 a.m.
or as soon thereafter as the Commission
recesses the Regular Meeting noticed for 9:30 a.m.

EXPO Center Comrie Hall
3980 South Bill Robertson Lane
Los Angeles, CA 90037

SYLVIA PATSAOURAS, PRESIDENT
LYNN ALVAREZ, VICE PRESIDENT
MELBA CULPEPPER, COMMISSIONER
MISTY M. SANFORD, COMMISSIONER
IRIS ZUÑIGA, COMMISSIONER

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. GENERAL MANAGER'S REPORTS

16-065 Mt. Lee Park – Preliminary Authorization to Proceed with the Acquisition of Property for Open Space and/or Park Development and All Related Due

2. NEXT MEETING

The next scheduled Regular Meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, March 16, 2016, 9:30 a.m., at Pan Pacific Recreation Center, 7600 Beverly Boulevard, Los Angeles, CA 90036.

3. ADJOURNMENT

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213) 202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

March 2, 2016 – Special Agenda

from Downtown Los Angeles
from West Los Angeles
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(818) 904-9450

For information, please go to the City's website: <http://ita.lacity.org/ForResidents/CouncilPhone/index.htm>

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

NO. 16-065

DATE March 2, 2016

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MT. LEE PARK — PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY FOR OPEN SPACE AND/OR PARK DEVELOPMENT AND ALL RELATED DUE DILIGENCE

fwd *R. Barajas CSD K. Regan _____
 H. Fujita _____ N. Williams _____
 V. Israel _____

Ramon Barajas for

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of parcel known as "Mt. Lee" (APN 5581-010-003);
2. In concurrence with City Council actions taken under Council File No. 15-1285, authorize staff to coordinate acquisition activities with the Department of General Services (GSD), and any other Department to obtain the necessary environmental clearances and funding approvals to expedite the purchase of said property; and,
3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board with escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Funding is available for the acquisition of the property through Council District 4, Real Property Trust Fund No. 686, Department 14 and/or other funding source yet unidentified;
 - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;
 - C. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow;
 - D. A Class "A" Appraisal will have been prepared and approved by GSD; and,
 - E. The Department of General Services will have negotiated a purchase price that is consistent with their professional opinion of market value.

REPORT OF GENERAL MANAGER

PG. 2 NO. 16-065

SUMMARY:

With the support from Councilmember David Ryu, Fourth Council District, RAP is considering the acquisition of the parcel identified by the Assessor Parcel Number: APN 5581-010-003 located in the Community Plan Area of Hollywood. The parcel measures approximately 11.26 acres or 490,485.632 square feet. It is situated approximately one-quarter mile north of the iconic "Hollywood Sign" in the Santa Monica Mountains and adjacent to the Mount Lee Communications Center, which contains City as well as other public telecommunications facilities and towers. It is rugged and steeply-sloped land, residential-zoned (RE40-1-H), between Griffith Park on the east and Universal City/Universal Studios on the west. The property consists of one lot near Mt. Lee Road.

RAP is interested in acquiring the property for open space and or park development in order to expand the recreational activities in the area. The proposed acquisition will provide more recreational open space for the surrounding community and City of Los Angeles at large. The Department of General Services (GSD), Asset Management Division, has provided a Class "A" appraisal of estimate of value for the property. GSD will update the appraisal if they determine it is necessary. There are funds available for the acquisition of the site.

ENVIRONMENTAL IMPACT STATEMENT:

The California Environmental Quality Act (CEQA) and the Phase I Environmental Site Assessment are currently being processed. Both the CEQA and the Phase I Environmental Site Assessment will be completed and made available for review prior to making a determination on the feasibility or possibility of acquiring this property.

This project has the support from Council District 4. In addition, the Assistant General Manager of Planning, Construction and Maintenance Branch has been consulted and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

The proposed park acquisition will require an increase in maintenance cost demands and will require a budget increase that will be requested through the Department's standard budget process.

Funds for the acquisition and all related costs for this project will come from Council District 4 Real Property Trust Fund No. 686, Dept. 14.

Prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.