

APPROVED
03-16-2016
BOARD OF RECREATION
& PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 16-073

DATE March 16, 2016

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA MULTIPURPOSE CENTER — APPROVAL FOR ONEGENERATION, A CALIFORNIA NON-PROFIT CORPORATION, TO EXERCISE ITS OPTION TO EXTEND THE TERM OF LEASE AN ADDITIONAL TEN (10) YEAR PERIOD FOR CONTINUED OPERATION AND MAINTENANCE

for *R. Barajas CSB K. Regan _____
H. Fujita _____ N. Williams _____
V. Israel _____

Mark D. Williams
General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve ONEgeneration's exercise of its option to extend the term of the lease of the Reseda Multipurpose Center for an additional ten-year (10-year) period and extend the term to October 25, 2025, in order for ONEgeneration to demonstrate the required site control and to continue its operation and use of the facility to successfully provide various senior programs and services to the San Fernando Valley community; and,
2. Upon approval of the Board, instruct the Board Secretary to inform ONEgeneration in writing that the term is extended to October 25, 2025.

SUMMARY:

On March 17, 2004, the Board of Recreation and Park Commissioners (Board), through Report No. 04-88, authorized the Department of Recreation and Parks (RAP) to proceed in working with the Office of the City Attorney to prepare a ten (10) year lease agreement, including an option, subject to approval of the Board, to extend the term for an additional ten (10) years, to allow ONEgeneration, a California non-profit corporation (ONE), formerly known as the Organization for the Needs of the Elderly (O.N.E.), to continue its occupancy and use of the Reseda Multipurpose Center located at 18255 Victory Boulevard in the community of Reseda.

On August 11, 2004, the Board, through Report No. 04-230, approved the ten (10) year lease agreement, including the option, subject to Board approval, to extend the term for an additional ten (10) year period, and subsequently on July 12, 2005, City Council approved Lease Agreement No. C-109008 (Lease), through Council File No. 05-1015, allowing ONE to continue

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its occupancy and use of the Reseda Multipurpose Center for providing various senior programs to the community.

Pursuant to Article 4.4 of the Lease, Option To Lease, ONE has one (1) option to extend the Term of the Lease (Option to Extend) for an additional ten (10) year period on the same provisions and conditions of the Lease, subject to prior approval of the Board. As per Article 4.4, ONE provided the required notification in writing (Attachment A), within the specified time to RAP's General Manager, of ONE's exercise of the Option to Extend the term of the Lease. Further, ONE is in compliance with the provisions of the Lease and has the support of Council District 3 and RAP to continue its occupancy and use of the facility.

Since 1985, ONE has occupied and used the Reseda Multipurpose Center and has been successfully serving the San Fernando Valley senior population through its many services and programs. Over the years, ONE has expanded its operations with additional services and programs to better serve the needs of seniors in the community. ONE provides a place for seniors to congregate and socialize through the various classes and services related to adult daycare, health services, senior advocacy, support groups, volunteer opportunities, legal assistance, counseling, hot lunches, and other programs specifically designed to empower seniors and enhance their quality of life through recreation. In order to continue performing the excellent work that ONE does in providing these much needed services, ONE is exercising its option to extend the term of the Lease for an additional ten (10) year period, to October 25, 2025, to demonstrate the required site control to continue to seek grant funds from private donors and governmental agencies and to continue their successful operation and use of the facility to provide various senior programs and services to the San Fernando Valley community. Approving the extension of the term will allow ONE to pursue the necessary long term funding to maintain their current operations and planning for future growth. While awaiting the approval of the extension of the term, ONE continues to operate and maintain the facility on a month to month basis.

ONE operates and maintains the Reseda Multipurpose Center at its own expense, with no financial obligation to the City. ONE shall continue to pay the costs and expenses and the City shall continue to have no financial responsibility related to the operation and maintenance of the facility.

TREE CANOPY AND SHADE:

No trees will be removed or planted. No additional tree canopy or shade will be added, as this will be an extension of the term of an existing lease for the continued use of an existing facility.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project will consist of the extension of the term of a lease to continue the use of an existing facility involving negligible or no expansion of use, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 1 (14) of the City CEQA Guidelines.

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FISCAL IMPACT STATEMENT:

There will be no fiscal impact to the RAP's General Fund associated with extending the term of the Lease, as ONE shall continue to pay all costs and expenses related to its occupancy and use of the Reseda Multipurpose Center, with no financial obligation to the City.

This Report was prepared by Ian Kim, Management Analyst II, Real Estate and Asset Management Section.

Attachment A



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Board of Directors

March 4, 2015

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Mr. Michael Shull, General Manager
Department of Recreation and Parks
City of Los Angeles
1200 W. 7th Street, 4th Floor
Los Angeles, CA 90017

Re: Exercise of Option to Renew Lease Between Department of Recreation and Parks City of Los Angeles and ONEgeneration for Reseda Multipurpose Center Located at 18255 Victory Boulevard, Reseda, CA 91335

Dear Mr. Shull,

We are grateful for the ongoing subject lease which allows ONEgeneration to provide vital services and programs to our community's elderly. This letter is to formally exercise our option to renew our lease for another ten-year term.

Please note:

- Per Article 4.1, Term, the lease commences on the Lease Commencement Date (which is the Execution Date), and terminates on the tenth anniversary, or October 25, 2015.
- Per Article 4.4, ONE shall have one (1) option to extend the Term of this Lease for an additional ten-year period on the same provisions and conditions..request shall be done in writing, and ONE shall request said option at least six (6) months prior to the initial term expiration.
- Pursuant to the Articles noted above, ONEgeneration is thus exercising its option to extend the lease to October 25, 2025, and said request is being submitted timely in advance of the six-month requirement.

Thank you in advance for your kind assistance with this important lease extension, any questions, please feel free to contact Brian Arthur, our Director of Facilities, at 818-708-6609.

Sincerely,

A handwritten signature in black ink, appearing to read "Eva Goetz".

Eva Goetz, President and CEO

Cc: Mr. Ramon Barajas, Assistant General Manager, City of Los Angeles
Cathie Santo Domingo, Superintendent, City of Los Angeles
Cid Macaraeg, Director, City of Los Angeles
Brian Arthur, ONEgeneration, Director of Facilities

ONEgeneration 17400 Victory Boulevard, Van Nuys, CA 91406
(818) 705-2345 main (818) 708-6620 fax www.ONEgeneration.org

Our mission is to enrich the lives of seniors, children, and their families, throughout our diverse community.