

REPORT OF GENERAL MANAGER


NO. 05-37

DATE February 2, 2005

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GREEN MEADOWS PARK - TEN YEAR GROUND LEASE WITH FOUNDATION FOR EARLY CHILDHOOD EDUCATION TO OPERATE HEAD START FACILITY

* K. Chan 	J. Kolb _____
J. Combs _____	F. Mok _____
H. Fujita _____	G. Stigile _____

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the proposed ten year ground lease, substantially in the form on file in the Board Office, between the Department and Foundation For Early Childhood Education for continued operation of the Head Start facility at Green Meadows Park, subject to approval by the Mayor, City Council and City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed ground lease to the Mayor in accordance with Executive Directive No. 16 for review and recommendation, and concurrently to the City Attorney for review and approval as to form; and,
3. Upon obtaining all required approvals, authorize the Board President and Secretary to execute the ground lease.

SUMMARY:

On November 19, 2003, the Board approved Report No. 03-367 which authorized staff to negotiate and prepare a ground lease with Foundation For Early Childhood Education (Foundation), a non-profit corporation and Head Start agency, for use of a portion of Green Meadows Park as the site for continued operation of a Head Start facility. The facility serves the general public by providing recreational, socialization, and educational programs for pre-school age children of the surrounding community. Included in the regularly scheduled recreational programs provided by the Foundation are the following: kickball games, sandbox play, cycling along a paved pathway, and other organized outdoor activities. The Head Start facility also provides various indoor recreation, including: arts and crafts, word games, and sing-along activities.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 05-37

The facility, located at 8835 S. Avalon Boulevard (northeast corner of Green Meadows Park), has been operated by the Foundation under the terms of a permit approved by the Board on March 2, 1967. The Foundation requested a lease agreement from the Department in order to satisfy land tenure requirements associated with funding approval from the Federal Administration for Children and Families for refurbishing the facility with a new portable classroom and outdoor recreational play area.

The ground lease specifies the same approximate 7,500 sq. ft. site as the premises that were previously permitted by the Department, and provides for a ten-year term with no monetary compensation. The Foundation will continue to pay all utility and maintenance costs associated with its operations and tenancy.

The Department's Environmental Management staff has determined that the ground lease 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.

Staffs from Operations East and Council District 9 have been consulted and concur with this report's recommendations.

Report prepared by Drew Tolliffe, Real Estate and Asset Management.