

APPROVED
MAY 20 2011

REPORT OF GENERAL MANAGER

NO. 11-131

DATE May 20, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK/BETTE DAVIS PICNIC AREA – TWENTY-FIVE YEAR LEASE AGREEMENT WITH THE CITY OF GLENDALE FOR THE USE, OPERATION, AND MAINTENANCE OF THE BETTE DAVIS PICNIC AREA

R. Adams
H. Fujita
V. Israel

K. Regan
*M. Shull
N. Williams

MS

[Signature]

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed lease, substantially in the form on file in the Board Office, between the City of Los Angeles and the City of Glendale for the use, operation, and maintenance of the City of Los Angeles' park land for twenty-five (25) years, along a portion of Griffith Park identified as the Bette Davis Picnic Area, located adjacent to the City of Glendale, subject to the approval of the Mayor and the City Council, and the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Lease to the Mayor in accordance with Executive Directive No. 3 for review, and concurrently to the City Attorney for review and approval as to form;
3. Authorize the Board President and Secretary to execute the agreement upon obtaining all necessary approvals; and,
4. Approve and authorize improvements approved by City of Glendale to the existing City of Los Angeles park property located at the corner of Garden Street and Paula Avenue, further identified by Los Angeles County Assessor's Parcel Number 5593-002-910.

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SUMMARY:

On February 2, 2011, the Board of Recreation and Park Commissioners (Board) authorized the Department of Recreation and Parks (RAP) to issue a Right-of-Entry (ROE) permit to City of Glendale to develop an area within Griffith Park, Bette Davis Picnic Area as an entry to the Glendale Narrows River Walk, a project funded by various grants requiring development be completed by May of 2011 (Board Report No. 11-040). This ROE was issued as Permit No. 656. Approval of the report also authorized RAP staff to negotiate a long term lease agreement between the City of Los Angeles and City of Glendale for no less than twenty-five (25) years. The City of Glendale needs this lease to fulfill requirements of their various grants which are the funding source for the project. For the term of the lease, the City of Glendale will be responsible for the improvement, maintenance, and operational costs of that portion of the Bette Davis Picnic Area defined in the lease agreement (Premises).

The City of Los Angeles proposes to enter into a twenty-five (25) year lease with City of Glendale for the maintenance, repair and operational costs of the Premises. For the Term of the Lease, the City of Glendale will use, operate and maintain the Premises as public recreation area and park for the benefit of the public. The City of Glendale will keep and maintain at the City of Glendale's sole cost and expense, the Premises and all improvements on the Premises in good condition and repair during the entire Term of the Lease. The City of Glendale shall be responsible for providing all security, and custodial services for the Premises. All such services shall be maintained at a first-class level. The City of Los Angeles will not be required or obligated to perform any maintenance or repairs on the Premises. As noted in Board Report No. 11-040, RAP staff reviewed the development plans and has no objections.

Leasing of the Premises to the City of Glendale will provide the public the benefit of a safe and environmentally sound access ramp to the Glendale Narrows River Walk for the enjoyment of passive recreational activities including hiking and biking; as well as improved equestrian access to a new equestrian staging area, Griffith Park equestrian trails and to the Los Angeles Equestrian Center. This lease makes it possible for the City of Los Angeles and the City of Glendale to jointly offer these facility features to the surrounding community and park visitors. The City of Los Angeles will benefit by not incurring costs for repairs, maintenance and operation of the Premises as defined in the lease.

This project has support from the City of Glendale, City of Los Angeles, Councilmember for the Fourth District, the City Attorney's Office, RAP Assistant General Manager for Branch Operations and the Superintendent for the Griffith-Metro Region.

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FISCAL IMPACT STATEMENT:

There will be no additional fiscal impacts as a result of these recommendations and RAP will save on park operation and maintenance costs for the Term of the lease.

This report was prepared by Gregory Clark, Management Analyst II, Planning, Construction and Maintenance Division, Real Estate and Asset Management Division.