

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

September 2, 2015

TO: BOARD OF RECREATION AND PARKS COMMISSIONERS

FROM: MICHAEL A SHULL, General Manager



SUBJECT: SUNSET GORDON PROJECT/SUNSET GORDON PARK

Background

The Sunset Gordon Project (Project) is a mixed-use residential and commercial project located on an approximately 1.7 acre site at 5929-5945 Sunset Boulevard and 1512-1540 North Gordon Street in Hollywood. The Project includes 299 dwelling units, approximately 13,500 square feet of restaurant and retail space, approximately 40,000 square feet of office space, a parking structure that has parking levels both above and below grade, and a public park. The public park is located on the north side of the Project, along the Project's Gordon Street frontage and above a below grade portion of the project's parking structure, and is located at street level.

On July 16, 2012, the developer of the project, 5929 Sunset (Hollywood), LLC (Developer), paid the required Quimby Fees for the 305 dwelling units entitled to be developed as a part of the Project. The total Quimby fee payment received by Department of Recreation and Parks (Department) for this project was \$1,253.855.

On June 11, 2014, the Board of Recreation and Park Commissioners (Board) authorized the Department to initiate preliminary acquisition of an approximately 21,177 square foot perpetual easement over all or portion of Assessor's Parcel Numbers (APN) 5545-009-05, 5545-009-06, and 5545-009-07, generally located 1522-1534 Gordon Street, Los Angeles, California 90028, for public park purposes, and directed staff to return to the Board with a Purchase and Sale Agreement, escrow instructions and related documents, and a Covenant for Maintenance Obligations (Maintenance Covenant), for the Board's final approval to purchase the easement and the park improvements installed upon it (Board Report No. 14-098). Additionally, the Board requested that Department staff provide a bi-yearly, informational report to the Board on how the park is being used by the community and how it is being integrated in the community.

Pursuant to California Public Resources Code Section 21151(c), Doug Haines filed an appeal of the Board's June 11, 2014 action on behalf of the La Mirada Avenue Neighborhood Association. No action has yet been taken by the City in response to this appeal (Council File: 14-0899).

In October 2014, in response to a lawsuit filed in May 2012, by the La Mirada Avenue Neighborhood Association, challenging the City's approval of the Project, the Los Angeles Superior Court ruled that the City had improperly issued construction permits for the Project. The judge's ruling effectively invalidated the construction permits for the project. The Developer appealed the judge's ruling, however, the City did not appeal the ruling. The Developer's appeal was scheduled for oral argument before the Courts of Appeal on August 25, 2015.

Current Status

Until the legal status of the park is resolved, Department staff cannot move forward and complete preliminary acquisition activities for the proposed acquisition of the perpetual easement for the park.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: August 26, 2015

TO: Board of Recreation and Park Commissioners

FROM: Vicki Israel, Assistant General Manager
Partnership and Revenue Branch 

SUBJECT: State Street Recreation Center – Use of Foundation for Early Childhood Education Vacated Space

On July 8th, 2015, the Board approved the termination of an agreement with the Foundation for Early Childhood Education (Report No.15-149), who had previously operated a head-start program at State Street Recreation Center for several years. The Board requested information regarding how the recreation center would be using the space in the future, which was vacated by the head-start program.

Through discussions with the Recreation Center Director in Charge, the Partnership Division was advised that the space would be used for:

- After-school programming, commencing on or about mid-August, 2015;
- LA Kids Programs which provide free recreation programs for youth;
- Guitar and Drum Classes as scheduling would allow; and,
- Teen Club meetings that meet twice per week

Joel Alvarez, Senior Management Analyst II from the Partnership Division is available by email at joel.alvarez@lacity.org, or by phone at (818) 243-6488, should further information be required.

VI/DP/JA:adlt

cc: Michael A. Shull, General Manager
Kevin Regan, Assistant General Manager, Operations Branch
Sophia Pina-Cortez, Superintendent, Metro Region Operations
Armando Bencomo, Commission Executive Assistant II, RAP Board Office

FOR INFORMATION ONLY

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

September 2, 2015

TO: BOARD OF RECREATION AND PARK COMMISSIONERS



FROM: MICHAEL A. SHULL, General Manager

SUBJECT: EXPO CENTER – OPERATING AGREEMENT BETWEEN OFFICE OF EXPOSITION PARK MANAGEMENT/CALIFORNIA SCIENCE CENTER AND THE DEPARTMENT OF RECREATION AND PARKS FOR SOBOROFF PLAYFIELD

On May 3, 2000, the Board, through Report No. 00-171, approved the first Land Exchange Agreement (Agreement) of property between the State of California (Science Center) and the Department of Recreation and Parks (RAP) within Exposition Park. The Agreement effectuated the transfer of 5.91 acres of RAP property to the Science Center and 6.17 acres of Science Center property to RAP. One of the conditions of the first Agreement is that the Science Center will provide RAP with a long-term agreement for the continued use of the Science Center-owned property now known as Soboroff Sports Field (Playfield).

In 2006, the Friends of EXPO Center raised \$5.5 million to renovate the Playfield to include two (2) synthetic turf youth soccer fields, three-tier bleachers, a restroom/equipment storage building, concrete walkways, tubular steel fencing, and a modular tile panel system to allow for parking over the Playfield.

When the Playfield was completed in 2007, RAP began managing its programs and scheduling. The Playfield serves local residents through a full range of sports and recreational programs. The Playfield also serves as a resource to nearby schools and community groups.

On November 19, 2008, the Board, through Report No. 08-319, approved the second Agreement with the Science Center in which RAP transferred approximately 7.5 acres of properties, and the Science Center transferred the Exposition Park Rose Garden, which measures approximately 7.17 acres. The second Agreement also included language about RAP's use and management of the Playfield.

The April 2, 2009, the Playfield Operating Agreement authorized RAP to use the Playfield for all sporting activities throughout the year. On major event days (Major Events) with 40,000 or more spectators, such as University of Southern California (USC) football games, soccer games,

make the Playfield available for parking for Major Events, RAP would be responsible to reimburse the Science Center for the loss of parking revenue for 325 vehicles. The cost to install the Playfield tile cover is \$15,000.00 per occurrence. This does not include cleaning the tiles, which costs \$40,000.00 per occurrence. On average, the Playfield cover is installed fifteen (15) times annually. Including an annual payment to the Science Center of \$120,000.00 for grounds maintenance, utilities, security, and tile cover installation, the annual cost to RAP is \$405,000.00.

The term of the Playfield Operating Agreement was for a period of five (5) years from the date of execution (April 2, 2009) and renewable annually for twenty (20) years at the discretion of the Science Center. RAP found it difficult and costly to continue the 2009 agreement terms. Therefore, the Agreement was terminated in October 2014, which effectively ceased the legal obligations of the Agreement. Not desiring to have the Playfield temporarily closed, or youth and other league sports schedules disrupted, RAP and the Science Center entered into a month-to-month agreement effective March 1, 2015, to December 31, 2015.

In an effort to reach a more manageable and cost effective solution for the Playfield Operating Agreement before December 31, 2015, RAP and the Science Center conducted several meetings to develop a draft term sheet that include good and valuable considerations for all parties involved. In summary, the following terms are being considered for the future Playfield Operating Agreement:

- RAP has agreed to a one-time capital improvement for an expanded parking plan. The expanded parking plan is designed to increase the number of parking spaces controlled by RAP and to mitigate parking on the Playfield for Major Events, thus eliminating the need to cover the Playfield. The plan consists of creating 214 parking spaces as follows: Vermont strip (Science Center owned) – 80 spaces, Leighton Avenue (RAP owned) – 66 spaces, MLK strip (RAP owned) – 68 spaces. All revenue generated from Major Event parking will go to the Science Center. The estimated cost of the capital improvements is \$217,845.00, of which \$52,500.00 will be reimbursed by the Science Center within one (1) year of completion of the project.
- Upon the completion of the expanded parking plan, EXPO Center will no longer have use of Lot 1 for daily parking.
- RAP will pay the Science Center an annual fee of \$90,000.00 to lease the Playfield.
- The Science Center will provide a full-time Department of Public Safety officer to EXPO Center during operating hours Monday through Saturday.
- The Science Center will provide free parking for five (5) EXPO Center major events (not to exceed 495 parking spaces).

The suggested term of the new Playfield Operating Agreement will be ten (10) years with options to renew. Under the new agreement, RAP will save \$315,000.00 annually. A formal Board Report will be prepared for your approval when the Playfield Operating Agreement is completed.

This report was prepared by Belinda Jackson, Executive Director, EXPO Center.