

REPORT OF GENERAL MANAGER

NO. 05-94

DATE April 6, 2005

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EL SERENO COMMUNITY GARDEN: LEASE AGREEMENT WITH CALTRANS AND SUB-LEASE AGREEMENT WITH THE LOS ANGELES CONSERVATION CORPS

* K. Chan	<u>kc</u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
B. Jensen	_____		

Robert H. Jensen (for)
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve a three year lease agreement, substantially in the form on file in the Board Office, between the State of California Department of Transportation (Caltrans) and the City of Los Angeles (City) for the lease of Caltrans property located at the corner of Huntington Drive and Lowell Avenue to be developed and maintained by the Los Angeles Conservation Corps (LACC) as a community garden;
2. Approve a three year sub-lease agreement, substantially in the form on file in the Board Office, between the City and the Los Angeles Conservation Corps (LACC) to develop and maintain a community garden on the property leased from Caltrans; and,
3. Direct the Board Secretary to forward the proposed agreements to the Mayor in accordance with Executive Directive No. 16 and concurrently to the City Attorney for review and approval as to form; and,
4. Authorize the Board President and Secretary to execute the lease agreements upon receipt of the aforementioned approvals.

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SUMMARY:

The Office of Council District Fourteen has requested assistance in expediting the development of a proposed community garden in the community of El Sereno. The proposed community garden will be developed and maintained by the Los Angeles Conservation Corps (LACC) at no expense to the Department. The LACC will assume liability and responsibility for maintaining and operating said garden.

The site of the proposed community garden is owned by Caltrans and is currently a vacant lot. Caltrans will lease the property to the City of Los Angeles for a fee of one hundred dollars (\$100.00) a year for the purpose of developing a community garden. The parcel is located at the corner of Huntington Drive and Lowell Avenue and is approximately 33,786 square feet in size and consists of six (6) lots. Caltrans will enter into a three (3) year lease agreement with the City of Los Angeles and in turn the Department of Recreation and Parks will sublease the property to LACC for three (3) years, allowing the LACC to develop, maintain, and operate a community garden. LACC will sublease the property for the annual fee of \$100.00 required by Caltrans. The proposed garden development project will enhance the quality of life, beautify the surrounding community and instill a strong sense of pride.

LACC will develop and train a local community person to manage and maintain the garden. This lead person will organize a gardening council that will govern the site. The garden will be open to everyone. Technical and general education about gardening, horticulture and related subject matters will be provided at the site. LACC will oversee and enforce all rules and regulations governing the use of the site. LACC will receive one hundred thousand dollars (\$100,000.00) in CDBG funds that will facilitate the development and maintenance of the community garden.

A Phase I Site Assessment was performed on the site by LACC at the request of the Department; and it was determined that no additional site assessment research and/or subsurface assessment activities were recommended for the subject property. Staff has determined that the subject project will consist of the issuance of a lease agreement to allow minor alterations to land, water and vegetation in the development of the new community garden. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 4 (3, 7) of the City CEQA Guidelines.

This project has support from both the community and the Councilmember for the Fourteenth District. In addition, the Assistant General Manager and Superintendent for Operations East have been consulted and concur with staff's recommendations.

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