



# CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE

**C-10**



May 3, 2011

2760 N. Studebaker Road, Long Beach, CA 90815-1697  
(562) 570-3100 • FAX (562) 570-3109  
www.LBParks.org

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HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Authorize the City Manager to execute a lease and all necessary documents with Long Beach Organic, Inc., for the development and management of Mary Molina Community Garden, formerly known as Molina Park, as approved and recommended by the Parks and Recreation Commission and approved by the City Council's Housing and Neighborhoods Committee, for a term of three years, with two, three-year renewal options at the discretion of the City Manager. (District 1)

## DISCUSSION

In 2005, the City of Long Beach (City) accepted a donation from the Molina family of a parcel of land located at 1640 West 20<sup>th</sup> Street, to be used for the creation of a new park. The site, as yet undeveloped (Attachment A), was to be named Molina Park. However, recently, in response to a request from the Molina family, and also because the newly expanded Admiral Kidd Park would provide the community with adequate open space near the site, the original development plan was revised to create a community garden, to be named in honor of their mother, Mary Molina, who was an avid gardener.

On November 16, 2010, the City Council referred this item to its Housing and Neighborhoods Committee (Committee) for consideration of the renaming of the site, and to the Parks and Recreation Commission (Commission) for consideration of the revised use as the Mary Molina Community Garden (Molina Community Garden) (Attachment B). On November 18, 2010, the Commission unanimously recommended approval of the revised use for the site and referred the naming action to the Committee, which subsequently approved it on December 14, 2010. On January 4, 2011, in accordance with the recommendation from the Committee, the City Council approved the creation of a community garden at the undeveloped Molina Park, located at 1640 West 20<sup>th</sup> Street, and that the site be renamed Mary Molina Community Garden.

The Department of Parks, Recreation and Marine (PRM) currently administers five community gardens on City-owned property. Long Beach Organic (LBO), a Long Beach-based nonprofit corporation "dedicated to promoting sustainable organic gardening practices and local food consumption" in urban areas, successfully manages

*"We create community and enhance the quality of life through people, places, programs and partnerships"*

two of these community gardens. LBO was founded in 1994, with the vision of turning vacant urban lots into viable organic gardens, and specializing in the development and management of community gardens.

In 2010, LBO submitted a proposal to PRM to develop and manage the Molina Community Garden. All construction costs for the proposed project would be borne solely by the City in the form of multi-phase reimbursements to LBO totaling \$46,982. PRM currently performs weed abatement and grounds maintenance at the site, which would cease, as LBO would assume all ongoing operational and maintenance costs upon completion of the project. LBO would also be responsible for obtaining all applicable approvals and permits from the Departments of Development Services, Financial Management, and Public Works.

The lease will contain the following major provisions:

- Length of Term: The term of the lease shall be for a three-year period, commencing on May 1, 2011, and terminating on April 30, 2014, with two, three-year renewal options at the discretion of the City Manager.
- Leased Premises: The leased premises shall include undeveloped open space located at 1640 West 20<sup>th</sup> Street, formerly known as Molina Park and renamed Mary Molina Community Garden, pursuant to the approval of the City Council on January 4, 2011.
- Use: LBO shall use the leased premises for the development and management of the Molina Community Garden, as well as other ancillary uses related to the promotion/education of sustainable organic gardening, as approved by the City Manager or his designee.
- Rent: In lieu of fair market value rent, and in consideration of the community benefits of local sustainable organic gardening that the Molina Community Garden will provide, as well as the potential realization of cost savings from the City's cessation of weed abatement and grounds maintenance at the site, LBO shall pay to the City an annual rent of \$1.
- Allocation of Community Garden Plots: Both parties agree that the intent of the lease is to provide the community with access to sustainable organic gardening. Therefore, LBO will conduct outreach to the surrounding community, and local residents shall have first right of refusal for garden plots within the leased premises.
- Operations, Maintenance, and Utilities Costs: Upon completion of development of Molina Community Garden, LBO shall assume all costs associated with operations, maintenance, and utilities.

- ADA Compliance: LBO shall comply, at all times, with all applicable local, state, and/or federal laws, ordinances, and/or regulations, pursuant to the Americans with Disabilities Act (ADA).
- Insurance: LBO shall purchase and maintain all applicable insurance and endorsements, as required and approved by the City's Risk Manager.
- Total Project Cost: The total budgeted expenditure for the proposed project shall not exceed \$51,000, which includes contingencies and City overhead.

This matter was reviewed by Deputy City Attorney Gary J. Anderson on April 8, 2011, and Budget Management Officer Victoria Bell on April 13, 2011.

### SUSTAINABILITY

According to the American Community Garden Association, some of the benefits community gardens can provide include acting as a catalyst for sustainable neighborhood and community development, encouragement of self-reliance with respect to subsistence, promotion of the conservation of resources, preservation of open and green space, and potential reductions in the amount of heat released from paved parking lots and streets. In addition, LBO proposes including an educational component to its onsite activities, wherein local residents and students will be able to learn about sustainable organic gardening and environmental stewardship.

### TIMING CONSIDERATIONS

City Council action is requested on May 3, 2011, in order to finalize and execute the lease in a timely manner, and to allow Long Beach Organic to begin development and assume management of the Mary Molina Community Garden upon full execution of the lease.

### FISCAL IMPACT

The project is funded by Park Impact Fees, and is budgeted in the Capital Projects Fund (CP) in the Department of Public Works (PW). Beginning in FY 11, an annual amount of \$1 shall accrue to the General Fund (GP) in the Department of Parks, Recreation and Marine (PR). In addition, since PRM will cease its weed abatement and grounds maintenance at the Mary Molina Community Garden site, a cost savings of \$122 in FY 11, and future annual savings of \$365 would be realized in the General Fund (GP) in the Department of Parks, Recreation and Marine (PR). The recommended action will result in a positive impact on jobs. The proposed project would include the creation of several temporary construction jobs, although the exact number is unknown at this time.

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May 3, 2011  
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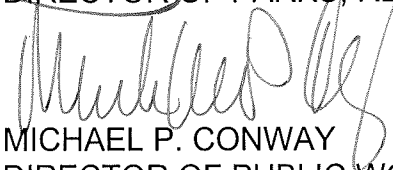
SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



GEORGE CHAPJIAN  
DIRECTOR OF PARKS, RECREATION AND MARINE



MICHAEL P. CONWAY  
DIRECTOR OF PUBLIC WORKS

GC:MPC:SG:RL:ak

Attachments

APPROVED:



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PATRICK H. WEST  
CITY MANAGER



W 20th St

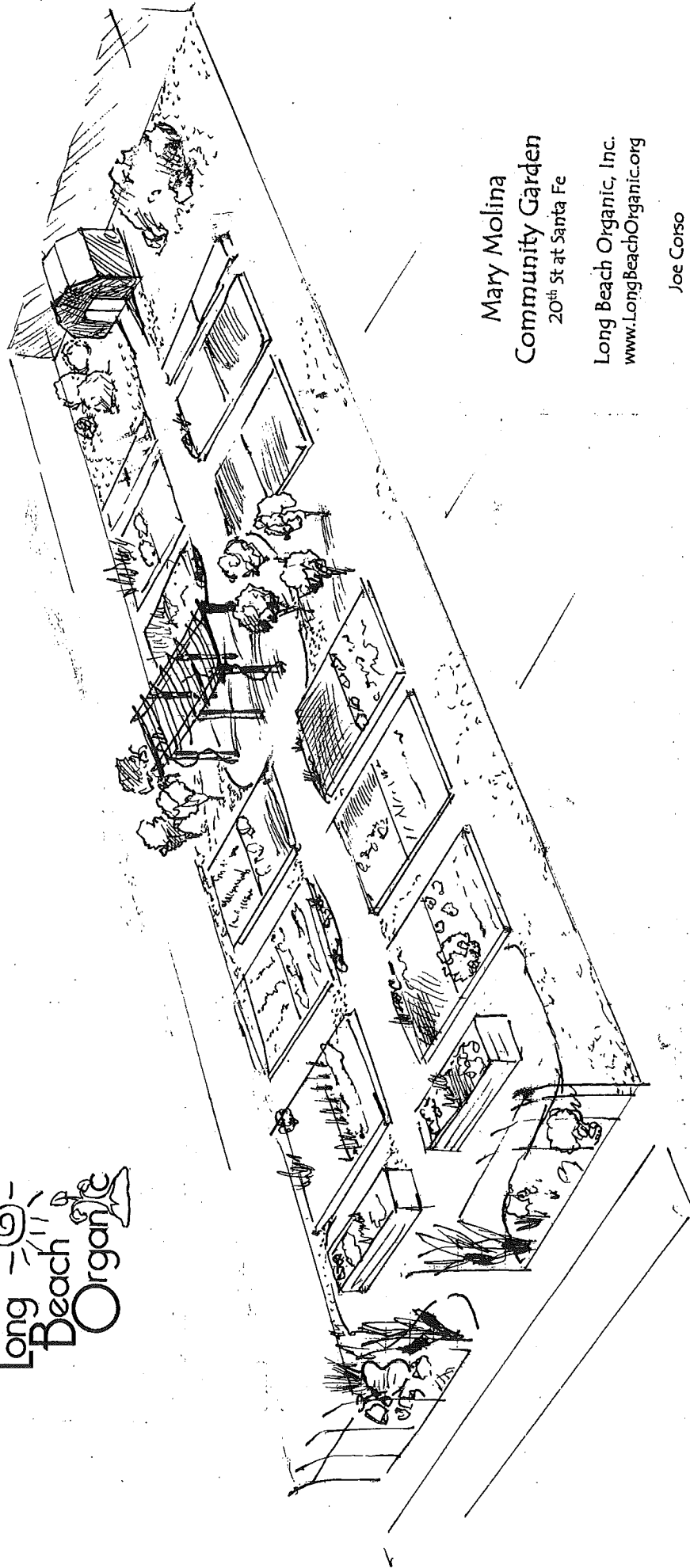
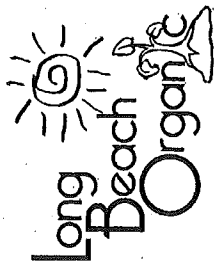
Adriatic Ave



**Attachment A: Leased Premises**  
0.15 acres

0 10 20 30 40 Feet

Attachment B: Rendering



Mary Molina  
Community Garden  
20<sup>th</sup> St at Santa Fe

Long Beach Organic, Inc.  
[www.LongBeachOrganic.org](http://www.LongBeachOrganic.org)

Joe Corso  
562-366-6250

Attachment C: Phase Schedule / Payment Schedule

# Mary Molina Community Garden

## Estimate Worksheet

Long Beach Organic, Inc.  
5115 Marina Pacifica Drive North, Long Beach, CA 90803  
LongBeachOrganic.org 562-438-9000

Prepared by: Joe Corso  
562-366-6250 joe@longbeachorganic.org

<b>Phase 1: Land Clearing and Fencing:</b>	\$	<b>15,665.00</b>
Scraping away top layer of soil		
Hauling away rubble, glass and trash		
New Wrought Iron Fence at Sidewalk with Decorative Gate		
New Cyclone Fencing on east side of property		
Sliding gate at rear of Molina Parking Lot		
Repair of Fence along Alley		
<b>Phase 2: Irrigation:</b>	\$	<b>12,267.40</b>
New Water Main and Meter		
Backflow Valve with Metal Protector		
8 Spigots		
Drinking Fountain		
<b>Phase 3: Pathways, Beds and Tools</b>	\$	<b>6,129.81</b>
Decomposed Granite Pathways through Central and Common Areas		
24 10' x 10' Beds		
2 Raised beds for Handicapped Access filled with topsoil		
Compost (Soil Amendment) for ground-level beds		
Mulch for other surfaces		
<b>Phase 4: Community Areas</b>	\$	<b>12,920.05</b>
Barn-style Tool Shed		
Central Arbor with grape vines and picnic tables		
River-rock pond with fish, aquatic plants and butterfly habitat		
Herb and Iris Beds along central pathway		
California Native Planting at Parking Strip		
	\$	<b>46,982.26</b>