

REPORT OF THE GENERAL MANAGER

NO. 01-306

DATE: September 5, 2001

CD 15

BOARD OF RECREATION AND PARKS COMMISSIONERS

SUBJECT: APPROVAL OF A RIGHT OF ENTRY AGREEMENT AT BOGDANOVICH PARK
BETWEEN THE DEPARTMENT AND THE COUNTY OF LOS ANGELES

J. Combs _____
A. Corrales _____
J. Duggan 10
J. Kolb _____

H. Fujita _____
*M. Tamuri RK ES/L MT
M. Matthews _____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve the proposed development by the County Department of Parks and Recreation of a 20-space parking lot and walkway at the City's Martin J. Bogdanovich Recreation Center, located at 1920 Cumbre Drive, San Pedro;
2. Accept and approve the County's offer to fund, design and construct said parking lot and walkway for the public benefit by granting a temporary, revocable Right-of-Entry Agreement, which is on file in the Board Office; and ,
3. Authorize the Board Vice-President and Secretary to execute the Right-of-Entry Agreement, noting that it has already been approved as to form and legality by the City Attorney.

SUMMARY:

The City's Martin J. Bogdanovich Recreation Center is adjacent to the County's Deane Dana Friendship Park. In 1988 the City entered into a 25-year lease with the County in order to construct and operate two soccer fields and a connector road on nine acres on the southeast portion of Friendship Park. In the early 1990s the County embarked on the development of a nature center at Friendship Park, using voter-approved funds. Subsequently, opposition to the size and location of the nature center arose, leading in 1998 to a settlement agreement. As part of the settlement, the County agreed to construct additional parking near the new site of the nature center, which is next to the Bogdanovich Recreation Center and soccer fields. All of the proposed 20-space parking lot, occupying approximately 0.40 acre, and almost all of the new walkway are on City-owned (as opposed to City-leased) property. The new parking lot will be next to an existing parking lot, and the new walkway extends alongside the existing connector road. The site is shown in the Attachments.

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The nature center is now under construction and the County wishes to proceed with the parking lot and walkway. The County has paid all required permit fees for the lot/walkway as well as having agreed to pay for their design and construction. The lot/walkway are expected to be completed by the end of December 2001. It is also expected that the new lot will relieve parking congestion at the soccer fields and reduce the need for overflow parking along the connector road, a situation which can pose a hazard. For these reasons, Pacific Region has agreed to maintain the lot/walkway once they are constructed. The County's specifications and working drawings have been approved by the Department's Planning and Construction personnel.

Therefore, the Department's Pacific Region and administrative staff agree with the recommendation to approve the Right-of Entry Agreement for the development of the new parking lot and walkway. Council District 15 is also aware of the project and has indicated their approval.

Prepared by Joan M. Reitzel, Senior Management Analyst, Real Estate and Asset Management Division.

FRIENDSHIP PARK

TO PARKING
TO FRIENDSHIP PARK
TO STREET ENTRANCE

New
Connecting Road
(in 1988)

NEW
CONCRETE
SIDEWALK
(in 2001)

NEW PARKING
LOT AT
BOEDANOVICH
PARK

Marlin J. Bogdanovich
Recreation Center
(Formerly San Pedro
Recreation Center)

PARKING AREA

RESTROOM
Paved Service Road

PICNIC
AREA

Proposed
Soccer Field Site

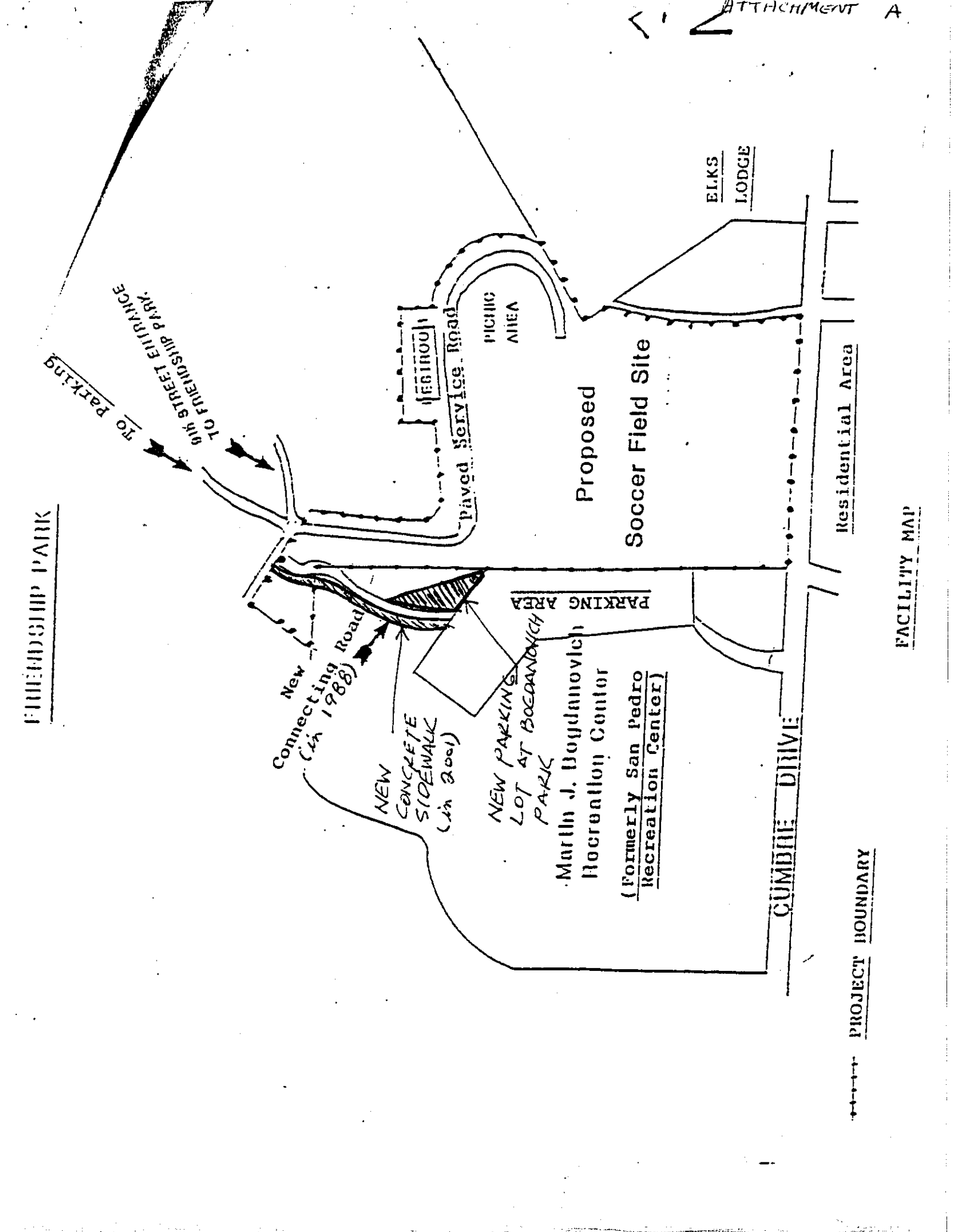
ELKS
LODGE

Residential Area

CUMBER DRIVE

PROJECT BOUNDARY

FACILITY MAP



SECKER AND MIYAMOTO, INC. LICENSED LAND SURVEYORS	
FRIENDSHIP PARK LEASE	
14777 ENCINO BLVD LOS ANGELES, CA 90047 TEL. (213) 834-0000	DATE: 11/15/88
PROJECT OF LANDMARKS DEPARTMENT	

LEGEND -

○ INDICATES "NOT A TYPICAL MARK"

NOTE -

SEE LEGAL DESCRIPTION HEREWITH
AREA = 0.91 ACRES

DENCH MARK

QUAD NO. 10 - 1000
BY SURVEY INSTRUMENT OF 1915 BY COURSE (LINE
DIRECTION) ANTHONY AVENUE AND COURSE (LINE
IN PT. SOUTH OF SOUTH CURVE LINE) PARCELS OF
LANDMARKS DEPT. OF RECREATION AND PARKS
ELEVATION = 989.647 (1750 ADJUSTMENT)

LEASE BOUNDARY

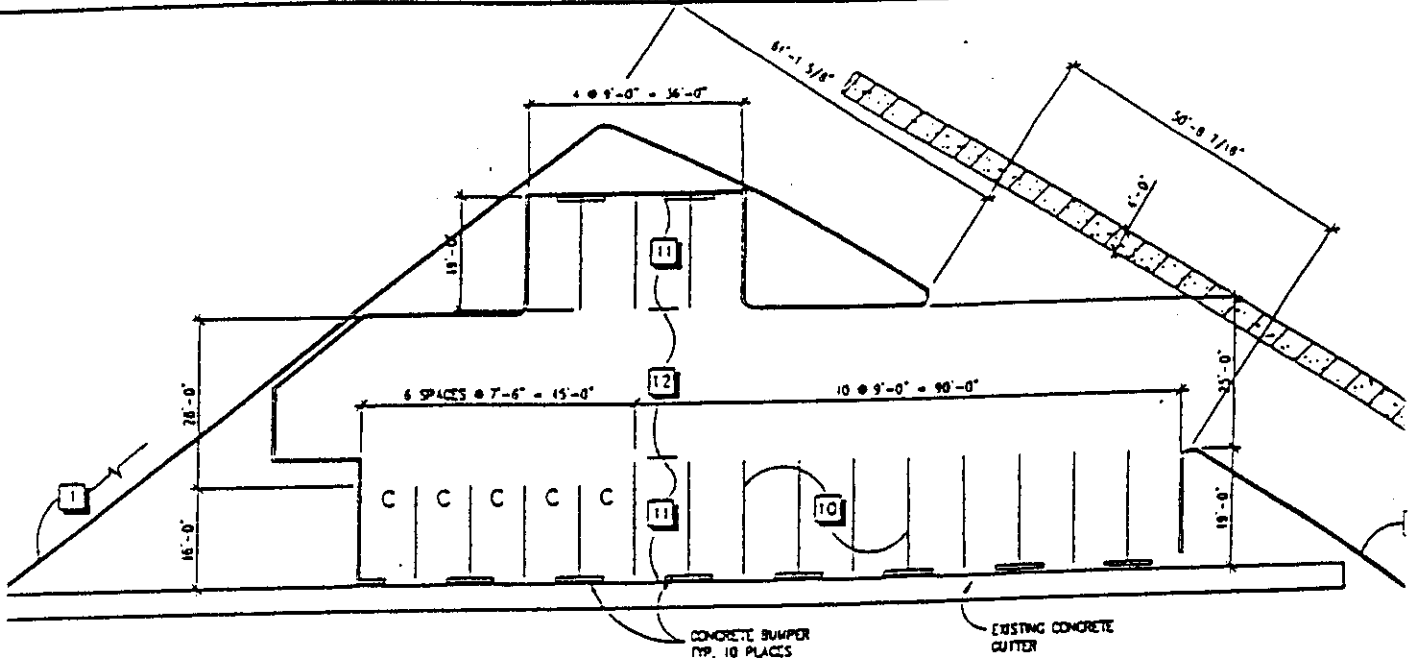
— DENOTES PORTION OF FRIENDSHIP
PARK UNDER LEASE TO CITY FOR
DEVELOPMENT AND OPERATION OF
ATHLETIC FIELDS.

NEW
CONCRETE
SIDEWALK

NEW
PARKING
LOT @
BOGDANOVICH
PARK

FIGURE 4
FRIENDSHIP PARK SOCCER FIELD

H.I. BOGDANOVICH REC. CTR.
207-3607



PHASE 2

Partial Site Plan