

REPORT OF THE GENERAL MANAGER

NO. 03-294

DATE: September 17, 2003

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HARBOR PARK - AUTHORIZATION TO NEGOTIATE AND PREPARE AN AGREEMENT WITH HARBOR COLLEGE FOR RECIPROCAL PROPERTY USE RIGHTS WITHIN THE PARK AND ADJACENT COLLEGE CAMPUS

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 **PER MAN**  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

It is recommended that the Board:

1. Preliminarily approve shared use of property rights between the Department and Harbor College for portions of property within the park and adjacent college campus;
2. Authorize staff to proceed with negotiating the shared property use rights agreement; and,
3. Upon conclusion of negotiations, direct staff to present a report to the Board for consideration and final approval of the agreement.

SUMMARY:

The Los Angeles Community College District is preparing a five-year construction plan for the Harbor College campus. The plan includes a new road to be constructed along the perimeter of the campus adjacent to Ken Malloy Harbor Regional Park. Harbor College has contacted the Department with a proposal to locate a section of the campus perimeter road across a portion of park property.

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The portion of park property that Harbor College is seeking to utilize consists of an approximately 1,797 square foot area adjacent to a location along the campus' southern boundary (see attached map). The park/campus boundary line in this area shifts slightly eastward for about 100 feet as it travels northerly, and then turns in a due west direction. In order to maximize space for other campus construction improvements, Harbor College would like to locate the campus perimeter road as close to its property line as possible. By locating a section of roadway across the 1,797 square foot park area, Harbor College would be able to design a more gradual turn, and thus position the road closer to the campus perimeter than would otherwise be practicable.

In exchange for use of park property, Harbor College has offered to the Department use of the campus perimeter road for maintenance access, as well as designated campus parking spaces for City vehicles. Currently, there is no park access for maintenance vehicles along the park/campus southern border. The campus perimeter road would provide this access conveniently from the park's maintenance yard on L Street.

The proposed shared use will be studied as required by the California Environmental Quality Act (CEQA) and returned to the Board for further action. At that time, the Board may approve, modify, or disapprove the proposed shared use agreement after consideration of the appropriate CEQA documents.

Staff from the Pacific Region and Fifteenth Council District have been consulted and concur with this report's recommendations.

Report prepared by Drew Tolliffe, Real Estate and Asset Management.

