

REPORT OF GENERAL MANAGER

NO. 04-102

DATE April 7, 2004

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DANIELS FIELD SPORTS CENTER – AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE BOYS AND GIRLS CLUB OF SAN PEDRO FOR THE DEVELOPMENT AND OPERATION OF SPECIFIED IMPROVEMENTS

* K. Chan	<u>hc</u>	J. Combs	_____
H. Fujita	_____	J. Kolb	_____
M. Mariscal	_____	F. Mok	_____
K. Regan	_____	G. Stigile	_____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the Use Agreement, substantially in the form on file in the Board Office, that contains terms for the development and operation by the Boys and Girls Club of San Pedro (Club) of a skate park and other amenities at the Daniels Field Sports Center;
2. Direct the Board Secretary to transmit the Use Agreement simultaneously to the City Attorney and Mayor for review and approval in accordance with Executive Directive No. 16, thereafter to be transmitted to the City Council for approval;
3. Upon notification of City Council approval, direct staff to file a Notice of Exemption in the Office of the County Clerk;
4. Authorize the Board President and Secretary to execute the Use Agreement upon receipt of the aforementioned approvals; and
5. Authorize staff to prepare a 20-year lease with the Club and to present it to the Board for approval if the Club receives funding sufficient to construct and operate at least a portion of the proposed improvements.

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SUMMARY:

For over two years, the Boys and Girls Club of San Pedro (Club) has wanted to fund, build, staff, and operate certain improvements on 0.33 acres at the Daniels Field Sports Center. The site is on the eastern edge of Cabrillo Avenue between 12th and 13th Streets. The proposed improvements will not interfere with the current use of the Sports Center field by several other local, youth-oriented sports groups. The improvements include the following: a 70 by 145 foot skateboard park with bleachers; a drinking fountain; fencing and two masonry retaining walls; outdoor lighting; golf driving-range cages; a baseball-batting cage; and a modular unit containing an equipment storage area, an office for Club staff, and a restroom that is ADA accessible.

The Club's purpose is to expand their year round, after-school programming for youths ages 6 to 18 years and to provide new, free recreational choices for the general public. The Club is located across Cabrillo Avenue from the Daniels Field Sports Center and has for some time received the Department's approval to organize team sports there. The existing skate facility behind the Club is now fully dedicated to roller hockey and rollerblading, leaving no room for the installation of skateboard equipment. The local community supports the proposed skateboard park. There is no comparable facility in San Pedro, which serves a large population of low-income, underserved youths. The Club will pay all utility and maintenance costs associated with the proposed project and obtain the insurance coverage and limits set by the City's Risk Manager.

The Club has applied for a \$500,000 grant from the State under the Urban Park Act of 2001. They have received approval for \$200,000 in Community Development Block Grant funds from the City of Los Angeles and \$75,000 from the Amateur Athletic Foundation. The total cost of the project is estimated at \$775,000.

On January 12, 2004, the Department provided a letter of support with the intention of entering into a long-term Agreement in order for the Club to meet land-tenure requirements for the State grant. The proposed Use Agreement will satisfy these State requirements in a more timely manner than can be accomplished by drafting and executing a comprehensive lease. Moreover, it is not yet known to what extent the project's components will need to be scaled back should the State reduce or deny funding for the project. Therefore, the proposed Use Agreement will satisfy the immediate needs of both the Department and the Club. Should the funding be sufficient for the Club to proceed with the project, the Use Agreement will be superseded by a lease. It is anticipated that construction can begin in late 2004 and be completed by mid-2005.

In January 2004, environmental staff determined that the project as currently planned is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Article III, Section 1, Class 3 (6) and Class 11 (1) of the City CEQA Guidelines.

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The Assistant General Manager of Operations East and both the Mayor's Office and the Councilmember for the Fifteenth District concur with staff's recommendations.

This Report was prepared by John Barraza, Management Analyst II, and Joan Reitzel, Senior Management Analyst, in Real Estate and Asset Management.