

REPORT OF GENERAL MANAGER

NO. 04-27

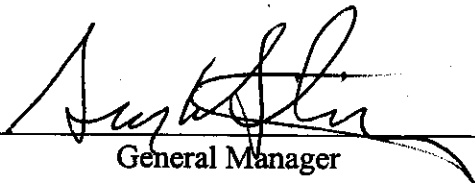
DATE January 21, 2004

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HARBOR PARK – APPROVAL OF EASEMENT DEED BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND HARBOR COLLEGE GRANTING RECIPROCAL PROPERTY USE RIGHTS WITHIN THE PARK AND ADJACENT COLLEGE CAMPUS

H. Fujita _____	F. Mok _____
J. Kolb _____	K. Regan _____
*B. Lukehart <u>KE jmr ba</u>	G. Stigile _____
M. Mariscal _____	



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve the proposed grant of easement substantially in the form on file in the Board Office between the City and the Los Angeles Community College District granting reciprocal property use rights within Harbor Park and the adjacent Harbor College campus;
2. Adopt the draft resolution substantially in the form on file in the Board Office authorizing approval of the proposed easement deed;
3. Direct the Board Secretary to transmit the proposed easement deed to the Mayor and City Attorney for review and approval, and subsequently request that the City Attorney prepare the ordinance and forward the documents to the City Council for adoption of the ordinance; and,
4. Authorize the Board President and Secretary to execute the easement documents as approved by the City Attorney upon adoption of the ordinance by Council.

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SUMMARY:

On September 17, 2003, the Board preliminarily approved shared use of property rights between the Department of Recreation and Parks (Department) and Harbor College for portions of property within the park and adjacent college campus and authorized staff to proceed with negotiating the shared property use rights agreement [Board Report #03-294].

An agreement has been negotiated via a grant of easement specifying the park and campus properties to be used jointly by the Department and Harbor College, as well as the terms for shared use. The proposed easement deed will permit Harbor College to construct a section of its planned campus perimeter road across an approximately 1,797 square foot portion of park property along the park/campus boundary line. In return, the easement deed will allow the Department to use a portion of the campus perimeter road and designated campus parking spaces for park maintenance access.

This agreement would enable Harbor College to utilize the park property easement to construct a more gradual turn along the campus perimeter road and thus maximize space for other campus construction improvements. In exchange for this use of park property, the Department would utilize the campus property easement to gain access to an area of the park that is currently inaccessible to maintenance vehicles. The campus perimeter road would provide this access conveniently from the park's maintenance yard on L Street.

Staff has determined that the subject project will consist of the conveyance of a minor miscellaneous easement for a street and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 5(4) of the City CEQA Guidelines.

Staffs from Operations East and the Fifteenth Council District have been consulted and concur with this report's recommendations.

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