

REPORT OF GENERAL MANAGER

NO. _____

DATE _____

C.D. _____ 15 _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ANGELS GATE PARK: MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES UNIFIED SCHOOL DISTRICT FOR THE PROPOSED UPGRADE OF CERTAIN ROADS WITHIN ANGELS GATE PARK AND THE NEGOTIATION AND PREPARATION OF A RELATED AGREEMENT

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	_____

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office and subject to the approval of the Mayor and City Attorney as to form, between the Department of Recreation and Parks (Department) and the Los Angeles Unified School District (District), specifying the mutual goals and objectives for the upgrade of certain roads within Angels Gate Park and the negotiation of a related agreement specifying the terms and conditions for the joint-development and/or use of District and City property within and/or adjacent to Angles Gate Park, subject to the future approval by the Board;

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2. Direct the Board Secretary to transmit forthwith the proposed MOU concurrently to the City Attorney for review as to form and to the Mayor in accordance with Executive Directive No. 3; and,
3. Authorize the Board President and Secretary to execute the MOU upon obtaining the required approvals.

SUMMARY:

The Department of Recreation and Parks (Department) and Los Angeles Unified School District (District) have maintained a working, joint-use relationship with each other dating back to the 1970's, with the Venice High School Pool Agreement (1972) being one of the very first. Since then, the Department and District have worked together to develop capital improvement projects and joint use-agreements at both school and park sites. The Department and District have executed over 30 agreements in the past and are currently working on twelve (12) more. If approved, the MOU before the Board today will be the thirteenth agreement in process.

The District presently plans to construct a new high school (School) on District property located adjacent to Angels Gate Park (Park), while the Department is presently working on a master development plan for the Park. The District has identified a problem with accessing their property

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from the surrounding streets. The Department and District have determined that by working together and coordinating both projects, mutually beneficial opportunities can be identified which will resolve certain issues of concern, maximize costs, and possibly enhance or improvement the projects.

The proposed MOU defines the mutual goals and objectives of the Department and District for the upgrade of the Barlow-Saxton Road and existing portions of the Osgood-Farley Road which both run through Park property and the adjacent School property. Pursuant to the proposed MOU, the Department and District have agreed to negotiate the specific terms and conditions for the upgrade and use of Park and School properties, and prepare a subsequent Development Agreement outlining such terms and conditions.

Due to the location of the School property and lack of viable access points from the street, the District has proposed to upgrade, at the District's expense, those existing portions of Barlow-Saxton Road which run through both the Park and School properties in order to provide ingress-egress to and from the School and Gaffey Street, including the reconfiguration of the road, construction of sidewalk improvements, and the creation of diagonal or parallel parking spaces (collectively referred to as, Barlow-Saxton Upgrades). The scope and specifications of the Barlow-Saxton Upgrades will be set forth in the Development Agreement, which the Department and District have agreed to negotiate in good faith.

In addition to the Barlow Saxton Road Upgrades, the District has also agreed to provide design and

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engineering services at the District's expense, to investigate and possibly cause to occur the upgrade of existing portions of the Osgood-Farley Road, which also runs through portions of Park and School property, and perform the relocation of certain existing utilities and fencing systems from Park property onto District property, where such utilities serve only the District property; and the relocation of certain utilities from District property onto Park property, where such utilities serve only the Park (collectively referred to as, Osgood-Farley Upgrades). The Department will fund the Osgood-Farley Upgrades, subject to available funding source(s) and prior approval by the Board. The District will perform the work or cause such work to be performed. The scope and specifications of the Osgood-Farley Upgrades will be set forth in the Development Agreement, which the Department and District have agreed to negotiate in good faith.

If the District does cause the Barlow-Saxton and Osgood-Farley Upgrades to occur (collectively, Upgrades), the future maintenance of the upgraded roads will be the responsibility of the Department. Upon completion of the Upgrades and the opening of the newly constructed School, the District will allow the Department to use parking spaces, the new School swimming pool, athletic fields, and other facilities on District property, subject to the terms and conditions of the proposed MOU, subsequent Development Agreement, or other agreement (such as joint-use) entered into by the District and City which shall govern the joint-development and/or use of District and City property at Angels Gate Park and the new School.

Approving the proposed MOU, which is merely an agreement to further discuss and develop a

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potential project, does not constitute a project under the California Environmental Quality Act (CEQA); therefore, CEQA does not apply. Should a proposed Development Agreement, joint-use agreement, or any other agreement be presented to the Board for consideration, compliance with CEQA will be addressed at that time.

FISCAL IMPACT STATEMENT:

There is no anticipated impact to the Department's General Fund associated with the proposed MOU, as all future commitments and obligations related to future Upgrades and joint-use activities with the District are subject to prior Board approval and will be considered individually as the project(s) develop.

The Assistant General Manager of Operations East and the Superintendent of the Pacific Region concur with staff's recommendations.

Report prepared by Joel Alvarez, Senior Management Analyst, Real Estate and Asset Management.