

BOARD OF RECREATION AND PARK COMMISSIONERS  
OF THE CITY OF LOS ANGELES

Wednesday, April 20, 2005 at 5:30 p.m.  
Cabrillo Marine Aquarium, John M. Olguin Auditorium  
3720 Stephen M. White Drive, San Pedro, CA 90731

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. INTRODUCTIONS:

Special Introduction and Opening Remarks by Councilmember Janice Hahn, Council District 15, or her appointed Representative

Kevin Regan, Acting Assistant General Manager, Operations East, will introduce Cabrillo Marine Aquarium Staff

2. SPECIAL PRESENTATIONS:

Presentation of Certificate to Edwin Mastro, Marine Aquarium Curator, Cabrillo Marine Aquarium, for His Service as Project Manager and Aquarium Liaison for the Duration of the Building Construction

Presentation of Certificate to Linda Chilton, Aquarium Educator, Cabrillo Marine Aquarium, for Her Service in Developing the Concepts and Content of the Exploration Center

Presentation of Resolution to Kathleen Chan, Acting Superintendent, Planning and Construction Division, upon Her Retirement from City Service

3. GENERAL MANAGER'S REPORTS:

05-95 Sepulveda Basin East (#1275B) - Landscape Improvements - Contract No. 3098 - Final Acceptance

05-96 Taylor Yard Phase II - New Park Development (#1356A) (W.O.#E1904346) - Approval of Final Plans and Call for Bids

05-97 Griffith Observatory Renovation and Expansion (#1594C) Change Order Authorization to Contract No. 3068

05 98 Gift Agreement with Fox Sports Net West, LLC, to Accept a Gift of Funds for Refurbishment and Replacement of Outdoor Basketball Courts at Eight Recreation Centers

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- 05-99 Whitmore Hot Springs - Lease for Property Owned by the Department of Water and Power
- 05-100 Quitclaim of City Interests at 2669 Mandeville Canyon Road
- 05-101 Pershing Square Park - Transfer of Funds to General Services Department (GSD) for Painting of Park Structures
- 05-102 Transfer of Funds From Fund 301, Account 132W and Fund 302, Account W132, to Enable the Information Technology Agency (ITA) to Order Digital Subscriber Line (DSL) Connections for 29 Recreation Facilities
- 05-103 Pan Pacific (West Wilshire) Park and Recreation Center Universal Access Playground (W.O.#E170263D) Appropriation of Quimby Fees
- 05-104 Amendment to Personnel Resolution No. 10075 - Section 1K Special Funded Positions
- 05-105 Cabrillo Beach Bathhouse - Sign Designating Site as Home of Cabrillo Beach Polar Bears
- 05-106 Various Communications

4. COMMISSION TASK FORCES:

- Commission Task Force on Park Safety (Commissioners Hammond and Sanchez-Camino)
- Commission Task Force on Concession RFPs (Commissioners Sanchez-Camino and Spelling)
- Commission Task Force on Capital Projects (Commissioners Hammond and Luévano)

5. GENERAL MANAGER'S ORAL REPORT:

Report on Department Activities and Facilities

6. FUTURE AGENDA ITEMS:

Requests by Commissioners to Schedule Specific Items on Future Agendas

7. PUBLIC COMMENTS:

Any comments which require a response or report by staff will be automatically referred to staff for a report at some subsequent meeting

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8. NEXT MEETING:

The next regularly scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, May 4, 2005 at 9:30 a.m., Garland Building Auditorium, 1200 W. 7<sup>th</sup> Street, Los Angeles, CA 90017.

9. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213)928-9040.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Information on agenda items may be obtained by calling the Commission Office at (213) 928-9040. Copies of the agenda and reports may be downloaded from the Department's website at [www.laparks.org](http://www.laparks.org).

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REPORT OF GENERAL MANAGER


NO. 05-95

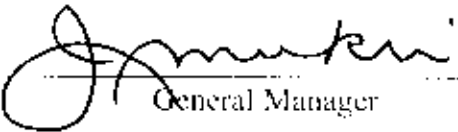
DATE April 20, 2005

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN EAST (#1275B) – LANDSCAPE IMPROVEMENTS  
CONTRACT NO. 3098 - FINAL ACCEPTANCE

* K. Chan		J. Kelly	
J. Combs		F. Mek	
H. Fujita		K. Regan	
B. Jensen			

  
General Manager

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

RECOMMENDATION:

That the Board:

1. Accept the work performed under Contract No. 3098, as outlined in the body of this report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3098 to America West Landscape, Inc., 35 calendar days after acceptance by the Board; and,
3. Authorize the Board Secretary to furnish America West Landscape, Inc., with a Letter of Completion.

SUMMARY:

The construction contract for Sepulveda Basin East (#1275B) – Landscape Improvements with America West Landscape, Inc., was executed on January 21, 2004, in the amount of \$455,471.00. Construction began on February 17, 2004. The construction provided for the widening of the driveway, installation of improved facilities signage, and the landscaping of the entrance to the Valley Region Headquarters, starting at Woodley Avenue and continuing along the fence adjacent to the Infantry Armory Army Reserve Facility. The landscaping consisted of California native plants. A new 52-car parking lot was constructed adjacent to the Valley Region Headquarters, also planted with native landscaping. A single rhino gate was constructed across the driveway at Woodley Avenue. A small picnic area including an irrigation system, picnic tables, trees, planting areas and decomposed granite, was developed adjacent to the Valley Region Headquarters. The project, including additional work, was completed on February 18, 2005.

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The Bureau of Engineering (BOE) was responsible for contract administration of the project. The project has been completed and the contractor has furnished the required permits, drawings, operation and maintenance manuals and guarantees.

BOE completed this project with 13 (thirteen) change orders issued on this project for a total amount of \$86,671.41. The total funds expended on this project are \$542,142.41.

The project was funded with Proposition A (\$450,000.00), Quimby funds (\$265,846.58); and a donation from the Department Water and Power (\$75,000.00). Department staff has consulted with the Department of Public Works, Office of Contract Compliance (OCC) concerning the status of labor compliance and Affirmative Action requirements on this project. There are no outstanding wage violations and America West Landscape, Inc. is in compliance.

Prepared by Richard Chang, Project Manager, BOE.

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DATE April 20, 2005

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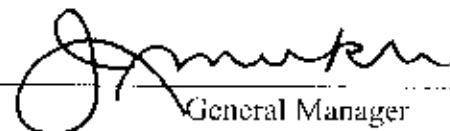
BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TAYLOR YARD PHASE II - NEW PARK DEVELOPMENT  
(#1356A) (W.O. # E1904346) APPROVAL OF FINAL PLANS AND CALL FOR  
BIDS

K. Cim  
J. Conley  
H. Fujita  
B. Jensen

*Kc*

J. Kofy  
I. Misk  
K. Regan

  
General Manager

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

RECOMMENDATION:

That the Board:

1. Approve final plans and specifications, for Taylor Yard Phase II New Park Development (#1356A) (W.O. # E1904346);
2. Approve the date for receipt of bids as Tuesday, June 7, 2005, at 3:00 PM, in the Board Office; and
3. Approve a reduction in the value of base bid work to be performed by the Prime Contractor from 50% to 20%.

SUMMARY:

Submitted are final plans and specifications for Phase II of the Taylor Yard New Park Development, located at 1900 N San Fernando Road, Los Angeles, CA 90065-1266. On October 20, 2004, the Board awarded a construction contract in the amount of \$2,131,000.00 to Southern California Grading, Inc. under Board Report No. 04-316 for construction of the Taylor Yard Park -- Grading Project, (#1356A)(W.O. #E1904346), located at 1900 San Fernando Road. The Board of Recreation and Parks executed Contract No. 3144 on January 7, 2005. The Grading Project is currently underway and scheduled to be completed on June 23, 2005.

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This project (phase II) provides for the development of the 40 acre park site. The City of Los Angeles will be leasing 20 acres of the Taylor Yards property through a lease agreement with the State which will be submitted to this Board for approval prior to awarding a construction contract for Phase II. The State of California Parks and Recreation has requested that their plans be included as part of this bid package. The State's plans will be listed as a separate bid item in the documents and will be funded through a grant agreement that will be approved by this Board prior to award of a contract for Phase II. The estimated construction cost of the state's portion of the project is \$1,200,000.00.

The final plans and specifications for the City's 20 acres were prepared by Withers and Sandgren LTD, a consultant to the Department of Recreation and Parks. The estimated construction cost of the City's portion of the project is \$9,000,000.00.

The lowest base bid will be the lowest combination of the City's base bid and the State's base bid. After determination of the lowest responsive bidder, the City will reserve the right to award the City's base bid with any combination of deductive alternates and the State's base bid with any combination of deductive alternates; or only award the City's base bid with any combination of deductive alternates.

The following is a list of the new park improvements for the City's portion of the project:

1. Four Turf Junior Soccer fields including, Fencing, and Bleachers.
2. One Multi-Purpose Synthetic Turf Field including Fencing, Striping and Bleachers.
3. Parking Lot with Security Lighting
4. Two Restroom Buildings
5. One Baseball Field and One Softball Field with, Bleachers, Drinking Fountain, and Scoreboard
6. Perimeter Fencing Around Entire Site, including Both Chainlink and Tubular Steel
7. Interior Pedestrian Decomposed Granite Walkways
8. Landscaping and Irrigation
9. Site amenities including but not limited to benches, trash receptacles, signage, drinking fountains, and picnic tables
10. Four Basketball Courts and Two Tennis Courts with, Lighting, Fencing, and Bleachers (Deductive Alternate No. 1)
11. Sports field lighting for the Multi-Purpose Synthetic Turf Field (Deductive Alternate

## REPORT OF GENERAL MANAGER

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No.2)

12. Sports field lighting for the Junior soccer fields (Deductive Alternate No.3)
13. Sports field lighting for the baseball and Softball fields (Deductive Alternate No.4)
14. Children's Play Area (Deductive Alternate No.5)
15. Splash Pad (Deductive Alternate No.6)
16. Park Office/Community Building (Deductive Alternate No.7)

The following is a list of the new park improvements for the State's portion of the project:

1. Trails, a natural amphitheater, a riparian natural area, landscaping, irrigation, site lighting and shade armadas.

The scope of this project will involve many different types of Contractors with not any particular contracting trade dominating the overall scope of work. Currently, the policy of this Board has been to require that the Prime Contractor perform a minimum of 50% of the value of the base bid. Staff believes that reducing the Prime Contractor participation requirement on this project will help create more competitive bid pricing among the Sub-Contractors providing bids to the Prime Contractors and will also attract a broader range of different types of Prime Contractors, thus, creating a larger competitive market.

This project will be funded using Proposition K, 12, 40, Community Development Block Grant funds and California State Parks and Recreation funds.

In compliance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the entire 40 acre site. The MND was approved by this Board on June 4, 2004 and forwarded to City Council as an attachment to the Proposition K Assessment Report which was approved in June, 2004. A Notice of Determination was then filed with the Los Angeles County Clerk on June 23, 2004.

The bid package has been approved by the City Attorney's Office.

The fiscal impact of the operation and maintenance of the facility is unknown at this time. Until a construction contract is awarded facility actual site development has not been determined.

This report was prepared by Mike Shull, Project Manager, Recreational and Cultural Facilities Program and Kathleen Chan, Recreation and Parks, Planning and Development -- Acting Superintendent and reviewed by Bradley Smith, Chief Deputy City Engineer.



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NO. 05-97

DATE April 20, 2005

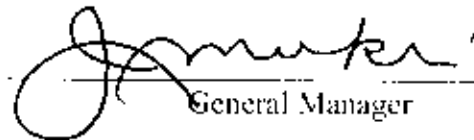
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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH OBSERVATORY RENOVATION AND EXPANSION (#1504C)-  
CHANGE ORDER AUTHORIZATION TO CONTRACT NO. 3068

\* K. Chan  
J. Combs  
H. Fujita  
B. Jensen

J. Kolb  
E. Misk  
K. Regan

  
General Manager

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

RECOMMENDATION:

That the Board authorize the project manager to issue a change order in a not-to-exceed amount of \$250,000 to Contract No. 3068 for additional work related to adding a Building Public Announcement (PA) System to the Griffith Observatory Renovation and Expansion project.

SUMMARY:

On September 20, 2002, the Board awarded Contract No. 3068 to S.J. Amoroso Construction Co., Inc. to renovate and expand the Griffith Observatory (Board Report No. 02-339). Currently, the project is approximately 72% complete with 98% of contract time elapsed. Including this added PA System, it is estimated that 88% of the project's available construction contingency will be spent. Additional MICLA funds have been identified that would increase the construction contingency from \$6,892,500.00 to \$8,000,000.00. With this revised construction contingency, it is estimated 76% of the project's available construction contingency will be spent.

Prior to the events described in this report, the project has been delayed 45 calendar days, due to additional work related to an isolated slope failure (Board Report No. 04-04), resulting in a contract completion date of April 26, 2005. An additional estimated 56 calendar day delay is anticipated caused by the added retaining wall on the west side of the site (Board Report No. 04-279). This would result in a new contract completion date of June 21, 2005. In addition, there have been other delays caused by various late changes, adverse weather conditions, and slow progress on some of the concrete work which are cumulatively estimated to delay the construction completion date to mid-September 2005, or another 86 calendar days.

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The design of the project did not include a PA System. The Observatory Staff has identified the need for a PA system for operational purposes. Observatory Staff has stated that a PA System is a prudent investment for the safe and efficient operation of the Observatory Facility used in conjunction with the security system already included in the Contract. The PA systems omission in the construction plans was an oversight that requires correction.

The project manager's (Public Works-Bureau of Engineering) preliminary estimate for this work is \$250,000.00. Due to the complexity of the additional work and the different trades involved, a final lump sum amount cannot be determined at this time. Time is of the essence and staff recommends that the Board authorize the project manager to issue a change order in the not-to-exceed amount of \$250,000.00 to the contractor so that the contractor can start the work related to this added PA System and that the project can continue without further delay. Delay costs are estimated to be 7 calendar days at approximately \$7,000.00 per calendar day at this time. This estimated delay cost of \$49,000.00 is included in the total \$250,000.00 amount described above.

Report prepared by Larry Gonsalves, Project Manager, Bureau of Engineering and reviewed by Neil Drucker, Program Manager, and Bradley Smith, Chief Deputy City Engineer, Bureau of Engineering.

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NO. 05-98

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GIFT AGREEMENT WITH FOX SPORTS NET WEST, I.L.C, TO ACCEPT A GIFT OF FUNDS FOR REFURBISHMENT AND REPLACEMENT OF OUTDOOR BASKETBALL COURTS AT EIGHT RECREATION CENTERS

J. Corbys _____	H. Fanta _____
*K. Regan <i>KR</i> _____	K. Chan _____
E. Mok _____	J. Kolb _____
B. Jensen _____	

  
\_\_\_\_\_  
General Manager

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

RECOMMENDATION:

That the Board:

1. Accept a gift of \$150,000.00 from the Fox Sports Net West, LLC (FSNW), for the purpose of replacing six and one-half and refurbishing four outdoor basketball courts at various recreation centers in the City, subject to the conditions in the attached Agreement to Accept Gift;
2. Approve an Agreement to Accept Gift, substantially in the form attached;
3. Direct the Board Secretary to submit the proposed Agreement to the Mayor, in accordance with Executive Directive No. 16, and to the City Attorney for review and approval as to form;
4. Authorize the Board President and Secretary to execute the Agreement subsequent to all necessary approvals; and,
5. Direct that upon receipt of the gift of \$150,000.00, the gift funds be deposited in Fund 301, Department 88, Municipal Recreation Program Account W31, Sub-Account 1750, and authorize use of funds from this account in accordance with the Agreement to Accept Gift.

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### SUMMARY:

Representatives from FSNW, a cable television sports programming channel, approached the Department of Recreation and Parks with a proposal to fund major repairs to outdoor, asphalt basketball courts at various locations in the City to improve neighborhood playing conditions.

The outdoor courts under consideration for such refurbishment work require patching, and coating in some cases, and in others must be torn out, the underlying soil re-compacted, and all new asphalt cap applied. All courts would require new basketball backboards as well. FSNW sought public acknowledgement of their gift through application of their logo in the center of the new courts. They also proposed to film the refurbishment work and to film recreation center participants enjoying basketball programs on the improved courts, in order to produce and broadcast on their network a make-over show about the refurbishment project with the City. Finally, FSNW offered to produce at least one public basketball clinic at each of the centers with refurbished courts, featuring a known National Basketball Association player.

FSNW and Department staff met several times to work on a list of recreation centers needing work and which were fairly spread about the City; the final agreed upon list includes:

- Slauson Recreation Center
- Chatsworth South Recreation Center
- Glassell Park Recreation Center
- 109th St. Recreation Center
- David M. Gonzalez Recreation Center
- Palms Recreation Center
- Branford Recreation Center
- Highland Park Recreation Center

Each of these centers has at least one highly deteriorated, outdoor, asphalt basketball court which has been on a priority list for refurbishment or replacement as soon as funds are available. Work on the removal, asphalt repair or replacement, and slurry-coating will be performed by an existing City vendor on contract to provide asphalt repair and replacement. Basketball backboards will be purchased from another City vendor. Department of Recreation and Parks staff will act as project managers, will do all the painting and application of logos, and perform other work as needed to timely complete the projects. FSNW is eager to begin and desires completion by 120 days after execution of the Gift Agreement, to which the Department staff is committed. The gift of \$150,000 will cover all costs as estimated by Department staff.

The logos to be applied to the outdoor courts will be permitted to remain for three years, but if the logos are vandalized or wear down during the three years, FSNW must fund repainting

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directly to restore the logo. The Department will also place a typical acknowledgement plaque in each of the facilities where the FSNW gift helps refurbish the basketball courts.

The Department will receive ancillary benefits from the make-over show produced by FSNW, both as positive publicity for our programs and facilities, but also through receipt of copies of the produced video for our own promotional use. No film fees of \$350 a day will be charged for FSNW to film the refurbishment work.

Environmental Management staff has determined that since the subject project will consist of the refurbishment or replacement of outdoor basketball courts at various recreation centers involving negligible or no expansion of use, it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (1,3,4) of the City CEQA Guidelines.

The attached Agreement to Accept Gift incorporates a detail of the work to be done and cost for each location. If any funds remain after completion of the agreed-upon work, they can be applied to continuing maintenance of the improved courts. Staff is enthusiastic about embarking on this work to improve and enhance courts at eight recreation centers.

### FISCAL IMPACT STATEMENT:

All direct and contract costs will be underwritten by the funds in the gift. Some staff costs for related work, painting, and project management will be incurred but are minor and less than the staff and material costs currently at risk to make continuous repairs to failing asphalt courts. Loss of film fees is incidental and involves no additional expense to the Department.

Report prepared by Linda Barth.

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NO. 05-99

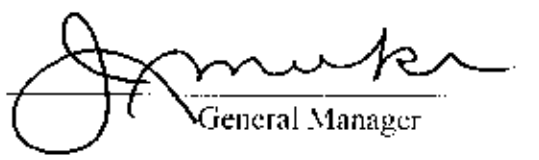
DATE April 20, 2005

C.D. \_\_\_\_\_

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: **WHITMORE HOT SPRINGS - LEASE FOR PROPERTY OWNED BY THE DEPARTMENT OF WATER AND POWER**

K. Chan <u>lc</u>	J. Kolb _____
J. Combs _____	F. Mak _____
H. Fujita _____	K. Regan _____
B. Jensen _____	

  
 \_\_\_\_\_  
 General Manager

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

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RECOMMENDATION:

That the Board:

1. Approve the new five-year lease, on file in the Board Office, with the City's Department of Water and Power (DWP) for the continued use of Whitmore Hot Springs in Mono County by Recreation and Parks staff who operate and maintain Camp High Sierra;
2. Direct the Board Secretary to transmit the proposed lease to the City Attorney for review and concurrently to the Mayor for review and approval in accordance with Executive Directive No. 16 and upon obtaining approval, authorize the Board President and Secretary to execute said lease; and
3. After execution, authorize the Director of Finance to pay DWP all annual rental payments of \$500.00 due under the lease, dated retroactively to September 1, 2004, and authorize said Director to pay the annual property taxes on the leased property during the term of the lease from Fund 302/88, Account 6030.

SUMMARY:

Since 1945 the Department of Recreation and Parks has been using the site known by staff as "Whitmore Hot Springs" and known to DWP as "Whitmore Tubs Long Valley, property M23-040-03D." The site is located in Mono County approximately 30 miles north of Bishop near Lake Crowley, which to the DWP is called the Long Valley Reservoir as it is part of the Owens Valley-to-Los Angeles water supply system.

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NO. 05-99

Whitmore Hot Springs is eleven miles from Camp High Sierra, which itself is within the city of Mammoth Lakes. The Whitmore property is fenced and since 1951 has contained four Quonset huts; there is also a garage. One employee lives on site year-round to provide security; from June through September, three huts house staff assigned to Camp High Sierra. The fourth hut is used as a workshop and as storage for equipment.

Originally, Whitmore Hot Springs was part of a larger, 35-acre site governed by a license agreement from DWP; Recreation and Parks was to provide public programming including some activities at the lake. There were also plans to refurbish and improve an outdoor swimming pool filled by naturally heated water. However, by 1991 the Department had decided not to continue implementing these plans; the swimming pool area was leased to Mono County, and the license agreement was terminated. There had been chronic budgetary constraints, and the planned recreation uses seemed no longer viable because of other, nearby amenities available to the public. In 1993 DWP issued a five-year lease, subsequently renewed, to use the smaller, core site with the Quonset huts (Lease No. BL-1403). The reduced site occupies 3.91 acres. The terms of the proposed lease now under consideration are similar to those of the expired leases. The new annual payment will be \$500.00, and DWP has asked that Tracking Account No. 16207 be referenced on the Inter-Departmental Orders.

Staff recommends approval of the proposed lease because the Whitmore site is at a lower elevation than the camp, receiving less snow and therefore making winter storage easier and less costly. Moreover, the proximity of the national forest and resort area means that camp staff will lack cost-effective alternatives.

The Assistant General Manager and Superintendent of Operations East and the Camping Section Supervisor concur with staff's recommendations.

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

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NO. 05-100

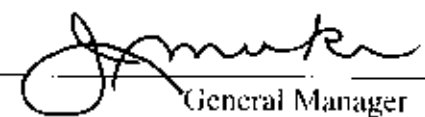
DATE April 20, 2005

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: QUITCLAIM OF CITY'S INTERESTS AT 2669 MANDEVILLE CANYON ROAD

- X. Chan *cc* \_\_\_\_\_
- J. Kuhl \_\_\_\_\_
- J. Combs \_\_\_\_\_
- T. Mok \_\_\_\_\_
- H. Fujita \_\_\_\_\_
- K. Regan \_\_\_\_\_
- B. Jensen \_\_\_\_\_

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_  
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RECOMMENDATION:

That the Board:

1. Adopt the draft resolution, substantially in the form on file in the Board Office, authorizing the granting of a quitclaim deed associated with property at 2669 Mandeville Canyon Road;
2. Approve the proposed quitclaim deed, substantially in the form on file in the Board Office, granting certain rights associated with property at 2669 Mandeville Canyon Road; and,
3. Direct the Board Secretary to transmit the proposed quitclaim deed to the Mayor and City Attorney for review and approval, and subsequently request that the City Attorney prepare the required ordinance and forward the documents to the City Council for consideration of the ordinance, and, upon approval of the ordinance, execution of the quitclaim deed by the Mayor.

SUMMARY:

On December 13, 2000, the Board approved Report No. 00-484, which authorized the acquisition of approximately 140 acres of undeveloped land within the Santa Monica Mountains near Brentwood for the site of Mandeville Canyon Park. In December 2000, a grant deed for the property acquisition was executed by H. F. Boeckmann and accepted by the City; the grant deed was recorded/filed with the Los Angeles County Recorder's Office on January 2, 2001.



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NO. 05-100

In addition to the 140 acres of land (Boeckmann Property), the City acquired certain other property interests held by H. F. Boeckmann (Boeckmann) for the benefit of a residential development (Boeckmann Subdivision) that had been proposed by Boeckmann. The Boeckmann Subdivision was planned for the Boeckmann Property northwest of a single family residential property located at 2669 Mandeville Canyon Road (Jerde Property) owned by Jon Jerde (Jerde). The plans for the Boeckmann Subdivision terminated with the transfer of the Boeckmann Property to the City.

Two property interests included in the 140 acres acquired by the City are: (a) an access easement (Jerde Easement) for road, slope, utilities, sewer, and drainage purposes over a portion of the Jerde Property that was granted for the sole benefit of the Boeckmann Subdivision; and (b) a 12 feet wide strip of land (Jerde Strip) fronting the Jerde Property that Boeckmann held for the sole purpose of fulfilling potential City street-widening requirements related to accessing the Boeckmann Subdivision from Mandeville Canyon Road.

The Jerde Easement and Jerde Strip were the subject of disputes and lawsuits between Boeckmann and Jerde. The disputes culminated in a Memorandum Agreement dated September 7, 1990, (Agreement) between Boeckmann and Jerde, which specified the rights and obligations of the parties concerning the Boeckmann Subdivision, the Jerde Easement, and Jerde Strip.

The terms of the Agreement clearly specify that the Jerde Easement and the Jerde Strip were to be utilized solely to serve the Boeckmann Subdivision. The agreement provides that, if the Jerde Easement is not required for the Boeckmann Subdivision, Boeckmann must quitclaim the Jerde Easement to Jerde. Similarly, the Agreement provides that Boeckmann will quitclaim to Jerde, at no cost, Boeckmann's interest in the Jerde Strip in the event its dedication for street-widening purposes is not required for the Boeckmann Subdivision.

Although attempts were made by Jerde to obtain quitclaims of the Jerde Easement and Jerde Strip from Boeckmann prior to the City's acquisition of the Boeckmann Property, in order to avoid delaying the transfer of the Boeckmann Property to the City, the quitclaim transactions were not completed prior to closing escrow. Jerde has requested that the quitclaim transactions be concluded.

The City Attorney has opined that the City is bound by the terms of the Agreement as a successor in interest to Boeckmann and, in accordance with established easement and contract law, the City is required to comply with the terms of the Agreement and quitclaim the Jerde Easement to Jerde. Similarly, the City is a successor in interest to Boeckmann's rights related to the Jerde Strip. The Agreement provides that any portion of the Jerde Strip not needed for the Boeckmann Subdivision shall be quitclaimed to Jerde, at no cost to Jerde.

REPORT OF GENERAL MANAGER

PG. 3

NO. 05-100 .....

The restrictions on the transfer of dedicated park property set forth in City Charter Section 594 do not apply to the quitclaims of the Jerde Easement and Jerde Strip as the City's rights and obligations to the Jerde Easement and Jerde Strip are set forth in the Agreement. The City Attorney has advised staff that both the Jerde Easement and Jerde Strip may legally be quitclaimed to Jerde, and that the City would never be able to use the property interests for any legal purpose. As a government agency, the City will not be charged a fee to record/file the quitclaim deed with the Los Angeles County Recorder's Office.

Department staff has determined that the subject action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 5 (4) and (22) of the City CEQA Guidelines (and corresponding State CEQA Guidelines Section 15305) as a conveyance of a minor easement including a street, alley, or walkway easement, and as a release of agreements on property involving lot ties, public easements, dedications, and submittal of plans, respectively.

Staffs from Operations West and Council District 11 have been consulted and concur with this report's recommendations.

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

REPORT OF GENERAL MANAGER

NO. 05-101

DATE: April 20, 2005

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PERSHING SQUARE PARK TRANSFER OF FUNDS TO GENERAL SERVICES DEPARTMENT (GSD) FOR PAINTING OF PARK STRUCTURES

K. Chan  
J. Cumbs  
H. Fujita  
B. Jensen



J. Kolb  
J. Mok  
K. Regan

  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the transfer of funds for painting of Pershing Square Park by the General Services Department (GSD), through account 140W, a pass-through account required by the Controller, as follows:

From:	To:	Amount:
Pershing Square Garage MRP Fund W15, Department 88, Fund 301, Account Number 301.01H	General Services Fund 100, Department 40 Account Number 1101	\$50,000
Pershing Square Garage MRP Fund W15, Department 88, Fund 301, Account Number 301.01H	General Services Fund 100, Department 40 Account 1121	\$9,800

2. Request Mayoral and Council approval for the appropriation of \$59,800.00 into GSD accounts by authorizing staff to request the City Administrative Officer (CAO) to include the appropriation in the Financial Status Report to the City Council.

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 05-101.....

### SUMMARY:

Periodic painting of the structures and surfaces of Pershing Square Park is part of the regularly scheduled maintenance. Regular re-painting is necessary to protect and maintain the Department's infrastructure. The yellow and tan portions of the park were last painted in June and July of 2003 by General Services Department (GSD). The park is due for a complete re-painting, including all painted surfaces (buildings, walls, architectural features, the tower and fountain structures, entryways and exits to park buildings and to the parking garage, railings, light posts, and doors). GSD has submitted a quote which includes the cost for painting 456,694 square feet of stucco surface, six doors, 12 light posts, metal railing, and other related costs. The work will take approximately four weeks and will be scheduled so as to not interfere with Department programming at the Square. GSD has requested an advance transfer of funds from the Department in order for GSD to fund the expense of materials, equipment and labor.

The total estimated cost for the painting of Pershing Square Park is \$59,800.00, detailed as follows:

Labor:	\$35,771
Subs:	\$ 820
Materials:	\$ 7,867
Equipment:	\$ 7,560
Sales Tax:	\$ 1,273
Wage Escalation:	\$ 1,073
Contingency:	\$ 5,436
 Total:	 \$59,800.00

The Recreation and Parks Department's construction forces are not sufficient in number, nor do they have the proper equipment to do the painting work on the larger, taller structures at the park. Sufficient funds are available in the Pershing Square Garage MRP Fund W15 (Department 88, Fund 301).

### FISCAL IMPACT STATEMENT:

Funding will come from the garage operations revenue account in Pershing Square Garage MRP Fund W15 (Department 88, Fund 301, Account Number 301.01H), which is intended for periodic painting of Pershing Square.

This report was prepared by Carol Jacobsen.

REPORT OF GENERAL MANAGER

NO. 05-102

DATE April 20, 2005

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRANSFER OF FUNDS FROM FUND 301, ACCOUNT 132W AND FUND 302, ACCOUNT W132, TO ENABLE THE INFORMATION TECHNOLOGY AGENCY (ITA) TO ORDER DIGITAL SUBSCRIBER LINE (DSL) CONNECTIONS FOR 29 RECREATION FACILITIES

K. Chan  
J. Combs  
H. Fujita  
B. Jensen

J. Kolb  
F. Mok  
\*K. Regan

  
General Manager

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

RECOMMENDATION:

That the Board:

1. Approve the transfer of \$30,987.65 from Department 88, Fund 301, Account 132W, and \$4,392.35 from Department 88, Fund 302, Account W132, to ITA Department 32, Fund 100, Account 9350; in accordance with the Mayor's Executive Directive No. FM-2;
2. Request Mayoral and Council approval for the appropriation of \$35,380.00 into Information Technology Agency's (ITA) account, by authorizing staff to request the City Administrative Officer (CAO) to include the appropriation in the Financial Status Report to the City Council; and
3. Upon approval by the Mayor and the Council, authorize the transfer of \$30,987.65 from Department 88, Fund 301, Account 132W, and \$4,392.35 from Department 88, Fund 302, Account W132 to ITA Department 32, Fund 100, after receipt of an approved communication service request.

SUMMARY:

The City's ITA provides telephone, data, and other communications services to all City Departments, either directly or through contracts they administer. Departments having control of their own funds are required to pay for changes, enhancements, or new installations needed, prior to the commencement of work. The Department has 54 facilities that are not connected to the

REPORT OF GENERAL MANAGER

PAGE 2

NO. 05-102

Department's DSL network. The engineers at ITA and Verizon, the communications service provider for the area, recently qualified 29 facilities for this service. A transfer of \$30,987.65 from Department 88, Fund 301, Account 132W, and \$4,392.35 from Department 88, Fund 302, Account W132, must be advanced to ITA's Account 9350 to allow work to commence on this Communications Service Request.

FISCAL IMPACT STATEMENT:

The special funds to be allocated for this work by ITA were collected by the area facilities in planning ahead for connectivity. The General Fund is not impacted by this transfer. Unknown but significant savings in labor costs will accrue with the increased efficiency of local Web and E-mail access.

Report prepared by Liceta Draus, Administrative Resource Division

REPORT OF GENERAL MANAGER

NO. 05-103

DATE April 20, 2005

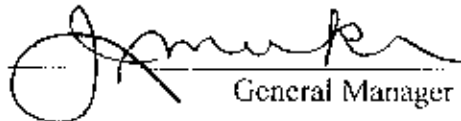
CD 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC (WEST WILSHIRE) PARK AND RECREATION CENTER-  
UNIVERSAL ACCESS PLAYGROUND (W.O.#E170263D); APPROPRIATION OF  
QUIMBY FEES

K. Chan  
J. Combs  
H. Fujita  
B. Jensen

J. Kolb  
F. Mok  
G. Stigile

  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board approve the appropriation of \$15,000.00 in Quimby Fees at Pan Pacific, also known as West Wilshire. Park and Recreation Center (sub-account 460K WV) for design costs in order to install a new universal access playground.

SUMMARY:

The installation of a new universal access playground at the Pan Pacific (West Wilshire) Park and Recreation Center is needed to serve this community.

An outside consultant is needed to design the project because in-house staff does not have the experience to design a universal access playground. The design consultant fees were negotiated down to \$52,800.00. Proposition K has \$40,000.00 available for design costs and \$15,000.00 in Quimby fees are available to cover the additional design costs for the universal access playground at the Pan Pacific (West Wilshire) Park and Recreation Center (sub-account 460K WV).

These Quimby fees were collected within two miles of the Pan Pacific (West Wilshire) Park and Recreation Center, which is the standard distance for the allocation of Quimby fees. Therefore, it is recommended that the Board approve the appropriation of the \$15,000.00 in Quimby fees at the

REPORT OF GENERAL MANAGER

PG. 2

NO. 05-103

Pan Pacific (West Wilshire) Park and Recreation Center for the design of a new universal access playground.

The Department, in compliance with the California Environmental Quality Act (CEQA), prepared a Negative Declaration (ND) for the Pan Pacific Park Master Plan which included the children's play area as a project feature. The ND was adopted by the City Council on June 29, 2001, and a Notice of Determination was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on July 3, 2001.

Council District 4 and Pacific Region staff support the recommendation as set forth in this Report.

FISCAL IMPACT:

There are \$40,000 in Proposition K and \$15,000 in Quimby fees to cover the design costs of the universal access playground at Pan Pacific (West Wilshire) Park and Recreation Center. The estimated time of installation of the universal access playground is on June 2006. Therefore, there will be no financial impact for maintenance until fiscal year 2006-2007.

Report prepared by Vivien Quintos, Management Analyst II, Grants Administration, and Camille Didier, City Planner, Planning and Development.



REPORT OF GENERAL MANAGER


NO. 05-104

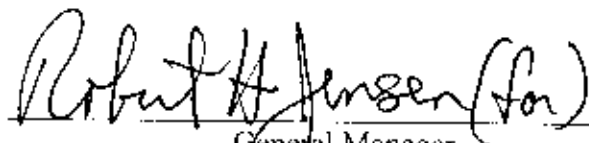
DATE April 20, 2005

CD Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AMENDMENT TO PERSONNEL RESOLUTION NO. 10075 -- SECTION 1E  
SPECIAL FUNDED POSITIONS

K. Chan _____	J. Combs _____
*H. Fujita 	B. Jensen _____
J. Kolb _____	E. Mok _____
K. Regan _____	

  
 \_\_\_\_\_  
 General Manager

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

RECOMMENDATION:

That the Board amend Personnel Resolution No. 10075 effective immediately as follows:

Section 1E - Special Funded Positions

Add

<u>No.</u>	<u>Code</u>	<u>Classification &amp; Location</u>	<u>MOU</u>
1	1513-2	Accountant II, Grants Administration	01
2	9184-2	Management Analyst II, Grants Administration	01
1	1523-2	Senior Accountant II, Grants Administration	20

SUMMARY:

This change in Special Funded Positions is recommended to provide the Grants Section with the appropriate level of staffing needed to effectively administer grants awarded the Department of Recreation and Parks under Proposition 40. Staff of the Personnel Department reviewed the duties of each of the positions and the Civil Service Commission allocated the duties of the four positions to the above indicated classifications.

Fiscal Impact Statement: The cost per Fiscal Year for all four positions is \$269,102. Up to 25% of the funds awarded under Proposition 40 can be used for the purpose of administering awarded projects. There will be no expense to the Department as the salaries for these four positions will be reimbursed by funds awarded under Proposition 40. Staff of the Finance Division will verify that grant funds are transferred to reimburse the general salary account for the salaries of the positions.

This Board Report has been reviewed and approved by staff of the City Administrative Office.

Prepared by Harold T. Fujita

REPORT OF GENERAL MANAGER

NO. 05-105

DATE April 20, 2005

C.D. 15

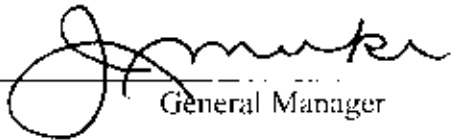
BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CABRILLO BEACH BATHHOUSE: SIGN DESIGNATING SITE AS HOME OF CABRILLO BEACH POLAR BEARS

\* K. Chan  
J. Cumbis  
H. Fujita  
B. Jensen

*ic*

J. Kolb  
E. Mok  
K. Regan

  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve a sign, and its wording, to designate the Cabrillo Beach Bathhouse as the official home of the Cabrillo Beach Polar Bears; and,
2. Authorize staff to install the sign on the exterior of the Cabrillo Beach Bathhouse, adjacent to the existing Department facility sign.

SUMMARY:

Cabrillo Beach Bathhouse is located at Cabrillo Beach, 3720 Stephen White Drive, in San Pedro. Councilwoman Janice Hahn proposed that the Cabrillo Beach Bathhouse be officially designated as the home of the Cabrillo Beach Polar Bears (see Exhibit A). The Councilwoman requested that this proposal be approved by the Board as an opportunity to publicly honor the Polar Bears for their civic service.

The Cabrillo Beach Polar Bears is a civic organization and social club that has been based in the San Pedro community for over 50 years. Since 1953, they have held an annual New Year's Day swim event at Cabrillo Beach. The Polar Bears' motto is "Health, Physical Fitness, and Community Service." The Polar Bear's club does volunteer work in the area and support local community and youth groups. They help staff in maintaining the bathhouse, removing graffiti, and repairing vandalism. The Polar Bears were enthusiastic supporters of the City's recent historic refurbishment of the bathhouse.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 05-105

Upon reviewing this proposal and in discussion with Region staff and the Council Office, it was determined that a sign, in lieu of a plaque, could be installed to honor the Polar Bears and to designate the Cabrillo Beach Bathhouse as their official home. Further, there are already numerous plaques affixed to the Bathhouse building. This sign, similar to a memorial plaque, could be approved under the same policy and procedures the Department uses for plaques, which does not require that a community meeting be held.

Staff recommends the installation of a sign on the exterior of the building, adjacent to the Department's facility sign for the Bathhouse, designed to match the Department's standard facility sign (Exhibit B). The sign will cost approximately \$700.00. The Department will use Account Number 1300-316 to pay for the fabrication and installation of the sign. The Councilperson of this District and Pacific Region staff support this project.

Staff has determined that the subject project will consist of the placement of an on-premise sign, which is a minor structure that is accessory to (appurtenant to) the existing park facilities, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11 (1) of the City CEQA Guidelines.

### FISCAL IMPACT:

There will be minimal expenditures for installation of the sign.

Prepared by Camille Didier, City Planner, Planning and Development.

CITY HALL  
200 N. Spring Street  
Room 448  
Los Angeles, CA 90012  
Tel: (213) 473-7015  
Fax: (213) 621-5517



JANICE HAHN  
Councilwoman  
Fifteenth District

COUNCIL DISTRICT 15  
15001 S. Vermont Ave  
Suite 401-101  
Pasadena, CA 91107  
Tel: (626) 799-2711  
Fax: (626) 799-2711

COUNCIL DISTRICT 14  
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Tel: (909) 874-1111  
Fax: (909) 874-1111

COUNCIL DISTRICT 13  
10021 S. Sepulveda Ave.  
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Los Angeles, CA 90047  
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Fax: (310) 495-7200

COUNCIL DISTRICT 12  
544 E. Avocado Blvd., Suite 100  
Wilmington, CA 90744  
Tel: (714) 773-5011

February 7, 2005

Jon Kirk Mukri, General Manager  
Department of Recreation and Parks  
200 North Main Street, 13th Floor  
Los Angeles, CA 90012

Dear Mr. Mukri:

Attached is a copy of a letter I received from Ray Falk, President of the Cabrillo Beach Polar Bears. The Polar Bears are requesting that the Cabrillo Beach Bathhouse be officially designated the home of the Cabrillo Beach Polar Bears, an idea I whole heartedly support!

For many, many years, the Polar Bears have been located at the Bathhouse, and were instrumental in the City's recent historic refurbishment of the building. The Polar Bears are a very active social organization and serve the community well from their office at the Bathhouse. In fact, each January, I join them in their New Year's Day swim! The Polar Bears enjoy a good relationship with your staff at the Bathhouse and they routinely help with building issues as they arise. In my opinion, this designation is far overdue.

Please forward this letter to the appropriate departmental staff to prepare the necessary Board approval. Of course, my staff will provide all necessary support. If you have any further questions, please contact Eric Moody, of my staff, at (213) 473-7015. Thank you, in advance, for your prompt attention to this matter.

Sincerely,

JANICE HAHN  
Councilwoman, 15<sup>th</sup> District  
City of Los Angeles

Attachment

JH:elm

# Exhibit B



REPORT OF GENERAL MANAGER

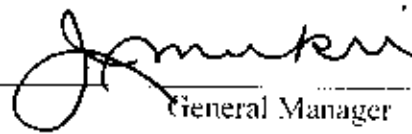
NO. 05-106

DATE April 20, 2005

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VARIOUS COMMUNICATIONS

  
General Manager

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

The following communications have been received by the Board and recommended action thereon is presented.

<u>From:</u>	<u>Recommendation:</u>
1) City Clerk, relative to declaring the Twelfth Annual Living History Makers a Special Event.	Note and file.
2) City Clerk, relative to price listings of City services and projects that Neighborhood Councils may choose to Fund.	Note and file.
3) City Clerk, relative to providing traffic control officers in Griffith Park on Easter Sunday.	Note and file.
4) City Clerk, relative to award of Proposition 40 Murray-Hayden and Urban Youth Services and Urban Park Act Grants.	Refer to General Manager.
5) Edwin J. Cohn, relative to the Encino-Balboa Golf Professional Concession award.	Refer to General Manager.

REPORT OF GENERAL MANAGER

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NO. 05-106

6) Kwanzaa, relative to concerns and complaints about the Venice Beach Boardwalk Public Expression Permit Program.

Refer to General Manager.

7) Tina Farash, relative to criminal behavior at Lemon Grove Recreation Center.

Refer to General Manager.

Report prepared by Paul Liles

MATTERS PENDING

Matters Pending will be carried for a maximum of six months, after which time they will be deemed withdrawn and rescheduled whenever a new staff report is received.

GENERAL MANAGER'S REPORTS:

02/18/05 85 34 Encino-Balboa Golf Course (Sepulveda Golf Complex) - Award of the Operation of the Golf Professional and Driving Range Concession

BIDS TO BE RECEIVED:

04/26/05 Hope and Peace Park Development (#1335B)

05/11/05 Yucca Park Phase II Outdoor Courts (W.O.#E170930F)

05/24/05 Bogdanovich Recreation Center - Facility Improvements (#1508A)  
(W.O.#E170959V)

PROPOSALS TO BE RECEIVED:

None