

APPROVED
NOV 15 2010

REPORT OF GENERAL MANAGER

NO. 10-318

DATE November 15, 2010

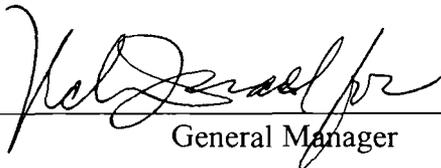
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WEST HILLS SPORTS CENTER – PROPOSED JOINT USE AGREEMENT WITH THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS, FLOOD CONTROL DISTRICT, FOR THE DEVELOPMENT AND USE OF A PARKING LOT ON COUNTY OWNED PROPERTY FOR THE BENEFIT OF THE WEST HILLS SPORTS CENTER AND SURROUNDING COMMUNITY

R. Adams	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u>MS</u>
V. Israel	_____		


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Joint Use Agreement (Agreement) substantially in the form on file in the Board Office, for the development and use of a parking lot on property owned by the County of Los Angeles (County), Department of Public Works, Flood Control District, to address the lack of available parking at the West Hills Sports Center, subject to the approval of the Mayor and of the City Attorney as to form;
2. Direct the Board Secretary to transmit forthwith the proposed Agreement to the Mayor's Office in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form; and,
3. Authorize the Board President and Secretary to execute the JUA upon receipt of the necessary approvals

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SUMMARY:

In response to a request from the Office of Councilmember Dennis Zine of the Third Council District (CD3), the Department of Recreation and Parks (RAP) has negotiated and agreed to the terms and conditions of the proposed Agreement, for the development and operation of supplemental parking on a portion of County-owned property identified by Assessor Parcel Number (APN) 2034-025-900. The location of the proposed parking lot is immediately across the street (Valley Circle Boulevard.) from the West Hills Sports Center (Center) which contains the West Hills Little League baseball fields and Adam Bischoff Soccer Fields. The Center is a heavily used facility with only one parking lot, forcing patrons to use available street parking which is not safe due to the nature and vehicle speed of Valley Circle Boulevard. Parents often drop off children in the middle of the street or park across the street, forcing the children to make their way across without any stop sign, cross walk, or signal light. The current situation is very dangerous and is of great concern to RAP staff, the community, and the Office of CD3.

On June 15, 2006, the Board approved a Memorandum of Understanding (MOU) between the Bureau of Engineering (BOE), Department of General Services (GSD), and RAP, for the design and construction of a new parking lot (W.O. #E170254F) on County property to service the Center (Board Report No. 06-173). In order to accommodate the approved parking lot project, an agreement is necessary to allow the City access to the site for development of the lot and RAP's future operation and maintenance of the parking lot. The Agreement before the Board today is the agreement contemplated mentioned in the MOU.

The scope of this project consists of the development of an approximately forty-seven (47) space parking lot, with perimeter fencing, safety rails, wooden wheel stops, lighting, security gates, signage, and other appurtenant structures. The project also includes the installation of a cross walk and demand actuated traffic signal on Valley Circle Boulevard, which will connect the proposed parking lot with the Center. The lot will be unpaved, consisting of gravel or decomposed granite with no striping. "Head-In Only" parking signs will be installed to prevent parallel parking and maximize the amount of available space. A schematic drawing of the proposed parking lot's design has been attached as Exhibit-A. The current plans were prepared by the BOE and have been reviewed and approved by the County.

By increasing the number of available parking spaces and thereby reducing the risk of accidents on Valley Circle Boulevard, the proposed parking lot will be a great benefit to the community and the general public. The Center's athletic facilities are frequently used with current available parking not being sufficient to accommodate the number of patrons using the facilities. Typical use during weekday evening hours and all day during weekends consists of the soccer fields being used by AYSO soccer teams, the baseball fields being used by Little League baseball teams, as well as the general public taking advantage of open green space and fresh air.

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The existing parking lot is consistently filled to capacity, forcing patrons to park on both sides of Valley Circle Boulevard. Valley Circle Boulevard is a five-lane street through which drivers often ignore the posted speed limit. Patrons who park across the street from the recreation facilities must illegally cross (jay-walk) Valley Circle Boulevard, more than often having to dodge oncoming vehicle traffic while trying to maintain the safety of young children and seniors. At present, children are at risk of not being seen while coming out from between parked vehicles. The installation of a cross walk and traffic signal will reduce the risk of accidents or injury to patrons crossing Valley Circle Boulevard. In an additional City effort to reduce the number of vehicles parking on the street, the Department of Transportation is considering designating Valley Circle Boulevard as a no parking zone.

The proposed Agreement was prepared by the County. The City Attorney and staff have reviewed it and have determined the terms and conditions contained therein to be acceptable. The Agreement carries a term of twenty (20) years, with each party reserving the right to cancel with one hundred eighty (180) days written notice to the other party. The County has agreed to authorize the City's development and use of the parking lot with no rent or other fees being required. The development of the parking will be funded by the City at no cost to the County. The parking lot improvements will remain under the City's ownership during the term of the Agreement. However, upon termination or expiration of the Agreement, the City shall be required to remove the improvements at no cost to the County unless the County decides to keep the improvements or the Agreement is extended.

The total cost of the project is estimated to be approximately \$316,693. The City has identified available funding for this project through approved Proposition-K funds (\$241,443), Sites and Facilities funds (\$150,000), and Quimby funds (\$100,000).

Staff has determined that the subject project will consist of the construction of a new above ground parking lot with fewer than 110 spaces where no decking is involved, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11(2) of the City CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles City and County Clerks on September 8, 2006. The scope and environmental setting of the project have not substantially change since the NOE was filed, and, therefore, the exemption is still valid; no additional CEQA documentation is required.

The Valley Region staff and the Office of Councilmember Dennis Zine each concur with staff's recommendations.

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FISCAL IMPACT STATEMENT:

Upon completion of the parking lot improvements construction, periodic maintenance will be performed by the Valley Region's maintenance staff as part of their regular maintenance route. Funding for the future maintenance of the parking lot will be allocated through the Department's annual budget process.

This report was prepared by Joel Alvarez, Senior Management Analyst, Real Estate and Asset Management.