

**APPROVED**  
MAR 18 2009

REPORT OF GENERAL MANAGER

NO. 09-070

DATE March 18, 2009

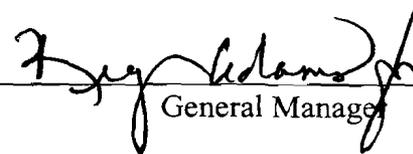
**BOARD OF RECREATION  
and PARK COMMISSIONERS**

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 303 PATTON STREET - TRANSFER OF JURISDICTION OF THE FORMER BOYS AND GIRLS CLUB OF ECHO PARK; ALLOCATION OF SUBDIVISION/QUIMBY FEES AND SITE REFURBISHMENT

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

  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, authorizing staff, per Charter Section 594 (a) and (b), to request the assistance of the Department of General Services to complete a non-financial transfer of jurisdiction of property of 0.30 acre with an address of 303 Patton Street, subject to the adoption of a motion by the City Council approving the transfer;
2. Declare that after jurisdiction is transferred, the land is to be set apart and dedicated as park property in perpetuity;
3. Authorize the Department's Chief Accounting Employee to establish a new Subdivision/Quimby Account 460K-E1 with the name of "Echo Park Club";
4. Authorize the Department's Chief Accounting Employee to transfer \$272,433.80 in Subdivision/Quimby fees collected in Fiscal Year 2004-05 from Account 460K-00 to Echo Park Club Account 460K-E1;
5. Authorize the Department's Chief Accounting Employee to transfer \$377,566.20 in Subdivision/Quimby Fees collected in Fiscal Year 2005-06 from Account 460K-00 to Echo Park Club Account 460K-E1; and,

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6. Approve the allocation of \$650,000 from Echo Park Club Account 460K-E1 for the Phase I environmental assessment and for the initial renovation of the site so that it can be reopened for public recreational use.

SUMMARY:

On February 24, 2009, the Councilmember for City Council District One introduced a motion requesting that the Department of Recreation and Parks accept jurisdiction of rectangular property totaling 0.30 acre at the northwest corner of Patton and Court Streets in Echo Park (Council File 09-0426). The Assessor Parcel Numbers are 5160-003-900 and -901, and the address is 303 Patton Street. The fenced site has a two-story, concrete block building of 11,630 square feet that is boarded up. It has an elevator to increase accessibility. There is also a small parking lot but insufficient outdoor space for a sports or play area.

Until recently, the site had a public use. In October 1981, the non-profit organization "Boys Club Foundation of Southern California" (Foundation) received two Community Development Block Grants, totaling \$630,500. With this funding, the Foundation acquired the site and constructed a center to provide recreational and cultural enrichment programs for youths from families with low to moderate incomes. The center opened in 1984, and in May 1987, the Foundation deeded the property to the City of Los Angeles. Soon afterward, the center became known as the "Boys and Girls Club of Echo Park". Staff continued to provide programs with oversight from the City's Community Development Department (CDD). By the time the group received a formal lease from the City in 1997, they had become associated with a larger non-profit called the "Challengers Boys and Girls Club", located on South Vermont Avenue between 50<sup>th</sup> Street and 50<sup>th</sup> Place. In the fall of 2007, financial difficulties caused the Echo Park Club to cease operations and vacate the building, which CDD secured. (The relevant Council Files are 81-1560, 91-0124, 97-0589 and 01-0707.)

The site is approximately two blocks south of the Hollywood (101) Freeway and a block east of Glendale Boulevard. A block south of the Club site is the Echo Park "deep" pool, which is indoor and used year-round. The area surrounding the Club site is primarily residential. (The Echo Park Recreation Center and outdoor, shallow pool as well as the lake and most of the community of Echo Park are directly north of the freeway.)

Upon approval of this report, the following Subdivision/Quimby Fees can be transferred to the new Echo Park Club Account 460K-E1 to pay for the Phase I assessment and the initial renovation of the site: \$272,433.80 in Subdivision/Quimby Fees collected in Fiscal Year 2004-2005 from Account 460K-00 and \$377,566.20 in Subdivision/Quimby Fees collected in Fiscal Year 2005-2006 from Account 460K-00. The total recommended allocation is \$650,000. The fees were collected within one mile of the Club site, which is the standard distance for their allocation for neighborhood recreational facilities.

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Plans for the building's initial renovation include expanding the restrooms with upgrades required under the Americans with Disabilities Act (ADA), upgrading the interior lighting and plumbing, installing a fire alarm with sprinklers and repairing the gym floor. Because this floor is not level with the adjoining hallway floor, inclines will be installed at the two entrances for ADA compliance. Department staff will design and construct these upgrades and repairs, and the recommended funding is believed to be sufficient. The estimated completion date is September 2009.

After initial renovation, the site will host traditional indoor recreation and sports league programs and after-school tutoring, including computer classes. Across an alley adjacent to the Club site are three vacant parcels; they total 0.40 acre and are all owned by the same private party. Staff recommends that as more funding becomes available, the Department consider acquiring the parcels in order to create an outdoor sports/play area.

The indoor programs now being planned will require separate staff, furniture and equipment. Preliminary estimates are as follows: \$98,000 for one-time equipment costs; \$10,000 in annual maintenance or operating supplies and \$262,000 in annual personnel costs. At this time, existing resources within the region will assume the financial costs. A request for these funds will be included in the next budget cycle.

Because of the proximity of the two Echo Park pools and the lake, plans for the Club site also include land-based training for life guards and other aquatic staff; community-oriented classes can be offered in cardio-pulmonary resuscitation and first aid. The estimated annual cost of this additional staffing and programming has not yet been determined.

The total acquisition cost of this site consists of \$4,400 for the Phase I assessment. The resulting, preliminary report indicates that there is no environmental impediment to the Department accepting jurisdiction of the site. There is no recommendation for asbestos remediation. The site is within a methane zone as determined by the Department of Building and Safety; therefore, any future expansion of the structure or major renovation will be subject to related code requirements.

Staff determined that the subject project consists of the transfer of property with the intent to preserve a recreational facility. Therefore, the project is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Article III, Section 1(a), Class 1(1) and Section 1(y), Class 25(5) of the City CEQA Guidelines.

In addition to the Office of Council District One, the Assistant General Manager of Operations East and the Superintendent of Metro Region concur with staff's recommendations.

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FISCAL IMPACT STATEMENT:

Approval of the use of \$650,000 in Quimby/Subdivision fees for site refurbishment will not have an impact on the Department's General Fund. Acquisition costs total \$4,400 for the environmental assessment. Funding for the planned recreation programming and staff will come from the region's resources until a new and expanded budget request is funded.

This report was prepared by Joan Reitzel, Senior Management Analyst in Real Estate and Asset Management, Planning and Development Division.