

APPROVED

REPORT OF GENERAL MANAGER

AUG 11 2010

NO. 10-205

DATE August 11, 2010

BOARD OF RECREATION and PARK COMMISSIONERS

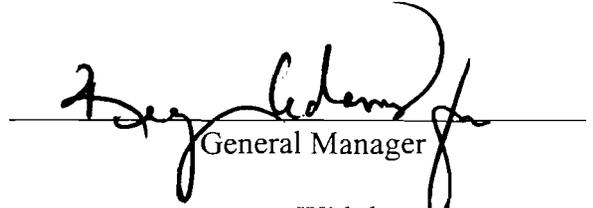
C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 3304 DREW STREET - ACCEPTANCE OF PARCEL FOR PARK PURPOSES

R. Adams _____
H. Fujita _____
S. Huntley _____
V. Israel _____

F. Mok _____
K. Regan _____
*M. Shull _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the reallocation of \$34,597, previously allocated for the Glassell Park - Walking Path and Building Improvements (PRJ1257A) project, (Board Report No. 09-120), to the Quimby Fees Account No. 460K-00;
2. Authorize the Department's Chief Accounting Employee to transfer \$34,597 in Quimby Fees from the Glassell Park Account No. 460K-GT to the Quimby Fees Account No. 460K-00;
3. Authorize the Department's Chief Accounting Employee to establish a new Quimby Fees Account No. 460K-XQ with Drew Street Park as the Account Name;
4. Authorize the Department's Chief Accounting Employee to transfer \$15,000 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Drew Street Park Account No. 460K-XQ;
5. Approve the allocation of \$15,000 in Quimby Fees from the Drew Street Park Account No. 460K-XQ for the park acquisition project and related costs, as described in the Summary of this Report.

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6. Adopt the draft Resolution, substantially in the form on file in the Board Office, authorizing the acceptance of the donation of a vacant property parcel via Grant Deed from Wells Fargo Bank, N.A. (Bank), contingent on the review and approval of the Grand Deed by the Department of General Services (GSD), for the conveyance of approximately 0.11 acre or 4,992 square feet of vacant property located at 3304 Drew Street, near the corner of Drew Street and Estara Avenue and upon conveyance, setting apart and dedicating the property as a public park in perpetuity;
7. Authorize the Department's Chief Accounting Employee to expedite the processing of a demand for the Closing Costs and related acquisition costs in the amount to be determined by GSD payable to the designated Escrow Company (Escrow No. to be determined later) from Quimby Fees, Drew Street Park Account No. 460K-XQ;
8. Authorize the Board Secretary, subject to approval of the City Attorney as for form, to execute the escrow instructions and grant deed for the subject property;
9. Authorize GSD to acquire 3304 Drew Street and process the donation of the parcel for the conveyance of approximately 0.11 acre or 4,992 square feet of vacant property located at 3304 Drew Street, near the corner of Drew Street and Estara Avenue to RAP;
10. Authorize Department staff, upon the close of escrow, to proceed with erecting a fence around the property, if needed, and authorize the Department's Chief Accounting Employee to process demands from Quimby funds Fund 302 Department 89 Account No. 460K-XQ to pay for the required work; and,
11. Authorize the Department's Chief Accounting Employee to reimburse from Quimby funds expenses for the Phase I in the amount of \$3,685 from Quimby funds Fund 302 Department 89 Account 460K-XQ.

SUMMARY:

The 3304 Drew Street area and surrounding community has been living for several years now with a criminal element that has impacted negatively the quality of life of the residents in the area. The residents have reached out to the Council Office for assistance in dealing with the criminal element in the area.

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The City of Los Angeles (City) has done several things to bring calm and a new outlook for the future of the community. Recently, the Office of City Council District 13 approached the current owner (Wells Fargo Bank) of the Drew Street property with a proposal to have Wells Fargo Bank donate the vacant parcel to the City for the purpose of providing a community garden/park in the area. Wells Fargo Bank has agreed that the best option for the community is to donate the parcel to the City.

Wells Fargo Bank has offered to donate and convey via Grant Deed, a 0.11 acre or 4,992 square feet vacant parcel to the Department of Recreation and Parks (RAP). The subject property is located near the corner of Drew Street and Estara Avenue, at 3304 Drew Street as shown on the County of Los Angeles Assessor's Map, APN: 5458-025-024.

Wells Fargo Bank wants to donate the property to the City of Los Angeles to enhance the quality of life in the surrounding community. The surrounding community is an area that is park deficient and would tremendously benefit from the additional open space park area. One potential use of the site is to develop it into a Community Garden to be maintained by a non-profit. The dedication/addition of this open space parcel to RAP will allow for an increase in recreational activities in the area. The Council District 13 has expressed its strong support for this dedication.

Upon approval of this report, Quimby Fees in the amount of \$34,597, from a previous allocation of \$571,613.18 for the Glassell Park - Walking Path and Building Improvements (PRJ1257A) Project, approved on May 20, 2009, per Board Report No. 09-120, can be reallocated to the Quimby Fees Account No. 460K-00. This completes the Glassell Park Project, which has a residual amount of \$34,597.00. Of \$34,597.00, \$19,597.00 will be refunded to a residential development at Tentative Tract No. 62880. RAP will use the remaining \$15,000 to pay for fencing, appraisal, closing costs, and Phase I environmental costs for the Drew Street acquisition. This \$15,000 in Quimby fees can then be transferred from the Quimby Fees Account No. 460K-00 to Drew Street Park Account 460K-XQ for the park acquisition project at Drew Street Park.

The total Quimby allocation for the park acquisition project at Drew Street Park is \$15,000. These Fees were collected within one mile of Drew Street Park, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities.

A Phase I environmental site assessment report was prepared for the parcel proposed to be dedicated. The report concluded that there were no recognized environmental conditions or historically recognized environmental conditions on or near the parcel, therefore, no further environmental studies were recommended. Since the parcel dedication involves the transfer of ownership of interests in land to preserve open space, this action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 25 of the City CEQA Guidelines.

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This project has the support from Council District 13. In addition, the Assistant General Manager of Operations East has been consulted and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

Quimby Fees in the amount of \$34,597, from a previous allocation of \$571,613.18 for the Glassell Park - Walking Path and Building Improvements (PRJ1257A) Project, approved on May 20, 2009, per Board Report No. 09-120, will be reallocated to the Quimby Fees Account No. 460K-00. This completes the Glassell Park Project, which has a residual amount of \$34,597.00. Of that \$34,597.00, \$19,597.00 will be refunded to a residential development at Tentative Tract No. 62880.

RAP will use the remaining \$15,000 from the Glassell Park project to pay for fencing (\$1,203.50), appraisal, closing costs and Phase I (\$3,685) environmental costs associated with the Drew Street acquisition. This \$15,000 can be transferred from the Quimby Fees Account No. 460K-00 to Drew Street Park Account 460K-XQ for the park acquisition project at Drew Street Park.

The proposed Drew Street dedication will require an increase in maintenance cost demands and will require a budget increase which will be requested through the Department's standard budget process. Cost for improvements would increase if landscaping and other recreational features are included.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Division.