

APPROVED  
OCT 05 2011

REPORT OF GENERAL MANAGER

NO. 11-134

DATE May 20, 2011

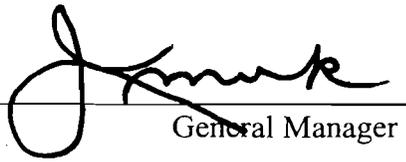
BOARD OF RECREATION  
AND PARK COMMISSIONERS

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WILTON PLACE PARK -- ACCEPTANCE OF ASSESSOR PARCEL NUMBER 5081-024-902 FOR PARK PURPOSES

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>mf</u>
V. Israel	_____	N. Williams	_____

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

Approved as amended \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Adopt the draft resolution, substantially in the form on file in the Board Office, authorizing the acceptance of transfer of approximately 3,648 square feet of real property located at 1015 South Wilton Place, Los Angeles, California 90019, Assessor's Parcel Number (APN) 5081-024-902 near the intersection of Wilton Place and Olympic Boulevard in the Wilshire Center/Koreatown Project Area of the City of Los Angeles (City), from the Department of General Service (GSD);
2. Authorize the Board Secretary to execute the Board Resolution and ~~authorize the Board President and~~ Secretary to execute the Transfer of Jurisdiction and Control document, substantially in the form on file in the Board Office, representing the transfer of ~~ownership~~ Jurisdiction of the parcel subject to review and approval of the City Attorney.
3. Authorize GSD to record the Transfer of Jurisdiction and Control Document; and,
4. The Parcel is to be set apart and dedicated as park property in perpetuity.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 11-134

### SUMMARY:

On December 12, 2007, the Los Angeles City Council (Council) authorized the Community Redevelopment Agency Los Angeles (CRA/LA) under Council File No. 07-3410 to acquire a 3,648 square foot vacant lot located at the intersection of Wilton Place and Olympic Boulevard (the "Wilton Place Property") for development into a public park.

On September 9, 2009, Council Adopted a Joint Resolution with the CRA/LA making certain findings, pursuant to California Redevelopment Law Health and Safety Code Section 33445 related to the expenditure of Wilshire Center/Koreatown Recovery Redevelopment Project Area (Project Area) bond proceeds to pay for the development and construction of a publicly-owned park on the Wilton Place Property located outside of the Project Area but is of benefit to the Project Area. Council also authorized the CRA/LA to negotiate and execute a three year Cooperative Agreement with the Department of Recreation and Parks (RAP) under Council File Numbers 07-3410 and 09-1252 for as-needed park improvement services and professional consultation and land acquisition pursuant to which the CRA/LA will convey the Wilton Place Property to RAP, and RAP will accept from the CRA/LA fee simple title to the CRA/LA owned Wilton Place Property and all improvements thereon, at no cost to the City, upon completion of park improvements, and RAP will agree to maintain the proposed project thereafter.

On June 30, 2010, Council adopted the recommendation of the CRA/LA under Council File No. 10-0870 to adopt a Joint Resolution with the CRA/LA making the finding under California Redevelopment Law Health and Safety Code Section 33445.1 authorizing the CRA/LA to pay for the redevelopment of the Wilton Place Property and to authorize the CRA/LA's CEO to increase the budget for the construction of the proposed pocket park on the Wilton Place Property.

On March 22, 2011, Council by Motion approved the recommendation of the CRA/LA under Council File No. 11-0086-S1 and amending Motion 22A and authorized acceptance, when the conveyance was completed, of the deeds for any and all real property listed on Attachment A of the CRA/LA report dated March 17, 2011. Council also authorized the Department of General Services and other City departments as necessary to negotiate and execute documents to complete the transfer of the real property deeds from the CRA/LA to the City.

The CRA/LA conveyed the Property by Grant Deed to the City on June 10, 2011. The Grant Deed was recorded in the Los Angeles County Recorder's Office on June 14, 2011 as Instrument No. 20110808408.

RAP, in cooperation with the CRA/LA has developed the Wilton Place Property into a pocket park which will add much needed recreational space to an area of the City that is lacking in park space. RAP completed construction of the pocket park on July 27, 2011 and the final walk through occurred on August 31, 2011.

## REPORT OF GENERAL MANAGER

PG. 3

NO. 11-134

On June 17, 2011, Council adopted the actions under Council File No. 11- 00082-S1 and amending Motion 22A specifically concerning Item 35 on Attachment A (Assessor's Parcel Number (APN) 5081-024-902), mentioned above, which was an unimproved parcel of real property that RAP developed into a pocket park pursuant to the Cooperative Agreement with the CRA/LA. The real property is located at 1015 South Wilton Place, Los Angeles, California 90019 and is commonly known as the Wilton Place Park property.

Council District 10, the City Council, the CRA/LA and RAP wanted to develop the real property into a pocket park (the Wilton Place Park). Their goal in establishing the Wilton Place Park is to serve the public interest by redeveloping a blighted vacant lot approximately 1,000 feet (1/5 mile) west of the Project Area's western boundary at Manhattan Place and highly visible from Project Area by eliminating visual blight and by stimulating redevelopment of blighted vacant lots in the Project Area. Establishment of the Wilton Place Park will be of primary benefit to the Project Area residents due to its proximity to Wilshire Center/Koreatown as well as the Wilton Place Property's adjacency to a Metro bus stop serving various routes. It is likely that the users of the park will come from a ½ mile radius, which falls within the Project Area boundaries providing additional and convenient open space and recreational activities for Project Area residents. Establishment of the Wilton Place Park will also further the City's public interest in developing and creating new parks where needed. In this case the surrounding community is an area that is park deficient and would benefit tremendously from the additional enhanced open park space area.

As intended by Council and CRA/LA, RAP will accept the non-financial transfer/acquisition of the parcel known as the Wilton Place Park site. This will help the City to accomplish the goals of various redevelopment projects and to serve the public interest by the elimination of blight and the furtherance of economic redevelopment and the creation of new parks.

There will be no cost passed on to RAP from transfer of jurisdiction and control of the real property from GSD to RAP. The dedication/addition of this open space parcel to RAP will allow for an increase in park space in the area. Council District 10 has expressed its strong support for this new park dedication.

CRA has indicated that the proposed project is categorically exempt from CEQA pursuant to Article 19 Section 15332 of the CRA/LA CEQA guidelines.

A Phase I Environmental Site Assessment was prepared for the parcel proposed to be dedicated for park purposes in accordance with the standards for All Appropriate Inquiries. In addition, a limited number of soil samples were analyzed for potential contamination. The report concluded that there were no recognized environmental conditions or historical recognized environmental conditions on or near the parcel, and 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

REPORT OF GENERAL MANAGER

PG. 4

NO. 11-134

to Article III, Section 1, Class 25 of the City CEQA Guidelines. A separate CEQA determination will be made for the future development of the site when a plan is brought forward for Board approval.

This project has the support from Council District 10. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Metro Region have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

The proposed 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. There will be no cost to RAP for the acquisition/transfer of this parcel. All cost will be incurred by CRA and GSD. Cost for improvements would increase if landscaping and other recreational features were included.

This report was prepared by John Barraza, Management Analyst II of Real Estate and Asset Management, Planning, Construction and Maintenance Branch.