

APPROVED
JUL 13 2011

REPORT OF GENERAL MANAGER

NO. 11-135

DATE May 20, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WATTS CULTURAL CRESCENT (WATTS CRESCENT PARK) --
ACCEPTANCE OF ASSESSOR'S PARCEL NUMBER 6065-033-900 FOR
PARK PURPOSES

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

K. Regan _____
*M. Shull mf
N. Williams _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, on file in the Board Office, authorizing the acceptance of the transfer of approximately 2.95 acre or 128,502 square feet of property located at 1758½ Santa Ana Boulevard, Watts, California 90002, APN 6065-033-900, near 103rd Street and Grandee Avenue (the Parcel), from the Department of General Services (GSD);
2. Authorize the Board Secretary to execute the Resolution, and to Accept and Record the Transfer of Jurisdiction Document, on file in the Board Office, representing the transfer of ownership of the Parcel, subject to the review and approval of the City Attorney;
3. The Parcel is to be set apart and dedicated as park property in perpetuity;

SUMMARY:

On March 22, 2011, the Los Angeles City Council (Council), subject to the Mayor's approval, under Council File No. 11-0086-S1 and Amending Motion 22A adopted the recommendations of the Community Redevelopment Agency (CRA/LA) and accepted the conveyance of real property from the CRA/LA to the City of Los Angeles (City). Said motion(s) authorized GSD and other City departments to negotiate and execute documents necessary to complete the transfer of CRA/LA interests to the City. The Mayor approved the Council action on March 24, 2011.

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On June 9, 2011, the CRA/LA conveyed the property by Grant Deed to the City. The Grant Deed was recorded on June 10, 2011. Thereafter, on June 17, 2011, Council accepted the Grant Deed conveying the property from the CRA/LA to the City.

On June 17, 2011, Council by Motion also authorized and instructed GSD to effectuate a transfer of jurisdiction of the unimproved parcel of real property located at 103rd Street and Grandee Avenue in the Watts Corridors of the South Los Angeles region, known as the Watts Cultural Crescent Property, to RAP as dedicated park property, to be utilized as open space and for the purpose of creating a skate park.

As intended by Council, RAP will accept the non-financial transfer/acquisition parcel known as the Watts Cultural Crescent 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 development and the creation of new parks. RAP has been working on developing a portion of the site into a Skate Park which would add much needed recreational activities to an area of the City that is lacking in active recreation and park space. The surrounding community is an area that is park deficient and would tremendously benefit from the additional open space park area. There will be no cost passed on to RAP for the acquisition/transfer of this site. One of the potential uses of the site is to acquire the site and develop a portion into a Skate Park. The dedication/addition of this open space parcel to RAP will allow for an increase in recreational activities in the area. The Council District 15 has expressed its strong support for this new park dedication.

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 historically 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 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 15. In addition, Branch Operations and the Superintendent for the Pacific Region have been consulted and concur with staff's recommendations.

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FISCAL IMPACT STATEMENT:

The proposed dedication will require an increase in maintenance cost demands and will require a budget increase. All cost for the acquisition and transfer of this parcel will be incurred by the CRA/LA and GSD and has no impact on the Department's General Fund. There will be no cost to RAP for the acquisition and/or transfer of this parcel. Approximately \$38,000 a year will be requested to maintain this facility. This amount will cover the cost for staffing, materials and supplies. This will also provide at least four hours of maintenance per day, seven days a week, year round. If the funding is not granted, this facility will be included in the existing Pacific Region routes resulting in reduction of core functions on existing routes.

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