

APPROVED

REPORT OF GENERAL MANAGER

NO. 12-224

DATE July 19, 2012

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BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM – PRELIMINARY AUTHORIZATION TO ACQUIRE PROPERTY AND APPROVAL OF CONCEPTUAL PLANS FOR THE SOUTH VICTORIA AVENUE PARK PROJECT TO BE DEVELOPED AND CONSTRUCTED BY THE TRUST FOR PUBLIC LAND

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

[Signature]
General Manager

Approved _____

[Signature]

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board take the following actions regarding South Victoria Avenue Park – Park Acquisition and Development project:

- A. Preliminarily approve the acquisition of 0.26 acres of privately owned vacant property, located at 6537 South Victoria Avenue in the Park Mesa community of the City (Assessor Parcel Number (APN) 4006-019-014), for the purpose of creating a neighborhood park;
- B. Authorize staff to work with the Department of General Services to acquire the 0.26 acres of privately owned vacant property located at 6537 South Victoria Avenue;
- C. Direct staff to return to the Board of Recreation and Park Commissioners (Board) for final authorization to acquire said property upon the conclusion of negotiations with the property owner and completion of due environmental diligence requirements; and,
- D. Approve the conceptual plan for the South Victoria Avenue Park – Park Acquisition and Development project, as described in the Summary of this Report and as depicted in Attachment A of this Report.

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SUMMARY:

On May 17, 2010, the Board approved a Donation Agreement between the Department of Recreation and Parks (RAP) and the Trust for Public Land (TPL), a non-profit organization, for the acquisition, development, and construction of new parks in Los Angeles (Board Report No. 10-121). On March 14, 2012, the Board approved an amendment to the Agreement in order to add three additional park acquisition and/or development projects to the list of prospective properties (Board Report No. 12-066).

As detailed in the proposed Donation Agreement, TPL is required to prepare, in coordination with RAP, grant applications and conceptual plans for the prospective park projects identified in the Agreement. If those grant applications are successful, TPL is responsible to coordinate the acquisition (when necessary), development, and construction of each park project. Upon completion of construction of each prospective park by TPL, RAP staff will submit the completed project to the Board for final approval and acceptance. If those park projects are accepted by the Board, RAP will be responsible for long-term maintenance and operation of each park developed and constructed under the terms of the Donation Agreement.

On June 6, 2011 the Board authorized the General Manager to submit three Proposition 84 Statewide Park Program grant applications for the second funding round of the Proposition 84 Statewide Park Program and supported the submittal of eight Proposition 84 Statewide Park Program grant applications by various organizations working in partnership with RAP (Board Report No. 11-167). Three of the eight grant applications that were submitted by organizations other than RAP were prepared and submitted by TPL.

On March 26, 2012, TPL received notification from the State that two of the three grant applications that it submitted were awarded funding under the second funding round of the Proposition 84 Statewide Park Program - Madison Avenue Park and South Victoria Avenue Park projects.

Under the terms of the Donation Agreement, TPL is required to develop a conceptual plan for each park project successfully awarded grant funding and present those plans to RAP for review and approval. Once RAP approves a project's conceptual plan, TPL will prepare a detailed set of final plans and specifications for that project, which will be submitted to the Board in a subsequent report.

The South Victoria Avenue Park – Park Acquisition and Development project proposes to acquire privately owned property located at 6537 South Victoria Avenue in the Park Mesa community of the City and develop the property with outdoor park and recreational improvements. The subject property, with APN 4006-019-014, measures approximately 0.26 acres. It is currently vacant and surrounded by residential housing.

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The conceptual plan for the South Victoria Avenue Park – Park Acquisition and Development project includes the construction of a new playground, junior-size basketball court, skate spot, entry plaza, fitness equipment, shade structures, screen plantings, site furnishings, decorative fencing, irrigation, lighting and landscaping. The current concept for the project is depicted in Attachment A of this Report.

The State awarded TPL a total of \$2,236,630 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

TPL currently has an option agreement to purchase the property at 6537 South Victoria Avenue from the private owner at its appraised market valuation using the grant funding awarded to the project. TPL's option agreement to purchase this site expires on September 26, 2012. In accordance with the terms of the Donation Agreement, TPL would then, subject to the approval of the Board, donate the property to RAP for use as a public park.

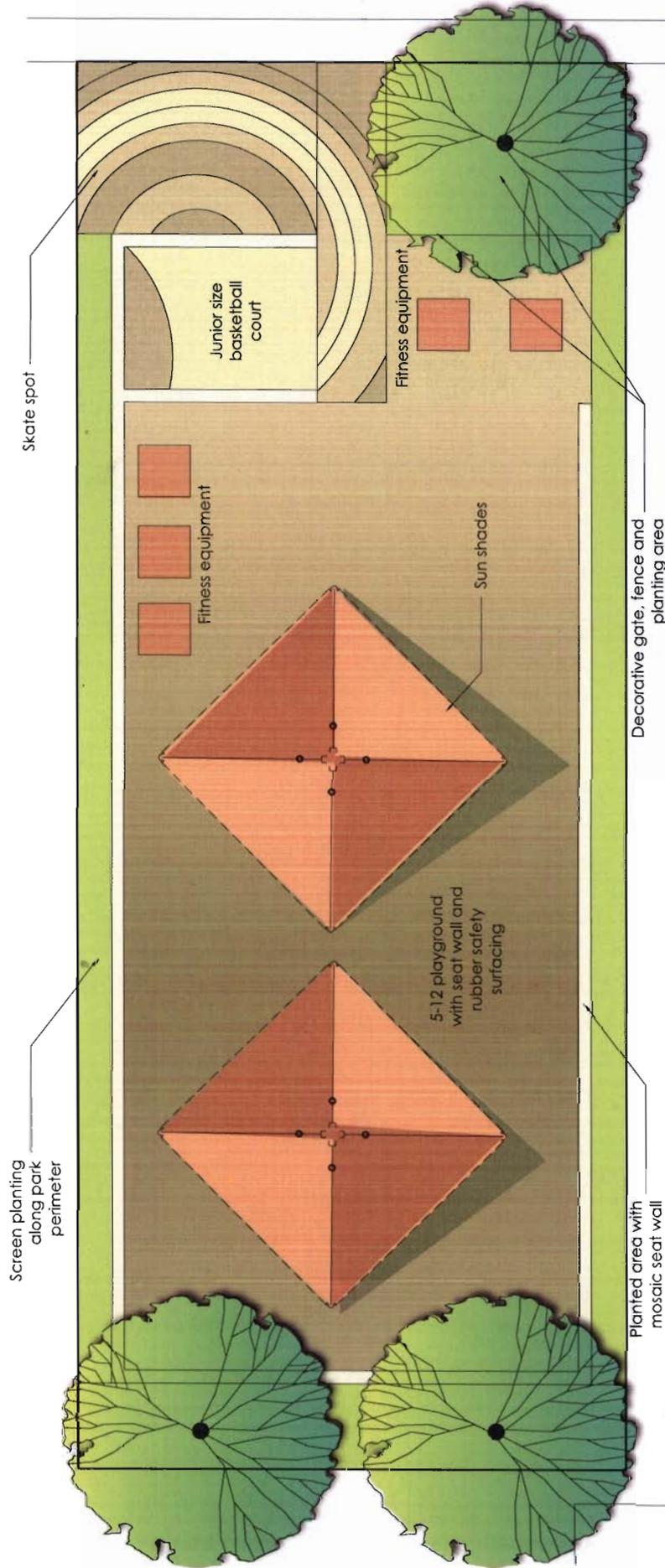
Staff has determined that the subject project will consist of the acquisition of land to preserve open space, and development of a new park with accessory structures including a new playground, junior-size basketball court, skate spot, entry plaza, fitness equipment, shade structures, screen plantings, site furnishings, decorative fencing, irrigation, lighting and landscaping. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1,3) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA guidelines.

FISCAL IMPACT STATEMENT:

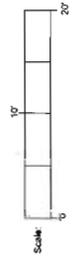
The approval the conceptual plans for these projects will not have any impact on the General Fund. The development of these projects is anticipated to be funded by the awarded grant funds or funding sources other than RAP's General Fund. The estimated annual maintenance cost for this project has not yet been determined.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.

S. Victoria Ave



North
June 2011



South Victoria Avenue Park Concept Design

The Trust for Public Land ~ City of Los Angeles Recreation and Parks
Statewide Park Development and Community Revitalization Program Application

ATTACHMENT A