

APPROVED
MAY 16 2012

REPORT OF GENERAL MANAGER

NO. 12-161

DATE May 16, 2012

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 105th STREET POCKET PARK – INITIAL STUDY/NEGATIVE DECLARATION, ACCEPTANCE OF DONATION PARCEL, AND DEVELOPMENT OF PROJECT

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

Kevin M. ... (for)
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider, and adopt the Initial Study and Negative Declaration (IS/ND), for 105th Street Pocket Park located at 609 West 105th Street, Los Angeles, California 90044, on file in the Board Office, finding that on the basis of the whole record of proceedings in the project, including any comments received and incorporated into the IS/ND, that there is no substantial evidence that the project will have a significant effect on the environment, and that all potentially significant environmental effects of the project have been properly disclosed and evaluated in the IS/ND in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines and reflects the independent judgment and analysis of RAP;
2. Direct staff to file a Notice of Determination for the adopted IS/ND with the Los Angeles City Clerk and the Los Angeles County Clerk within five (5) days of the Board of Recreation and Park Commissioners' (Board) approval;
3. Adopt a Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance from the Department of General Services (GSD) and other entities, and per Charter Section 594(a) and (b), to accept a parcel donation from the Restore Neighborhoods LA, Inc. (RNLA) via Grant Deed to a 0.11 acre or 4,830 square foot parcel (Assessor's Parcel Number (APN) 6061-017-027), located at 609 West 105th Street, Los Angeles, California 90044, between Hoover Street to the west and Denver

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Avenue to the east, in the South Los Angeles Community Plan Area (Exhibit A - Aerial Map);

4. Upon the completion of the preliminary acquisition activities, and satisfactory findings of all due diligence work including Title review, and Phase I and any necessary environmental investigations, direct staff to proceed with escrow instructions and related documents to acquire the donation property;
5. Acknowledge the Los Angeles Housing Department's (LAHD), RNLA's, and the U.S. Department of Housing and Urban Development's (HUD) roles as facilitators on this donation;
6. Authorize the Board Secretary to execute the escrow instructions and accept the Grant Deed for the parcel identified by APN 6061-017-027, subject to the review and approval of the City Attorney as to form, which property shall be set apart and dedicated as park property in perpetuity;
7. Authorize the General Manager or his designee to review and approve the development and construction design plans for the development of the donation parcel located 609 West 105th Street, Los Angeles, California 90044 upon the recommendation for approval from Department of Recreation and Parks' (RAP), Planning, Construction and Maintenance (PC&M) Division provided they are consistent with the general design elements as described in the summary of this Report and depicted in Exhibit "C" conditionally approved by this Board Report action and with all land use permits and entitlements necessary for the project;
8. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary, to establish the necessary accounts to acquire the project site, and to accept and/or authorize transfer of the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously complete the acquisition of the property, located at 609 West 105th Street, Los Angeles, California 90044;
9. Authorize the Department's Chief Accounting Employee to transfer the necessary funds from the designated account for the development of the 105th Street Pocket Park; and,
10. Approve the allocation of necessary funds for the 105th Street Pocket Park – Park Acquisition and Development project, as described in the Summary of this Report.

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SUMMARY:

50 Parks Initiative

RAP is proceeding with its coordinated long-term plan to meet the recreation needs of current and future residents of the City of Los Angeles (CITY), and at the same time meet the goals of the "The 50 Parks Initiative." The primary goal of the Initiative is to increase the number of parks and facilities across the CITY with a specific focus on densely populated neighborhoods and communities that lack sufficient open space and recreational services.

The development of 50 new public parks will provide innumerable physical, social, health, and environmental benefits for local communities. These new parks will help stabilize neighborhoods and property values by providing needed public infrastructure improvements, removing blight caused by abandoned buildings and empty lots, and beautifying underutilized public property.

The keys to the successful implementation of The 50 Parks Initiative are (1) the establishment of local partnerships, (2) the use of a community driven design process, and (3) the strict use of low maintenance design standards.

LAHD/RNLA Park Donations

The ongoing cooperation with LAHD, through RNLA using HUD Neighborhood Stabilization Program (NSP) funds, will enable RAP to acquire several properties that will be developed into parks. The parcel located at 609 West 105th Street, Los Angeles, California 90044, is the seventh project site that RAP will acquire from RNLA to develop into a park. There are a total of nine parcels that RNLA/LAHD plans to donate to RAP.

NSP was established to stabilize communities that have suffered from foreclosures and abandonment. NSP funds have been allocated to LAHD by HUD. In 2009, LAHD initiated the NSP with HUD grant funds to acquire and rehabilitate foreclosed or abandoned residential properties, or to develop new community parks and/or open spaces, in order to stabilize neighborhoods in the CITY. LAHD or its grant sub-recipient will continue to acquire dilapidated or foreclosed homes to stem the decline of home values.

RNLA is focusing its efforts in the neighborhoods identified with the highest foreclosures. These neighborhoods include Central, East and South Los Angeles and North and South San Fernando Valley. RAP will benefit from the NSP program through the RNLA property donations by developing new pocket parks and/or open space uses on selected properties acquired by LAHD or its grant sub-recipient, RNLA. These selected sites are located in the San

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Fernando Valley and in South Los Angeles. RNLA will donate designated sites to RAP for the purpose of developing pocket parks.

Donation Parcel

As part of the effort to increase parks in the CITY, RNLA will donate to RAP the property located at 609 West 105th Street, Los Angeles, California 90044. The donation parcel is identified by APN 6061-017-027 (Exhibit B). An independent appraisal of the 609 West 105th parcel was performed. As of February 10, 2010, the "AS IS" appraisal value was \$110,000. There will be no cost to RAP for the donation parcel itself; however, RAP will incur closing escrow costs.

The donation of this parcel will result in the conveyance of Real Property to the City of Los Angeles, under the control and jurisdiction of RAP, to be dedicated as park property in perpetuity. The subject parcel is in the south part of Los Angeles and will be acquired for the purpose of developing a pocket park for the community. The surrounding area is a blighted, low income area that lacks parks, and would tremendously benefit from the additional park space in the area. This acquisition will also help stabilize the area from the economic downturn and the foreclosure crisis. The property consists of an unoccupied single family residence, which will be demolished for the development of the park. Based on Los Angeles County Assessor Property Information, said parcel is approximately a 0.11 acre or 4,830 square feet parcel.

The dedication/addition of this parcel to RAP's park inventory will allow for an increase in recreational activities in the area. The goal is for RAP to acquire this prospective parcel and develop it into a pocket park as part of the City's 50 Parks Initiative. Council District (CD) 8 has expressed its strong support for this park dedication.

Development of Acquisition Parcel

RAP has prepared plans to develop the site into a pocket park. The existing single family residence will be demolished by RNLA, and in its place the following design elements are to be included in the development of this donation parcel/future park site: landscaping, (including water-saving smart irrigation system, planting, fencing, gate, hardscape, walkways), site furnishings including drinking fountain, equipment for playing and/or exercising and benches, with appropriate surface under equipment - decomposed granite or resilient surfacing (See Exhibit C). RAP is requesting approval of this development project as part of this acquisition.

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Acquisition Cost and Funding

RAP will not incur a cost for the donation/acquisition of this parcel, but it will incur closing escrow costs as part of the proposed donation. RAP will use PC&M's Budgeted Accounts to pay for acquisition related costs and escrow closing costs. Escrow costs will be paid from Fund No. 302, Department No. 88, and Account No. 3040. The escrow costs are not available at this time, but it is estimated that the costs will not exceed \$6,000. RAP will also incur development costs, which will be paid through awarded grant funds.

Acceptance of Donation Parcel and Approval of Development

RAP staff is requesting that the Board authorize the acceptance of approximately 0.11 acre or 4,830 square feet parcel of land that will be dedicated as park property in perpetuity and to be developed into a future new park. RAP staff has determined that the park development costs are estimated to be approximately \$250,000 which incorporates the design elements/improvements presented as part of this Report. RNLA will complete the demolition of the existing home at no cost to RAP. All other development work for the proposed park development will be performed by in-house RAP staff.

This acquisition is a rare opportunity to continue the progress in acquiring urban parkland in the southern portion of Los Angeles which LAHD, RNLA and RAP continue to work together on. The acquisition will add to the open space in the area and bring more recreational opportunities to the entire City through expanded availability of recreational activities and facilities. GSD will review title and other related documents as part of its due diligence as the agent for RAP and will ensure that City receives the property for the City and conveys jurisdiction to RAP. Upon acceptance, said property will be set apart and dedicated as park property in perpetuity.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) was prepared based on an Initial Study, which determined that all potentially significant environmental effects would be less than significant. The ND was circulated to all interested parties and responsible agencies, for a 20-day review and comment period from March 28 to April 18, 2012. No substantive comments were received on environmental issues. However, one comment letter was received against the park project that addressed concerns about neighborhood safety, potential gang related activities, graffiti, and commitments to maintenance. All comments have been incorporated into the final ND, copies of which have been provided to the Board for its review and consideration, and are on file in the Board Office.

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Two community meetings were held for this project and the majority of those who attended supported the project. This project also has the support from CD 8. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Pacific Region have been consulted and concur with staff's recommendations.

Park Development Costs and Funding

RAP has estimated that the development of the proposed donation site into a park will cost RAP \$250,000. On August 3, 2011, the Board approved Board Report No. 11-227 as it related to submittal of a Housing-Related Parks (HRP) Program grant application to fund RAP's park and recreation projects indentified by PC&M Division. On August 30, 2011, Los Angeles City Council (Council) (Council File No. 11-1378) adopted the recommendations to approve the Department of Housing and Community Development's HRP grant submittal and to take the necessary steps to complete the proposed projects.

RAP submitted the HRP grant application in July 2011 and, in January 2012 received notification of the award of \$1,594,850 to fund the development of six neighborhood pocket parks identified below:

1. 139 and 141 East 61st Street, Los Angeles 90003, CD 9
2. 609 West 105th Street, Los Angeles 90044, CD 8
3. 4600 South Orchard Avenue, Los Angeles 90037, CD 9
4. 833 West 76th Street, Los Angeles 90044, CD 8
5. 554 West 97th Street, Los Angeles 90044, CD 8
6. 8620 Wall Street, Los Angeles 90003, CD 9

Funding for the development of 609 West 105th Street, Los Angeles, California 90044 will come from a portion of the HRP Program grant fund that was awarded to RAP.

FISCAL IMPACT STATEMENT:

The costs identified below will impact Department's General Fund which will be paid from PC&M Division's Budgeted Accounts. There is an approximate cost of up to \$6,000 in closing escrow costs. Escrow and related acquisition costs will be paid from Fund No. 302, Department No. 88, and Account No. 003040.

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After the demolition of the home, it is estimated that \$250,000 will be needed for the development of the proposed park. Funding for the development of the park will come from the HRP Program grant funds that were awarded to RAP. These funds have been identified. All other development work will be performed by RAP staff within the available budgets already allocated.

Maintenance funds for the new parkland will be requested as part of the Department of Recreation and Park's annual City budget process. RAP is requesting \$14,050 per year to maintain this facility. These funds have not been identified. The estimated amount will cover cost for staffing, materials and supplies. This will provide at least two 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 Metro Region routes resulting in reduction of core functions on existing routes.

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

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

609 W 105TH ST, LOS ANGELES, CA 90044-4425

Owner Information:

Owner Name: RESTORE NEIGHBORHOODS LA INC
 Mailing Address: 315 W 9TH ST #801, LOS ANGELES CA 90015-4212 C006
 Phone Number: (213) 270-1719 Vesting Codes: // CO

Location Information:

Legal Description: TRACT # 6110 LOT 24
 County: LOS ANGELES, CA APN: 6061-017-027
 Census Tract / Block: 2412.01 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 6110
 Legal Book/Page: 68-59 Map Reference: 58-A4 / 704-B5
 Legal Lot: 24 Tract #: 6110
 Legal Block: 12 School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: 04/13/2010 / 03/10/2010 Deed Type: GRANT DEED
 Sale Price: \$110,000 1st Mtg Document #:
 Document #: 497629

Last Market Sale Information:

Recording/Sale Date: 10/05/2007 / 08/06/2007 1st Mtg Amount/Type: \$389,500 / CONV
 Sale Price: \$410,000 1st Mtg Int. Rate/Type:
 Sale Type: FULL 1st Mtg Document #: 2291293
 Document #: 2291292 2nd Mtg Amount/Type:
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type:
 Transfer Document #: Price Per SqFt: \$602.94
 New Construction: Multi/Split Sale:

Title Company: NORTH AMERICAN TITLE
 Lender: BANKERSWEST FNDG CORP
 Seller Name: PERLERA REINA F

Prior Sale Information:

Prior Rec/Sale Date: 10/22/2004 / 09/22/2004 Prior Lender: HARBOURTON MTG
 Prior Sale Price: \$235,000 INVS CORP
 Prior Doc Number: 2728098 Prior 1st Mtg Amt/Type: \$188,000 / CONV
 Prior Deed Type: GRANT DEED Prior 1st Mtg Rate/Type: 5.88 / ADJ

Property Characteristics:

Gross Area: 808	Parking Type:	Construction:
Living Area: 680	Garage Area:	Heat Type: HEATED
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 2	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1924 / 1925	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories: 1.00	Roof Material:	Condition:
Other Improvements: ADDITION		

Site Information:

Zoning: LAR1	Acres: 0.11	County Use: SINGLE FAMILY RESID (0100)
Lot Area: 4,830	Lot Width/Depth: 42 x 115	State Use:
Land Use: SFR	Res/Comm Units: 1 /	Water Type:
Site Influence:		Sewer Type: TYPE UNKNOWN

Tax Information:

Total Value: \$91,987	Assessed Year: 2011	Property Tax: \$1,302.83
Land Value: \$73,650	Improved %: 20%	Tax Area: 212
Improvement Value: \$18,337	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$91,987		

Latest Recording: 04/27/2012



EXHIBIT C



DEPARTMENT OF RECREATION AND PARKS NEW PARKS INITIATIVE

609 W. 105th STREET
COUNCIL DISTRICT 8

CONCEPTUAL DESIGN

