

APPROVED
MAY 16 2012

REPORT OF GENERAL MANAGER

NO. 12-163

DATE May 16, 2012

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: KAGEL CANYON 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>mf</i></u>
V. Israel	_____	N. Williams	_____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider, and adopt the Initial Study and Negative Declaration (IS/ND), for Kagel Canyon Street Pocket Park located at 13116 Kagel Canyon Street, Los Angeles, California 91331, 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 0.14 acre or 5,997 square foot parcel (Assessor's Parcel Number (APN) 2623-020-014), located at 13116 Kagel Canyon Street, Los Angeles, California 91331, between Haddon Avenue to the west and

REPORT OF GENERAL MANAGER

PG. 2

NO. 12-163

Kewen Avenue to the east, in the Arleta-Pacoima 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 as well as the Los Angeles Parks Foundation and First 5 L.A. for making the development of the site through its generous donation of funding for the project;
6. Authorize the Board Secretary to execute the escrow instructions and accept the Grant Deed for the parcel identified by APN 2623-020-014, 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 at 13116 Kagel Canyon Street, Los Angeles, California 91331, upon the recommendation for approval from Department of Recreation and Park's (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 13116 Kagel Canyon Street, Los Angeles, California 91331;
9. Authorize the Department's Chief Accounting Employee to transfer the necessary funds from the designated account for the development of the Kagel Canyon Street Pocket Park; and,
10. Approve the allocation of necessary funds for the Kagel Canyon Street Pocket Park – Park Acquisition and Development project, as described in the Summary of this Report.

REPORT OF GENERAL MANAGER

PG. 3

NO. 12-163

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 13116 Kagel Canyon Street, Los Angeles, California 91331, is the ninth 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

REPORT OF GENERAL MANAGER

PG. 4

NO. 12-163

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 13116 Kagel Canyon Street, Los Angeles, California 91331. The donation parcel is identified by APN 2623-020-014 (Exhibit B). An independent appraisal of the 13116 Kagel Canyon Street parcel was performed. As of December 4, 2009, the "AS IS" appraisal value was \$175,000. 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 0.14 acre or 5,997 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) 6 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.

REPORT OF GENERAL MANAGER

PG. 5

NO. 12-163

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 Division'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 not incur development costs. Development costs will be paid by a generous donation from the Los Angeles Parks Foundation (Foundation) through awarded grant funds from First 5 L.A. funds.

Acceptance of Donation Parcel and Approval of Development

The Foundation has been working with First 5 L.A in obtaining funding to develop the Kagel Canyon Street Pocket Park. The details of this arrangement are to be included in a donation Board Report that will be submitted at a later time. RAP staff is requesting that the Board authorize the acceptance of approximately 0.14 acre or 5,997 square feet parcel of land that will be dedicated as park property in perpetuity and to be developed into a future new park. It has been estimated that the park development costs are approximately \$250,000 which incorporates the design elements/improvements presented as part of this report. As indicated above, 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 North Valley 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 April 12 to May 2, 2012. No substantive comments were received on environmental issues. However, 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.

REPORT OF GENERAL MANAGER

PG. 6

NO. 12-163

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 6. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Valley Region have been consulted and concur with staff's recommendations.

Park Development Costs and Funding

The development of the proposed donation site is estimated to cost RAP \$250,000. RAP staff will develop the proposed Kagel Canyon Street Pocket Park using funding that it will obtain from the Foundation. As mentioned, the Foundation is working on finalizing agreements that will facilitate the awarding of \$350,000 to develop the site. All the details of this arrangement will be detailed in the Donation Board Report that will be submitted at a later time. First 5 L.A. is the funding source of the \$350,000 to be used for development.

Funding for the development of 13116 Kagel Canyon Street, Los Angeles, California 91331 will come from a portion of the First 5 L.A. grant fund that was awarded to the Foundation.

FISCAL IMPACT STATEMENT:

The costs identified below will impact RAP's General Fund which will be paid from PC&M'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.

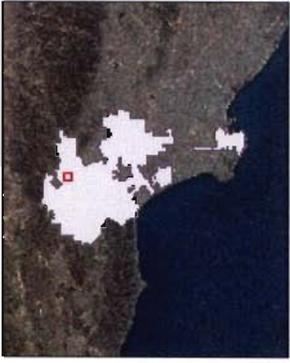
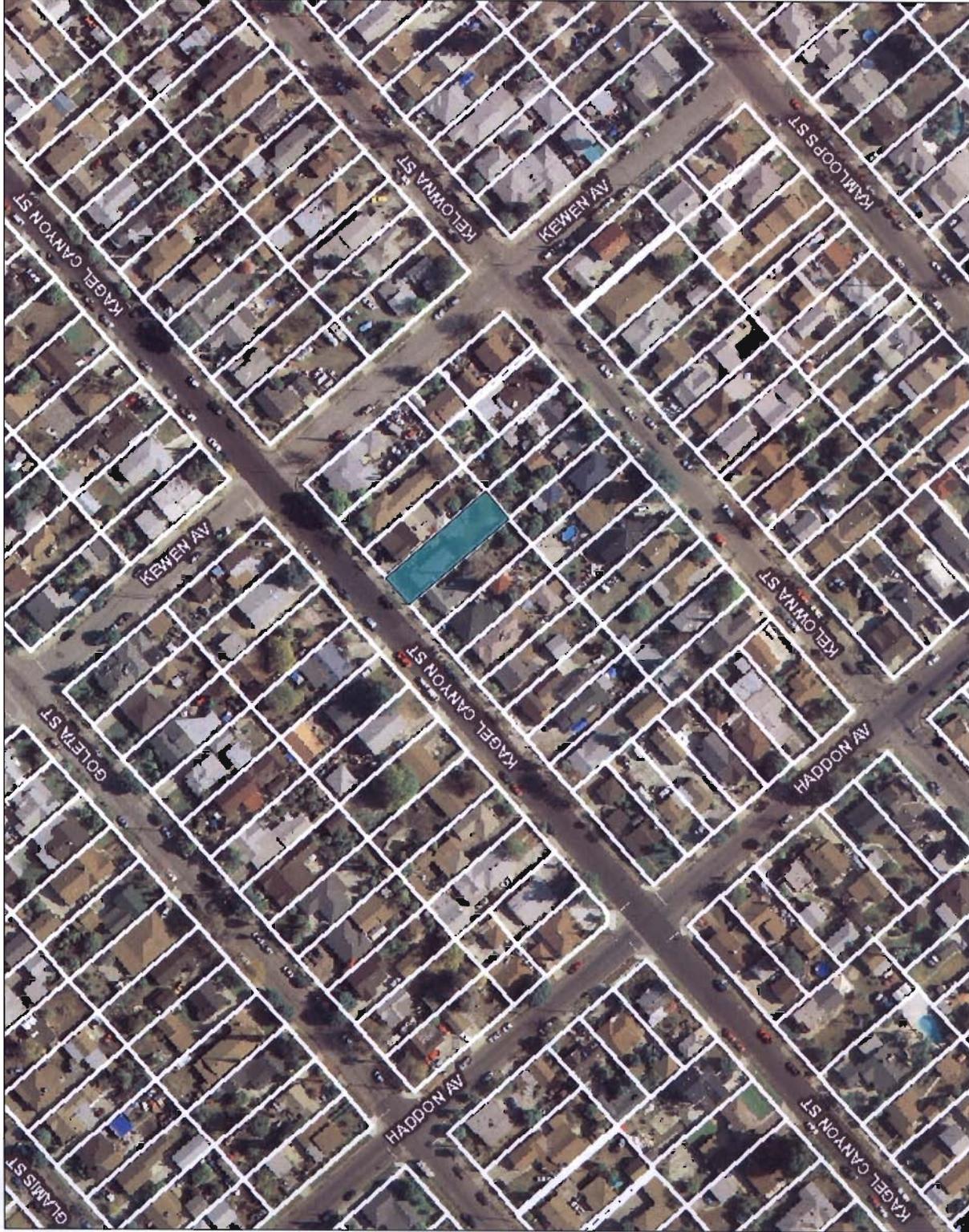
After the demolition of the home, it is estimated that \$250,000 will be needed for the development of the proposed park. Funding for the development of the park will come from the First 5 L.A. grant funds that were awarded to the Foundation. These funds have been identified. All other development work 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 RAP'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.



**Exhibit "A" - 131116 Kagel Canyon St. L.A., CA 91331 - APN:
2623-020-014**



Notes

Acre: .14
Sq. Ft.: 5,997

0.1 0 0.03 0.1 Miles

NAD83 / California zone 5
© Los Angeles Department of Recreation and Parks

1:2,000



Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

13116 KAGEL CANYON ST, PACOIMA, CA 91331-3218**Owner Information:**

Owner Name: RESTORE NEIGHBORHOODS LA INC
 Mailing Address: 315 W 9TH ST, LOS ANGELES CA 90015-1512 C006
 Phone Number: (213) 270-1719 Vesting Codes: // CO

Location Information:

Legal Description: TRACT # 8162 LOT 15
 County: LOS ANGELES, CA APN: 2623-020-014
 Census Tract / Block: 1048.10 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: 8162
 Legal Book/Page: 86-4 Map Reference: 9-A3 / 502-D4
 Legal Lot: 15 Tract #: 8162
 Legal Block: School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: 02/08/2010 / 02/04/2010 1st Mtg Amount/Type: /
 Sale Price: \$130,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #:
 Document #: 172404 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$174.26
 New Construction: Multi/Split Sale:
 Title Company: PACIFIC COAST TITLE CO.

Lender:

Seller Name: MORGAN STANLEY 2006-WMC2

Prior Sale Information:

Prior Rec/Sale Date: 05/05/1994 / Prior Lender: FIRST FED'L BK/CA
 Prior Sale Price: \$95,000 Prior 1st Mtg Amt/Type: \$85,400 / CONV
 Prior Doc Number: 865894 Prior 1st Mtg Rate/Type: / ADJ
 Prior Deed Type: GRANT DEED

Property Characteristics:

Gross Area: 746 Parking Type: PARKING AVAIL Construction:
 Living Area: 746 Garage Area: Heat Type: HEATED
 Tot Adj Area: Garage Capacity: 2 Exterior wall: SHINGLE SIDING
 Above Grade: Parking Spaces: 2 Porch Type:
 Total Rooms: 4 Basement Area: Patio Type: COVERED PATIO
 Bedrooms: 1 Finish Bsmnt Area: Pool:
 Bath(F/H): 1 / Basement Type: Air Cond:
 Year Built / Eff: 1930 / 1934 Roof Type: Style: CONVENTIONAL
 Fireplace: Y / 1 Foundation: SLAB Quality:
 # of Stories: 1.00 Roof Material: ROLL COMPOSITION Condition:
 Other Improvements: ADDITION;FENCED YARD

Site Information:

Zoning: LAR1 Acres: 0.14 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 5,997 Lot Width/Depth: 40 x 150 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: Sewer Type: TYPE UNKNOWN

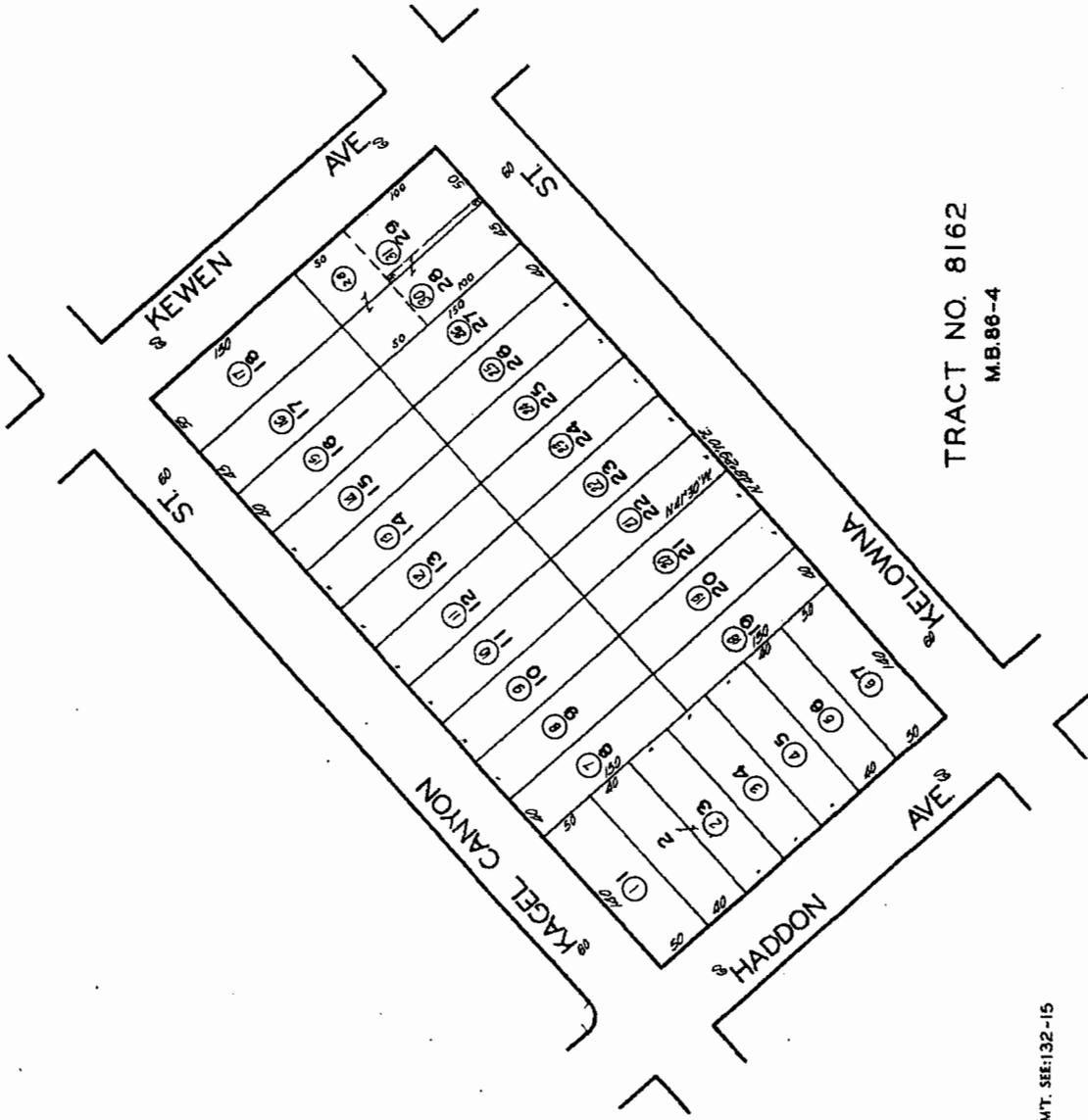
Tax Information:

Total Value:	\$130,978	Assessed Year:	2011	Property Tax:	\$1,759.83
Land Value:	\$104,783	Improved %:	20%	Tax Area:	13
Improvement Value:	\$26,195	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:	\$130,978				

Latest Recording: 04/27/2012

2-11-65
5-10-65
10-28-65

2623 20
SCALE 1" = 80'



TRACT NO. 8162
M.B. 86-4

CODE
L

FOR PREV. ASSMT. SEE: 132-15

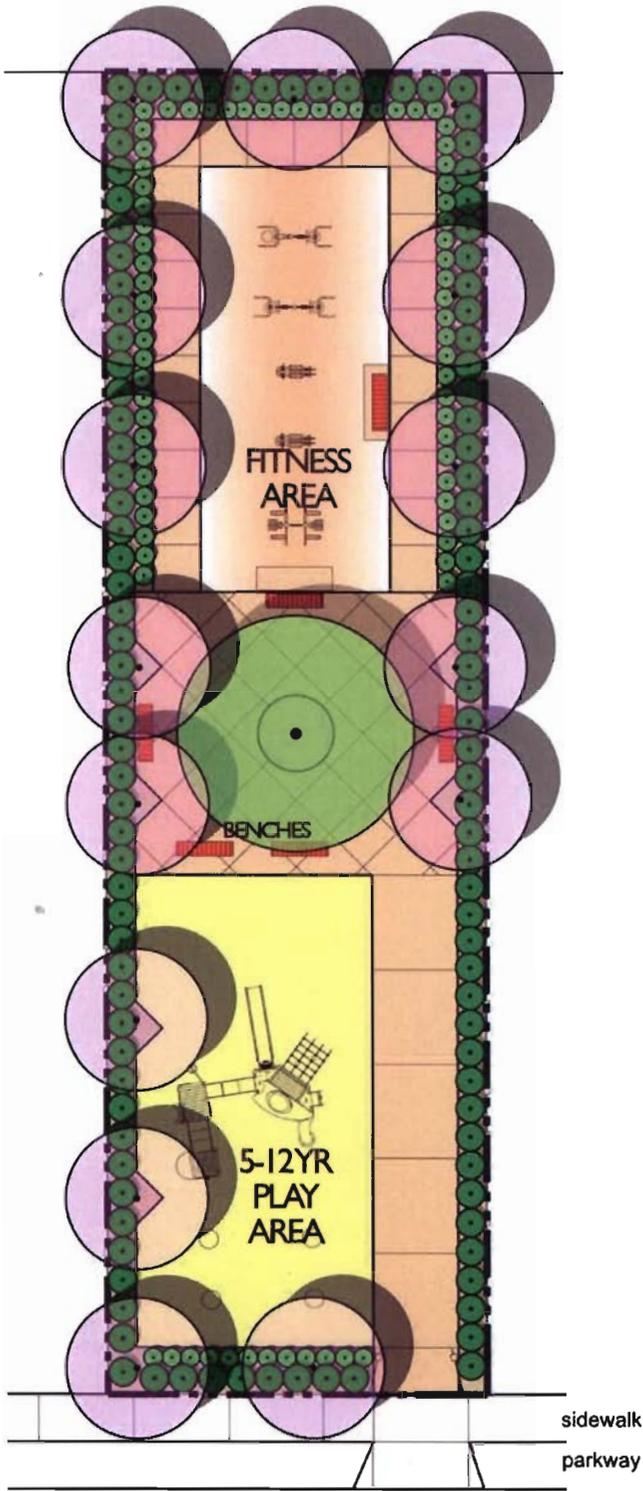
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



DEPARTMENT OF RECREATION AND PARKS NEW PARKS INITIATIVE



KAGEL CANYON PARK
13116 W. KAGEL CANYON STREET
LOS ANGELES, CA 91331



PALO BREA

SMART IRRIGATION



WESTERN REDBUD



LOW WATER USE PLANTS



SEATING

PLAY AREA : 5-12YRS



OUTDOOR FITNESS EQUIPMENT

REMOTE CONTROLLED ELECTRONIC LOCKING GATES+ SECURITY CAMERAS