

APPROVED
OCT 24 2012
**BOARD OF RECREATION
& PARK COMMISSIONERS**

REPORT OF GENERAL MANAGER

NO. 12-288

DATE October 24, 2012

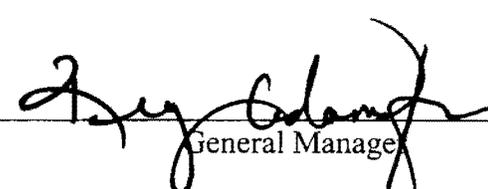
C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH VICTORIA AVENUE PARK – 6537 SOUTH VICTORIA AVENUE –
ACQUISITION AND ACCEPTANCE OF DONATION PARCEL

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

Approved _____ Disapproved _____ Withdrawn _____


General Manager

RECOMMENDATIONS:

That the Board:

1. Adopt a Resolution, substantially in the form on file in the Board of Recreation and Park Commissioners' (Board) Office, authorizing staff to request the assistance of the Department of General Services (GSD) and other entities, and per Charter Section 594 (a) and (b), to accept on behalf of the City of Los Angeles, a donation from the Trust for Public Land (TPL) via grant deed from TPL's seller of the 0.26 acres or 11,357 square feet vacant parcel (Assessor's Parcel Number (APN) 4006-019-014), see the attached Assessor's Map labeled as Exhibit A;
2. 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 processing escrow instructions and related documents to accept the donation property;
3. Authorize the Board Secretary to execute the escrow instructions and accept the grant deed, subject to approval as to form by the City Attorney, for the Subject Property identified by APN 4006-019-014 directly from seller or TPL, which property shall be set apart and dedicated as park property in perpetuity; and,

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4. Authorize and request that GSD assist in the acquisition and to process the conveyance of the property located at 6537 South Victoria Avenue, Los Angeles the donated parcel identified by APN 4006-019-014 to the Department of Recreation and Parks (RAP) on behalf of the City of Los Angeles.

SUMMARY:

On July 19, 2012, the Board approved Board Report No. 12-224 granting preliminary approval of the acquisition, development and construction of a new park (South Victoria Avenue Park) in the City of Los Angeles (City) as part of the Proposition 84 State Wide Park Program to develop new parks. Prior to the above action, the Board has taken several actions relating to the Proposition 84 State Wide Park Program.

On May 17, 2010 the Board approved a donation agreement between TPL and RAP for the acquisition, development and construction of new parks (Board Report No. 10-121). On August 17, 2010, City Council approved the agreement between TPL and RAP for the acquisitions, development and construction of new parks detailed in the July 23, 2010 City Administrative Officer (CAO) report in connection with the acquisition of four prospective parks, Council File No. 09-2839.

The goal was for TPL to acquire four (4) prospective parcels and to transfer them to RAP for park purposes as part of the Statewide Proposition 84 program. On March 14, 2012, the Board approved an amendment to the agreement between TPL and RAP that would add three (3) new parks to the list (Board Report No. 12-066). The "South Victoria Avenue Park" project was one (1) of those three (3) parks. On August 8, 2012, per recommendation from the CAO, the Board approved a revised amendment (Board Report No. 12-237). The revised amendment removed one (1) park from the list but did not affect the South Victoria Park acquisition, development or construction project. The revised amendment remains substantially the same as the amendment that was approved by the Board on March 14, 2012. On September 18, 2012, the City Council adopted the revised amendment to the donation agreement which adds the South Victoria site to the list of TPL park projects, Council File No. 12-1406.

As it relates to the South Victoria Park acquisition project, the proposed new park site will serve a part of the inner City that lacks sufficient park space for families. The area is a densely populated low income area. This proposed park acquisition will address the City's park needs requirements, and goals which are addressed in the Citywide Community Needs Assessment (Needs Assessment). The 2009 Needs Assessment was prepared to identify the City's greatest park needs. The park acquisition is also an integral part of the Mayor's 50 Parks Initiative which would enable the City to meet and provide a small neighborhood park in a densely populated area of the City that lacks adequate access to park and recreational facilities. The goal of the Mayor's 50 Parks Initiative is to substantially increase the number of parks in the city, with the

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specific focus on densely populated neighborhoods and communities that lack sufficient open space and recreational services.

TPL Park Development

The proposed acquisition site is a vacant residential lot approximately 0.26 acre or 11,357 square feet. The site is located at 6537 South Victoria Avenue in the West Adams-Baldwin Hills-Leimert Community Plan area of the City of Los Angeles. TPL will acquire, design and develop the site into a park for RAP. The proposed park design features will include: a skate spot area, trees and shade structures, children's playground equipment, a junior sized basketball court area, adult fitness equipment and safety features such as a decorative fence and gate and night-sky friendly lighting. The park will also feature screen planting along the perimeter of the park boundary and a mosaic seat wall. The park will be landscaped with drought tolerant plants. Completion of the park is scheduled for 2019. See the attached design plan labeled as Exhibit B. TPL has allocated One Million Seven Hundred Ninety-Nine Thousand, One Hundred Thirty Dollars (\$1,799,130) for development of the park. Per the Donation Agreement executed on September 1, 2010 between TPL and RAP, TPL will submit plans and specifications for approval by the Board. RAP staff will issue to TPL a Right-of-Entry Permit (ROE) for the development of the Park. TPL will use Proposition 84 Statewide Park Program funds for the development of the Park.

Funding

On March 26, 2012, TPL received information from the California State Parks (State) that it had been awarded funding under the second round of Proposition 84 Statewide Park Program for the South Victoria Avenue Park project. The State awarded TPL a total of Two Million Two Hundred Thirty-Six Thousand, Six Hundred Thirty Dollars (\$2,236,630) in grant funding for the acquisition and development of this project. As per the Donation Agreement between TPL and RAP, TPL will acquire the site and transfer said property to RAP upon acquisition. Thereafter, RAP will issue a ROE so that TPL can develop the site into a park.

Acquisition

RAP staff is requesting that the Board authorize the acceptance of approximately 0.26 acre or 11,357 square feet of vacant land that will be developed into a new park by TPL in a densely populated area of South Los Angeles. The proposed acquisition project consists of one parcel identified by APN 4006-019-014. The parcel is located at 6537 South Victoria Avenue between Hyde Park Boulevard to the north and 67th Street to the South in the South Los Angeles area of the City of Los Angeles (the Subject Property). The proposed acquisition will add greatly needed open space/recreation area to the South Los Angeles area. This acquisition is a rare opportunity to continue the progress in acquiring urban parkland in this portion of Los Angeles

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which TPL, RAP and the City continue to work on together. The acquisition will bring more recreational resources to the entire city through expanded availability of recreational activities and facilities.

On April 27, 2012, an appraisal was prepared by Buss-Shelger Associates, Real Estate Consultants with an estimated "as is" fair market value of Two Hundred Sixty-Five Thousand Dollars (\$265,000). Enterprise Home Ownership Partners, Inc., a California nonprofit public benefit corporation (the Seller), has agreed to sell at the Fair Market Value. TPL has entered into an Option Agreement (Option) with Seller to acquire the property and pursuant to the terms of the Option, to pay the Seller the Fair Market Value. All funds needed under the Option for TPL to acquire the property for the Fair Market Value will be paid into escrow in cash or cash equivalents by the State of California at least one day prior to the Close of Escrow to allow TPL to exercise its Option. Pursuant to the terms of the option, TPL will donate the property to the City by directing Seller to convey title to the Property by deed directly to City pursuant to the terms of the Option Agreement.

TPL entered into an Option Agreement with the Seller of the property on February 9, 2012. TPL will exercise their Option and use State funds to acquire the property and donate the property to the City by directing the Seller to convey the property via grant deed directly to the City. GSD will ensure that City receives the property for the City and transfer jurisdiction and control to RAP. Upon acceptance of the conveyance and donation, RAP will set apart and dedicate the property as park property in perpetuity.

The Sellers of the above-mentioned property and TPL have agreed to a final purchase price of Two Hundred Sixty-Five Thousand Dollars (\$265,000). RAP, GSD, and TPL will review all related acquisition documents as part of their due diligence prior to closing escrow.

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-sized 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 111, Section 1, Class 3(6), and Class 4 (1, 3) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA guidelines. A Notice of Determination was filed with the Los Angeles County Clerk on August 13, 2012.

In addition to the Office of Council District 8, the Assistant General Manager of Branch Operations concurs with staff's recommendations.

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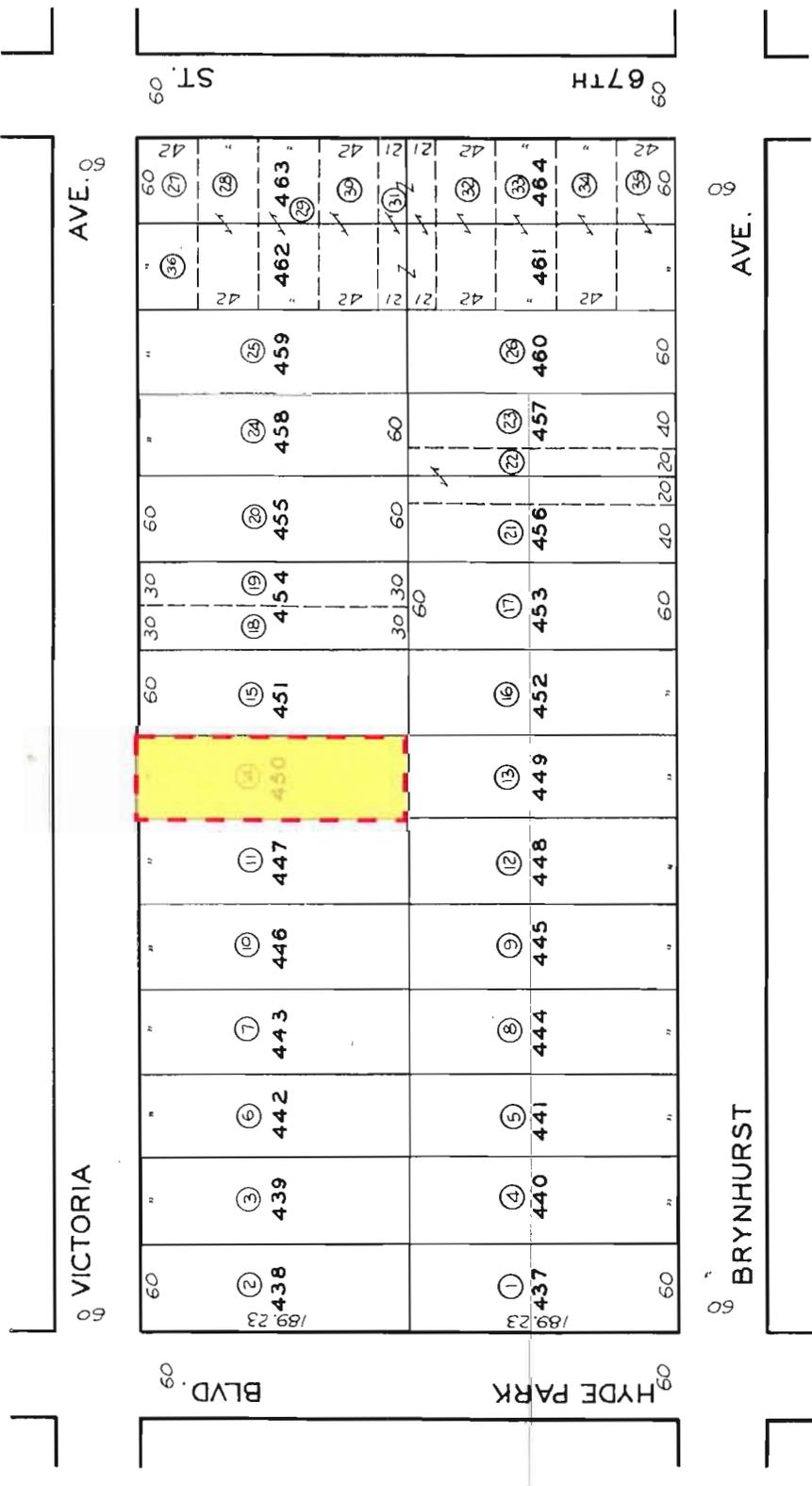
FISCAL IMPACT STATEMENT:

All cost for the acquisition and development of this parcel will be incurred by TPL and will have no impact on the Department's General Fund. Approximately Twenty-Five Thousand Dollars (\$25,000) 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 (4) hours of maintenance per day, seven (7) days a week, year round. If the funding is not granted, this facility will be included in the existing Pacific Region routes resulting in a 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.

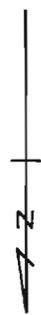
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 SCALE 1" = 80'

REVISED
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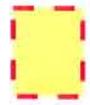


SUPPLEMENTAL MAP OF HYDE PARK

M. R. 34-9



CODE
6612



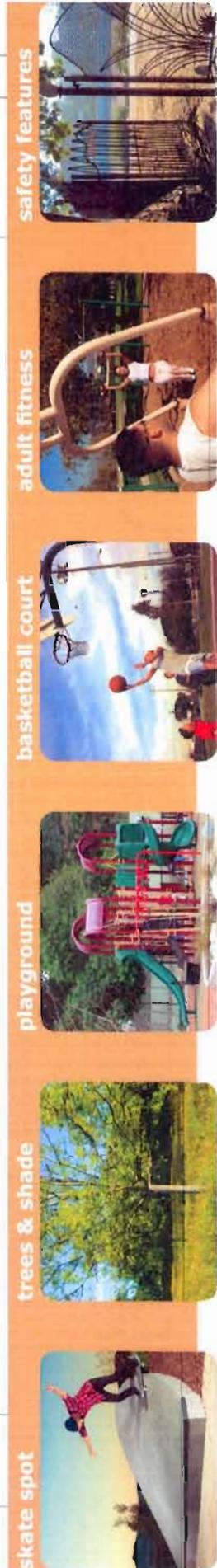
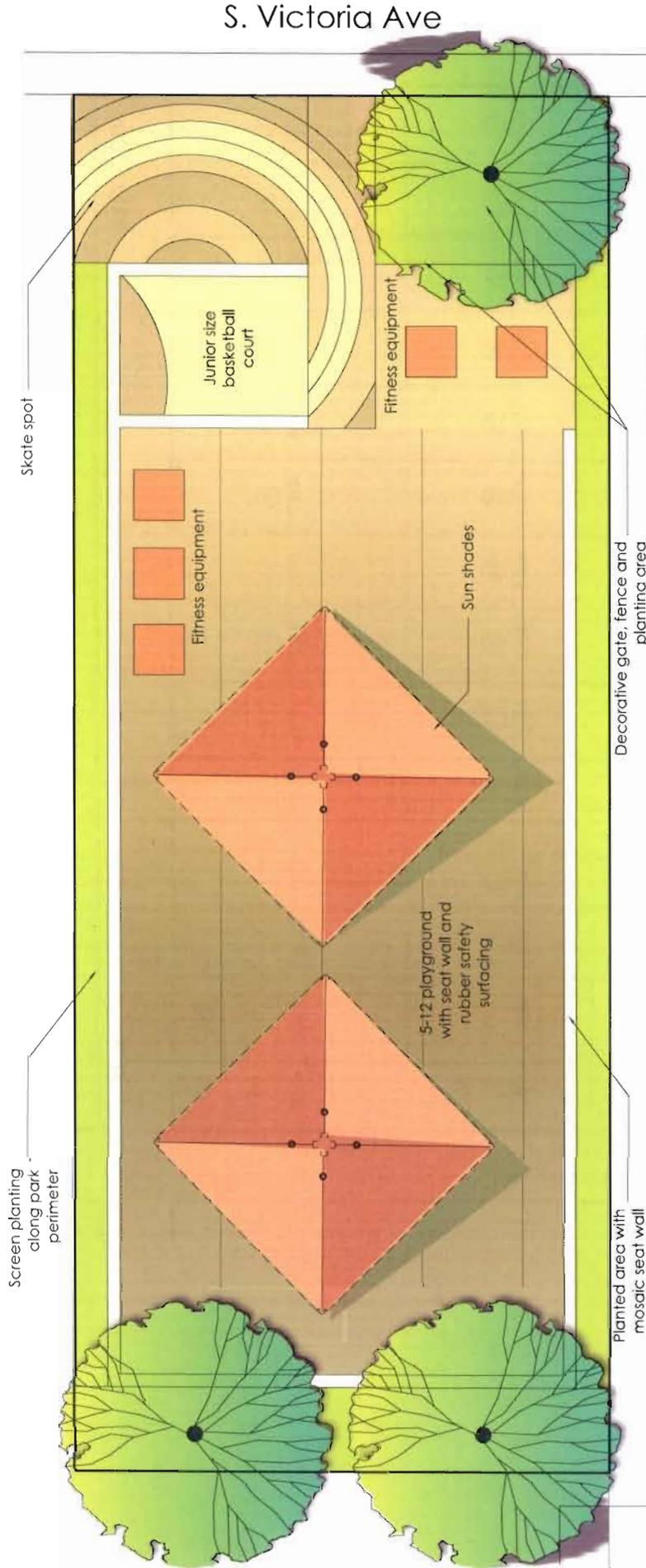
PROJECT SITE

FOR PREV. ASSM'T. SEE: 1582 - 19

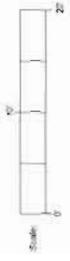
Exhibit A

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

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