

APPROVED

REPORT OF GENERAL MANAGER

NO. 14-275

DATE November 5, 2014

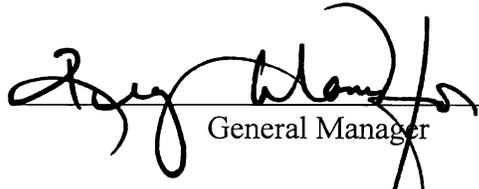
NOV 05 2014  
BOARD OF RECREATION  
& PARK COMMISSIONERS

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE - COUNTRY CLUB PARK HERITAGE PLAZA  
FORMERLY KNOWN AS WILTON PLACE PARK - ACCEPTANCE OF PARK  
PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 5081-024-902  
FOR PARK PURPOSES AND EXEMPTION FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>USD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_  
 \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Adopt the draft resolution, substantially in the form on file in the Board Office, authorizing the acceptance of the transfer of approximately 3,648 square feet of real property located at 1015 South Wilton Place, Los Angeles, California 90019, Los Angeles County Assessor's Parcel Number (APN) 5081-024-902 near the intersection of Wilton Place and Olympic Boulevard in the Wilshire Center/Koreatown Project Area of the City of Los Angeles (City), from the Community Redevelopment Agency/Los Angeles (CRA/LA);
2. Authorize the Board Secretary to execute the Resolution to accept the transfer of property via Grant Deed subject to review and approval of the City Attorney;
3. Set apart the Parcel and dedicate it as park property in perpetuity;
4. Find that the project is exempt from the provisions of the California Environmental Quality Act;
5. Direct staff to file a Notice of Exemption with the Los Angeles County Clerk; and,

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6. Request and/or authorize that the Department of General Services (GSD) to assist in processing the transfer of property from the CRA/LA to the Department of Recreation and Parks, as requested by City Council.

### SUMMARY:

On December 12, 2007, the Los Angeles City Council (Council) authorized the Community Redevelopment Agency of the City of Los Angeles, (CRA) under Council File No. 07-3410 to acquire a 3,648 square foot vacant lot located at the intersection of Wilton Place and Olympic Boulevard (the "Wilton Place Property") for development into a public park.

On September 9, 2009, Council adopted a Joint Resolution with the CRA making certain findings, pursuant to California, Redevelopment Law, Health and Safety Code Section 33445 related to the expenditure of Wilshire Center/Koreatown Recovery Redevelopment Project Area (Project Area) bond proceeds to pay for the development and construction of a publicly-owned park on the Wilton Place Property located outside of the Project Area but of benefit to the Project Area due to its proximity to the Project area.

Council also authorized the CRA to negotiate and execute a three (3) year Cooperative Agreement with the Department of Recreation and Parks (RAP) under Council File Numbers 07-3410 and 09-1252 for as-needed park improvement services and professional consultation and land acquisition.

On June 30, 2010, Council adopted the recommendation of the CRA under Council File No. 10-0870 to adopt a Joint Resolution with the CRA making the finding under California Redevelopment Law Health and Safety Code Section 33445.1 authorizing the CRA to pay for the redevelopment of the Wilton Place Property and to authorize the CRA's CEO to increase the budget for the construction of the proposed pocket park on the Wilton Place Property.

On March 22, 2011, Council by Motion approved the recommendation of the CRA under Council File No. 11-0086-S1 and amending Motion 22A and authorized acceptance, and approved the conveyance of all real property listed on Attachment "A" of the CRA report dated March 17, 2011 (specific to this Board Report - the Wilton Place Property.) Council also authorized the Department of General Services (GSD) and other City departments as necessary to negotiate and execute documents to complete the transfer of the real property deeds from the CRA to the City.

The CRA conveyed the property located at 1015 South Wilton Place by Grant Deed to the City on June 10, 2011. The Grant Deed was recorded in the Los Angeles County Recorder's Office on June 14, 2011 as Instrument No. 20110808408.

The goal of Council District 10, the City Council, the CRA and RAP was to develop the real property located at 1015 South Wilton Place on June 17, 2011, through Council Motion, the Council adopted the actions under Council File No. 11-0086-S1 authorized the GSD to transfer the Wilton

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Place Property (Assessors' Parcel Number (APN) 5081-024-902) to RAP. The Motion authorized and instructed GSD to effectuate a transfer of jurisdiction of the real property located at 1015 South Wilton Place Los Angeles, California 90019 known as the Wilton Place Park property, to RAP as dedicated park property in perpetuity, to be utilized as open space and for the purpose of creating, operating and maintaining a pocket park into a pocket park (the Wilton Place Park). Their goal in establishing the Wilton Place Park is/was to serve the public interest by redeveloping a blighted vacant lot approximately 1,000 feet (1/5 mile) west of the Project Area's western boundary at Manhattan Place and highly visible from Project Area by eliminating visual blight and by stimulating redevelopment of blighted vacant lots in the Project Area. Establishment of the Wilton Place Park has already been a benefit to the Project Area residents due to its proximity to Wilshire Center/Koreatown as well as others due to the Wilton Place Property's adjacency to a Metro bus stop serving various routes. It is likely that the users of the park will come from a ½ mile radius, which falls within the Project Area boundaries providing additional and convenient open space and recreational activities for Project Area residents. As part of the intended goals of the City, the establishment of the Wilton Place Park furthers the City's public interest in developing and creating new parks where needed. In this case, the surrounding community is an area that is park deficient and will benefit tremendously from the additional enhanced open park space area.

RAP, in cooperation with the CRA has developed the Wilton Place park property into a pocket park which has added much needed recreational space to an area of the City that is lacking in park space and is densely populated. RAP completed construction of the pocket park on July 27, 2011 and the final walk through occurred on August 31, 2011.

As requested by the City Council, and CRA; RAP accepted the non-financial transfer/acquisition of the parcel known as the Wilton Place Park site on November 7, 2011, now known as the COUNTRY CLUB PARK HERITAGE PLAZA. This newly acquired park helped 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 redevelopment and the creation of new parks. The dedication/addition of this open space parcel for park purposes allows for an increase in park space in the densely populated area.

On December 14, 2011, through Board Report 11-320, the Board granted conceptual approval of the proposal to rename the Wilton Place Park as the Country Club Park Heritage Plaza.

Meanwhile, on June 28, 2011, Governor Jerry Brown had signed into law two (2) bills that amended California Redevelopment Law in order to address the State's ongoing budget deficit. Assembly Bill (AB)X1 26 dissolved all California Redevelopment Agencies (RDA's) effective October 1, 2011. As a result of the California Supreme Court upholding the constitutionality of ABX1 26, which called for the dissolution of the RDA's, approximately 400 RDA's were dissolved on February 1, 2012, with the assets and liabilities transferred to Successor Agencies and Successor Housing Agencies.

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In accordance with ABX1 26, the State Controller (State) audited all asset transfers (including property transfers) made by the former redevelopment agencies to Cities and other public agencies during the period from January 2011 through January 2012. In April 2012, the State ordered all cities and other public agencies to reverse asset transfers from the former redevelopment agencies unless the City or public agency had committed to a third party for an expenditure or encumbrance of a specific asset prior to June 28, 2011.

As a result of this action, all former CRA properties that had been transferred to City had to be returned to the State or successor entity. The Wilton Place Park/ Country Club Park Heritage Plaza was one (1) of these sites.

On August 31, 2012 (Council File No. 11-0086-S5), Council approved the return of seventy (70) parcels to the CRA/LA, a Designated Local Authority (DLA) which is the successor agency to the former CRA. Specific to this Board Report, the Wilton Place Park, currently known as Country Club Park Heritage Plaza.

As a result of this action, all former CRA properties that had been transferred to City had to be returned to the State or successor entity. The Wilton Place Park/ Country Club Park Heritage Plaza was one (1) of these sites. On November 21, 2012, the Board through Board Report No. 12-318 rescinded the previous Board action of July 13, 2011, clearing the way for the parcels to be returned to the CRA/LA and thus adhering to the State's requirement with the intent that property might return to the City and remain as park. On December 6, 2012, the City quit claimed to the CRA/LA the parcel identified by APN: 5081-024-902 – the Wilton Place Park/ Country Club Park Heritage Plaza site.

The legislation that dissolved the Community Redevelopment Agency (CRA) of the City of Los Angeles established the CRA/LA as the Successor Entity charged with disposition of all real property assets of the former redevelopment agency in accordance with a Long Range Property Management Plan (LRPMP). The CRA/LA Governing and Oversight Boards approved the LRPMP in November 2013 and submitted it to the State Department of Finance (DOF) for approval said plan of disposition of the real property. DOF issued approval of disposition for a subset of CRA/LA Properties identified as Government Use properties.

On December 18, 2013, Council acted on the recommendations of the Innovation Technology and General Services Committee Report on the transfer of the CRA/LA properties to the City under Council File No. 13-1482, relative to the list of transfer properties listed on attachment "A" of the City Administrative Officer (CAO) and Chief Legislative Analyst's (CLA) joint report dated April 4, 2014.

On February 27, 2014, DOF approved the transfer from CRA/LA to the City of Los Angeles( City) of thirty-one (31) real property interests, including seven (7) public parks, fourteen (14) public rights of way and parcel remnants, two (2) government facilities, and 8 access and use easements. The

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transfer of four (4) additions of real property interests representing 5,610,084 square feet of transferrable development rights may become available for transfer to the City upon DOF approval in the future. All received properties will be encumbered with restrictions that require that the properties continue to be used for government purposes in perpetuity, and will be conveyed by grant deed, quitclaim, or easement transfer (Transfer Documents) at no cost to the City. This Report provides recommendations to allow the RAP to assume ownership of real property known as the Wilton Place Park/ Country Club Park Heritage Plaza as one of the site interests for Government Use from CRA/LA. There will be no acquisition cost associated with the acceptance of the CRA/LA property. Deferred maintenance costs and necessary repairs on all the proposed property transfers have been estimated at \$784,503.00. Annual operating and maintenance costs associated with the properties are estimated at \$216,050.00 as anticipated in current and planned departmental budgets.

On May 6, 2014, the City Council adopted the action(s) under Council File No. 13-1482, relative to the final list of transfer of properties per Attachment "A" from CRA/LA to City Departments as described in the City Administrative Officer (CAO) and Chief Legislative Analyst's (CLA) joint report dated April 4, 2014 under Council File No. 13-1482. Of concern to RAP are specific recommendations No. 1, 2, 3, 5, 6, 7, and 9, requesting that the Board of Recreation and Park Commissioners consider and approve the acquisition of the seven park properties as described in Attachment "A" of the City Administrative Officer (CAO) and Chief Legislative Analyst's (CLA) joint report dated April 4, 2014 described in Council File No. 13-1482. The seven (7) parks that City Council requests the Board to consider are listed below; and include Country Club Park Heritage Plaza - 1015 South Wilton Place, APN: 5081-024-902, formerly known as Wilton Place Park:

- 1-Watts Towers Cultural Crescent - 1780 East Santa Ana, APN: 6065-033-900
- 2-Country Club Park Heritage Plaza - 1015 South Wilton Place, APN: 5081-024-902
- 3-San Julian Park - 312 East 5th Street, APNs: 5148-014-904, 905, 906
- 4-Pico/Union Community Garden - 1554 West 11th Place, APN: 5137-025-901 to -904
- 5-Challengers Track and Field Easement - 1046-1056 West 50th Street and 1047-1057 West 51st Street
- 6-Western/Gage Park Project - 6300 South Western Avenue, APN: 6002-030-906; APN: 5017-026-062
- 7-Grand Hope Park - 900 South Hope Street, APN: 5139-007-947, -924

The Country Club Park Heritage Plaza, which this Report addresses specifically, is the 2nd of those parcels that has been cleared as having no title issues. As intended and recommended by City Council, RAP staff requests that the Board consider the acceptance of the non-financial transfer/acquisition of the parcel known as the Country Club Park Heritage Plaza site formerly known as the Wilton Place Park 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 as proposed by the 50 Parks Initiative. The surrounding community is an area that is park deficient and would tremendously benefit from the additional open space park area.

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The re-dedication/addition of this open space parcel to RAP's inventory/stewardship will allow for an increase in recreational activities in this densely populated area of the Wilshire community. City Council and Council District 10 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.

CRA has indicated that the proposed project is categorically exempt from CEQA pursuant to Article 19 Section 15332 of the CRA/LA CEQA guidelines.

This project has the support from Council District 10. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Metro Region have been consulted and concur with staff's recommendations. Council District 10 has expressed its strong support for this new park dedication.

### FISCAL IMPACT STATEMENT:

The proposed dedication will require an increase in maintenance cost demands and will require a budget increase which will be requested through the Department's standard budget process. There will be no cost to RAP for the acquisition/transfer of this parcel. All cost will be incurred by CRA and GSD.

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