

APPROVED
JUL 08 2015

REPORT OF GENERAL MANAGER

NO. 15-164

DATE: July 8, 2015

BOARD OF RECREATION
& PARK COMMISSIONERS

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FALLBROOK AVENUE PROJECT – PRELIMINARY AUTHORIZATION TO ACQUIRE PROPERTY FOR PARK PURPOSES; APPROVAL OF CONCEPTUAL PARK DESIGN PLAN

R. Adams

V. Israel

for *R. Barajas

GSD

K. Regan

H. Fujita

N. Williams

[Signature]
General Manager

Approved ✓
AS AMENDED

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate preliminary acquisition activities of a portion of Los Angeles County Assessor's Parcel Number (APN) 2004-025-001, generally located at 8500 North Fallbrook Avenue, Canoga Park, California 91304-3227, and measuring approximately 12,984 square feet or 0.30 acres, for public park purposes;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD), including the request for GSD and the City Attorney's Office to draft a Purchase and Sale Agreement, and, upon completion of preliminary work and all due diligence, and authorize staff to obtain the necessary environmental and funding clearances for the acquisition of said property;
3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) with a Purchase and Sale Agreement, escrow instructions, and related documents, for the Board's final approval to accept the property, contingent on the following conditions:
 - a. Funding will have been made available for the acquisition of the property through Quimby Funds or an alternative funding source;

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- b. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;
 - c. All environmental assessments, Phase I and Phase II or any additional assessments needed, will have been completed and satisfied prior to close of escrow;
 - d. A Class "A" Formal Appraisal will have been completed and reviewed by GSD and upon review will make recommendation to RAP staff on action to be taken as it relates to the acquisition; and,
 - e. GSD will have negotiated a purchase price that is consistent with their professional opinion of market value.
4. Approve the conceptual design for Fallbrook Avenue Park, as described in the Summary of this Report and shown on Exhibit A.

SUMMARY:

The Fallbrook Avenue Project (CPC-2014-0194-GPA-ZC and VTT-72373) is a residential development project located on an approximately 13.8 acre site at 8500 North Fallbrook Avenue in Canoga Park. The project, which is currently under construction, will be developed with a maximum of 90 single family homes and a public park. The proposed public park is currently known as Fallbrook Avenue Park.

The developer of the Fallbrook Avenue Project is proposing to convey the fully developed park to the City in order satisfy the project's requirements under Los Angeles Municipal Code (LAMC) Section 17.12 (Recreation and Park Site Acquisition and Development Provisions), LAMC Section 12.33 (Dedication of Land or Payment for Park and Recreational Facilities as a Requirement for a Zone Change for a Multiple Residential Use in Any Multiple Residential or Commercial Zone), ~~and the conditions of Ordinance No. 182670~~. The proposed conveyance of Fallbrook Avenue Park would be made in-lieu of the payment of the approximately \$300,000.00 in Quimby or Zone Change fees the project would otherwise be required to pay to RAP. Staff anticipates that the value of the land proposed to be dedicated to the City, along with value of the improvements proposed to be built by the developer, will meet or exceed the amount of Quimby or Zone Change fees the developer would be required to pay to RAP. If not, the developer will pay the difference.

The proposed Fallbrook Avenue Park will measure approximately 12,984 square feet or 0.30 acres and will be located on the southwest side of the project, and fronting Fallbrook Avenue. The conceptual design for the public park includes a decomposed granite walking path, several seating areas, two (2) workout stations, native planting and several trees. The conceptual design for Fallbrook Avenue Park has been reviewed and approved by RAP staff. All proposed park improvements and amenities would be developed to meet RAP policies and standards. The conceptual design for Fallbrook Avenue Park is shown on Exhibit A.

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The proposed Fallbrook Avenue Park would, once complete, provide a new neighborhood park in an area of Canoga Park where City residents do not have sufficient access to improved green spaces or neighborhood parks. An estimated 159 residents live within one-half (½) mile walking distance of the proposed Fallbrook Avenue Park. All of those 159 residents currently have access to improved green spaces or neighborhood parks within one-half (½) mile walking distance of their homes.

The California Environmental Quality Act (CEQA) and all necessary environmental assessments will be completed and reviewed by staff prior to making a final determination and recommendation on the acquisition of this property.

FISCAL IMPACT STATEMENT:

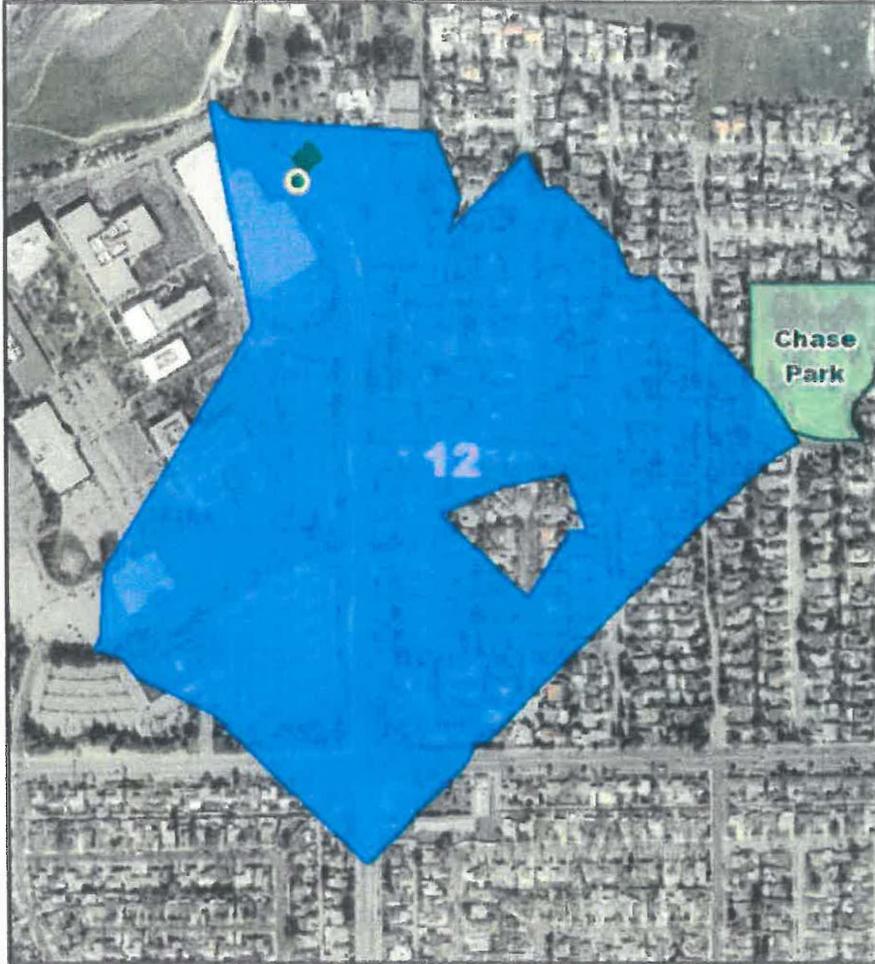
Acquisition of this property will increase RAP's maintenance cost. Staff will request a budget increase through the standard budget process. Estimate of additional maintenance costs will be provided with final request for approval of acquisition.

The estimated costs for the acquisition of the park site are anticipated to be funded by Quimby Fees or by funding sources other than the RAP's General Fund.

This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction, and Maintenance Branch.



Park Analysis Report



Scenario Information

Scenario Name:

8500 Fallbrook

Description:

Proposed New Park at 8500 Fallbrook

Scenario Type:

New Park

Park Class:

Neighborhood

Baseline Dataset*:

All Parks (RAP and Non-RAP)

**The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.*

Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	159	0
Residents Served by Age		
Under Age 5:	5	0
Age 5 to 9:	8	0
Age 10 to 14:	9	0
Age 15 to 17:	9	0
Age 18 to 64:	85	0
Age 65 and Over:	43	0

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	60	0
Households Served by Annual Income		
Under \$25,000:	4	0
\$25,000 to \$34,999:	2	0
\$35,000 to \$49,999:	10	0
\$50,000 to \$74,999:	12	0
\$75,000 and Over:	32	0

Source: Census/ACS 2010