

APPROVED
MAY 06 2015

REPORT OF GENERAL MANAGER

NO. 15-99

DATE May 6, 2015

BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CENTRAL RECREATION CENTER EXPANSION – PRELIMINARY
AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY
FOR EXPANSION AND / OR DEVELOPMENT OF PARK

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



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (Department) to initiate the process for the possible acquisition of property consisting of three (3) parcels identified by the Los Angeles County Assessor's Parcel Numbers (APN) 5719-003-002, -003 and -004 totaling approximately 17,330 square feet or .40 acre, located at 2106-2112 South Central Avenue, Los Angeles, California, 90011 for development of a park;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD), and any other necessary Departments to obtain the necessary environmental clearances and funding approvals to expedite the purchase of said property; and,
3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) with escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Funding will be made available for the acquisition of the property through Proposition K – LA Kids Program (Prop K) funds and/or other funding source yet unidentified; and,

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- B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed; and,
- C. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow; and,
- D. Class "A" Appraisal will have been prepared and approved by GSD; and,
- E. GSD will have negotiated a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

The Department, with support from the Councilmember for the 9th District, is considering the acquisition of the parcels identified by the APNs: 5119-003-002, -003, and -004 located at 2106-2112 South Central Avenue, Los Angeles, California 90011. The parcels measure approximately 17,330 square feet or .40 acres. The property consists of three (3) lots near the intersection of Central Avenue and 21st Street. The Department is interested in acquiring the property located on Central Avenue for the development of a neighborhood park and to expand the recreational activities in the area. The Project site is also known as the Central Recreation Center Park Expansion. The proposed acquisition will provide more recreational space for the surrounding community. The Department of General Services (GSD), Asset Management Division, has provided a Class "A" appraisal of estimate of value for the property. GSD will update the appraisal if they determine it is necessary. There are funds available for the acquisition of the site.

The California Environmental Quality Act (CEQA) and the Phase I Environmental Site Assessment are currently being conducted. Both the CEQA and the Phase I Environmental Site Assessment will be completed and made available for review prior to making a determination on the possibility of acquiring this property.

This project has the support from Council District 9. In addition the Assistant General Manager of Planning, Construction and Maintenance Branch have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

The proposed park acquisition 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.

Prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.