

REPORT OF GENERAL MANAGER

NO. 15-232

DATE November 18, 2015

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GREENWOOD SQUARE PARK – NORTHWEST CORNER OF HAZELTINE AVENUE AND SHERMAN WAY, VAN NUYS, CALIFORNIA 91405 – FINAL AUTHORIZATION TO ACQUIRE PROPERTY

fw

*R. Barajas	<u>CSP</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Grant final approval to acquire the property known as Greenwood Square Park, contingent upon the results of the Phase I site assessment, currently in progress, that determines no environmental impediments to the Department of Recreation and Parks (RAP) acquiring the site for public park uses,
2. Adopt the resolution, substantially in the form on file in the Board of Recreation and Park Commissioners' (Board) Office, authorizing the acceptance of Greenwood Square Park, the property on a portion of Los Angeles County Assessor's Parcel Number (APN) 2217-030-030, located in the northwest corner of Hazeltine Avenue and Sherman Way, Van Nuys, California 91405, measuring approximately 14,428 square feet (0.33 acres), for public park purposes;
3. Authorize the Board Secretary to execute the Resolution to accept transfer of the property via Grant Deed, subject to review and approval of the City Attorney;
4. Set apart the parcel as dedicate park property in perpetuity;
5. Find the project is exempt from the California Environmental Quality Act (CEQA);

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6. Direct staff to file a Notice of Exemption with the Los Angeles County Clerk; and,
7. Authorize that the Department of General Services (GSD) to assist in processing the transfer of property to RAP.

SUMMARY:

On September 3, 2014, the Board of Recreation and Parks Commissioners (Board), through Report No. 14-231, authorized RAP to initiate preliminary acquisition activities to acquire a portion of APN 2217-030-030, located in the northwest corner of Hazeltine Avenue and Sherman Way, Van Nuys, California 91405, for public park purposes. Further, the Board approved the conceptual park design plan for Greenwood Square Park.

At the Board meeting, on August 12, 2015 (Report No. 15-179), approved the final plans for Greenwood Square Park and found that no further environmental review was required under the CEQA.

As identified in Report No. 14-231, the developer of the Greenwood Square Project (CPC-2012-3243-ZC-BL-ZV-ZAA-SPR and VTT-72050) is developing a residential project located at 14111-14135 West Sherman Way and 7235-7301 North Hazeltine Avenue in Van Nuys on an approximately 5.72 acre site. The project is being developed with a maximum of one hundred twenty-eight (128) single family homes and a proposed park, currently known as Greenwood Square Park, which occupies approximately 14,428 square feet (0.33 acres). The developer of the Greenwood Square Project will convey the proposed fully developed Greenwood Square Park to the City in order to 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 conveyance of the fully developed Greenwood Square Park is being made in-lieu of payment of Quimby or Zone Change fees the project would otherwise be required to pay to RAP.

The valuation of the land and the proposed improvements of the Greenwood Square Park site exceeds the assessment of the Quimby or Zone Change fees by Nine Hundred, Fifty-Eight Thousand, Five Hundred Fifty-Two Dollars) \$958,552. An appraisal report was prepared by Mason & Mason (Real Estate Appraisers & Consultants), which valued the land at One Million, One Hundred Fifty-Four Thousand, Two Hundred Dollars (\$1,154,200) on May 12, 2014 (Attachment A) and the developer submitted proposals that valued the improvements at Two Hundred Sixty-Nine Thousand, Seventy-Four Dollars (\$269,074), a total value of One Million, Four Hundred Twenty-Three Thousand, Two Hundred Seventy-Four Dollars (\$1,423,274). This

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total value exceeds the assessment of Four Hundred Sixty-Thousand, Seven Hundred Twenty-two Dollars (\$464,722) in Quimby or Zone Change fees that Los Angeles Department of City Planning staff (LADCP) calculated on August 29, 2014.

Acquiring Greenwood Square Park will provide a new neighborhood park in an area of Van Nuys where City residents do not have sufficient access to improved green spaces or neighborhood parks. An estimated 7,046 residents live within one-half mile walking distance of the proposed Greenwood Square Park. Of those 7,046 residents, an estimated 4,941 residents currently do not have access to any improved green spaces or neighborhood parks within a one-half mile walking distance of their homes.

The developer of the Greenwood Square Project will convey, once completed, the fully developed Greenwood Square Park. The Board approved the final plans for Greenwood Square Park on August 12, 2015 (Attachment B), as detailed in Report No. 15-179. The plan for development of the Greenwood Square Park site includes ten parking spaces, a playground, a walking path, landscaping, and various park amenities including benches, trash receptacles, and a drinking fountain. All proposed park improvements and amenities are designed to meet RAP policies and standards.

TREES AND SHADE:

Greenwood Square Park will be planted with a total of twenty-four) trees, composed of nine albizia jlibrissin-floss silk trees, six arbutus marina-strawberry guava trees, three cedrus deodra-deodra cedar trees, and six liordendron tulipifera-tulip trees. The trees will cover an estimated 70% of the park site when the trees mature. Additionally, the playground equipment is equipped with shade toppers on top of the two main play pieces.

ENVIRONMENTAL IMPACT STATEMENT:

On August 12, 2015 (Report No. 15-179), staff determined that under the California Public Resources Code Section 21116 and CEQA Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since the Advisory Agency decision on March 28, 2013, approving the subject Vesting Tentative Tract (VTT-72050), there have been no changes to the project, changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance concerning the project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for Greenwood Square Park.

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FISCAL IMPACT STATEMENT:

Acquisition of this property will not have any impact on the RAP's General Fund. The costs for the design, development, and construction of the proposed park improvements are to be paid for by the developer.

The annual maintenance cost of the park is estimated at Twenty-Five Thousand Dollars (\$25,000). Maintenance funds for the new park will be requested as part of the RAP's annual budget process. This budget includes part time staff, materials and supplies and would provide maintenance seven days a week, year round.

This Report was prepared by Ian Kim, Management Analyst II, Real Estate and Asset Management Section, Planning, Construction and Maintenance Branch.

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May 12, 2014

No. 304314

David Lelie, LEED AP
Forward Planner
KB Home Southern California
25152 Springfield Court, Suite 180
Valencia, California, 91355

**Re: Appraisal Report
Greenwood Square Pocket Park
KB Home Ownership
Northwest Corner Hazeltine Avenue and Sherman Way
Van Nuys, California 91405
Portion of APN 2217-030-030, Lot 133 of Tract No. 72050**

Dear Mr. Lelie:

At your request, the above referenced property has been personally inspected and appraised for the purpose of expressing an opinion as to the fee simple fair market value of the subject property as of May 12, 2014. The purpose is to determine the value of the property for proposed dedication to the City of Los Angeles for a park site. Please be advised that an appraisal analysis has been made, which is presented in the following narrative report. The report is being delivered electronically, and we are providing two (2) original copies.

This is an *appraisal report* that complies with the requirements set forth in Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP). As such, it contains summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of value. Supporting documentation concerning the data, reasoning, and analyses are retained in the Mason & Mason files for this assignment. The depth of discussion found in this report is specific to the client's needs and for the intended use as stated.

The subject property is appraised under the hypothetical condition that it is available for development as a single-family subdivision similar to that being developed on the larger area of Tract No. 72050, and according to similar conditions of approval with regard to density, zoning, and

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KB HOME SOUTHERN CALIFORNIA DIVISION
 PARK SITE
 GREENWOOD SQUARE - TRACT 7050

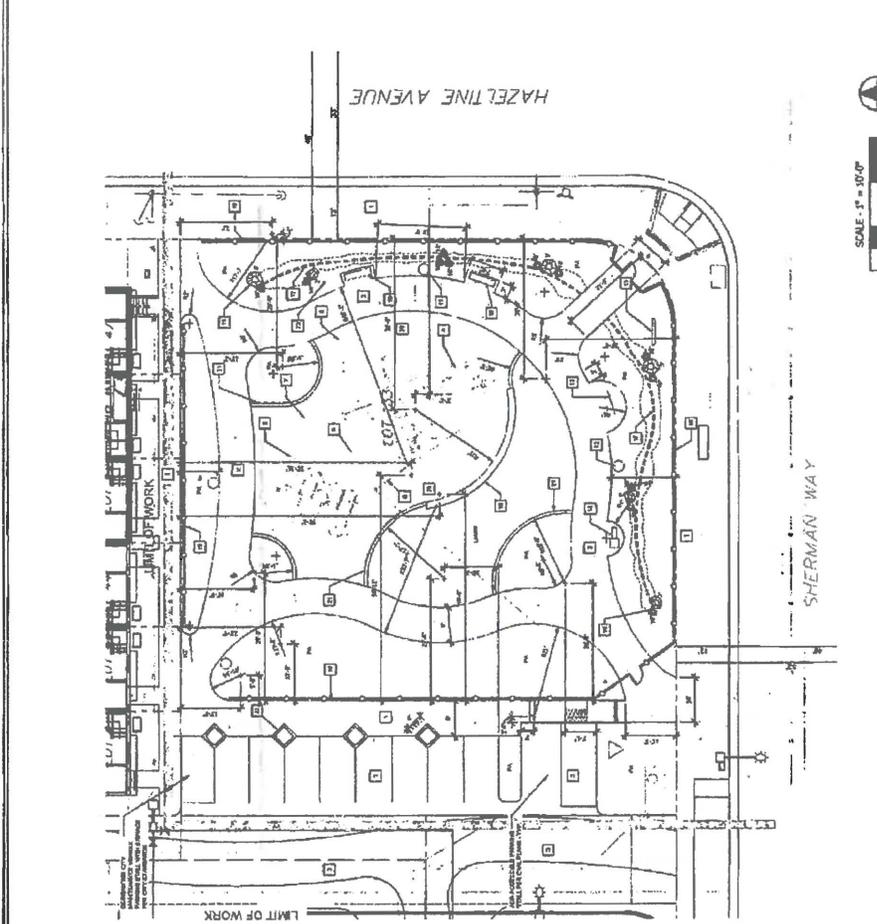
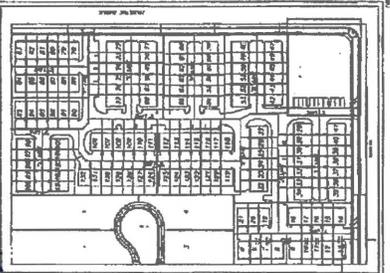
REVISIONS
 DATE



DATE: 02/27/13
 SCALE: 3/8" = 1'-0"
 SHEET: 13 OF 13
 DRAWING NO: 0213-0113
 SAFETY: LC-01

CONSTRUCTION LEGEND

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UR
 Urban Resources
 Project: Greenwood Square
 Call: 310-441-1100

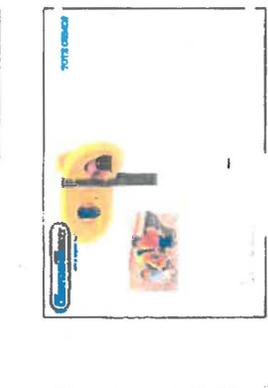
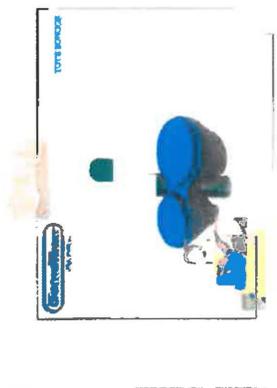
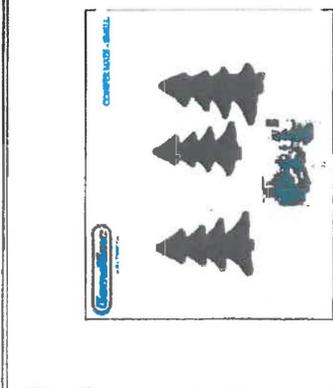
CONSTRUCTION NOTES:

1. TUBULAR STEEL GATE

SCALE: 1" = 10'-0"

HAZEL TINE AVENUE

SHERMAN WAY



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Scenario Information

Scenario Name:

Greenwood Square Park

Description:

Opening FY 15/16

To be built by a private developer

Scenario Type:

New Park

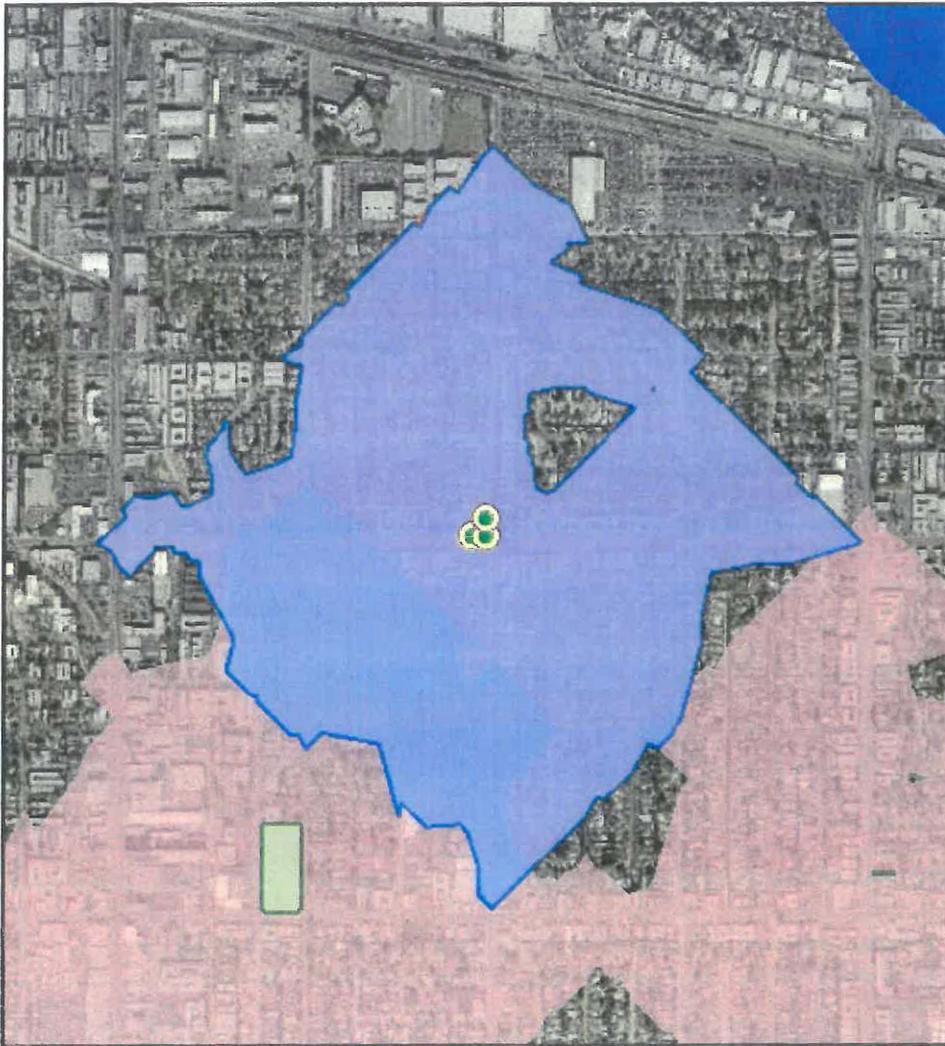
Park Class:

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:	7,046	4,941
Residents Served by Age		
Under Age 5:	546	406
Age 5 to 9:	514	359
Age 10 to 14:	542	365
Age 15 to 17:	329	229
Age 18 to 64:	4,571	3,223
Age 65 and Over:	544	359

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,076	1,464
Households Served by Annual Income		
Under \$25,000:	655	408
\$25,000 to \$34,999:	335	264
\$35,000 to \$49,999:	324	247
\$50,000 to \$74,999:	280	178
\$75,000 and Over:	482	367

Source: Census/ACS 2010