

**APPROVED**  
Sept 15 2022  
**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

**BOARD REPORT**

**NO.** 22-237

**DATE** September 15, 2022

**C.D.** 4

**BOARD OF RECREATION AND PARK COMMISSIONERS**

**SUBJECT:** PROPOSED ACQUISITION OF FORMER RKO PROPERTY WITHIN GRIFFITH PARK FOR PARK PURPOSE – AUTHORIZATION TO PROCEED WITH PRELIMINARY ACQUISITION ACTIVITIES INCLUDING DUE DILIGENCE RELATED TO THE POSSIBLE ACQUISITION OF THE PROPERTY FOR OPEN SPACE AND OR PARK DEVELOPMENT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>Fu</i> C. Santo Domingo	<i>DF</i> _____
B. Jackson	_____	N. Williams	_____

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

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

**RECOMMENDATIONS**

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of property parcel known as the “RKO PROPERTY”, such parcel identified with an Assessor Parcel Number (APN:) of 5581-010-007 (Property), located in the Hollywood Community Plan area and comprised of two (2) lots 53 and 54 totaling 422,967.6 square feet (sf) or 9.71 acres in size and.
  
2. Authorize RAP staff to coordinate preliminary acquisition activities for the Property with the Los Angeles Park Foundation (LAPF), Department of General Services (GSD), Council District Office Four (CD 4) and any other City Department(s) or entity as may be necessary to obtain the necessary title information, environmental clearances, appraisals and funding approvals and any other due diligence for the possible acquisition of said Property.
  
3. Upon the completion of the preliminary acquisition activities, direct RAP staff to return to the Board of Recreation and Parks Commissioners (Board) with a proposed purchase/sale agreement, escrow instructions and any other related documents for the Board’s final approval to purchase the Property, subject to the following conditions:
  - A. Funding for the acquisition of the Property will be determined;
  
  - B. Completion of all appropriate California Environmental Quality Act (CEQA) analysis and documentation;

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- C. Completion of any additional environmental assessments, including a Phase II if needed;
- D. Preparation and approval of a Class "A" Appraisal by GSD;
- E. Finalization of all material terms of the purchase or gift donation of the Property, including the negotiation by CITY/GSD of a purchase price that is consistent with its professional opinion of market value; and,
- F. Completion of all title and due diligence by CITY.

### SUMMARY

RAP staff has been requested to conduct due diligence and exploratory work for the possible acquisition of a property known as the RKO Property within the Griffith Park area which is one of the last remaining open space properties within Griffith Park. The Board has been asked to consider the Property for acquisition. The Los Angeles Parks Foundation (LAPF) has recently contacted RAP requesting RAP to consider the proposed acquisition of the Property by LAPF and its subsequent transfer of this property to RAP

With the support from the Councilmember for CD 4 and the LAPF, RAP is considering the acquisition of the Property identified by the Los Angeles County Assessor Parcel Numbers (APN): 5581-010-007 located in the Community Plan Area of Hollywood. The Property measure 422,967.6 square feet (sf) or 9.71 acres. The Property consists of two (2) lots; lots 53 and 54. RAP is interested in acquiring the Property for open space conservation and/or park development for active or passive use in order to expand the recreational activities in the area and secure and conserve the greatly used Griffith Park open space area. As part of standard due diligence work, the Department of General Services (GSD), Asset Management Division, will provide a Class "A" appraisal of estimated value for the Property and necessary Property Title due diligence. GSD will be assisted by CD 4 and LAPF with funding and any needed pre-acquisition work.

### ENVIRONMENTAL IMPACT STATEMENT

Environmental due diligence in the form of a Phase I Environmental Site Assessment (ESA) has been performed for the Property in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessments (Standard Designation E 1527-13) with the updated procedures outlined in the new ASTM standard (1527-21) and the United States Environmental Protection Agency (US EPA) 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI) - last amended September 15, 2017. A Phase I ESA Report was completed for the site, dated August 2022, and is on file in RAP's Real Estate Division. The Phase I ESA did not identify any Recognized Environmental Condition (REC) on the Property.

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The analysis pursuant to the California Environmental Quality Act (CEQA) will be completed and presented to the Board for review and approval prior to making a determination on the feasibility or the possibility of acquiring this Property.

### NEEDS ASSESSMENT

RAP staff believes that the acquisition of the Property will help preserve and conserve the Griffith Park open space area that the residents of Los Angeles and visitors throughout the world continue to use and enjoy. As the population increases and the need for park space increases, the addition of the RKO Property will help alleviate the need and conserve open space for future users of Griffith Park. Additionally, there is an existing unofficial hiking trail (the "Mt Chapel" Trail) that connects to and through the Property, and the acquisition of the site would preserve this well-known and well used connection to the Griffith Park trail network.

The acquisition of the Property has the support of CD 4 and LAPF.

### FISCAL IMPACT STATEMENT

The Property acquisition, if approved by the Board, will require an increase in maintenance cost demands and will require a budget increase which will be requested through RAP's standard budget process.

Funding is to be determined for the acquisition and all related costs.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

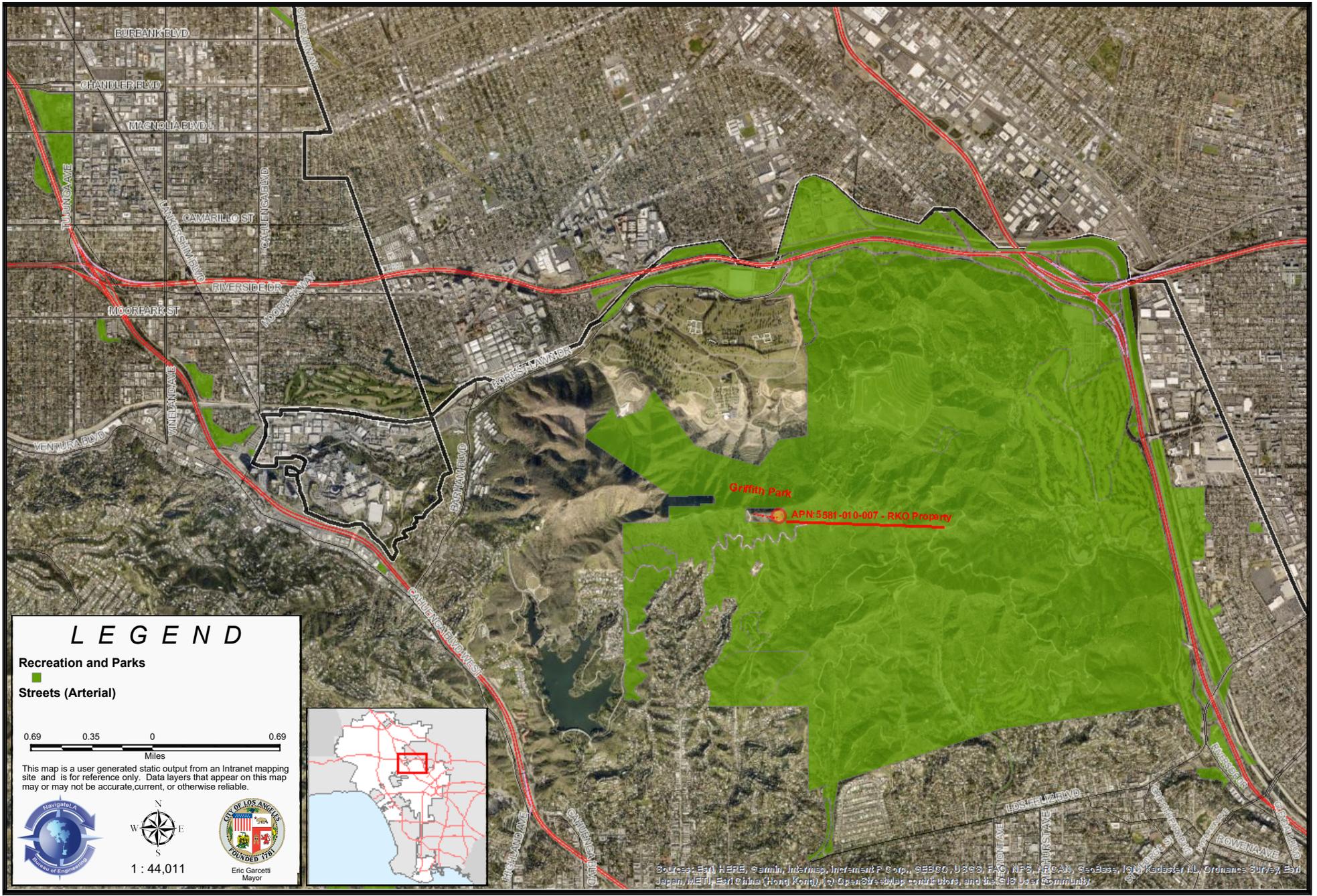
**Result:** The addition of this property would expand the City park system and add additional open space and trail connections for the use of enjoyment of residents and visitors.

This Report was prepared by Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

### ATTACHMENTS

- 1) Attachment 1 – Maps

# RKO PROPERTY Inside of Griffith Park- APN: 5581-010-007



# RKO PROPERTY Inside of Griffith Park- APN: 5581-010-007



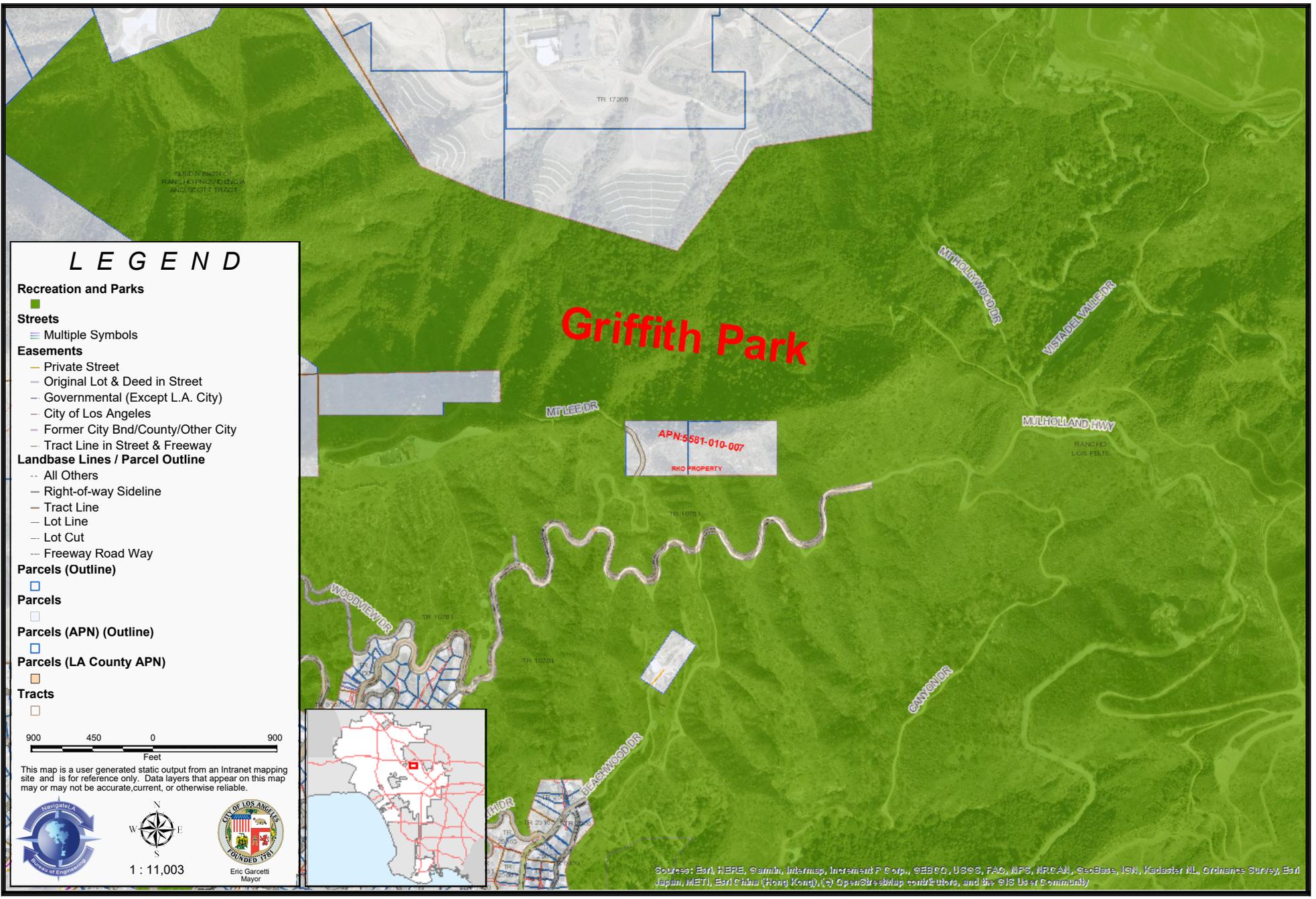
# RKO PROPERTY - APN: 5581-010-007



## LEGEND

- Recreation and Parks**
  - Streets**
    - Multiple Symbols
  - Easements**
    - Private Street
    - Original Lot & Deed in Street
    - Governmental (Except L.A. City)
    - City of Los Angeles
    - Former City Bnd/County/Other City
    - Tract Line in Street & Freeway
  - Landbase Lines / Parcel Outline**
    - All Others
    - Right-of-way Sideline
    - Tract Line
    - Lot Line
    - Lot Cut
    - Freeway Road Way
  - Parcels (Outline)**
  - Parcels**
  - Parcels (APN) (Outline)**
  - Parcels (LA County APN)**
  - Tracts**
- 200 100 0 200  
Feet
- This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Eric Garcetti  
Mayor
- Sources: Esri, HERE, Garmin, Intermap, InetSoft Corp., GEBCO, USGS, FAO, NPS, NRCAN, EsriBrest, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community

# RKO PROPERTY - APN: 5581-010-007



## LEGEND

### Recreation and Parks

■

### Streets

≡ Multiple Symbols

### Easements

- Private Street
- Original Lot & Deed in Street
- Governmental (Except L.A. City)
- City of Los Angeles
- Former City Bnd/County/Other City
- Tract Line in Street & Freeway

### Landbase Lines / Parcel Outline

- All Others
- Right-of-way Sideline
- Tract Line
- Lot Line
- Lot Cut
- Freeway Road Way

### Parcels (Outline)

□

### Parcels

□

### Parcels (APN) (Outline)

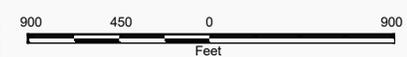
□

### Parcels (LA County APN)

□

### Tracts

□



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Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Swisstopo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, contributors, and the ©18 User Community