

REPORT OF GENERAL MANAGER

NO. 05-61

DATE March 2, 2005

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VERNON BRANCH LIBRARY POCKET PARK – ACQUISITION OF A PROPERTY PARCEL AT 4521 S. CENTRAL AVENUE FOR PARK DEVELOPMENT.

* K. Chan	<u><i>K. Chan</i></u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____

Robert Jensen for Jon K. Muehler
 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Adopt the resolution authorizing the acquisition of one property parcel located at 4521 South Central Avenue, near the Vernon Branch Library, through a transfer of jurisdiction and control from the Department of Water and Power (DWP), to the Department of Recreation and Parks for the consideration of \$70,000.00 and dedication of the parcel for development as a pocket park;
2. Authorize the Chief Accounting Employee to process an invoice to the Community Development Department for the amount of \$70,000.00 in Proposition 12 funds (Fund No. 45W/22 Account No. V436), payable to the Los Angeles Department of Water and Power, for deposit with DWP; and,
3. Authorize the Board Secretary to execute the transfer of jurisdiction and control for the subject property acquisition.

SUMMARY:

On June 18, 2003, the Board approved Report No. 03-205, which preliminarily approved the acquisition of one property parcel, totaling approximately 0.15 acres, located at 4521 South Central Avenue, for development of a pocket park, and authorized staff to request the Department of General Services (DGS) to negotiate the acquisition.

The property is owned by the DWP and was listed for sale at \$88,452.00. A Class "C" Estimate of Value prepared by DGS supports the Board of Water and Power Department's purchase offer of

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\$70,000.00 which has been accepted by DWP and approved by the Board of Water and Power Commissioners. A total of \$888,721.00 in Proposition 12 2/3 Per Capita funds of Council District 9 has been designated, in part, for this project to include acquisition and development of 4521 S. Central Avenue. The proposed use of the balance of these funds was originally intended to purchase and develop adjacent parcels; however the council office is currently reconsidering the intended use of these funds.

A Phase I Environmental Site Assessment prepared for the property by Dames and Moore, a consultant hired by DWP, has determined that there are no recognized environmental conditions associated with subject property. Staff has determined that the project will consist of acquisition of land in order to establish a new pocket park and construction and location of limited numbers of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3 (6) and Class 16 of the City CEQA Guidelines.

Staffs from Operations East and Council District 9 have been consulted and concur with this report's recommendations.

Report prepared by Drew Tolliffe, Real Estate and Asset Management.