

APPROVED

REPORT OF GENERAL MANAGER

NO. 10-158

DATE June 16, 2010

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BOARD OF RECREATION
and PARK COMMISSIONERS

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SUBJECT: SOUTH SEAS HOUSE/BENNY H. POTTER WEST ADAMS AVENUE
MEMORIAL PARK - REALLOCATION OF PROPERTY AND RENAMING
OF SOUTH SEAS HOUSE TO SOUTH SEAS HOUSE PARK

R. Adams	_____	F. Mok	_____
V. Israel	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>M. Shull</u>
S. Huntley	_____		

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the reallocation of three parcels of park property totaling 0.66 of an acre from the Benny H. Potter West Adams Avenues Memorial Park to the South Seas House; and,
2. Approve the renaming of the South Seas House property to South Seas House Park.

SUMMARY:

On January 23, 2008 the Board of Recreation and Park Commissioners approved Board Report 08-22 and adopted Resolution No. 10228 authorizing the acquisition of a 0.21 acre parcel of land located at 2309 West 24th Street, Los Angeles, CA (Assessor's Parcel No. (APN) 5059-030-003), immediately adjacent to the South Seas House (SSH), located at 2301 West 24th Street, for the purpose of expanding the existing community center at SSH. This expansion of SSH caused the facility to abut a detached portion of Benny H. Potter West Adams Avenues Memorial Park (Benny Potter Park) located at 2413 2nd Avenue.

Benny Potter Park is divided into two (2) portions by 2nd Avenue, a public vehicular traffic thoroughfare. Reallocating three (3) parcels from the Benny Potter Park to the newly established South Seas House Park will create two (2) separate parks, each with its respective boundaries and recreational purposes.

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The three (3) Benny Potter Park parcels are each 0.22 acres in size, cumulatively 0.66 of an acre. Reallocating the 0.66 of an acre to the established 0.38 of an acre of SSH will increase the size of the facility to 1.04 acres and reduce the acreage of the Benny Potter Park from 2.26 acres to 1.6 acres.

Pursuant to the Department's park naming guidelines, staff recommends naming the expanded South Seas House site as the "South Seas House Park" to reflect the existing South Seas House Community Center and the reallocation of the park space acquired from the Benny Potter Park. Section F, of said guidelines, authorizes staff to designate temporary park names for proposed or newly acquired park sites for purposes of administration and accounting.

Staff has determined that the proposed project to expand and reallocate various existing parcels of parkland as the South Seas House Park is an administrative activity of the Department that will not result in direct or indirect physical change in the environment, and, therefore, is not subject to the California Environmental Quality Act (CEQA) as a "project" pursuant to Section 15378 of the State CEQA Guidelines. Thus, no CEQA documentation is required for the approval of the project.

Griffith-Metro Region Superintendent and Department staff supports the reallocation of these park properties and the naming of consolidated parcels at the South Seas House Park site.

FISCAL IMPACT STATEMENT:

There is no fiscal impact associated with this action as each park is already budgeted respectively for operations and maintenance.

This report was prepared by Gregory Clark, Management Analyst II, Real Estate and Asset Management Section.