

APPROVED
OCT 19 2011

BOARD REPORT OF GENERAL MANAGER NO. 11-287

DATE October 19, 2011

BOARD OF RECREATION C.D. 10
and PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 1138 AND 1144 ST. ANDREWS PLACE – PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF TWO PARCELS FOR DEVELOPMENT OF A PARK

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>M. Shull</i></u>
V. Israel	_____	N. Williams	_____

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of two parcels, Assessor's Parcel Number (APN): 5080-003-001 and 5080-003-002 each parcel is approximately 6,185 square feet or 0.14 acre, located at 1138 and 1144 South St. Andrews Place, Los Angeles, CA 90019 for development of a park; and,
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD) including the drafting of a Purchase and Sale Agreement by GSD and the City Attorney's Office; and for staff to obtain the necessary environmental, and funding clearances, and 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 a draft Purchase and Sale Agreement, 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 Quimby Funds or an alternative funding source;
 - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;

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- C. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow;
- D. A Class "A" Formal Appraisal will have been completed and reviewed by GSD; and,
- E. The GSD will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

RAP, with support from the Councilmember of Council District 10 (CD 10), is considering the acquisition of the two parcels identified by APN: 5080-003-001 and APN: 5080-003-002, located at 1138 and 1144 South St. Andrews Place, Los Angeles, California 90019, at the corner of Country Club Drive and St. Andrews Place. Each property parcel is approximately 6,185 square feet or 0.14 acre. Both parcels are vacant and located in the Wilshire Community Plan Area of Country Club Park.

RAP, along with CD 10, is interested in acquiring the property in the Country Club Park area to expand the recreational activities in the area as part of the Mayor's 50 Park Initiative. The proposed acquisition will provide more recreational space for the surrounding community. GSD will provide a Class "A" estimate of value for the property.

The California Environmental Quality Act (CEQA) and the Phase I Environmental Site Assessment are being processed. 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 CD 10. In addition, the Assistant General Manager of Operations Branch, the Superintendent for Planning, Construction and Maintenance Division and the Superintendent for the Metro Region have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Acquisition of these two parcels will increase the Department's maintenance cost. Staff will request a budget increase through the standard budget process. Estimate of additional maintenance costs will be provided with final request for approval of acquisition.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.