

APPROVED
JAN 11 2012

REPORT OF GENERAL MANAGER

NO. 12-024

DATE January 11, 2012

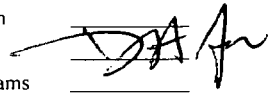
BOARD OF RECREATION
AND PARK COMMISSIONERS

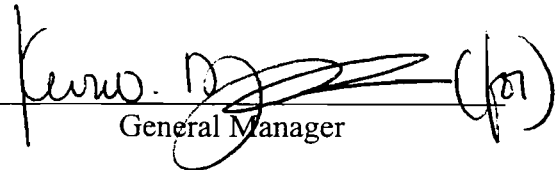
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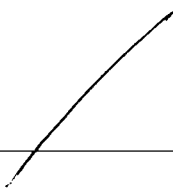
BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 4916 SOUTH MCKINLEY AVENUE POCKET PARK – 4916 & 4916½ SOUTH MCKINLEY AVENUE – ADOPTION OF INITIAL STUDY/NEGATIVE DECLARATION AND ACCEPTANCE OF DONATION PARCEL AND APPROVAL OF DEVELOPMENT PROJECT

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull  _____
N. Williams _____


General Manager

Approved _____


Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider, and adopt the Initial Study (IS) and Negative Declaration (ND), on file in the Board Office, for 4916 South McKinley Avenue Pocket Park, finding that on the basis of the whole record of proceedings in the project, including the IS/ND and any comments received, which are in the custody of the Department of Recreation and Parks' Superintendent of Planning, Construction, and Maintenance Division, located at 221 North Figueroa Street. and the City Clerk located at 200 North Spring Street, that there is no substantial evidence that the project will have a significant effect on the environment, and that all potentially significant environmental effects of the project have been properly disclosed and evaluated in the IS/ND in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines and reflects the Department of Recreation and Parks' (RAP) independent judgment and analysis;
2. Direct Staff to file a Notice of Determination for the adopted IS/ND with the Los Angeles City Clerk and the Los Angeles County Clerk within 5 days of the Board's approval;
3. Adopt a Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance from the Department of General Services (GSD) and other entities, and per Charter Section 594 (a) and (b); accept a parcel donation from the Restore Neighborhoods LA, Inc. (RNLA) via Grant Deed to a 0.11 acre or 4,587 square

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foot parcel (Assessor Parcel Number [APN] 5108-019-028), located on South McKinley Ave. between 49th Place and 49th Street in the Southeast Los Angeles Community Plan Area located at 4916 & 4916 ½ South McKinley Avenue, Los Angeles, California 90011 (Exhibit A);

4. Upon the completion of the preliminary acquisition activities, and satisfactory findings of all due diligence work including Title review and Phase I and any necessary environmental investigations, direct staff to proceed with escrow instructions and related documents to acquire the donation property;
5. Acknowledge the Los Angeles Housing Department's (LAHD), RNLA's, and U.S. Department of Housing and Urban Development (HUD) roles as facilitators on this donation;
6. Authorize the Board Secretary to execute the escrow instructions and accept the Grant Deed for the parcel identified by APN: 5108-019-028, subject to approval by the City Attorney, which property shall be set apart and dedicated as park property in perpetuity;
7. Authorize the General Manager or his designee to review and approve the development and construction design plans for the development of the donation parcel located at 4916 and 4916½ South McKinley Avenue, Los Angeles California 90011 upon the recommendation for approval from RAP's Planning, Construction and Maintenance Division, provided they are consistent with the general designs elements conditionally approved by this action and with all land use permits and entitlements necessary for the project;
8. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to establish the necessary accounts to acquire the project site, and to accept and/or authorize transfer of the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously effectuate the acquisition of the 4916 South McKinley Avenue Pocket Park;
9. Authorize the Department's Chief Accounting Employee to transfer the necessary funds from the account for the development of the 4916 South McKinley Avenue Pocket Park; and,
10. Approve the allocation of necessary funds for the 4916 South McKinley Avenue Pocket Park - Park Development Improvements project, as described in the Summary of this Report.

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SUMMARY:

50 Parks Initiative

RAP is proceeding with its coordinated long-term plan to meet the recreation needs of current and future residents of the City of Los Angeles (CITY), and at the same time meet the goals of the "The Fifty Parks Initiative". The primary goal of the initiative is to increase the number of park and facilities across the City of Los Angeles (CITY) with a specific focus on densely populated neighborhoods and communities that lack sufficient open space and recreational services.

The development of fifty (50) new public parks will provide innumerable physical, social, health, and environmental benefits for local communities. These new parks will help stabilize neighborhoods and property values by providing needed public infrastructure improvements, removing blight caused by abandoned buildings and empty lots, and beautifying underutilized public property.

The keys to the successful implementation of The Fifty Parks Initiative are (1) the establishment of local partnerships; (2) the use of a community driven design process; and, (3) the strict use of low maintenance design standards.

LAHD/RNLA Park Donations

The ongoing cooperation with LAHD, through RNLA using HUD Neighborhood Stabilization Program (NSP) funds, will enable RAP to acquire several properties that RAP will develop into parks. The parcel located at 4916 & 4916 1/2 South McKinley Street, Los Angeles California 90011, is the second of two project sites that RAP will acquire from RNLA and develop into parks. There are nine projected parcels that RNLA/LAHD hopes to donate to RAP.

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. NSP are funds that have been allocated to the LAHD by HUD. In 2009, LAHD initiated the NSP with HUD grant funds to acquire and rehabilitate foreclosed or abandoned residential properties, or to develop new community parks and/or open spaces, in order to stabilize neighborhoods in the CITY. LAHD or its grant sub-recipient will continue to acquire dilapidated or foreclosed homes to stem the decline of home values.

RNLA is focusing its efforts in the neighborhoods identified with the highest foreclosures. These neighborhoods include Central, East and South Los Angeles and North and South San Fernando Valley.

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RAP will benefit from the NSP program and the RNLA property donation by developing new pocket parks and/or open space uses on selected properties acquired by LAHD or its grant sub-recipient, RNLA. These selected sites are located in the San Fernando Valley and in South Los Angeles. RNLA will donate these sites to RAP for the purpose of developing pocket parks.

Donation Parcel

As part of the effort to increase parks in the CITY, RNLA will donate to RAP the property located at 4916 and 4916½ South McKinley Avenue, Los Angeles California 90011. The donation parcel is identified by APN: 5108-019-028 (Exhibit B). An independent appraisal of the South McKinley Avenue parcel was performed. As of October 8, 2009, the "AS IS" appraisal value is \$142,000. There will be no cost to RAP for the donation parcel itself, but RAP will incur closing escrow costs.

The donation of this parcel will result in the conveyance of Real Property to the City of Los Angeles, under the control and jurisdiction of RAP, to be dedicated as park property in perpetuity. The subject parcel is in the southeast part of Los Angeles and will be acquired for the purpose of developing a pocket park for the community. The surrounding area is a blighted low income area that lacks parks, and would tremendously benefit from the additional park space in the area. This acquisition will also help stabilize the area from the economic downturn and foreclosure crisis. The property consists of an unoccupied duplex residence, which will be demolished. Said parcel is a 0.11 acre or 4,587 square foot parcel.

The dedication/addition of this parcel to RAP will allow for an increase in recreational activities in the area. The goal is for RAP to acquire this prospective parcel and develop it into a pocket park as part of the City's Fifty Park Initiative. Council District 9 has expressed its strong support for this park dedication.

Development of Acquisition Parcel

As of the writing of this Board Report, RAP has prepared plans to develop the site into a pocket park. The existing duplex house will be demolished, and in its place the following design elements are to be included in the development of this donation parcel/future park site. The development of the parcel will include: new outdoor fitness equipment on new stabilized decomposed granite paving; a concrete pedestrian path; benches; landscape irrigation system with smart controller; landscape trees and shrubs; park signage; water meter and electrical utilities; tubular steel security fencing; gates; and security camera (See Exhibit C). RAP is requesting approval of this development project as part of this acquisition

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Acquisition Cost and Funding

RAP will not incur a cost for the donation/acquisition of this parcel, but it will incur closing escrow costs as part of the proposed donation. RAP will use Planning, Construction and Maintenance Division's Account 88/302/006030 to pay for closing escrow costs. The escrow costs are not available at this time, but it is estimated that the costs will not exceed \$6,000. RAP will also incur development costs.

Acceptance of Donation Parcel and Approval of Development

RAP staff is requesting that the Board authorize the acceptance of approximately 0.11 acre or 4,587 square feet parcel of land that will be dedicated as park property in perpetuity and to be developed into a future new park. RAP staff has determined that the park development costs are estimated to be approximately \$250,000 which incorporates the design elements/improvements presented as part of this report. It should be noted that the RAP has received a donation of fitness equipment and site furnishings with an estimated value of \$18,500 from Gametime-Playcore. As indicated above, RNLA will complete the demolition of the existing home at no cost to RAP. All other development work for the proposed park development will be performed by in-house staff.

This acquisition is a rare opportunity to continue the progress in acquiring urban parkland in the Southeast portion of Los Angeles which LAHD, RNLA and RAP continue to work together on. The acquisition will add to the open space in the area and bring more recreational opportunities to the entire City through expanded availability of recreational activities and facilities. GSD will review title and other related documents as part of its due diligence as the agent for RAP and will ensure that City receives the property for the City and conveys jurisdiction to RAP. Upon acceptance, said property will be set apart and dedicated as park property in perpetuity.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) was prepared based on an Initial Study, which determined that all potentially significant environmental effects would be less than significant. The ND was circulated to all interested parties and responsible agencies, for a 20-day review and comment period from November 3 to November 23, 2011. No substantive comments were received on environmental issues. However, all comments have been incorporated into the final ND, copies of which have been provided to the Board for its review and consideration, and are on file in the Board Office.

Two community meetings were held for this project and those attending supported the project 100%. This project has the support from Council District 9. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Metro Region have been consulted and concur with staff's recommendations.

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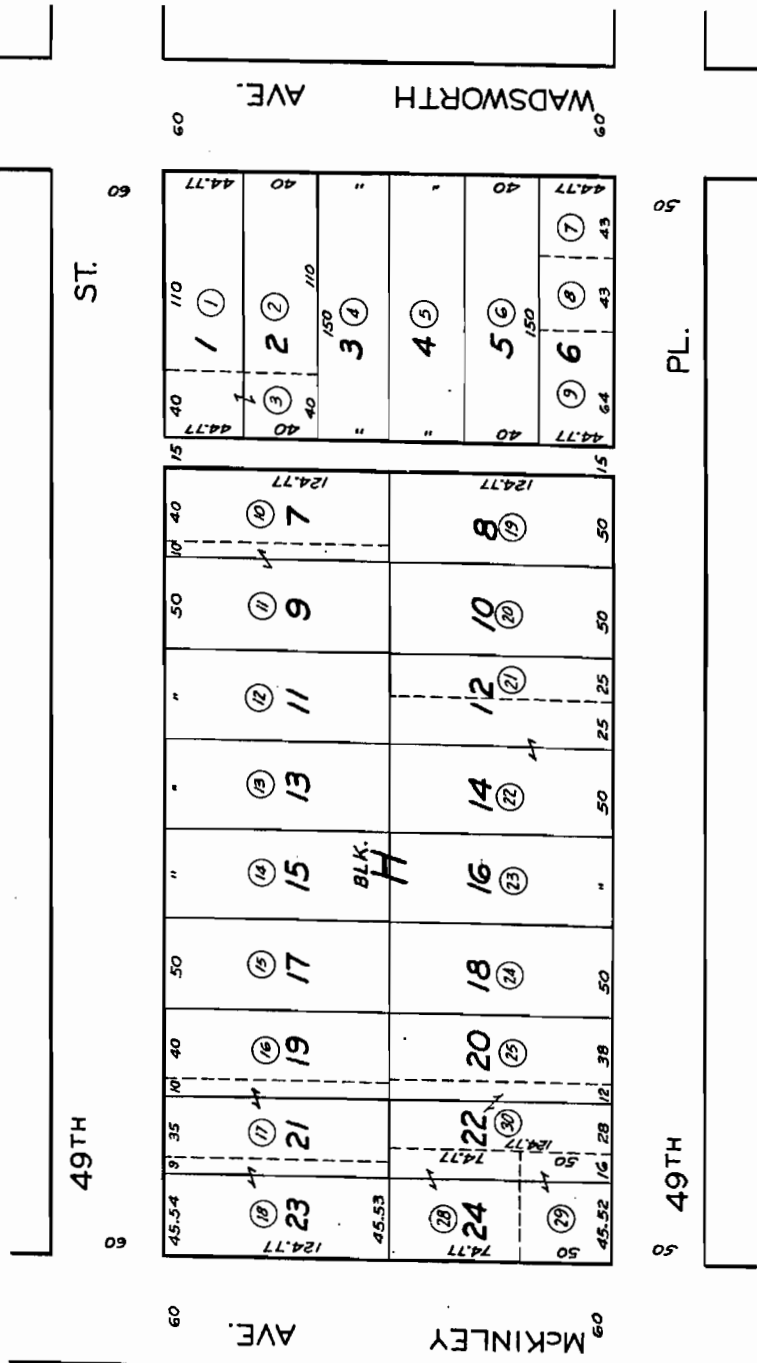
FISCAL IMPACT STATEMENT:

The costs identified below will impact RAP's General Fund which will be paid from Planning, Construction and Maintenance Division's Account 88/302/006030. There is an approximate cost of up to \$6,000 in closing escrow costs. After the demolition of the home, it is estimated that another \$250,000 will be needed for the development of the proposed park. All other development work will be performed by RAP staff within available budgets already allocated. RAP is requesting \$14,050 a year to maintain this facility. The estimated amount will cover cost for staffing, materials and supplies. This will provide at least two hours of maintenance per day, seven days a week, year round. If the funding is not granted, this facility will be included in the existing Metro Region routes resulting in reduction of core functions on existing routes.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Section, Planning, Construction and Maintenance Division.

REVISED
2-24-60
9-17-63 P

5108 19
SCALE 1" = 60'



CENTRAL PARK TRACT
M. R. 21-1-2

CODE
7

FOR PREV. ASSMT. SEE: 1040-19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

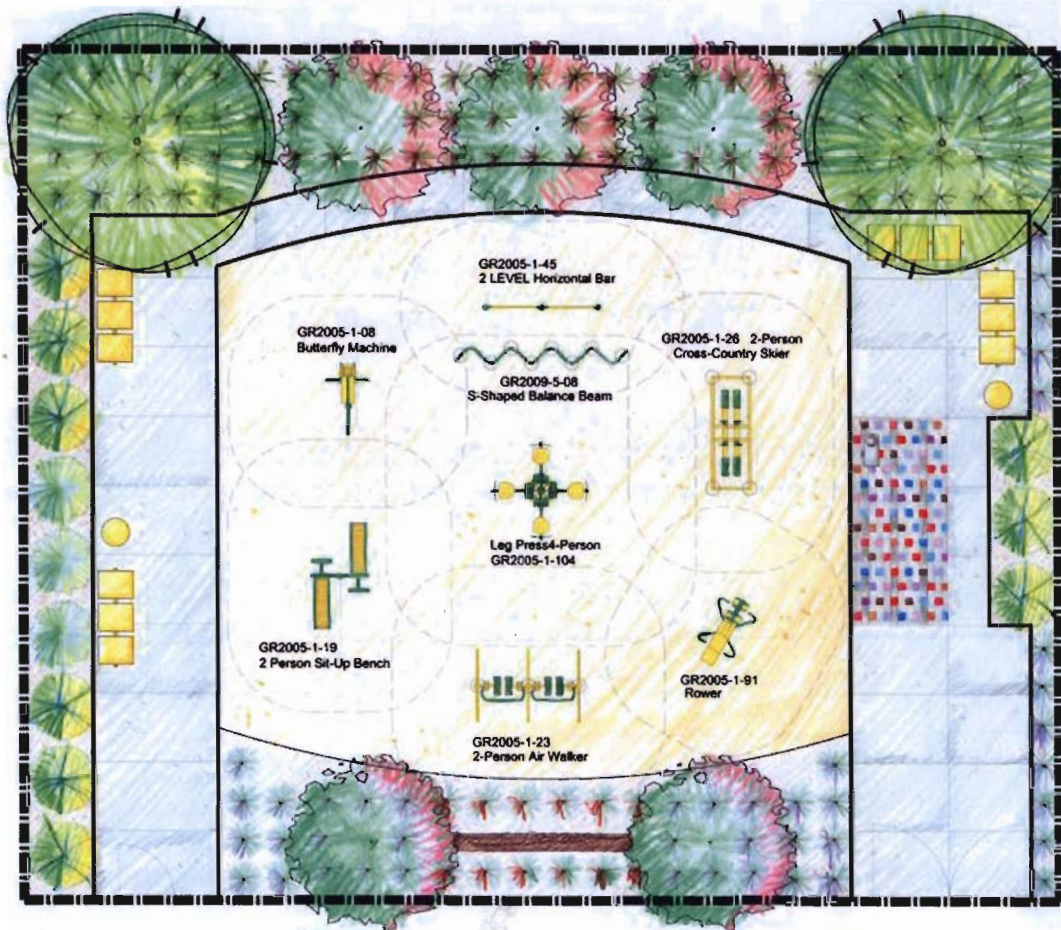
Exhibit B



DEPARTMENT OF RECREATION AND PARKS NEW PARKS INITIATIVE



FITNESS PARK 4575 SO.FT.



4916 MCKINLEY AVE.



ARBUTUS "MARINA"



OUTDOOR FITNESS



DECOMPOSED GRANITE



CEANOTHUS



BENCH



PARKINSONIA PRAECOX

PERIMETER TUBULAR
STEEL FENCE

SMART
IRRIGATION

LOW WATER
USE PLANTS



FLAX/SUCCULENTS

REMOTE CONTROLLED
ELECTRONIC LOCKING
GATES +
SECURITY CAMERAS