

APPROVED  
JUN 18 2015

REPORT OF GENERAL MANAGER

NO. 15-133

DATE: June 18, 2015

BOARD OF RECREATION  
AND PARK COMMISSIONERS

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE - VERMONT GAGE PARK - FINAL  
AUTHORIZATION TO ACQUIRE PROPERTY FOR PARK PURPOSES;  
APPROVAL OF CONCEPTUAL PARK DESIGN PLAN; EXEMPTION FROM  
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

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

Approved  \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_  
AS AMENDED

RECOMMENDATIONS:

That the Board:

- 1 Approve the conceptual plan for the Vermont Gage Park, as described in the Summary of this Report and shown on Attachment B;
- 2 Adopt the draft Resolution, on file in the Board Office, authorizing the acceptance of the donation of a vacant property parcel via Grant Deed, contingent on the clearance of all environmental conditions, review of title and approval for acquisition by the Department of General Services (GSD), for the conveyance of approximately 15,973 square foot (0.37 acres) of vacant property located at 960 West 62<sup>nd</sup> Place, near the corner of South Vermont Avenue, 62<sup>nd</sup> Place, and West Gage Avenue;
- 3 Authorize the Board Secretary to execute the escrow instructions and Grant Deed for the subject property, as approved by General Services and by the City Attorney's Office;
- 4 Authorize GSD to acquire and process the conveyance of a portion of the 960 West 62<sup>nd</sup> Place parcel to Department of Recreation and Parks (RAP) identified by Los Angeles County's Assessor's Parcel Numbers (APN): 6004-015-900 and -018 and also as Parcel 1 as identified in Attachment C , the donation parcel; and,

REPORT OF GENERAL MANAGER

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- 5 Authorize RAP or GSD Staff to execute a Purchase and Sale Agreement if necessary upon completion of all due diligence and approvals: and,
- 6 Make conveyance and acceptance of the approximately 15,973 square foot (0.37 acres) portion of the parcel located at the northeast corner of the intersection and corners of Vermont Avenue and Gage Avenue and 62<sup>nd</sup> Place contingent upon the following prior conditions and actions taking place:
- A. Lot adjustment by property owner will have been completed before the acquisition of the approximately 15,973 square foot (0.37 acre) site for the purpose of creating a new neighborhood park;
  - B. The Department of General Services (GSD), will have completed the title review of said property and shall have instructed the City Attorney's Office to draft a Purchase and Sale Agreement if necessary, and, upon completion of preliminary work and all due diligence,
  - C. Completion of all the necessary environmental, zoning, and funding clearances for the acquisition of said property;
  - D. Approval of Survey and Legal Description identifying correctly the Donation parcel by City Staff.

SUMMARY:

The Vermont Gage Park project (Project) proposes to acquire and develop an approximately 15,973 square foot (0.37 acre) vacant lot located at the northeast corner of the intersection of Vermont Avenue and Gage Avenue in the South Los Angeles area of the City. The Project site was identified by RAP and the former Community Redevelopment Agency of Los Angeles as an opportunity site to be developed as a part of RAP's 50 Parks Initiative. An estimated 10,981 residents live within a ½ mile walking distance of the proposed new park. Of those 10,981 residents, an estimated 1,676 residents currently do not have access to any improved green spaces or neighborhood parks within a ½ mile walking distance of their homes.

The property where the Project is proposed to be developed currently contains a 79 unit affordable housing development, which is currently undergoing extensive renovations, and a vacant lot. The housing development is located on the eastern side of the property and the vacant lot is located on the western side of the property. The housing development and the vacant lot are separated by a masonry wall. The Project is proposed to be developed on the portion of the site that is currently vacant. A map of the Project site is shown on Attachment A.

## REPORT OF GENERAL MANAGER

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In order to enable RAP to acquire the vacant lot for use for the Project, the property owner has applied, at their own cost, for a lot line adjustment to separate the property into two lots. The property owner's lot line adjustment is being processed by the City Planning Department and it is anticipated that it will take several months to complete. Once the lot line adjustment is complete, the property owner has agreed to transfer the vacant lot to RAP for no consideration.

The conceptual design for the public park includes playground areas with resilient surfacing, a walking path, fencing and landscaping, and typical park amenities including benches, trash receptacles, and lighting. The conceptual plan for the Project is shown on Attachment B.

RAP has secured a total of \$1,743,850 in funding (\$1,000,000 from Proposition K and \$743,850 from Proposition 1C Housing Related Park Program) for the Project. Staff anticipates that the secured funding is sufficient to meet the current scope of the Project.

### Environmental Review

A Phase I Environmental Site Assessment (ESA) was prepared in April 2012 for the parcel proposed to be dedicated for park purposes in accordance with the standards for All Appropriate Inquiries. The Report concluded that there were no recognized environmental conditions or controlled recognized environmental conditions on or near the parcel. An updated Phase I ESA will be prepared to determine if any new environmental conditions have occurred since 2012.

Staff has determined that the subject project has been previously evaluated for potential environmental effects and was determined to be exempt from the California Environmental Quality Act (CEQA). A Notice of Exemption was filed with the Los Angeles County Clerk on June 20, 2013. The current Board action is consistent with the existing CEQA exemption and the project will not result in any additional environmental impacts. No additional CEQA documentation is required pending the results of the updated Phase I ESA.

### FISCAL IMPACT STATEMENT:

The approval and execution of the conceptual plan for the project will not have any impact on the Department's General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by funding sources other than the Department's General Fund.

REPORT OF GENERAL MANAGER

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The annual maintenance cost of the park is estimated at \$20,000. Maintenance funds for the new park will be requested as part of the annual City budget process. This budget includes part time staff, materials and supplies and would provide maintenance seven days a week, year round.

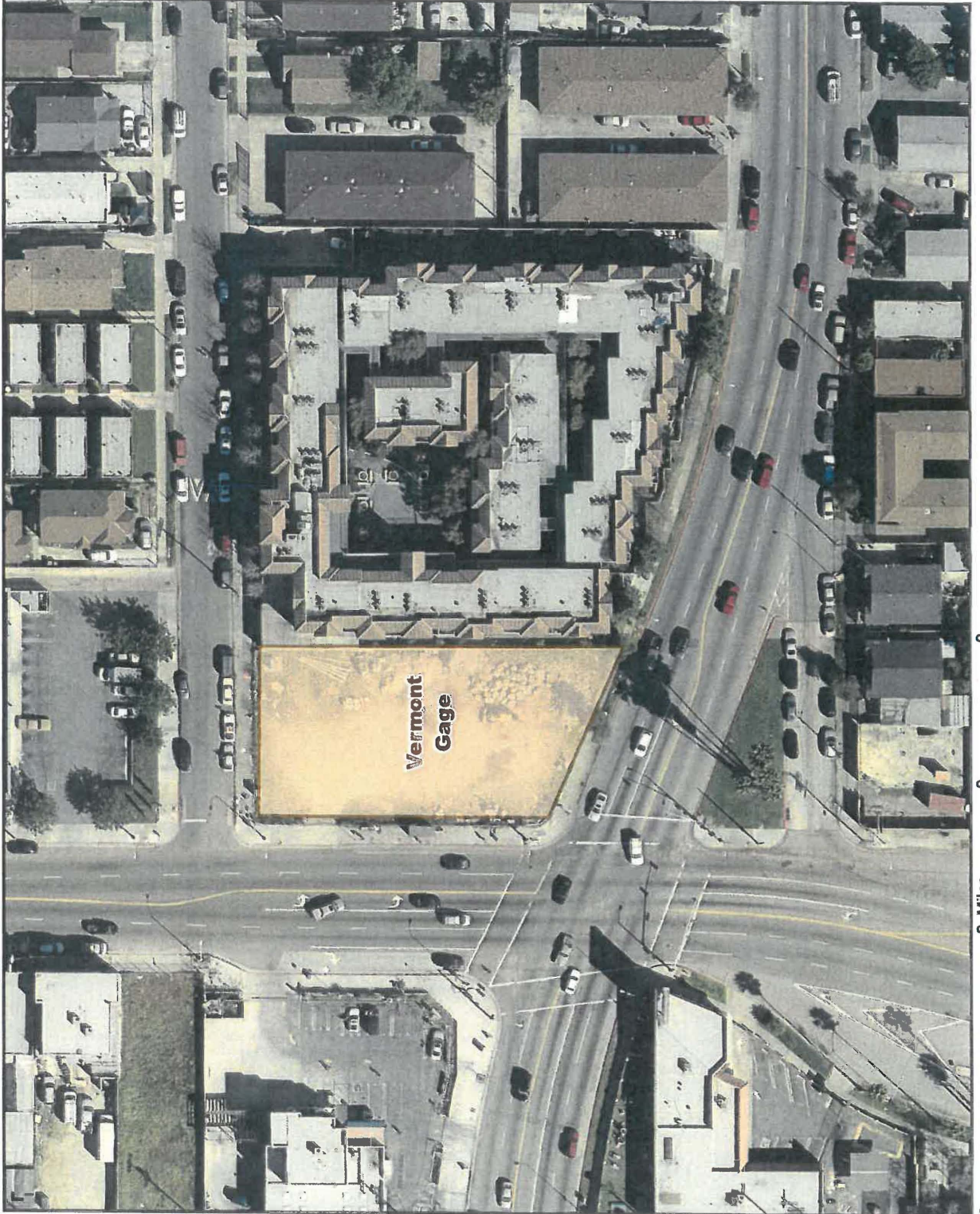
This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

Vermont Gage Project Site



LEGEND

- Existing Parks
  - Non-RAP (Purple square)
  - RAP (Green square)
- Future Parks (Yellow square)
- City Limits (Grey square)

NOTES

Vermont Gage Project Site

Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

0 Miles

0 0

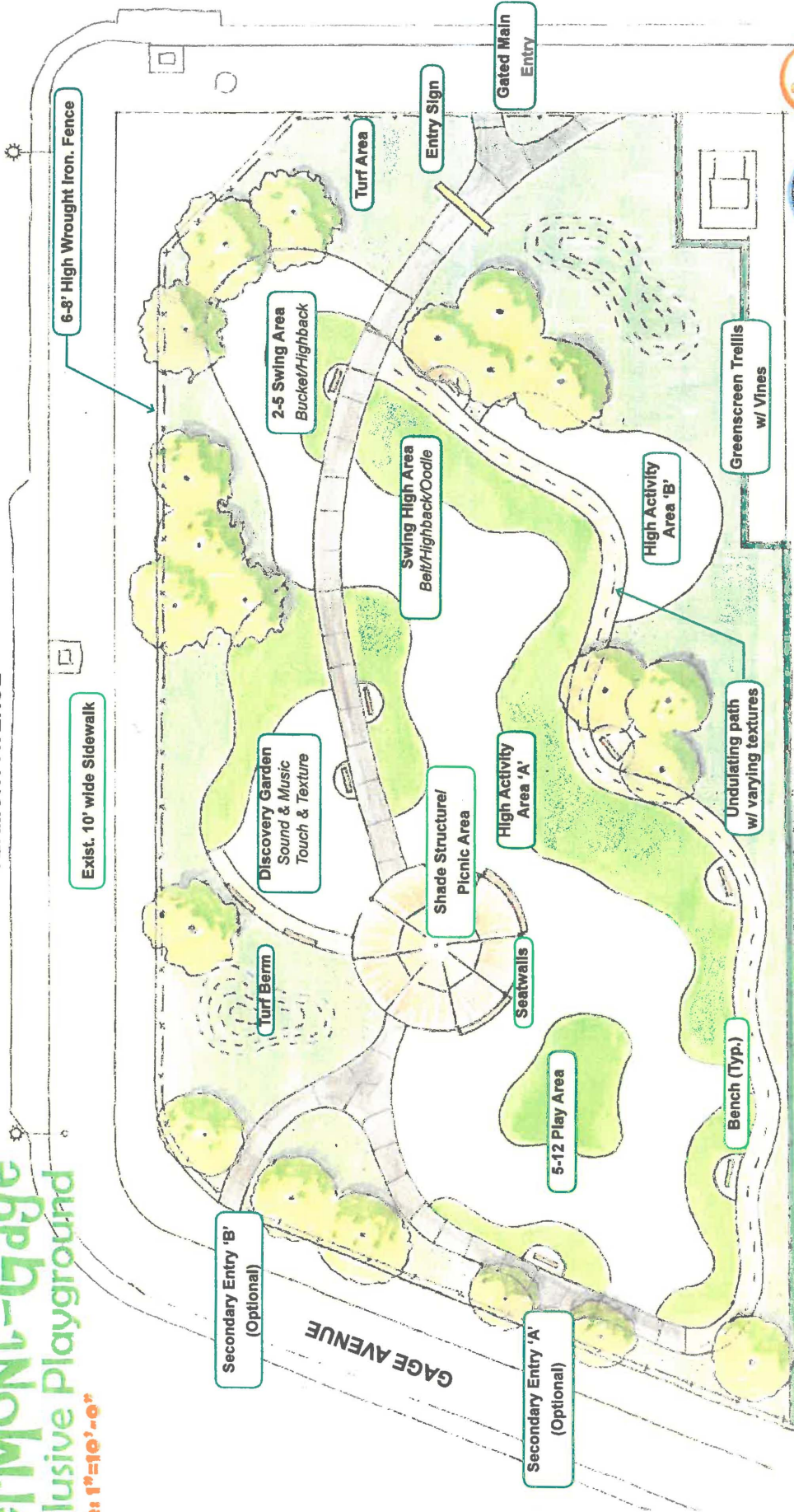
SCALE 1: 1,128



# Vermont-Gage Inclusive Playground

Scale: 1"=10'-0"

VERMONT AVENUE



Dept. of Recreation & Parks - City of Los Angeles, California - February 12, 2015



# Castle Park Inclusive Playground @ Vermont & Gage

## WHIMSICAL CASTLE STRUCTURE (Ages 5-12)

- Wizard Climber
- Drawbridge
- Dwarf Troll Climber
- Rickety Climber
- Slidewinder
- Roller Slide
- Interactive Panels
- Music Elements



Scale: 1" = 10'-0"



4% ELEVATED WALK  
TO PLAY STRUCTURE

6' high GREENSCREEN  
with VINES



SHADED PICNIC  
AREAS

DRAGON'S LARE / CUSTOM GFRC  
(Ages 2-5)



- Dragon Head with Swiggly Stick
- Dragon Tail Balance Beam
- Dragon Climber/Slide
- Egg Cluster Seats
- Shade Canopies with Pod Seating

VERMONT AVENUE



AMENITIES

- Castle Theme Fencing
- Concrete Rock & Bench Seating
- Shade Canopies

TREE CANOPY SWINGS (3 Bay)

- High Back
- Bucket
- Belt

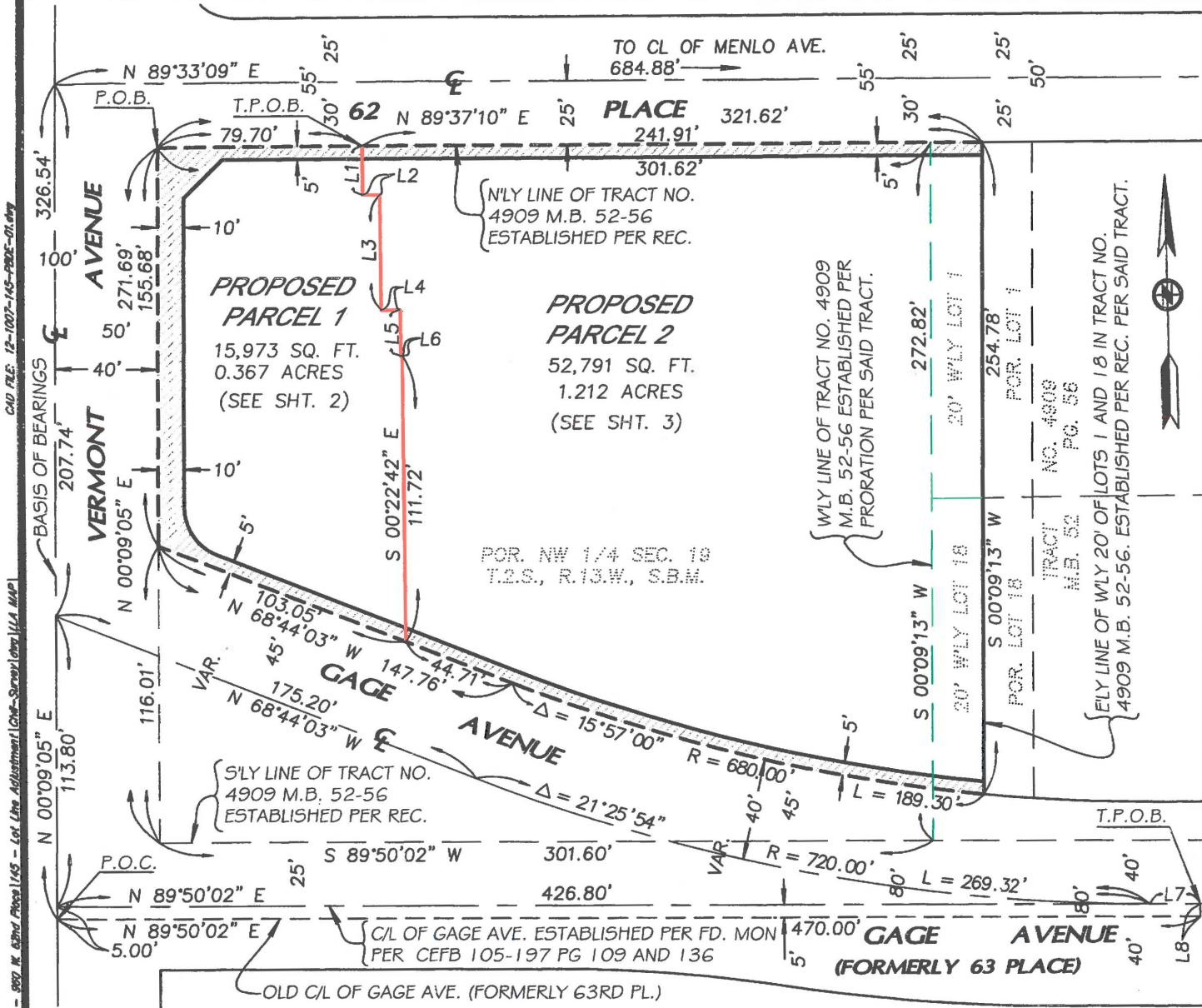


THEMATIC ENTRYELEMENTS

- Dragon Footprints in Concrete
- Proposed Boulder Rock Seatwall at Shade Tree







**LEGEND:**

- PROPOSED LOT LINES PER LLA
- - - EXISTING RECORD LOT LINES TO BE ADJUSTED PER LLA
- CENTER LINES
- - - RECORD LOT LINE LINES
- - - STREET RIGHT-OF-WAY LINES
- - - FEE-TITLE LINES PER LEGAL DESCRIPTION
- BOUNDARY LINES OF PROPERTY IN QUESTION
- EASEMENT FOR PUBLIC STREET PURPOSES REC. 1/26/1990 AS INST. NO. 90-145870 O.R.

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 00°22'42" E	18.95'
L2	N 89°37'10" E	6.64'
L3	S 00°22'42" E	45.02'
L4	N 89°37'10" E	7.50'
L5	N 00°22'42" W	18.00'
L6	N 89°37'10" E	0.50'
L7	S 89°50'02" W	43.18'
L8	N 00°09'58" W	5.00'

NOTE: SEE SHEETS 2 TO 5 INCLUSIVE FOR DETAILS OF PROPOSED PARCELS 1 AND 2, AND SEE SHEET 6 FOR NOTES.

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Voice: (818) 444-1800  
Facsimile: (818) 223-9215  
www.diamondwest.net

**LOT LINE ADJUSTMENT MAP**  
PMEX-LA-2014-NO

SURVEY PREPARED FOR:  
**THOMAS SAFRAN AND ASSOCIATES**

DRAWN: MHK  
CHECKED: MHK  
DATE: 12/01/14  
SCALE: 1"=60'  
DWEI JOB #: 12-1007

**SHEET NO. 1 OF 6 SHEETS**

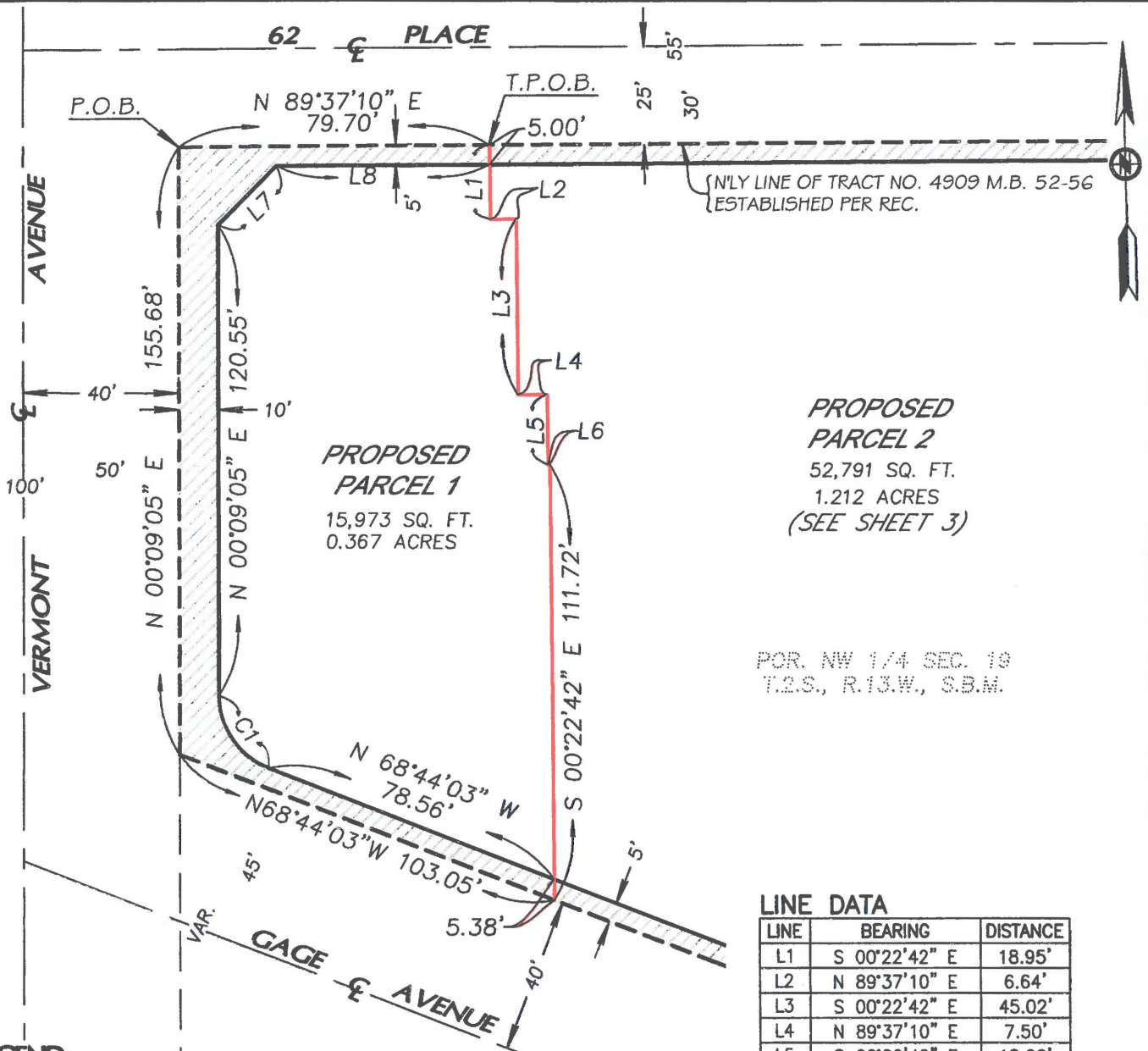
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BY: mfpatrik

PLOT DATE: Dec 02, 2014 - 1:40pm



**PROPOSED PARCEL 1**  
15,973 SQ. FT.  
0.367 ACRES

**PROPOSED PARCEL 2**  
52,791 SQ. FT.  
1.212 ACRES  
(SEE SHEET 3)

POR. NW 1/4 SEC. 19  
T.2.S., R.13.W., S.B.M.

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 00°22'42" E	18.95'
L2	N 89°37'10" E	6.64'
L3	S 00°22'42" E	45.02'
L4	N 89°37'10" E	7.50'
L5	S 00°22'42" E	18.00'
L6	N 89°37'10" E	0.50'
L7	N 44°53'07" E	21.31'
L8	N 89°37'10" E	54.75'

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	68°53'08"	20.00'	24.05'	13.72'

**LEGEND:**

- PROPOSED LOT LINES PER LLA
- EXISTING RECORD LOT LINES TO BE ADJUSTED PER LLA
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REC. 1/26/1990 AS INST. NO. 90-145870 O.R.

NOTE: SEE SHEETS 2 TO 5 INCLUSIVE FOR DETAILS OF PROPOSED PARCELS 1 AND 2, AND SEE SHEET 6 FOR NOTES.

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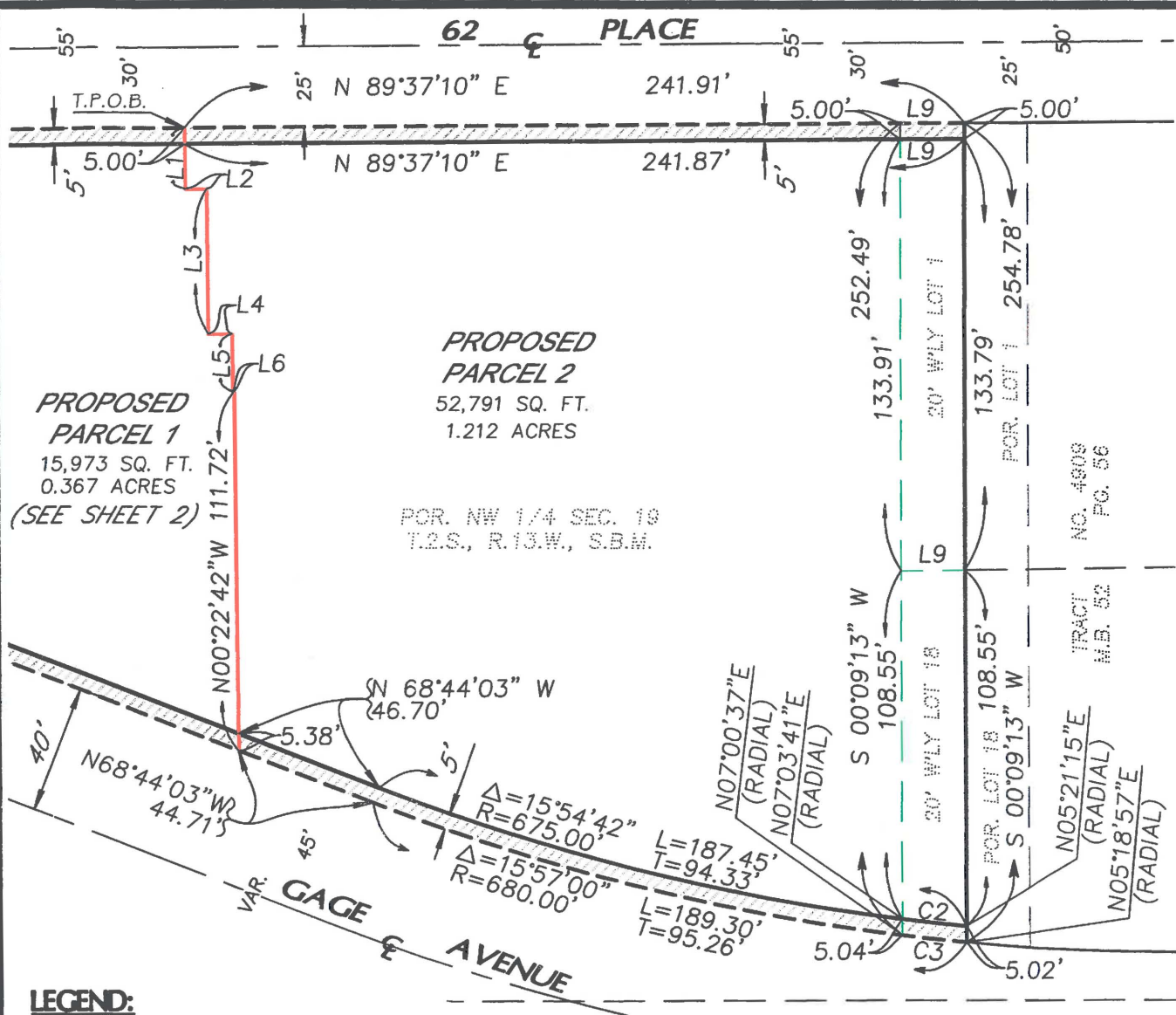
**LOT LINE ADJUSTMENT MAP**  
PMEX-LA-2014-NO

SURVEY PREPARED FOR:  
**THOMAS SAFRAN  
AND ASSOCIATES**

DRAWN:	MHK, TCF
CHECKED:	MHK
DATE:	12/01/14
SCALE:	1"=40'
DWEI JOB #:	12-1007
<b>SHEET NO. 2 OF 6 SHEETS</b>	



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**LEGEND:**

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- //// EASEMENT FOR PUBLIC STREET PURPOSES  
REC. 1/26/1990 AS INST. NO. 90-145870 O.R.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C2	01°42'26"	675.00'	20.11'	10.06'
C3	01°41'40"	680.00'	20.11'	10.06'

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 00°22'42" W	18.95'
L2	S 89°37'10" W	6.64'
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L4	S 89°37'10" W	7.50'
L5	N 00°22'42" W	18.00'
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L9	N 89°37'10" E	20.00'

NOTE: SEE SHEETS 2 TO 5 INCLUSIVE FOR DETAILS OF PROPOSED PARCELS 1 AND 2, AND SEE SHEET 6 FOR NOTES.

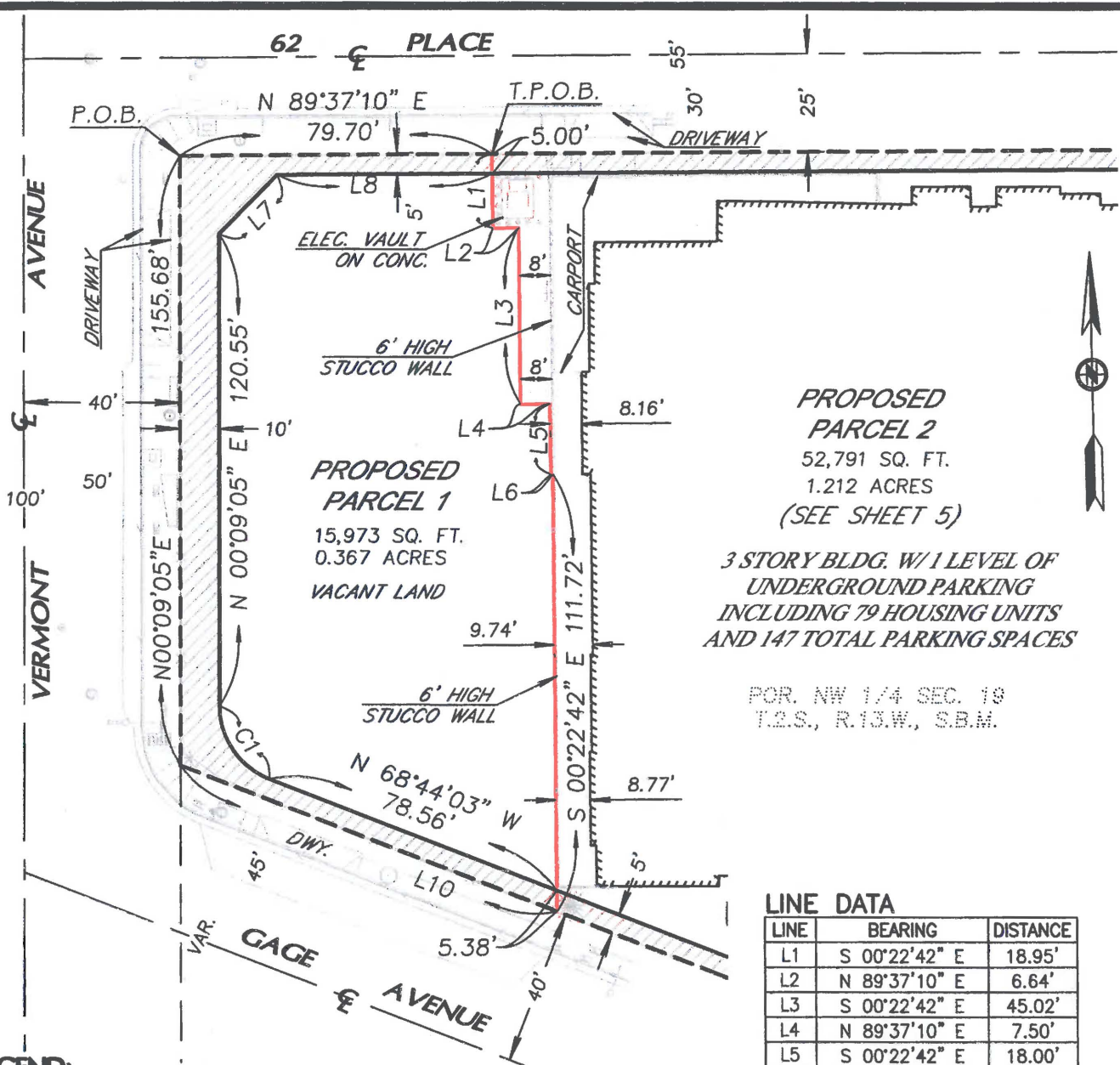
<p align="center"><b>DIAMOND WEST</b> INCORPORATED</p> <p>civil engineering • land surveying • land planning</p> <p>24005 Ventura Boulevard, Suite 100 Calabasas, California 91302 Voice: (818) 444-1800 Facsimile: (818) 223-9215</p> <p align="center">www.diamondwest.net</p>	<p><b>LOT LINE ADJUSTMENT MAP</b> PMEX-LA-2014-NO</p>	DRAWN:	MHK, TCF
		CHECKED:	MHK
	<p>SURVEY PREPARED FOR:</p> <p align="center"><b>THOMAS SAFRAN AND ASSOCIATES</b></p>	DATE:	12/01/14
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SHEET NO. 3 OF 6 SHEETS			

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BY: RRP/ptrick

PLOT DATE: Dec 02, 2014 - 1:42pm



**PROPOSED  
PARCEL 2**  
52,791 SQ. FT.  
1.212 ACRES  
(SEE SHEET 5)

*3 STORY BLDG. W/1 LEVEL OF  
UNDERGROUND PARKING  
INCLUDING 79 HOUSING UNITS  
AND 147 TOTAL PARKING SPACES*

POR. NW 1/4 SEC. 19  
T.2.S., R.13.W., S.B.M.



**LEGEND:**

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REC. 1/26/1990 AS INST. NO. 90-145870 O.R.

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L4	N 89°37'10" E	7.50'
L5	S 00°22'42" E	18.00'
L6	N 89°37'10" E	0.50'
L7	N 44°53'07" E	21.31'
L8	N 89°37'10" E	54.75'
L10	N 68°44'03" W	103.05'

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	68°53'08"	20.00'	24.05'	13.72'

NOTE: SEE SHEETS 2 TO 5 INCLUSIVE FOR DETAILS OF PROPOSED PARCELS 1 AND 2, AND SEE SHEET 6 FOR NOTES.

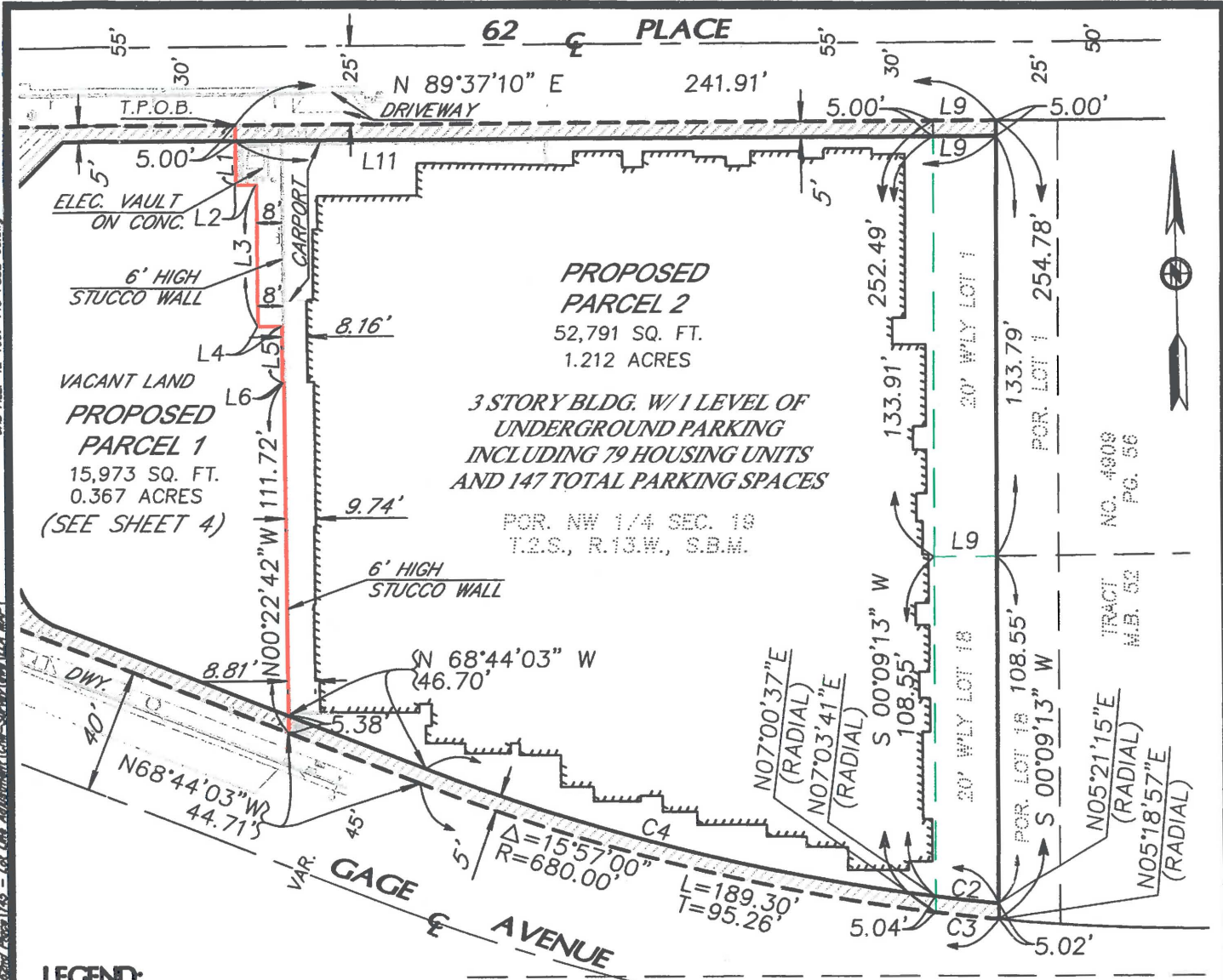
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**LOT LINE ADJUSTMENT MAP**  
PMEX-LA-2014-NO  
SURVEY PREPARED FOR:  
**THOMAS SAFRAN  
AND ASSOCIATES**

DRAWN:	MHK, TCF
CHECKED:	MHK
DATE:	12/01/14
SCALE:	1"=40'
DWEI JOB #:	12-1007
<b>SHEET NO. 4 OF 6 SHEETS</b>	



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 PLOT DATE: Dec 02, 2014 - 1:43pm



**LEGEND:**

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- EXISTING RECORD LOT LINES TO BE ADJUSTED PER LLA
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- RECORD LOT LINE LINES
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**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT
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C3	01°41'40"	680.00'	20.11'	10.06'
C4	15°54'42"	675.00'	187.45'	94.33'

**LINE DATA**

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L3	N 00°22'42" W	45.02'
L4	S 89°37'10" W	7.50'
L5	N 00°22'42" W	18.00'
L6	S 89°37'10" W	0.50'
L9	N 89°37'10" E	20.00'
L11	N 89°37'10" E	241.87'

NOTE: SEE SHEETS 2 TO 5 INCLUSIVE FOR DETAILS OF PROPOSED PARCELS 1 AND 2, AND SEE SHEET 6 FOR NOTES.

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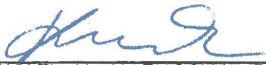
**LOT LINE ADJUSTMENT MAP**  
 PMEX-LA-2014-NO  
 SURVEY PREPARED FOR:  
**THOMAS SAFRAN AND ASSOCIATES**

DRAWN:	MHK, TCF
CHECKED:	MHK
DATE:	12/01/14
SCALE:	1"=50'
DWEI JOB #:	12-1007
<b>SHEET NO. 5 OF 6 SHEETS</b>	



**SURVEYOR'S CERTIFICATION:**

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS EXHIBIT CONSISTING OF 6 SHEETS REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.



12/01/2014

MICHAEL H. KAZNOCHA, PLS  
PROFESSIONAL LAND SURVEYOR  
PLS-8330 EXP. 12-31-15

DATE

**BASIS OF BEARINGS:**

THE BEARING OF N 0°09'05" E FOR THE CENTERLINE OF VERMONT AVENUE AS SHOWN ON TRACT NO. 4909, FILED IN BOOK 52, PAGE 56 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**REFERENCE DOCUMENT:**

COMMONWEALTH LAND TITLE COMPANY'S PRELIMINARY REPORT NO. 08012170 DATED AS OF JUNE 6, 2014.

**AREA CALCULATIONS:**

GROSS AREA:

EXISTING PARCEL 1 = 63,690 SQ. FT. OR 1.462 ACRES  
EXISTING PARCEL 2 = 2,777 SQ. FT. OR 0.064 ACRES  
EXISTING PARCEL 3 = 2,297 SQ. FT. OR 0.053 ACRES  
TOTAL AREA = 68,764 OR 1.579 ACRES

PROPOSED PARCEL 1 = 15,973 SQ. FT. OR 0.367 ACRES  
PROPOSED PARCEL 2 = 52,791 SQ. FT. OR 1.212 ACRES  
TOTAL AREA = 68,764 OR 1.579 ACRES

NET AREA (EXCLUDING EASEMENT FOR PUBLIC STREET PURPOSES):

PROPOSED PARCEL 1 = 13,440 SQ. FT. OR 0.309 ACRES  
PROPOSED PARCEL 2 = 50,411 SQ. FT. OR 1.157 ACRES

**ZONING:**

CURRENT ZONING: C2-1 (COMMERCIAL ZONE).

**PROJECT ADDRESS:**

960 W 62ND PLACE, LOS ANGELES, CA 90035

**SITE OWNER:**

VERMONT PARK PLAZA LP  
11812 SAN VICENTE BLVD., SUITE 600  
LOS ANGELES, CA 90049  
PHONE: (310) 820-4888

**SITE NOTE:**

IT IS PROPOSED TO CONSTRUCT A PARK FACILITY WITHIN THE LIMITS OF THE PROPOSED PARCEL 1.

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Facsimile: (818) 223-9215

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LOT LINE ADJUSTMENT MAP  
PMEX-LA-2014-NO

SURVEY PREPARED FOR:  
**THOMAS SAFRAN  
AND ASSOCIATES**

DRAWN:	MHK
CHECKED:	MHK
DATE:	12/01/14
SCALE:	N/A
DWEI JOB #:	12-1007

SHEET NO. 6 OF 6 SHEETS

CAD FILE: P-1007-145-PROJ-DR.dwg

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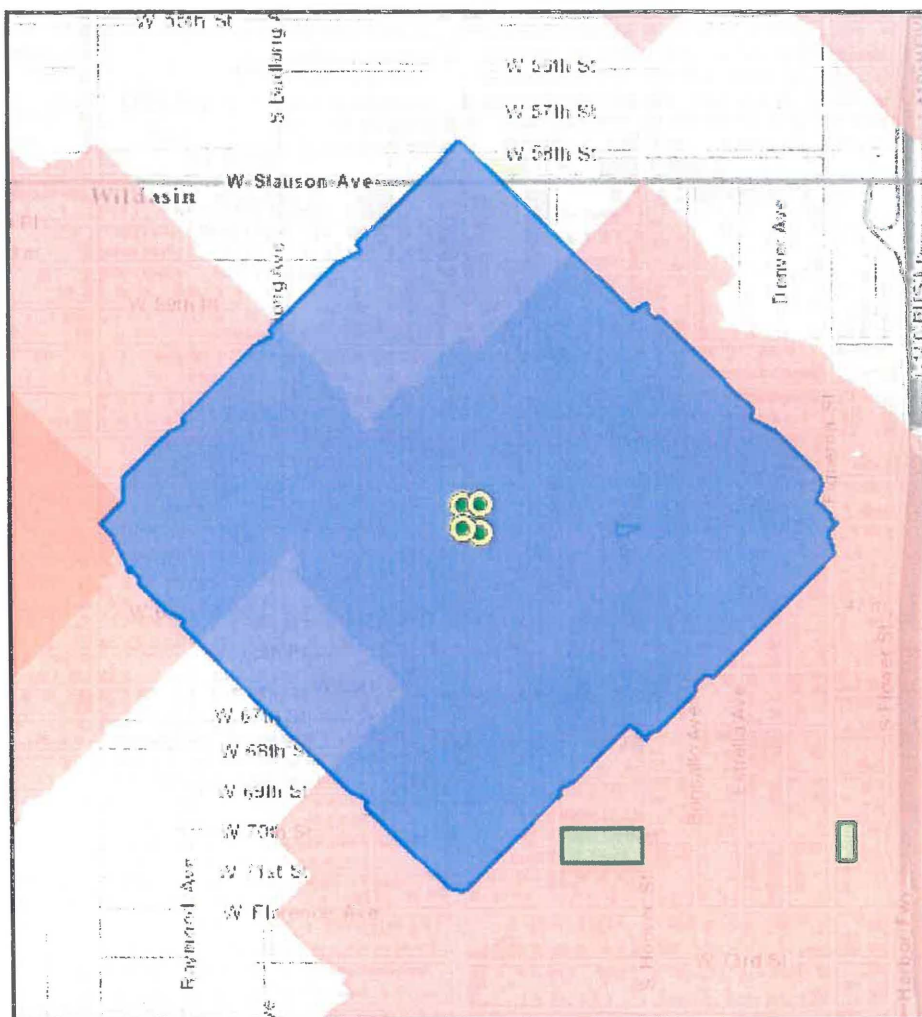
BY: mfranz

PLOT DATE: Dec 02, 2014 - 1:45pm



**EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM**

# Park Analysis Report



### Scenario Information

**Scenario Name:**

Vermont Gage Park

**Description:**

Opening FY 15/16

**Scenario Type:**

New Park

**Park Class:**

Neighborhood

**Baseline Dataset\*:**

All Parks (RAP and Non-RAP)

*\*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.*

### Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	10,981	1,676
<b>Residents Served by Age</b>		
Under Age 5:	999	146
Age 5 to 9:	903	128
Age 10 to 14:	939	127
Age 15 to 17:	606	78
Age 18 to 64:	6,798	1,065
Age 65 and Over:	736	132

### Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	2,905	434
<b>Households Served by Annual Income</b>		
Under \$25,000:	1,112	147
\$25,000 to \$34,999:	502	90
\$35,000 to \$49,999:	473	92
\$50,000 to \$74,999:	474	41
\$75,000 and Over:	344	64

Source: Census/ACS 2010