

**APPROVED**  
MAY 06 2015

REPORT OF GENERAL MANAGER

NO. 15-101

DATE May 06, 2015

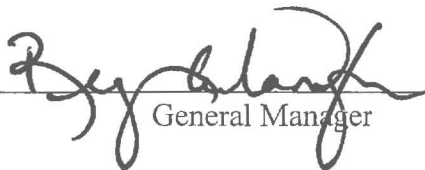
BOARD OF RECREATION  
& PARK COMMISSIONERS

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BRONSON AVENUE PARK - PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY FOR PARK DEVELOPMENT

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

  
 \_\_\_\_\_  
 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Approved      Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_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 (2) property parcels totaling approximately 13,699 square feet or 0.32 acre, located at 1054 and 1060 South Bronson Avenue, Los Angeles, California 90019 for development of a park;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD) and any other necessary City Departments to obtain the necessary environmental clearances and funding approvals 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 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 and/or other funding sources yet unidentified;
  - B. Quimby Funds, if any, will have to be re-appropriated and reallocated to secure and provide acquisition funding for the project pending Board Approval;

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-101

- C. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;
- D. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow;
- E. Class "A" Appraisal will have been prepared and approved by GSD; and,
- F. The GSD will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

RAP, with the support from Councilmember for the 10<sup>th</sup> District, is considering the acquisition of the parcels identified by the Los Angeles County's Assessors' Parcel Number (APN): 5081-005-021 and -023 located at 1054 and 1060 South Bronson Avenue, Los Angeles, California 90019. The parcels measure approximately 13,699 square feet or .32 acres. The property consists of two (2) lots near the intersection of Country Club Drive and Bronson Avenue. RAP is interested in acquiring the property located on Bronson Avenue for the development of a neighborhood park. The proposed acquisition will provide more recreational space for the surrounding community. GSD, Asset Management Division, has provided a Class "A" appraisal of the estimated value of the property. GSD will update the appraisal if they determine it is necessary. There are funds available for the acquisition of the site. Quimby funding, if any, will have to be re-appropriated and reallocated at a later time upon Board approval once project has been given preliminary authority to proceed.

CEQA and the Phase I Environmental Site Assessment are currently being worked on. 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 Council District 10. In addition the Assistant General Manager of Planning, Construction and Maintenance Branch has been consulted and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

The proposed park acquisition will require an increase in maintenance cost demands and will require a budget increase which will be requested through the Department's standard budget process.

Prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.