

APPROVED

MAR 17 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-060

DATE March 17, 2022

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA PARK – GRANT OF EASEMENT TO THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING FOR A PERPETUAL, NON-EXCLUSIVE STREET EASEMENT TO INSTALL, INSPECT, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE AND UPGRADE ANY AND ALL APPURTENANCES AND STRUCTURES RELATED TO THE PUBLIC STREET KNOWN AS VICTORY BOULEVARD; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MINOR ALTERATIONS OF HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES] AND CLASS 1(14) [ISSUANCE OF A LICENSE OR PERMIT TO USE AN EXISTING PROPERTY INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15301 OF CALIFORNIA CEQA GUIDELINES

AP Diaz \_\_\_\_\_ M. Rudnick \_\_\_\_\_
H. Fujita \_\_\_\_\_ fur C. Santo Domingo DE
J. Kim \_\_\_\_\_ N. Williams \_\_\_\_\_

M. Sluss
General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Grant a non-exclusive permanent easement (Easement) to the Department of Public Works, Bureau of Engineering (BOE) for public right-of-way purposes, on a portion of Reseda Park, at the northwest corner of Reseda Boulevard and Victory Boulevard, in the form substantially as set forth in Attachment 4 of this Report (Grant of Easement) and as described in this Report;
2. Adopt the Resolution, substantially in the form attached (Attachment 1), that approves the granting of the Easement to BOE;
3. Direct the Board of Recreation and Park Commissioners (Board) Secretary to transmit the related documents to the City Attorney for review and approval and to the City Council for approval;

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4. Direct staff to request the assistance of the Department of General Services (GSD) and the City Attorney's Office to draft, process and execute all required documentation necessary to grant the Easement to BOE;
5. Upon receipt of the necessary approvals, authorize the Board President and Secretary to execute the Grant of Easement and transmit said executed document to BOE for recordation;
6. Determine that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3) [Minor alterations of highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities] and Class 1(14) [Issuance of a license or permit to use an existing property involving negligible or no expansion of use] of City CEQA Guidelines and Article 19, Section 15301 of California CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the State Clearinghouse and Los Angeles County Clerk;
7. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
8. Authorize RAP staff to make technical corrections to carry out the intent of this Report.

### SUMMARY

The Department of Public Works, Bureau of Engineering (BOE), as part of the Bureau of Engineering Complete Streets Program, is reconstructing Reseda Boulevard from Parthenia Street to Victory Boulevard (Streets Program) to improve safety and accessibility for all. This program provides an integrated approach for the reconstruction of streets and implementation of pavement rehabilitation and roadway safety measures by the Departments of Public Works and Transportation. This multi-agency project is one of the first of its kind, and will transform Reseda by investing \$19.5 million into the community. The project will improve the speed and efficiency of buses along the corridor, and make the street more beautiful, green, and comfortable for residents and businesses. Critical improvements to sidewalks, crosswalks, lighting, and traffic signals, and a dedicated space to ride a bicycle will make it a safer, more vibrant, and more accessible street for everyone.

As part of the Streets Program, BOE will build a bus boarding island along with new curb ramps and sidewalk at the northeast corner of Reseda Boulevard and Victory Boulevard, in front of Reseda Park, which is located at 18411 Victory Boulevard, Reseda, California 91335 (Attachment 2). BOE determined that a portion of Reseda Park's existing wooden retaining wall is on the public right-of-way at this corner. BOE will need to reconstruct the retaining wall to provide Americans with Disabilities Act (ADA) accessible dual curb ramps and sidewalk per the latest city and federal guidelines. BOE will also need an additional right-of-way area from the Department of Recreation and Parks (RAP), due to the existing narrow sidewalk condition. The current right-of-way has a 20 foot curb radius at this corner. BOE proposes the reconstruction of the sidewalk into a 20 foot by 20 foot corner cut and the reconstruction of the park's existing wooden retaining wall at this corner (Attachment 3).

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In order to meet the design goal of the segment of BOE's Streets Program at the northeast corner of Reseda Boulevard and Victory Boulevard, BOE requests that RAP grant a non-exclusive permanent easement to BOE on a portion of the southwest corner of Reseda Park, a 166 square foot area (shaded area in Attachment 3), to install, inspect, maintain, repair, reconstruct, replace and upgrade any and all appurtenances and structures related to the public street known as Victory Boulevard (Attachment 4). The Easement will allow BOE to reconstruct the sidewalk and the wooden retaining wall as detailed in Attachment 3 (Project). BOE will be responsible for all Project costs and all future costs related to the Project within the easement area.

### TREES AND SHADE

No additional trees or shade canopy will be added.

### ENVIRONMENTAL IMPACT

The proposed Project consists of minor alterations of highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities and issuance of a license or permit to use an existing property involving negligible or no expansion of use.

According to the parcel profile report retrieved February 23, 2022, this area resides in a liquefaction zone. The construction of this project will not create conditions that could lead to liquefaction. This is a highly developed area where the maintenance and repair of buildings occurs regularly without incident and, as such, this not an unusual circumstance.

This site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. As of February 23, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) has listed case number 913350925 within 500 feet of the proposed Project. The site is a Leaking Underground Storage Tank (LUST). The LUST does not pose threat to the Project site, because the case was closed in 1996. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the project or within the project site. Furthermore, the project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of a historical resource.

Based on this information, staff recommends that the Board of Recreation and Parks Commissioners' (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3) and Class 1(14) of City CEQA Guidelines and Article 19, Section 15301 of California CEQA Guidelines. RAP Staff will file a Notice of Exemption with the State Clearinghouse and the Los Angeles County Clerk upon Board's approval.

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### FISCAL IMPACT

The approval of this Report will not impact RAP's General Fund, as BOE will be responsible for all Project costs and all future costs within the easement area.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** BOE's Project, when completed will provide greater accessibility to Reseda Park for park patrons.

This Report was prepared by Ian Kim, Management Analyst, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS

- 1) Attachment 1 – Resolution
- 2) Attachment 2 – Map of Reseda Park
- 3) Attachment 3 – Easement Area Ground Photograph and Depiction Sheet – Southwest Corner of Reseda Park (Northeast Corner of Reseda Boulevard and Victory Boulevard)
- 4) Attachment 4 – Grant of Easement

RESOLUTION NO. \_\_\_\_\_

WHEREAS, The Department of Public Works, Bureau of Engineering (BOE), as part of the Bureau of Engineering Complete Streets Program, is reconstructing Reseda Boulevard from Parthenia Street to Victory Boulevard (Streets Program) to improve safety and accessibility for all, and,

WHEREAS, The Streets Program will improve the speed and efficiency of buses along the corridor, and make the street more beautiful, green, and comfortable for residents and businesses; and,

WHEREAS, Critical improvements to sidewalks, crosswalks, lighting, and traffic signals, and a dedicated space to ride a bicycle will make it a safer, more vibrant, and more accessible street for everyone; and,

WHEREAS, As part of BOE's Streets Program, a bus boarding island will be built along with new curb ramps and sidewalk at the northeast corner of Reseda Boulevard and Victory Boulevard, in front of the Reseda Park; and,

WHEREAS, BOE will need to reconstruct the retaining wall at this corner of Reseda Park to provide Americans with Disabilities Act (ADA) accessible dual curb ramps and sidewalk per the latest city and federal guidelines (Project); and,

WHEREAS, as part of the Project, BOE will need additional right-of-way from the Department of Recreation and Park (RAP), due to the existing narrow sidewalk condition, as the current right-of-way has a 20 foot curb radius at the corner and BOE proposes the reconstruction of the sidewalk into a 20 foot by 20 foot corner cut and the reconstruction of the park's existing wooden retaining wall at this corner; and,

WHEREAS, In order to meet the design goal of the segment of BOE's Streets Program at the northeast corner of Reseda Boulevard and Victory Boulevard, BOE requests that RAP, as part of the Project, grant a non-exclusive permanent easement to BOE on a portion of the southwest corner of Reseda Park, a 166 square foot area, to install, inspect, maintain, repair, reconstruct, replace and upgrade any and all appurtenances and structures related to the public street known as Victory Boulevard (Easement); and,

WHEREAS, The Project and the maintenance of the Project in the easement area will be the responsibility of BOE and RAP will not incur any costs related to the Project within the easement area.

NOW, THEREFORE, BE IT RESOLVED that the Board of Recreation and Park Commissioners of the City of Los Angeles (Board) finds and determines that the public interest, convenience, and necessity require that the Easement be granted to the Department of Public Works, Bureau of Engineering in the form of the Grant of Easement as approved by the Board, subject to the approval of the City Council and the City Attorney, whereupon the Board President and Secretary are authorized to execute the Grant of Easement and related documents; and

BE IT FURTHER RESOLVED that the Department of Recreation and Parks will exercise only such reserved rights in said Grant of Easement as will not interfere with or prohibit the free and complete use and enjoyment by the Department of Public Works, Bureau of Engineering and its successors or assign of the rights hereby granted; and

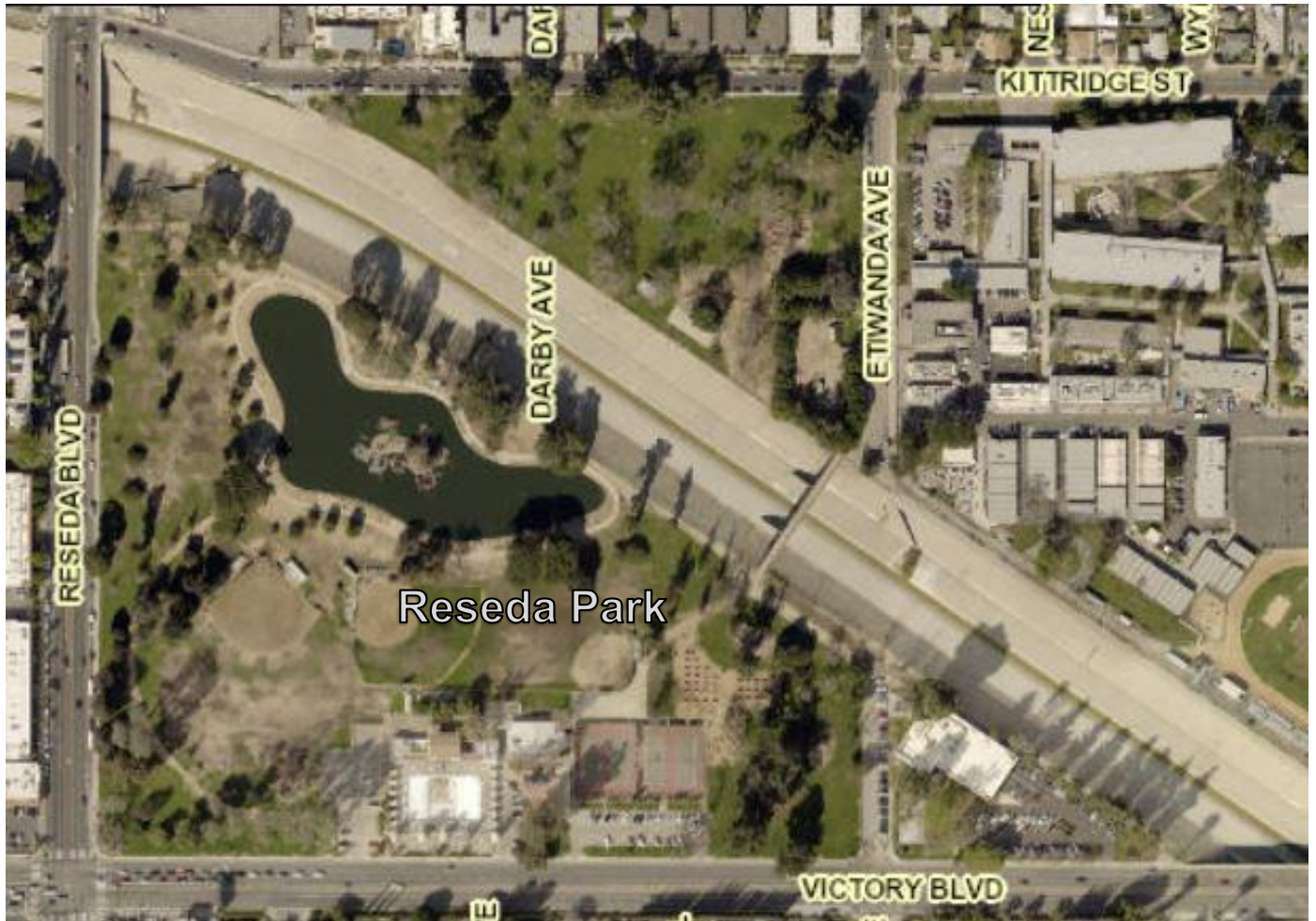
BE IT FURTHER RESOLVED that upon City Council approval of the Grant of Easement to the Department of Public Works, Bureau of Engineering, that City Council direct/instruct the Department of General Services (GSD), and the City Attorney's Office to draft and process any required document necessary to process said Grant of Easement.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on \_\_\_\_\_, 2022 (Rpt. No. 22-\_\_\_\_\_).

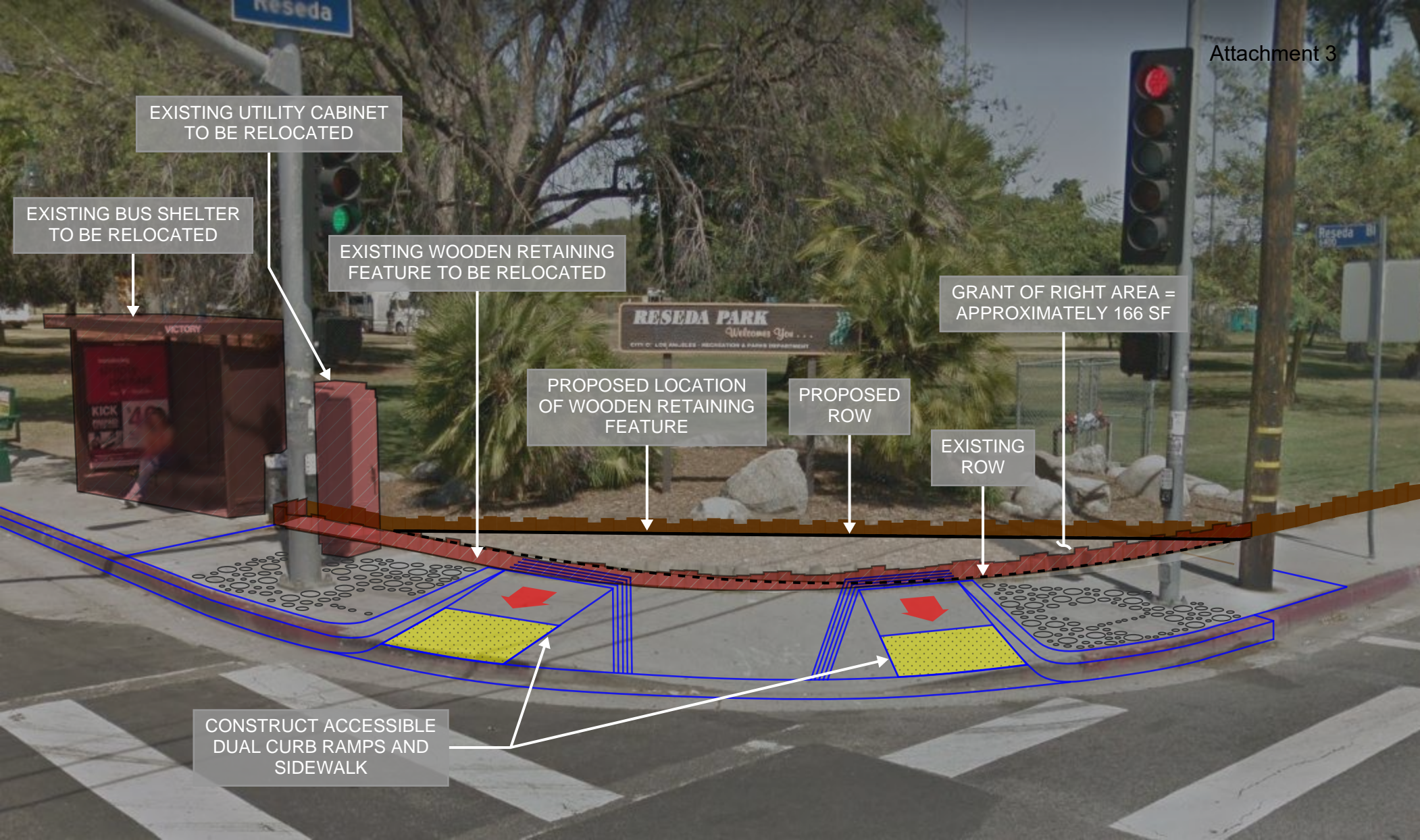
\_\_\_\_\_  
Takisha Sardin, Secretary

Resolution No. \_\_\_\_\_

**Reseda Park**  
18411 Victory Boulevard  
Reseda, CA 91335







EXISTING UTILITY CABINET  
TO BE RELOCATED

EXISTING BUS SHELTER  
TO BE RELOCATED

EXISTING WOODEN RETAINING  
FEATURE TO BE RELOCATED

PROPOSED LOCATION  
OF WOODEN RETAINING  
FEATURE

PROPOSED  
ROW

GRANT OF RIGHT AREA =  
APPROXIMATELY 166 SF

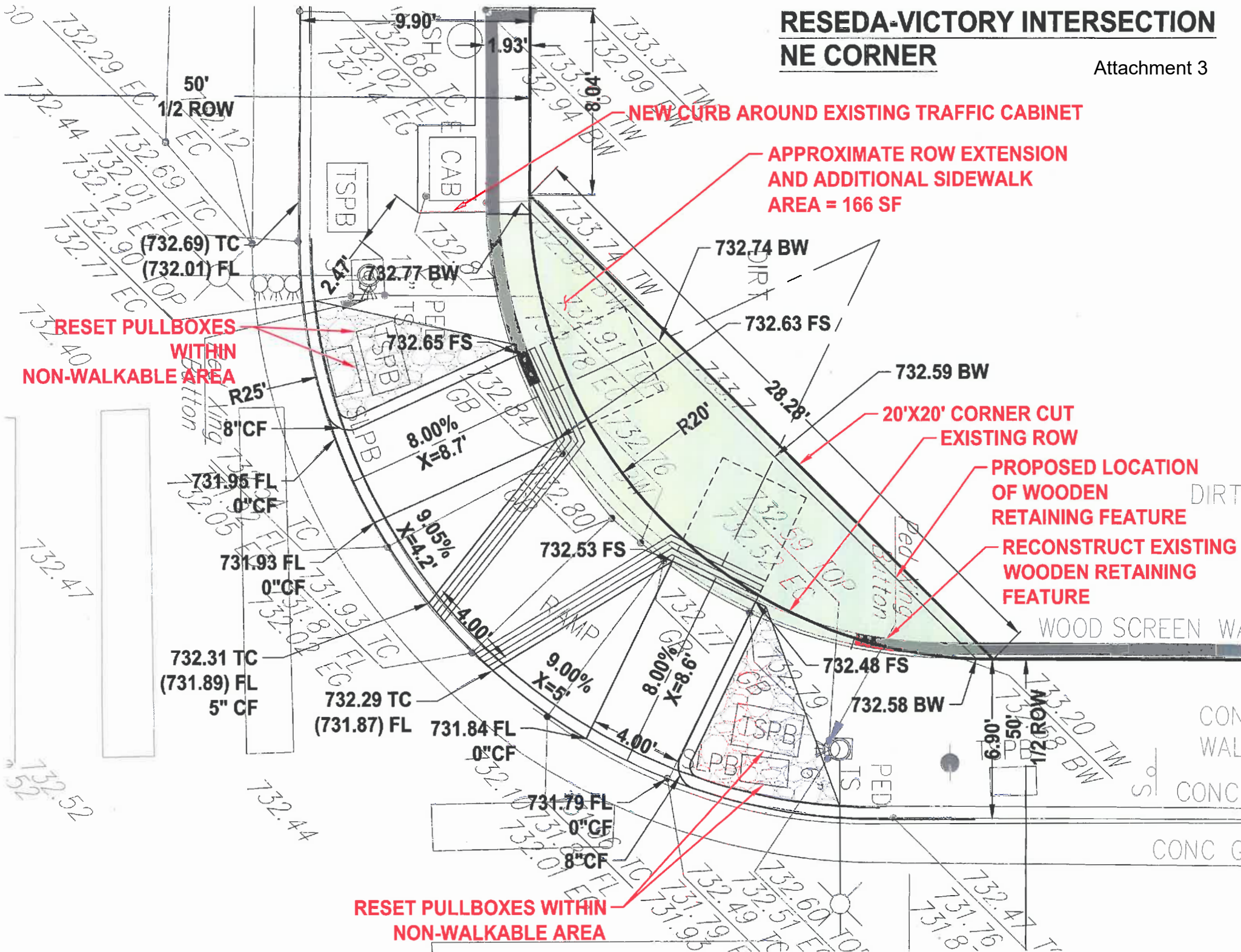
EXISTING  
ROW

CONSTRUCT ACCESSIBLE  
DUAL CURB RAMPS AND  
SIDEWALK



# RESEDA-VICTORY INTERSECTION NE CORNER

Attachment 3



RECORDING REQUESTED BY:

CITY OF LOS ANGELES

WHEN RECORDED, MAIL TO  
AND MAIL TAX STATEMENTS TO:

CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
1149 S. BROADWAY 6TH FLOOR  
LOS ANGELES CA 90015  
ATTN: LEE LYNCH

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<b>Grant of Easement</b>
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This document is exempt from documentary transfer tax pursuant to Section 11922 of the Revenue and Taxation Code and is being recorded pursuant to California Government Code Section 6103 and California Government Code Section 27383.

The City of Los Angeles, a municipal corporation, acting by and through its Board of Recreation and Parks Commissioners (“Grantor”), hereby grants to the City of Los Angeles, a municipal corporation, acting by and through its Board of Public Works (“Grantee”) a perpetual, non-exclusive street easement to install, inspect, maintain, repair, reconstruct, replace, and upgrade any and all appurtenances and structures related to a public street known/to be known as Victory Boulevard, which street easement shall be located within an area of land more particularly described as follows, with the Assessor Parcel Number 2124-001-902:

SEE EXHIBIT “A” FOR A COMPLETE LEGAL DESCRIPTION AND EXHIBIT “B” FOR THE DEPICTION SHEET

Given that the said easement is non-exclusive in nature, the easement area may be used by the Grantor or its successor/assignee. However, if the said easement area is used by the Grantor or its successor/assignee, then it shall be used in such a manner as shall not in anywise interfere with or endanger any works, facilities, or operations of the Grantee. For example, without limiting the generality of the foregoing, Grantor shall not install or otherwise place any structure or improvement within the easement area that would interfere with Grantee’s rights granted hereunder. In the event Grantee decides to remove or demolish any of Grantor’s structure or improvement within the easement area that interferes with (as determined by Grantee) Grantee’s rights granted hereunder, Grantee may do so without compensating Grantor for the loss of such structure/improvement, and Grantor shall reimburse Grantee for any and all cost incurred in connection with such removal or demolition.

It is understood that the undersigned Grantor only grants a perpetual, non-exclusive easement that is located within the land owned by said Grantor. Moreover, the parties hereto acknowledge that there is no intention of any merger that would extinguish or otherwise diminish the easement granted hereunder or any other interest owned by the City of Los Angeles.

This easement is granted in accordance with the provisions in Council File No. \_\_\_\_\_ of the City of Los Angeles and Board Report No. \_\_\_\_\_ of Board of Recreation and Parks Commissioners.

In witness whereof, the City of Los Angeles, acting by and through its Board of Recreation and Parks Commissioners, has caused this instrument to be executed on its behalf by the President and Secretary of the Board of Recreation and Parks Commissioners, to be attested by its City Clerk, and its corporate seal to be hereunto affixed by said City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

The City of Los Angeles, acting by and through its Board of Recreation and Parks Commissioners

By: \_\_\_\_\_  
Sylvia Patsaouras, President

By: \_\_\_\_\_  
Takisha Sardin, Board Secretary

Attest:  
Holly L. Wolcott, City Clerk

By: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA}  
COUNTY OF \_\_\_\_\_ }

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,

personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_ (Seal)

**CITY OF LOS ANGELES.**

A municipal corporation, acting  
by and through its Board of Recreation  
And Parks Commissioners

**JOB TITLE:** Grant of Easement for Victory  
Boulevard adjoining Reseda Park  
APN: 2124-001-902  
Cadastral Map No.: 180 B 125

**To**

**Board of Public Works of the  
City of Los Angeles**

Grant of Easement

Date: \_\_\_\_\_, 202\_

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant of Easement to the City of Los Angeles, a municipal corporation, is hereby accepted by the authority of City Council of the City of Los Angeles, pursuant to Ordinance No. 123655, approved on January 23, 1963, as well as Ordinance No. 175978 effective July 3, 2004, and the grantee consents to the recordation thereof by its duly authorized officer.

By \_\_\_\_\_  
Authorized Officer

Date \_\_\_\_\_

Bureau of Engineering  
Real Estate Division

**STANDARD INSTRUMENT**

Checked as to parties, marital status, dates,  
signature, acknowledgments and corporate seal.

By \_\_\_\_\_  
Lee Lynch , Senior Title Examiner

Approved as to Authority \_\_\_\_\_, 2022

By \_\_\_\_\_  
Uriel Jimenez, Authorized Officer

Approved as to description \_\_\_\_\_ 2022

By \_\_\_\_\_  
Lee Lynch , Senior Title Examiner

Approved \_\_\_\_\_, 2022

Michael N. Feuer, City Attorney.

By \_\_\_\_\_  
Deputy

Council File No. \_\_\_\_\_



## Exhibit "A"

### Legal Description

That portion of Lot 154 of the Tract No. 1875, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page 38 of Maps, in the office of the County Recorder of said county, lying Southerly, Southwesterly, and Westerly of the following described line.

Beginning at the intersection of the Easterly line of said lot with the Northerly line of the Southerly 20.00 feet of said lot; Thence, Westerly along said Northerly line to a point distant 35.00 feet Easterly measured along said Northerly line from the Westerly line of said lot; Thence, Northwesterly in a direct line to a point in the Easterly line of the Westerly 15.00 feet of said lot, distant 40.00 feet Northerly measured along said Easterly line from said Northerly line.

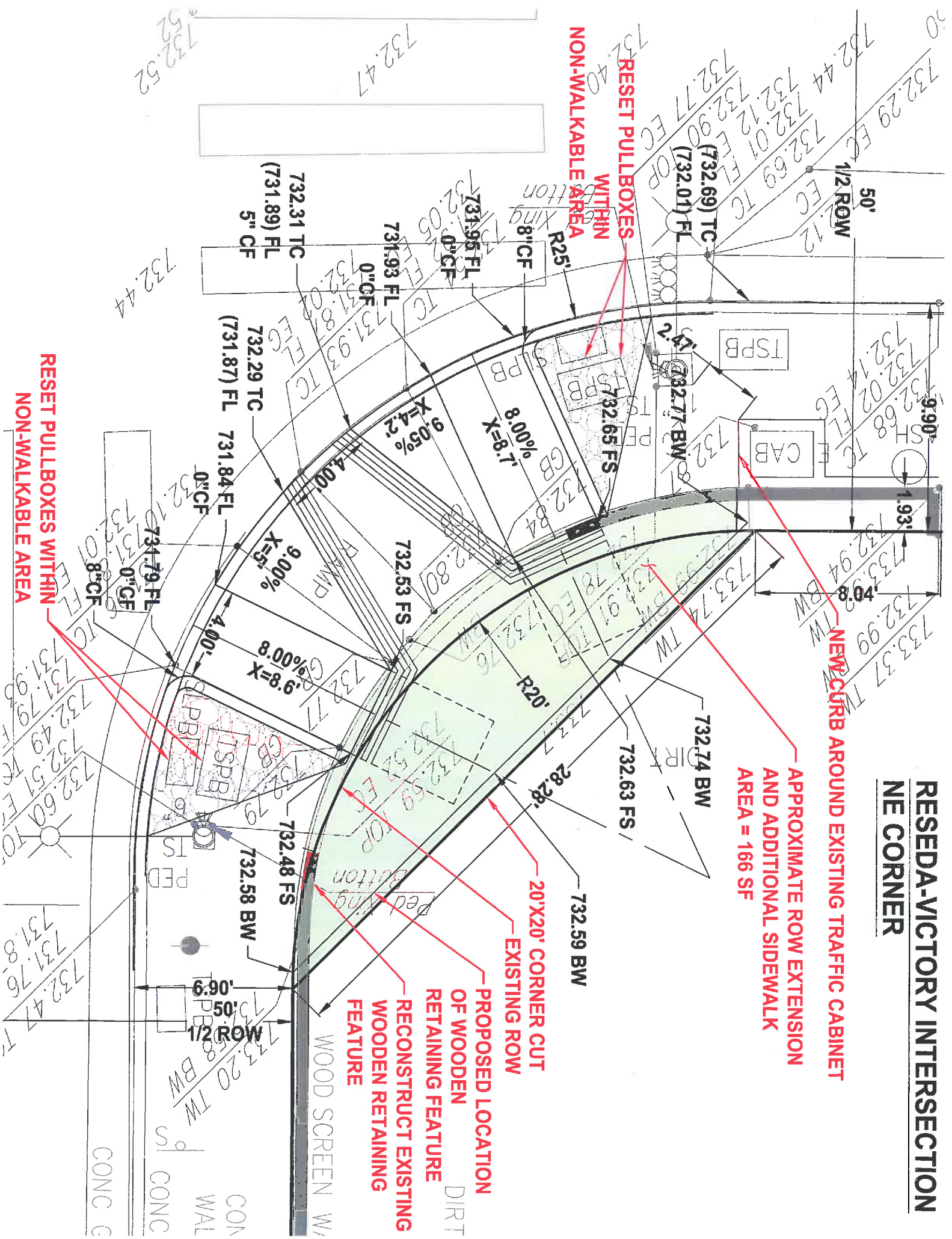
Excepting therefrom those portions of said lot lying within the public street.

Containing 166 square feet more or less.

*Magdi Soliman*  
1/30/20



# RESEDA-VICTORY INTERSECTION NE CORNER



NEW CURB AROUND EXISTING TRAFFIC CABINET

APPROXIMATE ROW EXTENSION AND ADDITIONAL SIDEWALK AREA = 166 SF

20'X20' CORNER CUT EXISTING ROW

PROPOSED LOCATION OF WOODEN RETAINING FEATURE RECONSTRUCT EXISTING WOODEN RETAINING FEATURE

RESET PULLBOXES WITHIN NON-WALKABLE AREA

RESET PULLBOXES WITHIN NON-WALKABLE AREA