

APPROVED
MAY 20 2009

REPORT OF GENERAL MANAGER

**BOARD OF RECREATION
and PARK COMMISSIONERS**

NO. 09-124

DATE May 20, 2009

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 7960 BELLAIRE AVENUE - TRANSFER OF JURISDICTION, ALLOCATION
OF FUNDS AND SITE DEVELOPMENT

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|------------|-------|-----------|----------------|
| R. Adams | _____ | J. Kolb | _____ |
| H. Fujita | _____ | F. Mok | _____ |
| S. Huntley | _____ | K. Regan | _____ |
| V. Israel | _____ | *M. Shull | <u>one for</u> |


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, authorizing staff, per Charter Section 594 (a) and (b), to request the assistance of the Department of General Services to complete a non-financial transfer of jurisdiction of a vacant, City-owned parcel of 0.14 acre with the address of 7960 Bellaire Avenue to the Department of Recreation and Parks;
2. Authorize the Chief Accounting Employee to transfer \$350,000 from Council District Two's portion of Street Furniture Revenue Fund 43D, Dept. 50, to Proposition 40 (Roberti-Z'Berg-Harris) Fund 47W, Dept. 89, Acct. TBD, for expenditure on a Phase I assessment, filing a Notice of Exemption and site development;
3. Direct the Chief Accounting Employee to request reimbursement from the Proposition 40 program; and,
4. Declare that upon completion of the transfer, the new "Bellaire Avenue Park" shall be set apart and dedicated as park property in perpetuity.

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SUMMARY:

Residents of the Second Council District living near the northern end of Coldwater Canyon Avenue and west of the Hollywood (170) Freeway have an opportunity to enjoy a new, small, neighborhood park. There is a vacant, level and triangular site of 0.14 acre at the southeast corner of Strathern Street and Bellaire Avenue. The address is 7960 Bellaire Avenue; the Assessor's Parcel Number is 2305-011-902. The site is on a list of potentially surplus, City-owned property that was compiled by the Department of General Services.

The Office of Council District Two has requested that the Department consider accepting a non-financial transfer of jurisdiction of the site. The City Council adopted a Motion to this effect on January 14, 2009, which the Mayor approved (Council File No. 09-0011-S1). The site's development into a park would benefit the neighborhood, which primarily consists of single-family residences.

At the request of the Council Office, Department staff prepared a concept design; it was well received by attendees at a community meeting on December 17, 2008. The design includes a play area for young children, a drinking fountain, native landscaping, an outdoor classroom, separate informal seating and fencing. The single, mature black walnut tree will be preserved. There will also be a new sidewalk and curb for that part of the site lacking these improvements.

The estimated cost of development is less than \$350,000. On December 18, 2008, the "L.A. for Kids" Steering Committee recommended allocating this sum from the Council Office's undesignated, discretionary funds under the Proposition 40 (Roberti-Z'Berg-Harris) grant program. The Council Motion requesting the jurisdictional transfer also approved the funding recommendation.

The Council Office realizes that obtaining State reimbursement for this project is problematic given a communication, also on December 18, 2008, from the Director of the California Department of Finance. The communication was a stop-work order for all projects funded by State bonds; the order was issued to preserve cash flow for basic State operations pending resolution of the fiscal crisis (Budget Letter 08-33). In recognition of this action, the same Council Motion allocated \$350,000 for the project from the Second District's receipts under the Citywide Coordinated Street Furniture Program.

A preliminary report of the Phase I assessment had no recognized environmental concerns. There is no environmental impediment to developing the site for public recreational use.

As for the California Environmental Quality Act (CEQA), staff determined that this project will consist of the acquisition of property with the intent to establish a small park having a limited number of accessory amenities and no structures. Therefore, the project is categorically exempt

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from the provisions of CEQA pursuant to Article III, Section 1(c), Class 3(6) and Section 1(y), Class 25(5) of the City CEQA Guidelines.

In addition to the Office of Council District Two, the Assistant General Manager of Operations West and the Superintendent of Valley Region concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

There is no anticipated, immediate impact to the Department's General Fund from the recommendations in this report. Staff believe that the Council-approved allocation of \$350,000 from Street Furniture Revenue is sufficient for the Phase I assessment (\$4,193.50), filing the Notice of Exemption (\$75), which is a Proposition 40 requirement, and site development.

Valley Region staff estimate that if the site becomes a park, annual maintenance will cost approximately \$20,000, and they will submit a budget request in the next budget cycle.

This report was prepared by Joan Reitzel, Senior Management Analyst in Real Estate and Asset Management, Planning and Construction Division.