

APPROVED
OCT 09 2009

REPORT OF GENERAL MANAGER

NO. 09-244

DATE October 9, 2009

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: **OLD CYPRESS PARK BRANCH LIBRARY - TRANSFER OF JURISDICTION
AND CONCEPTUAL PUBLIC USE**

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<i>MS</i>

[Signature]

 General Manager

Approved *[Signature]*

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Withdrawn _____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 in completing a transfer of jurisdiction of the former City branch library at 3320 Pepper Street in the Cypress Park area;
2. Authorize the Chief Accounting Employee to pay up to \$10,000 for a Phase I site assessment and an additional \$300,000 to the Library Department from Proposition 40 per capita discretionary grant in Fund 47T Department 89 Account TBD. Availability of funds is from the established revolving Public Works Trust Fund account for cash flow in an amount not to exceed \$310,000 for the acquisition of the old Cypress Park Branch Library and the Phase I environmental assessment that will be repaid upon reimbursement from the State (Council File 08-2730-S1 on September 1, 2009);
3. Authorize the Chief Accounting Employee to issue an Interdepartmental Order for the \$300,000 payment, which is to credit Fund 831, Dept. 44, Revenue Source Code 4441;
4. Authorize the Board Secretary to accept the transfer of jurisdiction for the property; and,
5. Declare that upon completion of the jurisdictional transfer, the site is to be set apart and dedicated as park property in perpetuity.

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SUMMARY:

In early 2003, a new Cypress Park library opened six blocks to the north of an existing branch. The relocation was one of 36 projects funded by the 1998 Library Bond Program. The old branch occupies a corner lot at 3320 Pepper Avenue (Assessor Parcel Number (APN) 5453-016-900; 0.18 acre). The immediate neighborhood is residential. Nearby to the southwest is Cypress Park, a three-acre Recreation and Parks (RAP) facility at 2630 Pepper Avenue.

After vacating the old Cypress Park branch, the Board of Library Commissioners recommended to City Council that the Asset Management Division of General Services oversee the sale of the property. Regardless of ownership, the Office of Council District One wanted the site to continue having a public role. They, General Services and the Library Department solicited opinions on adaptive reuse. In November 2008, the Library Board approved a jurisdictional transfer to RAP provided that they receive \$300,000. This sum is lower than a Class "C" estimate of value they had previously obtained. On January 16, 2009, the City Council approved the jurisdictional transfer with funding for the Library payment to come from a Proposition 40 per capita, discretionary grant. These funds are available on a reimbursement basis. In order to proceed with the transfer, Council approved a cash-flow source on September 4, 2009. Council also approved cash-flow funding for a Phase I site assessment with reimbursement to come from the same Proposition 40 grant. The cash-flow source is the Public Works Trust Fund (Council File 08-2730 and S1).

The old Cypress Park branch dates from 1927 and is a one-story wooden building of 3,080 square feet. It is L-shaped and built in the New England colonial revival style with a high-pitched, gable roof and a decorative portico. Cypress Park was one of several early branches intended to display a distinct architectural style. In 1987, they formed a "thematic group submission" for inclusion in the National Register of Historic Places (Reference No. 87001007). That effort succeeded. Cypress Park has not been designated a local Historic-Cultural Monument according to City Planning's Office of Historic Resources.

The old Cypress Park branch commemorated a New Englander, Richard Henry Dana, Jr. Seeking adventure, he sailed from Boston in 1834 and became a merchant seaman, trading for two years at southern California ports. "Dana Point" is named after him. Soon after returning to Boston, he expanded his seafaring diary into the book "Two Years Before the Mast". It soon became famous as an introduction to Mexican California.

In anticipation of having a role in the branch's refurbishment, RAP staff recently applied for \$500,000 in the seventh competitive cycle of the Proposition K program. Any award will be supplemented by \$587,768 in Proposition 40 per capita, discretionary funds for a total anticipated budget of \$1,087,768. Staff considers this funding adequate to create an intergenerational community center. Potential programs include fitness, nutrition, computer skills, dance, music and arts and crafts. There may also be a day camp. A reduction in the anticipated funding will lead to reduced or postponed programming.

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Staff determined that with respect to the California Environmental Quality Act (CEQA), the Department's acquisition is for the purpose of ensuring the historic site's long-term preservation and continued enjoyment by the public, with little or no expansion of use. The project is considered exempt pursuant to Article III, Section 1, Class 1 (1), Class 4 (3) and Class 31 of the City CEQA Guidelines. The CEQA determination also includes minor alterations and ongoing maintenance of a resource consistent with the federal Department of the Interior's standards for the treatment of historic property.

A Phase I site assessment was performed as part of the July 2009 submittal for a Proposition K grant. There are no recognized environmental conditions connected with the site and therefore, no impediment to public recreational use. Abatement for lead paint and asbestos is estimated to cost \$30,000 and will be included in the building's refurbishment.

In addition to the Office of Council District One, the Assistant General Manager of Operations East and the Superintendent of Griffith-Metro Region concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Because of the approved cash-flow source and reimbursement from Proposition 40, there is no anticipated impact on the Department's General Fund if the Board approves the transfer of jurisdiction. Griffith-Metro staff estimate that annual site maintenance will cost \$55,000, a sum which can be requested in the next budget cycle. With respect to future programming, annual personnel costs are estimated at \$175,000 with an added \$42,500 needed for operating costs.

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