

REPORT OF GENERAL MANAGER

NO. 05-307

DATE November 16, 2005

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ACQUISITION FOR PARK PURPOSES OF A VACANT PARCEL AT 1246 GLENDON AVENUE

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>MS</u>

Robert H Jensen (for)
 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Adopt the Resolution, on file in the Board Office, authorizing staff to assist the Department of General Services and the Office of the City Attorney with negotiations and other activity associated with acquiring a vacant parcel with the street address of 1246 Glendon Avenue in Westwood;
2. Authorize, if necessary, a request for City Council approval to acquire the parcel through exercising the City's powers of eminent domain;
3. Approve the appropriation of \$160,734.00 in the Westwood Recreation Complex Quimby sub-account 460K-WP and \$459.00 in the corresponding Westwood Zone Change sub-account 440K-WP for acquisition and development of the parcel at 1246 Glendon Avenue;
4. Approve the allocation and appropriation of \$329,302.00 in Quimby fees collected during Fiscal Year 2003-04 to Westwood sub-account 460K-WP for acquisition and development of the same parcel;
5. Approve the allocation and appropriation of \$1,948,867.00 in Quimby fees collected during Fiscal Year 2004-05 to Westwood sub-account 460K-WP for the acquisition and development of the same parcel; and

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6. Upon the satisfactory completion of escrow, if such is involved in the acquisition, authorize the Board Secretary to accept the Grant Deed to the parcel, which is to be set aside and dedicated as park property in perpetuity; the same dedication is to apply if the acquisition is by Court order through condemnation.

SUMMARY:

For some time the Office of Council District Five, with the support of the Westwood community, has wanted to acquire a vacant parcel at the northeast corner of Glendon and Wellworth Avenues, a block south of Wilshire Boulevard and a block east of Westwood Boulevard. The parcel totals 12,500 square feet or 0.29 acre and has been most recently used as a parking lot (APN 4325-005-087). To the north of the parcel is the new Westwood branch library, which opened in May 2005; it is one of 32 construction projects funded by the 1998 Library Bond Program. Both the library and the adjacent parcel have the address of 1246 Glendon Avenue.

At its meeting of June 1, 2005, the Board approved the appropriation of \$30,000.00 in Quimby fees from the Westwood Recreation Complex sub-account in order to pay pre-acquisition costs (Board Report No. 05-153). To date, these costs total \$2,500.00 for the Class "A" appraisal and \$2,750.00 for the Phase I site assessment, which was completed in July 2005, and revealed no need for a further assessment. There are no environmental site conditions creating any impediment to the City acquiring the parcel; therefore, the remaining balance from the Board's initial action is \$24,750.00, which is available for use toward acquisition of the site.

The Department's plan is to create a passive park on the site with minor amenities such as benches and trees. Access will be from the library side of the parcel. "Westwood Gardens" is the tentative name for the proposed new park. A Notice of Exemption from the provisions of the California Environmental Quality Act (CEQA) was prepared pursuant to Article III, Section 1 (y) Class 25 (3) of the City CEQA Guidelines and filed on July 7, 2005.

The Class "A" appraisal was \$1,440,000.00 as of the July 19, 2005, date of valuation. Staff of the Asset Management Division of General Services concluded that this is a reasonable valuation. The parcel consists of two lots and is zoned for a maximum development of one single-family residence per lot. While the owner of the parcel is willing to sell to the City, it is unclear if the owner and Asset Management staff will be able to agree on a price. If an agreement is reached and the acquisition involves escrow, the related fees will be nearly \$7,000.00. Otherwise, the Office of Council District Five supports acquiring the parcel by condemnation.

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Currently, \$160,734.00 is available in Westwood Recreation Center Quimby sub-account 460K-WP, and \$24,750.00 is remaining from the initial appropriation for pre-acquisition costs. An additional \$459.00 is available in Westwood Zone Change sub-account 440K-WP. Moreover, \$329,302.00 is available in Quimby fees collected during Fiscal Year 2003-04; \$1,948,867.00 is available in Quimby fees collected during Fiscal Year 2004-05. These Quimby fees may be allocated and appropriated to the Westwood Quimby sub-account for the purpose of acquiring and developing the parcel. The fees were collected within one mile of the Westwood Recreation Complex and this nearby site, which is the standard distance for allocating Quimby fees for neighborhood parks. Therefore, the total amount that can be made available is \$2,464,112.00. The funds may be used to acquire the parcel by condemnation.

The Assistant General Manager of Operations West, the Superintendent of West Region and the Office of Council District Five concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Because acquisition costs will be funded from Quimby and Zone Change fees already collected, there will be no immediate impact on the General Fund. It is anticipated that there will be sufficient funds remaining in the sub-accounts for developing a passive park. It is also anticipated that ongoing maintenance of the park will cost up to \$13,000.00 per year, which will be requested during the annual budgeting process.

Report prepared by Joan Reitzel, Senior Management Analyst in Real Estate and Asset Management.