

APPROVED

REPORT OF GENERAL MANAGER

NO. 12-095

DATE April 4, 2012

APR 04 2012

C.D. 8

**BOARD OF RECREATION
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 76th STREET POCKET PARK – 833 WEST 76TH STREET – ADOPTION OF INITIAL STUDY/NEGATIVE DECLARATION, ACCEPTANCE OF DONATION PARCEL, AND DEVELOPMENT OF PROJECT

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull *mf*
N. Williams _____

Val [Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider, and adopt the Initial Study (IS) and Negative Declaration (ND), for 76th Street Pocket Park, substantially in the form on file in the Board Office, finding that on the basis of the whole record of proceedings in the project, including any comments received and incorporated into the IS/ND, that there is no substantial evidence that the project will have a significant effect on the environment, and that all potentially significant environmental effects of the project have been properly disclosed and evaluated in the IS/ND in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines and reflects the independent judgment and analysis of RAP;
2. Direct Staff to file a Notice of Determination for the adopted IS/ND with the Los Angeles City Clerk and the Los Angeles County Clerk within five (5) days of the Board's approval;
3. Adopt a Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance from the Department of General Services (GSD) and other entities, and per Charter Section 594(a) and (b); to accept a parcel donation from the Restore Neighborhoods LA, Inc. (RNLA) via Grant Deed to a 0.13 acre or 5,662.8 square foot parcel (Assessor Parcel Number (APN) 6020-007-024), located at 833 West 76th Street, Los Angeles, California 90044, between South Vermont Avenue to the west and

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South Hoover Street to the east, in the South Los Angeles Community Plan Area (Exhibit A - Aerial Map);

4. Upon the completion of the preliminary acquisition activities, and satisfactory findings of all due diligence work including Title review, and Phase I and any necessary environmental investigations, direct staff to proceed with escrow instructions and related documents to acquire the donation property;
5. Acknowledge the Los Angeles Housing Department's (LAHD), RNLA's, and U.S. Department of Housing and Urban Development (HUD) roles as facilitators on this donation;
6. Authorize the Board Secretary to execute the escrow instructions and accept the Grant Deed for the parcel identified by APN 6020-007-024 , subject to the review and approval of the City Attorney as to form, which property shall be set apart and dedicated as park property in perpetuity;
7. Authorize the General Manager or his designee to review and approve the development and construction design plans for the development of the donation parcel located at 833 West 76th Street, Los Angeles, California 90044 upon the recommendation for approval from RAP's Planning, Construction and Maintenance Division, provided they are consistent with the general design elements conditionally approved by this action and with all land use permits and entitlements necessary for the project;
8. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to establish the necessary accounts to acquire the project site, and to accept and/or authorize transfer of the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously complete the acquisition of the property located at 833 West 76th Street, Los Angeles, California 90044;
9. Authorize the Department's Chief Accounting Employee to transfer the necessary funds from the designated account for the development of the 76th Street Pocket Park; and,
10. Approve the allocation of necessary funds for the 76th Street Pocket Park – Park Acquisition and Development project, as described in the Summary of this Report.

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SUMMARY:

50 Parks Initiative

RAP is proceeding with its coordinated long-term plan to meet the recreation needs of current and future residents of the City of Los Angeles (CITY), and at the same time meet the goals of the “The Fifty Parks Initiative”. The primary goal of the initiative is to increase the number of parks and facilities across the CITY with a specific focus on densely populated neighborhoods and communities that lack sufficient open space and recreational services.

The development of fifty (50) new public parks will provide innumerable physical, social, health, and environmental benefits for local communities. These new parks will help stabilize neighborhoods and property values by providing needed public infrastructure improvements, removing blight caused by abandoned buildings and empty lots, and beautifying underutilized public property.

The keys to the successful implementation of The Fifty Parks Initiative are (1) the establishment of local partnerships; (2) the use of a community driven design process; and, (3) the strict use of low maintenance design standards.

LAHD/RNLA Park Donations

The ongoing cooperation with LAHD, through RNLA using HUD Neighborhood Stabilization Program (NSP) funds, will enable RAP to acquire several properties that will be developed into parks. The parcel located at 833 West 76th Street, Los Angeles, California 90044, is the fourth project site that RAP will acquire from RNLA to develop into a park. There are nine parcels that RNLA/LAHD plans to donate to RAP.

NSP was established to stabilize communities that have suffered from foreclosures and abandonment. NSP funds have been allocated to LAHD by HUD. In 2009, LAHD initiated the NSP with HUD grant funds to acquire and rehabilitate foreclosed or abandoned residential properties, or to develop new community parks and/or open spaces, in order to stabilize neighborhoods in the CITY. LAHD or its grant sub-recipient will continue to acquire dilapidated or foreclosed homes to stem the decline of home values.

RNLA is focusing its efforts in the neighborhoods identified with the highest foreclosures. These neighborhoods include Central, East and South Los Angeles and North and South San Fernando Valley. RAP will benefit from the NSP program through the RNLA property donations by developing new pocket parks and/or open space uses on selected properties acquired by LAHD or its grant sub-recipient, RNLA. These selected sites are located in the San

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Fernando Valley and in South Los Angeles. RNLA will donate designated sites to RAP for the purpose of developing pocket parks.

Donation Parcel

As part of the effort to increase parks in the CITY, RNLA will donate to RAP the property located at 833 West 76th Street, Los Angeles, California 90044. The donation parcel is identified by APN: 6020-007-024 (Exhibit B). An independent appraisal of the 833 West 76th Street parcel was performed. As of October 8, 2009, the "AS IS" appraisal value was \$145,000. There will be no cost to RAP for the donation parcel itself, but RAP will incur closing escrow costs.

The donation of this parcel will result in the conveyance of Real Property to the City of Los Angeles, under the control and jurisdiction of RAP, to be dedicated as park property in perpetuity. The subject parcel is in the south part of Los Angeles and will be acquired for the purpose of developing a pocket park for the community. The surrounding area is a blighted low income area that lacks parks, and would tremendously benefit from the additional park space in the area. This acquisition will also help stabilize the area from the economic downturn and the foreclosure crisis. The property consists of an unoccupied single family residence, which will be demolished for the development of the park. Based on Los Angeles County Assessor Property Information, said parcel is approximately a 0.13 acre or 5,662.8 square foot parcel.

The dedication/addition of this parcel to RAP's park inventory will allow for an increase in recreational activities in the area. The goal is for RAP to acquire this prospective parcel and develop it into a pocket park as part of the City's Fifty Parks Initiative. Council District 8 has expressed its strong support for this park dedication.

Development of Acquisition Parcel

As of the writing of this Board Report, RAP has prepared plans to develop the site into a pocket park. The existing single family residence will be demolished, and in its place the following design elements are to be included in the development of this donation parcel/future park site: Landscaping, (including water-saving smart irrigation system, planting, fencing, gate, hardscape, walkways), site furnishings (including drinking fountain, equipment for playing and/or exercising and benches, with appropriate surface under equipment - decomposed granite or resilient surfacing (Exhibit C). RAP is requesting approval of this development project as part of this acquisition.

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Acquisition Cost and Funding

RAP will not incur any cost for the donation/acquisition of this parcel, but it will incur closing escrow costs as part of the proposed donation. RAP will use Planning, Construction and Maintenance Division's Budgeted Accounts to pay for acquisition related costs and closing escrow costs. Escrow costs will be paid from the Real Estate Leasing Account No. 6030. The escrow costs are not available at this time, but it is estimated that the costs will not exceed \$6,000. RAP will also incur development costs.

Acceptance of Donation Parcel and Approval of Development

RAP staff is requesting that the Board authorize the acceptance of approximately 0.13 acre or 5,662.8 square foot parcel of land that will be dedicated as park property in perpetuity and to be developed into a future new park. RAP staff has determined that the park development costs are estimated to be approximately \$265,808 which incorporates the design elements/improvements presented as part of this report. As indicated above, RNLA will complete the demolition of the existing home at no cost to RAP. All other development work for the proposed park development will be performed by in-house RAP staff.

This acquisition is a rare opportunity to continue the progress in acquiring urban parkland in the South portion of Los Angeles which LAHD, RNLA and RAP continue to work together on. The acquisition will add to the open space in the area and bring more recreational opportunities to the entire City through expanded availability of recreational activities and facilities. GSD will review title and other related documents as part of its due diligence as the agent for RAP and will ensure that City receives the property for the City and conveys jurisdiction to RAP. Upon acceptance, said property will be set apart and dedicated as park property in perpetuity.

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) was prepared based on an Initial Study, which determined that all potentially significant environmental effects would be less than significant. The ND was circulated to all interested parties and responsible agencies, for a 20-day review and comment period from February 23, 2012 to March 14, 2012. No substantive comments were received on environmental issues. However, all comments have been incorporated into the final ND, copies of which have been provided to the Board for its review and consideration, and are on file in the Board Office.

Two community meetings were held for this project and the majority of those who attended supported the project. This project also has the support from Council District 8. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Pacific Region have been consulted and concur with staff's recommendations.

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Park Development Costs and Funding

RAP has estimated that the development of the proposed donation site will cost RAP \$265,808 to develop the donation site into a park. On August 3, 2011, the Department of Recreation and Parks Commissioners Board (Board) approved Board Report No. 11-227 as it related to submittal of a Housing-Related Parks (HRP) Program grant application to fund RAP's park and recreation projects indentified by RAP's Planning, Construction and Maintenance Division. On August 30, 2011, Los Angeles City Council (Council) (Council File No. 11-1378) adopted the recommendations to approve the Department of Housing and Community Development's HRP grant submittal and to take the necessary steps to complete the proposed projects.

RAP submitted the HRP grant application in July 2011 and, in January 2012 received notification of the award of \$1,594,850 to fund the development of six neighborhood pocket parks identified below:

1. 139 East 61st Street, Los Angeles 90003
2. 609 West 105th Street, Los Angeles 90044
3. 4600 South Orchard Avenue, Los Angeles 90037
4. 833 West 76th Street, Los Angeles 90044
5. 554 West 97th Street, Los Angeles 90044
6. 8620 Wall Street, Los Angeles 90003

Funding for the development of 833 West 76th Street, Los Angeles 90044 will come from a portion of the HRP Program grant fund that was awarded to RAP.

FISCAL IMPACT STATEMENT:

The costs identified below will impact RAP's General Fund which will be paid from Planning, Construction and Maintenance Division's Budgeted Accounts. There is an approximate cost of up to \$6,000 in closing escrow costs. Escrow costs will be paid from identified funds in the Real Estate Leasing Account 6030.

After the demolition of the home, it is estimated that \$265,808 will be needed for the development of the proposed park. Funding for the development of the park will come from the HRP Program grant that was awarded to RAP. These funds have been identified. All other development work will be performed by RAP staff within available budgets already allocated.

Maintenance funds for the new parkland will be requested as part of the Department of Recreation and Park's annual City budget process. RAP is requesting \$14,050 a year to maintain this facility. These funds have not been identified. The estimated amount will cover cost for staffing, materials and supplies. This will provide at least two hours of maintenance per day,

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seven days a week, year round. If the funding is not granted, this facility will be included in the existing Metro Region routes resulting in reduction of core functions on existing routes.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Section, Planning, Construction and Maintenance Division.



Exhibit "A" - 833 W. 76th Street, L.A. - APN: 6020-007-024



Notes
Acres - .13
Sq. ft. - 5,662.8

0.0 0 0.02 0.0 Miles

NAD83 / California zone 5
© Los Angeles Department of Recreation and Parks

1 : 1,000



Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

833 W 76TH ST, LOS ANGELES, CA 90044-5120**Owner Information:**

Owner Name: RESTORE NEIGHBORHOODS LA INC
 Mailing Address: 315 W 9TH ST #801, LOS ANGELES CA 90015-4212 C006
 Phone Number: (213) 270-1719 Vesting Codes: // CO

Location Information:

Legal Description: THE MCCARTHY COS FLORENCE AVE HEIGHTS LOT 43
 County: LOS ANGELES, CA APN: 6020-007-024
 Census Tract / Block: 2377.10 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: MCCARTHY COS FLORENCE AVE HEIGHTS
 Legal Book/Page: Map Reference: 51-F6 / 704-B1
 Legal Lot: 43 Tract #: 4
 Legal Block: 4 School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: 12/07/2009 / 11/25/2009 1st Mtg Amount/Type: /
 Sale Price: \$150,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 1847747 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$151.36
 New Construction: Multi/Split Sale:
 Title Company:

Lender:

Seller Name: CITIGROUP MTG 2006-WMC1

Prior Sale Information:

Prior Rec/Sale Date: 09/19/2005 / 07/22/2005 Prior Lender: WMC MTG CORP
 Prior Sale Price: \$405,000 Prior 1st Mtg Amt/Type: \$324,000 / CONV
 Prior Doc Number: 2250484 Prior 1st Mtg Rate/Type: 7.50 / ADJ
 Prior Deed Type: GRANT DEED

Property Characteristics:

Gross Area: 991	Parking Type: DETACHED GARAGE	Construction: FRAME
Living Area: 991	Garage Area:	Heat Type: HEATED
Tot Adj Area:	Garage Capacity: 2	Exterior wall: BLOCK/STUCCO
Above Grade:	Parking Spaces: 2	Porch Type:
Total Rooms: 7	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond:
Year Built / Eff: 1908 / 1910	Roof Type:	Style: BUNGALOW
Fireplace: Y / 1	Foundation:	Quality: FAIR
# of Stories: 1.00	Roof Material: COMPOSITION SHINGLE	Condition: AVERAGE

Other Improvements:

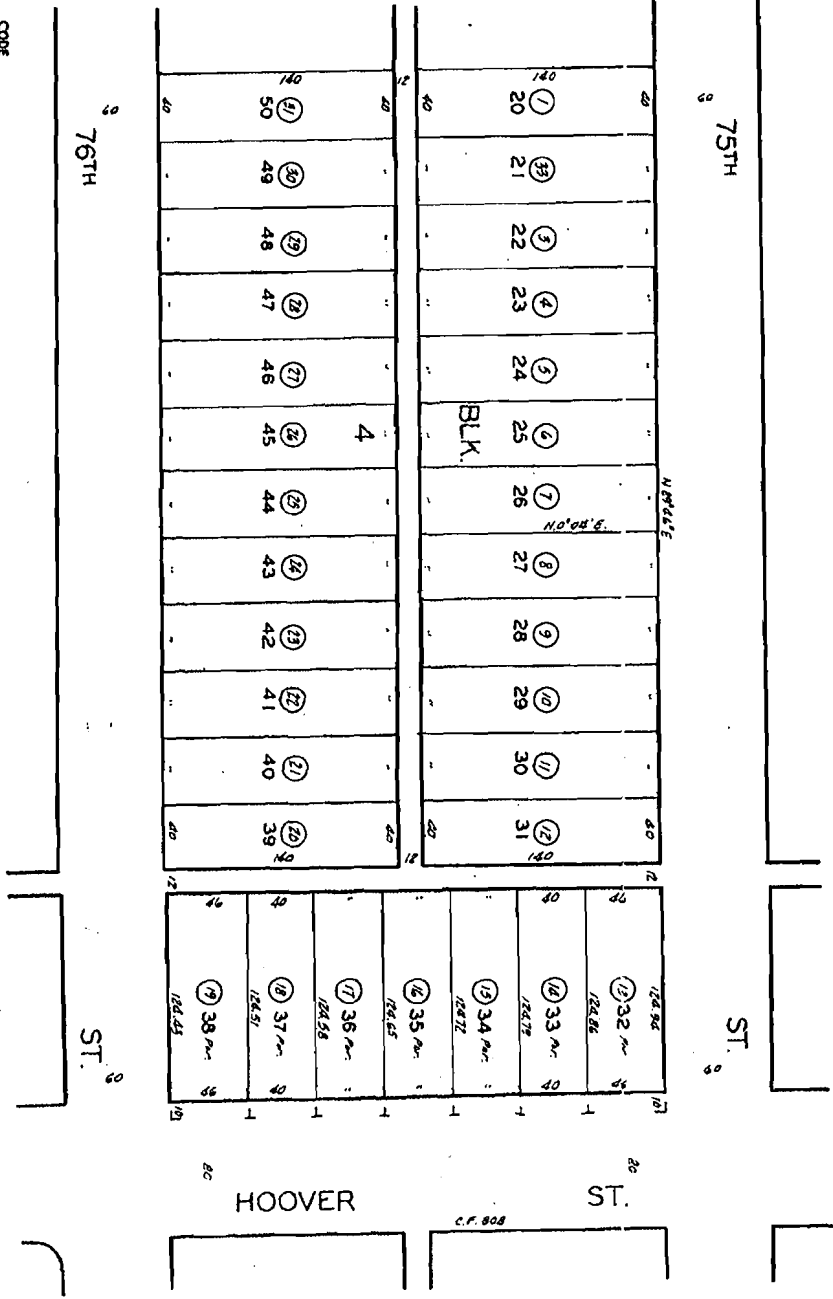
Site Information:

Zoning: LARD1.5 Acres: 0.13 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 5,592 Lot Width/Depth: 40 x 140 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type: PUBLIC TYPE
 Site Influence: Sewer Type: UNKNOWN

Tax Information:

6020 7
SCALE 1" = 60'

1-6-65 REVISED



CODE 7
FOR PREV. ASSM'T. SEE: 204-7 & 8

THE MC CARTHY COMPANY'S
FLORENCE AVENUE HEIGHTS
M. B. 11-86

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

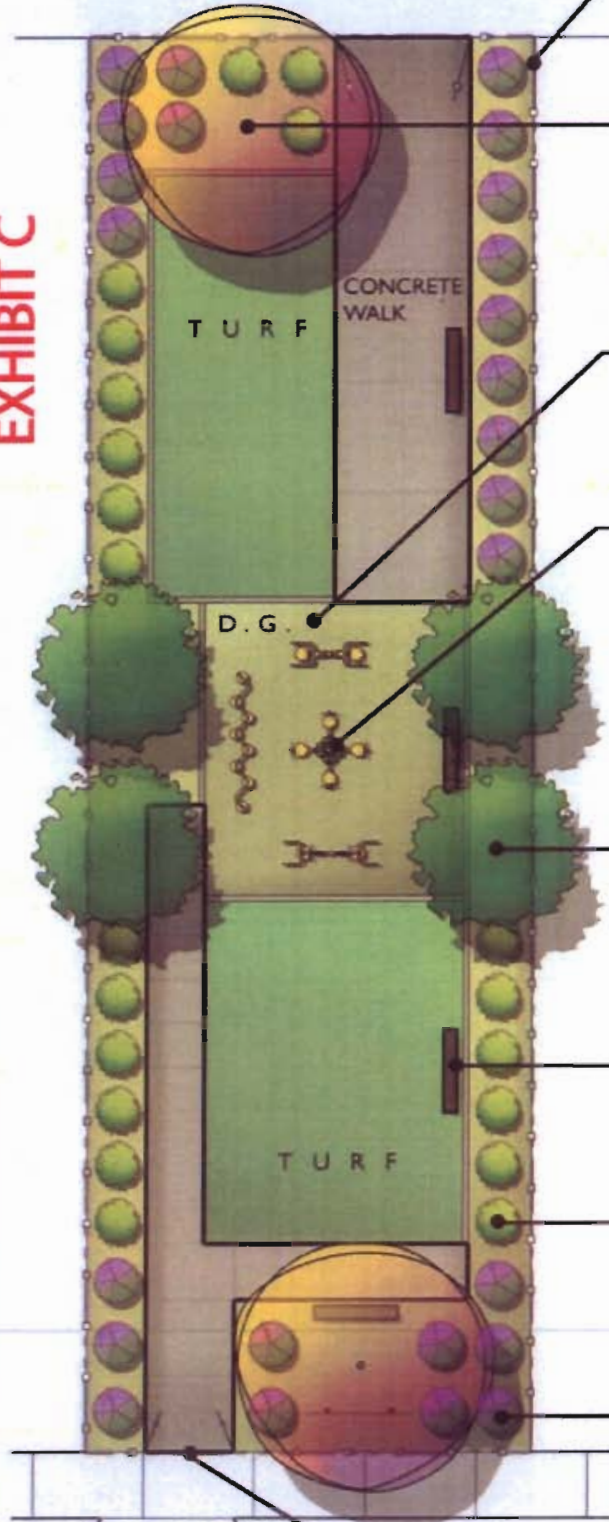


**DEPARTMENT OF RECREATION AND PARKS
NEW PARKS INITIATIVE**



EXHIBIT C

833 W. 76 ST Street CD 8



PERIMETER TUBULAR STEEL FENCE



CHINESE PISTACHE



DECOMPOSED GRANITE



OUTDOOR FITNESS



HONG KONG ORCHID



BENCH



CEANOTHUS



FLAX/SUCCULENTS

REMOTE CONTROLLED ELECTRONIC LOCKING GATES + SECURITY CAMERAS

LOT SIZE 40'X140' (5600 SQ.FT.)