

APPROVED

JUL 09 2014

BOARD OF RECREATION
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 14-194

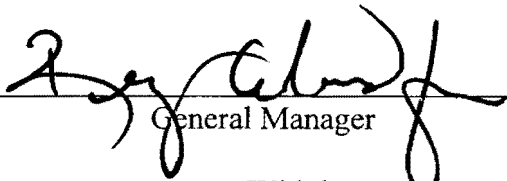
DATE July 9, 2014

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE – VERMONT MIRACLE PARK/VERMONT AND 81ST STREET PARK – TRANSFER OF JURISDICTION AND CONTROL OF PROPERTY TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

*as amended
see attached*

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, approving the non-financial transfer of property Lot 218 of Sunny Side Park Addition Tract with the street address of 954 West 81st Street, Los Angeles, California 90044, and 8102 South Vermont Avenue, Los Angeles, California 90044, approximately 10,058 square feet or 0.23 acre, with the Los Angeles County Assessors Parcel Number (APN) 6032-005-900, from the jurisdiction of the City of Los Angeles, Department of General Services (GSD), to the City of Los Angeles, Department of Recreation and Parks (RAP), and authorizing RAP staff, per City Charter Section 594 (a) and (b), to request the assistance of GSD to complete the transfer of jurisdiction and control, at no expense to RAP, subject to review and approval of the City Attorney as to form;
2. Direct the Board Secretary to accept the transfer of jurisdiction and control for the property, with the APN 6032-005-900, as requested by the City Council;
3. Declare that upon completion of the jurisdictional transfer, the parcel be set apart and dedicated as park property in perpetuity, to be known until formally named as Vermont Miracle Park; and,

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4. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (pursuant to Section 21084 for the Public Resources Code, Article 19 of the State CEQA Guidelines, and Article III of the City CEQA Guidelines).
5. Direct staff to file a Notice of Exemption with the Los Angeles County Clerk within five (5) days of the Board's approval of the Resolution.

SUMMARY:

On November 7, 2006, California voters passed the "Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006", which authorizes \$5,400,000,000.00 in general obligation bonds for a number of State of California (State) grant programs. One of the grant programs created is the Proposition 84 Statewide Park Program. A total of \$368,000,000.00 was dedicated to the Proposition 84 Statewide Park Program to make grant awards for the creation of new park and recreation facilities in proximity to the most critically underserved communities throughout California on a competitive basis in two (2) rounds (\$184,000,000.00 available each round).

In January 2011, the State released a Request for Proposals for the second round of competitive grants for the Proposition 84 Statewide Park Program. On June 6, 2011, the Board authorized the General Manager to submit three (3) Proposition 84 Statewide Park Program grant applications and supported the submittal of eight (8) Proposition 84 Statewide Park Program grant applications by various organizations working in partnership with RAP (Board Report No. 11-167). Two (2) of the eight (8) grant applications that were submitted by organizations other than RAP were prepared and submitted by the Los Angeles Neighborhood Land Trust (LANLT), a non-profit organization.

On March 26, 2012, LANLT received notification from the State that the two (2) grant applications that it submitted for the 98th Street Park and the Vermont and 81st Street Park projects were awarded funding under the second funding round of the Proposition 84 Statewide Park Program. The State awarded LANLT a total of \$1,492,664.00 in grant funding for the Vermont and 81st Street Park project, identified in the City Council's motion (C.F. No. 12-1632) as 8102 South Vermont Avenue, Los Angeles, California 90044, APN 6032-005-900 (Attachment A).

On July 19, 2012, through Board Report No. 12-222, the Board approved a Donation Agreement (Agreement), between RAP and LANLT for the acquisition, development, and construction of new parks in Los Angeles. The Board also approved the conceptual plan for the Vermont and 81st Street Park and preliminarily approved the Transfer of Jurisdiction of 0.23 acres of City-owned surplus property, located at 954 West 81st Street and 8102 South Vermont, Los Angeles, California 90044 (APN 6032-005-900), for the purpose of creating a new neighborhood park.

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On November 2, 2012, the City Council adopted the action(s), under C.F. No. 12-1632, approving the Transfer of Jurisdiction and Control of property identified in the motion as 8102 South Vermont Avenue, Los Angeles, California 90044, APN 6032-005-900 to RAP.

Per the Donation Agreement No. C-121941 executed on March 20, 2013 (C.F. No. 12-1406-S2), LANLT is coordinating the design and construction of the new park with RAP's Planning, Construction and Maintenance Branch (PCM) staff. Once construction is completed by LANLT, LANLT will present to PCM staff the completed park for final inspection. If approved by PCM staff, the completed project will be submitted to the Board for final approval and acceptance. If accepted, RAP would assume and be responsible for the long-term maintenance and operation of the newly developed park under the terms of the Agreement with LANLT that was approved by the Board through Board Report No. 12-222 on July 19, 2012.

The site of the new park is on a corner lot with multiple addresses of 8102 South Vermont Street and 954 West 81st Street, Los Angeles, California 90044 with APN 6032-005-900 (Attachment A). GSD currently maintains the 0.23 acre vacant parcel referenced as the Vermont and 81st Street Park. The site is currently vacant and is surrounded by residential housing. Upon approval of the Transfer of Jurisdiction and Control by the Board as requested by the City Council (C.F. No. 12-1632), instructions will be given to GSD by RAP Real Estate staff to proceed with the Transfer of Jurisdiction and Control.

Following the approval of this Report and upon the completion of the due diligence and review of final plans and specifications ("Plans and Specifications") by PCM staff, PCM staff will return to the Board for final approval of park development - Plans and Specifications. As mentioned and presented in Board Report No. 12-222, the conceptual plan for the Vermont and 81st Street Park project includes the construction of the following: a playground, fitness zones, climbing sculpture, walking trail, gazebo, fencing, and landscaping (Attachment B). The State awarded LANLT a total of \$1,492,664.00 in grant funding for this project. It is expected that the funding will be sufficient to meet the project scope as presented to the Board on July 19, 2012 in Board Report No. 12-222.

Staff has determined that the subject project will consist of the acquisition of approximately 0.23 acres of vacant surplus property and the development of a new park. The proposed park will include a playground, fitness zones, climbing sculpture, walking trail, gazebo, fencing, and landscaping. Therefore, the project is exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3(3, 6, 9), Class 4(1, 3), and Class 11 (3) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on October 19, 2012.

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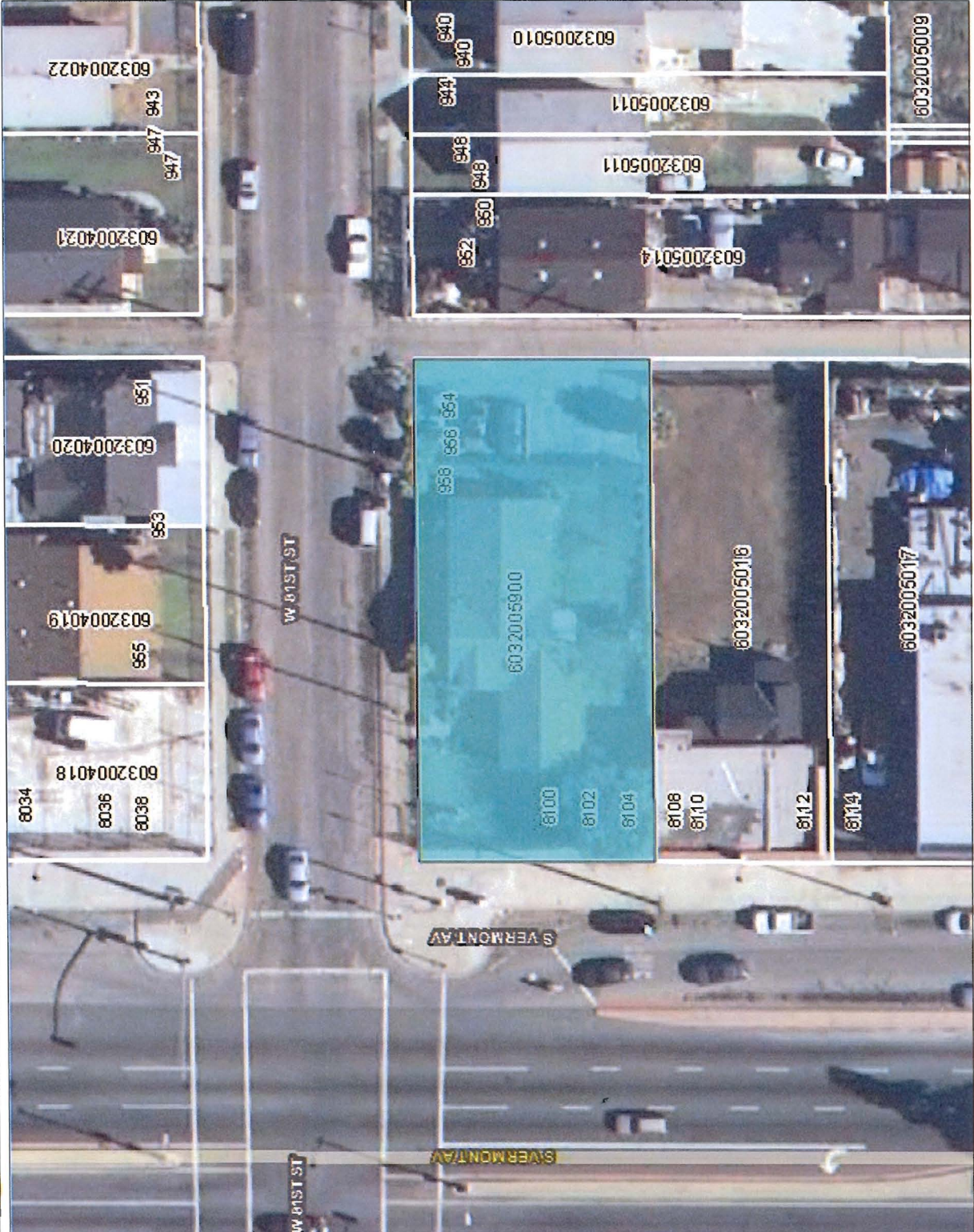
FISCAL IMPACT STATEMENT:

The maintenance cost of the Project has not been determined. Maintenance funds for the new parkland will be requested as part of the annual City budget process. 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.



RE: Vermont Miracle Park - 954 W. 81st Ave. - APN:6032-005-900



Notes

956 W. 81st, 90044
 956 W. 81st
 8100 S. Vermont Ave.
 8102 S. Vermont Ave.
 8104 Vermont



1:500

0.0 Miles

0.01

0

0.0



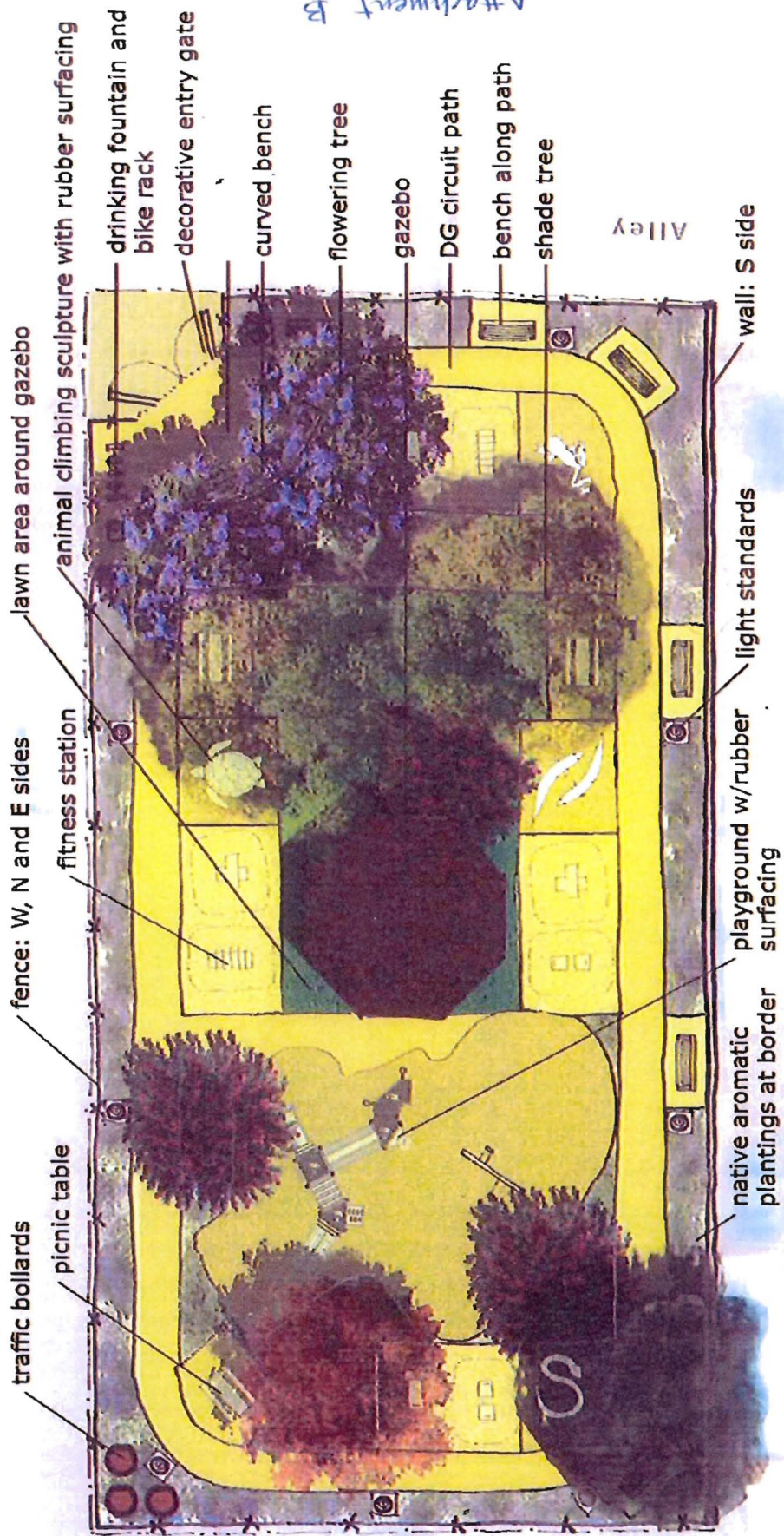
LOS ANGELES
NEIGHBORHOOD
LAND
TRUST



create a PARK
crear un PARQUE



81st Street



Vermont Ave.

Alley

Attachment B



VERMONT MIRACLE PARK: CONCEPT LEVEL SITE PLAN

EXCERPT FROM THE MINUTES OF THE REGULAR MEETING
BOARD OF RECREATION AND PARK COMMISSIONERS
July 9, 2014

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50 PARKS INITIATIVE – VERMONT MIRACLE PARK/VERMONT
AND 81ST STREET PARK – TRANSFER OF JURISDICTION AND
CONTROL OF PROPERTY TO THE DEPARTMENT OF
RECREATION AND PARKS FROM THE DEPARTMENT OF
GENERAL SERVICES; EXEMPTION FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT

President Alvarez amended the Resolution to correct the name of party detailed in the fifth paragraph of the Resolution. The amended paragraph is as follows:

WHEREAS, on March 20, 2013, donation Agreement No. C-121941 between LANLT and City was executed; and,