

APPROVED

DEC 11 2008

REPORT OF GENERAL MANAGER

NO. 08-344

DATE December 11, 2008

BOARD OF RECREATION
and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN PARK EXPANSION - DONATION OF ADJACENT PROPERTY AT 498 SOLANO AVENUE AND ALLOCATION OF SUBDIVISION/QUIMBY FEES

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	*M. Shull _____

CMJ/pms

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize staff, per Charter Section 594 (a) and (b), to request the assistance of the Department of General Services in obtaining fee title to a donated vacant parcel of 0.10 acre with the address of 498 Solano Avenue if a Phase I site assessment shows no environmental impediment to the acquisition;
2. Approve the allocation of \$7,000 in Subdivision/Quimby Fees, from Elysian Park Account No. 460K-EA for the Phase I assessment and for a title insurance policy;
3. Authorize the Board Secretary to accept the grant deed to the parcel if there is no recognized environmental or title concern, after which action the parcel is to be set apart and dedicated as park property in perpetuity as an expansion of Elysian Park; and,
4. Direct the Board Secretary, upon completion of the title transfer, to convey the Board's appreciation to the private donors.

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SUMMARY:

On August 3, 2007, the City Council adopted a motion, introduced by the Councilmember for District One, authorizing the Department to accept a nearly rectangular parcel of 0.10 acre with a street address of 498 Solano Avenue (Council File No. 07-2143). The Assessor Parcel Number is 5414-023-032. The vacant property extends eastward to Solano Avenue from the southern part of Elysian Park that is adjacent to the Pasadena (110) Freeway. Region staff thinks that the acquisition will be a useful addition to the Park and will benefit the largely residential neighborhood. In 2007, the donors estimated that the property's value was \$40,000.

Staff determined that the acquisition of open space for public use is exempt from the provisions of the California Environmental Quality Act (CEQA). This determination was made pursuant to Article III, Section 1y, Class 25 (5) of the City CEQA Guidelines.

A Phase I assessment has been ordered to determine if there are any recognized environmental concerns with respect to the property. Upon approval of this report, the sum of \$6,500 in Subdivision/Quimby fees in Fund 302, Department 89, Elysian Park Account 460K-EA will be available for the assessment. The Subdivision/Quimby fees were collected within two miles of the site, which is the standard distance for the allocation of these fees for community parks and recreational facilities.

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

FISCAL IMPACT STATEMENT:

The only anticipated acquisition costs are the Phase I assessment and the title insurance policy, estimated to total less than \$7,000. After accepting the property, there will be no significant impact to the Department's General Fund. The undeveloped open space will need minimal grounds maintenance, and it is expected that the cost can be absorbed within the existing budget for such work at Elysian Park.

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