

REPORT OF GENERAL MANAGER

**APPROVED**  
FEB 17 2010

NO. 10-033

DATE February 17, 2010

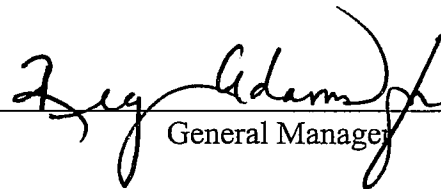
C.D. 15

BOARD OF RECREATION  
and PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIGSBY POCKET PARK - TRANSFER OF JURISDICTION OF PROPERTY TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES AND AUTHORIZATION TO ISSUE A RIGHT-OF-ENTRY PERMIT TO THE WATTS NEIGHBORHOOD COUNCIL TO DEVELOP THE SITE, AND TO MAINTAIN THE SITE AS A POCKET PARK

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

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the transfer of two contiguous property parcels with the street addresses 1816 115<sup>th</sup> Street and 1817 Imperial Highway, with the respective Los Angeles County Assessors Parcel Numbers (APN) 6069-029-908 and 6069-029-916, 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), authorizing RAP staff, per City Charter Section 594 (a) and (b) to request the assistance of GSD to complete the transfer of jurisdiction, at the sole expense of the GSD, subject to review and approval of the City Attorney;
2. Direct the Board Secretary to accept the transfer of jurisdiction for the property;
3. Declare that upon completion of the jurisdictional transfer the site is to be set apart and dedicated as park property in perpetuity, to be known until formally named, as Grigsby Pocket Park;
4. Approve the attached site plan; and,

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5. Approve the issuance as necessary of a right-of-entry permit to the Watts Neighborhood Council to develop the site, and to maintain the site.

### SUMMARY:

Councilmember Janice Hahn has requested that RAP accept the transfer of authority for two contiguous property parcels with the street addresses 1816 115th Street (APN 6069-029-908) and 1817 Imperial Highway (APN 6069-029-916), to be developed and maintained by the Watts Neighborhood Council, as a pocket park, at no cost to RAP. The properties are owned by the City of Los Angeles.

The Planning Center, a company responsible for a Phase I Environmental Site Assessment, communicated to RAP in a letter written by William C. Hass, Principal Engineer, Director, Environmental Sciences, dated October 16, 2009, that there is no evidence of recognized environmental conditions connected with the site.

The project is funded by a Department Public Works (DPW) Beautification Grant of \$10,000. Michael Espinosa, DPW, is managing the grant and has indicated there is existing liability insurance for these types of projects. The Watts Neighborhood Council has requested that the pocket park be known as Grigsby Pocket Park. The Watts Neighborhood Council will design, construct and maintain the proposed park.

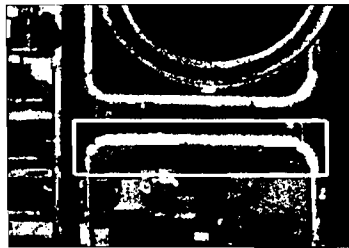
The project includes a community porch with wooden benches and tables beneath an arch of three Coast Live Oak trees. The porch and benches, constructed of redwood coated with a graffiti resistant finish, will be anchored to concrete cores or pavement using concrete anchors or set in concrete foundations, and a decomposed granite walking track will surround a row of mixed citrus fruit and a row of mixed stone fruit trees.

Staff has determined that the proposed transfer and right to develop the property, along with the construction of proposed improvements to create a new pocket park, are all actions that are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 4(7), Class 11(6), and Class 25(5) of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

Improvements to the Grigsby Pocket Park site will be made by the Watts Neighborhood Council. The Watts Neighborhood Council will be responsible for the maintenance, at no expense to the Department of Recreation and Parks.

This report was prepared by Gregory Clark, Management Analyst II, Real Estate and Asset Management Section.

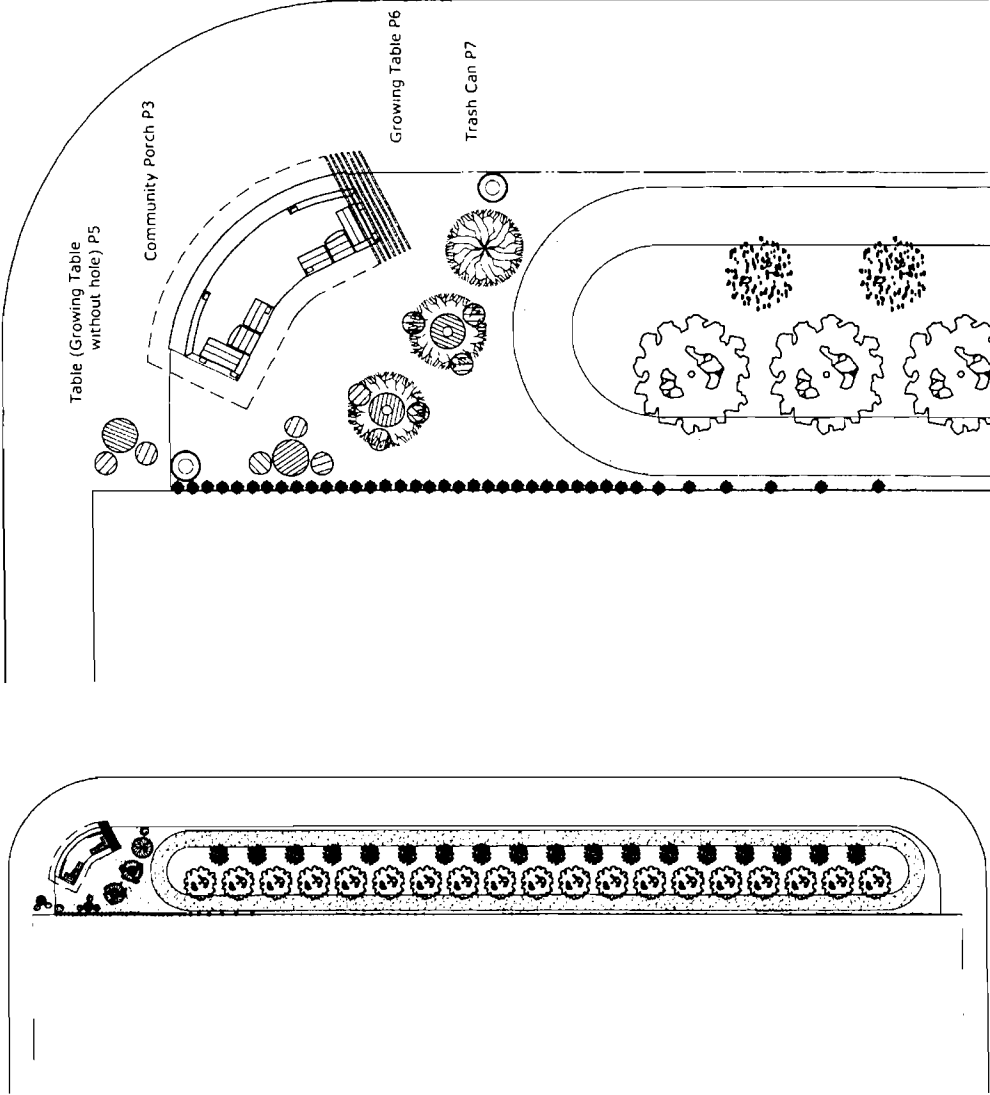


### Site Photographs

Site is City of Los Angeles owned land on west side of Grigsby St. between E 115th St. and E. Imperial Highway, highlighted in white box in image on left. Image above shows site conditions at start of project looking south from E. 115th St. across living room location and down to Imperial Highway on the overpass in the background. Since the start of the project, the site has been cleaned and munched.

### NOTES

- All elements will be constructed of 8 Redwood and assembled with deck screws.
- All elements will be coated with graffiti resistant clear finish.
- All elements will be anchored to concrete cores or pavement using concrete anchors or set in concrete foundations. See page 2 for details.
- All elements will be located 24" or more from the curb.
- All elements will be located to leave 50" or more clear right-of-way on the sidewalk.



Reference Plans (see page 2 for scaled site plans)

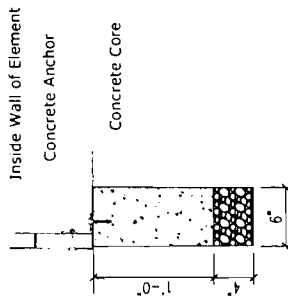
Living Room 20 Watts Grigsby Park--Watts Neighborhood Council

Shared Spaces  
Steve Rasmussen Cancian  
V3 3.31.09

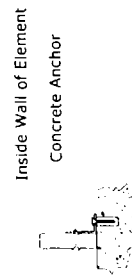
# Site Plan

## NOTES

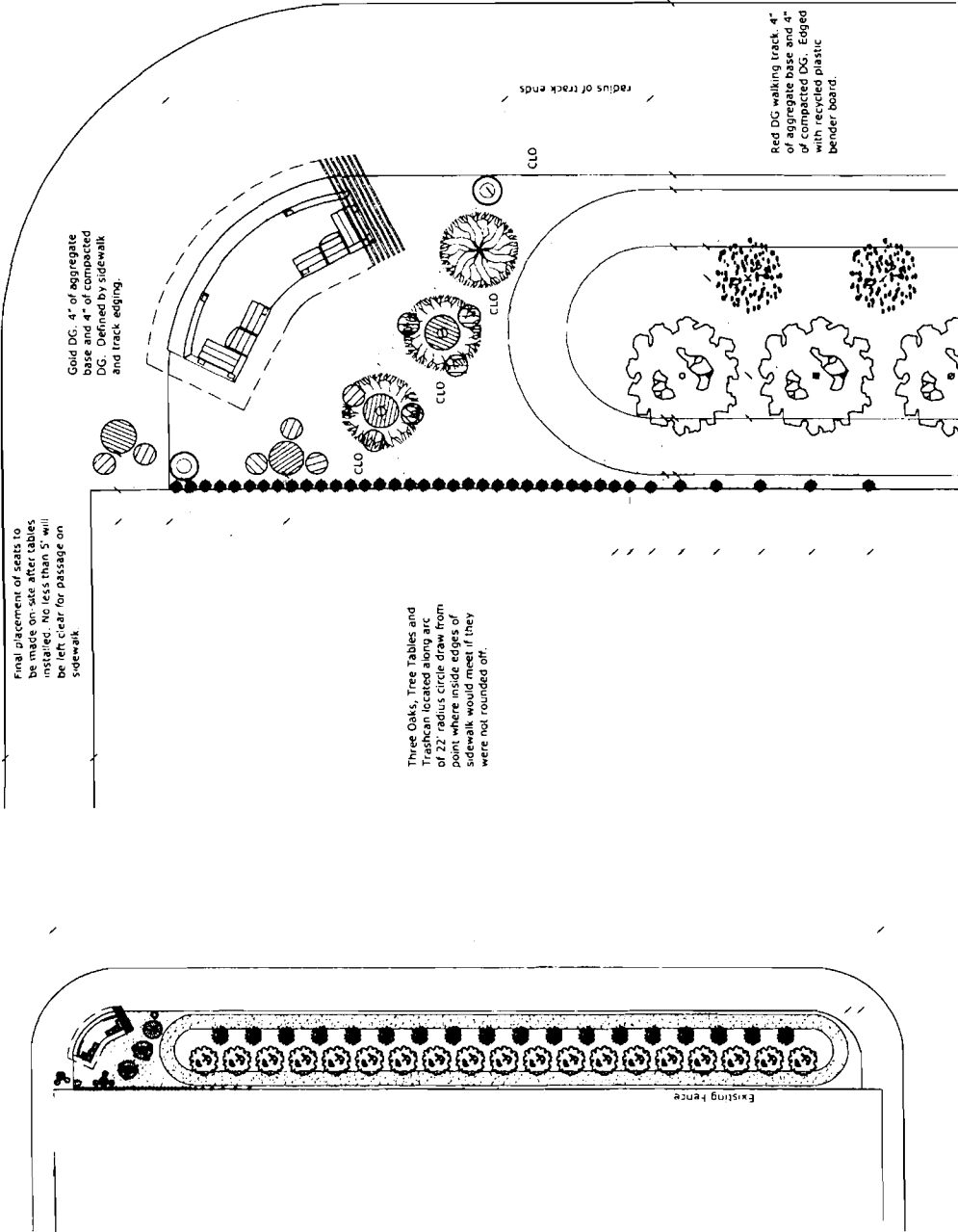
- All elements **will be anchored to concrete** concrete foundations or pavement using concrete anchors, with the exception of the community porch that is built in a foundation as shown in details. Anchors will be placed inside of furniture to avoid any hazard. See details below.
- Trees in arc at north corner will be Coast Live Oaks, *Quercus Agrifolia* (CLO)
- Trees within walking track are: west row (further from street) mix of citrus; east row mix of apple and stone fruit (exact varieties to be chosen in consultation with local fruit tree nurseries and based on survey of successful fruit trees in neighborhood).
- Clematis integrifolia* will be installed along west edge of site as shown on plan



**Core Anchor Detail**  
Scale 1" = 1'



**Pavement Anchor Detail**  
Scale 1" = 1'



**Full Site Plan** Scale  $\frac{1}{32}$ " = 1' **Living Room/North Corner Detail Plan** Scale  $\frac{1}{8}$ " = 1'

DG will be graded to be flush with living room-side entrance to porch and sidewalk edge. The porch floor is 6" above sidewalk and there is more than 10 feet of path of travel making it possible to sidestep in order to make and maintain accessibility.

Gold DG: 4" of aggregate base and 4" of compacted DG. Defined by sidewalk and track edging.

Final placement of seats to be made on-site after tables installed. No less than 5' will be left clear for passage on sidewalk.

Three Oaks, Tree Tables and Trashcan located along arc of 22' radius circle draw from point where inside edges of sidewalk would meet if they were not rounded off.

Red DG walking track, 4" of aggregate base and 4" of compacted DG. Edged with recycled plastic border board.

**Shared Spaces**  
Steve Rasmussen Cancian  
V3 3.31.09

**Living Room 20 Grigsby Park--Watts Neighborhood Council**

# Community Porch

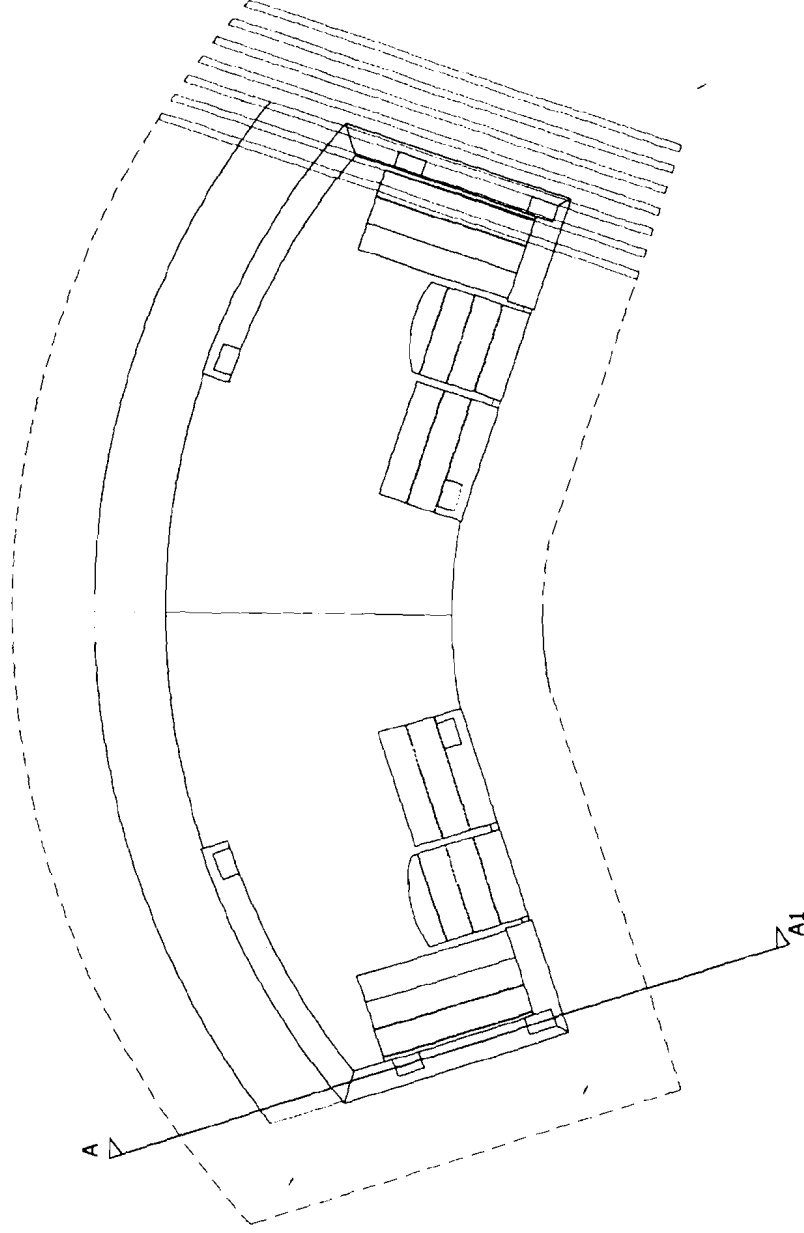
## NOTES

- Porch follows form of existing sidewalk that curves on inside edge echoing corner and includes a curb on the inside edge (see photo below). Assembly should be done on-site to accommodate inconsistencies in form of side walk.
- See details on page 4 for foundation and anchoring.

Internal curb that sets edge of community porch



View south from southwest corner of E. 115th St. and Grigsby St.



Plan Scale 1/2" = 1'

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 V3 3.31.09

## Living Room 20 Watts Grigsby Park--Watts Neighborhood Council

# Community Porch Details

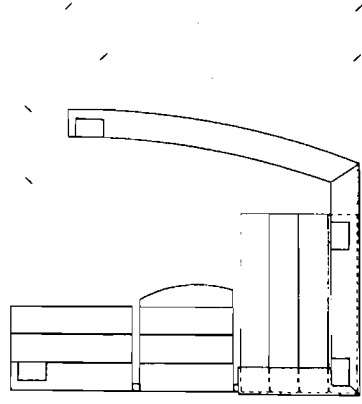
## NOTES

- Porch follows form of existing sidewalk that curves on inside edge echoing corner and includes a curb on the *inside* edge (see photo below). Assembly should be done on-site to accommodate inconsistencies in form of sidewalk and inside curb.
- Porch table bench is variation on standard table bench. See standard details on next page. Follow form and dimensions on this page and details on page 5.

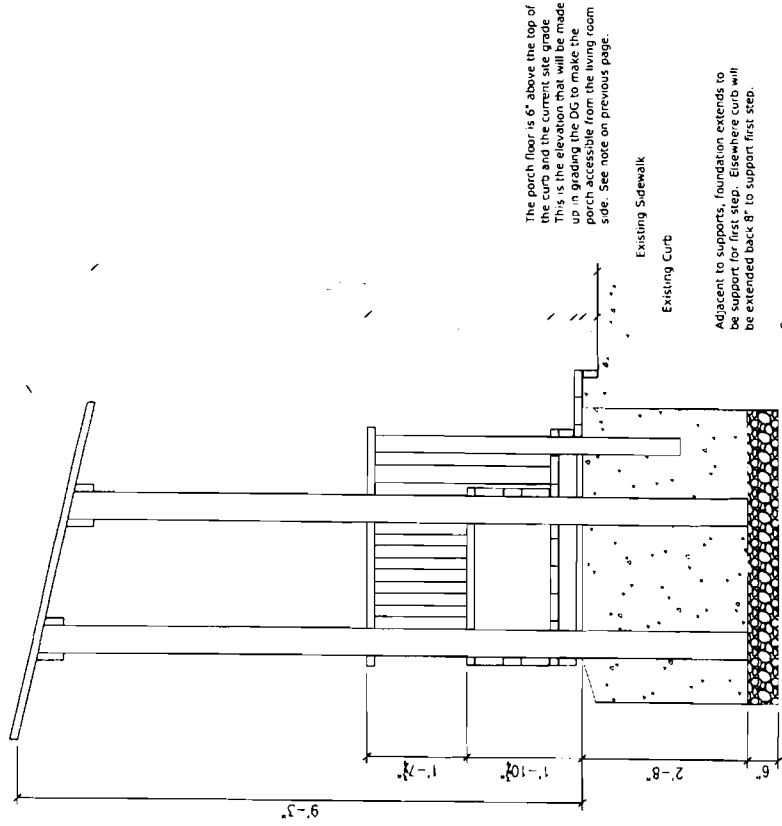
Internal curb that sets edge of community porch



View south from southwest corner of E. 115th St. and Grigsby St.



Porch Table Bench Plan Scale  $\frac{1}{2}'' = 1'$



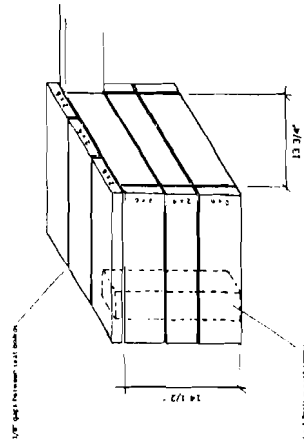
Porch Section AA1 Scale  $\frac{1}{2}'' = 1'$

**Standard Table Bench Details**

**NOTES:**

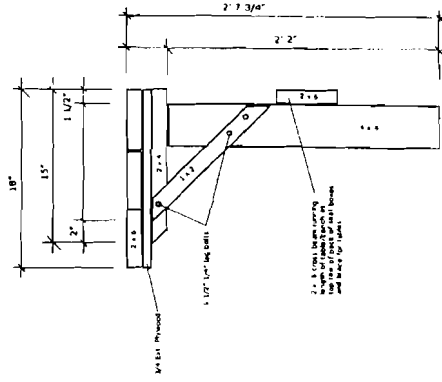
- These are standard table bench details. See Porch Table Bench plans on page 3 and 4 for the form and dimensions of the table benches for this project.
- Plywood table base and 2 x 4 brace anchored to 4 x 4 leg with two 6" x 1/4" lag screws before 2 x 6 table top attached. Gap carved out of bottom of 2 x 6 table panels so they can sit flush over lag screw heads.

P5



**Seat Box Detail**

Scale 1" = 1'



**Table Section**

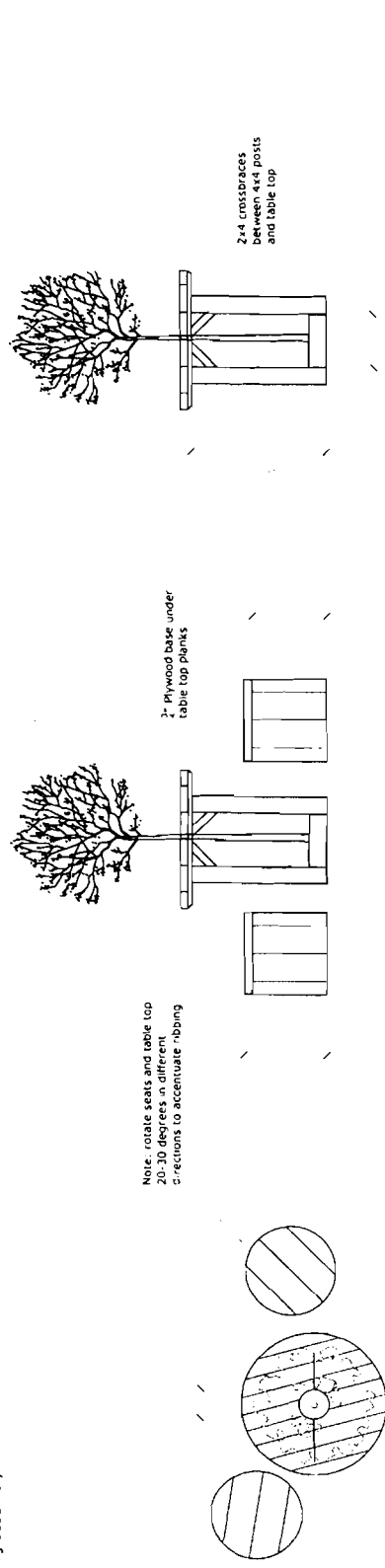
Scale 1 1/2" = 1'

Living Room 20 Watts Grigsby Park—Watts Neighborhood Council

# Growing Table and Round Seats

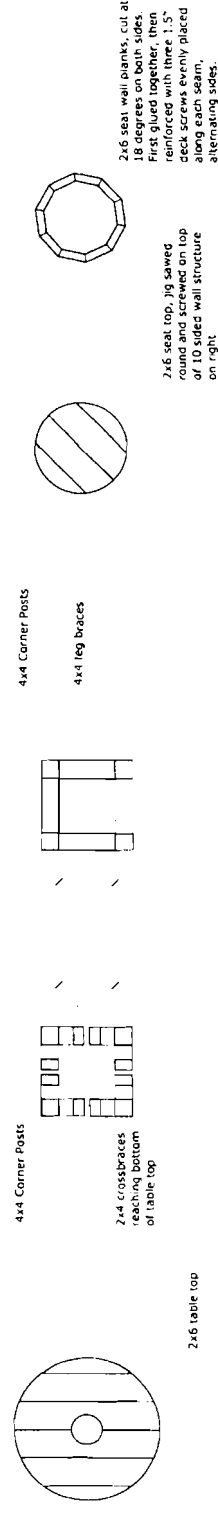
## NOTES

- Table top should be constructed in two halves that can be placed around tree after it is planted on site and then screwed into table leg assembly.



## Plan

## Elevations



Scale  $\frac{1}{2}'' = 1'$



**NOTES**

- Trash cans are Furniture Leisure model SR32-SML. The E. 115th St. can will be orange; the Grigsby can will be yellow. They will be anchored to concrete foundations as per manufacturer's specifications.

