

REPORT OF GENERAL MANAGER

**APPROVED**  
JUL 14 2010

NO. 10-171

DATE July 14, 2010

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

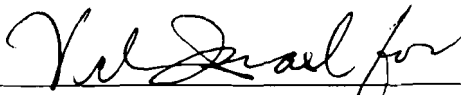
C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SYCAMORE GROVE PARK – ACQUISITION OF FOUR PARCELS OF REAL PROPERTY THROUGH A LAND EXCHANGE PERFORMED BY THE DEPARTMENT OF GENERAL SERVICES BETWEEN CITY OF LOS ANGELES AND A PRIVATE PARTY FOR EXPANSION OF SYCAMORE GROVE PARK AND RAMONA HALL COMMUNITY CENTER, AND THE USE OF FUNDS TO PAY ASSOCIATED ESCROW CLOSING COSTS

R. Adams \_\_\_\_\_  
V. Israel \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
S. Huntley \_\_\_\_\_

F. Mok \_\_\_\_\_  
K. Regan \_\_\_\_\_  
\*M. Shull \_\_\_\_\_

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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the acquisition of four (4) parcels of real property located westerly of the Pasadena Freeway, between Avenue 48 and Avenue 52 adjacent to Sycamore Grove Park and the Ramona Hall Community Center (collectively referred to as "Parks"), to be dedicated in perpetuity as public parkland, through a land exchange performed by the Department of General Services (GSD), between the City of Los Angeles (City) and a private property owner, pursuant to a City Council motion (Council File No. 08-3443);
2. Authorize the use of funds from Department No. 88, Fund No. 302, Activity Code 0900 Account No. 603 to pay associated settlement charges (escrow closing costs) in the amount of Three Thousand Three Hundred Seventy-Two Dollars and no cents (\$3,372.00);
3. Authorize the GSD to complete the transfer of property between the City and the private property owner on behalf of the Department of Recreation and Parks (RAP), for the expansion of the Parks, pursuant to City Charter Section 594 (a) and (b), subject to the review and approval of the City Attorney; and,

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4. Authorize the Board President and Secretary to accept the four parcels of real property, more specifically described in this report, for purposes of park expansion and/or development, and to be dedicated as parkland in perpetuity.

SUMMARY:

On December 17, 2008, the Los Angeles City Council received a motion (Council File No. 08-3443) that GSD be authorized to negotiate and complete a land exchange between the City of Los Angeles and a private property owner, consisting of two (2) parcels of surplus City Parcels for four (4) parcels of private property that are collectively contiguous to Sycamore Grove Park and Ramona Hall Community Center, see Property No.'s 1 and 2 on Exhibit A attached hereto. By acquiring the Private Parcels, RAP will increase its recreational space within Sycamore Grove Park and Ramona Hall Community Center at a minimal expense. RAP's only expense for this acquisition is the payment of the property exchange escrow closing costs in the amount of Three Thousand Three Hundred Seventy-Two Dollars and no cents (\$3,372.00).

Currently, Sycamore Grove Park, located at 4702 North Figueroa Street, has a total area of 13.62 acres and Ramona Hall Community Center located at 4580 North Figueroa Street, has a total area of 1.43 acres. Adding the Private Parcels to either of the Parks will increase the total area of open space within the particular park.

The location of the Private Parcels are illustrated on the site map attached hereto as Exhibit-A. The Private Parcels are identified under the Los Angeles County Assessor's Office property records as:

APN 5467-007-020: Exhibit-A location shown as Property No. 1;

APN 5467-008-023: Exhibit-A location shown as Property No. 2;

No APN exists for this parcel - "CARLOTA BLVD" - Exhibit-A location shown as Property No. 3; and,

APN 5467-011-003: Exhibit-A location shown as Property No. 4.

GSD has completed their negotiations with the owner of the Private Parcels for the property exchange, has submitted a report to the City Administrator's Office (CAO) for review and approval, and is presently working with the City Attorney's Office to prepare a related ordinance for approval by the City Council and thereby complete the City's protocol for such transactions. In addition, the GSD has requested that the Department obtain approval through its Board of Recreation and Park Commissioners (Board) and confirm its consent to pay the land exchange, escrow closing costs in the amount of Three Thousand Three Hundred Seventy-Two Dollars and no cents (\$3,372.00). Once all procedures are complete, the Private Parcels will become dedicated park property under the Department's jurisdiction and control.

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Department staffers have determined that the addition of the four (4) Private Parcels to the City's parks inventory, will prove to be a significant benefit to the citizens of Los Angeles. This acquisition of property for park purposes has been discussed with the Assistant General Manager of Operations East, the Superintendent of the Metro Region, and the Office of Councilmember Ed Reyes of the First Council District, and all concur with Staff's recommendations.

Staff has determined that the transfer of property for the purpose of establishing parkland is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 16 of the City CEQA Guidelines. A Notice of Exemption was prepared by the Department of Public Works Bureau of Engineering for the General Service Department on June 4, 2009. In addition, a due diligence investigation for the property has been demonstrated in the form a Phase I Environmental Site Assessment (July 25, 2008) and a Phase II Subsurface Investigation (February 20, 2009) by qualified professionals, which resulted in the conclusion that the property has no significant contamination requiring further investigation or remediation.

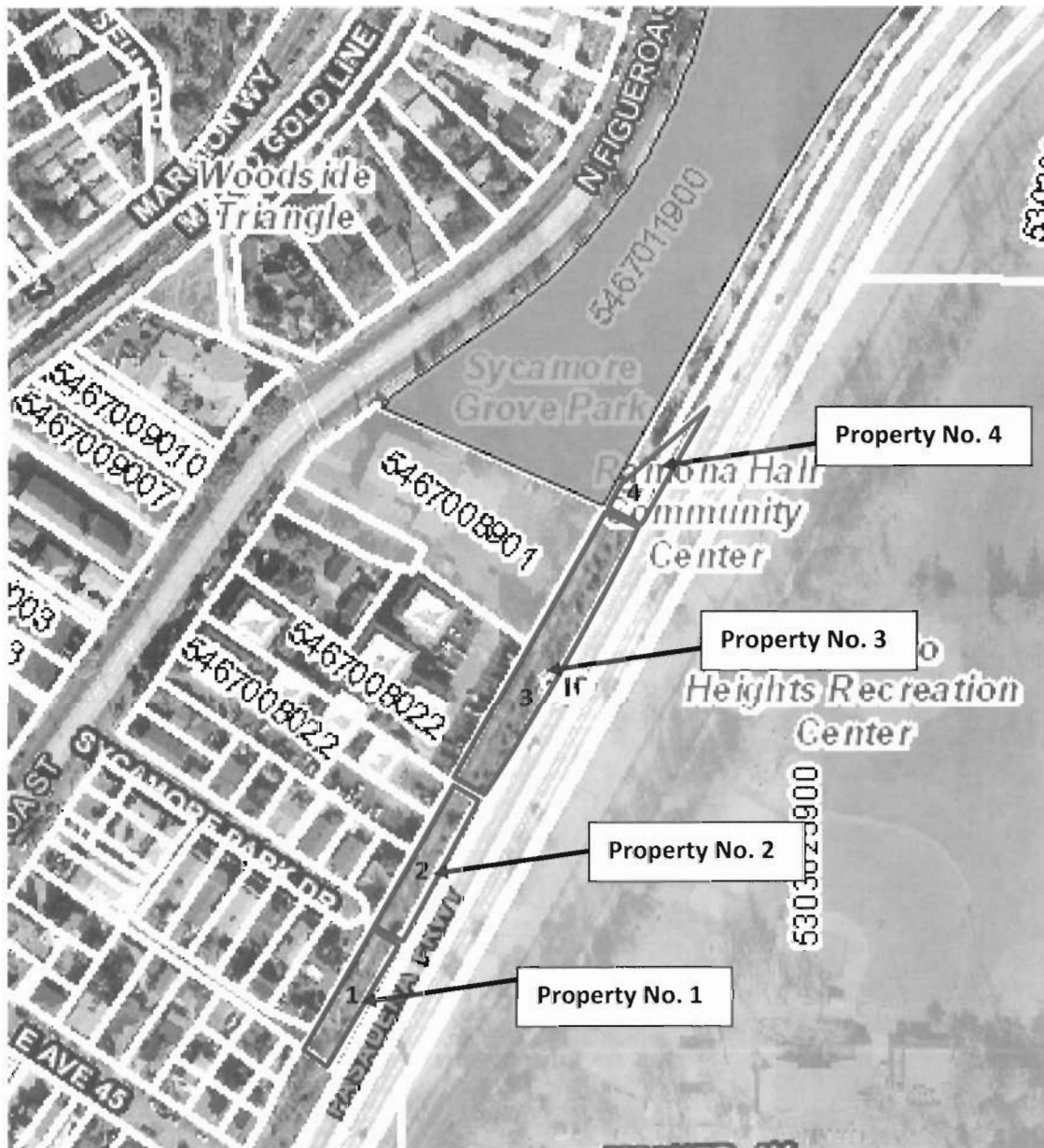
### FISCAL IMPACT STATEMENT:

The Department's acquisition of the Private Parcels will not have a substantial impact on the Department's General Fund. Monies from Department No. 88, Fund No. 302, Activity Code 0900 Account 603, are being used for the payment of the escrow closing costs. There are no other costs due to the Department. At present, the area consists of passive open space which requires a minimum of maintenance. The cost of the future maintenance of the Private Parcels will be included in the Department's annual budget package request.

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

EXHIBIT-A

Sycamore Grove Park Expansion Property



Sycamore Grove Park – APN 5467-011-900

Ramona Hall Community Center – APN 5467-008-901

Expansion Parcels:

Property No. 1 - APN 5467-007-020

Property No. 2 - APN 5467-008-023

Property No. 3 - Carlota Boulevard Strip

Property No. 4 – APN 5467-011-003