

APPROVED
APR 04 2012

BOARD REPORT OF GENERAL MANAGER

NO. 12-094

DATE April 4, 2012

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 1575 WEST 208TH STREET – PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF A PARCEL FOR DEVELOPMENT OF A PARK

R. Adams _____

K. Regan _____

H. Fujita _____

*M. Shull [Signature]

V. Israel _____

N. Williams _____

[Signature]
General Manager

Approved [Signature]

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate preliminary acquisition of Assessor's Parcel Number (APN) 7351-012-030, which is approximately 6,057 square feet or 0.14 acres, located at 1575 West 208th Street, Los Angeles, California 90501 for development of a park;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD) including the drafting of a Purchase and Sale Agreement by GSD and the City Attorney's Office; and for staff to obtain the necessary environmental, and funding clearances for the acquisition of said property; and,
3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) a draft Purchase and Sale Agreement, escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Funding will be made available for the acquisition of the property through Quimby Funds or an alternative funding source;
 - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;

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- C. All environmental assessments, Phase I and Phase II if needed, will have been completed and satisfied prior to close of escrow;
- D. A Class "A" Formal Appraisal will have been completed and reviewed by GSD; and,
- E. The GSD will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

RAP, with support from the Councilmember of Council District 15 (CD 15), is considering the acquisition of a parcel identified by APN: 7351-012-030, located at 1575 West 208th Street, Los Angeles, California 90501, at the corner of Harvard Boulevard and 208th Street. The parcel is approximately 6,057 square feet or 0.14 acre. The parcel is currently improved with a residential structure and is located in the Harbor Gateway Community.

RAP, along with CD15, is interested in acquiring the property in the Harbor Gateway area to expand the recreational activities in the area as part of the Mayor's 50 Park Initiative. The proposed acquisition will provide more recreational space for the surrounding community. GSD will provide a Class "A" estimate of value for the property.

The California Environmental Quality Act (CEQA) and the Phase I Environmental Site Assessment are being processed. Both the CEQA and the Phase I Environmental Site Assessment will be completed and made available for review prior to making a determination on the possibility of acquiring this property.

FISCAL IMPACT STATEMENT:

Acquisition of this parcel will increase RAP's maintenance cost. Staff will request a budget increase through the standard budget process. Estimate of additional maintenance costs will be provided with final request for approval of acquisition.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.