

REPORT OF GENERAL MANAGER

**APPROVED**  
JAN 18 2013

NO. 13-013

DATE January 16, 2013

C.D. 14

BOARD OF RECREATION  
& PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM – YORK BOULEVARD  
POCKET PARK PROJECT (4948-4956 YORK BOULEVARD) – APPROVAL OF  
CONCEPTUAL PLAN

R. Adams \_\_\_\_\_  
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V. Israel \_\_\_\_\_

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N. Williams \_\_\_\_\_

*[Signature]*  
General Manager

Approved *[Signature]*

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board approve the conceptual plan for the York Boulevard Pocket Park Project, as described in the Summary of this Report.

SUMMARY:

On June 27, 2011, the Board of Recreation and Park Commissioners (Board) authorized the General Manager to submit a Proposition 84 Statewide Park Program grant application for the acquisition, development, and construction of a new park at 4948-4956 York Boulevard, in the Highland Park community of the City (Board Report No. 11-196).

On March 26, 2012, Department of Recreation and Parks (RAP) received notification from the State that the grant application it submitted for the project was awarded \$2,875,000 in grant funding under the second funding round of the Proposition 84 Statewide Park Program.

On December 10, 2012 the Board approved the acquisition of the property at 4948-4956 York Boulevard (Assessor's Parcel Number (APN) 5477-002-030) for a final negotiated purchase price of \$1,100,000; plus associated closing costs of approximately \$6,000 (Board Report No. 12-324). Furthermore, the Board authorized the use of Capital Park Development B Account funds (Fund 302, Department 89, Account 89270K-CG) as a source of funds that would be used to cash flow the acquisition of the property and then be reimbursed by the awarded grant funds once those funds become available. The City Attorney's Office and the Department of General Services (GSD) Asset Management Division are in the process of finalizing the Purchase and Sale Agreement (PSA).

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Once the PSA is completed and executed, GSD will be able to close escrow and complete the acquisition of the property.

The conceptual plan for the York Boulevard Pocket Park Project is described below and attached hereto as Attachment A. The project conceptual plan was developed with input from public workshops and meetings that were facilitated by the Los Angeles Neighborhood Initiative, working in partnership with RAP, Council District 14, and local community organizations.

The overall project scope included the acquisition of the vacant 0.29 acre property 4948-4956 York Boulevard and the development of new outdoor park and recreational improvements. The conceptual plan for development of the park site included the construction of a community plaza and open green space area, a children's play area, a walking loop with adult fitness equipment, a restroom building, decorative art, perimeter fencing, lighting, and landscaping.

It is anticipated that the \$2,875,000 in grant funding awarded to this project is sufficient to meet the overall project scope.

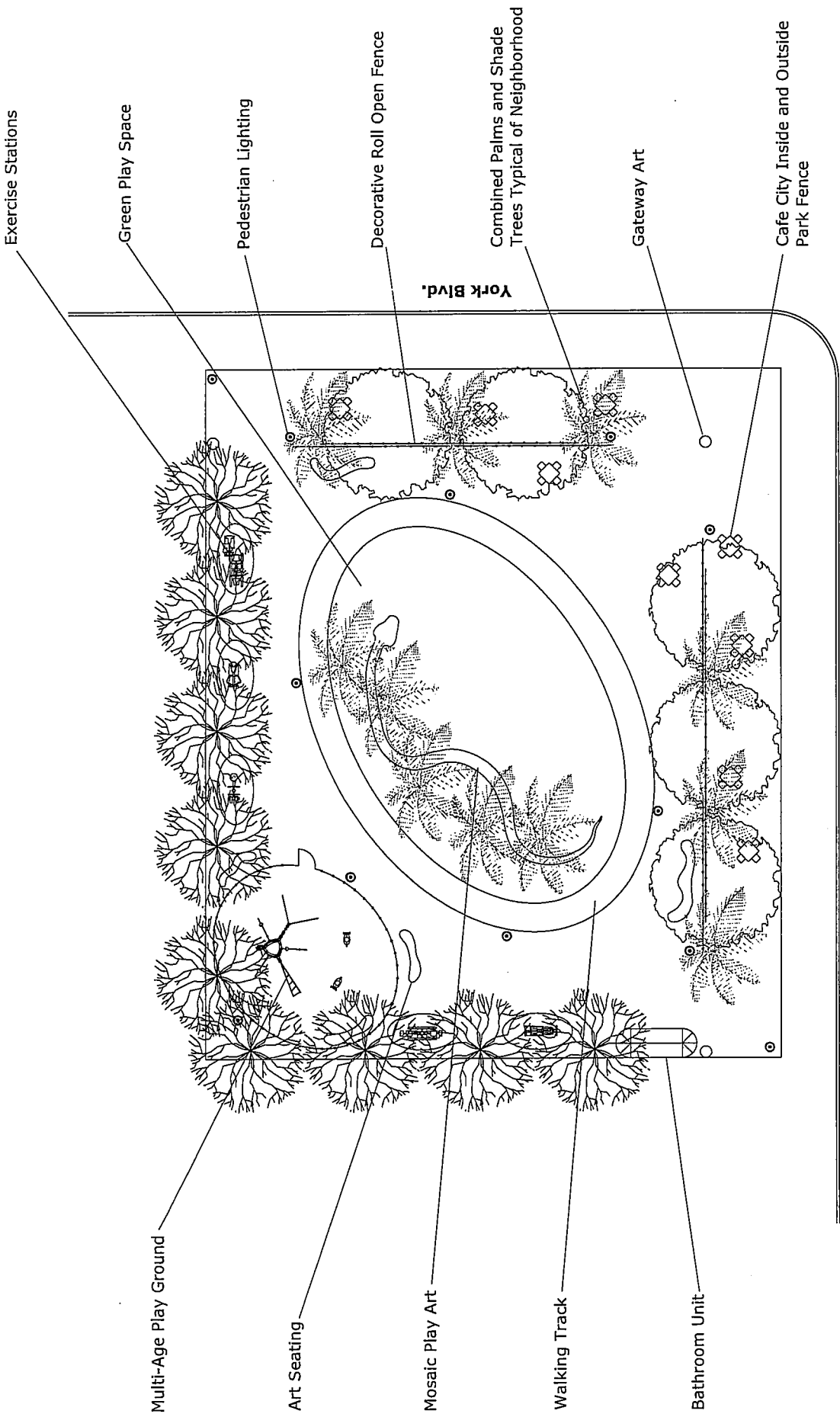
Staff has determined that the subject project will consist of the development of a new park. The proposed park will include a community plaza and open green space area, a children's play area, a walking loop with adult fitness equipment, a restroom building, decorative art, perimeter fencing, lighting, and landscaping. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1, 3), Class 11(3) of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by funding sources other than the RAP's General Fund. Therefore, the approval and implementation of the conceptual plan for the project will not have any impact on RAP's General Fund.

The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

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



Scale 1"=16' at 11 x 17

York and Ave. 50 Park Concept Plan