

APPROVED
MAR 19 2014

REPORT OF GENERAL MANAGER

NO. 14-067

DATE March 19, 2014

BOARD OF RECREATION
AND PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OLD FIRE STATION 84 POCKET PARK – TRANSFER OF JURISDICTION OF PROPERTY TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
*R. Barajas	<u><i>[Signature]</i></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt a Resolution, substantially in the form on file in the Board Office, approving the non-financial transfer of two (2) contiguous property lots; lots 2308 and 2309, with the street address of 5340 Canoga Avenue, Los Angeles, California 91364, approximately 15,772 square feet or 0.36 acre, with the Los Angeles County Assessor Parcel Number (APN) 2167-002-900, 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), and authorizing RAP staff, per City Charter Section 594 (a) and (b), to request the assistance of GSD to complete the transfer of jurisdiction and control, at no cost to RAP, per the adopted City Council actions under Council File No. 13-0353, and subject to review and approval of the City Attorney as to form;
2. Direct the Board Secretary to accept the transfer of jurisdiction for the property;
3. Declare that upon approval of said transfer by City Council and completion of the jurisdictional transfer, the site be set apart and dedicated as park property in perpetuity, to be known until formally named, as the "Old Fire Station 84 Pocket Park";
4. Direct staff to issue, as necessary, a Right-Of-Entry permit to develop the site, and to maintain the site if necessary; and,

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5. Direct staff to file a Notice of Exemption with the Los Angeles County Clerk within (5) days of Board approval; and,
6. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

Councilmember Dennis Zine introduced a motion that City Council request RAP to accept the transfer of jurisdiction and control, at no cost to RAP, of a City owned property parcel with the street address 5340 Canoga Avenue, Los Angeles, California 91364 (APN: 2167-002-900), to be developed and maintained as a passive pocket park. The property is owned by the City of Los Angeles and was acquired to house Fire Station 84. The property is currently under the control and jurisdiction of GSD. Said Fire Station is no longer used as a fire station. The station was left vacant when the new Fire Station 84 at 21050 Burbank Boulevard was built in 2007. The Council Office recommends that the best use of this parcel is to convert it into a community asset and be developed into a park for the community to use.

On May 30, 2013, the City Council's Information Technology and General Services Committee approved the motion under Council file No. 13-0353. On June 21, 2013, City Council under Council File No. 13-0353, has adopted the actions to transfer jurisdiction and control of parcel APN 2167-002-900 located at address 5340 Canoga Avenue, Los Angeles, California 91364. RAP staff recommends that the Board approve and accept the transfer of jurisdiction of said property and dedicate the property as park property in perpetuity, to be known as "Old Fire Station 84 Pocket Park" until the park is formally named.

Project development will include demolition of the fire station structure, site furnishings, playground equipment, irrigation, landscaping and lighting. Park development will be done by RAP. Development of property will go through the standard community outreach process.

A Phase I Environmental Site Assessment of the property dated November 9, 2011 has determined that there are no Recognized Environmental Conditions on the property. Nevertheless, at least one (1), and possibly two (2) Underground Storage Tanks (USTs), existed on the site, but formal case closure from the Los Angeles Fire Department (LAFD) was granted in 1999 for one 550-gallon diesel tank. The other UST, possibly located in the driveway, may have been abandoned in place, but could not be verified in a Phase II Site Assessment in October 2012. It was recommended that precautions will need to be taken during site development, and a contingency plan created for the possibility of encountering the second purported underground storage tank. (Otherwise, the Phase II Report concluded that the site redevelopment as a park would not be adversely affected by any known or documented condition in the soil at the site.)

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As recommended in the Phase I, a survey of lead-based paint (LBP) and asbestos containing materials (ACM) was conducted on February 3, 2014 that determined that both LBP and ACM were present in the former fire station buildings on the property. Prior to park development, abatement of the LBP and ACM hazards will be required to mitigate impacts to public health and safety in accordance to the applicable regulations.

Staff has determined that the proposed transfer of the property for park purposes is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15325(f) of the State CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk within five (5) days of Board approval. Additional CEQA evaluation will be required for development of the project site, once a plan has been created.

FISCAL IMPACT STATEMENT:

RAP staff estimates that the maintenance cost of the new park with the building to be \$36,204.32 and without the building to be \$23,477.44. The maintenance fee for the building will be higher due to vandalism and deterioration of the building. Maintenance funds for the new parkland will be requested as part of the annual City budget process. If the funding is not granted, this facility will be included in the existing Valley Region routes resulting in reduction of core functions on existing routes.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Section.