

S P E C I A L A G E N D A

BOARD OF RECREATION AND PARK COMMISSIONERS
OF THE CITY OF LOS ANGELES

Wednesday, April 2, 2003 - 9:30 a.m.
Aliso-Pico Recreation Center
370 South Clarence Street
Los Angeles, California 90033

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. GENERAL MANAGER'S REPORT:

03-118 5707 Lexington Avenue - Authorization to Acquire One (1)
Property Parcel for Development of a Pocket Park

2. NEXT MEETING:

The next regularly scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, April 16, 2003 at 9:30 a.m., George Hjelte Assembly Room, City Hall East, 200 North Main Street, Room 1325, Los Angeles, California 90012.

3. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213) 473-5888.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 shall become final at the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session.

Information on agenda items may be obtained by calling the Commission Office at (213) 473-5888. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

NO. 03-118

DATE April 2, 2003

C.D. _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 5707 LEXINGTON AVENUE - AUTHORIZATION TO ACQUIRE ONE (1) PROPERTY PARCEL FOR DEVELOPMENT OF A POCKET PARK

J. Combs _____
A. Corrales _____
J. Duggan _____
J. Kolb _____

H. Fujita _____
*B. Lukehart BSL
L. Barth _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Adopt the draft resolution authorizing the acquisition and dedication of a 0.34 acre vacant land parcel located at 5707 Lexington Avenue, for development of a pocket park;
2. Authorize the Director of Finance to expedite the processing of an invoice to CDD for \$496,500.00 of CDBG funds and \$207,295.00 of Proposition 12 funds in two checks, payable to Chicago Title Insurance Company, for deposit into Escrow Account #31057838; and,
3. Authorize the Board Secretary to execute the escrow instructions and grant deed for the subject property acquisition.

SUMMARY:

On April 3, 2002, the Board approved Report No. 02-137 which preliminarily approved the acquisition of one property parcel located at 5707 Lexington Avenue in the Hollywood area for development of a pocket park. The Board also authorized staff to request the Department of General Services (DGS) to negotiate the acquisition, which is funded with \$300,000.00 of Proposition 12 and \$500,000.00 of Community Development Block Grant monies.

An appraisal, prepared by Gordon Stewart (State Certified Real Estate Appraiser), estimated the value of the property at \$600,000.00 as of September 6, 2002. A purchase offer of \$600,000.00, presented by DGS, was rejected by the owner, who countered with an offer to sell for \$750,000.00.

REPORT OF GENERAL MANAGER

PG. 2 NO. 03-118 _____

In February, Department staff met with staff from DGS, the Thirteenth District Council Office, and City Attorney's Office to discuss acquisition options, including the City's powers of eminent domain. Based on estimates of probable compensation, legal fees, and court costs associated with eminent domain, the City Attorney opined that it would be less costly to purchase the Lexington property for \$700,000.00 than to acquire it by condemnation. A purchase offer of \$700,000.00 was presented to the property owner and has been accepted.

The creation of a pocket park at 5707 Lexington Avenue has been a priority for the surrounding community for several years. Residents within this community have organized as the Santa Monica/Western Residents Association and have partnered with their City Council Representative and several municipal departments to address issues of concern to their neighborhoods, including the lack of park space. The purchase of this vacant parcel would be the first step toward developing a much needed park and recreational opportunities within this densely populated community where open space is at a premium.

The proposed property acquisition is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Classes 3(6) and 16 of the CEQA City Guidelines. A Notice of Exemption has been filed with the Los Angeles City and County Clerks.

The Griffith/Metro Region Superintendent concurs with the recommendations set forth in this report. Councilmember Eric Garcetti supports the acquisition of 5707 Lexington Avenue for development of a pocket park.

Report prepared by Drew Tolliffe, Real Estate and Asset Management Division.