

REPORT OF GENERAL MANAGER

NO. 03-44

DATE February 5, 2003


C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ASCOT PARK: REQUEST TO RESCIND PREVIOUS AUTHORIZATION UNDER BOARD REPORT NO. 01-235 FOR THE PROPOSED ACQUISITION OF THE TWO SOTO STREET PROPERTIES (#1348A)

J. Combs _____
A. Coroalles _____
J. Duggan _____
J. Kolb _____

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



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Rescind the Board's previous authorization to proceed with the necessary steps to acquire the two properties located at 2538 and 2540 1/2 N. Soto Street, via condemnation proceedings through the City's powers of eminent domain; and,
2. Authorize staff to instruct the Department of General Services, Asset Management Division, to rescind the City's offer to purchase said properties and notify the respective property owners accordingly.

SUMMARY:

At the meeting of the Board of Recreation and Park Commissioners, held on June 20, 2001, Board Report No. 01-235 was approved, granting authorization to the Department to proceed with the necessary steps to acquire the two properties located at 2538 and 2540 1/2 N. Soto Street in the City of Los Angeles (commonly known as the Soto Street properties). Initially, these properties, in conjunction with land owned by the Department of Water and Power (DWP), were to be used for the development of a 100-acre community park, Ascot Park, with the Soto Street properties being used for the development of an access road. However, after preliminary geotechnical studies performed on the two properties revealed that the soils were unstable and not suitable for such development, it was determined that the Soto Street properties would be more beneficial and cost efficient if used for open recreational space, with a portion being used to accommodate the construction of the proposed Ascot Park Sports Field Complex.

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After obtaining Board authorization to proceed with the acquisition, staff began to work with the Department of General Services (DGS) and Office of Councilmember Nick Pacheco (Council District 14) to negotiate the acquisition of the properties. As a result of unsuccessful negotiations with the respective property owners regarding a mutually acceptable selling price, staff began to work with the Office of the City Attorney to begin condemnation proceedings through the City's powers of eminent domain. On December 5, 2001, the City Attorney submitted for City Council approval a City Attorney report and draft ordinance finding that the public interest and necessity would require the acquisition of real property for the Ascot Park (#1348A) project.

Throughout this entire process, the Department's Planning and Construction Division had been diligently working with staff of DWP, Department of Public Works Bureau of Engineering, Council District 14, and Mayor's Office to design and finalize the plans for the park's development. However, over the course of many subsequent meetings and discussions, several uncertainties and difficulties related to the use of the DWP property and the availability of funding sources became apparent. As a result, the City Attorney's report and draft ordinance were not acted upon. In September 2002, staff received official word that the Ascot Park project would no longer be moving forward and that the available funds had been reprogrammed for other uses. City Council moved to receive and file the City Attorney report and draft ordinance for the acquisition of real property for the Ascot Park project (attached) with no further action to be taken.

In accordance with the City Council action, in order to bring closure to the acquisition of the Soto Street properties, the City should rescind its offer to purchase which was previously conveyed to the respective owners of said properties. Upon the Board's rescission of the previous Board Report and authorization, staff will instruct the DGS to notify the respective property owners accordingly.

The Office of Councilmember Nick Pacheco and the Superintendent of the Griffith-Metro Region concur with staff's recommendations.

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

J. MICHAEL CAREY
City Clerk -

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

01-2603

CD 14

September 26, 2002

Councilmember Pacheco
City Attorney
Board of Recreation and Park Commissioners

RE: ACQUISITION OF REAL PROPERTY FOR THE ASCOT PARK PROJECT

At the meeting of the Council held September 17, 2002, the following action was taken:

Attached report adopted	_____
Attached motion (-) adopted.....	_____
Attached resolution (-) adopted.....	_____
Mayor concurred.....	_____
FORTHWITH.....	_____
Ordinance adopted.....	_____
Ordinance number.....	_____
Effective date.....	_____
Publication date.....	_____
Mayor approved.....	_____
Mayor vetoed.....	_____
Motion adopted to approve attached report recommendation(s).....	_____
Motion adopted to approve communication recommendation(s).....	_____ X _____
To the Mayor FORTHWITH.....	_____

J. Michael Carey

City Clerk
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CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

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HELEN GINSBURG
Chief, Council and Public Services Division

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