

DATE: June 18, 2003

CD 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 4521 S. CENTRAL AVENUE - PRELIMINARY APPROVAL TO ACQUIRE ONE PARCEL FOR PARK DEVELOPMENT

J. Combs _____
A. Coralles _____
J. Duggan _____

H. Fujita _____
J. Kolb _____
*B. Lukehart BSL



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Preliminarily approve the acquisition of one parcel, located at 4521 S. Central Avenue, near the Vernon Branch Library, for development of a pocket park;
2. Authorize staff to request the Department of General Services, Asset Management Division (AMD), to begin negotiations for acquisition; and,
3. Upon conclusion of negotiations by AMD, direct staff to prepare escrow instructions and related documents for the Board's final approval to purchase the property.

SUMMARY:

The Department of Recreation and Parks, as requested by the Ninth Council District, is considering the acquisition of a parcel, totaling approximately 0.15 acres and located at 4521 S. Central Avenue, for the development of a pocket park. The property is owned by the Department of Water and Power and is listed for sale. A Class "C" Estimate of Value has been prepared by the Department of General Services, Asset Management Division, for budgeting purposes. A total of \$1,088,721.00 in Proposition 12 2/3 Per Capita funds has been designated for this project to include the Central Avenue acquisition, a second acquisition, and development of the properties into a pocket park.

REPORT OF GENERAL MANAGER

PG. 2

NO. 03-205

A Phase I Environmental Site Assessment, prepared for the property by Dames and Moore, a consultant hired by DWP, has determined that there are no recognized environmental conditions associated with the subject property. Staff's environmental determination and associated documentation, in accordance with the City CEQA Guidelines, will be presented to the Board for consideration at the time of final approval of the acquisition of the property. This report is seeking conceptual approval only of the acquisition. The proposed project will be studied as required by CEQA and returned to the Board for further action. The Board will at that time have complete discretion to approve, modify or disapprove the proposed acquisition project after consideration of the appropriate CEQA documents.

The Superintendent of the Griffith/Metro Region and the Ninth District Councilmember have been consulted and concur with staff recommendations.

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