

REPORT OF GENERAL MANAGER

NO. 03-206

DATE June 18, 2003

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PRELIMINARY APPROVAL TO ACQUIRE PROPERTY IN LINCOLN HEIGHTS AT 2500 GRIFFIN AVENUE

J. Combs \_\_\_\_\_  
A. Coroalles \_\_\_\_\_  
J. Duggan \_\_\_\_\_

H. Fujita \_\_\_\_\_  
\*B. Lukehart BSL  
J. Kolb \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

It is recommended that the Board:

1. Authorize staff to initiate the possible acquisition of four lots, totaling approximately 32,315 square feet or 0.74 acre, at 2500 Griffin Avenue, Los Angeles, CA 90031 for future development by the Department;
2. Authorize staff to coordinate pre-acquisition activity with the Department of General Services and with other City entities, as needed, and to prepare or obtain the required environmental documentation;
3. Upon the completion of this preliminary activity, direct staff to return to the Board with escrow instructions and related documents for final approval; and,
4. Determine that the acquisition will be contingent on the following conditions:
  - A. Funding will be available through Proposition K after July 1, 2003.
  - B. Compliance with the California Environmental Quality Act (CEQA).
  - C. All required environmental assessments are satisfied prior to the close of escrow.
  - D. The Department of General Services can negotiate a purchase price consistent with their professional opinion of the market value of the property.

SUMMARY:

The Councilmember for the First District strongly supports the acquisition by the Department of Recreation and Parks of four contiguous lots at the northeast corner of Griffin Avenue and Altura Street in Lincoln Heights (APN No. 5206-009-030). The immediate area has a large component

## REPORT OF GENERAL MANAGER

PG. 2

NO. 03-206

of both single and multi-family development. The outlying, larger area is bounded on the west and east by the 110/5 Freeways and Eastern Avenue and to the north and south by Avenue 33 and the 10 Freeway.

The property formerly served as a Presbyterian Church. The two-story building of approximately 17,746 square feet has 30 rooms in addition to the sanctuary; the remaining square footage contains a paved parking lot and open space.

The Councilmember for the First District intends for the property to be used for after-school programs for up to 1500 youths. Preliminary plans include a roller hockey rink, a boxing ring that meets official "U. S. A. Boxing Golden Gloves" standards and centers for educational and cultural or art-related activity. Altogether, the proposed facility would provide diverse and enriching recreational and educational opportunities for the community.

The Department of General Services, Asset Management Division, provided a Class "C" estimate of value of \$1,620,000.00 for the site, consisting of \$1,250,000.00 for land and improvements, \$100,000 for relocation assistance and \$270,000.00 for contingencies. The property is currently for sale. General Services indicates that the Class "C" estimate is commensurate with a Class "A" or formal appraisal that was prepared for the seller and that the seller has made available to the City. It is anticipated that \$1.5 million in Prop. K funds can be reprogrammed so as to be available for the acquisition after July 1, 2003. It is further anticipated that an additional sum from the same source can to be used to develop the site.

This report is seeking conceptual approval only of the acquisition. The prepared project will be studies as required by the California Environmental Quality Act (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.

In accordance with the California Environmental Quality Act, a Phase I site assessment has been requested from the Bureau of Engineering. Based on these findings, a more detailed assessment may be requested before making a final determination of the feasibility of the acquisition.

In addition to the Councilmember's approval, the Assistant General Manager of Operations East concurs with staff's recommendations.

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