

DATE: May 21, 2003

CD 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 4511 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Withdrawn _____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. Approve the acquisition of one parcel, located at 4511 S. Central Avenue, near the Vernon Branch Library for the development of a pocket park;
2. Authorize staff to request for the preparation of an appraisal report for the subject property;
3. Authorize staff to request the Department of General Services, Asset Management Division (AMD), to begin negotiations for acquisition; and,
4. Direct staff to prepare escrow instructions and related documents for the Board's final approval to purchase the property, upon conclusion of negotiations by AMD.

SUMMARY:

The Department of Recreation and Parks, with the support of the Ninth Council District, is considering the acquisition of a parcel, totaling approximately 0.44 acres and located at 4511 S. Central Avenue, for the development of a pocket park. A Class "C" Estimate of Value has been prepared by the Department of General Services, Asset Management Division (AMD), 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

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The property owner has expressed his willingness to negotiate a fair and mutually beneficial purchase contract with the City. A purchase offer will be made to the property owner based on a professionally prepared appraisal report approved by AMD.

A Phase I Environmental Site Assessment completed by California Environmental, a consultant under contract, has determined that there are no recognized environmental conditions associated with the subject property. Staff will determine whether to approve a Mitigated Negative Declaration subsequent to evaluating the property for environmental significance in accordance with City CEQA Guidelines. Staff's environmental determinations will be presented to the Board for consideration prior to any final approval to acquire the property.

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

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