

REPORT OF THE GENERAL MANAGER

NO. 03-369

DATE: November 19, 2003

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ACCEPTANCE OF THREE TRANSFERS OF JURISDICTION: ABBOT KINNEY PARK, LACY STREET NEIGHBORHOOD PARK AND SOUTH SEAS HOUSE

L. Barth _____
A. Coroalles _____
H. Fujita _____
J. Kolb _____

*B. Lukehart BSL
F. Mok _____
G. Stigle _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

It is recommended that the Board accept jurisdiction of the following three sites, to be set apart and dedicated as park property in perpetuity: [1] the triangular portion of Assessor Parcel No. (APN) 4238-018-900 located at the eastern end of the parking lot for the Abbot Kinney Memorial Library at 501 South Venice Boulevard, [2] APN 5205-002-901 located at Lacy Street and Avenue 26 and [3] APN 5059-030-900 located at 2301 West 24th Street, also known as the "South Seas House."

SUMMARY:

For the past several months, personnel from Real Estate and Asset Management have been working with the Asset Management Division of the Department of General Services to complete a non-financial transfer of jurisdiction to our Department of the three sites listed above.

The site of the Venice Park was remaindered from the construction in 1996 of a new City branch library. It is named for Abbot Kinney, the creator of the "Venice of America" entertainment complex and series of canals constructed in the early 1900s. The park was developed by the City Department of Public Works for passive recreational use. The library, adjoining parking lot, and park are all situated on the wide median that divides Venice Boulevard. The park is approximately one-tenth of an acre. The transfer of jurisdiction was approved by the City Council on January 28, 2003, upon adoption of a Motion introduced by the Councilmember for District Eleven. The Council Office suggested naming the newly developed site "Abbot Kinney Park" because of its proximity to the library.

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The Lacy Street Neighborhood Park is adjacent to a City animal shelter east of the interchange of the Golden State (5) and Pasadena (110) Freeways and close to a MTA Gold Line Station. The Park has already been developed by our Department for passive recreational use and is 0.8 acre. The transfer was approved by the City Council on August 17, 2001, upon adoption of a Motion introduced by the Councilmember for the First District. Completing the transfer required a survey, the drafting of a separate legal description, and other steps not normally needed, hence the two-year delay.

The "South Seas House," so called because of the gables and other ornamentation, is located at the northwestern corner of 24th Street and Arlington Avenue. The site is 0.17 acre and was formerly used as a private residence; it is one hundred years old. The house is on the same block as the Department's Benny H. Potter West Adams Avenues Memorial Park.

The offer to transfer this parcel from the City Department of Public Works was approved by the Board of Recreation and Park Commissioners on November 3, 1993 (Report No. 464-93, Resolution No. 9528). The City Council approved the transfer on February 18, 1994. The fact that the transfer never occurred came to our Department's attention at the start of the recent refurbishment project. The intent was to create a community-gathering center and perhaps also a place for tutoring or otherwise enhancing the educational skills of local youth. Refurbishment cost approximately \$875,000 and was funded by Propositions AII and 12, a Community Development Block Grants and the Citywide, Council-approved Capital Improvement Expenditure Program.

The Superintendent of Operations East concurs with staff's recommendations. This Report was prepared by Joan Reitzel, Senior Management Analyst, Real Estate and Asset Management.