

REPORT OF GENERAL MANAGER

NO. 03-328

DATE October 15, 2003

C.D. 02

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AUTHORIZATION TO ENTER INTO NEGOTIATIONS WITH THE COMMUNITY REDEVELOPMENT AGENCY FOR PROPOSED EXCHANGE OF PARK PROPERTY AT VALLEY PLAZA PARK IN NORTH HOLLYWOOD

L. Barth _____	J. Kolb _____
J. Combs _____	*B. Lukehart _____
A. Coroalles _____	R. Reyes _____
H. Fujita _____	



General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

It is recommended that the Board:

1. Authorize staff to enter into negotiations with the Community Redevelopment Agency (CRA) of the City for the potential exchange of a 5.48 acre portion of dedicated Valley Plaza Park property in North Hollywood for an approximately 6.0 acre improved site within one-quarter mile of the park;
2. Direct staff to request that the CRA, as lead agency, proceed to study the project pursuant to the California Environmental Quality Act (CEQA); and,
3. Direct staff and the CRA to report back to the Board on the project scope, schematic plans, budget, and timetable, including initial CEQA findings, and any findings that may support the proposed action under City Charter Section 594(e) within ninety days.

SUMMARY:

The Community Redevelopment Agency (CRA) has contacted the Department with a proposal to exchange a 5.48 acre portion of Valley Plaza Park for a property of similar acreage. The portion of park property is located south of Victory Boulevard, and is situated between Valley Plaza Shopping Center and the Hollywood Freeway. The CRA is participating in coordination of the Valley Plaza Revitalization Project, a component of the Laurel Canyon Corridor Earthquake Disaster Assistance Program established in response to structural damage caused by the 1994 Northridge Earthquake. The primary objective of this project is to redevelop Valley Plaza as a new retail and entertainment center with upgraded commercial amenities to serve the surrounding community.

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The property under discussion was once contiguous to a larger Valley Plaza Park, but became separated after a swath of the park was condemned by the State in 1963 for construction of Highway 170 (Hollywood Freeway). As proposed by the CRA, this remnant of dedicated park property would be incorporated into the site of a redeveloped shopping center; in exchange, the Department would receive property of similar size with the same level of park improvements (turf, irrigation, trees, tables, benches).

Any transfer of dedicated City parkland is subject to the provisions of the Los Angeles City Charter Section 594. **Control and Management of Recreation and Park Lands.** Section 594 (c) states:

- (c) **Restrictions on Transfer of Dedicated Parks.** All lands heretofore or hereafter set apart or dedicated as a public park shall forever remain for the use of the public inviolate;

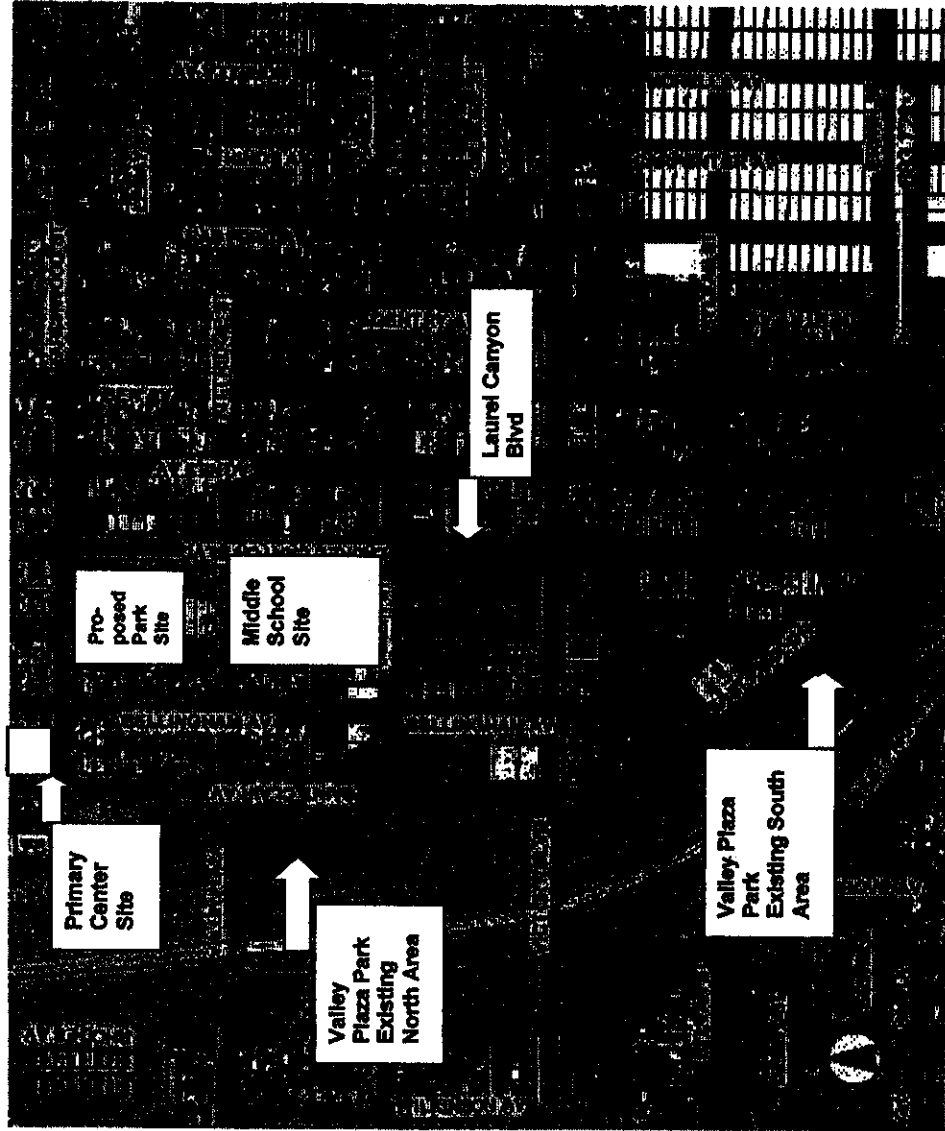
A provision for the transfer of parklands for purposes other than recreation and park use is specified in Charter Section 594 (e), which states:

- (e) **Remaining Land Unsuitable for Park Use.** Where lands forming a portion of an existing public park have been removed from the jurisdiction of the board by reason of their dedication or use for public purposes incompatible with park use, the remaining lands, or any portion thereof, within the park shall not be subject to the provisions of subsection (c) of this section in the event that:
  - (1) the board and Council find and determine that the remaining lands, or specific portion thereof, are unsuitable for further use as a public park; and
  - (2) lands of an area at least equal to the lands found to be unsuitable for further use as a public park are acquired in the same portion of the City and set apart or dedicated as a public park.

In regard to this 5.48 acre portion, the Department has received a letter from the Chief of Police stating that crime at the park is at a level rendering it unsuitable for park use. This and other information about the suitability needs to be investigated by staff prior to determining whether the facts support a finding under Section 594 (e). Further, the CRA, as the agency taking the lead in identifying and improving any proposed property for exchange, should be requested to initiate study under CEQA, as such study will be necessarily presented to the Board in connection with future consideration of this matter.

This report was prepared by Drew Tolliffe, Management Analyst II, of the Department's Real Estate and Asset Management Section.

# Valley Plaza Area



Note: Locations are approximate and do not indicate the actual size of the use.

Exhibit B

# Valley Plaza Site Plan

Illustrative Only

