

REPORT OF THE GENERAL MANAGER

NO. 03-329

DATE: October 15, 2003

CD. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA-RINALDI ACQUISITION: FINAL AUTHORIZATION TO ACQUIRE 0.08 ACRES OF VACANT LAND IN PORTER RANCH FOR POCKET PARK DEVELOPMENT (1452A)

L. Barth _____
J. Combs _____
A. Corrales _____
H. Fujita _____

J. Kolb _____
*B. Lukehart BSC
R. Reyes _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Adopt a resolution, substantially in the form attached hereto, authorizing the acquisition of a 0.08 acre parcel (APN 2871-021-037) of vacant land, located at the northwest corner of Reseda Boulevard and Rinaldi Street in Porter Ranch, for the amount of \$75,950.00, including escrow and title insurance fees, for future development of a community pocket park (\$256,250.00 of Proposition 12, 2/3 per cap funds is available for acquisition and development); and,
2. Authorize the Department to expedite the processing of an invoice to the Community Development Department (CDD) for the amount of \$75,950, payable to Chicago Title Insurance Company, Escrow Account No. 31058053-X86 from Department 22 (CDD) Fund No. 45W, Account No. T429, and upon receipt of the check to transmit it to the Department's Real Estate and Asset Management Section; and,
3. Authorize the Board Secretary to execute the escrow instructions and grant deed for the subject property; and,
4. Direct staff to work with the Finance Division to request maintenance and operational funding for the new park site in the 2004/2005 fiscal year budget.

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SUMMARY:

On April 16, 2003, the Board of Recreation and Park Commissioners preliminarily authorized the Department (Board Report No. 03-128) to proceed with steps to acquire the 0.08 acre parcel of vacant land located at the northwest corner of Reseda Boulevard and Rinaldi Street in Porter Ranch, identified by the Los Angeles County Recorders Office as APN 2871-021-037.

The Department of General Services Asset Management Division has notified staff that they have concluded negotiations for the acquisition of the subject property. Although located in a residential area of Porter Ranch, the subject property has been vacant for many years and is ideal for purposes of pocket park development. In its present state, the property can be considered an eyesore, inviting the dumping of debris, abandoned personal property and the posting of unauthorized signs. The conversion of this property from a vacant lot to passive green parkland will enhance the area's appearance and provide the community with a place to relax and rest while walking or bicycling on the nearby bike paths. The subject property is located adjacent to two major thoroughfares (Reseda Boulevard and Rinaldi Street) which are used by pedestrians and bicyclists. The proposed pocket park will act as a staging area and/or rest area for pedestrians and bicyclists using the bike paths and walkways which intersect at Reseda and Rinaldi.

The Department of General Services, Asset Management Division (DGS) had previously estimated the property's value at \$90,000.00 through a Class "C" estimate of value. A professional appraisal was performed which reflected a property value of \$63,000.00. After reviewing the seller's counter offer and supporting documentation, the DGS reached a mutually acceptable purchase price of \$74,875.00. Closing costs for this acquisition also include escrow fees of \$550.00 and Title Insurance fees of \$525.00, totaling \$75,950.00. Additional expenses related to this acquisition include a Phase I Environmental Assessment (\$2,900), processing and filing of CEQA documents (\$500), and property appraisal (\$3,000, estimate). Because the property is vacant, there will be no requirements for relocation assistance associated with this acquisition.

The property is in a HATS eligible census tract. Funding for this acquisition has been identified through Proposition 12, 2/3 per cap funds (\$256,250.00). At the Department's request, the L.A. for Kids Steering Committee and City Council have authorized the use of the remainder of existing funds (acquisition savings) for pocket park development.

The Phase I environmental site assessment, completed February 2003, concluded that there appears to be no soil contamination or other environmental liabilities associated with the site. Given that the intended purpose of the proposed land acquisition is to create a passive pocket park that would largely preserve the natural character of the site, the Department's Environmental staff has determined that the subject land acquisition is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section

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1, Class 3 (6) and Class 16 of the City CEQA Guidelines.

The Superintendent of Operations West and Councilmember Greig Smith of the 12th Council District support staff's recommendations.

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

RESOLUTION NO. _____

BE IT RESOLVED, that acquisition of the following described property for dedicated park purposes, hereby is approved in accordance with the provisions of Sections 506(c) and 594(a) of the City Charter:

Reseda-Rinaldi Property located at the northwest corner of Reseda Boulevard and Rinaldi Street in Porter Ranch, consisting of 0.08 acres of vacant land, identified by the Office of Los Angeles County Recorder as APN 2871-021-037.

LEGAL DESCRIPTION OF PROPERTY:

APN 2871-021-037:

That Portion of Lot of 11 of Tract No. 28661, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Book 731, Pages 82 to 86 Inclusive of Maps, in the Office of the County Recorder of Said County.

BE IT FURTHER RESOLVED, the Department of General Services, Asset Management Division, has negotiated the acquisition of said property at a cost of \$75,950.00, including closing costs to be funded from the \$256,250.00 appropriation from Proposition 12, 2/3 per cap funds approved by the L.A. For Kids Steering Committee; and,

BE IT FURTHER RESOLVED, that the Department of Recreation and Parks be authorized to expedite an invoice to the Community Development Department for the amount of \$75,950.00 payable to Chicago Title Insurance Company Escrow Account No.31058053-X86, from Department 22 Fund No. 45W, Account No. T429, for the acquisition of a 0.08 acre parcel at the northwest corner of Reseda Boulevard and Rinaldi Street in Porter Ranch, and upon receipt of any check(s), to forward them to the Department's Real Estate and Asset Management Section; and,

BE IT FURTHER RESOLVED, that the Board Secretary is authorized to execute the escrow instructions and grant deed for the subject properties, as approved by the City Attorney; and,

BE IT FURTHER RESOLVED that a copy of this Resolution is ordered published in a daily newspaper publication.

I HEREBY CERTIFY, that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on October 15, 2003.

MARY ALVAREZ,
Board Secretary

Resolution No. _____