

# APPROVED

August 15 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 24-181

DATE August 15, 2024

C.D. 1

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PICO-UNION CESAR CHAVEZ COMMUNITY GARDEN – PROPERTY TRANSFER OF JURISDICTION AND CONTROL TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15325(f) [ACQUISITION, SALE, OR OTHER TRANSFER TO PRESERVE OPEN SPACE OR LANDS FOR PARK PURPOSES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 25 OF CITY CEQA GUIDELINES

B. Aguirre	_____	for	M. Rudnick	_____
B. Jones	_____	*	C. Santo Domingo	<u>DF</u>
C. Stoneham	_____		N. Williams	_____

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

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Adopt the Resolution attached hereto as Attachment No. 1 authorizing the acceptance of the transfer of approximately 12,495 square feet or 0.28 of an acre of real property located at 1554 West 11th Place, identified with the Los Angeles County Assessor's Parcel Numbers (APN) 5137-025-901, 5137-025-902, 5137-025-903, and 5137-025-904 (collectively, the "Property") at the intersection of Union Avenue and 11<sup>th</sup> Place in the Westlake Community Plan area of the City of Los Angeles (City) from the jurisdiction of the City of Los Angeles, Department of General Services (GSD) to the City of Los Angeles, Department of Recreation and Parks (RAP);
2. Authorize the Board of Recreation and Park Commissioners (Board) President and Secretary to accept and execute the "Notice of Transfer of Jurisdiction and Control" document attached hereto as Attachment No. 4 effecting the transfer of the Property, subject to review and approval of the remediation plan and its execution by environmental staff;
3. Declare that upon completion of the jurisdictional transfer and control, the Property is to be set apart and dedicated as park property in perpetuity;

## BOARD REPORT

PG. 2 NO. 24-181

4. Determine that the proposed transfer of the Property for park purposes (Project) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15325(f) [Acquisition, sale, or other transfer to preserve open space or lands for park purposes] of California CEQA Guidelines and Article III, Section 1, Class 25 of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
5. Authorize the RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
6. Authorize RAP staff to make technical corrections to carry out the intent of this Report.

### SUMMARY

In 1978 and 1979, the Community Redevelopment Agency of the City of Los Angeles, (CRA) acquired four parcels totaling 12,495 square feet or 0.28 of an acre property located at the intersection of Union Avenue, 11<sup>th</sup> Place, and 12<sup>th</sup> Street, which is referred to herein as the Pico-Union Cesar Chavez Community Garden.

### HISTORY OF PICO-UNION CESAR CHAVEZ COMMUNITY GARDEN

The Pico-Union Cesar Chavez Community Garden (Garden) is comprised of four parcels identified by the following APNs: 5137-025-901, -902, -903, and -904. The Garden property was originally acquired by CRA for street widening and other public infrastructure improvements. Upon completion of the street widening as part of the redevelopment project, the parcels' useful widths were reduced from 50 feet to approximately 38 feet. This reduction in the parcels' size made the parcels unsuitable for housing development due to the resulting reduction to the buildable area, which made the parcels sub-standard. The remnant parcels soon became a blighted property as a result of being left empty and unused for several years. The lack of uses for the property meant that the property became neglected where drug use and dumping of trash and cars became serious problems for the community, with direct effects on the safety of the nearby Tenth Street Elementary School.

As a result, the mothers of the children of the Tenth Street Elementary School decided to organize, explore, and find a solution to the problem of the vacant, neglected and blighted lots now used as a community garden. In 1981, the Tenth Street Elementary School Mother's Club (Mother's Club), found a solution and took on the task of creating a "green space" for families in the community to grow their own food. Under the guidance of the Mother's Club, the community was organized to work together to develop a plan to secure the site from CRA for a community garden. CRA supported the community's request and agreed to lease the site for a community garden for \$1.00 per year. The community also sought out the expertise of the County of Los Angeles and the University of California Extension "Common Ground Garden Program" (Common Ground) to help with the construction of the garden.

## BOARD REPORT

PG. 3 NO. 24-181

With the help of the above-mentioned groups and others like the Los Angeles Conservation Corps (LACC), the Garden grew into a national award-winning garden soon after its completion in 1982.

For over thirty years, the Garden has provided an opportunity for the community to enjoy green space and educate both children and adults on neighborhood-supported agriculture.

### NEED ASSESSMENT

Under the proposed transfer to RAP, the Garden would continue providing an open space neighborhood garden in an area of Westlake/Pico-Union where City residents do not have sufficient access to improved green spaces or neighborhood parks. An estimated 15,652 residents live within a half-mile walking distance of the Garden.

### ENVIRONMENTAL IMPACT

The proposed Project consists of transfer of the Property for park purposes.

According to the parcel profile report retrieved on July 8, 2024, the Property is partially in the methane buffer zone, but the proposed use of the Property will not expose patrons to accumulation of methane seepage. This site is not within a liquefaction, coastal, or historic zone, so there is no reasonable possibility that the proposed Project may impact an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project.

As of July 8, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) listed the Property with Case Number 6000290. Phase I and II Environmental Site Assessments were completed for the Property in 2015 and 2017, respectively. The assessments found recognized environmental conditions related to the site's historical use as a service station, auto repair and small former dry-cleaning facility, as well as lacking documentation regarding removal of the former underground storage tank(s). The Phase II soil and soil gas assessment determined the presence of elevated lead in the surface soils, arsenic within an acceptable range of California soil background level, and one location of elevated Total Petroleum Hydrocarbon (TPH) in the gasoline range. No soil gas samples contained Volatile Organic Compounds including Benzene, Toulene, Ethylbenzene, and Xylene (BTEX) and fuel oxygenates above their respective screening levels; and no soil samples reported detectable or elevated concentrations of all other CAM 17 metals; TPH in the diesel and oil ranges. The City of Los Angeles Bureau of Engineering (BOE) implemented the necessary remedial measures under the oversight of the California Department of Toxic Substances Control (DTSC). Soil excavation and off-site disposal was performed at the Property between July 19 and December 21, 2021, intended to remove all identified shallow soils from the site that contained arsenic, lead, and/or polycyclic aromatic hydrocarbons (PAHs) at concentrations exceeding their respective screening levels. Following the completion of the remedial excavation activities, clean fill was imported to restore the site's surface to its original elevation. The BOE's contractor subsequently issued a Remedial Action Completion Report, which was accepted and approved by DTSC by issuing a Remedial Action Certification Form dated June 29, 2022.

## BOARD REPORT

PG. 4 NO. 24-181

Prior to ownership transfer, garden nursery materials consisting of planter boxes, topsoil, and mulch (as well as the placement of a shipping container for equipment and supplies) of unknown origin were installed at the Property without the consent or knowledge of RAP. As a precautionary measure RAP-authorized environmental professionals sampled the imported mulch and underlying shallow soil in October 2023 to evaluate the potential presence of contaminants in the imported materials, as well as the potential for those contaminants to have migrated to the underlying soils.

The sampling of the imported mulch, reported in November 2023, recorded concentrations of diesel-range organics (DRO) and oil-range organics (ORO) that exceed their respective San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 Environmental Screening Level (ESL). In addition, of the sixteen shallow soil samples collected from beneath the imported mulch, four were found to contain concentrations of lead exceeding the DTSC's Human and Environment Risk Office (HERO) Human Health Risk Assessment (HHRA) screening level (SL) for a residential land use exposure scenario. Soils within the raised planter beds were not identified as containing elevated concentrations of potential constituents of concern.

The imported surface mulch material was removed and hotspots were excavated between June 3 and June 21, 2024. Soils from each area were excavated in one-foot lifts. Following each one-foot lift, RAP's environmental personnel screened soils at the base of each excavation to qualitatively assess the concentrations of arsenic and lead present. If the field screening indicated one or more metals concentrations in soils exceeded the conservative field screening values (10 parts per million for arsenic and 50 parts per million for lead), the excavation was deepened by one foot and the screening process repeated, to a maximum depth of 3 feet below ground surface (bags). Only one location required excavation to the maximum depth of 3 feet bags. Upon completing the excavation base screening of all areas, with neither lead nor arsenic concentrations exceeding the field screening values, confirmation soil samples were collected for each area to be analyzed by a certified environmental laboratory accreditation program (ELAP) under chain-of-custody protocol.

Approximately 41.68 tons of excavated material was sampled, characterized for disposal as non-hazardous or non-RCRA hazardous waste, and transported to Chiquita Landfill in Castaic, California or La Paz Landfill in Parker, Arizona, for disposal after performing the following laboratory analyses:

- California Administrative Manual (CAM) 17 metals and mercury 7471A
- Full-scan VOCs and gasoline range organics (GRO)
- DRO and ORO by EPA Test Method 8015B

Following the completion of the soil excavation activities and laboratory analyses, approximately 38 cubic yards of clean fill from the Irwindale Quarry was imported onto the Project site on June 13 and 21, 2024 and is now considered suitable for redevelopment as a community garden.

According to DTSC's Envirostor website, one leaking underground storage tank site is reported within 1,000 feet of the project site (Case Number T10000005398). The SWQCB closed the case on August 23, 2008 as a low threat case.



## BOARD REPORT

PG. 5 NO. 24-181

According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resource and will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15325(f) of California CEQA Guidelines as well as Article III, Section 1, Class 25 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

### FISCAL IMPACT STATEMENT

The proposed dedication of the Property will require an increase in maintenance cost demands and will require a budget increase which will be requested through RAP's standard budget process. There will be no cost to RAP for the acquisition/transfer of this parcel. All cost will be incurred by CRA and GSD. RAP will address the future operation and maintenance of the community garden pursuant to RAP's Policy on Community Operated Open Space, and Operating Guidelines for Self-Operated Community Gardens, approved by the Board on May 4, 2011 (Report No. 11-121).

This Report was prepared by John Barraza, Management Analyst II, Planning, Maintenance, and Construction Branch.

### LIST OF ATTACHMENTS

- 1) Attachment No. 1 - Resolution
- 2) Attachment No. 2 - Council File No. 13-1482
- 3) Attachment No. 3 - City Administrative Officer (CAO) and Chief Legislative Analyst's (CLA) Joint Report City of Los Angeles Receipt of Properties for Government Use From CRA/LA
- 4) Attachment No. 4 - Notice of Transfer of Jurisdiction and Control

RESOLUTION NO. \_\_\_\_\_

WHEREAS, in 1978 and 1979, the Community Redevelopment Agency of the City of Los Angeles, (CRA) acquired four parcels totaling 12,495 square feet or 0.28-acre property located at the intersection of Union Avenue, 11<sup>th</sup> Place, and 12<sup>th</sup> Street, referred to herein as the Pico-Union Cesar Chavez Community Garden Property (Property); and,

WHEREAS, the Property is comprised of four parcels identified by the following APNs: 5137-025-901, -902, -903, and -904; and,

WHEREAS, the Board of Recreation and Parks Commissioners (Board) granted preliminary authorization to proceed with the transfer of the Property through Board Report No. 21-191 on November 4, 2021; and,

WHEREAS, the surrounding area is park-deficient, and the community will benefit from the development of the Property into a park for public recreational use; and,

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Charter Section 594(a) the Board accepts the transfer of jurisdiction of the Property from the jurisdiction of GSD to RAP; and,

BE IT FURTHER RESOLVED, that upon the satisfactory completion of all necessary activity associated with the transfer and completion of all due diligence, the Board Secretary is authorized to accept the Notice of Transfer of Jurisdiction documents representing the transfer of jurisdiction and control of the parcel to RAP from GSD; and,

BE IT FURTHER RESOLVED, that after jurisdiction and control is transferred, the Property is to be set apart and dedicated as park property in perpetuity.

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 August 15, 2024 (Report No. \_\_\_\_\_).

\_\_\_\_\_  
Takisha Sardin, Secretary

Resolution No. \_\_\_\_\_

# CITY OF LOS ANGELES

CALIFORNIA

**HOLLY L. WOLCOTT**  
Interim City Clerk



**ERIC GARGETTI**  
MAYOR

Office of the  
CITY CLERK

Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
Fax: (213) 978-1040

**SHANNON HOPPES**  
Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

When making inquiries relative to  
this matter, please refer to the  
Council File No.

May 20, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 13-1482, at its meeting held May 6, 2014.



City Clerk  
wrq

Mayor's Time Stamp  
2014 MAY -7 PM 1:22

City Clerk's Time Stamp  
2014 MAY -7 PM 1:34  
CITY CLERK  
BY \_\_\_\_\_

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 13-1482

COUNCIL DISTRICT \_\_\_\_\_

COUNCIL APPROVAL DATE May 6, 2014

RE: TRANSFER OF PROPERTIES FOR GOVERNMENT USE FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES (CRA/LA)

LAST DAY FOR MAYOR TO ACT MAY 19 2014  
(10 Day Charter requirement as per Charter Section 341)

**DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY**

APPROVED

✓

\*DISAPPROVED

\*Transmit objections in writing pursuant to Charter Section 341

DATE OF MAYOR APPROVAL OR DISAPPROVAL 5/14/14

EG  
MAYOR

CITY CLERK  
2014 MAY 19 PM 4:47  
BY \_\_\_\_\_

INNOVATION, TECHNOLOGY and GENERAL SERVICES COMMITTEE REPORT relative to the transfer of properties for government use from the Community Redevelopment Agency of the City of Los Angeles.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. REQUEST the Board of Recreation and Park Commissioners to consider and approve the acquisition of the park properties as described in Attachment A of the City Administrative Officer (CAO) and Chief Legislative Analyst's (CLA) joint report dated April 4, 2014 as attached to the Council File, and upon approval, ACCEPT the transfer of jurisdiction of the park properties and DEDICATE the properties as park property in perpetuity if there is no environmental or other impediment to doing so.
2. AUTHORIZE the General Services Department (GSD) and the Bureau of Engineering (BOE), as appropriate, to execute and accept Transfer Documents and perform other actions necessary, subject to City Attorney review and approval, to:
  - a. Receive and convey the CRA/LA Government Use non-park properties as described in Attachment A of the CAO and CLA joint report dated April 4, 2014 as attached to the Council File.
  - b. Receive and convey the CRA/LA Government Use park properties as described in Attachment A of the CAO and CLA joint report dated April 4, 2014 as attached to the Council File, subject to prior approval by the Board of Recreation and Park Commissioners.
3. INSTRUCT the GSD to effectuate a non-financial transfer of jurisdiction of the park properties to the Department of Recreation and Parks (RAP), subject to prior approval of the acquisition by the Board of Recreation and Park Commissioners.
4. WAIVE any applicable BOE processing fees for the City's receipt of property.
5. REQUEST the City Attorney to prepare the necessary ordinances to establish a new Fund, titled South Park Open Space Maintenance Fund, to receive open space maintenance fees collected by the City Clerk for remittance to the Grand Hope Park, Inc. non-profit organization pursuant to a ground lease for the use, operation and maintenance of Grand Hope Park; and to AUTHORIZE the City Clerk's collection and remittance of such funds.
6. INSTRUCT the City Clerk to create an account within the new Fund, administer the collection of open space maintenance fees related to the operation and maintenance of Grand Hope Park for deposit in the South Park Open Space Maintenance Fund for remittance to the Grand Hope Park, Inc. non-profit pursuant

to a ground lease for the use, operation and maintenance of the park, and to act as the repository for legal documentation related to the park.

7. REQUEST the Board of Recreation and Park Commissioners to establish a dedicated Grand Hope Park Trust Fund, accept funding in the approximate amount of \$820,000 from CRA/LA to fund park operations and repairs pursuant to a ground lease for the use, operation and maintenance of Grand Hope Park.
8. AUTHORIZE the Mayor to negotiate and execute any additional agreements necessary to effectuate the receipt and administration of the Government Use non-park properties consistent with this report, subject to review and approval of the City Attorney.
9. AUTHORIZE the Board of Recreation and Park Commissioners to negotiate and execute any additional agreements necessary to effectuate the receipt and administration of the Government Use park properties consistent with this report, subject to review and approval of the City Attorney.
10. AUTHORIZE the receipt of up to 5,610,084 square feet of Transferable Floor Area Ratio development rights, for administration by the Department of City Planning pursuant to Los Angeles Municipal Code Section 14.5, and the Adams Central commercial use easement, upon Department of Finance's approval of the CRA/LA revised Long Range Property Management Plan.
11. INSTRUCT the CAO and CLA, in the event that Department of Finance disapproves the transfer of TFAR development rights, to consult with legal counsel to determine legal options and report to Council.

Fiscal Impact Statement: The CAO and the CLA report's that there will be no immediate general fund impact to the City associated with the transfer of the CRA/LA properties, as there is no acquisition cost. Deferred maintenance costs that will be inherited by the City are estimated at \$784,503, with additional needs for capital improvements related to health and safety as yet to be estimated. Annual Operation and Maintenance Costs for all the properties are currently estimated at \$216,050. Potential funding sources to pay for these property-related costs include a combination of General Fund monies, the Capital Improvement Expenditure Program, and grant funds.

Community Impact Statement: None submitted.

Summary:

At its regular meeting held on April 8, 2014, the Innovation, Technology and General Services Committee considered a joint CAO and CLA report relative to the transfer of properties for government use from the Community Redevelopment Agency of the City.

After providing an opportunity for public comment, the Committee moved to recommend approval of the recommendations as detailed in this report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

INNOVATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE

<b>MEMBER</b>	<b><u>VOTE</u></b>
BLUMENFIELD:	YES
BONIN:	ABSENT
O'FARRELL:	YES



EV  
13-1462\_rpt\_tgs\_4-8-2014

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

**ADOPTED**

MAY 06 2014

**LOS ANGELES CITY COUNCIL**

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCE0220-04698-0023  
C.F. 13-1482

Date: April 4, 2014

To: The Council  
The Mayor

From: Miguel A. Santana, City Administrative Officer

Gerry F. Miller, Chief Legislative Analyst

Subject: CITY OF LOS ANGELES RECEIPT OF PROPERTIES FOR GOVERNMENT  
USE FROM CRA/LA

---

**SUMMARY**

Council acted on December 18, 2013 to identify the properties the City of Los Angeles (City) was interested in acquiring from the CRA/LA, A Designated Local Authority (CRA/LA), and instructed the offices of the City Administrative Officer (CAO) and the Chief Legislative Analyst (CLA) to report with the results of negotiations with CRA/LA, cost estimates, and a final list of recommended properties for transfer (C.F. 13-1482).

On February 27, 2014, the State Department of Finance (DOF) approved the transfer from CRA/LA to the City of 31 real property interests, including 7 public parks, 14 public rights of way and parcel remnants, 2 government facilities, and 8 access and use easements. In addition, the transfer of 4 real property interests representing 5,610,084 square feet of transferrable development rights may become available for transfer to the City upon DOF approval. All received properties will be encumbered with restrictions that require that the properties continue to be used for government purposes in perpetuity, and will be conveyed by grant deed, quitclaim, or easement transfer (Transfer Documents) at no cost to the City.

This report provides recommendations to allow the City of Los Angeles (City) to assume ownership of 35 real property interests for Government Use from CRA/LA. There will be no acquisition cost associated with the acceptance of the CRA/LA properties. Deferred maintenance costs and necessary repairs on the properties have been estimated at \$784,503. Annual operating and maintenance costs associated with the properties are estimated at \$216,050 as anticipated in current and planned departmental budgets.

**BACKGROUND**

The legislation that dissolved the Community Redevelopment Agency of the City of Los Angeles established CRA/LA as the Successor Entity charged with disposition of all real property assets of the former redevelopment agency in accordance with a Long Range Property Management Plan (LRPMP). CRA/LA Governing and Oversight Boards approved the LRPMP in November 2013 and submitted to DOF for approval. DOF has issued approval for a subset of CRA/LA Properties identified as



Government Use properties. A determination on the remaining CRA/LA properties is expected in Spring 2014.

This report requests authority to receive 35 such Government Use real property interests by City departments including General Services Department (GSD), Department of Recreation and Parks (RAP), Bureau of Engineering (BOE), and Department of City Planning (DCP). Transfer Documents for public rights of way and easements will be executed and processed by BOE, and Transfer Documents for facilities including parks and buildings will be executed and processed by GSD.

#### **Properties Recommended for Transfer**

A City working group composed of the Office of the Mayor, CAO, CLA, BOE, GSD, RAP, the Economic and Workforce Development Department (EWDD), and the City's outside legal counsel on the CRA/LA dissolution, Richards Watson & Gershon, in consultation with respective Council Offices, reviewed CRA/LA properties to carefully evaluate their condition and the need for continued government use, and estimated the costs to the City associated with assuming ownership. A detailed summary of properties recommended for transfer is included as Attachment A, with general descriptions provided below.

#### Recreation and Parks Properties (7 properties)

The real property interests recommended for transfer to RAP consist of properties that include existing, improved park facilities, properties for which RAP has secured grant funding to construct new park facilities, and one easement providing public access to a private track and field facility. RAP is currently developing estimates for operation and maintenance costs for the parks. Two of the properties will be maintained by non-profit organizations at no cost to the City.

The Grand Hope Park property will be transferred subject to an existing ground lease with Grand Hope Park, Inc., a non-profit that has operated the park successfully for 20 years. Upon receipt of the property, City will assume the obligations of landlord under the lease, which can be extended by the non-profit tenant through 2044. Funds to operate and maintain the Park are assessed from nearby property owners, supplemented on an annual basis when necessary from a dedicated pool of CRA/LA funds. Approximately 90% of the park's \$370,000 annual operation and maintenance budget is funded with these assessments and user fees, with shortfall funds provided by CRA/LA. CRA/LA has agreed to provide the City the balance of its pool of funds dedicated to Grand Hope Park, totaling approximately \$820,000, by including this balance on CRA/LA's semi-annual Recognized Obligations Payment Schedule. Over the lease term, growth in annual assessments and user fees is expected to exceed growth in operational costs, and the dedicated CRA/LA funding should accordingly cover operational shortfalls at current levels for at least 20 years.

The City's administration of this property according to an implementation plan developed by the City working group will require the assistance of the City Clerk to collect park assessment funds and maintain records and legal documentation related to the Park and annual assessments, to be provided by CRA/LA. The City may need to formally assume the rights and obligations of legal agreements, including the lease and the provisions of development agreements requiring the payment of park assessments. Additionally, RAP will need to establish a dedicated Grand Hope Park Trust Fund for receipt of approximately \$820,000 of CRA/LA funds and other funds dedicated for use at the property pursuant to the lease. RAP will also be responsible for paying utility costs. Approval of the transfer of the park properties will require the approval of RAP's Board of Commissioners.

#### Bureau of Engineering Properties (20 properties)

The properties recommended for transfer to BOE consist of parcels that are currently improved or dedicated as part of the public right of way (such as corner cuts, sidewalks, alleys, and roadways), parcel remnants along the public right of way, and easements for use and pedestrian access on private property. There are no anticipated operation and maintenance costs associated with these properties. Although BOE generally charges a fee of \$2,300 per parcel when privately-owned land is dedicated

and received by the City, this report recommends that these Government Use parcels should not incur City fees of this type. Acceptance of these real property interests will also require the approval of the Board of Public Works.

#### General Services Department Properties (4 properties)

Of the four real property interests recommended for transfer to GSD, two are community facilities used by the Economic and Workforce Development Department to provide local community services in Watts. These facilities, Old Watts Library and the Robert Pitts Community Center, currently house non-profit tenants and a commercial enterprise with vested relocation rights. With the assistance of CLA and CAO, GSD will seek to formalize the tenancy of existing eligible tenants. Deferred maintenance costs for repairs to the Watts facilities are estimated at \$784,503, and there is a likelihood of significant additional costs related to compliance with applicable health and safety codes. EWDD incurs approximately \$107,000 in annual operation and maintenance costs at these facilities.

GSD will also receive an abandoned railroad spur in Little Tokyo, proposed for conveyance to an adjacent property owner through sale or lease to maintain and insure the property and ensure future public access to adjoining properties. The fourth real property interest for receipt by GSD is a covenant for use and access for the Munger YMCA, for monitoring by EWDD or other City department.

If the City declines to receive any of the Government Use properties, CRA/LA will likely include these on the list of properties to be marketed for purchase by other public or private entities. If there are no willing purchasers, the properties may escheat to the State.

#### **Other CRA/LA Properties for Potential Transfer**

##### City Planning Development Rights

While DOF's February 27, 2014 determination letter approved the transfer of the Government Use properties discussed above, it disapproved the proposed transfer of three "air rights" properties totaling 5,610,084 square feet of Transferrable Floor Area Ratio (TFAR), most of which was reserved by the CRA/LA when it transferred property to the City for expansion of the Los Angeles Convention Center in 1988. TFAR is one of the City's most flexible and effective tools for supporting Downtown development, and it is critical that the City retain the ability to administer and benefit from this pool of transferrable development rights. If approved for transfer by DOF, the Department of City Planning will administer the sale of this TFAR to properties in the Central City, with any proceeds coming to the City's Public Benefit Payment Trust Fund, pursuant to Section 14.5 of the Los Angeles Municipal Code.

DOF has also currently denied the transfer of a commercial use easement requiring that the ground floor of the Adams Central affordable housing project be used for a community-serving grocery or drug store. This commercial easement represents a successful, innovative strategy that provided public funds to assist in the construction of one of the only new full-service grocery stores in South Los Angeles. By receiving the easement, the City can enforce the easement and ensure ongoing compliance for the community's benefit.

For these disapproved properties, DOF directed CRA/LA to prepare an alternative disposition strategy in a revised LRPMP. In April 2014, CRA/LA intends to submit the revised LRPMP to the CRA/LA Governing and Oversight Boards to enable the transfer of such property interests to the City, potentially in a category other than "Government Use". Upon DOF's approval of the revised LRPMP, the properties would be available for the City's receipt and administration by the Department of City Planning. In the event that DOF does not approve the transfer of these development rights, City staff will consult with legal counsel to determine what courses of action are available to the City. There are no costs to the City in relation to the transfer of these CRA/LA development rights.

##### Future Development Properties

In addition to properties transferred for Government Use, the dissolution legislation also allows the CRA/LA to retain properties for future redevelopment as identified in an existing redevelopment plan or

community plan (Future Development). The Office of the Mayor has submitted requests to CRA/LA to identify 9 (nine) such Future Development properties that have been approved by CRA/LA's Governing and Oversight Boards in the LRPMP. A request for an additional Future Development property has been submitted and is pending consideration in the revised LRPMP. A report and recommendations regarding the City's proposal to retain these Future Development properties is being developed and will be made under separate cover.

## **FISCAL IMPACT**

There will be no immediate general fund impact to the City of Los Angeles associated with the transfer of the CRA/LA properties, as there is no acquisition cost.

Deferred maintenance costs that will be inherited by the City are estimated at \$784,503, with additional needs for capital improvements related to health and safety as yet to be estimated. Annual Operation and Maintenance Costs for all the properties are currently estimated at \$216,050.

Potential funding sources to pay for these property-related costs include a combination of General Fund monies, the Capital Improvement Expenditure Program, and grant funds.

## **RECOMMENDATIONS**

That the Council, subject to the approval of the Mayor:

1. Authorize the General Services Department (GSD) and the Bureau of Engineering (BOE), as appropriate, to execute and accept Transfer Documents and perform other actions necessary, subject to City Attorney review, to receive and convey the CRA/LA Government Use properties as described in Attachment A;
2. Instruct GSD to effectuate a non-financial transfer of jurisdiction of the park properties to the Department of Recreation and Parks (RAP);
3. Request the Board of Recreation and Park Commissioners to consider and accept the transfer of jurisdiction of the park properties and dedicate the properties as park property in perpetuity if there is no environmental impediment to doing so;
4. Waive any applicable BOE processing fees for the City's receipt of property;
5. Instruct the City Clerk to administer the collection of assessment fees related to the operation of Grand Hope Park for remittance to RAP or the Grand Hope Park, Inc. non-profit, and to act as the repository for legal documentation related to the park;
6. Request the Board of Recreation and Park Commissioners to establish a dedicated Grand Hope Park Trust Fund, accept funding in the approximate amount of \$820,000 from CRA/LA to fund park operations and repairs, and administer the provisions of the Grand Hope Park ground lease regarding the use, maintenance, and operation of the facility;
7. Authorize the Mayor to negotiate and execute any additional agreements necessary to effectuate the receipt and administration of the Government Use properties, consistent with this report;
8. Upon Department of Finance's approval of the CRA/LA revised Long Range Property Management Plan, authorize the receipt of up to 5,610,084 square feet of Transferable Floor

Area Ratio development rights, for administration by the Department of City Planning pursuant to Los Angeles Municipal Code Section 14.5, and the Adams Central commercial use easement; and

9. Instruct the City Administrative Officer and the Chief Legislative Analyst, in the event that Department of Finance disapproves the transfer of TFAR development rights, to consult with legal counsel to determine legal options and report to Council.

Attachments:

- (A) Properties Recommended for Transfer for Government Use

MAS:GFM/jr:is  
05140054



**ATTACHMENT A: CRA/LA Properties for Transfer for Government Use**

**PROPERTY INFORMATION**

#	ID	APN	Address	Description	CD	Area (Sq. Ft.)	Recipient Dept.	Use, Cost, and Conveyance Notes
<b>RECREATION AND PARKS</b>								
1	118	5137025901 through -904	1554 W. 11th Place	Pico/Union community garden	1	12,495	RAP	Current non-profit tenant LACC will continue to maintain.
2	215	6002030906	6300 S. Western Avenue	Western/Gage Park project, scheduled for remediation	8	8,378	RAP	Site for future park. Transfer will occur after completion of remediation funded by existing EPA grant. Annual Operation and Maintenance (O+M) costs being developed.
3	498	5017026062	1046-1056 W. 50th St & 1047-1057 W. 51st St	Challengers Track and Field easement	9	35,100	RAP	Facility maintained by Challengers Boys & Girls Club. City will enforce easement for public access.
4	20	5081024902	1015 S. Wilton Place	Country Club Park Heritage Plaza	10	3,648	RAP	Existing improved park, maintained by RAP. Estimated annual O+M costs of \$16,000.
5	157	5148014904 through -906	312 E. 5th Street	San Julian Park	14	12,751	RAP	Existing improved park, formerly maintained by non-profit. Annual O+M costs being developed.
6	136	5139007947 5139007924	900 S. Hope Street	Grand Hope Park	14	100,654	RAP	Existing improved park, with O+M budget substantially funded by assessments; user fees. City may need to enter into agreements enabling collection and remittance of user fees. City's share of O+M costs estimated at \$30,000 operation and \$25,000 for utilities.
7	299	6065033900	1780 E. Santa Ana Boulevard	Watts Towers Cultural Crescent	15	128,797	RAP	Site for future park. Estimated annual O+M costs of \$38,000.
<b>DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING</b>								
8	29	5135017909	1632 Burlington Avenue	corner cut	1	112	BOE	City to accept property as public right of way.
9	519	2350013916 2350013918	Fair Avenue & Chandler Boulevard	vacant land in public right of way	2	25,702	BOE	City to accept property as public right of way.
10	352	5053029906	west of 2707 S. Brighton Avenue	public alley	8	300	BOE	City to accept property as public right of way.
11	353	5053029907	west of 2715-2827 S. Brighton Avenue	public alley	8	2,613	BOE	City to accept property as public right of way.
12	354	5053029908	west of 2703 S. Brighton Avenue	public alley	8	300	BOE	City to accept property as public right of way.

**ATTACHMENT A: CRA/LA Properties for Transfer for Government Use**

PROPERTY INFORMATION							Recipient Dept.	Use, Cost, and Conveyance Notes
#	ID	APN	Address	Description	CD	Area (Sq. Ft.)		
13	344	5039019923	30th Street & McClintock Avenue (SW corner)	parcel remnant	9	2,160	BOE	City to accept property as public right of way.
14	368	5134007913	Bond & Cherry Streets (NW corner)	corner cut dedication	9	360	BOE	City to accept property as public right of way.
15	178	5161017920	364 E 1st St	Japanese Village Plaza sidewalk and roadway	14	4,153	BOE	City to accept property as public right of way.
16	515.A	5151011020 5151011022 5151011024 5151011026 5151011027 5151011029 5151011030 5151011033 5151011034	350 S. Figueroa Street	Covenants for Use and Public Access - World Trade Center Building	14	160,144	BOE	City to accept easement for public use and access.
17	515.B	5151011035	335 S. Flower Street	Covenants for Use and Public Access - World Trade Center Building	14	160,144	BOE	City to accept easement for public use and access.
18	515.C	5151020006	445 S. Figueroa Street	Covenants for Use - Union Bank Square Building	14	160,228	BOE	City to accept easement for public use and access.
19	515.D	5151014301	333 S. Hope Street	Covenants for Use - Met Life Building (BofA)	14	183,634	BOE	City to accept easement for public use and access.
20	515.E	5151017021	633 W. 5th Street	Covenant & Easements for Public Access - Bunker Hill Steps, US Bank Building	14	12,859	BOE	City to accept easement for public use and access.
21	515.F	5149010265	350 S. Grand Avenue	Covenant & Easement for People Mover tunnel - Two Cal Plaza	14	94,738	BOE	City to accept easement for public use and access.
22	515.G	5151020007	404 S. Figueroa Street	Covenant for Public Access - Bonaventure Hotel	14	154,259	BOE	City to accept easement for public use and access.

**ATTACHMENT A: CRA/LA Properties for Transfer for Government Use**

**PROPERTY INFORMATION**

#	ID	APN	Address	Description	CD	Area (Sq. Ft.)	Recipient Dept.	Use, Cost, and Conveyance Notes
23	258	7424016906	306 N. Eubank Avenue	public right of way	15	12,089	BOE	City to accept property as public right of way.
24	499	6048013923	1699 E. 103rd Street	public right of way along Blue Line	15	859	BOE	City to accept property as public right of way.
25	300	7418025900	C St & Lakme Ave (SE corner)	corner cut	15	431	BOE	City to accept property as public right of way.
26	301	7424012900 7424012901	530 N. Mcfarland Avenue	corner cut	15	570	BOE	City to accept property as public right of way.
27	303	7424013900	E Street & Eubank Avenue (SW corner)	corner cut	15	327	BOE	City to accept property as public right of way.

**GENERAL SERVICES DEPARTMENT**

28	538	5517007029	245 S. Oxford Avenue	Covenant for Use and Access, membership subsidies - Munger YMCA	10	26,000	GSD, other	EWDD, RAP, or other appropriate department to monitor covenant to enforce public benefit.
29	179	5161020923	252 S. San Pedro St.	Little Tokyo Railroad Spur	14	10,685	GSD, neighbor	GSD to enter into sale/lease to neighboring landowner JACCC with requirement for ongoing maintenance and public access.
30	269	6048012930	1501 E. 103rd Street	Old Watts Library	15	22,393	GSD/ EWDD	Estimated deferred maintenance costs of \$127,212. Annual operating costs of \$60,000. City will receive property with existing non-profit tenant.
31	372	6048028935	1827 E. 103rd Street	Robert Pitts Community Center	15	15,418	GSD/ EWDD	Estimated deferred maintenance costs of \$657,291. Annual operating costs of \$47,000. City will receive property with existing non-profit tenant that pays for maintenance and a commercial tenant.

**CITY PLANNING: PENDING D.O.F. APPROVAL**

32	534	5134007933 5138016914 5134012901 5138016912	1201 S. Figueroa Street	Convention Center Transferable Floor Area Ratio (TFAR) (air rights)	9	4,361,090 (+1.1 million)	Planning	To be administered pursuant to TFAR Ordinance (LAMC Sec 14.5). Includes existing TFAR, and TFAR that may become available through potential termination of Metropolis option.
----	-----	--	-------------------------	---	---	--------------------------	----------	---

**ATTACHMENT A: CRA/LA Properties for Transfer for Government Use**

PROPERTY INFORMATION								
#	ID	APN	Address	Description	CD	Area (Sq. Ft.)	Recipient Dept.	Use, Cost, and Conveyance Notes
33	513	5131026028	935 E. Adams Blvd.	Commercial Easement for grocery store - Adams & Central	9	54,651	Planning	Restrictions for use to be monitored by Planning.
34	533 528	5149036016 5149037026	546 S. Spring Street 555 S. Main Street	Eastside Garage and adjacent lot (air rights)	14	110,055	Planning	To be administered pursuant to TFAR Ordinance (LAMC Sec 14.5).
35	527	5149019035	333 S. Spring Street	Broadway Spring Center Garage (air rights)	14	38,939	Planning	To be administered pursuant to TFAR Ordinance (LAMC Sec 14.5)



**RECORDING REQUESTED BY:**

City of Los Angeles

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**

CITY OF LOS ANGELES  
DEPT. OF RECREATION & PARKS  
221 N. FIGUEROA STREET, 4<sup>th</sup> FLOOR  
LOS ANGELES CA 90012  
ATTN: DARRYL FORD

## **Notice of Transfer of Jurisdiction and Control**

This document is exempt from Documentary Transfer Tax pursuant to Section 11922 of the Revenue and Taxation Code and is being recorded pursuant to Section 6103 of the California Government Code Section 27383. (None)

The City of Los Angeles, a municipal corporation, for the benefit of its Department of General Services (Transferor)

hereby transfer Jurisdiction and Control to:

City of Los Angeles, a municipal corporation, acting by and through its Board of Recreation and Park Commissioners (Transferee)

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No. 5137-025-901 thru 904).

### **SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

Subject to the following conditions:

- A) The property is transferred "as is" without warranty or guarantee, either express or implied, as to zoning requirements, the ground location of property lines, the existence of easements or encroachments, if any, or the condition of the property.
- B) Liens for taxes and assessments then current and unpaid, if any, and to all easements, rights of way, encroachments, covenants, conditions, restrictions, reservations, and to all other matters of record.
- C) Any rights of way or encroachments which may be apparent during visual inspection of the subject property.

Said land shall be set apart and dedicated as park property or open space in perpetuity, to be known until formally named as Pico/Union Community Garden.

This Notice of Transfer of Jurisdiction and Control is made in accordance with the provisions of Council File No. 13-1482 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Transfer of Jurisdiction and Control to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

The City of Los Angeles, a municipal corporation

By: \_\_\_\_\_

Attest:

Holly L. Wolcott, City Clerk

Karen Bass, Mayor

By: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of document.

STATE OF CALIFORNIA)  
COUNTY OF \_\_\_\_\_ }

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,

personally appeared \_\_\_\_\_,  
who proved to me based on satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_ (Seal)

The City of Los Angeles, for the benefit of  
its Department of General Services

To

CITY OF LOS ANGELES, acting by and  
through its Board of Recreation and Park  
Commissioners

**JOB TITLE:** 1136, 1140, 1144 Union Ave &  
1554 W. 11<sup>th</sup> Pl., CD-1  
APN: 5137-025-901, 902, 903 & 904  
Cadastral Map No. 129A203-330, 347, 357, 364

**Notice of Transfer of Jurisdiction and Control**

Date \_\_\_\_\_, 2024

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the jurisdiction and control  
transferred by this Notice of Transfer of Jurisdiction  
and Control is hereby authorized and accepted by  
the Board of Recreation and Parks Commissioners  
(BR- ) and the authority of the Information,  
Technology, and General Services (Council File No.  
13-1482) adopted by City Council on or about April  
4, 2014, and the transferee consents to the  
recording by its duly authorized officer.

Date \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Board Secretary

By: \_\_\_\_\_  
Board President

The City of Los Angeles, Acting by and through its  
Board of Recreation and Park Commissioners.

Approved as to Authority \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Tony M. Royster, Authorized Officer

Approved as to Authority \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Armando Parra, Authorized Officer

Approved as to Description \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Louie N. Padua, Authorized Officer

Approved as to Form \_\_\_\_\_, 2024

Hydee Feldstein Soto, City Attorney

By: \_\_\_\_\_  
Saro Balian, Deputy City Attorney

Board Report No.

## EXHIBIT "A"

### PARCEL 1:

THE NORTHERLY 60 FEET OF LOT 1, BLOCK 4 OF THE WILLIAMSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### PARCEL 2:

THE SOUTHERLY 35 FEET OF THE NORTHERLY 95 FEET OF LOT 1, BLOCK 4 OF THE WILLIAMSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### PARCEL 3:

THE SOUTHERLY 30 FEET OF LOT 1, BLOCK 4 OF THE WILLIAMSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### PARCEL 4:

LOT 8 IN BLOCK 4 OF THE WILLIAMSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5137-025-901, 902, 903, 904