

APPROVED

FEB 06 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-018

DATE February 06, 2025

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION K – L.A. FOR KIDS PROGRAM 11TH FUNDING CYCLE GRANT PROPOSALS – RETROACTIVE AUTHORITY TO SUBMIT GRANT APPLICATION FOR LAND ACQUISITION OF EL SERENO PROPERTIES

B. Aguirre _____

M. Rudnick _____

B. Jones _____

C. Santo Domingo _____

C. Stoneham _____

*N. Williams NDW

9/ki

General Manager

Approved X _____

Disapproved _____

Withdrawn _____

If Approved: Board President [Signature]

Board Secretary [Signature]

RECOMMENDATIONS

1. Rescind Recommendation Nos. 1, 2, and 4 of Board Report No. 23-156;
2. Retroactively authorize the Department of Recreation and Parks' (RAP) General Manager, or his designee, to submit a grant application for \$2,611,968 to acquire up to 13 parcels, including APNs 5220-027-924 to -928, 5220-027-907 to -913, and a portion of 5220-027-903 (Property), from State of California Department of Transportation (Caltrans) to the Proposition K L.A. for Kids Program in response to the Re-Opened Proposition K 11th Competitive Funding Cycle Request for Proposals;
3. Retroactively adopt the revised Resolution (Attachment A);
4. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report; and
5. Authorize RAP's Chief Accounting Employee or designee to establish the El Sereno Arroyo Playground and Expansion Sites Fund and Account for acquisition and related costs of the Property as defined in this Board Report.

SUMMARY

Previously in Report 23-156 (Attachment B), the Board of Recreation and Park Commissioners (Board) authorized RAP staff to submit a grant application for \$743,734 for the acquisition of five parcels in the community known as El Sereno for the Proposition K (Prop K) 11th Competitive

BOARD REPORT

PG. 2 NO. 25-018

Funding Cycle Request for Proposals (RFP). Originally, this RFP provided \$743,734 of funding for land acquisition. RAP's initial application, which was submitted on January 4, 2024, requested the maximum of \$743,734 to acquire five parcels known as the El Sereno Triangle. Recently, in December 2024, the City Council approved the re-opening of the same Prop K 11th Competitive Funding Cycle in order to provide an extension of the application submission deadline and increase of grant funding for land acquisition of up to \$2,611,968. This resulted in a new RFP, which was released on December 3, 2024 with a grant submission deadline of December 16, 2024. With increased funding available, RAP re-submitted its original application for the El Sereno land acquisition on December 16, 2024 with the following revisions: (i) expanding the acquisition project to include an additional eight adjacent parcels for a new total of up to thirteen parcels, and (ii) increasing the grant request to \$2,611,968, which is the maximum available under the new RFP. All of the parcels identified in RAP's updated application are currently leased to the City by Caltrans, and the City is currently working with Caltrans on their acquisition.

In 1996, Prop K was passed and created a citywide assessment district that generates up to \$25,000,000 each year for a period of 30 years. The funds generated from the Prop K assessments must be used for capital improvement projects involving the acquisition, development, improvement, and restoration of parks and recreational facilities in the City of Los Angeles. Through a separate process, a portion of the Prop K assessments also provides maintenance funds on an annual basis for those facilities improved using Prop K funds. Over the 30-year period, the Prop K Program is required to distribute at least \$143,650,000 of the total amount generated over the life of the Prop K, through an open and competitive process to eligible governmental agencies, nonprofit organizations, and City departments.

On March 23, 2023, the L.A. for Kids Steering Committee, on behalf of the City of Los Angeles, released the Prop K 11th Competitive Funding Cycle Request for Proposals. Out of a total of \$11,394,353 available in two funding categories under Prop K, \$743,734 was allocated for the acquisition of land for park use under "Parks Acquisition of Parks/Natural Lands." The application submission deadline was January 4, 2024. There was no match requirement. On January 4, 2024, RAP submitted an application for the acquisition of five parcels located at 5529, 5533, 5537, 5541, and 5545 Concord Ave, Los Angeles, CA 90032, (APNs 5520-027-928, 5220-027-927, 5220-027-926, 5220-027-925, and 5220-027-924), for a total request of \$743,734 (Report No. 23-156). The five parcels are part of the El Sereno Arroyo Playground and Expansion Sites owned by Caltrans, which is leasing the property to RAP.

Subsequently, on December 3, 2024, the Prop K Program issued a new RFP to re-open the 11th Competitive Funding Cycle to increase the available funding from \$743,734 to \$2,611,968 under Funding Category 8 – Acquisition of Parks/Natural Lands and to extend the grant application submission deadline to December 16, 2024. With the increase in Prop K funding for land acquisition, RAP staff submitted a revised grant application which expanded the original project to include an additional eight parcels: APNs 5220-027-903 and 5220-027-907 to -913. These thirteen parcels are part of the "El Sereno Arroyo Playground and Expansion Sites" that are leased to the City and owned by Caltrans. RAP is leasing the land from Caltrans under a 40-

BOARD REPORT

PG. 3 NO. 25-018

year lease agreement with the intent to purchase these properties, as further described in Board Report Nos. 17-226 and 22-066.

Property Name	Address	APN
El Sereno Triangular Property	5529 E. Concord Ave	5220-027-928
	5533 E. Concord Ave	5220-027-927
	5537 E. Concord Ave	5220-027-926
	5541 E. Concord Ave	5220-027-925
	5545 E. Concord Ave	5220-027-924
El Sereno Arroyo Playground Park (Phase I)	None	5220-027-903*
	5500 E. Concord Ave	5220-027-913
	5506 E. Concord Ave	5220-027-912
	5510 E. Concord Ave	5220-027-911
	5514 E. Concord Ave	5220-027-910
	5520 E. Concord Ave	5220-027-909
	5522 E. Concord Ave	5220-027-908
El Sereno Arroyo Playground Park Expansion (Phase II)	5532, 5530, 5528 E. Concord Ave	5220-027-907

*A portion of APN #5220-027-903 parcel may be acquired.

APNs 5220-027-903 and 5220-027-908 to -913 consist of a completed playground known as the El Sereno Arroyo Playground Park (Phase I). El Sereno Arroyo Playground Park Expansion (Phase II) is presently under construction at the adjacent parcel, APN 5220-027-907, as a turn-key park project to expand the park; the Trust for Public Land is managing this project.

With the Prop K Program reaching its 30-year sunset and with a limited time frame to submit a revised Prop K application within two weeks, RAP applied for the maximum grant funding available of \$2,611,968 in order to purchase as much property consisting of these 13 parcels as possible pending the ongoing negotiations between the City and Caltrans.

TREES AND SHADE

Tree canopy coverage will be addressed when the project design for the future development of the vacant properties is brought back to the Board for review.

ENVIRONMENTAL IMPACT

The proposed Project consists of requesting authorization from the Board to apply for a grant to acquire land parcels. RAP currently leases some of the parcels from Caltrans, and these parcels are already developed as a park. At this point, it is not possible to estimate the potential direct and indirect effects of the acquisition, so staff recommends that the Board take no CEQA

BOARD REPORT

PG. 4 NO. 25-018

action; staff will come back to the Board with the appropriate CEQA determination and other environmental due diligence when the acquisition is finalized.

FISCAL IMPACT

There is no anticipated fiscal impact to RAP's General Fund at this time. There is no required grant match. The operation and maintenance of this additional developed parkland will be requested through the regular budget process.

This Report was prepared by Kai Wong, Service Coordinator, Grants Administration, Finance Division, and reviewed by Steven Tran, Senior Management Analyst II, Grants Administration, Finance Division.

ATTACHMENTS:

- A. Revised Resolution
- B. Report No. 23-156
- C. El Sereno – Map of 13 Parcels

RESOLUTION NO. _____

WHEREAS, the passage of Proposition K in 1996 created a Citywide assessment district that generates up to \$25,000,000 each year in funds for the acquisition, development, improvement, restoration, and maintenance of park and recreation facilities through an annual assessment on all properties within the City of Los Angeles over a thirty (30)-year period; and

WHEREAS, Proposition K is required to allocate \$143,650,000 of total amount generated over thirty (30) years through an open and competitive process for governmental agencies, City departments, and non-profit organizations; and

WHEREAS, the Proposition K L.A. for Kids Steering Committee, on behalf of the City of Los Angeles, has released the Proposition K 11th Funding Cycle Request for Proposals inviting proposals to be submitted for eligible capital improvement and/or acquisition projects for the Proposition K L.A. for Kids Program; and

WHEREAS, the Proposition K L.A. for Kids Program has made available approximately \$2,611,968 for the Proposition K Trust Fund competitive grant process for the 11th Funding Cycle – Re-opened with a deadline of December 16, 2024.

NOW, THEREFORE BE IT RESOLVED, that the Board of Recreation and Parks Commissioners (BOARD) authorizes the General Manager of the Department of Recreation and Parks (RAP) or designee to submit a grant application for the proposed land acquisition of certain property owned by the State of California Department of Transportation and known as the El Sereno Arroyo Playground and Expansion Sites (13 parcels: APNs 5520-027-928, 5220-027-927, 5220-027-926, 5220-027-925, 5220-027-924, 5220-027-907 to -913 and a portion of 5220-027-903) (Property), in response to the Re-Opened Proposition K 11th Funding Cycle Request for Proposals; and

BE IT FURTHER RESOLVED, that the BOARD authorize RAP’s Chief Accounting Employee or designee to establish the El Sereno Arroyo Playground and Expansion Sites Fund and Account for acquisition and related costs of the Property as defined in this Resolution; and,

BE IT FURTHER RESOLVED, that the General Manager of the Department of Recreation and Parks or designee is the person authorized to obligate the grantee and to execute all contractual documents required of successful Proposition K grantee agencies, subject to the approval of any such obligation and documents by the Board as may be required.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Recreation and Parks Commissioners of the City of Los Angeles at its meeting held on _____ (Board Report No. _____).

TAKISHA L. SARDIN, Board Secretary

RESOLUTION NO. _____

APPROVED
Sept 07, 2023

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 23-156

DATE September 07, 2023

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION K – L.A. FOR KIDS PROGRAM 11TH FUNDING CYCLE GRANT PROPOSALS – AUTHORIZATION TO APPLY AND SUBMIT GRANT APPLICATION FOR LAND ACQUISITION; RESOLUTION

B. Aguirre	<u> </u>	M. Rudnick	<u> </u>
B. Jones	<u> </u>	C. Santo Domingo	<u> </u>
B. Jackson	<u> </u>	*N. Williams	<u>NDW</u>

[Signature]
General Manager

Approved X Disapproved Withdrawn

If Approved: Board President *[Signature]* Board Secretary *[Signature]*

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks' (RAP) General Manager, or his designee, to submit the Proposition K 11th Funding Cycle grant application in the amount of \$743,734 for the acquisition of five parcels (El Sereno Triangle) (APNs 5520-027-928, 5220-027-927, 5220-027-926, 5220-027-925, and 5220-027-924) (Property) to the Proposition K L.A. for Kids Program in response to the Proposition K 11th Funding Cycle Request for Proposals (RFP); and
2. Adopt the accompanying Resolution (Attachment A), designating the General Manager of the Department of Recreation and Parks (RAP) or designee as the person authorized to obligate the grantee and to execute all contractual documents required of successful Proposition K grantee agencies, subject to the approval of any such obligation and documents by the Board of Recreation and Parks Commissioners (Board) as may be required; and
3. Authorize RAP's General Manager, or his designee, to make technical corrections, as necessary, to carry out the intent of this Report; and
4. Authorize RAP's Chief Accounting Employee or designee to establish the El Sereno Arroyo Playground and Expansion sites - Triangle Acquisition and/or Development Fund and Account for acquisition and related costs and or development of the Property; and

BOARD REPORT

PG. 2 NO. 23-156

SUMMARY

In 1996, Proposition K (Prop K) was passed and created a citywide assessment district that generates up to \$25,000,000 each year for a period of 30 years. The funds generated from the Proposition K assessments are to be used for capital improvement projects involving the acquisition, development, improvement, and restoration of parks and recreational facilities in the City of Los Angeles. Through a separate process, a portion of the Prop K assessments also provides maintenance funds on an annual basis for those facilities improved using Prop K funds. Over the 30-year period, Prop K Program is required to distribute at least \$143,650,000 of the total amount generated over the life of the Prop K, through an open and competitive process to eligible governmental agencies, nonprofit organizations, and City departments.

On March 23, 2023, the L.A. for Kids Steering Committee, on behalf of the City of Los Angeles, released the Proposition K 11th Funding Cycle Request for Proposals (RFP). Out of a total of \$11,394,353 available in two funding categories under Prop K, \$743,734 was allocated for the acquisition of land for park use under "Parks Acquisition of Parks/Natural Lands." The deadline for submission of the grant proposals is January 4, 2024. There is no match requirement.

For the Prop K 11th Funding Cycle, RAP staff is requesting Board approval to submit one Prop K application for the acquisition of five parcels, APNs 5520-027-928, 5220-027-927, 5220-027-926, 5220-027-925, and 5220-027-924 (Property) for a total request of \$743,734, which is the entire funding available in the Prop K category of "Parks Acquisition of Parks/Natural Lands."

With support from Council District 14, this acquisition project is presently known as the El Sereno Arroyo Playground and Expansion Sites (El Sereno Triangle property located at 5529, 5533, 5537, 5541, and 5545 Concord Ave, Los Angeles, CA 90032) and involves the acquisition of the Property owned by the State of California Department of Transportation (Caltrans). Pursuant to the Proposition K RFP, grant proposals must include a Board Resolution authorizing submission of the proposal, committing to make the property available for the project, and specifying the person(s) authorized to obligate the grantee and execute all contractual documents required of successful Prop K grantee agencies.

RAP's Planning, Construction and Maintenance Division Staff has assessed the proposed acquisition project and determined that this project meets the criteria for eligible Prop K projects. RAP Staff has also developed the related project cost estimate.

El Sereno Arroyo Playground and Expansion sites - Triangle Property

On October 18, 2017 the Board through Board Report 17-226 granted staff authority to revise the El Sereno Arroyo Playground boundary map to include expansion sites and authorized RAP staff to proceed with preliminary acquisition activities for the El Sereno Arroyo Playground and Expansion sites through Board Reports No. 17-226 and 22-066. The Board also approved extending the term of the Lease agreement with Caltrans for the subject properties to facilitate the eventual purchase by RAP of the properties currently under a 40-years term lease known as

BOARD REPORT

PG. 3 NO. 23-156

the El Sereno Arroyo Playground and Expansion sites. RAP Staff continues to negotiate and work closely with Caltrans to acquire the properties.

RAP Staff will use the Prop K funds, if awarded, and other funds as yet to be determined and if needed in order to acquire the Property. Upon completion of preliminary acquisition activities and upon completion of final negotiations with Caltrans on the purchase of the Property, RAP staff will return to the Board for final approval of the acquisition. This project continues to have strong support from the surrounding community and local and state government officials.

TREES AND SHADE

Tree canopy coverage, new trees planted, and removal of trees will be addressed as project designs for development of the Property are brought back to the Board for final approval and consideration.

ENVIRONMENTAL IMPACT

Prior to undertaking the activities for which each grant is being sought, as lead agency for the projects, RAP must perform, complete, and certify the adequacy of the environmental review in accordance with the California Environmental Quality Act (CEQA). RAP staff will return to the Board with a CEQA analysis prior to undertaking this project.

FISCAL IMPACT

There is no anticipated fiscal impact to RAP's General Fund at this time. Once the final designs for each project are complete, the maintenance cost impacts can be determined and funding for the operation and maintenance of the park improvements will be requested through the regular budget process.

STRATEGIC PLAN INITIATIVES AND GOALS

Grant funding opportunities have a cascading effect on several strategic plan initiatives and goals of RAP. Parks are safer, communities are healthier, and recreational programming opportunities are often expanded. The Prop K grants will have a positive impact across the board. More specifically, approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create and Maintain World Class Parks and Facilities

Outcome No. 1: Newly developed open space park projects and the redesign of signature City Parks

BOARD REPORT

PG. 4 NO. 23-156

Key Milestone: Number of major park projects completed

Target: 11 by 2025

Result: Funding requests for 1 acquisition within the City of Los Angeles.

This Report was prepared by Kai Wong, Service Coordinator, Grants Administration, Finance Division, and John Barraza, Management Analyst, Real Estate Division of Planning, Maintenance and Construction Branch and reviewed by Steven Tran, Senior Management Analyst II, Grants Administration, Finance Division.

ATTACHMENTS:

1) Attachment A - Prop K Resolution

RESOLUTION NO. _____

WHEREAS, the passage of Proposition K in 1996 created a Citywide assessment district that generates up to \$25,000,000 each year in funds for the acquisition, development, improvement, restoration, and maintenance of park and recreation facilities through an annual assessment on all properties within the City of Los Angeles over a thirty (30)-year period; and

WHEREAS, Proposition K is required to allocate \$143,650,000 of total amount generated over thirty (30) years through an open and competitive process for governmental agencies, City departments, and non-profit organizations; and

WHEREAS, the Proposition K L.A. for Kids Steering Committee, on behalf of the City of Los Angeles, has released the Proposition K 11th Funding Cycle Request for Proposals inviting proposals to be submitted for eligible capital improvement and/or acquisition projects for the Proposition K L.A. for Kids Program; and

WHEREAS, the Proposition K L.A. for Kids Program has made available approximately \$11,394,353 for the Proposition K and \$565,000 for Health Alternatives to Smoking (HATS) Trust Fund competitive grant process for the 11th Funding Cycle with a deadline of January 4, 2024.

NOW, THEREFORE BE IT RESOLVED, that the Board of Recreation and Parks Commissioners (BOARD) authorizes the General Manager of the Department of Recreation and Parks (RAP) or designee to submit a grant application for the proposed land acquisition of certain property owned by the State of California Department of Transportation and known as the El Sereno Arroyo Playground and Expansion sites (APNs 5520-027-928, 5220-027-927, 5220-027-926, 5220-027-925, and 5220-027-924) (Property), in response to the Proposition K 11th Funding Cycle Request for Proposals; and

BE IT FURTHER RESOLVED, that the BOARD authorize RAP’s Chief Accounting Employee or designee to establish the El Sereno Arroyo Playground and Expansion sites -Triangle acquisition and/or development Fund and Account for acquisition and related costs and/or development of the Property; and,

BE IT FURTHER RESOLVED, that the General Manager of the Department of Recreation and Parks or designee is the person authorized to obligate the grantee and to execute all contractual documents required of successful Proposition K grantee agencies, subject to the approval of any such obligation and documents by the Board as may be required.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Recreation and Parks Commissioners of the City of Los Angeles at its meeting held on _____ (Board Report No. _____).

TAKISHA L. SARDIN, Board Secretary

RESOLUTION NO. _____

2018



MAPPING AND GIS SERVICES SCALE 1" = 80'

