REPORT OF GENERAL MANAGER

	PROVED	
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NO.	07-139	

DATE June 20, 2007

BOARD OF RECREMENTAL AND ROLL OF RECREMENTAL AND RESERVED FOR THE RESERVED

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT:

PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY LOCATED AT 2309 W. 24TH STREET FOR THE DEVELOPMENT OF A RECREATION CENTER AND / OR EXPANSION OF PARK

R. Adams J. Combs H. Fujita	J. Kolb F. Mok K. Regan		
S. Huntley	*M. Shull		2011
			General Manager
Approved		Disapproved	Withdrawn

RECOMMENDATION:

That the Board:

- 1. Authorize the Department to initiate the process for the possible acquisition of property, parcel totaling approximately 7,500 square feet or 0.18 acres, located at 2309 W. 24th Street, Los Angeles, CA 90018 for use as recreation center or other facility and/or park expansion;
- 2. Authorize staff to coordinate acquisition activities with the Department of General Services, and other necessary Departments, and to obtain the necessary environmental clearances and to expedite the purchase of said property; and
- 3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board with escrow instructions and related documents for the Board's final approval to purchase the property, contingent upon the following conditions:.
 - A. Funding will be made available for the acquisition of the property through Quimby funds;
 - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;

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- C. All environmental assessments, Phase I and Phase II if needed, will have been completed and satisfied prior to close of escrow; and
- D. The Department of General Services will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

The Department of Recreation and Parks, with the support from Councilmember Wesson of the Tenth District, is considering the acquisition of the parcel identified by the Assessor Parcel Number: 5059-030-003 located at 2309 W. 24th Street, Los Angeles, CA 90018. The property measures approximately 7,500 square feet or 0.18 acres. The existing building is located in a historic preservation overlay zone and is a three bedroom, two bathroom, single family home with room for office/classroom space. The building area is approximately 2,064 square feet.

The Department of Recreation and Parks is interested in acquiring the property to either expand the adjacent Benny H. Potter West Adams Avenue Memorial Park, or to incorporate and expand the existing youth programs at the South Seas House with additional recreational activities and after school programs. The proposed acquisition could provide diverse and enriching recreational and educational opportunities for the surrounding community.

The Department of General Services, Asset Management Division, has provided a Class "C" estimate of value for the property. There are Quimby funds available for the acquisition and development of the site.

The California Environmental Quality Act (CEQA) and the Phase I Environmental Site Assessment are currently being completed. Both the CEQA and the Phase I Environmental Site Assessment will be completed and made available for review prior to making a determination on the possibility of acquiring this property.

The Assistant General Manager of Operations East, the Superintendent for the Metro Region and Councilmember Wesson of the Tenth District have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Approval of the acquisition and the proposed improvements will increase the Department's maintenance cost. Staff will request a budget increase through the standard budget process.

Prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.