

**APPROVED**  
MAR 19 2008

REPORT OF GENERAL MANAGER

NO. 08-77

DATE March 19, 2008

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 6116 11TH AVENUE - ACCEPTANCE OF TRANSFER OF JURISDICTION  
AND AUTHORIZATION TO DEVELOP SITE FOR PUBLIC RECREATIONAL  
USE

R. Adams _____	J. Kolb _____
V. Israel _____	F. Mok _____
H. Fujita _____	K. Regan _____
*S. Huntley _____	*M. Shull <i>im for</i>

*K. Regan (for KM)*  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Pursuant to the motion approved by the City Council, adopt the draft resolution, substantially in the form on file in the Board Office, accepting a transfer of jurisdiction and control from the Department of General Services (GSD) for the property located at 6116 11th Avenue (APN 4006-002-900), and setting it apart and dedicating it as park property in perpetuity;
2. Authorize the Board Secretary to accept the Transfer of Jurisdiction for the property; and
3. Approve Permit No. 608, substantially in the form on file in the Board Office, authorizing the Los Angeles Neighborhood Land Trust (LANLT) and/or its contractors/subcontractors, to access the property at 6116 11th Avenue to design and construct a proposed pocket park with playground improvements, and upon completion of said park, to operate and maintain it on a month-to-month basis until such time as a long-term agreement for the continued operation and maintenance of the park is executed between RAP and LANLT.

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### SUMMARY:

The Department of Recreation and Parks (RAP) and GSD have been working together to identify surplus properties to transfer for the development of new parks. GSD currently maintains a 0.27 acre surplus property located at 6116 11<sup>th</sup> Avenue, Los Angeles, CA 90043 which the City can utilize for pocket park purposes. On Friday, January 18, 2008, the City Council approved a motion (Council File No. 08-0077) instructing GSD to effectuate a non-financial transfer of this property from GSD to RAP jurisdiction.

KaBOOM!, a national, non-profit organization that helps manage, coordinate, and develop children's playgrounds in low-income communities has, as a part of its ongoing Community Partner Builds program, selected LANLT, in conjunction with RAP, to participate in a project to build and operate a new playground and pocket park in the City. KaBOOM!'s Community Partner Builds program accepts applications from local organizations and agencies across North America, that have available land and resources, to work with KaBOOM!'s corporate sponsors to help build and sustain playgrounds in underserved communities. The proposed playground and pocket park would be built in commemoration of Cesar Chavez and Cesar Chavez Day, and would contain signage promoting his core values and principles.

RAP, working with LANLT and KaBOOM!, has identified the property at 6116 11<sup>th</sup> Avenue as an ideal location for the potential development of the proposed new playground and pocket park. The proposed project would include the construction of a 3,000 square foot playground (including a rubberized surface), landscaping, a community garden, and a mural of Cesar Chavez. Additionally, two signs, each measuring 12¼ inches wide by 30¼ inches tall, would be installed at the site, mounted on poles designed to match the playground components in color and design, and would contain the names and logos of KaBOOM!, KaBOOM's partner organizations, LANLT, and RAP. One sign would contain playground safety information and the second sign would honor the life and core values of Cesar Chavez (Attachment).

KaBOOM! would provide the playground equipment at no cost to LANLT, and LANLT would contribute an additional \$10,000 toward the cost of the other park improvements. RAP would prepare the site for the playground installation. The playground and pocket park would be constructed by volunteers from the local community during a one-day build event on March 19, 2008, with RAP staff on hand to oversee and assist if necessary. Upon completion of the playground, a Certified Playground Safety Inspector would review the playground structure to ensure that it is safe and built to all appropriate standards and guidelines.

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Subject to the approval of the Board, Staff would issue Permit No. 608 to LANLT authorizing LANLT and/or its contractors/subcontractors, to access the property at 6116 11th Avenue to design and construct the proposed playground and pocket park and, upon the completion of the park, to operate and maintain it. This permit would remain in effect until a long term agreement between RAP and LANLT for the continued maintenance and operation of the park by LANLT is finalized and brought back to the Board for approval.

A Phase I Site Assessment was conducted on the property, including a site reconnaissance on January 28, 2008, as well as a search of all relevant environmental databases. The Phase I report concluded that there were no recognized environmental concerns associated with the property. In addition, a limited number of soil samples at the site were collected on January 23, 2008 and subsequently analyzed for various toxic metals, including lead and arsenic. The laboratory results indicate that none of the samples exceeded the health advisory standards for high contact recreational activities. Based on these results, staff has determined that the proposed property appears to have no environmental liabilities or health risks and, therefore, can be developed for public park use.

Staff has determined that the subject project will consist of the transfer of property and the development of various outdoor improvements. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3 (6) and Class 16(2) of the City CEQA Guidelines.

Councilmember Bernard Parks of Council District Eight, the Operations East Assistant General Manager, and the Pacific Region Superintendent support the recommendations outlined in this report.

### FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund for the transfer of the property. Pacific Region staff estimate that costs to prepare the site for development to be approximately \$25,000, which will be funded by region's operation funds. There will be no operation and maintenance costs to RAP as, pursuant to the terms of Permit No. 608, LANLT will be responsible for any ongoing operation and maintenance costs at the site.

Report prepared by Darryl Ford, Management Analyst II, Planning and Development.

# Attachment A

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Part N  
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