

APPROVED

REPORT OF GENERAL MANAGER

NO. 11-130

MAY 20 2011

DATE May 20, 2011

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER – PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY FOR EXPANSION AND/OR DEVELOPMENT OF PARK

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>msf</i></u>
V. Israel	_____	N. Williams	_____

*[Signature]*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of property, adjacent to the Normandale Recreation Center, totaling approximately 2,850 square feet or 0.065 acres, located at the north side of West 225<sup>th</sup> Street, 50 feet west of South Normandie Avenue, Los Angeles, CA 90501 for development and / or park expansion; and
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD), Bureau of Engineering Proposition K division and other necessary Departments, and to obtain the necessary environmental, and funding 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 of Recreation and Park Commissioners (Board) with escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
  - A. Funding will be made available for the acquisition of the property through Proposition K 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 GSD will negotiate a purchase price that is consistent with their professional opinion of market value.

### SUMMARY:

RAP, with the support of the Councilmember for the 15th District, is considering the acquisition of the parcel identified by the Assessor Parcel Number: 7347-004-013 located at north side of West 225<sup>th</sup> Street, 50 feet west of South Normandie Avenue Los Angeles, CA 90501 and adjacent to Normandale Recreation Center. The property measures approximately 2,850 square feet or 0.065 acres. The parcel is situated between two RAP parcels.

RAP is interested in acquiring the property adjacent to Normandale Recreation Center Park to expand the recreational activities by making the park area more complete. The proposed acquisition could provide more recreational space for the surrounding community. The Department of General Services, Asset Management Division, has provided a Class "A" estimate of value for the property. There are Proposition K funds available for the acquisition 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.

This project has the support of Council District 15. In addition, the Assistant General Manager for Branch Operations and the Superintendent for the Pacific Region 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.

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