

APPROVED

MAR 20 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-057

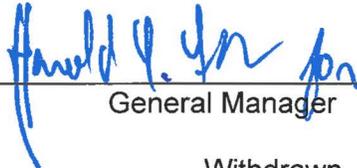
DATE March 20, 2019

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSED BROOKLYN HEIGHTS PARK – AUTHORIZATION TO PROCEED WITH PRELIMINARY ACQUISITION ACTIVITIES INCLUDING DUE DILIGENCE RELATED TO THE POSSIBLE ACQUISITION OF THE PROPERTY FOR OPEN SPACE AND OR PARK DEVELOPMENT

AP Diaz	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>CSD</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of parcel known as "Brooklyn Heights" parcel located at 318 North Mathews Street, Los Angeles CA 90033-3010 in the Brooklyn Heights community of the City and which is comprised of an 8,546.5 square feet (sq) lot or .19 acre, residential-zoned (Property).
2. Authorize staff to coordinate preliminary acquisition activities with the Department of General Services (GSD) and any other City Department(s) as may be necessary to obtain the necessary environmental clearances, appraisals and funding approvals for the possible purchase of said Property;
3. Upon the completion of the preliminary acquisition activities, direct RAP staff to return to the Board of Recreation and Park (Board) with a proposed purchase/sale agreement, escrow instructions and any other related documents for the Board's final approval to purchase the Property, subject to the following conditions:
 - A. Funding will be determined for the acquisition of the Property;
 - C. Completion of all appropriate California Environmental Quality Act (CEQA) analysis and documentation;
 - D. Completion of all environmental assessments, including Phase I and Phase II if needed;

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- F. Finalization of all material terms of the purchase of the Property, including the negotiation by GSD of a purchase price that is consistent with its professional opinion of market value.

SUMMARY

With the support from the Councilmember for the 14th Council District, RAP is considering the acquisition of the Property which is a parcel identified by the Los Angeles County Assessor Parcel Number (APN) 5180-008-010 with an address of 318 North Mathews Street, Los Angeles CA 90033-3010, located in the Community Plan Area of Boyle Heights. The Property measures approximately 8,546.5 square feet (sq ft) or .19 acre. The Property consists of one lot with two (2) building structures on the lot. RAP is interested in acquiring the Property for the open space and/or park development in order to expand the recreational activities in the area. If acquired and developed as a park, the Property will provide more recreational open space for the surrounding community and City of Los Angeles at large. The area is experiencing new housing development and other development which will benefit from new park and open space which will help with the redevelopment of the area by bringing in new families looking for such amenities as parks. The Department of General Services (GSD), Asset Management Division, will provide a Class "A" appraisal of estimated value for the Property. GSD will update the appraisal if they determine it is necessary.

ENVIRONMENTAL IMPACT STATEMENT

The California Environmental Quality Act (CEQA) analysis and the Phase I Environmental Site Assessment are currently being conducted. Both the CEQA and the Phase I Environmental Site Assessment will be completed and presented to the Board for review and approval prior to making a determination on the feasibility or possibility of acquiring this Property.

NEEDS ASSESSMENT

The Property, if acquired, would add to and expand the park space for this community area of 14,092 residents. An estimated 5,102 residents live within a one-half mile walking distance of the Property.

RAP staff believes the addition of park space in this historic area of Los Angeles will fill the need for park space in this densely populated area.

The acquisition of the Property has the support of Council District 14. In addition, the Assistant General Manager of Planning, Construction and Maintenance Branch and the Director of Special Projects have been consulted and concur with staff's recommendations.

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ENVIRONMENTAL IMPACT STATEMENT

The California Environmental Quality Act (CEQA) analysis and the Phase I Environmental Site Assessment are currently being conducted. Both the CEQA analysis and the Phase I Environmental Site Assessment will be completed presented to the Board for review and approval prior to making a determination on the feasibility or possibility of acquiring this Property.

FISCAL IMPACT STATEMENT

The Property acquisition, if finally approved by the Board on a subsequent date, will require an increase in maintenance cost demands and will require a budget increase which will be requested through RAP's standard budget process.

Funds to be determined.

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