

# APPROVED

MAR 20 2019

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-059

DATE March 20, 2019

C.D. 6

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSED ALLEGHENY 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	<i>MR</i>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_  
 With Amendments

### RECOMMENDATIONS

11961

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of parcels known as the "Allegheny Heights Park" parcels with an address of 11957-~~1161~~ Allegheny Street (Property), Los Angeles CA 91352-1834, which are located in the Sun Valley-La Tuna Canyon Community Plan area and is comprised of two (2) parcel lots totaling ~~.61~~ square feet (sf) and ~~.44~~ acres in size ~~and~~;
2. Authorize staff to coordinate preliminary acquisition activities with the Department of General Services 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 is to be determined for the acquisition of the Property;
  - B. Completion of all appropriate California Environmental Quality Act (CEQA) analysis and documentation;
  - C. Completion of all environmental assessments, including Phase I and Phase II if needed;

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- D. 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

On December 11, 2018, the City Council adopted Agenda Item No. 23 (CF 14-1174-S60) concerning the Motion Requesting City Departments to acquire two (2) parcels for park purposes.

RAP staff has been requested to conduct due diligence and to consider the Property for acquisition.

With the support from the Councilmember for the Council District 6, RAP is considering the acquisition of the Property identified by the Los Angeles County Assessor Parcel Numbers (APN): 2631-001-017 and 2631-001-018 located in the Community Plan Area of Sun Valley and La Tuna Canyon. The Property parcels measure approximately .61 and .44 acres in size or 26,571.6 square feet (sq ft) and 19,166.4 sq ft respectively. The Property consists of two (2) lots with three (3) building structures on the lots. RAP is interested in acquiring the Property for open space and/or park development in order to expand the recreational activities in the area. The area is experiencing new housing development and other development which will benefit from new park and/or open space which will help with the redevelopment. This area was one of the areas targeted by the former Community Redevelopment Agency (CRA) for redevelopment which included the development of new 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 analysis and the Phase I Environmental Site Assessment will be completed and presented to the Board of Recreation and Park Commissioners' (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 neighborhood area of 3,753 residents. An estimated 3,753 residents live within a one-half (1/2) mile walking distance of the Property.

RAP staff believes this area will soon see more housing development, increasing the need for park space to serve the added population.

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The acquisition of the Property has the support of Council District 6 and 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.

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.

Funding is to be determined for the acquisition and all related costs.

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