

**APPROVED**

REPORT OF GENERAL MANAGER

AUG 14 2007

NO. 07-189

DATE August 14, 2007

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER - OFFER OF 0.2651 ACRES OF PROPERTY LOCATED AT NORMANDIE AVENUE AND 225<sup>TH</sup> STREET ADJACENT TO NORMANDALE RECREATION CENTER

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>one MMS</u>

*[Signature]*  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Adopt the draft resolution, on file in the Board Office, authorizing the acceptance of property parcel via Grant Deed from Garfield Financial Corporation (GFC), contingent on the review and approval of the Department of General Services (GSD), for the conveyance of approximately 0.2651 acre or 11,549 square feet of additional open space property along Normandie Avenue adjacent to Normandale Recreation Center;
2. Authorize the Board Secretary to execute the escrow instructions and grant deed for the subject property, as approved by the City Attorney; and,
3. Direct the Board Secretary to transmit the Grant Deed to GSD for recordation and to transmit a copy of the recorded deed to GFC.

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### SUMMARY:

On June 5, 2001, in accordance with the provision of Section 17.00 of the Los Angeles Municipal Code, the City Council approved Vesting Tentative Tract 53196 at Normandale Avenue between Torrance Boulevard and 225<sup>th</sup> Street. In conjunction with GFC's development, GFC has offered to convey via Grant Deed a 0.2651 acre parcel of open space to the Department of Recreation and Parks (Department). The subject property is located at the corner of 225<sup>th</sup> Street and Normandie Avenue, adjacent to Normandale Recreation Center as shown on the County of Los Angeles Assessor's Map.

GFC is developing housing within the boundary of Torrance Boulevard and 223<sup>rd</sup> Street, along Normandie Avenue. As a condition for development, GFC will dedicate a 0.2651 acre parcel to the Department. The dedication/addition of this open space parcel will allow for the expansion of Normandale Recreation Center and for an increase in recreational activities at the park. Council District 15 has expressed its strong support for this dedication.

The developer arranged for a Phase I environmental site assessment report to be prepared for the parcel proposed to be dedicated. Completed on May 30, 2007, the report concluded that there were no recognized environmental conditions or historical recognized environmental conditions on or near the parcel, therefore, no further environmental studies were recommended. Since the parcel dedication involves the transfer of ownership of interests in land to preserve open space, this action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 25 of the City CEQA Guidelines.

This project has the support from Councilmember Janice Hahn. In addition, the Assistant General Manager of Operations East and the Superintendent for the Pacific Region have been consulted and concur with staff's recommendations.

### FISCAL IMPACT STATEMENT:

The proposed dedication will require an increase in maintenance cost demands and will require a budget increase of approximately \$46,000, which will be requested through the Department's standard budget process. The first \$9,000 will be for the installation of fencing and grass area, and the balance of \$37,000 will be for grounds maintenance which will improve and maintain the dedicated parcel. The grounds maintenance estimated costs will include materials and supplies - \$5,000, part-time salary - \$24,000, and personnel carrier - \$8,000. Cost for improvements would increase if trees and recreational features are included.

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