

APPROVED

REPORT OF GENERAL MANAGER

NO. 07-33

DATE February 7, 2007

FEB 07 2007  
BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WELCOME PARK - AUTHORIZATION TO ENTER INTO A LAND EXCHANGE AGREEMENT WITH THE PORT OF LOS ANGELES

R. Adams	_____	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	_____



General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Authorize the Board President and Secretary to execute the Land Exchange Agreement, on file in the Board Office, with the Port of Los Angeles (POLA), also known as the Harbor Department, for the exchange of the Department's approximately 1.16 acre John S. Gibson Park for the POLA's approximately 0.39 acre owned property commonly called "Welcome Park" and additional cash in the amount of \$1,090,000;
2. Adopt the draft resolution, on file in the Board Office, authorizing the acceptance from the Port of Los Angeles of approximately 0.39 acres of property located at 415 N. Gaffey Street, San Pedro, CA 90731-1808 as part of a land exchange between the POLA and the Department of Recreation and Parks;
3. Authorize the Board Secretary to accept, when prepared, a Grant Deed transferring from POLA to the Department said 0.39 acres, to be vested with the Department and to be dedicated as park land in perpetuity;
4. Request the City Attorney to prepare an Ordinance transferring the subject properties;

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5. Direct the Board Secretary to forward all relevant documents, including the draft Resolution, concurrently to the Mayor and City Attorney for review and, upon approval, to the City Council for adoption by Ordinance;
6. Direct the Department's Chief Accounting Employee to deposit the funds in the amount of \$1,090,000 to be received from POLA as part of the land exchange agreement into a new account 205/88/AM05, which can be used for various Department activities including, but not limited to, the development of Welcome Park; and,
7. Authorize Department staff to proceed with the development of Welcome Park as described in the body of this report.

### SUMMARY:

Department staff, together with staff from the Port of Los Angeles (POLA), also known as the Harbor Department, and the Office of Councilmember Janice Hahn of Council District 15, has been working on a proposal to develop a "Welcome Park" in San Pedro. It has been determined that property located at 415 Gaffey Street is a suitable site for the proposed park (Attachment A).

The subject property, currently owned by POLA, measures approximately 0.39 acres and is located adjacent to the Department's Bandini Canyon Park. The subject property is also located on a portion of Gaffey Street where the 110 Freeway ends, which is a main entry way into San Pedro. At this time, POLA is in the process of entering into a Memorandum of Understanding with the California State Lands Commission which, in part, requires POLA to either sell or exchange the properties acquired at 415 Gaffey Street. POLA, with the concurrence of Department staff, agrees that the subject property would be an ideal site for the proposed "Welcome Park" and would like to recommend that the subject property be exchanged for the Department's John S. Gibson Park (Attachment B).

John S. Gibson Park is located on Harbor Boulevard between 5<sup>th</sup> and 6<sup>th</sup> Streets in San Pedro. It is also locally known as the Memorial Park Facility. The entire facility/park measures approximately 3.08 acres. Of this, 1.16 acres is owned by the Department and dedicated for park use. The rest of the facility/park is owned by POLA and leased to the Department. The proposed exchange would cover the 1.16 acres currently Department owned. It should be noted that the park contains the mast of the U.S.S. Los Angeles, a Heavy Cruiser that served in the U.S. Navy from 1945 -1963. It also contains the Fisherman's Memorial, as well as the Merchant Marines' Memorial.

Charter Section 594(c) contains restrictions on the transfer of dedicated park property. Dedicated park property "shall forever remain for the use of the public but may be used for any park purposes" in compliance with the Charter restrictions on transferring the Department owned dedicated park

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parcel to POLA. The proposed Land Exchange Agreement includes the following important terms and conditions:

1. All properties to be conveyed (or exchanged) shall be maintained as public parks in perpetuity. The transfer deed will state that the 1.16 acres remain as a public park in perpetuity with a reversionary interest for the Department should the property ever be used for any other purpose.
2. The maintenance and operation of John S. Gibson Park, after the conveyance (or exchange), shall be continued by the Department with the full cost of said maintenance to be assumed by POLA.
3. The utility costs for John S. Gibson Park shall also be assumed by POLA after the conveyance.
4. The market value for the 415 Gaffey Street properties is \$1,650,000 and the market value for John S. Gibson Park property is \$2,740,000. POLA shall make a one time payment to the Department for the difference in value of \$1,090,000.
5. Conveyances will occur simultaneously, and each conveyance is contingent upon the other. The sole remedy for any failure to convey any parcel is to relieve the other party from the obligation of conveying the parcel it owns.

Welcome Park is envisioned to be an "entry park" that would "greet" people as they enter San Pedro from the 110 Freeway. The park is intended to cater to passive activities, and the design will reflect positive images of San Pedro and incorporate a nautical theme. The developed park will consist of the following elements (Attachment C):

1. Mixture of sandblasted, natural colored concrete and decomposed granite paving
2. Low walls, serpentine in nature and battered in form, made of palos verde stone
3. A "Welcome to San Pedro" sign made of metal with a stone nautical theme
4. Minimal fencing to be located along the western and northern edge of the project site
5. Low maintenance and drought tolerant planting, reflective of the region
6. Irrigation system

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It is intended that a portion of the \$1,090,000 that POLA will give to the Department is to be used for the development of Welcome Park. At this time, it is anticipated that Department staff will do the work needed for the development of Welcome Park. Should Department staff be unavailable, the work may be completed by outside consultants and contractors.

Staff has determined that the subject project will consist of a land exchange between the Department and the POLA and development of a passive pocket park with accessory structures to preserve open space for park purposes. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11(3, 5), and Class 25 (5) of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

There is no fiscal impact on the General Fund for the development of Welcome Park as it will be paid for from the funds received from POLA. The costs for the operation and maintenance of Welcome Park will be determined at a future date. Additionally, POLA will assume the costs for maintenance and utilities of the portion of John S. Gibson Park that will be transferred to POLA but operated and maintained by the Department.

This report prepared by Cid Macaraeg, Sr. Management Analyst II, Real Estate and Asset Management, Planning and Development Division.

# Attachment A

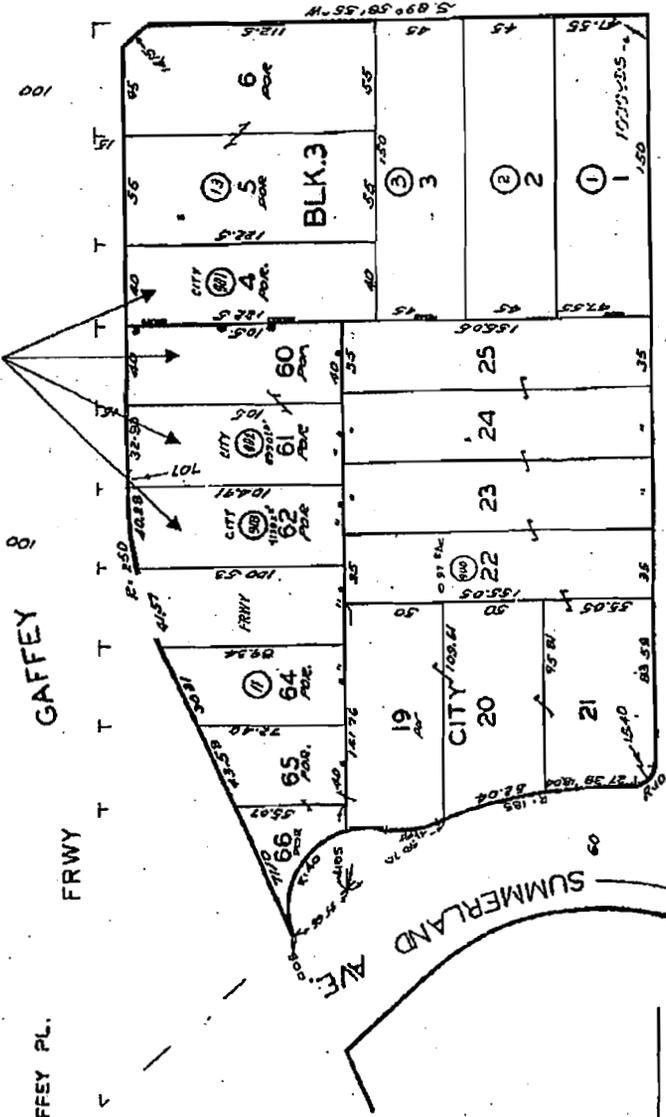
PARCEL A

View Enlarged Map  
View Printing Instructions

Revised:  
1-22-99  
2-22-99  
12-27-99  
2-13-05  
4-17-05  
6/10/2014  
200602010 20040001-25  
200602010 20040001-25  
200602010 20040001-25

County of Los Angeles - Rick Auerbach, Assessor  
C.P. 1286-2  
DUAL PERMITS  
ST.

2006  
OLIVER ST.



8 MARSHALL CT 8  
TRACT NO. 2085 TRACT NO. 3284  
M.B. 21-162 M.B. 35-98  
TRACT NO. 9872  
M.B. 138-94

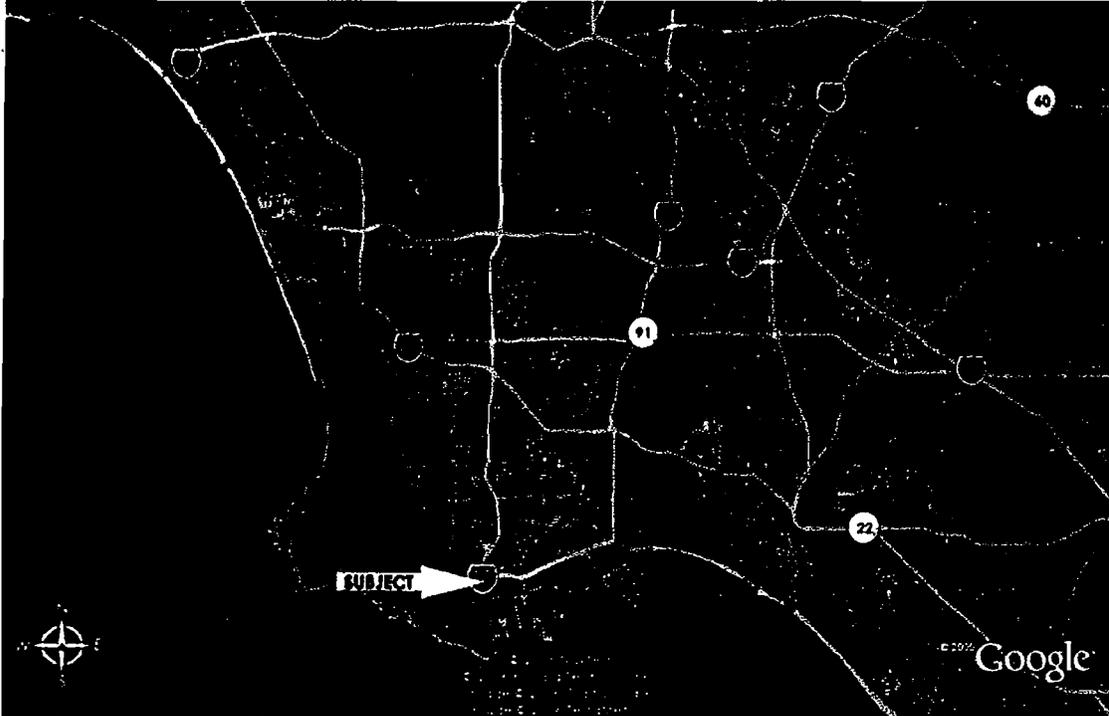
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

7447 29  
SCALE 1" = 50'

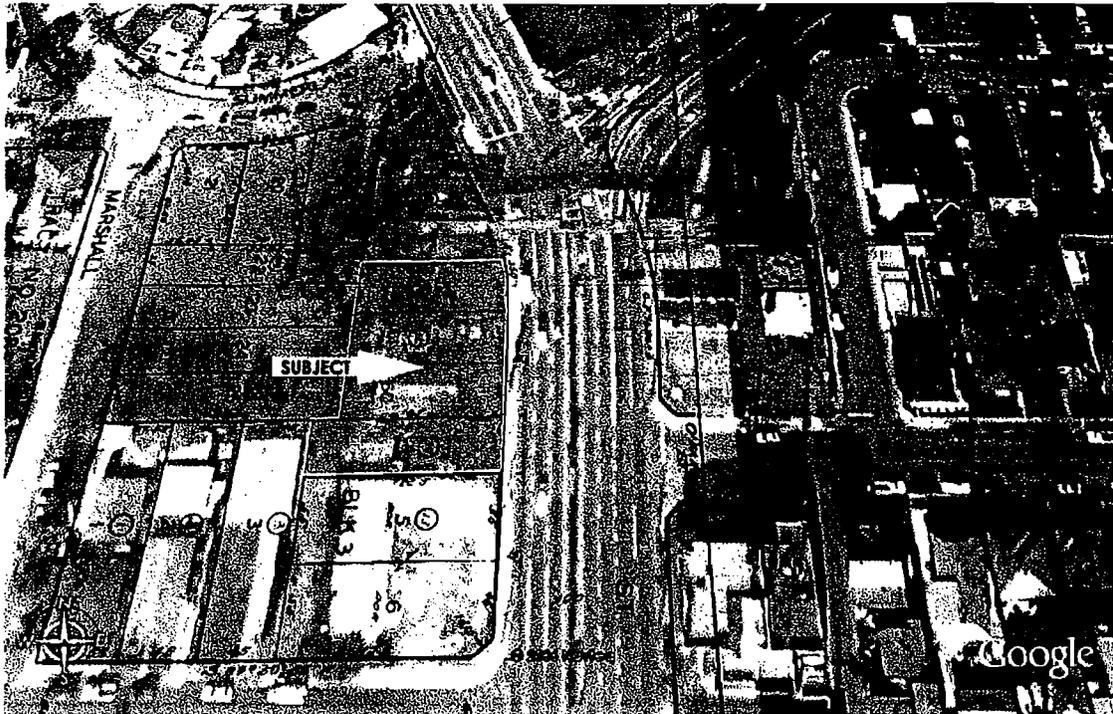
CODE  
13246

FOR PREV. ASSMT. SEE: 7447-29

# Attachment A



**Subject Location Map**

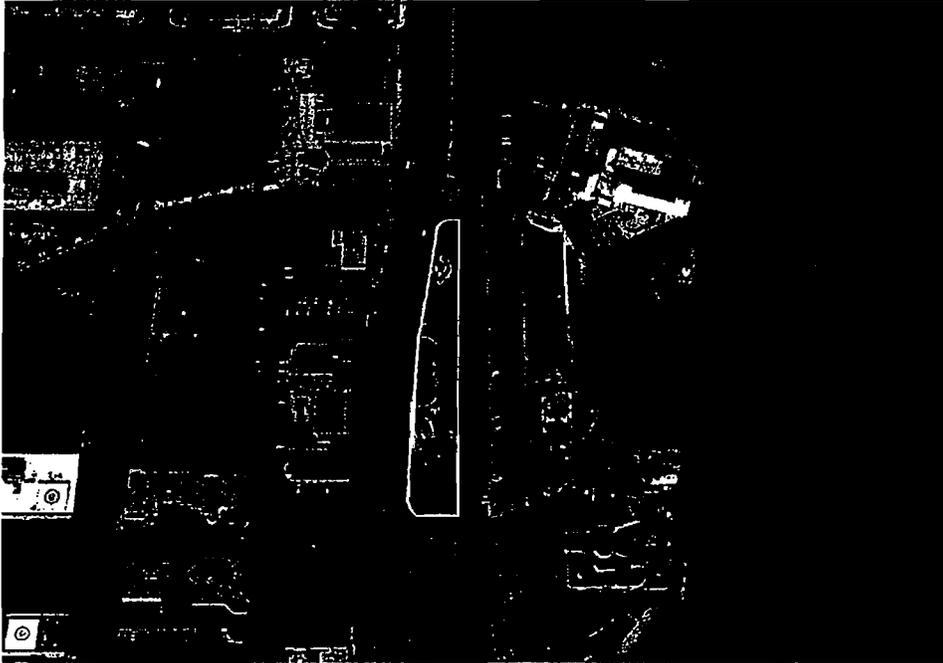


**Subject Aerial With Parcel Map Overlay**



# Attachment B

## SUBJECT PROPERTY



Aerial view of subject property extending along the east side of Harbor Boulevard between 5<sup>th</sup> Street and 6<sup>th</sup> Street, within the San Pedro district of the City of Los Angeles. See additional photographs in the Addenda Section.

**APPARENT VESTEE:**

City of Los Angeles

Mailing Address: Park Department  
200 North Main Street  
Los Angeles, CA 90012

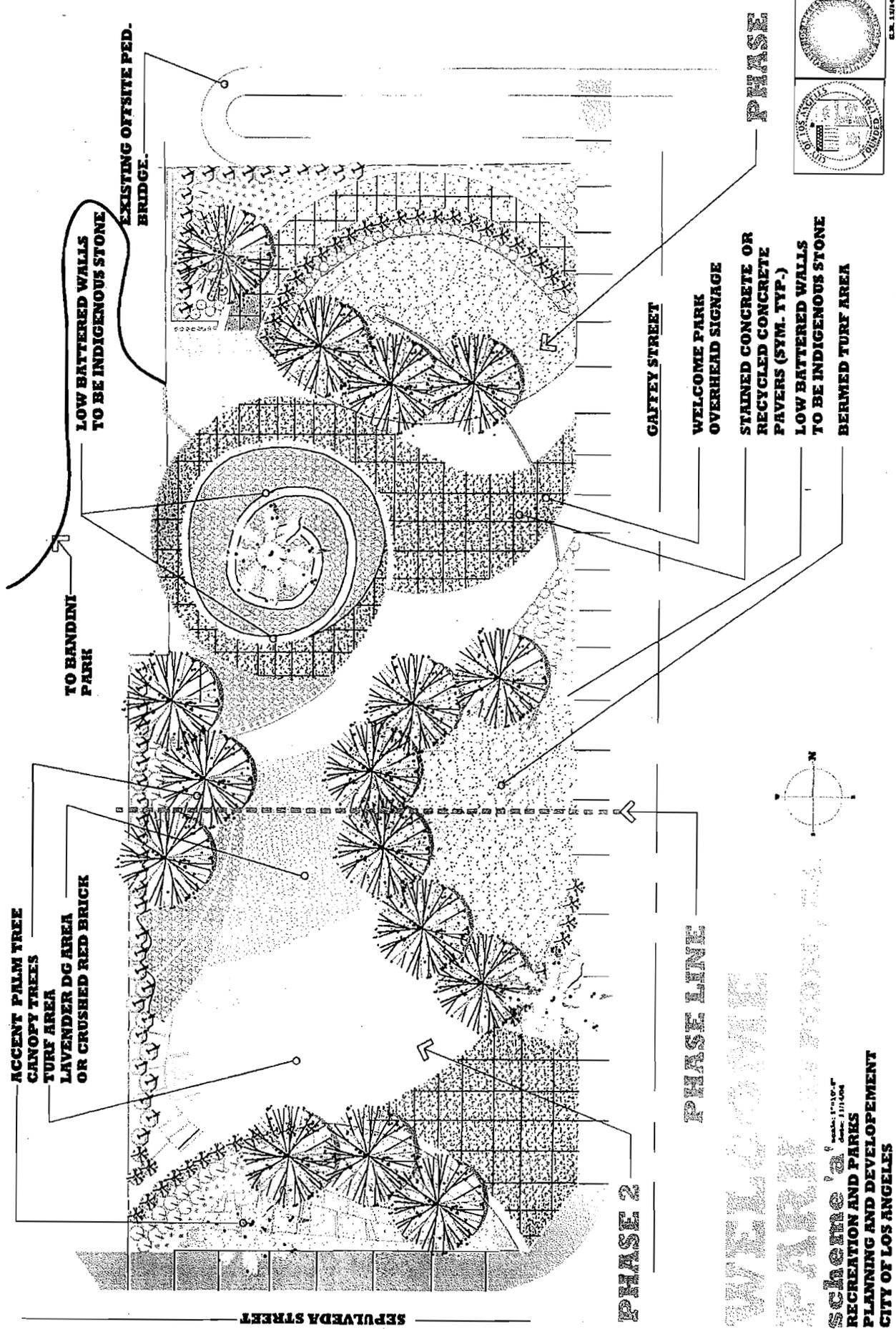
**PROPERTY ADDRESS:**

No situs address; property located in San Pedro, California.

**LEGAL DESCRIPTION:**

A complete metes and bounds legal description of the subject property was not provided for review. The subject site is located within the Port of Los Angeles Tract per map recorded in Book 1, Page 1241 of Maps, in the office of the County Recorder, County of Los Angeles, California.

# Attachment C



ACCENT PALM TREE  
CANOPY TREES  
TURF AREA  
LAVENDER DG AREA  
OR CRUSHED RED BRICK

TO BANDINI  
PARK

LOW BATTERED WALLS  
TO BE INDIGENOUS STONE

EXISTING OFFSITE PED-  
BRIDGE.

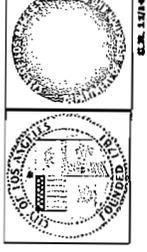
GAFFEY STREET

WELCOME PARK  
OVERHEAD SIGNAGE  
STAINED CONCRETE OR  
RECYCLED CONCRETE  
PAVERS (SYM. TYP.)  
LOW BATTERED WALLS  
TO BE INDIGENOUS STONE  
BERMED TURF AREA

PHASE

PHASE 2

PHASE LINE



**WELCOME PARK**  
 Scheme 'a'  
 RECREATION AND PARKS  
 PLANNING AND DEVELOPMENT  
 CITY OF LOS ANGELES