

REPORT OF GENERAL MANAGER

PG. 2 NO. 07-139

- 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 Department of General Services will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

The Department of Recreation and Parks, with the support from Councilmember Wesson of the Tenth District, is considering the acquisition of the parcel identified by the Assessor Parcel Number: 5059-030-003 located at 2309 W. 24th Street, Los Angeles, CA 90018. The property measures approximately 7,500 square feet or 0.18 acres. The existing building is located in a historic preservation overlay zone and is a three bedroom, two bathroom, single family home with room for office/classroom space. The building area is approximately 2,064 square feet.

The Department of Recreation and Parks is interested in acquiring the property to either expand the adjacent Benny H. Potter West Adams Avenue Memorial Park, or to incorporate and expand the existing youth programs at the South Seas House with additional recreational activities and after school programs. The proposed acquisition could provide diverse and enriching recreational and educational opportunities for the surrounding community.

The Department of General Services, Asset Management Division, has provided a Class "C" estimate of value for the property. There are Quimby funds available for the acquisition and development 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.

The Assistant General Manager of Operations East, the Superintendent for the Metro Region and Councilmember Wesson of the Tenth District 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.

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