

APPROVED
APR 03 2013
BOARD OF RECREATION
& PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 13-091

DATE April 3, 2013

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PLACITA DEL SEOUL – PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY FOR DEVELOPMENT OF PARK

R. Adams _____ K. Regan _____
H. Fujita _____ *M. Shull mf
V. Israel _____ N. Williams _____

[Signature]
General Manager (P)

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of property, a parcel totaling approximately 21,567 square feet or 0.50 acres, located at 535 South Kingsley Drive, Los Angeles, California 90020, for development of a park;
2. Authorize staff to coordinate acquisition activities with the Department of General Services, (GSD) and other necessary Departments, and to obtain the necessary environmental clearances and funding approvals to expedite the purchase of said property; and,
3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) with escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Funding will have been made available for the acquisition of the property through Proposition 84 Statewide Park Development and Community Revitalization Program (Prop 84) funds and/or Capital Park Development B Account funds;
 - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed; and

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- C. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow; and
- D. Class "A" Appraisal will have been prepared and approved by GSD; and,
- E. GSD will have negotiated a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

The Department of Recreation and Parks (RAP), with the support from Councilmember for the 10th District, is considering the acquisition of the parcel identified by the Los Angeles County Assessor's Parcel Number: 5503-023-019 located at 535 South Kingsley Drive, Los Angeles, California 90020. The parcels measure approximately 21,567 square feet or 0.50 acres. The property consists of two parcels, lots 19 and 20. The parcels are privately owned and owner has agreed to sell.

RAP is interested in acquiring the property on Kingsley Drive, also known as Placita Del Seoul, to expand the recreational activities in the area. The proposed acquisition could provide more recreational space for the surrounding community. The Department of General Services, Asset Management Division, will provide a Class "A" estimate of value for the property. There are funds available for the acquisition 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.

This project has the support from Council District 10. In addition the Assistant General Manager of Planning, Construction and Maintenance Branch has been consulted and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

Approval of the acquisition and the proposed improvements will increase the RAP's maintenance cost. Staff will request a budget increase through the standard budget process.

This Report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.