

A G E N D A

BOARD OF RECREATION AND PARK COMMISSIONERS
OF THE CITY OF LOS ANGELES

Wednesday, April 3, 2013 at 9:30 a.m.

EXPO Center
Comrie Hall
3980 S. Bill Robertson Lane (Formerly Menlo Avenue)
Los Angeles, CA 90037

(Parking located in "Lot 1", at the corner of Martin Luther King
Boulevard and Bill Robertson Lane)

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM.

PURSUANT TO COMMISSION POLICY, COMMENTS BY THE PUBLIC ON AGENDA ITEMS WILL BE HEARD ONLY AT THE TIME THE RESPECTIVE ITEM IS CONSIDERED, FOR A CUMULATIVE TOTAL OF UP TO FIFTEEN (15) MINUTES FOR EACH ITEM. ALL REQUESTS TO ADDRESS THE BOARD ON PUBLIC HEARING ITEMS MUST BE SUBMITTED PRIOR TO THE BOARD'S CONSIDERATION OF THE ITEM. COMMENTS BY THE PUBLIC ON ALL OTHER MATTERS WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD WILL BE HEARD DURING THE "PUBLIC COMMENTS" PERIOD OF THE MEETING. EACH SPEAKER WILL BE GRANTED TWO MINUTES, WITH FIFTEEN (15) MINUTES TOTAL ALLOWED FOR PUBLIC PRESENTATION.

1. APPROVAL OF THE MINUTES:

Approval of the Minutes of the Meeting of March 20, 2013

2. GENERAL MANAGER'S REPORTS:

13-086 North Atwater Park - Expansion (W.O. #E1907211) and Creek Restoration (W.O. #SZW00031) (W.O. #SWW00039) (W.O. #E1907357) Project - Contract No. 3327 - Final Acceptance and Release of Retention

13-087 North Hollywood Multi-Purpose Intergenerational Center at Tiara Street - New Building and Landscaping (PRJ1543B) (W.O. #E170240F) - Acceptance and Release of Stop Notices on Construction Contract No. 3352

13-088 General Park Building Construction - Request for Qualifications

13-089 Park Facility Construction - Request for Qualifications

13-090 Vernon Branch Library - Pocket Park - Transfer of Property Through Judgement of Condemnation from Los Angeles Unified School District to the Department of Recreation and Parks to be Maintained as a Pocket Park, in order to Replace Park Property which has been Condemned for the Construction of the New Central Region Elementary School No. 21

April 3, 2013

13-091 Placita Del Seoul - Preliminary Authorization to Proceed with the Acquisition of Property for Development of Park

13-092 Various Communications

3. UNFINISHED BUSINESS:

12-212 Griffith Park Train Ride Concession - Proposed Ticket Price Increase
Item to be Continued

12-307 Target Retail Center Project - Childcare Facility Price Increase Pursuant to Section 6.G of the Vermont/Western Transit Oriented District/Specific Plan/Station Neighborhood Area Plan; Request for In-Lieu Child Care Fee Payment Pursuant to Section 6.G.4 of the Vermont/Western Transit Oriented District/Specific Plan/Station Neighborhood Area Plan
Item to be Continued

13-023 Poinsettia Recreation Center - Phase I Building and Landscape Refurbishment (W.O. #E170265F) - Final Acceptance

13-026 MacArthur Park - Final Approval of Mural Artwork on Benches
Item to be Continued

13-045 Los Angeles Maritime Museum - Approval of Harbor Department Permit No. 895 for the Operation and Maintenance of the Maritime Museum
Item to be Continued

4. CLOSED SESSION:

Closed Session pursuant to Government Code 54956.9(d)(1) to confer with or receive advice from its legal counsel regarding Margret Shimizu Inc. dba J.H. Kishi Company v. City of Los Angeles, Los Angeles Superior Court Case No. BC481329

5. COMMISSION TASK FORCES:

- Commission Task Force on Concessions (Commissioners Stanley and Williams)
- Commission Task Force on Facility Repair and Maintenance (Commissioners Alvarez and Werner)

April 3, 2013

6. PRESENTATIONS:

- Bureau of Engineering - Project Update - Status Report on Current Projects
- Bureau of Contract Administration, General Services Division - Status Report on Subcontractor Approval Activity

7. GENERAL MANAGER'S ORAL REPORT:

Report on Department Activities and Facilities

8. FUTURE AGENDA ITEMS:

Requests by Commissioners to Schedule Specific Items on Future Agendas

9. RESPONSES TO FUTURE AGENDA ITEMS REQUESTS:

Responses from Staff to the Commissioners Relative to Items Requested as Future Agenda Items on the Dates Listed Below

- February 1, 2012 - Department Reorganization
- March 14, 2012 - Boston Consulting Group (BCG)
- August 8, 2012 - Observation Wheel and Zip-line at Venice Beach
- November 7, 2012 - Los Angeles Dodgers, Sr. Vice President, External Affairs
- March 20, 2013 - Mammoth Mountain Campground/Camp High Sierra Project

10. PUBLIC COMMENTS:

Any comments which require a response or report by staff will be automatically referred to staff for a report at some subsequent meeting.

11. NEXT MEETING:

The next scheduled meeting of the Board of Recreation and Park Commissioners will be held on Wednesday, April 17, 2013 at 9:30 a.m., at Denker Recreation Center, 1550 W. 35th Place, Los Angeles, California 90018.

12. ADJOURNMENT:

Under the California State Ralph M. Brown Act, those wishing to make audio recordings of the Commission Meetings are allowed to bring tape recorders or camcorders in the Meeting.

Sign language interpreters, assistive listening devices, or any

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auxiliary aides and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. For additional information, please contact the Commission Office at (213)202-2640.

Finalization of Commission Actions: In accordance with City Charter, actions that are subject to Section 245 are not final until the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session and if Council asserts jurisdiction during this five meeting day period the Council has 21 calendar days thereafter in which to act on the matter.

Commission Meetings can be heard live over the telephone through the Council Phone system. To listen to a meeting, please call one of the following numbers:

from Downtown Los Angeles	(213) 621-CITY (2489)
from West Los Angeles	(310) 471-CITY (2489)
from San Pedro	(310) 547-CITY (2489)
from Van Nuys	(818) 904-9450

For information, please go to the City's website:
<http://ita.lacity.org/Residents/CouncilPhone/index.htm>

Information on agenda items may be obtained by calling the Commission Office at (213) 202-2640. Copies of the agenda and reports may be downloaded from the Department's website at www.laparks.org.

REPORT OF GENERAL MANAGER

NO. 13-086

DATE April 3, 2013

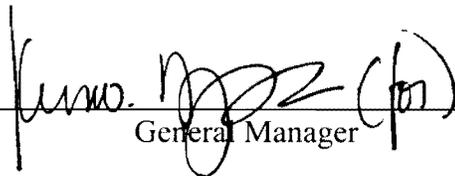
C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH ATWATER PARK – EXPANSION (W.O. #E1907211) AND CREEK RESTORATION (W.O. #SZW00031) (W.O. #SWW00039) (W.O. #E1907357) PROJECT – CONTRACT NO. 3327 – FINAL ACCEPTANCE AND RELEASE OF RETENTION

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull lead for
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work performed by C.S. Legacy Construction, Inc., under Contract No. 3327, for the construction of the North Atwater Park - Expansion (W.O. #E1907211) and Creek Restoration (W.O. #SZW00031) (W.O. #SWW00039) (W.O. #E1907357) project as outlined in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to immediately release all retention monies held under Contract No. 3327 to C.S. Legacy Construction, Inc., upon acceptance by the Board; and,
3. Direct the Board Secretary to authorize the immediate release of retention monies held in escrow under Contract No. 3327; and,
4. Authorize the Board Secretary to furnish C.S. Legacy Construction, Inc., with a letter of completion.

REPORT OF GENERAL MANAGER

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NO. 13-086

SUMMARY:

The construction contract was awarded to C.S. Legacy Construction, Inc., on October 6, 2010 (Board Report No. 10-262), in the amount of \$2,170,632. The project, located at 3900 West Chevy Chase Drive, Los Angeles, California 90039, was completed on January 9, 2013 and provided approximately 3 acres of open space adjacent to the Los Angeles River (River), connecting the existing active recreation North Atwater Park to the River by providing a new, passive recreation park and greenway along the River's edge. The project also restored a streambed - for capture of storm water runoff and treatment, and to provide a habitat linkage to the River. It treated runoff from the North Atwater Creek storm drain, and implemented runoff Best Management Practices to minimize bacteria-contaminated runoff from adjacent drains from entering the River.

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division performed the project management while the Construction Management Division performed the construction management tasks. The final inspection of the park portion of the project was accepted by the Department of Public Works, Bureau of Contract Administration on February 22, 2012, and the facility was opened to the public on February 23, 2012. Subsequently, a grand opening and dedication ceremony was held on April 12, 2012. The creek portion of the project remained fenced off to the public for a plant establishment period by the contractor, and was opened to the public on December 28, 2012.

The project was completed with a total of twenty six (26) Change Orders issued in a total amount of \$541,392 or 24.94% of the awarded contract amount. The final contract amount is \$2,712,024.

On July 19, 2012, the Board approved the partial acceptance of work and authorized the partial release of retention monies in the amount of \$128,062.40. The work is now 100% complete. A Statement of Completion was issued by the Bureau of Contract Administration on January 9, 2013. Staff is recommending the final acceptance of work and the immediate release of the remaining retention monies.

BOE has consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project. There are no outstanding wage violations and C.S. Legacy Construction, Inc. is in compliance.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund for the approval of this report. All funds were provided by the Supplemental Environmental Projects (SEP) Settlement Agreement, the Integrated Resource Watershed Management Grant (Proposition 50 Chapter 8), the California

REPORT OF GENERAL MANAGER

PG. 3

NO. 13-086

River Parkways Grant Program (Proposition 50 Chapter 5) and the 401 Water Quality Certification Mitigation (WQC) for Balboa Boulevard and Victory Boulevard Intersection Mitigation through Los Angeles Department of Transportation funding sources specifically identified and approved for use on this project. Last fiscal year 2011-2012, funds were allocated for part-time staff to provide maintenance to this site. The future operations and maintenance costs are requested as part of the Department's yearly operating budget.

This Report was prepared by Renee Curtis, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

ATTACHMENT

Board Report No. 12-207

NORTH ATWATER PARK - EXPANSION (W.O. #E1907211) AND CREEK RESTORATION
(W.O. #SZW00031) (W.O. #SWW00039) (W.O. #E1907357) PROJECT - CONTRACT NO.
3327 -PARTIAL ACCEPTANCE *AND* PARTIAL RELEASE OF RETENTION

APPROVED
JUL 19 2012

REPORT OF GENERAL MANAGER

NO. 12-207

DATE July 19, 2012

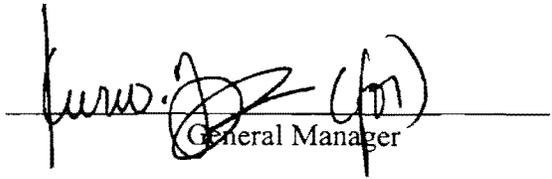
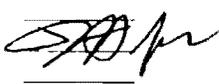
BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH ATWATER PARK – EXPANSION (W.O. #E1907211) AND CREEK RESTORATION (W.O. #SZW00031) (W.O. #SWW00039) (W.O. #E1907357) PROJECT – CONTRACT NO. 3327 – PARTIAL ACCEPTANCE AND PARTIAL RELEASE OF RETENTION

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


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the partial acceptance of work and the partial release of the retention monies, for the work performed on the North Atwater Park – Expansion (W.O. #E1907211) and Creek Restoration (W.O. #SZW00031) (W.O. #SWW00039) (W.O. #E1907357) project under Contract No. 3327, as outlined in the Summary of this Report, subject to the satisfaction of conditions listed under Article 48 of the General Conditions of the Contract;
2. Authorize the Board Secretary to furnish C.S. Legacy Construction, Inc., with a letter of partial acceptance indicating the release of \$128,062.40 or 50% of the retention monies held under said contract, subject to satisfaction of conditions listed under Article 48 of the General Conditions of the Contract; and,
3. Authorize the Department’s Chief Accounting Employee to encumber funds in the amount of \$2,699,099 from the following fund and account numbers under the awarding authority of this Board Report; and,

REPORT OF GENERAL MANAGER

PG. 2 NO. 12-207

<u>Funding Source</u>	<u>Work Order Number</u>	<u>Fund No./Dept. No./Acct. No.</u>	<u>Encumbrance Amount</u>
Sewer Construction and Maintenance Fund	W.O. #SZW00031	761/50/GGB2	\$585,833
Sewer Construction and Maintenance Fund	W.O. #SZW00031	761/50/HGB2	\$ 12,048
Integrated Resource Watershed Management Grant (Proposition 50 Chapter 8)	W.O. #SWW00039	761/50/GGC3	\$888,626
Integrated Resource Watershed Management Grant (Proposition 50 Chapter 8)	W.O. #SWW00039	761/50/FGC3	\$195,872
California River Parkways Grant Program (Proposition 50 Chapter 5)	W.O. #E1907211	305/50/50F992	\$1,003,024 ⁽¹⁾
401 WQC Mitigation for Balboa Blvd. and Victory Blvd. Intersection Mitigation through LADOT	W.O. #E1907357	100/78/003040	\$ 13,696 ⁽²⁾
TOTAL:			\$2,699,099

⁽¹⁾ \$21,780.31 of \$1,003,024 still has to be encumbered.

⁽²⁾ The entire amount of \$13,696 has to be encumbered.

4. Authorize the Department's Chief Accounting Employee to release \$128,062.40 or 50% of the retention monies held under Contract No. 3327 to C.S. Legacy Construction, Inc., upon the issuance of the letter of partial acceptance, subject to the satisfaction of conditions listed under Article 48 of the General Conditions of the Contract.

SUMMARY:

Construction Contract No. 3327 for the construction of the North Atwater Park – Expansion (W.O. #E1907211) and Creek Restoration (W.O. #SZW00031) (W.O. #SWW00039) (W.O. #E1907357) project, in the amount of \$2,170,632, was awarded to C.S. Legacy Construction, Inc., on October 6, 2010 (Board Report No. 10-262).

REPORT OF GENERAL MANAGER

PG. 3

NO. 12-207

The project's scope involved the construction of a new park and the restoration of an existing degraded remnant seasonal riparian stream tributary to the Los Angeles River, approximately 4.17 acres in size, with the project scope outlined below:

1. Structural Best Management Practices (BMPs) elements including reshaping the existing streambed to provide flood protection by slowing down storm flows to the Los Angeles River. Landscape included native plants to prevent erosion and decomposed granite walkways to allow public access. A trash capture device was included at the beginning of the stream bed, at Chevy Chase Dr. and also at the concrete channel at Verdant Street, along the equestrian arena.
2. Perimeter security gates and fences.
3. Parking lot with permeable pavers in the parking spaces.
4. Benches, trash receptacles, boulder/broken concrete retaining walls and seating areas, interpretive signage, picnic tables, concrete play tunnel, sand play yard and a drinking fountain.
5. Site utilities and service connections, grading, and an on-grade and underground site drainage system.

The construction contract was executed on November 15, 2010, and the Notice to Proceed was issued on November 29, 2010. Construction started on December 9, 2010, and is currently at 75% complete. The contract is for two years, which includes one year of construction and one year of maintenance by the contractor. The physical construction is complete but the contractor is still maintaining the project until November 23, 2012. At that time, there will be a final walk-thru and Con-Ad can sign off on the completed project. Also, there is one more native plant maintenance training by the contractor to the Department of Recreation and Parks (RAP) staff scheduled for the Fall.

C.S. Legacy Construction, Inc., has substantially completed all work including the 90-day plant maintenance period for the park area as required by the contract on March 8, 2012. The park area was turned over to RAP on April 2, 2012. A dedication grand opening ceremony for the new park, hosted by the Fourth Council District Office and RAP, was held on April 12, 2012.

The required 365-day plant maintenance period for the creek area is on-going, and is expected to be completed and turned over to RAP on November 23, 2012, upon satisfactory completion of the work.

To date, the expected final contract amount is \$2,699,099, which includes the original awarded contract amount of \$2,170,632, plus 25 approved Change Orders (totaling \$528,467 or 24% of the original contract amount). There is no anticipated change order to be issued.

REPORT OF GENERAL MANAGER

PG. 4 NO. 12-207

The contractor will continue monthly invoicing for the work performed to complete the plant maintenance period for the creek area. All Change Order work has been completed and a portion of the project is under maintenance by the contractor until November 23, 2012. C.S. Legacy Construction, Inc., has requested that 50% of the retention monies held under the North Atwater Park Expansion and Creek Restoration project be released. To date, the City has withheld retention monies in an amount equal to 10% of the total payment, or \$256,124.80. Therefore, the amount of retention monies being requested to be released is \$128,062.40.

The funding for the North Atwater Park Expansion and Creek Restoration project was provided by the Sewer Construction and Maintenance Fund, Integrated Resource Watershed Management Grant (Proposition 50 Chapter 8), California River Parkways Grant Program (Proposition 50 Chapter 5) and the 401 Water Quality Certification Mitigation (WQC) for Balboa Boulevard and Victory Boulevard Intersection Mitigation through Los Angeles Department of Transportation funds. The details of funding sources utilized for this project were outlined in Board Report No. 10-262.

The Architectural Division of the Bureau of Engineering (BOE) performed, and is continuing to perform, the project management and construction administration tasks, while the BOE Construction Management Division performed, and is continuing to perform, construction management services for the completed and unfinished portions of the projects. The BOE Architectural Division also provided the design services for the project.

BOE recommends payment of \$128,062.40 or 50% of the retention monies held to date under Contract No. 3327 to C.S. Legacy Construction, Inc., who exhibited the utmost cooperation in constructing the facility promptly.

Article 48 of the General Conditions of the Contract states that the City may, if the work is progressing satisfactorily, release part of the retention of the work for which a statement of partial completion has been issued, provided that the following conditions have been met:

1. Partial final inspection corrections have been completed to the satisfaction of the Inspector;
2. The contractor submits a written request for release of retention which includes a verifiable valuation of the identified portions of the work covered by the statement of partial completion;
3. Impacted subcontractors, major suppliers and the contractor's surety all agree in writing to release retention;
4. If any minor corrections remain which do not directly affect operations or maintenance then twice the values of the remaining cleanup items shall be retained on each request for release; and,
5. The contractor signs a change order which specifically states the value of the retention being released.

REPORT OF GENERAL MANAGER

PG. 5 NO. 12-207

Department staff has consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project and, to date, there are no outstanding wage violations, and C.S. Legacy Construction, Inc. is in compliance.

FISCAL IMPACT STATEMENT:

The funding for the North Atwater Park Expansion and Creek Restoration project was provided by the various sources listed above. Therefore, there is no impact to RAP's General Fund during construction. The operation and maintenance costs of the new North Atwater Park Expansion and Creek Restoration project are already included in RAP's current General Fund annual budget appropriation and the operation and maintenance costs for the project will be included in future budget requests.

This report was prepared by Renee Curtis, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Michael A. Shull, Superintendent, Planning, Construction and Maintenance Division, Department of Recreation and Parks.

REPORT OF GENERAL MANAGER

NO. 13-087

DATE April 3, 2013

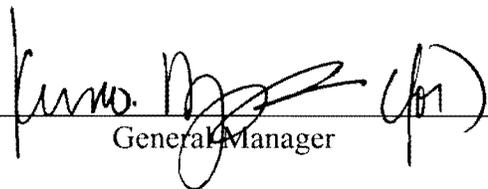
C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH HOLLYWOOD MULTI-PURPOSE INTERGENERATIONAL CENTER AT TIARA STREET – NEW BUILDING AND LANDSCAPING (PRJ1543B) (W.O. #E170240F) — ACCEPTANCE AND RELEASE OF STOP NOTICES ON CONSTRUCTION CONTRACTS NO. 3352

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull for _____
N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board accept the following request for Release of Stop Notice.

SUMMARY:

RELEASE OF STOP NOTICE:

The Department is in receipt of a Release of Stop Notice filed by the claimant below, which releases the Board from any and all liability for withholding funds from the general contractors or the sureties regarding Contract No. 3352:

Contract 3352 CD 4

North Hollywood Multi-Purpose Intergenerational
Center at Tiara Street (PRJ1543B)
(W.O. #E170240F)

Project Status: Construction

Project Impact: None

General Landshapes

Contractor:

Claimant: Robertson's

Amount: \$696.50

REPORT OF GENERAL MANAGER

PG 2

NO. 13-087

FISCAL IMPACT STATEMENT:

The release of funds does not impact the contract amount, and therefore, approval of the release will have no impact on the Department's General Fund.

This report was prepared by LaTonya D. Dean, Commission Executive Assistant.

This item not included in the package

**13-088 General Park Building Construction - Request for
Qualifications**

This item not included in the package

13-089 Park Facility Construction - Request for
Qualifications

REPORT OF GENERAL MANAGER

NO. 13-090

DATE April 3, 2013

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VERNON BRANCH LIBRARY – POCKET PARK – TRANSFER OF PROPERTY THROUGH JUDGEMENT OF CONDEMNATION FROM LOS ANGELES UNIFIED SCHOOL DISTRICT TO THE DEPARTMENT OF RECREATION AND PARKS TO BE MAINTAINED AS A POCKET PARK, IN ORDER TO REPLACE PARK PROPERTY WHICH HAS BEEN CONDEMNED FOR THE CONSTRUCTION OF THE NEW CENTRAL REGION ELEMENTARY SCHOOL NO. 21

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shall MS
N. Williams _____

[Signature]
General Manager (10)

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance of the Department of General Services (GSD) and other City entities, per City Charter Section 594(a) and (b), in accepting the transfer of property (the "exchange property"), located at 4501 South Central Avenue, Los Angeles, California 90011 at the corner of 45th Street and Central Avenue;
2. Accept and approve the "exchange property", as described in the settlement reached between City of Los Angeles (City) and Los Angeles Unified School District (LAUSD) as indicated in the Order of Condemnation (approved by City Council, Council, File No. 10-1298), that will transfer an L-shaped corner lot property at the corner of 45th Street and Central Avenue in the City of Los Angeles, located at 4501 South Central Avenue, Los Angeles, California 90011, from the LAUSD to the City of Los Angeles, Department of Recreation and Parks (RAP); and,

REPORT OF GENERAL MANAGER

PG. 2

NO. 13-090

3. Approve the Final Design Plan that has been reviewed and approved by RAP's Planning, Construction and Maintenance Branch staff by accepting the exchange property and completed park from LAUSD; and,
4. Authorize the Board Secretary to accept and execute the grant deed for the subject property, as approved by the City Attorney as to form; which shall be set apart and dedicated as park property in perpetuity; and, to be known as Vernon Branch Library Pocket Park;

SUMMARY:

On June 18, 2003, through Board Report No. 03-205, the Board granted staff preliminary approval to proceed with the acquisition of a parcel, totaling approximately 0.15 acres and located on 4521 South Central Avenue, near the Vernon Branch Library. On March 2, 2005, through Board Report No. 05-61, the Board approved the acquisition/transfer of the parcel located at 4521 South Central Avenue from the Los Angeles Department of Water and Power (DWP) to the RAP, parcel identified by Los Angeles County Assessor's Parcel (APN) No. 5108-026-900.

On February 19, 2009, LAUSD filed a complaint in eminent domain to condemn the City's new pocket park, the condemnation parcel (APN 5108-026-900); Los Angeles Unified School District vs. City of Los Angeles, LASC Case No.: BC 407 953. LAUSD condemned the park APN 5108-026-900 to use the property to construct a school. On June 30, 2009, the court awarded LAUSD an Order for Prejudgment Possession of the property, specifying that LAUSD would take possession of the property on September 1, 2009.

As a condition of a settlement reached in the Judgment of Condemnation between the City and LAUSD, LAUSD agreed to exchange a portion of the school site for the City's pocket park, APN 5108-026-900. As part of the court approved settlement in the Judgment of Condemnation between all involved parties, LAUSD would hold the exchange property to construct a new park and upon completion of the new park would transfer all interest related to the exchange property to the City subject to conditions of the Judgment of Condemnation and with the clear instructions that the exchange property would be used for park purposes. On August 18, 2010, City Council adopted the actions under Council File No. 10-1298 adopting the recommendations of the City Attorney to effect a settlement in the Los Angeles Unified School District v. City of Los Angeles, LASC Case No. BC 407 953, (the exchange of properties and construction of new park by LAUSD to be transferred to RAP).

REPORT OF GENERAL MANAGER

PG. 3

NO. 13-090

On October 21, 2009, through Board Report No. 09-243, the Board approved the conceptual plans for the development of the new park (the "exchange property"). Staff also informed Board through same Report that LAUSD would construct the new park per LAUSD design and at LAUSD expense. The location and draft design are depicted in Exhibits "A" and "B". The Board was informed that the new park would be of equal size and like improvements and located within the same block as the previous park.

Staff in same Board Report No. 09-243 reported that prior to the conclusion of the condemnation proceedings, and upon completion of the new park, staff would return to the Board as part of the proposed settlement judgment for acceptance of the new park. Planning, Construction and Maintenance Branch staff has reviewed the final LAUSD plans for the new park and has approved the final park design plans. LAUSD has reported to RAP that the park is now complete and is ready to complete the transfer of property to RAP. As part of the Judgment of Condemnation, the parties must return to court to file the final order and the Judge has mandated that all remaining issues must be completed by then.

Staff has determined that the proposed pocket park has been previously evaluated in accordance with the California Environmental Quality Act (CEQA) in the Environmental Impact Report (EIR) for the proposed Central Region Elementary School No. 21 Project. The EIR was certified by the LAUSD Board acting as the CEQA Lead Agency on November 25, 2008, and filed a Notice of Determination with the Los Angeles County Clerk on November 26, 2008. Staff has reviewed the administrative record for EIR, and has determined the proposed pocket park component of the larger school project has been adequately evaluated for potential environmental effects, and has further determined that the new park will not have any significant unavoidable impacts. Therefore, no additional CEQA documentation is required for the Board to act upon the recommendations in this report as a Responsible Agency to the pocket park project under CEQA.

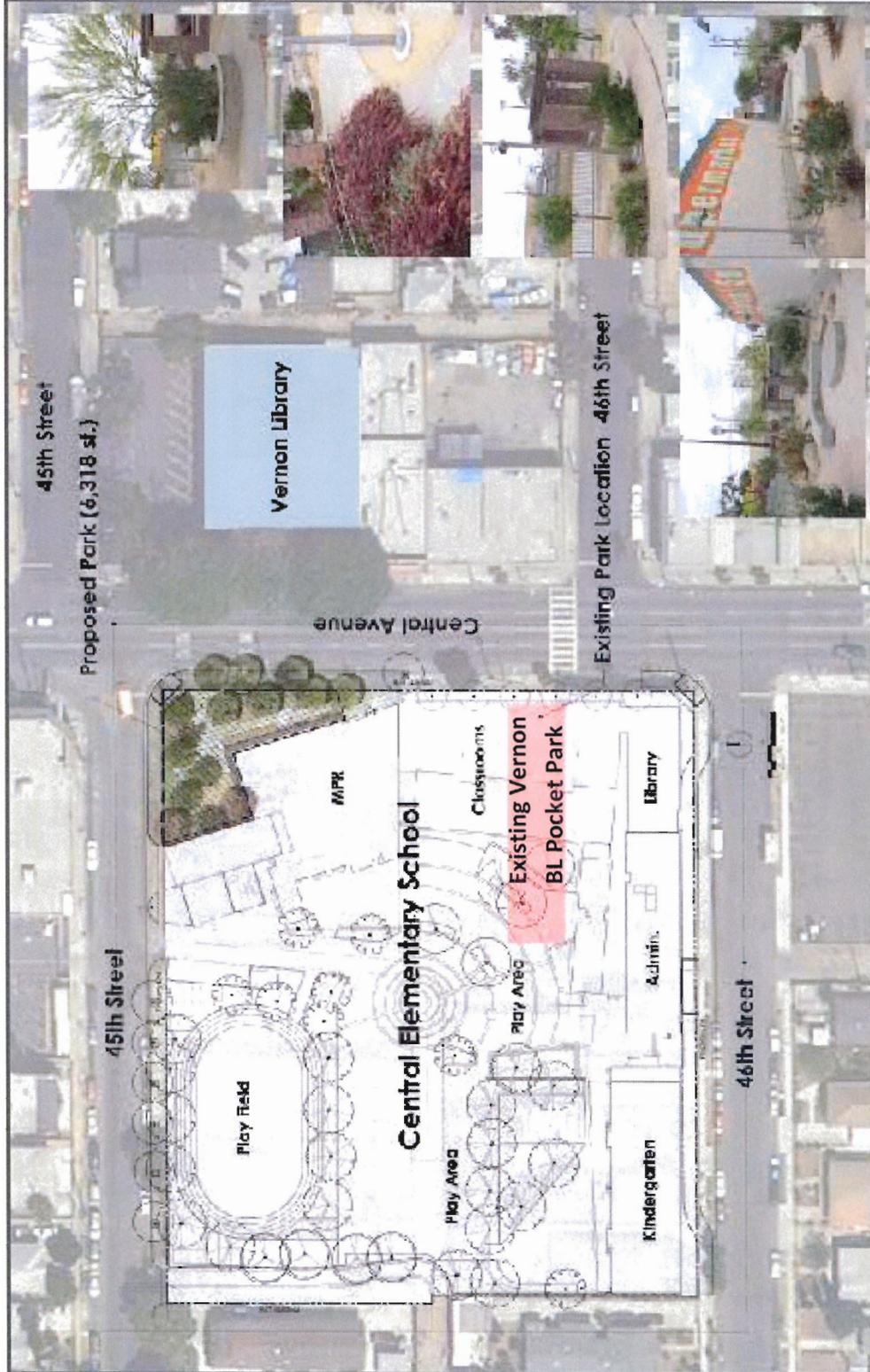
FISCAL IMPACT STATEMENT:

The Board's approval of the proposed park design and construction will have no fiscal impact on RAP's General Fund, as all related costs will be paid by the LAUSD at their sole expense. Maintenance funds for the new park will be requested as part of RAP's annual City budget process. These funds have not been identified. The cost will be for staffing, materials and supplies. If the funding is not granted, this facility will be included in the existing Metro Region routes resulting in reduction of core functions on existing routes.

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

Exhibit-A

Vernon Branch Library Pocket Park
Site Plan



VERNON CITY PARK
CENTRAL REGION ELEMENTARY SCHOOL NO. 21

SCHEMATIC DESIGN
PLANNING
ARCHITECTURE

gkkworks
PUBLIC WORKS ENGINEERS

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 _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull ms
N. Williams _____

[Signature]
General Manager

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.

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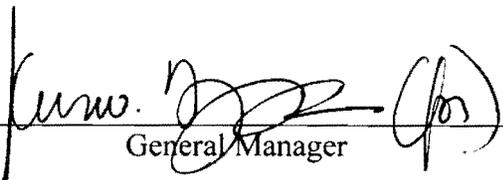
NO. 13-092

DATE April 2, 2013

C.D. Various

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SUBJECT: VARIOUS COMMUNICATIONS


General Manager

Approved _____

Disapproved _____

Withdrawn _____

The following communications have been received by the Board and recommended action thereon is presented.

From:

Recommendation:

1) Mayor, relative to a personal services contract with West Coast Arborists, Inc., for Parkland Tree Trimming and Removal Services.

Referred to staff for further processing.

2) City Clerk, relative to fees charged for film and television productions.

Referred to General Manager.

3) Chief Legislative Analyst, forwarding the Legislative Report for the weeks ending February 22, and March 1, 2013.

Note and File.

4) Harold Baerresen, relative to the proposed Lease of Camp High Sierra to Mammoth Mountain Ski Area, LLC.

Referred to General Manager.

5) Seventeen individuals, relative to the Fern Dell Refreshment Stand Concession.

Note and file. The matter was acted on at the March 6, 2013 Board Meeting. (Report No. 13-065)

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- 6) Kirsten, relative to starting a yoga class in Playa del Rey. Referred to General Manager.
- 7) Mickey Petralia, The Trails Café, relative to the Fern Dell Refreshment Stand Concession. Note and file. The matter was acted on at the March 6, 2013 Board Meeting. (Report No. 13-065)
- 8) Tiffany Vong, Keri Vong, and Haley Vong relative to rules for co-ed basketball all-star tournament eligibility. Referred to General Manager.
- 9) KevinMichaelK, UCEPP Community Organizer, relative to Gladys Park. Referred to General Manager.
- 10) Jaime Turrey, proposing a food service operation at Silver Lake Recreation Center. Referred to General Manager.
- 11) Mikhail Nitelshpur, five communications relative to Felicia Mahood Senior Center. Referred to General Manager.
- 12) Kristin C Sabo, relative to Amir's Garden. Note and File.
- 13) Jim Tanner, two communications relative to Palms Recreation Center. Referred to General Manager.
- 14) Manuel Benito Compito, relative to obtaining permits to Gladys Park. Referred to General Manager.
- 15) Esther Halloran, relative to the status of the Hostetter Park - Lou Costello Recreation Center - Pool and Bathhouse Replacement (PRJ#1502P) (W.O.#E1906493) project. Referred to General Manager.
- 16) Mary Marks, relative to the alleged "privatization" of a portion of Balboa Park for soccer. Referred to General Manager.

This report was prepared by Paul Liles, Clerk Typist, Commission Office.

MATTERS PENDING

Matters Pending will be carried for a maximum of six months, after which time they will be deemed withdrawn and rescheduled whenever a new staff report is received.

GENERAL MANAGER'S REPORTS:

ORIGINALLY	PLACED	
PLACED ON	ON MATTERS	DEEMED
<u>BOARD AGENDA</u>	<u>PENDING</u>	<u>WITHDRAWN</u>

None

BIDS TO BE RECEIVED:

4/9/13 Tree Inventory Project
4/23/13 Hollywood Recreation Center - Pool and Pool Building
(W.O. #E170344F)

PROPOSALS TO BE RECEIVED:

TBD Film Production Instruction (CLASS Parks)
4/23/13 Echo Park Pedal Boats and Café Concession

QUALIFICATIONS TO BE RECEIVED:

4/16/13 Landscape Construction, Retrofit, Maintenance and/or Repairs