

APPROVED
FEB 06 2013

REPORT OF GENERAL MANAGER

NO. 13-025

DATE February 6, 2013

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DENKER AND TORRANCE POCKET PARK - TRANSFER OF JURISDICTION OF PROPERTY TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF PUBLIC WORKS AND AUTHORIZATION TO ISSUE A RIGHT-OF-ENTRY PERMIT IN ORDER TO DEVELOP THE PROPOSED PARK SITE; ALLOCATION OF QUIMBY FEES

R Adams

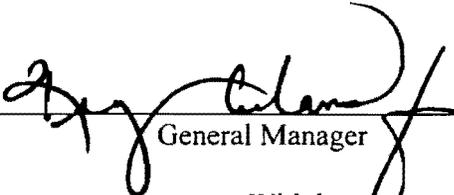
K Regan

H Fujita

*M. Shull

V. Israel

N. Williams


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board of Recreation and Park Commissioners' (Board) Office approving the non-financial transfer of a portion of the City-owned parcel that is approximately 3,773.65 square feet or .09 acres with the street address of 1490 West Torrance Boulevard, Los Angeles, California 90501, with the Los Angeles County Assessor's Parcel Number (APN) 7351-025-900, from the jurisdiction of the City of Los Angeles, Department of Public Works (DPW) to the City of Los Angeles, Department of Recreation and Parks (RAP), and authorizing RAP staff, per City Charter Section 594 (a) and (b), to request the assistance of Department of General Services (GSD) to complete the transfer of jurisdiction, at no expense to RAP, subject to review and approval of the Resolution by the City Attorney;
2. Direct the Board Secretary to accept the transfer of jurisdiction for the property as described in legal description prepared and approved by the Department of Public Works, Bureau of Engineering, as included Exhibit A of the attached Transfer of Jurisdiction and Control document;
3. Declare that upon completion of the jurisdictional transfer the site is to be set apart and dedicated as park property in perpetuity, to be known until formally named, as the Denker and Torrance Pocket Park;

REPORT OF GENERAL MANAGER

PG. 2 NO. 13-025

4. Authorize the Department's Chief Accounting Employee to establish new Quimby Fees Account No. 89460K-A4 with Denker and Torrance as the Account Name;
5. Authorize the Department's Chief Accounting Employee to transfer \$355,035 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Denker and Torrance Account No. 89460K-A4;
6. Approve the allocation of \$355,035 in Quimby Fees from Denker and Torrance Account No. 89460K-A4 for the Denker and Torrance Pocket Park Development (PRJ20716) project;
7. Approve the conceptual plan for the Denker and Torrance Pocket Park Project, as described in the Summary of this Report;
8. Approve the issuance as necessary of a right-of-entry permit to develop the site; and
9. Direct environmental staff to file a Notice of Exemption with the Los Angeles County Clerk within five (5) days of the Board's approval.

SUMMARY:

Councilmember Joe Buscaino has requested that RAP accept the transfer of jurisdiction and control at no cost to RAP for a portion of City owned property parcel with the street addresses 1490 West Torrance Boulevard, Los Angeles, California 90501 (APN: 7351-025-900), to be developed and maintained as a pocket park. The property is owned by the City of Los Angeles and was acquired for street purposes and is currently under the control and jurisdiction of the DPW.

On January 15, 2013, the City Council adopted the actions under Council File No. 12-1701, instructing the GSD to complete the non-financial transfer to RAP of the parcel located at 1490 West Torrance Boulevard, Los Angeles, California 90501 with a APN: 7351-025-900 or more accurately described in the legal description prepared and approved by the Department of Public Works, Bureau of Engineering (BOE) included in the attached Transfer of Jurisdiction and Control document as Exhibit "A"

The adopted City Council actions also requested that the Board consider, approve and accept the transfer of jurisdiction and control of the same property and dedicate it as park property in perpetuity.

REPORT OF GENERAL MANAGER

PG. 3

NO. 13-025

Project development will include site furnishings, playground equipment, irrigation and landscaping and lighting. Park development will be done by RAP staff using Quimby funding.

Additional administrative actions will have to be taken as part of the designation or creation of this park. Currently, the property includes a portion that is a street with a portion that is a parcel. In order to correct or separate the street portion from the park portion a street dedication will be needed to eliminate the street portion from the park site. The street portion will not be used for park purposes and will continue to be used for street purposes. The legal description attached to the Transfer of Jurisdiction and Control document as Exhibit "A" represents the actual parcel that will be transferred and developed as a park and does not include the street. DPW has indicated that an ordinance will have to be prepared for City Council action. Said ordinance will be prepared by the DPW.

Upon approval of this Report, \$355,035 in Quimby Fees can be transferred from the Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Denker and Torrance Account No. 89460K-A4 and allocated as follows:

- \$355,035 in Quimby Fees from Denker and Torrance Account No. 89460K-A4 for the Denker and Torrance Pocket Park Development Project (PRJ20716).

These Fees were collected within one mile of the project site, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities.

Staff has determined that the proposed transfer and right to develop the property, along with the conveyance of a street easement and construction of proposed improvements to create a new pocket park, are all actions that are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(6, 7), Class 5(4) of the City CEQA Guidelines and Article 19, Section 15325(f) of the State CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The maintenance cost of the Project has not been determined. Maintenance funds for the new parkland will be requested as part of the annual City budget process. If the funding is not granted, this facility will be included in the existing Pacific 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.

RECORDING REQUESTED BY:

City of Los Angeles

**WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:**

CITY OF LOS ANGELES
DEPT. OF RECREATION & PARKS
221 N. FIGUEROA STREET 1ST FLOOR
LOS ANGELES CA 90012
ATTN: CID MACARAEG

Transfer of Jurisdiction and Control

This document is exempt from Documentary transfer tax pursuant to Section 11922 of the Revenue and Taxation Code and is being recorded pursuant to Section 6103 of the California Government Code and California Government Code Section 27383.

City of Los Angeles, a municipal corporation and the Department of General Services, party of the first part

Hereby Transfer Jurisdiction and control to:

City of Los Angeles, a municipal corporation, acting by and through its Board of Recreation and Park Commissioners, party of the second part

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No.): 7351-025-900

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to the following conditions:

- A) The property is transferred "as is" without warranty or guarantee, either expressed or implied, as to zoning requirements, the ground location of property lines, the existence of easements or encroachments, if any, or the condition of the property.
- B) Liens for taxes and assessments then current and unpaid, if any, and to all easements, rights of way, encroachments, covenants, conditions, restrictions, reservations, and to all other matters of record.
- C) Any rights of way or encroachments which may be apparent during a visual inspection of the subject property.

To have and to hold the property herein granted to the party of the second part, the heirs and successors and assigns of the party of the second part, forever. Said land shall be set apart and dedicated as park property or open space in perpetuity.

This Transfer of Jurisdiction and Control is made in accordance with the provisions of Council File No. 12-1701 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Transfer of Jurisdiction and Control to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this _____ day of _____, 2013.

The City of Los Angeles, a municipal corporation

By: _____

Antonio R. Villaraigosa, Mayor

Attest:

June Lagmay, City Clerk

By: _____

STATE OF CALIFORNIA }
COUNTY OF _____ }

On _____, before me, _____, a Notary Public, personally appeared _____

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

EXHIBIT "A"

APN: 7351-025-900

ADDRESS: VACANT LAND AT INTERSECTION OF TORRANCE BLVD. AT DENKER AVENUE

LEGAL DESCRIPTION:

THAT PORTION OF LOT 25, BLOCK 27, TRACT NO. 4983, SHEETS 1, 2, 3 & 4, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGES 6 THROUGH 9 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF DALTON AVENUE, 60 FEET WIDE, WITH THE CENTER LINE OF TORRANCE BOULEVARD, FORMERLY 208TH STREET, 70 FEET WIDE, AS SHOWN IN CITY ENGINEER'S FIELD BOOK NO. 12605, PAGE 14, ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES; THENCE NORTH 89° 25' 50" EAST ALONG SAID CENTER LINE OF TORRANCE BOULEVARD A DISTANCE OF 41.88 FEET; THENCE SOUTH 0° 34' 10" EAST AT RIGHT ANGLES FROM SAID CENTER LINE TO A LINE PARALLEL WITH AND DISTANT 48 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE OF TORRANCE BOULEVARD; THENCE SOUTHWESTERLY ALONG A CURVE TANGENT TO SAID PARALLEL LINE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 749 FEET, TO A POINT IN THE WESTERLY LINE OF THE EASTERLY 33.52 FEET OF SAID LOT, SAID POINT TO BE THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE TO THE WESTERLY LINE OF SAID LOT; THENCE SOUTH 0° 34' 10" EAST, 9.32 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 89° 25' 50" EAST ALONG THE SOUTHERLY LINE OF SAID LOT TO SAID WESTERLY LINE OF THE EASTERLY 33.52 FEET OF SAID LOT; THENCE NORTH 0° 34' 10" WEST, 52.34 FEET ALONG SAID LAST MENTIONED WESTERLY LINE TO THE TRUE POINT OF BEGINNING.

THIS IS A SCANNED VERSION OF THE LEGAL DESCRIPTION THAT WAS PREPARED BY DONALD K. SAKAMOTO, PROFESSIONAL ENGINEER AND APPROVED BY THE BUREAU OF ENGINEERING ON 03-31, 1991. IT WAS CONVERTED INTO "WORD" FORMAT. JLR 01-10-2013.

END OF LEGAL DESCRIPTION

The City of Los Angeles

JOB TITLE: Pocket Park at intersection of
Torrance Boulevard & Denker Avenue
APN: 7351-025-900 Cadastral Map No.
054 B 193

To

**CITY OF LOS ANGELES,
a municipal corporation acting by
and through its Board of Recreation
& Park Commissioners**

Transfer of Jurisdiction

Date: _____, 2013

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the Board of Recreation and Park Commissioners of the City of Los Angeles, pursuant to Resolution No. 4561, dated May 23, 1963, and the grantee consents to the recordation thereof by its duly authorized officer

Approved as to Authority _____, 2013

By _____
Tony M. Royster, Authorized Officer

Approved as to description _____ 2013

By _____
Jose L. Ramirez, Authorized Officer

By _____
Authorized Officer

By _____
Authorized Officer

Date _____

Board of Recreation and Park
Commissioners

Approved _____, 2013

Carmen A. Trutanich, City Attorney.

By _____
Deputy

Board Report No. 00-0000