

REPORT OF GENERAL MANAGER

NO. 13-193

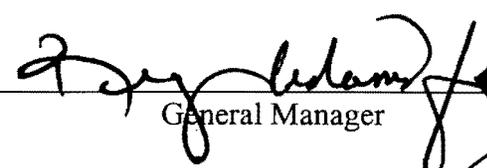
DATE July 10, 2013

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OLD FIRE STATION 84 COMMUNITY PARK – TRANSFER OF JURISDICTION OF PROPERTY TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES; AUTHORIZATION TO ISSUE A RIGHT-OF-ENTRY PERMIT TO DEVELOP THE SITE, AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>M. Shull</i></u>
V. Israel	_____	N. Williams	_____

  
 \_\_\_\_\_  
 General Manager

JUL 10 2013

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, approving the non-financial transfer of two (2) contiguous property lots; lots 2308 and 2309, with the street address of 5340 Canoga Avenue, Los Angeles, California 91364, approximately 15,772 square feet or 0.36 acre, with the Los Angeles County Assessor Parcel Number (APN) 2167-002-900, from the jurisdiction of the City of Los Angeles Department of General Services (GSD), 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 GSD to complete the transfer of jurisdiction and control, at no cost to RAP, subject to City Council approval of the motion in Council File No. 13-0353, and subject to review and approval of the City Attorney as to form;
2. Direct the Board Secretary to accept the transfer of jurisdiction for the property;
3. Declare that upon approval of said transfer by City Council and completion of the jurisdictional transfer, the site be set apart and dedicated as park property in perpetuity, to be known until formally named, as the "Old Fire Station 84 Community Park";

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4. Approve the issuance as necessary of a Right-Of-Entry permit to develop the site, and to maintain the site if necessary; and,
5. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA).

### SUMMARY:

Councilmember Dennis Zine introduced a motion that City Council request RAP to accept the transfer of jurisdiction and control, at no cost to RAP, of a City owned property parcel with the street address 5340 Canoga Avenue, Los Angeles, California 91364 (APN: 2167-002-900), to be developed and maintained as a community park. The property is owned by the City of Los Angeles and was acquired to house Fire Station 84. The property is currently under the control and jurisdiction of GSD. Said Fire Station is no longer used as a fire station. The station was left vacant when the new Fire Station 84 at 21050 Burbank Boulevard was built in 2007. The Council Office recommends that the best and future use of this parcel is to convert it into a community asset and be developed into a park for the community to use.

On May 30, 2013, the City Council's Information Technology and General Services Committee approved the motion under Council File No. 13-0353, which, when approved by City Council, would instruct GSD to complete the non-financial transfer to RAP of the parcel located at address 5340 Canoga Avenue, Los Angeles, California 91364 and identified as APN: 2167-002-900. The motion also calls for the Board to consider, approve and accept the transfer of jurisdiction and control of the same property and dedicate it as park property in perpetuity. City Council approval is expected to follow soon. RAP staff recommends that the Board subject to City Council approval of said motion, approve and accept the property and dedicate it as park property in perpetuity, to be known until formally named as the "Old Fire Station 84 Community Park".

Project development will include demolition of the fire station structure, site furnishings, playground equipment, irrigation and landscaping and lighting. Park development will be done by RAP. Development of property will go through the standard community outreach process. There are no plans of the proposed development as of the drafting of this Report.

An Environmental Site Assessment of the property dated October 15, 2012 has determined that there is no Recognized Environmental Conditions on the property. However, at least one (1), and possibly two (2) Underground Storage Tanks (USTs), existed on the site, but formal case closure from the Los Angeles Fire Department (LAFD) was granted in 1999 for a 550-gallon diesel tank. The other UST, possibly located in the driveway, may have been abandoned in place. Precautions will need to be taken during site demolition and a contingency plan created

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for the possibility of encountering a second purported underground storage tank that could not be located despite the assessment work to find the tank.

In addition, paint chip samples indicated the presence of lead-based paint on the exterior of the buildings remaining on site. No interior survey work could be performed on the boarded up buildings at the time of the assessment, and the age of the building would make them suspect for both lead and asbestos containing materials. Therefore, additional surveys are recommended and abatement work may be required.

Staff has determined that the proposed property transfer, creation of a new community pocket park, and the right to develop 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 Valley 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.