

APPROVED
MAR 20 2013

REPORT OF GENERAL MANAGER

NO. 13-071

DATE March 20, 2013

BOARD OF RECREATION
& PARK COMMISSIONERS

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GAGE AND AVALON TRIANGLE POCKET PARK – TRANSFER OF JURISDICTION OF A TRIANGLE-SHAPED MEDIAN STREET PROPERTY TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT PUBLIC WORKS TO DEVELOP THE SITE AND TO MAINTAIN THE SITE AS A POCKET PARK

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

[Signature]
General Manager

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Withdrawn _____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 Transfer of Jurisdiction to a parcel, located at 6301-6309 South Avalon Boulevard, California 90003;
2. Approve the transfer of a triangle-shaped median street property at the corner of Gage Avenue and Avalon Boulevard. in the City of Los Angeles (City) at 6301-6309 South Avalon Boulevard, California 90003, 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), authorizing RAP staff, per City Charter Section 594 (a) and (b) to request the assistance of GSD to complete the transfer of jurisdiction, at no expense to RAP, subject to review and approval of the City Attorney;
3. Direct the Board Secretary to accept the transfer of jurisdiction for the property as described in the attached Council Motion and Legal Description;
4. Authorize staff to request the DPW to process a street vacation for a portion of the transferred property, per the City Council’s intended purpose to transfer and create the

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street median into a park as indicated in the City Council Motion, Council File (CF) No. 12-1902;

5. 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 as Gage and Avalon Triangle Pocket Park;
6. Approve the concept design plan as attached; and,
7. Approve the issuance of any necessary Right-Of-Entry permit to the Los Angeles Neighborhood Land Trust (LANLT) to develop the site and to maintain the site.

SUMMARY:

In recognition of the need to develop a coordinated long-term strategy to meet the recreation needs of current, and future, residents of the City, RAP has launched an initiative to acquire and develop at least fifty (50) sites into new public parks -- The 50 Parks Initiative. The primary goal of the initiative is to increase the number of park and recreation facilities across the City with a specific focus on densely populated neighborhoods and communities that lack sufficient open space and recreational services.

The development of fifty (50) new public parks will provide innumerable physical, social, health, and environmental benefits for local communities. These new parks will help stabilize neighborhoods and property values by providing needed public infrastructure improvements, removing blight caused by abandoned buildings and empty lots, and beautifying underutilized public property.

RAP, along with the Mayor's Office and Council District 9, are interested in acquiring the Gage and Avalon Center site to expand the recreational activities in the area as part of the Mayor's 50 Parks Initiative. The proposed acquisition will provide more recreational space for the surrounding community.

Councilmember Jan Perry has requested that RAP accept the transfer of jurisdiction for a triangle shaped street median with a City street addresses of 6301-6309 South Avalon Boulevard, California 90003, to be developed and maintained by the LANLT, as a pocket park, at no cost to RAP. The properties are owned by the City of Los Angeles and were purchased for street purposes under the control and jurisdiction of DPW and as such will have to be vacated and dedicated for park purposes as instructed by City Council at no cost to RAP. In the Mid-1960's several parcels were acquired by the City for street purposes. The area since then was developed into a triangle shaped street median and has been maintained by DPW. City Council now desires that said property be vacated by DPW and be developed into a park. Portions of Lots 2 through

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7 of Block "C" of the "STRONG AND DICKINSON'S ASCOT SOUTH PARK TRACT" are currently used as a street median. This street median will be developed into a park by LANLT, and LANLT will maintain and operated the park under a separate Lease Agreement for fifteen (15) years. A proposed Lease agreement with LANLT that will be drafted and presented for Board approval at a later time.

On January 29, 2013, the Los Angeles City Council (Council) adopted the actions under Council File No. 12-1902 approving the transfer of the street triangle as described in the legal description that was attached to the adopted City Motion as Exhibit "A". In the motion, the Council instructed GSD to process a non-financial transfer of jurisdiction of the street triangle at the corner of Gage Avenue and Avalon Boulevard per the attached legal description to the RAP.

Council also requested that RAP consider, approve, and accept the transfer of jurisdiction of the street triangle at the corner of Gage Avenue and Avalon Boulevard and dedicate it as park property in perpetuity.

As part of this transfer, Council also requested RAP to: "(1) enter into a 15-year lease agreement beginning on the construction completion date, with Los Angeles Neighborhood Land Trust; (2) provide a right-of-entry permit to LANLT; and (3) pursue a street vacation of the public right-of-way, as described in the attached legal description." Along with that request the Department of Public Works, Bureau of Engineering (BOE) was authorized to issue construction permits as necessary to the LANLT in order to develop the transferred property into a park as instructed by adopted actions of Council. The lease agreement will be addressed through a separate Board Report at a later date.

The project is funded with Proposition K funds in the amount of \$213,000 and First 5 LA in the amount of \$150,000. LANLT will design, construct and maintain the proposed park in order to satisfy the Proposition K requirements. RAP will incur no costs. As mentioned above, maintenance of the park will be the responsibility of LANLT for fifteen (15) years at which time the maintenance responsibility will revert back to the City.

A preliminary concept plan that is being proposed and has met with the approval of the community will feature several elements that include fitness equipment, playground area, park benches, a shade structure (gazebo), picnic tables, native planting, shade trees, and a decomposed granite path.

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Staff has determined that the proposed transfer of jurisdiction, street vacation, and right to develop the property, along with the construction of the 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 4(7), Class 5(3), and Class 11(6) of the City CEQA Guidelines, and Article 19, Section 15325(f) of the State CEQA Guidelines.

FISCAL IMPACT STATEMENT:

Improvements to the Gage and Avalon Triangle Pocket Park site will be made by LANLT. LANLT will be responsible for the maintenance for fifteen (15) years, at no expense to the Department of Recreation and Parks.

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

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPE
Council and Public Services
Division

www.cityclerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No.

January 31, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 12-1902,
at its meeting held January 29, 2013.

City Clerk
io

SUBSTITUTE 23

MOTION

The City owns a vacant street triangle at the corner of Gage Avenue and Avalon Boulevard per the attached legal description in Council District Nine. The Los Angeles Neighborhood Land Trust (LANLT) has applied for and been awarded funds from Proposition K (\$213,000) and First 5 LA (\$150,000) to develop a park on the Gage and Avalon site. To satisfy the terms of the Prop K agreement, LANLT will develop, operate, and maintain the site for the duration of the lease agreement with the Department of Recreation and Parks (RAP). To allow RAP to expand green space in the area and contract with LANLT to develop a park at the Gage and Avalon site, jurisdiction of the land should be transferred from GSD to RAP.

I THEREFORE MOVE that the Department of General Services be instructed to effectuate a non-financial transfer of jurisdiction of the street triangle at the corner of Gage Avenue and Avalon Boulevard per the attached legal description to the Department of Recreation and Parks.

I FURTHER MOVE that the Board of Recreation and Parks be requested to consider, approve, and accept the transfer of jurisdiction of the street triangle at the corner of Gage Avenue and Avalon Boulevard per the attached legal description and dedicate it as park property in perpetuity.

I FURTHER MOVE that the Department of Recreation and Parks be requested to: (1) enter into a 15-year lease agreement, beginning on the construction completion date, with Los Angeles Neighborhood Land Trust; (2) provide a right-of-entry permit to LANLT; and (3) pursue a street vacation of the public right-of-way, included in the attached legal description.

I FURTHER MOVE that the Bureau of Engineering be authorized to issue construction permits as necessary to the Los Angeles Neighborhood Land Trust.

PRESENTED BY:

Bernard C. Lutz Jr
JAN PERRY

Councilmember, 9th District

SECONDED BY:

Paul K. Robinson

ADOPTED

on behalf of Council
JAN 29 2013

LOS ANGELES CITY COUNCIL

FORTHWITH

JAN 29 2013

ORIGINAL

EXHIBIT 'A'
LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 3 THROUGH 7 OF BLOCK "C" OF THE STRONG AND DICKINSON'S ASCOT SOUTH PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 1 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE ALLEY BOUNDED BY LOTS 4,5,6 AND THE RIGHT OF WAY LINES OF GAGE AVENUE, ALSO TOGETHER WITH THAT CERTAIN STRIP OF LAND INSIDE THE RIGHT OF WAY OF GAGE AVENUE, THE NORTHERLY LINE OF WHICH IS PARALLEL WITH AND DISTANT 26 FEET NORTHERLY AND MEASURED AT THE RIGHT ANGLE FROM THE NORTHERLY LINE OF SAID LOTS 5 AND 6, OF THE ABOVE MENTIONED TRACT, BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND DISTANT 15 FEET WESTERLY MEASURED AT THE RIGHT ANGLE FROM THE EASTERLY LINE OF SAID LOTS 2,3, 4 AND 5, OF SAID TRACT AND ITS NORTHERLY PROLONGATION, WITH A LINE PARALLEL WITH AND DISTANT 26 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 5; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE 2 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10 FEET AND BEING TANGENT AT ITS POINTS OF ENDING TO A LINE PARALLEL WITH AND DISTANT 3 FEET WESTERLY MEASURED AT THE RIGHT ANGLES FROM SAID EASTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID CURVE TO SAID POINT OF ENDING IN SAID LAST MENTIONED PARALLEL LINE; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 87.77 FEET TO A BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 113°13'52", AN ARC DISTANCE OF 28.64 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 406 FEET; THENCE NORTHWESTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 6°56'15", AN ARC DISTANCE OF 49.16 FEET; THENCE NORTHWESTERLY ALONG A LINE TANGENT TO SAID LAST MENTIONED CURVE, A DISTANCE OF 88.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 556.38 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'28", AN ARC DISTANCE OF 104.30 FEET TO A POINT OF CUSP WITH A LINE PARALLEL WITH AND DISTANT 26 FEET NORTHERLY MEASURED AT THE RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOTS 5 AND 6; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 223.50 FEET MORE OR LESS TO THE **POINT OF BEGINNING**

Except there from that portion of Lot 2 of said Strong and Dickinson's Ascot South Park Tract lying within the above described boundary.

THIS DESCRIPTION IS NOT TO BE USED FOR INSURANCE PURPOSES NOR IS IT TO BE USED FOR THE PURPOSE OF SALE, LEASE OR FINANCING THAT MAY BE A VIOLATION OF THE STATE MAP ACT OR LOCAL ORDINANCES. SAID LEGAL DESCRIPTION WILL HAVE TO BE REWRITTEN BASED ON ACTUAL LAND SURVEY AND MATHEMATICAL CLOSURE OR/AND APPROVED BY THE LICENSED LAND SURVEYOR:

END OF LEGAL DESCRIPTION

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12-1902

Refer CF 08-0613

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DEC 7 2012

~~ARTS, PARKS, HEALTH & AGING~~

MOTION

INFORMATION TECHNOLOGY &
GENERAL SERVICES

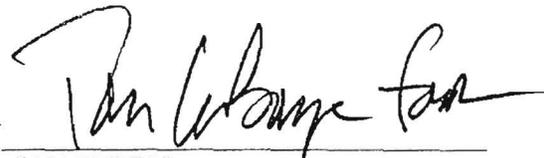
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I THEREFORE MOVE that the Department of General Services be instructed to effectuate a non-financial transfer of jurisdiction of the street triangle at the corner of Gage Avenue and Avalon Boulevard per the attached legal description to the Department of Recreation and Parks.

I FURTHER MOVE that the Board of Recreation and Parks be requested to consider, approve, and accept the transfer of jurisdiction of the street triangle at the corner of Gage Avenue and Avalon Boulevard per the attached legal description and dedicate it as park property in perpetuity.

DEC 14 2012 CONTINUED TO Jan. 29, 2013

PRESENTED BY

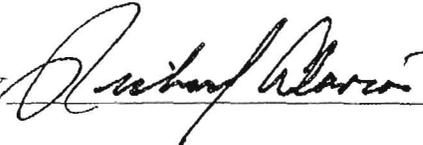


JAN PERRY
Councilmember, 9th District



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SECONDED BY



JAN 29 2013 Received and Filed

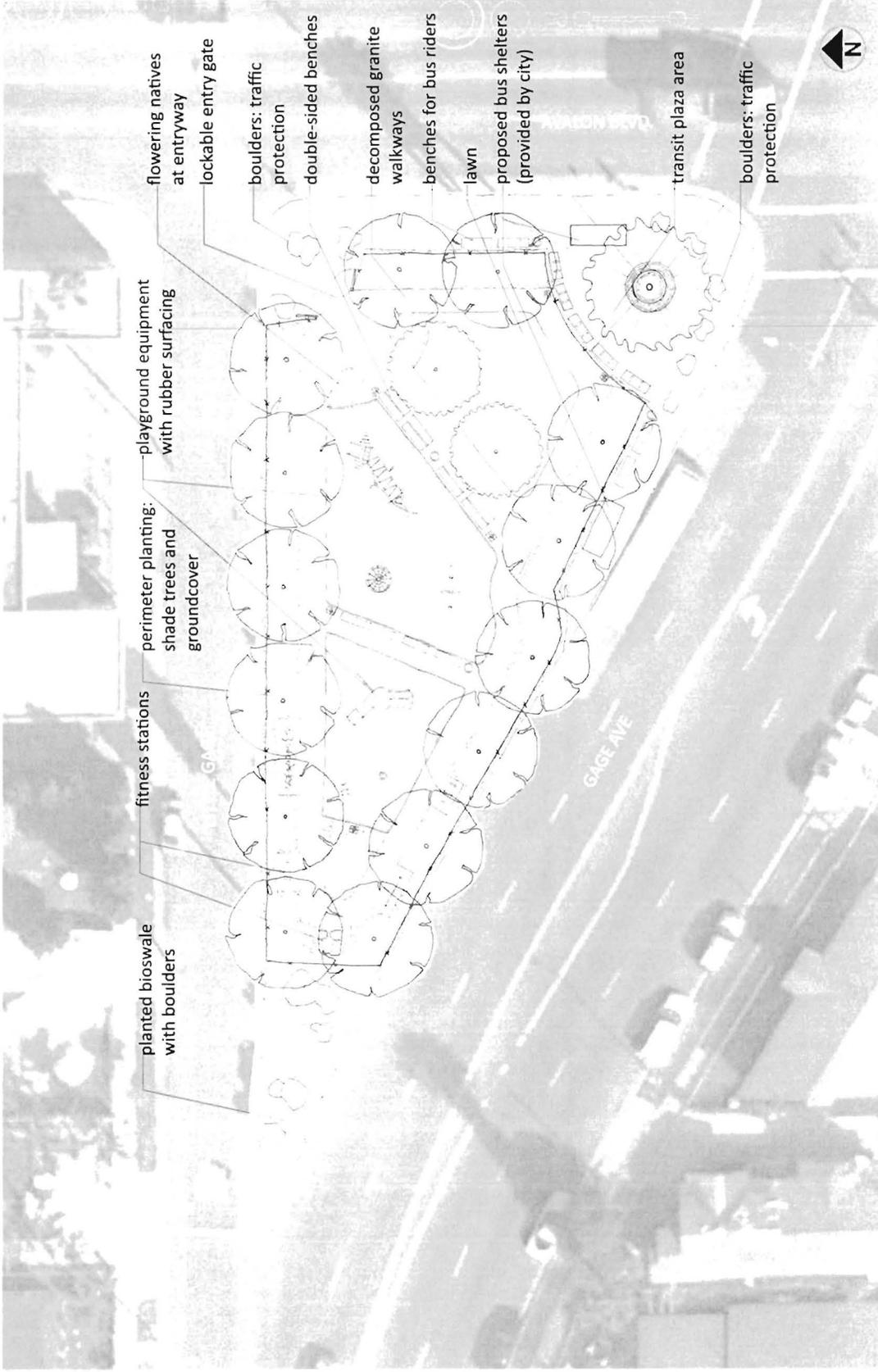
ORIGINAL

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BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND DISTANT 15 FEET WESTERLY MEASURED AT THE RIGHT ANGLE FROM THE EASTERLY LINE OF SAID LOTS 2,3, 4 AND 5, OF SAID TRACT AND ITS NORTHERLY PROLONGATION, WITH A LINE PARALLEL WITH AND DISTANT 26 FEET NORTHERLY MEASURED AT RIGHT ANGLE FROM THE NORTHERLY LINE OF SAID LOT 5; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE 2 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10 FEET AND BEING TANGENT AT ITS POINTS OF ENDING TO A LINE PARALLEL WITH AND DISTANT 3 FEET WESTERLY MEASURED AT THE RIGHT ANGLES FROM SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION; THENCE SOUTHEASTERLY ALONG SAID CURVE TO SAID POINT OF ENDING IN SAID LAST MENTIONED PARALLEL LINE; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE 87.77 FEET TO A BEGINNING OF A TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVING TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET, THROUGH A CENTRAL ANGLE OF 113°13'52" AN ARC DISTANCE OF 28.64 FEET; THENCE NORTHWESTERLY ALONG COMPOUND CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 406 FEET, THROUGH A CENTRAL ANGLE OF 6°56'15" AN ARC DISTANCE OF 49.16 FEET; THENCE NORTHWESTERLY ALONG A LINE TANGENT TO SAID LAST MENTIONED CURVE 88.37 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 556.38 FEET, THROUGH A CENTRAL ANGLE OF 10°44'28" AND ARC DISTANCE OF 104.30 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 26 FEET NORTHERLY MEASURED AT THE RIGHT ANGLE FROM THE NORTHERLY LINE OF SAID LOTS 5 AND 6; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 223.50 FEET MORE OR LESS TO THE POINT OF BEGINNING

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AVALON / GAGE PARK

CONCEPT DESIGN

March 15, 2012