

**APPROVED**  
**SEP 18 2013**

REPORT OF GENERAL MANAGER

NO. 13-240

DATE September 18, 2013

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

C.D. 10

**BOARD OF RECREATION AND PARK COMMISSIONERS**

**SUBJECT: NORMANDIE AND CORDOVA PARK – TRANSFER OF JURISDICTION OF PROPERTY TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES AND AUTHORIZATION TO ISSUE A RIGHT-OF-ENTRY PERMIT TO DEVELOP THE SITE**

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>M. Shull</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Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_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 approving the non-financial transfer of property lot 14 of Block 12 of the West Adams Heights Tract, with the street address of 1903 West Cordova Street, approximately 3,851 square feet or 0.09 acre, with the Los Angeles County Assessors Parcel Number (APN): 5074-027-900, 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), subject to City Council approval of the transfer of jurisdiction and control 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 expense to RAP, 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 parcel is to be set apart and dedicated as park property in perpetuity, to be known until formally named, as Normandie and Cordova Park; and,
4. Approve the issuance as necessary of a right-of-entry permit to develop the site, and to maintain the site if necessary.

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 13-240

### SUMMARY:

On March 3, 2010, the Board of Recreation and Park Commissioners (Board), through Board Report No. 10-055, preliminarily approved the transfer of jurisdiction and control from GSD to RAP, of approximately 3,851 square feet or 0.09 acre of City-owned surplus property (APN 5074-027-900), located at 1903 West Cordova Street in the South Los Angeles community plan area of the City, for the purpose of creating a neighborhood park.

On March 2, 2011, the Board, approved through Board Report No. 11-071 a Donation Agreement (Agreement), between RAP and the Los Angeles Neighborhood Initiative (LANI) for the acquisition, development, and construction of new parks in Los Angeles, subject to the approval of the Mayor, the City Council, and the City Attorney as to form.

On May 10, 2011, the City Council adopted the action, under Council File No. 11-0643, to approve and authorize the President and Secretary of the Board of Recreation and Park Commissioners to execute the proposed donation agreement between the City and LANI relative to the Normandie-Cordova, West Boulevard, and Western-Gage prospective parks, subject to the approval of the City Attorney. On June 28, 2011, Donation Agreement No. 3355 between LANI and City was executed.

The City Council approval of City-owned surplus property, APN 5074-027-900, located at 1903 West Cordova Street is expected to follow soon. RAP staff recommends that the Board upon City Council approval of the Transfer of Jurisdiction and Control; approve and accept the property and dedicate it as park property in perpetuity, to be known until formally named as the "Normandie and Cordova Park".

Project development will include site furnishings, playground equipment, irrigation and landscaping and lighting. Park development will be done by LANI. Development of Property will go through the standard community outreach process. Plans of the proposed development will be reviewed by RAP.

Staff has determined that the proposed transfer and right to develop the property and create a new community park, are all actions that were previously evaluated for environmental impacts (Board Report 11-071) and found to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1, 3), Class 11(3) of the City CEQA Guidelines and Article 19, Section 15325(f) of the State CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on March 25, 2011. The scope of the project and environmental setting has not changed substantially since the NOE was filed, and therefore, no additional CEQA documentation is required.

REPORT OF GENERAL MANAGER

PG. 3                      NO. 13-240

FISCAL IMPACT STATEMENT:

The maintenance cost for this 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 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.