

**APPROVED**

**AUG 13 2014**

REPORT OF GENERAL MANAGER .

NO. 14-210

DATE August 13, 2014

**BOARD OF RECREATION  
1 PARK COMMISSIONERS**

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE – CHATSWORTH AND DE SOTO POCKET PARK –  
PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION  
OF PROPERTY AND/OR DEVELOPMENT OF PARK

R. Adams

V. Israel

*for*

\*R. Barajas

*[Signature]*

K. Regan

H. Fujita

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Withdrawn \_\_\_\_\_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 real property, consisting of a parcel totaling approximately 66,426 square feet or 1.52 acres, located at 10650 De Soto Avenue, Los Angeles, California 91311, for development of a pocket park;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD), and other Departments as necessary, 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 K – LA Kids Program (Prop K) funds and/or Capital Park Development B Account funds or other funding source yet unidentified;
  - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 14-210

- C. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow;
- D. Class "A" Appraisal will have been prepared and approved by GSD; and,
- E. The Department of General Services will have negotiated a purchase price that is consistent with their professional opinion of market value.

### SUMMARY:

RAP, with the support from Councilmember for the 12th District, is considering the acquisition of the parcel identified by the Los Angeles County Assessor's Parcel Number (APN): 2706-011-001 located at 10650 De Soto Avenue, Los Angeles, CA 91311 (Exhibit A). The parcel measures approximately 66,426 square feet or 1.52 acres. The property consists of one corner lot at the intersection of Chatsworth Street and De Soto Avenue. RAP is interested in acquiring the property on the intersection of Chatsworth Street and De Soto Avenue for the development of a passive use park and to expand the recreational activities in the area. The site is also known as the Chatsworth and De Soto Pocket Park Project. The proposed acquisition could provide more recreational space for the surrounding community. The GSD, Asset Management Division, will provide a Class "A" appraisal of 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 12. 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 RAP's maintenance cost. Projected Operating Costs in 2012 were estimated to be \$17,672. RAP staff will update costs and 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.