

APPROVED
03-02-2016

BOARD OF RECREATION
& PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 16-065

DATE March 2, 2016

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MT. LEE PARK — PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY FOR OPEN SPACE AND/OR PARK DEVELOPMENT AND ALL RELATED DUE DILIGENCE

for *R. Barajas CSD K. Regan _____
H. Fujita _____ N. Williams _____
V. Israel _____

Ramon Barajas for
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Withdrawn _____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 parcel known as "Mt. Lee" (APN 5581-010-003);
2. In concurrence with City Council actions taken under Council File No. 15-1285, authorize staff to coordinate acquisition activities with the Department of General Services (GSD), and any other Department 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 with escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Funding is available for the acquisition of the property through Council District 4, Real Property Trust Fund No. 686, Department 14 and/or other funding source yet unidentified;
 - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;
 - C. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow;
 - D. A 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.

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SUMMARY:

With the support from Councilmember David Ryu, Fourth Council District, RAP is considering the acquisition of the parcel identified by the Assessor Parcel Number: APN 5581-010-003 located in the Community Plan Area of Hollywood. The parcel measures approximately 11.26 acres or 490,485.632 square feet. It is situated approximately one-quarter mile north of the iconic "Hollywood Sign" in the Santa Monica Mountains and adjacent to the Mount Lee Communications Center, which contains City as well as other public telecommunications facilities and towers. It is rugged and steeply-sloped land, residential-zoned (RE40-1-H), between Griffith Park on the east and Universal City/Universal Studios on the west. The property consists of one lot near Mt. Lee Road.

RAP is interested in acquiring the property for open space and or park development in order to expand the recreational activities in the area. The proposed acquisition will provide more recreational open space for the surrounding community and City of Los Angeles at large. The Department of General Services (GSD), Asset Management Division, has provided a Class "A" appraisal of estimate of value for the property. GSD will update the appraisal if they determine it is necessary. There are funds available for the acquisition of the site.

ENVIRONMENTAL IMPACT STATEMENT:

The California Environmental Quality Act (CEQA) and the Phase I Environmental Site Assessment are currently being processed. 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 feasibility or possibility of acquiring this property.

This project has the support from Council District 4. In addition, the Assistant General Manager of Planning, Construction and Maintenance Branch has been consulted and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

The proposed park acquisition will require an increase in maintenance cost demands and will require a budget increase that will be requested through the Department's standard budget process.

Funds for the acquisition and all related costs for this project will come from Council District 4 Real Property Trust Fund No. 686, Dept. 14.

Prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.