

## ORDINANCE NO. \_\_\_\_\_

An Ordinance of the City of Los Angeles ("City") authorizing and providing for the sale of certain easements to the Los Angeles County Metropolitan Transportation Authority, a public agency ("LACMTA"), in order to facilitate the development of the Marengo Siding Extension Improvements Project ("Project") by LACMTA and the Southern California Regional Rail Authority, a joint powers authority ("SCRRA"), as part of SCRRA's Southern California Optimized Rail Enhancements program.

### THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. In connection with that certain transaction between the City and LACMTA detailed in the report from the Bureau of Engineering, which report can be found in City Council File No. 22-1290, the City Council of the City of Los Angeles ("Council") hereby acknowledges the importance of the Project to the City and finds and determines that public interest and necessity require the transfer to LACMTA of the following property interests in support of the Project (collectively, "Proposed Transfer"):

- (A) a temporary exclusive construction easement for construction laydown and work area, which easement (i) will be for a term of 36 months commencing from the grant of such easement, (ii) will encumber an approximately 370-foot long, 7-foot-wide strip of land running along the south side of Chelsea Street measuring approximately 2,590 square feet, and (iii) is more particularly described in *Exhibit "A-1"* attached hereto and depicted in *Exhibit "A-2"* attached hereto ("Temporary Construction Easement"); and
- (B) a permanent exclusive easement for the construction, maintenance, use and repair of a wall and certain improvements between the railroad tracks and the public right-of-way, which easement (i) will encumber an approximately 370-foot long, 3-foot-wide strip of land running along the south side of Chelsea Street measuring approximately 1,110 square feet, and (ii) is more particularly described in *Exhibit "B-1"* attached hereto and depicted in *Exhibit "B-2"* attached hereto ("Permanent Easement").

In consideration of the Proposed Transfer, LACMTA shall pay to the City an amount equal to One Hundred Forty-Nine Thousand Dollars (\$149,000.00).

The Council hereby: (i) declares that all property interests to be transferred pursuant to the Proposed Transfer are exempt surplus land for purposes of Government Code Section 54221 because the City is transferring such property interests to LACMTA in support of the Project being developed by LACMTA and SCRRA; (ii) finds and determines that competitive bidding for the Proposed Transfer would not be practicable because the Project is solely carried out by LACMTA and SCRRA; and (iii) finds and determines that, for the same reason, public interest requires the Proposed Transfer without notice of sale or advertisement for bids. It is hereby ordered that the Proposed Transfer be made to LACMTA in support of the Project being developed by LACMTA

and SCRRA.

Sec. 2. The Department of Public Works, in the name of and on behalf of the City, is hereby authorized and directed to execute: (A) a temporary construction easement agreement or deed to grant the Temporary Construction Easement to LACMTA, and (B) a permanent easement agreement or deed to grant the Permanent Easement to LACMTA, as described in Section 1 above. Additionally, the City Clerk of the City is hereby authorized and directed to attest said agreements or deeds and affix the City Seal.

Sec. 3. The Department of Public Works is further hereby authorized to open escrow, deliver deeds and agreements, and process all necessary documents to effectuate the Proposed Transfer, and the Office of Accounting of the Department of Public Works is hereby authorized to deposit the proceeds, over and above applicable expenses, into Dept 50, Fund 100, Revenue Source Code 5188. LACMTA shall pay all escrow, title, recording, and documentary transfer tax fees in connection with the Proposed Transfer.

Sec. 4. This ordinance shall become effective upon publication pursuant to Charter Section 252(c) and Section 252(j).

## Exhibit "A-1" – Temporary Construction Easement – Legal Description

September 10, 2021

### TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

All that real property situated in the City of Los Angeles, County of Los Angeles, State of California being a portion of Chelsea Street right-of-way between Blocks 8 and 12 of DeSoto Heights, recorded in Book 31, at Pages 71 and 72 of Miscellaneous Records (31 MR 71), in the Office of the County Recorder of Los Angeles County, said Chelsea Street also shown on that State of California Department of Transportation Right-of-Way Map No. F-1850-7, Sheet 8 of 10, being described as follows:

#### **PARCEL 8**

A strip of land 7.00 feet wide being more particularly described as follows:

**Commencing** at the street monument located at the angle point of the monument line in Chelsea Street (60.00 and 70.00 feet wide) as said street is shown on (31 MR 71), and being identified in Los Angeles County Field Book 132-225, at Page 104, having the coordinates by this survey of Northing 1842859.90, Easting 6501147.47, said monument also lying South 59°17'50" East, 254.52 feet from the street monument located at the intersection of Ricardo Street and Chelsea Street and identified in Los Angeles County Field Book 132-225, at Page 103, having the coordinates by this survey of Northing 1842989.85, Easting 6500928.62, said monument also lying South 84°05'46" West, 409.70 feet from the street monument located at the intersection of Tremont Street and Chelsea Street, and identified in Los Angeles County Field Book 132-225, at Page 105, having the coordinates by this survey of Northing 1842902.04, Easting 6501554.99;

**Thence** leaving said monument at the angle point in Chelsea Street, South 31°17'54" West, 49.84 feet to the southeast corner of said Lot 1, in Block 10 as shown on (31 MR 71);

**Thence** northeasterly along the southeasterly line of said Lot 1, North 05°53'46" West, 3.00 feet to the **True Point of Beginning**;

**Thence** continuing northeasterly along said southeasterly line of said Lot 1, North 05°53'46" West, 7.00 feet;

**Thence** leaving said southeasterly line of said Lot 1, North 84°06'14" East, 370.00 feet;

**Thence**, at right angles, South 05°53'46" East, 7.00 feet to a point being 3.00 feet northerly of the southerly line of Chelsea Street;

**Thence** southwesterly along a line parallel to the southerly line of Chelsea Street, South 84°06'14" West, 370.00 feet to the **True Point of Beginning**.

September 10, 2021

Containing 2590 square feet, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Parcel Reference # MA: TCE-007

**END OF DESCRIPTION**

Prepared by:

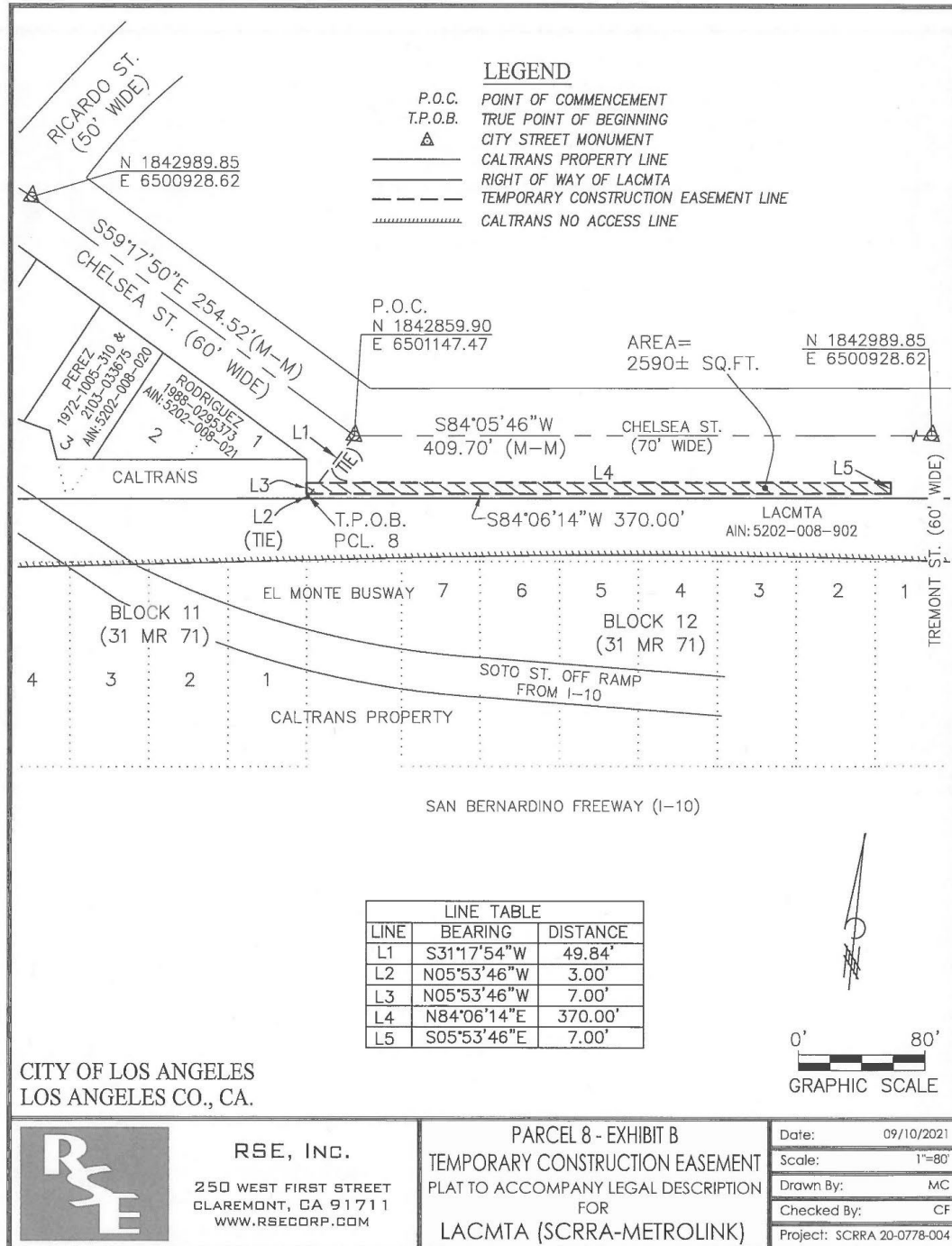


Michael A. Cusick, PLS 7885  
Expires: March 31, 2023



Oct. 1, 2021  
Date

# Exhibit "A-2" – Temporary Construction Easement – Depiction



## Exhibit "B-1" – Permanent Easement – Legal Description

September 10, 2021

### **PERMANENT EASEMENT LEGAL DESCRIPTION**

All that real property situated in the City of Los Angeles, County of Los Angeles, State of California being a portion of Chelsea Street right-of-way between Blocks 8 and 12 of DeSoto Heights, recorded in Book 31, at Pages 71 and 72 of Miscellaneous Records (31 MR 71), in the Office of the County Recorder of Los Angeles County, said Chelsea Street also shown on that State of California Department of Transportation Right-of-Way Map No. F-1850-7, Sheet 8 of 10, being described as follows:

#### **PARCEL 9**

A strip of land 3.00 feet wide being more particularly described as follows:

**Commencing** at the street monument located at the angle point of the monument line in Chelsea Street (60.00 and 70.00 feet wide) as said street is shown on (31 MR 71), and being identified in Los Angeles County Field Book 132-225, at Page 104, having the coordinates by this survey of Northing 1842859.90, Easting 6501147.47, said monument also lying South 59°17'50" East, 254.52 feet from the street monument located at the intersection of Ricardo Street and Chelsea Street and identified in Los Angeles County Field Book 132-225, at Page 103, having the coordinates by this survey of Northing 1842989.85, Easting 6500928.62, said monument also lying South 84°05'46" West, 409.70 feet from the street monument located at the intersection of Tremont Street and Chelsea Street, and identified in Los Angeles County Field Book 132-225, at Page 105, having the coordinates by this survey of Northing 1842902.04, Easting 6501554.99;

**Thence** leaving said monument at the angle point in Chelsea Street, South 31°17'54" West, 49.84 feet to the southeast corner of said Lot 1, in Block 10 as shown on (31 MR 71), said corner also being the **True Point of Beginning**;

**Thence** northeasterly along the southeasterly line of said Lot 1, North 05°53'46" West, 3.00 feet;

**Thence** leaving said southeasterly line of said Lot 1, North 84°06'14" East, 370.00 feet;

**Thence**, at right angles, South 05°53'46" East, 3.00 feet to a point on the southerly line of Chelsea Street;

**Thence** southwesterly along the southerly line of Chelsea Street, South 84°06'14" West, 370.00 feet to the **True Point of Beginning**.

September 10, 2021

Containing 1110 square feet, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Parcel Reference # MA: EST-005

**END OF DESCRIPTION**

Prepared by:

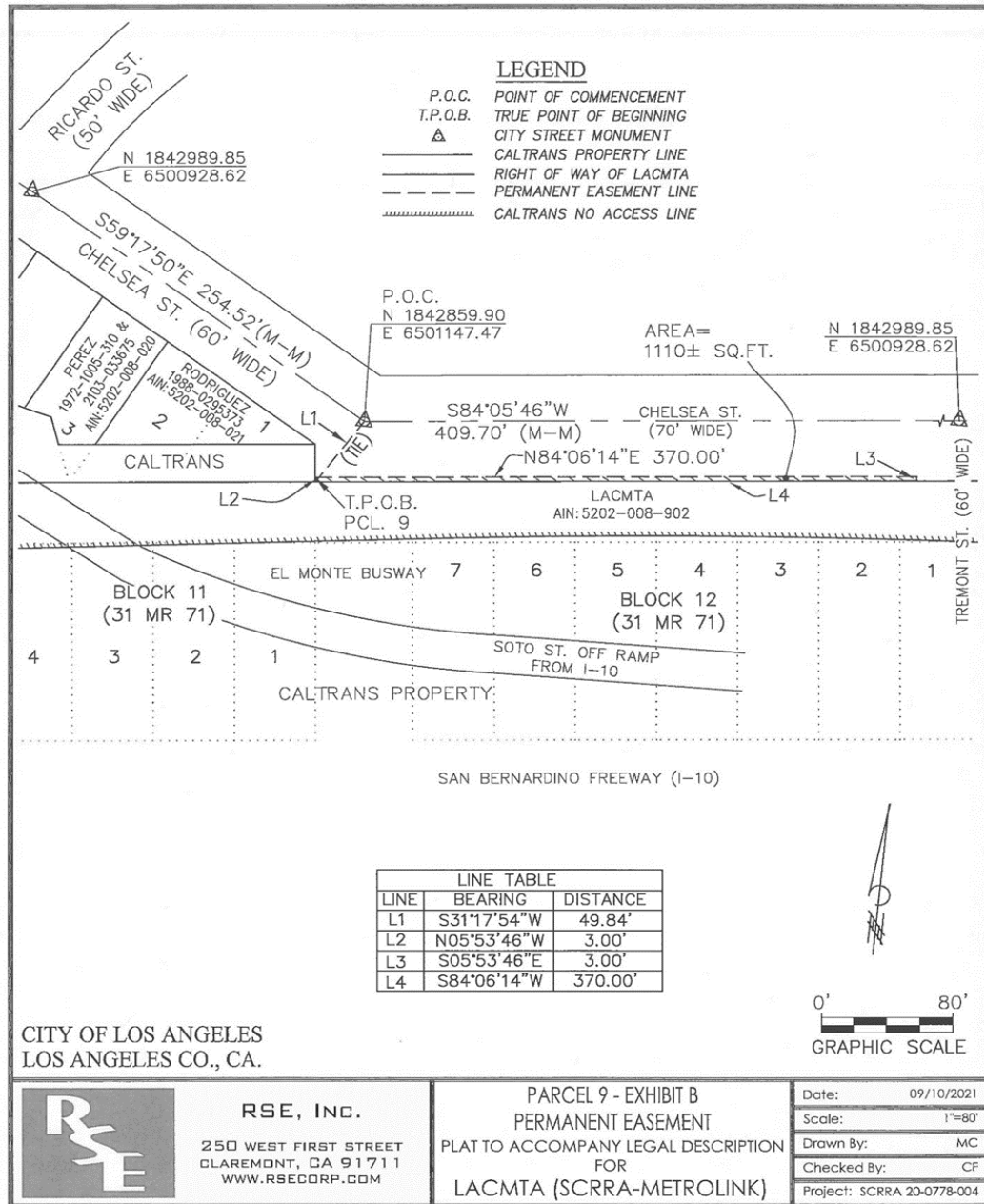


Michael A. Cusick, PLS 7885  
Expires: March 31, 2023



Oct. 1, 2021  
Date

## Exhibit "B-2" – Permanent Easement - Depiction





Sec. 5. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By \_\_\_\_\_  
SEAN T. TORRES  
Deputy City Attorney

Date February 13, 2025

File No. 22-1290

"M:\Real Prop\_Env\_Land Use\Real Property\_Environment\Ordinances\A23-03020\A23-03020 final.docx"

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_