

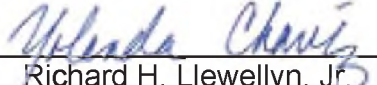
0220-05786-0000

TRANSMITTAL

| | | |
|--|-----------------------|--------------------------------|
| TO City Council | DATE 09-30-20 | COUNCIL FILE NO. 17-1002-S1 |
| FROM Municipal Facilities Committee | COUNCIL DISTRICT 9 | |

At its meeting held on September 24, 2020, the Municipal Facilities Committee (MFC) adopted the recommendations of the attached General Services Department (GSD) report, which is hereby transmitted to Council for consideration. Adoption of the report recommendations would declare that the City-owned property located at 3971-3979 ½ S. Flower Drive, Los Angeles, CA 90037 (Assessor's Parcel Numbers 5037-032-900, 5037-032-901) in Council District 9 is "exempt surplus land" pursuant to AB 1486. Furthermore, adoption of the report recommendations would find and determine that the subject property is no longer required for use by the City and that the public interest is best served by its disposal.

Fiscal Impact: The City will receive the fair market value of the property after the sale is completed. The anticipated impact on the General Fund is unknown at this time.


Richard H. Llewellyn, Jr.
for City Administrative Officer
Chair, Municipal Facilities Committee

RHL:YC:JVW:AY:15210032

CAO 649-d

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
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CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

September 24, 2020

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, California 90012

Attention: Armando Bencomo, Legislative Assistant

REQUEST FOR "EXEMPT SURPLUS LAND" DECLARATION FOR CITY-OWNED PROPERTY IN COMPLIANCE WITH STATE LAW REQUIREMENTS FOR THE SALE OF SURPLUS PROPERTY

The Department of General Services (GSD) in compliance with AB-1486, is requesting to declare as "exempt surplus lands" for the eventual sale of parcels in the vicinity of Flower Street and Martin Luther King Jr. Blvd, Assessor Parcel Numbers 5037-032-900 and 901 ("Property"), depicted in Attachment "A" at the request of Council District Nine.

BACKGROUND

Prior to AB-1486, GSD was processing the sale of subject Property under a Council Motion (Council File 17-1002-S1) which declared the Property "surplus assets" and instructed the City Administrative Officer to evaluate the feasibility of a direct sale to SGRE Fig & Flower Investors 1 LLC ("Buyer") at fair market value. This motion also directed various departments, including GSD to take necessary steps and prepare required documents to effectuate the potential direct sale of the parcels.

On January 1, 2020, AB-1486 took effect and amended the previous process for disposing of City-owned lands. Among other changes, AB 1486 requires that "Land shall be declared either 'surplus land' or 'exempt surplus land,' as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency's policies or procedures."

The fee title interest to the Property was acquired from Caltrans on December 20, 2018 as part of the Relinquishment of Collateral Facilities adjacent to Route 110 Freeway between Martin Luther King, Jr. Avenue and 39th Street (CF 17-1002). The City accepted



the relinquishment upon the completion of Caltrans's improvements to the 110 Freeway for the Metro Express Toll Lanes Project. The surplus property was acquired by Caltrans to create a turnaround circle for emergency vehicles. Since Flower Drive will be widened as a condition of a privately-financed development, the City has determined that there is no need for the turnaround and is declaring the Property surplus and will make it available for sale.

PROPERTY DESCRIPTION

| ADDRESS/APN | LOT SIZE | CD |
|-------------------|----------|----|
| 5037-032-900, 901 | 14,000 | 9 |

FINDINGS

Under AB1486, specifically Government Code Section 54221(f)(1)(E), "Exempt Surplus Land" includes "surplus land that is a former street, right of way, or easement, and is conveyed to an owner of an adjacent property." The City finds that the Property is a former Caltrans right of way, and Owner is the fee owner of that certain property located at 3965 S. Flower Street, which is adjacent to the Property. City further finds that the Property is not needed for right of way or any other City purpose since the City has determined that there is no need for a turnaround and is therefore declaring the Property surplus and will make it available for sale. The Property has also become a nuisance property for the City as it has been used illegally in the past as a parking lot.


FISCAL IMPACT

City will receive fair market value in the sale of the property. There is currently no fiscal impact to the General Fund.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor:

1. Declare that the Property is "Exempt Surplus Land" under AB 1486 based on the findings above; and
2. Find and Determine that the Property, as described in this report, is no longer required for use by the City and that the public interest is best served by its disposal.

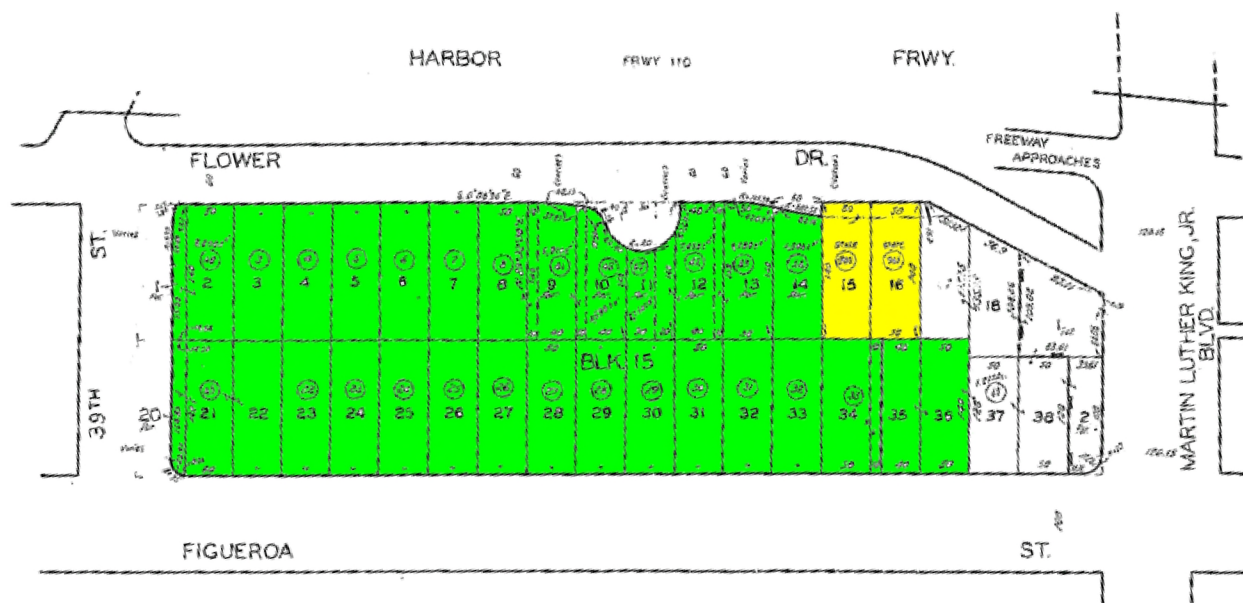


Tony M. Royster
General Manager

Attachments: Exhibit "A" - Plat map

5037-032-900 & 901
SUBJECT AREA SHOWN IN YELLOW

PLAN MAP



ZOBELEIN'S GRAND AVENUE
AND FIGUEROA STREET TRACT
M.B. 9-41

TRACT NO. 2411
M.B. 26-77-79