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CALIFORNIA



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**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

January 27, 2022

Honorable Council Members
Los Angeles City Council

c/o Holly L. Wolcott
Office of the City Clerk
City Hall, Room 395

COUNCIL FILE 21-0561 REQUEST FOR “EXEMPT SURPLUS LAND” DECLARATION OF TWO PROPERTIES OWNED BY THE CITY OF LOS ANGELES IN COMPLIANCE WITH STATE LAW

Dear Honorable Council Members:

RECOMMENDATIONS

1. DECLARE two properties owned by the City of Los Angeles, currently being used as public right-of-way; one located on Flower Street between Hope Street and Second Street (Parcel “A”), and the other bound by General Thaddeus Kosciuszko Way, Flower Street, Hope Street, and Third Street (Parcel “B”), which are also described in Exhibit A (Transmittal Nos. 1 and 2) and depicted in Exhibit B (Transmittal Nos. 3 and 4), as “exempt surplus land” in order to satisfy certain relevant requirements of the new State law promulgated through Assembly Bill (AB) 1486.
2. INSTRUCT the Bureau of Engineering to prepare the sale ordinance to effectuate the City’s sale of Parcels “A” and “B” to the Los Angeles County Metropolitan Transportation Authority, subject to the City Attorney’s review and approval.

BACKGROUND AND DISCUSSION

The Los Angeles County Metropolitan Transportation Authority (Metro) is currently constructing the Regional Connector Transit Corridor Project (Project) in downtown Los Angeles. This Project is a 1.9-mile underground light rail transit line that will extend from the Gold Line Little Tokyo Station to the 7th Street Metro Center. The Project is scheduled to be completed in 2022.



In order for Metro to complete the construction of the Grand Av Arts/Bunker Hill Station, Metro needs to acquire two parcels of land owned by the City of Los Angeles (City). The two parcels of land consist of:

Parcel	Address/Location	Lot Size	Council District No.
A	Flower Street between Hope Street and Second Street	15,611 sq. ft.	14
B	General Thaddeus Kosciuszko Way, Flower Street, Hope Street, and Third Street	15,843 sq. ft.	14

Parcel “A” located on Flower Street, between Hope Street and Second Street, is currently used as a public right-of-way. Metro will use this parcel for the Grand Ave Arts/Bunker Hill Station Plaza.

Parcel “B” bound by General Thaddeus Kosciuszko Way, Flower Street, Hope Street, and Third Street is also a public right-of-way. Metro will use this parcel to install an emergency exit hatch, an equipment access shaft, a ventilation shaft for the Grand Av Arts/Bunker Hill Station, and to plant trees and landscaping for the Project.

To process the sale and transfer of Parcels “A” and “B” to Metro, as directed and authorized by City Council Motion (Council File No. 21-0561) (Transmittal No. 5), the Council must first declare the subject properties as “exempt surplus land” per AB 1486.

On January 1, 2020, AB 1486 took effect and amended the process for disposing of surplus land. 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.”*

Upon approval by the Council, the Bureau of Engineering (BOE) will submit the request to the California Department of Housing and Community Development (HCD) to get concurrence with the City’s findings. Once the BOE receives concurrence from HCD, the BOE and the City Attorney’s Office will move forward with the sale and transfer of the properties to Metro.

FINDINGS

The City of Los Angeles finds that Parcels “A” and “B” are not needed for any City purpose. Furthermore, since the subject properties will be transferred *“to another local, state, or federal agency for the agency’s use,”* these properties are “exempt surplus land” as per AB 1486.

FISCAL IMPACT

There is no negative fiscal impact. This report only seeks the Council's approval to declare Parcels "A" and "B" as exempt surplus land. Upon the Council's approval and HCD concurrence, the City will receive fair market value compensation from Metro on the sale of Parcels "A" and "B".

If you have any questions concerning this matter, please contact BOE Deputy City Engineer, Jose Fuentes, at jose.fuentes@lacity.org.

Sincerely,



Gary Lee Moore, PE, ENV SP
City Engineer

GLM/JF/:uj:jp:mt

Q\GLM\City Engineer\GLM Signed Documents\2022 Documents\City Council Report –
Regional Connector Project 01.27.22.pdf

cc: Jennifer McDowell, Office of the Mayor
Greg Good, Board of Public Works
Jessica Caloza, Board of Public Works

Attachments: Transmittal No. 1
Transmittal No. 2
Transmittal No. 3
Transmittal No. 4
Transmittal No. 5

EXHIBIT "A"

**LEGAL DESCRIPTION FOR STATION PLAZA
(FLOWER STREET)-SPA 5**

THAT PORTION OF THAT PLAT OF THE CITY LANDS OF CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 2, PAGE 39 OF PATENTS, LYING WITHIN HOPE STREET, 80 FEET WIDE, AND WITHIN SECOND STREET, 60 FEET WIDE, BOTH AS SHOWN ON THE MAP OF MOTT TRACT, RECORDED IN BOOK 14, PAGE 7 OF MISCELLANEOUS RECORDS; AND TOGETHER WITH THOSE PORTIONS OF LOTS 7 THROUGH 10, INCLUSIVE, IN BLOCK R, AS SHOWN ON SAID MOTT TRACT AND LYING WITHIN FLOWER STREET, OF VARIABLE WIDTH, AS SHOWN ON TRACT NO. 21313, FILED IN BOOK 825, PAGES 41 AND 42 OF MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF SAID SECOND STREET AND HOPE STREET, AS SAID INTERSECTION IS SHOWN ON SAID TRACT NO. 21313, THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTERLINE OF SECOND STREET, N52°15'58"W 25.84 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 424.00 FEET, A RADIAL LINE TO SAID TO SAID POINT BEARS S24°56'17"E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'28", AN ARC LENGTH OF 29.04 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID HOPE STREET; THENCE ALONG SAID NORTHWESTERLY BOUNDARY, S37°49'36"W 7.68 FEET; THENCE LEAVING SAID NORTHWESTERLY BOUNDARY, N52°15'58"W 4.76 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 424.00 FEET, A RADIAL LINE TO SAID POINT BEARS S19°47'32"E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'16", AN ARC LENGTH OF 3.24 FEET; THENCE S19°21'16"E 12.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 436.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'30", AN ARC LENGTH OF 82.50 FEET; THENCE S81°29'14"E 54.72 FEET; THENCE S36°30'09"W 32.15 FEET; THENCE S081°28'56"E 20.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 113.00 FEET, THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°37'22", AN ARC LENGTH OF 80.12 FEET ; THENCE N85°38'25"E 31.61 FEET; THENCE N40°07'55"E 174.99 FEET; THENCE S52°10'24"E 6.94 FEET TO SAID CENTERLINE OF HOPE STREET; THENCE ALONG SAID CENTER LINE N37°49'36"E 28.16 FEET TO THE POINT OF THE BEGINNING.

CONTAINS: 15,611 SQUARE FEET, MORE OR LESS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:


STEPHANIE A. WAGNER, P.L.S. 5752

April 15, 2020
DATE



EXHIBIT "A"

**LEGAL DESCRIPTION FOR STREET VACATION PURPOSES
(FLOWER STREET AND GENERAL KOSCIUSZKO WAY)**

THOSE PORTIONS OF LOTS 5, 6, 7 AND 14 THROUGH 17, INCLUSIVE IN BLOCK R OF MOTT TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 14, PAGE 7 OF MISCELLANEOUS RECORDS, AND TOGETHER WITH THAT PORTION OF LOT A OF RANGELEY TRACT, FILED IN BOOK 13, PAGE 164 OF MAPS, ALL LYING WITHIN FLOWER STREET, OF VARIABLE WIDTH, AS SHOWN ON TRACT NO. 21313, FILED IN BOOK 825, PAGES 41 AND 42 OF MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 1 OF SAID TRACT NO. 21313, SAID CORNER BEING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF THIRD STREET, 95.00 FEET WIDE, WITH THE NORTHWESTERLY LINE OF HOPE STREET, 73.00 FEET WIDE, AS SHOWN ON SAID TRACT NO. 21313; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID THIRD STREET THE FOLLOWING COURSES: N52°11'33"W 102.00 FEET TO AN ANGLE POINT THEREOF; S37°48'27"W 11.50 FEET TO AN ANGLE POINT THEREOF; N52°11'33"W 213.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", AN ARC LENGTH 31.42 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 295.04 FEET IN THE SOUTHEASTERLY BOUNDARY OF SAID FLOWER STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY BOUNDARY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°18'31", AN ARC LENGTH OF 17.04 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHEASTERLY BOUNDARY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°14'09", AN ARC LENGTH OF 433.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 203.00 FEET, A RADIAL LINE TO SAID POINT BEARS S53°33'26"W; THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY OF FLOWER STREET AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°57'38", AN ARC LENGTH OF 99.06 FEET; THENCE N08°28'56"W 9.56 FEET; THENCE N53°29'51"W 33.81 FEET; THENCE S81°29'14"W 89.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°41'09", AN ARC LENGTH 259.24 FEET; THENCE S37°48'04"W 32.53 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINS: 15,843 SQUARE FEET, MORE OR LESS.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

STEPHANIE A. WAGNER, P.L.S. 5752

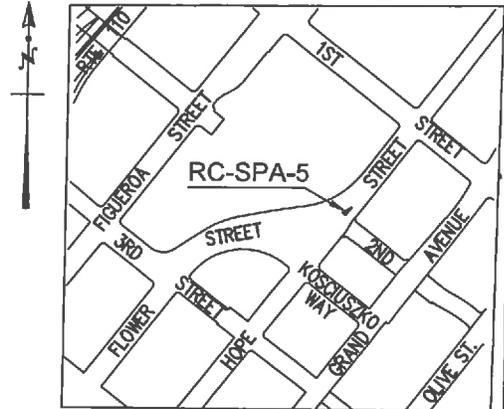
DATE

Transmittal No. 3
EXHIBIT "B"

Grantor: CITY OF LOS ANGELES	THE DATA SHOWN ON PLAT ARE BASED ON FIELD SURVEY PREPARED BY WAGNER ENGINEERING & SURVEY, INC. DATED JUNE 2011 - JUNE 2012. BEARING AND DISTANCES ARE BASED ON CALIFORNIA COORDINATE SYSTEM NAD '83 ZONE 5 COORDINATES OBTAINED FROM CALIFORNIA H.P.G.N.
Description: PORTION OF THAT PLAT OF THE CITY LANDS OF CITY OF LOS ANGELES AS SHOWN ON MAP RECORDED IN BOOK 2, PAGE 39 OF PATENTS.	
Title Report: CHICAGO TITLE COMPANY PTR # 00089343-994-LT2-JC DATED 06/18/18	
Assessor's Ref: N/A	ROW Ref: N/A
No.	Date
Revision Description	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°15'58"W	25.84'
L2	S37°49'36"W	7.68'
L3	N52°15'58"W	4.76'
L4	S19°21'16"E	12.00'
L5	S81°29'14"W	54.72'
L6	S36°30'09"W	32.15'
L7	S08°28'56"E	20.80'
L8	N85°38'25"E	31.61'
L9	N40°07'55"E	174.99'
L10	S52°10'24"E	6.94'
L11	N37°49'36"E	28.16'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	29.04'	424.00'	3°55'28"
C2	3.24'	424.00'	0°26'16"
C3	82.50'	436.00'	10°50'30"
C4	80.12'	113.00'	40°37'22"



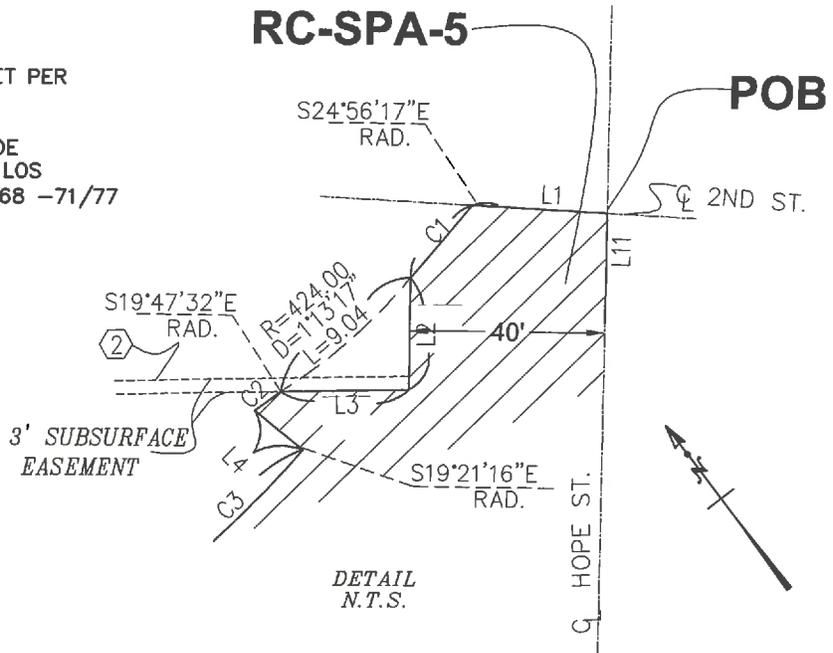
VICINITY MAP

LEGEND:

SPA - STATION PLAZA AREA
POB - POINT OF BEGINNING

- ① - NORTHWESTERLY LINE OF HOPE STREET PER TRACT NO. 21313, M.B. 825/40-42.
- ② - SOUTHEASTERLY LINE OF 60 FEET WIDE SUBSURFACE EASEMENT TO THE CITY OF LOS ANGELES PER TRACT NO. 27864, M.B. 768 -71/77

NOTE:
THIS EXHIBIT IS MADE PART OF THE LEGAL DESCRIPTION.



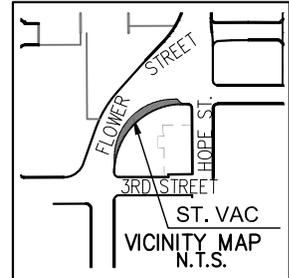
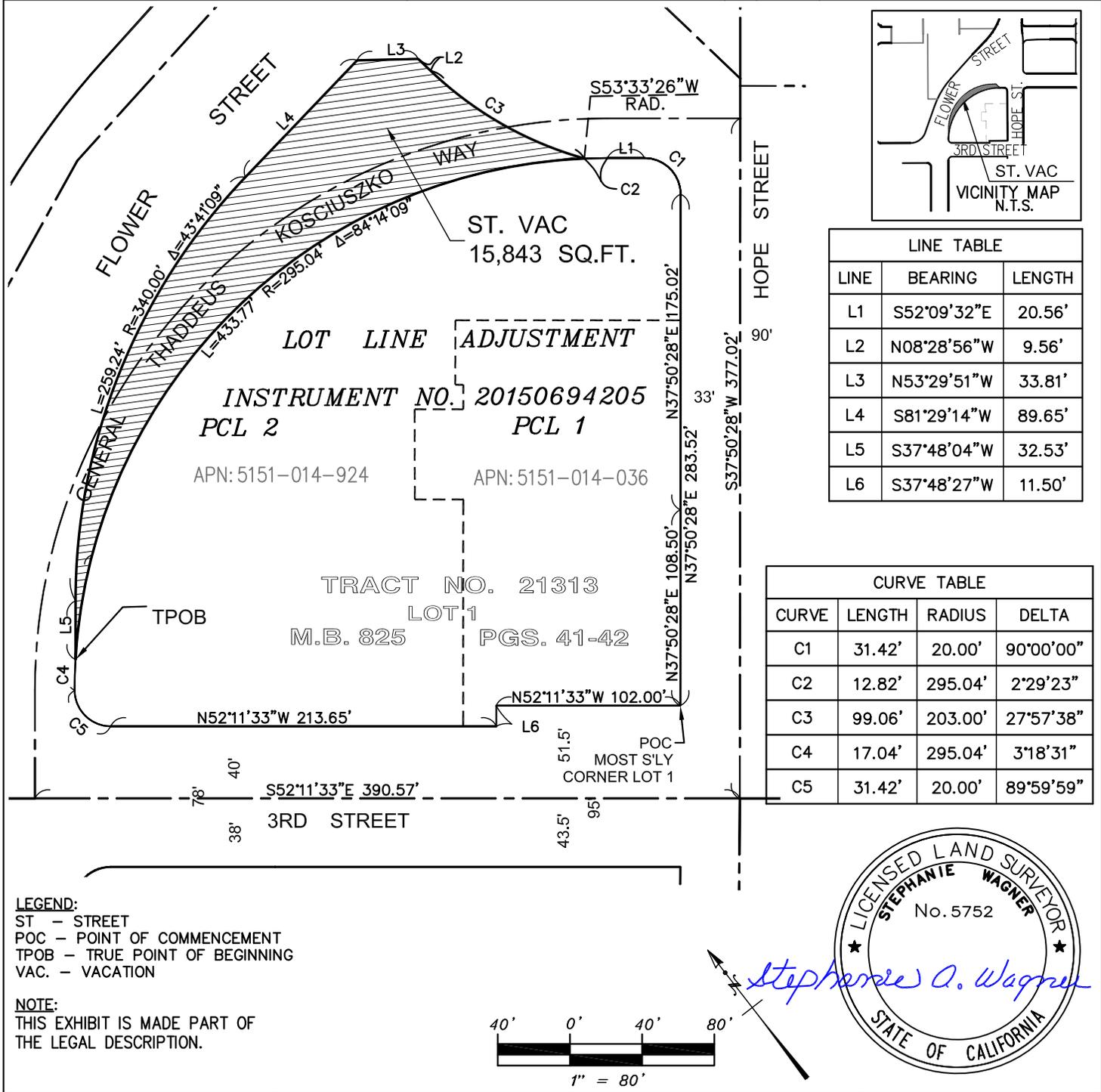
DETAIL
N.T.S.

TOTAL AREA OF PROPERTY	RC-SPA-5	REMAINDER PARCEL AREA	ESTATE
N/A	15,611 SQ. FT. (NET AREA)	N/A	

	APPROVED BY:	REGIONAL CONNECTOR STATION EASEMENT CITY OF LOS ANGELES SHEET 1 OF 1	DATE: 4/15/2020
	PROJECT MANAGER		DATE:
	PREPARED BY: Stephanie A. Wagner		SCALE: 1" = 100'
	CHECKED BY: LS: 5752		REV. No. DATE:
			REV. No. DATE:
			PARCEL No. RC-SPA-5

Transmittal No. 4
EXHIBIT "B"

Grantor: CITY OF LOS ANGELES	THE DATA SHOWN ON PLAT ARE BASED ON FIELD SURVEY PREPARED BY WAGNER ENGINEERING & SURVEY, INC. DATED JUNE 2011 - JUNE 2012. BEARING AND DISTANCES ARE BASED ON CALIFORNIA COORDINATE SYSTEM NAD '83 ZONE 5 COORDINATES OBTAINED FROM CALIFORNIA H.P.G.N.		
Description: PORTION OF LOTS 5,6,7,14 THRU 17 IN BLOCK R, MOTT TRACT M.R. 14/7; PORTION OF LOT A, RANGELEY TRACT, M.B. 13/164			
Title Report: N/A			
Assessor's Ref: N/A	ROW Ref: EXB-R-103	No. Date	Revision Description

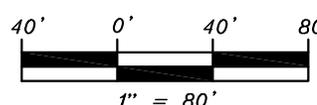


LINE	BEARING	LENGTH
L1	S52°09'32"E	20.56'
L2	N08°28'56"W	9.56'
L3	N53°29'51"W	33.81'
L4	S81°29'14"W	89.65'
L5	S37°48'04"W	32.53'
L6	S37°48'27"W	11.50'

CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"
C2	12.82'	295.04'	2°29'23"
C3	99.06'	203.00'	27°57'38"
C4	17.04'	295.04'	3°18'31"
C5	31.42'	20.00'	89°59'59"

LEGEND:
ST - STREET
POC - POINT OF COMMENCEMENT
TPOB - TRUE POINT OF BEGINNING
VAC. - VACATION

NOTE:
THIS EXHIBIT IS MADE PART OF THE LEGAL DESCRIPTION.



TOTAL AREA OF PROPERTY	STREET VACATION	REMAINDER PARCEL AREA	ESTATE
N/A	15,843 SQ.FT.	N/A	STREET VACATION

	APPROVED BY:	REGIONAL CONNECTOR CITY OF LOS ANGELES	DATE: 05/11/17
	PROJECT MANAGER		DATE
	PREPARED BY:	CHECKED BY: <i>Stephanie A. Wagner</i>	REV. No. DATE:
	17134 Devonshire St., Suite 200 Northridge, CA 91325 LS.: 5752		REV. No. DATE: PARCEL No. ST VAC

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER



Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213)978-1040

June 23, 2021

ERIC GARCETTI
MAYOR

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 21-0561

Council Meeting Date: June 23, 2021

Agenda Item No.: 2

Agenda Description: PUBLIC WORKS COMMITTEE REPORT relative to actions required to allow Los Angeles County Metropolitan Transportation Authority (Metro) to begin construction on the station plaza and a pedestrian bridge for the Regional Connector Transit Corridor Project in downtown Los Angeles.

Council Action: PUBLIC WORKS COMMITTEE REPORT - ADOPTED FORTHWITH

Council Vote:

YES	Blumenfield	YES	Bonin	YES	Buscaino
YES	Cedillo	YES	de León	YES	Harris-Dawson
YES	Koretz	ABSENT	Krekorian	YES	Lee
YES	Martinez	YES	O'Farrell	ABSENT	Price
YES	Raman	YES	Ridley-Thomas	YES	Rodriguez

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s) Title
Report from Public Works Committee_6-9-21

MOTION

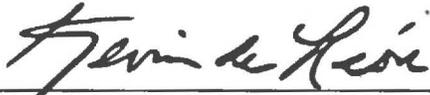
The Los Angeles County Metropolitan Transportation Authority (Metro) is currently constructing the Regional Connector Transit Corridor Project in downtown Los Angeles. This Project is a 1.9-mile underground light rail transit line that will extend from the Gold Line Little Tokyo Station to the 7th St. Metro Center. The Project will construct three new stations: Little Tokyo / Arts District Station at 1st Street and Central Avenue, The Historic Broadway Station at 2nd Street and Broadway, and the Grand Av Arts / Bunker Hill Station at 2nd Place and Hope Street. The Project is forecasted to be completed in 2022.

In order to allow Metro to continue work for the development of the Grand Av Arts / Bunker Hill Station, Metro needs to acquire two parcels of land and additional permissions to begin construction on the station plaza and a pedestrian bridge at this site.

I THEREFORE MOVE that the Bureau of Engineering be authorized to negotiate and execute with the Los Angeles County Metropolitan Transportation Authority (Metro) for the sale, transfer, conveyance, release and quitclaim for the fair market value or other comparable exchange of the City-owned portion (approximately 15,611 square feet) of property adjacent to Flower Street between Hope Street and Second Street to be vacated for the Metro Station Plaza.

I FURTHER MOVE that the Bureau of Engineering be authorized to negotiate and execute with Metro for the sale, transfer, conveyance, release and quitclaim for the fair market value or other comparable exchange of the City-owned portion (approximately 15,843 square feet) of property bound by General Thaddeus Kosciuszko Way (GTK), Flower Street, Hope Street and Third Street for tree planting associated with the Regional Connector Transit Corridor Project.

I FURTHER MOVE that the Bureau of Engineering be authorized to issue revocable permits to Metro, subject to satisfaction of the conditions for issuing such permits, to allow Metro to begin construction on the Grand Av Arts / Bunker Hill Metro Station Plaza prior to completion of the Street Vacation and to allow construction of the Hope Pedestrian Bridge on Hope Street between Second Street and Third Street.

PRESENTED BY: 
KEVIN DE LEÓN
Councilmember, 14th District

SECONDED BY: 

majs

MAY 25 2021 