HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPES
EXECUTIVE OFFICER

When making inquiries relative to this matter, please refer to the Council file No. 07-1894

# CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

February 7, 2017

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

GRANT DEED: PROPERTY LOCATED BEHIND 8470 UTICA DRIVE, LOS ANGELES, CA 90046 (APN: 5567-024-900)

Dear Mayor Garcetti:

In connection with the sale of parcel located behind 8470 Utica Drive, Los Angeles, CA 90046, APN: 5567-024-900 in Council District Four, as authorized by Ordinance No. 180834 contained in Council File No. 07-1894 and approved for sale by the Municipal Facilities Committee on May 26, 2016, the attached document (Grant Deed) is transmitted. A copy of the Ordinance and Council File Report are attached.

Please return these items at your earliest convenience after execution, to the Entertainment and Facilities Committee, in care of the Office of the City Clerk, Room 395, City Hall.

Sincerely,

Michael Espinosa
Council and Public Services Division
Office of the City Clerk

07-1894_deed_ltr_020717.doc

# CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515


January 26, 2017

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

Attention: Michael Espinosa, Legislative Assistant

**MAYOR'S SIGNATURE REQUESTED ON GRANT DEED FOR SALE OF OWN A PIECE OF LOS ANGELES (OPLA)**

In connection with the sale of parcel located behind 8470 Utica Drive, Los Angeles, CA 90046, APN: 5567-024-900 in CD4, as authorized by Ordinance No. 180834 contained in Council File No. 07-1894 and approved for sale by the Municipal Facilities Committee on May 26, 2016, the attached document (Grant Deed) is transmitted. A copy of the Ordinance and Council File Report are attached.

To be executed as shown below:

1. One original to be executed by the Mayor and attested to by the City Clerk and to be returned to GSD. **Please notarize the Mayor's signature.**

After the attached document had been executed, please contact James R. O'Camb, Real Estate Officer II, at (213) 922-8545 or David L. Roberts, Assistant Division Head, at (213) 922-8546 for pick-up or if you have any questions.

Melody McCormick, Director
Real Estate Services Division

Attachments: Ordinance No. 180834
Council File No. 07-1894
MFC Approval

Agenda Item #1

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Regular Meeting of July 28, 2016

Members present: Patty J. Huber, Assistant City Administrative Officer, Chair (CAO)
Sharon M. Tso, Chief Legislative Analyst (CLA)
Matt Szabo, Office of the Mayor (Mayor)

The meeting was called to order at 10:04 a.m.

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Item 1 Minutes of the May 26, 2016 Regular Meeting

**DISPOSITION** Approved 3-0 on consent.

Item 2 Minutes of the June 1, 2016 Special Meeting

**DISPOSITION** Approved 3-0 on consent.

Item 3 Request from Department of General Services to sell adjoining sliver/remnant parcels at 8470 Utica Drive and 6820 Brynhurst Avenue in accordance with the "Own A Piece of L.A." Ordinance (C.F. 07-1894)

**DISPOSITION** Approved 3-0 on consent.

Item 4 Notification of space assignment from the Department of General Services for Council District 4 at the Hollywood/Wilshire Constituent Service Center, located at 6501 Fountain Avenue

**DISPOSITION** Approved 3-0 on consent.

Item 5 Notification of space assignment from Department of General Services for Fire Department at San Pedro Municipal Building located at 638 South Beacon Street

**DISPOSITION** Approved 3-0 on consent.

Item 6 Request for temporary space assignment for the Office of the Mayor at Los Angeles Mall Space 18-B, located at 201 North Los Angeles Street

**DISPOSITION** Approved 3-0 with discussion.

Bernyce Hollins (Office of the CAO) reported that the Mayor's Office required a temporary space assignment to store, assemble, and distribute donated items for the Welcome Home Project and Holiday Drive through December 31, 2016. The LA Mall Space 18-B was recommended for this assignment. The space is approximately 777 square feet with an existing counter. The space is sufficient for the intended use and required minimal move-in costs. Bernyce Hollins reported that GSD would be able to absorb these costs within its operational budget. Sharon Tso (CLA) asked if there had been any other departmental requests for the space. Bernyce Hollins responded affirmatively and that the space had the potential to be used as swing space or for temporary two-year assignments in the future.

Item 7 Discussion of proposed lease terms for 124,350 square feet of space to the Department of Water and Power located at 221 North Figueroa Street

**DISPOSITION** No action; Staff was directed to report back at the next MFC meeting on options for back-filling the six floors in the 221 Figueroa Tower, should the DWP lease negotiations fall through

Bernyce Hollins reported that the Municipal Facilities Committee (MFC) had previously approved the final negotiated terms for the proposed space to the Department of Water and Power (DWP) at the 221 Tower. Staff had withheld scheduling the item for Council consideration due to delays scheduling the item with the Board of DWP. The delays have caused an impact on revenue and DWP

**********
Office of the City Clerk, City of Los Angeles

This report was generated by the Council File Management System on 02/10/2016
**********

**Council File Number**
07-1894

**Title**
OWN A PIECE OF LOS ANGELES

**Subject**
Motion - THEREFORE MOVE that the Department of General Services be directed to report with a list of surplus City real property identifying 225 undevelopable slivers of land and/or remnants and a timeline for sale of those properties, preferably to adjacent property owners. The report should include discussion of a mechanism to coordinate with other City departments to ensure that these properties are indeed surplus properties, as well as a proposed policy for the sale of these undevelopable slivers of land and/or remnants.

**Last Change Date**
08/04/2015

**Expiration Date**
03/14/2016

**Reference Numbers**
City Attorney R09-0248

**Mover**
WENDY GREUEL

**Second**
TONY CARDENAS

**Action History for Council File 07-1894**

| Date | Activity |
|---|---|
| 08/04/2015 | Mayor transmitted Council File to City Clerk - Grant Deed signed. |
| 07/23/2015 | City Clerk transmitted Council File to Mayor for signature of Grant Deed, property located behind 8436 Lilienthal Avenue, Los Angeles, CA 90045. |
| 06/30/2015 | Mayor transmitted Council File to City Clerk - various Grant Deeds signed on June 30, 2015. |
| 05/23/2014 | Mayor transmitted Council File to City Clerk - Executed Grant Deeds in files. |
| 04/18/2014 | City Clerk transmitted Council File to Mayor for execution of Grant Deeds, relative to the sale of City-owned surplus property located at various locations (APN's 4309-003-900 in Council District 5, and 2551-041-900 in Council District 2). |
| 04/08/2014 | Mayor transmitted Council File to City Clerk - Grant Deed signed on March 27, 2014. |
| 03/14/2014 | City Clerk transmitted Council File to Mayor for execution of Grant Deed, relative to the sale of City-owned surplus property located at Skirball Center Drive (APN 4378-001-900). |
| 04/02/2013 | Mayor transmitted Council File to City Clerk - Grant Deeds signed on March 20, 2013. |
| 02/19/2013 | City Clerk transmitted Council File to Mayor for execution of Grant Deeds, relative to the sale of City surplus property at various locations, pursuant to the Own A Piece of Los Angeles (OPLA) Program. |
| 11/05/2012 | Mayor transmitted Council File to City Clerk - Grant Deed signed on November 2, 2012. |
| 10/11/2012 | Document(s) submitted by City Clerk, as follows:<br><br>City Clerk transmitted Council File to Mayor for execution of Grant Deed, relative to the sale of City surplus property at the northwest corner of Pacific Avenue and Topsail Street (APN 4294-006-901). |

11/24/2009 Mayor transmitted Council File to City Clerk - Grant Deed signed on November 13, 2009.

11/12/2009 City Clerk transmitted Council File to Mayor for execution of Grant Deed for the property at Yosemite Drive and Genevieve Avenue (APN 5690-029-*).

08/14/2009 File closed.

08/11/2009 Council Action.

08/07/2009 Mayor transmitted file to City Clerk. Ordinance effective date: September 20, 2009.

07/29/2009 City Clerk transmitted file to Mayor. Last day for Mayor to act is August 10, 2009.

07/28/2009 Council adopted item, subject to reconsideration, pursuant to Council Rule 51.

07/22/2009 City Clerk scheduled item for Council on July 21, 2009 .

07/21/2009 Information Technology and General Services Committee approved item(s) .

07/15/2009 Information Technology and General Services Committee scheduled item for committee meeting on July 21, 2009.

07/14/2009 City Attorney document(s) referred to Information Technology and General Services Committee.

07/13/2009 Document(s) submitted by City Attorney, as follows:

City Attorney report R09-0248, dated July 13, 2009, relative to a draft ordinance amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the Los Angeles Administrative Code for implementation of Own a Piece of Los Angeles program by the Department of General Services for Fiscal Year 2008-2009.

01/15/2009 File closed.

01/13/2009 Mayor concurred in Council Action on January 6, 2009.

01/08/2009 City Clerk transmitted file to Mayor. Last day for Mayor to act is January 20, 2009.

01/06/2009 Council adopted motion to approve Budget and Finance Committee report recommendation; Categorical Exemption Approved and Information Technology and General Services Committee report adopted; Catageorical Exemption Approved.

12/30/2008 City Clerk scheduled item for Council on January 6, 2009 .

12/30/2008 City Clerk transmitted Council File to Information Technology and General Services Committee .

12/15/2008 Budget and Finance Committee approved as amended to request a report back in 6 months by the Department of General Services relative to the sale of properties and revenue from the sales. .

12/12/2008 Budget and Finance Committee scheduled item for committee meeting on December 15, 2008.

11/19/2008 City Clerk transmitted Council File to Budget and Finance Committee .

11/18/2008 Information Technology and General Services Committee approved item(s) .

11/14/2008 Information Technology and General Services Committee scheduled item for committee meeting on November 18, 2008.

10/07/2008 General Services Department document(s) referred to Information Technology and General Services Committee.

10/06/2008 Document(s) submitted by General Services Department, as follows:

General Services Department report, dated September 29, 2008, relative to various actions on Own A Piece of LA initiative - Fiscal Year 2008-09.

02/05/2008 Information Technology and General Services Committee continued item to/for date to be determined.

06/13/2007 City Clerk transmitted Council File to Information Technology and General Services Committee .

06/13/2007 Motion referred to Budget and Finance Committee; Information Technology and General Services Committee.

**Archive History**

6-13-07 - This day's Council session
6-13-07 - Ref to Information Technology and General Services Committee
6-13-07 - File to Information Technology and General Services Committee Clerk

ORDINANCE NO. 180834

An ordinance amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the Los Angeles Administrative Code to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties.

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

Section 1. The first unnumbered paragraph of Section 7.22 of the Los Angeles Administrative Code is amended to read:

Before the Council, or the Municipal Facilities Committee for the direct sale of "remnant" properties, determines that real property proposed for sale is no longer required for the use of the City and that the public interest or necessity require its sale, the proposed sale shall be considered as follows:

Sec. 2. Subsection (a) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

**Sec. 7.22. Recommendations Required of City Departments.**

(a) The Department of General Services shall determine whether the City owns a salable interest in the real property, shall appraise said real property at its fair market value; and shall recommend a minimum sale price to the Council or the Municipal Facilities Committee, as applicable.

Sec. 3. Subsection (d) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

(d) In cases involving the direct sale of surplus City-owned property, except "remnants" as defined in Section 7.27.1(a), the City Administrative Officer shall review the proposed direct sale and recommend to the Council upon its propriety.

Sec. 4. Subsection (e) is added to Section 7.22 of the Los Angeles Administrative Code to read:

(e) In cases involving direct sales of City-owned "remnants" as defined in Section 7.27.1(a), the Department of General Services shall review the proposed sale, and shall recommend to the Municipal Facilities Committee upon its propriety. Thereafter, the Municipal Facilities Committee may determine that the public interest or necessity require completion of the sale and authorize it, including the immediate opening of

escrow. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 5. Section 7.27 of the Los Angeles Administrative Code is amended to read:

**Sec. 7.27. Private Sale.**

The Council, or the Municipal Facilities Committee in cases involving "remnants" as defined in Section 7.27.1(a), may determine that the public interest or necessity require the sale, conveyance or exchange of real property owned by the City or any City department, of the quitclaiming by the City or by any City department, of any interest in real property without notice of sale or advertisement for bids. In the event of this determination, the City Council may, by ordinance authorize the execution of a deed, contract or other instrument necessary to effect the sale, conveyance, exchange or quitclaim at and for a price or consideration and upon the terms and conditions to be specified in the ordinance; provided, however, that the ordinance shall be subject to the provisions of Sections 252 and 461 of the City Charter. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 6. Section 7.27.1 of the Los Angeles Administrative Code is added to read:

**Sec. 7.27.1. Sale of Surplus City-Owned Remnant Property.**

Notwithstanding any other provision of this Code to the contrary, City-owned "remnants" under the jurisdiction and control of the Department of General Services may be sold by private sale as authorized by Section 7.27, provided all of the following criteria are met:

(a) Each property subject to sale must be a surplus City-owned "remnant". "Remnant" means real property meeting the requirements of Section 7.22 of the Los Angeles Administrative Code which (A) has less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or less than 5,000 square feet in area, whichever is less, or (B) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency, that is used for park, recreational, open-space, or low- and moderate-income housing purposes, and is not located within an enterprise zone pursuant to Section 7070 of the California Government Code, nor a designated program area as defined in California Government Code section 7082;

(b) The direct sale must be an all cash transaction and the buyer(s) must pay fair market value for the remnant as determined by an appraisal by the Department of General Services;

(c) The buyer(s) must be owners of an "adjoining property." An "adjoining property" is one which shares a common boundary with the remnant subject to sale;

(d) The Department of General Services shall offer the remnant for sale to all adjoining property owners, and utilize a competitive process to select the buyer(s) using price as its criteria;

(e) The terms and conditions of each sale must be those approved by the City Council in the document entitled Title Transfer Instructions (Escrow) and made a part of Council File No. 07-1894, and must be presented by the Department of General Services to the Municipal Facilities Committee for approval, and shall be approved as to form by the City Attorney; and

(f) Any remnant meeting the criteria set forth in California Government Code section 54221(f) must first be offered for sale to the State in accordance with Government Code section 54220, *et seq.*

Sec. 7. 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.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 28 2009.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved AUG 07 2009

_____
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Annette R. Bogna (BE)
ANNETTE R. BOGNA
Deputy City Attorney

Date 7/13/09

File No(s). CF No. 07-1894

M:\Real Prop_Env_Land Use\Real Property_Environment\Annette Bogna\Real PPT Sales\Surplus\Own A Piece of LA\OPLA Ordinance.doc

## DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 180834 – Amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the L.A.A.C. to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **July 28, 2009**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **August 11, 2009** I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **August 11, 2009** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **11th** day of **August 2009** at Los Angeles, California.

Maria C. Rico, Deputy City Clerk

**Ordinance Effective Date:** **September 20, 2009** **Council File No.** **07-1894**

Rev. (2/21/06)

**RECORDING REQUESTED BY:**

City of Los Angeles

**WHEN RECORDED MAIL TO**
**AND MAIL TAX STATEMENTS TO:**

STEPHEN M. ISRAEL
8470 UTICA DRIVE
LOS ANGELES CA 90046

---

# Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s): (80)
DOCUMENTARY TRANSFER TAX is $ 2.20 . CITY TAX $ 9.00 (44) .
☒ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: ☒ City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation

hereby GRANT(s) to

Stephen Israel, an unmarried man

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No. ): Adjacent to 5567-024-900

## SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

EXCEPTING AND RESERVING unto the City of Los Angeles, all oil, gas, water, and mineral rights now vested in the City of Los Angeles without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

Also excepting and reserving an easement for sanitary sewer purposes as conveyed to the City of Los Angeles, by a deed which recorded in Book 7432 Page 391 of Official Records.

SUBJECT to covenants, conditions, restrictions, reservations, easements, encroachments, rights and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcels of land.

ALSO SUBJECT to property sold in an "**AS IS**" condition, and without any warranty as to fitness for use, fitness for a particular use, or condition of the property, and that the seller has no obligation to correct any condition of the property, whether known before or after the date of sale.

This Grant Deed is made in accordance with the provisions of Ordinance No. 180834 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 9th day of February, 2017

The City of Los Angeles, a municipal corporation

By: _____

Attest:
Holly L. Wolcott, City Clerk

By: _____

Eric Garcetti, Mayor

MANDY MORALES
Notary Public - California
Los Angeles County
Commission # 2156395
My Comm. Expires Jun 12, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA}
COUNTY OF Los Angeles }

On February 9, 2017, before me, Mandy Morales, a Notary Public,

personally appeared Eric Garcetti, Mayor,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

MANDY MORALES
Notary Public - California
Los Angeles County
Commission # 2156395
My Comm. Expires Jun 12, 2020

**EXHIBIT "A"**

APN: 5567-024-900

ADDRESS: Behind 8470 Utica Drive

LEGAL DESCRIPTION:

Those portions of Lots 5 and 6 in Block 27 of Tract No. 1522, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 21, Page 128 of Maps, in the office of the County Recorder of said county, more particularly described as follows:

Beginning at a point in the westerly line of said Lot 6, distant South 11°39'00" East, 28.62 feet measured along said westerly line from the most westerly corner of said Lot 6; thence South 54°24'54" East, 32.46 feet; thence South 74°15'15" East, 33.16 feet to the easterly line of said Lot 5; thence along said easterly line South 16°28'50" West, 10.00 feet; thence North 74°15'15" West, 34.78 feet; thence North 54°24'54" West, 23.40 feet to said westerly line; thence along said westerly line, North11°39'00" West, 14.73 feet to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.




11/10/16

**The City of Los Angeles**

**To**

Stephen Israel

**Grant Deed**

**JOB TITLE:** Strip of land behind 8470 Utica Drive
APN: 5567-024-900
Cadastral Map No. 151-5A173

Approved as to Authority 1/17, 2017

By _____
Authorized Officer

Approved as to description JAN. 12, 2017

By _____
Jose L. Ramirez, Authorized Officer

General Services Department
Real Estate Services Division

Approved Jan 25, 2017

Michael N. Feuer, City Attorney

By _____
Deputy

Council File No. 07-1894