HOLLY L. WOLCOTT
CITY CLERK

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

SHANNON HOPPES
DIVISION MANAGER

www.clerk.lacity.org

March 30, 2016

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

GRANT DEED: PROPERTY LOCATED AT 8145 WILLOW GLEN ROAD, LOS ANGELES, CA 90046 (APN# 5565-026-900, CD 4).

Dear Mayor Garcetti:

The attached Grant Deed in favor of VMB is transmitted for execution. Authorization for this action was adopted by Council at its meeting held August 11, 2009 under Ordinance No. 180834.

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_grant_deed_ltr_033016.doc

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

DATE: March 22, 2016

TO: Holly L. Wolcott, City Clerk
Room 395, City Hall
Attn: Michael Espinosa, Legislative Assistant

FROM: Melody McCormick, Director
Department of General Services, Real Estate Services Division

SUBJECT: **GRANT DEED – FOR MAYOR'S SIGNATURE – SALE OF OWN A PIECE OF LOS ANGELES (OPLA) PROPERTY LOCATED AT 8145 WILLOW GLEN ROAD, LOS ANGELES, CA 90046, APNS: 5565-026-900, CD-4**

In connection with the sale of the above-referenced parcel as authorized by Ordinance No. 180834 contained in Council File No. 07-1894 and approved for sale by the Municipal Facilities Committee on September 24, 2015, the attached document (Grant Deeds) are transmitted in triplicate. 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. **Please notarize the Mayor's signature.**

2. Original to be returned to GSD.

After the attached document has been executed, please contact James R. O'Camb, Real Estate Officer II, at (213) 922-8545 or JoAnn Kishi, Senior Real Estate Officer at (213) 922-8528 for pick-up or if you have any questions.

ATTACHMENTS
GrantDeed,Ordinance&CouncilFile

Approved as to form by City Attorney

RECORDING REQUESTED by
The City of Los Angeles

When Recorded Mail to and
Mail tax statements to:

VMB, LLC
1642 N. Sierra Bonita Avenue
Los Angeles, CA 90046

APN: 5565-026-900

GRANT DEED

Documentary Transfer Tax is **$7.70** L.A. County **80** **$31.50** L.A. City **44**
Computed on full value of property conveyed

By: City of Los Angeles, Department of General Services, Real Estate Services Division

THE CITY OF LOS ANGELES, a municipal corporation, in consideration of **SIX THOUSAND FIVE HUNDRED FIFTY DOLLARS ($6,550.00)** paid, the receipt of which is hereby acknowledged, does hereby GRANT **TO**

VMB, a California Limited Liability Company,

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as

LEGAL DESCRIPTION: **See Exhibit "A"**

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.

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.

AND ALSO SUBJECT to a covenant and agreement to run with the land that the above described property shall be held as a single parcel with the adjacent parcel of real property owned by the grantee, and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

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

IN WITNESS WHEREOF, City of Los Angeles, Municipal Corporation, by its City Council, has caused this Grant Deed to be executed on its behalf and its corporate seal to be thereto affixed by its City Clerk, this 8th day of April, 2016

THE CITY OF LOS ANGELES

By _____, Mayor
ERIC GARCETTI

Attest: HOLLY L. WOLCOTT, City Clerk

_____ City Clerk

THE CITY OF LOS ANGELES,
A Municipal Corporation

TO

VMB,
A California Limited
Liability Company

GRANT DEED

Date _____ **2016**

Executed in Accordance with

Ordinance No. 180834

JOB TITLE: OPLA Property located at
8145 Willow Glen Road
Los Angeles, CA 90046
(APN: 5565-026-900)

CADASTRAL MAP: 153B173

Approved as to Authority 3/21, 2016

Department of General Services

By _____
TONY M. ROYSTER, General Manager

Approved as to Description MARCH 8, 2016

Department of General Services

By _____
JOSE L. RAMIREZ, Authorized Officer

Approved as to form and legality 3-8, 2016

MICHAEL N. FEUER, City Attorney

By _____
Deputy

Council File No. 07-1894

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 04/08/2016 before me, Sharon M. Dickinson, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Eric Garcetti
Name(s) of Signer(s)

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.

SHARON M. DICKINSON
Commission # 2024735
Notary Public - California
Los Angeles County
My Comm. Expires Jun 11, 2017

Signature Sharon Dickinson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Deed (VMB) Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☑ Other: Mayor
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT "A"

APN: 5565-026-900

ADDRESS: 8145 Willow Glen Road

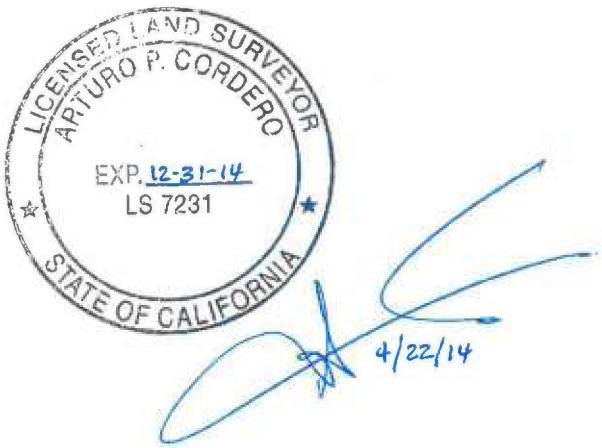
LEGAL DESCRIPTION:

That portion of Lot 3 of the northwest quarter of Section 5, Township 1 South, Range 14 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles, State of California, described as a whole as follows:

Beginning at a point in the southerly line of Lot 334 of Tract No. 2410 in said city as per map recorded in Book 23 Page 1 of Maps in the office of the County Recorder of said county, distant North 76°20'00" East 40.68 feet measured along said southerly line from the most southerly corner of said lot; thence along the southeasterly line of said Lot 334 North 50°16'00" East 84.00 feet to the most easterly corner of said Lot 334; thence continuing along the southeasterly line of Lot 335 of said Tract North 57°34'00" East 44.16 feet to the southeast corner of said Lot 335; thence North 70°43'00" East to the northwesterly sideline of Willow Glen Road, 26.00 feet wide; thence southwesterly along said northwesterly sideline to the southerly terminus of that certain line having a bearing of South 48°58'10" East and passing through the point of beginning; thence North 48°58'10" West to the point of beginning

RESERVING unto the City of Los Angeles for public street and utility easement purposes therefrom a strip of land 5.00 feet wide lying northwesterly and measured at right angles from said northwesterly sideline of Willow Glen Road

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



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

This report was generated by the Council File Management System on 03/08/2016
****

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: 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 2 8 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 (VBE)
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)

MUNICIPAL FACILITIES COMMITTEE

Thursday, September 24, 2015
200 N. Main St, Los Angeles
City Hall East - Room 1500
(Main Conference Room)
10:00 a.m.

MEMBERS: Miguel A. Santana, City Administrative Officer, Chair (CAO)
Sharon M. Tso, Chief Legislative Analyst (CLA)
Matt Szabo, Office of the Mayor (Mayor)

Staff Contact	Office	Staff Phone
Raoul Mendoza	CAO	(213) 473-7575
Cheryl Banares	CLA	(213) 473-7549
Alma Guerrero/John Chavez	Mayor	(213) 473-2386

PUBLIC COMMENTS: Committee will hear public testimony on non-agenda items under the Committee's jurisdiction.

AGENDA ITEMS:

(1) approved
Minutes of the August 27, 2015 Regular Meeting

(2) approved
Request from the Department of General Services (GSD) for approval of the assignment of 4,977 square feet of storage space at Figueroa Plaza

(3) approved
Continued from June 26, 2014
Request from GSD to sell adjoining sliver/remnant parcel at 8145 Willow Glen Road, Los Angeles, CA 90046 in Council District 4 in accordance with the "Own a Piece of L.A." Ordinance (C.F. 07-1894)

(4) Aproved
Update from GSD on the scope, budget, and timeline for the 201 North Figueroa Street Restacking Project and request for authorization to proceed with additional phases for the project

(5) Noted + Filed
Update from GSD on the scope, budget, and timeline for the restoration of 221 North Figueroa Street and other items related to the recovery response to the Figueroa Plaza – Da Vinci Complex fire

(6) Approved

Request from GSD for approval of an increase in the project budget for the Lopez Canyon Canopy Project from $1,400,000 to $2,053,041 and request for authorization to transfer $653,041 from CIEP to the Lopez Canyon Canopy Project

(7) Noted + Filed

Status update from GSD on the data clean-up and acquisition of a new Asset Management System

(8)

Update on the non-profit lease with Armenian Cultural Foundation for use of old Fire Station No. 83, located at 5001 North Balboa Boulevard in Encino

(9) approved

Update from CAO Asset Management Strategic Planning on the Los Angeles Street Civic Center Building EIR relative to approval of the Council motion (C.F. 15-0554) for preparation of additional analysis to assess a new alternative

(10)

The Committee may recess to Closed Session, pursuant to Government Code section 54956.9(d)(1), in order to confer with its legal counsel on the ongoing litigation concerning the City's lease of space at the Garland Building, located at 1200 7th Street

To receive meeting notices for the MFC, subscribe through the Early Notification System at www.lacity.org

Unless otherwise notified, the MFC meets on the last Thursday of the month at 10:00 a.m. In Room 1500, City Hall East

Upon request, Municipal Facilities Committee staff will provide reasonable accommodations to enable individuals with disabilities to participate in its meetings, including access to agenda materials in alternate formats. If you have a request for accommodations, please contact Raoul Mendoza at (213) 473-7575 at least two business days in advance of the Municipal Facilities Committee meeting.

Agenda Item #1

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Regular Meeting of September 24, 2015

Members present: Miguel A. Santana, City Administrative Officer, Chair (CAO)
Karen Kalfayan, Chief Legislative Analyst (CLA)
Matt Szabo, Office of the Mayor (Mayor)

The meeting was called to order at 10:00 a.m.

Item 1 Minutes of the August 27, 2015 Regular Meeting

DISPOSITION Approved 3-0 on Consent without discussion.

Item 2 Request from the Department of General Services (GSD) for approval of the assignment of 4,977 square feet of storage space at Figueroa Plaza

DISPOSITION Approved 3-0 on Consent without discussion.

Item 3 Continued from June 26, 2014
Request from GSD to sell adjoining sliver/remnant parcel at 8145 Willow Glen Road, Los Angeles, CA 90046 in Council District 4 in accordance with the "Own a Piece of L.A." Ordinance (C.F. 07-1894)

DISPOSITION Approved 3-0 on Consent without discussion.

Item 4 Update from GSD on the scope, budget, and timeline for the 201 North Figueroa Street Restacking Project and request for authorization to proceed with additional phases for the project

DISPOSITION Voted 3-0 to amend the recommendations as follows: 1) Authorize GSD to proceed with Phase 2 and 3a; and 2) Increase the contract ceiling with CBRE by $3.4 million, from 3.2 million to a revised authority of $6.6 million.

GSD provided an update on the restacking of the 201 tower at Figueroa Plaza. GSD stated that Phase 1 for Building and Safety from Two Cal is on schedule and on budget. The plans for Phase 1.5 for Fire are in the process of going through plan check and is also on schedule.

In the update, GSD requested authorization to proceed with Phase 2 for Development Services and Phase 3a for LAPD OMBUDS and Force Investigation Division (FID). GSD believes that the estimate for LAPD will go down significantly because LAPD may be interested in utilizing the space as is and with little tenant improvement. The CLA requested clarification on what was being requested. CAO staff noted that the recommendation is to continue forward with phase 2 at $2.3 million and phase 3a at $1.1 million for LAPD OMBUDS and FID

Item 5 Update from GSD on the scope, budget, and timeline for the restoration of 221 North Figueroa Street and other items related to the recovery response to the Figueroa Plaza – Da Vinci Complex fire

DISPOSITION Noted and Filed after discussion.

GSD reported that the working group continues to meet with CBRE every Monday. Shangri-La Construction, the general contractor, has completed framing, electrical, and mechanical work at the 221 tower of Figueroa Plaza. GSD stated that the work was on schedule and departments could anticipate moving in by October 31.

Item 6 Request from GSD for approval of an increase in the project budget for the Lopez Canyon Canopy Project from $1,400,000 to $2,053,041 and request for authorization to transfer $653,041 from CIEP to the Lopez Canyon Canopy Project

DISPOSITION Approved 3-0 after discussion.

GSD provided a background on the project which includes the installation of a shade structure to enhance the existing work area for Fleet Services staff at Lopez Canyon. GSD reported that the total cost of the project is $1.6 million including $1.4 million for construction and 15 percent contingency. GSD requested that the MFC approve the increase in the project budget from $1,400,000 to $1,983,000 and also include a transfer of $583,000 from CIEP. GSD noted that policy requires that Council reauthorize unused MICLA funds after a certain period of time. Consequently, GSD is requesting that Council reauthorize MICLA funds in the amount of $600,000.

The CLA asked for more detail on why the original contractor was not able to complete the project. GSD Construction Forces stated there were issues with the height of the canopy and CAO staff added that additional issues were brought up by Building and Safety, Planning, and the neighboring community. However, all issues have been resolved and the project is ready to move forward.

Item 7 Status update from GSD on the data clean-up and acquisition of a new Asset Management System

DISPOSITION Noted and Filed after discussion.

GSD reported that the Request for Proposals for acquisition of a new Asset Management System is anticipated to be released by the end of October. GSD noted that the Steering Committee is reviewing the list of buildings that will be used in the initial data clean-up. GSD stated that the Building Maintenance Division, along with CAO and Mayor's office staff did a walk-through of one of the buildings and is currently working on a needs analysis and best practices in determining what information is necessary. GSD added that the data clean-up also includes the scanning of leases, and that process is underway.

Item 8 Update on the non-profit lease with Armenian Cultural Foundation for use of old Fire Station No. 83, located at 5001 North Balboa Boulevard in Encino

DISPOSITION Approved 3-0 on Consent without discussion.

Item 9 Update from CAO Asset Management Strategic Planning on the Los Angeles Street Civic Center Building EIR relative to approval of the Council motion (C.F. 15-0554) for preparation of additional analysis to assess a new alternative

DISPOSITION Approved 3-0 after discussion.

CAO staff reported that Council approved a report from Entertainment and Facilities instructing BOE to perform additional analysis for the EIR for the Los Angeles Street Civic Center Building in order to assess a new alternative that would preserve important historical aspects of the Parker Center. CAO staff noted that $2 million was approved for the initial EIR work, and about $1 million has been spent. BOE reports that the additional analysis will cost about $400,000 and take 12 months. The Mayor's Office representative asked about the cost of $400,000, and BOE clarified that the cost is only if it is determined that the EIR needs to be re-circulated.

Item 10 The Committee may recess to Closed Session, pursuant to Government Code section 54956.9(d)(1), in order to confer with its legal counsel on the ongoing litigation concerning the City's lease of space at the Garland Building, located at 1200 7th Street.

DISPOSITION Continued until the next meeting.

The MFC Chair adjourned the Regular meeting at 10:19 a.m.