CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

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MAYOR

DEPARTMENT OF
GENERAL SERVICES
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September 29, 2008

Honorable Councilmembers
C/O City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Adam Lid, Legislative Assistant

"OWN A PIECE OF LA" INITIATIVE – FISCAL YEAR 2008-09

Council Motion (C.F. 07-1894) directed the Department of General Services (GSD) to report back with a list of City surplus undevelopable slivers of land and/or remnants and a timeline for the sale of these properties to adjoining owners. A list of these properties is attached as Exhibit A. These parcels are typically less than 5,000 square feet, are remnants from street widening or improvement projects and are no longer needed for City operations. Because of the limited size, narrow shape or inaccessibility of these parcels, they are incapable of independent development and can only be of use to the adjoining property owners.

The Motion further indicated that GSD's report should include a mechanism for coordinating with other City departments to ensure that these properties are surplus and a proposed policy to implement the direct sale of these slivers and/or remnants to adjoining owners. As explained below GSD recommends that Council adopt an ordinance authorizing the sale of these properties, subject to approval by GSD, under an expedited procedure to be specified in the ordinance.

Pursuant to the adopted budget for FY 2008-09, GSD was directed to sell surplus properties totaling $21.55 million. Included in the list of properties to sell are sliver or remnant parcels identified by GSD pursuant to the above Council directive (C.F. 07-1894). The Class "C" estimate for approximately 217 remnant parcels is $1.288 million. If the ordinance is adopted, as recommended in this report, it will facilitate the Budget requirement that these properties be sold.

BACKGROUND

In the 2003 Controller's audit and subsequent audits of the Asset Management Division (AMD), one of the recommendations was for AMD to divest all of its

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surplus property portfolio, including vacant and improved properties, whether developable or not. AMD sells its real estate as Council approval is obtained for individual sales, after determining that such property is surplus. However, in response to this audit, AMD initiated discussions with the offices of the City Attorney, CAO and Mayor to develop a program called "Own a Piece of L.A." To implement this program and/or initiative within the current fiscal year, an ordinance streamlining the surplus sales process is required for these remnant properties.

GSD, with the input of the City Attorney, is proposing adoption of an ordinance to amend the Administrative Code to authorize GSD to process the sale of these properties to adjoining property owners, in lieu of the current process which requires an authorizing ordinance for each sale. The City Attorney's office can work with GSD to draft this ordinance for Council's approval, if Council so directs.

The implementation of "Own a Piece of LA" by the adoption of the ordinance will result in the following actions:

1. Addition of a code section to define "sliver" and/or "remnant" parcels and to establish a procedure for direct sale to adjoining owners.
2. Streamlining the surplus process by eliminating review and finding of public interest and necessity by the City Administrative Office for direct sale of undevelopable slivers and/or remnant parcels.
3. Granting authority to the GSD General Manager to review and approve the proposed sale for consistency with the ordinance, and for GSD to immediately open escrow after such approval is obtained. (The current procedure requires Council to approve the ordinance for the direct sale or public auction of each sliver and/or remnant parcel, after specified reporting by various City departments.)
4. Providing that the method of notice and posting of the sale will be by certified mail to any and all adjoining owners.
5. Authorizing GSD to conduct an expedited or limited sale at auction – oral bids for parcels where more than one adjoining owner is interested in purchasing the parcel.
6. Any parcels not sold under this new process will continue to remain in GSD's real estate portfolio.

Under Own a Piece of LA program, the following process is proposed:

1. GSD will continue to process these parcels through the surplus process in accordance with the Los Angeles Charter Section 385 and the Los Angeles Administrative Code (LAAC), Division 7, Sections 7.21 through 7.32, except where amended with the adoption of the "Own a Piece of LA" ordinance. GSD will continue to send out notices to other governmental entities pursuant to the California Government Code Section 54220 et. seq. which establishes the basic guidelines for the

sale of all City-owned surplus property and directs that the properties must first be offered to various public agencies for park and recreation purposes, open space, or for affordable housing purposes. The Bureau of Engineering (BOE), Survey Section, will provide the legal descriptions of the properties and any reservation or exception of portions of the real property for easements or rights to be retained by the City. The City Planning Department will be contacted for their concurrence with the proposal to sell in conformance with the general plan.

2. When AMD secures the agreement of an adjoining owner to purchase the parcel at the established market value, staff will open an in-house escrow to process funds received and ensure that the necessary real estate documents are recorded. Immediately after payment of the associated costs of sale and close of escrow, the distribution of the net proceeds will be deposited to the General Fund unless otherwise restricted.

The Mayor and Council member in whose district the parcels are located have already been notified of and consulted with. Approval of the sale of these properties was obtained from Council Districts 1, 2, 3, 4, 5, 6, 8, 10, 14 and 15. GSD Asset Management Division will follow up with the remaining Council Offices for their comments and/or release of the parcels within their districts.

CEQA

If Council wishes to adopt an enabling ordinance, as recommended, such action will require a CEQA clearance for the ordinance itself. Staff will identify the appropriate CEQA finding when GSD transmits a proposed ordinance, assuming that Council wishes to utilize this new process.

In addition, though, City Council may expedite the sale of the properties listed in Exhibit A by adopting the attached Notice of Exemption, provided by Bureau of Engineering, Environmental Management Division, and attached to this report as Exhibit B. This CEQA exemption applies to the sale as surplus property of the parcels shown on Exhibit A, whether the sale proceeds pursuant to the new proposed process, or whether it proceeds under the City's existing process. This exemption contains a finding that the sale of each and all of these properties is exempt from CEQA pursuant to a Categorical Exemption, as set forth in City CEQA Guidelines, Article III section 1,(l) and State CEQA Guidelines Section 15312 "Class 12 – Surplus Government Property Sales".

Additional properties included in the future that meet the description and definition of sliver/remnant parcels under this initiative would presumably be entitled to the same exemption which GSD would adopt for each such parcel at the time it approves the sale.

FISCAL IMPACT STATEMENT

The initial sale of properties under this proposed process will generate one-time potential revenue to the General Fund of an estimated $600,000 for FY 2008-09. This projected revenue figure presupposes that the adjoining owners will purchase the sliver and/or remnant parcels at AMD's estimated sale price but does not take into account the need, if any, to reimburse any special funding source used to acquire these properties. Regardless of the final revenue amount that accrues to the General Fund, elimination of remnant properties from GSD portfolios is fiscally prudent. GSD will realize potential savings by eliminating on-going maintenance and administrative expenses as well as the general liability exposure associated with property ownership.

RECOMMENDATION

That the City Council:

1. Direct the City Attorney's office to draft an ordinance amending certain sections in the Los Angeles Administrative Code and/or adding a new section to implement the "Own a Piece of LA" initiative consistent with this report;
2. Authorize the General Manager of the Department of General Services to review as to propriety and approve the direct sale of parcels listed in Exhibit A and any newly acquired future parcels meeting the description and definition of sliver/remnant parcels in the initiative for direct sale to adjoining owners;
3. Direct the Bureau of Engineering and Planning Department to process and review parcels under this program expeditiously in accordance with the Los Angeles Administrative Code;
4. Adopt the CEQA categorical exemption in State CEQA Guidelines section 15312 and City CEQA Guidelines, Article III, section 1(l) "Surplus Governmental Property Sales" for the sale of the parcels shown on Exhibit A;
5. Direct the Controller's office to deposit the net proceeds of sales under this initiative to the General Fund unless otherwise restricted.

Tony M. Royster
General Manager

TMR:lpo
9-26-08

OWN A PIECE OF L.A.

NO.	CD	APN	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS	SYNOPSIS COMMENTS
1	1	5135019900	1431 Constance St.	Constance St./Venice Blvd.	0.98	Yes	RD1.5-1	634-B5	Level	SF	Front Yard	Vacant - Small Sliver Parcel At North Corner of Lot 22. Found a plastic tube with plastic cap covering.
2	1	5303026901	331 Avenue 52	Avenue 52/Griffin Ave.	53.24	Yes	R1-1	595-C4	Hillside	SF	Front Yard	Verify with Recreation & Parks Department (Ernest E. Debs Regional Park). Small Sliver in front yard.
3	1	5304002901		Montecito Dr./Sinova St.	1,666.10	Yes	R1-1	595-B5	Hillside	SF	Entire side yard	Vacant - Long Strip of Land between Latona Rd. and Montecito Dr. Property is being utilized by a resident
4	1	5305015900		Mercury Ave./Reynolds Ave.	273.72	Yes	R1-1	595-B6	Hillside	SR	Rear of property	Vacant - Landlocked
5	2	2215011900	13953 Valerio	Valerio St./Ranchito Ave.	777.74	Yes	R1-1	532-B4	Level	SF	Entire side lot	
6	2	2238003901	6738 Hazeltine	Archwood St./Hazeltine Ave.	471.46	Yes	[Q]C2-1VL	532-B6	Level	SF	Entire side lot	
7	2	2244001901		Oxnard St./Vesper Ave.	321.10	Yes	R1-1	561-J1	Level	SF	Side yard	
8	2	2249024900		Weddington St./Kester Ave.	250.65	Yes	[Q]R3-1	561-J2	Level	SF	Side of Lot	
9	2	2327007910		Hartland St./Atoll Ave.	2,961.95	Yes	R3/R1-1	532-D5	Level	SF	Entire side lot line	
10	2	2331022900	13044 Calvert	Calvert St./Ethel Ave.	424.79	Yes	R1-1	562-D1	Level	SF	Entire side lot line	
11	2	2410020900	10755 Sherman Way	Sherman Way/Riverton Ave.	173.35	Yes	[Q]C2-1	532-A4	Level	SF	Commercial Property	Alley for comercial property
12	2	2414003904	6181 Erwin St	Erwin St./Cleon Ave.	497.79	Yes	R1-1	533-A7	Level	SF	Block between prop and ROW	Driveway for multi properties <Landlocked behind -906; consider lot tie,locks -010 & -009>
13	2	2551041900	10906 McVine Avenue	McVine Ave./Graystone St.	1,273.14	Yes	R1-1	503-G2	Hillside	SF	Entire side yard	
14	2	2566016900		Tujunga Canyon Blvd./Mountair Ave.	2,938.04	Yes	R1-1	503-J3	Hillside	SF		
15	2	2568002901	10008 N. Marcus Ave. L	Marcus Ave./Tujunga Canyon Blvd.	629.11	Yes	RD3-1	504-B4	Hillside	SF	Front yard	
16	2	2571002901	10014 Amanita Avenue	Day St./Amanita Ave.	2,454.52	Yes	R1-1	504-C5	Hillside	SF		
17	2	2215009900		Matilija Ave./Valerio St.	1,499.23	Yes	R1-1	532-B4	Level	SR	Used as Homeowner Property	
18	2	2216002901		Sherman Way/Hazeltine Ave.	2,164.19	Yes	R1-1	532-B4	Level	SR	2 Backyards	
19	2	2216013901		Murietta Ave./Hart St.	249.99	Yes	[Q]RD1.5-1	532-B5	Level	SR	Backyard	
20	2	2239013900		Murietta Ave./Calvert St.	485.76	Yes	R1-1	532-B7	Level	SR	Back corner of Property	
21	2	2304014900		Willard St./Van Noord Ave.	2,523.25	Yes	RS-1	532-E2	Level	SR	Strip along back lot lines	
22	2	2377010900		Canton Way/Canton Dr.	2,478.49	Yes	RE15-1-H	562-H7	Hillside	SR	Back lot line	
23	2	2466031900		Elkwood St./Clybourn Ave.	833.68	Yes	M1-1	533-A2	Level	SR	Off alley	
24	2	2542024900		Orcas Ave./Stonehurst Ave.	1,621.75	Yes	RA-1-K	503-A5	Hillside	SR	Stormdrain ??	
25	2	2542024901		Helen Ave./Sunland Blvd.	4,254.89	Yes	RA-1-K	503-A5	Hillside	SR	Stormdrain ??	
26	2	2559031900		McGroarty St./Glenties Lane	2,064.67	Yes	RE40-1	503-H4	Hillside	SR	Rear lot line	
27	3	2024017900		Maynard Ave./Sherman Way	315.90	Yes	A1-1	529-G4	Level	SF	Front Yard	
28	3	2024022900		Vose St./Enadia Way	279.98	Yes	RS-1	529-J6	Level	SF	End of Cul-de-sac	Storm Drain Catch Basin that connects to channel
29	3	2074033900		Almidor Ave./Heiss St.	403.29	Yes	RA-1	559-G4	Hillside	SF	Sliver - Parkway	Just East of 4705 Almidor Ave.
30	3	2074033901	4705 Almidor Ave.	Almidor Ave./Heiss St.	15.00	Yes	RA-1	559-G4	Hillside	SF	Sliver - Parkway	
32	3	2103007900		Baird Ave./Cantara St.	358.23	Yes	RS-1	530-J2	Level	SF	Side lot - full lenght	
33	3	2108001902		Irondale Ave./Cantara St.	994.06	Yes	RS-1	530-C2	Level	SF	Side Property	
34	3	2127002900		Geyser Ave./Gilmore St.	90.01	Yes	R1-1	530-H6	Level	SF	Dead End Street	
35	3	2128001901		Kittridge St./Sylvia Ave.	89.94	Yes	R1-1	530-G6	Level	SF	Dead End Street	
36	3	2128001902		Kittridge St./Sylvia Ave.	90.05	Yes	R1-1	530-G6	Level	SF	Dead End Street	
37	3	2129006900		Hart St./Sylvia Ave.	81.00	Yes	R1-1	530-G5	Level	SF	Dead End Street	
38	3	2129006901		Hart St./Sylvia Ave.	81.00	Yes	R1-1	530-G5	Level	SF	Dead End Street	
39	3	2134036900		Victory Blvd./Friar St.	5,849.81	Yes	R1-1	530-E7	Level	SF	Sell with deed restriction of no suk	PER 6/12/08 EMAIL FR. JANATHAN BRAND (CD3) ONLY SELL TO ONE ADJ. OWNER W/ DEED RESTRICTION ("COVENANT AND AGREEMENT TO RUN WITH THE LAND THAT PROP. 2 B HELD AS ONE PARCEL W/ PARCEL OWNED BY GRANTEE". OTHERWISE CAN SPLIT 1/2 SALE TO EA. ADJ. OWNER IF THEY
40	3	2135025901		Lubao Ave./Hart St.	675.23	Yes	R1-1	530-E5	Level	SF	Full Side Yard	Space between home
41	3	2156001900		Aetna St./Topham St.	150.00	Yes	RS-1	560-G1	Level	SF	Dead End Street	
42	3	2121023901		Gault St./Lindley Ave.	296.14	Yes	R1-1	531-A4	Level	SR	Sliver in Backyard	
43	3	2161012905		Wells Dr./Mecca Ave.	257.60	Yes	RA-1	560-H3	Hillside	SR	Sliver in Backyard	
44	4	2415014901		Willow Crest Ave./Oxnard St.	173.50	Yes	R3-1	563-B1	Level	SF		Adjecent to DWP Coordor
45	4	2423035900	4029 Lankershim Blvd.	Lankershim Blvd./Cahuenga Blvd.	1,002.78	Yes	C2-1	563-B5	Level	SF	<LACo MTA?>	Would not allow on property - Utilized by UPS Contact Rick 717-3855
46	4	2425029900		Bonnie Hill Dr./Adina Dr.	96.51	Yes	R1-1	563-C7	Hillside	SF		Next to 3469 Bonnie Hill Drive
47	4	5425002900	1514 Micheltorena Stree	Micheltorena St./Hamilton Wy.	225.00	Yes	RD1.5-1VL	594-C5	Hillside	SF	entire side yard	
48	4	5438009900		Lake View Ave./Adelbert Ave.	11.34	Yes	R2-1VL	594-E4	Hillside	SF	Sliver in front yard	
49	4	5549014901		Los Tilos Rd./La Presa Dr.	320.19	Yes	RE9-1	593-D3	Hillside	SF	Entire side yard	Next to 6964 Los Tilos. Took my best guess by house across street & trees.
50	4	5565016900		Willow Glen Rd./Laurel Canyon Blvd.	46.96	Yes	RE40-1-H	592-J2	Hillside	SF	Sliver at front of property	
51	4	5565023900		Willow Glen Rd./Woodstock Rd.	227.48	Yes	RE11-1	592-J2	Hillside	SF	Sliver in front of property	
52	4	5570030900		Mulholland Dr./Laurel Canyon Blvd.	1,229.12	Yes	RE11-1	592-J1	Hillside	SF	End of Block	901 adjoining this parcel
53	4	5572011900		Chelan Wy./Chelan Dr.	120.34	Yes	RE15-1-H	593-C3	Hillside	SF	Entire side lot line	
54	4	5585005900		Glen Oak/Beachwood Dr.	844.66	Yes	RD4-1XL	593-E2	Hillside	SF	Entire side lot line	Drive way for 6129 Glen Oak taking a guess at their one.
55	4	2425018900		Bonnie Hill Dr./Oakshire Dr.	315.12	Yes	RE15-1-H	593-B1	Hillside	SR	Back lot line	

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NO.	CD	APN	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS	SYNOPSIS COMMENTS
56	4	2425019900		Oakley Dr./Oak Glen Dr.	2,857.81	Yes	RE15-1-H	593-B1	Hillside	SR	Back lot line	
57	4	2425020901		Bonnie Hill Dr./Ione Dr.	3,885.12	Yes	RE15-1-H	563-C6	Hillside	SR	Back lot line	
58	4	2429003900		Ellington Dr./Adina Dr.	924.61	Yes	R1-1	593-C1	Hillside	SR	Black lot line	
59	4	5576002900		Lash Ln./Whitley Terr.	16.33	Yes	R1-1	593-F3	Hillside	SR	Sliver in corner	
60	4	5580016900		Lambert Dr./Hollyridge Dr.	267.81	Yes	R1-1	593-G1	Hillside	SR	Back lot line	
61	5	2182026900		Coronet Dr./Alonzo Pl.	288.89	Yes	RA-1	561-A4	Hillside	SF	Property between yards	
62	5	2246016901		Califa St./Hazeltine Ave.	3,298.21	Yes	R1-1	562-B1	Level	SF	Alley	
63	5	2260018901		Hartsook St./Valjean Ave.	2,446.20	Yes	R1-1	561-E3	Level	SF	Sliver - several properties SD??	
64	5	2274019900	3967 N. Camino De La C	Camino De La Ronda/Camino De Sol	1,945.46	Yes	RE15-1-H	562-A6	Hillside	SF	Long sliver	
65	5	2274020900		Camino De La Cumbre/Camino De La	1,958.12	Yes	RE15-1-H	562-A6	Hillside	SF	Long sliver	
66	5	2326014900	13118 Kittridge St	Tujunga Wash/Kittridge St.	1,410.06	Yes	R1-1	532-D6	Level	SF	Entire side lot line	Stormdrain to channel
67	5	2364014902		Landale St./Rhodes Ave.	1,349.96	Yes	R1-1	562-F4	Level	SF	Entire side lot line	Alley
68	5	4371011900	10522 W. Sandall Lane	Isadora Ln./Duluth Ln.	2,885.44	Yes	RE15-1	592-A4	Hillside	SF	Entire side lot line -	Private driveway
69	5	4380005900		Dellwood Ln./Elk Ln.	460.51	Yes	RE15-1	592-A3	Hillside	SF	Corner of property	Dense Brush prevents conventional access.
70	5	5558028900		Hillside Way/Hillside Ave.	42.43	Yes	R1-1	593-A4	Hillside	SF	Corner of front yard	Storm Drain - Catch Basin
71	5	5567019900		Jewett Dr./Elusive Dr.	376.48	Yes	R1-1	592-J3	Hillside	SF		
72	5	2247012900		Cumpston St./Costello Ave.	1,979.48	Yes	R1-1	562-B2	Level	SR	Rear lot line	
73	5	2331028900		Future Alley/Longridge Ave.	453.23	Yes	R1-1	562-D1	Level	SR	Back lot line	
74	5	2357007902		Whitsett Ave./Otsego St.	366.06	Yes	R1-1	562-E3	Level	SR	Rear lot line several properties	
75	5	4309003900		Benedict Channel/Beverwil Dr.	1,001.25	Yes	R1-1-O	632-G5	Hillside	SR	Rear corner of property	
76	5	5567004906		Stanley Hills Dr./Lookout Mountain Av	1,249.99	Yes	R1-1	592-J2	Hillside	SR	Rear of lot	25' by 50' rear yard
77	5	5567014901		Appian Way	68.61	Yes	R1-1	592-J3	Hillside	SR	Rear yard	
78	5	5567022900		Oakden Dr./Utica Dr.	389.69	Yes	R1-1	593-A3	Hillside	SR		
79	5	5567024900		Utica Dr./Weepah Way	625.80	Yes	R1-1	592-J3	Hillside	SR	Back lot line	
80	6	2215024900	14319 Valerio	Valerio St./Tyrone Ave.	825.02	Yes	R1-1	532-A4	Level	SF	Entire side lot	
81	6	2217014900	6961 Hazeltine Ave. Van	Hart St./Hazeltine Ave.	2,675.87	Yes	[Q]RD1.5-1	532-B5	Level	SF		
82	6	2221011900		Burnet Ave./Leadwell St.	819.26	Yes	R1-1	531-H4	Level	SF	Entire side lot 2 properties	
83	6	2222002900	7909 Sepulveda Blvd. Lo	Sepulveda Blvd./Raymer St.	4,198.06	Yes	M1-1	531-H3	Level	SF	Entire side lot	
84	6	2237008900	19240 Lemay St	Lemay St./Katherine Ave.	4,282.46	Yes	R1-1	532-B5	Level	SF	Entire side lot	Driveway for three properties? <Consider selling as private street to four landlocked parcels>
85	6	2310013900	11965 Ratner	Ratner St./Gentry Ave.	524.99	Yes	R1-1	532-G3	Level	SF	Side of lot	Stormdrain ROW?
86	6	2624005901	9907 Tamarack Ave	Tamarack Ave./Wingo St.	343.48	Yes	R1-1	502-E5	Level	SF	Front corner of lot	
87	6	2645008900	9818 Arleta	Arleta Ave./Terra Bella St.	310.16	Yes	R1-1	502-C5	Level	SF	Entire side lot line	
88	6	2654037902		Lanark St./Langdon Ave.	3,168.85	Yes	R3-1	531-H2	Level	SF	Side yard	Single adjoining owner appears to currently landscape and maintain
89	6	2224026900		Woodley Ave./Bassett St.	3,786.29	Yes	R1-1	531-F5	Level	SR	Back Lot line - entire block	
90	6	2225023900		Balboa Blvd./Hart St.	499.98	Yes	R1-1	531-D5	Level	SR	Back lot line	
91	6	2242001900		Blucher Ave./Erwin St.	1,165.10	Yes	PF-1XL	531-H7	Level	SR	Strip next to FWY	
92	6	2409016902		Lull St./Riverton Ave.	2,609.42	Yes	R1-1	532-A3	Level	SR	Entire block - back lot line	
93	7	2648006901	14842 Clymer St	Clymer St./Kestler Ave.	**5,663.97**	Yes	RS-1-O	501-J3	Level	SF	Front, side and rear	
94	8	5024018903		Crenshaw Blvd./43rd Pl.	840.22	Yes	[Q]C1.5-1	673-F3	Level	SF	Entire side lot line	Walking alley-REMOVE FROM OPLA PER 5/7/08 EMAIL FR. DAVID R.(CD8)=THIS IS 2 B PART OF VISION THEATER PARCEL.
95	8	5034003900		Martin Luther King Jr. Blvd./Westside	**5,067.95**	Yes	R1-1	673-F2	Level	SF	Entire side lot	
96	8	5034004900		Martin Luther King Jr. Blvd./Welland A	**5,443.59**	Yes	R1-1	673-F2	Level	SF	Entire side lot	
97	8	5034007900		Martin Luther King Jr. Blvd./Hepburn A	**5,773.55**	Yes	R1-1	673-F2	Level	SF	Entire side lot	
98	8	5034008900		Martin Luther King Jr. Blvd./6th Ave.	**5,840.31**	Yes	R1-1	673-F2	Level	SF	Entire side lot	
99	8	6002030903	6312 S. Western Ave. Lo	Gage Ave./Western Ave.	1,452.64	Yes	C2-1VL	673-H6	Level	SF	Side lot	
100	8	4006023900		Bryhurst Ave./71st St.	72.42	Yes	MR1-1VL	673-F7	Level	SR	Sliver in back of lot	
101	8	4104017904		La Tuhera Blvd./78th St.	600.02	Yes	MR1-1VL	702-J1	Hillside	SR	Sliver in back of lot	
102	8	6054031902		Flower St./98th St.	300.02	Yes	R1-1	704-C4	Level	SR	Sliver at rear of property	
103	8	6054031903		Flower St./98th St.	300.03	Yes	R1-1	704-C4	Level	SR	Sliver at rear of property	
		CD8 WANTS ALL PARCELS TO BE SOLD TO CRA.										
104	9	5106021900	640 Morgan	Morgan Ave./49th St.	576.88	Yes	R2-1	674-F4	Level	SF	Entire side lot line	
105	9	5114004900		Martin Luther King Jr./McKinley Ave.	1,364.81	Yes	RD2-1	674-E2	Level	SF	Corner lot	
106	9	5115025900		41st St./Central Ave.	25.00	Yes	R2-1	674-E3	Level	SF	Entire side lot	
107	9	5117015900		Morgan Ave./40th St.	1,996.56	Yes	R2-1	674-F3	Level	SF	Alley	
108	9	5118019900	1538 E. 24th St. Los Ang	24th St./Compton Ave.	2,200.06	Yes	M1-1	674-F2	Level	SF	Parking	

OWN A PIECE OF L.A.

NO.	CD	APN	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS	SYNOPSIS COMMENTS
109	9	5121013901	271 E. Martin Luther King	Adair St./Mathin Luther King Jr. Blvd.	2,066.17	Yes	[Q]C2-1VL	674-C2	Level	SF	Side yard	
110	9	5149001901		1st St./Spring St.	2,414.32	Yes	C2-4D	634-F4	Level	SF	Alley	Take out-Police Admin, Building
111	9	5161005905		Aliso St./N. Broadway	2,580.94	Yes	C4-2D	634-F3	Hillside	SF	Parking	Sale to County.
112	9	6022023900	424 73rd Street	Towne Ave./73rd St.	1,505.46	Yes	R2-1	704-C1	Level	SF	Entire side yard	
113	9	5020033900		Vermont Ave./Menlo Ave.	60.02	Yes	R3-1	674-A3	Level	SR	Alley	
114	9	5020033901		Vermont Ave./Menlo Ave.	333.46	Yes	R3-1	674-A3	Level	SR	Alley	
115	9	5020033902		Vermont Ave./41st St.	330.32	Yes	R3-1	674-A3	Level	SR	Alley	
116	9	5020033903		Vermont Ave./41st St.	330.32	Yes	R3-1	674-A3	Level	SR	Alley	
117	9	5020033905		Menlo Ave./42nd St.	322.58	Yes	R3-1	674-A3	Level	SR	Alley	
118	9	5020033906		Vermont Ave./41st St.	270.30	Yes	R3-1	674-A3	Level	SR	Alley	
120	10	5090022900		Olympic Blvd./Victoria Ave.	128.69	Yes	R1-1-O	633-F3	Level	SF	rear corner	Next to 4259 Olympic or along side of
122	10	5066007907		Airdrome St./Crescent Heights Blvd.	803.45	Yes	R1-1	633-A4	Level	SR	Alley	
124	10	5082026900		Victoria Ave./Country Club Dr.	502.00	Yes	R1-1-O	633-F4	Level	SR	Rear lot line	
125	11	4122013900	8763 Liberator	88th St./Liberator Ave.	1,051.34	Yes	R1-1	702-G3	Level	SF	Entire side lot line	
126	11	4229005901	3132 Stanford ave	Stanford Ave./Berkeley Dr.	302.95	Yes	R1-1	672-A6	Level	SF	Entire side lot	
127	11	4257008900		Stoner Ave./Radio Dr.	52.21	Yes	R1-1	672-B1	Level	SF	Front yard	
128	11	4260039900		Pico Blvd./Sawtelle Blvd.	182.38	Yes	M2-1VL	632-B7	Level	SF	Entrance to parking lot	
129	11	4286024900	715 Pacific	Pacific Ave./Park Ave.	406.10	Yes	RD1.5-1	671-G5	Level	SF	Entire side lot line	
130	11	4286025900		Pacific Ave./Brooks Ave.	397.29	Yes	RD1.5-1	671-G5	Level	SF	Entire side lot line	Asphalt sliver next to parking lot
131	11	4415027900		Sunset Blvd./Livorno Dr.	49.53	Yes	R1-1	630-H5	Hillside	SF	Front yard	
132	11	4423024900		Chautauqua Blvd./Drummond St.	5,063.03	Yes	R1-1	631-C4	Hillside	SF	Long sliver	
133	11	4491006900	3401 Mandeville Canyon	Mandeville Canyon Rd./Merrimac Rd.	1,141.14	Yes	RE15-1-H	591-D3	Hillside	SF	Sliver front yard	Land used as storm drainage channel.
134	11	4104018902		La Tuhera Blvd./79th St.	580.04	Yes	R1-1	702-J1	Hillside	SR	Sliver in back of lot	
135	11	4105017900		Airport Blvd./83rd St.	1,219.99	Yes	R1-1	702-J2	Hillside	SR	Sliver in back of lot	
136	11	4105017901		Airport Blvd./83rd St.	610.00	Yes	R1-1	702-J2	Hillside	SR	Sliver in back of lot	
137	11	4106002900		Sepulveda Blvd./76th St.	600.04	Yes	R1-1	702-G1	Hillside	SR	Sliver in back of lot	
138	11	4106002901		Sepulveda Blvd./74th St.	510.03	Yes	R1-1	702-H1	Hillside	SR	Sliver in back of lot	
139	11	4106002902		Sepulveda Blvd./74th St.	383.23	Yes	R1-1	702-H1	Hillside	SR	Sliver in back of lot	
140	11	4107008903		83rd St./Truxton Ave.	500.03	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot	
141	11	4107008905		83rd St./Truxton Ave.	500.03	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot	
142	11	4107009904		83rd St./Airlane Ave.	566.81	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot	
143	11	4107014905		La Tijera Blvd./83rd St.	29.87	Yes	R1-1	702-H2	Hillside	SR	Back corner	
144	11	4107014909		La Tijera Blvd./83rd St.	500.03	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot	
145	11	4107014910		La Tijera Blvd./83rd St.	1,000.06	Yes	R1-1	702-H2	Hillside	SR	Sliver in back of lot	
146	11	4107018901		Airport Blvd./Manchester Ave.	1,000.08	Yes	R2-1	702-J2	Hillside	SR	Sliver in back of lot	
147	11	4107018902		Airport Blvd./Manchester Ave.	1,000.07	Yes	R2-1	702-J2	Hillside	SR	Sliver in back of lot	
148	11	4107018903		Airport Blvd./Manchester Ave.	500.04	Yes	R2-1	702-J3	Hillside	SR	Sliver in back of lot	
149	11	4108027900		Sepulveda Blvd./80th St.	1,200.15	Yes	R1-1	702-G2	Hillside	SR	Sliver in back of lot	
150	11	4122003907		Manchester Ave./Sepulveda Westway	1,100.08	Yes	R2-1	702-G3	Level	SR	Back property line	
151	11	4122011910		88th St./El Monor Ave.	501.83	Yes	R1-1	702-G3	Level	SR	Back property line	
152	11	4122011911		88th St./El Monor Ave.	572.66	Yes	R1-1	702-G3	Level	SR	Back property line	
153	11	4123015900		Airport Blvd./Interceptor St.	500.03	Yes	R1-1	702-J3	Level	SR	Back lot line	
154	11	4125006900		Manchester Ave./Winsford Ave.	540.04	Yes	R2-1	702-J3	Hillside	SR	Back lot line	
155	11	4125008900		Airport Blvd./83rd St.	1,200.07	Yes	R2-1	702-J2	Hillside	SR	Back lot line	
156	11	4125008901		Airport Blvd./83rd St.	600.04	Yes	R2-1	702-J2	Hillside	SR	Back lot line	
157	11	4125008902		Airport Blvd./83rd St.	1,199.27	Yes	R2-1	702-J2	Hillside	SR	Back lot line	
158	11	4221010900		Braddock Dr./Lindblade Dr.	400.03	Yes	R1-1	672-E6	Level	SR	Back lot line	
159	11	4237009900		Alley No.182 /Woodlawn Ave.	11.75	Yes	R3-1	671-J5	Level	SR	Corner of back lot	
160	11	4246005900		Palms Blvd./Wasatch Ave.	490.50	Yes	R1-1	671-B3	Hillside	SR	Back lot line	
161	11	4247029900		Palms Blvd./Stewart Ave.	500.01	Yes	R1-1	672-B3	Hillside	SR	Back lot line	
162	11	4247031900		Centinela Ave./Woodbine St.	500.01	Yes	R1-1	672-B2	Hillside	SR	Back lot line	
163	11	4249032900		Tabor St./Swatell Blvd.	204.01	Yes	R1-1	672-D2	Hillside	SR	Back lot line	
164	11	4405027900		Canyon View Dr./Sunset Blvd.	705.54	Yes	RA-1	631-E3	Hillside	SR	Back lot line	
165	11	4405027901		Canyon View Dr./Sunset Blvd.	2,681.75	Yes	RA-1	631-E3	Hillside	SR	Back lot line	

OWN A PIECE OF L.A.

NO.	CD	APN	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS	SYNOPSIS COMMENTS
166	11	4405027902		Canyon View Dr./Sunset Blvd.	992.77	Yes	RA-1	631-E3	Hillside	SR	Back lot line	
167	11	4411030900		Pacific Coast Hwy./Chautauqua Blvd.	978.14	Yes	RE20-1	631-A7	Hillside	SR	Sliver in back lot	
168	12	2678016900		Mayall St./Odessa Ave.	1,068.96	Yes	RS-1	501-E4	Hillside	SF	Stormdrain access ???	
169	12	2678020901		Mayall St./Odessa Ave.	2,296.37	Yes	RS-1	501-E4	Hillside	SF	Stormdrain access ???	
170	12	2689016900		Chase St./Rubio Ave.	3,503.36	Yes	RA-1	531-D1	Level	SF	Alley / Lot	
171	13	5440029900	2601 Riverside Terr.	Riverside Terr./Riverside Dr.	25.80	Yes	R2-1VL	594-F4	Hillside	SF	Sliver in front yard	
172	13	5546009901		Selma Ave./Vine St.	1,855.98	Yes	C4-2D	593-F4	Level	SF	Entire side lot	APN No longer exists-Sold to CRA for the Encore Hall Sr. Housing Proj. Aug. 09, 2005 - currently part of APN 5546-009-043
173	13	5419025901		Scott Ave./Laveta Terr	324.30	Yes	R2-1VL	594-E6	Hillside	SR	Rear of property	
174	13	5419025902		Scott Ave./Laveta Terr	324.03	Yes	R2-1VL	594-E6	Hillside	SR	Rear of property	903 adjoining
175	13	5439004900		Edgewater Terr./Deane St.	66.91	Yes	R1-1VL	594-E4	Hillside	SR	Sliver at rear of property	
176	13	5442024902		Riverside Dr./Ripple St.	1,370.95	Yes	R2-1VL	594-F4	Level	SR	Sliver in rear of several properti	903 adjoining. Assessor map indicates 4,720 S.F.
177	13	5545007900		Gordon St./Carlton Way	185.85	Yes	[Q]R4-1VL	593-G4	Level	SR	Side yard of property	
178	13	5546009902		Vine St./Selma Ave.	470.32	Yes	C4-2D	593-F4	Level	SR	Side lot	APN No longer exists-Sold to CRA for the Encore Hall Sr. Housing Proj. Aug. 09, 2005 - currently part of APN 5546-009-043
		CD 13 WANTS TO USE ALL PARCELS IN THEIR DISTRICT.										
179	14	5312028900		Monterey Rd./Pine Crest Dr.	13.20	Yes	R1-1	595-E2	Hillside	SF	Sliver - in front yard	
180	14	5171006900	622 Anderson	Anderson St./Whittier Blvd.	2,302.28	Yes	M2-1	634-J5	Level	SF	Strip accross Building	
181	14	5173017900		Vignes St./Ducommun St.	635.01	Yes	M3-1	634-G4	Level	SF	Front of commercial prop	Friedman Bag Company
182	14	5174017900	1430 Cesar E. Chavez	Warren St./Cesar E. Chavez Ave.	156.15	Yes	[Q]C2-1	634-J4	Hillside	SF	Entire Side Lot	
183	14	5186002900		Euclid Ave./Lanfranco St.	134.54	Yes	R2-1	635-B6	Hillside	SF	Entire side yard	
184	14	5186015902		Lorena St./6th St.	543.98	Yes	C2-1	635-B6	Hillside	SF	Entire side yard	
185	14	5213024902	Across from 4477 Huntin	Kenneth Dr./Huntington Dr. S.	249.06	Yes	RD1.5-1	595-C6	Hillside	SF	Entire side yard	
186	14	5213037901	4827 Converse Street	Converse St./Eastern Ave.	2,100.00	Yes	R1-1	595-E6	Hillside	SF	Entire side yard	
187	14	5214023900		Richelieu Terr./Richelieu Ave.	608.55	Yes	R1-1	595-E7	Hillside	SF	Entire side yard	
188	14	5683013900	922 Oscela	Plumas/ Osceola	1,950.00	Yes	R1-1	564-G6	Hillside	SF	Entire side lot line	
189	14	5683021900	Adjecent to 4888 Round	Round Top Dr./Yosemite Way	1,052.87	Yes	R1-1	564-J6	Hillside	SF	Entire front lot line	
190	14	5689030900	2188 Yosemite Drive	Yosemite Dr./Townsend Ave.	1,940.00	Yes	[Q]C1-1XL	565-B6	Hillside	SF	Side lot	
191	14	5312028901		Monterey Rd./Pine Crest Dr.	2,676.61	Yes	R1-1	595-E2	Hillside	SR	Land locked - Trees	
192	14	5167005900		Santa Fe Ave./Butte St.	5,227.00	Yes	M3-1	674-H2	Level	SR	Vacant Lot with rail road tracks	
193	14	5473015900		York Blvd./Ave. 42	337.63	Yes	R1-1	564-J7	Hillside	SR	Side yard	
194	14	5484004900		Aldama St./Meridian St.	68.00	Yes	R1-1	595-C1	Hillside	SR	Backyard of Property	
195	14	5689004900		Tenshaw Pl./La Roda Ave.	689.41	Yes	R1-1	565-B6	Hillside	SR	rear lot line	
196	14	5689031908		Oak Grove Dr./Townsend Ave.	465.61	Yes	R1-1	565-B6	Hillside	SR	Rear lot line	
197	15	7465006900	1670 Palos Verdes	Grand Ave./24th St.	2,409.25	Yes	OS-1XL	824-B7	Hillside	SF	Sliver of Land	Harbor View Cemetary <40' X 123' triangle>
198	15	6070008900	1551 E. 111th Street	111th St./Compton Ave.	749.85	Yes	R2-1	704-F5	Level	SF	Entire sied yard	
199	15	6108007900	1526 184th Street	184th St./Dalton Ave.	15.00	Yes	R1-1	763-J2	Level	SF	Sliver at front of property	
200	15	6121003901		169th St./Figueroa St.	13.63	Yes	R1-1	734-B7	Level	SF	Sliver at front of property	
201	15	7416001900		Figueroa St./Arabic St.	405.41	Yes	R1-1XL-O	794-C6	Level	SF	Entire side yard	
202	15	7418013900	545 Broad	E St./Avalon Blvd.	467.05	Yes	[Q]CM-1VL-O	794-E7	Level	SF	Entire side yard	
203	15	7424005901	444 N. Lecouvreur Ave.	Lecouvreur Ave./E St.	1,884.92	Yes	M2-1VL-O	794-E7	Level	SF	Entire side yard	
204	15	7424017905		E St./Alameda St.	4.93	Yes	M2-1VL-O	794-G7	Level	SF	Sliver at front of property	
205	15	7426002900		Pacific Coast Hwy./Eubank Ave.	381.34	Yes	[Q]R2-1XL-O	794-E5	Level	SF	Entire side yard	
206	15	7447028900	720 Summerland Pl	Marshall/Summerland Pl.	2.49	Yes	R1-1XL	824-A4	Hillside	SF	Sliver at corner of property	Corna Del Puent Apartments 539-3142 <4' X 1' triangle>
207	15	7448008900		Elberon Ave./Gaffey St.	541.17	Yes	C1-1XL	824-A4	Hillside	SR	Sliver at rear of property	
208	15	7562002901		Cumbre Dr./Mermaid Dr.	1,869.60	Yes	R1-1XL	823-H6	Level	SR	Sliver of land at rear of property	
CDS	ALL	GRAND TOT	204		227,319							
		NOTE: 8 PARCELS BETWEEN 5,000 AND 6,000 sf, AND 9 PARCELS OVER $25,000 (A TOTAL OF 16 PARCELS, VALUED ABOUT $636,600, WHICH MAY BE INELIGIBLE) ARE INCLUDED ABOVE.										
		*NOTE: PARCELS #180 AND #187 WERE NOT FOUND ON ASSESSOR'S MAP AND ARE POSSIBLY SOLD TO THE C.R.A. OR MERGED WITH OTHER PARCELS.										
NOTE: The following parcels were removed as likely ineligible for the program under the ordinance.												
26	2	2551020900		Wentworth St./Wescott Ave.	15,138.89	Yes	A1-1XL	503-F2	Hillside	SR	Rear several lots	
41	3	2134040900		Lubao Ave./Friar St.	46,610.99	Yes	R1-1	530-E7	Level	SF	Storm Drain	Verify with Bureau of Street Maintenance <Looks like paved drainage channel w/15' +/- greenbelt/dirt road>
66	5	2274012900		Knobhill Dr./Longview Valley Rd.	9,125.63	Yes	RE15-1-H	562-A6	Hillside	SF	Sliver along road	
75	5	5567031900	2305 N. Laurel Canyon B	Laurel Canyon Blvd./Merrywood Tr.	8,035.75	Yes	R1-1	593-A3	Hillside	SF	Next to ROW	
79	5	4251028906		Rose Ave./Bentley Ave.	7,639.53	Yes	R1-1	672-D1	Hillside	SR	Alley	

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NO.	CD	APN	ADDRESS	INTERSECTION	LAND "SQFT"	ACCESS	ZONING	TBpg	Topography	TYPE	STATUS	SYNOPSIS COMMENTS
97	6	2242002900		Blucher Ave./Erwin St.	7,948.79	Yes	PF-1XL	531-F7	Level	SR	Strip next to FWY	
100	7	2615011900		Noble Ave./Los Olivos St.	21,947.24	Yes	R1-1	501-H3	Level	SR	Property behind back lot line	
134	11	4238020900	520 E. Venice Wy. Los A	Venice Blvd./North Venice Blvd.	4,446.07	Yes	R3-1-O	671-H6	Level	SF	End of block	
185	13	5443022901		Landa St./Valentine St.	7,781.81	Yes	R1-1VL	594-F5	Hillside	SR	Back lot line - several prop	

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY CLERK'S USE

EXHIBIT B

NOTICE OF EXEMPTION

(Articles II and III – City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the county clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, pursuant to California Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

LEAD CITY AGENCY AND ADDRESS:
Department of Public Works, Bureau of Engineering
1149 South Broadway, Suite 600
Los Angeles, CA 90015

COUNCIL DISTRICT
All

PROJECT TITLE:
"Own a Piece of L. A." Initiative

LOG REFERENCE
T.G. Various

PROJECT LOCATION: Various locations throughout city as shown on attached spreadsheet.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

The initiative consists of the direct sale of surplus, city-owned properties to the adjoining owners under the "Own a Piece of L. A." Initiative. The properties are slivers and/or remnant parcels no longer needed by the city. Initially, there are 217 properties in the initiative, but additional properties meeting this description may be included in the initiative in the future. The sale of these properties will provide revenue for the city and eliminate liability and costs associated with property ownership.

CONTACT PERSON
Linda Moore

TELEPHONE NUMBER
(213) 485-5751

EXEMPT STATUS: (Check One)

	CITY CEQA GUIDELINES	STATE CEQA GUIDELINES
☐ MINISTERIAL	Art. II, Sec. 2b	Sec. 15268
☐ EMERGENCY	Art. II, Sec. 2a	Sec. 15269
☐ GENERAL	Art. II, Sec. 1	Sec. 15061(b)(3)
☒ CATEGORICAL	Art. III, Sec. 1	Sec. 15300 *et seq.*

Class/ Category 12 / n.a. (City CEQA Guidelines)

☐ STATUTORY (See Public Resources Code Sec. 21080 and set forth state and city guidelines provisions)

JUSTIFICATION FOR PROJECT EXEMPTION:

All of the properties are considered surplus. Some of them are located in the Santa Monica Mountains Zone, as defined by §33105 of the California Public Resources Code, but none of these have significant values for wildlife habitat or other environmental purposes, and they are of such size, shape, or inaccessibility that they are incapable of independent development.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE:	TITLE:	DATE:
for Ara Kasparian, Ph.D.	Manager Environmental Management Division	06-05-08

FEE:	RECEIPT NO.	REC'D BY	DATE
$25.00			

DISTRIBUTION: (1) County Clerk (2) City Clerk (3) Agency Record
Form Gen. 153 (9/91) (Appendix A)

EXHIBIT "A"

LIST OF PROPERTIES PER COUNCIL DISTRICT
"Own a Piece of L.A."