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City Clerk

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Executive Officer

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CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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07-2963

CD 9

November 6, 2007

Office of the Mayor  
General Services Department  
Attn: Asset Management Div.  
City Attorney  
City Administrative Officer  
Chief Legislative Analyst

Controller, Room 300  
Accounting Division, F&A  
Disbursement Division  
Councilmember Perry  
City Engineer

RE: PROPOSED DIRECT SALE OF SURPLUS PROPERTY LOCATED AT NAOMI AVENUE BETWEEN 61ST STREET AND 63RD STREET

At the meeting of the Council held October 16, 2007 the following action was taken:

Attached report adopted .....	<u>          X          </u>
Attached motion ( ) adopted .....	<u>                          </u>
Ordinance adopted .....	<u>          X          </u>
Ordinance number .....	<u>          179322          </u>
Effective date .....	<u>          12-10-07          </u>
Posted date .....	<u>          10-31-07          </u>
Mayor approved .....	<u>          10-26-07          </u>
Mayor concurred .....	<u>                          </u>
Findings adopted .....	<u>                          </u>
Negative Declaration adopted .....	<u>                          </u>
Categorically exempt.....	<u>                          X          </u>
Bond approved is No. _____ of Contract .....	<u>                          </u>

City Clerk  
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TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

Your **INFORMATION TECHNOLOGY AND GENERAL SERVICES** Committee

reports as follows:

CATEGORICAL EXEMPTION, INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE REPORT and ORDINANCE relative to a proposed direct sale of surplus property located at Naomi Avenue between 61<sup>st</sup> Street and 63<sup>rd</sup> Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that the sale of the real property to the Los Angeles Unified School District (LAUSD) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15300.
2. DETERMINE, in accordance with the Los Angeles Administrative Code Section 7.27, that the City-owned property located at Naomi Avenue between 61<sup>st</sup> Street and 63<sup>rd</sup> Street, County of Los Angeles, adjacent to Assessor Parcel Number 4008-019-903, is no longer required for City use and that the public interest is served best by the direct sale of the property.
3. PRESENT and ADOPT the accompanying ORDINANCE providing for the sale of the property without calling for bids to the LAUSD for the fair market value of \$15,000.
4. INSTRUCT the Department of General Services (GSD) to complete the transactions as outlined in the proposed Ordinance, process the necessary documentation to effectuate the sale and deposit the proceeds, over and above the expenses incurred by GSD in connection with the sale of the property, into Fund 100, Department 40, Revenue Source Code No. 4540.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that there will be a one-time increase of \$15,000, less expenses, in the General Services General Fund Account, Fund 100, Department 40. The GSD will deposit the funds into the Fund No. 100/40, Revenue Source Code No. 4540. The proposed transaction is in compliance with the Financial Policies of the City.

SUMMARY

In a report dated September 17, 2007, the CAO states that the GSD requested that their Office review the proposed direct sale of City-owned surplus property located at Naomi Avenue between 61<sup>st</sup> Street and 63<sup>rd</sup> Street, County of Los Angeles, which include a total of four lots, Nos. 110, 137, 162, and 193. These lots border Council District 9.

The CAO reports that the proposed sale is to the LAUSD for the market value of \$15,000. The proceeds will be placed in the General Fund. LAUSD's acquisition of this site will facilitate the construction of the new South Region High School No. 2. This proposed project is a 2,000 seat

facility that will help relieve overcrowding at both Fremont and Jefferson High Schools with the ultimate goal of returning students to a traditional two-semester calendar. The subject property is comprised of four lots along Naomi Avenue between 61<sup>st</sup> and 63<sup>rd</sup> Streets containing a total of 25,973 square feet. The street is located adjacent to a County Park on the east, multi-family to the west and industrial along the southern portion. This real estate transaction must be completed in order for the proposed project to proceed.

The CAO states that the Mayor's Office supports the sale of this property. LAUSD is also working with the City to establish a joint use agreement at the site to increase after-school activities for local youth. These efforts are consistent with the Mayor's education policy.

The CAO further reports that the lots were deeded from private citizens to the City and recorded over the period from September 1925 through June 1926 for \$10 each lot. The property is occupied by a public asphalt-concrete roadway and associated curbs and sidewalks. There is no current revenue from the property. A Statement of Findings including additional information on the background, public interest, terms of sale, and property description is attached to this Council file.

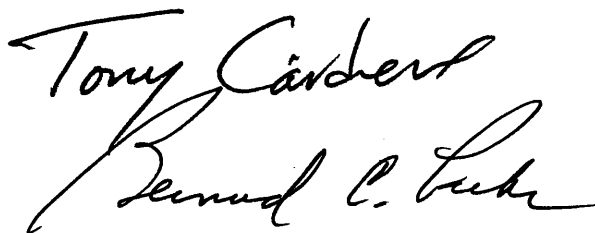
Additionally, the Bureau of Engineering has determined that the sale of the property is exempt under Categorical Exemption pursuant to State CEQA Guidelines Section 15004(b)(2)(A). However, it is noted that future use of, and/or disposition of the acquired site will be subject to subsequent environmental review pursuant to CEQA.

At its regular meeting of October 2, 2007, representatives of the CAO, GSD and LAUSD provided an overview of the proposed sale to the Information Technology and General Services (ITGS) Committee. After a discussion on the benefits of the sale, the ITGS Committee recommended approval of the CAO's recommendations. This matter is now submitted to Council for its consideration.

Respectfully submitted,

INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CARDENAS:	YES
PARKS:	YES
WESSON:	ABSENT



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10-04-07  
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*Report and Ordinance*

**ADOPTED**

OCT 16 2007

**LOS ANGELES CITY COUNCIL**

*Categorical Exemption Approved*