

CITY OF LOS ANGELES  
CALIFORNIA

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February 8, 2018

Honorable City Council  
City of Los Angeles  
c/o City Clerk  
Room 395, City Hall  
Los Angeles, CA 90012

Attention: John White, Legislative Assistant

**REVIEW AND APPROVE REVISIONS TO  
ORDINANCE NUMBER 185326 FOR THE SALE OF  
1611 S. BELOIT AVENUE, LOS ANGELES, CA 90025  
APN: 4261-007-900 FOR THE DEPARTMENT OF TRANSPORTATION**

The Department of General Services (GSD) is requesting that the Los Angeles City Council review and approve the revisions to Ordinance Number 185326 as outlined in this report for the proposed sale of the above-referenced property.

**BACKGROUND**

On July 27, 2017, the Municipal Facilities (MFC) Committee approved a report from GSD recommending the direct sale of a City-owned site and forwarded the report to the City Clerk for final Council approval. The direct sale to Quattro SM/Beloit Partners, LLC of surplus City-owned property at 1611 S. Beloit Avenue was subsequently approved by Council under Ordinance Number 185326 and became effective December 21, 2017, (C.F. 09-0914). The approximately 6,000 square foot property approved for sale is Los Angeles Department of Transportation's Municipal Off-Street Parking Lot 654. It is now requested that the Ordinance be amended due to some inadvertent omissions to the legal description and the addition of a new buyer to the deal at the request of Quattro SM/Beloit Partners. The MFC Chair agreed to waive consideration of the changes. The necessary changes are detailed in the section immediately below.

**PROPOSED REVISIONS TO ORDINANCE NUMBER 185326**

- 1) Addition to the Legal Description of the following reservation: "RESERVING easements unto the City of Los Angeles the northeasterly 3.00 feet of said lot for public street purpose and the southwesterly 2.50 feet of said lot for public alley



purpose.” This reservation was included in CAO’s revised report to the MFC dated August 29, 2017 attached. However, the reservation was not included in Ordinance Number 185326.

- 2) Addition of the following buyer at the request of Quattro SM/Beloit Partners, LLC: Berdan Holdings LLC, a Delaware limited liability company. The buyers will be: Quattro SM/Beloit Partners, LLC, a California limited liability company and Berdan Holdings LLC, a Delaware limited liability company. And;
- 3) SUBJECT TO the condition that the property be sold no later than April 30, 2018. Ordinance Number 185326 previously stated a sale date of no later than January 31, 2018 as the last date to close the transaction. This change should allow for adequate time to sell the property.

### **FISCAL IMPACT**

The requested revisions stated in this report have no additional fiscal impact. The sale of City-owned property located at 1611 S. Beloit Avenue for a total purchase price of \$1,848,000 is anticipated to have a positive impact on the Special Parking Revenue Fund. There is no anticipated negative impact to the General Fund.

### **RECOMMENDATION**

That the Los Angeles City Council, subject to the approval of the Mayor:

Instruct the City Attorney to prepare a revised ordinance relative to the sale of the property, without notice of sale or advertisement of bids with the following revisions to Ordinance Number 185326:

- 1) Addition to the Legal Description of the following reservation: “RESERVING easements unto the City of Los Angeles the northeasterly 3.00 feet of said lot for public street purpose and the southwesterly 2.50 feet of said lot for public alley purpose.”
- 2) Addition of the following buyer at the request of Quattro SM/Beloit Partners, LLC: Berdan Holdings LLC, a Delaware limited liability company. The buyers will be: Quattro SM/Beloit Partners, LLC, a California limited liability company and Berdan Holdings LLC, a Delaware limited liability company. And;
- 3) SUBJECT TO the condition that the property be sold no later than April 30, 2018.



Tony M. Royster  
General Manager