

ORDINANCE NO. _____

An ordinance authorizing and providing for sale of a City-owned abandoned railroad spur (Spur Property) to the Japanese American Cultural and Community Center (JACCC) in accordance with the motion of the City Council of Los Angeles of May 6, 2014 directing the Department of General Services to sell or lease this Property to JACCC with the requirement that JACCC maintain perpetual public access over the Property including ingress and egress, which sale shall be made for a purchase price of no dollars without necessity of calling for bids because the public interest and practical necessity are served by sale of the Property to JACCC.

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

Section 1. The City Charter at Section 371(e)(10) provides that the City Council of Los Angeles may authorize conveyance of City-owned property to a party without competitive bid where it is undesirable, impracticable or impossible to do so. The City Charter at Section 372 adds that even when said Section 371(e)(10) conditions are met, a competitive bid is still required if reasonably practical and compatible with City interests. The City Council hereby determines that the Spur Property need not be competitively bid under said Charter Sections because: (1) there is no practical buyer for this Property because of its location between the JACCC property at 244 South San Pedro Street, Los Angeles 90012 and several adjoining properties, (2) even if there were a market for the Property, it would be severely restricted by the perpetual public access requirement on the Property, (3) the owners of the adjoining properties are not potential buyers because they already have perpetual public access to this Property, which is enjoyed by their tenants and customers as well as by passersby, and (4) the City interest in promoting community services is met by selling the Property to JACCC, without competitive bid, because JACCC uses it for community services provided at the JACCC property such as performing arts, fine arts, and a Japanese garden. Accordingly, the City Council hereby authorizes the Spur Property be sold to JACCC (for no dollars) with the requirement that the public access over the Spur continue under the terms set forth in Section 2 below, and without notice of sale or advertisement of bids because the requirements of Charter Sections 371(e)(10) and 372 are met.

Location and Legal Description of the Spur Property

South San Pedro Street between Second Street and Third Street, Los Angeles CA 90012, located on Assessor Parcel Number 5161-020-923. Refer to Exhibit A attached hereto and incorporated herein by this reference.

Sec. 2. The Mayor of the City of Los Angeles in the name of and on behalf of the City is hereby authorized and directed to execute a grant deed (or other conveyancing agreement) to JACCC for the Property described in Section 1 of this Ordinance (with a covenant of perpetual public access to said Property including ingress and egress), and the City Clerk of this City is hereby authorized and directed to attest same and affix the City Seal.

Sec. 3. The City Department of General Services, Real Estate Services Division, is hereby authorized to execute and deliver any deeds, conveyancing agreements, and ancillary documents, and complete all necessary processes to effect this sale of the Property to JACCC.

EXHIBIT "A"

APN: 5161-020-923

ADDRESS: 252 S San Pedro Street, Los Angeles, CA 90012

LEGAL DESCRIPTION

Lot "E" of Tract No. 9519, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 147 Pages 14 through 16, inclusive of Maps in the office of the County Recorder of said county.

TOGETHER with the southerly half of that portion of that certain alley, 15.00 feet wide, vacated by Ordinance No. 9482 of said city as shown on said Tract No. 9519, which would pass by operation of Law with the legal conveyance of said property.

RESERVING unto the City of Los Angeles for public street and utility easement purposes the northwesterly 10.00 feet of said Lot "E", adjoining southeasterly of the southeasterly right-of-way line of San Pedro Street, 80.00 feet wide, as shown on said tract map.

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



[Handwritten signature]
3/1/18

Sec. 4. 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.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
CURT HOLGUIN
Deputy City Attorney

Date: May 22, 2018

File No. CF 13-1482

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I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____