

MOTION

In 2011, the City entered into a ground lease agreement (C-118897) with the Little Tokyo Service Center Community Development Corporation (LTSC) for a City-owned property located at 237-249 South Los Angeles Street in Council District 14 (Lease). The Lease provides LTSC with the site control required to design, construct and maintain a multipurpose facility known as the Budokan of Los Angeles (Budokan Project). The Lease indicates that construction of the Budokan Project “would provide a significant benefit to the public by providing much needed recreational, education and health and fitness facilities in an under-served community.” The Project is funded through various sources, including Proposition K.

Subsequent to the approval of the Lease, it was discovered that the Lease had the incorrect legal description of the property because it inadvertently omitted approximately 200 square feet of the northern boundary of the site. The Department of General Services has indicated that this can be corrected through a temporary easement agreement. LTSC also indicated that they need access across the adjacent City-owned property (APN: 5161-026-907) to serve as an emergency exit for pedestrians, which can be included as part of the temporary easement agreement. The temporary easement should be co-terminus with the Lease, which currently has a 25-year term with one 25-year option to extend.

I THEREFORE MOVE that the City Council instruct the Department of General Services, with the assistance of the City Attorney, to negotiate a temporary easement agreement, or other appropriate agreement, that is co-terminus with the existing lease with the Little Tokyo Service Center Community Development Corporation (LTSC)(C-118997) to correct the legal description to include the additional 200 square feet on the northern portion of the site that was inadvertently omitted from the lease and to allow LTSC access over the adjacent City-owned property (APN: 5161-026-907) for use as a pedestrian emergency exit.

I FURTHER MOVE that the Department of General Services be instructed to immediately conduct a Class “C” estimate for as part of the above negotiations.

PRESENTED BY: _____

JOSE HUIZAR

Councilmember, 14th District

SECONDED BY: _____

ORIGINAL

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MAY 18 2018