

182630  
**ORDINANCE NO.** \_\_\_\_\_

An ordinance of the City of Los Angeles finding that the public interest and necessity require the acquisition of real property located at 1138 and 1144 South St. Andrews Place, Los Angeles, California 90019, to provide for the development of the St. Andrew Place Park via eminent domain proceedings and referred to as Lots 1 and 2 of Tract 3353.

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

Section 1. Resolution No. 10358 of the Board of Recreation and Park Commissioners (Board) of the City of Los Angeles, adopted on November 2, 2012, and requesting the acquisition of real property located at 1138 and 1144 South St. Andrews Place, Los Angeles, California 90019, for the purpose of development of the St. Andrews Place Park to serve the Wilshire Community Plan Area of Country Club Park, is hereby approved. The Resolution is on file with the Board Secretary. The real property interest to be conveyed (consisting of 2 parcels) is approximately 12,370 square feet or 0.28 acres in size total.

Sec. 2. The Council of the City of Los Angeles hereby resolves, finds and determines that the public interest and necessity requires the acquisition of real property referred to as Lots 1 and 2, and legally described below and located at 1138 and 1144 South St. Andrews Place, Los Angeles, California 90019, to provide for the development of the proposed St. Andrews Place Park; the project is planned and located in the manner which is most compatible with the greatest public good and the least private injury; and the property described herein is necessary for the project; and the property has been appraised and an amount has been established which is believed to be just compensation for the property, and an offer has been made to the owner or owners of record to acquire the property for the full amount of compensation.

Sec. 3. The real property is to be acquired for recreation and park purposes in perpetuity under the authority of California Government Code Section 37350.5.

Sec. 4. The property to be acquired is located in the City of Los Angeles, County of Los Angeles, State of California. The property interest to be acquired is a fee simple absolute in Lots 1 and 2 of Tract 3353, and are more particularly described as follows:

PARCEL 1:  
LOT 1 OF TRACT NO. 3353, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 2 OF TRACT NO. 3353, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Sec. 5. Notice has been given by first class mail to the person whose property is to be acquired by eminent domain, which notice advised such person of the intent of the Council to adopt this ordinance, of the right to appear and to be heard by the Council, and the owner who so requested was given an opportunity to hear and was heard by the Council.


Sec. 6. That the offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record and refused.

Sec. 7. The City Attorney is authorized to commence an action in eminent domain to acquire said property.


Sec. 8. 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.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles JUN 25 2013, and was passed at its meeting of ~~JUL 2 2013~~.

JUNE LAGMAY, City Clerk


By   
Deputy

Approved 7/11/13

  
Mayor

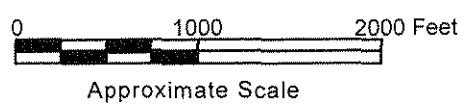
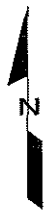
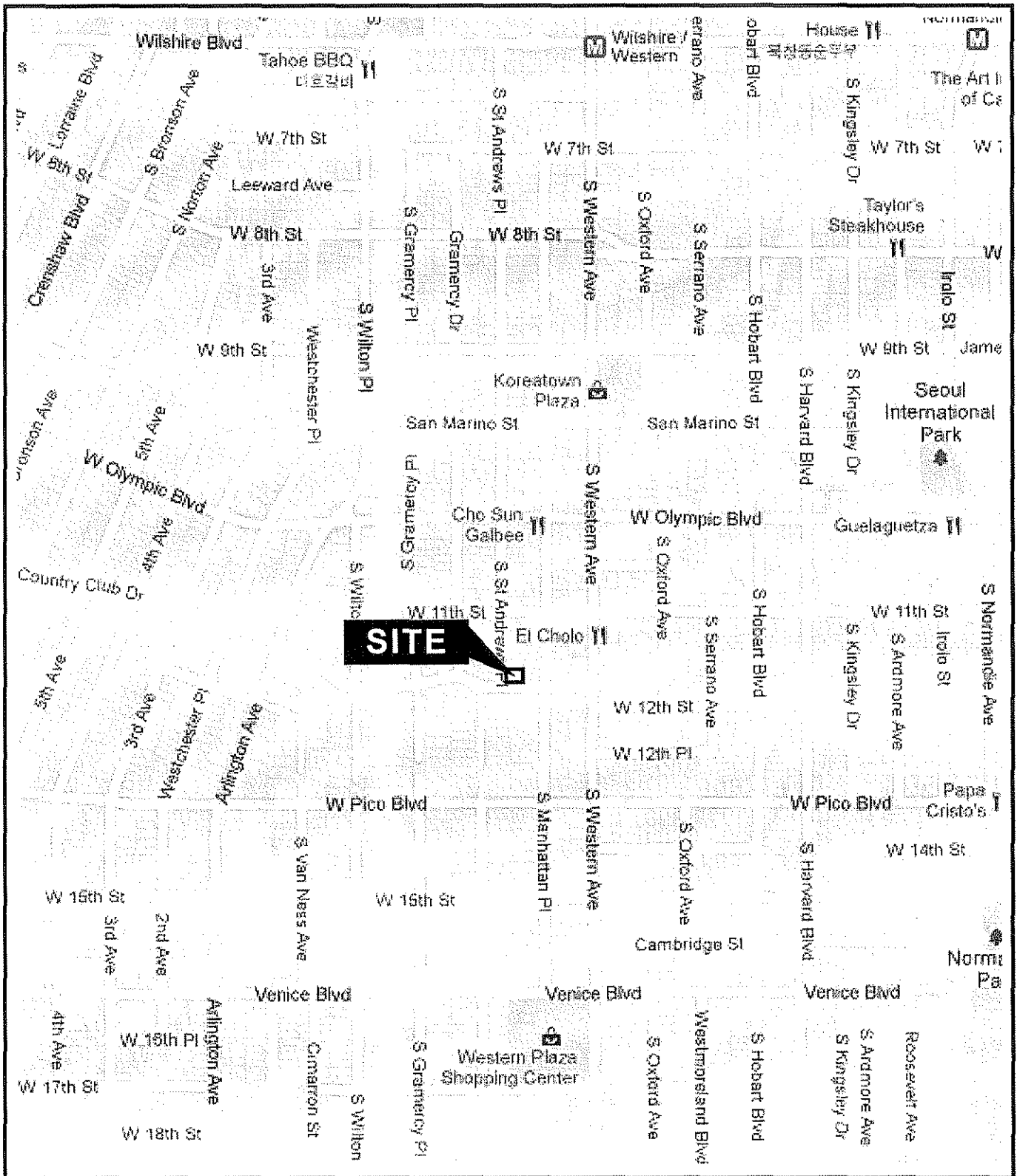
Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By   
John A. Minor  
Deputy City Attorney

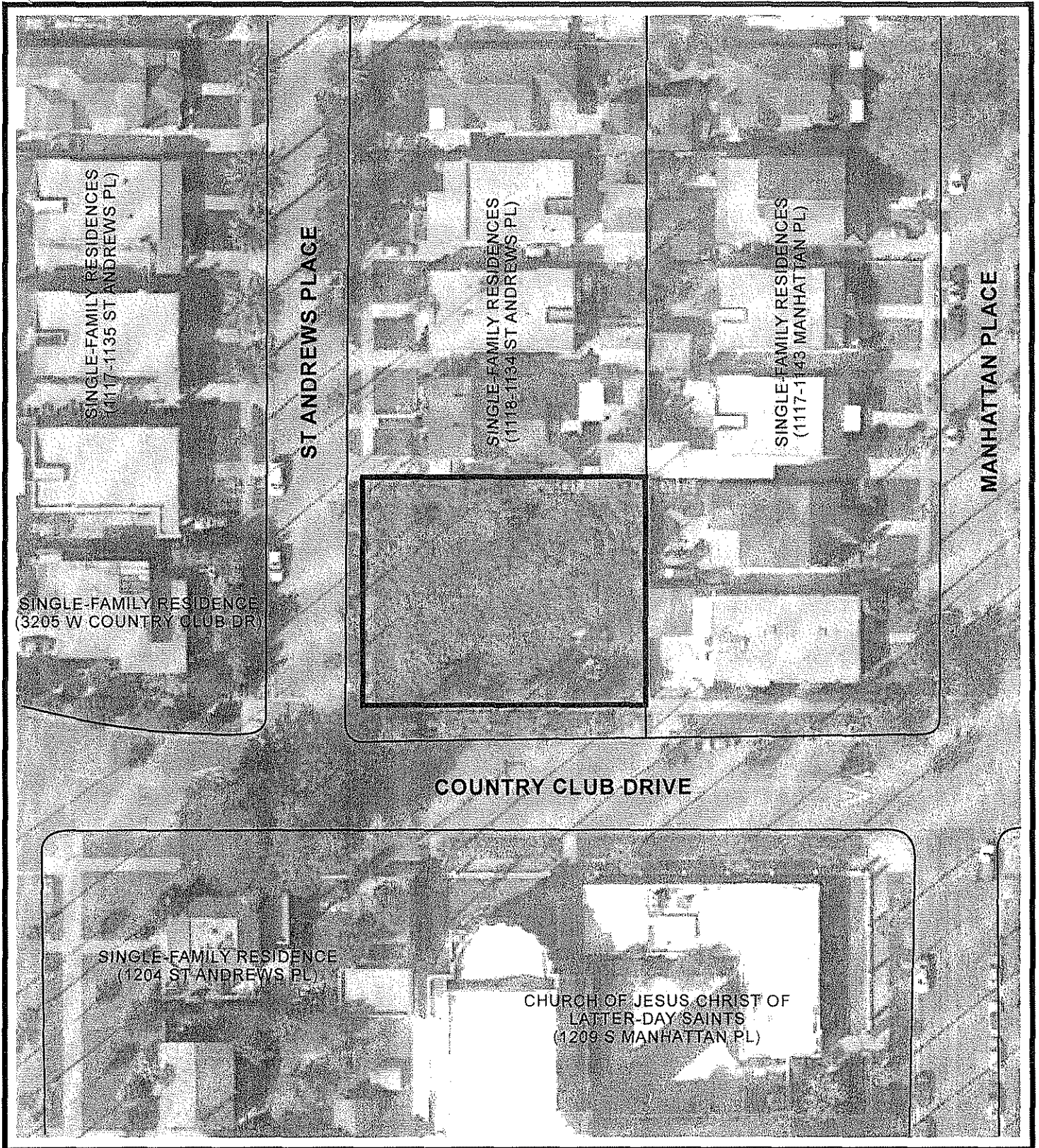
Date JM 31, 2013

File No(s). CF 11-1811



### Vicinity Map

**Subject Property**  
1138 South St. Andrews Place  
Los Angeles, California



**LEGEND**



SUBJECT PROPERTY BOUNDARY

**Site Plan**

**Subject Property**

1138 South St. Andrews Place  
Los Angeles, California



LOS ANGELES CITY PLANNING DEPARTMENT  
PLAN IMPLEMENTATION DIVISION



City Hall—200 N. Spring Street, Room 621—Los Angeles, CA 90012

August 24, 2012

Council District: 10  
Plan Area: Wilshire

TO: Cid Macaraeg, Director  
Real Estate and Asset Management Unit  
Department of Recreation & Parks

FROM: Los Angeles City Planning Commission

SUBJECT: PROPOSED ACQUISITION OF PROPERTY  
Parcel located at 1138 and 1144 St Andrews Place, Los Angeles, CA 90019

PROJECT LOCATION: 1138 and 1144 St Andrews Place, Los Angeles, CA 90019  
APNs: 5080003002 & 5080003001; Lots: 1 & 2, Block: None, Tract: TR3353

**CHARTER SECTIONS 556 AND 558**

The proposed project is in substantial conformance with the purposes, intent and provisions of the City's General Plan and the Wilshire Community Plan, an element of the General Plan, in that it would serve the public interest and satisfy in part the goals, objectives, policies and programs outlined within the Recreation and Park Facilities section of the Community Plan.

Furthermore, the project would not adversely impact the surrounding community provided the future site improvements adhere to the purpose and procedural requirements of the City's Historic Preservation Overlay Ordinance, LAMC Section 12.20.3 and the applicable Preservation Plan.

In this regard, the subject project site is located within the Country Club Park Historic Preservation Overlay Zone (HPOZ). The site is currently vacant. Any new construction will require the applicable historic preservation and environmental review prior to Planning Department approval and sign-off to perform work.

**RECOMMENDATION**

Under the authority granted by Section 559 of the City Charter and the City Planning Commission action of July 27, 2000 delegating authority to the Director of Planning to act on behalf of the Commission on certain matters, I approve the subject project and recommend that it be approved by the City Council pursuant to compliance with the applicable Historic Preservation Overlay Zone and applicable Preservation Plan identified in the above section.

MICHAEL J. LOGRANDE  
Director of Planning

By: Daniel Scott  
Dan Scott  
Principal City Planner

Date: 8/24/12

DS/CW/BL/CS

## DECLARATION OF POSTING ORDINANCE

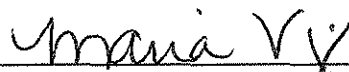
I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 182630– Public interest and necessity require the acquisition of real property located at 1138 and 1144 South St. Andrews Place, Los Angeles, California 90019, to provide for the development of the St. Andrew Place Park via eminent domain proceedings and referred to as Lots 1 and 2 of Tract 3353 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on July 2, 2013, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on July 15, 2013 I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on July 15, 2013 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 15th day of July, 2013 at Los Angeles, California.

  
\_\_\_\_\_  
Maria Vizcarra, Deputy City Clerk