

ORDINANCE NO. _____

An Ordinance of the City of Los Angeles ("City") authorizing and providing for the sale of certain easements to the Los Angeles County Metropolitan Transportation Authority, a public agency ("LACMTA"), in order to facilitate the development of the Marengo Siding Extension Improvements Project ("Project") by LACMTA and the Southern California Regional Rail Authority, a joint powers authority ("SCRRA"), as part of SCRRA's Southern California Optimized Rail Enhancements program.

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

Section 1. In connection with that certain transaction between the City and LACMTA detailed in the report from the Bureau of Engineering, which report can be found in City Council File No. 22-1290, the City Council of the City of Los Angeles ("Council") hereby acknowledges the importance of the Project to the City and finds and determines that public interest and necessity require the transfer to LACMTA of the following property interests in support of the Project (collectively, "Proposed Transfer"):

(A) a temporary exclusive construction easement for construction laydown and work area, which easement (i) will be for a term of 36 months commencing from the grant of such easement, (ii) will encumber an approximately 370-foot long, 7-foot-wide strip of land running along the south side of Chelsea Street measuring approximately 2,500 square feet, and (iii) is more particularly described in Exhibit "A-1" attached hereto and depicted in Exhibit "A-2" attached hereto ("Temporary Construction Easement"); and

(B) a permanent easement for the construction, maintenance, use and repair of a wall and certain improvements between the railroad tracks and the public right-of-way, which easement (i) will encumber an approximately 370-foot long, 3-foot-wide strip of land running along the south side of Chelsea Street measuring approximately 1,110 square feet, and (ii) is more particularly described in Exhibit "B-1" attached hereto and depicted in Exhibit "B-2" attached hereto ("Permanent Easement").

In consideration of the Proposed Transfer, LACMTA shall pay to the City an amount equal to One Hundred Forty-Nine Thousand Dollars (\$149,000.00).

The Council hereby: (i) declares that all property interests to be transferred pursuant to the Proposed Transfer are exempt surplus land for purposes of Government Code Section 54221 because the City is transferring such property interests to LACMTA in support of the Project being developed by LACMTA and SCRRA; (ii) finds and determines that competitive bidding for the Proposed Transfer would not be practicable because the Project is solely carried out by LACMTA and SCRRA; and (iii) finds and determines that, for the same reason, public interest requires the Proposed Transfer without notice of sale or advertisement for bids. It is hereby ordered that the Proposed Transfer be made to LACMTA in support of the Project being developed by LACMTA and SCRRA.

Sec. 2. The Department of Public Works, in the name of and on behalf of the City, is hereby authorized and directed to execute: (A) a temporary construction easement agreement or deed to grant the Temporary Construction Easement to LACMTA, and (B) a permanent easement agreement or deed to grant the Permanent Easement to LACMTA, as described in Section 1 above. Additionally, the City Clerk of the City is hereby authorized and directed to attest said agreements or deeds and affix the City Seal.

Sec. 3. The Department of Public Works is further hereby authorized to open escrow, deliver deeds and agreements, and process all necessary documents to effectuate the Proposed Transfer, and the Office of Accounting of the Department of Public Works is hereby authorized to deposit the proceeds, over and above applicable expenses, into Dept 50, Fund 100, Revenue Source Code 5188. LACMTA shall pay all escrow, title, recording, and documentary transfer tax fees in connection with the Proposed Transfer.

Sec. 4. This ordinance shall become effective upon publication pursuant to Charter Section 252(c) and Section 252(j).

Exhibit "A-1" - Temporary Construction Easement - Legal Description

TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

All that real property situated in the City of Los Angeles, County of Los Angeles, State of California being a portion of Chelsea Street right-of-way between Blocks 8 and 12 of DeSoto Heights, recorded in Book 31, at Pages 71 and 72 of Miscellaneous Records (31 MR 71), in the Office of the County Recorder of Los Angeles County, said Chelsea Street also shown on that State of California Department of Transportation Right-of-Way Map No. F-1850-7, Sheet 8 of 10, being described as follows:

PARCEL B

A strip of land 7.00 feet wide being more particularly described as follows: Commencing at the street monument located at the angle point of the monument line in Chelsea Street (60.00 and 70.00 feet wide) as said street is shown on (31 MR 71), and being identified in Los Angeles County Field Book 132-225, at Page 106, having the coordinates by this survey of Northing 1842859.90, Easting 6501147.47, said monument also lying South 59°17'50" East, 254.52 feet from the street monument located at the intersection of Ricardo Street and Chelsea Street and identified in Los Angeles County Field Book 132-225, at Page 103, having the coordinates by this survey of Northing 1842989.85, Easting 6500928.62, said monument also lying South 84°05'46" West, 409.70 feet from the street monument located at the intersection of Tremont Street and Chelsea Street, and identified in Los Angeles County Field Book 132-225, at Page 105, having the coordinates by this survey of Northing 1842902.04, Easting 6501554.99;

Thence leaving said monument at the angle point in Chelsea Street, South 31°17'54" West, 49.84 feet to the southeast corner of said Lot 1, in Block 10 as shown on (31 MR 71);

Thence northeasterly along the southeasterly line of said Lot 1, North 05°53'46" West, 3.00 feet to the True Point of Beginning;

Thence continuing northeasterly along said southeasterly line of said Lot 1, North 05°53'46" West, 7.00 feet;

Thence leaving said southeasterly line of said Lot 1, North 84°06'14" East, 370.00 feet;

Thence, at right angles, South 05°53'46" East, 7.00 feet to a point being 3.00 feet northerly of the southerly line of Chelsea Street;

Thence southwesterly along a line parallel to the southerly line of Chelsea Street, South 84°06'14" West, 370.00 feet to the True Point of Beginning.

Containing 2590 square feet, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Parcel Reference # MA: TCE-007

END OF DESCRIPTION

Prepared by: Michael A. Cusick, PLS 7885 Expires: March 31, 2023 Date: Oct 1, 2021

Exhibit "B-1" - Permanent Easement - Legal Description

PERMANENT EASEMENT LEGAL DESCRIPTION

All that real property situated in the City of Los Angeles, County of Los Angeles, State of California being a portion of Chelsea Street right-of-way between Blocks 8 and 12 of DeSoto Heights, recorded in Book 31, at Pages 71 and 72 of Miscellaneous Records (31 MR 71), in the Office of the County Recorder of Los Angeles County, said Chelsea Street also shown on that State of California Department of Transportation Right-of-Way Map No. F-1850-7, Sheet 8 of 10, being described as follows:

PARCEL 9

A strip of land 3.00 feet wide being more particularly described as follows: Commencing at the street monument located at the angle point of the monument line in Chelsea Street (60.00 and 70.00 feet wide) as said street is shown on (31 MR 71), and being identified in Los Angeles County Field Book 132-225, at Page 104, having the coordinates by this survey of Northing 1842859.90, Easting 6501147.47, said monument also lying South 59°17'50" East, 254.52 feet from the street monument located at the intersection of Ricardo Street and Chelsea Street and identified in Los Angeles County Field Book 132-225, at Page 103, having the coordinates by this survey of Northing 1842989.85, Easting 6500928.62, said monument also lying South 84°05'46" West, 409.70 feet from the street monument located at the intersection of Tremont Street and Chelsea Street, and identified in Los Angeles County Field Book 132-225, at Page 105, having the coordinates by this survey of Northing 1842902.04, Easting 6501554.99;

Thence leaving said monument at the angle point in Chelsea Street, South 31°17'54" West, 49.84 feet to the southeast corner of said Lot 1, in Block 10 as shown on (31 MR 71), said corner also being the True Point of Beginning;

Thence northeasterly along the southeasterly line of said Lot 1, North 05°53'46" East, 3.00 feet;

Thence leaving said southeasterly line of said Lot 1, North 84°06'14" East, 370.00 feet;

Thence, at right angles, South 05°53'46" East, 3.00 feet to a point on the southerly line of Chelsea Street;

Thence southwesterly along the southerly line of Chelsea Street, South 84°06'14" West, 370.00 feet to the True Point of Beginning.

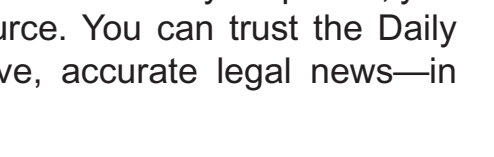
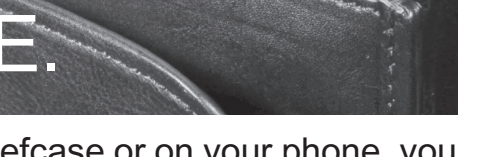
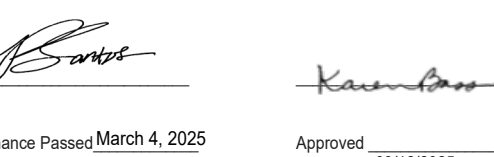
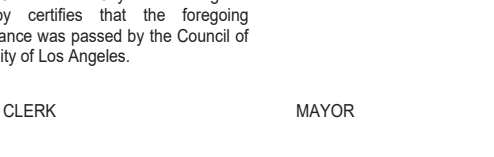
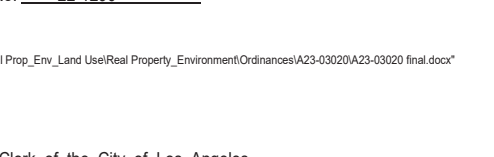
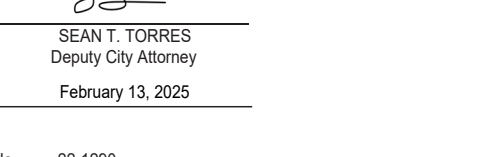
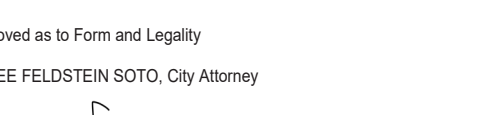
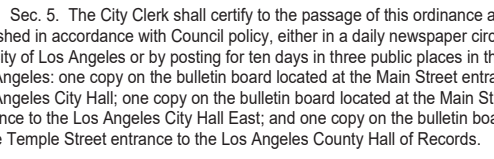
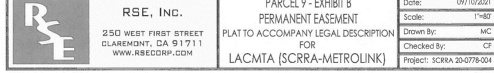
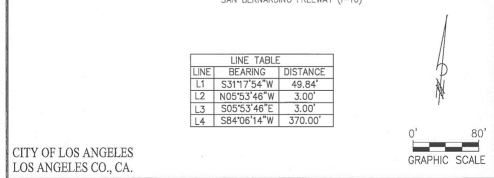
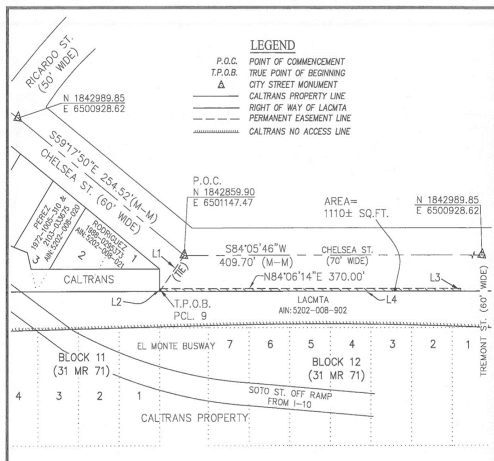
Containing 1110 square feet, measured in ground distances and shown on the plat attached hereto and made a part hereof.

Parcel Reference # MA: EST-005

END OF DESCRIPTION

Prepared by: Michael A. Cusick, PLS 7885 Expires: March 31, 2023 Date: Oct 1, 2021

Exhibit "B-2" - Permanent Easement - Depiction



CITY OF LOS ANGELES

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS

CASE NO. VTT-84457-SL (3686-3688 North Fredonia Drive, 90068) ENV-2024-1695-CE COUNCIL DISTRICT 4

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning, in connection with the proposed project, because you are requested to be added to the interested parties list. All interested persons are invited to attend the public hearing where you may present testimony regarding the project. The environmental document will be among the matters considered at the hearing. If you cannot attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file. The meeting's agenda will be provided no later than 72 hours before the meeting at https://planning.lacity.org/about/commissions-boards-hearings-and-or-by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

When possible, please attend the public hearing in person. If you are unable to attend, you may contact the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

APPLICANT: Eikana Aharoni, Elita Holdings LLC. REPRESENTATIVE: Alexander Van Gaalen. STAFF CONTACT: Tiffany Morales, tiffany.morales@lacity.org; 213-682-6368. PROPOSED PROJECT: Demolition of two single-family homes and the subdivision of one lot into four small lots with four units and attached two-car garages.

EXISTING TREES LOCATED ON THE SITE ARE PROPOSED FOR REMOVAL. According to the Tree Disclosure Statement signed by the owner on September 11, 2022, the project site does not contain any protected trees and therefore no protected tree removal is proposed. The project is located in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project site is visible from the Mulholland Drive right-of-way.

ACTIONS REQUESTED: 1. An exemption from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and 15303, Class 3, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exemption to CEQA is warranted. 2. Pursuant to the Los Angeles Municipal Code (LAMC) Section 17.06, 17.15, and 12.22 CA.27, a Verbal Exemption from VTT No. 84457, for the subdivision of one lot into 4 small lots of a 7,281.3 square-foot lot in the RD1.5-1 Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300. 3/14/25 DJ-3905474#

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 300 FOOT RADIUS

CASE NO. ZA-2024-7975-CUB ENV-2024-7976-CE COUNCIL DISTRICT 3

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may present testimony regarding the project. The environmental document will be among the matters considered at the hearing. If you cannot attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file. The meeting's agenda will be provided no later than 72 hours before the meeting at https://planning.lacity.org/about/commissions-boards-hearings-and-or-by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

APPLICANT: Randeep Singh, Fatevveer, INC. REPRESENTATIVE: Wil Nieves. STAFF CONTACT: Esther Ahn (esther.ahn@lacity.org). PROPOSED PROJECT: The proposed project involves the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,808 square-foot market.

REQUESTS: 1) The Zoning Administrator shall consider: An Exemption from CEQA, pursuant to State CEQA Guidelines Section 15301, Class 1, that there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies; 2) Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.24.W.1, a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,808 square-foot market.

REQUESTS: 1) The Zoning Administrator shall consider: An Exemption from CEQA, pursuant to State CEQA Guidelines Section 15301, Class 1, that there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies; 2) Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.24.W.1, a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,808 square-foot market.

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include the document to be translated as an attachment to your email. 3/14/25 DJ-3905143#

NOTICE OF PUBLIC HEARING

Abiso ng Pagding sa Publiko - 公共聽證會通告. NOTICE OF PUBLIC HEARING. TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS. CASE NO. ENV-2024-6917-CE COUNCIL DISTRICT 2

All interested persons are invited to attend the public hearing where you may present testimony regarding the project. The environmental document will be among the matters considered at the hearing. If you cannot attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file. The meeting's agenda will be provided no later than 72 hours before the meeting at https://planning.lacity.org/about/commissions-boards-hearings-and-or-by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

APPLICANT: Eikana Aharoni, Elita Holdings LLC. REPRESENTATIVE: Alexander Van Gaalen. STAFF CONTACT: Tiffany Morales, tiffany.morales@lacity.org; 213-682-6368. PROPOSED PROJECT: Demolition of two single-family homes and the subdivision of one lot into four small lots with four units and attached two-car garages.

EXISTING TREES LOCATED ON THE SITE ARE PROPOSED FOR REMOVAL. According to the Tree Disclosure Statement signed by the owner on September 11, 2022, the project site does not contain any protected trees and therefore no protected tree removal is proposed. The project is located in the Outer Corridor and subject to the Baseline Hillside Ordinance. The project site is visible from the Mulholland Drive right-of-way.

ACTIONS REQUESTED: 1. An exemption from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and 15303, Class 3, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exemption to CEQA is warranted. 2. Pursuant to the Los Angeles Municipal Code (LAMC) Section 17.06, 17.15, and 12.22 CA.27, a Verbal Exemption from VTT No. 84457, for the subdivision of one lot into 4 small lots of a 7,281.3 square-foot lot in the RD1.5-1 Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300. 3/14/25 DJ-3905474#

NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 300 FOOT RADIUS

CASE NO. ZA-2024-7975-CUB ENV-2024-7976-CE COUNCIL DISTRICT 3

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may present testimony regarding the project. The environmental document will be among the matters considered at the hearing. If you cannot attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file. The meeting's agenda will be provided no later than 72 hours before the meeting at https://planning.lacity.org/about/commissions-boards-hearings-and-or-by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

APPLICANT: Randeep Singh, Fatevveer, INC. REPRESENTATIVE: Wil Nieves. STAFF CONTACT: Esther Ahn (esther.ahn@lacity.org). PROPOSED PROJECT: The proposed project involves the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,808 square-foot market.

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REQUESTS: 1) The Zoning Administrator shall consider: An Exemption from CEQA, pursuant to State CEQA Guidelines Section 15301, Class 1, that there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies; 2) Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.24.W.1, a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with an existing 1,808 square-foot market.

This order is enforceable anywhere in California by any law enforcement officer who has received or seen a copy of it.

En forma ineficaz, esta orden no es aplicable a los hijos menores para quienes esta acción judicial procura establecer una relación entre los hijos padres. Una copia de esta orden puede hacerla acatar en cualquier lugar de California. NOTICE=ACCESS TO AFFORDABLE CARE. AVISO=ACCESO A SEGURO DE SALUD. MAS ECONOMICO. Necesita seguro de salud a un costo asequible, ya sea para usted o alguien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered California can help reduce the cost you pay toward high-quality, affordable health care. For more information, visit www.coveredca.com. AVISO=ACCESO A SEGURO DE SALUD MAS ECONOMICO. Necesita seguro de salud a un costo asequible, ya sea para usted o alguien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered California can help reduce the cost you pay toward high-quality, affordable health care. For more information, visit www.coveredca.com.

APPLICANT: Eikana Aharoni, Elita Holdings LLC. REPRESENTATIVE: Alexander Van Gaalen. STAFF CONTACT: Tiffany Morales, tiffany.morales@lacity.org; 213-682-6368. PROPOSED PROJECT: Demolition of two single-family homes and the subdivision of one lot into four small lots with four units and attached two-car garages.

