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Office of the City Clerk, City of Los Angeles

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**Council File Number**

[84-0440](#)

**Title**

1156 - 1158 South Clark Drive / Clark Senior Apartments, LLP / Air Space Lease / Term Extension

**Subject**

Mo - That Ccl rec that the Board of Transportation Commissioners be requested to make a determination that air rights on the property located E side of Clark Dr - N of Pico Blvd - are not required by the City and to transfer the ownership of the entity for this project represented by Thomas Safran and Assoc the air rights to the property

**Last Change Date**

08/25/2016

**Expiration Date**

08/23/2018

**Reference Numbers**

CAO File No: 0150-10695-0000,Contract: C-64668

**Council District**

5

**Mover**

ZEV YAROSLAVSKY

**Second**

**Action History for Council File [84-0440](#)**

**Date Activity**

- 08/25/2016 Council action final.
- 08/24/2016 Mayor transmitted Council File to City Clerk.
- 08/24/2016 City Clerk transmitted file to Mayor. Last day for Mayor to act is September 6, 2016.
- 08/23/2016 Council adopted item, subject to reconsideration, pursuant to Council Rule 51.
- 08/11/2016 City Clerk scheduled item for Council on August 23, 2016.
- 08/10/2016 Transportation Committee approved item(s) .
- 08/05/2016 Transportation Committee scheduled item for committee meeting on August 10, 2016.
- 06/30/2016 City Administrative Officer document(s) referred to Transportation Committee.
- 06/29/2016 Document(s) submitted by City Administrative Officer, as follows:

City Administrative Officer report 0150-10695-0000, dated June 28, 2016, relative to the extension of the air space lease term for Clark Terrace.

**Archive History**

- 3-9-84 This Days Ccl Session
- 3-9-84 - Mo adopted
- 3-15-84 - file in file
- 4-13-84 For ref - Mayor - Transportation - Rec to instruct the Dept of Transportation to negotiate with Thomas Safran & Assoc for the development of Lot No 688 for use only for senior citizen housing in exchange for development of off street parking facilities located at 1156 - 58 South Clark Drive Surplus - ( Pico Robertson ) - air rights
- 4-16-84 - Ref to T&T Comt
- 4-17-84 - File to Yaroslavsky OK
- 5-9-84 - file to Walder for Report

6-26-84 - T&T COmt rept - a substitute Mo was adopted in lieu of Transportation and Traffic Committee report the Ccl initiate the LAAC process and request applicable departments to comply with that process and any other provisions of state and local law

6-29-84 - file in file

9-12-84 - File to Mercola - Gen Svs - 2749

9-12-84 - File in file

9-19-84

This Days Ccl Session - Yaroslavsky - Leasing from the City the air rights of 1156 - 58 Clark Drive - in the Robertson Pico area to Thomas Safran & Associate for use as a senior citizen housing unit

9-19-84 - Motion adopted - File to the Mayor

11-26-84 - File to Chief Clk per red tag

12-17-84 - Letter from Smylie & Selman on behalf of Dr Norman Shultz request for extension of the date by which construction of the senior citizen housing project must commence

12-21-84 - Motion - Yaroslavsky - To approve amendment to lease of air rights extending the term of the agreement to 6-30-85 - C-63197 - Amendment No 1 - See also CF 84-1896

1-10-85 - File in files

2-13-85 - V mercola - General Services - 2749

11-6-85 - File to T&T Comt Clk per KT

11-8-85 For Ref - DOT - Req to approve draft of lease between the City & Clark Senior Apartments for property loc at 1156-58 S Clark Dr - & that the Ccl approve expenditure of \$24,000 - 24000 dollars - from the Special Parking Revenue Fund No 6545 for the cost of relocating overhead power lines which currently extend into the air space over City-owned property at 1156-58 S Clark Dr

11-13-85 - Ref to T&T Comt

11-13-85 - File to Russell Chairman

11-14-85 - File to T&T Comt Clk for rept

11-15-85 T&T Cmt report adopted rec, subj to app of Mayor, that the resol approving the lease bet City & Clark Senior Apts be approved; that the expenditure of \$24,000 - 24000 dollars - be approved from Special Parking Revenue Fund No. 6545 to pay for the cost of relocating overhead power lines which currently extend into the air space over City-owned property at 1156-58 South Clark Dr & that Controller transfer funds to Account No. to be designated by the Controller for the Clark Drive Air Rights Lease Project

11-19-85 - File to Mayor for concurrence

11-20-85 - Mayor concur

11-20-85 - File to Atty for further processing per red tag

11-20-85 - Mayor Message - concur in action of 11-15-85 - C-64668

1-30-86 - file in file

3-31-86 - File to Faye Washington - CLA - 55751

4-8-86 - File in files

11-18-86 - File to Michael Corrin - CAO - 57542

11-19-86 - File in files

12-17-86 - This days Ccl session - Mo - Yaroslavsky / Woo 1986 - On

11-25-86 Ccl app lease agreement with Clark Senior Apartments providing for a 55 year lease of the air rights of City owned public parking lot at 1156-1158 Clark Dr. The air rights are to be used for the construction and operation a Sect 8 - assisted senior citizen apartment building. The final terms of the bond sale & HUD app have not been completed. Thus lease payment terms may req revision. However, the construction start date req in the app agreement has expired & the lease must be therefore be rapproved at this time if it is to be in effect at the time of the bond closing. I NOW THEREFORE

MOVE THAT: 1. The lease, as previously app in the Ccl action of 11-25-85 be reapproved; 2. Such app not preclude subsequent Ccl app of revised lease payment terms; 3. Ccl app of this motion be approved under suspension of the rules in order to assure compliance with the State bond allocation deadline of 12-22-86

12-17-86 - Motion adopted

12-19-86 - File to GM, DOT

6-3-87 - File in files