

CRA/LA, A DESIGNATED LOCAL AUTHORITY
(Successor Agency to The Community Redevelopment Agency of the City of Los Angeles, CA)

M E M O R A N D U M

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DATE: OCTOBER 24, 2025

TO: GOVERNING BOARD

FROM: DAN KAHN, CHIEF EXECUTIVE OFFICER

SUBJECT: Adopt Resolution 25-02 declaring Bunker Hill Parcel Y-1 as surplus land pursuant to the Surplus Land Act.

RECOMMENDATION

That the Governing Board adopt Resolution 25-02 (**Attachment A**) declaring Bunker Hill Parcel Y-1 at 361 S. Hill Street, Los Angeles, as surplus land pursuant to the Surplus Land Act.

SUMMARY

CRA/LA is the fee simple owner of real property located at 361 S. Hill Street, Los Angeles (the "Property"), commonly referred to as Bunker Hill Parcel Y-1.

Following the dissolution of redevelopment agencies and subsequent approval of the Long Range Property Management Plan ("LRPMP") by the California Department of Finance ("DOF") in 2014, the Property was categorized as Retained for Future Development. Pursuant to that designation, CRA/LA and the City of Los Angeles ("City") entered into an Option Agreement in January 2015, providing the City with the exclusive right to acquire the Property at fair market value, subject to certain obligations. The Option Agreement expired on September 30, 2025, without exercise by the City.

The Surplus Land Act, California Government Code Sections 54220–54233 (the "SLA"), requires local agencies to determine whether land is "surplus land" or "exempt surplus land," and such determination must be supported by written findings prior to disposing of agency land (Cal. Gov. Code Section 54221(b)(1)). To declare the Property as surplus land, CRA/LA must take formal action in a regular public meeting to find that the Property is not necessary for CRA/LA's use.

CRA/LA staff recommends that the Governing Board adopt Resolution 25-02 declaring the Property as surplus land and not necessary for the agency's use, based on the following findings:

1. The Property has remained vacant and unused by CRA/LA for agency purposes.
2. Following dissolution of redevelopment agencies, CRA/LA prepared the LRPMP mandating disposition of Former Agency property, including this site.
3. In the LRPMP, the Property was classified as Retained for Future Development.
4. The Option Agreement with the City has expired, and no redevelopment obligations remain in place that require CRA/LA to retain the Property.

Adoption of Resolution 25-02 will allow CRA/LA to commence the SLA process and issue a notice of availability to the entities designated in Cal. Gov. Code Section 54222(a). While the SLA requires

CRA/LA to notify affordable housing developers of the Property's availability, it does not require the Property be sold below fair market value.

Under the Surplus Land Act (SLA), properties designated as surplus must first be offered to qualified affordable housing developers listed by the California Department of Housing and Community Development ("HCD"). Developers have 60 days to submit notice of interest. If one or more developers express interest, CRA/LA is required to negotiate in good faith for at least 90 days to reach terms of sale. The SLA (and HCD's updated 2024 guidelines) require that the conveying agency record a covenant or restriction against the property so that if the land is later developed for housing, a minimum number of units — often at least 25% — must be reserved as affordable. The property need not be sold below market value. If no affordable housing developer responds within 60 days, or negotiations fail, CRA/LA may then market the property more broadly.

PREVIOUS ACTIONS

On October 7, 2014, subsequent to Governing Board and Oversight Board approval, the California Department of Finance ("DOF") approved the LRPMP that included this Retained for Future Development asset.

DISCUSSION & BACKGROUND

The LRPMP included the disposition of real property assets categorized as Retained for Future Development. These assets shared certain distinguishing characteristics: they were identified for use or development in Redevelopment Plans, Five-Year Implementation Plans, Community Plans, the General Plan, or Specific Plans, and in some cases were also encumbered with obligations related to federal funding. At the time, the City expressed a willingness to enter into Option Agreements with the Successor Agency in order to advance the Former Agency's redevelopment objectives. The City Council authorized acceptance of such properties and approval of the terms of any Option Agreement.

Bunker Hill Parcel Y-1 (CRA/LA Asset ID No. 168) was categorized in the LRPMP under Retained for Future Development, and CRA/LA subsequently entered into an Option Agreement with the City for the Property. The Option Agreement expired on September 30, 2025. Because the Option Agreement has expired, CRA/LA must now comply with the requirements of the Surplus Land Act before disposing of the Property. Accordingly, the Governing Board is being asked to adopt Resolution 25-02 declaring the Property surplus land.

SOURCE OF FUNDS

No funding is requested for this item.

ROPS AND ADMINISTRATIVE BUDGET IMPACT

There is no ROPS impact anticipated with this action.

ENVIRONMENTAL REVIEW

The recommended action is not a “project” under the California Environmental Quality Act.



Dan Kahn
Chief Executive Officer

There is no conflict of interest known to me which exists with regard to any CRA/LA officer or employee concerning this action.

Attachment

Attachment A – Resolution 25-02

RESOLUTION NO. 25-02

A RESOLUTION OF CRA/LA, A DESIGNATED LOCAL AUTHORITY (SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES), DECLARING CERTAIN PROPERTY AS SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT

WHEREAS, CRA/LA, the successor to The Community Redevelopment Agency of the City of Los Angeles (the "Former Agency"), is the owner in fee simple of that certain real property located at 361 S. Hill Street, Los Angeles, California, commonly referred to as Bunker Hill Parcel Y-1 and more particularly described in **Exhibit A**, attached hereto, ("Property"); and

WHEREAS, the Surplus Land Act, California Government Code Sections 54220-54233, requires local agencies to declare land to be either "surplus land" or "exempt surplus land", and such determination must be supported by written findings prior to disposing of agency land (Cal. Gov. Code Section 54221(b)(1)); and

WHEREAS, to declare the Property as surplus land, CRA/LA must take formal action in a regular public meeting to declare the Property surplus land and not necessary for CRA/LA's use; and

WHEREAS, CRA/LA desires to declare that the Property is surplus land and not necessary for the Agency's use; and

NOW, THEREFORE, THE GOVERNING BOARD OF THE AGENCY HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. The recitals set forth above and the exhibit set forth below are true and correct and are a substantive part of this Resolution.

Section 2. The Governing Board hereby declares that the Property is surplus property and not necessary for CRA/LA's use. First, the Property has remained vacant and unused by CRA/LA for agency purposes. Second, following the dissolution of redevelopment agencies in the State of California, CRA/LA prepared a Long-Range Property Management Plan ("LRPMP") mandating disposition of Former Agency property, including the Property referenced herein. Third, in the LRPMP, the Property was classified as *Retained for Future Development*. Fourth, the Option Agreement with the City of Los Angeles has expired, and no redevelopment obligations remain in place that require CRA/LA to retain the Property.

Section 3. CRA/LA staff is hereby directed to send a notice of availability to the entities designated in Cal. Gov. Code Section 54222(a) by electronic mail or by certified mail.

Section 4. CRA/LA staff is hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, and any such actions previously taken are hereby ratified and confirmed.

The foregoing Resolution was passed and adopted by the Governing Board on October 24, 2025, by the following vote:

AYES: _____

NOES: _____

EXHIBIT A

Legal Description of Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 5 OF TRACT NO. 30781, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 897, PAGES 8 THROUGH 12 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF AS DESCRIBED AND CONVEYED IN THAT CERTAIN GRANT DEED TO ANGELS FLIGHT RAILWAY FOUNDATION, RECORDED DECEMBER 22, 2017 AS INSTRUMENT NO. 2017-1492288 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF LOT 5 OF SAID TRACT 30781 AS DESCRIBED AND CONVEYED IN THAT CERTAIN GRANT DEED TO 2 CAL LAND (LA) OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 29, 2016 AS INSTRUMENT NO. 2016-1488363 OF OFFICIAL RECORDS, LYING **ABOVE** A HORIZONTAL PLANE THAT IS 17.00 FEET ABOVE THE SURFACE OF OLIVE STREET.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND MINERAL SUBSTANCES TOGETHER WITH THE RIGHT TO EXTRACT SUCH SUBSTANCES, PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE BUNKER HILL URBAN RENEWAL PROJECT AREA, AS SAID AREA IS DESCRIBED IN AN INSTRUMENT RECORDED IN BOOK M335 PAGE 106, OFFICIAL RECORDS, AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, AS EXCEPTED AND RESERVED BY VARIOUS DOCUMENTS OF RECORD, AMONG THEM BEING THE DEED RECORDED MAY 15, 1962 AS INSTRUMENT NO. 1762, IN BOOK D1614 PAGE 654, OF OFFICIAL RECORDS.

PARCEL 2:

EASEMENTS AND OTHER RIGHTS IN REAL PROPERTY CREATED UNDER THAT CERTAIN CONSTRUCTION OPERATION AND RECIPROCAL EASEMENT AGREEMENT, DATED AUGUST 26, 1983, EXECUTED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA AND BUNKER HILL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, UPON THE TERMS, COVENANTS AND CONDITIONS AS PROVIDED THEREIN, RECORDED AS INSTRUMENT NO. 83-991992, OFFICIAL RECORDS, AS AMENDED BY (1) THAT CERTAIN FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 28, 1993 AS INSTRUMENT NO. 93-1025320, OFFICIAL RECORDS, AND (2) THAT CERTAIN SECOND AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT

RECORDED JUNE 9, 1997 AS INSTRUMENT NO. 97-854835, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL 3:

THAT PORTION OF OLIVE STREET, AS SHOWN ON THE MAP OF BEAUDRY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 401 AND 402 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND ON THE MAP OF TRACT NO. 30781, IN SAID CITY, COUNTY AND STATE, RECORDED IN BOOK 897, PAGES 8 TO 12 INCLUSIVE OF MAPS, IN SAID COUNTY RECORDER'S OFFICE, BOUNDED NORTHWESTERLY BY A LINE LYING 12 FEET NORTHWESTERLY OF, AND PARALLEL WITH, THE TANGENT PORTION OF THE NORTHWESTERLY LINE OF LOT 5 OF SAID TRACT NO. 30781, AND ITS SOUTHWESTERLY PROLONGATION; BOUNDED SOUTHEASTERLY BY THE SOUTHEASTERLY LINE OF SAID OLIVE STREET, SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF SAID LOT 5; BOUNDED NORTHEASTERLY BY THE NORTHWESTERLY PROLONGATION OF THAT CERTAIN LINE DESCRIBED AS HAVING A BEARING OF SOUTH 51°41'21" EAST AND A LENGTH OF 27.07 FEET IN GRANT DEED RECORDED DECEMBER 22, 2017 AS INSTRUMENT NO. 20171492288, OFFICIAL RECORDS; AND BOUNDED SOUTHWESTERLY BY THE NORTHWESTERLY PROLONGATION OF THE TANGENT PORTION OF THE SOUTHWESTERLY LINE OF SAID LOT 5, LYING **BELOW** A HORIZONTAL PLANE THAT IS 20 FEET BELOW THE SURFACE OF SAID OLIVE STREET, AS VACATED BY RESOLUTION TO VACATE NO. 82-01653, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 19, 1982 AS INSTRUMENT NO. 82-837835 AND RERECORDED SEPTEMBER 16, 1982 AS INSTRUMENT NO. 82-943159, BOTH OF OFFICIAL RECORDS, AND AS DELINEATED ON SHEETS 4 AND 5 OF MAP RECORDED IN VOLUME 23, PAGE 68 OF STREET VACATION MAPS.

(NOTE: THE LEGAL DESCRIPTION OF SAID PARCEL 3 ABOVE HAS NOT BEEN CREATED OF RECORD AND IS SHOWN SOLELY HERE FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF THIS REPORT. SAID PARCEL 3 IS NOT AN INSURABLE PARCEL PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.)