

Decision No. 14608

BEFORE THE RAILROAD COMMISSION OF THE STATE OF CALIFORNIA

In the Matter of the application of )  
Pacific Electric Railway Company to )  
sell a portion of Lot "A" of the )  
Subway Terminal Tract in the City of )  
Los Angeles, California, not necessary )  
or useful in the performance of its )  
duty to the public, to Subway Terminal )  
Corporation. )

Application No. 10735

BY THE COMMISSION:

O R D E R

Pacific Electric Railway Company, applicant herein, filed the above entitled application with this Commission on January 15, 1925, in which an order is asked authorizing the sale of a portion of its present "Hill Street Terminal" property.

To fully understand the conditions surrounding this application, reference should be made to a previous application, No. 9426, of the Pacific Electric Railway Company, asking for authority to construct a tunnel between Hill Street and Glendale Boulevard, the easterly terminus of which was to be at grade at Hill Street. In granting that application the Commission pointed out certain disadvantages of the plan proposed in the following language:

"It has appeared to this Commission that the public interest would perhaps be better served if the tunnel here in question could be linked with some general subway system with station facilities in or adjacent to Pershing Square, or other general subway system that may be approved by the city."

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Arrangements have since been made for financing a terminal under the present Hill Street Tunnel property by the sale of part of applicant's present terminal property for building purposes. Approval for the necessary change in grade of the tunnel was given by this Commission in its Decision No. 14428, dated January 2, 1925. This present application for approval of sale of the property is, therefore, merely a step in the working out of a plan which more nearly conforms to principle announced by this Commission in its former decision.

Applicant owns a total frontage on Hill Street of 241 feet and now proposes to sell the northerly 141 feet of this frontage, extending through to and including an equal frontage on Olive Street, but reserving certain easements for station facilities. This leaves available for a terminal for surface cars the southerly portion of the property, 100 feet on Hill Street and 40 feet on Olive Street. It appears that the Pinkham lot, having a 60 foot frontage on Olive Street is now being acquired by applicant. When this property is combined with the remaining parcel of the present "Hill Street Terminal," applicant will have a property 100 feet wide between Hill Street and Olive Street in addition to the easements reserved on the property being sold. This property appears to be sufficient for the convenient operation of such surface lines as will remain after the completion of the tunnel.

The location of a subway station below Hill Street grade and under the proposed office building has the advantage of making it possible to connect with a subway under any of the principal north and south streets, with the possible exception of Hill Street.

The easements reserved in the property to be sold are substantially as follows:

(1) A space above the first floor area sixteen (16) feet in height above the grade of Hill Street; with an entrance frontage on Hill Street twenty (20) feet in width, but excluding the remaining Hill Street frontage for a depth of one hundred and thirty (130) feet measured from Hill Street.

(2) A basement space thirteen (13) feet in height below the first floor, but excluding the major portion of the basement area directly under the Hill Street frontage for a depth of one hundred and thirty (130) feet measured from Hill Street.

(3) A sixty-eight (68) foot vertical space below the basement level covering the entire property.

These reservations appear to be adequate for convenient terminal and station facilities.

The sale price agreed upon is \$705,000. The property has an appraised value of \$951,750, and in view of the easements retained by applicant the agreed sale price appears not unreasonable.

It appears that this is not a proceeding in which a public hearing is necessary, and that the public convenience and necessity require that this application should be granted subject to the conditions hereinafter specified; therefore

IT IS HEREBY ORDERED that permission and authority be and it is hereby granted Pacific Electric Railway Company, applicant herein, to sell a portion of Lot A of the Subway Terminal Tract in the City of Los Angeles, California, to Subway Terminal Corporation, more particularly described as follows:

"Parcel 'I'. That portion of Lot "A" of the Subway Terminal Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Page 37 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the most Northerly corner of said Lot "A" in the South Easterly line of Olive Street; thence along said South Easterly line South 37° 55' West 140.95 feet; thence South 52° 05' East 324.24 feet, more or less, to the North Westerly line of Hill Street, as shown on the map of said Subway Terminal Tract; thence along said North Westerly line North

37° 51' East 141.00 feet to the most Easterly Corner of said Lot; thence North Westerly along the North Easterly line of said Lot to the point of beginning."

Excepting and reserving those certain easements for use by the applicant, but including those certain other easements for use by Subway Terminal Corporation, all of which are more particularly described in application and in the agreement attached to application, between Pacific Electric Railway Company and Subway Terminal Corporation, dated December 24, 1924, and marked Exhibit "B", subject to the following conditions:

(1) Applicant shall furnish this Commission within thirty (30) days following the date of this Order with those portions of the final plans and specifications referred to in Article I Section I of that certain agreement between applicant and Subway Terminal Corporation, dated December 24, 1924, attached to the application and marked Exhibit "B", relating to details of structural construction of the proposed terminal building up to and including the first floor at the Hill Street grade.

(2) Applicant shall furnish this Commission within ninety (90) days following the date of this Order with a certified copy of conveyance of said property by applicant to Subway Terminal Corporation.

(3) Nothing herein contained shall be construed as a determination by this Commission of the value of applicant's interest in this property, or any portion thereof, for any purpose other than the transfer herein authorized.

(4) Nothing herein contained shall be construed as constituting an approval by this Commission of the routing of applicant's cars over any portion of applicant's system.

For all other purposes, this Order shall become effective twenty (20) days following the date hereof.

Dated at San Francisco, California, this 26<sup>th</sup> day of February, 1925.

H. B. Brundage

C. A. Murray

Ernest D. Thomas

George D. Squires

Ernest Decoto

Commissioners.