

Memorandum

To : The Conservancy
The Advisory Committee

Date: May 22, 2017

From :  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Director

Subject: **Agenda Item 9(b): Consideration of resolution exercising first right of refusal on surplus City of Los Angeles properties (APNs 2176-026-900, 901, 902, 903, 904, 905), Tarzana, City of Los Angeles.**

Staff Recommendation: That the Conservancy adopt the attached resolution exercising first right of refusal pursuant to Public Resources Code Section on surplus City of Los Angeles properties (APNs 2176-026-900, 901, 902, 903, 904, 905) in Tarzana.

Legislative Authority: Section 33207(b) of the Public Resources Code.

Background: On April 4, 2017 the Santa Monica Mountains Conservancy notified the City of Los Angeles that it objects to the sale of the subject six parcels and shall exercise its first right of refusal on APNs 2176-026-900, 901, 902, 903, 904, 905. The proposed action would formalize that exercise of power.

The six lots total 2.6 acres of contiguous land with full street access from Edleen Drive. The City obtained the lots after a comprehensive fix of a landslide that demolished some houses. The lots have approximately 450 feet of street frontage and over 90 feet of flat pad across that distance. An attractive, approximately four-foot-high wrought iron fence separates the property from a City sidewalk. The site is well maintained and supports scattered mature non-native trees. The site offers expansive 210 degree views of multiple mountain ranges.

To the north (downslope) there is no house between the subject lots and Brewster Drive. One lot fronts Brewster Drive. Staff first became aware of the property over a year ago when the owner of an undeveloped lot at the bottom of the property was seeking to buy some of the land to allow for a more expansive development. Staff made it clear to the City Council office that the property was a unique resource and should remain public. The Council office staff expressed no issues homeless occupation, crime, or other nuisances. Even if the site remains as is with no additional public access, it serves as an important greenbelt, viewshed, watershed, and habitat element.

The property is adjacent to a Department of Water and Power power line corridor that runs from Caballero Creek in the Santa Monica Mountains to the Los Angeles River at the Aliso

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Creek confluence park. Between Caballero Creek and Ventura Boulevard only chain link fences, nursery plots and two-lane neighborhood streets impede a wildlife corridor or future public trail corridor. In short the property is not ecologically isolated. The property is a prime public resource in the Santa Monica Mountains Zone.

Staff has consulted with the Mountains Recreation and Conservation Authority (MRCA) staff. The MRCA has funds available in this subarea from its Santa Monica Mountains Open Space Preservation Assessment District.