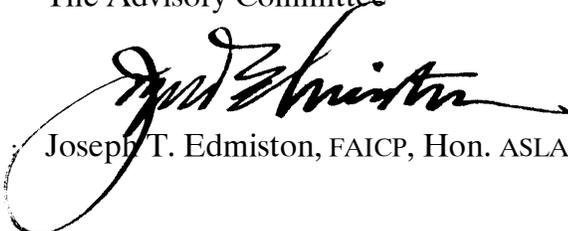


Memorandum

To : The Conservancy
The Advisory Committee

Date: May 12, 2008

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

Subject: **Agenda Item 8(c): Consideration of resolution authorizing conditional waiver of first right of refusal pursuant to Section 33207(b) of the Public Resources Code on a portion of City of Los Angeles-owned walkway directly adjacent to APN 2172-025-013, Serrania Ridge, Woodland Hills.**

Staff Recommendation: That the Conservancy adopt the attached resolution authorizing conditional conditional waiver of first right of refusal pursuant to Section 33207(b) of the Public Resources Code on a portion of City of Los Angeles-owned walkway directly adjacent to APN 2172-025-013, Serrania Ridge, Woodland Hills.

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

Background: APN 2172-025-013 abuts a 20-foot-wide City of Los Angeles-owned paper walkway that borders Serrania Ridge Park owned by the Conservancy. Serrania Ridge is a component of Marvin Baude Mulholland Gateway Park. The owners of APN 2172-025-013 applied for the vacation of the 20-foot wide public right-of-way, totaling 3600-square feet. The applicants intend to use a portion of the proposed vacation for access onto the subject parcel to avoid an oak tree in their existing lot frontage on Naranja Road. After a trip to the Mulholland Design Review Board, the City of Los Angeles (City) informed the owners that the street cannot be vacated without the Conservancy's waiver due to Public Resources Code Section 33207(b). The applicants approached staff to work out a deal favorable to the protection of open space.

The Mountains Recreation and Conservation Authority (MRCA) took action on April 2, 2008 authorizing acceptance of a conservation easement over the undeveloped portions of the street vacation and over a section of the applicant's property. (There was an error on the listing of the APN when the MRCA Governing Board approved the item; however, an amendment to the resolution with the correct APN is on the MRCA's May 7, 2008 agenda.)

With the proposed deal, the applicant gains better driveway access, avoids having to mitigate for damaging an oak tree, and eliminates a public nuisance road in front of their property. The Conservancy and MRCA gain from the elimination of a public nuisance road that leads to dumping and partying on Conservancy land, and a conservation easement land on the private parcel and City-owned right-of-way. Staff is assured that the proposed house on APN 2172-025-013 is well set back from parkland to reduce fuel modification and that the landscaping and

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fencing will have no negative effects on habitat value. All expenses will be funded by the project applicant.