

Memorandum

To : The Conservancy
The Advisory Committee

Date: April 24, 2017

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

Subject: **Agenda Item 9(c): Consideration of resolution exercising first right of refusal pursuant to Public Resources Code Section 33207(b) on proposed sale of City of Los Angeles property (APN 5562-001-902) Lookout Mountain Avenue, City of Los Angeles.**

Staff Recommendation: That the Conservancy adopt the attached resolution exercising the first right of refusal pursuant to Public Resources Code Section 33207(b) to purchase City of Los Angeles-owned APN 5562-001-902 located on Lookout Mountain Avenue in Laurel Canyon.

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

The conservancy shall have the first right of refusal on any property within the zone presently owned by a public agency and scheduled for disposal as excess lands, except where such lands are designated for acquisition as a park or recreation area by a federal, state, or local agency. The conservancy shall have the right to acquire such lands at the disposing agency's purchase price plus any administrative and management costs incurred by the disposing agency.

Background: On April 11, 2017, staff received the attached Memorandum from the City of Los Angeles' General Services Department, Real Estate Services Division, regarding a proposal to sell City-owned property (APN 5562-001-902) to an adjacent private landowner through the Own a Piece of Los Angeles (OPLA) Program. As determined by the City of Los Angeles, this small property is surplus to the City's needs. The City has not offered this property to the Conservancy pursuant to Section 33207(b) of the Public Resources Code. The City OPLA program tends to by-pass offering key properties first to the Conservancy. The proposed action would formalize notification to the City that it must offer first right of refusal to the Conservancy and that the Conservancy hereby exercises that right for said parcel.

For over a decade developers have attempted to purchase the approximately 4,030-square-foot property to reach two large acreage parcels with pristine habitat. See the attached figures that show the relationships of all these subject ownerships. It is not in the public interest or the benefit of the eastern Santa Monica Mountains ecosystem to convert this public land to private growth-inducing development. The City currently allows a portion of the property to be used

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as the grounds of a daycare facility across from Wonderland Avenue Elementary School. Although the daycare's gates now block most wildlife movement to and from Lookout Mountain Road, the parcel provides one of a kind future habitat connectivity from the 50-acre Stanley Hills habitat block to the Horshoe Canyon habitat block to the north. At its March 2017 meeting the Conservancy approved a Proposition 1 grant to the Mountains Recreation and Conservation Authority to acquire a nearly-adjacent 17.83-acre parcel within the Stanley Hills habitat block.