

CITY OF LOS ANGELES
CALIFORNIA

10-0338

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

September 30, 2010

ANTONIO R. VILLARAIGOSA
MAYOR

Honorable Tony Cardenas
Chair, Information Technology &
Government Affairs Committee
c/o Office of the City Clerk
Room 395, City Hall

Attention: Maria Espinoza, Legislative Assistant

**SALE OF SURPLUS PROPERTY – 77 PARCELS LOCATED WITHIN THE
SANTA MONICA MOUNTAINS ZONE OF COUNCIL DISTRICT 5**

The proposed sale of 77 parcels within the Santa Monica Mountains Zone is a direct sale to the Santa Monica Mountains Conservancy (Conservancy) for the negotiated price of \$1.5 million. This acquisition by the Conservancy will permit the parcels to remain as open space.

The California Public Resources Code (CPRC) 33207 (b) guarantees the Santa Monica Mountains Conservancy right of first refusal on any property within the Santa Monica Mountains Conservancy Zone that is scheduled for disposal as excess land by a public agency. The CPRC permits the Conservancy to acquire the property for the City's acquisition and administration costs. There are limited records available which accurately detail either the City's acquisition or administration costs. The Bureau of Engineering has indicated that the majority of the 77 parcels were acquired through tax deeds at approximately \$10 per parcel. In the absence of accurate records, GSD indicates that the administration costs could be as much of \$10.4 million based on a formula of \$900 per parcel per year. The majority of the parcels were acquired in the 1950s.

The original "Class C" estimate of \$5.2 million was based on 80 parcels of land. It was subsequently determined that three of these parcels belonged to the Department of Recreation and Parks and the Department of Water and Power. The parcels were removed from the transaction and a revised "Class C" estimate has been completed for the 77 parcels. The estimated property value is approximately \$3.5 million. The property is described as vacant land. As previously stated, CPRC 33207 (b) gives the Conservancy right of first refusal to maintain the land as open space. The Planning Department has indicated that keeping the property as open space is consistent with the Bel Air-Beverly Crest Community Plan. Additionally, Planning indicated that the



proposed sale is consistent with the Housing Element of the General Plan because the lots are not buildable for housing. In light of all of these factors, the proposed sale price of \$1.5 million was negotiated by Council District 5 with assistance from the Mayor's Office to maintain the property as open space.

If you have any questions, please contact David Roberts, Property Manager I, at (213) 922-8546.

A handwritten signature in black ink that reads "Tony M. Royster". The signature is written in a cursive style with a prominent horizontal line above the first few letters.

Tony M. Royster
General Manager

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ANTONIO R. VILLARAIGOSA
MAYOR

September 30, 2010

Honorable Bernard C. Parks
Chair, Budget and Finance Committee
c/o Office of the City Clerk
Room 395, City Hall

Attention: Erika Pulst, Legislative Assistant

SALE OF SURPLUS PROPERTY – 77 PARCELS LOCATED WITHIN THE SANTA MONICA MOUNTAINS ZONE OF COUNCIL DISTRICT 5

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General Manager