

COMMUNICATION

File No. 11-0606

TO: THE COUNCIL OF THE CITY OF LOS ANGELES

**FROM: COUNCILMEMBER JAN PERRY, CHAIR
ENERGY AND ENVIRONMENT COMMITTEE**

COMMUNICATION FROM CHAIR, ENERGY AND ENVIRONMENT COMMITTEE relative to the sale of excess City-owned property located at 14030 Hartland Avenue.

Recommendation for Council action:

SUBMIT WITHOUT RECOMMENDATION the following recommendation as contained in Resolution No. 011-228 and approved by the Board of Water and Power Commissioners (Board) on April 5, 2011:

CONCUR with the Board of Water and Power Commissioners' action of April 5, 2011, Resolution No. 011-228, approving the sale of excess City-owned property located at 14030 Hartland Avenue.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that approval of the proposed sale of excess City-owned property located at 14030 Hartland Avenue will result in revenue for the Power Revenue Fund of no less than \$100,000, which is the amount of the minimum starting bid and total appraised liquidated value of the property. Since the Los Angeles Department of Water and Power (LADWP) is bound only by the City Debt Management Policies, the City Financial Policies are not applicable. Approval of the proposed sale will have no impact on the City's General Fund.

Community Impact Statement: None Submitted.

Summary:

On April 19, 2011, the Committee Chair of the Energy and Environment Committee considered an April 11, 2011 Board report, January 28, 2011 CAO report, and Resolution No. 011-228 relative to the proposed sale of excess City-owned property located at 14030 Hartland Avenue. According to the CAO, a minimum bid price of \$100,000 has been set for sale of the property. The value was determined by an appraisal dated August 4, 2010, by Guy C. Lammers, a Certified General Appraiser, of LADWP Real Estate Services. The bid price is considered to be a liquidation value based on the condition of the property. The auction will be conducted by LADWP staff.

Additionally, the CAO stated that in 1989, the LADWP began the design and construction of Distributing Station 140 located at 14047 Vanowen Street in Van Nuys. The station is located along a major thoroughfare but the rear east corner of the property is immediately adjacent to a residential neighborhood. The LADWP site is directly contiguous with a single family dwelling located at 14030 Hartland Street. In order to mitigate the ongoing noise and dust associated with the planned construction period, the LADWP acquired the adjacent property on Hartland Avenue. The home was purchased in November 1989 for a price of \$325,000.

The parcel is approximately 8,500 square feet with a 2,028 square foot dwelling. The structure was built in 1955 and is a one-story wood frame house built on a slab foundation. The home contains 4 bedrooms with 1 3/4 baths, an attached two car garage, and a pool. The dwelling has significant

deferred maintenance including the roof and the exterior wood siding. The interior also will require substantial renovation and clean up in order to be habitable. The pool is not functional and accumulates water during the rainy season.

After further consideration and having provided an opportunity for public comment, the Committee Chair moved to forward this matter to Council with no recommendation. This matter is now submitted to Council for its consideration.

Respectfully submitted,

COUNCILMEMBER JAN PERRY, CHAIR
ENERGY AND ENVIRONMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
PERRY:	YES
CÁRDENAS:	ABSENT
ALARCÓN:	ABSENT
KORETZ:	ABSENT
KREKORIAN:	ABSENT

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- Not Official Until Council Acts -