

ENERGY AND ENVIRONMENT COMMITTEE REPORT relative to authorizing a grant of a no-build easement (File P-43612-1) to Studio Lending Group, LLC over a portion of the Los Angeles Department of Water and Power's (LADWP) Receiving Station H.

Recommendation for Council action:

CONCUR with the Board of Water and Power Commissioners' (Board) action of January 20, 2015, Resolution No. 015-125, authorizing a grant of a no-build easement (File P-43612-1) to Studio Lending Group, LLC (SLG) over a portion of the LADWP's Receiving Station H.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that approval of Resolution No. 015-125 will result in \$108,800 in revenue for the Power Revenue Fund. Since the Los Angeles Department of Water and Power is bound only by the City Debt Management Policies, the City Financial Policies are not applicable. Approval of Resolution No. 015-125 will have no impact on the City's General Fund.

Community Impact Statement: None submitted.

Summary:

On February 4, 2015, your Committee considered January 23, 2015 Board and October 1, 2014 CAO reports and Resolution No. 015-125 relative to authorizing a grant of a no-build easement (File P-43612-1) to SLG over a portion of the Los Angeles Department of Water and Power's (LADWP) Receiving Station H. According to the CAO, the LADWP requests approval of a proposed resolution authorizing the execution of a permanent no-build easement deed to Studio Lending Group, LLC (SLG), for 2,720 square feet of land owned by the City located at 936 N. Poinsettia Place within the City of West Hollywood, California. The proposed easement will provide fire clearance and allow SLG to comply with Fire Code requirements pertaining to a SLG parking structure adjacent to the City owned land which is utilized by LADWP as Power Receiving Station H. Without the easement, the City of West Hollywood would require SLG to install a firewall adjacent to the LADWP facility.

The LADWP has determined that the proposed easement presents no adverse operational impacts or maintenance expenses associated with the current or anticipated operational needs of the LADWP. The agreed upon price of the easement is \$108,800, which is based on a fair market appraisal performed in 2012 and updated in 2014. The LADWP has reviewed the appraisal and determined the compensation is reasonable. Charter Section 675(d)(2) requires Council approval to sell, lease, or otherwise dispose of, or in any manner withdraw from the control of the Board of Water and Power Commissioners real property. The City Attorney has approved the proposed resolution as to form and legality.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the easement to SLG and concurring with Resolution No. 015-125. This matter is submitted to Council for its consideration.

Respectfully Submitted,

ENERGY AND ENVIRONMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
FUENTES:	YES
BLUMENFIELD:	YES
LABONGE:	ABSENT
HUIZAR:	ABSENT
KORETZ:	YES

ARL
2/4/15

-NOT OFFICIAL UNTIL COUNCIL ACTS-