

MOTION

ENTERTAINMENT AND FACILITIES

The City currently owns a 10,341 sq. ft. property located at 15206 Earlham Street in the Pacific Palisades in Council District 11 (15206 Lot). The 15206 Lot is not required for use by the City, and in accordance with established procedures, the City previously declared the property surplus (C.F. 15-0430). The City intends to sell the 15206 Lot at an upcoming surplus property auction. The proceeds from the sale of this lot, along with others in the area, will be deposited into the Potrero Canyon Trust Fund (Ord. No. 179472) to be used to complete the final phases of the Potrero Canyon Park Restoration project.

In evaluating the 15206 Lot for sale, the City discovered that the deck of the adjacent property located at 15202 Earlham Street is encroaching onto the 15206 Lot. The owners of the property located at 15202 Earlham Street (Adjacent Property Owners) expressed interest in purchasing 403.35 square feet of the 15206 Lot to address the encroachment. In order to sell the 15206 Lot at an auction, the City should first resolve the encroachment issue. The Department of General Services, Department of City Planning, and the City Attorney, indicate that the City may issue a Certificate of Compliance to the Adjacent Property Owners to resolve this issue. However, before the City can issue the Certificate of Compliance, the Adjacent Property Owners must first acquire ownership of the 403.35 square feet from the City. The Adjacent Property Owners have already filed an application for a Certificate of Compliance with the Department of City Planning. As part of that process, a new legal description was created to carve out the 403.35 square-foot property from the larger parcel.

The sale of a portion of the 15206 Lot to the Adjacent Property Owners would resolve the encroachment issue and allow for the sale of the remainder of the 15206 Lot at an upcoming surplus property auction. Since the sale of the 403.35 square-foot portion of the 15206 Lot to the Adjacent Property Owners would resolve the encroachment issue, there is a benefit to the City to sell it directly to a private entity. Moreover, because the property to be sold is under 5,000 square feet, the sale qualifies for the "Own a Piece of Los Angeles" program (C.F. 07-1894).

I, THEREFORE, MOVE that the City Council direct the Department of General Services to take the following actions relative to the City-owned surplus property located at 15206 Earlham Street in the Pacific Palisades (Property):

1. Declare approximately 403.35 square feet of the Property, specifically a portion of Lot 02 in Tract No. 9300, a "remnant" parcel pursuant to Los Angeles Administrative Code Section 7.27.1(a) (Remnant Parcel);
2. Conduct a Class "A" appraisal of the Remnant Parcel;
3. Sell the Remnant Parcel to the owners of the adjacent property located at 15202 Earlham Street, Heitor Pereira and Helena Lara, for fair market value as determined by the Class "A" appraisal to be completed by the Department of General Services pursuant to the "Own a Piece of Los Angeles" Program (Los Angeles Administrative Code Section 7.27.1); and
4. Deposit the net proceeds into the Potrero Canyon Trust Fund.

PRESENTED BY:

MIKE BONIN

Councilmember, 11th District

SECONDED BY:

OCT 25 2016

ORIGINAL