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December 7, 2016

The Honorable Joe Buscaino, Chair
Public Works and Gang Reduction Committee
Los Angeles City Council

c/o Holly L. Wolcott
City Clerk
City Hall, Room 395

PROPOSED TRANSFER OF FUNDS FOR THE GEOTECHNICAL EVALUATION OF CITY OWNED PROPERTIES AT 18801 TO 18825 EDLEEN DRIVE

Dear Councilmember Buscaino and Honorable Members:

RECOMMENDATION

That the Council:

1. Subject to the approval of the Mayor, Authorize the Controller to transfer and appropriate \$80,000 from Fund 100 Department 54, Account 00N260, entitled "1680 Sunset Plaza Drive Emergency Bulkhead" to a new account to be created within Engineering Special Service Fund 682, Department 50, account TBD, entitled "Edleen Drive Properties Slope Stability Study" in Department 50 Fund 682.
2. Authorize the Controller to transfer and appropriate \$80,000 from the Council District 3 portion of the Street Furniture Revenue Fund No. 43D, Department 50 to the newly created account entitled "Edleen Drive Properties Slope Stability Study" in Fund 682, Department 50.
3. Authorize the CAO to make technical corrections, as necessary, to those transactions included in this report to implement Mayor and Council intentions.

DISCUSSION

The City acquired six surplus residential properties, located at 18801 to 18825 Edleen Drive, through litigation after the 1994 Northridge Earthquake. Damage to the six homes on these properties was caused by settlement of the underlying artificial fill during the earthquake. The damaged residential structures have been removed and the lots are currently vacant. The lots are in the midst of a residential community in West Hills along a




ridge top with expansive views of the San Fernando Valley. Based on a Department of General Services Class C estimate, the anticipated minimum bid for purchase of all six properties is \$4.8 million. It is proposed that the six surplus properties be auctioned. The existing geotechnical data, however, is not sufficient for potential bidders to assess the viability of developing the property. Before an auction can take place, the Bureau recommends undertaking a geotechnical evaluation to provide potential buyers with information regarding the subsurface conditions and site slope stability. This information would allow potential bidders to assess the feasibility of redeveloping the properties.

The cost for the proposed geotechnical evaluation is \$160,000 and would involve a subsurface exploration that includes drilling of seven (7) borings to depths ranging between 60 and 80 feet below the ground surface, laboratory testing of collected samples, slope stability analysis, and preparation of a data report. After the auctions have been completed, the proceeds would be returned to Council District 3 and the General Fund to reimburse the initial evaluation costs.

If you have any questions, please contact Christopher Johnson of my staff at (213) 847-0538 or at Christopher.Johnson@lacity.org.

Sincerely,



for Gary Lee Moore, PE, ENV SP
City Engineer

cc: Ted Bardacke, Mayor's Office
Elizabeth Ene, Council District 3
David Hirano, Office of the City Administrative Officer
Roy Cervantes, Office of the City Administrative Officer
Maria Souza Roundtree, Office of the Chief Legislative Analyst
Alfred Mata, Bureau of Engineering
Christopher F. Johnson, Bureau of Engineering
Robert Hancock, Bureau of Engineering
David Roberts, Department of General Services