



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: October 5, 2011

SUBJECT: **Agenda Item VI(c): Consideration of resolution authorizing acceptance of conservation easements over portions of 1400 Linda Flora Drive (APNs 4377-002-036 and 037), Bel Air, City of Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acceptance of conservation easements over portions of 1400 Linda Flora Drive (APNs 4377-002-036 and 037), Bel Air, City of Los Angeles.

Background: The subject property is located on the ridge east of Hoag Canyon, one of the largest remaining privately owned habitat blocks in the City of Los Angeles portion of the Santa Monica Mountains. The applicant proposes to construct a 46,659-square-foot single family dwelling, 4,523-square-foot accessory living quarters, and 600-square-foot accessory summer house on 30.5 acres. A 20-foot-wide, gated, and paved access road would connect the two halves of Linda Flora Drive approximately along the ridgeline. Two retaining walls would parallel the road along most of the length of the property to support the road above Roscomare Valley. The retaining walls would be screened by trees.

The applicant has offered to grant conservation easements over most of the property, except the development pad area. These easements would ensure that no further development takes place on the property other than what is proposed by this project. Staff is currently in negotiations over the precise boundaries of the conservation areas, but a conceptual drawing is attached. The easements are expected to protect approximately 27 acres in both Hoag Canyon and Roscomare Valley. Although an agreement is not yet in place due to the many variables of the project's approval process, this authorization will allow staff the flexibility to accept an easement as soon as it is appropriate to maximize protection of the site's valuable resources.