

**LAND ANALYSIS
BURNS PROPERTY (APN 2063-018-023 and 2063-018-039)**

Location

The subject property (APN 2063-018-023 and 2063-018-039) is located off of Kanan Road, northeast of Troutdale Drive, between Mulholland Highway and U.S. 101 (Ventura Freeway), in the unincorporated community of Santa Monica Mountains North Area (see attached Aerial Map). The parcel is approximately 60.4 gross acres in size and is privately owned by Mr. Paul D. Burns.

Background

Mr. Burns is in the final map stage of subdividing his property into three single-family parcels and one open space parcel. He has offered to dedicate the 54.4-acre open space parcel to the Los Angeles County Department of Parks and Recreation (see attached Offer to Dedicate).

The project's Quimby obligation was deemed satisfied pursuant to the terms of the Settlement Agreement and Mutual General Release between the County of Los Angeles, the Bakers and the Burns families dated October 2008. Specifically, as stated on page 19 of the agreement, the County acknowledged that due to the proposed dedication of the large open space parcel, no park in-lieu fees would be required. It should be noted that the Department was not involved or consulted in the preparation of this agreement. Typically, the Department does not give Quimby credit for open space and would have required the payment of in-lieu fees for a subdivision like this.

Also, as part of the subdivision review process, the Department has required the property owner to dedicate 15-foot wide easements for segments of the following multi-use trails: Paramount Ranch Connector Trail (approximate length of 1,927 linear feet) and the Chihuahua Trail (approximate length of 1,865 linear feet).

Property Characteristics

The subject property is currently vacant, irregular in shape, with variably-sloping terrain. The overall site has 8.6 acres of land within the zero to 25 percent slopes, 22 acres of land within the 25 to 50 percent slopes, and 29.8 acres of land in areas with greater than 50 percent slopes. The site contains numerous oak trees and oak woodland areas.

Zoning

The subject property is zoned “A-1-20” (Light Agricultural – 20 Acre Minimum Required Lot Area) which means that a minimum of 20 gross acres is required for each single-family parcel. The surrounding area within a radius of 500 feet is zoned the following:

- North: A-1-20
- East: A-1-20
- South: A-1-20, R-R-2 (Resort and Recreation – Two Acre Minimum Required Lot Area)
- West: A-1-20, R-R-2

Surrounding Land Uses

The subject property is surrounded almost entirely by privately owned vacant parcels. Specifically, the following land uses are within a radius of 500 feet:

- North: Single-family residences, vacant parcels
- East: Open space owned by the State of California, vacant parcels
- South: Single-family residences, vacant parcels
- West: Single-family residences, vacant parcels, ranch

Cons

- Steep slopes and rugged terrain limit ADA accessibility throughout the site
- Probable high maintenance costs
- Inadequate access for service vehicles

Pros

- Increase in the amount (acreage) of open space owned by the Department
- Unique aesthetic experience due to oak trees on the property and scenic views from the site

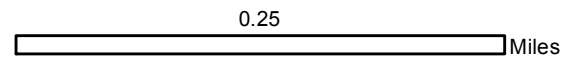
Recommendation


Staff do not recommend that the Department accept the open space due to the cost of maintaining the property, lack of connectivity to other publicly owned open space, and the topographical constraints of the site. Even though two multi-use trails traverse the property, the Department does not need ownership of open space to maintain the trails. Instead, the Department is requiring the property owner to dedicate 15-foot wide easements to the County.



BURNS PROPERTY- AERIAL

County of Los Angeles | Department of Parks & Recreation | Land Acquisition + Development Section



 Date: 06/04/13
 Prepared By: Planning_SM
 Aerial: LAR-IAC3
 Parcels: Assessor 2010
 Roads: Thomas Brothers (All rights reserved)
 Trails: DPR

Paul D. Burns
505 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91360
(805) 444-2727 FAX (805) 495-6014

May 25, 2013

LA County Parks and Recreation
Planning and Development Agency
Attn: Kathline King
510 South Vermont Avenue
Los Angeles, CA 90020

Reference: PM071223, Agoura, CA

Subject: Formal Offer of Dedication of 54.4 Acres of Open Space

To Whom It May Concern:

I, Paul D. Burns, owner of the property known as PM071223, do herewith offer to dedicate 54.4 acres of land contained within the boundaries of PM071223 to the County of Los Angeles Department of Parks and Recreation.

The subject 54.4 acres of land is identified as Parcel 4 on the Final Map for PM071223.

My Civil Engineer is in the process of drafting an Exhibit and Easements for the trails which are located on PM071223 and it will be delivered to L.A. County Parks and Recreation no later than Wednesday, May 29, 2013.

Should the Department of Parks and Recreation need anything further of me to allow this dedication of land to go forth, please let me know.

Sincerely,



Paul D. Burns
Property Owner

cc: Jodie Sackett, AICP – Dept. of Regional Planning

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PLANNING DIVISION