



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

TO: The Governing Board

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

DATE: April 6, 2016

SUBJECT: **Agenda Item XV: Consideration of resolution authorizing the sale of an approximately 0.15 acre portion of APN 2385-018-904 and retaining a conservation and trail easement over all of said portion; 12899 W. Mulholland Drive, City of Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the sale of an approximately 0.15 acre portion of APN 2385-018-904 and retaining a conservation and trail easement over all of said portion; 12899 W. Mulholland Drive, City of Los Angeles.

Background: The owner adjoining Mountains Recreation and Conservation Authority (MRCA) parcel (APN 2385-018-904) on the north side of Mulholland Drive seeks additional square footage to his lot to allow for the addition of a second story with no horizontal footprint expansion. The adjacent owner proposes to acquire some subset of a 0.15 acre potential area from the MRCA and the MRCA would retain a highly restrictive conservation easement and a full access public trail easement over every square inch of the area sold. The amount of square footage needed by the adjacent owner is dependent on its slope. The less the slope percentage, the less land he needs. Fortunately the existing house is well below the grade of Mulholland Drive and an added second story would be invisible from any portion of the roadway. The attached figures show the spacial relationships of the properties.

This is a new type of proposition for the MRCA. The owner has been trying for almost two years. Staff's resistance is lessened by the timely need for funding to specifically be used to leverage additional acquisition funding in the eastern Santa Monica Mountains. Essentially no important public rights would change. The owner is even willing to allow the MRCA to show the sold area as parkland on maps. The owner's only request is adequate legal protection or indemnification against liability for public use of the parcel. The second story would not increase required fuel modification. In light of the ability to leverage this funding for substantially greater land protection, staff is recommending a sale based on an agreement of price and terms to be discussed in closed session.