



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

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

DATE: September 5, 2018

SUBJECT: **Agenda Item IX: Consideration of resolution authorizing the sale of up to 500 square feet of a portion of APN 4379-032-900 and retaining a conservation easement over up to 200 square feet of said portion to resolve encroachment and retaining wall issues with adjacent property owner of 14220 Mulholland Dr., APN 4379-032-006, in the City of Los Angeles.**

Staff Recommendation: That the Mountains Recreation and Conservation Authority (MRCA) sell the portion of land and retain the smaller conservation easement portion to resolve encroachment and retaining wall issues on of APN 4379-032-900 with adjacent property owner of 14220 Mulholland Dr., APN 4379-032-006, in the City of Los Angeles.

Legislative Authority: Section 6500 *et seq.* of the Government Code

Background: The homeowner of 14220 Mulholland Dr., APN 4379-032-006, purchased said property with a small encroachment consisting of a portion of a side yard, garage and retaining wall located on MRCA's property, APN 4379-032-900. Homeowner recently discovered encroachment and is now seeking to resolve encroachment by purchasing them from MRCA. MRCA has the ability to sell the portion of property and it would resolve liability issues for MRCA by not owning the encroachments. MRCA would retain a conservation easement over the area around the retaining wall that allows the homeowner to have and improve the retaining wall, but not further degrade the environment. Final dimensions of the sale are still to be negotiated by staff, but will not exceed 500 square feet and the easement area MRCA will retain will not exceed 200 square feet.

Consideration: Homeowner will provide MRCA \$24,170 for the easement.

Fiscal Impact: Staff believe the consideration of \$24,170 will cover the diminished value to MRCA, staff time costs and overhead to cover processing the sale and easement.