



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: March 6, 2019

SUBJECT: **Agenda Item XIII: 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 Governing Board introduce approve sale of the portion of land and retain the conservation easement portion to resolve encroachment and retaining wall issues on APN 4379-032-900 with the 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 Muholland 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. After discovery of the encroachment, the homeowner is now seeking to resolve the encroachment by purchasing them from the MRCA. MRCA has the ability to sell the portion of property and it would resolve liability issued 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 retained will not exceed 200 square feet.

Consideration: Homeowner has agreed to purchase the property from the MRCA for \$10,000.

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Fiscal Impact: Staff believe the consideration of \$10,000 will cover the diminished value to the MRCA, staff time, and overhead to cover processing the sale and easement.