



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: January 6, 2021

SUBJECT: **Agenda Item IX: Consideration of resolution authorizing amendment of Resolution No. 18-134 to adjust financial compensation and other terms in agreements related to Vesting Tentative Tract Map No. 69976, former Verdugo Hills golf course, City of Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing amendment of Resolution No. 18-134 to adjust financial compensation and other terms in a revised agreement related to Vesting Tentative Tract Map No. 69976 located on the old Verdugo Hills golf course.

Background: In August 2018 the Governing Board adopted Resolution No. 18-134 that authorized multiple actions related to the now shuttered 57.5-acre Verdugo Hills golf course property that was a detention station during World War II. That resolution and the accompanying staff report are attached for background.

With that authorization, staff signed an agreement (attached) in February 2019 with the owner Snowball West Investments, LP. That agreement provided the Mountains Recreation and Conservation Authority (MRCA) with the rights to acquire four portions of the property (46 lots) over time as shown on the attached overlay of the vesting tentative tract map. It further provided for the MRCA to receive the 27 acres of open space in the tract in fee simple along with permanent maintenance funding from the future homeowners association. The last major benefit from the agreement was for the MRCA to receive a \$250,000 one-time contribution for the initial operation of the potentially acquired parkland comprised of lots from the approved tract map. However, the 2019 agreement calls for \$200,000 of that sum to be transferred to the Tuna Canyon Detention Station (TCDS) Coalition for the development of a yet to be defined Tuna Canyon Detention Station Memorial. Those improvements were to occur on MRCA property including the City-designated Historical Cultural Monument (HCM) on the property. That 2019 agreement with Snowball West expires on December 31, 2020.

In any case, staff has been negotiating a revised agreement with Snowball West. The key reason to amend the standing resolution is that Snowball West is now willing to provide only \$100,000 rather than minimum of \$200,000 and \$250,000 in a one time payment to the MRCA as represented in 2018 staff report and the 2019 signed agreement, respectively. The amended resolution adopts this staff report which calls out that reduction of payment to the MRCA. Staff has unilaterally signed a revised agreement with that \$100,000 amount that is effective contingent on the adoption of this amended resolution. If signed by Snowball West, that agreement would run through December 31, 2022.

All of the other revisions in the agreement clarify the timing and certainty of the MRCA's benefits in exchange for not opposing the project. It now specifies that the MRCA would receive the approximately 1.5-acre Historic Cultural Monument area.

Staff has worked closely with the TCDS Coalition and VOICE regarding both the 2019 agreement and the pending revised agreement. Subsequent to the 2019 agreement, the City of Los Angeles denied the project and Snowball West is now negotiating a settlement of litigation. The efficacy of any agreement involving the MRCA depends on whether Snowball West ends up with an approved tentative tract map and certified Final Environmental Impact Report. As of the writing of this staff report Snowball West has not signed the revised agreement.