

CITY OF LOS ANGELES

CALIFORNIA

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September 24, 2020

Richard H. Llewellyn Jr., Chair
Municipal Facilities Committee
200 N. Main Street, Suite 1500
Los Angeles, CA 90012

**REQUEST FOR “EXEMPT SURPLUS LAND” DECLARATION FOR
“OWN A PIECE OF LOS ANGELES” PROPERTY LOCATED ADJACENT TO
8630 LA TUNA CANYON ROAD, SUN VALLEY, CA 91352
IN COMPLIANCE WITH STATE LAW**

The Department of General Services (GSD) in compliance with AB-1486, request to declare as “exempt surplus lands” for the eventual sale of 8630 La Tuna Canyon Road, Sun Valley, CA 91352, Assessor Parcel Number 2401-022-901 (“Property”).

BACKGROUND

In accordance with the Own A Piece of Los Angeles (OPLA) Program approved by City Council on July 28, 2009 (C.F. 07-1894, Ordinance No. 180834), the Department of General Services (GSD) is charged with administering the sale of City-owned remnant parcels to adjoining owners.

On January 1, 2020, AB-1486 took effect and amended the process for disposing of surplus land. Among other changes, AB 1486 requires that “land shall be declared either ‘surplus land’ or ‘exempt surplus land,’ as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures.”

The OPLA Program, which was established under the previous State law on surplus property, allows the City to dispose of City-owned “remnant” parcels in accordance with the above-referenced ordinance. “Remnant” properties must be, among other requirements: (A) less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or less than 5,000 square feet in area, whichever is less, or (B) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency, that is used for park, recreational, open-space, or low- and moderate-income housing purposes, and is not located within

an enterprise zone pursuant to Section 7070 of the California Government Code, nor a designated program area as defined in California Government Code section 7082. Moreover, under the OPLA Program, a remnant property must be sold to an owner of an adjoining property.

Under AB-1486, a property may be declared as “exempt surplus land” if that property is (i) less than 5,000 square feet in area, (ii) less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or 5,000 square feet in area, whichever is less, or (iii) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. However, if the surplus land is not sold to an owner of contiguous land, it is not considered exempt surplus land. This exemption is now codified in Government Code Section 54221(f)(1)(B).

In comparison with the “remnant” definition under the OPLA ordinance, the above-referenced exemption under AB-1486 is broader. Accordingly, a “remnant” property that qualifies for sale through the OPLA Program should also fall within the said statutory exemption. Generally, all declarations of surplus or exempt status along with the appropriate findings should be made at full City Council. However, for sales processed through Admin Code Sec. 7.27.1 (OPLA), the declaration of exempt status and accompanying findings may be made at MFC.

FINDINGS

GSD’s records show that the OPLA property listed in the “Property Description” section of this report and depicted in Attachment A qualify as “exempt surplus land” under Government Code Section 54221(f)(1)(B). In addition, GSD proposes to sell such property to an owner of contiguous land.

PROPERTY DESCRIPTIONS

ADDRESS/APN	LOT SIZE	CD
Adjacent to 8630 La Tuna Canyon Rd. APN: 2401-022-901	1,265 sq. ft	7

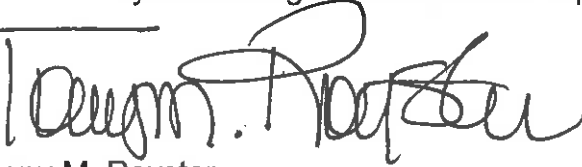
FISCAL IMPACT

None.

RECOMMENDATION

That the Municipal Facilities Committee:

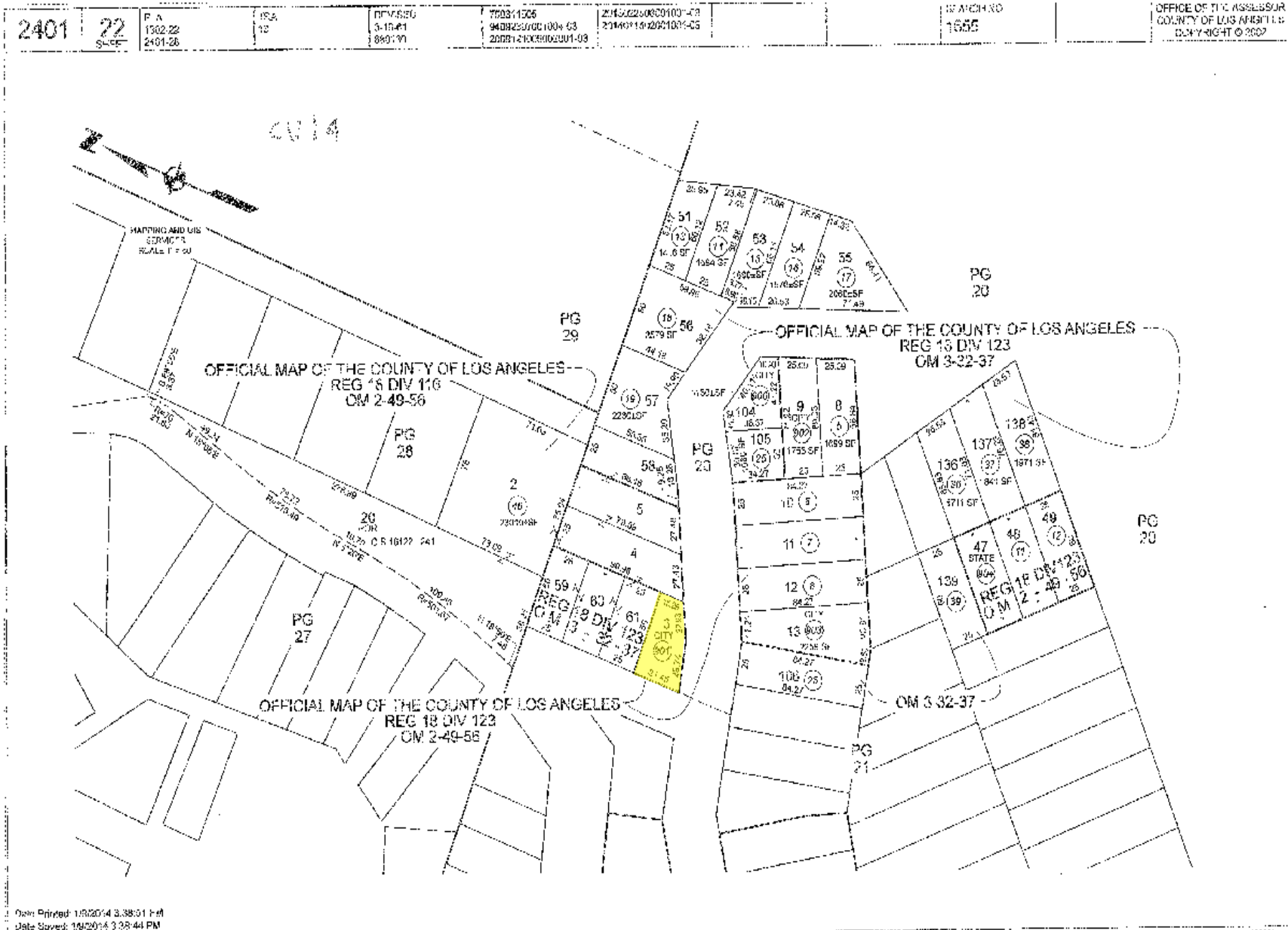
1. Declare that the OPLA property listed in the "Property Description" section of this report and depicted in Attachment A is "Exempt Surplus Land", as supported by the findings set forth in this report.

A handwritten signature in black ink, appearing to read "Tony M. Royster". The signature is written in a cursive style and is positioned above the printed name and title.

Tony M. Royster
General Manager

Attachments: Map of OPLA Property (Attachment A)

ATTACHMENT "A"



ADJACENT TO 8630 LA TUNA CANYON RD., SUN VALLEY, CA 91352
APN: 2401-022-901 CD 7