

## REPORT TO CITY COUNCIL

**DATE:** APRIL 26, 2006

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** GREG RAMIREZ, CITY MANAGER

**BY:** KEN BERKMAN, CITY ENGINEER

**SUBJECT:** APPROVE RESOLUTION NO. 06-1411; AUTHORIZING THE DISPOSAL OF CERTAIN REAL PROPERTY IN THE CITY OF AGOURA HILLS: PORTIONS OF CANWOOD STREET BETWEEN DERRY AVENUE AND LEWIS ROAD AND DERRY AVENUE FROM CANWOOD STREET TO APPROXIMATELY 150 FEET NORTHERLY

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On January 11, 2006, the City Council approved the vacation of relatively thin portions of the northerly side of Canwood Street and easterly side of Derry Avenue (see attached exhibits).

On January 25, 2006, Council declared the property as surplus land and directed the City Engineer to dispose of the land in accordance with all applicable laws and regulations. Written notices of the land's availability were sent to the Santa Monica Mountain Conservancy, Las Virgenes Unified School District, Los Angeles County Parks and Recreation, Los Angeles County Housing Authority and the State Resources Agency. None of the agencies responded with interest in purchasing the parcel.

The City received a request from Adler Realty Investments, Inc., (Adler) to purchase the land as part of their approved development plans for the lots. An appraisal was provided that established the fair market value of the approximate 12,102 square foot parcel at \$73,000 (letter attached). Should Council choose to sell the property to Adler, staff recommends an administrative fee of \$1,000 be added to the price to cover staff time associated with the sale process.

Staff believes the negotiated sale of this parcel to Adler is appropriate as there would be no interest or benefit to the general public due to the parcel's location, size and shape. The applicant has prepared the necessary quitclaim deed (attached).

### RECOMMENDATION

Staff respectfully recommends the City Council:

1. Approve Resolution No. 06-1411, authorizing the sale of certain real property as identified in the attached Exhibits, in the amount of \$73,000;
2. Approve an additional fee of \$1,000 to cover staff time associated with the sale process;
3. Authorize the Mayor to sign the Resolution and Quitclaim Deed on behalf of the City; and

4. Direct the City Clerk to record the Quitclaim Deed with the Los Angeles County Recorder's Office upon receipt of the funds from the property sale.

Attachments: Appraisal Letter  
Resolution  
Exhibit "A" - Legal Description  
Exhibit "B" - Site Map  
Quitclaim Deed