

REPORT TO CITY COUNCIL

DATE: SEPTEMBER 12, 2017

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER *GR*

BY: NATHAN HAMBURGER, ASSISTANT CITY MANAGER *NH*
DOUG HOOPER, PLANNING DIRECTOR *DH*

SUBJECT: CONSIDERATION OF APPROVAL OF RESOLUTION NO. 17-1857, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR FOR PURCHASE OF THIRTY-FOUR TAX-DEFAULTED PARCELS (ASSESSOR PARCEL NUMBERS 2061-020-(001-010), 2061-020-(021-030), AND 2061-021-(009-022))

Staff is requesting the City Council's approval of Resolution No. 17-1857, authorizing the submittal of an application with the Los Angeles County Treasurer and Tax Collector to possibly purchase thirty-four (34) tax-defaulted parcels in the City for permanent open space.

It was recently brought to staff's attention that delinquent property taxes are owed for thirty-four parcels of possible City interest that are offered for public tax sale by the Los Angeles County Tax Collector. The parcels total approximately six (6) acres in size and are located on the south side of Renee Drive, on the north side of Knight Drive, and west of Canyon Way, in the Indian Hills neighborhood. These hillside parcels (Assessor Parcel Numbers 2061-020-(001-010), 2061-020-(021-030), and 2061-021-(009-022)) are undeveloped and are located in the Open Space-Restricted (OS-R) zoning district. The property is also located in a designated Significant Ecological Area.

The County's minimum bid price for all the parcels is \$173,788, which equals the amount of the delinquent taxes. The parcels abut private open space designated property to the south, and single-family residential designated property to the north, and are privately owned. The OS-R zoning designation allows for residential development on the property. A vicinity map is attached for reference.

The City's benefit in purchasing these parcels would be to ensure that they are not sold at public auction for potential development. In addition, the City would be in position to place a conservation easement on the properties to: 1) preclude against future development; 2) protect existing oak habitat; 3) secure easements for the public open space; and 4) possibly transfer the property to a public agency to own and maintain for permanent open space.

The City's purchase of the tax defaulted parcels would need to be made with a combination of General Funds and Oak Tree Mitigation Funds. The properties will be offered by the County for sale at public auction, beginning on October 23, 2017. However, if the City wishes to purchase the parcels through a Chapter 8 Agreement, the application must be submitted to the County by September 22, 2017, with a preliminary research fee of \$100 per parcel (\$3,400 total). The individual property owners, though, can pay the taxes up to the last minute and the City would then be unable to purchase the property. If the property taxes are not paid by the property owners, and upon meeting the qualification requirements of the County and approval of the Chapter 8 Agreement from County and City, the purchase price to the City will be the amount of the outstanding taxes and penalties, in addition to a \$300 per-parcel (\$10,200 total) notification fee.

Estimated total fees for purchase of the parcels would be \$187,388, which equals the minimum bid amount (\$173,788), the preliminary research fee (\$3,400), and the notification fee (\$10,200).

RECOMMENDATION

Staff respectfully recommends the City Council take action to either: 1) Approve Resolution No. 17-1857, authorizing the submittal of an application to purchase thirty-four (34) tax-defaulted parcels with the County of Los Angeles Treasurer and Tax Collector for purchase of the parcels (A.P.N. 2061-020-(001-010); 2061-020-(021-030); and 2061-021-(009-022)); or 2) Direct staff to not submit an application for the purchase of the subject parcels.

Attachments: Resolution No. 17-1857
Vicinity Map

RESOLUTION NO. 17-1857

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, TO SUBMIT AN APPLICATION FOR PURCHASE OF THIRTY-FOUR TAX DEFAULTED PARCELS WITH THE COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR TO ACQUIRE ASSESSOR PARCEL NUMBERS (A.P.N. 2061-020-(001-010); 2061-020-(021-030); AND 2061-021-(009-022))

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City of Agoura Hills (the "City") is actively engaged in activities to promote the preservation of open space, and orderly land use development, and,

WHEREAS, the City has been notified by the County of Los Angeles that thirty-four (34) parcels located on the south side of Renee Drive, on the north side of Knight Drive, and west side of Canyon Way, (A.P.N. 2061-020-(001-010); 2061-020-(021-030); and 2061-021-(009-022)) (the "Properties"), were deemed "Subject to Power to Sell" for default of property taxes and are scheduled to be sold at public auction on October 23 and 24, 2017, and,

WHEREAS, Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code permits the City to acquire such Properties, prior to a public auction, for the amount equal to the defaulted property taxes, and,

WHEREAS, on September 12, 2017, the City Council considered acquiring the Properties pursuant to a "Chapter 8 Agreement" with the County of Los Angeles and reviewed and evaluated the proposed acquisition in relation to the objectives the staff presented on this matter, and all of the information and evidence presented at the meeting, and,

WHEREAS, the City Council has determined that the acquisition of the Properties is in the best interest of the City of Agoura Hills, promoting open space preservation, preserving oak habitat resources, and may in the future consider other community related purposes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Agoura Hills that:

SECTION 1. The City Council finds and determines, based upon substantial evidence provided in the record before it, that the acquisition of the Properties is in line with objectives to promote the preservation of open space and oak habitat resources, or other community related purposes and consistent with the General Plan.

SECTION 2. The City Council hereby authorizes and directs staff, on behalf of the City, to submit an application to the County of Los Angeles Treasurer and Tax Collector for the purchase of thirty-four tax-defaulted parcels (A.P.N. 2061-020-(001-010); 2061-020-(021-030); and 2061-021-(009-022))

PASSED, APPROVED AND ADOPTED this 12th day of September, 2017, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

BY:

Denis Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, MMC, City Clerk



Agoura Road

Lau a La Plaine Dr

Canyon Way

Renee Dr

Tax Defaulted Property

Knight Dr

