

REPORT TO CITY COUNCIL

DATE: SEPTEMBER 11, 2018

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. 18-1880, AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR PURCHASE OF TWENTY-FOUR (24) TAX-DEFAULTED PARCELS, AND FOR THE MAYOR TO SIGN A CHAPTER 8 AGREEMENT WITH THE COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR TO ACQUIRE ASSESSOR PARCEL NUMBERS 2061-029-(008-017), 2061-029-029, AND 2061-030-(001-013)

Staff is requesting the City Council's approval of Resolution No. 18-1880, authorizing the submittal of an application to purchase twenty-four (24) tax-defaulted parcels in the City. Staff also requests the City Council authorize the Mayor to sign a Chapter 8 Agreement with the Los Angeles County Treasurer and Tax Collector ("County").

It was recently brought to staff's attention that delinquent property taxes are owed for twenty-four (24) parcels of possible City interest that are offered for public tax sale by the Los Angeles County Tax Collector. The parcels total approximately 8.2 acres in size and are located on the southeast corner of Agoura Road and Cornell Road. These hillside parcels (Assessor Parcel Numbers 2061-029-(008-017), 2061-029-029, and 2061-030-(001-013)) were entitled in 2017 for mixed-use development but remain undeveloped. The property is in the Planned Development (PD- Agoura Village Specific Plan) zoning district, and portions of the property are located in a designated Significant Ecological Area. The parcels are privately owned and abut Los Angeles County to the south; vacant, public and private open space-designated land to the southwest and southeast; a single-family residence and vacant property to the east designated for mixed-use; Agoura Road and developed commercial property to the north; and Cornell Road and developed commercial property to the west. A vicinity map is attached for reference.

The County's minimum bid price for all twenty-four (24) parcels is \$271,320. This price equals the amount of the delinquent taxes. The City's benefit in purchasing these parcels would be to ensure that they are not sold at public auction. With the purchase, the City could be in position to ensure the property is used for a required public purpose, e.g. low-income housing; a park; permanent open-space; etc.

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 22, 2018. However, if the City wishes to purchase the parcels through a Chapter 8 Agreement, the application must be submitted to the County by September 14, 2018, with a preliminary research fee of \$100 per parcel (\$2,400 total). The property owner, 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 (\$7,200 total) notification fee.

Estimated fees for purchase of the parcels total \$280,920 and would include: 1) the \$271,320 minimum bid amount (delinquent taxes owed); 2) a \$2,400 preliminary research fee; and 3) a \$7,200 notification fee.

RECOMMENDATION

Staff respectfully recommends the City Council approve Resolution No. 18-1880, authorizing the submittal of an application for purchase of twenty-four (24) tax-defaulted parcels, and for the Mayor to sign a Chapter 8 Agreement with County of Los Angeles Treasurer and Tax Collector to acquire the parcels (Assessor Parcel Numbers 2061-029-(008-017), 2061-029-029, and 2061-030-(001-013)).

Attachments: Resolution No. 18-1880
Vicinity Map

RESOLUTION NO. 18-1880

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, TO SUBMIT AN APPLICATION FOR PURCHASE OF TWENTY-FOUR (24) TAX-DEFAULTED PARCELS, AND FOR THE MAYOR TO SIGN A CHAPTER 8 AGREEMENT WITH THE COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR TO ACQUIRE ASSESSOR PARCEL NUMBERS 2061-029-(008-017); 2061-029-029; AND 2061-030-(001-013)

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 orderly land use development and the preservation of open space, and,

WHEREAS, the City has been notified by the County of Los Angeles that twenty-four (24) parcels located on the southeast corner of Agoura Road and Cornell Road (Assessor Parcel Numbers 2061-029-(008-017); 2061-029-029; and 2061-030-(001-013)) (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 22 and 23, 2018, 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 11, 2018, 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 for future 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 community related purposes consistent with the General Plan.

SECTION 2. Pursuant to provisions of the Revenue and Taxation Code, the City shall submit an application and enter into a Chapter 8 Agreement with the County of Los Angeles for the Mayor to sign, in order to complete the acquisition of the Properties for a

public purpose, including, but not limited to, low-income housing, a park, and/or permanent open space, as referenced in attached Exhibit A.

PASSED, APPROVED AND ADOPTED this 11th day of September, 2018, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

BY:

Linda L. Northrup, Mayor Pro Tem

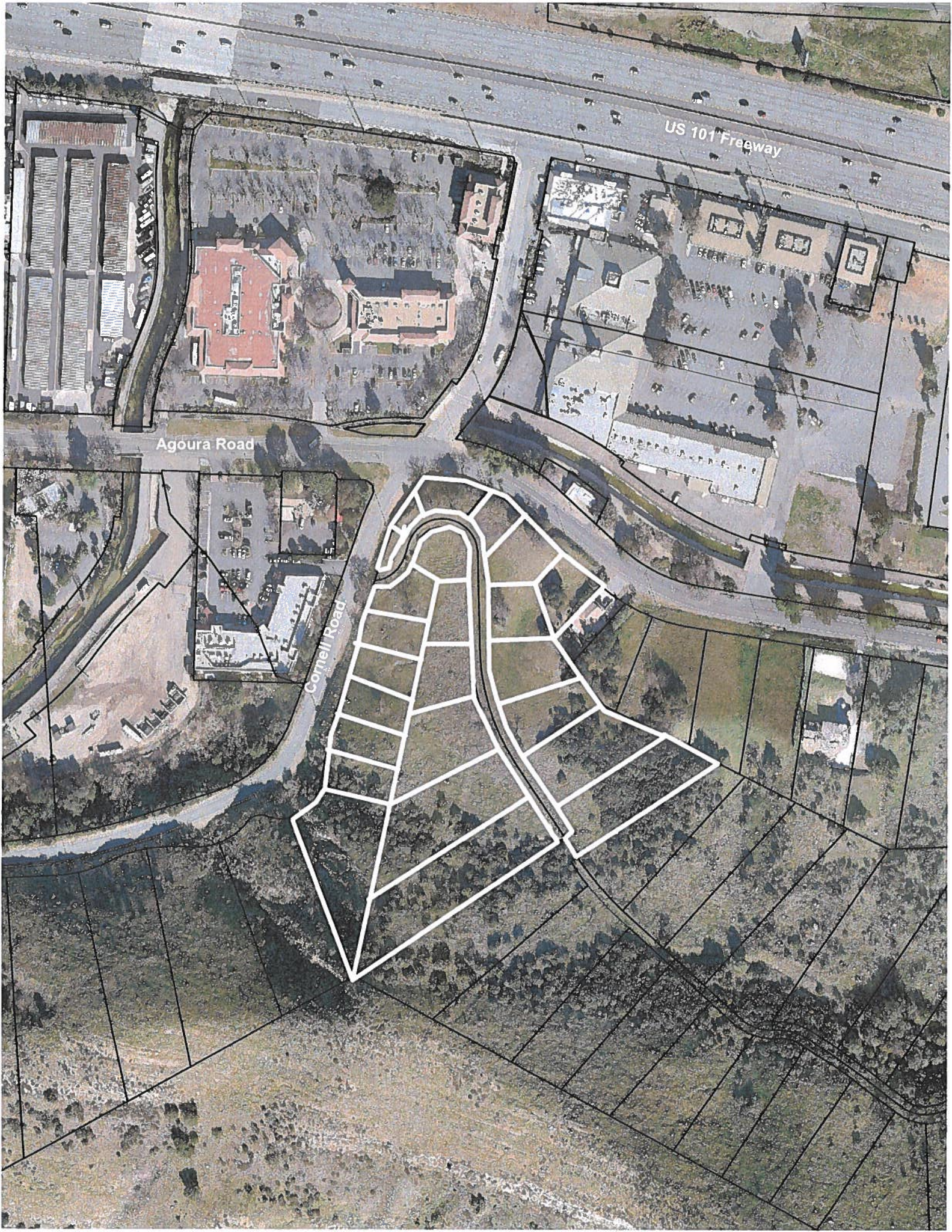
ATTEST:

Kimberly M. Rodrigues, MMC, City Clerk

EXHIBIT A

PROPERTY DETAIL – ASSESSOR'S PARCEL NUMBERS AND INTENDED USE

<u>Auction Item No.</u>	<u>A.P.N</u>	<u>Intended Use</u>
30	2061-029-008	Low-income housing, park, and/or permanent open space
31	2061-029-009	Low-income housing, park, and/or permanent open space
32	2061-029-010	Low-income housing, park, and/or permanent open space
33	2061-029-011	Low-income housing, park, and/or permanent open space
34	2061-029-012	Low-income housing, park, and/or permanent open space
35	2061-029-013	Low-income housing, park, and/or permanent open space
36	2061-029-014	Low-income housing, park, and/or permanent open space
37	2061-029-015	Low-income housing, park, and/or permanent open space
38	2061-029-016	Low-income housing, park, and/or permanent open space
39	2061-029-017	Low-income housing, park, and/or permanent open space
41	2061-029-029	Low-income housing, park, and/or permanent open space
42	2061-030-001	Low-income housing, park, and/or permanent open space
43	2061-030-002	Low-income housing, park, and/or permanent open space
44	2061-030-003	Low-income housing, park, and/or permanent open space
45	2061-030-004	Low-income housing, park, and/or permanent open space
46	2061-030-005	Low-income housing, park, and/or permanent open space
47	2061-030-006	Low-income housing, park, and/or permanent open space
48	2061-030-007	Low-income housing, park, and/or permanent open space
49	2061-030-008	Low-income housing, park, and/or permanent open space
50	2061-030-009	Low-income housing, park, and/or permanent open space
51	2061-030-010	Low-income housing, park, and/or permanent open space
52	2061-030-011	Low-income housing, park, and/or permanent open space
53	2061-030-012	Low-income housing, park, and/or permanent open space
54	2061-030-013	Low-income housing, park, and/or permanent open space



US 101 Freeway

Agoura Road

Cornell Road