APPROVAL FOR ACCELERATED PROCESSING DIRECT TO CITY COUNCIL

The attached Council File may be processed directly to Council pursuant to the procedure approved June 26, 1990, (CF 83-1075-S1) without being referred to the Public Works Committee because the action on the file checked below is deemed to be routine and/or administrative in nature:

- A. Future Street Acceptance.
- B. Quitclaim of Easement(s).
- C. Dedication of Easement(s).
- D. Release of Restriction(s).
- F. Brass Plaque(s) in San Pedro Sport Walk.
- G. Resolution to Vacate or Ordinance submitted in response to Council action.
- H. Approval of plans/specifications submitted by Los Angeles County Flood Control District.

APPROVAL/DISAPPROVAL FOR ACCELERATED PROCESSING:

1. APPROVED DISAPPROVED* Council Office of the District.
2. APPROVED DISAPPROVED* Public Works Committee Chairperson

*DISAPPROVED FILES WILL BE REFERRED TO THE PUBLIC WORKS COMMITTEE.

Please return to Council Index Section, Room 395 City Hall

City Clerk Processing:

Date notice and report copy mailed to interested parties advising of Council date for this item.

Date scheduled in Council.

AFTER COUNCIL ACTION:

Send copy of adopted report and ordinance to the Real Estate Section, Bureau of Engineering, for further processing, (Stop 515)

PLEASE DO NOT DETACH THIS APPROVAL SHEET FROM THE COUNCIL FILE
ACCELERATED REVIEW PROCESS - B

Office of the City Engineer
Los Angeles, California

To the Honorable Council
Of the City of Los Angeles

Honorable Members: C. D. No. 2

SUBJECT:
Quitclaim of Storm Drain Easement - Morrison Street at Bellflower Avenue - Right of Way No. 36000-1920.

RECOMMENDATIONS:

A. That the petitioner's request for the quitclaim of the easement for storm drain purposes lying on Morrison Street at Bellflower Avenue shown colored red on Exhibit "A" be approved, subject to the following conditions:

1. That petitioner make satisfactory arrangement with the Real Estate Group of the Bureau of Engineering with respect to the payment of document recording fee.

B. That the accompanying draft of Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.

C. That the Real Estate Group of the Bureau of Engineering record and deliver the necessary quitclaim deed or deeds to the persons legally entitled thereto.

D. That a copy of the Council action and Ordinance be forwarded to the Real Estate Group of the Bureau of Engineering for processing.

E. That notification of the time and place of the City Council meeting to consider this matter be sent to:
1. Alliance Residential Builders II GP, Inc.  
   Attn: William McCann  
   450 Newport Center Drive, Suite 550  
   Newport Beach, CA  92660

2. WCOT JSM Ferrara LLC  
   2415 E. Camelback Road, Suite 600  
   Phoenix, AZ  85016

F. That if the Council add, remove or modify any of the  
   previously stipulated conditions, the accompanied draft of  
   Ordinance be considered null and void and a new Ordinance  
   be procured.

FISCAL IMPACT STATEMENT:

A fee of $6,869.40 was paid for processing this request pursuant  
 to Section 7.40 of the Administrative Code.

TRANSMITTALS:

1. Application dated July 2, 2012 from Alliance Residential  
   Builders II GP, Inc.


DISCUSSION:

The petitioner, Alliance Residential Builders II GP, Inc., is  
 requesting the City to quitclaim the storm drain easement lying  
 on Morrison Street at Bellflower Avenue, shown colored red on  
 Exhibit "A".

The petitioner has requested the quitclaim for the development  
 of a new multi-story apartment complex. Easement was for  
 drainage of Fair Avenue and alley. Fair Avenue (portion of) and  
 alley has been removed.
The request for the quitclaim of the easement can be granted since the portion being requested is no longer being utilized and its retention is no longer necessary.

The storm drain easements being quitclaimed were dedicated on April 1, 1938, by Inst. No. 1328 in Book 15612, page 395, of Official Records, and on October 21, 1938, by Inst. No. 1504 in Book 16165, page 145, of Official Records, both in the Office of the County Recorder of Los Angeles County.

The Valley District Office of the Bureau of Engineering has no objection to the portion being quitclaimed. The Valley office stated that “the public improvements per P-37513 will alter the drainage for this site such that the subject easements will no longer be necessary for draining public storm water.”

The Stormwater Group of the Bureau of Engineering has no objection to the portion being quitclaimed.

The City Engineer is also requiring the petitioner to provide payment of the recording fee as outlined under Recommendation “A” in a manner satisfactory to the City Engineer.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that the quitclaim of the easement for storm sewer purposes is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City of Los Angeles Guidelines under Article III, Class 5(4).

Respectfully submitted,

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

cc: Valley District Office
APPLICATION FOR QUITCLAIM OF EASEMENT

1. Applicant(s) William McCann
   (Full Name)  Alliance Residential Builders II GP, Inc.

   457 NEWPORT CENTER DR. SUITE 550 NEWPORT BEACH CA 92660
   (Address) (City) (Zip)

   are the owner(s) or representative(s) of the owner(s) of the properties shown on the attached sketch or described below.

2. The easement to be quitclaimed is for ( ) sanitary sewer
   (✓) storm drain ( ) future street ( ) OTHER
   purposes is located at: 5031 FAIR AVENUE

   Property description: LOT 24 TR. 5857 MB 62-3, LOT 11 OF TR.' 7634 MB 81-77
   Lot No., Tract No.

3. The project lies within or is shown on:
   (a) Engineering District: (Check appropriately)
       (✓) Central ( ) Harbor ( ) Valley ( ) West Los Angeles
   (b) Council District No. 14
   (c) District Map No. 135A227
   (d) Thomas Guide Reference: 562-J3

4. Document or Map which dedicated easement DOCUMENTS RECORDED
   IN BOOK 156165 PAGE 145 AND BOOK 15612 PAGE 395, BOTH OF OFFICIAL RECORDS.

5. The quitclaim of the easement is necessary FOR THE DEVELOPMENT OF
   A NEW MULTI-STORY APARTMENT COMPLEX. EASEMENT WAS FOR DRAINAGE OF FAIR AVE. AND ALLEY.
   FAIR AVE. (PORTION OF) AND ALLEY HAS BEEN REMOVED AND IS IN PROCESS FOR STREET VACATION.

6. The phone number at which I can be contacted during the day
   (area code) (949) 706-8460

7. Applicant's signature William McCann
CERTIFICATE OF
WCOT FERRARA LLC

The undersigned hereby certifies to the City of Los Angeles on behalf of WCOT Ferrara LLC (the "Company") as follows:

Each of Andrew Colquitt and William McCann are authorized to execute, as an authorized representative of the Company, all permit and license application, and other documents required by the City of Los Angeles (the "City Documents") to construct the project owned by the Company on the property described on Exhibit A hereto.

The foregoing may be relied upon by the City of Los Angeles for the sole purpose of evidence of authority of the persons executing the City Documents, but may not be used or relied upon by any other person or for any other purpose.

IN WITNESS WHEREOF, I have hereunto set my hand as of the ___ day of February, 2012.

WCOT FERRARA LLC, a Delaware limited liability company

By: WCOT NOHO ASSOCIATES LLC, a Delaware limited liability company, its Sole Member

By: WCOT/FERRARA-COSENZA LLC, a Delaware limited liability company, its Sole Member

By: The Prudential Insurance Company of America, its Sole Member and Manager

By: Patricia Stiles
Name: Patricia Stiles
Title: Vice President
ORDINANCE NO.

An Ordinance authorizing the quitclaim of an easement for storm drain purposes lying on Morrison Street at Bellflower Avenue.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The Council of the City of Los Angeles hereby finds and determines that certain easement for storm drain purposes hereinafter described, lying on Morrison Street at Bellflower Avenue is no longer required for the use of the City, and that the public interest, convenience and necessity require, and said Council orders, the conveyance by quitclaim deed of all the City's right, title and interest in and to said storm drain easement without notice of sale or advertisement for bids, to the person or persons who own the real property at the time of execution of the deed, in severalty, and upon the same tenure as their respective interests appear of record in the office of the County Recorder of Los Angeles County.

Sec. 2. The aforesaid storm drain easement is located in the City of Los Angeles, County of Los Angeles, State of California, and is more particularly described as follows:

That certain easement for storm drain purposes, 2 feet wide, lying within Lot 11, Tract No. 7634, as per map recorded in Book 81, Page 77, of Maps, in the Office of the County Recorder of Los Angeles County; dedicated by Instrument No. 1328 recorded April 1, 1938 in Book 15612, page 395, of Official Records, in the Office of said County Recorder.

Also, that certain easement for storm drain purposes, 2 feet wide, lying within Lot 24, Tract No. 5867, as per map recorded in Book 62, page 3, of Maps; in the Office of the County Recorder of Los Angeles County; dedicated by Instrument No. 1504 recorded October 21, 1938 in Book 16165, page 145, of Official Records, in the Office of said County Recorder.

Sec. 3. The following is authorized and directed:

(a) The Mayor of said City shall execute deeds in duplicate on behalf of said City, forever quitclaiming said easement above-described to the person or persons who own the real property at the time of execution of the deed;

(b) The City Clerk shall attest to and affix the City Seal to said quitclaim deeds; and

(c) The Real Estate Group of the Bureau of Engineering shall record and deliver said quitclaim deeds to the grantees named therein.
Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of ____________________________.

JUNE LAGMAY, City Clerk

By ________________________
Deputy

Approved ____________________

________________________________
Mayor

Approved at to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By ________________________
Deputy City Attorney

Date: May 10, 2013

File No. ____________________