

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council

8/7/2018

Of the City of Los Angeles

Honorable Members:

C. D. No. 11

SUBJECT:

Offer to Dedicate easement for sidewalk purposes on the southwesterly line of Glencoe Avenue southeast of Beach Avenue.

- Right of Way No. 36000-10107

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RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for sidewalk purposes lying on the southwesterly line of Glencoe Avenue southeast of Beach Avenue substantially as shown on the attached Exhibit "B", be accepted.
- B. That the Board of Public Works be authorized to acquire the dedication.
- C. That a copy of the Council action on this project be forwarded to the Real Estate Division of the Bureau of Engineering for processing.
- D. That the notification of the time and place of the City Council meeting to consider this matter be sent to:
  1. Julia Pearson  
533 S Fremont Ave #803  
Los Angeles, CA 90071
  2. Glenco Avenue Associates, LLC  
12381 Wilshire Boulevard, Ste 201  
Los Angeles, CA 90025

FISCAL IMPACT STATEMENT:

A fee of \$3,416.51 was paid for processing this report pursuant to Sections 7.3 and 7.41.1 of the Administrative Code. No additional City Funds are needed.

TRANSMITTALS:

1. Application dated May 5, 2018 from Julia Pearson, agent.
2. Exhibit "B", location map.

DISCUSSION:

The petitioner, Glenco Avenue Associates, LLC, is offering to dedicate the sidewalk easement lying on the southwesterly line of Glencoe Avenue southeast of Beach Avenue, over the properties substantially shown on the attached Exhibit "B".

The easement is being offered for dedication, to construct the sidewalk.

The investigation fees required under Sections 7.3 and 7.41.1 of the Administrative Code have been paid by the petitioner.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that this project 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(19).

Respectfully submitted,



*For* Robert Nielsen, Engineer of Surveys  
Survey Division  
Bureau of Engineering

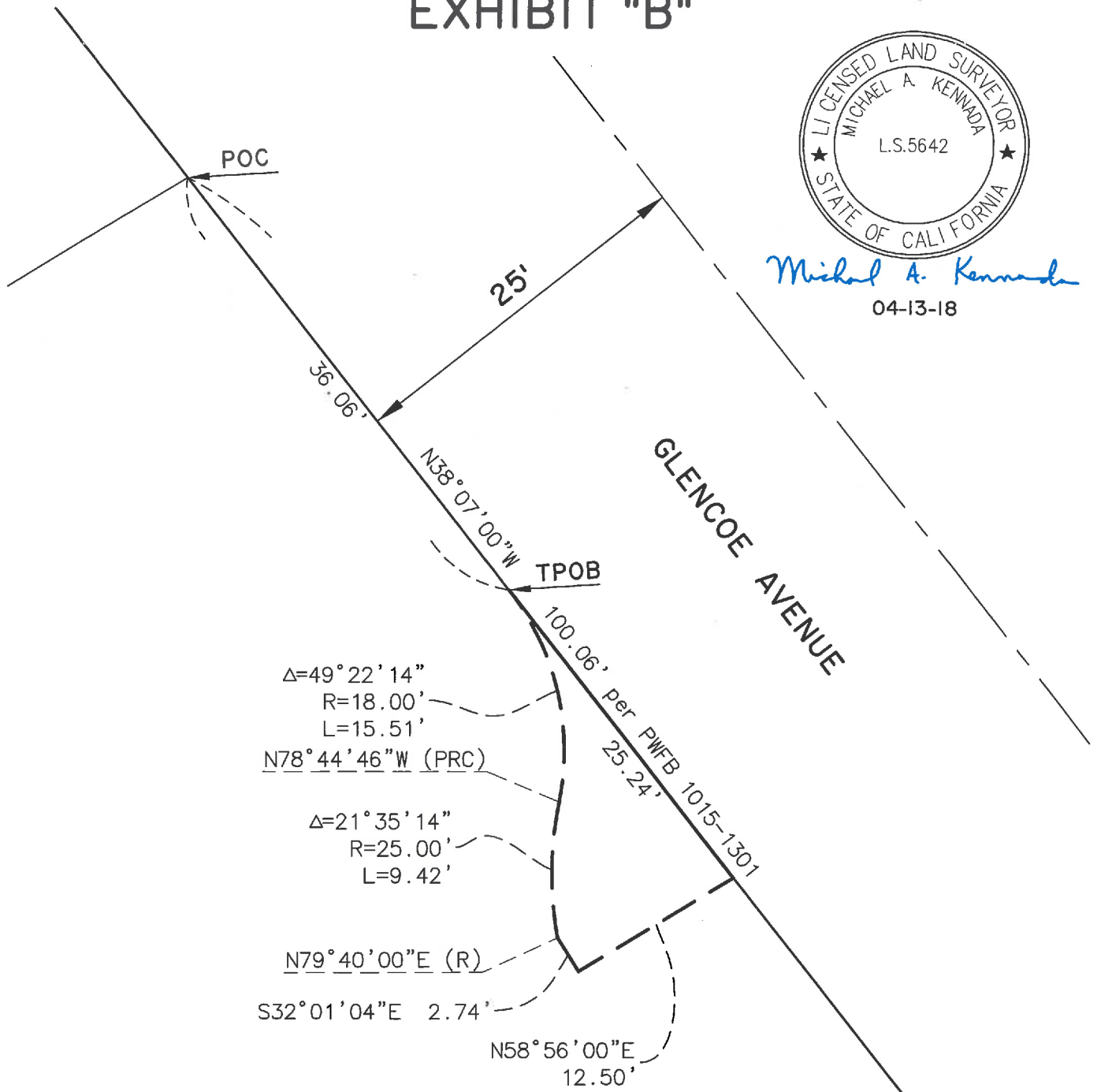
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cc: West Los Angeles District

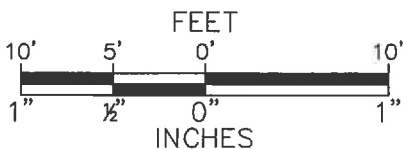
# EXHIBIT "B"



*Michael A. Kennada*  
04-13-18



A PORTION OF LOT 55  
WRIGHT'S ADDITION TO OCEAN PARK  
MB 5-174



## LEGEND

POC POINT OF COMMENCEMENT  
TPOB TRUE POINT OF BEGINNING

Application for Dedication of Easement  
Case Reference Number 201800288

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Applicant Information

Full Name:	<b>Julia Pearson</b>
Address:	<b>533 S Fremont Ave #803</b>
City	<b>Los Angeles</b>
State	<b>CA</b>
Zip	<b>90071</b>
Phone	<b>213-625-2592</b>
Fax	
Email	<b>Julia@Bamainc.com</b>

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Owner Information

Full Name:	<b>GLENCO AVENUE ASSOCIATES LLC</b>
Address:	<b>12381 WILSHIRE BLVD STE 201</b>
City	<b>LOS ANGELES</b>
State	<b>CA</b>
Zip	<b>90025</b>
Phone	<b>310-826-3600</b>
Fax	
Email	<b>Lmeigter@SJDCinc.com</b>

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Property Information

Job Address:	<b>4061-4065 Glencoe Ave</b>
Building Permit Application No.	<b>16010-10000-04167</b>
R/W No.	<b>36000-10107</b>
Tract	<b>WRIGHT'S ADDITION TO OCEAN PARK</b>
Block	
Lot	<b>55 / 56</b>
Arb.	<b>1-2 (55)</b>

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Project Information (if applicable)

Project Title	
Project Engineer (if City project)	
Project Engineer Title (if City project)	
Work Order or I.D.O. (if City project)	
B-Permit Number (if applicable)	<b>402801</b>
Work Description	<b>5 STORY, 49 UNIT MIXED USE BUILDING (OFFICE/RETAIL/APARTMENTS) WITH TWO LEVELS OF ROBOTIC SUBTERRANEAN PARKING</b>

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Dedication Information

**The Area to be dedicated is for:**

<b>NO</b>	Street
<b>NO</b>	Alley
<b>YES</b>	Sidewalk
<b>NO</b>	Sanitary Sewer
<b>NO</b>	Storm Drain
<b>NO</b>	Other     Explain

**The area dedicated is located at:**

Engineering District	<b>WEST LOS ANGELES</b>
Planning District	<b>WEST / COASTAL PLANNING DISTRICT</b>
Council District Number	<b>11</b>
District Map Number	<b>108B153</b>
Thomas Guide Page and Grid	<b>672-B5</b>

Description of Dedication	<b>Sidewalk easement - portion of Lot 55, see attached licensed surveyor description</b>
Reason for Dedication	<b>Needed for sidewalk per B-permit BR-402801</b>

The dedication is required by

**NO** R3 - Hwy Dedication

**NO** CPC

**NO** ZA

**YES** DOT

**NO** Hillside Ordinance

**YES** Other

Planning Number

Planning Number

Explain **B-permit BR-402801**

BOE Counter Comments:

**Sidewalk easement, per surveyor legal description as required for B-permit**

Survey Comments:

**No Comments.**

Real Estate Comments:

**No Comments.**

Mapping Comments:

**No Comments.**