

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council

October 11, 2018

Of the City of Los Angeles

Honorable Members:

C. D. No. 4

SUBJECT:

Offer to dedicate easement for storm drain on the south side of Maplewood Avenue between Wilton Place and Van Ness Avenue.

- Right of Way No. 36000-10098

RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for storm drain purposes lying on the south side of Maplewood Avenue between Wilton Place and Van Ness 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 Public Safety Committee to consider this matter be sent to:

Maplewood Investments, LLC., att. Steve Scheibe
2332 Cotner Avenue, Ste 202
Los Angeles, CA 90068

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 March 13, 2018 from Steve Scheibe, applicant.
- 2. Exhibit "B", location map.

DISCUSSION:

The petitioner, Maplewood Investments, LLC., is offering to dedicate the storm drain easement lying on the south side of Maplewood Avenue between Wilton Place and Van Ness Avenue, over the properties substantially shown on the attached Exhibit "B".

The dedication is being offered, in order that the storm drain being constructed can be accepted as part of the public storm drain system.

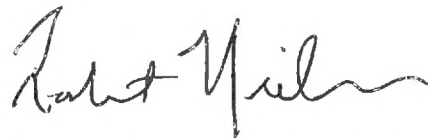
The storm drain facilities are being constructed in a manner satisfactory to the City Engineer and have been suitably guaranteed by B-Permit No. BR 004191.

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).

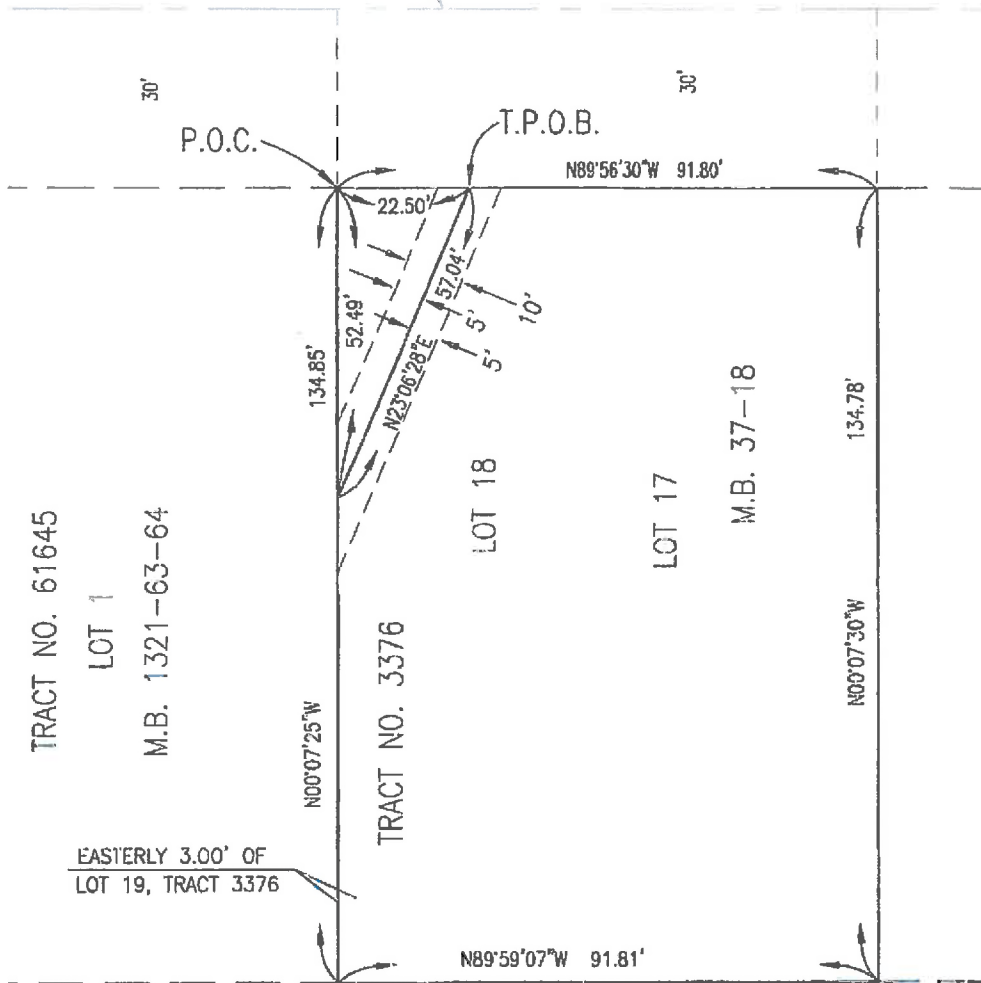
Respectfully submitted,



Robert Nielsen, Engineer of Surveys
Survey Division
Bureau of Engineering

dedrpt_10098
cc: Central District

C/L MAPLEWOOD AVENUE



TRACT NO. 61645
LOT 1
M.B. 1321-63-64

TRACT NO. 3376

LOT 18

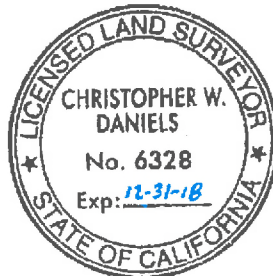
LOT 17

M.B. 37-18

EASTERLY 3.00' OF
LOT 19, TRACT 3376

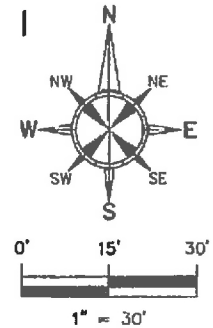
P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING

EXHIBIT B
STORM DRAIN EASEMENT



Christopher W. Daniels

Christopher W. Daniels, PLS 6328
Survey Manager
EPS Group, Inc.
chris.daniels@epsgroupinc.com
On Behalf of Partner Engineering and Science
Reference # 18-001.016.44



5119 MAPLEWOOD AVENUE
LOS ANGELES, CA 90004

PARTNER
Engineering and Science, Inc.

1761 E. GARRY AVENUE
SANTA ANA, CA 92705
T 714-763-4656
SSHORE@PARTNERESI.COM

Application for Dedication of Easement

Case Reference Number 201800161

Applicant Information

Full Name:	MAPLEWOOD INVESTMENTS LLC, STEVE SCHEIBE
Address:	2332 COTNER AVE, STE 202
City	LOS ANGELES
State	CA
Zip	90068
Phone	909.957.6343
Fax	
Email	STEVENSCHIEBE@GMAIL.COM

Owner Information

Full Name:	MAPLEWOOD INVESTMENTS LLC, STEVE SCHEIBE
Address:	2332 COTNER AVE, STE 202
City	LOS ANGELES
State	CA
Zip	90068
Phone	909.957.6343
Fax	
Email	STEVENSCHIEBE@GMAIL.COM

Property Information

Job Address:	5122 W MAPLEWOOD AVE
Building Permit Application No.	18010-10000-00367
R/W No.	36000-10098
Tract	TR 3376
Block	
Lot	17
Arb.	2

Project Information (if applicable)

Project Title	5122 MAPLEWOOD AVE
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)	
Work Description	24 UNITS OF MULTI FAMILY HOUSING R-3 PARTICIPATING IN TOC; NEW CONSTRUCTION, 4 LEVELS OF TYPE V-A OVER ONE LEVEL OF TYPE1-A 31 OFF STREET PARKING.

Dedication Information

The Area to be dedicated is for:

NO	Street
NO	Alley
NO	Sidewalk
NO	Sanitary Sewer
YES	Storm Drain

NO Other Explain

The area dedicated is located at:

Engineering District	CENTRAL
Planning District	METRO PLANNING DISTRICT
Council District Number	4
District Map Number	
Thomas Guide Page and Grid	593-G7

Description of Dedication	STORM DRAIN EASEMENT.
Reason for Dedication	EXISTING STORM DRAIN IS LOCATED WITHIN THE PARCEL.

The dedication is required by:

NO R3 - Hwy Dedication	
NO CPC	Planning Number
NO ZA	Planning Number
YES DOT	
NO Hillside Ordinance	
YES Other	Explain STORM DRAIN EASEMENT. B-PERMIT # BR004191

BOE Counter Comments:

24 UNITS OF MULTI FAMILY HOUSING R-3 PARTICIPATING IN TOC; NEW CONSTRUCTION, 4 LEVELS OF TYPE V-A OVER ONE LEVEL OF TYPE1-A 31 OFF STREET PARKING. STORM DRAIN EASEMENT. REF B-PERMIT BR004191.

Survey Comments:

No Comments.

Real Estate Comments:

No Comments.

Mapping Comments:

No Comments.

DATE: 3/13/18

BUREAU OF ENGINEERING
SURVEY DIVISION
201 N. Figueroa Street, Suite 1100
Los Angeles, CA 90012

APPLICATION FOR DEDICATION OF EASEMENT

1. Owner Maptawood Investments LLC, Steven Scheibe (Print)
(Full Name)
2332 Cotner Ave Ste 202 Los Angeles CA 90068
(Address) (City) (Zip)

is (are) the owner(s) of the properties shown on the attached Title Report or described below.

2. The area to be dedicated is for: () STREET () ALLEY
() SIDEWALK () SANITARY SEWER () STORM DRAIN () OTHER

Property is located at: S122, S128 W. Maptawood Ave Los Angeles 90004

Property description: 17, 18 3376
Lot No., Tract No.

3. The project is located within:

(A) Engineering District:
() Central () Harbor () Valley () West Los Angeles

(B) Council District No.: 4

(C) District Map No.: 37-18

(D) Thomas Guide Reference: 18 S13-67
(Page No.)

4. The dedication is required by: () CPC () ZA () DOT

() HILLSIDE ORD. () OTHER REF BR004191

CASE NO. _____

() Copy of case or permit attached

5. Notify the following representative or agent of the owner (include telephone no. & e-mail):

Steven Scheibe (404) 457-6343
Steven

Telephone: (404) 457-6343

E-Mail Address: stevenscheibe@gmail.com

6. Applicant's signature: [Signature]