

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer
Los Angeles, California

To the Honorable Council
Of the City of Los Angeles

June 4, 2019

Honorable Members:

C.D. No. 4

SUBJECT:

Requested Quitclaim of Storm Drain and Sanitary Sewer Easement and Quitclaim of Sanitary Sewer Easement - 5945 canyon Heights Lane - Right of Way No. 36000-2182

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the 15-foot wide easement for storm drainage and sanitary sewer purposes, lying on 5945 Canyon Heights Lane shown colored green on Exhibit "B", be denied for the reasons stated herein.
- B. That the petitioner's request for the quitclaim of the 10-foot wide easement for sanitary sewer purposes lying on 5945 Canyon Heights Lane shown colored red on Exhibit "B" 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.
- C. That the accompanying draft of Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.
- D. 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.
- E. That a copy of the Council action and Ordinance be forwarded to the Real Estate Group of the Bureau of Engineering for processing.

- 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.
- G. That notification of the time and place of the City Council meeting to consider this matter be sent to:
- 1) CSB Metropolis, LLC
9889 Helen Avenue
Shadow Hills, CA 91040
 - 2) Naomi Langer-Voss
3242 Malcolm Avenue
Los Angeles, CA 90034
 - 3) NLS Studio
Attn: Mikael Gevorkian
9305 Duxbury Road
Los Angeles, CA 90034

FISCAL IMPACT STATEMENT:

A fee of \$7,075.91 was paid for processing this request pursuant to Section 7.40 of the Administrative Code.

TRANSMITTALS:

1. Application dated August 13, 2018 from Naomi Langer-Voss;
2. Draft of Ordinance, in duplicate;
3. Exhibit "B", location map.

DISCUSSION:

The petitioner, Naomi Langer-Voss, on behalf of the owner of the property, CSB Metropolis, LLC, requested the City to quitclaim the storm drain and sanitary sewer easement (denied) and sanitary sewer easement (approved) lying on 5945 Canyon Heights Lane, as shown crosshatched in green and red, respectively, on Exhibit "B".

The petitioner has requested the quitclaim to develop the property.

The request for the quitclaim of the 10-foot wide sanitary sewer easement lying along the westerly side of the property can be granted. The Bureau of Engineering's Wastewater Conveyance Engineering Division stated in their correspondence dated January 30, 2019, that the quitclaims for both sanitary sewer easements be conditionally granted. The condition imposed is on the dual purpose, 15-foot wide storm drain and sanitary sewer easement, and that the Bureau of Engineering's Stormwater Group approve the quitclaim of the storm drain easement.

The request for the quitclaim of the 15-foot wide storm drain and sanitary sewer easement should be denied. In a correspondence dated January 30, 2019, the Stormwater Group of the Bureau of Engineering stated that the 15-foot wide storm drain and sanitary sewer easement needs to be retained, because there is a natural watercourse nearby for drainage purpose. The easement may be needed in the future for sewer and storm drain facilities for the neighboring properties. Therefore, quitclaiming this easement lying on 5945 Canyon Heights Lane will prevent any future sewer or storm drain from being built.

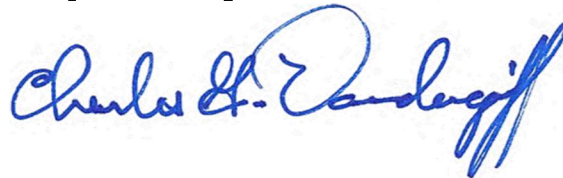
The investigation fee required under Section 7.40 of the Administrative Code has been paid by the petitioner.

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

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that the quitclaim of the easement for sanitary 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 and GIS Division
Bureau of Engineering

Council

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C.D. No. 4

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