

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

July 25, 2019

Honorable Members:

C. D. No. 11

SUBJECT:

Quitclaim of Sanitary Sewer and Storm Drain Easements - 100 S. Barrington Place Avenue - Right of Way No. 36000-2174 (Revised)- Council File 19-0805.

RECOMMENDATIONS:

- A. That the quitclaim report dated July 16, 2019, considered under Council File No. 19-0805 be rescinded.
- B. That the petitioner's request for the quitclaim of the easements for sanitary sewer and storm drain purposes lying on 100 S. Barrington Place 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.
- 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 notification of the time and place of the City Council meeting to consider this matter be sent to:

1) Kimberlina Whettam & Associates  
Attn: Emiko Isa

241 S. Figueroa Street, Suite 370  
Los Angeles, CA 90012

- 2) Brentwood School  
100 S. Barrington Place  
Los Angeles, CA 90049

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

TRANSMITTALS:

1. Application dated May 14, 2018 from Kimberlina Whettam & Associates, c/o Emiko Isa.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Kimberlina Whettam & Associates, c/o Emiko Isa, representing the owner of the property, Brentwood School, is requesting the City to quitclaim the sanitary sewer and storm drain easements lying on 100 S. Barrington shown colored red on Exhibit "A".

The petitioner has requested the quitclaim to develop the property.

The request for the quitclaim of the sanitary sewer and storm drain easements can be granted since the portions being requested are no longer being utilized and have been realigned per B-Permit, BR-402811 and recorded easement document number 20190115786, R/W 36000-10054, and final inspection report. Therefore its retention is no longer necessary.

The two 6-foot wide sanitary sewer easements and 15-foot storm drain easement being quitclaimed were dedicated by Tract No. 10612, recorded on October 29, 1936, on book 194, pages 47 through 49, inclusive, in the Office of the County Recorder of

Los Angeles County.

The 8-foot wide sanitary sewer easement being quitclaimed was dedicated by Easement Deed, recorded on November 28, 1944 in Book 21268, Page 264, of Official Records, in the Office of the County Recorder of Los Angeles County.

The West Los Angeles District Office of the Bureau of Engineering stated in its communication dated June 11, 2019 that "for the areas where the proposed quitclaim of easements overlaps with the new easements, the new easements are to remain." In addition, it also stated that "this Office approves the quitclaim provided that all the improvements indicated in the B-Permit, BR402811 are satisfactorily completed and the new easements are satisfactorily recorded."

The Wastewater Conveyance Engineering Division (WCED) of the Bureau of Engineering stated in its communication dated August 13, 2018 that "WCED will not double check the validity of the relinquishment of the existing sewer since there is a B-Permit for the work associated with this quitclaim. Therefore the B-Permit section of the West Los Angeles District Office should be contacted for recommendation regarding this quitclaim request."

The Stormwater Group of the Bureau of Engineering stated in its communication dated March 12, 2019 that "research indicates that there is an active public storm drain system currently exists in the subject easement as shown in index plan D-28190. However, a new storm drain easement has been dedicated to the City per LA County Recorder Document No. 20190115786 and as-bid drawing D-34923. Therefore, we have no objection for this quitclaim request."

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 easements for sanitary sewer and storm drain 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,

A handwritten signature in blue ink, appearing to read "Charles H. Edmond". The signature is fluid and cursive, with a large, sweeping initial "C".

Edmond Yew, Manager  
Land Development and GIS Division  
Bureau of Engineering

EY/GV/aa

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cc: WLA District Office