

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council  
Of the City of Los Angeles

JUN 20 2014

Honorable Members:

C. D. No. 11

SUBJECT:

Quitclaim of Storm Drain Sewer Easement - Electric Avenue  
between Broadway and Westminster Avenue - Right of Way No.  
36000-1994 - Council File No. 14-0556 - Revised Report.

RECOMMENDATIONS:

- A. That the City Engineer's report dated April 30, 2014, not be considered.
- B. That the petitioner's request for the quitclaim of the easement for storm drain sewer purposes lying on Electric Avenue between Broadway and Westminster Avenue shown colored red on Exhibit "A" be approved, excluding any easement for Los Angeles County Flood Control District, 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. Greg Reitz  
1027 ½ Abbot Kinney Avenue  
Los Angeles, CA 90291
2. Wynkoop Properties LLC  
1027 ½ Abbot Kinney Avenue  
Los Angeles, CA 90291
3. Los Angeles County  
Department of Public Works  
Attn: Gail Farber, Director of Public Works  
900 South Fremont Avenue  
Alhambra, CA 91803-1331

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

TRANSMITTALS:

1. Application dated April 9, 2013 from Greg Reitz.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Greg Reitz, is requesting the City to quitclaim the storm drain sewer easement lying on Electric Avenue between Broadway and Westminster Avenue, shown colored red on Exhibit "A".

The petitioner has requested the quitclaim for new construction on subject lot.

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 sewer easement being quitclaimed was dedicated on June 4, 1915, Recorded in Book 6057, page 102, of Deeds, in the Office of the County Recorder of Los Angeles County.

The West Los Angeles District Office of the Bureau of Engineering has no objection to the portion being quitclaimed.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering has no objection to the portion being quitclaimed.

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

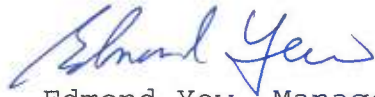
The County of Los Angeles Public Works Department in a letter dated November 20, 2013, stated that they have no objection to the quitclaim provided the easement for LACFCD as described in Document No. 6045, in Book D2633, page 256 is retained.

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 drain 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,

A handwritten signature in blue ink that reads "Edmond Yew". The signature is written in a cursive style with a large, stylized "Y" and "E".

Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

EY/pm

D:\qcrpt\_1994

cc: West Los Angeles District Office

DATE 4/9/13

BUREAU OF ENGINEERING  
LAND DEVELOPMENT GROUP  
201 N. Figueroa St., Suite 200, Los Angeles, CA 90012

APPLICATION FOR QUITCLAIM OF EASEMENT

1. Applicant(s) Greg Reitz (Print)  
(Full Name)

7027 1/2 Abbot Kinney Ave, Los Angeles, CA 90291  
(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 quitclaim is for  sanitary sewer  
 storm drain ( ) future street ( ) OTHER \_\_\_\_\_

purposes is located at \_\_\_\_\_

Property description: Pt Dolores Machado 58.15, Rancho La Ballona  
Lot No., Tract No.  
APN: 4239 021 029

3. The project lies within or is shown on:

(a) Engineering District: (Check appropriately)  
( ) Central ( ) Harbor ( ) Valley  West Los Angeles

(b) Council District No. 11

(c) District Map No. 108B 145

(d) Thomas Guide Reference: 671-H5

4. Document or Map which dedicated easement CE-51-174

Instrument 146, Book 6057, Page 102

5. The quitclaim of the easement is necessary for  
new construction on subject lot.

6. The phone number at which I can be contacted during the day  
(area code) (710) 292-4876

7. Applicant's signature Greg Reitz

ORDINANCE NO.

An Ordinance authorizing the quitclaim of an easement for storm drain sewer purposes lying on Electric Avenue between Broadway and Westminster 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 sewer purposes hereinafter described, lying on Electric Avenue between Broadway and Westminster 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 sewer 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 sewer 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 sewer purposes, 7 feet and 2 feet wide, lying within Dolores Machado 58.15 Acres, Rancho La Ballona, in the City of Los Angeles, County of Los Angeles, State of California, as per Superior Court Case No. 14797; described in deed recorded in Book 6057, page 102, of Deeds, in the Office of the County Recorder of said County. Excluding therefrom the easement for Los Angeles County Flood Control District described as Part E, in deed recorded in Book D2633, page 256, of Official Records, in the office of the County Recorder of said County.

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 \_\_\_\_\_.

HOLLY L. WOLCOTT, Interim City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

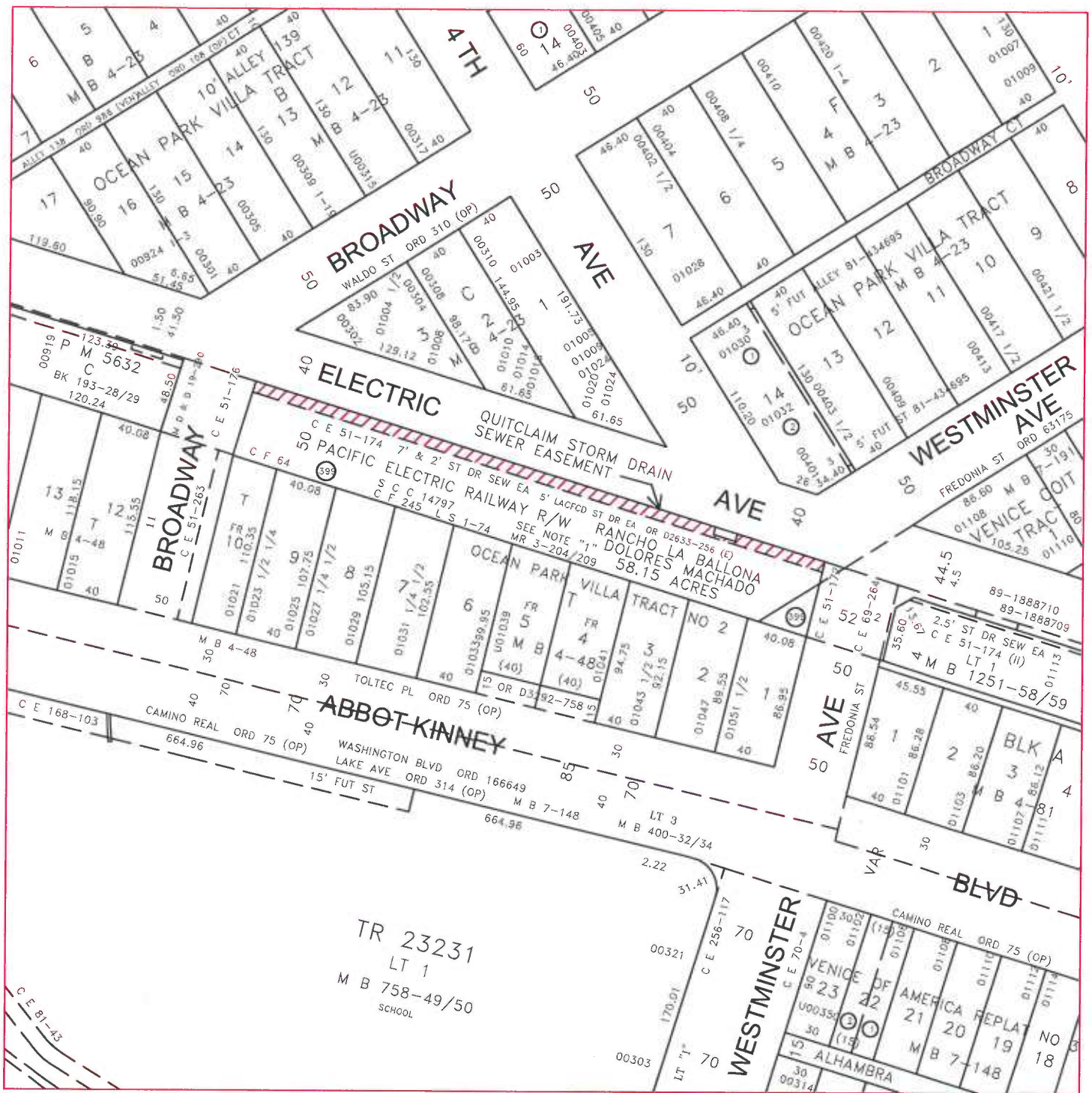
Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By Yanny May  
Deputy City Attorney

Date: June 16, 2014

File No. \_\_\_\_\_



D.M. — 108B145 —  
 T.G. — 671-H5 —  
 C.D. — 11 —  
 INDEX MAP — 561 —



DEPARTMENT OF PUBLIC WORKS  
 GARY LEE MOORE, P.E.  
 CITY ENGINEER  
 EXHIBIT "A"