

Office of the City Engineer

Los Angeles, California

To the Public Works and Gang Reduction Committee

Of the Honorable Council

APR 30 2014

Honorable Members:

C. D. No. 14

SUBJECT:

San Pedro Street at 1st Street - Rejection of Future Sidewalk as
Public Sidewalk - Right of Way No. 36000-1962.

RECOMMENDATIONS:

- A. That the application for rejection of future dedication for the future sidewalk lying on San Pedro Street at 1st Street, as shown colored red on Exhibit "A", be denied.
- B. That notification of the time and place of the Public Works Committee meeting to consider this matter be sent to:

E-Tokyo Gateway, LLC
238 N. Canon Drive
Beverly Hills, CA 90210

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 February 20, 2013 from E-Tokyo, LLC.
2. Exhibit "A", location map.

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DISCUSSION:

The petitioners, E-Tokyo, LLC, is requesting the City to reject Irrevocable Offer to Dedicate for future sidewalk, recorded as Document No. 91-457305, shown colored red on the attached Exhibit "A". The involved future sidewalk is located on San Pedro Street southerly of 1st Street.

The petitioner has requested the rejection and stated that the future "sidewalk expansion would only be possible by an expensive process of cutting into the building's street front and removing the majority of the building's retail."

The City Council on July 19, 1989, under Council File No. 89-0957, approved Ordinance No. 165,076. Ordinance No. 165,076, authorized the Department of Public Works to accept for recordation from SK Uyeda Investment, owner of the property at that time a limited public street dedication and an easement for future sidewalk purposes. The ordinance also authorized the Department of Building and Safety to issue the requisite building permit for the construction of a structure on the southeasterly corner of 1st Street and San Pedro Street. The July 19, 1989 Council action also approved a deferment of acceptance of the future sidewalk easement for a period of 25 years. This deferment of acceptance will expire in 2016.

Irrevocable Offer to Dedicate for future sidewalk was processed and subsequently recorded as Document No. 91-457305 based on the authorization of said Council action and Ordinance No. 165,076. A clause stating the 25 years deferment together with the statement that "it is also hereby understood and agreed by the undersigned, their heirs, successors and assigns, that any improvements hereinafter placed by them in or upon the above described property shall be constructed structurally independent and be removed upon request without cost or expense to the City of Los Angeles." was included in Document No. 91-457305.

The July 19, 1989 Council action allowed the property owner partial use of the required future sidewalk easement area and restricted the City from accepting the future sidewalk area for 25 years.

ADJOINING STREETS:

While many public street classifications in the downtown area have been revised in the last ten years, San Pedro Street in this area is still classified as a Major Highway-Class II Standards, requiring a minimum right-of-way of 104 feet. Even with the 7.6-foot wide and variable width future street easement in question, San Pedro Street in this area only has a substandard 100-foot wide public right-of-way.

DESCRIPTION OF THE FUTURE SIDEWALK AREA TO BE REJECTED:

The future sidewalk area proposed to be rejected along the easterly side of San Pedro Street is currently included as part of the adjoining structure.

DEPARTMENT OF CITY PLANNING:

The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated October 30, 2013.

CONCLUSION:

The application for the rejection of future dedication for sidewalk as shown colored red on attached Exhibit "A" should be denied based on the following:

1. There is no change to the San Pedro Street classification and right-of-way standards.
2. The sidewalk easement is necessary for prospective public use.
3. The potential cost of any structural modification was considered and addressed under the 1989 Council action and was incorporated into the Irrevocable Offer to Dedicate document.

Respectfully submitted,

A handwritten signature in cursive script that reads "Edmond Yew". The signature is written in dark ink and is positioned above the printed name.

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/pm

D:\rejrpt_1962

cc: Central District Office

DATE 2/20/2013

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

APPLICATION FOR REJECTION OF FUTURE DEDICATION

1. Applicant (s) E-Tokyo Gateway, LLC (Print)
(Full Name)
P.O. Box 1380 Beverly Hills, CA 90213
(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 area to be rejected for future sidewalk
purposes is located at 312 E. 1st Street Los Angeles, CA 90012

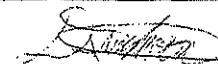
Property description: Lots 15a&15b, Tract #36970 or
Lot No., Tract No. Legal Description

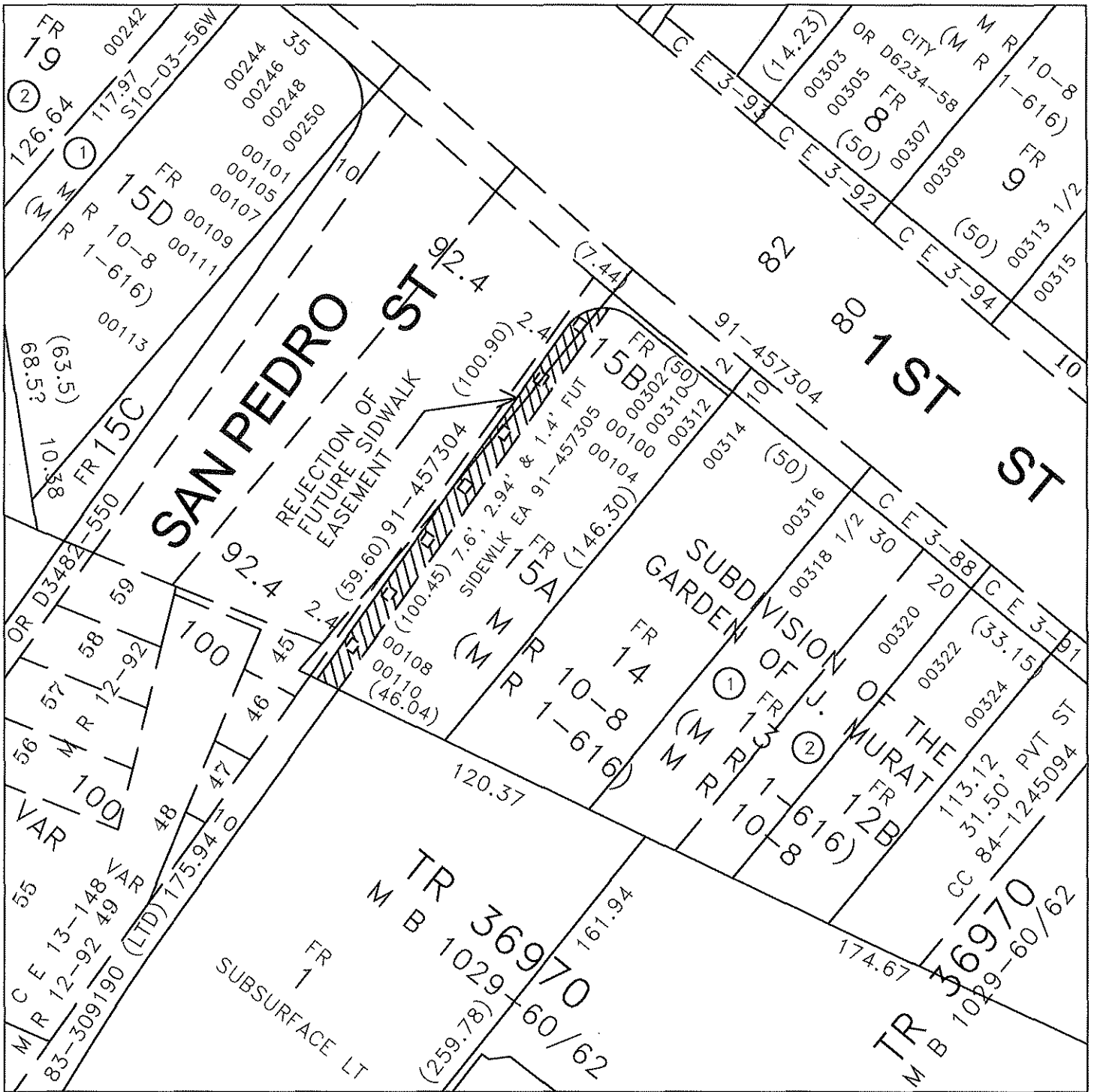
SUBDIVISION OF THE GARDEN OF J. MURAT
APN # 5161017035,
Parcel ID Number; (PIN): 130-5A213 169

3. Document # which dedicated easement 91-457305

4. The rejection of the future sidewalk easement
is necessary as such future sidewalk expansion would only be possible by an expensive process of cutting into the building's street front and removing the majority of the building's retail.

5. The phone number at which I can be contacted during the day
(area code) (310) 488-5656

6. Applicant's signature 
Digitally signed by David Mirharooni
DN: cn=David Mirharooni, o=Brickstar Capital, ou,
email=david@brickstarcapital.com, c=US
Date: 2013.02.20 17:40:55 -0800



D.M.	130.5A213
T.G.	634-G4
C.D.	14
INDEX MAP	516



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