

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

April 23, 2015

Honorable Members:

C. D. No. 6

SUBJECT:

Quitclaim of Sanitary Sewer Easement - 14645 Gault Street
Easterly of Cedros Avenue - Right of Way No. 36000-1985.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the easement for sanitary sewer purposes lying on 14645 Gault Street easterly of Cedros Avenue 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.
- B. That the accompanying draft of Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.
- C. 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.
- D. That a copy of the Council action and Ordinance be forwarded to the Real Estate Group of the Bureau of Engineering for processing.

E. That notification of the time and place of the City Council meeting to consider this matter be sent to:

- 1) IMT Capital II Sherman Circle LLC
ATTN: John M. Tesoriero
15303 Ventura Bl.
Sherman Oaks CA 91403
- 2) West Valley RHF Partners LP
911 N Studebaker Rd
Long Beach CA 90815
- 3) St. Marks Episcopal Church of Van Nuys
14646 Sherman Way
Van Nuys CA 91405

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.

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 May 2, 2013 from John M. Tesoriero.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, John M. Tesoriero, on behalf of IMT Capital II

Sherman Circle LLC, is requesting the City to quitclaim the sanitary sewer easement lying on 14645 Gault Street easterly of Cedros Avenue shown colored red on Exhibit "A".

The petitioner has requested the quitclaim in order to construct an apartment building at the site.

The request for the quitclaim of the easement can be granted since the easement is no longer being utilized and its retention is no longer necessary. The private sewer house connections previously located within this easement area have been relocated under Sewer Permit Nos. S2014810286 and S2014810391 within new private easements, recorded as Instrument Nos. 20141162392, and 20141338585, in Official Records, in the Office of the County Recorder of Los Angeles County.

The 1-foot wide and 3-foot wide sanitary sewer easement being quitclaimed was dedicated by Tract 18570, per map recorded July 19, 1955 in Book 567, Page 50 of Maps, in the Office of the County Recorder of Los Angeles County.

The Valley District Office of the Bureau of Engineering has no objection to the easement being quitclaimed. Two private easements were provided to serve 14646 and 14650 Sherman Way and house connection sewers were relocated within the private easements.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering has no objection to the easement being quitclaimed, based on the private easement agreements being recorded to serve 14646 and 14650 Sherman Way.

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 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 Group
Bureau of Engineering

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cc: Valley District Office