

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

June 18, 2015

Honorable Members:

C. D. No. 2

SUBJECT:

Quitclaim of Drainage Easement - 3313 N. Berry Drive - Right of Way No. 36000-1956.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the easement for drainage purposes lying on 3313 N. Berry Drive 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. Angel Diaz
15118 La Maida Street
Sherman Oaks, CA 91403

2. Shalom Rubin
12000 Sherman Way
North Hollywood, CA 91605
3. Brad Gerszt
7379 Greenbush Avenue
North Hollywood, CA 91605

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 January 22, 2013 from Angel Diaz.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Angel Diaz, is requesting the City to quitclaim the drainage easement lying on 3313 N. Berry Drive shown colored red on Exhibit "A".

The petitioner has requested the quitclaim for the purpose of two story house with basement over easement.

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.

There is a watercourse in this area. Any future development in this area may require a watercourse permit.

The 20-foot wide drainage easement being quitclaimed was dedicated on July 13, 1950, recorded in Book 381, Pages 29 and 30, 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.

The Stormwater Group of the Bureau of Engineering has no objection to the easement being quitclaimed. The Stormwater Group in their letter dated April 12, 2013, stated, "However the drainage easement is within a natural watercourse. For the new development that impedes the flow within a watercourse, a watercourse permit is required."

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 drainage 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