

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

August 7, 2015

Honorable Members:

C. D. No. 5

SUBJECT:

Quitclaim of Sanitary Sewer Easement - Carolwood Drive Southerly of Hanover Drive - Right of Way No. 36000-2022.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the easement for sanitary sewer purposes lying on the westerly side of Carolwood Drive southerly of Hanover Drive shown colored red on Exhibit "A" be approved, subject to the following conditions:
 - 1. That the 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) Carolwood Drive Poperties LLC
ATTN: Ed Berman
11611 San Vicente Bl. Ste 1020
Los Angeles CA 90049

- 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 March 27, 2014 from Carolwood Drive Properties, LLC.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Ed Berman on behalf of Carolwood Drive Properties, LLC, is requesting the City to quitclaim the sanitary sewer easement lying on the westerly side of Carolwood Drive southerly of Hanover Drive shown colored red on Exhibit "A".

The petitioner has requested the quitclaim to allow for use of the easement area.

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. No sewer has been constructed within the easement being quitclaimed.

The 6-foot wide sanitary sewer easement being quitclaimed was dedicated by easement deed and described as Parcel 5 within said deed, recorded on February 15, 1926, in Book 5571, Pages 265 to 267 inclusive 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 has no objection to the easement being quitclaimed. In its memorandum dated June 25, 2014, the West Los Angeles District Office stated that "the sanitary sewer easement does not have a sewer line within it. Adjacent and nearby properties have access to a mainline sewer for connection. The sewer easement within the subject property is not needed."

The Wastewater Conveyance Engineering Division (WCED) of the Bureau of Engineering , in its communication dated June 27, 2014, recommended that the quitclaim for the easement be granted. In its communication dated May 14, 2014, WCED stated that no physical sewer was ever built within the quitclaim limits and that the subject property, as well as nearby properties, are serviced by an existing 8-inch sewer running through a different easement area.

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 and storm 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: West Los Angeles District Office