

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

April 26, 2016

Honorable Members:

C. D. No. 4

SUBJECT:

Quitclaim of Sanitary Sewer and Storm Drain Easement - St. Ives Drive easterly of Wetherly Drive - Right of Way No. 36000-2001.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the easement for sanitary sewer and storm drain purposes lying on St. Ives Drive easterly of Wetherly 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) Peter & Jennifer Blake
8951 St. Ives Dr
Los Angeles CA 90069
 - 2) St. Ives Partners LLC

13547 Ventura Bl., Ste 283
Sherman Oaks CA 91423

- 3) Residence at St. Ives LLC
451 N Crescent Dr., Unit 240
Beverly Hills CA 90210
- 4) Keith Edwards Co. Tr.
8929 St. Ives Dr.
Los Angeles CA 90069

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 November 5, 2013 from Jen Goynes.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Jen Goynes, is requesting the City to quitclaim the sanitary sewer and storm drain easement lying on St. Ives Drive easterly of Wetherly Drive shown colored red on Exhibit "A".

The petitioner has requested the quitclaim in order to provide new private easements along the proper alignment of private sewer connections within the property.

The request for the quitclaim of the easement can be granted since the easement is not being utilized and its retention is no longer necessary. There are no public sewer or storm drain facilities within the easement. However, there are private sewer connections located within the easement area that require private sewer easement agreements. Private sewer easement agreements have been provided for three affected neighboring properties: 8929 St. Ives Dr., 8927 St. Ives Dr., and 8931 St. Ives Dr.

The six foot wide sanitary sewer and storm drainage easement being quitclaimed was dedicated by Tract 11557, recorded July 7, 1938 in Book 209, Page 9, of Maps, in the office of the County Recorder of Los Angeles County.

The Central District Office of the Bureau of Engineering has no objection to the easement being quitclaimed.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering recommended that the quitclaim be denied pending covenant and agreements regarding private easements being recorded for two neighboring properties at 8929 St. Ives Dr. and 8931 St. Ives Dr. Covenant and agreements regarding private easements have been recorded for 8929 St. Ives Dr., 8927 St. Ives Dr., and for 8931 St. Ives Dr.

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

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: Central District Office