

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

April 5, 2019

Honorable Members:

C. D. No. 6

SUBJECT:

Quitclaim of Drainage Easement - 7004 Van Nuys Boulevard
Southerly of Vose Street - Right of Way No. 36000-2164.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the easement for drainage purposes lying on 7004 Van Nuys Boulevard southerly of Vose Street 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) Steve Nazemi
275 Centennial Way, #205
Tustin, CA 92704
 - 2) 7006 Van Nuys, LLC

16060 Ventura Boulevard, #300
Encino, CA 91436

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 \$7,075.91 was paid for processing this request pursuant to Section 7.40 of the Administrative Code.

TRANSMITTALS:

1. Application dated August 24, 2017 from Steve Nazemi.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Steve Nazemi, is requesting the City to quitclaim the drainage easement lying on 7004 Van Nuys Boulevard southerly of Vose Street shown colored red on Exhibit "A".

The petitioner has requested the quitclaim of the 80-foot and variable drainage easement lying on Lot 18 of Tract No. 3836 for the construction of a basement in the rear of the lot which will encroach into the existing easement.

The request for the quitclaim of the easement can be granted since the portion of the easement being requested is no longer being utilized and its retention is no longer necessary.

The 80-foot and variable width drainage easement being quitclaimed was dedicated by Tract No. 22640, recorded on February 28, 1958, in Book 628, Pages 76 to 78 inclusive, 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 portion being quitclaimed as the drainage easement is no longer needed for drainage purposes.

The Stormwater Group of the Bureau of Engineering has no objection to the portion of easement being quitclaimed as there is no active City of Los Angeles storm drain system exists in the

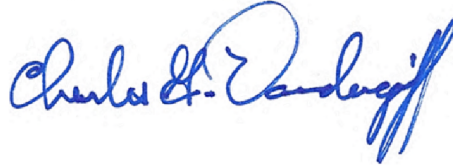
subject easement and no future City of Los Angeles storm drain project is planned for this easement.

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,

A handwritten signature in blue ink, appearing to read "Charles H. Vandenberg". The signature is fluid and cursive, with a large initial "C" and "V".

Edmond Yew, Manager
Land Development and GIS Division
Bureau of Engineering

EY/al

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cc: Valley District Office