

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

September 30, 2019

Honorable Members:

C. D. No. 10

SUBJECT:

Quitclaim of Storm Drain Easement and Sanitary Sewer Easements -
1145 Crenshaw Boulevard - Right of Way No. 36000-2187.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the easement for sanitary and storm sewer purposes lying on 1145 Crenshaw Boulevard shown cross hatched on Exhibit "A" be approved, subject to the following conditions:
 1. That petitioner make satisfactory arrangement with the Real Estate Division 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 Division 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 Division of the Bureau of Engineering for processing.
- E. That notification of the time and place of the Public Works and Gang Reduction Committee meeting to consider this matter be sent to:
 - 1) Domus Development, LLC
9 Cushing, Suite 200
Irvine, CA 92618
 - 2) 1141 Crenshaw, LP
9 Cushing, Suite 200
Irvine, CA 92618
- 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 September 13, 2018, from Domus Development, LLC.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Domus Development, LLC, representing the owner of the properties, 1141 Crenshaw, LP, is requesting the City to quitclaim the sanitary and storm sewer easements lying on 1145 Crenshaw Boulevard, as shown colored red on Exhibit "A".

The petitioner has requested the quitclaim of the 30-foot wide and 35-foot wide sanitary and storm sewer easements to construct multi-family residential buildings.

The requests for the quitclaim of the sanitary and storm sewer easements can be granted since the easements are no longer being utilized and their retention is no longer necessary.

The 30-foot wide storm and sanitary sewer easement being quitclaimed was dedicated by and described in Book 5888, Page 259, of Official Records recorded on September 30, 1914, in the office of the County Recorder of Los Angeles County. Also, the 30-foot wide storm and sanitary sewer easement being quitclaimed was dedicated by CE 28-68, recorded on June 27, 1917, in Book 6488, Page 322 of Deeds, in the office of the County Recorder of Los Angeles County. The 35-foot wide storm and sanitary sewer easement being quitclaimed was dedicated by CE 24-44, in Book 6138, Page 106 of Deeds, 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 easements being quitclaimed.

The Wastewater Conveyance Engineering Division (WCED) of the

Bureau of Engineering recommends the quitclaim for the sanitary easements to be granted provided that the ownership be verified and that the Bureau of Engineering Street Improvement and Stormwater Division approve of the quitclaim. No physical sewer was ever built within the said easement.

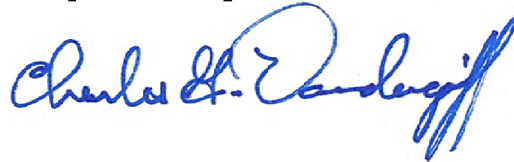
The Street Improvement and Stormwater Division of the Bureau of Engineering has no objection to the storm sewer easements being quitclaimed and stated in its communication dated December 6, 2018 that "there is no active public storm drain system exists and no future storm drain project is planned for 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 easements for sanitary sewer and storm drain 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. Yew", is written over the typed name.

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

EY/GV/aa

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cc: Central District Office