

Office of the City Engineer
Los Angeles, California

To the Honorable Council
Of the City of Los Angeles

February 03, 2023

Honorable Members:

CD No. 13

SUBJECT:

Acceptance of a Portion of Future Street as Public Street and
Rejection of a Portion of Future Street as Public Street -
308-312 North Oxford Avenue - Right of Way No. 36000-2385

RECOMMENDATIONS:

- A. That the attached drafts of Resolution accepting the portions of the future street as a public street lying on 308-312 North Oxford Avenue as shown hatched in blue on Exhibit A, attached herein as Transmittals 3 and 4, be adopted subject to the following condition:
 1. That petitioner makes satisfactory arrangement with the Real Estate Division (RED) of the Bureau of Engineering (Engineering) with respect to the payment of document recording fees.
- B. That the attached drafts of Resolution rejecting the portion of the future street as a public street lying on 308-312 North Oxford Avenue as shown hatched in red on Exhibit A, attached herein as Transmittals 5 and 6 be adopted subject to condition A.1 above.
- C. That Engineering's RED record the Resolutions with the County Recorder when the condition in Recommendation A has been complied with.
- D. That pursuant to Section 556 of the City Charter, the City Council finds that this acceptance of a portion of future street as public street and this rejection of the portion of future street as public street is in substantial conformance with the purpose, intent and provisions of the General Plan.
- E. That the City Council find that this acceptance of a portion of future street as public street and this rejection of a portion of future street as public street is categorically exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(22) of the City's Environmental Guidelines.
- F. That following Council adoption, the Resolution accepting

the portion of future street as public street and the Resolution rejecting the portion of future street as public street be forwarded to the Engineering's RED for processing.

G. That notification of the time and place of the Council meeting to consider this matter be sent to:

- 1) Jason Grant
1999 Avenue of the Stars, Suite 2500
Los Angeles, CA 90067
- 2) Beverly Hot Springs Inc
308 N. Oxford Ave
Los Angeles, CA 90004
- 3) Eddie Huh
318 N OXFORD AVE
LOS ANGELES CA 90004
- 4) Guillermo Molina Trust
4519 BEVERLY BLVD
LOS ANGELES CA 90004

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 for Rejection of Future Street Irrevocable Offer to Dedicate, dated August 12, 2022 from Jason Grant.
2. Application for Acceptance of Future Street Irrevocable Offer to Dedicate dated September 27, 2022 from Jason Grant
3. Draft of Resolution of Acceptance to accept a portion of future street offered to the City in Irrevocable Offer to Dedicate, by instrument 85-424878 recorded on April 16, 1985.
4. Draft of Resolution of Acceptance to accept a portion of future street offered to the City in Irrevocable Offer to Dedicate, by instrument 85-424880 recorded on April 16, 1985.
5. Draft of Resolution of Rejection to reject a portion of future street offered to the City in Irrevocable Offer to Dedicated, by instrument 85-424878 recorded on April 16,

1985.

6. Draft of Resolution of Rejection to reject a portion of future street offered to the City in Irrevocable Offer to Dedicated, by instrument 85-424880 recorded on April 16, 1985.
7. Exhibit "A", location map.

DISCUSSION:

The petitioner, Jason Grant, representing the owner of the property, Beverly Hot Springs Inc., is requesting the City to partially accept the westerly 3-feet of the 15-foot wide future street shown hatched in blue in the attached Exhibit A, as public street.

The petitioner is requesting the City to partially reject the easterly 12-feet of the 15-foot wide future street, shown hatched in red on the attached Exhibit A, as a public street. The involved 15-foot wide future street is located at 308-312 North Oxford Avenue.

The petitioner has requested the partial rejection and acceptance stating that it is over dedicated and "inconsistent with the City's Mobility Plan".

The future street easements were offered for dedication by that certain "Irrevocable Offer to Dedicate" recorded as Instrument Nos. 85-424878 and 85-424880, of Official Records, in the Office of the County Recorder of Los Angeles County. These "Irrevocable Offer to Dedicate" documents include a provision that if the offer is rejected by the City Council, Engineering shall issue a release from such offer which shall be recorded in the Office of the County Recorder of Los Angeles County.

The petitioner's request can be granted since the properties in this area can be served by private driveways, common access, or public street.

Engineering's Central District Office stated in its communications dated September 09, 2022 and October 20, 2022, that it has no objection to these requests.

The Department of Transportation stated in its communications dated September 1, 2022 and November 3, 2022, that it does not oppose to these requests.

The Department of City Planning stated in its communication dated September 8, 2022, that they have no issues, comments, or

additional recommendations. The proposed Future Street Rejection should be generally consistent with any proposed entitlements and pre-applications including a Density Bonus Pre-Application and Housing Crisis Act Vesting Preliminary Application. It stated in its communication dated October 18, 2022 that they have not issues, comments or additional recommendations regarding the partial acceptance.

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 this acceptance of the portion of future street as public street and this rejection of the portion of future street as public street 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(22).

Respectfully submitted,



Bert Moklebust
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

BM/BG/ND