

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

June 7, 2023

Honorable Members:

CD No. 10

SUBJECT:

Quitclaim of Sanitary Sewer Easement - 2211-2231 South Western Avenue - Right of Way No. 36000-2399

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of a sanitary sewer easement for sanitary sewer purposes lying on 2211-2231 South Western Avenue shown crosshatched on Exhibit "A" be approved, subject to the following conditions:
  1. That the petitioners make satisfactory arrangements 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 Division of the Bureau of Engineering record and deliver the necessary quitclaim deed or deeds to the persons legally entitled thereto.
- D. 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.

Notification Letters:

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

- 1) 2231 S. Western LA LLC  
0 PO Box 131237  
Carlsbad, CA 92013
- 2) CIM Group  
Attn: Borna Nassab  
4700 Wilshire Blvd  
Los Angeles, CA 90010

TRANSMITTALS:

1. Application dated November 30, 2022, from CIM Group, Borna Nassab.
2. Draft of Ordinance.
3. Exhibit "A", location map.
4. Legal Description and map.

DISCUSSION:

The petitioner, CIM Group, Borna Nassab, representing the owners of the properties, 2231 S Western LA LLC, is requesting the City to quitclaim a sanitary sewer easement lying on 2211-2231 S. Western Avenue, as shown crosshatched on Exhibit "A".

The petitioner has requested the quitclaim of a sanitary sewer easement due to relocation of facilities outside the property.

The request for the quitclaim of the easement can be granted since the public improvements will be relocated under B-permit BR004844 and its retention is no longer necessary.

The easement for sanitary sewer purposes being quitclaimed,

lying on the northern 10 feet of the 20-foot wide driveway located south of Lots 28 to 30, inclusive, was dedicated by the deed recorded in Book 3926, page 267, of Deeds, in the Office of the County Recorder of Los Angeles County.

The Central District Office of the Bureau of Engineering stated in its communication dated January 12, 2023, that the office has no objection to the Quitclaim of the 10-foot wide sanitary sewer easement. The applicant shall complete the B-permit BR004844 for the relocation of the terminal maintenance hole.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering stated in its communication dated January 18, 2023, that the office defers to Central Engineering Office's B-Permit.

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 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,



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

HMH/ND