

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

November 14, 2024

Honorable Members:

Council District 2

SUBJECT:

Rejection of the Portion of Future Alley as Public Alley - 12816
West Sherman Way - Right of Way No. 36000-2416

RECOMMENDATIONS:

- A. That the attached draft of Resolution rejecting the future alley as public alley located on the south portion of the property known commonly as 12816 Sherman Way as shown hatched colored in red on Exhibit A, be adopted subject to the following condition:
 1. That petitioner make satisfactory arrangement with the Real Estate Division (RED) of the Bureau of Engineering (Engineering) with respect to the payment of document recording fee.
- B. That Engineering's RED record the Resolution with Los Angeles County Recorder when the condition in Recommendation A has been complied with.
- C. That pursuant to Section 556 of the City Charter, the City Council finds that this rejection of the portion of the future alley as public alley is in substantial conformance with the purpose, intent and provisions of the General Plan.
- D. That the City Council find that this rejection of the portion of future alley as public alley is categorically exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(22) of the City's Guidelines.
- E. That following Council adoption, Resolution rejecting the portion of future alley as public alley be forwarded to the Engineering's RED for processing.

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

1) Silos, LLC
Attn: Harry Berberian
5454 Shirley Avenue
Tarzana, CA 91356

2) Rosenheim & Associates, Inc.
21600 W Oxnard St #630
Woodland Hills, CA 91367

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 April 28, 2023 from Brad Rosenheim representing the owner of the property, Silos, LLC
2. Draft of Resolution of Rejection.
3. Exhibit A, location map.

DISCUSSION:

The petitioner, Brad Rosenheim representing the owner, Silos, LLC, is requesting the City to reject the portion of 20-foot wide future alley easement, shown hatched in red on the attached Exhibit A, as a public alley. The involved 20-foot wide future alley easement is located on the south portion of the property commonly known as 12816 Sherman Way.

The petitioner has requested the rejection and stated that the future alley easement area is necessary for future development.

The future alley easement was offered for dedication by that certain "Irrevocable Offer to Dedicate" recorded as Document No. 4854, in Book D831, Page 61, of Official Records, in the Office of the County Recorder of Los Angeles County. This "Irrevocable Offer to Dedicate" document includes 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 public street, and that the current conditions are not conducive to the construction of a future alley in this location.

Council Office 2 stated in its communication dated October 17, 2023, that it does not oppose this request.

Engineering's Valley District Office stated in its communication dated September 15, 2023, that it has no objection to this request.

The Department of Transportation stated in its communication dated October 4, 2023, that it does not oppose this request.

The Department of City Planning stated in its communication dated October 13, 2023, that the request is consistent with the City of Los Angeles' North Hollywood - Valley Village Community Plan.

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 rejection of the future alley easement 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,


boxSIGN 4PZRZYR-17P52PWY

Hui M. Huang
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

HMH/TC/BG:dp