

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

May 30, 2024

Honorable Members:

Council District No. 1

SUBJECT:

Quitclaim of a 4-foot Sanitary Sewer Easement – 3600 Primavera Avenue – Right of Way No. 36000-2440

RECOMMENDATIONS:

1. That the petitioner's request for the quitclaim of the 4-feet wide easement for sanitary sewer purposes lying on 3600 Primavera Avenue, shown crosshatched on Exhibit A, be approved, subject to the following condition:

That petitioner makes satisfactory arrangement with the Real Estate Division of the Bureau of Engineering with respect to the payment of document recording fee.

2. That the accompanying draft of Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.
3. That the Real Estate Division of the Bureau of Engineering record and deliver the necessary quitclaim deed(s) to the persons legally entitled thereto.
4. That if the Council adds, removes, or modifies 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 LETTER:

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

- 1) Yolanda McCausland
11431 Clybourn Ave
Lake View Terrace, CA 91342
- 2) Newshire Investment, Inc
Attn: John S. Kim
36000 Primavera Ave
Los Angeles, CA 90065
- 3) 3608 3614 PRIMAVERA LLC C/O TONY MOSCHELLA
10436 SANTA MONICA BLVD STE 400
LOS ANGELES, CA 90025
- 4) CHEW,DOROTHY K TR ET AL CHEW FAMILY TRUST
1831 Sunny Heights Dr
Los Angeles CA 90065

TRANSMITTALS:

1. Application dated May 17, 2023, from Yolanda McCausland, representing owner, Newshire Investment, Incorporated.
2. Draft of Ordinance.
3. Exhibit A, location map.
4. Legal description and map.

DISCUSSION:

The petitioner, Yolanda McCausland, representing the owner of the property, Newshire Investment, Inc., is requesting the City to quitclaim the 4-foot wide easement for sanitary sewer purposes, lying on 3600 Primavera Avenue, as shown crosshatched on Exhibit A.

The petitioner has requested the quitclaim of the 4-foot wide sanitary sewer easement since it is not in use.

The request for the quitclaim of the sanitary sewer easement can be granted since the portion

being requested is not being utilized and the retention of the easement in discussion is no longer necessary.

The portion of the 4-foot wide sanitary sewer easement being quitclaimed was dedicated by Tract 9804 on September 16, 1927, recorded in Book 440, pages 46 to 48 inclusive of Maps, 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 June 22, 2023, that the office has no objection to the portion of the sanitary sewer easement being quitclaimed.


The Wastewater Conveyance Engineering Division of the Bureau of Engineering stated in its communication dated July 5, 2023, that the office has no objection to the proposed quitclaim of the sanitary sewer easement.

The City Engineer is also requiring the petitioner to provide payment of the recording fees 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,

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

HMH/BG/SM