

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 No.15

SUBJECT:

Termination of Covenant & Agreement Regarding parking area and driveway on 19681 South Pacific Gateway - Right of Way No. 36000-2513

RECOMMENDATIONS:

- A. That the petitioner's request for the termination of the Covenant and Agreement recorded as Document No. 2984, on January 24, 1975, of Official Records, regarding the parking area and driveway plan, shown on Exhibit A, be approved, subject to the following condition:
  - 1. That petitioner makes satisfactory arrangements with the Real Estate Division of the Bureau of Engineering with respect to the payment of the document recording fee.
- B. That City Engineer be authorized to execute and record a suitable release from the covenant and agreement recorded as Document No. 2984, on January 24, 1975, of Official Records.
- C. That the Real Estate Division of the Bureau of Engineering records the necessary termination document.
- D. That notification of the time and place of the Public Works Committee and Council meetings to consider this matter be sent to:

- 1. BTC III Gateway Logistics Center  
4675 MacArthur Ct #625  
Newport Beach CA 92660

2. Brandon Towner  
19681 S Pacific Gateway  
Los Angeles, CA 90502

FISCAL IMPACT STATEMENT:

A fee of \$6,006.98 was paid for processing this request pursuant to Section 7.41.5 of the Administrative Code.

TRANSMITTALS:

1. Application dated April 9, 2024 from Brandon Towner.
2. Exhibit A, location map.
3. Copy of the Covenant, recorded on January 24, 1975, as Document No. 2984

DISCUSSION:

That applicant, Brandon Towner, is requesting the City to terminate the covenant and agreement, Document No. 2984, recorded on January 24, 1975, regarding the parking area and driveway plan, shown on Exhibit A.

The applicant has requested the City Council of the City of Los Angeles to release the Covenant and Agreement stating that the previously existing structure was demolished per demolition permit number 20019-10000-01596. Therefore, the agreement is no longer necessary.

The agreement also has a clause, in which, the covenant and agreement shall run with the land and shall be binding upon the undersigned, and future owners, encumbrancers, its and their successors and assigns, and shall continue in effect until such time as a new subdivision map is recorded over said area, a parcel map exemption is permitted or until released by authority of the City of Los Angeles.

The request for the termination of this Covenant and Agreement may be granted since there is a new building permit issued on February 25, 2021, and the Certificate of Occupancy was issued on August 4, 2023. The permit did not mention any off-site parking for this building. Also, the lots mentioned in the affidavit, lots 1 to 6 of Tract 32036, except lot 6, had since

been subdivided. Therefore, its retention is no longer necessary.

The Harbor District Office of the Bureau of Engineering stated in their communication dated August 10, 2024, that since the 1975 Covenant & Agreement only required the submission of the Parking and Driveway plan—primarily for DOT's approval of the location and driveway sizes, and considering that the buildings and driveway have already been constructed and DOT is currently being consulted, the Harbor District office has no objections or further comments regarding the termination of the Covenant and Agreement for RW 36000-2513 (19681 S Pacific Gateway Dr.).

The Los Angeles Department of Transportation (LADOT) stated in its communication dated July 12, 2024, that it does not oppose the proposed termination of the covenant and agreement.

The Los Angeles Building and Safety (LADBS) stated in its communication dated June 18, 2024, that it does not oppose the proposed termination of the covenant and agreement since a new building certificate of occupancy has been issued and that Tract 32036 has since been further subdivided.

The Los Angeles Fire Department (LAFD) stated in its communication dated June 18, 2024 that it does not oppose the proposed termination of the covenant.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that the termination of this Covenant and Agreement 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).

CONCLUSION:

Based on the communications mentioned above from various City Agencies, retention of the agreement over the property shown outlined in red on Exhibit A is no longer necessary. Therefore, Bureau of Engineering is recommending the City Council to terminate the Covenant and Agreement Document No 2984 recorded on January 24, 1975.

Respectfully submitted,

*Thein Crocker for*  
box SIGN 4PZRZXYR-19K5ZWLZ

Hui M. Huang, PE  
Division Manager  
Permit Case Management Division  
Bureau of Engineering

HMH/TC/BG:dp