

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council

June 24, 2024

Of the City of Los Angeles

Honorable Members:

C. D. No. 4

SUBJECT:

Offer to Dedicate Sanitary Sewer and Storm Drain Easement – On Amina Place east of Andasol Avenue.

- Right of Way No. 36000-10307

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RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for sanitary sewer and storm drain purposes lying on Amina Place east of Andasol Avenue, substantially as shown on the attached Exhibit "B", be accepted.
- B. That the Board of Public Works be authorized to acquire the dedication.
- C. That a copy of the Council action on this project be forwarded to the Real Estate Division of the Bureau of Engineering for processing.
- D. That the notification of the time and place of the Public Works and Gang Reduction Committee to consider this matter to be sent to:
  - 1. Yefim Tsalyuk  
11278 Los Alamitos Blvd  
Los Angeles, CA 90720
  - 2. Furniturewala Limited LP  
5133 Louise Ave  
Encino, CA 91316

FISCAL IMPACT STATEMENT:

A fee of \$3,416.51 was paid for processing this report pursuant to Sections 7.3 and 7.41.1 of the Administrative Code. No additional City Funds are needed.

TRANSMITTALS:

- 1. Application dated March 24, 2023, from Yefim Tsalyuk.

2. Exhibit Map, location map.

DISCUSSION:

The petitioners, Yefim Tsalyuk, is offering to dedicate the sanitary sewer and storm drain easement lying on Amina Place east of Andasol Avenue, over the properties substantially shown on the attached Exhibit Map.

The investigation fees required under Sections 7.3 and 7.41.1 of the Administrative Code have been paid by the petitioner.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that this project 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(19).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'W. Knight', with a stylized arrow pointing to the right.

William Knight, Engineer of Surveys  
Survey Division  
Bureau of Engineering

dedrpt\_10307  
cc: Valley District

## Application for Dedication of Easement

Case Reference Number 202300139

### Applicant Information

Full Name:	Yefim Tsalyuk
Address:	11278 LOS ALAMITOS BLVD #354
City	LOS ALAMITOS
State	CA
Zip	90720
Phone	800.797.9483
Fax	
Email	jeff@itf-associates.com

### Owner Information

Full Name:	FURNITUREWALA LIMITED LP
Address:	5133 LOUISE AVE
City	ENCINO
State	CA
Zip	91316
Phone	
Fax	
Email	

### Property Information

Job Address:	5133 N LOUISE AVE 91316
UPI Number (If Applicable)	
Building Permit Application No.	N/A
R/W No.	36000-10307
Tract	TR 74352-C
Block	
Lot	1-5
Arb.	2257014043-047

### Project Information (if applicable)

Project Title	
Project Engineer (if City project)	
Project Engineer Title (if City project)	
Work Order or I.D.O. (if City project)	

B-Permit Number (if applicable)	
Work Description	

Dedication Information	
<b>The Area to be dedicated is for:</b>	
	<b>NO</b> Street
	<b>NO</b> Alley
	<b>NO</b> Sidewalk
	<b>YES</b> Sanitary Sewer
	<b>YES</b> Storm Drain
	<b>NO</b> Other Explain
<hr/>	
<b>The area dedicated is located at:</b>	
Engineering District	<b>VALLEY</b>
Planning District	<b>VALLEY PLANNING DISTRICT</b>
Council District Number	<b>04</b>
District Map Number	<b>171B133</b>
Thomas Guide Page and Grid	<b>561-C3</b>
<hr/>	
Description of Dedication	<b>SEE ATTACHED LEGAL DESCRIPTIONS &amp; SKETCHES. SANITARY SEWER AND STORM DRAIN EASEMENTS PER BR205623 IMPROVEMENTS THAT WERE NOT CAPTURE IN THE RECORDATION OF TRACT.</b>
Reason for Dedication	<b>SEE ATTACHED LEGAL DESCRIPTIONS &amp; SKETCHES. SANITARY SEWER AND STORM DRAIN EASEMENTS PER BR205623 IMPROVEMENTS THAT WERE NOT CAPTURE IN THE RECORDATION OF TRACT.</b>

The dedication is required by:	
<b>NO</b> R3 - Hwy Dedication	
<b>NO</b> CPC	Planning Number
<b>NO</b> ZA	Planning Number
<b>NO</b> DOT	
<b>NO</b> Hillside Ordinance	
<b>YES</b> Voluntary Dedication	
<b>NO</b> Other	Explain

BOE Counter Comments:
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SEE ATTACHED LEGAL DESCRIPTIONS & SKETCHES. SANITARY SEWER AND STORM DRAIN EASEMENTS PER BR205623 IMPROVEMENTS THAT WERE NOT CAPTURE IN THE RECORDATION OF TRACT.

Survey Comments:

No Comments.

Real Estate Comments:

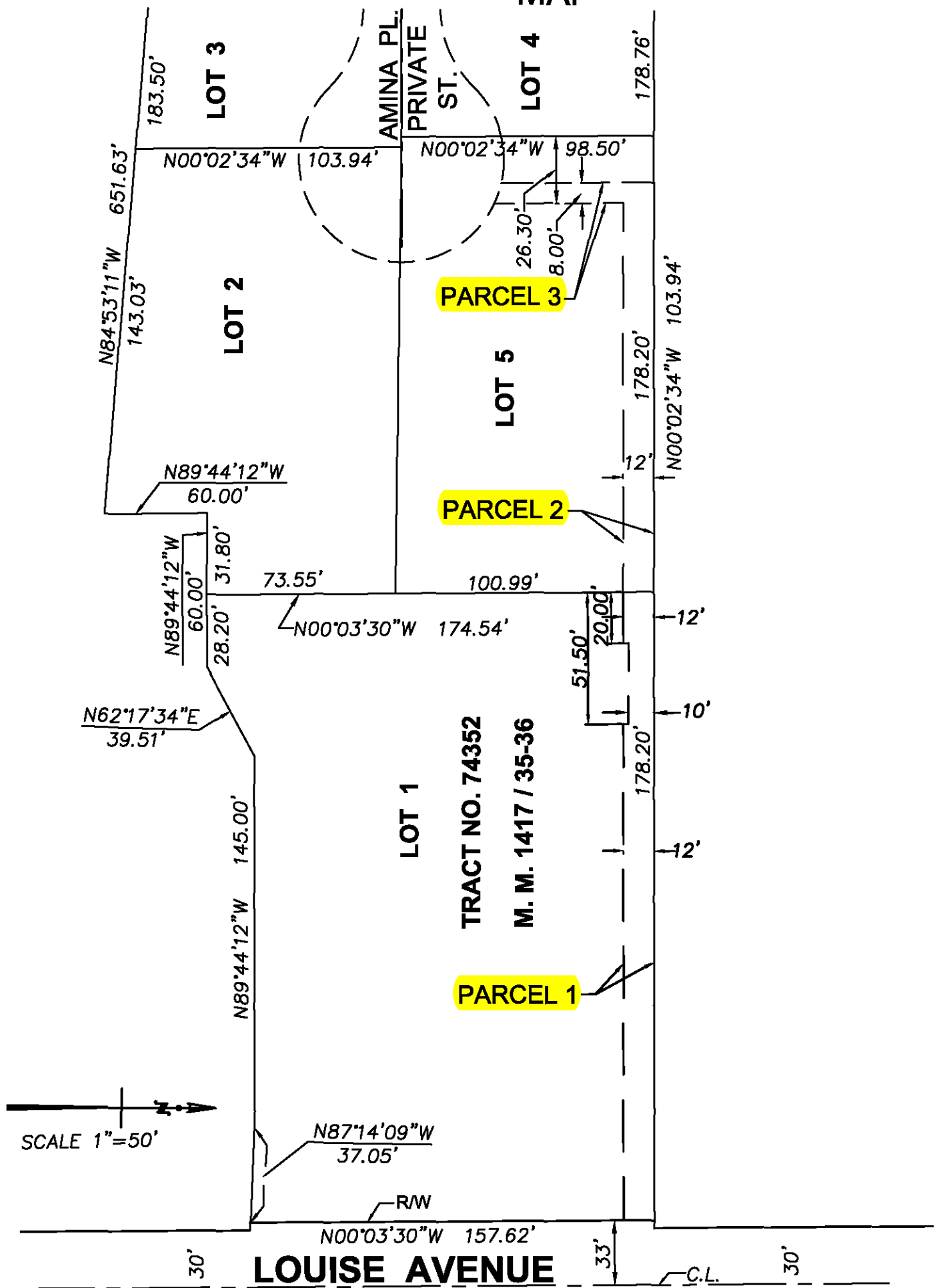
No Comments.

Mapping Comments:

No Comments.

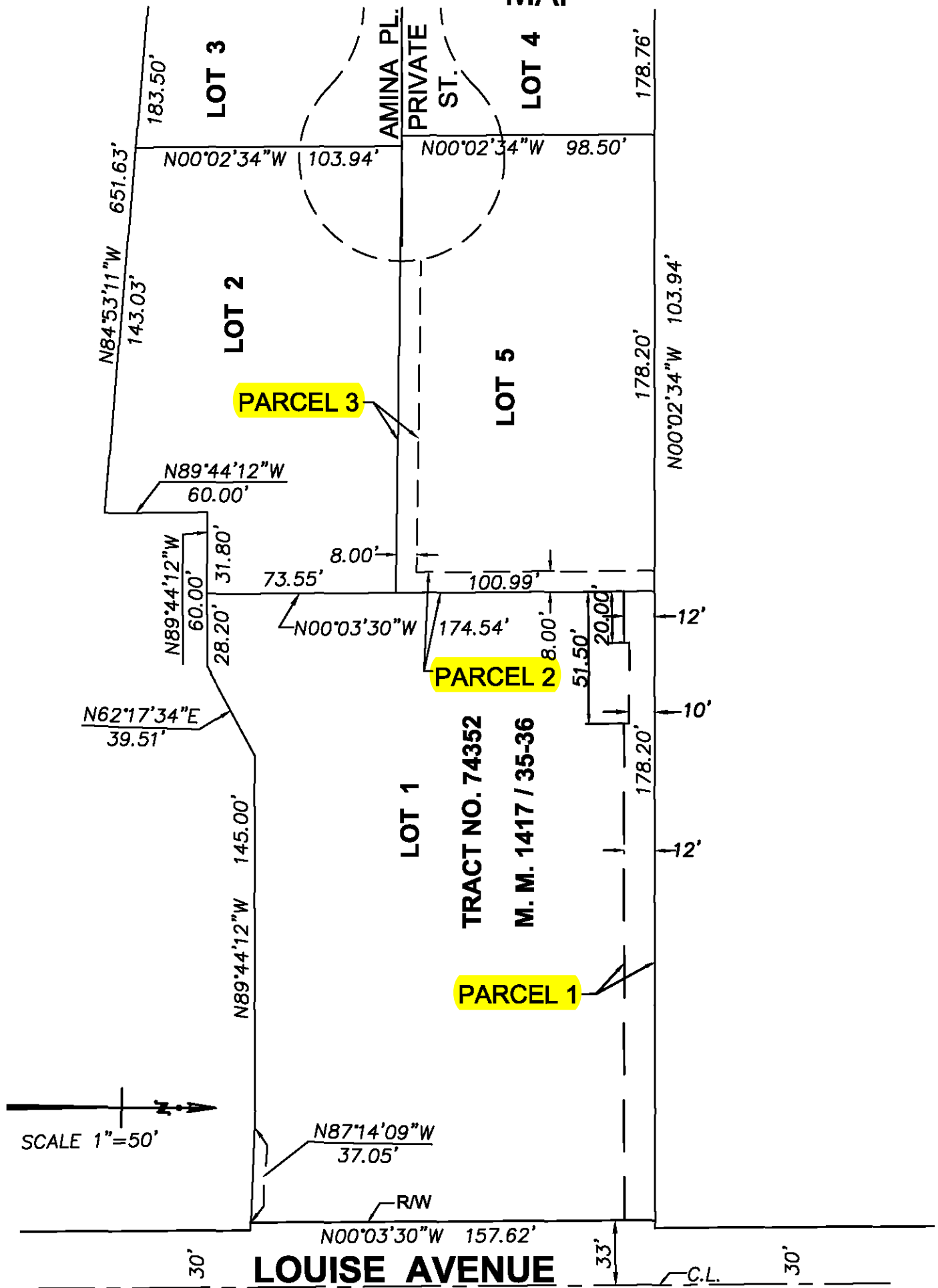
# SEWER EASEMENT DEDICATION

## MAP



# STORM DRAIN EASEMENT DEDICATION

## MAP



# STORM DRAIN EASEMENT DEDICATION MAP

