

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council

March 4, 2025

Of the City of Los Angeles

Honorable Members:

C. D. No. 2

SUBJECT:

Offer to Dedicate easement for street purposes on 7666 North Bluebell Avenue.
- Right of Way No. 36000-10344

RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for street purposes on 7666 North Bluebell Avenue, substantially as shown hatched on the attached Exhibit Map, 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 survey 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. Gayk Aldzhikyan
1105 Cozycroft Ave
Chatsworth, CA 91311
 - 2. Hayk Martirosian
1545 N Verdugo Rd.
Glendale, CA 91208

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 October 20, 2024, from Hayk Martirosian, agent.
- 2. Exhibit Map, location map.

DISCUSSION:

The petitioner, Hayk Martirosian, is offering to dedicate an easement for street purposes on 7666 North Bluebell Avenue, over the properties substantially shown hatched 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(4).

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_10344
cc: Valley District

Applicant Type

Highway Dedication Type : **Highway Dedication**

Applicant Information

Reference number:	202410417
Full Name:	Hayk Martirosian
Address:	1545 N Verdugo Rd.
City:	Glendale
State:	CA
Zip:	91208
Phone:	81.8547.0543
Email:	Hayk@technaland.com

Owner Information

Full Name :	GAYK ALDZHIKYAN
Address :	1105 COZYCROFT AVE
City :	CHATSWORTH
State :	CA
Zip :	91311
Phone :	818.547.0543
Email :	Hayk@technaland.com

Property Information

Job Address:	7666 N BLUEBELL AVE
Building Permit Application No. :	22010-10000-00983, 22010-10000-00984
RW No.:	36000-10344
Planning Case Number :	
Tract :	TR 1212
Block :	
Lot :	45
Arb. :	

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

The Area to be dedicated is for:



Street



Alley



Sidewalk



Sanitary Sewer



Storm Drain



Other

Explain:

N/A

The area dedicated is located at:

Engineering District: N/A

Planning District : N/A

Council District Number : 2

District Map Number : 186B161

Thomas Guide Page and Grid : 532-E3

Description of Dedication:

30-ft along Bluebell Ave

Reason for Dedication:

Offer to Accept Future Street Right of Way No.
36000-2505

The dedication is required by



R3 - Hwy Dedication



CPC

Planning Number:



ZA

Planning Number:



DOT



Hillside Ordinance



Voluntary Dedication



Other

Explain:

N/A

Boe Counter Comments

11/18/2024 - Legal and sketch attached

Survey Comments

Need a legal description and exhibit for the
dedication area and it needs to be signed by
a licensed surveyor.

Real Estate Comments

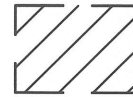
No Comments.

Mapping Comments

No Comments.

EXHIBIT "B"

SCALE: 1" = 30'



DENOTES THE LAND INCLUDED IN THIS DESCRIPTION

LOT 8,
TRACT NO. 22260,
M.B. 607-15-18

S'LY LINE OF LOT 8,
TRACT NO. 22260,
M.B. 607-15-18

N10°16'10"W
1.00'
N79°46'11"E
1.00'

LOT 58,
TRACT NO. 22260,
M.B. 607-15-18

E'LY LINE OF LOT 58,
TRACT NO. 22260,
M.B. 607-15-18

BLUEBELL AVENUE

N10°16'10"W
65.85'

N10°16'10"W
65.85'

PORTION OF LOT 45 OF
TRACT NO. 1212, M.B.
18-126-127

N'LY LINE OF LOT 13,
TRACT NO. 24339,
M.B. 686-39-39

N79°40'36"E
30.00'

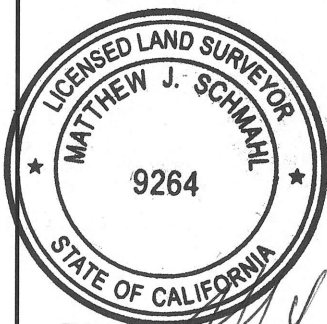
LOT 13,
TRACT NO. 24339,
M.B. 686-39-39

N79°46'11"E
1.00'

N10°16'10"W
1.00'

N79°40'36"E
30.00'

30'



BY:

MATTHEW J. SCHMAHL

L.S. 9264

11/17/2024