

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

December 10, 2024

Honorable Members:

Council District 2

SUBJECT:

Rejection of the Offer for Future Alley Easement as Public Alley
- 6900 Van Noord Avenue - Right of Way No. 36000-2462

RECOMMENDATIONS:

- A. That the attached draft of Resolution rejecting the offer future alley as public alley located on 6900 Van Noord Avenue as shown colored hatched in red on Exhibit A, be adopted subject to the following condition:
 1. That petitioner makes 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 records the Resolution with the County Recorder when the condition in Recommendation A has been complied with.
- C. 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 Environmental Guidelines.
- D. That following Council adoption, Resolution rejecting the portion of future alley as public alley be forwarded to the Engineering's RED for processing.

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

1) Meytal Naim
6041 Variel Avenue
Woodland Hills, CA 91367

2) Shahena Afroz Trust
6900 Van Noord Avenue
Los Angeles, CA 91605

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 July 6, 2023 from Meytal Naim.
2. Draft of Resolution of Rejection.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Meytal Naim, representing the owner of the property, Shahena Afroz Trust, is requesting the City to reject the 10-foot wide portion of offer of future alley, shown hatched in red on the attached Exhibit A, as a public alley. The involved 10-foot wide portion of future alley is located at 6900 Van Noord Avenue.

The petitioner has requested the rejection to complete a current housing project.

The future alley easement was offered for dedication by that certain "Irrevocable Offer to Dedicate" recorded on June 14, 1960, as Instrument No. 3771, of Official Records, 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 the public streets.

Engineering's Valley District Office stated in its communication

dated September 6, 2023, that it has no objection to this request.

The Department of Transportation stated in its communication dated September 15, 2023, that it does not oppose this request.

The Department of City Planning (DCP), in its communication dated October 16, 2023, stated that it would not recommend vacating the future alley. In a subsequent communication dated June 5, 2024, DCP clarified that its finding was specifically to a future alley vacation, and that the subject request for the future alley rejection is deferred to the BOE.

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,

Thein Crocker for

boxSIGN 4PZRZYR-4YPKKV28

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

HMH/TC/BG;sm