

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

October 23, 2023

Honorable Members:

Council District No. 14

SUBJECT: Quitclaim of a 7-foot Storm Drain Easement - 4466 E.
Florizel Street - Right of Way No. 36000-2252

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the 7-foot storm drain easement lying on 4466 Florizel Street shown crosshatched on Exhibit "A" be approved, subject to the following conditions:

That the petitioners make satisfactory arrangements with the Real Estate Division of the Bureau of Engineering with respect to the payment of any document recording fees.

- B. That the accompanying draft of an Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.
- C. That the Real Estate Division of the Bureau of Engineering record and deliver the necessary quitclaim deed(s) to the persons legally entitled thereto.
- D. 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 Letters:

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

- 1) Housing Authority of the
City of Los Angeles
2600 Wilshire Blvd
Los Angeles, CA 90057
- 2) Related California
333 S. Grand Ave., Ste 4450
Los Angeles, CA 90071
- 3) Burns & Bouchard, Inc.
Attn: David Zohn
9619 National Blvd
Los Angeles, CA 90034

TRANSMITTALS:

1. Application dated May 14, 2020, from Related California.
2. Draft of Ordinance with legal description and map.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Related California, representing the owners of the property, Housing Authority of the City of Los Angeles (HACLA), is requesting the City to quitclaim the 7-foot storm drain easement lying on 4466 Florizel Street, as shown crosshatched on Exhibit "A".

The petitioner has requested the quitclaim of the 7-foot wide storm drain easement to allow the development of the property.

The request for the quitclaim of the easement can be granted since the applicant re-rerouted the existing storm drain onto Florizel Street and McKenzie Avenue, as shown on As-Built Plan Set no. P-38948. Therefore, retention of the easement in discussion is no longer necessary.

The 7-foot wide storm drain easement being quitclaimed was dedicated by an Easement Deed, recorded on July 2, 1925, in Book 12043, page 224, of Official Records, 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 29, 2020, that it supports the requested quitclaim subject to the following conditions:

1. That the storm drain realignment plan must be reviewed and approved by the Bureau of Engineering's Street Improvement Division.
2. That a B-Permit with guaranteed bond must be posted and approved prior to the easements being quitclaimed.
3. That any plan for a relocation or abandonment of the drain must be indexed satisfactory to the City Engineer.

All these conditions have been met and satisfied per As-Built Plan Set no. P-38948.

The Clean Water Division of the Bureau of Engineering stated in its communication dated September 22, 2023 that "Originally our research indicates that there is an active 30" reinforced concrete pipe (RCP) storm drain within the easement located at 4466 E. Florizel Street property per as-built plans UNL-29458 sheet 3 and UNL-20716 sheet2. However, upon notifying our finding to your office, the applicant decided to pull a B-Permit to re-route the existing storm drain onto Florizel Street and McKenzie Avenue as shown on the as-built plan P-38948. The B-Permit project was completed with a statement of completion dated August 31, 2023. Given that the easement in question is now cleared of storm drain pipes, we have no objection to the original quitclaim application of the subject storm drain easement."

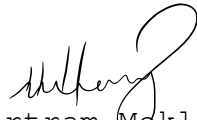
Council District 14 did not respond to our communication dated April 25, 2023.

The City Engineer is also requiring the petitioner to provide payment of the recording fee in a manner satisfactory to the City Engineer.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that the quitclaim of the storm drain easement for storm drain 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

Bertram Møklebust
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

HMH/BG/AA