

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

June 15, 2021

Honorable Members:

C.D. No. 1

SUBJECT:

Quitclaim of Sanitary Sewer Easement - 3926 North Berenice Place
- Right of Way No. 36000-2256.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the portion of the 6-foot wide easement for sanitary sewer purposes lying on 3926 North Berenice Place, shown colored red on Exhibit "A" be approved, subject to the following conditions:
 - 1. That the petitioner make satisfactory arrangement with the Real Estate Division of the Bureau of Engineering with respect to the payment of document recording fee.
- B. That the accompanying draft of 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 or deeds to the persons legally entitled thereto.
- D. That notification of the time and place of the City Council meeting to consider this matter be sent to:
 - 1) Steve Pallrand
715 Cypress Avenue
Los Angeles CA 90065
 - 2) Carbonshack Two, LLC
715 Cypress Avenue

Los Angeles CA 90065

- E. That if the Council add, remove or modify 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.

TRANSMITTALS:

1. Application dated July 20, 2020 from Stephen Pallrand.
2. Draft of Ordinance.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Stephen Pallrand, is requesting the City to quitclaim the portion of the sanitary sewer easement lying on 3926 North Berenice Place shown colored red on Exhibit "A".

The petitioner has requested the quitclaim to allow for the location of a new house.

The request for the quitclaim of the easement can be granted since the 6-foot wide sanitary sewer easement is not being utilized and its retention is no longer necessary.

The 6-foot wide sanitary sewer easement being quitclaimed was dedicated by Deed on October 10, 1930, recorded in Book 10221, Pages 383 to 388, inclusive, of Official Records, in the office of the County Recorder of Los Angeles County.

The Central District Office of the Bureau of Engineering in its communication dated August 26, 2020, stated no objection to the easement being quitclaimed.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering stated in its communication dated September 15, 2020, that the office has no objection to the easement being quitclaimed.

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 quitclaim of the easement for sanitary sewer 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,



Bert Moklebust
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

BM/SM/AA