

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:

CD No. 3

SUBJECT:

Quitclaim of Sanitary Sewer Easements - 22015-22027 West Vanowen Street - Right of Way No. 36000-2259

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the 8-foot wide easement, and 5-foot wide, 8-foot wide, and variable width easement, both for sanitary sewer purposes lying on 20215-22027 West Vanowen Street, shown crosshatched on Exhibit "A" be approved, subject to the following conditions:
  1. That 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 Public Works Committee meeting to consider this matter be sent to:
  - 1) Vanowen Center, LLC  
Attn: Jay Visconti  
2360 Plaza Del Amo Blvd, #210  
Torrance, CA 90501
  - 2) Antonio Shaibani  
22800 Cass Avenue  
Woodland Hills, CA 91364

- 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 June 25, 2020, from Antonio Shaibani, representing owner, Vanowen Center, LLC;
2. Draft of Ordinance;
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Antonio Shaibani, representing the owner of the property, Vanowen Center, LLC, is requesting the City to quitclaim the 8-foot wide easement, and 5-foot wide, 8-foot wide, and variable width easement, both for sanitary sewer purposes, lying on 22015-22027 West Vanowen Street, as shown crosshatched on Exhibit "A".

The petitioner has requested the quitclaim of the said easements since the sewer has been relocated to allow construction of a new building.

The request for the quitclaim of the sanitary sewer easements can be granted since the portions being requested are no longer being utilized, their retention is no longer necessary, and their abandonment and replacements were provided under the three executed S-Permits: Permit No.: S2020810489, Permit No.: S2020810540, and Permit No.: S2020810895. The final inspection for restoration was acceptable.

The 8-foot wide sanitary sewer easement being quitclaimed was dedicated by that certain easement Deed recorded August 13, 1956, as Instrument No. 3656, in Book 52006, page 378 to 380, inclusive, of Official Records, in the office of the County Recorder of Los Angeles County. The 5-foot wide, 8-foot wide, and variable width easement being quitclaimed was dedicated by Tract No. 26205, as per map recorded in Book 681, page 98, of Maps, in the Office of the County Recorder of Los Angeles County.

The Valley District Office of the Bureau of Engineering stated in its communication dated March 8, 2021, that the office has no objection to the portion of the sanitary sewer easement being quitclaimed. The office further stated that "the reconnection of the two properties that were utilizing the 8 inch public sewer in the easements for which quitclaim is requested, to other public sewers, has been completed. One property was connected to a sewer in Vanowen Street and the other to a sewer in the alley W/O Topanga Canyon Boulevard. In addition, the existing 8 inch public sewer and house connections within the existing public sewer easements have abandoned per the Greenbook. Therefore, this office recommends accepting the requested quitclaim of the sewer easement".

The Wastewater Conveyance Engineering Division of the Bureau of Engineering (WCED) stated in its communication dated April 2, 2021, that the office has no objection to the proposed quitclaim of the sanitary sewer easements. The office further stated that the three executed sewer permits (S2020810489, S2020810540, and S2020810895) associated with this quitclaim, are acceptable.

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

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