

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer  
Los Angeles, California

To the Honorable Council  
Of the City of Los Angeles

September 21, 2021

Honorable Members:

CD No. 15

SUBJECT:

Quitclaim of Drainage and Sanitary Sewer Easements - 9801 S.  
Alameda Street - Right of Way No. 36000-2278

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the 60-foot wide easement for drainage purposes and the 10-foot wide easement for sanitary sewer purposes, lying on 9801 S. Alameda 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) Primestor Jordan Downs, LLC.  
Attn: Jessica Ramirez  
10000 Washington Boulevard, Suite 300  
Culver City, CA 90232
  - 2) Los Angeles City Housing Authority  
2600 Wilshire Boulevard, 4<sup>th</sup> Floor  
Los Angeles, CA 90057

- 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 January 20, 2021, from Primestor Jordan Downs, LLC, representing owner Los Angeles City Housing Authority.
2. Draft of Ordinance
3. Exhibit "A", location map

DISCUSSION:

The petitioner, Primestor Jordan Downs, LLC, representing the owner of the property, Los Angeles City Housing Authority, is requesting the City to quitclaim the 60-foot wide drainage easement and the 10-foot wide sanitary sewer easement lying on 9801 S. Alameda Street, as shown crosshatched on Exhibit "A".

The petitioner has requested the quitclaim of the 60-foot wide drainage easement and the 10-foot wide sanitary sewer easement to allow new construction.

The request for the quitclaim of the drainage easement and the sanitary sewer easement can be granted since the portions being requested are no longer being utilized or have been relocated per B-Permit, BF002480, and their retention are no longer necessary.

The 60-foot wide drainage easement and the 10-foot wide sanitary sewer easement being quitclaimed were dedicated on December 23, 1954, recorded in Book 540, pages 48 to 50, inclusive, of Maps, 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 3, 2021, that there are no objections to the quitclaim of the 60-foot wide drainage easement and the 10-foot sanitary sewer easement provided that a sewer plan for the abandonment of the existing line is indexed with the Central Records Section. A sewer plan, BF002480, for the abandonment of the 10-foot wide sanitary sewer was approved

completed per a statement of completion issued on June 14, 2021.

Engineering's Wastewater Conveyance Engineering Division (WCE) has no objection to the easement being quitclaimed. In its communication dated May 27, 2021, WCE recommends the quitclaim be granted based on the "result of the B-Permit, BF002480, currently in progress or proposed in the Central District Office."

The Street Improvement and Stormwater Division of the Bureau of Engineering stated in its communication dated May 18, 2021, that there no objections to the portion of the drainage 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 easements for drainage and sanitary sewer purposes are 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/HH/AA

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