

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council  
Of the City of Los Angeles

December 9, 2021

Honorable Members:

C. D. No. 4

SUBJECT:

Offer to Dedicate easement for street purposes on Deervale Drive W/O Fawndale Place.

- Right of Way No. 36000-10258

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RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for street purposes on Deervale Drive W/O Fawndale Place substantially as shown hatched on the attached Exhibit Map, be accepted.
- B. That the Board of Public Works be authorized to acquire the dedication.
- C. That a copy of the Council action on this project be forwarded to the Survey Division of the Bureau of Engineering for processing.
- D. That the notification of the time and place of the Public Works and Gang Reduction Committee to consider this matter to be sent to:
  1. Skyview Development INC.  
800 South Brand Boulevard  
Glendale, CA 91024

FISCAL IMPACT STATEMENT:

A fee of \$3,416.51 was paid for processing this report pursuant to Sections 7.3 and 7.41.1 of the Administrative Code. No additional City Funds are needed.

TRANSMITTALS:

1. Application dated June 29, 2021, from Skyview Development INC.
2. Exhibit Map, location map.

DISCUSSION:

The petitioner, Skyview Development INC, is offering to dedicate easement for street

purposes on Deervale Drive W/O Fawndale Place, over the properties substantially shown hatched on the attached Exhibit Map.

The investigation fees required under Sections 7.3 and 7.41.1 of the Administrative Code have been paid by the petitioner.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that this project 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).

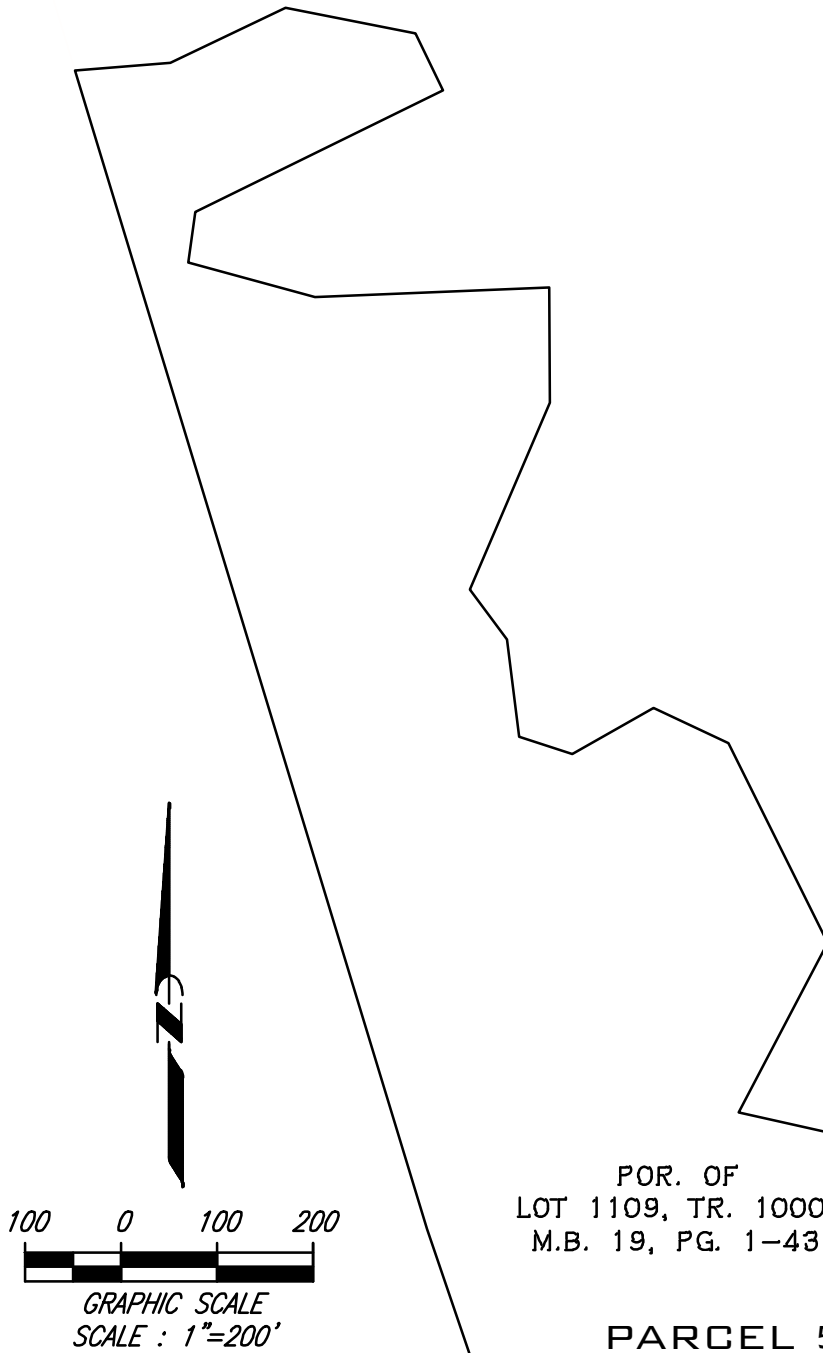
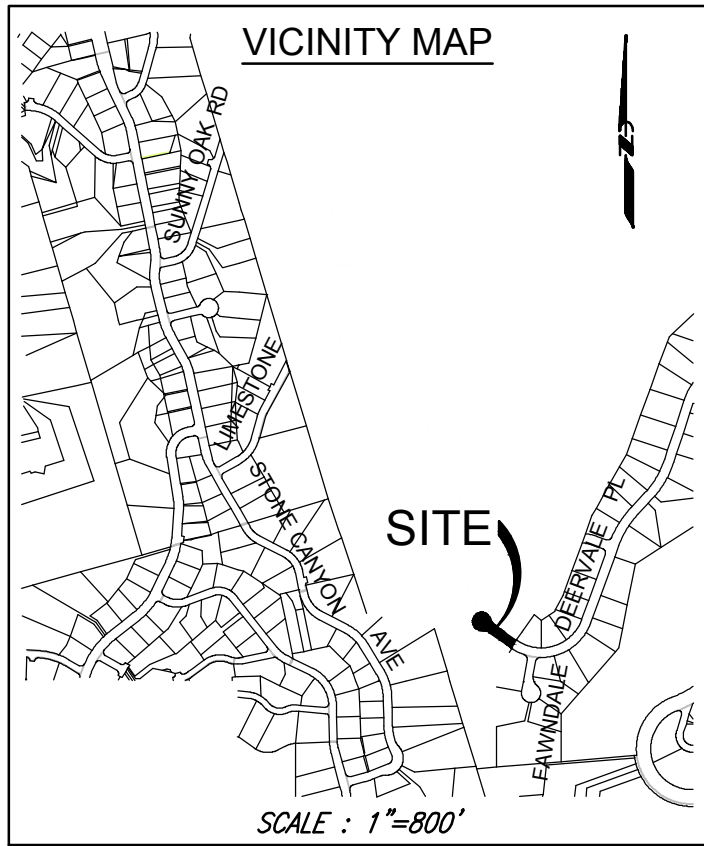
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'W. Knight', is positioned above the typed name.

William Knight, Acting Engineer of Surveys  
Survey Division  
Bureau of Engineering

dedrpt\_10258  
cc: Valley District

EXHIBIT B  
 APN: 2277-025-006, 2277-025-007  
 AND 2275-032-010



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N27°51'15"E	40.31'
L2	N54°54'48"W	107.27'
L3	S54°54'48"E	109.81'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	38°08'20"	50.00'	33.28'	17.28'
C2	256°16'39"	39.00'	174.44'	49.67'
C3	38°08'20"	50.00'	33.28'	17.28'
C4	0°39'38"	220.00'	2.54'	1.27'

LEGEND:

HIGHWAY DEDICATION AREA

**PARCEL 5-INST. 01-1386413**  
 SITE ADDRESS: NONE  
 APN: 2277-025-006  
 Zone: RE-40-1-H  
 Area Before: 706,917 SF  
 Area After: 700,437 SF

**PARCEL B-INST. 03-2104824**  
 SITE ADDRESS: NONE  
 APN: 2277-025-007  
 Zone: RE-40-1-H  
 Area Before: 11,137 SF  
 Area After: 11,137 SF

**PARCEL 4-INST.01-1386413**  
 SITE ADDRESS: NONE  
 APN: 2275-032-010  
 Zone: RE-40-1-H  
 Area Before: 109,482 SF  
 Area After: 105,985 SF

OWNER:

SKYVIEW DEVELOPMENT INC.  
 800 S. BRAND BLVD.  
 GLENDALE, CA 91024

POR. OF  
 LOT 1109, TR. 1000,  
 M.B. 19, PG. 1-43

POR. OF  
 LOT 646,  
 TR. 5822,  
 M.B. 82,  
 PG.  
 34-37

**PARCEL 5**  
 INST. 01-1386413  
 2277-025-006  
 VACANT

SEE DETAIL  
 PAGE 2

**PARCEL B**  
 INST. 03-2104824  
 2277-025-007  
 VACANT

TR 22584  
 M.B. 670  
 PG. 11-14

**PARCEL 4**  
 INST. 01-1386413  
 2275-032-010  
 VACANT

T.P.O.B.  
 (SEE PG. 2)

N33°43'18"E 113.00'

TR 23723  
 M.B. 661  
 PG. 53-55

N0°00'00"E 401.19'

P.O.B.



PREPARED BY:



87 N. Raymond Ave., Ste 300  
 Pasadena, CA 91103  
 Office: 626-486-2555  
 Fax: 626-486-2553

*L. Mar*

Larry L. Mar, P.L.S. L 7652

6/16/21  
 Date

Proj. No. 4370-19010

EXHIBIT B

APN: 2277-025-006, 2277-025-007  
AND 2275-032-010

LOT 1109, TR. 19,  
M.B. 100, PG. 1-43  
POR. OF

**PARCEL 5**  
INST. 01-1386413  
2277-025-006  
VACANT

LOT 646, TR. 82,  
M.B. 5822, PG. 34-37  
POR. OF

**PARCEL B**  
INST. 03-2104824  
2277-025-007  
VACANT

EASTERLY PROLONGATION  
OF LOT 21, TR. 22584,  
M.B. 670, PG. 11-14

**PARCEL 4**  
INST. 01-1386413  
2275-032-010  
VACANT

IRREVOCABLE OFFER TO  
DEDICATE STREET PER  
DOC. 93-1077323

PUBLIC STREET  
ACCEPTED PER  
DOC. 99-1624731

PUBLIC STREET  
ACCEPTED PER  
DOC. 84-1072589

DEERVALE  
PL

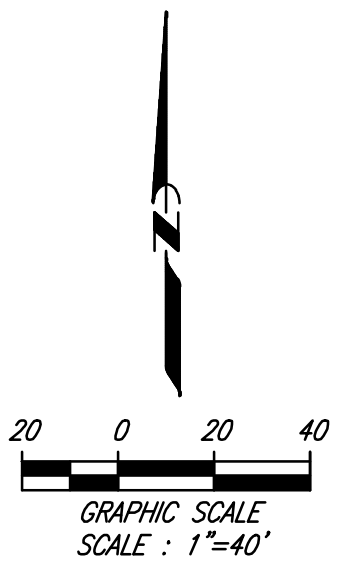
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M.B. 661  
PG. 53-55

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**LEGEND:**  
 HIGHWAY DEDICATION AREA



PREPARED BY:

**Southland**  
Civil Engineering & Survey, LLP

87 N. Raymond Ave., Ste 300  
Pasadena, CA 91103  
Office: 626-486-2555  
Fax: 626-486-2553

*L. Mar*  
Larry L. Mar, P.L.S. L 7652

6/16/21  
Date

Proj. No. 4370-19010

**Application for Dedication of Easement**  
**Case Reference Number 202100272**

Applicant Information	
Full Name:	<b>SOUTHLAND CIVIL ENGINEERING &amp; SURVEY, LLP C/O Henry Gray</b>
Address:	<b>87 North Raymond Avenue</b>
City	<b>Pasadena</b>
State	<b>CA</b>
Zip	<b>91103</b>
Phone	<b>626.486.2555</b>
Fax	
Email	<b>ATATEVOSSIAN@SOUTHLANDCIVIL.COM</b>

Owner Information	
Full Name:	<b>SKYVIEW DEVELOPMENT INC c/o JENNY HO</b>
Address:	<b>800 S BRAND BLVD</b>
City	<b>GLENDALE</b>
State	<b>CA</b>
Zip	<b>91024</b>
Phone	
Fax	
Email	

Property Information	
Job Address:	<b>DEERVALE PL W/O FAWNDALE PL</b>
Building Permit Application No.	<b>N/A</b>
R/W No.	<b>36000-10258</b>
Tract	<b>TR 5822, TR 1000</b>
Block	
Lot	<b>646, 1109</b>
Arb.	<b>2, 5, 7, 1, 22, 47</b>

Project Information (if applicable)	
Project Title	
Project Engineer (if City project)	
Project Engineer Title (if City project)	
Work Order or I.D.O. (if City project)	
B-Permit Number (if applicable)	

Work Description	
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Dedication Information

<b>The Area to be dedicated is for:</b>	
<b>YES</b>	Street
<b>NO</b>	Alley
<b>NO</b>	Sidewalk
<b>NO</b>	Sanitary Sewer
<b>NO</b>	Storm Drain
<b>NO</b>	Other Explain

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<b>The area dedicated is located at:</b>	
Engineering District	<b>VALLEY</b>
Planning District	<b>VALLEY PLANNING DISTRICT</b>
Council District Number	<b>04</b>
District Map Number	<b>162B149</b>
Thomas Guide Page and Grid	<b>561-J7</b>

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Description of Dedication	<b>SEE LEGAL DESCRIPTION &amp; SKETCH</b>
Reason for Dedication	<b>VOLUNTARY DEDICATION FILED CONCURRENTLY WITH A SEPARATE LOT LINE ADJUSTMENT FILING IN ORDER TO AVOID NON-CONFORMING LOTS.</b>

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The dedication is required by:	
<b>NO</b> R3 - Hwy Dedication	
<b>NO</b> CPC	Planning Number
<b>NO</b> ZA	Planning Number
<b>NO</b> DOT	
<b>NO</b> Hillside Ordinance	
<b>YES</b> Voluntary Dedication	
<b>NO</b> Other	Explain

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BOE Counter Comments:

No Comments.

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Survey Comments:

No Comments.

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Real Estate Comments:

No Comments.

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Mapping Comments:

No Comments.