

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council

April 12, 2018

Of the City of Los Angeles

Honorable Members:

C. D. No. 11

SUBJECT:

Offer to Dedicate easement for street, sidewalk and alley purposes on the southeasterly line of Palms Boulevard, the northeasterly line of Penmar Avenue and the northwest line of the alley southeast of Palms Boulevard.

- Right of Way No. 36000-10094

RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for street, sidewalk and alley purposes on the southeasterly line of Palms Boulevard, the northeasterly line of Penmar Avenue and the northwest line of the alley southeast of Palms Boulevard 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 Real Estate Division of the Bureau of Engineering for processing.
- D. That the notification of the time and place of the City Council meeting to consider this matter to be sent to:
 - 1. Ara Meliksetyan
1125 W 6th Street, #205
Los Angeles, CA 90017
 - 2. AA CA PROPERTY PORTFOLIO 3, LLC.
1100 S Hope Street, Ste 103
Los Angeles, CA 90015

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 February 27, 2018 from Ara Meliksetyan, agent.
2. Exhibit Map, location map.

DISCUSSION:

The petitioner, AA CA PROPERTY PORTFOLIO 3, LLC, is offering to dedicate easement for street, sidewalk and alley purposes on the southeasterly line of Palms Boulevard, the northeasterly line of Penmar Avenue and the northwest line of the alley southeast of Palms Boulevard, over the properties substantially shown hatched on the attached Exhibit Map.

The dedication is required on Palms Boulevard and on Penmar Avenue to complete a 33 feet half street width to satisfy collector street requirement.

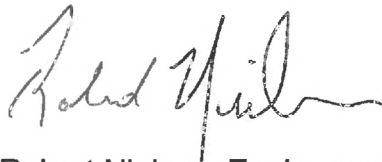
The dedication is required on the alley to complete a 10 feet half alley width to satisfy alley requirement

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(19).

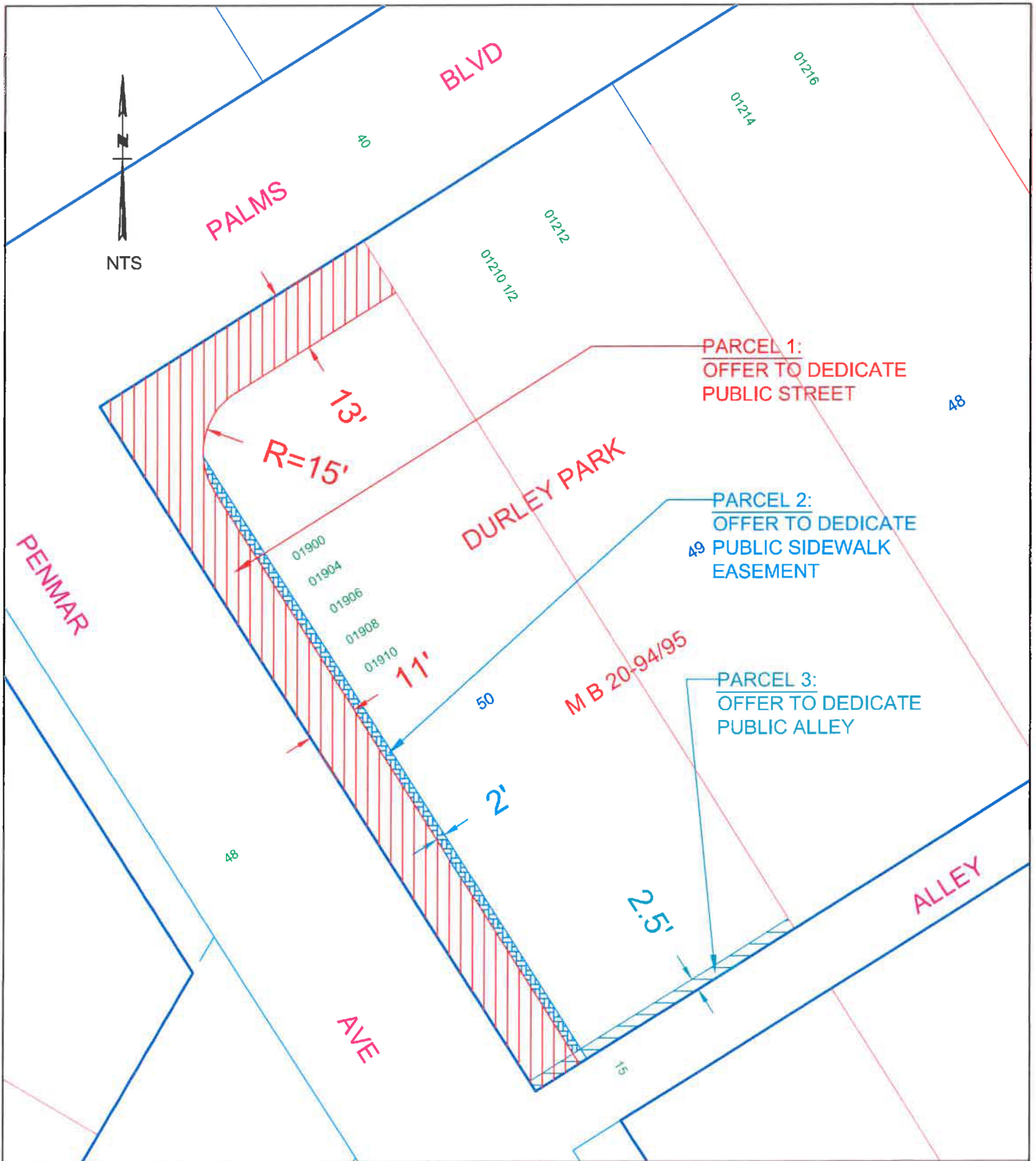
Respectfully submitted,



Robert Nielsen, Engineer of Surveys
Survey Division
Bureau of Engineering

dedrpt_10094

cc: West Los Angeles District



R/W 36000-10094
 D.M. 111B149
 C.D. 11

EXHIBIT MAP
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF ENGINEERING
 SURVEY DIVISION

Application for Dedication of Easement
Case Reference Number 201800077

Applicant Information

| | |
|------------|--------------------------------|
| Full Name: | Ara Meliksetyan |
| Address: | 1125 W 6th St, #205 |
| City | Los Angeles |
| State | CA |
| Zip | 90017 |
| Phone | 2135370158 |
| Fax | |
| Email | ara@thecodesolution.com |

Owner Information:

| | |
|------------|---------------------------------------|
| Full Name: | AA CA PROPERTY PORTFOLIO 3 LLC |
| Address: | 1100 S HOPE ST STE 103 |
| City | Los Angeles |
| State | CA |
| Zip | 90015 |
| Phone | |
| Fax | |
| Email | |

Property Information

| | |
|---------------------------------|--|
| Job Address: | 1900 S Penmar Ave |
| Building Permit Application No. | 160101000003376, 160101000003377, 160101000003378 |
| R/W No. | 36000-10094 |
| Tract | 4242013024 |
| Block | |
| Lot | 50 |
| Arb. | |

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 | |

Dedication Information

The Area to be dedicated is for:

| | |
|------------|--------------------|
| YES | Street |
| NO | Alley |
| NO | Sidewalk |
| NO | Sanitary Sewer |
| NO | Storm Drain |
| NO | Other Explain |

The area dedicated is located at:

Engineering District

WEST LOS ANGELES

| | |
|----------------------------|---|
| Planning District | WEST / COASTAL PLANNING DISTRICT |
| Council District Number | 11 |
| District Map Number | 111B149 |
| Thomas Guide Page and Grid | 671-J4 |
| Description of Dedication | 11-FOOT DEDICATION ALONG PENMAR AVE, ADJOINING 2-FOOT SIDEWALK EASEMENT ALONG PENMAR AVE, 13-FOOT DEDICATION ALONG PALMS BLVD, 15-FOOT RADIUS PROPERTY LINE RETURN AT THE INTERSECTION OF PENMAR AND PALMS, 2.5-FOOT ALONG ALLEY |
| Reason for Dedication | City Planning Determination Letter for Parcel Map AA-2016-315-PMLA-SL-1A. Dedication to be processed as voluntary dedication. |

The dedication is required by:

NO R3 - Hwy Dedication

NO CPC

NO ZA

YES DOT

NO Hillside Ordinance

NO Other

Planning Number AA-2016-315-PMLA-SL-1A

Planning Number

Explain

BOE Counter Comments:

No Comments.

Survey Comments:

Please assign a 36000- R/W number for this case an forward it back to Survey.

Real Estate Comments:

No Comments.

Mapping Comments:

No Comments.