

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council

5/1/2018

Of the City of Los Angeles

Honorable Members:

C. D. No. 12

SUBJECT:

Offer to Dedicate easement for sidewalk purposes on the west side of Shirley Avenue, north of Nordhoff Street.

- Right of Way No. 36000-10097

RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for sidewalk purposes lying on the west side of Shirley Avenue, north of Nordhoff Street substantially as shown hatched on the attached Exhibit "B", 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 be sent to:
 1. Quinn Paulin
3 Hughes
Irvine, CA 92618
 2. Northridge Multifamily, LLC & Northridge Multifamily II, LLC
130 Vantis, suite 200
Aliso Viejo, CA 92656

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 March 8, 2017 from Quinn Paulin, agent.
2. Exhibit "B", location map.

DISCUSSION:

The petitioner, Northridge Multifamily, LLC & Northridge Multifamily II, LLC, is offering to dedicate the sidewalk easement lying on the west side of Shirley Avenue, north of Nordhoff Street, over the properties substantially shown hatched on the attached Exhibit "B".

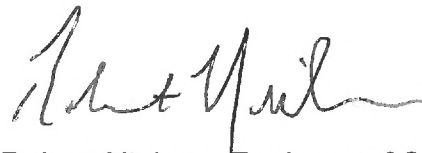
The easement is being offered for dedication, to meet ADA requirements behind the driveway.

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_10097
cc: Valley District

Application for Dedication of Easement
Case Reference Number 201800151

Applicant Information

Full Name:	Quinn Paulin
Address:	3 Hughes
City	Irvine
State	CA
Zip	92618
Phone	949-768-2529
Fax	
Email	Qpaulin@hunsaker.com

Owner Information

Full Name:	NORTHRIDGE MULTIFAMILY LLC AND NORTHRIDGE MULTIFAMILY II, LLC
Address:	130 Vantis, suite 200
City	Aliso Viejo
State	CA
Zip	92656
Phone	949-389-7227
Fax	
Email	willis.chin@sheaproPERTIES.com

Property Information

Job Address:	19601 Nordhoff St
Building Permit Application No.	
R/W No.	36000-10097
Tract	63625
Block	
Lot	
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:

<input type="checkbox"/>	NO Street
<input type="checkbox"/>	NO Alley
<input checked="" type="checkbox"/>	YES Sidewalk
<input type="checkbox"/>	NO Sanitary Sewer
<input type="checkbox"/>	NO Storm Drain
<input type="checkbox"/>	NO Other Explain

The area dedicated is located at:

Engineering District

VALLEY

Planning District
Council District Number
District Map Number
Thomas Guide Page and Grid

VALLEY PLANNING DISTRICT

Description of Dedication	Voluntary Sidewalk Easement Dedication per BR 205341, see legal description.
Reason for Dedication	Voluntary Sidewalk Easement Dedication per BR 205341, see legal description.

The dedication is required by:

- NO** R3 - Hwy Dedication
- NO** CPC
- NO** ZA
- YES** DOT
- NO** Hillside Ordinance
- YES** Other

Planning Number
Planning Number

Explain **BR205341**

BOE Counter Comments:

No Comments.

Survey Comments:

No Comments.

Real Estate Comments:

No Comments.

Mapping Comments:

No Comments.

DATE: 3/8/11

BUREAU OF ENGINEERING
SURVEY DIVISION
201 N. Figueroa Street, Suite 1100
Los Angeles, CA 90012

APPLICATION FOR DEDICATION OF EASEMENT *MULTIFAMILY II*

1. Owner Shea Properties Northridge District, LLC (Print)
130 Vantis, Suite 200 Aliso Viejo, CA 92656
(Address) (Full Name) (City) (Zip)
is (are) the owner(s) of the properties shown on the attached Title Report or described below.

2. The area to be dedicated is for: () STREET () ALLEY
 SIDEWALK () SANITARY SEWER () STORM DRAIN () OTHER

Property is located at: 19601 Nordhoff St.

Property description: TR 63625
Lot No., Tract No.

3. The project is located within:

- (A) Engineering District:
() Central () Harbor Valley () West Los Angeles
- (B) Council District No.: 12
- (C) District Map No.: 198B117
- (D) Thomas Guide Reference: 500-F7
(Page No.)

4. The dedication is required by: () CPC () ZA () DOT
() HILLSIDE ORD. OTHER BOE, BR 205341

CASE NO. _____

() Copy of case or permit attached

5. Notify the following representative or agent of the owner (include telephone no. & e-mail):

qpaulin@hunsaker.com - Quinn Paulin
willis.chin@sheaproperties.com

Telephone: (949) 389-7227

E-Mail Address: willis.chin@sheaproperties.com + qpaulin@hunsaker.com

6. Applicant's signature: [Signature]