

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

May 31, 2019

The Honorable Eric Garcetti, Mayor  
Room 303, City Hall

Re: Quitclaim of Easement Deed from the City to Otoniel Solis and Alejandra Duran.

Dear Mayor Garcetti:

Transmitted herewith is the Quitclaim of Easement Deed for the conveyance to Otoniel Solis and Alejandra Duran for a sanitary sewer easement as authorized by Council file No. 18-0790.

Please return these items at your earliest convenience after execution, to the Public Works and Gang Reduction Committee, in care of the Office of the City Clerk, Room 395, City Hall.

Sincerely,


Michael Espinosa  
Legislative Assistant  
Public Works and Gang Reduction Committee  
(213) 978-1064

18-0790\_misc\_5-31-19

**CITY OF LOS ANGELES  
INTERDEPARTMENTAL CORRESPONDENCE**

**DATE:** May 31, 2019

**TO:** Holly L. Wolcott, City Clerk  
Room 395, City Hall  
Attn: Michael Espinosa, Legislative Assistant I

**FROM:** Uri Jimenez, Chief Real Estate Officer II   
Real Estate Division, Bureau of Engineering  
1149 S. Broadway, Suite 610, Mail Stop 515

**SUBJECT: QUITCLAIM OF EASEMENT DEED FROM THE CITY OF LOS ANGELES TO OTONIEL SOLIS et ux.**

Transmitted herewith is the Quitclaim of Easement Deed (one (1) original) for the conveyance to Otoniel Solis and Alejandra Duran for a sanitary sewer easement as authorized by **Council File No. 18-0790 and Ordinance No. 186040**. Copies of the Council File and Ordinance are attached.

To be executed as shown below:

1. One original to be executed by the Mayor and attested to by the City Clerk. **Please notarize the Mayor's signature.**
2. **Original to be returned to Real Estate Division**

After the attached document has been executed, please contact Jose L. Ramirez, Senior Title Examiner at (213) 485-5777 for pick-up or if you have any questions.

Attachments: Quitclaim of Easement Deed,  
Council File and Ordinance

HOLLY L. WOLCOTT  
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CALIFORNIA



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Council and Public Services Division

200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to  
this matter, please refer to the  
Council File No.: 18-0790

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

March 29, 2019

Council File No.: 18-0790

Council Meeting Date: March 27, 2019

Agenda Item No.: 8

Agenda Description: CATEGORICAL EXEMPTION, COMMUNICATION FROM THE CITY ENGINEER and ORDINANCE FIRST CONSIDERATION relative to the quitclaim of the easement for sanitary sewer purposes lying on 4701 Glenalbyn Drive northwesterly of Quail Drive - Right of Way No. 36000-2093 (Quitclaim).

Council Action: COMMUNICATION FROM THE CITY ENGINEER AND ORDINANCE - ADOPTED

Council Vote:

YES	BLUMENFIELD	YES	HUIZAR	YES	PRICE
YES	BONIN	YES	KORETZ	ABSENT	RODRIGUEZ
YES	BUSCAINO	ABSENT	KREKORIAN	YES	RYU
YES	CEDILLO	YES	MARTINEZ	YES	SMITH
YES	HARRIS-DAWSON	YES	O'FARRELL	YES	WESSON

HOLLY L. WOLCOTT  
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 250

FILE SENT TO MAYOR: 03/29/2019

LAST DAY FOR MAYOR TO ACT: 04/08/2019

✓  
APPROVED

\*DISAPPROVED

\*VETO

Mayor

04/02/2019

DATE SIGNED

**Adopted Report(s)**

<b>Title</b>	<b>Date</b>
Final Ordinance No. 186040	05/14/2019
Attachment to Report dated 08/15/2018 - Application	08/15/2018
Attachment to Report dated 08/15/2018 - Map	08/15/2018
Report from Public Works: Engineering	08/15/2018

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council  
Of the City of Los Angeles

AUG 15 2018

Honorable Members:

C. D. No. 1

SUBJECT:

Quitclaim of Sanitary Sewer Easement - 4701 Glenalbyn Drive  
northwesterly of Quail Drive - Right of Way No. 36000-2093.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the easement for Sanitary Sewer purposes lying on 4701 Glenalbyn Drive northwesterly of Quail Drive shown colored red on Exhibit "A" be approved, subject to the following conditions:
  1. That the petitioner make satisfactory arrangement with the Real Estate Group 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 Group of the Bureau of Engineering record and deliver the necessary quitclaim deed or deeds to the persons legally entitled thereto.
- D. That a copy of the Council action and Ordinance be forwarded to the Real Estate Group of the Bureau of Engineering for processing.
- E. That notification of the time and place of the City Council meeting to consider this matter be sent to:
  - 1) Otoniel Solis and Alejandra Duran  
9205 Burnet Avenue, No. 207  
North Hills, CA 91343

- 2) Otoniel Solis and Alejandra Duran  
9205 Burnet Avenue, No. 115  
North Hills, CA 91343
- 3) Ryan Boley  
556 South Fair Oaks Avenue, No. 429  
Pasadena, CA 91105

F. 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 \$6,869.40 was paid for processing this request pursuant to Section 7.40 of the Administrative Code.

TRANSMITTALS:

1. Application dated July 24, 2015 from Otoniel Solis.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Otoniel Solis, is requesting the City to quitclaim the sanitary sewer easement lying on 4701 Glenalbyn Drive northwesterly of Quail Drive shown colored red on Exhibit "A".

The petitioner has requested the quitclaim of the 6-foot Sanitary Sewer Easement to construct a single family residence over the existing easement.

The request for the quitclaim of the easement can be granted since the easement is no longer being utilized and its retention is no longer necessary.

The 6-foot wide sanitary sewer easement being quitclaimed lying within Lot 158 of Tract No. 5396 was dedicated by Instrument No. 4906, recorded on March 2, 1959, in Book D384, Page 605, of Official Records, in the office of the County Recorder of Los Angeles County.

The Central District Office of the Bureau of Engineering has no objection to the easement being quitclaimed.

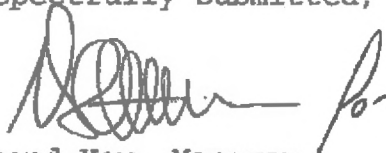
The Wastewater Conveyance Engineering Division of the Bureau of Engineering has no objection to the 6-foot Sanitary Sewer Easement being quitclaimed since the subject property has one available wye connection at an 8-inch sewer pipe located on public right of way of Glenalbyn Drive.

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,



Edmond Yew, Manager  
Land Development and GIS Division  
Bureau of Engineering

EY/al

Q:\LANDDEV\QUITCLAIMS\36000-2093 4710 Glenalbyn Drive\Quitclaim  
Report 36000-2093.doc

cc: Central District Office

**ORDINANCE NO. 186040**

An Ordinance authorizing the quitclaim of an easement for sanitary sewer, lying on 4701 Glenalbyn Drive northwesterly of Quail Drive.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

**Section 1** The Council of the City of Los Angeles hereby finds and determines that certain portion of easement for sanitary sewer purposes hereinafter described, lying on 4701 Glenalbyn Drive northwesterly of Quail Drive, is no longer required for the use of the City, and that the public interest, convenience and necessity require, and said Council orders, the conveyance by quitclaim deed of all the City's right, title and interest in and to said sanitary sewer easement without notice of sale or advertisement for bids, to the person or persons who own the real property at the time of execution of the deed, in severalty, and upon the same tenure as their respective interests appear of record in the office of the County Recorder of Los Angeles County.

**Sec. 2.** The aforesaid sanitary sewer easement is located in the City of Los Angeles, County of Los Angeles, State of California, and is more particularly described as follows:

That certain easement for sanitary sewer purposes, 6 feet wide, lying within Lot 158, Tract No. 5396, as per map recorded in Book 67, Pages 65 through 67, inclusive, of Maps, in the Office of the County Recorder of Los Angeles County, as dedicated by Instrument No. 4906, recorded March 2, 1959, in Book D384, Page 605, of Official Records, in the office of the County Recorder of Los Angeles County.

**Sec. 3.** The following is authorized and directed:

(a) The Mayor of said City shall execute deeds in duplicate on behalf of said City, forever quitclaiming said easement above-described to the person or persons who own the real property at the time of execution of the deed;

(b) The City Clerk shall attest to and affix the City Seal to said quitclaim deeds;  
and

(c) The Real Estate Group of the Bureau of Engineering shall record and deliver said quitclaim deeds to the grantees named therein.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By

  
NANCY E. WAX  
Deputy City Attorney

Date

August 8 2018

File No. \_\_\_\_\_

M:\Real Prop\_Env\_Land Use\Real Property\_Environment\Ordinances\A17-01647\A17-01647 final.docx

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles

CITY CLERK

MAYOR

  
\_\_\_\_\_

  
\_\_\_\_\_

Ordinance Passed 03/27/2019

Approved 04/02/2019

Ordinance Effective Date: 05/14/2019  
Council File No.: 18-0790

## DECLARATION OF POSTING ORDINANCE

I, Ottavia Smith state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 186040 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 03/27/2019, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, I conspicuously posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records beginning on 04/04/2019 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Deputy Clerk

Date: 04/04/2019

Ordinance Effective Date: 05/14/2019

Council File No.: 18-0790

**RECORDING REQUESTED BY:**

**City of Los Angeles**

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**

Otoniel Solis  
19665 Runnymede Street Unit 5  
Reseda, CA, 91335

**Quitclaim of Easement Deed**

Doc. Transfer Tax \$ 0.00

This is a conveyance of an easement and the consideration and value is less than \$100.00, R & T 11911. Department of Public Works, Bureau of Engineering

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The City of Los Angeles, a municipal corporation

DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO

Otoniel Solis and Alejandra Duran, husband and wife as joint tenants

**THE SOLE PURPOSE OF THIS QUITCLAIM DEED IS TO EXTINGUISH THE 6 FOOT WIDE  
SANITARY SEWER EASEMENT DEED WHICH RECORDED ON MARCH 2, 1959 AS  
INSTRUMENT NO. 4906 IN BOOK D-384 PAGE 605 OF OFFICIAL RECORDS**


the following described real property in the County of Los Angeles, State of California  
(Assessor's Parcel No. ): 5466-029-11

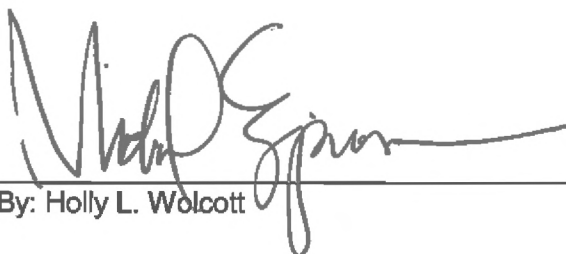
**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION & EXHIBIT "B" FOR  
DEPICTION SHEET**

This Quitclaim Deed is made in accordance with the provisions of Council File No. 18-0790 and Ordinance No. 186040 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Quitclaim Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 2<sup>nd</sup> day of July, 2019

THE CITY OF LOS ANGELES

By:   
Eric Garcetti, Mayor

  
By: Holly L. Wolcott, City Clerk



A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }

On July 2, 2019, before me, Mandy Morales, a Notary Public,  
personally appeared Eric Michael Garcetti, Mayor

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Mandy Morales (Seal)





# CIVIL ENGINEERING & LAND SURVEYING, INC.



## EXHIBIT "A" EASEMENT TO BE ABANDONED

A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, OPERATION AND REPAIR OF A SANITARY SEWER RECORDED IN INSTRUMENT NO. 4906, RECORDED ON MARCH 2, 1959, OF OFFICIAL RECORDS, OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:




THE NORTHWESTERLY 6 FEET OF LOT 158 OF TRACT NO. 5396, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67, PAGES 65 TO 67 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

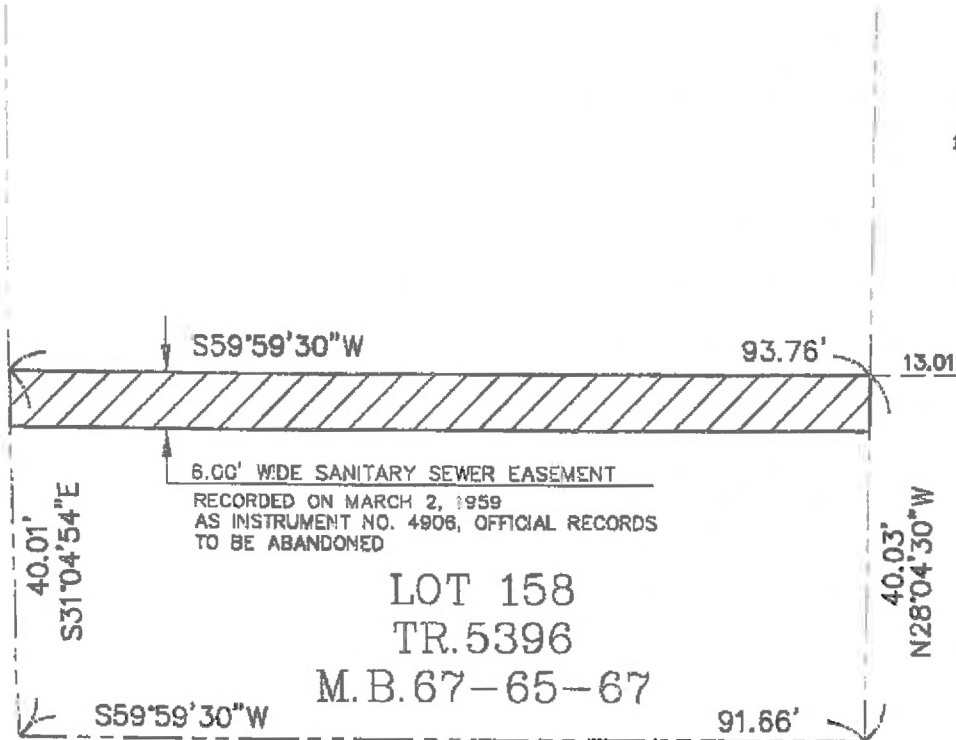
AS SHOWN IN EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



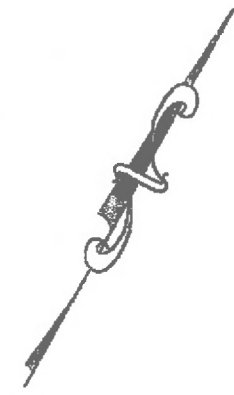
07-20-2015

**LEGEND:**

-  PROPERTY LINE
-  CENTERLINE
-  6' WIDE SANITARY SEWER EASEMENT TO BE ABANDONED



GLENALBYN DRIVE



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.



TITLE:		<b>EXHIBIT "B"</b>	
		4701 GLENALBYN DRIVE, LOS ANGELES, CA	
CLIENT:	OTONIEL SOLIS	JOB NO.:	15-9213
SCALE:	1" = 20'	DATE:	07/15/15
DESIGNED BY:	F.G.	REVISION (S):	
DRAWN BY:	KL	SHEET 1	OF 1 SHEET
CHECKED BY:	C.D.L.	347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL. (310) 859-0671 FAX (310) 859-0845 info@mylandcar.com www.mylandcar.com	

The City of Los Angeles

**JOB TITLE:** Quitclaim of a Sanitary Sewer Easement. 4701 Glenalbyn Drive, Mount Washington, 90065  
Cadastral Map No. 148-5A223  
Right of Way # 36000-2093

To

Otoniel Solis and Alejandra Duran

**Quitclaim Deed**

Approved as to Authority 5/20, 2019

By [Signature] Authorized Officer

**LEGAL DESCRIPTION**

Prepared by: M & G Civil Engineering & Land Surveying

By: Cynthia De Leon

License No. C-31604

I verify that the attached plat depicts the alignment and or configuration requested for this project

**Bureau of Engineering**

By: [Signature]  
Jose L. Ramirez, Senior Title Examiner

Date: MAY 3, 2019

Bureau of Engineering  
Real Estate Division

Approved May 23, 2019

Michael N. Feuer, City Attorney

By [Signature] Deputy

Council File No. 18-0790