

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

September 28, 2026

Honorable Members:

Council District No. 11

SUBJECT:

Quitclaim of Sanitary Sewer Easement – 6501 South Sepulveda Boulevard - Right of Way No. 36000-2418

RECOMMENDATIONS:

1. That the petitioner's request for the quitclaim of the 10-foot wide easement for sanitary sewer purposes lying on 6501 South Sepulveda Boulevard, shown crosshatched on Exhibit "A" be approved, subject to the following conditions:
 - a. That the petitioner make satisfactory arrangements with the Real Estate Division of the Bureau of Engineering with respect to the payment of document recording fee.
2. That the accompanying draft of Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.
3. 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.
4. That if the Council adds, removes or modifies 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.

NOTIFICATION LETTERS:

That notification of the time and place of the City Council meeting to consider this matter be sent to:

- 1) FLYER, LORIN B TR ET AL LESSOR
c/o C/O FAIRFIELD RESIDENTIAL LLC
5355 Mira Sorrento PL, STE 100
San Diego, CA 92121
- 2) Woodbine Legacy Playa Owner LLC
c/o C/O WOODBINE DEVELOPMENT CORP
1900 N Akard St
Dallas, TX 75201
- 3) Fuscoe Engineering
Attn: Samson Kawjaree
3006 S Vermont Ave #351
Los Angeles, CA 90007

TRANSMITTALS:

1. Application dated March 23, 2023, from Samson Kawjaree, Fuscoe Engineering, representing the owner of the property.
2. Draft of Ordinance.
3. Legal description and map.
4. Exhibit "A", location map.

DISCUSSION:

The petitioner, Samson Kawjaree, representing the owner of the property, is requesting the City to quitclaim the 10-foot wide easement for sanitary sewer purposes, lying on 6501 South Sepulveda Boulevard, as shown crosshatched on Exhibit A.

The petitioner has requested the quitclaim of the 10-foot wide easement for sanitary sewer purposes since there is a proposed subterranean parking lot and the location conflicts with the easement area.

The request for the quitclaim of the sanitary sewer easement can be granted since the portion being requested is no longer being utilized and the retention of the easement in discussion is no longer necessary.

The 10-foot wide easement for sanitary sewer easement being quitclaimed was dedicated by deed on July 8, 1970, as Instrument Number 1866, of Official Records, in the office of the County Recorder of Los Angeles County.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering stated in its communication dated September 8, 2023, that this proposal is associated with an existing B-Permit, and therefore the office defers review and recommendations to the West Los Angeles Engineering District Office.

The West Los Angeles District Office of the Bureau of Engineering stated in its communication dated March 25, 2026, that the office has no objection to the portion of the sanitary sewer easement being quitclaimed. The office further stated in its communication that the sewer pipe within 6501 Sepulveda Boulevard relocated outside of the easement area per B-Permit BR403098 per an active bond CAO230360S.

The Clean Water Division of the Bureau of Engineering stated in its communication dated May 4, 2026 that it has no objection to the proposed request.

Los Angeles Sanitation stated in its communication dated June 10, 2026 that it has no objection to the proposed request.

The City Engineer is requiring the petitioner to provide payment of the recording fees 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,


boxSIGN 4PJ2L67P-46KXYXJ9

Hui M Huang, PE
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering