

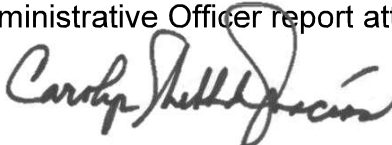
0150-12873-0000

**TRANSMITTAL**

TO Janisse Quinones, General Manager Los Angeles Department of Water and Power	DATE 01/31/2025	COUNCIL FILE NO.
FROM The Mayor	COUNCIL DISTRICT 2	

**LOS ANGELES DEPARTMENT OF WATER AND POWER PROPOSED RESOLUTION AND ORDINANCE AUTHORIZING A QUITCLAIM DEED QUITCLAIMING A PUBLIC POWER FACILITY EASEMENT TO SUN COMMONS, LP, A CALIFORNIA PARTNERSHIP AND DUBNOFF CENTER FOR CHILD DEVELOPMENT AND EDUCATIONAL THERAPY, A CALIFORNIA CORPORATION (LADWP FILE NO. P-215058)**

Transmitted for further processing, including Council consideration. See the City Administrative Officer report attached.



MAYOR

(Carolyn Webb de Macias for)

Attachment

MWS/PJH/JVW:DLG:10250143t

CAO 649-d

**REPORT FROM**

**OFFICE OF THE CITY ADMINISTRATIVE OFFICER**

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Date: January 24, 2025

CAO File No. 0150-12873-0000

Council File No.

Council District: 2

To: The Mayor

From: Matthew W. Szabo, City Administrative Officer



Reference: Communication from the Department of Water and Power dated November 21, 2024; referred by the Mayor for a report on November 21, 2024

Subject: **LOS ANGELES DEPARTMENT OF WATER AND POWER PROPOSED RESOLUTION AND ORDINANCE AUTHORIZING A QUITCLAIM DEED QUITCLAIMING A PUBLIC POWER FACILITY EASEMENT TO SUN COMMONS, LP, A CALIFORNIA PARTNERSHIP AND DUBNOFF CENTER FOR CHILD DEVELOPMENT AND EDUCATIONAL THERAPY, A CALIFORNIA CORPORATION (LADWP FILE NO. P-215058)**

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**RECOMMENDATION**

That the Mayor:

1. Approve the Los Angeles Department of Water and Power (LADWP) proposed Resolution and Ordinance authorizing a Quitclaim Deed quitclaiming a portion of a power facility easement, located in the City of Los Angeles, County of Los Angeles, State of California, identified as Assessor's Parcel Nos. 2412-019-016, 2412-019-017, 2412-019-019, 2412-019-020, 2412-019-021, 2412-019-025, and 2412-019-026 to Sun Commons, LP, a California Limited Partnership and Dubnoff Center for Child Development and Educational Therapy, a California Corporation, at no cost to LADWP;
2. Adopt the California Environmental Quality Act (CEQA) determinations of the Los Angeles Board of Water and Power Commissioners that quitclaiming an easement is exempt from CEQA pursuant to the General Exemption described in Section 15061(b)(3) that states an activity is not subject to CEQA if the activity is does not have a significant effect on the environment; and
3. Return the proposed Resolution and Ordinance to LADWP for further processing, including Council consideration, and approval pursuant to Charter Section 675 (d)(2).

## SUMMARY

The Los Angeles Department of Water and Power (LADWP) requests approval for the proposed Resolution and Ordinance, authorizing the execution of a Quitclaim Deed for a portion of an existing 10 foot wide public power utility easement to Sun Commons, LP, a California Limited Partnership and Dubnoff Center for Child Development and Educational Therapy, a California Corporation (referred to as “Owners of Record”). The LADWP indicates that the easement is no longer needed, therefore, the Department requests to abandon and quitclaim the 2,970 square foot strip of land to the owners of record. There is no expense to the City, as the property owners of record have paid the required \$6,420 processing fee to the LADWP.

The City Council is required to approve this action pursuant to Charter Section 675(d)(2), as no real property or any rights in real property held by the Board of Water and Power Commissioners (Board) shall be sold, leased, or otherwise disposed of, or in any manner withdrawn from its control, unless by written instrument authorized by the Board, and approved by the City Council. Our Office has reviewed the request and recommends approval.

## BACKGROUND

LADWP currently holds a 10 foot wide utility easement in the City of Los Angeles. The easement is recorded under Assessor’s Parcel Nos. 2412-019-016, 2412-019-017, 2412-019-019, 2412-019-020, 2412-019-021, 2412-019-025, and 2412-019-026 of Tract No. 11670 in the Office of the County Recorder of Los Angeles County. The easement was granted and dedicated to City of Los Angeles for public utility purposes,

*Easement Location and Property Description* – The easement is located southwest of the intersection of Clyborun Avenue and Dubnoff Way at 6329 N. Clybourn Avenue, Los Angeles, CA 91606, in the boundaries of Lots 11 to 17. Exhibit A in the Department’s Report provides the legal description of the property, while Exhibit B provides illustrates the land survey of the proposed easement.

On January 3, 2024, Sun Commons, LP, a California Limited Partnership and Dubnoff Center for Child Development and Educational Therapy, a California Corporation requested that LADWP quitclaim the public power facility easement back to the respective property owners of record.

*LADWP Recommends Easement Quitclaim* - After reviewing the request, the LADWP Power System has deemed that the easement is no longer needed and recommends that the easement be abandoned and quitclaimed to the current owners of record at the established rate of \$6,420. The owners of record have paid the fee to LADWP for this quitclaim request.

*Alternatives Considered* – LADWP did not consider any alternatives as the easement is no longer needed.

## **CITY COMPLIANCE**

The proposed agreement has been reviewed and approved as to form by the City Attorney. The City Council is required to approve this action pursuant to Charter Section 675(d)(2), as no real property or any rights or interest in real property held by the Board shall be sold, leased, or otherwise disposed of, or in any manner withdrawn from its control, unless by written instrument authorized by the Board, and approved by the City Council. Our Office has reviewed the request and recommends approval.

*California Environmental Quality Act (CEQA)* – The Los Angeles Board of Water and Power Commissioners determined that this item is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3). This section specifies that activities are exempt from CEQA when it can be seen with certainty that the activities will have no significant environmental impact. Quitclaiming easements qualifies for the General Exemption because it has no environmental effects, and therefore is not subject to CEQA.

## **FISCAL IMPACT STATEMENT**

There is no impact on the City General Fund. LADWP's Power Revenue Fund will receive one-time revenue of \$6,420 as a processing fee for the quitclaim of the easement, which the property owners of record have paid to LADWP. The recommendations in this report comply with Los Angeles Department of Water and Power's adopted Financial Policies.

Attachments – LADWP November 21, 2024 Letter, October 7, 2024 Board Correspondence, Resolution, and draft Ordinance

MWS/PJH/JVW:DLG:10250143