

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

To the Honorable Council

Of the City of Los Angeles

July 21, 2025

Honorable Members:

Council District 13

SUBJECT:

Rejection of a Portion of Future Street Easement as Public Street and Acceptance of a Portion of Future Street Easement as Public Street - 4539-4545 West Santa Monica Boulevard - Right of Way No. 36000-2557

RECOMMENDATIONS:

- A. That the attached draft of Resolution accepting the portion of the future street as public street shown colored blue on Exhibit "A", be adopted.
- B. That the attached draft of Resolution rejecting the portion of future street as public street shown colored red on Exhibit "A", be adopted.
- C. That the Real Estate Division (RED) of the Bureau of Engineering (Engineering) record the Resolutions with the County Recorder.
- D. That pursuant to Section 556 of the City Charter, the City Council finds that this acceptance of a portion of future street as public street and this rejection of a portion of future street as public street is in substantial conformance with the purpose, intent and provisions of the General Plan.
- E. That the City Council find that this acceptance of a portion of future street as public street and this rejection of a portion of future street as public street is categorically exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(22) of the City's Environmental Guidelines.
- F. That following Council adoption, the Resolution accepting the portion of future street as public street and the

Resolution rejecting the portion of future street as public street be forwarded to the Engineering's RED for processing.

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

1) 4541-4545 SM BLVD LLC  
612 S. Broadway, Ste. 420  
Los Angeles, CA 90014

2) Gary Benjamin  
1110 N. Virgil Ave. #187  
Los Angeles, CA 90029

FISCAL IMPACT STATEMENT:

A fee of \$7,075.91 was paid for processing this request pursuant to Section 7.40 of the Administrative Code.

TRANSMITTALS:

1. Application dated August 5, 2024, from Gary Benjamin, representing the owner of the property, Equity Investment, LLC.
2. Draft of Resolution of Rejection.
3. Draft of Resolution of Acceptance.
4. Exhibit A, location map.

DISCUSSION:

The petitioner, Gary Benjamin, representing the owner of the property, Equity Investment, LLC, is requesting the City to reject the variable width portion of future street, shown colored red on the attached Exhibit "A", as public street, and accept the variable width portion of future street shown colored in blue on the attached Exhibit "A".

The petitioner has requested the rejection and stated that the rejection of the future street easement is necessary to facilitate the development of a 100% affordable development and ensure that the right-of-way width is consistent with current Mobility Plan standards.

The future street easement was offered for dedication by that

certain "Irrevocable Offer to Dedicate" recorded on September 26, 1973, as Document No. 2028, of Official Records, in the Office of the County Recorder of Los Angeles County.

The petitioner's request can be granted since the properties in this area can be served by private driveways, common access, or public street. Additionally, the request would result in street dimensions in conformance to Modified Avenue I standards of Mobility Plan 2035.

Engineering's Central District Office stated in its communication dated October 4, 2024, that it has no objection to this request.

The Department of Transportation stated in its communication dated October 8, 2024, that it does not oppose this request.

The Department of City Planning stated in its communication dated September 6, 2024, that the request would allow the built-dimensions of the street to be in compliance with the present-day street designation, as articulated within the adopted Mobility 2035 Plan (i.e. Mobility Element of the City's General Plan).

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that this acceptance of the portion of future street as public street and this rejection of the portion of future street 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(22).

Respectfully submitted,

*Thein Crocker for*  
box SIGN 4PZRZYR-1VRKL3WP

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

HMH/TC/BG; sm