

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer
Los Angeles, California

To the Honorable Council
Of the City of Los Angeles

February 23, 2026

Honorable Members:

CD No. 5

SUBJECT:

Quitclaim of Sanitary Sewer Easement - 9618 W. Arrowood Drive -
Right of Way No. 36000-2602

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of a Sanitary Sewer Easement for sewer purposes lying on 9618 W. Arrowood Drive shown crosshatched on Exhibit A be approved, subject to the following conditions:
 1. That the petitioners 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 Division of the Bureau of Engineering record and deliver the necessary quitclaim deed or deeds to the persons legally entitled thereto.
- D. 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 \$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) Ben Bennett
9618 Arrowood Drive
Beverly Hills, CA 90210

TRANSMITTALS:

1. Application dated May 21, 2025, from Anita Shabaz
2. Draft of Ordinance
3. Legal Description and Map
4. Exhibit A, location map

DISCUSSION:

The petitioner, Anita Shabaz, representing the owner of the property, Ben Bennett, is requesting the City to quitclaim a portion of a sanitary sewer easement lying on 9618 W. Arrowood Drive, as shown crosshatched on Exhibit A.

The petitioner has requested the quitclaim of a portion of a Sanitary Sewer Easement to allow the development of the property.

The request for the quitclaim of the easement can be granted since the portion of the easement being requested is not utilized and its retention is no longer necessary. There are no existing sewers within the easement area.

The portion of the 30-ft wide sanitary sewer easement being quitclaimed was dedicated by tract map 12321 on March 29, 1948, recorded in Book 320, pages 18 and 19, of Official Records, in the office of the County Recorder of Los Angeles County.

The West Los Angeles District Office of the Bureau of Engineering stated in its communication dated August 22, 2025 that they have no objection to the quitclaim.

The Clean Water Division of the Bureau of Engineering stated in its communication dated October 28, 2025, that they have no objection to the quitclaim.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering stated in its communication dated August 11, 2025, that they have no objection to the quitclaim.

Council District 5 stated in its communication dated December 16, 2025, that they have no objection.

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 Sanitary Sewer purpose 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,

Thien Crocker for
boxSIGN 4PZRZYR-19P5J6J6

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

HMH/TC/AA/AN