

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council

April, 9 2026

Of the City of Los Angeles

Honorable Members:

C. D. No. 13

SUBJECT:

Offer to dedicate an easement for traffic signal easement purposes on the east side of the T intersection of Western Avenue and De Longpre Avenue.  
- Right of Way No. 36000-10329.

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RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for traffic signal purposes on the east side of the T intersection of Western Avenue and De Longpre Avenue, substantially as shown on the attached Exhibit Map, be accepted.
- B. That the Board of Public Works be authorized to acquire the dedication.
- C. That a copy of the Council action on this project be forwarded to the Survey Division of the Bureau of Engineering for processing.
- D. That the notification of the time and place of the Public Works and Gang Reduction Committee to consider this matter be sent to:
  1. Jason Sheng  
5443 Fountain Avenue  
Los Angeles, CA 90029

FISCAL IMPACT STATEMENT:

A fee of \$3,416.51 was paid for processing this report pursuant to Sections 7.3 and 7.41.1 of the Administrative Code. No additional City Funds are needed.

TRANSMITTALS:

1. Application dated December 19, 2023, from Jason Sheng.
2. Exhibit Map, location map.

DISCUSSION:

The petitioner, Jason Sheng, is offering to dedicate an easement for traffic signal purposes on the east side of the T intersection of Western Avenue and De Longpre Avenue, over the properties substantially shown on the attached Exhibit Map.

The investigation fees required under Sections 7.3 and 7.41.1 of the Administrative Code have been paid by the petitioner.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that this project 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,

A handwritten signature in blue ink, appearing to read 'W. Knight', with a long horizontal stroke extending to the right.

William Knight, Engineer of Surveys  
Survey Division  
Bureau of Engineering

dedrpt\_10329  
cc: Central District

## Applicant Type

Highway Dedication Type : **Highway Dedication**

## Applicant Information

Reference number:	202300545
Full Name:	Jason Sheng
Address:	5443 Fountain Avenue
City:	Los Angeles
State:	CA
Zip:	90029
Phone:	7147210135
Email:	jsheng@acemalibu.com

## Owner Information

Full Name :	5420 Sunset Blvd LP, LLC
Address :	22917 Pacific Coast Highway. Suite 300
City :	Malibu
State :	CA
Zip :	90265

Phone :	7147210135
Email :	jsheng@acemalibu.com

Property Information	
Job Address:	5420 W SUNSET BLVD
Building Permit Application No. :	22010-10000-00921
RW No.:	36000-10329
Planning Case Number :	
Tract :	PM 2225
Block :	
Lot :	A
Arb. :	

Project Information (if applicable)	
Project Title :	
Project Engineer (if City project) :	
Project Engineer Title (if City project) :	
Work Order or I.D.O. (if City project) :	
B-Permit Number (if applicable) :	
Work Description :	2/20/26: Per CSR 133707 applicant response: This is a voluntary dedication for LADOT traffic signal easement. Please see the

attached approved plan showing the required traffic signal easement.

### Dedication Information

**The Area to be dedicated is for:**

Street

Alley

Sidewalk

Sanitary Sewer

Storm Drain

Other

Explain:  
Traffic Easement

**The area dedicated is located at:**

Engineering District: N/A | Planning District :

Council District Number : | District Map Number :

Thomas Guide Page and  
Grid :

**Description of  
Dedication:**

Traffic Easement

**Reason for Dedication:**

LADOT requests Traffic Easement 2/20/26: Per CSR 133707 applicant response: This is a voluntary dedication for LADOT traffic signal easement. Please see the attached approved plan

showing the required traffic signal easement.

### The dedication is required by

R3 - Hwy Dedication

CPC Planning Number:

ZA Planning Number:

DOT

Hillside Ordinance

Voluntary Dedication

Explain:  
N/A

### Boe Counter Comments

2/20/26: Per CSR 133707 applicant response: This is a voluntary dedication for LADOT traffic signal easement. Please see the attached approved plan showing the required traffic signal easement.  
12/29: Need LLC doc.  
1/3/24: LLC doc attached 5/8/24 need the LADOT approval for the proposed easement before we can proceed per Survey

### Survey Comments

Please clarify the application is for a voluntary dedication

for LADOT traffic  
signal easement, but  
there are two R3  
letters. Need LADOT  
approval to proceed if  
this is for a traffic  
signal easement.

#### Real Estate Comments

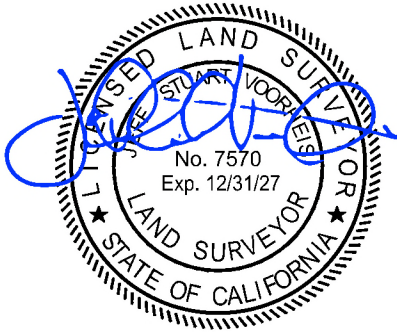
No Comments.

#### Mapping Comments

No Comments.

**EXHIBIT "B"**  
**(SKETCH TO ACCOMPANY EXHIBIT "A")**

TO SUNSET BLVD.



**AVE.**

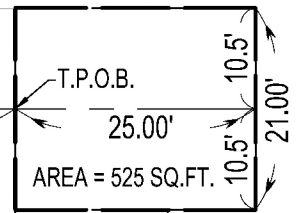
**52'**

E'LY LINE OF 2.00' DEDICATION  
RESOLUTION RECORDED AS  
INST. 20230604631 REC. 9/12/2023

POR. PARCEL A, R1  
APN: 5544-032-025

**DE LONGPRE**  
**AVE.**

EAST  
52.00'



11.37'

P.O.C.  
ESTAB. PER R2

TRAFFIC EASEMENT TO  
CITY OF LOS ANGELES

**WESTERN**

NORTH, R1

**52'**

W'LY LINE OF  
PARCEL A, R1

**ABBREVIATIONS**

- ESTAB. ESTABLISHED
- P.O.C. POINT OF COMMENCEMENT
- REC. RECORDED
- T.P.O.B. TRUE POINT OF BEGINNING

**REFERENCES**

- R1 - PMLA NO. 2225, PMB 33, PG 72
- R2 - CEFB 147-193, PG 108A

