

ACCELERATED REVIEW PROCESS -C

Office of the City Engineer

Los Angeles, California

To the Honorable Council

4/28/2026

Of the City of Los Angeles

Honorable Members:

C. D. No. 3

SUBJECT:

Offer to dedicate an easement for sidewalk purposes on 19433 West Valerio Street.  
- Right of Way No. 36000-10372.

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RECOMMENDATIONS:

- A. That the petitioner's offer to dedicate the easement for sidewalk purposes lying on 19433 West Valerio Street, substantially as shown hatched on the attached Exhibit B, 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. Alireza Bagheri  
17412 Ventura Blvd #21  
Encino, CA 91316

FISCAL IMPACT STATEMENT:

A fee of \$3,672.00 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 January 14, 2026, from Alireza Bagheri.
2. Exhibit B, location map.

DISCUSSION:

The petitioner, Alireza Bagheri, is offering to dedicate the sidewalk easement lying on 19433 West Valerio Street, over the properties substantially shown hatched on the attached Exhibit B.

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\_10372  
cc: Valley District

## Applicant Type

Highway Dedication Type : **Highway Dedication**

## Applicant Information

Reference number:	202600010
Full Name:	Alireza Bagheri
Address:	17412 Ventura blvd #21
City:	Encino
State:	CA
Zip:	91316
Phone:	747.305.0406
Email:	alireza@ilyaengineering.com

## Owner Information

Full Name :	SMILEFACTION ECOM LLC
Address :	889 FRANCISCO ST, APT 1909
City :	LOS ANGELES
State :	CA
Zip :	90017

Phone : 917.216.6003

Email : alireza@ilyaengineering.com

### Property Information

Job Address: 19433 W VALERIO ST  
91335

Building Permit  
Application No. : N/A

RW No.: 36000-10372

Planning Case Number :

Tract : TR 9349

Block :

Lot : FR 56

Arb. : 2

### 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 :

Dedication Information

The Area to be dedicated is for:

Street

Alley

Sidewalk

Sanitary Sewer

Storm Drain

Other

Explain:  
N/A

The area dedicated is located at:

Engineering District: N/A

Planning District : N/A

Council District Number :  
03

District Map Number :  
186B117

Thomas Guide Page and  
Grid :  
530-F4

Description of  
Dedication:

See attached legal  
description and sketch

Reason for Dedication:

B-Permit street  
improvements

The dedication is required by

R3 - Hwy  
Dedication

CPC

Planning Number:

ZA

Planning Number:

DOT

Hillside  
OrdinanceVoluntary  
Dedication

Explain:

Sidewalk easement behind driveway due to B-Permit improvements

### Boe Counter Comments

01/16/2026: Created CSR case #235337 and sent to applicant for clarification on Survey's comments from 01.15.2026 -AS  
01/22/2026: (2) attachments added to revise sketch and legal as sidewalk easement and not "fut street/dedication", advanced to Survey - AS 01/26/2026 signed off on HWY DED clearance to DBS permit #

### Survey Comments

The provided legal description is for a future street but the application is for sidewalk easement. Please clarify. Also if it is a future street shouldn't the existing 15 feet radius also be provided with the 4 feet dedication to not create a non tangent curve at the corner.

## Real Estate Comments

No Comments.

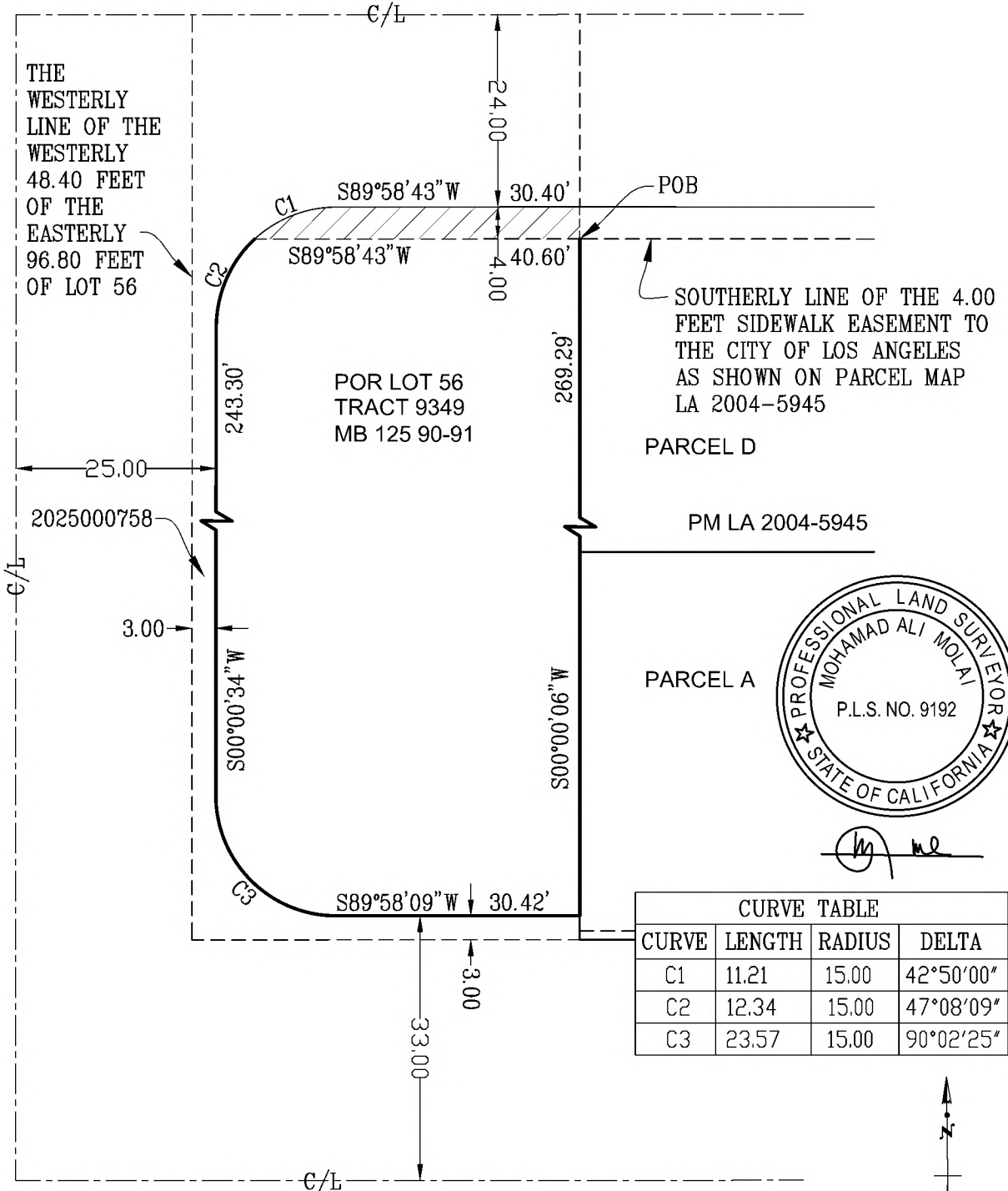
## Mapping Comments

No Comments.

# EXHIBIT B SIDEWALK EASEMENT

**TUNNEY AVENUE**

**RUNNYMEDE STREET**



THE WESTERLY LINE OF THE WESTERLY 48.40 FEET OF THE EASTERLY 96.80 FEET OF LOT 56

POR LOT 56  
TRACT 9349  
MB 125 90-91

POB

SOUTHERLY LINE OF THE 4.00 FEET SIDEWALK EASEMENT TO THE CITY OF LOS ANGELES AS SHOWN ON PARCEL MAP LA 2004-5945

PARCEL D

PM LA 2004-5945

PARCEL A



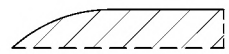
*M A Mola*

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	11.21	15.00	42°50'00"
C2	12.34	15.00	47°08'09"
C3	23.57	15.00	90°02'25"



SCALE: 1"=20'

NOTE:



PROPOSED SIDEWALK EASEMENT

**VALERIO STREET**