

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council  
Of the City of Los Angeles

May 4, 2026

Honorable Members:

CD No. 15

SUBJECT:

Quitclaim of Sanitary Sewer Easement - 2250 & 2238 E. 97th Street and 2269 E. 99th Place - Right of Way No. 36000-2615

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of a Sanitary Sewer Easement for sewer purposes lying on 2250 & 2238 E. 97th Street and 2269 E. 99th Place 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) Housing Authority of City of Los Angeles  
2600 Wilshire Blvd, 3<sup>rd</sup> Floor  
Los Angeles, CA 90057
- 2) Jordan Downs 3, LP and Jordan Downs 3B, LP  
15260 Ventura Blvd. Suite 800  
Sherman Oaks, CA 91403

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, Jordan Downs 3, LP and Jordan Downs 3B, LP, representing the owner of the property, Housing Authority of City of Los Angeles, is requesting the City to quitclaim a portion of a sanitary sewer easement lying on 2250 & 2238 E. 97th Street and 2269 E. 99th Place, 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 has been relocated.

The portion of the 10-ft wide sanitary sewer easement being quitclaimed was dedicated by tract map 16154 on December 23, 1954 recorded in Book 540, pages 48 through 50, of Official Records, in the office of the County Recorder of Los Angeles County.

The Central District Office of the Bureau of Engineering stated in its communication dated October 9, 2025 that they have no objection to the quitclaim.

LA Sanitation and Environment stated in its communication dated April 15, 2026 that they have no objection to the quitclaim.

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,

*Thein Crocker for*  
box SIGN 4PZRZYR-13Z6ZQYK

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

HMH/TC/an