

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

September 23, 2026

Honorable Members:

Council District No. 14

SUBJECT:

Quitclaim of Sanitary Sewer and Drainage Easements – 4466 East Florizel Avenue –
Right of Way No. 36000-2400

RECOMMENDATIONS:

1. That the petitioner's request for the quitclaim of the 25-foot wide easement for sanitary sewer purposes, and the 40-foot wide easement for sanitary sewer and drainage purposes lying on 4466 East Florizel Avenue, shown crosshatched on Exhibit "A" be approved, subject to the following conditions:
 - a. That petitioner make satisfactory arrangement with the Real Estate Division of the Bureau of Engineering with respect to the payment of document recording fee.
2. That the accompanying draft of Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.
3. 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.
4. That if the Council adds, removes or modifies 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) Related California
333 S Grand Avenue, Suite 4450
Los Angeles, CA 90071
- 2) LA City Housing Authority
4401 Boundary Avenue
Los Angeles, CA 90032
- 3) LA City Housing Authority
2600 Wilshire Blvd
Los Angeles, CA 90057

TRANSMITTALS:

1. Application dated February 3, 2025, from Related California, representing the owner of the property, Housing Authority of the City of Los Angeles.
2. Draft of Ordinance
3. Legal description and map
4. Exhibit "A", location map.

DISCUSSION:

The petitioner, Related California, representing the owner of the property, Housing Authority of the City of Los Angeles, is requesting the City to quitclaim the 25-foot wide easement for sanitary sewer purposes, and the 40-foot wide easement for sanitary sewer and drainage purposes lying on 4466 East Florizel Avenue as shown crosshatched on Exhibit A.

The petitioner has requested the quitclaim of the 25-foot wide easement for sanitary sewer purposes, and the 40-foot wide easement for sanitary sewer and drainage purposes in order to construct new affordable housing. The project is proposed to be built with new sewer and storm drain systems.

The request for the quitclaim of the sanitary sewer and drainage easements can be granted since the portions being requested are no longer being utilized and the retention of the easement in discussion is no longer necessary.

The 25-foot wide easement for sanitary sewer purposes, and the 40-foot wide easement for

sanitary sewer and drainage purposes being quitclaimed was dedicated by Tract 13089 recorded on August 26, 1947, in Book 308, page 21 of Maps, 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 May 28, 2026, that the office has no objection to the sanitary sewer and drainage easements being quitclaimed. Arrangements for the existing 8-inch main sewer line were completed under B-Permit No. BR005094.

The Clean Water Division of the Bureau of Engineering stated in its communication dated May 26, 2026 that they have no objection to the proposed request. The storm drain system located within the subject area was relocated under B-Permit No. BR005094. They further stated that they found no existing public storm drain facilities within the quitclaim area and no conflict with future Flood Control Capital Improvement Plan projects.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering stated in its communication dated February 24, 2025, that the office has no objection to the proposed quitclaim of the sanitary sewer easement.

LA Sanitation and Environment of the Department of Public Works stated in its communication dated June 16, 2026, that the office has no objection to the proposed quitclaim of the sanitary sewer and drainage easements.

The City Engineer is requiring the petitioner to provide payment of the recording fees in a manner satisfactory to the City Engineer.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that the quitclaim of the easement for sanitary sewer and drainage purposes 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,

Michael Soto for
boxSIGN 4PJ2L67P-1XZPVY6Z

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