Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles October 1, 2026

Honorable Members: Council District No.1

SUBJECT:

Termination of Covenant & Agreement Regarding Maintaining Area Free of Structures on 1337 11th Place - Right of Way No. 36000-2654

RECOMMENDATIONS:

A. That the petitioner's request for the termination of the Covenant and Agreement recorded as Document No. 3876, on November 1, 1974, of Official Records, regarding maintaining area free of structures, shown on Exhibit A, be approved, subject to the following condition:

   1. That the petitioner make satisfactory arrangements with the Real Estate Division of the Bureau of Engineering with respect to the payment of the document recording fee.

B. That the City Engineer be authorized to execute and record a suitable release from the covenant and agreement recorded as Document No. 3876, on November 1, 1974, of Official Records.

C. That the Real Estate Division of the Bureau of Engineering record the necessary termination document to the persons legally entitled thereto.

Notification Letters:

That notification of the time and place of the Public Works Committee and City Council meetings to consider this matter be sent to:

1. EVgo Services LLC
   Attn: Romic Aevaz
   1661 E Franklin Avenue
   El Segundo, CA 90245

2. OWNER
   1337 11TH PLACE
   LOS ANGELES CA 90015

3. CRISCIONE-MEYER ENTITLEMENT, LLC
   PO BOX 622
   OCEANSIDE CA 92049

FISCAL IMPACT STATEMENT:

A deposit of $7,500.00 was paid for processing this request pursuant to Section 7.41.2 of the Administrative Code.

TRANSMITTALS:

1. Application dated January 15, 2026, from Romic Aevaz on behalf of EVgo Services LLC, representing the owner of the property, Criscione Meyer Entitlement LLC.

2. Exhibit A, location map.

3. Copy of the Covenant and Agreement, Document No. 3876, recorded on November 1, 1974.

DISCUSSION:

The applicant, Romic Aevaz on behalf of EVgo Services LLC, representing the owner of the property, Criscione-Meyer Entitlement LLC, is requesting the City to terminate the covenant and agreement, Document No. 3876, recorded on November 1, 1974, regarding maintaining area free of structures, shown on Exhibit A.

The applicant has requested the City Council of the City of Los Angeles to release the Covenant and Agreement, stating it is ‘‘necessary to enable installation of EV charging infrastructure on an existing surface parking lot. The 1974 covenant restricts structures on this parcel, but the original rationale is undocumented and appears obsolete given current site conditions. EVgo proposes 60 DC fast chargers and a small guard shack, consistent with existing land use and all applicable code requirements.’’

The agreement also has a clause in which the covenant and agreement shall run with the land and shall be binding upon the undersigned, and future owners, encumbrancers, its and their successors, heirs, or assignees, and shall continue in effect until released by authority of the City of Los Angeles.

The request for the termination of this Covenant and Agreement may be granted. Based on investigation, the City agencies that have responded reported no current requirement or justification to maintain the covenant and agreement to keep the area free of structures, and generally responded with no objection to the request. Therefore, the retention of the covenant and agreement is no longer necessary.

The Central District Office of the Bureau of Engineering stated in its communication dated April 21, 2026, that based on the current right-of-way requirements and improvement standards, it has no objections to the request.

The Real Estate Division of the Bureau of Engineering stated in its communication dated July 16, 2026, that it has no objections to the request.

The Geotechnical Engineering Division of the Bureau of Engineering stated in its communication dated July 14, 2026, that it has no objections to the request.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering stated in its communication dated April 2, 2026, that it has no objections to the request.

The Los Angeles Department of Building and Safety stated in its communication dated May 29, 2026, that it has no objections to the request.

The Los Angeles Department of Water and Power (LADWP) stated in its communication dated June 9, 2026, that it has no objections to the request.

The Bureau of Street Lighting stated in its communication dated May 4, 2026, that it has no objections to the request.

The Office of Council District 1 stated in its communication dated May 4, 2026, that it has no objections to the request.

The Los Angeles Fire Department stated in its communication dated April 2, 2026, that it has no objections to the request.

The Los Angeles Department of Planning stated in its communication dated April 28, 2026, that based on its analysis, the proposed termination of the existing covenant and agreement does not appear to be in conflict with the existing land use of the subject property as part of a public parking lot.

The Los Angeles Department of Transportation (LADOT) stated in its communication dated August 18, 2026, that it has no objections to the proposed termination of the covenant and agreement.

The LA Sanitation and Environment (LASAN) stated in its communication dated June 16, 2026, that it does not oppose the proposed termination of the covenant and agreement.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that the termination of this Covenant and Agreement 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(22).

CONCLUSION:

Based on the communications mentioned above from various City Agencies, retention of the covenant and agreement over the property shown outlined in red on Exhibit A is no longer

necessary. Therefore, the Bureau of Engineering recommends that the City Council terminate the Covenant and Agreement Document No. 3876, recorded on November 1, 1974.

Respectfully submitted,

Thein Crocker for
boxSIGN 4PZRZXYR-42QZV5K9

Hui M. Huang, PE
Division Manager
Permit Case Management Division
Bureau of Engineering

HMH/TC/MS;SM