ACCELERATED REVIEW PROCESS – B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles October 28, 2026

Honorable Members: CD No. 10

SUBJECT:

Quitclaim of Storm Drain Easement and Drainage Easement – 3612 South Holdrege Avenue - Right of Way No. 36000-2172

RECOMMENDATIONS:

A. That the petitioner's request for the quitclaim of a storm drain easement for storm drain purposes and drainage easement for drainage purposes lying on 3612 South Holdrege Avenue shown crosshatched on Exhibit A be approved, subject to the following conditions:

    1. That the petitioners 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 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 adds, removes, or modifies any of the previously stipulated conditions, the accompanying 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) DEAN NUCICH
11400 W OLYMPIC BLVD, STE 850
LOS ANGELES, CA 90064

2) 5950 JEFFERSON LLC
11400 W OLYMPIC BLVD, STE 860
LOS ANGELES, CA 90064

3) 3640 HOLDREGE LLC
11400 W OLYMPIC BLVD, STE 860
LOS ANGELES, CA 90064

TRANSMITTALS:

1. Application dated February 5, 2018, from Dean Nucich

2. Draft of Ordinance

3. Draft of Legal Description and Map

4. Exhibit A, location map

DISCUSSION:

The petitioner, Dean Nucich, representing the owner of the property, 5950 Jefferson LLC, is requesting the City to quitclaim the storm drain easement and drainage easement lying on 3612 South Holdrege Avenue, as shown crosshatched on Exhibit A.

The petitioner has requested the quitclaim of the storm drain easement and drainage easement to allow the development of the property.

The request for the quitclaim of the easements can be granted since the portion of the easement being requested is no longer being utilized. The existing storm drain was relocated as shown on the As-Built Plan P-38548, and a new storm drain easement was dedicated in a manner satisfactory to the City Engineer. Therefore, their retention is no longer necessary.

The portion of the variable width and 50-feet wide storm drain easement being quitclaimed was

dedicated by that certain easement deed recorded in Book 16178, Page 162, of Official Records, in the office of the County Recorder of Los Angeles County. The portion of the 30-feet wide drainage easement was dedicated by Tract Map 22151, recorded in Book 608, Pages 51 to 55, inclusive, 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 August 16, 2026, that they have no objection to the proposed quitclaim.

The Clean Water Division of the Bureau of Engineering stated in its communication dated October 22, 2026, that they have no objection to the quitclaim.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering stated in its communication dated August 10, 2026, that they have no objection to the proposed quitclaim.

LA Sanitation and Environment stated in its communication dated September 16, 2026, that they have no objection to the proposed 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 storm drain easement for storm drain purposes and drainage easement for 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,



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

HMH/SY/MS:sm