

Department of Public Works

Bureau of Engineering
Report No.1

November 6, 2024

CD No. 12

10938 HASKELL AVENUE - RELINQUISHMENT OF RIGHTS IN FUTURE ALLEY IN LOT 31, TRACT**18756 RECOMMENDING THE BOARD OF PUBLIC WORKS (BOARD):**

1. EXECUTE the attached document relinquishing any and all rights to the City of Los Angeles (City) for public alley purposes within the future alley shown on the attached Exhibit A (Transmittal No. 1), subject to the following condition:

Petitioner shall make satisfactory arrangements with the Real Estate Division (RED) of the Bureau of Engineering (BOE), 1149 S. Broadway, 6th Floor, Los Angeles, California 90015, Phone No. (213) 485-5766, with respect to payment of document recording fees.

2. REQUEST the City Clerk to attest the signatures of the Public Works Commissioners.
3. INSTRUCT the RED of the BOE to record the executed document in the Office of the County Recorder when the condition in Recommendation No. 1 has been satisfied.

TRANSMITTALS

1. Exhibit A, location map.
2. Application dated February 18, 2024, from Elin Aboolian & Nshan Aboolian, 10938 Haskell Avenue, Granada Hills, CA 91344.
3. Draft of Relinquishment Document, in duplicate.

DISCUSSION

The petitioner is requesting, by application dated February 18, 2024, (Transmittal No. 2), the relinquishment of the City's rights in the future alley area shown on Exhibit A (Transmittal No. 1).

This area was set aside as a future alley on the map of Tract No. 18756, recorded on June 8, 1955, and was subsequently sold to third parties. Acceptance of this future alley was not endorsed on the map, and the future alley has never been used or improved as a public alley. Figures 1 and 2 below provide the aerial view and street view of existing conditions of the future alley area, respectively.



Figure 1: Aerial view of future alley area at 10938 Haskell Avenue.



Figure 2: Street view of future alley area at 10938 Haskell Avenue.

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Council District No.12 has been notified of the proposed relinquishment. They do not object the petitioner's application.

On September 6, 1973, under Council File No. 73-2735, City Council discussed various state codes and a legal case that effect a 25-year time limit for the acceptance of dedications of future streets and alleys. Furthermore, City Council authorized the Board to process the relinquishment of future streets and alleys after the 25-year time limit has lapse if it is determined that the dedicated area has been sold to a third person and has not been used for street or alley purposes.

Since the 25-year time limit for the acceptance of this future alley has elapsed, and the requirements for relinquishment have been met, to clear title to the real property of the proposed dedication, the Board may execute the attached relinquishment document (Transmittal No. 3) as authorized by the City Council.

(HMH RMK BM)

Report reviewed by:

BOE (ADM)

Report prepared by:

Permit Case Management

Hui M. Huang, PE
Division Engineer
Phone No. (213) 808-8874

HMH/BG/06-2024-0097_PCM.gva

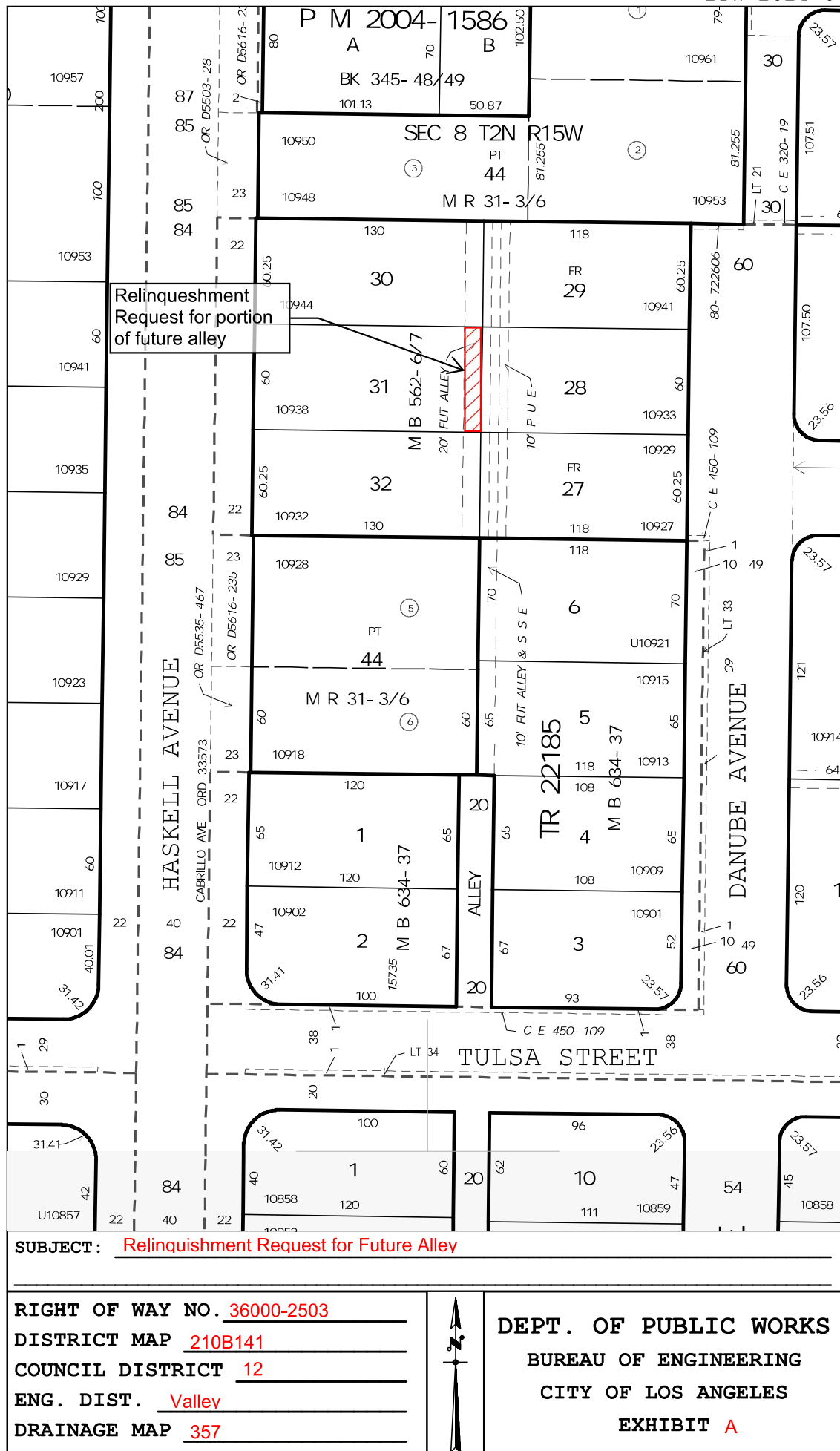
Questions regarding this
report may be referred to:
Bok Goh, Acting Senior Civil Engineer
Phone No. (213) 808-8618
E-mail: bok.goh@lacity.org

Respectfully submitted,



for

Ted Allen, PE
City Engineer



DATE 02/18/2024

BUREAU OF ENGINEERING
 PERMIT CASE MANAGEMENT DIVISION
 LAND DEVELOPMENT GROUP
 201 N. Figueroa Street, Suite 290, Los Angeles, CA 90012

APPLICATION FOR RELINQUISHMENT OF EXPIRED FUTURE STREET,
 ALLEY, WALK AND OTHER RIGHT-OF-WAY


1. Applicant(s) Elin Aboolian & Nshan Aboolian (Print)
 (full name)
10938 Haskell Ave Granada Hills 91344
 (address) (city) (zip)

are the owner(s) or representative(s) of the owner(s) of the properties shown on the attached sketch or described below.

2. The area to be relinquished is the future (street) (alley)
Alley located at the backyard area behind
the 10938 Residence.

and the attached is a map showing the area proposed to be relinquished or the following is a description of the area proposed to be relinquished.

Property description: 31 TR18756
 Lot No. Tract No.


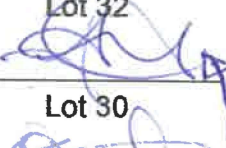
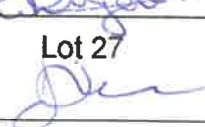
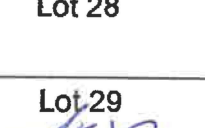

3. The future (Alley) is occupied by a backyard that is adjacent to
homes in the area.
4. Purpose of Relinquishment (future use of relinquishment area) is: to construct a
permitted ADU for homeowner's use
5. Telephone number at which I can be contacted during the day
(818) 624-7470 & (818) 624-9103
6. Applicant's signature 
7. Name of Owner Elin Aboolian & Nshan Aboolian

8. The following are the available signatures of other property owners who also own properties adjoining the area proposed to be relinquished and whose ownership's are indicated on the attached map by use of "circled letters". (1) Print Name(s), (2) Provide mailing addresses, (3) Indicate Lots owned and (4) Obtain signatures. (See Example Ownership List)

Ownership Information may be obtained from:

Los Angeles County Assessor
Ownership Information
500 West Temple Street
Los Angeles, CA 90012
Phone: (213) 974-3211

Provide the information as indicated:

	Print name(s) of property owner(s) here	Signature(s) here
	Print mailing address here	Owner of: Lot or Parcel here
A	Martha Lujan 10932 Haskell Ave Granada Hills, CA 91344	 Lot 32
B	2019-I IH Borrower LP 10944 Haskell Ave Granada Hills, CA 91344	 Lot 30
C	Garik Oganessian 10927 Danube Ave Granada Hills, CA 91344	 Lot 27
D	Jerry Portillo 10933 Danube Ave Granada Hills, CA 91344	 Lot 28
E	Frank Banos 10941 Danube Ave Granada Hills, CA 91344	 Lot 29

Revised 11-12-20

RELINQUISHMENT OF RIGHTS AND ACKNOWLEDGMENT OF
TERMINATION OF OFFER OF DEDICATION

R/W 36000-2503

WHEREAS, as a condition of the recording of Tract No. 18756, as per map recorded in Book 562, Page 6 to 7 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, an offer of dedication was made for the dedication of a certain public alley which public alley is located upon the map of said tract of Lot 31 of said tract; and

WHEREAS, said map was recorded and the offer was made on June 8, 1955;
and

WHEREAS, said dedication was not accepted by the City of Los Angeles at the time of recordation of said Map, or subsequent thereto, and the fee interest in said area has been transferred from the dedicator to other persons who have used the property as if free of the dedication, and the area offered for dedication has never been used for the purposes for which it was offered for dedication; and

WHEREAS, pursuant to the Code of Civil Procedures, Section 771.010, there exists a conclusive presumption that those portions of said offer of dedication not previously accepted have been forever rejected, and said offer may no longer be accepted by the City or any public agency; and

WHEREAS, the owner of said fee interest is entitled to a decree of quieting title of said area offered for dedication pursuant to Section 771.020 of said code so that said area will be free of any cloud created by such offer of dedication; and

WHEREAS, the City of Los Angeles would have no defense to such action to quiet title;

NOW THEREFORE, pursuant to authorization of the Council of the City of Los Angeles given at its meeting of September 6, 1973, and contained in Los Angeles City Council File No. 73-2735, the Board of Public Works of the City of Los Angeles under City Engineer's Report No. 1, does hereby relinquish any and all rights for alley purposes to:

Elin Aboolian and Nshan Aboolian

the Respective Record owners of the real property described herein; and acknowledges the termination and non-existence of any offer to dedicate for public alley purposes over the areas described as follows:

That certain future alley, lying within the Lot 31, Tract No. 18756, as per map recorded in Book 562, Pages 6 to 7 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, as shown and dedicated on the map of said tract.

Transmittal No. 3

BUT, FURTHER PROVIDED, that this relinquishment and acknowledgment does not affect any rights to easements other than public alley purposes over the area described herein.

The CITY OF LOS ANGELES,
a Municipal Corporation

By: _____
President, Board of Public Works

OR

By: _____
Member, Board of Public Works

By: _____
Member, Board of Public Works

Attest:

Holly L. Wolcott, City Clerk

By: _____
Deputy