

Department of Public Works

Bureau of Engineering
Report No. 4

July 10, 2024
CD No. 3

7862 LARAMIE AVENUE - RELINQUISHMENT OF RIGHTS IN FUTURE STREET IN LOT 13 IN TRACT 46747**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 street purposes within the future street 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. Application dated October 16, 2023, from Abdullah Sadozai, 7862 Laramie Avenue, Winnetka, CA 91306.
2. Exhibit A, location map.
3. Draft of Relinquishment Document.

DISCUSSION

The petitioner is requesting, by application dated October 16, 2023, (Transmittal No. 1), the relinquishment of the City's rights in the future street area shown on Exhibit A (Transmittal No. 2).

This area was set aside as a future street on the map of Tract No. 46747, recorded on July 1, 1998, and was subsequently sold to third parties. Acceptance of this future street was not endorsed on the map, and the future street has never been used or improved as a public street. Figure Nos. 1 and 2 below provide the aerial view and street view of existing conditions of the future street area, respectively.



Figure No. 1: Aerial view of future street area at 7862 Laramie Avenue.



Future street
runs along the
front of lot.

Figure No. 2: Street view of future street area at 7862 Laramie Avenue.

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Council District No. 3 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, the City Council authorized the Board to process the relinquishment of future streets and alleys after the 25-year time limit has lapsed 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 street 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.

(HMM RMK BM)

Report reviewed by:

BOE (ADM)

Report prepared by:

Permit Case Management Division

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

HMM/BG/05-2024-0066_PCM.gva

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ted Allen', is positioned over a red digital signature stamp. The stamp contains the text 'ENGINEERING' and 'Electronically signed by Ted Allen'.

Ted Allen, PE
City Engineer

RELINQUISHMENT APPLICATION PACKET

Relinquishment Application Checklist (all must be checked and submitted for the application to be complete)

- ☐ Completed application
- ☐ Payment in the amount of \$1,234.78 (per [LAAC 7.41.1. Payment of Fees for Future Easement Relinquishments](#) and [LAMC 61.03 – Surcharge for Equipment and Training](#)). These fees are non-refundable.
 - Checks – Make payable to the City of Los Angeles. Include a phone number on the “Note” line (your cancelled check is your receipt).
 - On-Line Payment Processing: Please contact LGD, via email, at eng.landdev@lacity.org for more information
- ☐ Map showing the future street or future alley to be relinquished or the legal description of the area
- ☐ Copy of Tract Map or Parcel Map which dedicated the future easement.
- ☐ Copy of Grant Deed or Title Report showing current owner. If the property has been sold within the past six (6) months, a new Title Report will be required
- ☐ Telephone number/email where you can be reached during the day.
- ☐ Email address where you can be reached.

All the above information and payment shall be submitted via email (eng.landdev@lacity.org) or by mail to:

City of Los Angeles, Bureau of Engineering
Permit Case Management Division,
Land Development Group
201 N. Figueroa Street, Suite 290
Los Angeles, CA 90012

What’s Included in the Investigation and Report

The City Engineer's Office, Land Development Division investigates the involved property to determine if it is subject to quiet title action under [Section 771.010 of the Code of Civil Procedures](#). If the property meets all of the requirements, the future street or future alley will be relinquished subject to [Section 771.020 of the Code of Civil Procedures](#). Property which cannot be relinquished will be subject to vacation proceedings, and the petitioner will be so notified in writing by the City Engineer's Office.

A report and document are prepared to clear the encumbrance over the property and submitted to the Board of Public Works for approval. Petitioner will be notified of this action and should contact the City's Real Estate Division (Bureau of Engineering with regards to payment of document processing fees (these are set forth by the LA County Recorder) at (213) 485-5766.

The relinquishment which clears the future street or future alley encumbrance does not affect any other encumbrance over the property. Separate action(s) must be taken to clear any other easements.

Additional information may be obtained by contacting LGD at (213) 202-3480 or via email at eng.landdev@lacity.org.

RELINQUISHMENT APPLICATION PACKET

Application for Relinquishment of Expired Future Street, Alley, Walk, and Other Right-of-Way

Date of Application:

1. Applicant(s) _____

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) _____
 Future Street _____ located at 7862 Laramie Ave _____

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 or legal description: _____

3. The future (Street _____) is occupied by a _____

4. Purpose of Relinquishment (future use of relinquishment area) is:

5. Telephone number/ email at which I can be contacted during the day

Phone Number with Area Code:

Email:

6. Applicant(s) Signature

7. Name of Owner:

The following are the available signatures of other property owners who also own properties adjoining the area proposed to be relinquished and whose ownerships 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 contained from:

City of Los Angeles City

Bureau of Engineering

Lands Record Division and GIS Division

201 N. Figueroa St., Room 730

Los Angeles, CA 90012

(213) 482-7111

OR

Los Angeles County Assessor

Ownership Information

500 W. Temple St.

Los Angeles, CA 90012

Phone (213) 974-3211

RELINQUISHMENT APPLICATION PACKET

Provide the information as indicated:

A

Name(s) of Property Owner(s)	<div style="background-color: #e6f2ff; height: 40px; width: 100%;"></div> Signature
Mailing Address	
Owner of: Lot or Parcel	

B

Name(s) of Property Owner(s)	<div style="background-color: #e6f2ff; height: 40px; width: 100%;"></div> Signature
Mailing Address	
Owner of: Lot or Parcel	

C

Name(s) of Property Owner(s)	<div style="background-color: #e6f2ff; height: 40px; width: 100%;"></div> Signature
Mailing Address	
Owner of: Lot or Parcel	

D

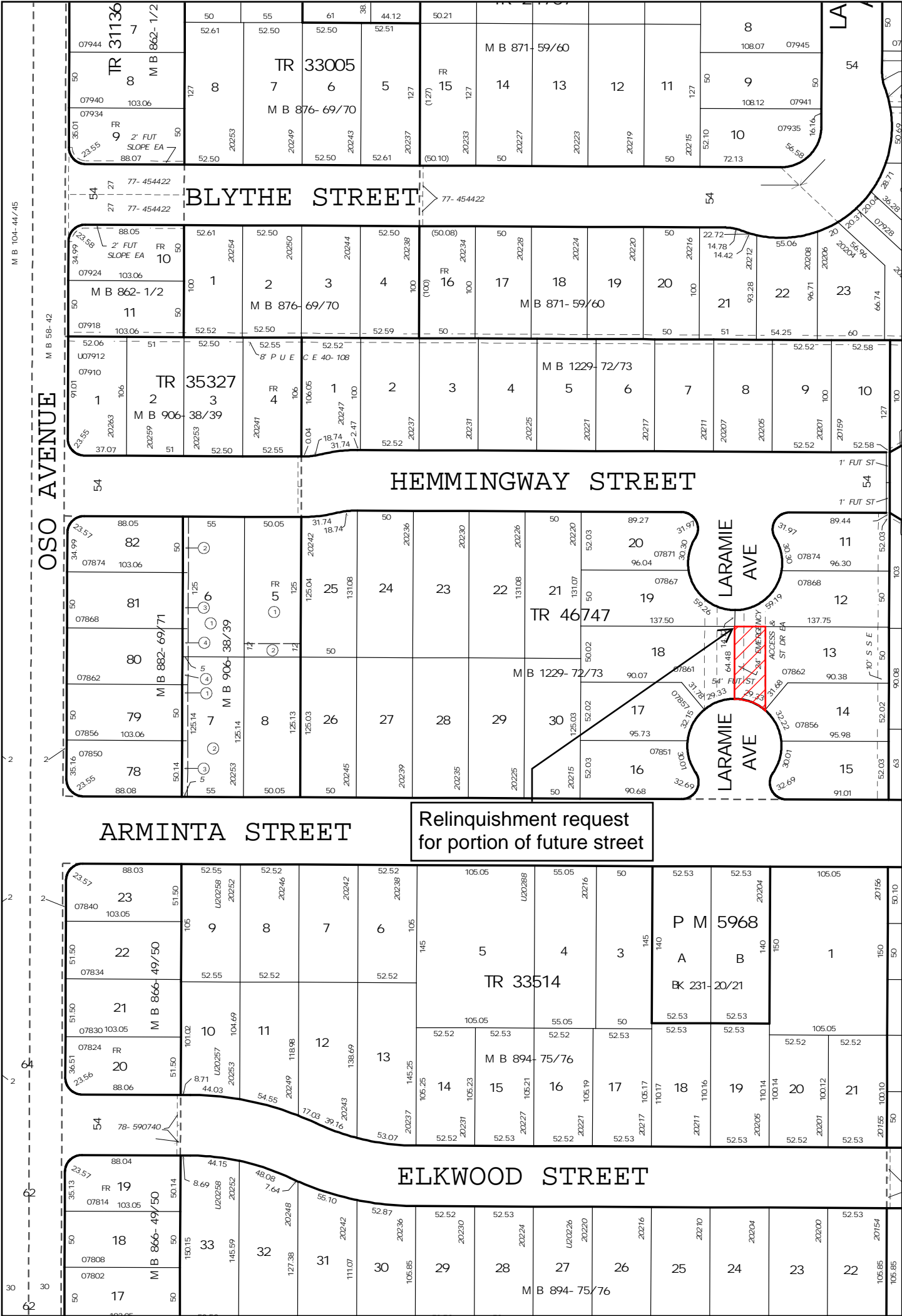
Name(s) of Property Owner(s)	<div style="background-color: #e6f2ff; height: 40px; width: 100%;"></div> Signature
Mailing Address	
Owner of: Lot or Parcel	

E

Name(s) of Property Owner(s)	<div style="background-color: #e6f2ff; height: 40px; width: 100%;"></div> Signature
Mailing Address	
Owner of: Lot or Parcel	

F

Name(s) of Property Owner(s)	<div style="background-color: #e6f2ff; height: 40px; width: 100%;"></div> Signature
Mailing Address	
Owner of: Lot or Parcel	



SUBJECT: _____

RIGHT OF WAY NO. _____
DISTRICT MAP _____
COUNCIL DISTRICT _____
ENG. DIST. _____
DRAINAGE MAP _____



DEPT. OF PUBLIC WORKS
BUREAU OF ENGINEERING
CITY OF LOS ANGELES
EXHIBIT

RELINQUISHMENT OF RIGHTS AND ACKNOWLEDGMENT OF
TERMINATION OF OFFER OF DEDICATION

R/W 36000-2485

WHEREAS, as a condition of the recording of Tract No. 46747, as per map recorded in Book 1229, Pages 72 and 73, 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 street which public street is located upon the map of said tract over Lot 13 of said tract; and

WHEREAS, said map was recorded and the offer was made on July 1, 1998;
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 street purposes to:

Abdullah Sadozai and Khatira Gheran

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

That certain future street, lying within Lot 13, Tract No. 46747, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1229, Pages 72 and 73, of Maps, in the Office of the County Recorder of said 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 street purposes over the area described herein.

The CITY OF LOS ANGELES,
a Municipal Corporation

By: _____
President Aura Garcia,
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