

Office of the City Engineer
Los Angeles, California

To the Public Works Committee
Of the Honorable Council
Of the City of Los Angeles

APR 17 1906

Honorable Members:

C. D. No. 4

SUBJECT:

Alley (Portion) Easterly of Alvarado Street between Wilshire
Boulevard and 7th Street - Vacation Request - VAC-21744.

RECOMMENDATIONS:

- A. That street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public right of way indicated below and shown colored blue on the attached Exhibit "C":

A portion of the alley southeasterly of Alvarado Street from approximately 90 feet southwesterly of Wilshire Boulevard to approximately 140 feet north-easterly of 7th Street.
- B. That the termini of the vacation area be adjusted according to the location and alignment of the alley turning areas to be provided at the termini.
- C. That this vacation be subject to the Council's determination to be made at the Public Hearing to be held pursuant to this Vacation Law and to be scheduled under the Ordinance of Intention.
- D. That the Conditions specified in this report be established as the requirements to be complied with by the petitioner for this vacation.
- E. That any easements or rights needed for the protection of public utility facilities to remain in place be provided by the petitioner to the affected agency by separate documents, but that such easements be allowed to be reserved from the vacation upon the submittal of an alignment from the agency.

- F. That any necessary easements for storm drain or sanitary sewer purposes be reserved from the vacation.
- G. That, in conformance with Section 96.5(5) of the City Charter, the Council make the findings that the vacation is in substantial conformance with the General Plan.
- H. That, in conformance with Section 2381 of the California Streets and Highways Code, the Council determine that the vacation area is not needed for nonmotorized transportation facilities.
- I. That the City Council find that this vacation is categorically exempt from the California Environmental Quality Act of 1970, pursuant to Article VII, Class 5(3), of the City's Guidelines.
- J. That the requirement for the recordation of a new tract map be waived.
- K. That the processing fee for the vacation be waived.
- L. That the City Engineer be instructed to present an Ordinance of Intention for this vacation when the procedural requirements for such presentation have been satisfied.
- M. That the Resolution to Vacate not be presented until after the Council's instruction to proceed with this vacation and upon compliance with the conditions established for this vacation.
- N. That the petitioner be hereby notified that the vacation eliminates a public easement, and no findings are officially made as to the underlying fee interest in the vacation area.
- O. That notification of the time and place of the Public Works Committee meeting to consider this request be sent to:
 - 1. Boris and Doris Bilak (TRS)
619 North Camden Drive
Beverly Hills, CA 90210
 - 2. ASPAC Investment Corp.
1930 Wilshire Boulevard
Los Angeles, CA 90057

3. Walter and Aeshea Jayasinghe
679 South Westlake Avenue
Los Angeles, CA 90057
4. Raymond J. Kirschbaum
660 South Alvarado Street
Los Angeles, CA 90057
5. Sung H. & Kae S. Cho
664 South Alvarado Avenue
Los Angeles, CA 90057
6. Jim Alle et al.
505 South Windsor Boulevard
Los Angeles, CA 90005
7. Thrifty Realty Company
Attention P. James Barthe
P.O. Box 92333
Los Angeles, CA 90009
8. Southern California Rapid Transit District
Attention James E. Crawley
425 South Main St.
Los Angeles, CA 90013

CONDITIONS:

1. That an 8.75-foot-wide street easement be dedicated along the easterly side of Alvarado Street, adjoining the petitioner's property.
2. That alley turning areas be dedicated at the termini of the vacation area upon a location and alignment satisfactory to the City Engineer.
3. That the petitioner construct a 20-foot-radius curb return with access ramp at the northwest corner of 7th Street and Westlake Avenue and a 30-foot-radius curb return with access ramp at the southwest corner of Wilshire Boulevard and Westlake Avenue.
4. That the petitioner construct standard street improvements on the easterly side of Alvarado Street adjoining his property to major highway standards, in a manner satisfactory to the City Engineer, including the construction of suitable transitional improvements to join existing improvements.

5. That the alley turning areas being dedicated, be improved in a manner satisfactory to the City Engineer, including the construction of any necessary drainage facilities in dedicated public easements.
6. That the petitioner replace any broken and off grade, curb and walk on Westlake Avenue between Wilshire Boulevard and 7th Street.
7. That the petitioner reconstruct Westlake Avenue between Wilshire Boulevard and 7th Street with concrete pavement for bus traffic in a manner satisfactory to the City Engineer.
8. That arrangements be made with the Department of Water and Power, Pacific Bell, the Southern California Gas Company and Communicom for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
9. That satisfactory arrangements be made with the City Engineer for the protection or relocation of existing sewer facilities within the area to be vacated, and any necessary provisions for drainage needs of the alley area.
10. That street lighting facilities be provided in Westlake Avenue between Wilshire Boulevard and 7th Street, if required by the Bureau of Street Lighting.
11. That street trees and tree wells be installed as may be required by the Street Tree Division of the Bureau of Street Maintenance.
12. That the alley turning area being provided be approved by the Department of Transportation as to its use by trash trucks.
13. That driveways and access points to the site, including any necessary parking lot plans or routing plans, be approved by the Department of Transportation.
14. That an agreement be recorded satisfactory to the Bureau of Engineering to hold the area to be vacated and the adjoining properties under one ownership, to remain effective until authorized to be released by the City Council.
15. That documents be submitted indicating the petitioner owns or has jurisdictional control of the properties adjoining the alley to be vacated.

TRANSMITTAL:

Council File No. 85-0515 with letter dated January 28, 1985, from Southern California Rapid Transit District (S.C.R.T.D.).

DISCUSSION:

Request: The S.C.R.T.D., by letter dated January 28, 1985, requested the vacation of the public alley in the block southeasterly of Alvarado Street between Wilshire Boulevard and 7th Street.

Subsequently, the request for vacation was revised to the area shown colored blue on the attached Exhibit "C". The District states they own the property outlined in yellow.

Zoning and Land Use: The properties adjoining the vacation area to the northwest are zoned C2-4 and C4-4 and developed with commercial shops fronting on Alvarado Street and 7th Street. A Thrifty Drug Store is located at the southeasterly corner of Alvarado Street and Wilshire Boulevard. The properties southeasterly of the vacation area are zoned C1-4, C2-4 and C4-4. The C1-4 properties in the middle of the block are developed with a parking lot. The C2-4 properties southerly are developed with commercial offices and shops fronting on Westlake Avenue and 7th Street. The C4-4 property on the southwest corner of Wilshire Boulevard and Westlake Avenue is developed with a highrise office building and a bank.

Description of Area to be Vacated: The area sought to be vacated is the alley easterly of Alvarado Street from approximately 90 feet southwesterly of Wilshire Boulevard to approximately 140 feet northeasterly of 7th Street. The alley is improved and dedicated 15 feet in width.

Adjoining Streets and Alleys: Alvarado Street is an improved major highway dedicated 82.5 feet in width with a 58.5-foot roadway. Wilshire Boulevard is an improved major highway dedicated 90 to 95 feet in width with a 56-foot roadway. Seventh Street, an improved secondary highway, is dedicated 80 feet in width, with a 56-foot wide roadway. Westlake Avenue is an improved local street dedicated 60 feet in width with a 40-foot wide roadway. The remaining alleys in the block are improved and dedicated 15 feet in width.

Effects of Vacation on Circulation and Access: The alley being requested to be vacated is now being used for access to parking in the rear of many of the shops fronting on Alvarado Street and trash collection for most of the properties adjoining the alley.

When S.C.R.T.D. acquires land for the proposed Metro Rail Station, most of those shops in the middle portion of the block will no longer exist. The petitioner will be required to see that adequate accommodations are provided for trash pick-up in the remaining portions of the alley accessed from Wilshire Boulevard and 7th Street. It is not needed for the use of pedestrians, bicyclists or equestrians.

Reversionary Interest: The alley easement over the vacation area appears to have been dedicated by the map of the Westlake Park Tract and indications are, the vacation area would revert to the adjoining properties. These determinations are based upon the records in the Office of the City Engineer, and no official declaration of the underlying fee interest of the vacation area is being made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provides for the dedications and improvements as outlined under Conditions.

Sewers and Storm Drains: There are no existing storm drain facilities within the area proposed to be vacated, but the surface of the alley may be needed for drainage purposes. There are, however, existing sewer facilities within this area.

Public Utilities: The Department of Water and Power, the Southern California Gas Company, Pacific Bell, and Communicom maintain facilities in the area proposed to be vacated.

Tract Map: Since the necessary dedications and improvements can be acquired by separate instruments, the requirements for the recordation of a new tract map could be waived. However, it will be necessary that the petitioner records an agreement satisfactory to the Bureau of Engineering to hold the area to be vacated under one ownership, to remain effective until authorized to be released by the City Council.

City Department of Transportation: The Department of Transportation, by memo dated February 10, 1986, stated they would not be opposed to the vacation if the conditions specified in their memo are provided for.

Department of Fire: The Department of Fire states they have no objection to the proposed vacation.

Department of City Planning: There was no response from the Department of City Planning within the 50-day time limit specified in Section 15 of the Municipal Code.

Conclusion: The vacation of the portion of the alley easterly of Alvarado Street from Wilshire Boulevard to 7th Street as shown colored blue on Exhibit "C", could be conditionally approved based upon the following:

1. It is unnecessary for present or prospective public use.
2. It would not be needed for vehicular circulation or access, if the required alley turning areas are provided.
3. It is not needed for nonmotorized transportation facilities.

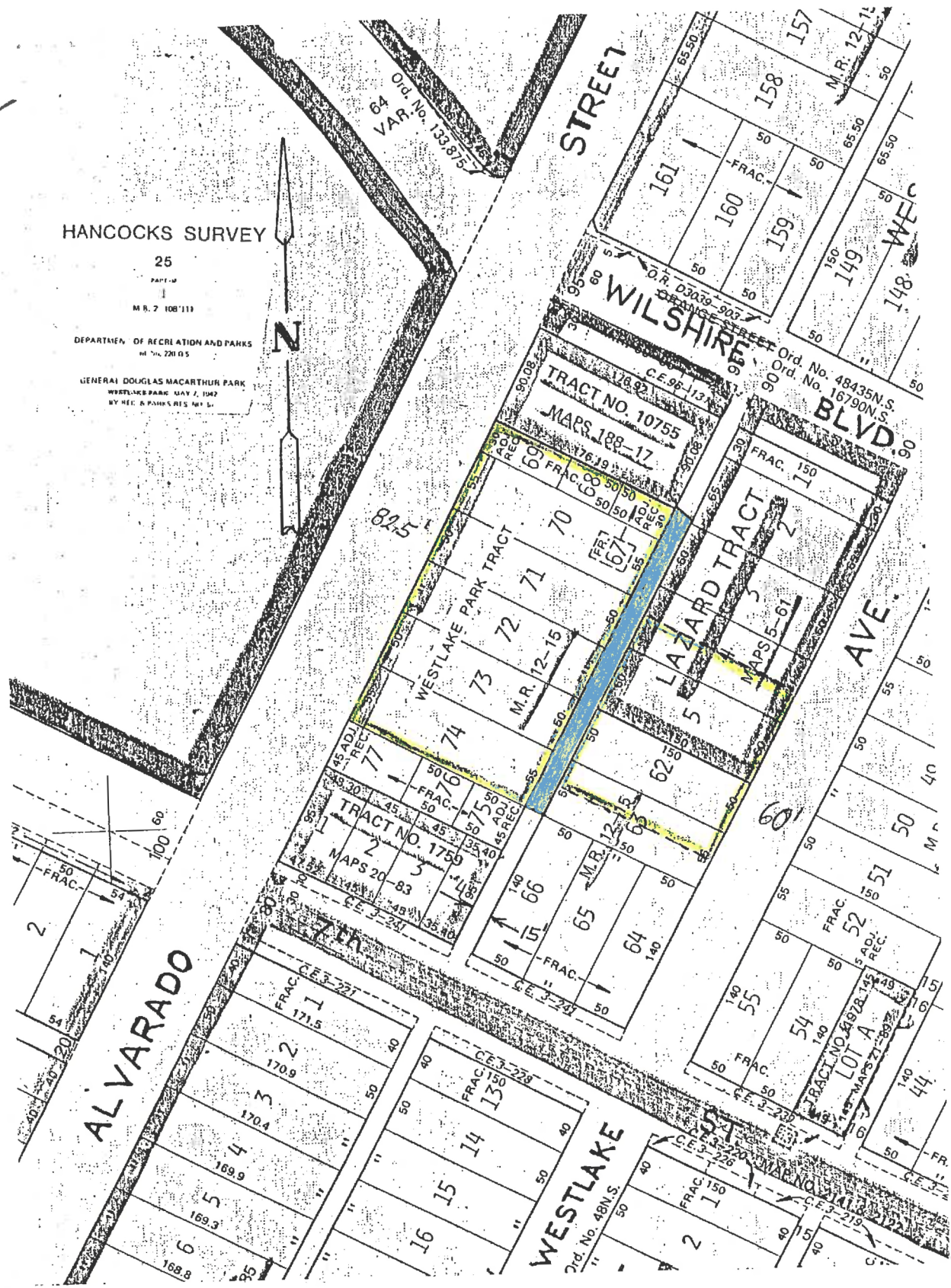
Environmental Determination: The City Engineer has determined that this vacation is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City's Environmental Guidelines under Article VII, Class 5(3).

Findings: In compliance with Section 96.5(5) of the City Charter, the Council should find that this vacation is in conformance with the purpose, intent and provisions of the General Plan.

Respectfully submitted,


ROBERT S. HORII
City Engineer

JDS/RAL/nfk
O&W/3S/5



HANCOCKS SURVEY
 25
 PAGE 10
 M.R. 7 108'111
 DEPARTMENT OF RECREATION AND PARKS
 GENERAL DOUGLAS MACARTHUR PARK
 WESTLAKE PARK MAP 7, 1947
 BY H.C. & P.H.S. RES. '84

TITLE: Alley Ely/o Alvarado St. Bet. Wilshire Blvd. & 7th Street.

WORK ORDER NO. VAC- 21744
 COUNCIL FILE NO. 85-0515
 COUNCIL DIST. 4 DIV. INDEX 98
 ENGR. DIST. Central
 DISTRICT MAP 132B201

CITY OF LOS ANGELES
 DEPT. OF PUBLIC WORKS
ROBERT HORII
 CITY ENGINEER

EXHIBIT "C"