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FEB 28 2007

Department of Public Works
Bureau of Engineering
Land Development Group
201 North Figueroa Street, Ste. 200
Los Angeles, CA 90012

Council File No. 03-0314 -
Council District 8 ✓
Contact Person: Don Sakamoto
Phone #(213) 977-6192.

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated
FEB 15 2007 for Council review and approval of:

VACATION APPROVAL - VAC-E1400844 - Council File No. 03-0314 -
31st Street northerly of Jefferson Boulevard from Catalina Street
to 250 feet easterly thereof.

RECOMMENDATIONS:

1. Adopt the findings by the City Engineer on the attached City Engineer report relative to initiating vacation proceedings. This vacation is exempt from the California Environmental Quality Act of 1970 pursuant to Article III, Class 5(3) of the City's Environmental Guidelines.
2. Adopt the City Engineer report dated **FEB 15 2007** with the conditions contained therein.
3. Fiscal Impact Statement:

To date, an estimated \$11,158.17 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the Administrative Code exempts all governmental agencies from payment of fees, the processing of this report will be absorbed by the Bureau of Engineering.



4. That there is a public benefit to this vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the street. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.
5. There were no objections to the vacation submitted for this project.

Attachment:

 For
Edmond Yew, Manager
Land Development Group

EY/DS/gt
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Office of the City Engineer
Los Angeles, California

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

FEB 15 2007

Honorable Members:

C. D. No. 8

SUBJECT:

Vacation Approval - VAC-E1400844 - Council File No. 03-0314 -
31st Street Northerly of Jefferson Boulevard from Catalina Street
to 250 Feet Easterly Thereof.

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 "A":

31st Street northerly of Jefferson Boulevard from
Catalina Street to 250 feet easterly thereof.
- B. That the Council, find that the vacation is exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(3) of the City's Environmental Guidelines.
- C. That there is a public benefit to this vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the street. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.
- D. That, in conformance with Section 556 of the City Charter, the Council make the findings that the vacation is in substantial conformance with the purposes, intent and provisions of the General Plan.
- E. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determine that the vacation area is not necessary for nonmotorized transportation facilities.

- F. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determines that the vacation area is not necessary for present or prospective public use.
- G. That the Council adopt the City Engineer's report with the conditions contained therein.
- H. That the City Clerk schedule the vacation for public hearing at least 30 days after the Public Works Committee approval so the City Clerk and Engineering can process the public notification pursuant to Section 8324 of the California Streets and Highways Code.
- I. That the payment of the processing fees for the vacation proceedings be waived in accordance with Section 7.46 of the Administrative Code which exempts all governmental agencies.

FISCAL IMPACT STATEMENT

To date, an estimated \$11,158.17 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the Administrative Code exempts all governmental agencies from payment of fees, the processing of this report will be absorbed by the Bureau of Engineering.

NOTIFICATION:

That notification of the time and place of the Public Works Committee meeting to consider this request be sent to:

- 1. Los Angeles Unified School District
Attn: Mike Scinto
1055 W. 7th Street, 7th Floor
Los Angeles, CA 90017
- 2. Los Angeles Child Guidance
3787 S. Vermont Avenue
Los Angeles, CA 90007
- 3. Los Angeles Community Development Bank
Attn: Vincent Pitts
5312 S. Vermont Avenue
Los Angeles, CA 90037
- 4. Jovita H. Rodarte
3373 ½ Isabel Drive
Los Angeles, CA 90065

5. Ester & Anna Austin
1249 W. Jefferson Boulevard
Los Angeles, CA 90007
6. Teddy Anderson
3510 ½ 11th Avenue
Los Angeles, CA 90018
7. Corp. of Presiding Bishop of Church
of Jesus Christ
50 E. North Temple Street, 22nd Floor
Salt Lake, UT 84150
8. Massoud & Nubia Afshangol
1340 W. 31st Street
Los Angeles, CA 90007

CONDITIONS FOR STREET VACATION:

The Conditions specified in this report are established as the requirements to be complied with by the petitioner for this vacation. Vacation proceedings in which the conditions have not been completed within 180 days of the Council's action on the City Engineer's report and without proper time extension, shall be terminated, with no further Council action.

1. That title reports indicating the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
2. That the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a) Dedicate as public street the southerly portions of Lots 1, 2, 3, 4 and 5, Robedeau Tract, formed by the projection of a line 43 feet northerly measured at right angles from the centerline of Jefferson Boulevard together with a 15-foot by 15-foot property line cut corner at the intersection of Jefferson Boulevard and Catalina Street.
 - b) Dedicate 5 feet as public street along the southerly side of 30th Place adjoining Lots 7 through 11, Nash and Wilson Evergreen Tract, together with a 10-foot by 10-foot property line cut corner at the intersection of Catalina Street with 30th Place.

3. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - (a) Construct a 30-foot wide half roadway along the northerly side of Jefferson Boulevard with concrete curb, gutter and 13-foot full-width sidewalks.
 - (b) Repair any broken and off-grade curb, gutter and sidewalk along Catalina Street and 30th Place.
 - (c) Construct access ramps for the handicapped at the intersection of Catalina Street with 30th Place and with Jefferson Boulevard.
 - (d) Close any unused driveways along Catalina Street and 30th Place with concrete curb, gutter and sidewalk.
 - (e) Close 31st Street at its intersection with Catalina, with standard street improvements including concrete curb, gutter and sidewalk.
 - (f) Construct a turnaround in a configuration satisfactory to the City Engineer, Department of Transportation and Fire Department at the westerly terminus of the unvacated portion of 31st Street, together with a suitable transition to join the existing improvements.
5. That arrangements be made with the Department of Water and Power and the Southern California Gas Company for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
6. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer facilities located within the area to be vacated, unless easements are reserved from the vacation for its protection.
7. That plot plans be submitted to the Fire Department for their review and approval. Additional Fire Department requirements may be required.
8. That street lighting facilities be either removed, relocated or upgraded as required by the Bureau of Street Lighting.

9. That street trees be planted and tree well covers be installed as may be required by the Street Tree Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated June 9, 2006, from Mike Scinto of the Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Mike Scinto of the Los Angeles Unified School District, owner or proposed owner of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to consolidate the vacation area with the adjoining properties for the construction of the Los Angeles Unified School District Manual Arts New Elementary School #3.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

Resolution to Vacate: The Resolution to Vacate will be recorded upon compliance with the conditions established for this vacation.

Previous Council Action: The City Council on June 30, 2006, under Council File No. 03-0314 adopted a Rule 16 Motion initiating street vacation proceedings. The City Council on March 24, 2004 conditionally adopted the City Engineer's report dated January 8, 2004 under Council File No. 03-0314. The vacation conditions were not complied with prior to the expiration of the vacation approval.

Description of Area to be Vacated: The area sought to be vacated is 31st Street northerly of Jefferson Boulevard from Catalina Street to 250 feet easterly thereof.

Adjoining Streets: Jefferson Boulevard is a secondary highway dedicated 86 feet and variable width with a 52-foot wide roadway, and with curb, gutter and sidewalk on both sides. Catalina Street is a local street dedicated 60 feet with a 40-foot wide roadway, and with curb, gutter and sidewalk on both sides. 30th Place is a local street dedicated 50 feet with a 34-foot wide roadway, and with curb, gutter and sidewalk on both sides. 31st Street is a local street dedicated variable width with a 40-foot wide roadway.

Effects of Vacation on Circulation and Access: By vacating the subject area, access to Catalina Street from 31st street will no longer be possible. However, the vacation of this area is essential to the development of the proposed elementary school. This school would alleviate pressure from the two neighboring schools, which are currently experiencing overcrowding. 31st Street in this area only extends for one-block length between Vermont Avenue and Catalina Street so the vacation would not have an impact on circulation. The properties on the remaining portion of 31st Street appear to have access from 30th Place, Vermont Avenue and Jefferson Boulevard away from the vacation area.

Objections to the Vacation: There were no objections to the vacation submitted for this project.

Zoning and Land Use: The properties adjoining the proposed vacation area to the north and to the south are both zoned R2-1-0 and are developed with residential dwellings or vacant lots. The following land use types characterize the general land use of the area: Single Family Residential; Multiple Family Residential; Commercial and Private Institutional. The site is comprised of several zoning designations consisting of R2, R3 and C2.

Reversionary Interest: No determination of the underlying fee interest of the vacation area has been 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. There are however, existing sewer facilities within this area.

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

Tract Map: Since the required dedications can be acquired by separate instruments and the necessary improvements can be constructed under separate permit processes, the requirement for the recordation of a new tract map could be waived.

City Department of Transportation: The Department of Transportation states that based on traffic considerations, the vacation is not opposed if a suitable turnaround is provided at the westerly terminus of the unvacated portion of 31st Street. The turnaround must be constructed satisfactory to the Department of Transportation Bureau of Engineering. In addition, that through the requirements of a tract map or by other means, provisions are made for (1) lot consolidation, (2) driveway and access approval by the Department of Transportation, (3) any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

City Fire Department: The Fire Department stated in a letter dated August 15, 2003 that the applicant is to submit plot plans for Fire Department approval and review prior to final approval of the street vacation action. The applicant is to provide an approved turnaround at the westerly terminus of 31st Street at the sole expense of the applicant. Any new structures within the proposed project area shall be provided with Fire Department access to within 150 feet of such structures from a public street or approved fire lane not less than 20 feet in width at the sole expense of the applicant. Any structures within the project area shall be within 300 feet of a public or approved private fire hydrant. Any required improvements are to be made at the sole expense of the applicant. Any necessary removal or relocation of public utilities shall be at the sole expense of the applicant.

Department of City Planning: The Planning Department did not respond to the Bureau of Engineering's referral letter dated February 10, 2003.

Conclusion: The vacation of the public street area as shown colored blue on the attached Exhibit "A" could be conditionally approved based upon the following:

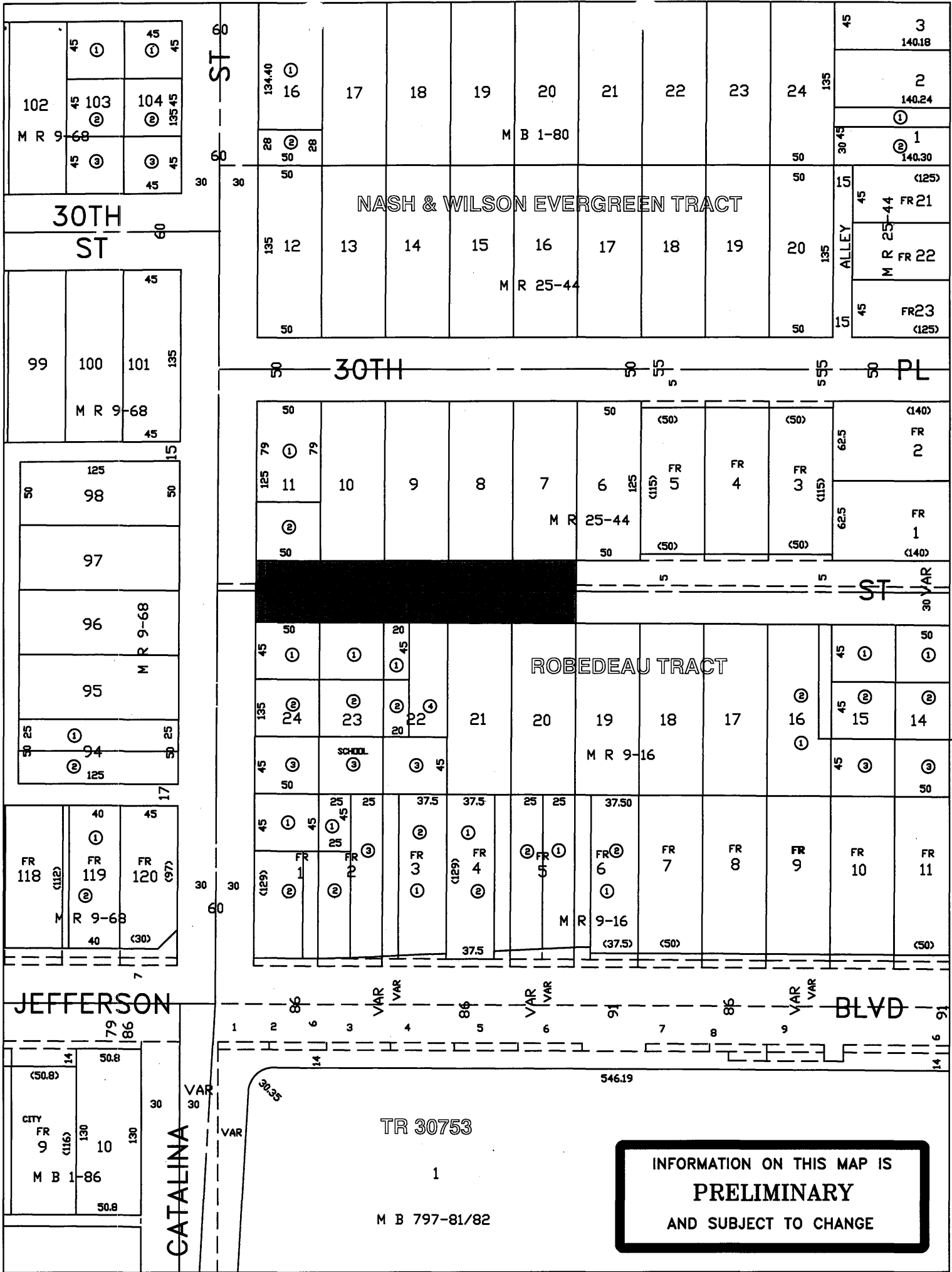
1. It is unnecessary for present or prospective public use.
2. It is not needed for vehicular circulation or access.

3. It is not needed for nonmotorized transportation purposes.

Respectfully submitted,


Edmund Yew, Manager
Land Development Group
Bureau of Engineering

EY/JAM/qt
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TITLE: 31ST STREET NORTHERLY OF JEFFERSON BOULEVARD FROM CATALINA STREET TO 250' EASTERLY THEREOF.

WORK ORDER NO. VAC- E1400844
COUNCIL FILE NO. 03-0314
COUNCIL DIST. 8 DIV. INDEX 159
ENG. DIST. CENTRAL T.G. 634-A7
DISTRICT MAP 120 -B- 197



CITY OF LOS ANGELES
DEPT. OF PUBLIC WORKS

GARY LEE MOORE
CITY ENGINEER