

Office of the City Engineer

Los Angeles, California

To the Public Works and Gang Reduction Committee

Of the Honorable Council

Of the City of Los Angeles

December 8, 2017

Honorable Members:

C. D. No. 1

SUBJECT:

VACATION REQUEST - VAC- E1401011 - Council File No. 06-2471- Alley
Northwesterly of Lucas Avenue from 5th Street to approximately 300 feet Northeasterly
thereof (Re-application)

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 “ B”, and that the limits of the vacation area be permitted to be adjusted based on the existing improvement at the southwesterly terminus of the un-vacated portion of the alley:

Alley northwesterly of Lucas Avenue from 5th Street to approximately 300 feet northeasterly thereof
- B. That the vacation of the area shown colored orange on Exhibit “B”, be denied.
- C. 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.
- D. That the City Council find that there is a public benefit to this street 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 easements.
- E. That, in conformance with Section 556 of the City Charter, the Council make the finding that the vacation is in substantial conformance with the purposes, intent and provisions of the General Plan.

- F. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determine that the vacation area is not necessary for non-motorized transportation facilities.
- G. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determine that the vacation area is not necessary for present or prospective public use.
- H. That the Council adopt the City Engineer's report with the conditions contained therein.
- I. That the City Clerk schedule the vacation for public hearing at least 30 days after the Public Works and Gang Reduction Committee approval based on the Initiation of the Street Vacation Proceedings adopted by City Council on May 24, 2017, so the City Clerk and Bureau of Engineering can process the Public Notification pursuant to Section 8324 of the California Streets and Highways Code.

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of \$14,980.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code will be required of the petitioner.

Maintenance of the public easement by City forces will be eliminated.

NOTIFICATION:

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

1. Los Angeles Unified School District
Attn: Al Grazioli
333 South Beaudry Avenue,
Los Angeles, CA 90017
2. Queen Properties of LA LP
800 S Milwaukee Avenue 170
Libertyville, IL 60048
3. Maximum Management Corp TR
P.O. Box 614
Beverly Hills, CA 90213

4. AMCAL Andalucia Fund LP
30141 Agoura Road, Ste 100
Agoura Hills, CA 91301
5. Richard N. Mills
P.O. Box 614
Beverly Hills, CA 90212

CONDITIONS:

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 2 years of the Council's action on the City Engineer's report shall be terminated, with no further Council action.

1. That any fee deficit under Work Order E1401011 be paid.
2. That a suitable map, approved by the Central District Engineering office, delineating the limits, including bearings and distances, of the area to be vacated be submitted to the Land Development and GIS Division prior to the preparation of the Resolution to Vacate.
3. That a suitable legal description describing the area being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to the Land Development and GIS Division of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
4. That a title report indicating the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
5. That the following dedications be provided adjoining the petitioner's property properties in a manner satisfactory to the City Engineer
 - a. Dedicate 2.5 feet as public alley long the southeasterly side of Lots 13 and 15, Block 3, Bentley and Crippens Subdivision of the east one-half of Lot 7, Block 38, Hancock's Survey.
6. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the AT & T and 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.
7. That consents to the vacation be secured from the owners of Lots 14, 16 and 18, northerly of the area to be vacated.

TRANSMITTAL:

Application dated January 8, 2016, from Al Grazioli representing Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Al Grazioli of the Los Angeles Unified School District, representing the owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public alley area shown colored blue and orange. The purpose of the vacation request is to consolidate the proposed area with the adjoining properties - Los Angeles Unified School District's Gratts New Primary Center.

This vacation procedure is being processed under procedures established by Council File No. 01-1459-S1 adopted by the Los Angeles City Council on January 31, 2017.

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 April 10, 2013 under Council File 06-2471, conditionally adopted the City Engineer's report dated February 15, 2007. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On January 8, 2016, the petitioner submitted a new application. The Council on May 24, 2017 under same Council File No. 06-2471, adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated to the northwest and southeast are all zoned CW and are developed with school facilities.

Description of Area to be Vacated: The area sought to be vacated is the alley northwesterly of Lucas Avenue from 5th Street to approximately 300 feet northeasterly thereof. The alley is dedicated 15 feet wide and improved as part of the school facilities.

Adjoining Streets and Alley: Lucas Street is an Avenue II dedicated 45-foot half right of way with 33-foot and variable width half roadway, curbs, gutters and 12-foot and 20-foot sidewalks. 5th Street is a Collector Street dedicated 32-foot half right of way with 18-foot half roadway, curbs, gutter and 14-foot sidewalk. Hartford Avenue is a standard local street, dedicated 60-foot wide with a 36-foot wide roadway, curb, gutter and 12-foot wide sidewalk.

Surrounding Properties: The owners of lots adjoining the vacation area have been notified of the proposed vacation.

Effects of Vacation on Circulation and Access: The vacation of the alley northwesterly of Lucas Avenue from 5th Street to approximately 300 feet northeasterly thereof should not have an adverse effect on vehicular access or circulation since the proposed vacation

alley was no longer exist and are now developed with school facilities. In addition, a replacement alley was dedicated and constructed on Lot 20 of the Bentley and Crippens Subdivision of east one-half of Lot 7 Block 38 Hancock's Survey to connect the existing alley.

The alley is also not needed for the use of pedestrians, bicyclists or equestrians.

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

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: Dedications were provided for Lucas Avenue, 5th Street and replacement alley by Instrument No. 20101507730 and 20090554299 under previous vacation conditions adopted by Council on April 10, 2013. Partial improvements were provided per City Plan P- 37016 under previous conditions adopted by Council on April 10, 2013. No additional improvements will be required at this time because of the existing improvement of the roadway and changes in City's Street Standard per Mobility 2035. It will be necessary that the petitioner provide for the remaining dedication as outlined in the Conditions of this report.

Sewers and Storm Drains: There are no existing sewer and storm drain facilities within the area proposed to be vacated.

Public Utilities: AT&T and Southern California Gas Company maintain facilities in the area proposed to be vacated.

Tract Map: Since the required dedications were acquired by separate instruments and the necessary improvements were 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 stated in its communication dated February 6, 2017, that it does not oppose the requested vacation provided that all abutting property owners are in agreement with the proposed vacation and that vacation would result in roadway and right-of-way dimensions that are consistent with the new street standards identified in the Mobility Element of the General Plan.

The Department of Transportation stated in the communication dated April 23, 2015 that DOT related conditions adopted by Council in April 10, 2013 has been cleared for this subject vacation.

City Fire Department: The Fire Department states in its communication dated February 17, 2016 that it has no objection to this vacation.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated January 26, 2016.

Conclusion: The vacation of the public alley area as shown colored blue on attached Exhibit "B" 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 non-motorized transportation purposes.

The area shown colored orange should not be vacated because it is needed for public street purposes.

Respectfully submitted,



Edmond Yew, Manager
Land Development and GIS Division
Bureau of Engineering

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

Thein Crocker
Civil Engineer
(213) 202-3493

EY/ /
Q:\LANDDEV\STREET VACATIONS\E1401000-E1401099\E1401011-NO Lucas
Ave\VAC E1401011 Report.doc