

BOARD OF PUBLIC WORKS  
MEMBERS

CYNTHIA M. RUIZ  
PRESIDENT

VALERIE LYNNE SHAW  
COMMISSIONER

YOLANDA FUENTES  
COMMISSIONER

DAVID SICKLER  
COMMISSIONER

PAULA A. DANIELS  
COMMISSIONER

JAMES A. GIBSON  
EXECUTIVE OFFICER

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
PUBLIC WORKS

BUREAU OF  
ENGINEERING

GARY LEE MOORE, P.E.  
CITY ENGINEER

650 SOUTH SPRING ST., SUITE 200  
LOS ANGELES, CA 90014-1911  
213-847-8766

<http://eng.lacity.org>

**FEB 15 2007**

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

Council File No. 06-2471 -  
Council District: 1 - ✓  
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-E1401011 - Council File No. 06-2471 -  
Alley northwesterly of Lucas Avenue from 5<sup>th</sup> Street to  
approximately 300 feet northeasterly 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's report dated **FEB 15 2007** with the conditions contained therein.
3. Fiscal Impact Statement:

To date, an estimated \$4,138.02 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 alley, the City is relieved of its ongoing obligation to maintain the alley. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved alley easement.



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

Attachment:

  
\_\_\_\_\_  
Edmond Yew, Manager  
Land Development Group

EY/DS/gt  
H:\ldg4\gtwp418

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. 1

SUBJECT:

Vacation Approval - VAC-E1401011 - Council File No. 06-2471 -  
Alley Northwesterly of Lucas Avenue from 5<sup>th</sup> Street to  
Approximately 300 Feet Northeasterly 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 "B":  

Alley northwesterly of Lucas Avenue from 5<sup>th</sup> Street to approximately 300 feet northeasterly thereof.
- B. That the vacation of the area shown colored orange on Exhibit "B", be denied. The width of this area will be 8 feet in width. It would be 2 feet in width if 5<sup>th</sup> Street is reclassified to Collector Street Standards.
- 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 there is a public benefit to this vacation. Upon vacation of the alley, the City is relieved of its ongoing obligation to maintain the alley. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved alley easement.
- E. 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.
- F. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determine that the vacation area is not needed for nonmotorized transportation facilities.

- G. 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.
- 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 Committee approval so the City Clerk and Engineering can process the public notification pursuant to Section 8324 of the California Streets and Highways Code.
- J. 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 \$4,138.02 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 and the City Council meetings to consider this request be sent to:

1. Los Angeles Unified School District  
Attn: Mike Scinto  
1055 W. 7<sup>th</sup> Street, 10<sup>th</sup> Floor  
Los Angeles, CA 90017
2. Hartford Avenue Apartments, L.P.  
3345 Wilshire Boulevard, #1000  
Los Angeles, CA 90010
3. Queen Apartments  
2000 Corporate Ridge, Suite 925  
Mc Lean, VA 22102
4. El Camino Investment Company, Inc.  
P.O. Box 614  
Beverly Hills, CA 90212

5. Maximum Management Corporation  
P.O. Box 614  
Beverly Hills, CA 90213

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 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 Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
2. 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 Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
3. 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.
4. That the petitioner provides for the following dedications adjoining his properties in a manner satisfactory to the City Engineer:
  - a) Dedicate 2.5 feet as public alley along the southeasterly side of Lots 13, 15 and 17, Block 3, Bentley and Crippens Subdivision of the east one-half of Lot 7, Block 38, Hancock's Survey.
  - b) Dedicate 20 feet as public street along the northwesterly side of Lucas Avenue adjoining Lots 20, 22, 24, 26, 28 and 30 to complete the 45 feet wide half street dedication in accordance with Modified Secondary Highway Standards under the Central City West Specific Plan. (Dedicate 29 feet as public street should Lucas Avenue remain classified to Modified Major Highway Class II Standards).

- c) Dedicate a 20-foot radius property line return or a 15-foot by 15-foot property line cut corner as public street at the most southerly corner of said Lot 30.
  - d) Dedicate sufficient land as necessary to provide for a hammerhead turnaround area at the southwesterly terminus of the unvacated portion of the alley proposed to be vacated.
  - e) Dedicate 2 feet as public street along the northeasterly side of 5<sup>th</sup> Street adjoining Lots 29 and 30 to complete the 32 feet wide half street dedication (Collector Street Standards). (Dedicate 8 feet as public street should 5<sup>th</sup> Street remain classified to Modified Collector Street Standards).
5. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
- a) Construct a 33-foot wide half roadway (Modified Secondary Highway Standards of the Central City West Specific Plan) along the northwesterly side of Lucas Avenue adjoining said Lots 20, 22, 24, 26, 28 and 30. Improvements shall include integral curb and gutter, a 12-foot wide concrete sidewalk together with a proper transition to join the existing improvements.
  - b) Construct a 22-foot wide half roadway (Collector Street Standards) along the northeasterly side of 5<sup>th</sup> Street adjoining Lots 29 and 30. Improvements to include integral curb and gutter, 10-foot wide concrete sidewalk, together with a proper transition to join the existing improvements.
  - c) Construct a hammerhead turnaround area at the southwesterly terminus of the unvacated portion of the alley to be vacated.
  - d) Close any unused driveways along Hartford Avenue, 5<sup>th</sup> Street and Lucas Avenue.
  - e) Close the alley intersection with 5<sup>th</sup> Street with standard street improvements, including full-height curb, gutter and sidewalk or replace with a standard driveway apron.

- f) That provisions be made to collect or divert any surface flows from impounding within the area to be vacated.
6. That arrangements be made with the Department of Water and Power, AT&T and Time Warner Cable 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 5-12, Lots 14, 16 and 18, northerly of the area to be vacated.
  8. That plot plans be submitted to the Fire Department for their review and approval.
  9. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
  10. That street trees be planted and tree well be installed as may be required by the Street Tree Division of the Bureau of Street Services.
  11. That provisions be made with the Planning Department to have Lucas Avenue between Beverly Boulevard and 6<sup>th</sup> Street re-classified from that of a Modified Major Highway to a Modified Secondary Highway and 5<sup>th</sup> Street between Lucas Avenue and Witmer Avenue re-classified from a Modified Collector Street to a Collector Street.
  12. Install a traffic signal at the intersection of Lucas Avenue and Maryland Street in a manner satisfactory to the City Engineer and Department of Transportation.
  13. Provide traffic mitigations as identified in the Department of Transportation letter dated November 3, 2004 in a manner satisfactory to Department of Transportation.

TRANSMITTAL:

Application dated June 20, 2006, from Mike Scinto.

DISCUSSION:

Request: The petitioner, Mike Scinto of the Los Angeles Unified School District, owners of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of

the public alley area shown colored blue. The purpose of the vacation request is to consolidate the proposed area to be vacated with the adjoining properties to allow for the construction of the Los Angeles Unified School District's Gratts Center.

This vacation procedure is being proposed under 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 October 18, 2006, under Council File No. 06-2471 adopted a Rule 16 Motion initiating street vacation proceedings.

On August 11, 2006, the City Council conditionally adopted the City Engineer's report dated June 1, 2006 under Council File No. 05-2405, to vacate the 25-foot wide limited airspace of a portion of the alley northwesterly of Lucas Avenue and northeasterly of 5<sup>th</sup> Street, adjoining Lots 11 and 12.

Zoning and Land Use: The properties adjoining the proposed area to be vacated to the northwest and to the southeast are all zoned CW and are developed with apartment buildings, single-family dwellings or vacant lots.

Description of Area to be Vacated: The area sought to be vacated is the alley northwesterly of Lucas Avenue from 5<sup>th</sup> Street to approximately 300 feet northeasterly thereof. The alley is dedicated 15 feet wide and unimproved.

Adjoining Streets and Alley: 5<sup>th</sup> Street is an improved modified collector street dedicated 60 feet and variable width with an 18-foot wide half roadway and with curbs, gutter and sidewalk. Hartford Avenue is a local street dedicated 60 feet and variable width. Lucas Avenue is a modified major highway class II dedicated 50 feet and 55 feet in width with a 18-foot wide half roadway, and with curb, gutter and sidewalk. The alley northwesterly of Lucas Avenue is dedicated 15 feet wide and is unimproved.

Surrounding Properties: The owners of property in proximity to the proposed vacation site have been notified of the proposed street vacation.



Effects of Vacation on Circulation and Access: The vacation of the alley northwesterly of Lucas Avenue from 5<sup>th</sup> Street to approximately 300 feet northeasterly thereof should not have an adverse effect on vehicular access or circulation since a turnaround area is proposed to be dedicated and constructed at the southwesterly terminus of the unvacated portion of the alley.

The alley is 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: 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 sewer or storm drain facilities within the area proposed to be vacated.

Public Utilities: The Department of Water and Power, AT&T and Time Warner Cable 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 in a communication dated February 1, 2007, recommended conditions outlined in the Department of Transportation letter dated November 3, 2004 on this project together that a installation of a traffic signal at the intersection of Lucas Avenue and Maryland Street be provided.

City Fire Department: The Fire Department states that the subject property has been investigated by their members and that they recommend that plot plans be submitted for their review and approval.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated July 26, 2006.

Conclusion: The vacation of the public alley area as shown colored blue on the 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 nonmotorized transportation purposes.

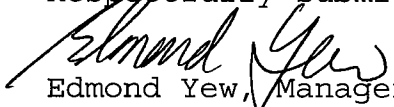
The area as shown colored orange should not be vacated because it is needed for public street purposes.

Report prepared by:

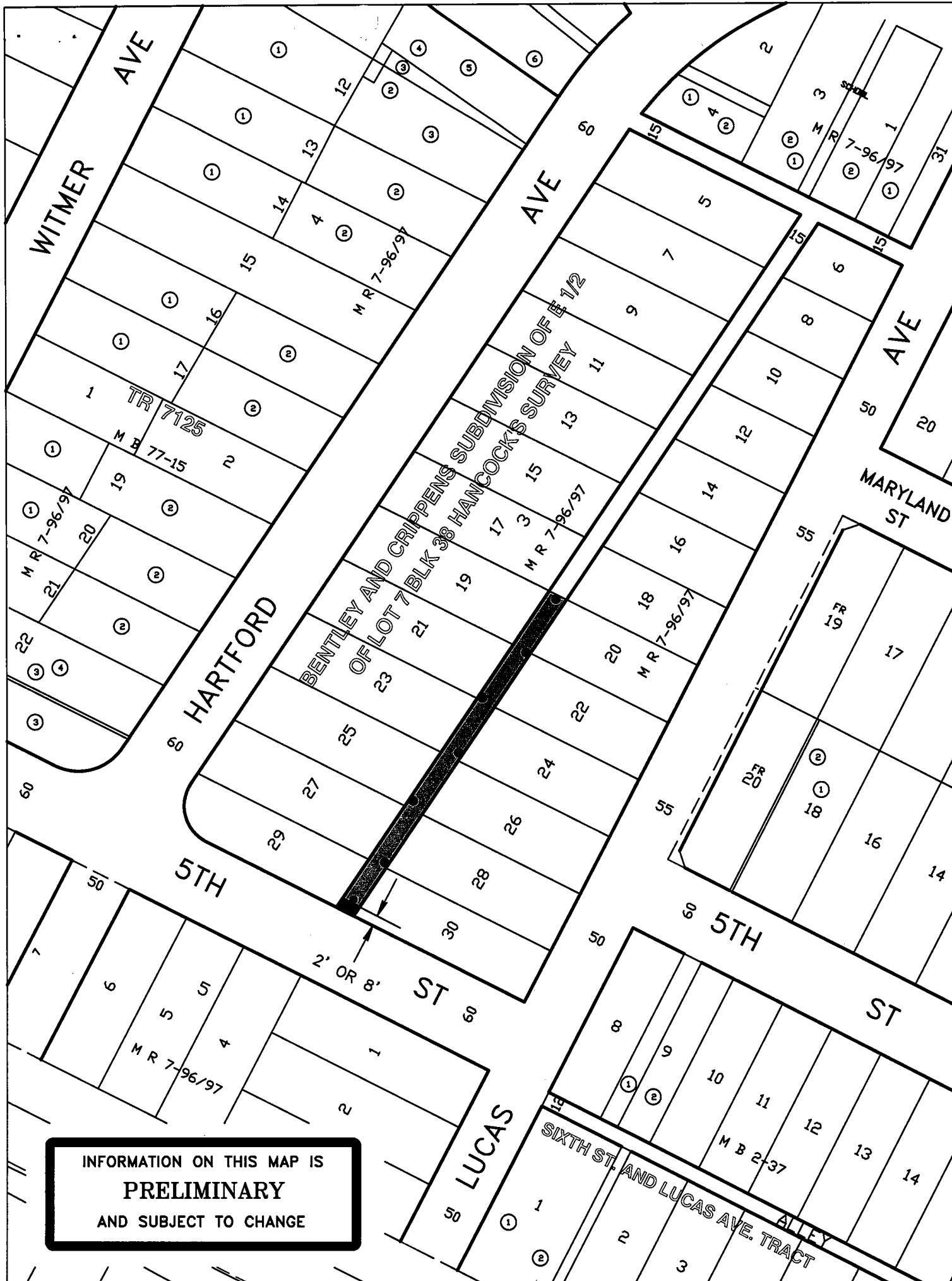
LAND DEVELOPMENT GROUP

Don Sakamoto  
Civil Engineering Associate III  
(213) 977-6192

Respectfully submitted,

  
Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

EY/DS/qt  
H:\ldg4\GTWP418



INFORMATION ON THIS MAP IS  
**PRELIMINARY**  
 AND SUBJECT TO CHANGE

**TITLE:** ALLEY NORTHWESTERLY OF LUCAS AVENUE FROM 5TH STREET TO APPROXIMATELY 300' NORTHEASTERLY THEREOF.

WORK ORDER NO. VAC- E1401011  
 COUNCIL FILE NO. 06-2471  
 COUNCIL DIST. 1 DIV. INDEX 74  
 ENGR. DIST. CENTRAL T.G. 634-D3  
 DISTRICT MAP 132 A 207



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