

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

February 15, 2019

Honorable Members:

C. D. No. 10

SUBJECT:

VACATION REQUEST - VAC- E1401040R - Council File No. 07-1412 – Washington Boulevard and 2nd Avenue Vacation District (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 “ C”:
 - 1. 2nd Avenue from Washington Boulevard to approximately 271 feet southerly thereof.
 - 2. The alley southerly of Washington Boulevard from 3rd Avenue to the alley westerly of Arlington Avenue.
 - 3. The alley easterly of 3rd Avenue from the alley southerly of Washington Boulevard to approximately 100 feet southerly thereof.
- B. That the vacation of the area shown colored orange on Exhibit “C”, 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 vacation proceeding adopted by City Council on August 31, 2018, 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 and Gang Reduction 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, 23rd Floor
Los Angeles, CA 90017
2. Los Angeles Unified School District
C/O: Facilities Services Division
333 South Beaudry Avenue, 23rd Floor
Los Angeles, CA 90017
3. Byung Keun Kang
1146 S Victoria Avenue
Los Angeles, CA 90019

4. Blanca N. Gomez et al
2004 3rd Avenue
Los Angeles, CA 90018
5. Ava Jordan Shepherd
Shepherd Jordan Family Trust
PO Box 5572
La Quinta, CA 92248
6. 1921 Arlington Investment LLC
C/O Avraham Yakobi
PO Box 570944
Tarzana, CA 91357
7. Ibrahim and Rasha Mekhail TRS
Ibrahim and Rasha Mekhai Trust
4521 Noeline Way
Encino, CA 91436

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 E1401040 be paid.
2. That a suitable map, approved by the Central District Engineering office, delineating the limits, including bearings and distances, of the areas 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 areas 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 areas to be vacated be submitted to the City Engineer.
5. That the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. Dedicate a 20-foot radius property line return or a 15-foot by 15-foot cut corner at the intersection of Washington Boulevard and 3rd Avenue.

- b. Dedicate a new 45-foot wide east/west street over Lots 8 and 21, Block 21, to create a L-shaped street at the unvacated northerly terminus of 2nd Avenue. This newly dedicated street is to be one-way with a 32-foot wide roadway and a 10-foot wide sidewalk only on the northerly side. A 15-foot radius property line return or a 10-foot by 10-foot cut corner shall be dedicated at the northeasterly corner of the street intersection with 3rd Avenue.
 - c. Dedicate 2 feet as public alley adjoining Lot 7, Block 20, a portion of the Arlington Heights Tract along the westerly side of the north-south alley westerly of Arlington Avenue.
 - d. Dedicate 2 feet as public alley adjoining Lot 3 and a portion of Lot 4, Block 20, a portion of the Arlington Heights Tract along the unvacated northerly side of the east-west alley southerly of Washington Boulevard.
6. That arrangements be made with all utility agencies maintaining facilities in the area including but not limited to AT & T 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 satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer facilities located within the areas to be vacated unless easements are reserved from the vacation for their protection.
 8. That the applicant submit a request with appropriate fee payment to name the proposed east-west street as 20th Street satisfactory to the City Engineer.
 9. That the applicant submit a request to the City Engineer terminating the current vacation applications for VAC E1401163, VAC E1401164 and VAC E1401165.

TRANSMITTAL:

Application dated July 13, 2017 from Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Al Grazioli from Los Angeles Unified School District, owner of the properties shown outlined in yellow on Exhibit "C", is requesting the vacation of the public street and alley areas shown colored blue and orange. The purpose of the vacation request is to consolidate the proposed vacation area with the adjoining properties into Carson Gore Academy formerly known as Central Regional Elementary School #13.

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 February 13, 2008 under Council File 07-1412 conditionally adopted the City Engineer's report dated October 10, 2017. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. Later, petitioner separated three different vacation applications. The City Council on July 29, 2014 under Council File 11-0088, Council File 11-0090, Council File 11-0091 conditionally adopted the City Engineer's reports dated April 15, 2014. The petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On July 13, 2017, the petitioner submitted a new application and re-combined three vacation applications into one application. The City Council on August 31, 2018 under Council File No. 07-1412, adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the areas to be vacated to are zoned PF-1VL-O and R3-1-O-CPIO and are developed with school facilities and residential buildings.

Description of Areas to be Vacated: The areas sought to be vacated are 2nd Avenue from Washington Boulevard to approximately 271 feet southerly thereof, the east-west alley southerly of Washington Boulevard from 3rd Avenue to the north-south alley westerly of Arlington Avenue and the alley easterly of 3rd Avenue from the alley southerly of Washington Boulevard to approximately 100 feet southerly thereof. The 2nd Avenue is a standard local street dedicated 60 feet wide with a 40-foot wide roadway, curbs, gutters and 10-foot wide sidewalks. The east-west alley and north-south alley are improved and dedicated 16 feet wide. The areas proposed to be vacated are currently developed with school facilities.

Adjoining Streets and Alley: Washington Boulevard is an improved Avenue I dedicated 100 feet wide with a 70-foot wide roadway, curbs, gutters and 15-foot wide sidewalks. 3rd Avenue is an improved standard local street dedicated 60 feet wide with a 40-foot wide roadway, curbs, gutters and 10-foot wide sidewalks. The L-shaped alley westerly of Arlington Avenue and southerly of Washington Boulevard and north-south alley southerly of Washington Boulevard and easterly of 3rd Avenue are dedicated 16 feet wide and improved with asphalt concrete pavement and concrete gutter.

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

Effects of Vacation on Circulation and Access: The vacation of 2nd Avenue from Washington Boulevard to approximately 271 feet southerly thereof, the alley southerly of Washington Boulevard from 3rd Avenue to the alley westerly of Arlington Avenue, and the alley easterly of 3rd Avenue from the alley southerly of Washington Boulevard to approximately 100 feet southerly thereof should not have adverse effect on vehicular access or circulation since the proposed vacation areas are currently developed with school facilities and a replacement street has been constructed southerly of the vacation areas.

The street and alley are 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 determinations of the underlying fee interest of the vacation areas have been made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provides for the dedications as outlined in the conditions of this report. Improvements were provided per City Plan P- 37066 under previous conditions adopted by Council on February 13, 2008.

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

Public Utilities: AT&T did not respond to the Bureau of Engineering's referral letter dated August 18, 2017. The Department of Water and Power stated in its communication dated February 2, 2018 that the Department is not maintaining facilities within the area sought to be vacated. The Southern California Gas Company stated in its communication dated August 31, 2017 that they maintain no gas piping facilities within the proposed vacation area. The Charter/Spectrum stated in its communication dated August 24, 2017 that Spectrum does not have in place public utility facilities located within the vacation area.

Tract Map: Since there are no additional improvements required and the required dedications can be acquired by separate instruments, the requirement for the recordation of a new tract map could be waived.

City Department of Transportation: The Department of Transportation stated in its letter dated September 13, 2017 that it does not oppose the requested street vacation provided that all abutting property owners are in agreement with the proposed vacation.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated August 18, 2017.

Department of City Planning: The Department of City Planning, in a letter dated October 24, 2017, stated that this vacation is consistent with the West Adams-Baldwin Hills-Leimert Community Plan and Mobility Plan 2015 policies and objectives. Moreover, the street segments are currently being used for the educational campus and recreational facilities and the vacation of these segments would not negatively affect the larger circulation network.

Conclusion: The vacation of the public street and alley areas as shown colored blue on attached Exhibit "C" could be conditionally approved based upon the following:

1. They are unnecessary for present or prospective public use.
2. They are not needed for vehicular circulation or access.
3. They are not needed for non-motorized transportation purposes.

The areas shown colored orange should not be vacated because they are needed for public street and alley purposes.

Respectfully submitted,



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

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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