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DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

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CITY ENGINEER

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

OCT 10 2007

Council File No. 07-1412 -
Council District: 10 -
Contact Person: Don Sakamoto
Phone #(213) 977-6192.

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated
OCT 10 2007 for Council review and approval of:

VACATION APPROVAL - VAC-E1401040 - Council File No. 07-1412 -
Washington Boulevard and Second Avenue Vacation District.

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 **OCT 10 2007** with the conditions contained therein.
3. Fiscal Impact Statement:

To date, an estimated \$5,030.75 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.

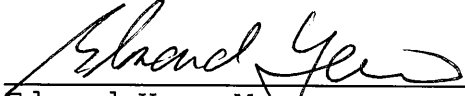
4. That there is a public benefit to this vacation. Upon vacation of the street and alleys, the City is relieved of its ongoing obligation to maintain the rights-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street and alley easements.

**OCT 19 2007
PUBLIC WORKS**



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

Attachment:


Edmond Yew, Manager
Land Development Group

EY/DS/gt
H:\ldg4\gtwp670

Office of the City Engineer
Los Angeles, California

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

OCT 10 2007

Honorable Members:

C. D. No. 10

SUBJECT:

Vacation Approval - VAC-E1401040 - Council File No. 07-1412 -
Washington Boulevard and Second Avenue Vacation District.

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 rights-of-way indicated below and shown colored blue on the attached Exhibit "B":
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 areas 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 there is a public benefit to this vacation. Upon vacation of the street and alleys, the City is relieved of its ongoing obligation to maintain the rights-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street and alley easements.

- 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 areas are 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 areas are 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 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 \$5,030.75 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. 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: Mike Scinto
1055 W. 7th Street, 10th Floor
Los Angeles, CA 90017

2. Francine M. Hernandez
13204 Paramount Boulevard
South Gate, CA 90280
3. Blanca Gomez
2004 3rd Avenue
Los Angeles, CA 90018
4. Jordan Shepherd
3117 Dianora Drive
Rancho Palos Verde, CA 90275

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 areas to be vacated together with the unnamed street to be dedicated, 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 areas being vacated together with the unnamed street to be dedicated 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 title reports indicating the vestee of the underlying fee title interest in the areas to be vacated be submitted to the City Engineer.
4. That the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a) Dedicate 2 feet as public street along the southerly side of Washington Boulevard to provide for a 52-foot wide half street dedication (Major Highway Class II Standards) together with a 20-foot radius property line return or a 15-foot by 15-foot cut corner at its intersection with 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 along the westerly side of the north/south alley westerly of Arlington Avenue together with sufficient dedication at its intersection with the alley south of Washington Boulevard to provide a 30-foot by 30-foot clear area.
 - d) Dedicate 2 feet as public alley adjoining Lot 3 and a portion of Lot 4, Block 20 along the unvacated northerly side of the east/west alley southerly of Washington Boulevard
5. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
- a) Washington Boulevard
 - 1) Provide 5 feet widening along the southerly side of Washington Boulevard together with new integral curb and gutter, 12-foot wide sidewalk and a proper transition to join the existing improvements.
 - 2) Construct a new access ramp for the handicapped within the new curb return at its intersection with 3rd Avenue.
 - b) New Unnamed Street
 - 1) Construct a 32-foot wide roadway within the 45-foot wide street dedication, integral curb and 2-foot wide gutter on each side of the street, a 10-foot wide concrete sidewalk on the northerly side and a 3-foot wide landscaped parkway on the southerly side.
 - 2) Construct access ramps for the handicapped at the two corners of the intersection of the unnamed street with 2nd Avenue.

- c) 3rd Avenue
 - 1) Repair or replace any off-grade/damaged curb, gutter or sidewalk.
 - 2) Close all unused driveways.
 - 3) Construct access ramps for the handicapped at the two corners of the intersection with the unnamed street.
 - d) 2nd Avenue

Provide proper transition from 2nd Street to the unnamed street.
 - e) Alley Westerly of Arlington Avenue

Construct alley improvements along the newly dedicated areas of the alley including a concrete longitudinal gutter along the alley centerline together with a proper transition to join the existing improvements.
 - f) Alley Westerly of 2nd Street

Provide a proper transition at its intersection with the newly dedicated unnamed street.
 - g) Construct suitable improvements to convey drainage runoff in a area as the result of the street vacation satisfactory to the City Engineer.
- 6. That arrangements be made with the Department of Water and Power, AT&T, Time Warner Cable and Southern California Gas Company for the removal of any affected facilities or the providing of easements or rights for the protection of any 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 consents to the vacation be secured from the owners of Lot 8, Block 20, A Portion Of The Arlington Heights Tract adjoining a portion of the areas to be vacated.
 - 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 wells be installed as may be required by the Street Tree Division of the Bureau of Street Services.
11. That the applicant submit a request to name the proposed east-west street as 20th Street satisfactory to the City Engineer.

TRANSMITTAL:

Application dated December 20, 2006, from Mike Scinto of the Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Mike Scinto of the Los Angeles Unified School District, owners or proposed owners of the properties shown outlined in yellow on Exhibit "B", 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 areas to be vacated with the adjoining properties to allow for the construction of Central Regional Elementary School #13.

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 May 11, 2007, under Council File No. 07-1412 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the east/west alley to be vacated to the north are zoned [Q]CM-1VL-0 and are vacant lots. The properties adjoining to the south are zoned RD2-1-0 and R3-1-0 and are developed with a single family residence or are vacant lots.

Description of Areas to be Vacated: The areas sought to be vacated are:

1. 2nd Avenue from Washington Boulevard to approximately 271 feet southerly thereof. The street is an improved local street dedicated 60 feet and variable width with curb, gutters and sidewalk.

2. The alley southerly of Washington Boulevard from 3rd Avenue to the alley westerly of Arlington Avenue. The alley is dedicated 10 feet wide and improved.
3. The alley easterly of 3rd Avenue from the alley southerly of Washington Boulevard to approximately 100 feet southerly thereof. The alley is dedicated 16 feet wide and improved.

Adjoining Streets and Alleys: Washington Boulevard is an improved Major Highway Class II dedicated 100 feet wide with concrete curbs, gutters, sidewalk and asphalt concrete pavement. 3rd Avenue is an improved local street dedicated 60 feet wide with curb, gutter, sidewalk and asphalt concrete pavement. The east-west leg of the improved L-shaped alley westerly of Arlington Avenue and southerly of Washington Boulevard is dedicated 16 feet wide. The north-south leg of the L-shaped alley is also dedicated 16 feet wide.

Surrounding Properties: The owners adjoining the areas being vacated have been notified of the proposed street vacation.

Effects of Vacation on Circulation and Access: There should be no adverse effect on circulation or access since a new east/west street is to be dedicated over Lots 8 and 21, Block 21. The street is to be a one-way street, dedicated 45 feet wide with sidewalk only on the northerly side. This new street would create an L-shaped street with 2nd Avenue.

The street and alleys to be vacated would not be 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 areas have 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 areas proposed to be vacated. There are, however, existing sewer facilities within these areas.

Public Utilities: AT&T and Time Warner Cable maintain facilities in the areas proposed to be vacated. The Department of Water and Power and Southern California Gas Company did not respond to the Bureau of Engineering's referral letter dated January 31, 2007.

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 did not respond to the Bureau of Engineering's referral letter dated January 31, 2007.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated January 31, 2007.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated January 31, 2007.

Conclusion: The vacation of the public street and alley areas as shown colored blue on the attached Exhibit "B" 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 nonmotorized transportation purposes.

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

Report prepared by:

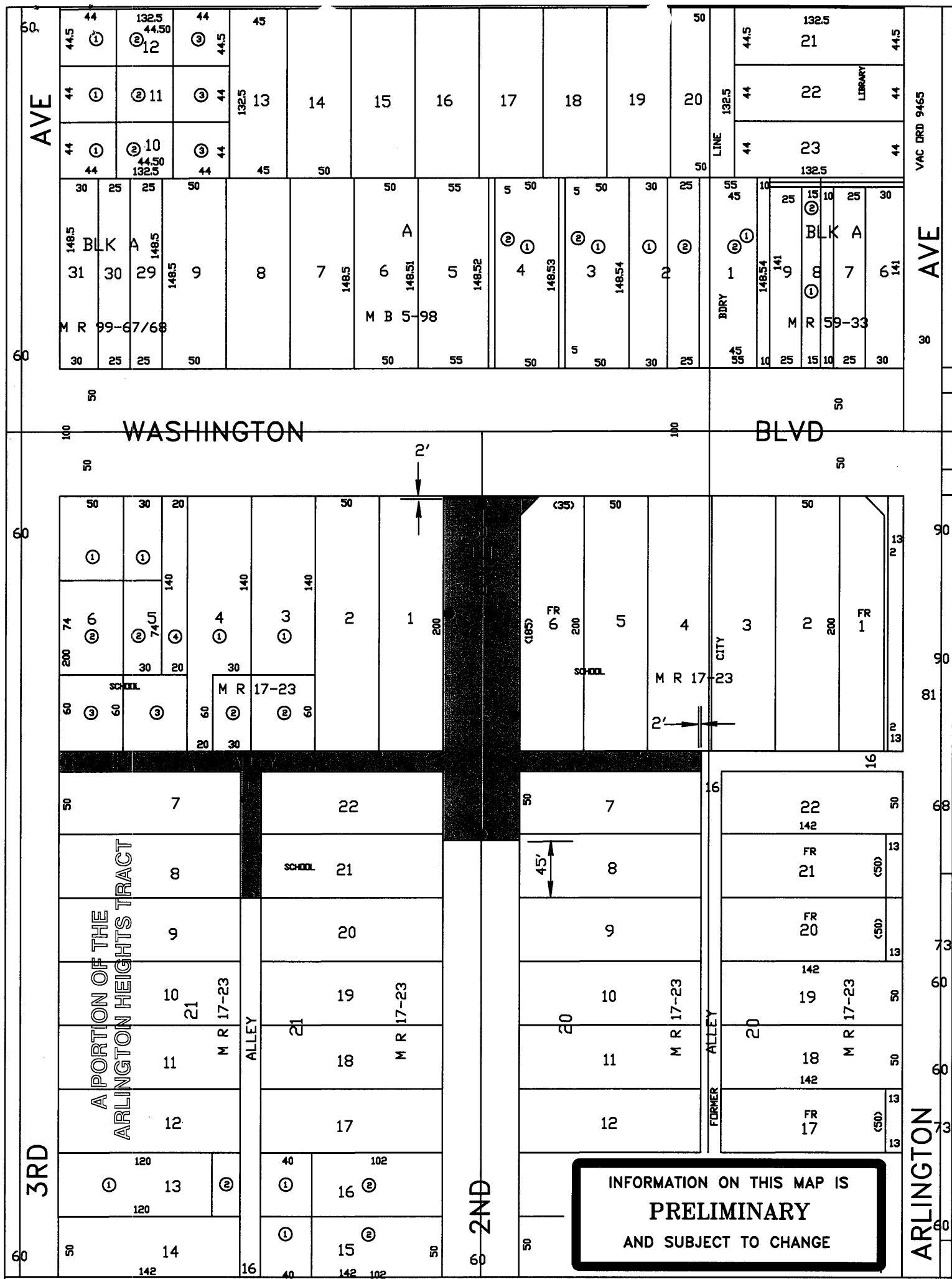
LAND DEVELOPMENT GROUP

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

Respectfully submitted,


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DS/qt
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TITLE: WASHINGTON BOULEVARD AND 2ND AVENUE VACATION DISTRICT.

WORK ORDER NO. VAC- E1401040
 COUNCIL FILE NO. 07-1412
 COUNCIL DIST. 10 DIV. INDEX 314
 ENG. DIST. CENTRAL T.G. 633-G6
 DISTRICT MAP 126 B 189



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

EXHIBIT B

Legend: Vacation boundary as shown 