

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

November 28, 2017

Honorable Members:

C. D. No. 9

SUBJECT:

VACATION REQUEST - VAC- E1401130R - Council File No. 08-3320 – 88th Place
and Crocker Street 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 “B”:
1. 88th Place between San Pedro Street and Avalon Boulevard
 2. Crocker Street between 87th Place and 88th Place
 3. Mettler Street between 87th Place and 88th Place
- B. That the vacation of the areas shown colored orange on Exhibit “B”, be denied.
- C. That the City Council find that it has imposed all the mitigation measures that are within the control of the City, as described in the Final Environmental Impact Report (State Clearing House No. 2006051043) that are associated with the impacts of the street vacation and that other mitigation measures that are not within the authority of the City, have been or should be imposed as set forth in the findings of the Board of Education of the City of Los Angeles, dated February 26, 2008, a copy of which is attached and incorporated.
- 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 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 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 June 13, 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 \$32,100.00 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: Aaron Bridgewater
333 South Beaudry Avenue, 23rd Floor
Los Angeles, CA 90017
2. City of Los Angeles
200 N. Main Street, #709
Los Angeles, CA 90012

3. City of Los Angeles
Department of General Services,
Asset Management Division
111 East 1st Street, Room 201
Los Angeles, CA 90012
4. City of Los Angeles
Department of Recreation & Parks
Attn: Joel Alvarez
221 North Figueroa Street, 1st Floor
Los Angeles, CA 90012

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 E1401130 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 title reports indicating the vestee of the underlying fee title interest in the areas to be vacated be submitted to the City Engineer.
5. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to 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 and city storm drain facilities located within the areas to be vacated, unless easements are reserved from the vacation for their protection.

7. That a consent to the vacation be secured from the City of Los Angeles, Department of Recreation and Parks, owner of the property lying southerly of and adjoining 88th Place to be vacated.
8. That satisfactory arrangement be made with the County of Los Angeles for the relocation of protection in place of county storm drain facilities located within the areas to be vacated, together with the dedication and/or reservation from the vacation of easements for their protection.

TRANSMITTAL:

Application dated June 14, 2016 from Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Los Angeles Unified School District, owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street areas shown colored blue and orange. The purpose of the vacation request is to consolidate the proposed vacation areas into the new South Region High School #12.

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 October 19, 2010 conditionally adopted the City Engineer's report dated May 21, 2010. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On June 14, 2016, the petitioner submitted a new application. The Council on June 13, 2017 under Council File No. 08-3320, adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the areas to be vacated to north, east and west are zoned M1-1 and M2-1 and are developed with school facilities. The properties adjoin the areas to be vacated to the south are zoned OS-1XL and are developed with public recreational facilities.

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

1. 88th Place between San Pedro Street and Avalon Boulevard
2. Crocker Street between 87th Place and 88th Place
3. Mettler Street between 87th Place and 88th Place

Mettler Street, Crocker Street and E 88th Place are local streets dedicated 60 feet wide and currently developed with school facilities.

Adjoining Streets: Avalon Boulevard is an improved Avenue II dedicated 92 feet wide with a 52-foot half right of way, 40-foot half roadway, and 12-foot parkways/sidewalks. San Pedro is an improved Avenue II dedicated 80-foot and variable width right of way, 56-foot roadway with 12-foot wide parkways/sidewalks. 87th Place is an improved local street dedicated 60 feet wide with a 36-foot wide roadway, curbs and gutters with 12-foot wide sidewalks/parkways.

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 88th Place between San Pedro Street and Avalon Boulevard, Crocker Street between 87th Place and 88th Place, and Mettler Street between 87th Place and 88th Place should not have any adverse effect on vehicular circulation since the areas sought to be vacated is currently developed with school facilities.

The streets 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: Dedications and improvements were done under previous vacation conditions adopted by City Council on October 19, 2010 per Document No. 20170036595, 20170036596 and 20170036597 and per City Engineer Plan P-37437.

Sewers and Storm Drains: There are existing sewer and storm drain facilities within the areas proposed to be vacated.

Public Utilities: The Department of Water and Power and the Southern California Gas Company did not respond to the Bureau of Engineering's referral letters dated October 12, 2016.

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 28, 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.

In addition, in a recent communication dated November 22, 2017, LADOT have verified that LAUSD has completed the previous vacation Conditions No. 14 which included the project requirements of LADOT's August 7, 2007 letter to LADOT's satisfaction.

City Fire Department: The Fire Department stated in its letter dated November 8, 2016 that it has no objection to this vacation.

Department of City Planning: The Department of City Planning stated in its communication dated November 29, 2016 that "street vacation can be designed for consistency with the General Plan, and this request is generally consistent."

In addition, it also stated that "this vacation is consistent with the Southeast Los Angeles Community Plan policies and objectives, set forth below, because it would facilitate the ongoing use of the educational and recreational functions."

Conclusion: The vacation of the public street areas as shown colored blue on 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 non-motorized transportation purposes.

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

Respectfully submitted,



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

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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