

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS
BUREAU OF
ENGINEERING

BOARD OF PUBLIC WORKS
MEMBERS

ANDREA A. ALARCÓN
PRESIDENT

JERILYN LÓPEZ MENDOZA
VICE PRESIDENT

JOHN J. CHOI
PRESIDENT PRO TEMPORE

STEVEN T. NUTTER
COMMISSIONER

VALERIE LYNNE SHAW
COMMISSIONER

ARLEEN P. TAYLOR
EXECUTIVE OFFICER



ANTONIO R. VILLARAIGOSA
MAYOR

GARY LEE MOORE, P.E.
CITY ENGINEER
1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

JUN 07 2012

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

Council File No. 10-1942
Council District: 4
Contact Person: Dale Williams
Phone: (213) 202-3491

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated JUN 07 2012 for Council review and approval of:


VACATION DENIAL - VAC- E1401172 - Council File No. 10-1942 - Alley Westerly of Vine Street between Santa Monica Boulevard and Eleanor Avenue.

RECOMMENDATIONS:

1. That the request for the vacation of the alley westerly of Vine Street between Santa Monica Boulevard and Eleanor Avenue as shown colored blue on the attached Exhibit "A", be denied.
2. Adopt the City Engineer's report dated JUN 07 2012 with the conditions contained therein.
3. Fiscal Impact Statement:

The petitioner has paid a fee of \$10,700.00 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 may be required of the petitioner.

Attachment:


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DW/
H:\



Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

JUN 07 2012

Honorable Members:

C. D. No. 4

SUBJECT:

VACATION DENIAL - VAC- E1401172- Council File No. 10-1942 – Alley Westerly of
Vine Street between Santa Monica Boulevard and Eleanor Avenue.

RECOMMENDATIONS:

- A. That the request for the vacation of the alley westerly of Vine Street between Santa Monica Boulevard and Eleanor Avenue as shown colored blue on the attached Exhibit "A", be denied.

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of \$10,700.00 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.

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. Ben Kitay
1015 N Cahuenga Blvd.
West Hollywood, CA 90038
2. David Carlat
1017 N. La Cienega Blvd
West Hollywood, CA 90069

3. Savine Investments LLC
11950 San Vicente Blvd., #200
Los Angeles CA 90049
4. Khothro Illulian
8271 Melrose Ave, #100
Los Angeles CA 90046
5. William Segal
3255 Sawtelle Blvd
Los Angeles CA 90066
6. William Segal (TRS)
3001 Sonoma St.
Torrance CA 90503

TRANSMITTAL:

Application dated October 28, 2010, from David Carlat.

DISCUSSION:

Request: The petitioner, David Carlat, on behalf of Benjamin Kitay, owner of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public alley area shown colored blue. The purpose of the vacation request is to provide a private gated driveway for the petitioner's property.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

Previous Council Action: The City Council on January 4, 2011 under Council File No. 10-1942 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the proposed area to be vacated are zoned C2-1D-SN and are presently developed as a fast food restaurant and commercial buildings.

Description of Area to be Vacated: The area sought to be vacated is the alley westerly of Vine Street from Santa Monica Boulevard to Eleanor Avenue. The alley is an improved 20-foot wide alley paved with asphalt concrete pavement.

Adjoining Streets: Santa Monica Boulevard is an improved Major Highway (Class II) with a 40-foot to 50-foot wide variable half right-of-way, which includes 28-foot wide half roadway and a variable 12-foot to 22-foot wide parkway/sidewalk. Eleanor Avenue is an improved Local Street with a 20-foot wide half right of way, 12-foot wide half roadway, and 8-foot wide parkway/sidewalk.

Effects of Vacation on Circulation and Access: The proposed vacation of the alley westerly of Vine Street between Santa Monica Boulevard and Eleanor Avenue may have some adverse effect on vehicular access and circulation in this area due to the elimination of the public alley for vehicles to use for loading and unloading for adjacent commercial uses, and eliminating the potential to serve vehicles entering and exiting the abutting buildings. By vacating the alley, direct access would only be available to these commercial properties from Santa Monica Boulevard and Vine Street.

Public Input: A communication dated May 29, 2012 from Mitch O'Farrell was received supporting the proposed alley vacation.

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

Public Utilities: AT&T and the Department of Water and Power maintain facilities in the area proposed to be vacated.

City Department of Transportation: The Department of Transportation stated in its communication dated December 22, 2010, that it does not oppose the requested vacation provided that all abutting property owners are in agreement with the proposed vacation and that provisions are made for (1) lot consolidation, (2) driveway and access approval by DOT and (3) any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated November 10, 2010.

Department of City Planning: The City Planning Department in its communication dated February 4, 2011, found that the proposed vacation is not in substantial conformance with the purposes, intent and provisions of the City's General Plan and the Hollywood Community Plan, and not in conformance with the Transportation Element of the General Plan.

The City Planning Department cited the Goals of the Circulation Section and the Public Improvements Section of the Hollywood Community Plan, stating that vacation of the alley would remove a key part of the community's circulation grid, and retaining the alley would benefit existing commercial use as well as future commercial and residential growth.

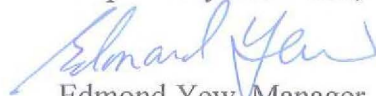
The City Planning Department also cited Policy 2.27 of the Transportation Element of the General Plan which discourages the vacation and/or closure of public alleys which service properties fronting on major or secondary highways.

The City Planning Department also cited Policy LU.1.23, Policy LU.1.24, and Policy LU.1.25 of the Hollywood Community Plan Update (Draft), policies which continue to support the maintenance and existence of alleys, while discouraging the closure and vacation of the public right of way.

The City Planning Department, based on delegating authority to act on behalf of the City Planning Commission, recommended that the proposed vacation not be approved by the City Council.

Conclusion: The vacation of the alley westerly of Vine Street between Santa Monica Boulevard and Eleanor Avenue as shown colored blue on the attached Exhibit "A" should be denied since it is not in conformance with the General Plan.

Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Report Prepared By:
Land Development Group

Dale Williams
Civil Engineer
(213)202-3491

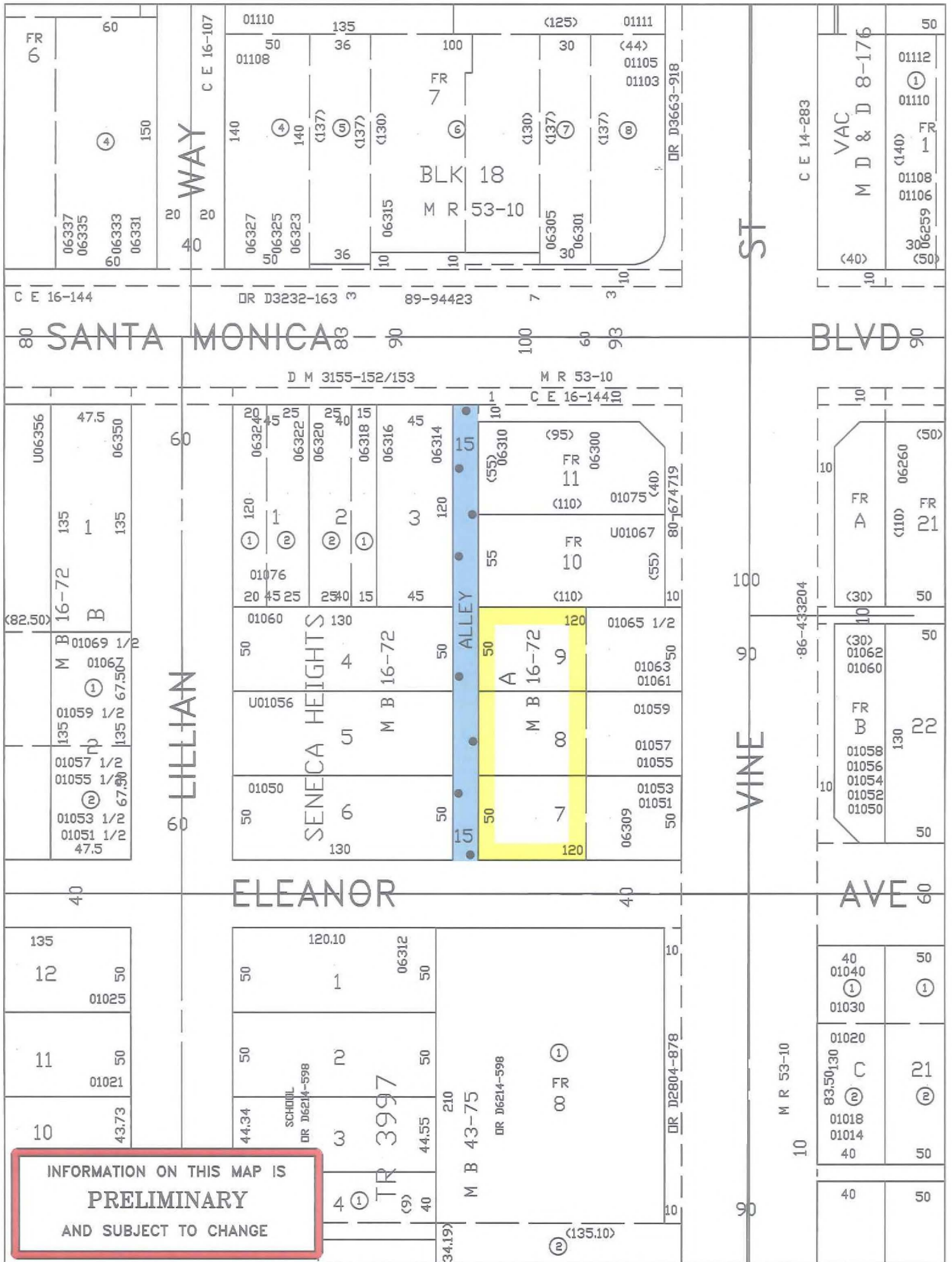
EY/DW/
H:\LANDDEV\STREET VACATIONS\E1401172 - Vine St (Alley)

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY
ORIGINAL - (No copies or faxes)

DATE: 10/28/2010

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: Alley
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between:
Santa Monica Blvd. and Eleanor ave.
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
- Attach a map if necessary.
- (2) The vacation area lies within or is shown on:
- (a) Engineering District: (check appropriately)
 Central Harbor Valley West Los Angeles
 - (b) Council District No. CD4
 - (c) District Map No. 144B185
 - (d) A CRA Redevelopment Area: ORNO
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 4,000 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$30,000 fee deposit. This will also increase the processing time by approximately 6 months.
- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$30,000 fee deposit.
 - Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.
 - If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.
- (4) Purpose of vacation (future use of vacation area) is: _____
To provide private gated drive way to Kitay Studios.
- (5) Vacation is in conjunction with: (Check appropriately)
- Revocable Permit Tract Map Parcel Map Zone Change
 - Other _____



TITLE: ALLEY WESTERLY OF VINE STREET BETWEEN SANTA MONICA BOULEVARD AND ELEANOR AVENUE

WORK ORDER NO. VAC- E1401172
 COUNCIL FILE NO. 10-1942
 COUNCIL DIST. 4 DIV. INDEX 342
 ENG. DIST. CENTRAL T.G. 593-F6
 DISTRICT MAP 144 B 185



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

