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CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

SEP 30 2011

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

Council File No.: 11-1179
Council District: 5
Contact Person: Dale Williams
Phone No.: (213) 202-3491

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated SEP 30 2011 for Council review and approval of:

VACATION DENIAL – VAC E1401150 - Council File No. 11-1179 – Scenario Lane from Basil Lane to approximately 85 feet westerly thereof.

RECOMMENDATIONS:

1. That the request for the vacation of Scenario Lane from Basil Lane to approximately 85 feet westerly thereof, as shown colored blue on the attached Exhibit "A", be denied.
2. Adopt the City Engineer report dated SEP 30 2011 .
3. Fiscal Impact Statement:

The petitioner has paid a fee of \$10,773.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code.

4. The vacation of Scenario Lane from Basil Lane to approximately 85 feet westerly could potentially have an adverse effect on access to existing parcels in this area. Many properties in the area are accessed from narrow and unapproved private roadways. Improving existing public streets might be needed in the future to improve access to this area. Vacation of any public street in this area would eliminate right-of-way that could potentially be needed for future access.



Attachment:



Edmond Yew, Manager
Land Development Group

EY//
LDG

Office of the City Engineer
Los Angeles, California

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

SEP 30 2011

Honorable Members:

C. D. No. 5

SUBJECT:

VACATION DENIAL - VAC- E1401150 - Council File No. 11-1179 – Scenario Lane
from Basil Lane to approximately 85 feet westerly thereof

RECOMMENDATIONS:

- A. That the request for the vacation of Scenario Lane from Basil Lane to approximately 85 feet westerly thereof, as shown colored blue on the attached Exhibit "A", be denied.

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of \$10,773.00 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. Planning Associates
Attn: Tom Stemnock
4040 Vineland Av., Ste 108
Studio City, CA 91604
2. Lorraine Artz
2165 Basil Ln
Los Angeles, CA 90077

3. Laura White
P.O. Box 947
Lyford, TX 78569
4. The Boss Law Firm LLC
Attn: Cheryl A. Thomas
9710 Scranton Rd., Ste 300
San Diego, CA 92121
5. James Kouf
8060 Kentwood Av
Los Angeles, CA 90045
6. Joyce Aronsohn
10289 Oletha Lane
Los Angeles, CA 90077
7. Katherine Bard
10307 Oletha Lane
Los Angeles, CA 90077
8. Mary Murphy
10305 Oletha Ln
Los Angeles, CA 90077
9. Mark Pearson
10287 Oletha Ln
Los Angeles, CA 90077
10. Robert Graham
12 St Jude
Mill Valley, CA 94941
11. William and Kwi Westervert
1133 Pinto Dr
La Habra Heights, CA 90631
12. Kyle and Cathryn Casazza
10217 Scenario Ln
Los Angeles CA 90077
13. Michael Wall
P.O. Box 70304
Los Angeles, CA 90070

14. BOSS Law Firm
Attn: Cheryl A. Thomas
9710 Scranton Rd., Ste 300
San Diego CA 92121

15. Charmaine Mejdreech
2171 Basil Ln
Los Angeles, CA 90077

TRANSMITTAL:

Application dated May 12, 2008, from Planning Associates, Inc.

DISCUSSION:

Request: The petitioner, Planning Associates, Inc., representing the owners of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street area shown colored blue. The Street Vacation application indicated that the purpose of the vacation is to relieve homeowners of an unbuildable public street dedication. Also noted is that the vacation is requested in order to legalize and existing physical encroachment of a single family home onto an unbuildable portion of a public street easement.

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 July 12, 2011, under Council File No. 11-1179 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The property northerly of the proposed vacation area is zoned RE40-1 and is developed with a single residential unit. The property southerly of the proposed vacation area is zoned RE15-1 and is developed with residential units.

Description of Area to be Vacated: The area sought to be vacated is a portion of Scenario Lane lying westerly of Basil Lane. The portion of Scenario Lane is a local street dedicated 20 feet wide and unimproved. There is an existing structure constructed within the right-of-way.

Adjoining Street: Basil Lane is an unimproved local street dedicated 20-foot wide.

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

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

Effects of Vacation on Circulation and Access: The vacation of Scenario Lane from Basil Lane to approximately 85 feet westerly could potentially have an adverse effect on access to existing parcels in this area. Many properties in the area are accessed from narrow and unapproved private roadways. Improving existing public streets might be needed in the future to improve access to this area. Vacation of any public street in this area would eliminate right-of-way that could potentially be needed for future access.

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

Public Utilities: There are no public facilities in the area proposed to be vacated.

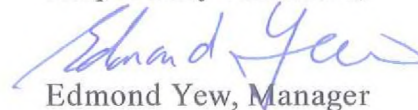
City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated July 15, 2009.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated July 15, 2009.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated July 15, 2009.

Conclusion: The vacation of Scenario Lane from Basil Lane to approximately 85 feet westerly, as shown colored blue on the attached Exhibit "A" should be denied because it could potentially be necessary for future public use.

Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Report Prepared By:
Land Development Group

Dale Williams
Civil Engineer
(213)202-3491

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

DATE: 5/12/2008

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: A 1,900 square foot portion of Scenario Lane
(Street/Avenue/Boulevard/alley/Walk:N/S/E/Wof)

and is located between:

2165 Basil Lane and 2171 Basil Lane
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)

(2) The vacation area lies within or is shown on:

(a) Engineering District: (check appropriately)

() Central () Harbor () Valley (X) West Los Angeles

(b) Council District No. 5

(c) District Map No. 150 B 153

(d) Thomas Guide Reference: 592, A3
(Page No.) (Letter/Number at Intersection pt.)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 1,900 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 Notice of Determination. Contact a Vacation staff member to discuss the effect on the processing of your application prior to submittal.

(4) Purpose of vacation is: To relieve homeowners of an unbuildable public street dedication.
(See Exhibit A and B)

(5) Development project in conjunction with the vacation (describe project in detail):
There is no development project being proposed in conjunction with this street vacation.

(6) Other City discretionary approval in conjunction with the project:

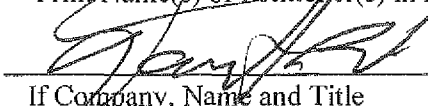
() Revocable Permit (See No. 7 below) () Tract Map () Parcel Map
() Zone Change (X) Other Lot line Adjustment Case No. _____

(7) If revocable permit is to be obtained in conjunction with this vacation, please describe the type and extent of the proposed encroachment to occupy or be built within the right-of-way.
N/A

A separate fee of \$1,005.80, payable to the City of Los Angeles, Bureau of Engineering, will be required for the revocable permit at the time of the vacation application submittal in this office. However, the revocable permit will be processed at the appropriate District Engineering Office.

RECEIVED
LAND DEVELOPMENT GROUP
09 MAY 31 AM 7:41

PETITIONER / APPLICANT.

- (8) Petitioner(s): Dwight Steinert Planning Associates, Inc.
Print Name(s) of Petitioner(s) in full - Name or Company Name
- Signature(s): 
If Company, Name and Title
- (9) Mailing Address: 4040 Vineland Ave. Studio City, CA 91604
(Address, City, State, Zip Code)
- (10) Daytime phone number of petitioner is: (818) 487-6750
FAX Number: (818) 487-6760
E-mail address: DRS@PAI-LA.COM
- (11) Petitioner is: (check appropriately) () owner OR (X) Representative of Owner

OWNERSHIPS:

- (12) Name(s) and address of the **OWNER**(s) of the adjoining property applying for vacation is/are:
2165 Basil Lane (Owner) Lorraine Artz Trust
2171 Basil Lane (Owner) Charmaine G. Mejdrech
- Print Name(s) and Address of Owner(s) in Full Signature(s)
(If Owner is Petitioner, Indicate "same as above")
- (13) Petitioner is owner or Representative of Owner of: (check appropriately)
- () The property described in attached copy of Grant Deed OR
- (X) Lot 12 Block 33 Tract 1033
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)
- (14) The following are the available signatures of other property owners who also own properties adjoining the are proposed to be vacated and whose ownerships are indicated on the attached map by use of "circled letters". (1) Print Name(s), (2) Provide mailing addresses, (3) Indicate Lots owned and (4) Obtain signatures.
(See Example Ownership List)

Ownership information may be obtained from:

Los Angeles City Clerk
Land Records Division
Room 730
201 North Figueroa Street
Los Angeles, CA 90012
Phone (213) 977-6001

...or for the most....
current
information

Los Angeles County Assessor
Ownership Information
500 West Temple Street
Los Angeles, CA 90012
Phone (213) 974-3211

Exhibit "A"

Street Vacation Justification
2165 and 2171 Basil Lane.

The requested vacation area of a public street easement is located in the Beverly Glen Canyon area of West Los Angeles. The requested vacation area is composed of an approximately 1,900 square foot piece of land where unimproved Senario Lane and unimproved Basil Lane converge. The piece of land is bordered by two single family homes located on 2165 Basil Lane and 2171 Basil Lane. The public street easement is located in a hillside community, made up of small lots as shown on the district map No. 150 B 153 and shown in Exhibit B, page 1.

The proposed vacation of a small portion of Scenario Lane west of unimproved Basil Lane is requested in order to legalize an existing physical encroachment of a single family home on to an unbuildable portion of a public street easement.

The improved portion of Scenario Lane east of Beverly Glen Boulevard is accessed only through a private easement from Oletha Lane, as described in Exhibit B, pages 2 and 3. It was originally designed as part of a circulation system created in 1911 to serve 23 lots. Since the original subdivision these lots have been consolidated into eight useable homesites of which seven homes have been developed. These homesites are located south of Seabury Lane, east of Latimer Lane, and north of Scenario Lane and are already developed with single family homes that use easements for access to Oletha and then to Beverly Glen as shown on the map attached in Exhibit B, page 4. During a meeting with the Department of Engineering concerns were raised over potential loss of secondary access to the homes in the immediate area. Secondary access in this area would only be through improvements to Latimer Lane in order to enable it to connect to Seabury Lane or by improvements to Basil Lane between Seabury and Oletha. However, none of these access routes are depending on an improvement of the portion of Scenario lane that is being requested to be vacated. The limited amount of usable land within the area makes future development unlikely, which would make the requested portion of Senario Lane for vacation irrelevant. Therefore the public street right of way easement is unnecessary for present or prospective public use.

The eight home sites are dependant on the private easement from Oletha in order to gain access to Beverly Crest. This easement is shown in Exhibit B pages 2 and 3. If Scenario Lane were to be developed it would not provide any additional access, or reduce dependence on this private easement, therefore this portion of Scenario Lane is not needed for public use. Further, if the one undeveloped homesite was developed, or if any of the existing 7 home sites were redeveloped the city would require improvements to Scenario Lane west of Latimer Lane, or Latimer Lane itself, or Seabury and Basil Lane to provide adequate access. The portion of Scenario Lane requested for a vacation would

not provide any additional access routes to complement any of these street improvements and therefore is unnecessary.

As part of this request a lot line adjustment is being filed that adjusts the line between the properties located at 2165 Basil Lane and 2171 Basil Lane. This lot line adjustment will adjust the boundary of 2165 Basil Lane to create code compliant yards around the current non conforming structure that is encroaching into Scenario Lane. This street vacation and the lot line adjustment application are being jointly applied for by the owner of both 2165 Basil Lane and 2171 Basil Lane.

ALTA Homeowner's Policy of Title Insurance For a One-To-Four Family Residence (. 17/98)

Order No. 19375159
Policy No. 27-131-98 312753

EXHIBIT "ONE"

Parcel 1:

Lot 12 in Block 33 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Page(s) 114 and 115 of maps, in the office of the County recorder of said County.

Parcel 2:

An easement for ingress, egress, drainage, roadway and public utility purposes over those portions of Lots 9, 10 and 11 in Block 33 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Page(s) 114 to 119 inclusive of maps, in the office of the County recorder of said County lying Southwesterly on a line drawn from the most Southerly corner of said Lot 9 to a point in the Northerly line of said Lot 12, distant Easterly 6.00 feet thereon from the most Westerly corner of said Lot 12, together with an easement for underground public utility purposes, to be used in common with others, over the most Westerly 5.00 feet of Lots 8, 9, 10 and 11, all in Block 33 of Tract 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Page(s) 114 to 119 inclusive of maps, in the office of the County recorder of said County.

Parcel 3:

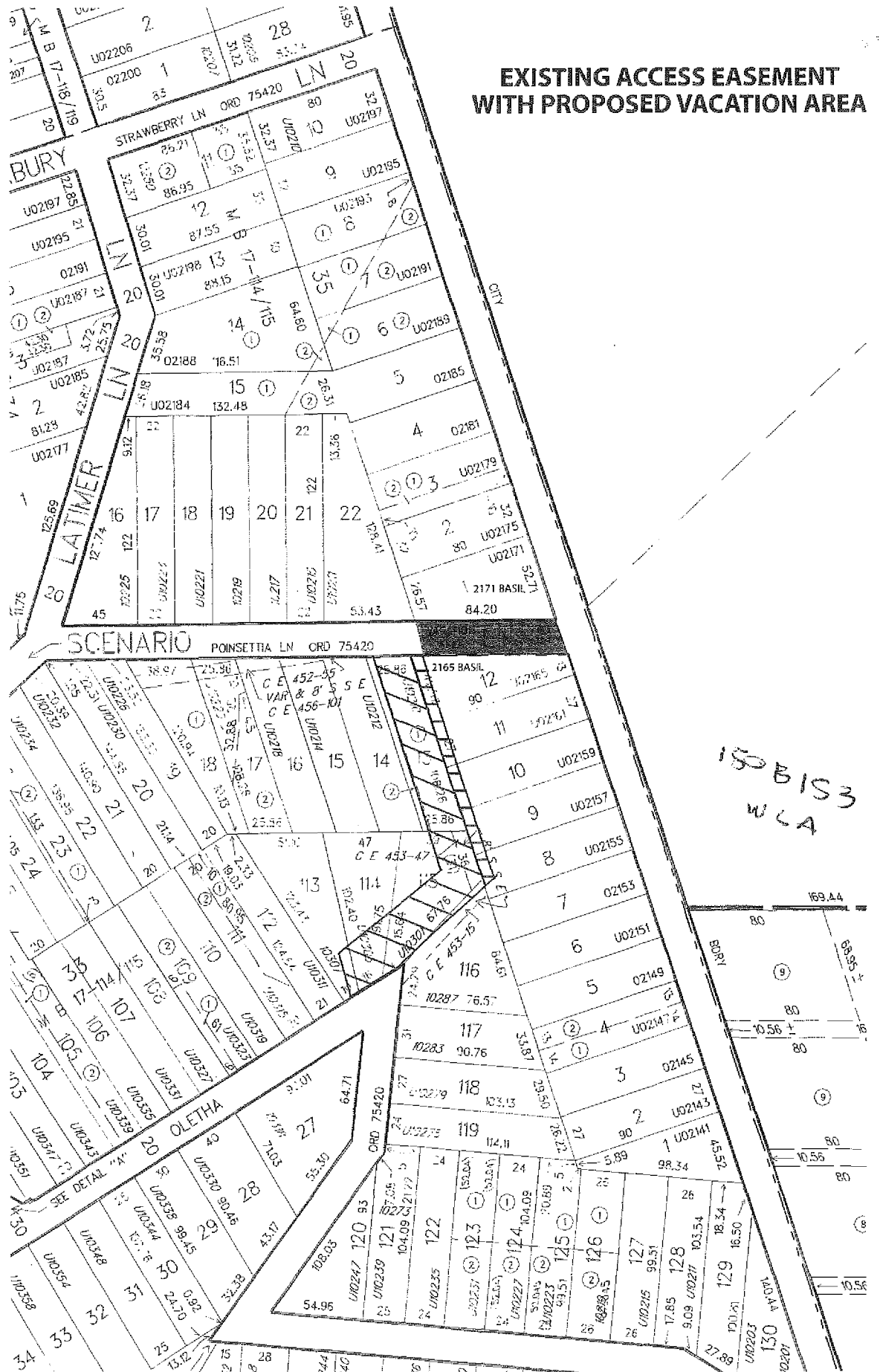
An easement for roadway purposes, to be used in common with others, and for sewer and public utility purposes, over those portions of Lots 13, 114 and 115 in Block 33 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Page(s) 114 to 119 inclusive of maps, in the office of the County recorder of said County described as follows:

Beginning at the Southwest corner of said Lot 114, thence along the boundary lines of said lots as follows: North 57° 41' 00" East 31.64 feet, North 43° 20' 00" East 67.76 feet, and North 18° 46' 00" West 144.26 feet to the Northeasterly corner of said Lot 13, thence along the North line of said Lot 13, South 89° 25' 00" West 21.05 feet to a line is parallel with and distant Westerly 20.00 feet, at right angles, from the Easterly line of said Lot 13, thence along said parallel line South 18° 46' 00" East to a line that is parallel with and distant Northwesterly 20 feet at right angles from the line above described as North 43° 20' 00" East 67.76 feet, thence along said parallel line South 43° 20' 00" West to a point in the Westerly line of said Lot 114, thence South 13° 45' 00" East 14.00 feet, more or less, to the point of beginning.

Assessor's Parcel No: 4380-027-006



SEE ATTACHED DRAWING

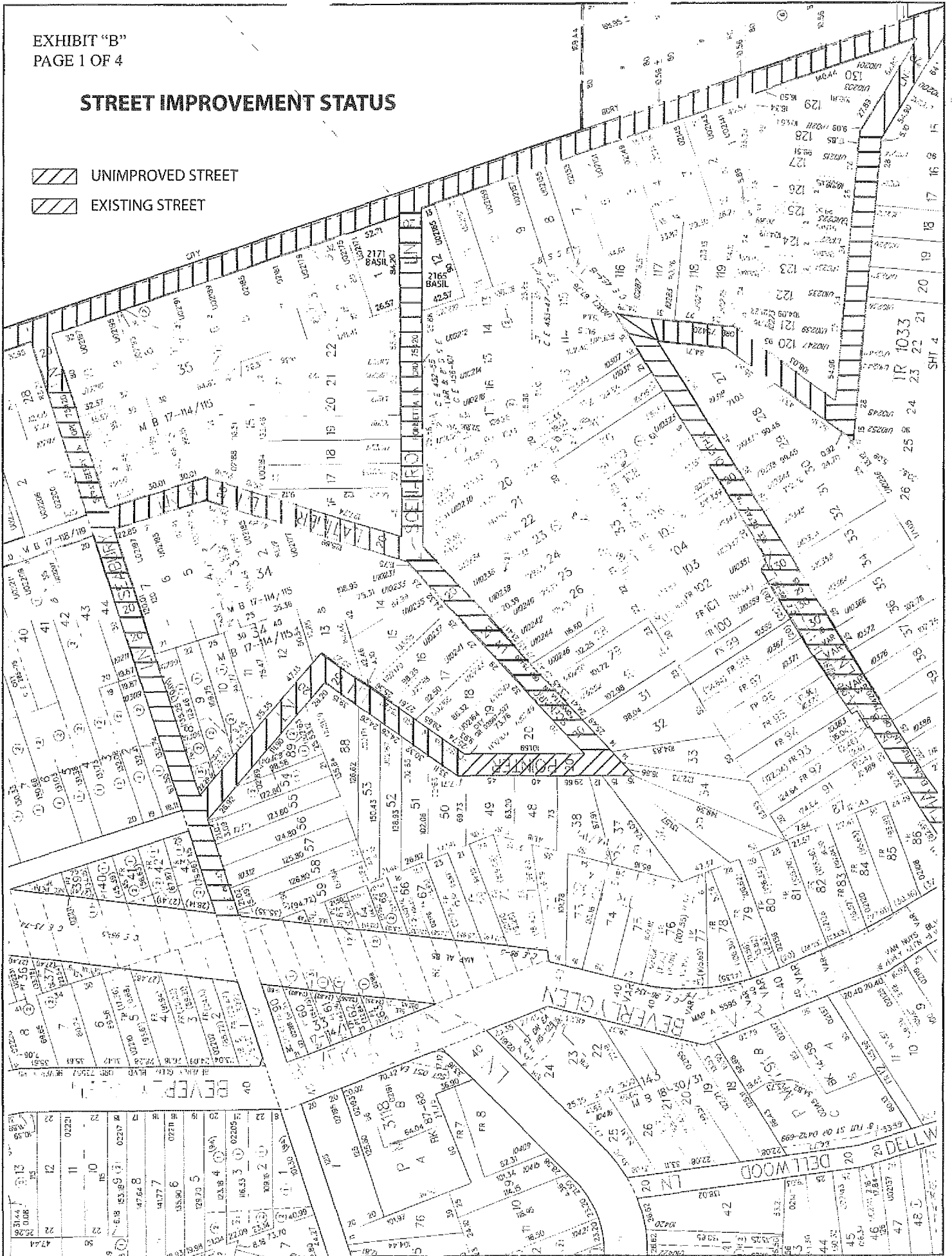
EXISTING ACCESS EASEMENT WITH PROPOSED VACATION AREA



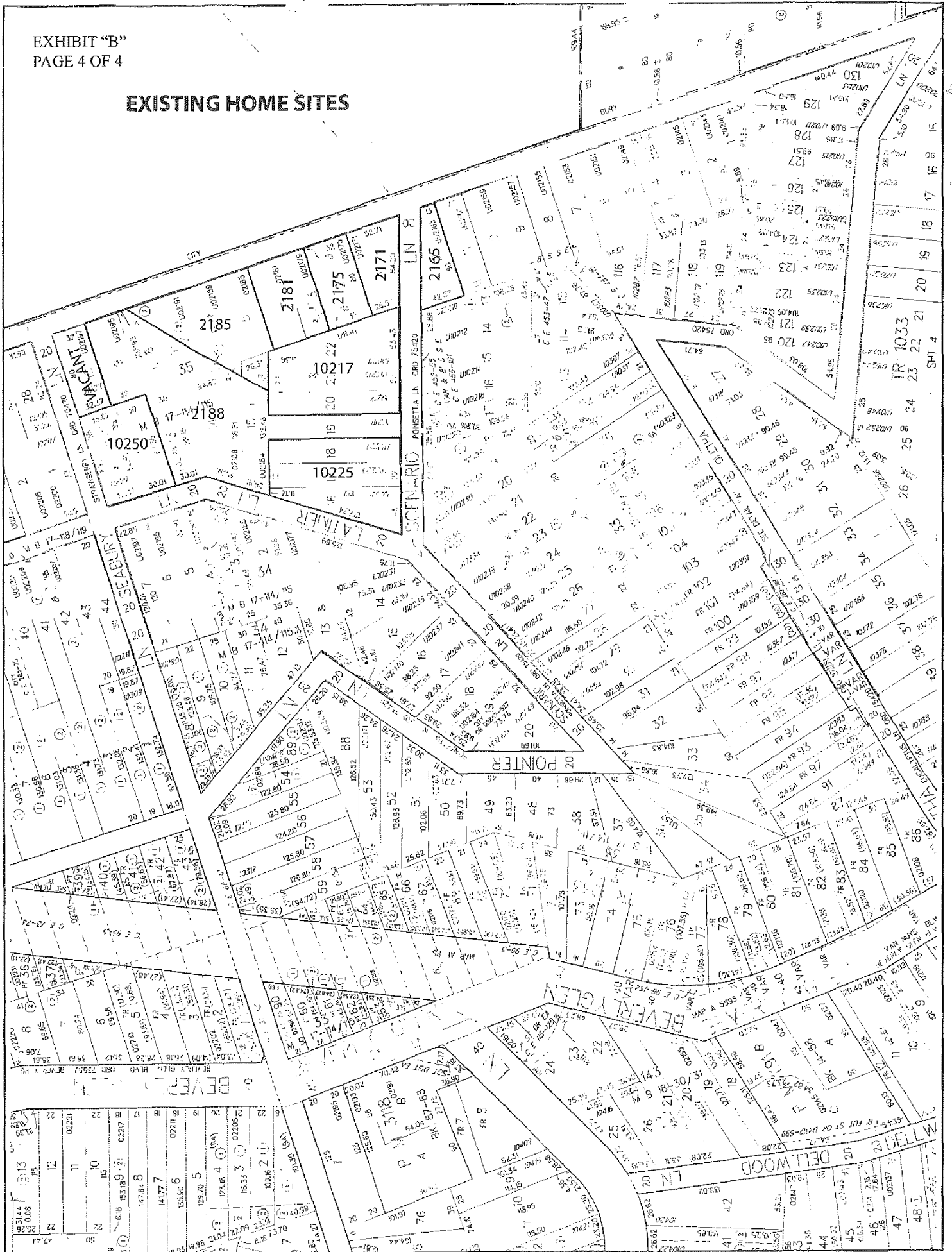
150 B153
WLA

STREET IMPROVEMENT STATUS

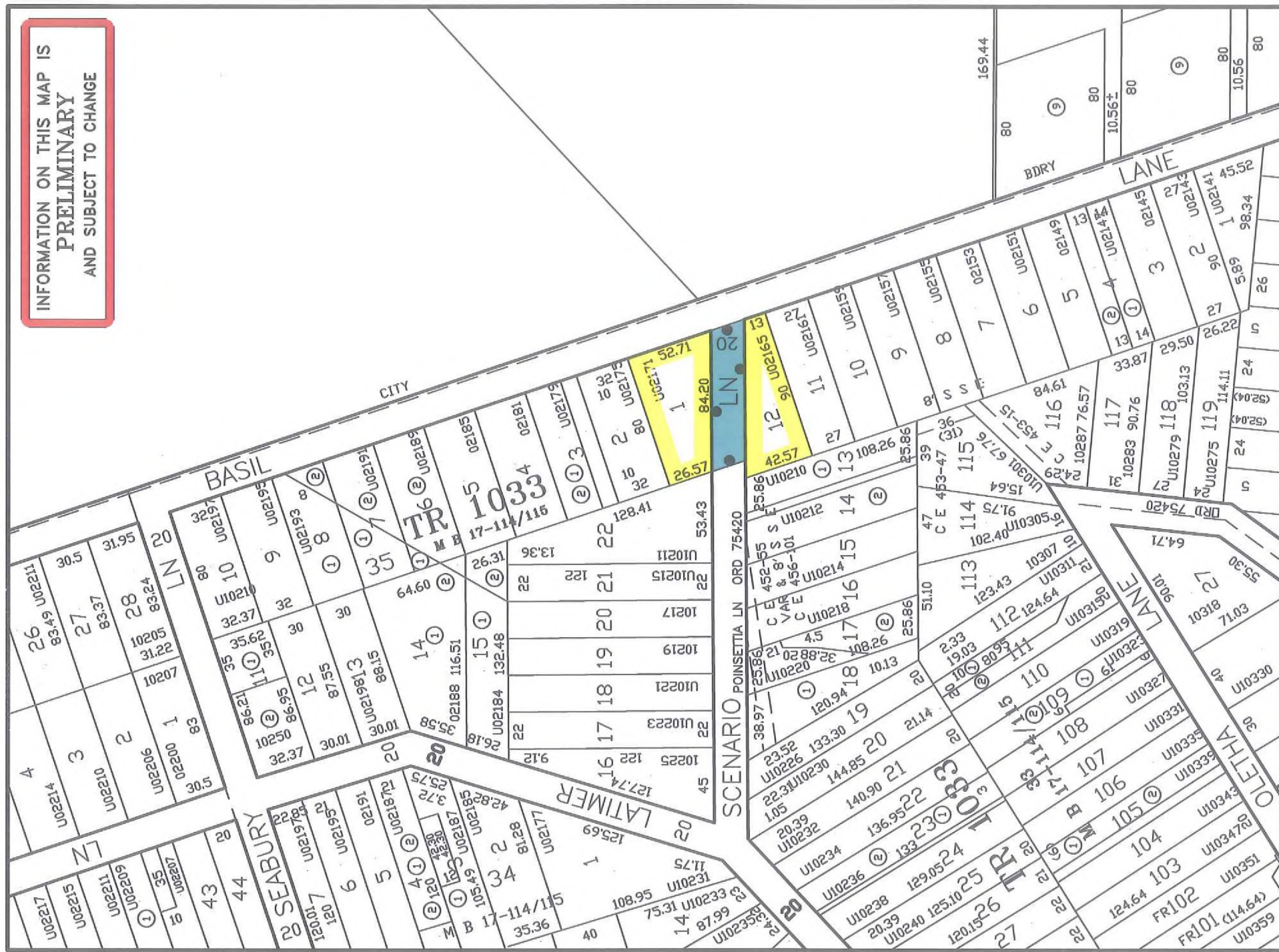
-  UNIMPROVED STREET
-  EXISTING STREET



EXISTING HOME SITES



INFORMATION ON THIS MAP IS
PRELIMINARY
AND SUBJECT TO CHANGE



TITLE: POR/O SCENARIO LANE FROM BASIL LANE TO APPROX.
85 FEET WLY THEREOF

WORK ORDER NO. VAC- E1401150
COUNCIL FILE NO. 11-1179
COUNCIL DIST. 05 DIV. INDEX 1546
ENG. DIST. WESTLA T.G. 592-A3
DISTRICT MAP 150 B 153



DEPT. OF PUBLIC WORKS
BUREAU OF ENGINEERING
GARY LEE MOORE
CITY OF LOS ANGELES

EXHIBIT "A" Legend: Vacation boundary as shown