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CITY ENGINEER

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LOS ANGELES, CA 90015-2213

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OCT 03 2013

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

Council File No. 13-0343
Council District: 14
Contact Person: Dale Williams
Phone: (213) 202-3491

Public Works and Gang Reduction Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated OCT 03 2013 for Council review and approval of:

VACATION APPROVAL - VAC- E1401221 - Council File No. 13-0343 – T-Shaped Alley Southerly of Washington Boulevard and Easterly of Santa Fe Avenue.

RECOMMENDATIONS:

1. Adopt the findings of 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's report dated OCT 03 2013 with the conditions contained therein.
3. 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 may be required of the petitioner.
4. That there is a public benefit to this vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the right-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.
5. There were no objections to the vacation submitted for this project.



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 and Gang Reduction Committee

Of the Honorable Council

Of the City of Los Angeles

OCT 03 2013

Honorable Members:

C. D. No. 14

SUBJECT:

VACATION APPROVAL - VAC- E1401221 - Council File No. 13-0343 – T-Shaped Alley Southerly of Washington Boulevard and Easterly of Santa Fe Avenue.

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”, and that the limits of the vacation area be permitted to be adjusted based on the final alignment of the right-of-way of Santa Fe Avenue:

The T-shaped alley southerly of Washington Boulevard and easterly of Santa Fe Avenue

- B. That the vacation of the area 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 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 Committee approval 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 Committee and the City Council meetings to consider this request be sent to:

1. Mustang Machinery/O'Brien Machinery
ATTN: Damian Hillseth
P.O. Box 58162
Los Angeles CA 90058
2. Alameda Corridor Transportation Authority
5762 Bolsa Av., Ste 210
Huntington Beach CA
92649

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 E1401221 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 Group 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 Group 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 area to be vacated be submitted to the City Engineer.
5. That the following dedications be provided adjoining the petitioner's property in a manner satisfactory to the City Engineer
 - a. Dedicate variable width as public street along the southerly side of Washington Boulevard to provide sufficient right-of-way for the existing street improvements, or submit suitable evidence of public street easement in this area.
 - b. Dedicate or retain any necessary variable width within the north-south leg of the alley to be vacated to provide sufficient right-of way for the existing bridge structure of Santa Fe Avenue located within the area to be vacated.
6. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the Department of Water and Power, AT &T, and 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.
7. That consents to the vacation be secured from the owner of Lots 12 through 17 of Butler and Elder's Tract adjoining the area to be vacated.
8. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, agreements be recorded satisfactory to the Bureau of Engineering to hold each parcel of land under the same ownership and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of substandard or landlocked parcels. This is to remain effective until such time

as a new subdivision map is recorded over said area, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.

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 to be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated January 9, 2013, from Damian Hillseth.

DISCUSSION:

Request: The petitioner, Damian Hillseth, representing Mustang Machinery Inc./O'Brien Machinery, owners of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public alley area shown colored blue and orange. The purpose of the vacation request is to provide area for storage.

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.

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 April 2, 2013, under Council File No. 13-0343 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the northeast, southeast and west are zoned M3-1 and developed with manufacturing facilities. The elevated roadway structure of Santa Fe Avenue is located within the property to the west of the area to be vacated.

Description of Area to be Vacated: The area sought to be vacated is the T-shaped alley southerly of Washington Boulevard and easterly of Santa Fe Avenue. The north-south leg of the alley is dedicated 17 feet wide and the east-west leg of the alley is dedicated 15 feet wide. The alley is currently not improved as an alley and is developed as a part of the adjoining site. A portion of the elevated roadway structure of Santa Fe Avenue is located within the north-south leg of the alley.

Adjoining Streets: Washington Boulevard is a Major Highway Class II dedicated 90 feet wide and variable width, with a variable width roadway, curb and gutter, and 8-foot wide sidewalk. A variable width portion of the improvements on Washington Boulevard is

currently located on the adjoining properties to the south. Santa Fe Avenue is a Secondary Highway dedicated 85 feet wide with an at-grade roadway and an elevated roadway structure. The elevated roadway is located primarily outside of the Santa Fe Avenue right-of-way, within the properties to the west of the vacation area. Butte Street is an unclassified street dedicated 50 feet and variable width. Butte Street is not currently being used for regular traffic and is primarily used as a railroad right-of-way. The Council on June 25, 2013, conditionally adopted the vacation of Butte Street under Council File 09-1381.

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

Effects of Vacation on Circulation and Access: The vacation of the T-shaped alley southerly of Washington Boulevard and easterly of Santa Fe Avenue should not have an adverse impact on circulation or access since the alley is currently not accessible to the public. The alley is currently developed as part of the petitioner's property. The petitioner owns the properties to the northeast and southeast and currently uses the property to the west underneath the elevated roadway structure.

The alley is 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 determination of the underlying fee interest of the vacation area has been made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provide for the dedications and improvements as outlined in the conditions of this report.

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

Public Utilities: The Department of Water and Power maintains facilities in the area proposed to be vacated. Southern California Gas Company and AT&T did not respond to the Bureau of Engineering's referral letter dated January 17, 2013.

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. However, it will be necessary that the petitioner record agreements satisfactory to the Bureau of Engineering to hold each adjoining parcel of land under the same ownership and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of substandard or landlocked parcels. This is to remain effective until such time as a new subdivision map is recorded over the area, a parcel map exemption is permitted or until released by authority of the City of Los Angeles.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated January 17, 2013.

City Fire Department: The Fire Department stated in its communication dated February 22, 2013 that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning in its communication dated July 19, 2013, stated that this alley vacation is consistent with the intents and purposes of the City's General Plan.

Conclusion: The vacation of the public alley area as shown colored blue on attached Exhibit "B" could be conditionally approved based upon the following:

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

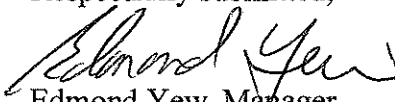
The area shown colored orange should not be vacated because it is needed for public street purposes.

Report prepared by:

LAND DEVELOPMENT GROUP

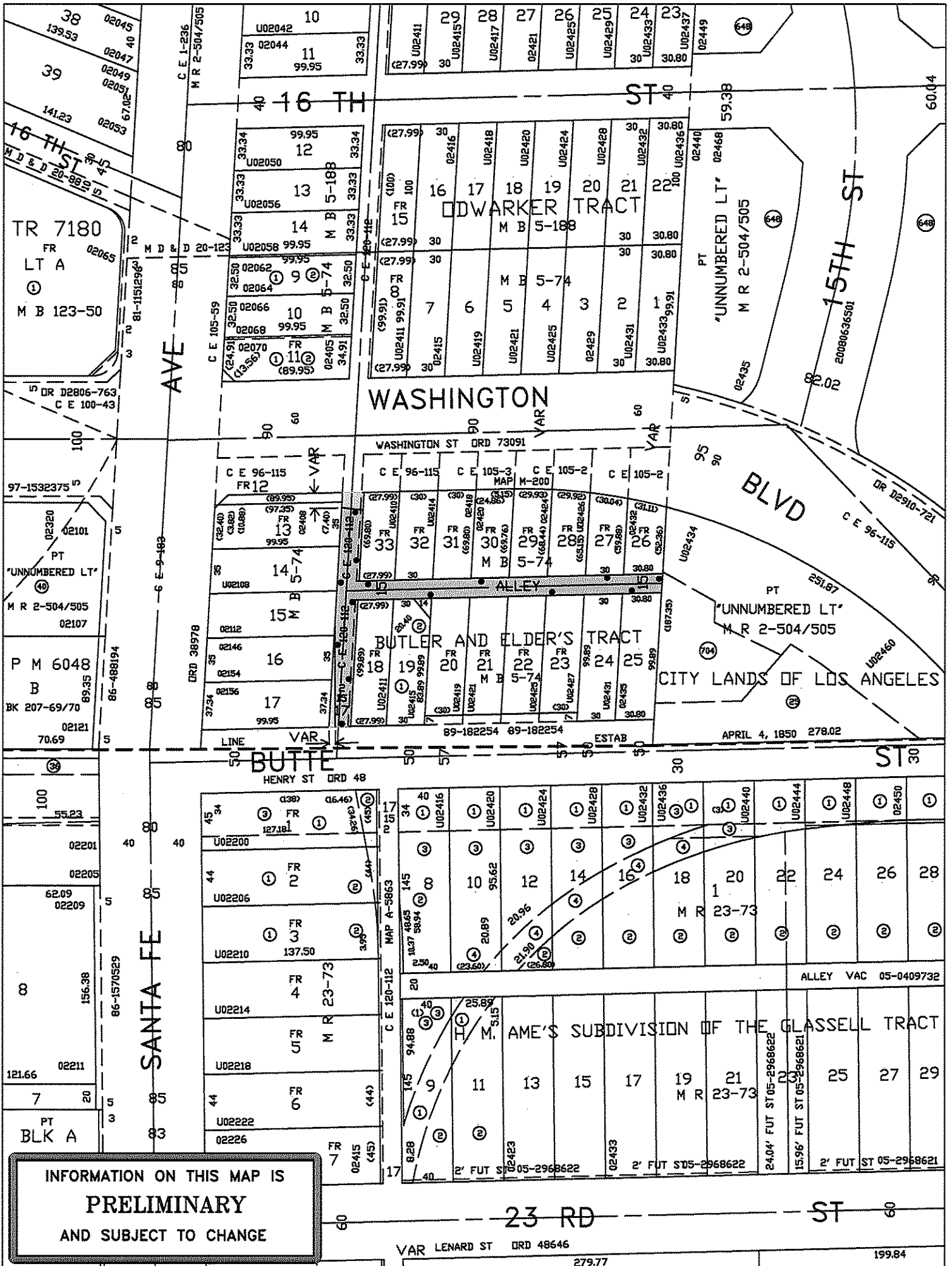
Dale Williams
Civil Engineer
(213) 202-3491

Respectfully submitted,


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DW /

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INFORMATION ON THIS MAP IS
PRELIMINARY
 AND SUBJECT TO CHANGE

TITLE: T-SHAPED ALLEY SOUTHERLY OF WASHINGTON BOULEVARD
 AND EASTERLY OF SANTA FE AVENUE

WORK ORDER NO. VAC- E1401221
 COUNCIL FILE NO. 13-0343
 COUNCIL DIST. 14 DIV. INDEX 150
 ENG. DIST. CENTRAL T.G. 674-H1
 DISTRICT MAP 118.5 A 217



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

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

DATE: 1/9/2013

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: A-T-SHAPED Alley S.E. of Washington
(Street/Avenue/Boulevard/alley/walk:N/S/E/W of) EAST of Santa Fe
and is located between: _____ and _____
(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. 14

(c) District Map No. 118-5A217

(d) A CRA Redevelopment Area: _____ OR _____
(YES) (NO)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 6830. 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 \$32,100 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 \$32,100 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: Storage

(5) Vacation is in conjunction with: (Check appropriately)

() Revocable Permit () Tract Map () Parcel Map () Zone Change
() Other _____