

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

April 14, 2015

Honorable Members:

C. D. No. 10

SUBJECT:

VACATION APPROVAL - VAC- E1401258 - Council File No. 14-1234 – T-Shaped Alley Northerly of Adams Boulevard between Alsace Avenue and Sycamore Avenue

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RECOMMENDATIONS:

- A. That street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be for the vacation of the public right-of-way indicated below and shown colored blue on the attached Exhibit “ A”:

T-Shaped Alley Northerly of Adams Boulevard between Alsace Avenue and Sycamore Avenue

- B. 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.
- C. 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.
- D. 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. David and Shirley Pourbaba Trust  
8271 Melrose Ave, #200  
Los Angeles, CA 90046
2. David Pourbaba  
8271 Melrose Ave, #200  
Los Angeles, CA 90046
3. King R. Woods & Associates  
1142 S. Diamond Bar Blvd. #437  
Diamond Bar, CA 91765
4. City of Los Angeles  
1200 W 7th Street, Suite #901  
Los Angeles, CA 90017
5. Maria H Ramirez  
2524 Alsace Ave  
Los Angeles, CA 90016

6. Noemi Rios  
2516 Alsace Ave  
Los Angeles, CA 90016
7. Paul Garcia  
2510 Alsace Ave  
Los Angeles, CA 90016
8. Candice Caldwell  
2531 S Sycamore Ave  
Los Angeles, CA 90016
9. Armando and Veronica Navarro Trust  
2521 S Sycamore Ave  
Los Angeles, CA 90016
10. Darryl D Woods  
PO Box 78622  
Los Angeles, CA 90016
11. The 2013 De Casas Family Trust  
2521 S Sycamore Ave  
Los Angeles, CA 90016
12. David Padilla and Maria Ramos  
2510 Alsace Ave  
Los Angeles, CA 90016

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 E1401258 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

Dedicate a 2-foot to 7-foot wide strip of land along Adams Blvd. to complete a 52-foot wide standard half right-of-way according to the Major Highway – Class II standard including 20-foot radius property line returns or 15' by 15' corner cuts at the intersections with Alsace Ave and Sycamore Ave.

6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a. Improve Adams Blvd by widening the existing 35-foot wide half roadway to 40 feet and construct 12-foot wide sidewalk with integral curb and gutter, and access ramps at the north-east corner of the intersection with Alsace Avenue and the north-west corner of the intersection with Sycamore Avenue.
  - b. Improve Alsace Ave by widening the existing 15-foot wide half roadway to 18 feet and construct 12-foot wide sidewalk/parkway with integral curb and gutter.
  - c. Improve Sycamore Ave. by widening existing 15-foot wide half roadway to 18 feet and construct 12-foot wide sidewalk/parkway with integral curb and gutter.
  - d. Close the alley intersection at Alsace Avenue with curb and gutter and 15-foot wide sidewalk, or with standard driveway approach.
  - e. Close the alley intersection at Sycamore Avenue with curb and gutter and 12-foot wide sidewalk, or with standard driveway approach.
  - f. That all drainage matters be addressed to the satisfaction of the City Engineer.
7. 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, Southern California Gas Company and Time Warner Cable for the removal of

affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.

8. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer located within the area to be vacated, unless an easement is reserved from the vacation for its protection.
9. That consents to the vacation be secured from the owners of all properties adjoining the area to be vacated and from the California State Department of Transportation (Caltrans).
10. That, if necessary, any surface drainage to discharging into Caltrans property be approved to the satisfaction of Caltrans.
11. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, agreements be recorded as necessary, 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 landlocked parcels. This is to remain effective until such time as a new subdivision map is recorded over said areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
12. That plot plans be submitted to the Fire Department for their review and approval.
13. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
14. 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 September 16, 2014, from David Pourbaba.

DISCUSSION:

Request: The petitioner, David Pourbaba, owner of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public right-of-way area shown colored blue. The purpose of the vacation request is to include the area in a proposed development site.

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 September 17, 2014, under Council File No. 14-1234 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the east and west are zoned R3-1 and are developed with residences. The properties adjoining the area to be vacated to the south are zoned C2-1 and are developed with commercial buildings.

Description of Area to be Vacated: The area sought to be vacated is the T-Shaped Alley Northerly of Adams Boulevard between Alsace Avenue and Sycamore Avenue. The alley is dedicated 12 feet wide and partially improved with asphalt paving.

Adjoining Streets: Adams Boulevard is a Major Highway – Class II dedicated 90 feet and 95-feet wide with a 70-foot wide roadway, curbs, gutters and 10-foot wide sidewalks. Alsace Avenue is a non-continuous Local Street dedicated 60 feet wide with a 30-foot wide roadway, curbs, gutters and 15-foot wide sidewalks. Sycamore Avenue is a non-continuous Local Street dedicated 60-feet wide with a 30-foot wide roadway, curbs, gutters and 12-foot wide sidewalks.

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 alley should have no adverse effects on vehicular circulation. Rear access will be eliminated and consent from adjoining property owners will be required as a condition of vacation.

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 determinations of the underlying fee interests of the vacation area have 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 storm drain facilities within the area proposed to be vacated. There are, however, existing sewer facilities within the area proposed to be vacated.

Public Utilities: Time Warner Cable, AT&T, and the Department of Water and Power maintain facilities in the area proposed to be vacated. Southern California Gas Company did not respond to the Bureau of Engineering referral letter dated October 7, 2014

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 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.

State Department of Transportation: The State Department of Transportation states in its letter dated November 18, 2014 that it does not object to the proposed vacation.

City Department of Transportation: The Department of Transportation states in its communication dated December 1, 2014 that based on traffic considerations, the vacation is not opposed.

City Fire Department: The Fire Department in its letter dated October 31, 2014 requires plot plans for review and approval prior to vacation action.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated October 7, 2014.


Conclusion: The vacation of the public alley area as shown colored blue on attached Exhibit "A" 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.

Report prepared by:

Respectfully submitted,

LAND DEVELOPMENT GROUP

  
Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

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