

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

April 15, 2016

Honorable Members:

C. D. No. 11

SUBJECT:

VACATION REQUEST - VAC- E1401269 - Council File No. 16-0041 – 116th Street
from Judah Avenue to approximately 200 feet Westerly Thereof

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 “ A”, and that the limits of the vacation area be permitted to be adjusted based on the final design of the adjoining street improvements and pedestrian walkway:

116th Street from Judah Avenue to approximately 200 feet westerly thereof.
- B. 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 EIR (“State Clearinghouse No. 2009051097”) 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 County of Los Angeles, dated February 21, 2012, a copy of which is attached and incorporated.
- 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.

- E. 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.
- F. 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.
- G. That the Council adopt the City Engineer's report with the conditions contained therein.
- H. 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 Rule 16 motion adopted by City Council on January 19, 2016, 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. Fairfield El Segundo LP
5510 Morehouse Dr. Ste 200
San Diego CA 92121
2. Land Design Consultants, Inc.
ATTN: Jimmy Lee
2700 E Foothill Bl, Ste 200
Pasadena CA 91107
3. Los Angeles County Metropolitan Transportation Authority
Mail Stop 99-13-8
ATTN: Velma C. Marshall
1 Gateway Plaza, 14th Floor
Los Angeles CA 90012-2932

4. State of California Department of Transportation
ATTN: Hany Messiha, PMP
100 S Main Street
Los Angeles CA 90012
5. Wesley Sr. & Claudette Pate
2053 W. Imperial Hwy
Los Angeles CA 90047
6. Patricia E. Epuna
PO Box 2522
El Segundo CA 90245
7. Gurvinder Singh
5410 W 166th St.
Inglewood CA 90304
8. Robert W. Walker
5422 W. 116th St.
Inglewood CA 90304
9. Daniel & Martha Franco
5424 W 116th St.
Inglewood CA 90304
10. Angela Arango
5432 W 116th St.
Inglewood CA 90304
11. Oscar E. Lopez
5438 W 116th St.
Inglewood CA 90304
12. Michael T. Orejel
5442 W 116th St.
Inglewood CA 90304
13. Habib Nessary
5448 W 116th St
Inglewood CA 90304
14. Nji Wamucho
5452 W 116th St
Inglewood CA 90304

15. Frances L. Lee
5456 W 116th St
Inglewood CA 90304

16. Emma E. Todmia
5406 W 116th ST
Inglewood CA 90304

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 E1401269 be paid.
2. That a suitable map, approved by the West Los Angeles 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 or retain from the vacation, variable width as public street as necessary on 116th Street to provide sufficient right-of-way for the street improvements per City plan P-37890.
 - b) Dedicate or retain from the vacation, sufficient right-of-way as public walk to provide pedestrian access from 116th Street or Judah Avenue through the northern portion of the project site to the transit plaza/Metro Green Line Station, in accordance with condition #32 of County of Los Angeles TR 070853-2.

6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a) Construct street improvements at the intersection of 116th Street with Judah Avenue per City plan P-37890, constructed under permit issued by the County of Los Angeles.
 - b) Construct a walkway within the public walk easement in accordance with condition #32 of County of Los Angeles TR 070853-2
7. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to 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.
8. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing City sewer facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection.
9. That satisfactory arrangements be made with the Los Angeles County Flood Control District and the County of Los Angeles Department of Public Works to reserve easements from the vacation for the protection of County sewer and storm drain facilities located within the area to be vacated, in accordance with the County of Los Angeles letter to the Bureau of Engineering dated June 9, 2015.
10. That consents to the vacation be secured from the owners of all lots adjoining the area to be vacated.
11. 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 adjoining parcel of land, and its adjoining portion of the area to be vacated under the same ownership, 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.
12. 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 April 20, 2015, from Land Design Consultants, Inc.

DISCUSSION:

Request: The petitioner, Land Design Consultants Inc., representing Fairfield El Segundo LP, owner of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street area shown colored blue and orange. The purpose of the vacation request is to eliminate access within the public right of way to the Tract adjoining the vacation area to the south (Tract 70853) and provide a private drive and fire lane per the tract conditions issued by the County of Los Angeles.

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 January 19, 2016, under Council File No. 16-0041 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The property adjoining the area to be vacated to the north is zoned PF-1XL and developed with the Metro Green Line Station/transit plaza. The property adjoining the area to be vacated to the south is located outside of the City of Los Angeles Boundary, is zoned MXD-84U-DP (Mixed Use Development), and is currently being developed.

Description of Area to be Vacated: The area sought to be vacated is 116th Street from Judah Avenue to approximately 200 feet westerly thereof. This portion of 116th Street is a local street dedicated 60 feet wide, improved with a 36-foot wide roadway, curb and gutter, and 6-foot wide sidewalks. This portion of roadway terminates approximately 200 feet westerly of Judah Avenue at a variable width dedicated cul-de-sac.

Adjoining Street: 116th Street to the west of the vacation area is dedicated 60 feet wide and improved with a 48-foot wide roadway, curb and gutter, and 6-foot wide sidewalk on the southerly side. This portion of roadway provides access to the Green Line station property to the north of the vacation area and does not provide access to the proposed vacation area. Aviation Boulevard, Judah Avenue, and 117th Street adjoining the petitioner's property all are located outside of the City of Los Angeles Boundary.

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 116th Street from Judah Avenue to approximately 200 feet westerly thereof should not have an adverse impact on circulation or access since the existing roadway currently terminates in a cul-de-sac at the westerly end of the proposed vacation area, and does not currently provide vehicular access to the Metro Green Line Station to the north. The petitioner's property can still be accessed from the remaining streets. Pedestrian access to the Metro Green Line Station/transit plaza from 116th Street would be limited by the vacation. Dedication and

construction of a public walk from 116th Street or Judah Avenue, through the northern portion of the adjoining project site, to the Metro Green Line Station is required as a condition of the adjoining tract map, and is recommended as a condition of the vacation.

The street is also not needed for the use of pedestrians, bicyclists or equestrians.

Objections to the vacation: Robert Walker, owner of the property at 5422 W 116th Street stated in a letter dated May 18, 2015 that he is opposed to any change to the area eliminating access to the Green Line train.

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 existing City of Los Angeles sewer and Los Angeles County sewer and storm drain facilities within the area proposed to be vacated.

Public Utilities: Southern California Gas Company and maintains facilities in the area proposed to be vacated.

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 one 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 (LADOT) stated in its communication dated September 11, 2015 that the vacation is not opposed, provided that all abutting property owners are in agreement and that provisions are made for lot consolidation, driveway access and approval by LADOT, and any additional dedications and improvements necessary to being all adjacent streets into conformance with the City's Standard Street Dimensions. LADOT stated that "the subject segment is within a cul-de-sac so the requested vacation would not result in any detrimental impacts to pedestrian, bike or vehicle flows."

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated May 7, 2015.

Department of City Planning: The Department of City Planning in its memo dated November 19, 2015 stated that the request is generally consistent with the General Plan.

and is generally consistent with the Westchester-Playa Del Rey Community Plan's goal to promote a circulation system which supports existing, approved, and planned land uses, as stated in Goal 11.

The Department of City Planning further noted that:

“The subject vacation would not have an adverse impact on pedestrian access because one of the conditions of approval issued by the County of Los Angeles for the project site states that:

“32. The permittees shall provide pedestrian access from West 116th Street or Judah Avenue through the northern portion of the Project site to allow pedestrians to access the transit plaza/Metro Green Line Station without requiring pedestrians to walk around the perimeter of the Project site. The permittees shall improve such pedestrian access with amenities such as, but not limited to, seating areas and landscaping. Prior to issuance of any building permit, the permittees shall provide a Revised Exhibit “A” to the Director for review and approval that depicts such pedestrian access and amenities.”

Conclusion: The vacation of the public street 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 & GIS DIVISION



Edmond Yew
Land Development & GIS Division
Bureau of Engineering

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Civil Engineer
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