

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

MAR 23 2017

Honorable Members:

C. D. No.7

SUBJECT:

VACATION REQUEST - VAC- E1401297- Council File No. 16-1061 – Alley
Northerly of Devonshire Street from Columbus Avenue to its Westerly Terminus

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”:

East-West alley northerly of Devonshire Street from Columbus Avenue to its westerly Terminus.
- 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 alley vacation. Upon vacation of the alley, the City is relieved of its ongoing obligation to maintain the alley. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved alley 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 September 28, 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 and Gang Reduction Committee and the City Council meetings to consider this request be sent to:

1. Keith Malloy
Fusco Engineering
600 Wilshire Blvd. Ste. 1470
Los Angeles, CA 90017
2. Greg Mwo
Fusco Engineering
600 Wilshire Blvd. Ste. 1470
Los Angeles, CA 90017
3. Prime CRDF Mission Hills, LLC
201 S. Figueroa Street, Ste.300
Los Angeles, CA 90012
4. GPT GIG BOA Portfolio Owner LLC
P.O. Box 961025
Fort Worth, TX 76161

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 E1401297 be paid.
2. That a suitable map, approved by the Valley District Engineering office, delineating the limits, including bearings and distances, of the area to be vacated be submitted to the Land Development and GIS Division 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 and GIS Division 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 properties in a manner satisfactory to the City Engineer:
 - a. Dedicate 3 feet as a public street along the southerly side of San Jose Street to provide a 33-foot wide half right-of-way in accordance with Collector Street standards of Mobility Plan 2035, together with a 20-foot radius property line turn at the intersection with Sepulveda Boulevard.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. Columbus Avenue
 1. Remove and replace existing sidewalk with a full width 12-foot wide concrete sidewalk.
 2. Close existing alley intersection with concrete curb, 2-foot gutter and full width sidewalk.
 - b. Devonshire Street
 1. Remove existing sidewalk and construct a full width 13-foot concrete sidewalk.
 2. Close all unused driveways with full height curb, 2-foot gutter and sidewalk.
 3. Upgrade all driveways to standards to comply with ADA requirements.

c. Sepulveda Boulevard

1. Remove and replace existing sidewalk with a 14-foot wide sidewalk on Sepulveda Boulevard between Devonshire Street and approximately 140 feet northerly thereof.
2. Remove and replace existing sidewalk with a 5.5-foot wide concrete sidewalk on the remaining portion, adjoining to the petitioner's properties.
3. Close all unused driveways with full height curb, 2-foot gutter and sidewalk.
4. Upgrade all driveways to standards to comply with ADA requirements.

d. San Jose Street

1. Remove and replace existing sidewalk with an 8.5-foot wide concrete sidewalk.

e. Construct standard curb ramps at the northwest corner of Columbus Avenue and Devonshire Street and at the northeast corner of Sepulveda Boulevard and Devonshire Street. Remodel existing curb ramp at the southeast corner of Sepulveda Boulevard and San Jose Street as necessary.

f. Repair all broken, off-grade or bad order concrete curb and gutters for all streets adjoining the petitioner's properties.

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 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 facilities located within the area to be vacated, unless easements are reserved from the vacation for its protection.
9. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, an agreement be recorded satisfactory to the Bureau of Engineering to hold the 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 areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
10. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.

11. 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 March 15, 2016, from Greg Mwo, representatives of Prime CRDF Mission Hills, LLC.

DISCUSSION:

Request: The petitioner Greg Mwo, representing the 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 consolidate the areas with the adjoining properties for private development.

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 28, 2016, under Council File No. 16-1061 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the north is zoned P-1 and is currently developed with parking. The properties adjoining the area to be vacated to the west is zoned [T](Q)C2-1 and to the south is zoned CR-1, are developed with commercial buildings and parking lots.

Description of Area to be Vacated: The area sought to be vacated is the east-west alley northerly of Devonshire Street from Columbus Avenue to its westerly terminus. The alley is dedicated 30 feet wide, and has been used as a driveway to the shopping center parking lot.

Adjoining Streets: Columbus Avenue is an improved Local Street dedicated 60 feet wide with a 36-foot wide roadway, curbs, gutters and sidewalks. Devonshire Street is an Avenue I, dedicated 100 feet wide with 70-foot wide roadway, curb, gutter, and 5 to 12-foot wide sidewalk. Sepulveda Boulevard is a Boulevard II divided into two 60-foot wide right-of-way with 45-foot wide roadway, curb, gutter, and 14-foot and 5.5-foot wide sidewalk on east Sepulveda Boulevard roadway. San Jose Street is a Collector street, dedicated 60 feet wide with a 18-foot wide half roadway, curb, gutter and 8-foot sidewalk on the south side of the street.

Effects of Vacation on Circulation and Access: The vacation of the east-west alley northerly of Devonshire Street should have no adverse effect on vehicular circulation or access. The alley only provides access to the petitioner's shopping center parking lot.

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 storm drain facilities within the area proposed to be vacated. There are, however, existing sewer facilities within this area.

Public Utilities: The Department of Water and Power maintain 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 an agreement 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 stated in its communication dated March 9, 2017 that it does not oppose the requested vacation provided that all abutting owners are in agreement with the proposed vacation, and provisions are made for lot consolidation, driveway and access approval by DOT and any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's new Mobility Element of the General Plan.

City Fire Department: The Fire Department stated in its communication dated May 3, 2016 that it has no objection to the street vacation.

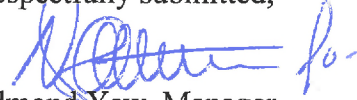
Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated April 14, 2016.

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.

Respectfully submitted,



Edmond Yew, Manager
Land Development and GIS Division
Bureau of Engineering

Report prepared by:
LAND DEVELOPMENT & GIS DIVISION

Danny Ho
Civil Engineering Associate III
(213) 202-3489

EY/RS/tc/
Q:\LANDDEV\STREET VACATIONS\E1401200-E1401299\E1401297\E1401297
Report.doc