

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

FEB 01 2017

Honorable Members:

C. D. No. 14

SUBJECT:

VACATION REQUEST - VAC- E1401281 - Council File No. 17-0045- Goode Street and Glen Aylsa Avenue Northerly of Linda Rosa Avenue Vacation District

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",
  - a) A portion of the southerly side of Glen Aylsa Avenue, adjoining Lots 2, 3, and 4 of Holiday Lots Tract
  - b) Goode Street from approximately 128 feet northerly of Linda Rosa Avenue to its northerly terminus.
- 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 and Gang Reduction Committee approval based on the Rule 16 motion adopted by City Council on January 18, 2017, 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. Jerett and Dina Zipin  
1654 Glen Aylsa Avenue  
Los Angeles, CA 90041-2107
2. Andrew Koenig  
1640 Glen Aylsa Avenue  
Los Angeles, CA 90041
3. Ramón García  
15204 E Avenue Q7  
Palmdale, CA 93591
4. Lyric Houzz LLC  
2858 Waverly Drive  
Los Angeles, CA 90039

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 E1401281 be paid.
2. That a suitable map, approved by the Central District Engineering office, delineating the limits, including bearings and distances, of the areas 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 areas 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 areas to be vacated be submitted to the City Engineer.
5. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
  - a. Construct additional surfacing on Glen Aylsa Avenue adjoining Lots 2, 3 and 4 to provide a 20-foot wide roadway including asphalt pavement and integral concrete curb and gutter.
  - b. That all drainage matters be addressed to the satisfaction of the City Engineer, including collecting or diverting any surface flow from impounding within the vacated area.
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 and AT & T 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 consent to the vacation be secured from the owner of Lot 45, Arb 1, of the Woodberry Tract, adjoining the area proposed to be vacated.
8. That agreements be recorded satisfactory to the Bureau of Engineering to hold each adjoining parcel of land, and its adjoining portion of the areas 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.

9. 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.
10. Obtain Revocable Permit for any portions of the driveway to remain within the public right-of-way area.

TRANSMITTAL:

Application dated August 18, 2015, from Jerett and Dina Zipin.

DISCUSSION:

Request: The petitioners, Jerett and Dina Zipin, owners of the property shown outlined in yellow on Exhibit "B", are requesting the vacation of the public right of way areas shown colored blue and orange. The purpose of the vacation request is to obtain a permit for an existing structure and for future expansion.

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 18, 2017, under Council File No. 17-0045 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the areas to be vacated are zoned R1-1, and is developed with single family residences.

Description of Areas to be Vacated: The areas sought to be vacated are:

- (a) A portion of the southerly side of Glen Aylsa Avenue adjoining Lots 2, 3, and 4, of Holiday Lots Tract. Only the 7-foot wide portion in excess of standard half right of way on Glen Aylsa Avenue is recommended for vacation. This area currently has a driveway and a part of an encroaching garage.
- (b) Goode Street, dedicated 50 feet wide, from approximately 128 feet northerly of Linda Rosa Avenue to its northerly terminus. Goode Street currently is unimproved.

Adjoining Streets: Glen Aylsa Avenue is a Hillside Street dedicated 50 feet wide with a 14-foot wide roadway, no curb and gutter, and no sidewalks. Goode Street is an unimproved Local Street, dedicated 50 feet with no roadway, curb, and sidewalks.

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

Effects of Vacation on Circulation and Access: The vacations of the proposed areas have the following effects on circulation and access:

- a) The vacation of the recommended portion of the southerly side of Glen Aylsa Avenue, adjoining Lots 2, 3, and 4 of Holiday Lots Tract, will not impede access or circulation. The portion adjoins the petitioner's property is in excess of the required right-of-way. The recommended portion has no adverse effects on vehicular circulation or access, and is also not needed for the use of pedestrians, bicyclists, and equestrians.
- b) The vacation of Goode Street from approximately 128 feet northerly of Linda Rosa Avenue to its northerly terminus should not have adverse effects on vehicular circulation or access, as it is currently unimproved and provides no vehicular access. It 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 interest of the vacation areas have been made as to title or reversionary interest.

Dedications and Improvements: There are no dedications required; however, it will be necessary that the petitioners provide for the improvements as outlined in the conditions of this report.

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

Public Utilities: The Department of Water and Power maintains facilities in the areas proposed to be vacated. AT&T did not respond to the Bureau of Engineering's referral letter dated August 27, 2015.

Tract Map: Since there are no dedications required 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 petitioners 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 August 27, 2015.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated August 27, 2015.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated August 27, 2015.

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

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

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

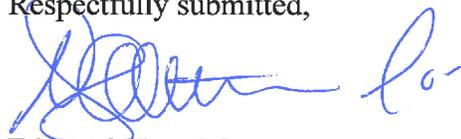
Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

Thein Crocker  
Civil Engineer  
(213) 202-3493

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Respectfully submitted,



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