

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

APR 19 2017

Honorable Members:

C. D. No.5

SUBJECT:

VACATION APPROVAL - VAC- E1401300- Council File No. 17-0289 – Venice Boulevard (Portion of Northwesterly Side) from approximately 39.80 feet to 78.8 feet southwesterly of Glendon 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 “ A”:

A portion of the Northwesterly Side of Venice Boulevard from approximately 39.80 feet to 78.8 feet southwesterly of Glendon 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 easement.
- 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 Initiation of the Street Vacation Proceedings adopted by City Council on March 28, 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 and Gang Reduction Committee and the City Council meetings to consider this request be sent to:

1. Planex Associates, Inc.
Attn: Mo Sahebi
1330 Olympic Boulevard,
Santa Monica, CA 90404
2. Venice Adventures, LLC
Attn: Mahmood Michael Amin
10801 Venice Boulevard,
Los Angeles, CA 90064

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 E1401300 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 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 petitioner dedicate the following in a manner satisfactory to the City Engineer:
 - a. Dedicate a 15-foot radius property line return at the intersection of Venice Boulevard and Glendon Avenue.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

Glendon Avenue

- a. Widen the existing 15-foot wide half roadway to 18-foot wide with the construction of additional asphalt concrete pavement, integral curb and gutter, and a sidewalk adjoining the petitioner's properties in accordance with the Local Street Standards.
- b. Re-construct a 25-foot radius curb return at the intersection of Glendon Avenue at Venice Boulevard with an ADA access ramp.
- c. Relocate or re-construct a 14-foot wide catch basin along the south end of Glendon Avenue to realign to the new curb line.

Venice Boulevard

- a. Repair and/or replace any broken, off-grade pavement, curb, gutter and sidewalk. CALTRANS permits may be necessary for any work within the State Highway.
7. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the AT & T, Southern California Gas Company and Chevron Pipeline 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 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.
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 April 28, 2016, from Planex Associates, Inc., representatives of Venice Adventures LLC.

DISCUSSION:

Request: The petitioner, Planex Associates, Inc., representing the owner of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to consolidate the areas for the construction of a new commercial building.

This vacation procedure is being processed under procedures established by Council File No. 01-1459-S1 adopted by the Los Angeles City Council on January 31, 2017.

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 March 28, 2017, under Council File No. 17-0289 adopted an Initiation of Vacation Proceedings for this proposed vacation.

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

Description of Area to be Vacated: The area sought to be vacated is an area 8 feet by 39 feet portion of northwesterly side of Venice Boulevard, adjoining to the Lot 69, Arb 2 of the Midway Park Tract. The purpose of this vacation is to develop a new commercial building. Venice Boulevard is classified as a Boulevard II, Divided Scenic Highway, dedicated 42 feet and 50 feet wide along the Venice Boulevard north roadway.

Adjoining Streets and Alleys: Glendon Avenue is classified as a Local Street dedicated 60 feet wide right-of-way with a 30-foot wide roadway, curbs, gutters and 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 portion of Northwesterly Side of Venice Boulevard from approximately 39.80 feet to 78.8 feet southwesterly of Glendon Avenue will not have any adverse effect on vehicular circulation or access since it is an excess right of way.

The portion of the street 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 dedication and improvements as outlined in the conditions of this report.

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

Public Utilities: The AT &T, Southern California Gas Company and Chevron Pipeline Company maintain facilities in the area proposed to be vacated.

Tract Map: Since the required dedication 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 (LADOT) stated in its communication dated January 24, 2017, that it does not oppose the requested vacation provided that all abutting property owners are in agreement and that 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.

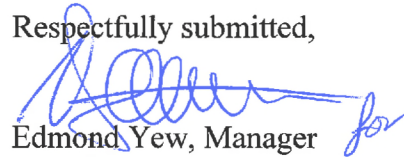
City Fire Department: The Fire Department stated in its communication dated June 22, 2016 that they have no objection to the street vacation.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated May 9, 2016.

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.

Respectfully submitted,



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

Report prepared by:
LAND DEVELOPMENT & GIS DIVISION

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