

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

SEP 26 2017

Honorable Members:

C. D. No. 12

SUBJECT:

VACATION APPROVAL - VAC- E1401189 - Council File No. 17-0381 -  
Plummer Street between Darby Avenue and Zelzah Avenue

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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", and that the limits of the vacation area be permitted to be adjusted based on the final design of the adjoining street improvements:
- Plummer Street from Darby Avenue, approximately 610 feet east of Reseda Avenue, to Zelzah Avenue.
- B. That the vacation of the areas shown colored orange on Exhibit "B", be denied.
- C. 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 Final Environmental Impact Report (State Clearinghouse No. 2005051008) 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 California State University Board of Trustees, dated March 14, 2006, a copy of which is attached and incorporated.
- 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 Initiation of the Street Vacation Proceedings adopted by City Council on April 21, 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 \$32,100.00 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. California State University, Northridge  
ATTN: Max Reyes, Assistant Director  
Government & Community Relations  
18111 Nordoff Street  
University Hall  
Northridge CA 91330-3853

2. California State University, Northridge  
ATTN Ken Rosenthal, AVP Facilities  
18111 Nordhoff Street  
University Hall, Suite 325  
Northridge CA 91330-8219
3. Land Use Developers Corp.  
ATTN: Matt Goulet, Principal Planner  
606 S. Hill St., PH1203  
Los Angeles CA 90014
4. California State University, Northridge  
ATTN: Colin Donahue  
Assoc. VP, Facilities Development and Operations  
18111 Nordhoff St.  
Northridge CA, 91330-8219

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 E1401189 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 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 properties in a manner satisfactory to the City Engineer:

- a. Dedicate, if necessary, sufficient area as future public street to provide for a turning area at the new easterly terminus of Plummer Street.
  - b. Dedicate or reserve from the vacation, any public storm drain easements as may be necessary to prevent any public surface drainage from impounding within the area to be vacated.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a. If necessary, construct a cul-de-sac or turning area at the easterly terminus of Plummer Street.
  - b. Provide any necessary drainage facilities within suitable easements to collect or divert any surface drainage from impounding within the area to be vacated. All drainage matters shall 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, Time Warner Cable and 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 sewer and storm drain facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection.
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 be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.
11. That plot plans be submitted to the Fire Department for their review and approval.
12. That the petitioner record a covenant and agreement to keep the vacated portion of Plummer Street open, or that a cul-de-sac or turning area be provided at the easterly terminus of Plummer Street if and when any gate is constructed to close the vacated portion of Plummer Street.
13. That the petitioner record a covenant and agreement that the University shall not extend or construct Plummer Street as a continuous vehicular roadway between its intersection with Lindley Avenue and Zelzah Avenue.

TRANSMITTAL:

Application dated November 15, 2011, from Colin Donahue on behalf of California State University, Northridge.

DISCUSSION:

Request: The petitioner, Colin Donahue, representing California State University, Northridge (CSUN), the owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street area shown colored blue and orange. The purpose of the vacation request is to allow the campus to complete ADA walkway and future facility upgrades in accordance with the approved campus master plan. The roadway is proposed to be maintained for vehicle access to the campus.

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 25, 2017, under Council File 16-1294, adopted a Resolution approving a General Plan Amendment to change the designation of Plummer Street at this location to a Local Street in order to facilitate the vacation request. The City Council on April 21, 2017, under Council File No. 17-0381 adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated are zoned PF-1XL and developed with public facilities.

Description of Area to be Vacated: The area sought to be vacated is Plummer Street from Darby Avenue (approximately 610 feet east of Reseda Avenue) to Zelzah Avenue. Plummer Street is designated as a Local Street dedicated 60 to 72 feet wide between Reseda Avenue and Lindley Avenue with variable width roadway, curb, gutter and sidewalks, and as an alley dedicated 41 feet wide between Lindley Avenue and Zelzah Avenue and partially improved with variable width concrete walk and variable width roadway with curb and gutter.

Adjoining Streets: Plummer Street west of Darby Avenue is an Avenue II dedicated 88 and 86 feet wide with a 62-foot wide roadway, curb, gutter and sidewalks. Etiwanda Avenue is a Collector Street dedicated 60 feet with a variable width roadway, curb, gutter and sidewalks. Etiwanda Avenue was proposed to be vacated under a Council File 00-

1686, however the petitioner failed to complete all conditions of the vacation within the time limit, and the vacation request expired. No new vacation application has been submitted as of the date of this report. Lindley Avenue is designated as a Collector Street, dedicated 30 feet wide, and is unimproved. Zelzah Avenue is designated as a Boulevard II, dedicated 100 feet with an 80-foot wide roadway, curb, gutter and sidewalks.

Effects of Vacation on Circulation and Access: The vacation of Plummer Street should not have an adverse effect on circulation or access. This segment of Plummer Street was reclassified from Avenue II to Local Street as a result of the Resolution adopted by Council on January 25, 2017 under Council File 16-1294, in order to facilitate the vacation request. Plummer Street, between Darby Street and Lindley Street provides access only to CSUN property. Between Lindley Street and Zelzah Avenue, Plummer Street is partially improved and does not provide vehicular access.

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 dedications and improvements as outlined in the conditions of this report.

Sewers and Storm Drains: There are existing sewer and storm drain facilities within the area proposed to be vacated.

Public Utilities: The Department of Water and Power, Southern California Gas Company and AT&T maintain facilities in the area proposed to be vacated.

City Department of Transportation: The Department of Transportation in its communication dated March 25, 2016 stated that it currently opposes the requested street vacation of Plummer Street but that it might reconsider this recommendation should this segment of Plummer Street be downgraded to a Local Street via a General Plan Amendment or by other means. The communication further states:

“The application for the street vacation indicates that CSUN does not plan to close Plummer Street east of Darby Ave. According to the application, this roadway segment of Plummer St. will be maintained to allow for inner-campus vehicular, service and emergency response access. Also, the proposed street vacation was included in the university master plan and 2006 EIR.

Should Plummer Street be reclassified to a Local Street, then DOT would not oppose to the street vacation since CSUN owns property on all sides of the proposed area to be vacated and there are no other abutting owners. Also, through the requirements of a tract map or by other means, provisions are made for (1) lot consolidation, (2) driveway and access approval by DOT and (3) 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 in its memo dated December 5, 2012 recommended that the applicant submit plot plans for Fire Department approval and review prior to recordation of Street Vacation.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated December 13, 2011. However, the City Planning Commission under CPC-2016-633-GPA recommended the redesignation of this segment of Plummer Street from Avenue II to Local Street, as the first step in vacating and enabling CSUN to assume responsibility for the roadway, sidewalks curbs and bike lanes along this segment, as part of safety and accessibility improvements contemplated by its 2006 Master Plan Update.

Council District 12: Mitchell Englander, Councilmember of District 12, in a letter dated July 21, 2017 requested that the Bureau of Engineering include a requirement for a covenant and agreement to prevent the future creation of a roadway connecting the east and west sides of the campus, stating that such a connection would not be in the best interests of the surrounding residential community or campus. The following language was suggested:

"The University shall not extend or construct Plummer Street as a continuous vehicular roadway between its intersection with Lindley Avenue and Zelzah Avenue".

This covenant and agreement is recommended as a condition of the vacation.

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

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

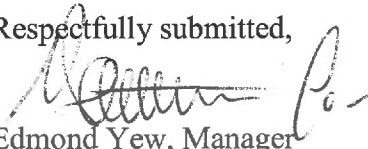
Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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Respectfully submitted,



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