

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

Honorable Members:

JUN 14 2017

C. D. No. 14

SUBJECT:

VACATION REQUEST - VAC- E1401272 - Council File No. 17-0399 - Alley Southerly of 24th Street from 280 feet Easterly of Harriet Street to its Easterly 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".

Alley Southerly of 24th Street from 280 feet Easterly of Harriet Street to its Easterly 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 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 Initiation of the Street Vacation Proceedings adopted by City Council on April 25, 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. Darling Ingredients Inc.
Attn: William R. McMurray
VP of Environmental Affairs
201 O'Connor Ridge Blvd., Suite 300
Irving, TX 75038
2. Darling Delaware Co Inc
251 O'Connor Ridge Blvd., Suite 200
Irving, TX 75038
3. Phillip Kaainoa
515 S. Figueroa Street, Suite 1280
Los Angeles, CA 90071
4. Darlene Kuba
515 S. Figueroa Street, Suite 1280
Los Angeles, CA 90071

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 E1401272 be paid.
2. That a suitable map, approved by the Central 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 satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer located within the area to be vacated, unless easements are reserved from the vacation for its protection.
6. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, agreements be recorded as necessary, 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 areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
7. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
8. 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 27, 2015, from William R. McMurray, on behalf of Darling-
Delaware Company, Inc.

DISCUSSION:

Request: The petitioner, William R. McMurray, 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 vacated alley with the adjacent properties owned by Darling Ingredients, Inc.

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 April 25, 2017, under Council File No. 17-0399 adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated to the east, west, south and north are zoned M3-1 and are developed with heavy manufacturing facilities.

Description of Area to be Vacated: The area sought to be vacated is an alley southerly of 24th Street from 280 feet easterly of Harriet Street to its easterly terminus. The alley is 20-foot wide and unimproved.

Adjoining Alley: The adjoining alley is a 20-foot wide and unimproved. 25th Street is a Collector Street dedicated 60 feet wide with 36-foot wide roadway, no curb, gutter and sidewalk on both sides of the street.

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 the alley should have no adverse effects on vehicular circulation or access since it terminates at the petitioner's properties and currently it is not being used as an alley.

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: There are no dedications or improvements required. Currently west side of the proposed vacation alley is unimproved and the Bureau of Street Services is being used as part of their facility. Since the operations at that location prevent normal use of the alley, it is unlikely to improve as an alley in the near future.

Sewers and Storm Drains: There are existing sewer facilities within the area proposed to be vacated. There are, however, no existing storm drain facilities within this area.

Public Utilities: The Department of Water and Power, Southern California Gas Company, Southern California Edison and AT&T do not 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 records an agreement 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.

Bureau of Street Services: Bureau of Street Services did not respond to the Bureau of Engineering's referral letter dated May 27, 2016.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated May 12, 2015.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated May 12, 2015.

Department of City Planning: Department of City Planning, in its letter dated November 18, 2015, recommended that the vacation is consistent with the intents and purposes of the City's General Plan.

It also stated that "this is consistent with the Central City North Community Plan's industrial land use goal of creating maximum employment opportunities by providing land for industrial uses that do not adversely impact adjacent uses and policy of retaining large parcels for industrial uses, and is therefore in conformance with the General Plan."

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,

by 

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

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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