

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

March 23, 2018

Honorable Members:

C. D. No. 14

SUBJECT:

VACATION REQUEST - VAC- E1401293 - Council File No. 17-0504 - Mariondale Avenue and Lillyvale 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”, and that the exact limit of the vacation area be permitted to be adjusted based on the existing street improvements:

Mariondale Avenue and Lillyvale Avenue Vacation District

- B. That the City Council review, consider and adopt the Initial Study (IS) and Negative Declaration (ND) for the Street Vacation - Mariondale Avenue and Lillyvale Avenue Vacation District (W.O. E1401293) finding that on the basis of the whole record of proceedings of the project, including the IS/ND and any public and agency comments received therefrom, that there is no substantial evidence that the project will have a significant effect on the environment, and all potentially significant environmental effects of the project have been properly disclosed, evaluated, and mitigated in the IS/ND in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines, and reflects the Council's independent judgment and analysis.
- C. That the City Council direct staff to file a Notice of Determination (NOD) for the adopted IS/ND with the Los Angeles City Clerk and the Los Angeles County Registrar/Recorder within 5 days of the Council's approval.
- 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 May 10, 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 \$35,080.00 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. Grifols Shared Services North America, Inc.
Gregory G. Rich
2410 Lillyvale Avenue
Los Angeles, CA 90032

2. Grifols Shared Services North America, Inc.
Karen Glenn
2410 Lillyvale Avenue
Los Angeles, CA 90032
3. Hoshizaki Investment Co
505 E 1st Street H
Tustin, CA 92780
4. Gary and Marlene Kolinsky TRS
24870 Paseo Del Rancho
Calabasas, CA 91302
5. California State University Los Angeles
Federal Credit Union
C/O Ida Chapko, CEO
2445 Mariondale Avenue
Los Angeles, CA 90032
6. Evergreen Cemetery Association
200 Rollingwood Drive
Vallejo, CA 94591
7. I Chung International Inc.
P.O. Box 366
Rancho Cucamonga, CA 91729
8. Bob Machuca, District Manager
Economic Development
Business Assistance for LA County District One
4900 Rivergrade Road, Suite B130
Irwindale, CA 91706

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 E1401293 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 dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer
 - a. Dedicate 0 to 4 feet as a public street adjacent to Lot 1, Tract No. 32039 on Mariondale Avenue north of Valley Boulevard to provide a 30-foot wide half right-of-way in accordance with Local Street standards.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. Reconstruct, repair and/or improve sidewalk along the north side of Valley Boulevard adjacent to the petitioner's properties.
 - b. Construct 8-foot wide sidewalk in an area where the sidewalk width is less than 8 feet on Mariondale Avenue adjacent to Lot 1, Tract No. 32039.
 - c. Close all unused driveway.
 - d. Any existing broken or off-grade concrete curb, gutter or sidewalk immediately adjacent to or within the public right of way frontage area of new construction shall be removed and replaced with new concrete curb, gutter, or sidewalk. Broken and/or off-grade sidewalk, curb, and gutter shall be defined as any sidewalk, curb and gutter segment within existing score lines that is depressed or upraised by more than 1/4" from the surrounding concrete work and has separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8" at the surface of the section. Regardless of integrity any sidewalk with a cross-slope in excess of 2% and/or otherwise determined to be non-ADA compliant shall be deemed off-grade. All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans: S410-2, S440-4, S442-5, S444-0.
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, Southern California Gas Company and Time Warner Cable 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 areas to be vacated, unless easements are reserved from the vacation for their protection.
9. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, agreements be recorded satisfactory to the Bureau of Engineering to hold the adjoining parcel of land, and its adjoining portions 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.
10. That the petitioner submit an application for private driveway name establishment with the Bureau of Engineering.
11. That the owner record a Covenant and Agreement agreeing to complete the private driveway name establishment with the Bureau of Engineering after the finalization of the vacation.
12. That satisfactory arrangement be made with the Fire Department for the relocation of the fire hydrants.
13. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
14. 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.
15. That a survey showing the existing driveways and roadway improvements on Mariondale Avenue in the vicinity of Lot 1, Tract No. 34415 adjoining the petitioner's properties be submitted to the Land Development and GIS Division to determine the vacation area limits and the area to be retained from the vacation along Mariondale Avenue.

TRANSMITTAL:

1. Application dated February 18, 2016, from Gregory G. Rich, President and CEO of Grifols Shared Services North America, Inc.
2. Initial Study (IS) and Negative Declaration (ND) dated July 24, 2017 and February 22, 2018.

DISCUSSION:

Request: The petitioner, Gregory G. Rich, on behalf of Grifols Shared Services North America, Inc., owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street areas shown colored blue and orange. The purpose of the vacation request is to create a private street and relocate the corporate entrance for security and greater efficiency of good movements within the site.

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 May 10, 2017, under Council File No. 17-0504 adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated to the north, south and east are zoned MR1-1 and developed with warehouses, office buildings and parking lots.

Description of Areas to be Vacated: The areas sought to be vacated are Lillyvale Avenue and portion of Mariondale Avenue. The limit of the vacation area in Mariondale Avenue is located just to the east of the most westerly existing driveway over Lot 1 of Tract No. 34415. Mariondale Avenue is a local street dedicated 60 feet wide, improved with 44-foot wide roadway, curb, gutter and 8-foot wide sidewalks. Lillyvale Avenue is a non-continuous local street dedicated 60 feet wide, improved with 44-foot wide roadway, curb, gutter, 8-foot sidewalks and 52-foot radius cul-de-sac on easterly and westerly terminus of the street.

Adjoining Streets: Mariondale Avenue south of the proposed vacation area is a local street dedicated 60 and 52 feet wide and improved with 44-foot wide roadway, curb and gutter and variable width sidewalk. Valley Boulevard is an Avenue I dedicated 50-foot half right-of-way with 40-foot roadway and variable width sidewalk.

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 vacation of T-shaped intersection of Mariondale Avenue and Lillyvale Avenue should not have an adverse impact on circulation or access since the existing roadway currently terminates at petitioner's properties and does not provide vehicular access to through traffic. Also, traffic turnaround movements can take place within the roadway and driveway locations.

The petitioner stated in its communication dated September 12, 2017 that they would like to retain the addresses in the proposed vacation area after the vacation is complete. Conditions No. 10 and 11 recommended in this report are imposed based on this request.

The streets are 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: It will be necessary that the petitioner provides for the dedications and improvements as outlined in the conditions of this report.

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

Public Utilities: The Department of Water and Power, Southern California Gas Company, AT&T and Time Warner Cable maintain facilities in the areas 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 the adjoining parcel of land under the 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 May 5, 2016 that the vacation is not opposed if 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 October 6, 2016 that it has no objection to this street vacation provided that fire hydrants to be relocated at petitioner's expense with the approval of Department of Water and Power.

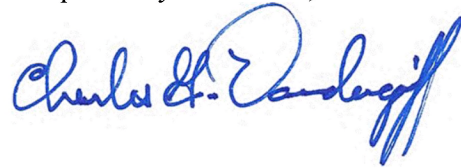
Department of City Planning: The Department of City Planning stated in its communication dated March 9, 2016 that "the vacation is consistent with the Northeast Los Angeles Community Plan policies and objectives, set forth below, because it would facilitate the ongoing use of the industrial site and would provide better circulation on site."

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 it is needed for public street 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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