

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

December 20, 2017

Honorable Members:

C. D. No. 1

SUBJECT:

VACATION REQUEST - VAC- E1400875R - Council File No. 17-0508 – Valencia Street & Ingraham Street Vacation District (Re-Application)

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 “ C”:
1. Valencia Street between Wilshire Boulevard and Ingraham Street;
 2. Ingraham Street between Union Avenue and Valencia Street;
 3. The northwest-southeast alley northeasterly of Ingraham Street between Union Avenue and Valencia Street;
 4. The northwest-southeast alley northeasterly of Ingraham Street from Valencia Street to approximately 210 feet southeasterly thereof; and
 5. The northwest-southeast alley southwesterly of Ingraham Street between Union Avenue and Valencia Street
- B. That the vacation of the areas shown colored orange on Exhibit “C”, 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 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 \$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. Los Angeles Unified School District
Attn: Al Grazioli
333 South Beaudry Avenue, 23rd Floor
Los Angeles, CA 90017

2. Los Angeles Unified School District
281 S. Figueroa Street, 2nd Floor
Los Angeles, CA 90012
3. Elirum, LLC
8321 Canford Street
Pico Rivera, CA 90660
4. Ingraham Housing, LLC
8721 Santa Monica Boulevard, Unit 339
Los Angeles, CA 90069
5. JJ ER, LLC
645 W. 9th Street, Unit 110
Los Angeles, CA 90015

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 E1400875R 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 consents to the vacation be secured from the owners of Lots 16 and 18, Block 9, said Part of the Fairmont Tract, adjoining the areas to be vacated.
5. 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.
6. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the AT & T 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.

7. 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 protections.

TRANSMITTAL:

Application dated January 8, 2016, from Al Grazioli of Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Al Grazioli of Los Angeles Unified School District, owner of the properties shown outlined in yellow on Exhibit "C", is requesting the vacation of the public streets and alley areas shown colored blue and orange. The purpose of the vacation request is to consolidate the proposed vacation areas into the new Liechty Middle School, formerly known as Central Los Angeles New Middle School #1.

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 September 1, 2009 under Council File No. 03-2009 conditionally adopted the City Engineer's report dated February 16, 2007. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On January 8, 2016, the petitioner submitted a new application. The Council on May 10, 2017 under Council File No. 17-0508, adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: All of the properties adjoining the proposed vacation areas are zoned CW and are developed with school facilities and commercial buildings.

Description of Areas to be Vacated: The areas sought to be vacated are portion of Valencia Street between Wilshire Boulevard and Ingraham Street, portion of Ingraham Street between Union Avenue and Valencia Street, the northwest-southeast alley northeasterly of Ingraham Street between Union Avenue and Valencia Street, the northwest-southeast alley northeasterly of Ingraham Street from Valencia Street to approximately 210 feet southeasterly thereof, and the northwest-southeast alley southwesterly of Ingraham Street between Union Avenue and Valencia Street. Valencia Street is a collector street dedicated 70 feet wide while Ingraham Street is a collector street dedicated 60 feet wide. The alleys are dedicated 16 to 18 feet wide. The areas sought to be vacated are currently developed with school facilities.

Adjoining Streets and Alleys: Wilshire Boulevard is an improved Avenue II dedicated 52-foot half right-of-way with a 28-foot half roadway, concrete curbs, gutters and 24-foot concrete sidewalks. Valencia Street is an improved Collector Street dedicated 35-foot and variable width half right-of-way with 22-foot and variable width half roadway, concrete curbs, gutters and sidewalk. Ingraham Street is a Collector Street dedicated 60-foot with 40-foot wide roadway, concrete curbs, gutters and 10-foot sidewalks on both sides. Union Avenue is an improved Avenue III dedicated 45-foot and variable width half right-of-way with a 28-foot and variable width half roadway, concrete curbs, gutters and concrete sidewalks. Seventh Street is an improved Avenue II dedicated 45-foot half right-of-way with a 28-foot half roadway, concrete curbs, gutters and concrete sidewalks. The alley southwesterly of Wilshire Boulevard and southeasterly of Valencia Street adjoining the proposed alley vacation is dedicated 16 feet wide and improved with asphalt concrete pavement.

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

Effects of Vacation on Circulation and Access: The vacation of the public streets and alleys should not have any adverse effect on vehicular circulation or access since the streets and alleys are developed with school facilities and a replacement alley has been dedicated and constructed along the southeasterly side of the petitioner's property (Lot 12, Block 6) to provide for ingress and egress to the existing 16-foot wide northwest-southeast alley.

The streets and alleys 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: Dedications and improvements were provided under previous vacation conditions adopted by City Council in September 1, 2009 Document Nos. 20091692164, 20091692165, 20091692169, 20091692170, and 20091692171 and per City Plan P-36011.

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

Public Utilities: AT&T maintains facilities in the areas proposed to be vacated. Time Warner Cable did not respond to the Bureau of Engineering's referral letter dated January 20, 2016. The Department of Water and Power and Southern California Gas Company responded to the Bureau of Engineering referrals dated January 20, 2016 that they 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.

City Department of Transportation: The Department of Transportation states in its communication dated February 7, 2017 that the vacation is not opposed provided that all abutting property owners are in agreement with the proposed vacation, and 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 City's standard street dimensions.

In later communication dated November 7, 2017 that "LADOT have verified that LAUSD has completed the previous vacation Conditions No. 13, 14 and 15 to LADOT's satisfaction."

City Fire Department: The Fire Department states in its correspondence dated March 4, 2016 that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning states in its communication dated December 6, 2017 that "the requested vacations apply to right-of-way where an LAUSD facility has already been constructed is in operation. The City's General Plan encourages the construction and use of school facilities consistent with local demand, therefore the subject requests are consistent with the goals and policies of the General Plan."

Conclusion: The vacation of the public street and alley areas as shown colored blue on attached Exhibit "C" 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 areas shown colored orange should not be vacated because they are needed for public street and alley purposes.

Respectfully submitted,



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

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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