

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

February 7, 2019

Honorable Members:

C. D. No. 8

SUBJECT:

VACATION REQUEST - VAC- E1401347- Council File No. 18-0956 – 113th Street and Broadway 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”:
 - a) A variable width portion of the westerly side of Broadway from Imperial Highway to approximately 135 feet northerly thereof.
 - b) A variable width portion of Athens Way West Roadway and Broadway from approximately 50 feet northerly of the Northerly line of 113th Street to approximately 170 feet southerly of the Southerly line of 113th Street.
- B. That the vacation of the areas shown colored orange on Exhibit “B” 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 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 be directed to coordinate and schedule the public hearing for the Public Works and Gang Reduction Committee's consideration at the appropriate time, 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 meeting to consider this request be sent to:

1. Isla De Los Angeles, LP
Attn: Vanessa Luna
11739 Victory Boulevard
Los Angeles, CA 91606-3419
2. Primus Building Solutions
Attn: Merideth Madole
440 Western Avenue, Suite 201
Glendale, CA 91201
3. David Roberts, Property Manager
Department of General Services
Asset Management Division
City of Los Angeles
111 E. 1st Street, Room 201

Los Angeles, CA 90012

4. Blair Miller
Office of the City Administrative Officer
City of Los Angeles
200 N. Main Street, Suite 1500
Los Angeles, CA 90012
5. Council District 8
Attn: Lynell Washington
200 N. Spring Street, Room 450
Los Angeles, CA 90012
6. El Sol Investments Inc
155 W. Florence Avenue
Los Angeles, CA 90003
7. Salvador Munoz and Ana M Hernandez Trust
5423 S. Central Avenue
Los Angeles, CA 90011
8. Michael Seitz Trust
P.O. Box 4821
Garden Grove, CA 92842
9. Alpine Commercial Group LLC
3002 Dow Avenue, Suite 320
Tustin, CA 92780
10. Leticia S. Barragan Trust
1580 Eaglewood Place
La Habra, CA 90631
11. Jamie H Kelly TR NTS Trust
3669 ½ W. 109 Street
Inglewood, CA 90303
12. Samuel Kozasky Family Trust
P.O. Box 40104
Downey, CA 90239
13. DJ And E Properties LLC ET AL
7060 Via Del Mar
Rancho Palos Verdes, CA 90275
14. 10201 South Broadway LP

P.O. Box 44426
Los Angeles, CA 90044

15. Pedro and Cecile Bordenave Trust
5005 W. 58th Place
Los Angeles, CA 90056

16. Monica Hidalgo
11300 S. Broadway
Los Angeles, CA 90061

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 E1401347 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 the following dedications be provided adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Dedicate 5-foot wide strip as a public street as shown colored green on Exhibit "B" on the northerly side of Imperial Highway to provide a 55-foot half right-of-way in accordance with Boulevard II standard together with 20-foot radius property line return at the intersection with Broadway.
 - b. Dedicate approximately 16-foot and variable width triangular shaped parcel of land as a public street substantially as shown colored green in Exhibit "B" on the westerly side of Broadway lying beyond the existing curb line to accommodate the existing use of this area as part of the public right of way

and to provide a 55-foot half right-of-way in accordance with Boulevard II standard as stipulated in the Department of City Planning Mobility Plan 2035.

- c. Dedicate a 15-foot wide strip of land behind said condition (b) area as a public street substantially as shown colored green on Exhibit "B" within the applicant's property along the westerly side of Broadway for the future construction of a 15-foot wide sidewalk
6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Construct a 15-foot wide sidewalk behind the existing curb along the westerly side of Broadway.
 - b. Construct Athens Way as "Shared Street" designation in a manner satisfactory to the Department of Transportation (DOT), Department of City Planning and Bureau of Engineering.
 - c. Fill in the newly dedicated area with concrete sidewalk, repair damaged curb, gutter along Imperial Highway.
 - d. Close any unused driveways and/or access ramps.
 - e. If necessary, driveway apron shall be constructed per latest Bureau of Engineering Standards (Standard Plan No. S-440-4).
 7. That satisfactory arrangement be made with Department of Transportation for any modification to south bound Broadway traffic movement at Imperial Highway.
 8. 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 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.
 9. That satisfactory arrangements be made with the City Engineer to reserve appropriate storm drain easements in the vicinity of 113th Street and Athens Way, and at Broadway and Imperial Highway at locations of existing storm drain facilities.
 10. That street lighting facilities be installed as required by the Bureau of Street Lighting.
 11. 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 August 29, 2018 from Isla De Los Angeles, LP.

DISCUSSION:

Request: The petitioner, Isla de Los Angeles, LP., representing 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 owner of this property in yellow is the City of Los Angeles. The purpose of the vacation request is for a permanent supportive housing project consisting of 54 newly constructed, one-bedroom units and ground floor retail of approximately 1,500 square feet.

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 November 13, 2018, under Council File No. 18-0956, adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The property adjoining the area to be vacated is zoned C2-1 and is not developed.

Description of Area to be Vacated: The area sought to be vacated are:

- a. A variable width portion of the westerly side of Broadway from Imperial Highway to approximately 135 feet northerly thereof.
- b. A variable width portion of Athens Way and Broadway from approximately 50 feet northerly of northerly line of 113th Street to approximately 170 feet southerly of southerly line of 113th Street.

Adjoining Streets: Imperial Highway is an improved Boulevard II dedicated 100 feet wide with an 80-foot roadway, curb, gutter and 10-foot sidewalk. The standard right of way width for Imperial Highway is 110 feet. Athens Way is an improved local street dedicated 40 feet and variable width with a 24-foot wide roadway, curb, gutter, and 13-foot wide parkway and sidewalk on the westerly side. Broadway is an improved Boulevard II dedicated with a variable 120 to 185 feet wide and a variable 78 to 88-foot wide roadway, curb, gutter, and 10-foot wide sidewalk on the easterly side. 113th Street is an improved Local Street dedicated 60 feet wide with 36-foot roadway, curb, gutter and 10-foot parkway and sidewalk on both sides. The portion of 113th Street within the proposed vacation area is not improved as a public 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 recommended portions of the westerly side of Broadway and variable width portion of Athens Way and Broadway shown colored blue on Exhibit “B”, will not have any adverse effects on circulation or access since the proposed vacation area is excess right-of-way and no physical changes to the existing traffic pattern are necessary. LADOT did not recommend to extend 113th Street between Athens Way and Broadway.

The approximately 15-foot wide and 12-foot wide strips of land shown colored orange on Exhibit “B” is needed for public sidewalk in this area. The 16-foot wide triangular shaped area shown colored green is currently being used as part of the existing Broadway roadway in this area.

The streets are 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 no existing sewer facilities within the area proposed to be vacated. There are, however, existing storm drain facilities within these areas.

Public Utilities: The Department of Water and Power stated in its communication dated October 22, 2018 that “the Water Services Organization (WSO) of the Department of Water and Power maintains a 6-inch cast iron water main within the proposed vacation area along 113th Street.” Southern California Gas Company and AT&T did not respond to the Bureau of Engineering’s referral letter dated September 25, 2018.

Tract Map: Since the necessary improvement can be constructed under separate permit process, the requirement for the recordation of a new tract map could be waived.

City Department of Transportation: The Department of Transportation (LADOT) stated in its communication dated October 25, 2018 that it does not oppose the requested vacation provided that roadway and right-of-way dimensions that are consistent with the new street standards identified in the Mobility Element of the General Plan are established and maintained and provisions are made for lot consolidation, driveway and access approval by DOT. Also, any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City’s General Plan are provided.

Later communication dated November 26, 2018 stated that “for southbound Broadway there should be a signage directing through traffic away from the Shared Street. At Broadway and Imperial, there should be a re-striping to install a right-turn only lane for

southbound Broadway. Recent communication dated November 29, 2018 for 113th Street, LADOT stated that “DOT is not recommending any changes to the existing median.”

City Fire Department: The Fire Department stated in its communication dated October 16, 2018 that they have no objection to this street vacation.

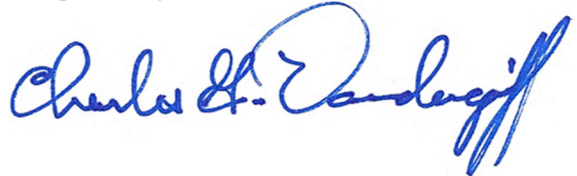
Department of City Planning: The Department of City Planning stated in its communication dated October 22, 2018 the vacation area is consistent with the Southeast Los Angeles Community Plan policies and objectives and the Department therefore concludes that the proposed vacation is consistent with the General Plan.

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. 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 areas shown colored orange should not be vacated because they are needed for public street and sidewalk purposes since a 15-foot sidewalk will be required along the westerly side of Broadway westerly of the existing curb and a 12-foot sidewalk along the prolongation of 113th Street.

Respectfully submitted,



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

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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