

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

January 28, 2020

Honorable Members:

C. D. No. 10

SUBJECT:

VACATION APPROVAL - VAC- E1401366 - Council File No. 19-0835– T-Shaped Alley Northerly of Adams Boulevard between Alsace Avenue and Sycamore Avenue

RECOMMENDATIONS:

- A. That street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be for the vacation of the public right-of-way indicated below and shown colored blue on the attached Exhibit “A”:

T-Shaped Alley Northerly of Adams Boulevard between Alsace Avenue and Sycamore Avenue
- 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.
- 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 Committee approval based on the Initiation of the Street Vacation Proceedings adopted by City Council on February 6, 2019, 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. David Pourbaba, 5181 Adams, LLC  
8271 Melrose Ave, #200  
Los Angeles, CA 90046
2. Candice Caldwell  
2531 S Sycamore Ave  
Los Angeles, CA 90016
3. Darryl D Woods  
PO Box 78622  
Los Angeles, CA 90016
4. The 2013 De Casas Family Trust  
2521 S Sycamore Ave  
Los Angeles, CA 90016
5. JRR Enterprises LLC  
3685 Motor Ave Ste 200  
Los Angeles, CA 90034

6. Paul Garcia  
2510 Alsace Ave  
Los Angeles, CA 90016
7. Paul Rios Lopez, Noemi and Hugo Lopez  
2516 Alsace Ave  
Los Angeles, CA 90016
8. William G O'Neil  
1842 Washington Way  
Venice, CA 90291
9. Maria H Ramirez  
2524 Alsace Ave  
Los Angeles, CA 90016

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 E1401366 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 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 property in a manner satisfactory to the City Engineer

Dedicate a 5-foot wide strip of land along Lot 242, 241, and 186 on Adams Boulevard to complete a 50-foot wide standard half right-of-way according to the Modified Avenue I standard including 20-foot radius

property line returns or 15' by 15' corner cuts at the intersections with Alsace Ave.

6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

a. Adams Boulevard

Repair or replace any damaged/cracked, off-grade/missing sidewalk, curb, gutter, and roadway pavement. Close all unused driveways with full height curb, 2-foot gutter, and concrete sidewalk. Reconstruct the existing curb ramps at the northeast and northwest corners of the intersection with Alsace Avenue and Sycamore Avenue, respectively, in accordance to ADA requirements and the latest BOE Standard Curb Ramp (Standard Plan S-442-5). Fill in the newly dedicated area with concrete sidewalk to join to the existing improvements including any necessary transitions to join the existing improvements. Any proposed driveway aprons shall be constructed per latest Bureau of Engineering Standards.

b. Alsace Avenue

Repair or replace any damaged/cracked, off-grade/missing sidewalk, curb, gutter, and roadway pavement. Close all unused driveways with full height curb, 2-foot gutter, and full-width concrete sidewalk. Any proposed driveway aprons shall be constructed per latest Bureau of Engineering Standards.

c. Sycamore Avenue

Repair or replace any damaged/cracked, off-grade/missing sidewalk, curb, gutter, and roadway pavement. Close all unused driveways with full height curb, 2-foot gutter, and full-width concrete sidewalk. Any proposed driveway aprons shall be constructed per latest Bureau of Engineering Standards.

- d. That all drainage matters be addressed to the satisfaction of the City Engineer.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than 1/4 inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non- ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

7. That arrangements be made with all utility 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 located within the area to be vacated, unless an easement is reserved from the vacation for its protection.
9. That consents to the vacation be secured from the owners of all properties adjoining the area to be vacated and from the California State Department of Transportation (Caltrans).
10. That, if necessary, any surface drainage to discharging into Caltrans property be approved to the satisfaction of Caltrans.
11. 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 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 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.
12. That plot plans be submitted to the Fire Department for their review and approval.
13. That street lighting facilities be installed as 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.

TRANSMITTAL:

Application dated June 18, 2019, from David Pourbaba.

DISCUSSION:

Request: The petitioner, David Pourbaba, owner of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public right-of-way area shown colored blue. The purpose of the vacation request is to include the area in a proposed development 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 November 5, 2019, under Council File No. 19-0835 adopted a Rule 16 Motion initiating street vacation proceedings. The City Council on July 28, 2015, under Council File No. 14-1234 deleted conditions 6b, 6c, as well as modified condition 6a in the previous City Engineer's Report dated April 14, 2015.

Zoning and Land Use: The properties adjoining the area to be vacated to the east and west are zoned R3-1 and are developed with residences. The properties adjoining the area to be vacated to the south are zoned C2-1 and are developed with commercial buildings.

Description of Area to be Vacated: The area sought to be vacated is the T-Shaped Alley Northerly of Adams Boulevard between Alsace Avenue and Sycamore Avenue. The alley is dedicated 12 feet wide and partially improved with asphalt paving.

Adjoining Streets: Adams Boulevard is a Modified Avenue I dedicated 90 feet and 95-foot wide with a 70-foot wide roadway, curbs, gutters and 10-foot wide sidewalks. Alsace Avenue is a non-continuous Local Street dedicated 60 feet wide with a 30-foot wide roadway, curbs, gutters and 15-foot wide sidewalks. Sycamore Avenue is a non-continuous Local Street dedicated 60-foot wide with a 30-foot wide roadway, curbs, gutters and 12-foot wide sidewalks.

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. Rear access will be eliminated and consent from adjoining property owners will be required as a condition of vacation.

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 determinations of the underlying fee interests of the vacation area have 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 storm drain facilities within the area proposed to be vacated. There are, however, existing sewer facilities within the area proposed to be vacated.

Public Utilities: AT&T, and the Department of Water and Power maintain facilities in the area proposed to be vacated. Time Warner Cable and Southern California Gas Company did not respond to the Bureau of Engineering referral letter dated July 17, 2019

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 record agreements 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 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.

State Department of Transportation: The State Department of Transportation did not respond to the Bureau of Engineering's referral letter dated July 17, 2019.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated July 17, 2019.

City Fire Department: The Fire Department in its letter dated September 3, 2019 states that The Fire Department has no objection to this Street Vacation.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated July 17, 2019.

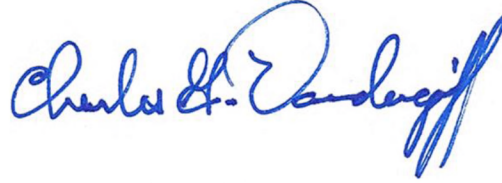
Conclusion: The vacation of the public alley area as shown colored blue on attached Exhibit "A" could be conditionally approved based upon the following:

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.

Report prepared by:

Respectfully submitted,



LAND DEVELOPMENT GROUP

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Land Development Group  
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