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PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, P.E.
CITY ENGINEER

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Department of Public Works
Bureau of Engineering
Land Development Group
201 North Figueroa Street, Ste. 200
Los Angeles, CA 90012

SEP 29 2006
Council File No. 02-1983 -
Council District: 9 -
Contact Person: Don Sakamoto
Phone #(213) 977-6192.

Honorable Bill Rosendahl, Chair
Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated
September 26, 2006 for Council review and approval of:

VACATION APPROVAL - Vacation Approval - VAC-E1400822 - Council
File No. 02-1983 - Alley northwesterly of Grand Avenue between
Adams Boulevard and 23rd Street.

RECOMMENDATIONS:

1. Adopt the findings by the City Engineer on the attached City
Engineer report relative to initiating vacation proceedings.
This vacation is exempt from the California Environmental
Quality Act of 1970 pursuant to Article III, Class 5(3) of
the City's Environmental Guidelines.
2. Adopt the City Engineer report dated September 26, 2006 with
the conditions contained therein.
3. Fiscal Impact Statement:

To date, an estimated \$11,016.06 in charges have been
expended in the investigation and processing of this
proceeding. Since Section 7.46 of the Administrative Code
exempts all governmental agencies from payment of fees, the
processing of this report will be absorbed by the Bureau of
Engineering.

4. That there is a public benefit to this vacation. Upon
vacation of the alley, the City is relieved of its ongoing
obligation to maintain the alley. In addition, the City is
relieved of any potential liability that might result from
continued ownership of the involved alley easement.



5. There were no objections to the vacation submitted for this project.

Attachment:


Edmond Yew, Manager
Land Development Group

EY/DS/gt
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Office of the City Engineer
Los Angeles, California

To the Public Works Committee
Of the Honorable Council
Of the City of Los Angeles

SEP 26 2006

Honorable Members:

C. D. No. 9

SUBJECT:

Vacation Approval - VAC-E1400822 - Council File No. 02-1983 -
Alley Northwesterly of Grand Avenue between Adams Boulevard and
23rd Street (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 "B":

The alley northwesterly of Grand Avenue between Adams Boulevard and 23rd Street.
- B. That the vacation of the areas shown colored orange on Exhibit "B", be denied.
- C. That there is a public benefit to this vacation. Upon vacation of the alley, the City is relieved of its ongoing obligation to maintain the alley. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved alley easement.
- D. 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.
- E. That, in conformance with Section 556 of the City Charter, the Council make the findings 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 needed for nonmotorized transportation facilities.

- G. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determines 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 Committee approval so the City Clerk and Engineering can process the public notification pursuant to Section 8324 of the California Streets and Highways Code.
- J. That the payment of the processing fees for the vacation proceedings be waived in accordance with Section 7.46 of the Administrative Code which exempts all governmental agencies.

FISCAL IMPACT STATEMENT

To date, an estimated \$11,016.06 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the Administrative Code exempts all governmental agencies from payment of fees, the processing of this report will be absorbed by the Bureau of Engineering.

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: Mike Scinto
1055 W. 7th Street, 7th Floor
Los Angeles, CA 90017
2. Los Angeles Orthopedic Foundation
Attn: Lee Sanders
2400 S. Flower Street
Los Angeles, CA 90007
3. Textile Sales Corp.
12800 S. Broadway
Los Angeles, CA 90061
4. Paul & Constance Dondlinger
4550 Alta Canyon Road
La Canada, CA 91011

5. Mark Draperies, Inc.
2425 S. Grand Avenue
Los Angeles, CA 90077
6. Mercedes Bohbot
2433 S. Grand Avenue
Los Angeles, CA 90077
7. 1031 Reverse Exchange Co., Inc.
11500 W. Olympic Boulevard
Los Angeles, CA 90064
8. Dean B. Cockerill
73-577 Minzah Way
Palm Desert, CA 92260

CONDITIONS FOR STREET VACATION:

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 180 days of the Council's action on the City Engineer's report, and without proper time extension, shall be terminated, with no further Council action.

1. That title reports indicating the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
2. That the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a) Dedicate 12 feet as public street along the northwesterly side of Grand Avenue adjoining all lots except for Lot 62, Longstreet Tract and a 20-foot radius property line return or a 15-foot by 15-foot cut corner at both 23rd Street and Adams Boulevard.
 - b) Dedicate 2 feet as public street along the southwesterly side of Grand Avenue adjoining Lot 62, Longstreet Tract.
 - c) Dedicate as public street along the southwesterly portions of Lots 66, 67 and 68, Longstreet Tract, formed by the projection of a line 52 feet northeasterly along the centerline of Grand Avenue from the point where the centerline of Grand Avenue intersects the centerline of Adams Boulevard measured at right angles from the centerline of Grand Avenue.

- d) Dedicate 2 feet along the southwesterly side of 23rd Street, adjoining Lots 52 Arb 1, and 52 Arb 3, Longstreet Tract.
3. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a) Irrigate and landscape the new 12-foot dedicated right-of-way along the northwesterly side of Grand Avenue.
 - b) Widen the existing roadway 13.75 feet along the northeasterly side of Adams Boulevard to provide for a right turning lane into the school driveway with proper transition with the existing improvements.
 - c) Reconstruct the uplifted and broken sidewalk along the southwesterly side of 23rd Street.
 - d) Close the alley intersecting at both Adams Boulevard and at 23rd Street with standard street improvements, including curb, gutter and sidewalk.
 4. That consents to the vacation be secured from the owners of Lots 35-51, Longstreet Tract adjoining the area to be vacated.
 5. That street lighting facilities be relocated/upgraded as required by the Bureau of Street Lighting.
 6. That street trees be planted and tree wells be installed as may be required by the Street Tree Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated June 9, 2006, from Mike Scinto of the Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Mike Scinto of the Los Angeles Unified School District, owner or proposed owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public alley area shown colored blue and orange. The purpose of the vacation request is to consolidate the vacation area with the adjoining properties to enable the construction of the Orthopaedic Hospital Medical Magnet School.

This vacation procedure is being proposed under Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

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 July 21, 2006, under Council File No. 02-1983 adopted a Rule 16 Motion initiating street vacation proceedings. The City Council on January 21, 2004 conditionally adopted the City Engineer's report dated December 11, 2003 under Council File No. 02-1983. The vacation conditions were not complied with prior to the expiration of the vacation approval.

Zoning and Land Use: The properties adjoining the proposed vacation area to the southeast are zoned M1-2-0 and are developed with light manufacturing businesses and for parking. The properties adjoining the proposed vacation area to the northwest are zoned [Q]CM2-2-0 and [Q]C2-2-0 and are developed as hospital facilities or developed for parking.

Description of Area to be Vacated: The area sought to be vacated is the 20-foot wide alley located northwesterly of Grand Avenue between Adams Boulevard and 23rd Street.

Adjoining Streets: Adams Boulevard is a Class II Major Highway dedicated 82.5 and 91.25 feet wide with an 80-foot wide asphalt concrete roadway. 23rd Street is a collector street dedicated 60 feet wide with a 40-foot wide asphalt concrete roadway. Grand Avenue is a Class II Major Highway dedicated 80, 85 and 90 feet wide with a 56-foot wide roadway. All three streets are fully improved concrete curb, gutter and sidewalk.

Effects of Vacation on Circulation and Access: The vacation of the alley should only have a limited adverse effect on vehicular circulation or access. The alleys 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: It will be necessary that the petitioner provides for the dedications and improvements as outlined under Conditions.

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

Public Utilities: There are no public 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 that based on traffic considerations, the vacation is not opposed if all abutting property owners are in agreement with the proposed vacation. In addition, through the requirements of a tract map or by other means, provisions are made for (1) lot consolidation, (2) driveway and access approval by the Department of Transportation, (3) any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

City Fire Department: The Fire Department states that they have no objection to this vacation.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated September 9, 2002.

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

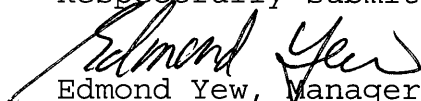
1. It is unnecessary for present or prospective public use.
2. It is not needed for vehicular circulation or access.
3. It is not needed for nonmotorized transportation purposes.

The areas shown colored orange should not be vacated because they are needed for public street purposes.

Report prepared by:

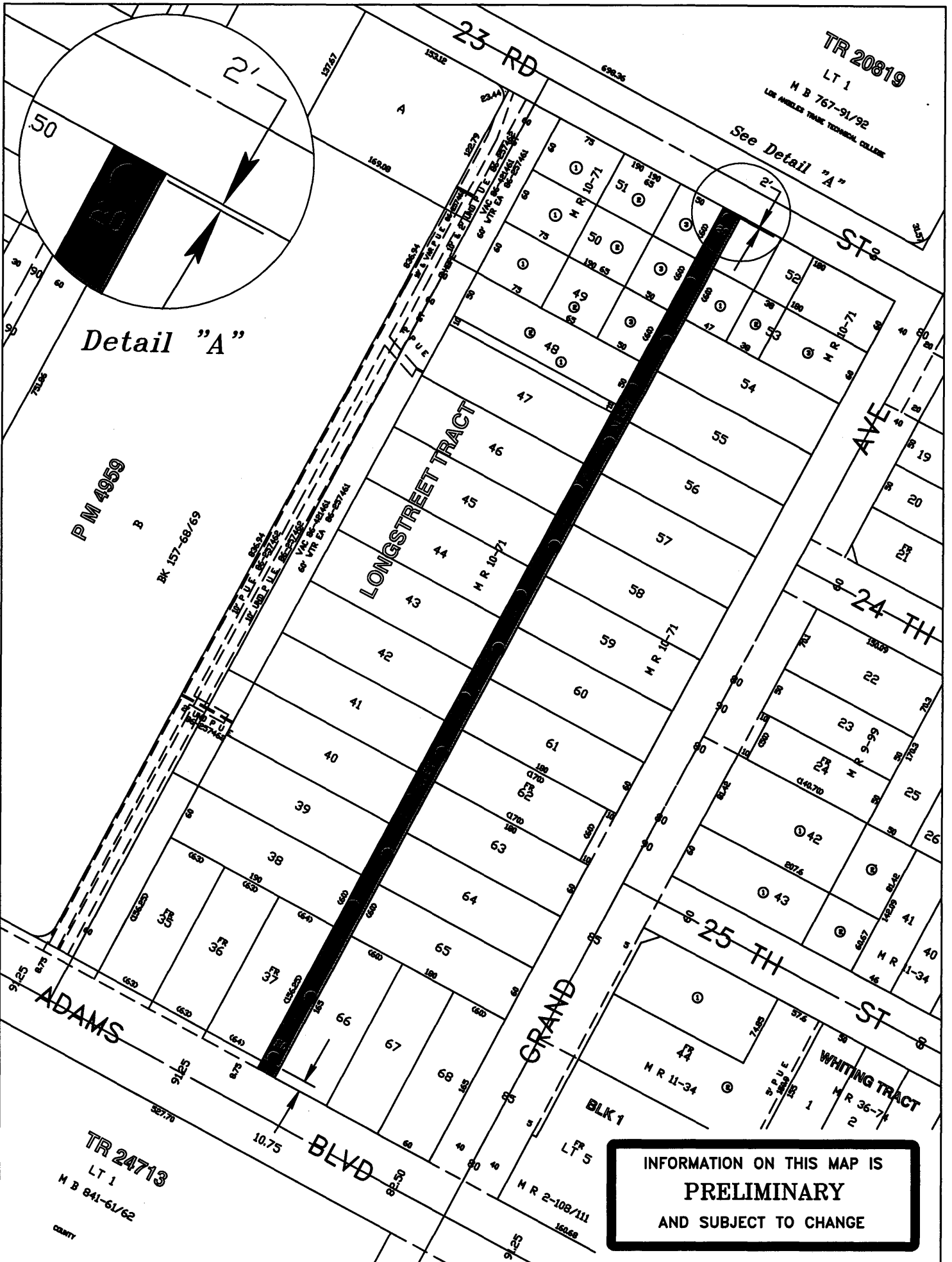
Respectfully submitted,

LAND DEVELOPMENT GROUP


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Don Sakamoto
Civil Engineering Associate III
(213) 977-6192

EY/DS/qt
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TITLE: ALLEY NORTHWESTERLY OF GRAND AVENUE BETWEEN ADAMS BOULEVARD AND 23RD STREET.

WORK ORDER NO. VAC- E1400822
 COUNCIL FILE NO. 02-1983
 COUNCIL DIST. 9 DIV. INDEX 146
 ENG. DIST. CENTRAL T.G. 634-C7
 DISTRICT MAP 121.5 A 205



CITY OF LOS ANGELES
DEPT. OF PUBLIC WORKS
 VITALY B. TROYAN
 CITY ENGINEER

EXHIBIT B

Legend: Vacation boundary as shown

