

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

June 6, 2018

Honorable Members:

C. D. No. 8

SUBJECT:

VACATION REQUEST - VAC- E1400844 - Council File No. 03-0314 - 31st Street
Northerly of Jefferson Boulevard from Catalina Street to 250 feet Easterly Thereof (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 "A":

31st Street northerly of Jefferson Boulevard from Catalina Street to 250 feet easterly thereof
- 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.
- E. 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.

- F. 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.
- G. That the Council adopt the City Engineer's report with the conditions contained therein.
- H. 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 March 2, 2018, 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
Los Angeles, CA 90017
2. Los Angeles Unified School District
333 South Beaudry Avenue, 23rd Floor
Los Angeles, CA 90017
3. Corp of Presiding Bishop of Church of Jesus Christ
50 E North Temple, 22nd Floor
Salt Lake City, UT 84150
4. Los Angeles Child Guidance Clinic
3031 S. Vermont Avenue
Los Angeles, CA 90007

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 E1400844 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 improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. Construct a 30-foot wide half roadway along the northerly side of Jefferson Boulevard with concrete curb, gutter and 13-foot full-width sidewalks.
 - b. Repair any broken and off-grade curb, gutter and sidewalk along Catalina Street and 30th Place.
 - c. Close any unused driveways with full height curb, gutter and sidewalk.
6. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the 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.
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 area to be vacated, unless easements are reserved from the vacation for their protection.
8. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.

9. 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 July 5, 2017 from Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Los Angeles Unified School District, owner of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to consolidate the proposed vacation area with the adjoining properties into Mack Elementary School, also known as Manual Arts Elementary School #3.

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 March 24, 2004 conditionally adopted the City Engineer's report dated January 8, 2004 under Council File 03-0314. The vacation conditions were not complied with prior to the expiration and the vacation application expired. The petitioner resubmitted an application on June 9, 2006. The City Council on May 23, 2007 conditionally adopted the City Engineer's report dated February 15, 2007. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On July 5, 2017, the petitioner submitted a new application. The Council on March 2, 2018 under Council File No. 03-0314, adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated are zoned R2-1-O and are developed with school facilities.

Description of Area to be Vacated: The area sought to be vacated is 31st Street northerly of Jefferson Boulevard from Catalina Street to 250 feet easterly thereof. The area proposed to be vacated is currently developed with school facilities. 31st Street is a Local Street dedicated 50-foot and variable width with a 34-foot wide roadway, curbs, gutters, and variable width sidewalks.

Adjoining Street: Jefferson Boulevard is an Avenue I dedicated 86-foot and variable width with 65-foot roadway, curbs, gutters, and variable width sidewalks. Catalina Street is a Local Street dedicated 60 feet wide with a 40-foot roadway, curbs, gutters and 10-foot wide sidewalks. 30th Place is a Local Street dedicated 50 feet and variable width with a 34-foot wide roadway, curbs, gutters and 8-foot 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 31st Street northerly of Jefferson Boulevard from Catalina Street to 250 feet easterly thereof should not have any adverse impacts on vehicular circulation or access since the area proposed to be vacated is currently developed with school facilities. Moreover, a turnaround area has been constructed at the terminus of 31st Street.

The street 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 interest of the vacation area has been made as to title or reversionary interest.

Dedications and Improvements: Dedications and partial improvements have been done under previous vacation condition adopted by City Council on May 23, 2007, by Document No. 03-3090147 and per City Engineer Plan D-32503. It will be necessary that the petitioner provides for the improvements as outlined in the conditions of this report.

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

Public Utilities: The Southern California Gas Company and the AT&T did not respond to the Bureau of Engineering's referral letter dated August 14, 2017.

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 stated in its communication dated August 22, 2017 that it does not oppose this vacation.

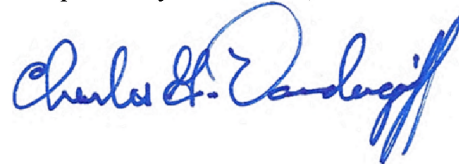
City Fire Department: The Fire Department stated in its letter dated August 29, 2017 that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning, in its letter dated October 31, 2017, stated that the City's General Plan encourages the construction and use of school facilities consistent with local demand, therefore this street vacation is consistent with the goals and policies of the General Plan.

Conclusion: The vacation of the public street 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.

Respectfully submitted,



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

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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Civil Engineer
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