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PUBLIC WORKS

BUREAU OF  
ENGINEERING

GARY LEE MOORE, P.E.  
CITY ENGINEER

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

JUN 14 2007

Council File No. 03-1014 -  
Council District 13 -  
Contact Person: Don Sakamoto  
Phone #(213) 977-6192.

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated JUN 14 2007  
for Council review and approval of:

VACATION REQUEST - VAC-E1400857 - Council File No. 03-1014 -  
Loma Drive from 2<sup>nd</sup> Street to 440 feet southwesterly of Beverly  
Boulevard and 2<sup>nd</sup> Street from Crown Hill Avenue to Loma Drive.

RECOMMENDATIONS:

1. Adopt the findings by the City Engineer's 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 JUN 14 2007 with the conditions contained therein.
3. Fiscal Impact Statement:

To date, an estimated \$6,442.59 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. Maintenance of the public easement by City forces will be eliminated.



4. That there is a public benefit to this vacation. Upon vacation of the streets and alleys, the City is relieved of its ongoing obligation to maintain the rights-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street and alley easements.
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

JUN 14 2007

Honorable Members:

C. D. No. 13

SUBJECT:

Vacation Approval - VAC-E1400857 - Council File No. 03-1014 - Loma Drive from 2<sup>nd</sup> Street to 440 Feet Southwesterly of Beverly Boulevard and 2<sup>nd</sup> Street from Crown Hill Avenue to Loma Drive.

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 rights-of-way indicated below and shown colored blue on the attached Exhibit "B":
1. Loma Drive from 2<sup>nd</sup> Street to approximately 440 feet southwesterly of Beverly Boulevard.
  2. 2<sup>nd</sup> Street from Crown Hill Avenue to Loma Drive.
  3. Alley northwesterly of Loma Drive from 2<sup>nd</sup> Street to approximately 239 feet northeasterly thereof.
  4. Alley northeasterly of 2<sup>nd</sup> Street from Loma Drive to the alley northwesterly of Loma Drive.
- 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 VII, Class 5(3), of the City's Environmental Guidelines.
- D. That there is a public benefit to this vacation. Upon vacation of the streets and alleys, the City is relieved of its ongoing obligation to maintain the rights-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street and alley easements.

- 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 areas are 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 areas are 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 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 \$6,442.59 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the Administrative Code which exempts all governmental agencies from payment of fees, the processing of this report will be absorbed by the Bureau of Engineering. 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: Michael Scinto  
1055 W. 7<sup>th</sup> Street, 10<sup>th</sup> Floor  
Los Angeles, CA 90017

2. City of Los Angeles  
111 E. 1st Street  
Los Angeles, CA 90012
3. Roman Catholic Archbishop of Los Angeles  
129 Loma Drive  
Los Angeles, CA 90026

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 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 Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
2. That a suitable legal description describing the areas being vacated and all easements to be reserved, including copies of all necessary supporting documentation, to be submitted to the Land Development Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
3. That the following dedications be provided adjoining the petitioner's properties, in a manner satisfactory to the City Engineer:
  - a) Dedicate 2 feet as public street along the northwesterly side of Loma Drive between 2<sup>nd</sup> Street and Crown Hill Avenue, together with either a 15-foot radius property line return or a 10-foot by 10-foot cut corner at its intersection with Crown Hill Avenue.
  - b) Dedicate 2 feet as public street along the westerly line of Lots 14 through 17, J.W. Ellis Subdivision of parts of Lots 2 and 3, Block 38 of Hancock's Survey and along the southwesterly line of Lot 2, Tract No. 8024.

- c) Dedicate 8.875 feet, where necessary, as future street along the southwesterly side of Beverly Boulevard to complete a 52-foot half street dedication (major highway standard), together with either a 20-foot radius property line return or a 15-foot by 15-foot cut corner at its intersection with Loma Drive.
  - d) Dedicate a standard cul-de-sac turnaround (radius = 45 feet) at the northeasterly terminus of the vacation area on Loma Drive.
  - e) Dedicate sufficient land as necessary to provide for a hammerhead or a modified cul-de-sac turnaround area at the northeasterly terminus of the 15-foot wide alley northwesterly of Loma Drive, together with a 2 ½-foot wide dedication as public alley along the northwesterly side of Lots 21 through 26.
4. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
- a) Repair and/or replace all broken/off-grade or missing curb, gutter and sidewalk along Beverly Boulevard, Witmer Street, Loma Drive, 2<sup>nd</sup> Street, Crown Hill Avenue and Union Place.
  - b) Construct additional concrete sidewalk within the 2-foot wide dedication area along the northwesterly side of Loma Drive southerly of 2<sup>nd</sup> Street.
  - c) Close the intersection of 2<sup>nd</sup> Street at Crown Hill Avenue and at Loma Drive with standard street improvements including curb, gutter and sidewalk or install permanent barrier such as fencing, wall and gates.
  - d) Construct a standard cul-de-sac turnaround area at the northeasterly terminus of the vacation area on Loma Drive, together with a 10-foot wide concrete sidewalk and join the existing improvements with proper transitions.
  - e) Pave the existing 15-foot wide alley northwesterly of Loma Drive, adjoining a portion of Lot 21 and Lots 22 through 26, with an additional 2.5 feet of asphalt concrete pavement.

- f) Construct a hammerhead or modified cul-de-sac turnaround area at the northeasterly terminus of the vacated portion of the northeast/southwest alley northwesterly of Loma Drive.
5. That arrangements be made with the Department of Water and Power for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
  6. 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 protection.
  7. That plot plans be submitted to the Fire Department for their review and approval. Additional conditions may be required by the Fire Department.
  8. That street lighting facilities be installed as required by the Bureau of Street Lighting.
  9. That street trees be planted and tree well covers be installed as may be required by the Street Tree Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated April 3, 2003, from Ron Bagel, representing the Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Ron Bagel, representing the Los Angeles Unified School District, owners of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street and alley areas shown colored blue and orange. The purpose of the vacation request is to consolidate the school district properties.

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 May 23, 2003, under Council File No. 03-1014 adopted a Rule 16 Motion initiating street vacation proceedings. A prior request to vacate this alley (Council File No. 88-1270) was proposed by the Los Angeles Unified School District. Since all of the conditions were not satisfied within the 5 year allotted time, that vacation file was closed.

Zoning and Land Use: The properties adjoining Loma Drive to the northwest and southeast and lying northeasterly of 2<sup>nd</sup> Street are zoned PF-1XL. The properties adjoining Loma Drive to the northwest and lying southerly of 2<sup>nd</sup> Street are zoned R3-1.

Description of Areas to be Vacated: The areas sought to be vacated are:

1. Loma Drive from 2<sup>nd</sup> Street to approximately 440 feet southwesterly of Beverly Boulevard.
5. 2<sup>nd</sup> Street from Crown Hill Avenue to Loma Drive.
6. Alley northwesterly of Loma Drive from 2<sup>nd</sup> Street to approximately 239 feet northeasterly thereof.
7. Alley northeasterly of 2<sup>nd</sup> Street from Loma Drive to the alley northwesterly of Loma Drive.

Loma Drive northeasterly of 2<sup>nd</sup> Street is classified as a collector street dedicated 62 feet and variable width. The proposed vacation area, improved with curb, gutter, concrete sidewalk and asphalt concrete pavement, is presently gated at its northeasterly terminus approximately 440 feet southwesterly of Beverly Boulevard. 2<sup>nd</sup> Street is an improved variable width local street with asphalt concrete pavement, curb, gutter and sidewalk westerly of its gated intersection with the 60-foot wide dedicated Loma Drive. At its intersection with Crown Hill Avenue, 2<sup>nd</sup> Street is a gated concrete paved roadway with curb and a standard driveway apron but with no gutter or sidewalk.

Adjoining Streets: Beverly Boulevard is an improved major highway with a variable width half street dedication varying from 43.125 feet to 65 feet. It is improved with a variable width roadway, curbs, gutters and sidewalk. Crown Hill Avenue and Union Place are both local streets dedicated 60 feet wide with 20-foot half roadways, curbs, gutters and sidewalk. Loma Drive southerly of 2<sup>nd</sup> Street is a collector street dedicated 60 feet wide with a 20-foot wide half roadway.



Surrounding Properties: The owners adjoining the proposed areas to be vacated have been notified of the proposed street vacation.

Effects of Vacation on Circulation and Access: The vacation of the proposed streets and alleys should have a minimal adverse effect on circulation and access since all of the properties contiguous to the vacation areas are owned by the petitioner. Furthermore, turnaround areas are proposed at the southwesterly termini of the unvacated portions of Loma Drive and the alley northwesterly of Loma Drive.

The streets and alleys 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 areas have 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 existing sewer and storm drain facilities within the areas proposed to be vacated.

Public Utilities: The Department of Water and Power maintains facilities in the areas 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 did not respond to the Bureau of Engineering's referral letter dated May 6, 2003.

City Fire Department: The Fire Department states that the subject property has been investigated by members of their department and that they recommend the following:

1. Submit plot plans for Fire Department review and approval prior to the recordation of Street Vacation Action.
2. Provide cul-de-sac or other approved turnaround at terminus of public portion of Loma Drive and at terminus of public portion of alley west of Loma Drive.

3. Relocation of public fire hydrant on Loma Drive at Lot 21 shall be at applicants expense and shall be subject to Fire Department approval.
4. Fire Department access shall be maintained to within 150 feet of the outside walls of all structures.
5. Public and/or private fire hydrants shall be within 300 feet of the outside walls of all structures.

Department of City Planning: The Planning Department did not respond to the Bureau of Engineering's referral letter dated May 6, 2003.

Conclusion: The vacation of the public street and alley areas as shown colored blue on the attached Exhibit "B" 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 nonmotorized transportation purposes.

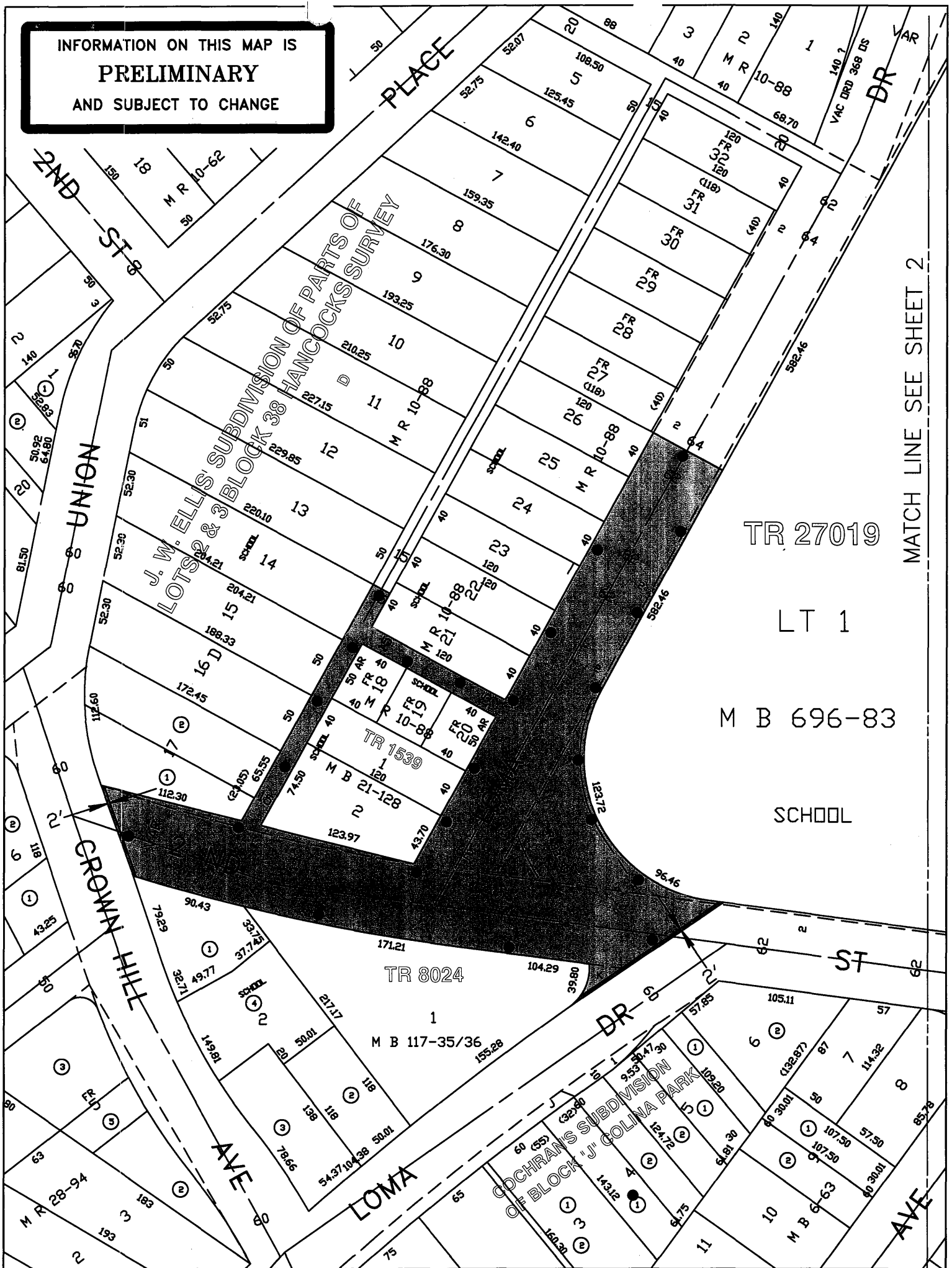
The areas as shown colored orange should not be vacated because they are needed for public street purposes.

Respectfully submitted,

  
Edward Yew, Manager  
Land Development Group  
Bureau of Engineering

EY/DS/qt  
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INFORMATION ON THIS MAP IS  
**PRELIMINARY**  
 AND SUBJECT TO CHANGE



TR 27019  
 LT 1  
 M B 696-83  
 SCHOOL

MATCH LINE SEE SHEET 2

**TITLE:** LOMA DRIVE FR. 2ND STREET TO 440' SWLY/O BEVERLY BLVD  
 AND 2ND STREET FR. CROWN HILL AVENUE TO LOMA DRIVE.

WORK ORDER NO. VAC- E1400857  
 COUNCIL FILE NO. 03-1014  
 COUNCIL DIST. 13 DIV. INDEX 73  
 ENG. DIST. CENTRAL T.G. 634-D2  
 DISTRICT MAP 133.5A207 & 135A207



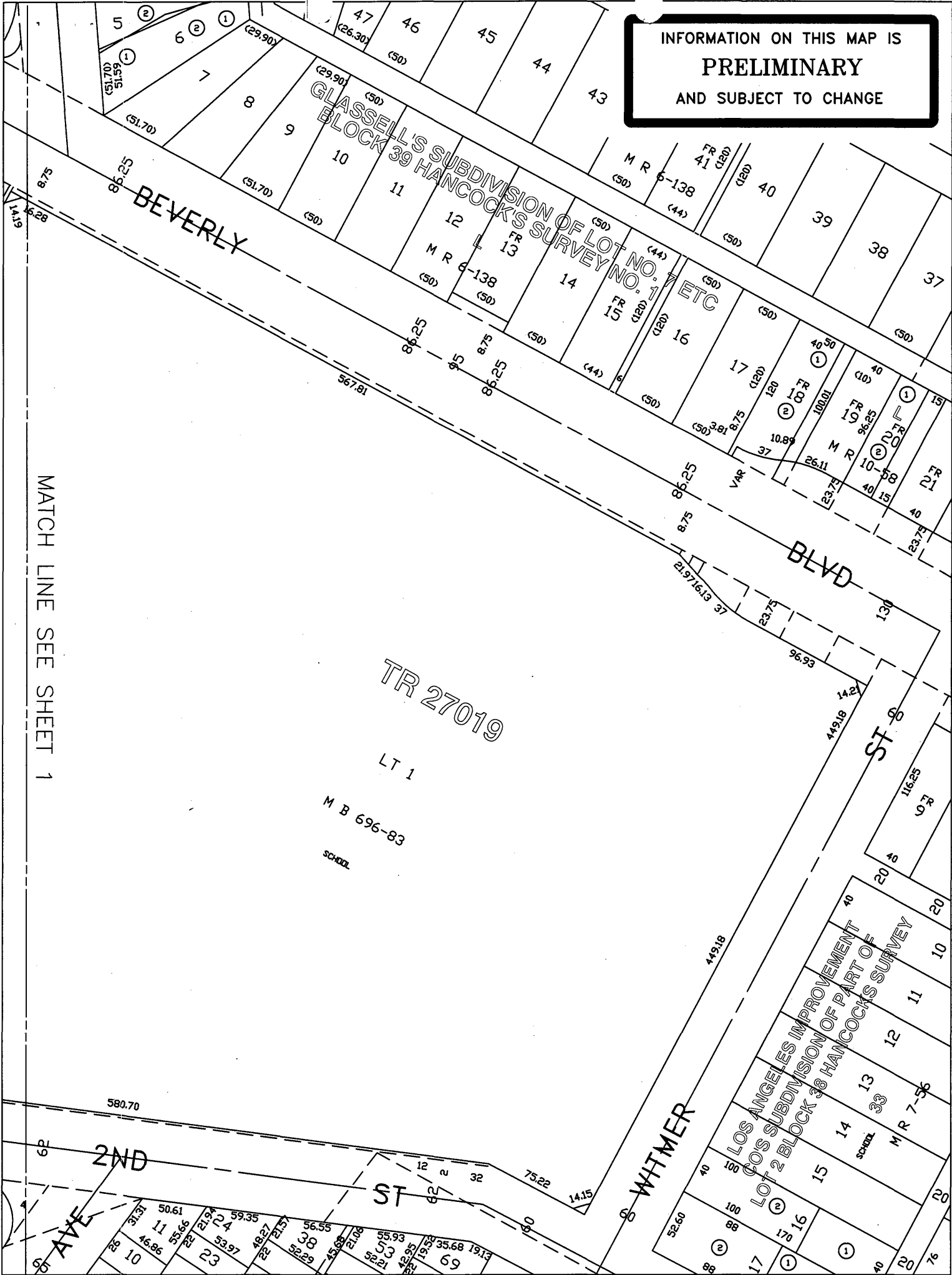
DEPT. OF PUBLIC WORKS  
 BUREAU OF ENGINEERING  
 CITY OF LOS ANGELES

SHEET 1 OF 2 SHEETS

EXHIBIT B

Legend: Vacation boundary as shown

INFORMATION ON THIS MAP IS  
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**TITLE:** LOMA DRIVE FR. 2ND STREET TO 440' SWLY/O BEVERLY BLVD  
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DEPT. OF PUBLIC WORKS  
 BUREAU OF ENGINEERING  
 CITY OF LOS ANGELES  
 SHEET 2 OF 2 SHEETS