

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 21, 2020

Honorable Members:

C. D. No. 14

SUBJECT:

VACATION REQUEST - VAC- E1401346 - Council File No. 04-0716 - Ducommun Street from Alameda Street to 18 feet Easterly thereof

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”:

Ducommun Street from Alameda Street to 18 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 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 \$32,100.00 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 Safety Committee and the City Council meetings to consider this request be sent to:

1. LACMTA
1 Gateway Plaza, 13th Floor
Los Angeles, CA 90012
2. LA City Department of Water and Power
P.O. Box 51111
Los Angeles, CA 90051

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 E1401346 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 any fee interest of the area being vacated which may be vested in the City of Los Angeles be acquired.
6. That the following dedication be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. No dedications are required along Ducommun Street at this time because it is a dead-end street. However, an acceptance of the Variable Future Street Easement 20100628543 north of the vacation area along Ducommun Street.
7. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. Repair and/or replace damaged/cracked, off-grade sidewalk, curb, and gutter along the Alameda Street in a manner satisfactory to the City Engineer.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or unpraised by more than ¼ 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 unpraised by more than ¼ inch from the surrounding concrete work or has a 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.

8. That arrangements be made with all utility 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.

9. 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.
10. That consents to the vacation be secured from the owner of Lot A, Tract No. 8701 adjoining the area to be vacated.
11. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, an agreement be recorded satisfactory to the Bureau of Engineering to hold each adjoining parcel of land, and its adjoining portion of the area to be vacated under the same ownership, as one parcel to preclude the creation of substandard or landlocked parcels. This is to remain effective until such time as a new subdivision map is recorded over said area, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
12. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
13. 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 27, 2018, from Los Angeles County Metropolitan Transportation Authority.

DISCUSSION:

Request: The petitioner, Los Angeles County Metropolitan Transportation Authority, 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 acquire right of way for the Eastside Gold Line Light Rail facility.

This vacation procedure is being processed under procedures established by 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 April 21, 2004, under Council File No. 04-0716 adopted a Rule 16 Motion, initiating street vacation proceedings.

The Council on February 6, 2019, under Council File No. 04-0716, adopted a new initiation report to initiate the street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the north are zoned CM-1-RIO and are occupied by the Metro Gold Line right of way. The area south of the vacation are in a PF-1XL-RIO zone, and are developed with utility facilities.

Description of Area(s) to be Vacated: The approximate 1,600 square foot area sought to be vacated is westerly 18 feet of Ducommun Street.

Adjoining Street(s) and Alley(s): Alameda Street is an Avenue I dedicated 100 feet wide with a 70-foot wide roadway, curbs, gutters and 15-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 westerly 18 feet of Ducommun Street shall not have a significant effect on circulation and access. Also, the street is 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: 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 existing sewer and storm drain facilities within the area proposed to be vacated.

Public Utilities: The Department of Water and Power, in their correspondence dated November 9, 2018, stated that they do not maintain any facilities in the area to be vacated and have no objection. Southern California Gas Company and AT&T did not respond to the Bureau of Engineering's referral letters dated September 14, 2018.

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 in their correspondence dated October 31st, 2019 that LADOT does not oppose the requested vacation of Ducommun St from Alameda St to 18 feet easterly thereof provided that all abutting property owners are in agreement with the proposed vacation. In addition, that though the requirements of tract map or by other means, provisions are made for lot

consolidation, driveway and access approval by DOT, and any additional dedications and improvements necessary to bring all adjacent streets into conformance with the city's Mobility Element of the General Plan.

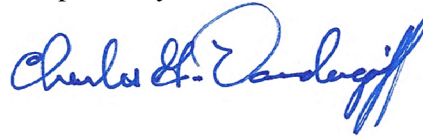
City Fire Department: The Fire Department in their correspondence dated February 23, 2020 states that they have no objections to the proposed vacation.

Department of City Planning: The Department of City Planning, in their correspondence dated October 18, 2018, stated that the proposed vacation would not change the current state of circulation or restrict access and 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 "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 Group
Bureau of Engineering

Report prepared by:

LAND DEVELOPMENT AND GIS DIVISION

Gregg Vandergriff
Senior Civil Engineer
(213) 808-8874

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