

Office of the City Engineer  
Los Angeles, California

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

**MAR 31 2005**

Honorable Members:

C. D. No. 1

SUBJECT:

Vacation Request - VAC-E1400902 - 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 City Council finds that it has imposed all the mitigation measures that are within the control of the City, as described in the Final Environmental Impact Report (State Clearinghouse No. 1999081061) that is associated with the impacts of the street vacation and that other mitigation measures that are not within the authority of the City, have been or should be imposed as set forth in the findings of the Metropolitan Transportation Authority Board, dated February 28, 2002, a copy of which is attached and incorporated. The City Council finds that no new information exists to show that the project or circumstances of the project have been changed to require additional environmental review, as described in State CEQA Guidelines 15162, and therefore the existing environmental documents adequately describe the potential impacts for this street vacation.
- C. 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.

- D. 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.
- E. 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.
- F. That the Council adopt the City Engineer's report with the conditions contained therein.
- G. 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.
- H. That the payment of fees for the vacation proceedings be waived in accordance with Section 7.46 of the Administration Code which exempts all governmental agencies.

#### FISCAL IMPACT STATEMENT

To date, an estimated \$3,900.93 in charges have been expended in the investigation and processing of this proceeding. Approximately \$6,000.00 will be required from the General Fund to complete these proceedings. 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 County Metropolitan  
Transit Authority  
Attn: Lloyd Boucher  
One Gateway Plaza, M.S. 99-16-01  
Los Angeles, CA 90012-2952

2. Department of Water and Power  
Attn: Marc Garcia  
Real Estate Division  
111 N. Hope Street, Room 1031  
Los Angeles, CA 90012
3. System Property Development Company, Inc.  
355 S. Grand Avenue  
Los Angeles, CA 90071
4. Him Ock & Yuen Yoe Quan  
1824 Peterson Avenue  
South Pasadena, CA 91030
5. City of Los Angeles  
Attn: General Services, Asset  
Management Division  
111 E. 1<sup>st</sup> Street  
Los Angeles, CA 90012

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 area 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 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.
3. That title reports showing the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
4. That any fee interest of the area being vacated which may be vested in the City of Los Angeles be acquired.

5. That the petitioner dedicate sufficient land as necessary adjoining his properties to provide for a unsymmetrical cul-de-sac (radius = 45 feet) turnaround at the new westerly terminus of Ducommun Street near Alameda Street in a manner satisfactory to the City Engineer.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

Alameda Street

Construct 12-foot wide walk along the easterly side of Alameda Street between Turner Street and Commercial Street.

Ducommun Street

1. Construct a 22-foot wide half roadway (collector street standards) along the northerly side of Ducommun Street including curb, gutter and 10-foot wide sidewalk.
  2. Construct an unsymmetrical cul-de-sac (radius = 45 feet) turnaround along the northerly side of Ducommun Street at the new westerly terminus near Alameda Street.
  3. Close the street intersection at Alameda Street with standard street improvements including curb, gutter and sidewalk.
  4. That any interfering catch basins and their appurtenant facilities lying in Ducommun Street be relocated to a more suitable location.
7. 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.
  8. 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.

9. That plot plans be submitted to the Fire Department for their review and approval. Additional condition including fire hydrant condition may be imposed with the review.
10. That street lighting facilities be installed as required by the Bureau of Street Lighting.
11. That street trees be planted and tree wells to be installed as may be required by the Street Tree Division of the Bureau of Street Services.
12. That the petitioner initiate proceedings through the Department of City Planning to have Ducommun Street redesignated from a collector street to a local street.
13. That consent to the vacation be obtained from owners of all properties adjoining Ducommun Street westerly of Hewitt Street.

TRANSMITTAL:

Application dated March 22, 2004, from Lloyd Boucher of LACMTA.

DISCUSSION:

Request: The petitioner, Lloyd Boucher of LACMTA, representing the owners of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street area shown colored blue and orange. The purpose of the vacation request is to acquire right-of-way for the proposed Eastside Gold Line Light Rail facility.

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 April 21, 2004, under Council File No. 04-0716 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the proposed vacation area to the north and to the south are both zoned CM-1 and are either vacant land or developed with Department of Water and Power facilities.

Description of Area to be Vacated: The area sought to be vacated is the westerly 18-foot portion of Ducommun Street adjoining the easterly side of Alameda Street. The street is dedicated 64 feet and 57 feet wide and improved with asphalt concrete pavement, concrete curbs, gutters and sidewalk.

Adjoining Street: Alameda Street is an improved major highway dedicated 100 feet wide with a 64-foot roadway and with curbs, gutters and sidewalk on both sides.

Surrounding Properties: The property owners in proximity to the proposed vacation have been notified of the proposed street vacation.

Effects of Vacation on Circulation and Access: The vacation of the westerly 18-foot portion of Ducommun Street will have a negative impact on vehicular circulation since that portion will be closed to through traffic. This impact will be partially mitigated by the dedication and construction of a cul-de-sac turnaround area. There should be no adverse effect on vehicular access.

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 provides for the dedications and improvements as outlined under Conditions.

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 maintains facilities in the area proposed to be vacated. The Southern California Gas Company did not respond to the Bureau of Engineering's referral letter dated April 10, 2004.

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 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 the subject property has been investigated and that they recommend the following:

Submit plot plans for Fire Department approval and review prior to recordation of Street Vacation Action.

Provide an approved turnaround at the western terminus of the proposed vacation.

Relocate or otherwise ensure that the public fire hydrant on the southeast corner of Alameda Street and Ducommun Street remains accessible from Alameda Street.

Install one 2 ½ x 4 double fire hydrant in coordination with the Department of Water and Power at the western terminus of Ducommun Street created by this vacation.

All relocation and installation costs are to be paid by the applicant.

Department of City Planning: The Planning Department did not respond to the Bureau of Engineering's referral letter dated April 10, 2004.

Conclusion: The vacation of the public street 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.

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

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650 SOUTH SPRING ST., SUITE 200  
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<http://eng.lacity.org>

MAR 31 2005

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

Council File No. 04-0716 -  
Council District 1 -  
Contact Person: Don Sakamoto  
Phone #(213) 977-6192.

Honorable Greig Smith, Chair  
Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated  
March 31, 2005 for Council review and approval of:

VACATION REQUEST - VAC-E1400902 - Council File No. 04-0716 -  
Ducommun Street from Alameda Street to 18 feet easterly thereof.

RECOMMENDATIONS:

1. That the City Council finds that it has imposed all the mitigation measures that are within the control of the City, as described in the Final Environmental Impact Report (State Clearinghouse No. 1999081061) that is associated with the impacts of the street vacation and that other mitigation measures that are not within the authority of the City; have been or should be imposed as set forth in the findings of the Metropolitan Transportation Authority Board, dated February 28, 2002, a copy of which is attached and incorporated. The City Council finds that no new information exists to show that the project or circumstances of the project have been changed to require additional environmental review, as described in State CEQA Guidelines 15162, and therefore the existing environmental documents adequately describe the potential impacts for this street vacation.
2. Adopt the City Engineer report dated March 31, 2005 with the conditions contained therein.
3. Fiscal Impact Statement:

To date, an estimated \$3,900.93 in charges have been expended in the investigation and processing of this proceeding. Approximately \$6,000.00 will be required



from the General Fund to complete these proceedings. 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. There were no objections to the vacation submitted for this project.

Attachment:



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Edmond Yew, Manager  
Land Development Group

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