

Office of the City Engineer

Los Angeles, CA

To the Public Works and Gang Reduction Committee

Of the Honorable Council

Of the City of Los Angeles

January 6, 2021

Honorable Members:

CD No. 15

SUBJECT:

VACATION REQUEST - VAC- E1401013 - Council File No. 06-2469 – T-Shaped Alley Southerly of 108th Street and Easterly of Clovis Avenue (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:
1. The east-west alley southerly of 108th Street, from Clovis Avenue to its easterly terminus.
 2. The north-south alley westerly of Central Avenue, from 3 feet south of 108th Street to its southerly terminus abutting the Southern Pacific Company right-of-way.
 3. The 2-foot wide future street along Central Avenue from 108th Street to 655 feet southerly 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 (PWGR) Committee approval based on the initiation of the street vacation proceedings adopted by City Council on September 21, 2018, so the City Clerk and Bureau of Engineering (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 deposit of \$32,100 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit to the deposit will be required of the petitioner to recover the cost pursuant to Section 7.44 of the Administrative Code.

Maintenance of the public easement by City forces will be eliminated.

NOTIFICATION:

That notification of the time and place of the PWGR 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 Ave, 23rd Floor
Los Angeles, CA 90017
2. Watts Labor Community Action
10950 S. Central Ave
Los Angeles, CA 90059
3. Southern Pacific Transportation Company
1200 Corporate Center Drive
Monterey Park, CA 91754-7605
4. Department of General Services
Asset Management Division

111 E. 1st Street, Room 201
Los Angeles, CA 90012

5. Los Angeles County Flood Control District
900 S. Fremont Ave
Alhambra, CA 91803

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 E1401013 be paid.
2. That a suitable map, approved by Engineering's Central District office, delineating the limits, including bearings and distances, of the areas to be vacated be submitted to the Permit Case Management Division prior to the preparation of the Resolution to Vacate.
3. That a suitable legal description describing the areas being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to the Permit Case Management Division prior to preparation of the Resolution to Vacate.
4. That a title report indicating the vestee of the underlying fee title interest in the areas to be vacated be submitted to the City Engineer.
5. That the following dedications be provided adjoining the petitioners' properties in a manner satisfactory to the City Engineer:
 - a. Dedicate a 15-foot by 15-foot cut corner at the southwest corner of 108th Street and Central Avenue.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. Remove and replace damaged, cracked, and off-grade concrete sidewalk, curb, and gutter along property frontage with 108th Street. Also, close any unused driveways with full-height curb and sidewalk.
 - b. Remove and replace damaged, cracked, and off-grade concrete sidewalk, curb, and gutter along property frontage with Central Avenue. Also, close any unused driveways with full-height curb and sidewalk.

- c. Remove and replace damaged, cracked, and off-grade concrete sidewalk, curb, and gutter along property frontage with Clovis Avenue. Also, close any unused driveways with full-height curb and sidewalk.
- d. Close alley intersections at 108th Street and Clovis Avenue with full-height curbs, gutters, and sidewalks or replace with standard driveway aprons per latest Bureau of Engineering standards.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised 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 upraised by more than ¼ inch from the surrounding concrete work or has 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 Engineering's Standard Plans S410-2, S440-4, S442-5 and S444-0.

7. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer facility located within the area to be vacated, unless easements are reserved from the vacation for its protection.
8. That arrangements be made with the Los Angeles County Department of Public Works for the relocation or abandonment of the existing storm drain facility located within the area to be vacated, unless easements are reserved from the vacation for its protection.
9. That any fee interest of the areas being vacated which may be vested in the City of Los Angeles be acquired.
10. That consents to the vacation be secured from the adjoining owners of lots 1 through 14, 58 and 59 of Tract 6478 and Section 4, Township 3 South, Range 13 West.
11. That upon the reviews of the title report identifying the underlying fee title interest of the vacation areas, agreements be recorded satisfactory to Engineering to hold each or one of the adjoining parcels of land, and its adjoining portions of the areas to be vacated under the same ownership, as one parcel as necessary to preclude the creation of substandard or landlocked parcels. This is to remain effective until a new subdivision map is recorded over said areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
12. That arrangements be made with all utilities agencies, cable companies, and franchises maintaining facilities in the area including but not limited to 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.

13. That street lighting facilities be installed as required by the Bureau of Street Lighting.
14. 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.

TRANSMITTALS:

Application dated February 6, 2018, from Los Angeles Unified School District (LAUSD).

DISCUSSION:

Request: The petitioner, LAUSD, the owner of the property shown outlined in yellow on Exhibit B, is requesting the vacation of the public alleys and future street easement areas shown colored blue. The purpose of the vacation request is to consolidate the T-shaped alleys into the school known as the Maxine Waters Employment Preparation Center.

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 September 21, 2018, under Council File No. 06-2469, adopted an Initiation of Vacation Proceedings for this vacation request.

Zoning and Land Use: The properties adjoining the areas to be vacated to the north, east, and west are zoned as PF-1, C2-2D-CPIO, and OS-1XL, respectively. The surrounding areas to the north, east, and west are developed with school buildings, community buildings, and a flood control channel, respectively.

Description of Areas to be Vacated: The areas sought to be vacated are a T-shaped alley and a future street easement.

Adjoining Streets and Alleys: Clovis Avenue is a Local Street - Standard dedicated 64 feet wide with a 44-foot wide roadway, curbs, gutters and 10-foot wide sidewalks. 108th Street is a Modified Avenue II dedicated 80 feet wide with 56-foot wide roadway, curb, gutters, and 12-foot wide sidewalks. Central Avenue is a Modified Avenue I dedicated 100 feet wide with 80-foot wide roadway, curbs, gutters, and 10-foot wide sidewalks.

Surrounding Properties: The owners of lots adjoining the vacation areas have been notified of the proposed vacation.

Effects of Vacation on Circulation and Access: The vacation of the future street easement and T-shaped alley southerly of 108th Street and easterly of Clovis Avenue should not have any adverse side effects on circulation since the alleys are both presently withdrawn from public use.

The portion of the alleys and future street easement 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 determinations 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 in the conditions of this report.

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 stated in its communication dated April 29, 2009 that it does maintain facilities within the area sought 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. However, it will be necessary that the petitioner records an agreement satisfactory to the Bureau of Engineering to hold the adjoining parcel of land under the same ownership, and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of substandard or landlocked parcels. This is to remain effective until a new subdivision map is recorded over the area, a parcel map exemption is permitted, or until released by authority of the City of Los Angeles.

City Department of Transportation: The Department of Transportation stated in its communication, dated May 4, 2018, that it does not oppose the areas proposed to be vacated provided that all abutting property owners are in agreement with the proposed vacation.

City Fire Department: The Fire Department stated in its communication, dated September 18, 2018, that it has no objection to this alley and future street easement vacation.

Department of City Planning: The Department of City Planning, on May 1, 2018, stated that the subject vacation is consistent with the Southeast Los Angeles Community Plan policies and objectives because it would facilitate the ongoing use of the educational functions.

Conclusion: The vacation of the public alley and future street easement areas as shown colored blue on 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 non-motorized transportation purposes.

Respectfully submitted,



Bert Mokebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Report prepared by:

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