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BUREAU OF
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MAY 2 0 2008

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

Council File No. 08-0762
Council District: 11 -
Contact Person: Don Sakamoto
Phone #(213) 977-6192.

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated
MAY 2 0 2008 for Council review and approval of:

VACATION DENIAL - VAC-E1401065 - Council File No. 08-0762 -
Venice Boulevard (Portion of Northwesterly Side) between Mentone
Avenue and the Alley Northeasterly Thereof.


RECOMMENDATIONS:

1. Adopt the City Engineer report dated MAY 2 0 2008.
2. Fiscal Impact Statement:

The petitioner has paid a fee of \$6,420.00 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 may be required of the petitioner.

3. There were no objections to the vacation submitted for this project.

Attachment:


Edmond Yew, Manager
Land Development Group

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MAY 23 2008
PUBLIC WORKS



Office of the City Engineer
Los Angeles, California

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

MAY 20 2008

Honorable Members:

C. D. No. 11

SUBJECT:

Vacation Denial - VAC-E1401065 - Council File No. 08-0762 -
Venice Boulevard (Portion of Northwestern Side) between Mentone
Avenue and the Alley Northeasterly Thereof.

RECOMMENDATIONS:

- A. That the request for the vacation of a portion of the
northwesterly side of Venice Boulevard between Mentone
Avenue and the alley northeasterly thereof, as shown colored
blue on the attached Exhibit "A", be denied.
- B. That notification of the time and place of the Public Works
Committee meeting to consider this request be sent to:

Gaby Malouf
8449 Sheffield Road
San Gabriel, CA 91775

TRANSMITTAL:

Application dated April 19, 2007, from Gaby Malouf.

FISCAL IMPACT STATEMENT

The petitioner has paid a fee of \$6,420.00 for the investigation of
this request pursuant to Section 7.42 of the Administrative Code.

DISCUSSION:

Request: The petitioner, Gaby Malouf, owner of the properties
shown outlined in yellow on Exhibit "A", is requesting the
vacation of the public street area shown colored blue.

Zoning and Land Use: The properties adjoining the proposed area to be vacated to the northwest and to the northeast are zoned C2-1 and are developed for commercial use. The properties to the southwest are developed for residential use.

Description of Area to be Vacated: The area sought to be vacated is a portion of the northwesterly side of Venice Boulevard between Mentone Avenue and the alley northeasterly of Mentone Avenue. The area is encroached upon with a restaurant and parking.

Adjoining Streets and Alley: Venice Boulevard is a fully improved major highway with a variable width right-of-way. Mentone Avenue is a fully improved 60-foot wide local street. The alley northeasterly of Mentone Avenue is dedicated 20 feet wide and is improved.

Effects of Vacation on Circulation and Access: The proposed vacation of that portion of the northwesterly side of Venice Boulevard between Mentone Avenue and the alley northeasterly thereof may have an adverse impact on circulation and transit alternatives in this area.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated May 29, 2007.

City Fire Department: The Fire Department states that the subject property has been investigated by their members and that they recommend that plot plans be submitted for their review and approval.

Department of City Planning: The Director of Planning on June 13, 2007, recommended that the vacation be disapproved, based upon the following:

The Planning Department finds that vacating the respective public right-of-way would adversely affect future transportation patterns by eliminating opportunities for

future public transit improvements in the Palms-Mar Vista-Del Rey Community plan area. Currently the public right-of-way is being utilized for service area, parking space and loading area for the adjacent commercial use at 10421-10431 Venice Boulevard. The vacation of that site will prove to be detrimental to the public welfare of the community, as it is not consistent with the General Plan and the future development of this area.

Vacating the subject public right-of-way would hinder the City of Los Angeles' plans for potential expansion of the Exposition Right-of-way Project on Venice Boulevard. Pursuant to the Palms-Mar Vista-Del Rey Community Plan, the Los Angeles County Metropolitan Transportation Authority has completed a Preliminary Planning Study for the Exposition Right-of-way, a 12 mile-long strip of land connecting Exposition Park/Coliseum area to Santa Monica. The development of the Exposition line is currently being researched further and Venice Boulevard may be the future location of an extension of the existing route. Retaining the subject public right-of-way will benefit the future growth of the community and the City as a whole by decreasing congestion on the street by providing crucial transit alternatives for residents of the City of Los Angeles.


Conclusion: In summary, the Department of City Planning finds that the proposed vacation of the public right-of-way is not consistent with the intent, goals, and provisions of the General Plan. The public right-of-way provides an important service to

the community and should be retained for public use. As development and revitalization continue in this area, the existing public right-of-way will provide valuable and essential services for the populace.

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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INFORMATION ON THIS MAP IS
PRELIMINARY
 AND SUBJECT TO CHANGE




TITLE: VENICE BOULEVARD (PORTION OF NORTHWESTERLY SIDE) BETWEEN MENTONE AVENUE AND ALLEY NORTHEASTERLY THEREOF.

WORK ORDER NO. VAC- E1401065
 COUNCIL FILE NO. 08-0762
 COUNCIL DIST. 11 DIV. INDEX 1120
 ENG. DIST. W.L.A. T.G. 672-F1
 DISTRICT MAP 117B165 & 120B165



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

EXHIBIT A Legend: Vacation boundary as shown 

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL - (No copies or faxes)

DATE: 4/19/07

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: VENICE BLVD. (PORTION OF NORTHERLY SIDE) and is located between:

FROM MENTONE AVE and ALLEY NORTHEASTERLY OF MENTONE AVE.

(2) The vacation area lies within or is shown on:

(a) Engineering District: (check appropriately) () Central () Harbor () Valley (X) West Los Angeles

(b) Council District No. 11

(c) District Map No. 117 B165

(d) A CRA Redevelopment Area: () (YES) OR (X) (NO)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 9000 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review.

- If the vacation is located within a Coastal Development Zone, prior approval from the California Coastal Commission will be required before the vacation application can be submitted.
• If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.

(4) Purpose of vacation (future use of vacation area) is: parking for my restaurant and future bakery

(5) Vacation is in conjunction with: (Check appropriately)

() Revocable Permit () Tract Map () Parcel Map () Zone Change () Other

PETITIONER / APPLICANT:

(6) Petitioner(s): GABY MALOUF Print Name(s) of Petitioner(s) in full - Name or Company Name

Signature(s): [Signature] If Company, Name and Title

(7) Mailing Address: 8449 SHEFFIELD RD SAN GABRIEL, CA 91775 (Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: (626) 205 9962 FAX number: (626) 614 9258 E-mail number: NZMAALOUF@YAHOO.COM

(9) Petitioner is: (check appropriately) (X) Owner OR () Representative of Owner