

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

AUG 24 2017

Honorable Members:

C. D. No. 9

SUBJECT:

VACATION REQUEST - VAC- E1401119R - Council File No. 08-2521 – Towne Avenue and 53rd Street Vacation District (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. 53rd Street from Towne Avenue to Avalon Boulevard
 2. The alley westerly of Avalon Boulevard from 52nd Street to 53rd Street
 3. The alley northerly of 53rd Street from Towne Avenue to the alley westerly of Avalon Boulevard
- B. That the vacation of the area shown colored orange on Exhibit “B”, be denied.
- C. That the City Council find 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 Clearing House No. 2006061006) that are 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 Board of Education of the City of Los Angeles, dated September 25, 2007, a copy of which is attached and incorporated.
- D. 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.

- E. 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.
- F. 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.
- G. 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.
- 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 and Gang Reduction Committee approval based on the Initiation of the Street Vacation Proceedings adopted by City Council on June 13, 2017, 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 Works 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 Avenue, 23rd Floor
Los Angeles, CA 90017
2. Los Angeles Unified School District
1055 W. 7th Street, 10th Floor
Los Angeles, CA 90017

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 E1401119 be paid.
2. 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 and GIS 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 Land Development and GIS Division 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 areas to be vacated be submitted to the City Engineer.
5. That the petitioner satisfy conditions 6, 9 and 10 of previous vacation conditions adopted by Council on April 9, 2010 of Council File 08-2521. Bureau of Engineering, Central District Office, B-Permit clearance shall be submitted to the Land Development and GIS Division.
6. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to 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.
7. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer facilities located within the areas to be vacated, unless easements are reserved from the vacation for its protection.

TRANSMITTAL:

Application dated September 20, 2016, from Al Grazioli representing Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Al Grazioli of the Los Angeles Unified School District, owner of the properties shown outlined in yellow on Exhibit "B", 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 proposed vacation areas with the adjacent properties into the Maya Angelou High School, formerly known as the Central Region High School #16.

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 April 9, 2010 conditionally adopted the City Engineer's report dated February 18, 2010. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On September 20, 2016, the petitioner submitted a new application. The City Council on June 13, 2017, under Council File No. 08-2521 adopted Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the areas to be vacated to north are zoned R2-1, to east are zoned C2-1VL, and to south are zoned M1-1. The properties are currently developed with school facilities.

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

1. 53rd Street from Towne Avenue to Avalon Boulevard
2. The alley westerly of Avalon Boulevard from 52nd Street to 53rd Street
3. The alley northerly of 53rd Street from Towne Avenue to the alley westerly of Avalon Boulevard

The proposed vacation areas are currently developed with school facilities and recreational facilities.

Adjoining Streets: Avalon Boulevard is an improved Avenue II dedicated 52-foot half right-of-way with a 40-foot half roadway, curb and gutter, and a 12-foot wide concrete sidewalk. San Pedro Street is an improved Avenue II dedicated 45-foot half right-of-way with a 35-foot half roadway, curb and gutter, and a 10-foot wide concrete sidewalk. 54th Street is an improved collector street dedicated 32-foot half right-of-way with a 20-foot half roadway and a 12-foot wide concrete sidewalk. 53rd Street is an improved local street dedicated 30-foot half right-of-way with a 20-foot wide half roadway, curb and gutter, and a 10-foot wide concrete sidewalk. Towne Avenue is an improved local street dedicated 60 feet wide with a 20-foot wide half roadway, curb and gutter, and a 10-foot wide concrete sidewalk. 52nd Street is an improved local street dedicated 60 feet wide with a 40-foot wide roadway, curbs and gutters, and 10-foot wide concrete sidewalk on each side.

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 proposed vacation of 53rd Street between Avalon Boulevard and Towne Avenue together with the T-shaped alley lying northerly of 53rd Street should not have adverse effect on vehicular circulation and access since the affected street and alleys are no longer exist and are now developed with school facilities.

The street and alleys are also 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: Dedications and improvements were provided per previous vacation condition adopted by Council on April 9, 2010 by Instrument No. 20100866482 and per City Plan P-37234. A Bureau of Engineering, Central District Office clearance memo will be required as part of the conditions of this vacation.

Sewers and Storm Drains: There are no existing storm drain facilities within the areas proposed to be vacated. There are, however, existing sewer facilities within these areas.

Public Utilities: Southern California Gas Company did not respond to the Bureau of Engineering's referral letter dated October 20, 2016.

Tract Map: Since the required dedications were acquired by separate instruments and the necessary improvements were 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 (DOT) states in its communication dated February 15, 2017 that the vacation is not opposed provided that all abutting owners are in agreement with the proposed vacation and 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 new Mobility Element of the General Plan.

City Fire Department: The Fire Department stated in its letter dated February 7, 2017 that they have no objection to this street vacation.

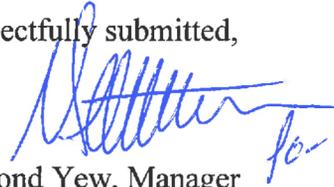
Department of City Planning: The Director of Planning stated in its letter dated November 29, 2016 that this vacation is consistent with the Southeast Los Angeles Community Plan policies and objectives because it would facilitate the ongoing use of the educational and recreational function. Furthermore, these street segments are currently being used for the educational campus and the vacation of these segments would not negatively affect the large circulation network.

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

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

Respectfully submitted,



Edmond Yew, Manager
Land Development & GIS Division
Bureau of Engineering

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

Thein Crocker
Civil Engineer
(213) 202-3493

EY/ RS /al
Q:\LANDDEV\STREET VACATIONS\E1401100-E1401199\E1401119-Towne
Ave\VAC E1401119R - Report.doc