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PUBLIC WORKS

BUREAU OF
ENGINEERING

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CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

OCT 19 2010

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

Council File No : 10-1547
Council District: 3
Contact Person: Danny Ho
Phone: (213) 202-3489

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated **OCT 19 2010** for Council review and approval of:

VACATION APPROVAL - VAC- E1401162 - Council File No. 10-1547 – Kittridge Street from approximately 375 feet Westerly of Yolanda Avenue to its Westerly Terminus.

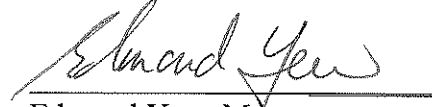
RECOMMENDATIONS:

1. Adopt the findings of the City Engineer on the attached City Engineer report relative to initiating vacation proceedings.
2. That the City Council find that this vacation is exempt from the California Environmental Quality Act of 1970 pursuant to the Notice of Exemption, dated October 19, 2009, from Mountains Recreation and Conservation Authority (State Clearing House No. 200908145)
3. Adopt the City Engineer's report dated **OCT 19 2010** with the conditions contained therein.
4. Fiscal Impact Statement:

The petitioners have paid a fee of \$10,700.00 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.

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

5. That there is a public benefit to this vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the right-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.
6. There were no objections to the vacation submitted for this project.



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DW/

Notice of Exemption

To: State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

From: Mountains Recreation and Conservation Authority
5810 Ramirez Canyon Road
Malibu, CA 90265

County Clerk
County Clerk of Los Angeles
Environmental Filings
12400 Imperial Highway, Room 2001
Norwalk, California 90650



2009108145

Project Title: Los Angeles River and Aliso Creek Confluence Project

Project Location - Specific: Reseda portion of City of LA- Confluence of Aliso Creek and Los Angeles River

Project Location - County: Los Angeles

Description of Project: Trail improvements of publicly owned right-of-way along the Los Angeles River and Aliso Creek. Improvements include asphalt and decomposed granite trails, native plantings, fencing, entry gates, interpretive signage and rest areas for cyclists and pedestrians. In addition to trail improvements, swales will be constructed at four places where city roads dead-end into the river. Swales will capture stormwater prior to entering the river. A pedestrian bridge is proposed to cross Aliso Creek approximately 300 feet upstream from the confluence. Project areas are owned by Los Angeles County Department of Public Works, Los Angeles County Department of Water and Power, and Los Angeles City Department of Transportation.

Name of Public Agency Approving Project: Mountains Recreation and Conservation Authority

Name of Person or Agency Carrying Out Project: Mountains Recreation and Conservation Authority and City of Los Angeles

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15266);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number Sections 15301, 15302, and 15304
- Statutory Exemptions. State code number:

Reasons why project is exempt: Operation, repair, maintenance, or minor alterations of existing structures or facilities not expanding existing uses. New construction of limited small new facilities; installation of small, new equipment and facilities in small structures; and conversion of the use of small existing structures. Minor alterations in the condition of the land, such as grading, gardening, and landscaping, that do not affect sensitive resources.

Lead Agency: Mountains Recreation and Conservation Authority

Contact Person: Paul Edelman Area Code/Telephone/Extension: 310-589-3230, ext. 128

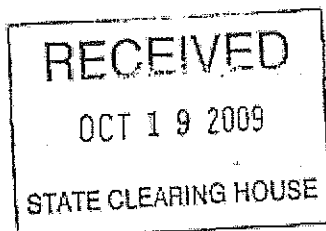
Filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 9-29-09 Title: Chief of Natural Resources and Planning

- Signed by Lead Agency Date received for filing at OPR:
- Signed by Applicant

Revised October 1999



Office of the City Engineer
Los Angeles, California

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

OCT 19 2010

Honorable Members:

C. D. No. 3

SUBJECT:

VACATION APPROVAL - VAC- E1401162 - Council File No. 10-1547 - Kittridge Street from approximately 375 feet Westerly of Yolanda Avenue to its Westerly Terminus.

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":

Kittridge Street from approximately 375 feet westerly of Yolanda Avenue to its westerly terminus.
- B. That the City Council find that the vacation is exempt from the California Environmental Quality Act of 1970, pursuant to the Notice of Exemption, dated October 19, 2009, from Mountains Recreation and Conservation Authority at 5810 Ramirez Canyon Road, Malibu, California 90265, with a State Clearing House No. 2009108145.
- C. 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 right-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.
- D. 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.
- 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 nonmotorized 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 Committee approval so the City Clerk and Engineering can process the Public Notification pursuant to Section 8324 of the California Streets and Highways Code.
- I. That the payment of the processing fees for the vacation proceedings be waived in accordance with Section 7.46 of the Administrative Code which exempts all governmental agencies.

FISCAL IMPACT STATEMENT:

To date, an estimated \$7,551.21 in charges have been expended in the investigation and processing of this proceeding. 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.

NOTIFICATION:

That notification of the time and place of the Public Works Committee and the City Council meeting to consider this request be sent to:

1. Tower Co.
Stephen Dean
5000 Valleystone Drive, Suite 200
Cary, NC 27519
2. Jewish Home for the Aging
18855 Victory Boulevard
Reseda, CA 91335
3. City of Los Angeles
Department of Water and Power
P.O. Box 5111
Los Angeles, CA 90051
4. Kittridge Gardens I
5150 Overland Avenue,
Culver City, CA 90230

5. L.A. County Flood Control Dist
500 W. Temple Street, Room 754
Los Angeles, CA 90012

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 a suitable map, approved by the Valley District Engineering office, delineating the limits (including bearings and distances) of the areas to be vacated be submitted to the Land Development Group prior to the 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 a title report indicating the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
4. That the petitioner dedicate 2 feet as public street adjoining the owner's properties along the southerly side of Vanowen Street (Secondary Highway standards) to provide for a 45-foot wide half right-of-way in a manner satisfactory to the City Engineer.
5. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

Vanowen Street:

- a. Construct an additional 2.5-foot concrete sidewalk to complete a 13-foot full width sidewalk.
- b. Close any unused driveways.

Alley adjacent the westerly side of the property:

- a. Remove and reconstruct the 2-foot longitudinal gutter and half of the alley adjacent to the property line.
6. That the petitioner make provisions to collect or divert any surface flows from impounding within the areas to be vacated.

7. That arrangements be made with the Department of Water and Power, 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.
8. That consent to the vacation be secured from the owner of the property legally described as Lot 116, of Tract No. 1875 including Tower Co., lessee, adjoining the area to be vacated.
9. That street trees be planted and tree wells be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated December 15, 2009, from the City of Los Angeles, Department of Water and Power.

DISCUSSION:

Request: The petitioner, Reyuan Ledesma of the Department of Water and Power, owners 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 consolidate the area to be vacated with the adjoining properties to construct public access.

This vacation procedure is being processed under procedures established by Council File No. 01-0459 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 October 15, 2010, under Council File No. 10-1547 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties bounding the proposed areas to be vacated are zoned PF-1XL, OS-1XL, and RA-1 and are developed with public facilities and open space.

Description of Area(s) to be Vacated: The area sought to be vacated is Kittridge Street from approximately 375 feet westerly of Yolanda Avenue to its westerly terminus. Kittridge street is an unimproved street dedicated 60 feet wide, and is connected at its westerly terminus with an existing improved alley dedicated 25 feet wide.

Adjoining Street and Alleys: Vanowen Street is an improved secondary highway with a variable width with a 90-foot right of way with concrete curbs, gutters and sidewalks on both sides. The east-west alley and the north-south alley adjoining westerly side of

property are improved alleys with a 25-foot wide of right of way, both with a 2-foot longitudinal gutter at the center of the alley.

Surrounding Properties: All of the adjoining owners have been notified of the proposed street vacation.

Effects of Vacation on Circulation and Access: The vacation of the public street should have minimal impact on vehicular circulation since it is unimproved and currently provide access to only the adjoining properties. The street is also not needed by the general public for the use of pedestrians, bicyclists or equestrians.

Objections to the vacation: Tower Co., lessee to one of the properties adjoining the vacation area, in a letter dated May 6, 2010 expressed concerns on potential impacts to the operations.

Reversionary Interest: No determination 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 no existing sewer or storm drain facilities within the area proposed to be vacated

Public Utilities: AT&T maintains facilities in the area proposed 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 record 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 landlocked parcels. This is to remain effective until such time as 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 did not respond to the Bureau of Engineering's referral letter dated January 7, 2010.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated January 7, 2010.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated January 7, 2010.


Conclusion: The vacation of the public street area shown colored blue on the 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 nonmotorized transportation purposes.

Report prepared by:

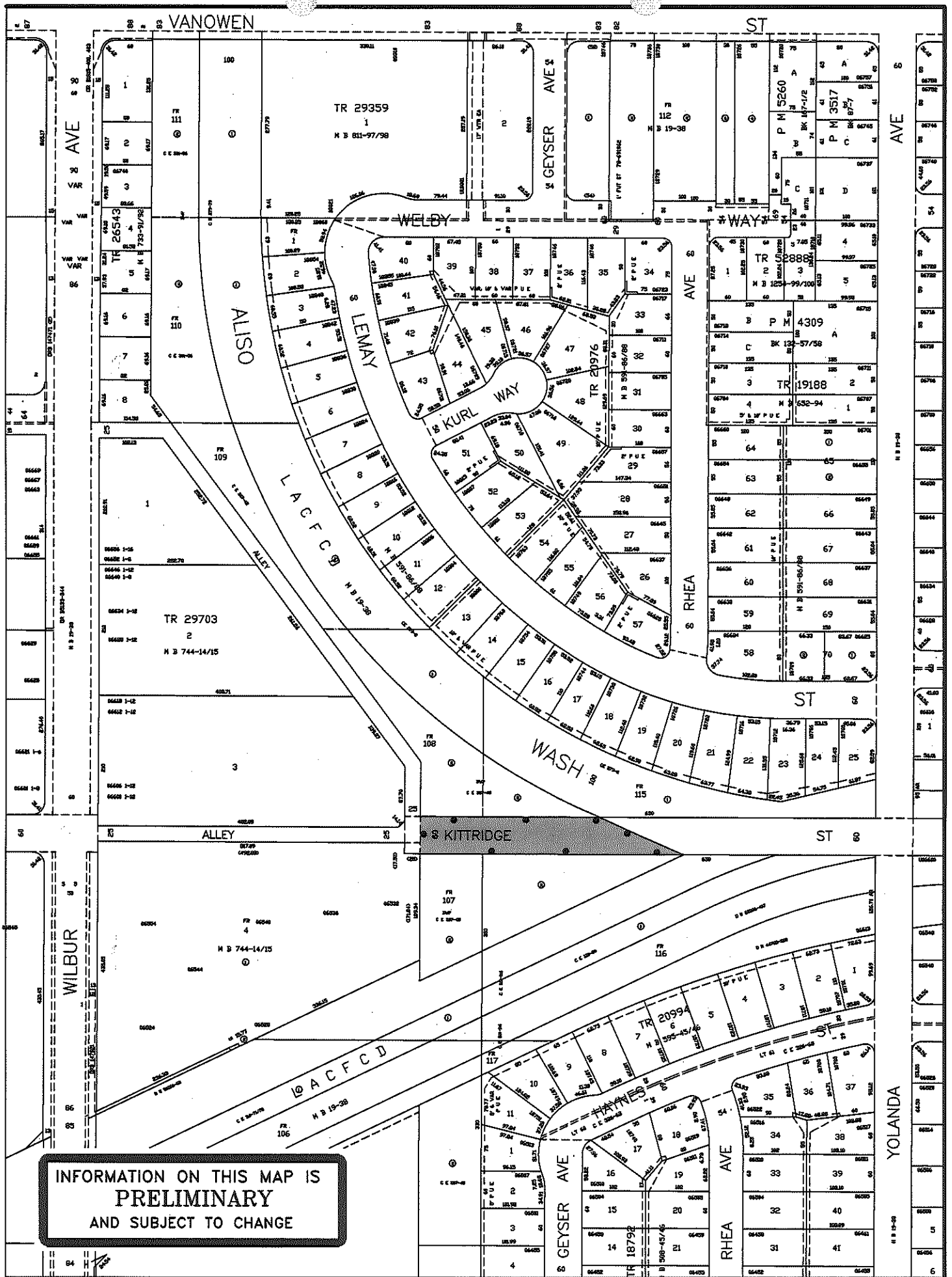
Respectfully submitted,

LAND DEVELOPMENT GROUP


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Danny Ho
Civil Engineering Associate III
(213) 202-3489

EY/ dh
H:\LANDV\STREET VAC\E1401162



INFORMATION ON THIS MAP IS
PRELIMINARY
 AND SUBJECT TO CHANGE

TITLE: KITTRIDGE STREET FROM APPROX. 375 FEET WESTERLY OF YOLANDA AVENUE TO ITS WESTERLY TERMINUS

WORK ORDER NO. VAC- E1401162
 COUNCIL FILE NO. 10-1547
 COUNCIL DIST. 03 DIV. INDEX 868
 ENG. DIST. VALLEY T.G. 530-H6
 DISTRICT MAP 180 B 121



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: 17-15-09

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: KITTRIDGE STREET
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)

and is located between:

YOLANDA AVENUE and WILBUR AVENUE
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)

• Attach a map if necessary.

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

(a) Engineering District: (check appropriately)

() Central () Harbor (X) Valley () West Los Angeles

(b) Council District No. 3

(c) District Map No. 180-B121

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

(3) Area (in sq. ft.) of the proposed vacation area is approx. 0.35 Ac 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. Contact a Vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the Applicant chooses to have an Environmental Determination performed by the Bureau of Engineering Environmental Group, the Applicant must submit a separate letter acknowledging that the environmental review will add approximately \$15-\$30 thousand to the cost of processing the vacation and increase the processing time by 6 months.

• 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. The Applicant should be aware that vacations subject to the California Coastal Commission will take longer to process and will be considerably more expensive. Since the costs for vacations in the Coastal Development Zone typically reach upwards of \$30 thousand, the Applicant should be prepared to make a supplemental fee deposit to cover additional costs after Engineering Recommendations have been made so the vacation process can continue on to City Council without any delay.

• Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.

• 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: PUBLIC ACCESS
AND OPEN SPACE

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

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