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# CITY OF LOS ANGELES

CALIFORNIA



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**DEPARTMENT OF  
PUBLIC WORKS**

**BUREAU OF  
ENGINEERING**

**DEBORAH WEINTRAUB, AIA, LEED<sub>AP</sub>**  
INTERIM CITY ENGINEER

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

<http://eng.lacity.org>

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

APR 15 2014

Council File No. 11-0088  
Council District: 10  
Contact Person: Dale Williams  
Phone: (213) 202-3491

Public Works and Gang Reduction Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated APR 15 2014 for Council review and approval of:

VACATION REQUEST - VAC- E1401163- Council File No. 11-0088 –Alley South of Washington Boulevard from Second Avenue to Approximately 142 Feet Easterly Thereof

**RECOMMENDATIONS:**


1. That the City Council find that it has imposed all of the mitigation measures that are within the control of the City, as described in the EIR (State Clearinghouse number 2005031126) that are associated with the impacts of the street vacation and that the 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 January 24, 2006, a copy of which is attached and incorporated.
2. Adopt the City Engineer's report dated APR 15 2014 with the conditions contained therein.
3. Fiscal Impact Statement:

To date an estimated \$39,293.88 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the Administrative Code exempted all governmental agencies from payment of fees at the time that this application was submitted, 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. 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.
5. There were no objections to the vacation submitted for this project.

Attachment:



Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

EY/DW/  
H:\

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

APR 15 2014

Of the City of Los Angeles

Honorable Members:

C. D. No. 10

SUBJECT:

VACATION REQUEST - VAC- E1401163- Council File No. 11-0088 –Alley South of Washington Boulevard from Second Avenue to Approximately 142 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":

The alley south of Washington Boulevard from 2<sup>nd</sup> Avenue to approximately 142 feet easterly thereof.

- B. That the vacation of the area shown colored orange on Exhibit "A", be denied.
- C. That the City Council find that it has imposed all of the mitigation measures that are within the control of the City, as described in the EIR (State Clearinghouse number 2005031126) that are associated with the impacts of the street vacation and that the 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 January 24, 2006, a copy of which is attached and incorporated.
- D. That there is a public benefit to this vacation. Upon vacation of the alley, 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 alley easement.
- E. That, in conformance with Sections 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.

- F. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determines 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 determines 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 Committee approval so the City Clerk and Engineering can process the Public Notification pursuant to Section 8324 of the California Streets and Highways Code.

FISCAL IMPACT STATEMENT:

To date an estimated \$39,293.88 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the Administrative Code exempted all governmental agencies from payment of fees at the time that this application was submitted, 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 Unified School District  
Attn: Bob Frankel  
1055 W. 7<sup>th</sup> Street, 10<sup>th</sup> Floor  
Los Angeles, CA 90017
2. Young M. Kwak  
1921 Arlington Avenue  
Los Angeles, CA 90018

3. Abraham and Rasma Mekhail  
4440 Balboa Avenue  
Encino, CA 91316
4. 1921 Arlington Investments LLC  
1921 Arlington Av.  
Los Angeles CA 90018
5. Misun Chung  
1932 2<sup>nd</sup> Avenue  
Los Angeles, CA 90018
6. Francisco Rodriguez  
P.O. Box 148  
Norwalk, CA 90651

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 two years 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 areas to be vacated together with the unnamed street to be dedicated, be submitted to the Land Development Group of the Bureau of Engineering prior to the preparation of the Resolution to Vacate.
2. That a suitable legal description describing the areas being vacated together with the unnamed street to be dedicated 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 indicating the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
4. That arrangements be made with all utilities agencies maintaining facilities in the area for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
5. That all conditions of the vacation of 2<sup>nd</sup> Avenue outlined under the City Engineer's report for Council File No. 11-0091(VAC E1401164) be substantially complied with.

TRANSMITTAL:

Application dated January 8, 2010, from Bob Frankel of the Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Bob Frankel, representing the Los Angeles Unified School District, owner or proposed representative of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public alley area shown colored blue and orange. The purpose of the vacation request, together with the vacation requests under Council File Nos. 11-0091 and 11-0090, is to consolidate the vacation area with the adjoining properties for the construction of Central Regional Elementary School #13.

This vacation procedure is being processed under procedures established by 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 February 13, 2008 adopted the City Engineer's report dated October 10, 2007 under Council File 07-1412. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On January 8, 2010, the petitioner submitted a new application. The City Council on January 21, 2011 adopted a new Rule 16 Motion initiating street vacation proceedings under Council File No. 11-0088.

Zoning and Land Use: The properties adjoining the proposed vacation area to the north and to the south are both zoned [Q] CM-1VL-Oa and R3-1-O and are developed with schools, single family residence or vacant lots.

Description of Areas to be Vacated: The area sought to be vacated is the alley south of Washington Boulevard from 2<sup>nd</sup> Avenue to approximately 142 feet easterly thereof. The area has been developed as a part of the Central Regional Elementary School #13 site.

Adjoining Streets: Washington Boulevard is a Major Highway – Class II dedicated 100 feet wide with concrete curbs, gutters, and sidewalk and asphalt concrete pavement. 2<sup>nd</sup> Avenue is an improved local street dedicated 60 feet wide with curb, gutter and sidewalk and asphalt concrete pavement. "L" Shape Alley westerly of Arlington Avenue and southerly of Washington Boulevard is dedicated 16 feet wide.

Vacation requests currently being processed under Council File Nos. 11-0091 and 11-0090 are vacating additional streets and alleys in this area.

Effects of Vacation on Circulation and Access: By vacating the subject area, access to 2<sup>nd</sup> Avenue from the east/west alley southerly of Washington Boulevard easterly of 2<sup>nd</sup> Avenue will be eliminated, but access from the east/west alley to the north/south alley would not be impacted. All property adjoining the vacation area is owned by Los Angeles Unified School District.

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

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 petitioners provide for the dedications as outlined under the conditions of the vacation of 2<sup>nd</sup> Avenue under Council File 11-0091 (VAC E1401164) as a condition of this vacation.

Sewers and Storm Drains: There are no existing storm drainage or sewer facilities within 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 processed, the requirement for the recordation of a new tract map could be waived.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated February 4, 2010.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated February 4, 2010.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated February 4, 2010.

Conclusion: The vacation of the public street area as shown colored blue on 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.

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

Report prepared by:  
Land Development Group

Respectfully submitted,

Quyên M. Phan  
Civil Engineering Associate II  
Phone (213) 202-3488

  
Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

EY/qp  
LDG



REVISED

CRES#13

Alley (Portion-Block 20)

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL - (No copies or faxes)

DATE: 1/8/10

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: Alley (Portion)
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between:

2nd Avenue and Arlington Avenue
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)

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

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

(b) Council District No. 10

(c) District Map No. 126B189

(d) Thomas Guide Reference: 633 G6
(Page No.) (Letter/Number at Intersection pt.)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 1,420 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 Notice of Determination. Contact a Vacation staff member to
discuss the effect of this on the processing of your application prior to
submittal. 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.

(4) Purpose of vacation (future use of vacation area) is: to allow for
the construction of Central Regional Elementary School #13.
(LAUSD)

(5) Vacation is in conjunction with: (Check appropriately)
( ) Revocable Permit ( ) Tract Map ( ) Parcel Map ( ) Zone Change
( ) Other

PETITIONER / APPLICANT:

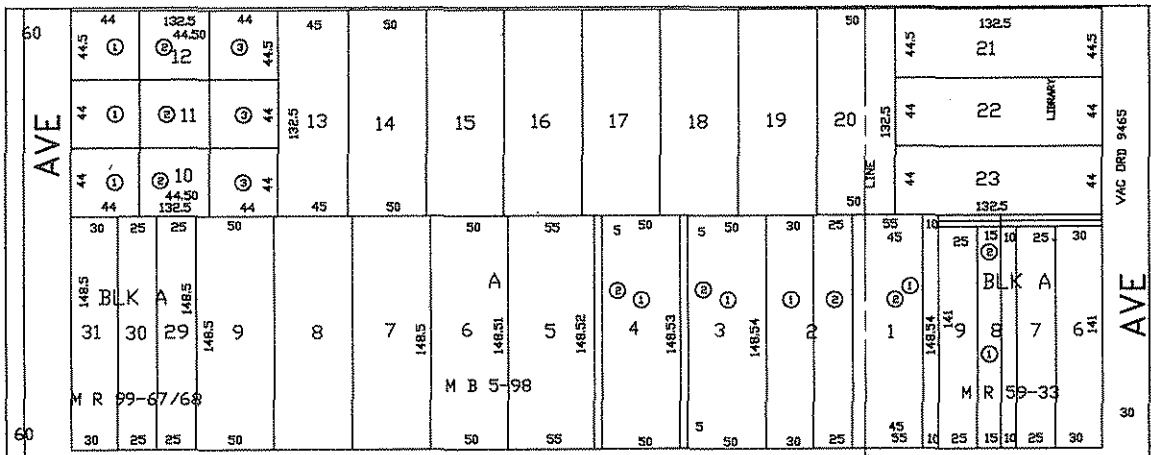
(6) Petitioner(s): Los Angeles Unified School District (LAUSD)
Print Name(s) of Petitioner(s) in full - Name or Company Name

Signature(s): [Signature] 1-11-10
If Company, Name and Title Michael Scinto, Director of Project Support

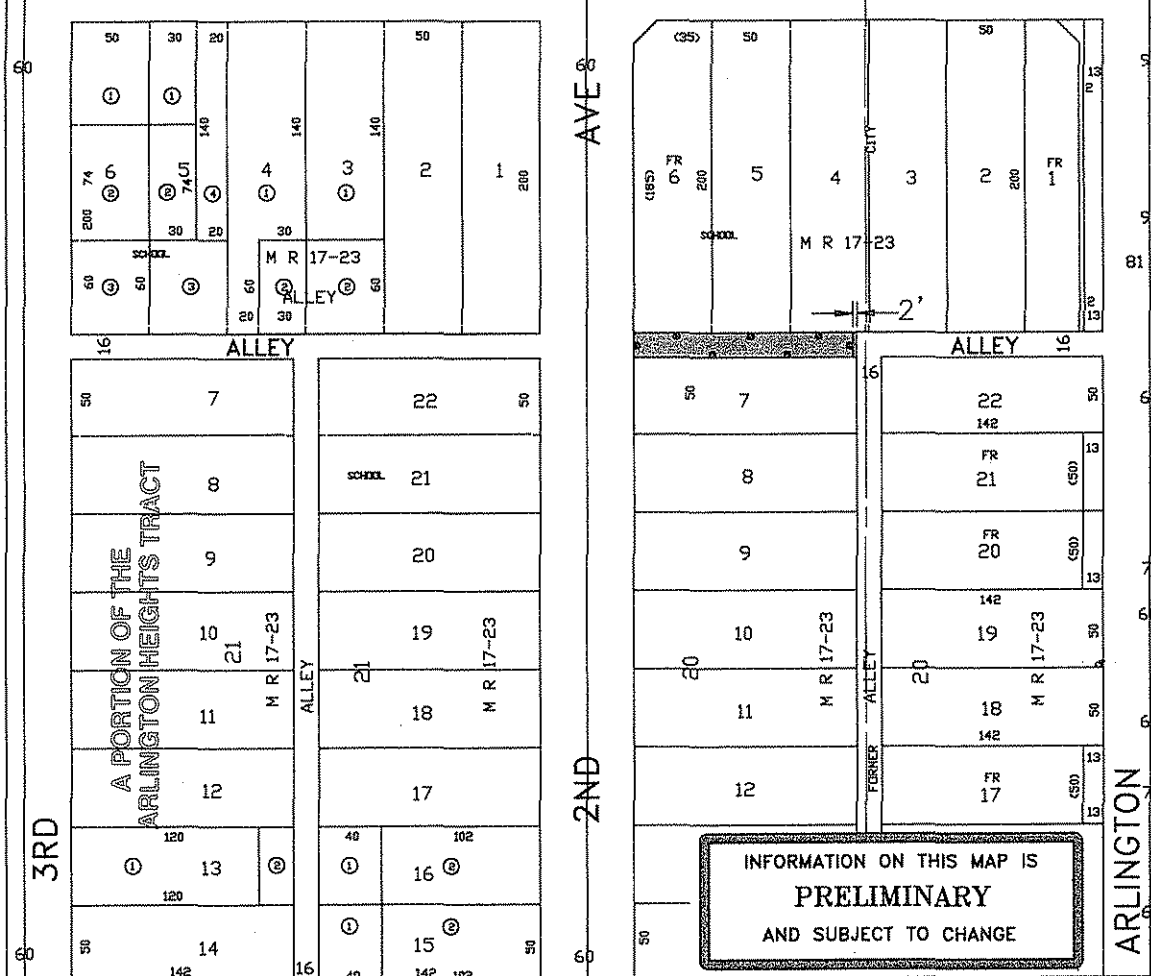
(7) Mailing Address: 333 So. Beaudry Ave, 20th floor, Los Angeles, CA 90017
(Address, City, State, Zip Code) Attn: Construction Support Group

(8) Daytime phone number of petitioner is: (213) 241-8644
FAX number: ( )
E-mail number: mike.scinto@lausd.net

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



WASHINGTON BLVD



TITLE: ALLEY SOUTH OF WASHINGTON BLVD FROM 2nd AVENUE TO APPROX. 142 FEET EASTERLY THEREOF

WORK ORDER NO. VAC- E1401163  
 COUNCIL FILE NO. 11-0088  
 COUNCIL DIST. 10 DIV. INDEX 314  
 ENG. DIST. CENTRAL T.G. 633-G6  
 DISTRICT MAP 126 B 189



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