

ACCELERATED REVIEW PROCESS – G

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

MAY 21 2014

Honorable Members:

C. D. No. 1

SUBJECT:

Alley easterly of Westlake Avenue from Wilshire Boulevard to 225 feet southerly thereof
– Resolution to Vacate – VAC-E1401174 – Council File No. 11-1289

RECOMMENDATIONS:

- A. That the City Council reaffirm its findings of March 6, 2012, that this vacation is in substantial conformance with the General Plan pursuant to Section 556 of the City Charter.
- B. That the Resolution to Vacate No. 14-1401174 for this vacation be adopted.
- C. That following Council adoption, Resolution to Vacate No. 14-1401174, be transmitted to the Land Development Group of the Bureau of Engineering for recordation of the Resolution with the County Recorder.

TRANSMITTALS:

1. Council action of March 6, 2012.
2. City Engineer's report dated August 2, 2011.
3. Draft of Resolution to Vacate No. 14-1401174.

DISCUSSION:

Resolution to Vacate: At the meeting of the City Council on April 3, 2012, no protests were filed against this vacation. All conditions of the Council's action of March 6, 2012, under Council File No. 11-1289 have been fulfilled. The Resolution to Vacate is being presented pursuant to Council instructions of March 6, 2012.

Resolution to Vacate No. 14-1401174 has been approved as to form and legality by the City Attorney.

Environmental Considerations: The City Council, on March 6, 2012, found that this project is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City's Environmental Guidelines under Article III, Class 5(3).

Los Angeles City Charter: The Council's action of March 6, 2012 complies with the requirements of Section 556 of the City Charter.

Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DW/pm
E1401174resrpt

RESOLUTION TO VACATE NO. 14-1401174
(California Streets and Highways
Code Sections 8324, 8325 and 8340)

Vacation of the alley easterly of Westlake Avenue from Wilshire Boulevard to 225 feet southerly thereof.

On April 3, 2012, the City Council considered the evidence submitted regarding said vacation and determined that said alley should be vacated subject to the reservations and exceptions as contemplated and subject to the conditions of vacation having been complied with, (CF 11-1289). All conditions of the Council's action have been fulfilled.

Therefore, from all of the evidence submitted, the Council finds that the alley easterly of Westlake Avenue from Wilshire Boulevard to 225 feet southerly thereof proposed for vacation is unnecessary for present or prospective public alley purposes; and

The particular portion of the public alley which is to be vacated is described herein attached Exhibit "A".

RESERVING AND EXCEPTING THEREFROM, an easement to the City of Los Angeles for public sanitary sewer purposes over the area described herein attached Exhibit "B".

ALSO, RESERVING AND EXCEPTING THEREFROM, an easement to the City of Los Angeles for storm drain purposes over the area described herein attached Exhibit "C"

The City Clerk shall certify this Resolution and affix the City seal, and shall transmit a sealed copy of this Resolution to the Land Development Group of the Bureau of Engineering for recordation in the office of the County Recorder of Los Angeles County.

IT IS THEREFORE RESOLVED that from and after the recordation of this Resolution, the area described hereinabove is vacated, subject to the reservation and exception of said permanent easement.

I certify that the foregoing Resolution was adopted by the Council of the City of Los Angeles at its meeting of _____ by a majority vote of all its members.

Approved as to form and legality
Michael N. Feuer, City Attorney

By Michael Feuer 5/19/14
Deputy Date

HOLLY L. WOLCOTT, Interim City Clerk

By _____
Deputy

Council File No. 11-1289
R/W No. 33826

EXHIBIT "A"

VACATION OF A PORTION OF 15 FOOT ALLEY
A PORTION OF WESTLAKE PARK TRACT,
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

EXPLANATION:

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EAST OF WESTLAKE AVENUE, NORTH OF SEVENTH STREET, SOUTH OF WILSHIRE BOULEVARD AND WEST OF BONNIE BRAE STREET.

LAND DESCRIPTION:

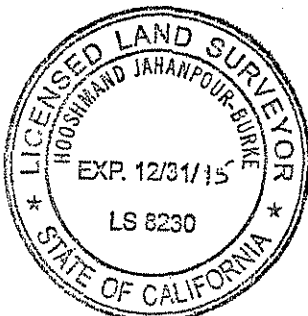
BEING A PORTION OF 15-FOOT WIDE ALLEY, IN WESTLAKE PARK TRACT AS PER MAP RECORDED IN BOOK 12, PAGE 15 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

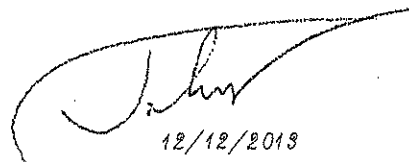
BOUNDED ON THE NORTH BY A LINE BEING PARALLEL AND 7.00 FEET SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WILSHIRE BOULEVARD; BOUNDED ON THE WEST BY THE EASTERLY LOT LINE OF LOTS 45, 48 AND 49 OF SAID TRACT; BOUNDED ON THE EAST BY THE WESTERLY LOT LINE OF LOTS 34, 35, 36, 37 AND 38 OF SAID TRACT; AND BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 39 AND EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 50; AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF, CONTAINING 3,276 SQ. FT. MORE OR LESS.

RESERVING THEREFROM A PERMANENT EASEMENT TO THE SOUTHERN CALIFORNIA GAS COMPANY, OVER, UNDER, THROUGH AND ACROSS THE ENTIRE AREA BEING VACATED, WITHIN THE LIMITS OF THIS VACATION AS DESCRIBED HEREIN.

ALSO RESERVING THEREFROM AN EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC STREETLIGHT PURPOSES, PUBLIC FIRE HYDRANT PURPOSES AND APPURTENANCES THERETO, OVER, ACROSS AND UNDER OF A PORTION OF THE ABOVE-DESCRIBED PARCEL OF LAND, TOGETHER WITH REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM.

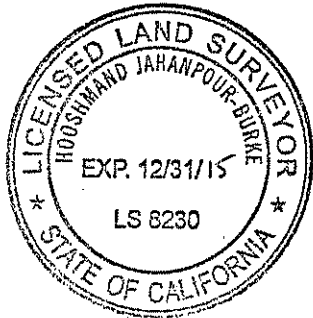
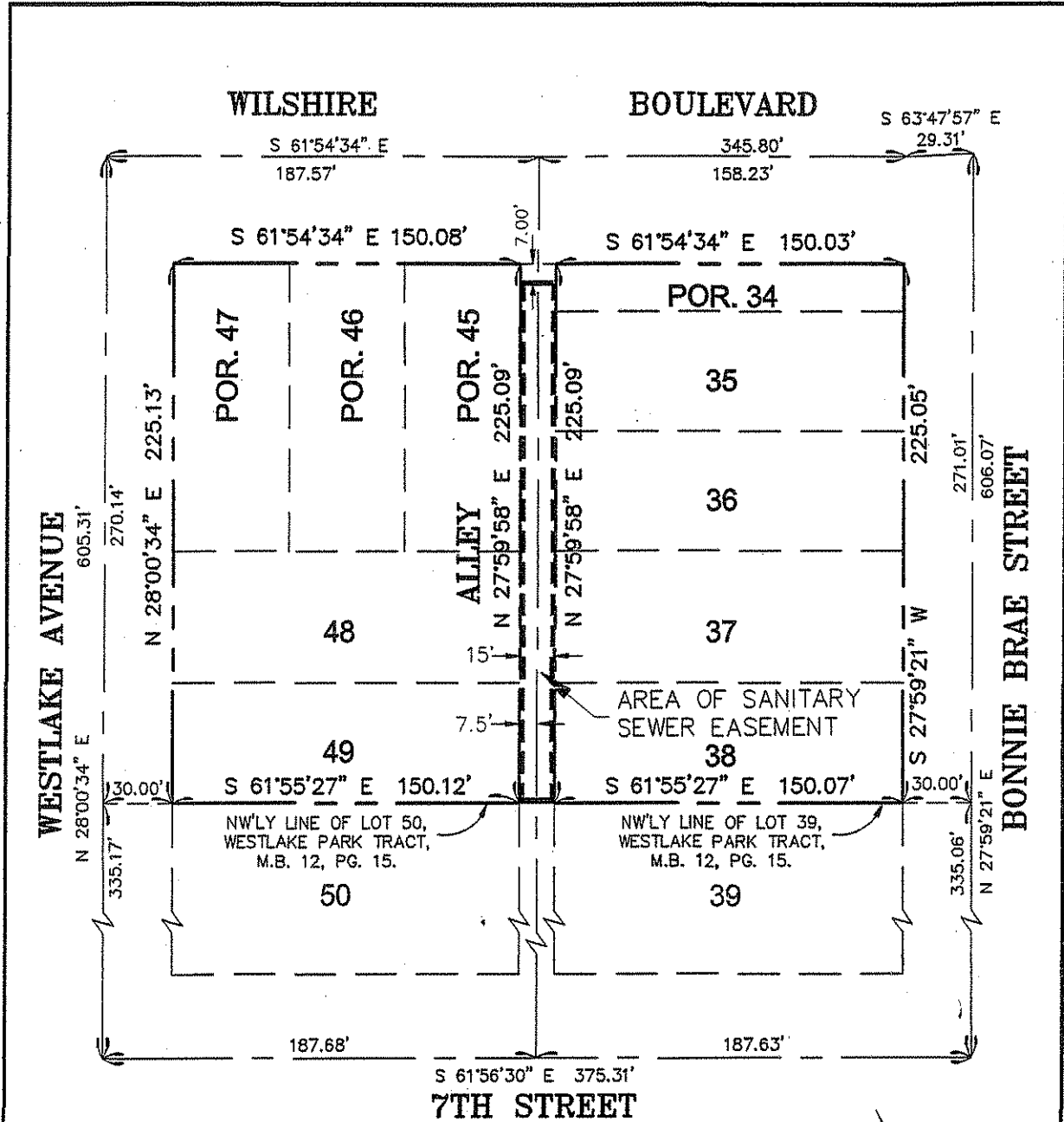
ALSO RESERVING THEREFROM AN EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC SEWER AND PUBLIC STORM DRAIN PURPOSES AND APPURTENANCES THERETO, OVER, ACROSS AND UNDER OF A PORTION OF THE ABOVE-DESCRIBED PARCEL OF LAND, TOGETHER WITH REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM.
END OF DESCRIPTION.




12/12/2013

HOOSHMAND JAHANPOUR-BURKE LS 8230
7728 ANTERO CIRCLE, LAS VEGAS, NV 89128, T. 310-633-1213

EXHIBIT "A"



NOT TO SCALE
SHEET 1 OF 1

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
1930 WILSIRE BOULEVARD, LOS ANGELES, CALIFORNIA
FOR VACATION OF ALLEY PURPOSES

HOOSHMAND JAHANPOUR-BURKE LS 8230
7728 ANTERO CIRCLE, LAS VEGAS, NV 89128, T. 310-633-1213

EXHIBIT "B"

GRANT OF SANITARY SEWER EASEMENT
TO THE CITY OF LOS ANGELES,
LOS ANGELES COUNTY, CALIFORNIA,

A PORTION OF 15 FOOT WIDE ALLEY,
A PART OF WESTLAKE PARK TRACT,
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

EXPLANATION:

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EAST OF WESTLAKE AVENUE, NORTH OF SEVENTH STREET, SOUTH OF WILSHIRE BOULEVARD AND WEST OF BONNIE BRAE STREET.

LAND DESCRIPTION:

BEING A PORTION OF 15-FOOT WIDE ALLEY, IN WESTLAKE PARK TRACT AS PER MAP RECORDED IN BOOK 12, PAGE 15 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, FOR **SANITARY SEWER PURPOSES**; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF WILSHIRE BOULEVARD; **BOUNDED** ON THE WEST BY THE EASTERLY LOT LINE OF LOTS 45, 48 AND 49 OF SAID TRACT; **BOUNDED** ON THE EAST BY THE WESTERLY LOT LINE OF LOTS 34, 35, 36, 37 AND 38 OF SAID TRACT; AND **BOUNDED** ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 39 AND EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 50; AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERTO AND MADE A PART HEREOF.

CONTAINING 3375 SQ. FT. MORE OR LESS.

END OF DESCRIPTION.

THIS LEGAL DESCRIPTION WAS PREPARED BY:

HOOSHMAND JAHANPOUR-BURKE
PROFESSIONAL LAND SURVEYOR, LS 8230
7728 ANTERO CIRCLE, LAS VEGAS, NV, 89128

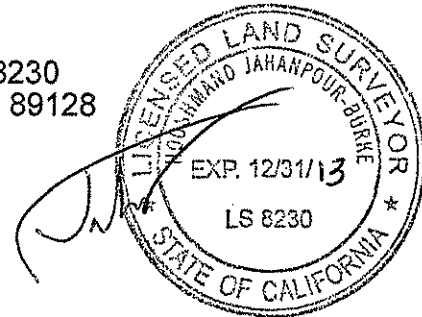
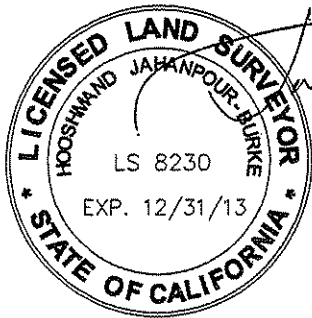
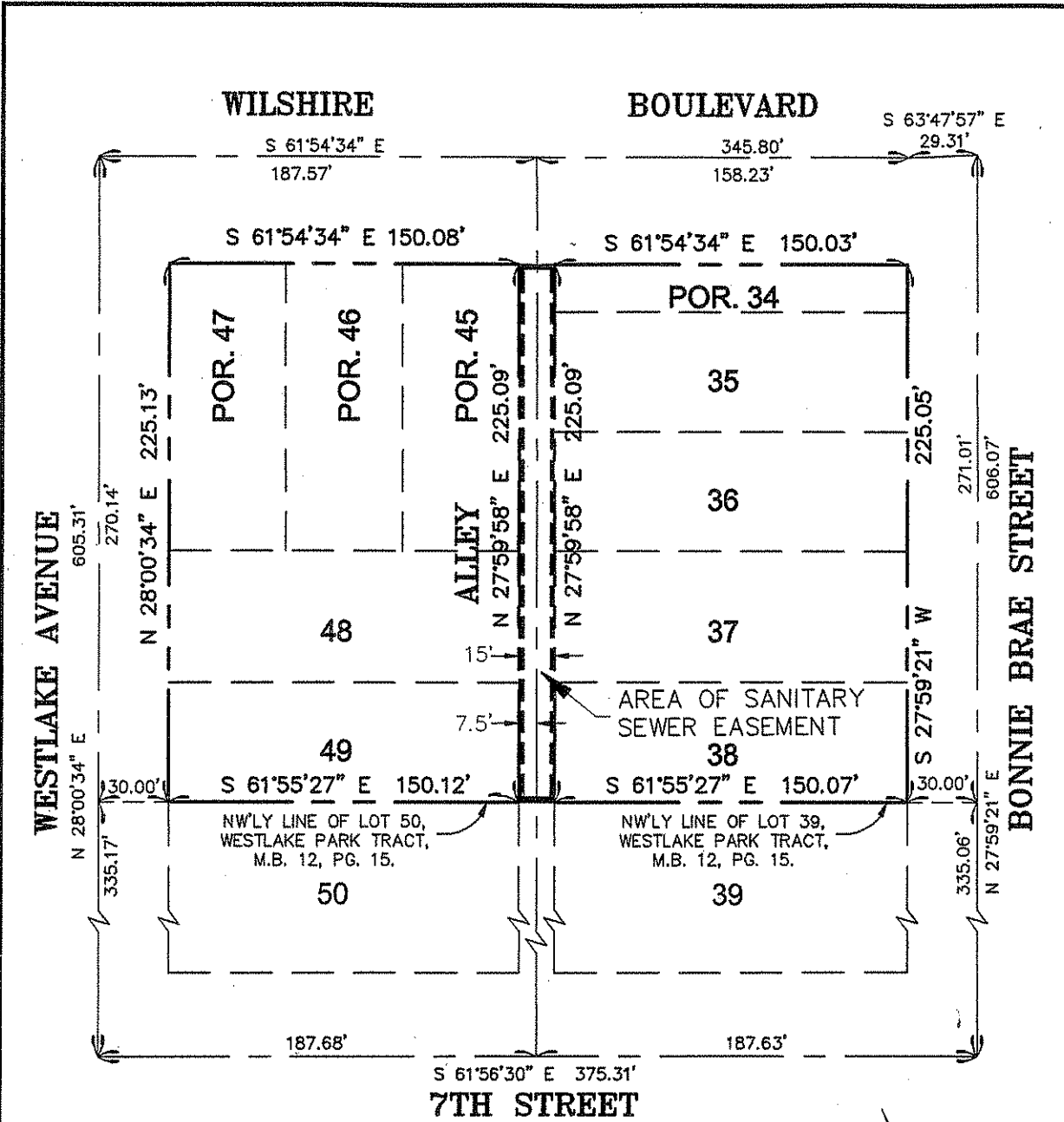


EXHIBIT "B"



9/16/2013

NOT TO SCALE
SHEET 1 OF 1

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
1930 WILSHIRE BOULEVARD, LOS ANGELES, CALIFORNIA
FOR VACATION OF ALLEY PURPOSES

HOOSHMAND JAHANPOUR-BURKE LS 8230
7728 ANTERO CIRCLE, LAS VEGAS, NV 89128, T. 310-633-1213

EXHIBIT "C"

**GRANT OF STORM DRAIN EASEMENT
TO THE CITY OF LOS ANGELES,
LOS ANGELES COUNTY, CALIFORNIA,**

**A PORTION OF 15 FOOT WIDE ALLEY,
A PART OF WESTLAKE PARK TRACT,
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA**

EXPLANATION:

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EAST OF WESTLAKE AVENUE, NORTH OF SEVENTH STREET, SOUTH OF WILSHIRE BOULEVARD AND WEST OF BONNIE BRAE STREET.

LAND DESCRIPTION:

BEING A PORTION OF 15-FOOT WIDE ALLEY, IN WESTLAKE PARK TRACT AS PER MAP RECORDED IN BOOK 12, PAGE 15 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, FOR **STORM DRAIN PURPOSES**; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF WILSHIRE BOULEVARD; **BOUNDED** ON THE WEST BY THE EASTERLY LOT LINE OF LOTS 45, 48 AND 49 OF SAID TRACT; **BOUNDED** ON THE EAST BY THE WESTERLY LOT LINE OF LOTS 34, 35, 36, 37 AND 38 OF SAID TRACT; AND **BOUNDED** ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 39 AND EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 50; AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERTO AND MADE A PART HEREOF.

CONTAINING 3375 SQ. FT. MORE OR LESS.

END OF DESCRIPTION.

THIS LEGAL DESCRIPTION WAS PREPARED BY:

HOOSHMAND JAHANPOUR-BURKE
PROFESSIONAL LAND SURVEYOR, LS 8230
7728 ANTERO CIRCLE, LAS VEGAS, NV 89128

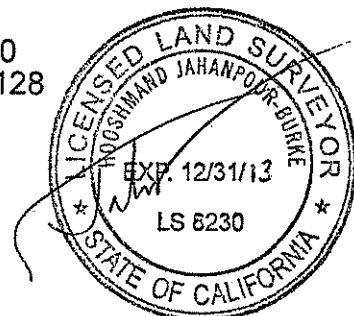
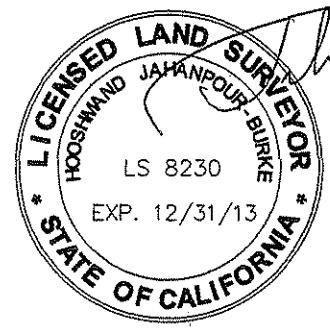
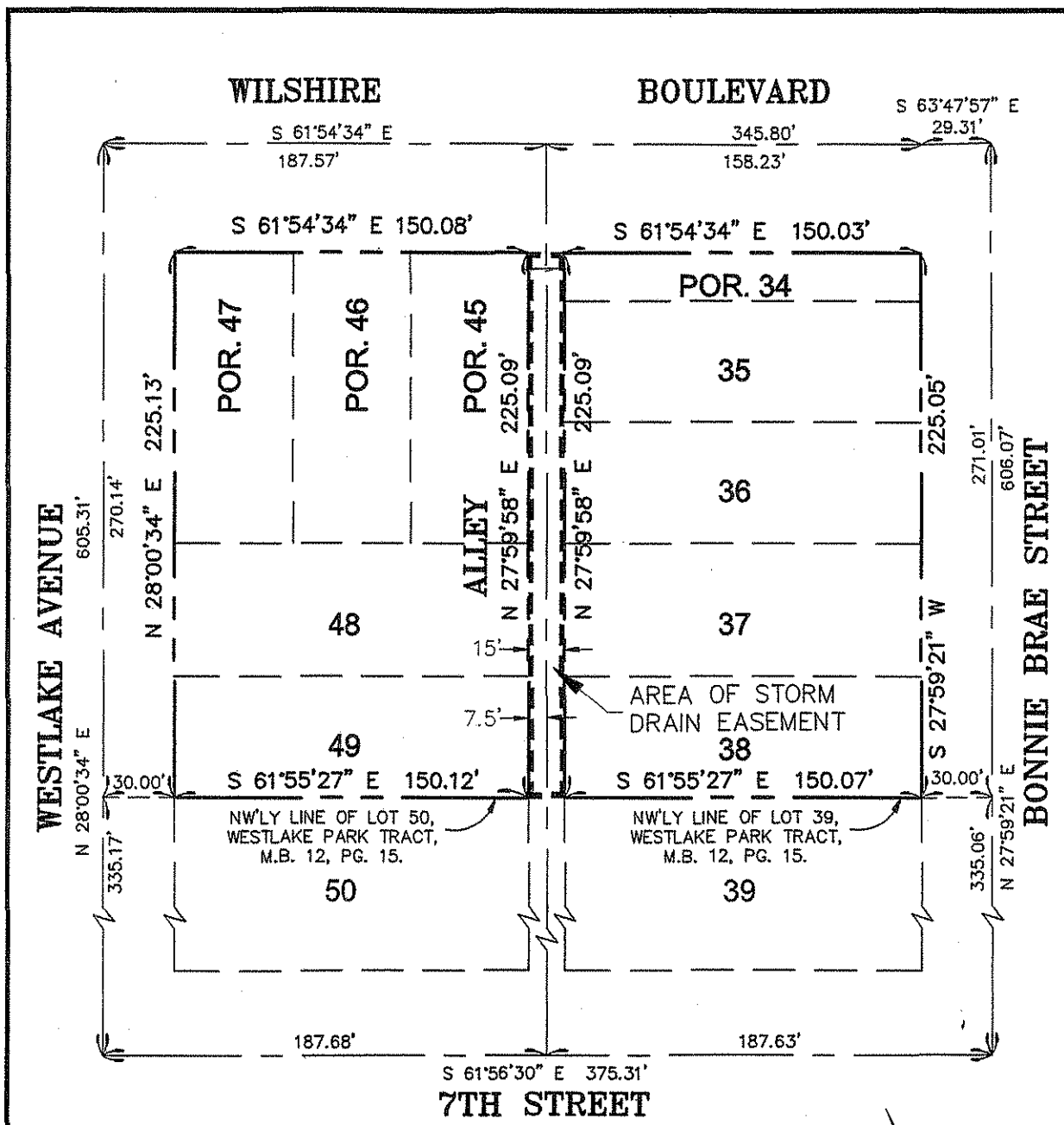


EXHIBIT "C"



9/16/2013

NOT TO SCALE
SHEET 1 OF 1

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
1930 WILSHIRE BOULEVARD, LOS ANGELES, CALIFORNIA
FOR VACATION OF ALLEY PURPOSES

HOOSHMAND JAHANPOUR-BURKE LS 8230
7728 ANTERO CIRCLE, LAS VEGAS, NV 89128, T. 310-633-1213

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPE
Council and Public Services
Division

www.cityclerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No.

MARCH 7, 2012

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 11-1289,
at its meeting held MARCH 6, 2012, to set a Public Hearing Date of APRIL 3, 2012.

City Clerk
OS

T 3/6

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TO THE COUNCIL OF THE
CITY OF LOS ANGELES

File No. 11-1289

Your

PUBLIC WORKS

Committee

reports as follows:

CATEGORICAL EXEMPTION and PUBLIC WORKS COMMITTEE REPORT relative to the vacation of an alley easterly of Westlake Avenue from Wilshire Boulevard to 225 feet southerly thereof (VAC E1401174).

Recommendations for Council action:

1. FIND that the vacation of an alley easterly of Westlake Avenue from Wilshire Boulevard to 225 feet southerly thereof is exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(3) of the City's Environmental Guidelines.
2. ADOPT the FINDINGS of the City Engineer dated August 2, 2011, as the Findings of the Council, as modified by the Public Works Committee and attached to Council file No. 11-1289.
3. FIND that the 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 Exhibit B of the August 2, 2011 City Engineer report and attached to the Council file:

Alley easterly of Westlake Avenue from Wilshire Boulevard to 225 feet southerly thereof.

4. ADOPT the accompanying City Engineer report dated August 2, 2011 to approve the vacation.
5. INSTRUCT the City Clerk to set a public hearing date for **APRIL 3, 2012**.

Fiscal Impact Statement: The City Engineer reports that the petitioner has 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 will be required of the petitioner.

Community Impact Statement: None submitted.

SUMMARY

At its regular meeting held on February 22, 2012 (continued from the meeting on September 7, 2011), the Public Works Committee considered the recommendations of the City Engineer as contained in its August 2, 2011 report. The City Engineer reports that the area sought to be vacated is an alley easterly of Westlake Avenue from Wilshire Boulevard to 225 feet southerly thereof (a map of the area is included as Exhibit B in the August 2, 2011 City Engineer report and is attached to the Council file). The purpose of the vacation request is to maintain electrical conduits within the vacation area created for solar panels located on the property at 1914 Wilshire Boulevard. This vacation procedure is being processed under procedures established by Council on March 5, 2002 as detailed in Council file No. 01-1459.

Initial testimony was provided by staff from the Department of Public Works, Bureau of Engineering. Further testimony was provided by Council District One staff. They presented a revised condition to the committee for inclusion into the record. Council District One staff stated that the applicant had agreed to power wash the sidewalks surrounding the property on Wilshire Boulevard, Westlake Avenue, and Bonnie Brae Street. After providing an opportunity for public comment, the Committee moved to recommend approval of the recommendations as contained in said City Engineer report, including the condition proposed by Council District One, and detailed above in Recommendation Nos. 1-5. This matter is now submitted to Council for its consideration.

Respectfully submitted,
PUBLIC WORKS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BUSCAINO:	YES
KREKORIAN:	YES
GARCETTI:	ABSENT

ME
CD 1
11-1289_rpt_pw_2-23-12



ADOPTED

MAR 06 2012

LOS ANGELES CITY COUNCIL

SET FOR HEARING: ~~April 3, 2012~~

-Not Official Until Council Acts-

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

AUG 02 2011

Honorable Members:

C. D. No. 1

SUBJECT:

VACATION APPROVAL - VAC-E1401174 - Council File No. 11-1289-
Alley easterly of Westlake Avenue from Wilshire Boulevard to 225' southerly 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 "B":

Alley easterly of Westlake Avenue from Wilshire Boulevard to 225' southerly thereof.
- B. That the vacation of the area shown colored orange on Exhibit "B", be denied.
- C. 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.
- D. That the 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 easement.
- E. 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
- 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 nonmotorized 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 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:

The petitioner has 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 will be required of the petitioner.

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. Walter and Aeshea Jayasinghe Family Trust
1930 Wilshire Boulevard, Suite 1100
Los Angeles, CA 90057
2. Rochlin Corporation
Attention: Gary Rochlin
657 Las Lomas Avenue
Pacific Palisades, CA 90272
3. McCormack Baron Salazar
801 South Grand Avenue, Suite 780
Los Angeles, CA 90017-3211

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 No. E1401174 be paid.
2. That a suitable map, approved by the Central District Engineering Office, delineating the limits (including bearings and distances) of the area to be vacated be submitted to the Land Development Group prior to the preparation of the Resolution to Vacate.

3. 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.
4. 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.
5. That the petitioner dedicates the following adjoining their properties, in a manner satisfactory to the City Engineer:
 - a. Dedicate 7 feet as public street along the southerly side of Wilshire Boulevard (Major Highway Class II Standards) adjacent to Lot 34 of the Westlake Park Tract, to provide a 52-foot wide half right-of-way.
 - b. Dedicate a 20-foot radius property line return for intersections of Wilshire Boulevard at Westlake Avenue and, at Bonnie Brae Street.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer.
 - (a) Wilshire Boulevard:
 1. Repair or replace any broken or off-grade concrete sidewalk, curb and gutter.
 2. Replace alley intersection with full height curb and gutter or with a standard driveway.
 - (b) Westlake Avenue:

Repair or replace any broken or off-grade concrete sidewalk, curb and gutter.
 - (c) Bonnie Brae Street:

Repair or replace any broken or off-grade concrete sidewalk, curb and gutter.
7. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing City of Los Angeles sewer and storm drain facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection.
8. That arrangements be made with all utility agencies maintaining facilities in this area, including but not limited to the Southern California Gas Company and AT&T for the

removal of any affected facilities or the providing of easements or rights for the protection of any affected facilities to remain in place.

9. That upon the review of the title report identifying the underlying fee title interest of the vacation area, an agreement be recorded satisfactory to the Bureau of Engineering to hold the parcel of land under the one 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 said area, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
10. That consent to the vacation be secured from the owner of the property adjoining southwesterly to the area to be vacated, identified as parcel 5142-002-904 per Los Angeles County Assessor's records.
11. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
12. 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.
13. That arrangements be made with the Department of Transportation for the payment of any necessary fee pursuant to Ordinance No. 180,542.
14. That plot plans be submitted to the Fire Department for their review and approval. Additional conditions may be imposed during this review.

TRANSMITTAL:

Application dated January 20, 2011, from Rochlin Corporation.

DISCUSSION:

Request: The petitioner, Rochlin Corporation, on behalf of Walter and Aeshea Jayasinghe Family Trust, the owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to maintain electrical conduits within the vacation area created for solar panels located on the property at 1914 Wilshire Boulevard.

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 July 29, 2011 under Council File No. 11-1289 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties surrounding the proposed vacation area are zoned Commercial C2 & C4.

The property is developed with a commercial building, parking lot, and solar power facilities.

Description of Area to be Vacated: The area sought to be vacated is an alley easterly of Westlake Avenue from Wilshire Boulevard to 225 feet southerly thereof. It is improved with asphalt concrete pavement.

Adjoining Street: Wilshire Boulevard is an improved Major Highway Class II dedicated with a variable width right-of-way. Westlake Avenue and Bonnie Brae Street are both classified as Local Street with a 60-foot right-of-way, a half roadway width of 30 feet and a 10 feet wide concrete sidewalk.

Effects of Vacation on Circulation and Access: The proposed vacation of the alley easterly of Westlake Avenue from Wilshire Boulevard to 225 feet southerly should not have any adverse impacts on circulation or access. The alley is not needed for the use of bicyclists or equestrians. The property owner to the southwest has requested that pedestrian access be maintained. A consent from this property has been imposed as a condition of this vacation.

Objections to the vacation: In the letter dated February 15, 2011, McCormack Baron Salazar, Inc., owner of Lots 40 through 44, and Lots 50 through 55, of the Westlake Park Tract, requested that an easement for pedestrian access be maintained for public safety reasons prior to the consent being provided.

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: There are no dedications required. It will be necessary that the petitioner provide for the improvements outlined under conditions.

Sewers and Storm Drains: There is no existing sewer or storm drain facilities within the area proposed to be vacated.

Public Utilities: Southern California Gas Company maintains facilities within the area to be vacated. AT&T did not respond to the Bureau of Engineering's referral letter dated January 28, 2011.

Tract Map: Since there are no dedication can be acquired by separate instrument and the necessary improvements can be constructed under separate permit process, 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 one 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 stated in its communication dated March 14, 2011, that they are not opposed to this vacation. In addition, that through the requirements of a tract map or by other means, provisions are made for 1) Lot consolidation. 2) driveway and access approval by the Department of Transportation and 3) any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's standard street dimensions.

City Fire Department: Based on the Fire Department communication dated February 16, 2011, it appears that the Fire Department may request additional conditions for this project.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated January 28, 2011.

Conclusion: The vacation of the public street 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 nonmotorized transportation purposes.

The area shown colored orange should not be vacated because it is needed for public street purpose.

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:\LD\StVac\NewReptE1401174R



TITLE: ALLEY EASTERLY OF WESTLAKE AVENUE FROM WILSHIRE BOULEVARD TO 225 FEET SOUTHERLY THEREOF.

WORK ORDER NO. VAC- E1401174
 COUNCIL FILE NO. 11-1289
 COUNCIL DIST. 1 DIV. INDEX 98
 ENG. DIST. CENTRAL T.G. 634-C3
 DISTRICT MAP 132A203



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