

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

May 14, 2015

Of the City of Los Angeles

Honorable Members:

C. D. No. 2

SUBJECT:

VACATION APPROVAL - VAC- E1401187 - Council File No. 12-1327 – Keswick Street, Variable Future Street and 30 Foot Future Street Easement between Vantage Avenue and Laurel Canyon Boulevard Southerly of Stagg Street.

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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. The two 6-foot wide and a portion of the 10-foot wide public streets lying within Lot 25 and Lot 26, Tract 11339.
  - 2. The 30-foot wide and variable width portions of future street lying within said Lot 25 and Lot 26.
- B. That the vacation of the areas 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 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 Committee approval 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 \$18,725.00 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. Nelli Kozina  
711 Winnetka Av.  
Canoga Park CA 91306
2. TKIM Associates  
2500 Wilshire Bl., #1122  
Los Angeles CA 90057
3. 7651 Laurel Canyon Blvd LLC  
7651 Laurel Canyon Blvd

Los Angeles CA 91605

4. Calafia LLC  
ATTN: Bhupesh Parikh  
427 W. Colorado St. #201  
Glendale CA 91204
5. City of Los Angeles  
Department of General Services  
Asset Management Division  
111E 1<sup>st</sup> St, Rm 201  
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 any fee deficit under Work Order E1401187 be paid.
2. That a suitable map, approved by the Valley District Engineering office, delineating the limits, including bearings and distances, of the area(s) 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(s) 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 arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the Department of Water and Power 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 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 October 31, 2011, from Nelli Kozina.

DISCUSSION:

Request: The petitioner, Nelli Kozina, owner of the property shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street and future street easement areas shown colored blue and orange.

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 August 24, 2012, under Council File No. 12-1327 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the areas to be vacated to the south and north are zoned R3-1 and developed with multiple family residences.

Description of Areas to be Vacated: The areas sought to be vacated are the two 6-foot wide and a portion of the 10-foot wide public streets lying within both Lots 25 and 26 of Tract 11339 and the 30-foot and variable width portions of future street easements lying within these lots. The areas are unimproved.

Tentative Tract No. 63405 has been filed over the vacation area but a final tract map has not been recorded.

Adjoining Streets: Keswick Street and Vantage Avenue are both Local Streets dedicated 60 feet and variable width. Both Keswick Street and Vantage Avenue are improved with a variable width roadway, curb and gutter, sidewalks. Laurel Canyon Boulevard is a Major Highway, Class II, dedicated 100 feet wide with an 80-foot wide roadway, curb and gutter, and 10-foot wide sidewalks.

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 should have no adverse effects on either circulation or access since the area is unimproved and properties adjacent to these street easements have street frontage on Vantage Avenue and Laurel Canyon Boulevard.

Most of the areas being vacated are currently dedicated as future street so adjoining properties to the north and to the south have no legal right to use the future street area at this time.

The future and public streets are also not needed for the use of pedestrians, bicyclists or equestrians.

Public Comments: Calafia LLC., owner of the property at 7701 Laurel Canyon Boulevard in its letter dated January 4 2012 stated that “ At the time of purchasing our property at 7701 Laurel Canyon Boulevard, we were required to release part of the property (in blue) for future streets. If this part of the property is now being vacated, it should be released back to Calafia LLC.”

In a communication dated October 2, 2012, Karo Torossian, a representative of Council District 2, noted community interest in future development of the entire vacation area as a park.

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: 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 storm drain facilities within the areas proposed to be vacated. There are, however, existing sewer facilities within these areas.

Public Utilities: AT&T and the Department of Water and Power maintain facilities in the areas 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 agreements satisfactory to the Bureau of Engineering to hold each 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 December 21, 2011.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering’s referral letter dated December 21, 2011.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated December 21, 2011.

Conclusion: The vacation of the public and future street 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.

Report prepared by:

Respectfully submitted,



LAND DEVELOPMENT GROUP

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Land Development Group  
Bureau of Engineering

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