

ACCELERATED REVIEW PROCESS – G

Office of the City Engineer

Los Angeles, California

To the Honorable Council
Of the City of Los Angeles

JAN 16 2014

Honorable Members:

C. D. No. 2

SUBJECT:

Viewcrest Road Westerly of Laurel Terrace Drive, Ingress/Egress Easement on Lots A and B, PMLA No. 2005-2824 – Resolution to Vacate – VAC-E1401167 – Council File No. 12-1361

RECOMMENDATIONS:

- A. That the City Council reaffirm its findings of April 16, 2013, 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. 14-1401167 for this vacation be adopted.
- C. That following Council adoption, Resolution to Vacate No. 14-1401167, 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 April 16, 2013.
- 2. City Engineer's report dated November 8, 2012.
- 3. Draft of Resolution to Vacate No. 14-1401167.

DISCUSSION:

Resolution to Vacate: At the meeting of the City Council on May 15, 2013, no protests were filed against this vacation. All conditions of the Council's action of April 16, 2013, under Council File No. 12-1361 have been fulfilled. The Resolution to Vacate is being presented pursuant to Council instructions of April 16, 2013.

Resolution to Vacate No. 14-1401167 has been approved as to form and legality by the City Attorney.

Environmental Considerations: The City Council, on April 16, 2013, 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 April 16, 2013 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
E1401167resrpt

RESOLUTION TO VACATE NO. 14-1401167
(California Streets and Highways
Code Sections 8324 and 8325)

Vacation of the 48-foot wide Ingress/Egress Easement within Parcels A and B, Parcel Map L.A. No. 2005-2824, located southerly of Viewcrest Road and westerly of Laurel Terrace Drive.

On May 15, 2013, the City Council considered the evidence submitted regarding said vacation and determined that said ingress/egress easement should be vacated subject to the conditions of vacation having been complied with, (CF 12-1361). All conditions of the Council's action have been fulfilled. No public easements are being reserved from this vacation.

Therefore, from all of the evidence submitted, the Council finds that the 48-foot wide ingress/egress easement within Parcels A and B, Parcel Map L.A. No. 2005-2824, located southerly of Viewcrest Road and westerly of Laurel Terrace Drive proposed for vacation is unnecessary for present or prospective public ingress/egress purposes; and

The particular portion of the public ingress/egress easement which is to be vacated is described herein attached Exhibit "A" and "B".

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.

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 *Janez Wax* Deputy *1-14-2014* Date

HOLLY L. WOLCOTT, Interim City Clerk

By _____
Deputy

Council File No. 12-1361



Richard F. Prutz

EXHIBIT "A"

W.O. 4769-W
July 11, 2013

VACATION OF INGRESS / EGRESS EASEMENT

PARCEL A and B, Parcel Map L.A. No. 2005-2824

PARCEL A

That portion of Parcel A, Parcel Map L.A. No. 2005-2824 in the City of Los Angeles, County of Los Angeles, State of California as per Map filed in Book 355, Pages 71 and 72 of Parcel Maps, record of Los Angeles County, described as follows:

Beginning at the northeast corner of said Parcel A;

thence South $17^{\circ}52'01''$ East along the easterly line of said parcel A, 25.00 feet;

thence South $72^{\circ}07'59''$ West 24.00 feet;

thence North $17^{\circ}52'01''$ West 21.60 feet to a point on the curved southerly right of way line of Viewcrest Road as shown on said map of Parcel Map L.A. No. 2005-2824, a radial line to said point bears North $27^{\circ}48'38''$ West;

thence northeasterly along said curved right of way line, being a curve concave to the southeast having a radius of 370.41 feet, an arc length of 24.25 feet to the point of beginning.

PARCEL B

That portion of Parcel B, Parcel Map L.A. No. 2005-2824 in the City of Los Angeles, County of Los Angeles, State of California as per Map filed in Book 355, Pages 71 and 72 of Parcel Maps, record of Los Angeles County, described as follows;

Beginning at the northwest corner of said Parcel B;

thence South $17^{\circ}52'01''$ East along the westerly line of said Parcel B, 25.00 feet;

thence North $72^{\circ}07'59''$ East 24.00 feet;

thence North $17^{\circ}52'01''$ West 26.82 feet to a point on the curved southerly right of way line of Viewcrest Road as shown on said map of Parcel Map L.A. No. 2005-2824, a radial line to said point bears North $20^{\circ}20'12''$ West;

thence southwesterly along said curved right of way line, being a curve concave to the southeast having a radius of 370.41 feet, an arc length of 24.07 feet to the point of beginning.

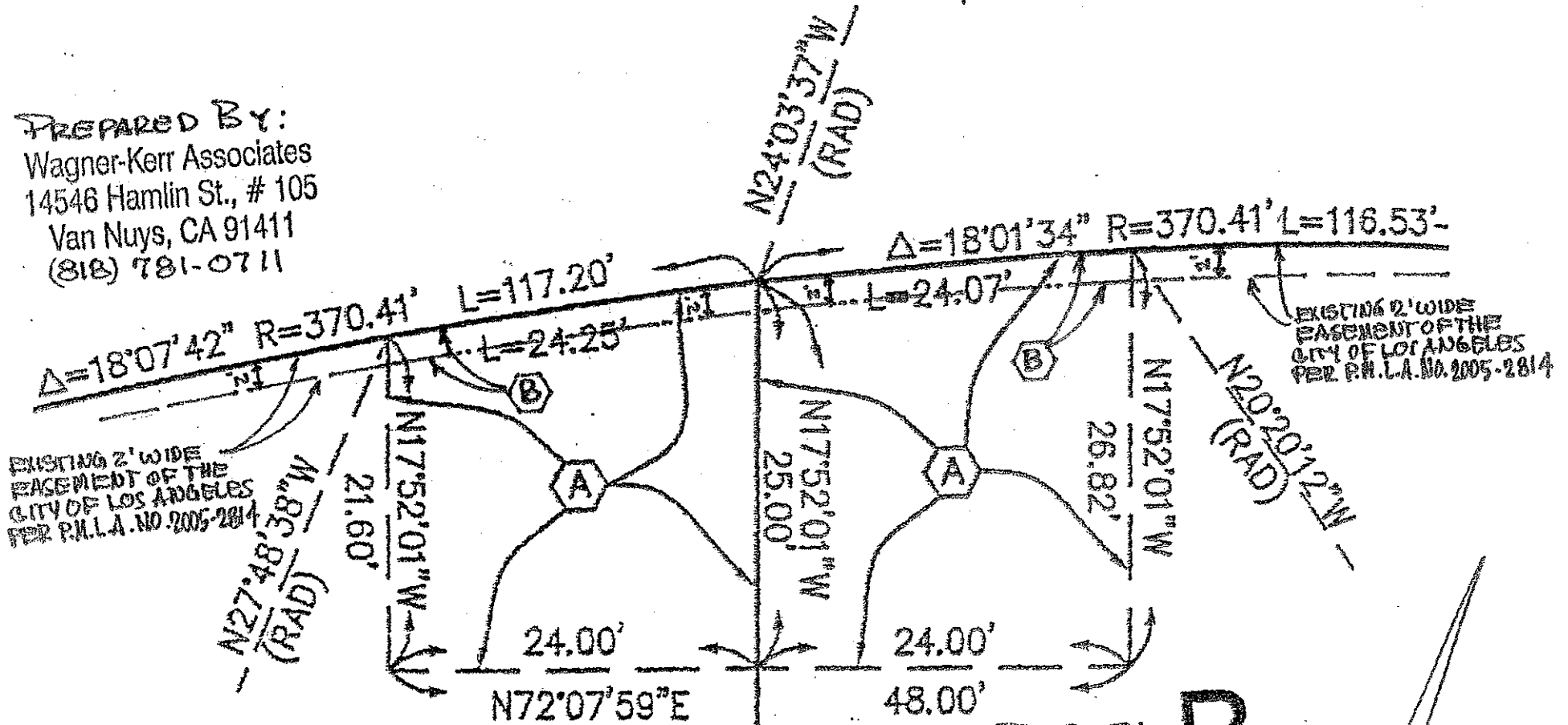
VACATION-DEDICATION EXHIBIT

PARCEL MAP L.A. NO. 2005-2824 P.M.B. 355-71/72

EXHIBIT "B"

REF: COUNCIL FILE 12-1361

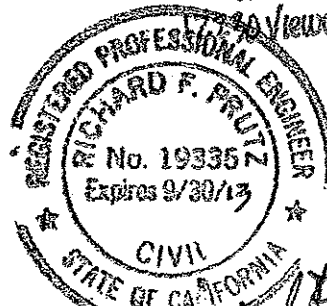
Prepared By:
Wagner-Kerr Associates
14546 Hamlin St., # 105
Van Nuys, CA 91411
(818) 781-0711



PARCEL A
12240 Viewcrest Rd.

PARCEL B
12240 Viewcrest Rd.

- A** - VACATION OF EXISTING EASEMENT OF THE CITY OF LOS ANGELES FOR INGRESS/EGRESS PURPOSES PER P.M. L.A. NO. 2005-2814.
- B** - DEDICATION OF A 2' WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR SIDEWALK AND PUBLIC UTILITIES PURPOSES.



Richard F. Fritz

SCALE 1"=10'
W.D. 4769-W
JULY, 2013

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.

April 17, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 12-1361,
at its meeting held April 16, 2013, to set a Public Hearing Date of May 15, 2013.



City Clerk
io

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7 4/16

COMMUNICATION

File No. 12-1361

TO: LOS ANGELES CITY COUNCIL

FROM: COUNCILMEMBER JOE BUSCAINO, CHAIR
PUBLIC WORKS COMMITTEE

CATEGORICAL EXEMPTION and COMMUNICATION FROM CHAIR, PUBLIC WORKS COMMITTEE relative to street vacation proceedings to vacate Viewcrest Road westerly of Laurel Terrace Drive, Ingress/Egress Easement on Lots A and B, Parcel Map LA No. 2005-2824 (VAC E1401167).

Recommendations for Council action:

1. FIND that the street vacation of Viewcrest Road westerly of Laurel Terrace Drive, Ingress/Egress Easement on Lots A and B 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 November 8, 2012, as the Findings of the Council.
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 A of the November 8, 2012 City Engineer report attached to the Council File:

The 48-foot wide Ingress/Egress Easement within Parcels A and B, Parcel Map LA 2005-2824, located southerly of Viewcrest Road and westerly of Laurel Terrace Drive.
4. ADOPT the accompanying City Engineer report dated November 8, 2012 to approve the vacation.
5. INSTRUCT the City Clerk to set a public hearing date for **MAY 15, 2013**.

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 may be required of the petitioner.

Community Impact Statement: None submitted.

SUMMARY

At a regular meeting held on March 27, 2013, the Chair of the Public Works Committee considered the recommendations of the City Engineer as contained in its November 8, 2012 report. The City Engineer reports that the area sought to be vacated is the 48-foot wide Ingress/Egress Easement within Parcels A and B, Parcel Map LA 2005-2824, located southerly of Viewcrest Road and westerly of Laurel Terrace Drive (a map of the area is included as Exhibit A in the November 8, 2012 City Engineer report and is attached to the Council File). The purpose of the vacation request is for complete useful/enjoyment of property and for construction of property boundary/security walls. This vacation procedure is being processed under procedures established by Council on March 5, 2002 as detailed in Council File No. 01-1459.

After having provided an opportunity for public comment, the Committee Chair moved to recommend approval of the recommendations as contained in said City Engineer report and detailed above in Recommendation Nos. 1-5. This matter is now submitted to Council for its consideration.

Respectfully submitted



COUNCILMEMBER JOE BUSCAINO, CHAIR
PUBLIC WORKS COMMITTEE

MEMBER	VOTE
BUSCAINO:	YES
KREKORIAN:	ABSENT
GARCETTI:	ABSENT

ME
CD 2
12-1361_rpt_pw_3-29-13

ADOPTED

APR 16 2013

LOS ANGELES CITY COUNCIL
SET FOR HEARING. *May 15, 2013*

-Not Official Until Council Acts-

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

NOV 08 2012

Of the City of Los Angeles

Honorable Members:

C. D. No. 2

SUBJECT:

VACATION APPROVAL - VAC- E1401167 - Council File No. 12-1361 – Viewcrest Road Westerly of Laurel Terrace Drive, Ingress/Egress Easement on Lots A and B, PMLA No. 2005-2824.

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 48-foot wide Ingress/Egress Easement within Parcels A and B, Parcel Map LA 2005-2824, located southerly of Viewcrest Road and westerly of Laurel Terrace Drive.
- B. 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.
- C. That the Council find that there is a public benefit to this vacation. Upon vacation of the ingress/egress easement, the City is relieved of any potential liability that might result from continued ownership of the involved ingress/egress 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 needed for nonmotorized transportation facilities.

- F. 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.
- 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 the 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 \$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.

NOTIFICATION:

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

1. Mark Wollman
14025 Riverside Drive, #1
Sherman Oaks, CA 91423
2. Irwin and Marsha Spector
10841 Acama Street
North Hollywood, CA 91602

CONDITIONS FOR STREET VACATION:

The Conditions specified in this report are established as the requirements to be complied with by the petitioners 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, shall be terminated, with no further Council action.

1. That any fee deficit under Work Order No. E1401167 be paid.

2. That a suitable map, approved by the Valley 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 title reports indicating the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
5. That the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

Dedicate a 2-foot sidewalk and public utility easement along the southerly side of Viewcrest Road where the ingress/egress easement is located.
6. That consent to the vacation be secured from the owner of Lot B of Parcel Map 2005-2824.

TRANSMITTAL:

Application dated July 6, 2010, from Mark Wollman.

DISCUSSION:

Request: The petitioner, Mark Wollman, owner of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of a portion of the ingress/egress easement area shown colored blue. The Street Vacation application indicated that the purpose of the vacation is for complete useful/enjoyment of property and for construction of property boundary/security walls.

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 31, 2012, under Council File No. 12-1361 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The property southerly of the proposed vacation area is zoned (Q) C2-1L and is undeveloped for single residential.

Description of Area to be Vacated: The area sought to be vacated is an ingress/egress easement, unimproved area, lying southerly of Viewcrest Road.

Adjoining Streets and Alleys: Viewcrest Road, a local street, variable width and improved.

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

Effects of Vacation on Circulation and Access: The vacation of the ingress/egress easement will not have any adverse effect on vehicular circulation or access since the area is not needed as an ingress/egress easement.

The ingress/egress easement is 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 area has been made as to title or reversionary interest.

Dedications and Improvements: There are no improvements required. It will be necessary that the petitioner provide for the dedication outlined under conditions.

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

Public Utilities: There are no public utilities in the area proposed to be vacated.

Tract Map: Since there are no improvements required, and the required dedication can be acquired by separate instrument, 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 October 5, 2010.

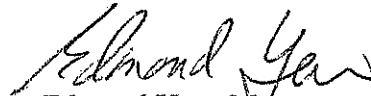
City Fire Department: The Fire Department states that they have no objection to this "Street Vacation" of the originally requested ingress/egress easement as a condition Parcel Map No 2005-2824. Roadway improvements and changes in proposed site plan(s) negate the need for the original requirement.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated October 5, 2010.

Conclusion: The vacation of the public ingress/egress easement 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.

Respectfully submitted,

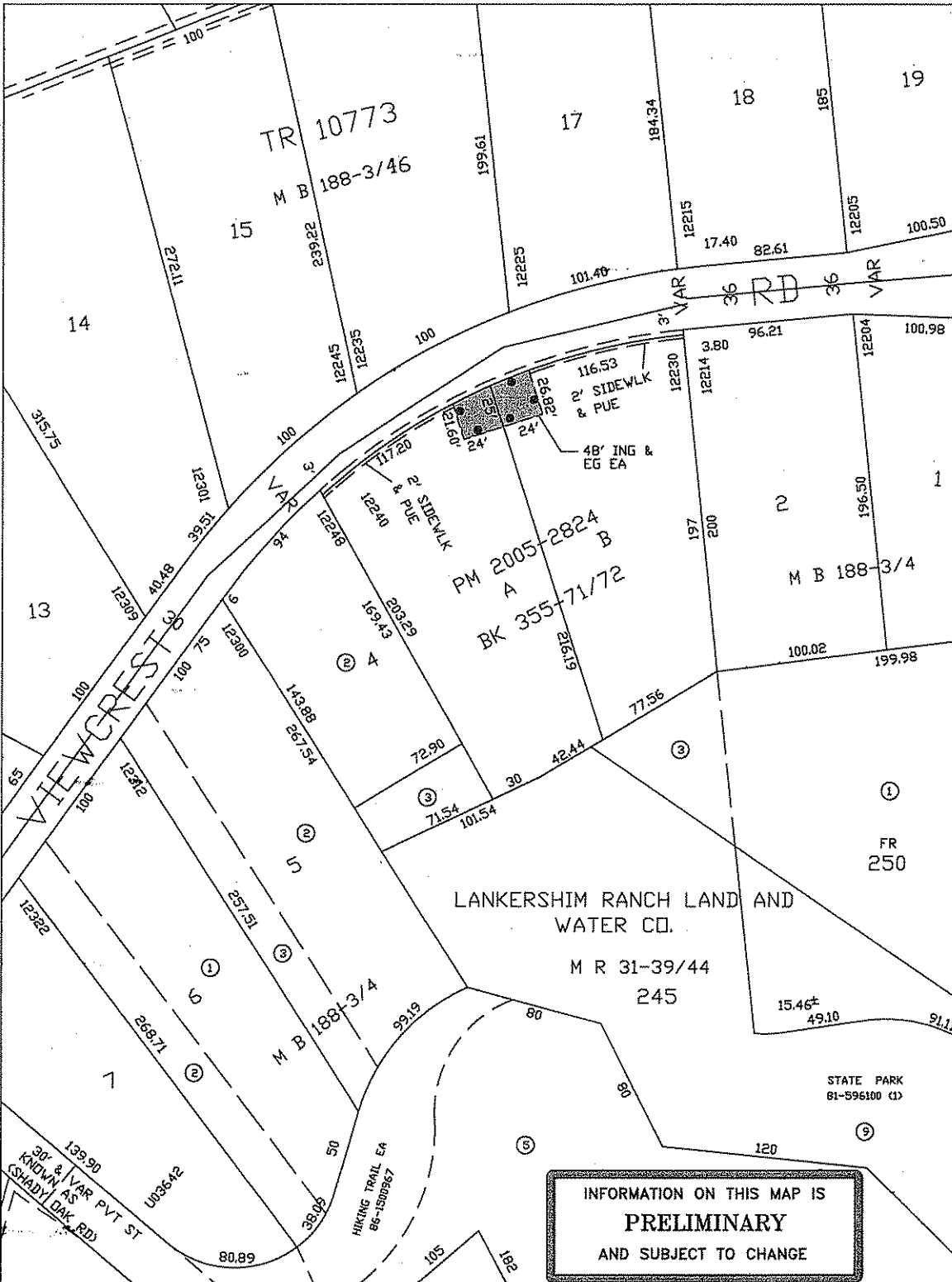


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Report prepared by:

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

EY/dh
R:\pbn.misc\E1401167



INFORMATION ON THIS MAP IS
PRELIMINARY
 AND SUBJECT TO CHANGE

TITLE: VIEWCREST RD WLY/O LAUREL TERRACE DR, INGRESS/EGRESS
 EASEMENT ON LOTS A & B, PMLA NO. 2005-2824

WORK ORDER NO. VAC- E1401167
 COUNCIL FILE NO. 12-1361
 COUNCIL DIST. 2 DIV. INDEX 1428
 ENG. DIST. VALLEY T.G. 562-F6
 DISTRICT MAP 162B165



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

EXHIBIT A Legend: Vacation boundary as shown