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CALIFORNIA



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**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

DEBORAH WEINTRAUB, AIA, LEED^{AP}
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

FEB 07 2014

Council File No. 13-0335
Council District: 11
Contact Person: Dale Williams
Phone: (213) 202-3491

Public Works and Gang Reduction Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated **FEB 07 2014** for Council review and approval of:

VACATION APPROVAL - VAC- E1401223 - Council File No. 13-0335 – Bay Street between Jefferson Boulevard and Ballona Creek

RECOMMENDATIONS:

1. Adopt the findings of the City Engineer on the attached City Engineer report relative to initiating vacation proceedings. This vacation 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 City Engineer's report dated **FEB 07 2014** with the conditions contained therein.
3. Fiscal Impact Statement:

The petitioner has paid a fee of \$44,000.00 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.

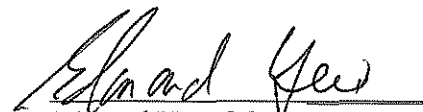
4. That there is a public benefit to this vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the right-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.



5. Mike Snyder and Edward Chang, owners of 5300 Playa Vista Drive, Unit 11, adjoining the vacation area, in a letter dated September 1, 2013 stated that they are not opposed to the vacation but are very concerned about the proposed use. June Lockhart-Triolo, owner of 5400 Playa Vista Drive, Unit 7, adjoining the vacation area, in a letter dated September 3, 2013 stated that she is not opposed to the vacation but is very concerned about the proposed use. Thomas Kravitz, owner of 5300 Playa Vista Dr., Unit 17, in a letter dated September 4, 2013 stated that he is opposed to the vacation unless a greenbelt is built. Aden and Susan Kun, owners of 5400 Playa Vista Dr., Unit 15, in a letter dated September 4, 2013 stated that they are not opposed to the vacation but are concerned about the proposed use. Lynne Weaver, owner of 5400 Playa Vista Drive, Unit 25, adjoining the vacation area, in a letter dated September 4, 2013 stated that she is opposed to the vacation unless various conditions are met. M. Spence Howard, owner of 5350 Playa Vista Drive, Unit 6, adjoining the vacation area, in a letter dated September 9, 2013, stated that he is vehemently opposed to the vacation. Keith and Spideh Kohn, owners of 5300 Playa Vista Dr. Unit 5, adjoining the vacation area, in a letter received September 12, 2013, stated that they oppose the vacation due to increased traffic. Khulan Bayartsaikhan, owner of 5300 Playa Vista Dr., Unit 6, adjoining the vacation area, in a letter dated September 15, 2013, stated that he strongly opposes vacating Bay Street due to concerns about the proposed use. Craig and Ann Shenkler, owners of 5400 Playa Vista Dr., Unit 22, in an undated letter stated that they are opposed to the vacation unless various conditions are met.

The Board of Directors of the Bridgeway Mills Homeowner's Association, in a letter dated November 19, 2013, stated that it does not object to the vacation and does not maintain any facilities in the area, however, they would like input on the future use of the area due to the proximity of their property to the location and shared property line/retaining wall.

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

Of the City of Los Angeles

FEB 07 2014

Honorable Members:

C. D. No. 11

SUBJECT:

VACATION APPROVAL - VAC- E1401223 - Council File No. 13-0335 Bay Street
between Jefferson Boulevard and Ballona Creek

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":

Bay Street between Jefferson Boulevard and Ballona Creek

- 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 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.
- D. 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.
- 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 non-motorized 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 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 \$44,000.00 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. Playa Jefferson Partners, LLC
ATTN: Jeff Worthe
100 Wilshire Blvd., Ste 1600
Santa Monica CA 90401
2. FirstService Residential
ATTN: Christine Hulka
Community Mgr: Bridgeway Mills
6080 Center Dr, Suite 201
Los Angeles CA 90045
3. Bridgeway Mills HOA
ATTN: Troy Scarlott
5400 Playa Vista Dr. Unit #21
Playa Vista CA 90094

4. Bridgeway Mills LP
1663 Sawtelle Bl. Ste 200
Los Angeles CA 90025
5. Ben S Louie
5400 Playa Vista Dr. #1
Los Angeles CA 90094
6. John and Katherine Pitts
5400 Playa Vista Dr. #3
Playa Vista CA 90094
7. Harold D Co Tr Stolovitich
5400 Playa Vista Dr. #4
Los Angeles CA 90094
8. Laura R Ramos Tr
5400 Playa Vista Dr. #5
Los Angeles CA 90094
9. Spencer Wong
5400 Playa Vista Dr. #6
Playa Vista CA 90094
10. June Lockhart-Triolo
5400 Playa Vista Dr. #7
Playa Vista CA 90094
11. Troy B. and Jennifer Scarlott
5400 Playa Vista Dr. #9
Playa Vista CA 90094
12. Lisa A and Hiley
5400 Playa Vista Dr. #10
Los Angeles CA 90094
13. Scott B and Vanessa N Kline Tr
5400 Playa Vista Dr. #11
Playa Vista CA 90094
14. Kenyon Holmes
5400 Playa Vista Dr. #12
Playa Vista CA 90094

15. David C and Meibach
578 Washington Bl 646
Marina Del Rey CA 90292
16. Stephan K and Jodi D Dalyai
5400 Playa Vista Dr. #14
Playa Vista CA 90094
17. Aden and Susana K Kun Tr
521 Segovia Av
San Gabriel CA 91775
18. Jaffe Dickerson Tr
5400 Playa Vista Dr. #16
Playa Vista CA 90094
19. Gene Wang
5400 Playa Vista Dr. #17
Playa Vista CA 90094
20. Sean K and Person
5400 Playa Vista Dr. #18
Playa Vista CA 90094
21. Eric A Gordon
10960 Wilshire Bl, Fl 5
Los Angeles CA 90024
22. Victor Tam
432 S Hamel Rd #102
Los Angeles CA 90048
23. Angela R and Christopher A Davis
5400 Playa Vista Dr. #21
Playa Vista CA 90094
24. Craig Shenkler Tr
5400 Playa Vista Dr. #22
Playa Vista CA 90094
25. Christine A Co Qua Tr
5400 Playa Vista Dr. #23
Playa Vista CA 90094

26. Keith Howes
5400 Playa Vista Dr. #24
Playa Vista CA 90094
27. Jonathan D and Lynne M Weaver
3515 Surfwood Rd
Malibu CA 90265
28. US Bank National Association Tr
7255 Baymeadows Wy
Jacksonville Fl 32256
29. Vipul M and Nirali S Patel
5400 Playa Vista Dr. #8
Playa Vista CA 90094
30. Phillip A Rodak
5350 Playa Vista Dr., #1
Playa Vista CA 90094
31. Randall J Churchill
5350 Playa Vista Dr., #2
Playa Vista CA 90094
32. Jamaal D Hall
5350 Playa Vista Dr., #3
Playa Vista CA 90094
33. Kenneth C and Marie C Feldman
5350 Playa Vista Dr., #4
Playa Vista CA 90094
34. Brian L and Maria F Galli
13041 S Icon Cir
Playa Vista CA 90094
35. Myron S and Elizabeth J Howard
5350 Playa Vista Dr., #6
Playa Vista CA 90094
36. Sean W and Jaquez
5350 Playa Vista Dr., #7
Playa Vista CA 90094

37. Sharif L Rodgers
5350 Playa Vista Dr., #8
Playa Vista CA 90094
38. Brent A Reznik
5350 Playa Vista Dr., #9
Playa Vista CA 90094
39. Delphia Jones
5350 Playa Vista Dr., #10
Playa Vista CA 90094
40. Kevin C Eisenmann
5350 Playa Vista Dr., #11
Playa Vista CA 90094
41. Gary M and Katharine Y Lindgren
5350 Playa Vista Dr., #12
Playa Vista CA 90094
42. Jason P Richter
5350 Playa Vista Dr., #13
Playa Vista CA 90094
43. Juliette M Zelada
5350 Playa Vista Dr., #14
Playa Vista CA 90094
44. Dee A Barrow
5350 Playa Vista Dr., #15
Playa Vista CA 90094
45. Johnny H Buss
3334 E Coast Hwy Unit 420
Corona Del Mar CA 92625
46. Marsha Gleeman
5350 Playa Vista Dr., #17
Playa Vista CA 90094
47. Wai and Leung Hung
5350 Playa Vista Dr., #18
Playa Vista CA 90094

48. Devrin Anderson
5350 Playa Vista Dr., #19
Playa Vista CA 90094
49. James Chang
5350 Playa Vista Dr., #20
Playa Vista CA 90094
50. Jin Takemura
5350 Playa Vista Dr., #21
Playa Vista CA 90094
51. Druvi Jayatilaka
5350 Playa Vista Dr., #22
Playa Vista CA 90094
52. Sampurnarao Koppula
6997 E Paradise Ranch Rd
Paradise Valley AZ 85253
53. Phillip Arceneaux
5350 Playa Vista Dr., #24
Playa Vista CA 90094
54. Vincent Audigier
5350 Playa Vista Dr., #25
Playa Vista CA 90094
55. Monica Cornejo
5350 Playa Vista Dr., #26
Playa Vista CA 90094
56. Scott S Bean
5350 Playa Vista Dr., #27
Playa Vista CA 90094
57. Chris Spry
5350 Playa Vista Dr., #28
Playa Vista CA 90094
58. James N Landis
5350 Playa Vista Dr., #29
Playa Vista CA 90094

59. Demetia Gardner
5350 Playa Vista Dr., #30
Playa Vista CA 90094
60. Celia Ramos
5350 Playa Vista Dr., #31
Playa Vista CA 90094
61. Daphne Vadman
5350 Playa Vista Dr., #32
Playa Vista CA 90094
62. Stephen and Shelli Shepherd
5350 Playa Vista Dr., #33
Playa Vista CA 90094
63. Sandra R Glass Tr
PO Box 1246
Carpinteria CA 93014
64. Yuet Ming F Chiu
5300 Playa Vista Dr.#2
Playa Vista CA 90094
65. Dario C and Natasha S Antonioni
5300 Playa Vista Dr.#3
Playa Vista CA 90094
66. Stephen G Kafka
5300 Playa Vista Dr.#4
Playa Vista CA 90094
67. Keith Kohn
5300 Playa Vista Dr.#5
Playa Vista CA 90094
68. Khulan Bayartsaikhan
5300 Playa Vista Dr.#6
Playa Vista CA 90094
69. Shaheen Javadizadeh
5300 Playa Vista Dr.#7
Playa Vista CA 90094

70. Paul P and Jessica C Hsiao
5300 Playa Vista Dr.#8
Playa Vista CA 90094
71. Leroy G and Leila M Hannam Tr
5300 Playa Vista Dr.#9
Playa Vista CA 90094
72. Dimitry Ioffe
4221 Redwood Av
Los Angeles CA 90066
73. Michael P Snyder
5300 Playa Vista Dr.#11
Playa Vista CA 90094
74. David R Lorenz Jr
5300 Playa Vista Dr.#12
Playa Vista CA 90094
75. Michael D Rielly
5300 Playa Vista Dr.#13
Playa Vista CA 90094
76. Gregory T Nee
5300 Playa Vista Dr.#14
Playa Vista CA 90094
77. Jia Yuan Wang
5300 Playa Vista Dr.#15
Playa Vista CA 90094
78. Andy C Wu
5300 Playa Vista Dr.#16
Playa Vista CA 90094
79. Thomas J and Carol M Kravitz Tr
5300 Playa Vista Dr.#17
Playa Vista CA 90094
80. Frank S and Vanessa L Roca
5300 Playa Vista Dr.#18
Playa Vista CA 90094

81. Michael A and Paula G Verdu
1405 San Elijo Av
Cardiff By The Sea CA 92007
82. Robert J Muller
5300 Playa Vista Dr.#20
Playa Vista CA 90094
83. Paula K Fiendly Tr
5300 Playa Vista Dr.#21
Playa Vista CA 90094
84. Martin and Angela Mullin
5300 Playa Vista Dr.#22
Playa Vista CA 90094
85. Henry Graham
5400 Playa Vista Dr.#2
Playa Vista CA 90094
86. Suzanne Geckler
5350 Playa Vista Dr.#24
Playa Vista CA 90094
87. John W Green
5350 Playa Vista Dr.#28
Playa Vista CA 90094
88. Zeke Ashton
5300 Playa Vista Dr.#20
Playa Vista CA 90094
89. Paula Zinneman
PO Box 7023
Rancho Santa Fe CA 92067

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 E1401223 be paid.

2. That a suitable map, approved by the West Los Angeles 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 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 following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a) Close the intersection of Bay Street and Jefferson Boulevard with full height curb and gutter or a driveway apron, and concrete sidewalk.
6. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the Department of Water and Power, AT & T, Southern California Gas Company and Time Warner Cable for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
7. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing storm drain facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection.
8. That consent to the vacation be secured from owners of properties adjoining the street vacation areas, including the Los Angeles County Flood Control District.
9. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, agreements be recorded satisfactory to the Bureau of Engineering to hold each parcel of land under one ownership and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of substandard or 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 plot plans be submitted to the Fire Department for their review and approval, and costs of relocation of the existing fire hydrants be paid to the satisfaction of the Fire Department.
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 to be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.
14. That arrangements be made with the Department of Transportation for the payment of any necessary fee pursuant to Ordinance No. 180,542
15. That a 15-foot wide easement for pedestrian access and landscape purposes be retained from the vacation adjoining the Los Angeles County Flood Control District Channel.

TRANSMITTAL:

Application dated December 12, 2012, from Playa Jefferson Partners LLC.

DISCUSSION:

Request: The petitioner, Jeff Worthe, representing Playa Jefferson Partners, LLC, owner of the property 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 provide an ingress/egress drive aisle and additional parking for operations.

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 March 27, 2013, under Council File No. 13-0335 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the west are zoned C2 (PV) and are developed with condominiums. The property to the east of the area to be vacated is zoned M2-1 and is developed with a commercial building. The property to the north of the area to be vacated is zoned OS and is part of the Ballona Creek Channel owned by the Los Angeles County Flood Control District.

Description of Area to be Vacated: The area sought to be vacated is Bay Street from Jefferson Boulevard to Ballona Creek. Bay Street is dedicated 30 feet wide with a 58-foot radius modified cul-de-sac on the easterly side and improved with a 23 foot wide roadway with 2-foot longitudinal gutter and curbs. The modified cul-de-sac is unimproved and has an encroaching structure built on it. Northerly of the modified cul-de-sac, Bay Street is dedicated 15 feet wide and unimproved.

Adjoining Streets: Jefferson Boulevard is a Major Highway Class II dedicated 114 feet wide and improved with a variable width roadway with median, curb and gutter, and 8-foot sidewalks. Alla Road is a Secondary Highway dedicated 86 feet and 90 feet wide and improved with a 66 to 70 foot wide roadway, curb and gutter, and 10-foot wide sidewalks.

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

Effects of Vacation on Circulation and Access: The vacation of the remnant portion of Bay Street from Jefferson Boulevard to Ballona Creek should not have an adverse impact on circulation as Bay Street is non-continuous and currently only provides access to the petitioner's property. An original portion of Bay Street was previously merged with the Playa Vista Development. The properties to the west of Bay Street take access from Playa Vista Drive and are currently separated from Bay Street by a wall.

The street is also not needed for the use of pedestrians, bicyclists or equestrians.

Objections to the vacation: Mike Snyder and Edward Chang, owners of 5300 Playa Vista Drive, Unit 11, adjoining the vacation area, in a letter dated September 1, 2013 stated that they are not opposed to the vacation but are very concerned about the proposed use. June Lockhart-Triolo, owner of 5400 Playa Vista Drive, Unit 7, adjoining the vacation area, in a letter dated September 3, 2013 stated that she is not opposed to the vacation but is very concerned about the proposed use. Thomas Kravitz, owner of 5300 Playa Vista Dr., Unit 17, in a letter dated September 4, 2013 stated that he is opposed to the vacation unless a greenbelt is built. Aden and Susan Kun, owners of 5400 Playa Vista Dr., Unit 15, in a letter dated September 4, 2013 stated that they are not opposed to the vacation but are concerned about the proposed use. Lynne Weaver, owner of 5400 Playa Vista Drive, Unit 25, adjoining the vacation area, in a letter dated September 4, 2013 stated that she is opposed to the vacation unless various conditions are met. M. Spence Howard, owner of 5350 Playa Vista Drive, Unit 6, adjoining the vacation area, in a letter dated September 9, 2013, stated that he is vehemently opposed to the vacation. Keith and Spideh Kohn, owners of 5300 Playa Vista Dr. Unit 5, adjoining the vacation area, in a letter received September 12, 2013, stated that they oppose the vacation due to increased traffic. Khulan Bayartsaikhan, owner of 5300 Playa Vista Dr., Unit 6, adjoining the vacation area, in a letter dated September 15, 2013, stated that he strongly opposes vacating Bay Street due to concerns about the proposed use. Craig and Ann Shenkler, owners of 5400 Playa Vista Dr., Unit 22, in an undated letter stated that they are opposed to the vacation unless various conditions are met.

The Board of Directors of the Bridgeway Mills Homeowner's Association, in a letter dated November 19, 2013, stated that it does not object to the vacation and does not maintain any facilities in the area, however, they would like input on the future use of the area due to the proximity of their property to the location and shared property line/retaining wall.

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 improvements as outlined in the conditions of this report.

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

Public Utilities: The Department of Water and Power and Time Warner Cable maintain facilities in the area proposed to be vacated. Southern California Gas Company and AT&T did not respond to the Bureau of Engineering's referral letter dated March 7, 2013.

Tract Map: Since there are no dedications required 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 one ownership and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of substandard or 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.

California Environmental Quality Act: The Bureau of Engineering Environmental Management Group determined that this project is exempt from the provisions of the California Environmental Quality Act pursuant to City CEQA Guidelines Class 5, Category 3, and provided a Notice of Exemption dated May 31, 2013.

County of Los Angeles Department of Public Works: The County of Los Angeles Department of Public Works stated in its letter dated April 11, 2013 that the Los Angeles County Flood Control District and County of Los Angeles Department of Public Works have no objection to the proposed vacation.

City Department of Transportation: The Department of Transportation stated in its communication dated May 29, 2013 that the vacation is not opposed if all abutting property owners are in agreement with the proposed vacation and that provisions are made for lot consolidation, driveway and access approval by DOT, and any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

City Fire Department: The Fire Department stated in its letter dated April 11, 2012 that it has no objection to this street vacation. The Fire Department recommends that at least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required and that the cost of relocation of existing hydrants along Bay street will be charged to the developer.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated March 7, 2013.

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 non-motorized transportation purposes.

Report prepared by:

LAND DEVELOPMENT GROUP

Dale Williams
Civil Engineer
(213) 202-3491

Respectfully submitted,


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DW /

Q:\LANDDEV\STREET VACATIONS\E1401223\E1401223Report.doc

RECEIVED
LAND DEVELOPMENT GROUP
13 FEB 28 AM 10:36

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL - (No copies or faxes)

DATE: 12/12/12

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: BAY STREET
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between:
JEFFERSON BLVD and BALLONA CREEK
(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 () Valley (X) West Los Angeles

(b) Council District No. 11

(c) District Map No. 102 B 157

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

- (3) Area (in sq. ft.) of the proposed vacation area is approx. 39,200 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 is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit. This will also increase the processing time by approximately 6 months.

- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit.

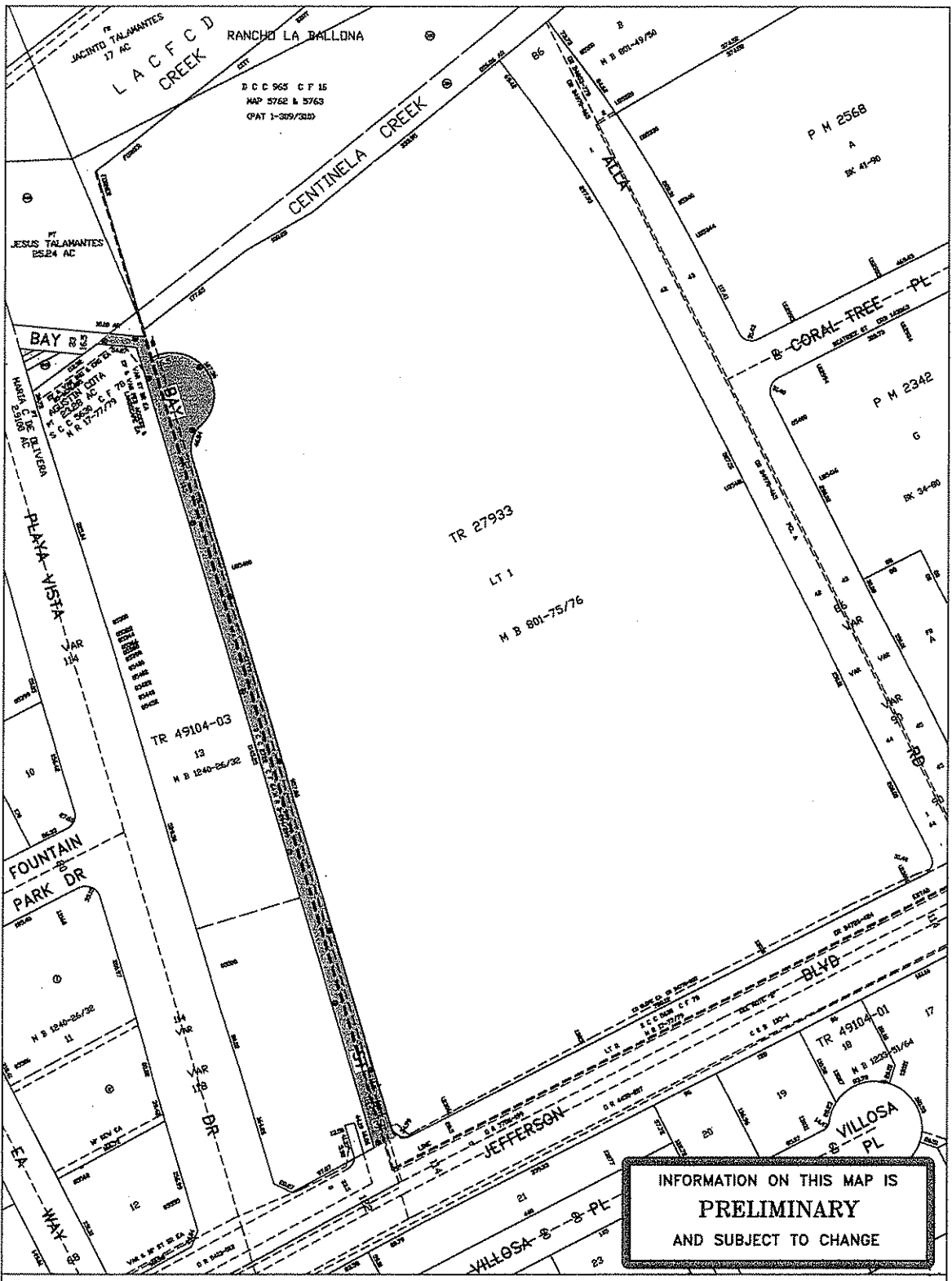
- Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering 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: INGRESS/EGRESS DRIVE
ANGLE, ADDITIONAL PARKING FOR OPERATIONS (NOT CODE REQUIREMENT)
ALLEY DOES NOT SERVE ANY OTHER ADJACENT PROPERTIES

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

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



INFORMATION ON THIS MAP IS
PRELIMINARY
 AND SUBJECT TO CHANGE

TITLE: BAY STREET BETWEEN JEFFERSON BOULEVARD AND BALLONA CREEK

WORK ORDER NO. VAC- E1401223
 COUNCIL FILE NO. 13-0335
 COUNCIL DIST. 11 DIV. INDEX 1604
 ENG. DIST. WESTLA T.G. 702-D1
 DISTRICT MAP 102B157



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

EXHIBIT A Legend: Vacation boundary as shown