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DEPARTMENT OF  
PUBLIC WORKS

BUREAU OF  
ENGINEERING

**GARY LEE MOORE, P.E.**  
CITY ENGINEER

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

<http://eng.lacity.org>

APR 24 2013

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

Council File No. 04-0613  
Council District: 14  
Contact Person: Dale Williams  
Phone: (213) 202-3491

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated APR 24 2013 for Council review and approval of:

VACATION APPROVAL - VAC- E1400900 - Council File No. 04-0613 - Alley Northeasterly of Cesar E. Chavez Avenue between State Street and the Golden State Freeway

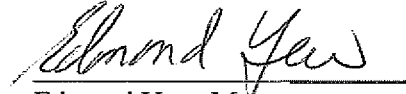
**RECOMMENDATIONS:**

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 APR 24 2013 with the conditions contained therein.
3. 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.

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:



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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

APR 24 2013

Honorable Members:

C. D. No. 14

SUBJECT:

Vacation Approval - VAC-E1400900 - Council File No. 04-0613 -  
Alley Northeasterly of Cesar E. Chavez Avenue between State  
Street and the Golden State Freeway.

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 northeasterly of Cesar E. Chavez Avenue between  
State Street and the Golden State Freeway.
- 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 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 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 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

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 any 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 and the City Council meetings to consider this request be sent to:

1. Cordova Associates Inc./Cordova Development Corporation  
Attention: Robert B. Cordova  
1039 E. Badillo Street  
Covina, CA 91724
2. Silva Exchange Corporation  
599 S. Barranca Avenue, #216  
Covina, CA 91723

#### CONDITIONS FOR STREET VACATION:

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 and without proper time extension, shall be terminated, with no further Council action.

1. That any fee deficit under Work Order No. E1400900 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 of the Bureau of Engineering prior to 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 showing the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
5. Dedicate 5 feet as a public street along State Street adjoining the petitioner's property together with a 20-foot radius property line return at the intersection with Cesar E. Chavez Avenue.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

State Street

- a) Construct a full-width concrete sidewalk and repair/replace any broken/off-grade curb and gutter.
- b) Close the alley intersection with standard street improvements including curb, gutter and sidewalk.

Cesar E. Chavez Avenue

- a) Repair or replace any broken/off-grade/missing curb, gutter and sidewalk.
  - b) Close all unused driveways with standard street improvements including curb, gutter and sidewalk.
7. That consent to the vacation be secured from the owner of Lot 3 of the Mitchell Block adjoining the area to be vacated.

8. That any drainage discharge from the adjoining properties through this alley be diverted in a manner satisfactory to the City Engineer.
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 the same ownership and its adjoining portions 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 plot plans be submitted to the Fire Department for their review and approval.
11. That street lighting facilities be installed as required by the Bureau of Street Lighting.
12. That street trees be planted and tree well covers to be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated October 1, 2012, from Robert B. Cordova of Cordova Development Corporation.

DISCUSSION:

Request: The petitioner, Robert B. Cordova, representing Cordova Associates, Inc., owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public alley area shown colored blue and orange. The purpose of the vacation request is to consolidate the vacated alley with the adjoining properties to construct a medical office building.

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 26, 2013, under Council File No. 04-0613 adopted a Rule 16 Motion initiating street vacation proceedings. The City Council on January 18, 2006 and again on November 4, 2008, under Council File No. 04-0613 conditionally approved this alley vacation. In both instances the approval expired prior to completion of the conditions.

Zoning and Land Use: The properties adjoining the proposed area to be vacated to the northeast and southwest are zoned C2-1 and are presently undeveloped.

Description of Area to be Vacated: The area sought to be vacated is the alley northeasterly of Cesar E. Chavez Avenue between State Street and the Golden State (I-5) Freeway. The alley is a 14.7 foot and variable width, unimproved alley that terminates southeasterly at the (I-5) Golden State Freeway.

Adjoining Streets: State Street is an improved secondary highway dedicated 80 and 86 feet wide. Cesar E. Chavez Avenue is also a secondary highway. Its dedication width varies from 88 to 90 feet.

Effects of Vacation on Circulation and Access: The proposed vacation of the alley northeasterly of Cesar E. Chavez Avenue between State Street and the Golden State (I-5) Freeway should have no adverse effect on circulation or access since the alley terminates at the freeway and only provides access to several vacant parcels fronting along Cesar E. Chavez Avenue and State Street.

The alley 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 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 dedications and improvements as outlined under the conditions of this report. State Street is a secondary highway which would require an additional 5 feet dedication and a 35-foot wide half roadway, however, Council action under Council File No. 04-0613 on September 23, 2008 and on November 4, 2008 deleted requirements for widening and dedication.

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

Public Utilities: AT&T and Southern California Gas Company did not respond to the Bureau of Engineering's referral letter dated March 25, 2004.

Tract Map: Since the required dedication can be acquired by separate instrument 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 records 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 said area, a parcel map exemption is permitted or until released by the 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 October 31, 2012.

City Fire Department: The Fire Department in its letter dated November 30, 2012 recommends that plot plans be submitted for Fire Department review and approval prior to recordation of street vacation.

State Department of Transportation: Caltrans - State of California did not respond to the Bureau of Engineering's referral letter dated October 31, 2012.

Department of City Planning: The Planning Department did not respond to the Bureau of Engineering's referral letter dated October 31, 2012.

Conclusion: The vacation of the public alley area as shown colored blue on the 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 as shown colored orange should not be vacated because it is needed for public street purposes.

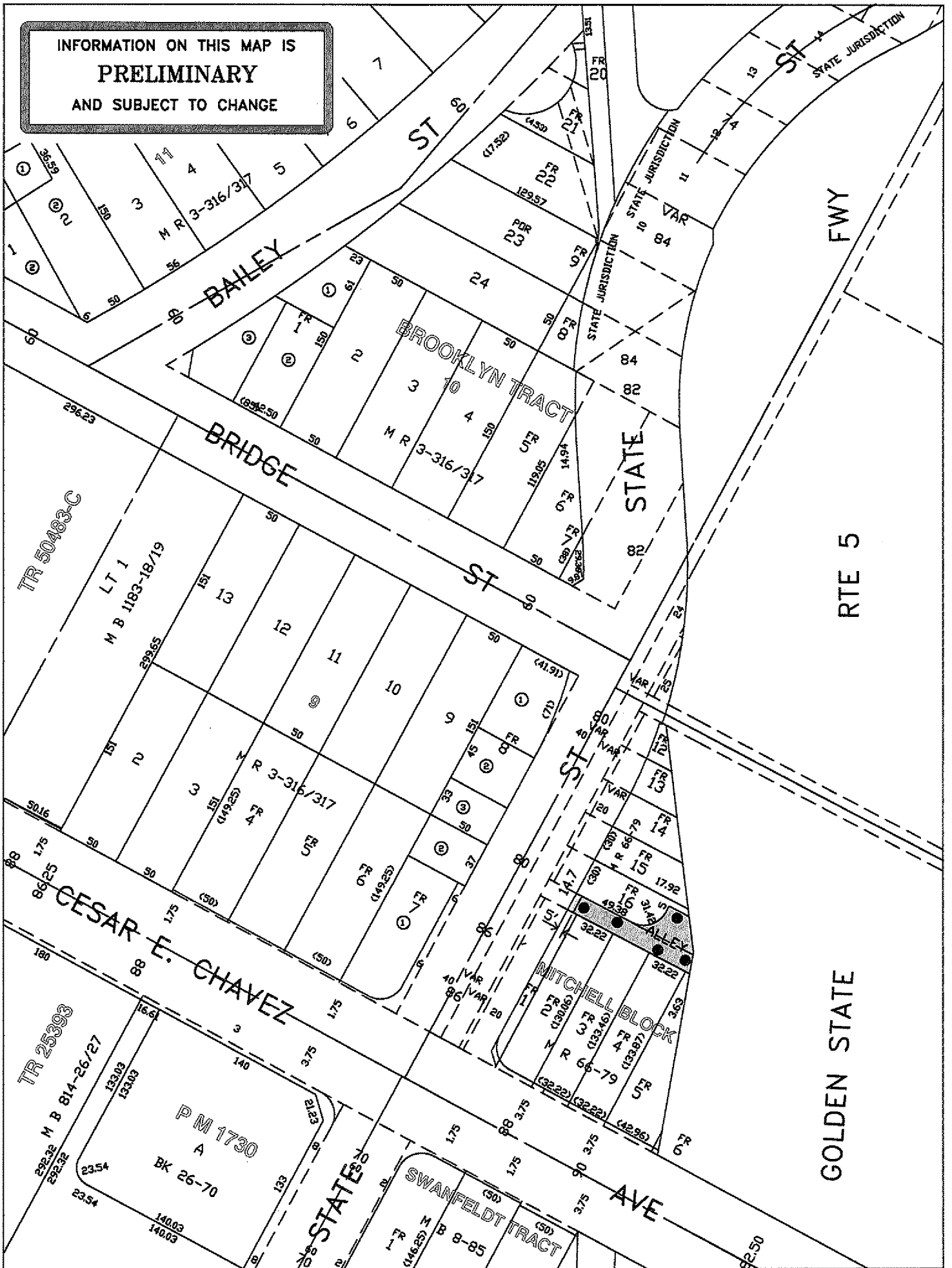
Respectfully submitted,



Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

EY/DS/gt  
H:\ldg2\GTWP594

INFORMATION ON THIS MAP IS  
**PRELIMINARY**  
 AND SUBJECT TO CHANGE



**TITLE:** ALLEY NORTHEASTERLY OF CESAR E. CHAVEZ AVENUE BETWEEN STATE STREET AND GOLDEN STATE FREEWAY.

WORK ORDER NO. VAC- E1400900  
 COUNCIL FILE NO. 04-0613  
 COUNCIL DIST. 14 DIV. INDEX 60  
 ENG. DIST. CENTRAL T.G. 635-A4  
 DISTRICT MAP 130.5 A 221



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

EXHIBIT B

Legend: Vacation boundary as shown



**APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY**

ORIGINAL - (No copies or faxes)

DATE: OCT. 1, 2012

NOTE: REFER TO PREVIOUS  
CASE # E1400 900  
PER DALE WILLIAMS

**PROJECT LOCATION AND DESCRIPTION:**

(1) Area proposed to be vacated is: ALLEY  
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)  
and is located between:  
CESAR CHAVEZ AVE. and STATE ST  
(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 ( ) West Los Angeles
- (b) Council District No. 14
- (c) District Map No. 130-5A221
- (d) A CRA Redevelopment Area: YES OR \_\_\_\_\_  
(YES) (NO)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 2,125 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 \$30,000 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 \$30,000 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: \_\_\_\_\_  
NEW CONSTRUCTION: MEDICAL OFFICE BUILDING

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

- ( ) Revocable Permit ( ) Tract Map ( ) Parcel Map ( ) Zone Change
- ( ) Other \_\_\_\_\_

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