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

Council File No. 13-1147
Council District: 13
Contact Person: Dale Williams
Phone: (213) 202-3491

Public Works and Gang Reduction Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated **NOV 12 2013** for Council review and approval of:

VACATION APPROVAL - VAC- E1401196 - Council File No. 13-1147 – Second Alley Westerly of Glendale Boulevard between Colton Street and the East/West Alley Southerly of Colton Street.

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 _____ 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:



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

NOV 12 2013

Honorable Members:
SUBJECT:

C. D. No. 13

VACATION APPROVAL - VAC- E1401196 - Council File No. 13-1147 – Second Alley Westerly of Glendale Boulevard between Colton Street and the East/West Alley Southerly of Colton Street.

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":
- The second alley westerly of Glendale Boulevard between Colton Street and the east/west alley southerly of Colton Street.
- 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 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 \$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.

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. Jason S & Ae Eun Chang
1557 Rockwood St.
Los Angeles CA 90026
2. Samuel & Ofelia A Banuelos Tr.
1559 Rockwood St.
Los Angeles CA 90026

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 E1401196 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 following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a) Dedicate 2 feet as a public street along the southerly side of Colton Street.
 - b) Dedicate variable width as a public alley to provide a 10-foot wide half alley along the northerly side of the east/west alley southerly of Colton Street.
 - c) Dedicate sufficient area as public alley to provide for a turning area in the east/west alley southerly of Colton Street.
 - d) Dedicate or retain from the vacation, sufficient storm drain easement for any public storm drain facility required to collect or divert surface drainage over the petitioner's properties.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a) Construct a 22-foot wide half roadway, integral curb and gutter, and 5-foot wide sidewalk with 5-foot wide parkway, in accordance with Collector Street Standard Street Dimensions, along the southerly side of Colton Street.
 - b) Construct a 20-foot wide alley with 2-foot longitudinal gutter in the north/south alley from the east/west alley southerly of Colton Street to Rockwood Street.

- c) Construct a full-width alley with 2-foot wide longitudinal gutter in the east/west alley southerly of Colton Street adjoining Lot 24 of "Los Angeles Improvement Co's Subdivision of Part of Lot 7, Block 39 of Hancock's Survey", together with a turning area.
 - d) Repair or replace any broken, missing, or off-grade curb, gutter or sidewalk along Rockwood Street.
 - e) Construct improvements as necessary to collect or divert any surface flows from impounding within the area to be vacated or onto the private property, and to discharge any collected or diverted surface flows to Colton Street .
7. 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.
 8. That consent to the vacation be secured from the owner of Lot 19 of "Los Angeles Improvement Co's Subdivision of Part of Lot 7 Block 39 Hancock's Survey" (MR 10-58) adjoining the area to be vacated.
 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 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 wells to be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated March 6, 2012, from Jason S. Chang and Ae Eun Chang.

DISCUSSION:

Request: The petitioners, Jason S Chang and Ae Eun Chang, owners of the properties shown outlined in yellow on Exhibit "B", are requesting the vacation of the public alley area shown colored blue and orange. The purpose of the vacation request is to allow "for better usage" of the petitioner's properties.

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 September 4, 2013, under Council File No. 13-1147 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the east and to the west are zoned RD2-1-O and are undeveloped or developed with a residence.

Description of Area to be Vacated: The area sought to be vacated is the second alley westerly of Glendale Boulevard between Colton Street and the east/west alley southerly of Colton Street. The alley is unimproved.

Adjoining Streets and Alleys: Colton Street is a Collector Street dedicated 60 feet wide with a variable width roadway, and no curb, gutter or sidewalk. Rockwood Street is a Local Street dedicated 60 feet wide with a 20-foot wide half-roadway, curb and gutter, and 10-foot wide sidewalk. The east/west alley southerly of Colton Street is dedicated to a variable width and is unimproved. The second north/south alley westerly of Glendale Boulevard, between the east/west alley southerly of Colton Street and Rockwood Street is dedicated 20 feet wide and unimproved, but has an improved intersection at Rockwood Street.

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 proposed vacation should have no impact on circulation since the alley is unimproved. All properties adjoining the vacation area have access from either Colton Street or Rockwood Street.

The alley is also 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 the dedications and improvements as outlined in the conditions of this report.

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

Public Utilities: The Department of Water and Power maintains facilities within the area 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 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, in its communication dated May 18, 2012, stated that the vacation is not opposed provided that all abutting property owners are in agreement with the proposed vacation and in addition that provisions are made for lot consolidation, driveway and access approval by DOT and any additional dedication 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 May 1, 2012 that it has no objection to this Street Vacation.

Department of City Planning: The City Planning Department in its memo dated November 6, 2012, found that the proposed project is in substantial conformance with the purposes, intent and provisions of the City's general Plan and the Westlake Community Plan, and recommended that the vacation be approved by the City Council.

Conclusion: The vacation of the public alley area as 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 non-motorized transportation purposes.

The areas shown colored orange should not be vacated because they are needed for public street and alley purposes.

Report prepared by:


LAND DEVELOPMENT GROUP

Dale Williams
Civil Engineer
(213) 202-3491

EY/DW /

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Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY
ORIGINAL - (No copies or faxes)

DATE: 3/6/2012

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:
1557 Rockwood Street and 1534 W. Colton Street
(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. 13E
- (c) District Map No. ~~3007~~ 135A207
- (d) A CRA Redevelopment Area: _____ OR (NO)
(YES)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. _____ 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: for better usage.
- _____
- _____
- (5) Vacation is in conjunction with: (Check appropriately)
- () Revocable Permit () Tract Map () Parcel Map () Zone Change
() Other _____

PETITIONER / APPLICANT:

(6) Petitioner(s): Jason S. Chang and Ae Eun Chang
Print Name(s) of Petitioner(s) in full - Name or Company Name

Signature(s): _____
If Company, Name and Title

(7) Mailing Address: 1557 Rockwood Street, Los Angeles, Ca. 90026
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: (213) 265-4001
FAX number: _____
E-mail number: sahan53@gmail.com

(9) Petitioner is: (check appropriately) Owner OR Representative of Owner

OWNERSHIPS:

(10) Name(s) and address of the Owner(s) applying for vacation is/are:
Same as above

Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")

X [Signature]
X [Signature]
Signature(s)

(11) Petitioner is owner or representative of owner of: (check appropriately)

The property described in attached copy of Grant Deed OR

(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)



TITLE: 2ND ALLEY WESTERLY OF GLENDALE BLVD. BETWEEN COLTON ST.
AND THE EAST/WEST ALLEY SOUTHERLY OF COLTON STREET

WORK ORDER NO. VAC- E1401196
 COUNCIL FILE NO. 13-1147
 COUNCIL DIST. 13 DIV. INDEX 68
 ENG. DIST. CENTRAL T.G. 634-E2
 DISTRICT MAP 135 A 207



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